



March 15, 2019

Mr. Riley Neumann
Wisconsin Department of Natural Resources
2300 North Doctor Martin Luther King Drive
Milwaukee, Wisconsin 53212

BRRTS:03-41-534110
PECFA: 53212-2934-77

RE: Budget Request - Former Jerry's Service
2477 North Holton Street
Milwaukee, Wisconsin 53212

Dear Mr. Neumann:

Seymour Environmental Services, Inc. is requesting a budget approval to excavate contaminated soil at the Former Jerry's Service site in Milwaukee, Wisconsin. Our budget request total is \$51,480.18. The budget request includes items from the PECFA U&C schedule (non-variance) and items not included on the cost schedule (variance). We understand that we are required to request a variance to the U&C schedule if the excavation costs exceed \$10,000. We have divided the remedial excavation request into separate variance items for overburden and contaminated soil handling. The non-variance items are included on the attached U&C schedule. This includes the costs for consultant mobilization, confirmation soil sample analysis, a letter report and a change order request. The proposed soil remediation activities and variance costs for the remedial excavation are described below.

We conducted an initial assessment of the soil and groundwater contamination using direct push methods. During that work soil exceeding the groundwater pathway RCLs and groundwater exceeding the NR140 ESs were identified near both former tank systems. Results of the work were submitted to WDNR in October 2017. Because of the small footprint of the site we believe that the soil contamination at the property should be removed before conducting additional soil and groundwater investigation. The soil contamination identified is limited to a fairly small area (~28 x 45 feet) on the eastern part of the property and extends from the building to the right-of-way where the utilities and sidewalks are located. The building, the canopy and roadway limit excavation beyond known area of contamination.

Based on the previous sampling we estimate that approximately 675 tons of contaminated soil are present on the property within the unsaturated and groundwater smear zones (groundwater was noted at a depth of ~10 feet in the borings installed in July 2017). We expect we can remove most of the contaminated soil by excavating to a depth of 12 feet and are asking for the costs to remove 675 tons of soil. We will also need to excavate 100 tons of clean overburden; this soil will be reused as backfill.

VARIANCE COSTS

Contaminated Soil Remediation Cost

This includes the contracting costs for the contaminated soil excavation, disposal, and backfilling (details of the variance are tabulated below). The estimated contracting costs related to the contaminated soil remediation are \$45087.50. Consulting costs are \$2741.70. The unit rate for the contaminated soil remediation is ~\$66.80 per ton and the consulting rate is \$4.06/ton.

Contaminated Soil Remediation Costs			
ITEM	Amount	Unit Cost	Total
Contractor Mobilization	1	\$2,800	\$ 2,800
Contaminated Soil Excavation/Load	675 ton	\$4.00	\$ 2,700
Haul to landfill	675 ton	\$14.00	\$ 9,450
Provide Backfill	675 ton	\$16.00	\$ 10,800
Backfill and Compact	675 ton	\$3.00	\$ 2,025
Landfill Tipping Fees	675 ton	\$25.50	\$ 17,212.50
Landfill Profile Fee			\$100
Total Contaminated Soil Excavation Cost (Contractors)			\$ 45,087.50
Consultant Oversight	30 hours	\$91.39	\$ 2,741.70
Total Contaminated Soil Remediation Cost			\$ 47,829.20

Clean Soil Handling

Contaminated soils in a portion of the work area are overlain by clean soil which will be moved to access the underlying soil contamination. The total cost related to handling of the clean soils is \$882.78. This includes the contracting costs for the excavation/stockpiling and backfilling (details of the variance are tabulated below). It also includes hours of consultant oversight/field screening during the removal of the overburden.

Clean Overburden Removal and Replacement			
ITEM	Amount	Unit Cost	Total
Clean Overburden Excavation	100 ton	\$4.00	\$ 400
Backfilling of the Overburden	100 ton	\$3.00	\$ 300
Total Clean Overburden Cost (Contractor)			\$ 700
Consultant Oversight	2 hours	\$91.39	\$ 182.78
Total			\$ 882.78

I hope that the enclosed information is sufficient to obtain approval for the soil remediation work costs. After the remediation is completed we will submit a letter report detailing the remedial activities and include recommendations for necessary supplemental soil sampling, monitoring well locations, and post-remedial groundwater monitoring. Please call me if you have any questions at 608-838-9120 or 608-225-9407 (cell).

Thank You,
 Seymour Environmental Service, Inc.

Robyn Seymour
 Robyn Seymour

U&C Cost Form
 DKS Construction Services Bid
 Proposed Excavation Map

Usual and Customary Standardized Invoice #25

January 2019 - June 2019



RR-107a

PECFA #: 53212-2934-77
 BRRTS #: 03-41-534110
 Site Name: Former Jerry's Service
 Site Address: 2477 North Holton, Milwaukee

Vendor Name: Seymour
 Invoice #: Cost Estimate
 Invoice Date: _____
 Check #: _____

U&C Total \$ 2,768.20
 Variance to U&C Total \$ 48,711.98
 Grand Total \$ 51,480.18

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY DESCRIPTION	REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
6	Letter Report/Addendum		LRA05	Letter Report/Addendum		Letter	\$ 1,039.29	1	\$ 1,039.29
24	Limited Soil Excavation	Consultant	LSE05	Consultant Oversight for Limited Soil Excavation		Ton	\$ 4.94		\$ -
24	Limited Soil Excavation	Consultant	LSE10	Primary Mob/Demob		Site	\$ 915.11	1	\$ 915.11
24	Limited Soil Excavation	Commodity	LSE13	Laboratory (see task 24 total on Lab Schedule)		Lab Schedule		10	\$ 432.02
36	Change Order Request		COR05	Change Order Request (cost cap exceedance requests)		Change Order	\$ 381.78	1	\$ 381.78
37	Vapor Point Installation & Sampling		VIS05	Installation & Sampling (up to 5 points)		Point	\$ 510.26		\$ -
37	Vapor Point Installation & Sampling		VIS10	Mob/Demob (up to 5 points)		Site	\$ 813.95		\$ -
Variance	Soil Remediation	Commodity		Excavation, hauling, tipping fees, backfill					\$ 45,087.50
Variance	Soil Remediation	Consultant		Soil Excavation Oversight		hour	\$ 91.39	30	\$ 2,741.70
Variance	Clean Overburden	Combined		Segregating overburden					\$ 882.78

Usual and Customary Standardized Invoice #25

January 2019 - June 2019



RR-107a

TOTAL LAB CHARGES ##### TASK 33 0 \$ - TASK 24 10 \$ 432.02

REF CODE	REIMBURSABLE ANALYTE	UNITS	MAX COST	SAMPLES	TOTAL	MAX COST	SAMPLES	TOTAL	
W21	EDB Method 504	SAMPLE	\$ 35.45		\$ -	MAX COST			
S1	GRO	SAMPLE	\$ 24.78		\$ -	\$ 24.78		\$ -	
S2	DRO	SAMPLE	\$ 30.35		\$ -	\$ 30.35		\$ -	
S3	GRO/PVOC	SAMPLE	\$ 28.14		\$ -	\$ 28.14		\$ -	
S4	PVOC	SAMPLE	\$ 25.83		\$ -	\$ 25.83		\$ -	
S5	PVOC + 1,2 DCA + Naphthalene	SAMPLE	\$ 49.46		\$ -	\$ 49.46		\$ -	
S6	PVOC + Naphthalene	SAMPLE	\$ 36.02		\$ -	\$ 36.02	8	\$ 288.16	
S7	VOC	SAMPLE	\$ 71.93		\$ -	\$ 71.93	2	\$ 143.86	
S8	SPLP Extraction VOC only	SAMPLE	\$ 50.61		\$ -	\$ 50.61		\$ -	
S9	PAH	SAMPLE	\$ 72.98		\$ -	\$ 72.98		\$ -	
S10	Lead	SAMPLE	\$ 12.39		\$ -	\$ 12.39		\$ -	
S11	Cadmium	SAMPLE	\$ 14.60		\$ -				
S12	Free Liquid	SAMPLE	\$ 11.24		\$ -				
S13	Flash Point	SAMPLE	\$ 25.83		\$ -				
S14	Grain Size - dry	SAMPLE	\$ 42.74		\$ -				
S15	Grain Size - wet	SAMPLE	\$ 57.33		\$ -				
S16	Bulk Density	SAMPLE	\$ 13.55		\$ -				
S17	Permeability	SAMPLE	\$ 41.58		\$ -				
S18	Nitrogen as Total Kjeldahl	SAMPLE	\$ 20.27		\$ -				
S19	Nitrogen as Ammonia	SAMPLE	\$ 16.91		\$ -				
S20	% Organic Matter	SAMPLE	\$ 29.19		\$ -				
S21	TOC as NPOC	SAMPLE	\$ 57.33		\$ -				
S22	Soil Moisture Content	SAMPLE	\$ 6.83		\$ -				
S23	Air Filled Porosity	SAMPLE	\$ 25.83		\$ -				
S24	% Total Solids	SAMPLE	\$ 6.83		\$ -				
S29	TCLP Benzene	SAMPLE	\$ 83.16		\$ -				
	Viscosity + Density								
LFPS01	Interfacial tension I (LNAPL/water [dyne/cm])	SAMPLE	\$ 61.33		\$ -				
	Interfacial tension II (LNAPL/air [dyne/cm])								
	Interfacial tension III (water/air) [dyne/cm]								
					TASK 33 TOTAL	\$ -			

TASK 24 TOTAL \$ 432.02

BID ESTIMATE SHEET

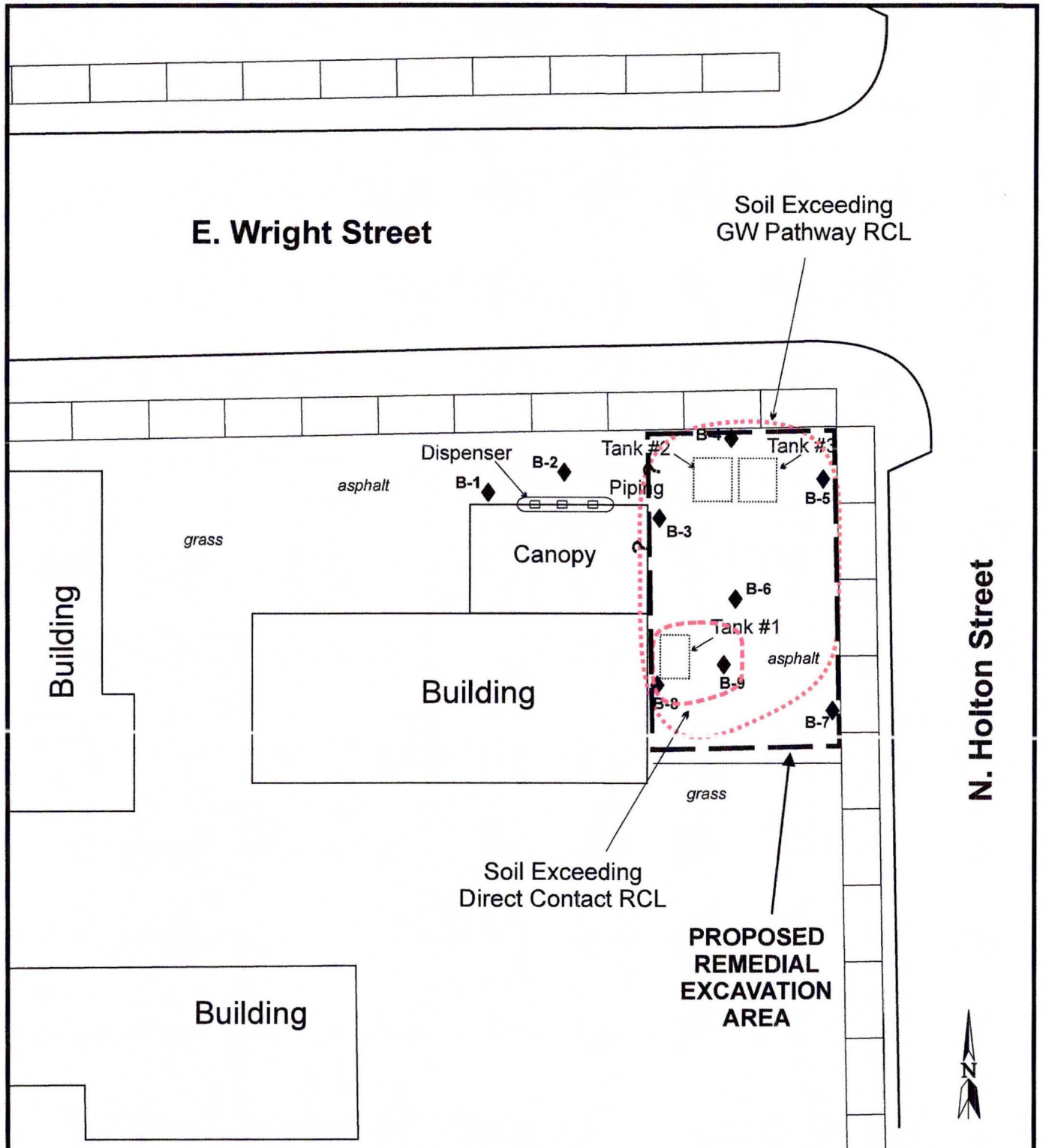
Former Jerry's Service, Milwaukee, Wisconsin
Excavation and Removal of Petroleum-Contaminated Soil

<u>ITEM</u>	<u>UNIT COST</u>	<u>ESTIMATED TOTAL</u>
PECFA-ELIGIBLE ITEMS		
Mobilization (lump sum per mobilization = \$ <u>2800.00</u>)	(lump sum)	\$ <u>2800.00</u>
Excavate/load contaminated soil (per ton = \$ <u>4.00</u>)	(675 tons)	\$ <u>2700.00</u>
Haul contaminated soil to landfill (per ton = \$ <u>14.00</u>)	(675 tons)	\$ <u>9450.00</u>
Excavate and stockpile clean soil onsite (per ton = \$ <u>4.00</u>)	(100 tons)	\$ <u>400.00</u>
Backfill and compact imported fill (per ton = \$ _____)	(675 tons)	\$ _____
Import backfill (per ton = \$ <u>16.00</u>)	(675 tons)	\$ <u>10800.00</u>
Backfill and compact imported/stockpiled soil (per ton = \$ <u>3.00</u>)	(775 tons)	\$ <u>2325.00</u>

Total Eligible Site Work Cost \$ 28,475.00

[Signature]
Signature Date 12-14-12

DKS Construction Services Inc
2520 Wilson St
Menomonee WI 54751



LEGEND
 1 ○ - Tank Closure Sample
 B-7 ◆ - Geoprobe (July 2017)

0 20' 40'
 1 INCH = 20 FEET
 SCALE IS APPROXIMATE

FILE/PATH: D:\PROJECTS\KPVentures
 Fig2-Layout.cdr
 DATE: 10/17/2016
 PREPARED: MDF APPROVED:
 SOURCE:
 Milwaukee County Mapping
 FIELD MEASUREMENTS

**SEYMOUR
 ENVIRONMENTAL
 SERVICES, INC.**

PROPOSED REMEDIAL EXCAVATION
 Former Jerry's Service
 2477 N. Holton Street
 Milwaukee, Wisconsin

**FIGURE
 A**

Bid Estimate Sheet
Ken Staude Property - Watertown, Wisconsin
Excavation and Removal of Petroleum-Contaminated Soil

<u>ITEM</u>	<u>UNIT COST</u>	<u>ESTIMATED TOTAL</u>
PECFA-ELIGIBLE ITEMS		
Mobilization (lump sum per mobilization = \$ <u>1000.00</u>)	(lump sum)	\$ <u>1000.00</u>
Excavate and stockpile clean soil onsite (per ton = \$ <u>2.75</u>)	(220 tons)	\$ <u>605.00</u>
Excavate/load soil/haul soil (per ton = \$ <u>8.00</u>)	(400 tons)	\$ <u>3200.00</u>
Provide backfill soil material (source of your choice)/compact (per ton = \$ <u>12.75</u>)	(400 tons)	\$ <u>5100.00</u>
Backfill and compact stockpiled soil (per ton = \$ <u>4.75</u>)	(220 tons)	\$ <u>1045.00</u>

Total Eligible Site Work Cost \$ 10,950.00

Koplin Excavating and Grading, Inc.

Travis Hamann

Travis Hamann

BID COMPARISON - KP VENTURES


ITEM	Number	Units	COVANTA		DKS		TERRY'S	
			Rate	Cost	Rate	Cost		
Mobilization	1	each	\$3,200.00	\$3,200.00	\$2,800.00	\$2,800.00	\$2,200.00	\$2,200.00
Excavate/Load	675	ton	\$13.00	\$8,775.00	\$4.00	\$2,700.00	\$14.00	\$9,450.00
Excavate/Stockpile	100	ton	\$10.00	\$1,000.00	\$4.00	\$400.00	\$7.00	\$700.00
Haul Contaminated	675	ton	\$12.00	\$8,100.00	\$14.00	\$9,450.00	\$18.00	\$12,150.00
Provide Fill	675	ton	\$23.00	\$15,525.00	\$16.00	\$10,800.00	\$19.60	\$13,230.00
Backfill/Compct Soil	775	ton	\$12.00	\$9,300.00	\$3.00	\$2,325.00	\$7.00	\$5,425.00
Barricades								\$770.00
Disposal	675	ton	\$25.50	\$17,212.50		\$17,212.50		\$17,212.50
Total Contracting				\$45,900.00		\$28,475.00		\$43,925.00
Total w. Landfill				\$63,112.50		\$45,687.50		\$61,137.50

BID ESTIMATE SHEET -COVANTA ENVIRONMENTAL SOLUTIONS

Former Jerry's Service, Milwaukee, Wisconsin

Excavation and Removal of Petroleum-Contaminated Soil

<u>ITEM</u>	<u>UNIT COST</u>	<u>ESTIMATED TOTAL</u>
PECFA-ELIGIBLE ITEMS		
Mobilization (lump sum per mobilization = \$ <u>3,200.00</u>)	(lump sum)	\$ <u>3,200.00</u>
Excavate/load contaminated soil (per ton = \$ <u>13.00</u>)	(675 tons)	\$ <u>8,775.00</u>
Haul contaminated soil to landfill (per ton = \$ <u>12.00</u>)	(675 tons)	\$ <u>8,100.00</u>
Excavate and stockpile clean soil onsite (per ton = \$ <u>10.00</u>)	(100 tons)	\$ <u>1,000.00</u>
Tipping Fees (per ton = \$ <u>32.00</u>)	(675 tons)	\$ <u>21,600.00</u>
Import backfill (per ton = \$ <u>23.00</u>)	(675 tons)	\$ <u>15,525.00</u>
Backfill and compact imported/stockpiled soil (per ton = \$ <u>12.00</u>)	(775 tons)	\$ <u>9,300.00</u>
		\$ <u>67,500.00</u>
Total Eligible Site Work Cost \$		<u>67,500.00</u>

 1-2-19
Signature Date

BID ESTIMATE SHEET

Former Jerry's Service, Milwaukee, Wisconsin
Excavation and Removal of Petroleum-Contaminated Soil

<u>ITEM</u>	<u>UNIT COST</u>	<u>ESTIMATED TOTAL</u>
PECFA-ELIGIBLE ITEMS		
Mobilization (lump sum per mobilization = \$ <u>2800.00</u>)	(lump sum)	\$ <u>2800.00</u>
Excavate/load contaminated soil (per ton = \$ <u>4.00</u>)	(675 tons)	\$ <u>2,700.00</u>
Haul contaminated soil to landfill (per ton = \$ <u>14.00</u>)	(675 tons)	\$ <u>9,450.00</u>
Excavate and stockpile clean soil onsite (per ton = \$ <u>4.00</u>)	(100 tons)	\$ <u>400.00</u>
Backfill and compact imported fill (per ton = \$ _____)	(675 tons)	\$ _____
Import backfill (per ton = \$ <u>16.00</u>)	(675 tons)	\$ <u>10,800.00</u>
Backfill and compact imported/stockpiled soil (per ton = \$ <u>3.00</u>)	(775 tons)	\$ <u>2,325.00</u>

Total Eligible Site Work Cost \$ 28,475.00

[Signature]
Signature Date 12-14-12

DKS Construction Services Inc
2525 W. 20th St
Menomonee WI 54751

Post Office Box 675 S15 W33816 Wolf Rd. Oconomowoc, WI 53066

Office: (262) 968-4772 Fax: (262) 968-4775 Cell: (414) 313-9481

terry@terrysexcavatinginc.com

www.terrysexcavatinginc.com

SEYMOUR ENVIRONMENTAL
SERVICES, INC.

Robyn Seymour, P.G.

Hydrogeologist

P.O. Box 398,

2531 Dyreson Road,

McFarland, Wisconsin 53558

Tel: 608-838-9120 Fax: 608-838-9121

Robyn Seymour rseymour@chorus.net

BID ESTIMATE SHEET

Former Jerry's Service, Milwaukee, Wisconsin

Excavation and Removal of Petroleum-Contaminated Soil

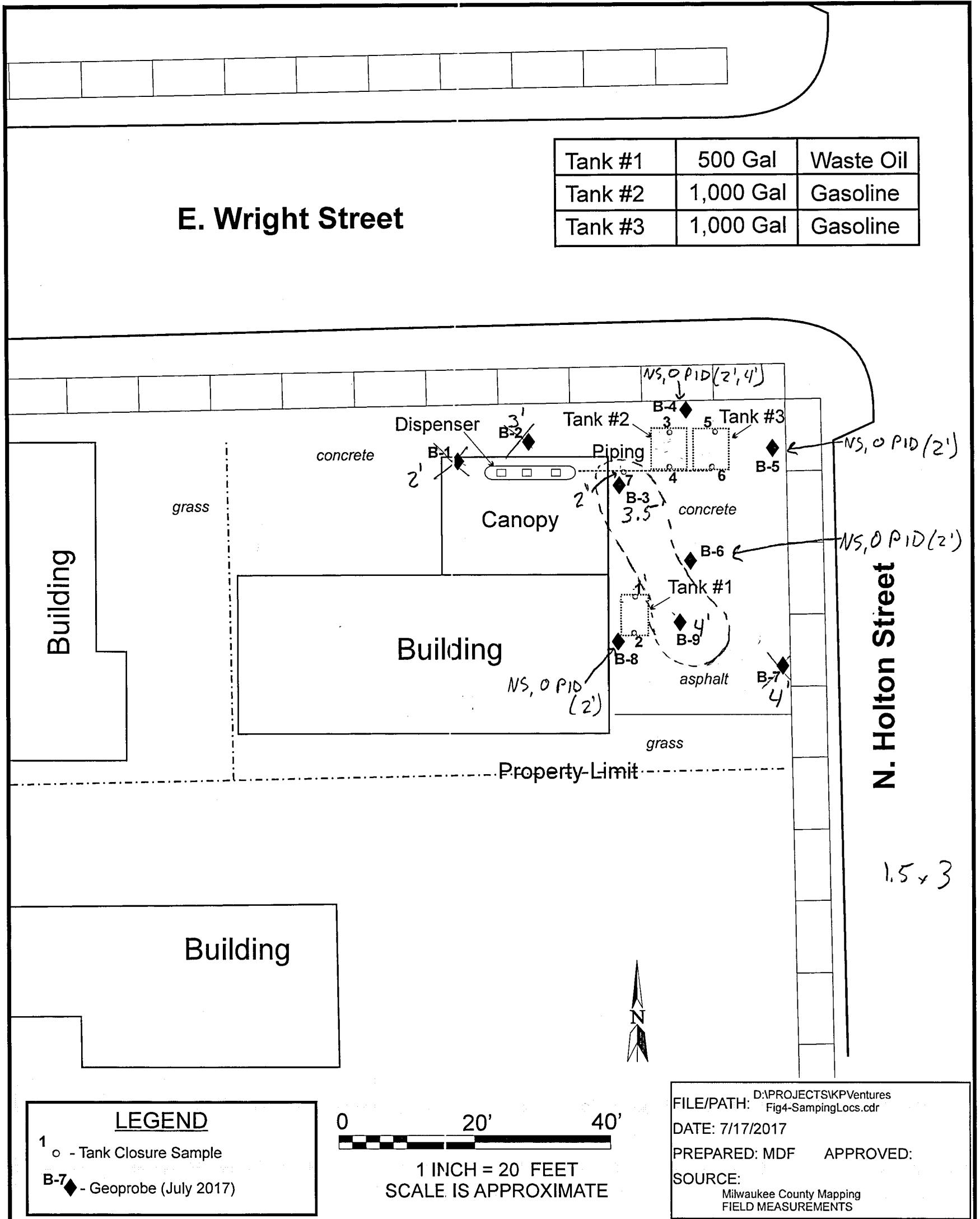
<u>ITEM</u>	<u>UNIT COST</u>	<u>ESTIMATED TOTAL</u>
PECFA-ELIGIBLE ITEMS		
Mobilization (lump sum per mobilization = \$ 2,200.00 _____)	(lump sum)	\$ 2,200.00 _____
Supply And Place Barricades	(Lump)	\$ 770.00 _____
Saw Concrete And Asphalt \$4.50 Per LF If Any	(LF)	\$ _____
Excavate/load soil/contaminated soil (per ton = \$ 14.00 _____)	(675 tons)	\$9,450.00 _____
Excavate and stockpile clean soil onsite (per ton = \$ 7.00 _____)	(100 tons)	\$ 700.00 _____
Backfill and compact imported fill (per ton = \$ 26.60 _____)	(675 tons)	\$ 17,955.00 _____


Terry's Excavating Inc.

Terry DeCicco 10/23/18
Terry DeCicco Date

- Not In Bid
- Permits
- Testing
- Ripping Frost
- Concrete Removal

0-4 feet



LEGEND	
1	o - Tank Closure Sample
B-7	◆ - Geoprobe (July 2017)

0 20' 40'

1 INCH = 20 FEET
SCALE IS APPROXIMATE

FILE/PATH: D:\PROJECTS\SKPVentures
Fig4-SamplingLocs.cdr
DATE: 7/17/2017
PREPARED: MDF APPROVED:
SOURCE:
Milwaukee County Mapping
FIELD MEASUREMENTS

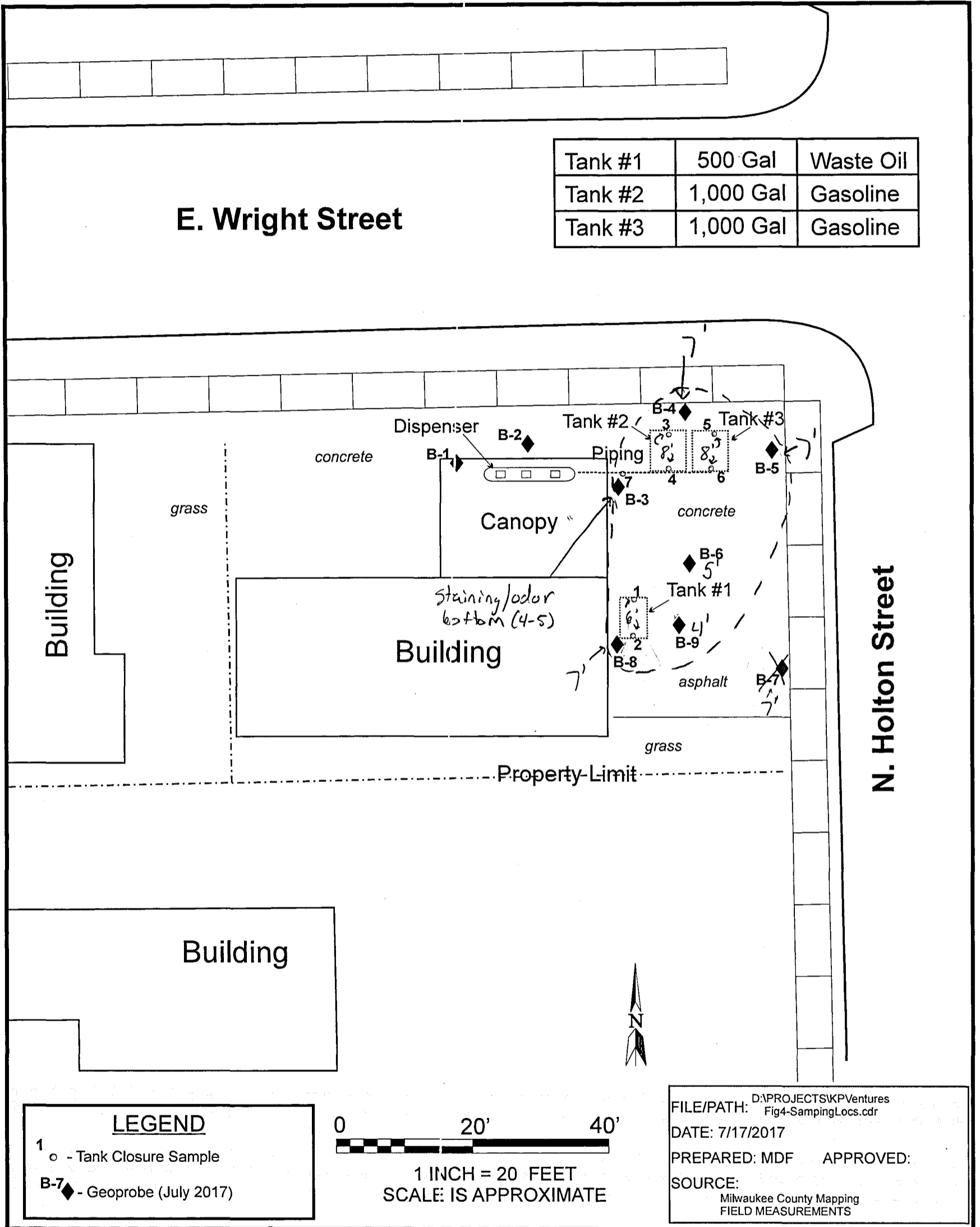
SEYMOUR
ENVIRONMENTAL
SERVICES, INC.

INVESTIGATION SAMPLING LOCATIONS
Former Jerry's Service
2477 N. Holton Street
Milwaukee, Wisconsin

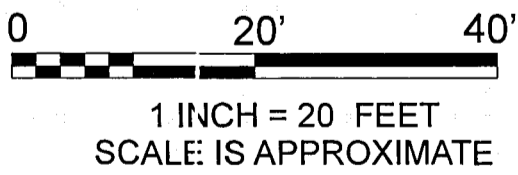
FIGURE

4

74 feet



LEGEND	
1	○ - Tank Closure Sample
B-7	◆ - Geoprobe (July 2017)



FILE/PATH: D:\PROJECTS\SKPVentures
Fig4-SamplingLocs.cdr
DATE: 7/17/2017
PREPARED: MDF APPROVED:
SOURCE:
Milwaukee County Mapping
FIELD MEASUREMENTS

SEYMOUR
ENVIRONMENTAL
SERVICES, INC.

INVESTIGATION SAMPLING LOCATIONS
Former Jerry's Service
2477 N. Holton Street
Milwaukee, Wisconsin

FIGURE

4



April 17, 2019

**BRRTS
Duplicate**

Ms. Sujin Lee
K P Ventures LLC
PO Box 511834
Milwaukee, WI 53203

RE: **Public Bidding Deferred – Cost Cap Approved**
PECFA # 53212-2934-77-A DNR BRRTS # 03-41-534110
Jerry's Service (Former), 2477 N Holton Ave, Milwaukee

On March 26, 2019, the Wisconsin Department of Natural Resources (Department) received a scope of work (SOW) and cost estimate utilizing the chapter NR 747, Wisconsin Administrative Code, Usual and Customary Cost Schedule (Cost Schedule) for the site referenced above.

The Department has determined that the submitted SOW is reasonable and **approves** the additional costs. This site will be deferred from the public bidding process at this time. The Department will contact you if this site will be bid in the future.

The Department is approving costs that include, but are not limited to, characterization, excavation, and disposal of approximately 675 tons of contaminated soil from the eastern portion of the site, the collection of soil confirmation samples, and a subsequent letter report detailing the remedial activities. Soil confirmation samples that are analyzed for full volatile organic compounds should be collected near the former waste oil tank. The excavation pit should be backfilled with like-material. The letter report should include a change order with a cost estimate for the future site investigation activities, and also include post-remedial groundwater monitoring well locations and a schedule for groundwater monitoring. A vapor intrusion assessment will also need to be conducted before case closure. A copy of the Department worksheet for the Cost Schedule tasks is enclosed for your reference.

Deferment Cost Cap Approved: \$51,730.36

Be reminded that ch. NR 700 semi-annual progress reporting is required until this case is closed.

Note: A claim for PECFA reimbursement must be submitted within 180 days of incurring costs (i.e., completing a task). If a claim for costs incurred is not submitted within this deadline, the costs will not be eligible for PECFA reimbursement.

Usual and customary costs for activities included in this approval will only be reimbursed at a rate equal to or less than what is allowed on the Cost Schedule and are reimbursed based upon the Cost Schedule that is in effect at the time the activity is performed. Costs for activities not included in this approval are not reimbursable without prior Department authorization.

Regulatory Correspondence (Task 7, Activity RC05), Claim Submittal (Task 27, Activity CS05) and Standardized Invoice (Task 28, Activity SI05) costs are not included in the cap approved above. These activities will be

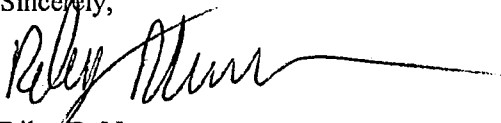
reimbursed according to the task specifications and with submittal of proper supporting documentation at claim review time.

The Department approves a variance from the Cost Schedule for the soil excavation and disposal project. Do not include these costs (\$48,711.98) on the standardized invoice for usual and customary cost activities. Include these costs on a separate company invoice. When you submit the claim for these costs, please attach a copy of this letter and the attached worksheet for the claim reviewer's reference.

The Department considers the consultant the primary controller of costs during these activities. This approval does not guarantee eligibility of any specific costs that have been incurred or that may be incurred in the future. Final determination regarding the eligibility of costs will be made by the claim reviewer when the entire claim, including all invoices and reports, is submitted for payment.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me, the DNR Project Manager, by phone at (414) 263-8699, or via email at riley.neumann@wisconsin.gov.

Sincerely,



Riley D. Neumann
Hydrogeologist
Remediation and Redevelopment Program

Enclosure: Usual and Customary Cost Schedule Worksheet

cc: Robyn Seymour, Seymour Environmental Services, Inc. (electronic)

Usual & Customary Cost Schedule Worksheet #25 (January 2019 - June 2019) for Form RR-107a (updated 2/25/19)

PECFA #:	53212-2934-77	<table border="1"> <tr> <td>Cost Schedule Total</td> <td>\$3,018.38</td> </tr> <tr> <td>Variance Total</td> <td>\$48,711.98</td> </tr> <tr> <td>Grand Total</td> <td>\$51,730.36</td> </tr> </table>	Cost Schedule Total	\$3,018.38	Variance Total	\$48,711.98	Grand Total	\$51,730.36
Cost Schedule Total	\$3,018.38							
Variance Total	\$48,711.98							
Grand Total	\$51,730.36							
BRRTS #:	03-41-534110							
Site Name:	Jerry's Service (Former)							
Site Address:	2477 N. Holton Ave., Milwaukee							
Date:	April 17, 2019							

#	Task	Provider	Ref Code	Activity Reference Code Description	Unit	Units	Unit Cost	Total Cost	Notes
6	Letter Report/Addendum		LRA05	Letter Report/Addendum	Letter	1	\$ 1,039.29	\$ 1,039.29	
24	Limited Soil Excavation - Consultant Oversight	Consultant	LSE10	Mob/Demob	Site	1	\$ 915.11	\$ 915.11	
24	Limited Soil Excavation - Laboratory		LSE13	Laboratory					
24	Soil Sample	Laboratory	S6	PVOC + Naphthalene	Sample	8	\$ 36.02	\$ 288.16	
24	Soil Sample	Laboratory	S7	VOC	Sample	2	\$ 71.93	\$ 143.86	
31	Consultant Overnight Per Diem		COPD05	Overnight	Night	2	\$ 125.09	\$ 250.18	
36	Change Order Request		COR05	Change Order Request	Change Order	1	\$ 381.78	\$ 381.78	
								\$ 3,018.38	

Variance	Commodity	Excavation, hauling, tipping fees, backfill				1		\$ 45,087.50	
Variance	Consultant	Soil excavation oversight		hour		30	\$ 91.39	\$ 2,741.70	
Variance	Commodity	Segregating overburden				1		\$ 882.78	

Neumann, Riley D - DNR

From: Neumann, Riley D - DNR
Sent: Monday, July 01, 2019 1:13 PM
To: 'Robyn Seymour'
Subject: RE: BRRTS Activity 03-41-534110

**BRTS
Duplicate**

Hi Robyn,

I am approving the requested costs for the additional tonnage removed and disposed during excavation activities at the KP Ventures site. The total cost approved for this extra tonnage is \$1,720.94.

I will add this email to our electronic file as a record of the approval. Be sure to include this email with your claim(s) that include these costs.

Let me know if you need anything else.

Best,
Riley

Riley D. Neumann

Phone: (414) 263-8699

Riley.Neumann@wisconsin.gov

From: Robyn Seymour <rseymour@chorus.net>
Sent: Saturday, June 29, 2019 4:39 PM
To: Neumann, Riley D - DNR <Riley.Neumann@wisconsin.gov>
Subject: BRRTS Activity 03-41-534110

Riley:

As we discussed I went slightly over the estimated tonnage for this project. I am asking for a change order for an additional 21.13 tons of soil removed from Jerry's Service. My commodity price for the excavator is \$23/ton so that comes to \$485.99. The tipping fees were \$26.50/ton for an additional \$559.95.

When I requested my budget the landfill quoted \$25.50/ton but they are now charging \$26.50 so I am also requesting an additional \$675 to make up for the additional \$1/ton. My total request comes to \$1,720.94.

Does this email meet your requirements or would you prefer that I do this as a traditional change order?

Thanks for being available during the work Riley-that really helps! Let me know what you need from me.

Robyn Seymour
Seymour Environmental Services, Inc.
2531 Dyreson Road
McFarland, Wisconsin 53558
608-225-9407 (cell)
608-838-9120 (office)

Neumann, Riley D - DNR

From: Neumann, Riley D - DNR
Sent: Friday, September 20, 2019 11:30 AM
To: 'Robyn Seymour'
Subject: Jerry's Service Excavation Report Review

Hi Robyn,

Last week, I presented the Excavation Report for the Jerry's Service site to a Peer Review group. It was determined that additional investigation is necessary to define degree and extent of contamination associated with the subject property. I will summarize the comments below:

The definition of degree and extent of contamination needs to be completed:

- Soil impacts have not been defined. Based on the available information, impacts need to be defined in all 4 directions, if possible. Two soil samples per boring (one in the upper 4 feet and correlating with the soil-groundwater interface).
 - Excavation sample #2 indicates that contamination extends to the north. If possible, a sample should be collected from the ROW, between the subject property and E. Wright Street. If this is not possible, assess the benefit of collecting a sample across the street.
 - Excavation samples #3 and #4 indicate that contamination extends to the east of the subject property. It appears there are a number of utilities in the ROW (based on Google Street view), but a sample should be collected if possible. If this is not possible, assess the benefit of collecting a sample across the street.
 - Excavation sample #9 indicates that contamination extends to the south of the excavation. It appears that a sample could be collected on the subject property, to the south of the utility corridor.
 - Excavation samples #6 and #7 indicate contamination extends to the west. A sample should be collected to the west of the excavation. If it is possible to hand auger a sample beneath the canopy or to the west/north of the canopy.
 - Please identify the source of shallow contamination identified in B-9 (4' sample). This contamination is higher in elevation than the samples collected at the base of the tank bed. This shallower contamination also needs to be defined.
 - After samples are collected, assess if there is a direct contact risk.
- Groundwater monitoring wells should be installed to determine groundwater flow direction and determine if groundwater is a concern. The boring logs indicate a depth to groundwater at approximately 8-12 feet bgs. This is similar to nearby BRRTS sites. The soil boring locations could be used for the installation of monitoring wells.
- The vapor screening criteria of RR-800 has been triggered due to the concentrations in the excavation samples #6 and #7. At least one sub-slab sample should be collected from the on-site building. The on-site utility corridor should also be assessed as a pathway for vapor intrusion.

Please put together a PECFA cost request with a scope of work for DNR review. Let me know if you would like to speak about the Peer Review session or if you have any questions.

Best,
Riley

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Peer Review Template

Section to be completed by PM **prior** to the Peer Review session:

PM Name:	Neumann
BRRTS #:	03-41-534110
BRRTS Activity Name:	Jerry's Service (Former)
Site Address:	2477 N. Holton St., Milwaukee, WI
What submittal is being reviewed?	PECFA Remedial Action Report - Pathway to Closure
Was a fee submitted for this review?	No (PECFA)
Does the submittal comply with code requirements?	

It would be helpful for the PM to answer Questions 1-7 below **prior** to the Peer Review session by entering text in the right column. Notes will be added **during** the Peer Review session to reflect the discussion and recommendations.

Review Date/Time:	September 12, 2019 @ 12:30pm
Peer Review Team & Participants:	
Notetaker:	
1. What is the issue to be discussed or submittal to be reviewed? a. What questions do you have after reviewing the submittal and case file? b. What is your recommendation? c. When would you like to be asked questions -- during your presentation, after you address each section, or at the end of your presentation?	a. After completion of remedial actions, what additional SI activities are necessary? - Soil sampling to define south and west? - GW monitoring? - Vapor sampling? b. Additional investigation is necessary. c. Anytime
2. What is the Conceptual Site Model (CSM)? a. Location b. Site history c. Sources of contamination d. Receptors	a. Located at 2477 N. Holton (just a few blocks from the MKE office). The property is a small parcel of land, covered with concrete/gravel, building foundation, and a canopy. The surrounding area is residential. The surrounding closed BRRTS cases indicate a GW depth of ~8-12 feet. b. This property is currently a tire repair station. Historically, this property operated as an auto repair and refilling station. Three USTs were removed in 2010 (two 1,000 gallon leaded gas and one 500 gallon waste oil). c. Source of contamination is from the three on-site USTs (removed) and associated piping and dispensers, and the historical use as an auto repair facility. d. Receptors include the on-site building and any inhabitants. The water/sewer utility could be a migration pathway for vapor.
3. How does this submittal/issue fit in with the case history and previous work completed? a. Previous reports b. DNR responses	Previous reports include: - November 22, 2016 SIWP o DNR reviewed w/o a fee due to PECFA (they were under the \$20k cost cap, so no pre-approval necessary). Comments were shared over the phone. - October 4, 2017 SIR (Geoprobe Investigation Report) o DNR reviewed and recommended next steps, consultant sent in a

	<p>cost request based on our recommendations.</p> <p>- August 22, 2019 Remedial Excavation RPT o Currently reviewing.</p>
<p>4. How have the migration pathways been evaluated? (Description of the degree and extent of contamination in each pathway)</p> <p>a. Soil b. Groundwater c. Vapor d. Surface water/wetlands e. Sediment f. Other</p>	<p>a. Soil samples were collected as part of the site investigation. These samples indicated soil exceeded direct contact values. The excavation was determined based off of these samples, and the fact that the site footprint is quite small. The samples collected in 2010 are indicative of soil that has been excavated as part of the remedial actions.</p> <p>Extent of soil contamination is undefined. Excavation sample 6 indicates soil is undefined to the west. The canopy presents an issue in regards to access for sampling. Samples B-1 and B-2 were only collected at 2-3 to assess impacts from the dispenser/piping (no impacts).</p> <p>Contamination to the north and east are bound by the ROW. Sampling could occur in sidewalk/grass if additional definition is needed. Excavation sample 3 contains high concentration of benzene. Excavation sample 2 contains higher concentrations of the other PVOCs and lower benzene.</p> <p>Contamination to the south is undefined. They indicate the utility is why they could not sample, but they could go beyond it. The concentrations in excavation sample 9 are still quite high (NAPL indicator from RR-800).</p> <p>Soil concentrations are much lower in the bottom excavation samples, indicating the extent of downward migration.</p> <p>b. Only two grab groundwater samples collected. These samples indicated benzene and other PVOCs > ES. Consultant indicates that "Groundwater was not encountered at a consistent elevation during drilling. Because of this, the groundwater samples collected may be representative of infiltrate in the tank excavations rather than actual groundwater -- No obvious groundwater was present in the excavation"</p> <p>"...belief that water samples collected from the probes are not actual groundwater but rather infiltrate that had accumulated in the coarse-grained fill materials in the tank excavations."</p> <p>As indicated above, some of the surrounding closed sites have GW at depths of 8-12 feet.</p> <p>GW has not been defined.</p> <p>c. The vapor pathway has not been investigated and needs an investigation. Sidewall samples 6 and 7 trigger RR-800 screening criteria.</p> <p>d. N/A</p> <p>e. N/A</p>
<p>5. Has the contamination affected off-site properties?</p>	<p>Yes, contamination appears to extend out into the ROW (sidewalk of E. Wright St. & N. Holton St.). Potentially contamination extends to the south off-site (empty lot).</p>
<p>6. What is the consultant proposing as next steps and do you agree?</p>	<p>The consultant is recommending moving into closure. They indicate that additional investigation of the lateral extent of contamination will be impeded by roads, utilities, and structures (building and canopy). Consultant also indicates that</p> <p>It appears that additional investigation is needed prior to closure.</p>
<p>7. Other questions?</p>	
<p>8. Peer Review Discussion notes</p>	
<p>Comments to include in response?</p>	
<p>Next Steps?</p>	

(shallow + deep?) ...

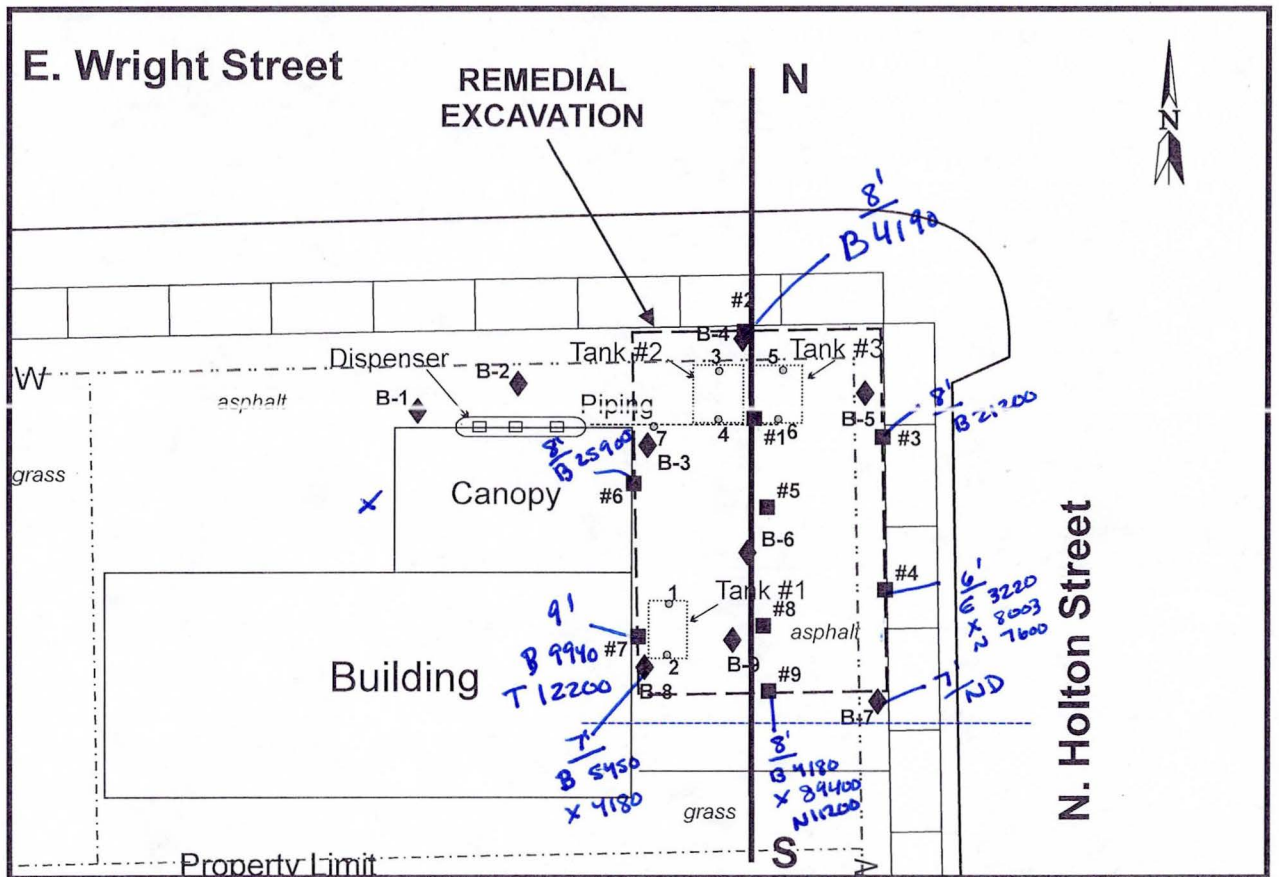
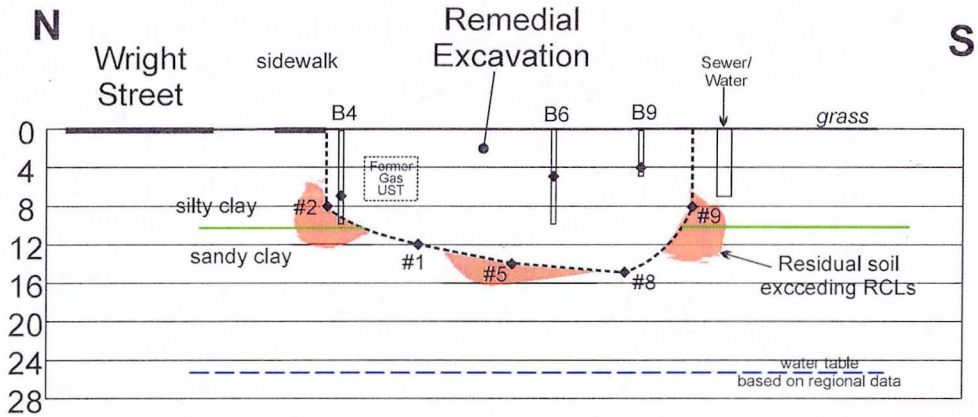
→ Soil sampling to the south/west → B-9 @ 4 feet should be delineated

→ GW sampling → monitoring

→ vapor sampling within the building (at least 1 sub-slab) →

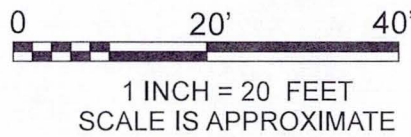
→ images of excavation to help?

→



LEGEND

- 1 ○ - Tank Closure Sample
- B-7 ◆ - Geoprobe (July 2017)
- #3 ■ - Excavation Sample (June 2019)



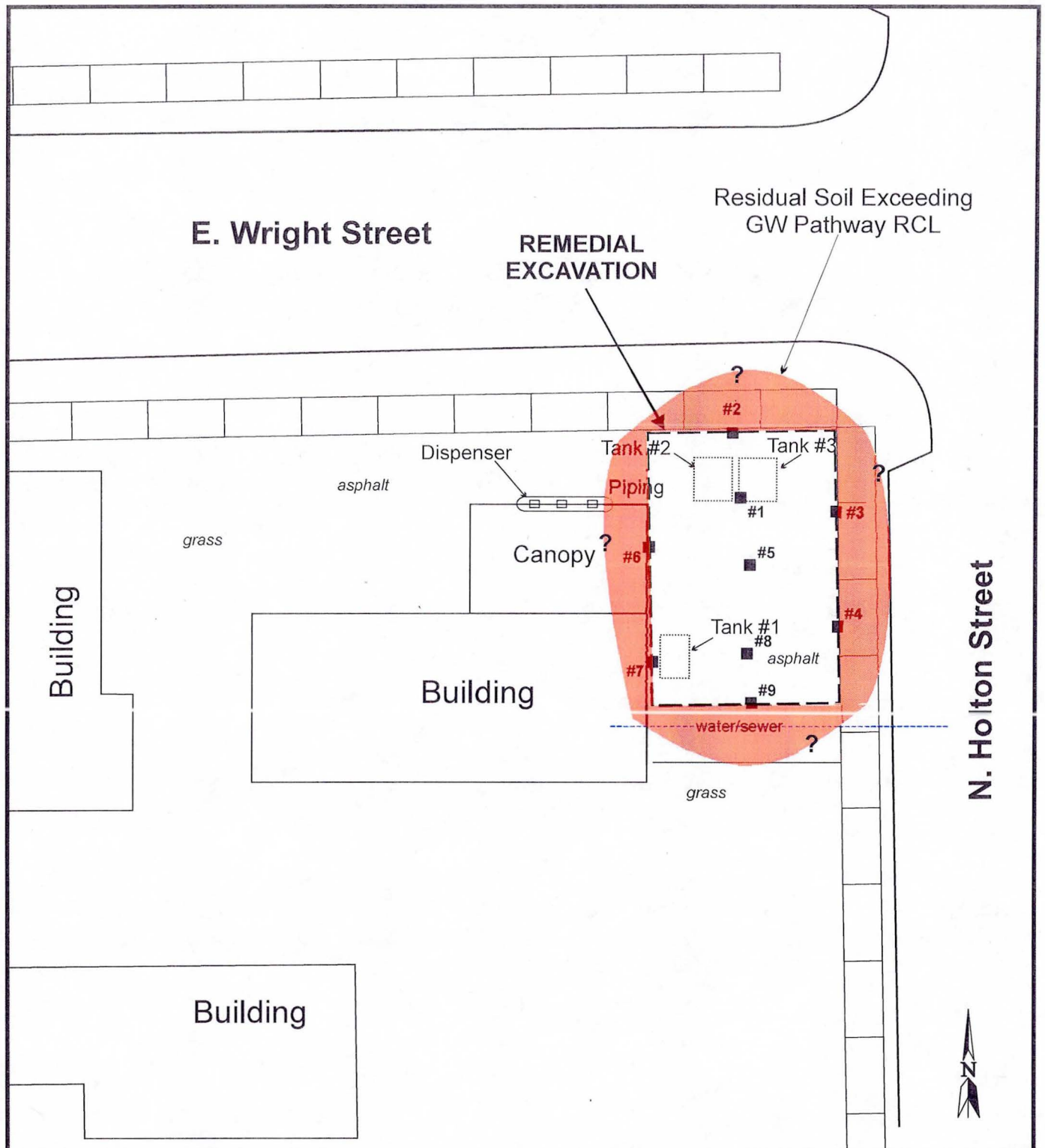
FILE/PATH: D:\PROJECTS\IKPVENTURES\Basemap-PostremedialSection.cdr
 DATE: 08/06/2019
 PREPARED: MDF APPROVED:
 SOURCE: Milwaukee County Mapping Field Measurements

SEYMOUR ENVIRONMENTAL SERVICES, INC.

POST-REMEDIATION CROSS-SECTION
 Former Jerry's Service
 2477 N. Holton Street
 Milwaukee, Wisconsin

FIGURE

5



LEGEND

- 1 ○ - Tank Closure Sample
- B-7 ◆ - Geoprobe (July 2017)
- #3 ■ - Excavation Sample (June 2019)

0 20' 40'

1 INCH = 20 FEET
SCALE IS APPROXIMATE

FILE/PATH: D:\PROJECTS\IKPVENTURES\
Basemap-excavation.cdr

DATE: 08/01/2019

PREPARED: MDF APPROVED:

SOURCE:
Milwaukee County Mapping
Field Measurements

**SEYMOUR
ENVIRONMENTAL
SERVICES, INC.**

REMEDIAL EXCAVATION DETAILS
Former Jerry's Service
2477 N. Holton Street
Milwaukee, Wisconsin

FIGURE
4

TABLE 4
SUMMARY OF SOIL ANALYTICAL DATA FROM REMEDIAL EXCAVATION (June 17-18/2019)
Former Jerry's Tire - KP Ventures
2477 N. Holton Avenue - Milwaukee, WI

SAMPLE	#1	#2	#3	#4	#5	#6	#7	#8	#9	Groundwater Pathway RCLs	Non Industrial Direct Contact RCLs
Depth (ft)	12	8	8	6	14	8	9	15	8		
VOCs											
Benzene	<28.7	4190	21200	<125	250	25900	9940	<25.0	4180	5.1	1600
1,2 Dichloroethane	na	na	na	na	na	na	<50.0	na	<200	2.8	652
Ethylbenzene	78.7 J	16100	<100	3220	88.6	556	184	69.8	28600	1570	8020
Methyl-tert-butyl ether	<28.7	<200	<100	<125	<25.0	<100	<50.0	<25.0	<200	27	63,800
Toluene	61.5 J	50100	2310	<125	105	33200	12200	116	6110	1107	818,000
1,3,5 Trimethylbenzene	53.7 J	6480	<100	2770	31.6 J	<100	135 J	71.3	18900	ns	182,000
1,2,4 Trimethylbenzene	257	22200	<100	38800	140	360	626	188	93100	ns	219,000
Total Trimethylbenzenes	310.7	28680	<200	41570	171.6	360	761	259.3	112000	1379	ns
Xylenes, -m, -p	259	61400	<200	7430	227	983	514	238	74000	ns	ns
Xylene, -o	<28.7	23500	<100	573	36.9	634	200	497.3	15400	ns	ns
Total Xylenes	259	84900	<300	8003	263.9	1617	714	<75.0	89400	3940	260,000
Naphthalene	<46.0	2990	<160	7600	<40.0	592 J	150 J	<40.0	<u>11200</u>	658.7	5520
n-Butylbenzene	na	na	na	na	na	na	<50.0	na	11600	ns	108,000
s-Butylbenzene	na	na	na	na	na	na	<50.0	na	1910	ns	145,000
Chloroform	na	na	na	na	na	na	<92.9	na	<372	3.3	454
Isopropylbenzene	na	na	na	na	na	na	<50.0	na	3250	ns	268,000
p-Isopropyltoluene	na	na	na	na	na	na	<50.0	na	1180	ns	162,000
n-Propylbenzene	na	na	na	na	na	na	75.7 J	na	15500	ns	264,000

- Results are listed in ug/kg
- na = not analyzed
- ns = no standard established
- J = detected below laboratory limit of quantitation

- RCL = Residual Contaminant Level
- Groundwater Pathway RCL (exceedances bold)
- Direct Contact RCL non-industrial (exceedances underlined)
- Standards listed are default values from R&R RCL Calculator

TABLE 3
SUMMARY OF GEOPROBE GROUNDWATER ANALYTICAL DATA (06/22/2017)
Former Jerry's Service
2477 North Holton Street – Milwaukee, Wisconsin

Sample I.D.	B-5	B-8	NR140	
Depth Interval (ft)	9-12	10-15		
VOCs			ES	PAL
Benzene	774	23.8	5	0.5
1,2 Dichloroethane	<6.7	na	5	0.5
Ethylbenzene	1320	5.8	700	140
Methyl-tert-butyl ether	<7.0	1.9	60	12
Toluene	123	2.1	800	160
Total Trimethylbenzenes	1827	4.4	480	96
Total Xylenes	2055.3	15	2000	400
Naphthalene	452	na	100	10
n-Butylbenzene	32.6	na	ns	ns
s-Butylbenzene	<87.4	na	ns	ns
Chloroform	<100	na	6	0.6
Isopropylbenzene	66.6	na	ns	ns
p-Isopropyltoluene	<20.0	na	ns	ns
n-Propylbenzene	177	na	ns	ns
PAHs				
Acenaphthrene	0.24	<0.0056	ns	ns
Acenaphthylene	<0.19	<0.0046	ns	ns
Anthracene	<0.39	<0.0096	3000	600
Benzo(a)anthracene	<0.28	<0.0069	ns	ns
Benzo(a)pyrene	<0.39	<0.0097	0.2	0.02
Benzo(b)fluoranthene	<0.21	<0.0053	0.2	0.02
Benzo(g,h,i)perylene	<0.25	<0.0062	ns	ns
Benzo(k)fluoranthene	<0.28	<0.0069	ns	ns
Chrysene	<0.49	<0.012	0.2	0.02
Dibenzo(a,h)anthracene	<0.37	<0.0092	ns	ns
Fluoranthene	<0.40	<0.0098	400	80
Fluorene	<0.30	<0.0073	400	80
Indeno(1,2,3-cd)pyrene	<0.66	<0.016	ns	ns
1-Methylnaphthalene	60.3	0.16	ns	ns
2-Methylnaphthalene	117	0.23	ns	ns
Naphthalene	345	0.85	100	10
Phenanthrene	<0.52	0.014 (J)	ns	ns
Pyrene	<0.29	0.0071 (J)	250	50

- All data is listed in ug/l
- na = not analyzed
- ns = no standard established

- PAL = NR140 Preventative Action Limit (exceedances underlined)
- ES = NR140 Enforcement Standard (exceedances bold)
-(J) = present below limit of quantitation

TABLE I
SUMMARY OF TANK CLOSURE ANALYTICAL DATA (November 18, 2010)
KP Ventures Property
2477 N. Holton Street- Milwaukee, Wisconsin

SAMPLE	Tank #1	Tank #1	Tank #2	Tank #2	Tank #3	Tank #3	Pipeline	Groundwater Pathway	Direct Contact RCL	
	North	South	North	South	North	South			RCLs	Non-Indust
Depth (ft)	6	6	8	8	8	8	2			
DRO	309	90.4	333	1400	259	482	44.5	ns	ns	ns
GRO	2670	969	384	1120	935	861	43.5	ns	ns	ns
PVOCs										
Benzene	<1000	<500	<250	<500	<500	<500	48.9	5.1	1600	7070
1,2 Dichloroethane	na	na	na	na	na	na	na	2.8	652	2870
Ethylbenzene	<u>42000</u>	<u>9060</u>	<u>5210</u>	<u>16800</u>	<u>13900</u>	<u>9420</u>	1530	1570	8020	35,400
Methyl-tert-butyl ether	<1000	<500	<250	<500	<500	<500	<25.0	27	63,800	282,000
Toluene	5440	1360	898	4550	2870	1210	353	1107	818,000	818,000
1,3,5 Trimethylbenzenes	48500	20700	9760	18700	15200	23500	1240	ns	182,000	182,000
1,2,4 Trimethylbenzenes	<u>142000</u>	57800	31100	60400	51100	66200	4980	ns	219,000	219,000
Total Trimethylbenzenes	190500	78500	40860	79100	66300	89700	6220	1379	ns	ns
Xylenes, -m, -p	182000	34100	18600	55200	46300	39400	4700	ns	ns	ns
Xylene, -o	50700	7460	5170	16900	12200	8710	1480	ns	ns	ns
Total Xylenes	232700	41560	23770	72100	58500	48110	6180	3940	260,000	260,000
Naphthalene	<u>27400</u>	<u>10200</u>	<u>9530</u>	<u>15600</u>	<u>12400</u>	<u>10600</u>	920	658.7	5520	24,100

- DRO and GRO values are listed in mg/kg
- PVOC values are listed in ug/kg
- na = not analyzed
- ns = no standard established

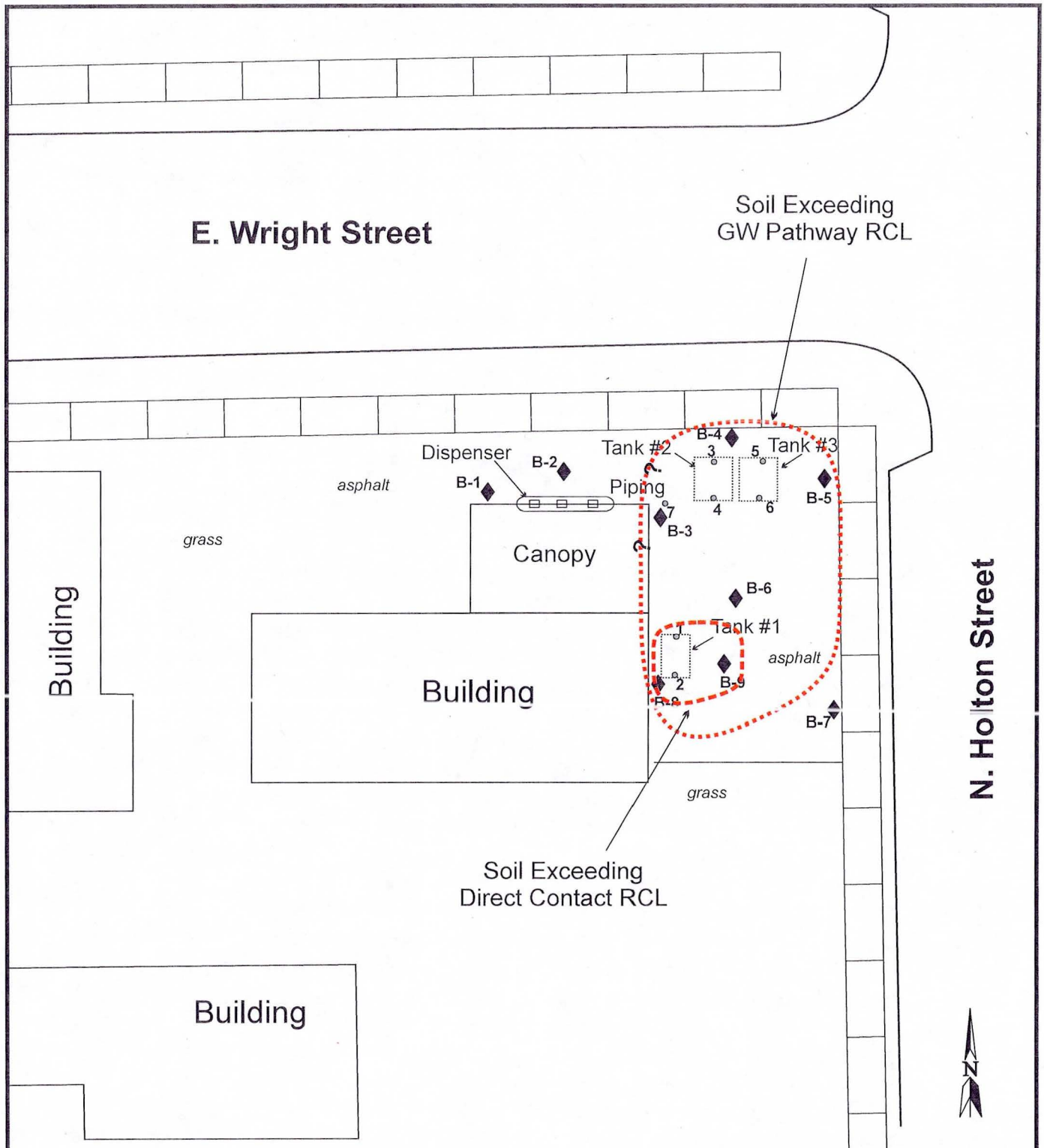
- Groundwater Pathway RCL = Residual Contaminant Level (exceedances bold)
- Direct Contact RCLs - Non-Industrial (exceedances underlined)
- Direct Contact RCLs Industrial
- Standards listed are Wisconsin Default values from R&R RCL Calculator

TABLE 2
SUMMARY OF GEOPROBE SOIL ANALYTICAL DATA (June 22, 2017)
Former Jerry's Service - 2477 North Holton Street - Milwaukee, WI

SAMPLE	B-1	B-2	B-3	B-4	B-5	B-6	B-7	B-7	B-8	B-9	Groundwater Pathway RCLs	Non-Industrial Direct Contact RCLs
Depth (ft)	2	3	3.5	7	7	5	4	7	7	4		
GRO	<3.0	<2.8	na	na	na	na	na	na	na	na	ns	ns
VOCs/PVOCs												
Benzene	<25.0	<25.0	<500	6030	89.2	540(J)	<25.0	<25.0	5450	<u>11600</u>	5.1	1600
1,2 Dichloroethane	na	na	<500	na	na	na	<25.0	na	na	<625	2.8	652
Ethylbenzene	<25.0	<25.0	1930	5380	2620	19600	<25.0	<25.0	1080	<u>80700</u>	1570	8020
Methyl-tert-butyl ether	<25.0	<25.0	<500	51.6(J)	44.9(J)	<250	<25.0	<25.0	47.0(J)	<625	27	63,800
Toluene	30.7(J)	<25.0	<500	1250	95.9	971	<25.0	<25.0	1510	251000	1107	818,000
1,3,5 Trimethylbenzene	<25.0	<25.0	37800	671	503	17500	<25.0	<25.0	105	43800	ns	182,000
1,2,4 Trimethylbenzene	<25.0	<25.0	153000	2870	8380	63500	<25.0	<25.0	402	151000	ns	219,000
Total Trimethylbenzenes	<50.0	<50.0	190800	3541	8883	81000	<50.0	<50.0	507	194800	1379	ns
Xylenes, -m, -p	<50.0	<50.0	8240	16100	4010	23100	<50.0	<50.0	3070	288000	ns	ns
Xylene, -o	<25.0	<25.0	1160	5890	119	3150	<25.0	<25.0	1110	105000	ns	ns
Total Xylenes	<75.0	<75.0	9400	21990	4129	26250	<75.0	<75.0	4180	<u>393000</u>	3940	260,000
Naphthalene	na	na	<u>9830</u>	1250	3200	9300	<40.0	65.8	103	<u>25000</u>	658.7	5520
n-Butylbenzene	na	na	<500	na	na	na	<25.0	na	na	14400	ns	108,000
s-Butylbenzene	na	na	933	na	na	na	<25.0	na	na	2380	ns	145,000
Chloroform	na	na	<929	na	na	na	<46.4	na	na	<u>1880</u>	3.3	454
Isopropylbenzene	na	na	<500	na	na	na	<25.0	na	na	5780	ns	268,000
p-Isopropyltoluene	na	na	1880	na	na	na	<25.0	na	na	1380	ns	162,000
n-Propylbenzene	na	na	1910	na	na	na	<25.0	na	na	28900	ns	264,000
PAHs												
Acenaphthene	<4.7	<4.4	<226	na	na	na	na	na	na	<4.5	ns	3,590,000
Acenaphthylene	<4.0	<3.7	<192	na	na	na	na	na	na	<3.8	ns	ns
Anthracene	<7.0	<6.5	<333	na	na	na	na	na	na	<6.6	196,744	17,900,000
Benzo(a)anthracene*	<3.9	<3.6	<185	na	na	na	na	na	na	<3.7	ns	1,140
Benzo(a)pyrene*	<3.1	<2.9	<146	na	na	na	na	na	na	<2.9	470	115
Benzo(b)fluoranthene*	<3.4	<3.2	<165	na	na	na	na	na	na	<3.3	480	1,150
Benzo(g,h,i)perylene	<2.5	<2.3	<118	na	na	na	na	na	na	<2.4	ns	ns
Benzo(k)fluoranthene*	<3.1	<2.8	<146	na	na	na	na	na	na	<2.9	ns	11,500
Dibenzo(a,h)anthracene*	<2.7	<2.5	<130	na	na	na	na	na	na	<2.6	ns	115
Chrysene*	<4.1	<3.8	<197	na	na	na	na	na	na	<3.9	145.1	115,000
Fluoranthene	<6.3	<5.9	<304	na	na	na	na	na	na	<6.1	88,818	2,390,000
Fluorene	<5.0	<4.7	<241	na	na	na	na	na	na	<4.8	14,815	2,390,000
Indeno(1,2,3-cd)pyrene*	<2.7	<2.5	<128	na	na	na	na	na	na	<2.6	ns	1,150
1-Methylnaphthalene	<4.9	<4.6	9330	na	na	na	na	na	na	218	ns	17,600
2-Methylnaphthalene	<6.1	<5.7	16900	na	na	na	na	na	na	470	ns	239,000
Naphthalene	<10.2	<9.6	<u>6380</u>	na	na	na	na	na	na	656	658.7	5,520
Phenanthrene	<14.2	<13.2	<679	na	na	na	na	na	na	<13.6	ns	ns
Pyrene	<5.5	<5.1	<263	na	na	na	na	na	na	<5.3	54,772	1,790,000
Total Cancer Risk*	6.0x10 ⁻⁸	5.5 x10 ⁻⁸	2.8 x10 ⁻⁶	--	--	--	--	--	--	5.6 x10 ⁻⁸	ns	5. x10 ⁻⁶

- VOCs and PAHs are reported in ug/kg
- GRO reported in mg/kg
- na = not analyzed
- ns = no standard established

- (J) = present below limit of quantitation
- Groundwater Pathway RCL (exceedances bold)
- Direct Contact Hazard RCL - non-industrial (exceedances underlined)
* = Large Cancerous PAH; -total risk used for direct contact hazard evaluation



LEGEND

1 ○ - Tank Closure Sample

B-7 ◆ - Geoprobe (July 2017)

0 20' 40'

1 INCH = 20 FEET
SCALE IS APPROXIMATE

D:\PROJECTS\SKPVENTURES\
Basemap-assessmentSamples.cdr

FILE/PATH:

DATE: 08/01/2019

PREPARED: MDF APPROVED:

SOURCE:
Milwaukee County Mapping
Field Measurements

**SEYMOUR
ENVIRONMENTAL
SERVICES, INC.**

ASSESSMENT SAMPLING DATA
Former Jerry's Service
2477 N. Holton Street
Milwaukee, Wisconsin

FIGURE
2

Neumann, Riley D - DNR

estimate
8 ft depth → 2 3 70 yd³

From: Robyn Seymour <rseymour@chorus.net>
Sent: Friday, January 05, 2018 11:39 AM
To: Neumann, Riley D - DNR
Subject: RE: Jerry's Service Discussion

Riley: over 500 yd³?
estimate yardage

Thank you for your time this morning. Thanks for considering an alternative approach to getting this site to closure.

I just wanted to reiterate my thoughts on possibly doing an excavation prior to completion of the investigation. My feelings are that we will likely be required to remove some of the soil and we would be limited to the area that we have already tentatively defined. We can't really expect to excavate into the right of way or under the canopy. The utility trench on the south would probably limit an excavation in that direction. I already feel that we will only be able to accomplish a "hot-spot" excavation no matter the extent of the soil contamination. The depth will probably be dictated by the limits of the excavation and avoiding undermining the building and the sidewalk. We would collect perimeter soil samples from the sidewalls. We might potentially eliminate a vapor threat and the need for vapor sampling.

I certainly understand that you might want us to complete the investigation prior to moving into remediation and appreciate your consideration of an alternative approach. It is always nice to see your level of attention to this project. Let me know if you have any questions or think I might have some additional information that would be useful.

Robyn Seymour
Seymour Environmental Services, inc.
2531 Dyreson Road
McFarland, Wisconsin 53558
608-225-9407 (cell)
608-838-9120 (office)

- removal tonnage? what depth and where
- need to know depth to ∇?
→ shallow and deep sidewall samples
→ likely down to 10 feet

From: Neumann, Riley D - DNR [mailto:Riley.Neumann@wisconsin.gov]
Sent: Friday, January 5, 2018 9:52 AM
To: Robyn Seymour <rseymour@chorus.net>
Subject: RE: Jerry's Service Discussion

Yes I'm available now.

Riley D. Neumann
Phone: (414) 263-8699
Riley.Neumann@wisconsin.gov

dewatering?
utilities?

scope of work for excavation

From: Robyn Seymour [mailto:rseymour@chorus.net]
Sent: Friday, January 05, 2018 9:35 AM
To: Neumann, Riley D - DNR <Riley.Neumann@wisconsin.gov>
Subject: RE: Jerry's Service Discussion

→ contingency for dewatering
→ backfill w/ low permeability or like material

Anytime, shall I give you a call?

Usual and Customary Standardized Invoice #23 January 2018- July 2018



RR-092a

PECFA #: 53212-2934-77
 BRRT's #: 03-41-534110
 Site Name: Jerry's Service (former)
 Site Address: 2477 N. Holton, Milwaukee

Vendor Name: Seymour
 Invoice #: Budget Request
 Invoice Date: _____
 Check #: _____

U&C Total \$ 62,529.29
 Variance to U&C Total \$ -
 Grand Total \$ 62,529.29

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE	DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
1	GW Sampling		GS05	Sample Collection		Well	\$ 72.45	6	\$ 434.70
1	GW Sampling		GS10	Incremental Sample Collection (natural attenuation)		Well	\$ 47.67		\$ -
1	GW Sampling		GS15	Incremental Sample Collection (cadmium & lead)		Well	\$ 26.25		\$ -
1	GW Sampling		GS20	Measure Water Levels (for wells not being sampled)		Well	\$ 14.70		\$ -
1	GW Sampling		GS25	Primary Mob/Demob		Site	\$ 628.11	2	\$ 1,256.22
1	GW Sampling		GS30	Temporary Well Abandonment		Well	\$ 26.99		\$ -
2	O & M Reporting		OMR05	Annual GW Monitoring (Form 4400-194)		Report	\$ 823.73		\$ -
2	O & M Reporting		OMR10	Annual GW Monitoring (Form 4400-194) with LNAPL Removal per RR-628		Report	\$ 1,040.45		\$ -
3	LNAPL Assessment & Removal		LAR05	Removal Activity (Limited to 12 per site)		Well	\$ 47.67		\$ -
3	LNAPL Assessment & Removal		LAR06	LNAPL Sample Collection (1 per site)		Site	\$ 20.58		\$ -
3	LNAPL Assessment & Removal		LAR10	Primary Mob/Demob		Site	\$ 518.07		\$ -
4	Waste Disposal	Consultant	WD05	Consultant Coordination		Site	\$ 137.13	2	\$ 274.26
4	Waste Disposal	Commodity	WD10	GW Sample and/or Fudge		Drum	\$ 42.11	4	\$ 168.44
4	Waste Disposal	Commodity	WD15	Drill Cuttings		Drum	\$ 108.15	6	\$ 648.90
4	Waste Disposal	Commodity	WD17	Landfill Environmental Fee (provide documentation)	ACTUAL COST				
4	Waste Disposal	Commodity	WD20	Free Product		Drum	\$ 118.76		\$ -
4	Waste Disposal	Commodity	WD25	Primary Mob/Demob		Site	\$ 287.70	3	\$ 863.10
5	Closure Request		CR05	Primary Closure Request		Submittal	\$ 2,700.00		\$ -
5	Closure Request		CR15	Continuing Obligation Packet Submittal (For Source Property)		Packet	\$ 507.36		\$ -
5	Closure Request		CR20	Continuing Obligation Packet Submittal (For off-site Properties)	Per Additional Property		\$ 222.71		\$ -
5	Closure Request		CR25	Closure Request Concurrent with SIR		Submittal	\$ 1,250.00		\$ -
6	Letter Report/Addendum		LRA05	Letter Report/Addendum		Letter	\$ 1,039.29		\$ -

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
7	Regulatory Correspondence		RC05	Regulatory Correspondence	Letter/Status Update	\$ 128.94		\$ -
8	Well Abandonment	Consultant	WAB05	Coordination	Site	\$ 162.86		\$ -
8	Well Abandonment	Consultant	WAB10	Water column < 30 ft	Ft	\$ 2.52		\$ -
8	Well Abandonment	Consultant	WAB15	Water column > 30 ft (requires pumping [s. NR 141.25 (2) (d)])	Ft	\$ 8.82		\$ -
8	Well Abandonment	Consultant	WAB20	Bentonite Pellets (50lb bag - 1/4" pellet)	Bag	\$ 10.82		\$ -
8	Well Abandonment	Consultant	WAB25	Portland Cement (94lb bag)	Bag	\$ 8.19		\$ -
8	Well Abandonment	Consultant	WAB30	Primary Mob/Demob	Site	\$ 362.25		\$ -
8	Well Abandonment	Commodity	WAB35	Well Abandonment Mob/Demob	Site	\$ 412.55		\$ -
8	Well Abandonment	Commodity	WAB40	Well Abandonment (2 inch)	Ft	\$ 5.57		\$ -
8	Well Abandonment	Commodity	WAB45	Well Abandonment (4 inch)	Ft	\$ 6.51		\$ -
8	Well Abandonment	Commodity	WAB50	Well Abandonment (6 inch)	Ft	\$ 7.98		\$ -
9	Investigation Workplan Preparation		IWP05	Investigation Workplan Preparation	Report	\$ 1,451.63		\$ -
10	Initial Site Survey	Consultant	IS05	Coordination of Initial Site Survey (features + well elevations)	Survey	\$ 117.18		\$ -
10	Initial Site Survey	Consultant	IS10	Subsequent Surveys	Well	\$ 110.15		\$ -
10	Initial Site Survey	Commodity	IS15	Initial Survey	Survey	\$ 1,171.70		\$ -
11	Potable Well Field Reconnaissance		PWFR05	Potable Well Field Reconnaissance	Site	\$ 583.50	1	\$ 583.50
12	Direct Push	Consultant	DP05	0 - 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 5.36		\$ -
12	Direct Push	Consultant	DP10	> 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 5.99		\$ -
12	Direct Push	Consultant	DP15	GW Profiling (No Soil Sampling)	Ft	\$ 2.31		\$ -
12	Direct Push	Consultant	DP20	GW Sample Collection	Each	\$ 36.10		\$ -
12	Direct Push	Consultant	DP25	Temporary Well Installation	Each	\$ 49.90		\$ -
12	Direct Push	Consultant	DP30	Primary Mob/Demob	Site	\$ 512.10		\$ -
12	Direct Push	Commodity	DP35	0 - 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 6.93		\$ -
12	Direct Push	Commodity	DP40	> 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 9.03		\$ -
12	Direct Push	Commodity	DP45	GW Profiling (no soil sampling)	Ft	\$ 6.51		\$ -
12	Direct Push	Commodity	DP50	GW Sample Collection (cost for tubing)	Ft	\$ 0.42		\$ -
12	Direct Push	Commodity	DP55	Expendable Drive Point	Each	\$ 14.49		\$ -
12	Direct Push	Commodity	DP60	Borehole Abandonment	Ft	\$ 1.26		\$ -
12	Direct Push	Commodity	DP65	Concrete Penetration	Each	\$ 20.10		\$ -
12	Direct Push	Commodity	DP70	GW Sample Collection	Each	\$ 39.27		\$ -
12	Direct Push	Commodity	DP75	Temporary Well Installation	Ft	\$ 5.25		\$ -

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE	CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
12	Direct Push	Commodity	DP80	Mob/Demob (Includes decon)		Site	\$ 526.05	\$ -	-
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR05	0 - 25 ft bgs		Ft	\$ 5.40	75 \$	405.00
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR10	26 - 50 ft bgs		Ft	\$ 5.67	\$ -	-
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR15	51 - 75 ft bgs		Ft	\$ 7.30	\$ -	-
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR20	Primary Mob/Demob		Site	\$ 593.04	1 \$	593.04
13.b	Drilling In Unconsolidated Soils - Without Soil And/Or GW Sampling	Consultant	DR25	Consultant Oversight		Ft	\$ 1.58	\$ -	-
13.b	Drilling In Unconsolidated Soils - Without Soil And/Or GW Sampling	Consultant	DR30	Primary Mob/Demob		Site	\$ 505.16	\$ -	-
13.c	Drilling In Bedrock	Consultant	DR35	Consultant Oversight		Ft	\$ 6.20	\$ -	-
13.c	Drilling In Bedrock	Consultant	DR40	Primary Mob/Demob		Site	\$ 593.04	\$ -	-
13.d	Drilling In Unconsolidated Soils - With Soil Sampling	Commodity	DR45	0 - 25 ft bgs		Ft	\$ 16.70	75 \$	1,252.50
13.d	Drilling In Unconsolidated Soils - With Soil Sampling	Commodity	DR50	26 - 50 ft bgs		Ft	\$ 18.38	\$ -	-
13.d	Drilling In Unconsolidated Soils - With Soil Sampling	Commodity	DR55	51 - 75 ft bgs		Ft	\$ 21.53	\$ -	-
13.e	Drilling In Unconsolidated Soils - Without Soil And/Or GW Sampling	Commodity	DR60	Drilling in Unconsolidated Soils		Ft	\$ 11.97	\$ -	-
13.f	Drilling In Bedrock	Commodity	DR65	Drilling in Bedrock		Ft	\$ 33.18	\$ -	-
13.f	Drilling In Bedrock	Commodity	DR70	Bedrock Drilling Setup Charge		Each	\$ 162.02	\$ -	-
13.f	Drilling In Bedrock	Commodity	DR75	Air Compressor		Day	\$ 426.41	\$ -	-
14	Monitoring Well Installation	Consultant	MWI05	0 - 25 ft bgs		Ft	\$ 3.89	75 \$	291.75
14	Monitoring Well Installation	Consultant	MWI10	26 - 75 ft bgs		Ft	\$ 2.73	\$ -	-
14	Monitoring Well Installation	Commodity	MWI15	2 inch PVC Casing		Ft	\$ 16.70	\$ -	-
14	Monitoring Well Installation	Commodity	MWI20	Well Development		Well	\$ 147.63	3 \$	442.89
14	Monitoring Well Installation	Commodity	MWI25	Mob/Demob (For development of grout or slurry sealed wells)		Site	\$ 548.63	\$ -	-
15	Misc. Drilling Activities & Supplies		MDT05	Drill Rig Mob/Demob		Mob/Demob	\$ 963.38	1 \$	963.38
15	Misc. Drilling Activities & Supplies		MDT10	Well Cover/flushmount		Each	\$ 202.65	3 \$	607.95
15	Misc. Drilling Activities & Supplies		MDT15	Stickup Well Cover		Each	\$ 163.91	\$ -	-
15	Misc. Drilling Activities & Supplies		MDT20	Bumper Guard Posts		Each	\$ 69.30	\$ -	-
15	Misc. Drilling Activities & Supplies		MDT21	Drum, 55 gal. DOT steel		Each	\$ 55.13	10 \$	551.30

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
15	Misc. Drilling Activities & Supplies		MDT25	Commodity Service Provider Per Diem (drilling and direct push)	Person	\$ 203.28	\$ -	
15	Misc. Drilling Activities & Supplies		MDT30	Well Repair	Well	\$ 84.42	\$ -	
15	Misc. Drilling Activities & Supplies		MDT35	Borehole Abandonment	Foot	\$ 5.46	\$ -	
15	Misc. Drilling Activities & Supplies		MDT40	Concrete Penetration	Each	\$ 72.87	3 \$	218.61
15	Misc. Drilling Activities & Supplies		MDT41	Private Utility Locate	Each	\$ 117.18	\$ -	
15	Misc. Drilling Activities & Supplies		MDT45	Padlocks	Each	\$ 7.98	\$ -	
16	Hand Auger Boring		HA05	Hand Augering	Boring	\$ 89.99	\$ -	
16	Hand Auger Boring		HA10	Primary Mob/Demob	Site	\$ 555.56	\$ -	
17	Surface Soil/Sediment/Water Sampling		SSWS05	Sampling	Sample Location	\$ 21.53	\$ -	
17	Surface Soil/Sediment/Water Sampling		SSWS10	Primary Mob/Demob	Site	\$ 452.45	\$ -	
19	Hydraulic Conductivity Testing		HCT05	Hydraulic Conductivity Testing	Well	\$ 58.59	2 \$	117.18
19	Hydraulic Conductivity Testing		HCT10	Primary Mob/Demob	Site	\$ 652.79	1 \$	652.79
20	Soil Boring/Monitoring Well Permits		SBMWP05	Soil Boring/Monitoring Well Permit	Permit	\$ 246.12	\$ -	
20	Soil Boring/Monitoring Well Permits		SBMWP10	Permit Fee (copy of permit & fee receipt required)	Permit Fee			
21	Access Agreements		AA05	Access Agreements	Property	\$ 401.94	\$ -	
22	Soil Investigation Report		SIR05	Soil Investigation Report	Report	\$ 3,330.92	\$ -	
23	Soil And GW Investigation Report		SGIR05	Soil and GW Investigation Report	Report	\$ 4,965.35	1 \$	4,965.35
24	Limited Soil Excavation	Consultant	LSE05	Consultant Oversight for Limited Soil Excavation	Ton	\$ 4.94	675 \$	3,334.50
24	Limited Soil Excavation	Consultant	LSE10	Primary Mob/Demob	Site	\$ 831.92	1 \$	831.92
24	Limited Soil Excavation	Commodity	LSE13	Laboratory (see task 24 total on Lab Schedule)	Lab Schedule		24 \$	1,185.72
24	Limited Soil Excavation	Commodity	LSE15	Limited Soil Excavation	Ton	\$ 60.00	675 \$	40,500.00
24	Limited Soil Excavation	Commodity	LSE16	Landfill Environmental Fee (provide documentation)	ACTUAL COST			
25	Remediation System Shut Down		SSD05	Permanent	Site	\$ 1,095.47	\$ -	
25	Remediation System Shut Down		SSD10	Temporary	Site	\$ 329.28	\$ -	
25	Remediation System Shut Down		SSD15	Primary Mob/Demob	Site	\$ 473.55	\$ -	
27	Claim Submittal		CS05	Claim Submittal	Claim	\$ 585.90	\$ -	
28	Standardized Invoice		BS05	Standardized Invoice	Invoice	\$ 17.64	\$ -	
29	Occurrence Classification		OC05	Occurrence Classification	Letter/Status Update	\$ 125.37	\$ -	
30	Meeting With Regulators		MR05	Meeting with Regulators	Meeting	\$ 349.23	\$ -	
31	Consultant Overnight Per Diem		COPD05	Overnight	Night	\$ 113.72	\$ -	
32	Deed Restriction Preparation		DRP05	Deed Restriction Preparation	Deed	\$ 178.19	\$ -	

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE	CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
33	Schedule Of Laboratory Maximums	Commodity		Laboratory (see task 33 total on Lab Schedule)		Lab Schedule		17 \$	1,004.51
34	Consultant Incremental Mob/Demob		IMD05	Incremental Mob/Demob		Site	\$ 287.18	\$	-
35	Cap Maintenance Plan		CMP05	Cap Maintenance Plan		Plan	\$ 320.04	\$	-
36	Change Order Request		COR05	Change Order Request (cost cap exceedance requests)		Change Order	\$ 381.78	1 \$	381.78

Variance

Variance

Usual and Customary Standardized Invoice #23

January 2018- July 2018



RR-092A

TOTAL LAB CHARGES ##### TASK 33 17 ##### TASK 24 24 #####

MATRIX	REF CODE	REIMBURSABLE ANALYTE	UNITS	MAX COST	SAMPLES	TOTAL	MAX COST	SAMPLES	TOTAL
WATER	W1	GRO/PVOC	SAMPLE	\$ 29.19		\$ -			
WATER	W2	PVOC	SAMPLE	\$ 26.99		\$ -			
WATER	W3	PVOC + 1,2 DCA	SAMPLE	\$ 43.79		\$ -			
WATER	W4	PVOC + Naphthalene	SAMPLE	\$ 30.35		\$ -			
WATER	W5	VOC	SAMPLE	\$ 71.93	6	\$ 431.58			
WATER	W6	PAH	SAMPLE	\$ 72.98	6	\$ 437.88			
SOILS	S1	GRO	SAMPLE	\$ 24.78		\$ -	\$ 24.78		\$ -
SOILS	S2	DRO	SAMPLE	\$ 30.35		\$ -	\$ 30.35		\$ -
SOILS	S3	GRO/PVOC	SAMPLE	\$ 28.14		\$ -	\$ 28.14		\$ -
SOILS	S4	PVOC	SAMPLE	\$ 25.83		\$ -	\$ 25.83	12	\$ 309.96
SOILS	S5	PVOC + 1,2 DCA + Naphthalene	SAMPLE	\$ 49.46		\$ -	\$ 49.46		\$ -
SOILS	S6	PVOC + Naphthalene	SAMPLE	\$ 36.02	3	\$ 108.06	\$ 36.02		\$ -
SOILS	S7	VOC	SAMPLE	\$ 71.93		\$ -	\$ 71.93		\$ -
SOILS	S8	SPLP Extraction VOC only	SAMPLE	\$ 50.61		\$ -	\$ 50.61		\$ -
SOILS	S9	PAH	SAMPLE	\$ 72.98		\$ -	\$ 72.98	12	\$ 875.76
SOILS	S10	Lead	SAMPLE	\$ 12.39	1	\$ 12.39	\$ 12.39		\$ -
SOILS	S11	Cadmium	SAMPLE	\$ 14.60	1	\$ 14.60			
SOILS	S12	Free Liquid	SAMPLE	\$ 11.24		\$ -			
SOILS	S13	Flash Point	SAMPLE	\$ 25.83		\$ -			
SOILS	S21	TOC as NPOC	SAMPLE	\$ 57.33		\$ -			
SOILS	S22	Soil Moisture Content	SAMPLE	\$ 6.83		\$ -			
SOILS	S23	Air Filled Porosity	SAMPLE	\$ 25.83		\$ -			
SOILS	S24	% Total Solids	SAMPLE	\$ 6.83		\$ -			
SOILS	S25	Field Capacity	SAMPLE	\$ 28.14		\$ -			
SOILS	S26	TCLP Lead	SAMPLE	\$ 83.16		\$ -			
SOILS	S27	Cation Exchange (Ca, MG, & K)	SAMPLE	\$ 26.99		\$ -			
SOILS	S28	TCLP Cadmium	SAMPLE	\$ 83.16		\$ -			
SOILS	S29	TCLP Benzene	SAMPLE	\$ 83.16		\$ -			
		Viscosity + Density							
LNAPL	LFPS01	Interfacial tension I (LNAPL/water [dyne/cm])	SAMPLE	\$ 561.33		\$ -			
		Interfacial tension II (LNAPL/air [dyne/cm])							
		Interfacial tension III (water/air) [dyne/cm]							
						TASK 24 TOTAL \$ 1,185.72			
						TASK 33 TOTAL \$ 1,004.51			

Any indication of VOCs?
need to sample VOCs in sidewall?



Seymour
Environmental Services, Inc.

Tel: 608-838-9120

March 30, 2018

PECFA #: 53212-2934-77
DNR #: 03-41-534110

Mr. Riley Neumann
Wisconsin Department of Natural Resources
2300 North Doctor Martin Luther King Drive
Milwaukee, Wisconsin 53212

RE: Budget Request
Former Jerry's Service
2477 North Holton Street
Milwaukee, Wisconsin 53212

**BRRTS
Duplicate**

Dear Mr. Neumann:

I am requesting budget for additional activities at the Former Jerry's Service site in Milwaukee, Wisconsin. We conducted an initial assessment of the soil and groundwater contamination using direct push methods. During that work soil exceeding the groundwater pathway RCLs and groundwater exceeding the NRI40 ESs were identified near both former tank systems. Additionally, small areas of soil exceeding the direct contact RCLs was identified near the former dispensers and waste oil tank. Results of the work were submitted to WDNR in October 2017.

We believe that the soil contamination at the property should be removed before conducting additional soil and groundwater investigation. We know additional groundwater investigation is going to be required but believe it makes more sense to conduct that work as post-remedial sampling to bring the site to closure more quickly and avoid installing wells that will be located within the soil contamination area and may need to be replaced.

The soil contamination identified is limited to a fairly small area (~28 x 45 feet) on the eastern part of the property and extends from the building to the right-of-way where the utilities and sidewalks are located. The building, the canopy and roadway limit excavation beyond the area of contamination that has already been identified. We estimate that approximately 550 cubic yards (775 tons) of contaminated soil are present within the unsaturated and groundwater smear zones based on the groundwater depth (~10 feet) noted in the borings installed in July 2017. We will reuse as much of the clean overburden that we can.

I have compiled the attached budget request for the recommended work. Tasks included in the request include; limited soil excavation (675 tons), installation of 3 water table monitoring wells (25 feet deep), two rounds of groundwater monitoring, investigative waste disposal, potable field reconnaissance, site surveying, hydraulic testing, and preparation of a site investigation report. I have included the cost to sample soil during well installation in case that information will be relevant if our depth of excavation is limited because of the surrounding structures. Groundwater samples will be analyzed for VOCs and PAHs.

The cost for the recommended activities is \$62,529.29. Costs are detailed on the attached PECFA U&C schedule. The cost for the work performed to date is approximately \$8,000.

Please feel free to give Mark Fryman or me a call at (608) 838-9120 if you have any questions.

Sincerely,
Seymour Environmental Services
Robyn Seymour
Robyn Seymour
Hydrogeologist

Enclosures: U&C Cost Table

Seymour Environmental 2531 Dyreson Road P.O. Box 398 McFarland, WI 53558

should include confirmation

no potable wells in mtc

Probably don't need 2 rounds hydraulic testing
Probably shouldn't get full mtc cost either

- results of sampling (after 10 days)

~~-----~~

→ costs for an interim action report (variances)
After excavation

BRUNNEN
BRUNNEN

Neumann, Riley D - DNR

AL 507

From: Neumann, Riley D - DNR
Sent: Wednesday, May 02, 2018 8:43 AM
To: 'Robyn Seymour'
Subject: RE: BRRTS Activity 03-41-534110

Robyn,

I have been discussing the Jerry's Service cost request with the PECFA group. After review, the DNR is requesting that you submit a new, revised cost request. The following comments are intended to guide you in preparing a revised cost request:

- The excavation costs need to be requested as a variance, as Task 24 of the [Usual and Customary Cost Schedule](#) states that excavations over \$10,000 should be approved by the DNR through a variance. A figure showing the excavation extent and the locations of the proposed confirmation soil samples should be submitted with the cost request. Analysis for PAHs does not appear to be necessary. The DNR suggests that you collect PVOC + naphthalene and several full VOC (for analysis near the former waste oil UST). Indicate where you plan to collect the lead and cadmium sample.
- Task 11 (potable well reconnaissance) is not necessary for this site. Remove all costs associated with this task.
- Explain the need for 3 units of concrete penetration.
- Per Wis. Admin. § 747.33, a minimum of 3 bids are required for commodity services.
- Sampling for PAHs in GW does not appear to be necessary. Limit the GW sampling to PVOC + naphthalene, if the first round of full VOCs looks good. Submit within the cost request a figure showing the proposed locations of the monitoring wells.

Sampling results should be submitted within 10 days after receipt from the lab, per Wis. Admin. § NR 716.14. Costs for an interim action report to be submitted after the excavation should be requested as a variance. This report will allow the DNR to review the soil data and make recommendations for possible additional work prior to the SIR.

Let me know if you have any questions.

Best,
Riley

Riley D. Neumann
Phone: (414) 263-8699
Riley.Neumann@wisconsin.gov

From: Robyn Seymour [mailto:rseymour@chorus.net]
Sent: Monday, April 02, 2018 2:27 PM
To: Neumann, Riley D - DNR <Riley.Neumann@wisconsin.gov>
Subject: BRRTS Activity 03-41-534110

Riley:

Here is my budget request for the source removal.

Robyn Seymour
Seymour Environmental Services, Inc.

Search Instructions	Search by Site, Owner, or Tank Characteristics	Search by Tank ID
-------------------------------------	--	-----------------------------------

Tank Detail

Site and Owner

Site Info

Facility ID: 93844 K P VENTURES LLC
 2477 N HOLTON ST
 MILWAUKEE
 Landowner Type: Private
 Site Anniversary Date: Dispensers have Sumps: Unknown

County & Municipality

40 - MILWAUKEE
 City of MILWAUKEE
 Fire Dept ID: 4020 - Milwaukee Bldg Insp

Owner

ID: 1124152
 K P VENTURES LLC
 PO Box 511834
 MILWAUKEE WI 53203

Underground Storage Tank - ID: 304143, Wang ID: 402005898, Closed/Removed as of 11/18/2010, PTO Expiration: 12/01/1996

Install Date:		Capacity in Gallons:	1000	Contents:	Waste/Used Motor Oil
Tank Occupancy:	Mercantile/Commercial	Marketer:	N	CAS Number:	
Federally Regulated:	Y	Spill Protection:	Required - Not Installed	Overfill Protection:	Required - Not Installed
Overfill Prot Type:	null	Containment Sump Installed:	Unknown		
Corrosion Protect Type:		Date of Lining:		Lining Inspected Date:	
Leak Detection:	Manual Tank Gauging	Cath Test Date:		Cath Expire Date:	
Leak Test Meth:		Leak Expire Date:		Leak Test Date:	
Construction Material:	Bare Steel	Wall Size:	Single	Underground Piping:	Y
Close Order Date:		Close Order By:			

Piping - Closed/Removed

Flex Connectors:		UST mainfolded:		Related Tank ID:	
Type:		Aboveground Piping:		Aboveground Pipe Construction:	
Construction Material:	Bare Steel	Corrosion Protect Type:		Leak Detection:	Not Required
Cath Test Date:		Cath Expire Date:		Leak Test Meth:	
Leak Test Date:		Leak Expire Date:		Pipe Wall Size:	Single
Catastrophic Leak Detection:		Cat Leak Test Date:		Piping System Type:	Gravity/AST Head Pressure

Inspections [Click here for login page](#)

Trans ID	Type	Status	Date	Fiscal Yr
913894	AN	CLNI		2004
1044244	AN	CLNI		2005

[Close this response window](#)

Search Instructions	Search by Site, Owner, or Tank Characteristics	Search by Tank ID
-------------------------------------	--	-----------------------------------

Tank Detail

Site and Owner

Site Info Facility ID: <u>93844</u> K P VENTURES LLC 40 - MILWAUKEE 2477 N HOLTON ST MILWAUKEE Landowner Type: Private Site Anniversary Date:	County & Municipality City of MILWAUKEE Fire Dept ID: 4020 - Milwaukee Bldg Insp	Owner ID: <u>1124152</u> K P VENTURES LLC PO Box 511834 MILWAUKEE WI 53203
---	---	---

Underground Storage Tank - ID: 299609, Wang ID: 402000672, Closed/Removed as of 11/18/2010, PTO Expiration: 12/01/1996

Install Date:	Capacity in Gallons: 1000	Contents: Waste/Used Motor Oil
Tank Occupancy: Mercantile/Commercial	Marketer: N	CAS Number: Required - Not Installed
Federally Regulated: Y	Spill Protection: - Not Installed	Overfill Protection: Not Installed
Overfill Prot Type: null	Containment Sump Installed: Unknown	
Corrosion Protect Type:	Date of Lining:	Lining Inspected Date:
Leak Detection: Manual Tank Gauging	Cath Test Date:	Cath Expire Date:
Leak Test Meth:	Leak Expire Date:	Leak Test Date:
Construction Material: Bare Steel	wall Size: Single	Underground Piping: Y
Close Order Date:	Close Order By:	

Piping - Closed/Removed

Flex Connectors:	UST mainfolded:	Related Tank ID:
Type:	Aboveground Piping:	Aboveground Pipe Construction:
Construction Material: Bare Steel	Corrosion Protect Type:	Leak Detection: Not Required
Cath Test Date:	Cath Expire Date:	Leak Test Meth:
Leak Test Date:	Leak Expire Date:	Pipe Wall Size: Single
Catastrophic Leak Detection:	Cat Leak Test Date:	Piping System Type: Gravity/AST Head Pressure

Inspections [Click here for login page](#)

Trans ID	Type	Status	Date	Fiscal Yr
913894	AN	CLNI		2004
1044244	AN	CLNI		2005

[Close this response window](#)

<u>Search Instructions</u>	<u>Search by Site, Owner, or Tank Characteristics</u>	<u>Search by Tank ID</u>
--	---	--

Tank Detail

Site and Owner

Site Info

Facility ID: [93844](#) K P VENTURES LLC
 2477 N HOLTON ST
 MILWAUKEE
 Landowner Type: Private
 Site Anniversary Date: Dispensers have Sumps: Unknown

County & Municipality

40 - MILWAUKEE
 City of MILWAUKEE
 Fire Dept ID: 4020 - Milwaukee Bldg Insp

Owner

ID: [1124152](#)
 K P VENTURES LLC
 PO Box 511834
 MILWAUKEE WI 53203

Underground Storage Tank - ID: 1293881, Wang ID: null, Closed/Removed as of 11/18/2010

Install Date:	Capacity in Gallons: 500	Contents:	Waste/Used Motor Oil
Tank Occupancy:	Retail Fuel Sales	Marketer: Y	CAS Number:
Federally Regulated: Y	Spill Protection:	Required - Not Installed	Overfill Protection: Required - Not Installed
Overfill Prot Type: null	Containment Sump Installed: Unknown		
Corrosion Protect Type:	Date of Lining:	Lining Inspected Date:	
Leak Detection: null	Cath Test Date:	Cath Expire Date:	
Leak Test Meth:	Leak Expire Date:	Leak Test Date:	
Construction Material: Bare Steel	Wall Size:	Underground Piping:	
Close Order Date:	Close Order By:		

Piping - Closed/Removed

Flex Connectors:	UST mainfolded:	Related Tank ID:
Type:	Aboveground Piping:	Aboveground Pipe Construction:
Construction Material: Bare Steel	Corrosion Protect Type:	Leak Detection: null
Cath Test Date:	Cath Expire Date:	Leak Test Meth:
Leak Test Date:	Leak Expire Date:	Pipe Wall Size:
Catastrophic Leak Detection:	Cat Leak Test Date:	Piping System Type:

Inspections [Click here for login page](#)

Trans ID	Type	Status	Date Fiscal Yr
** No inspections for this tank **			

[Close this response window](#)

Wisconsin Department of Safety and Professional Services

**BRRTS
Duplicate**

**SITE INVESTIGATION WORKPLAN
FORMER JERRY'S SERVICE
2477 NORTH HOLTON STREET
MILWAUKEE, WISCONSIN 53212**

PREPARED FOR:

RILEY NEUMANN
WISCONSIN DEPARTMENT OF NATURAL RESOURCES
2300 NORTH DOCTOR MARTIN LUTHER KING DRIVE
MILWAUKEE, WISCONSIN 53212

SUJIN LEE
P.O. BOX 511834
MILWAUKEE, WISCONSIN 53202

NOVEMBER 2016

SEYMOUR ENVIRONMENTAL SERVICES, INC.

P.O. Box 398, 2531 Dyreson Road, McFarland, Wisconsin 53558

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1	Site Location
2	Site Layout
3	Identified Soil Contamination
4	Proposed Sampling Locations

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APPENDIX

A	Health and Safety Plan
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1.0 INTRODUCTION

This work plan describes the approach to conduct contamination assessment activities at the former Jerry's Service located at 2477 North Holton Street in Milwaukee, Wisconsin. Seymour Environmental Services, Inc. (Seymour) is conducting this investigation in response to petroleum-related compounds identified during a tank removal assessment performed in early November 2011. The soil contamination was detected during removal of three underground storage tanks. The tanks had been out of use for several years. No other tanks are known to be present at the site.

The objective of this phase of the work is to delimit the extent of the previously-identified soil contamination and determine whether groundwater in the water-table aquifer has been impacted by the petroleum release. We intend to conduct the majority of the investigation utilizing direct push drilling.

1.1 Site and Consultant Information

Site Location: Former Jerry's Service
2477 North Holton Avenue
Milwaukee, Wisconsin 53203
Parcel #: 32113340000
SW ¼ of the SW ¼ of Section 16, Township 7 North, Range 22 East
WTM: X: 690537 Y: 290020

Owner/: KP Ventures
Responsible Party P.O. Box 511834
Milwaukee, Wisconsin 53203
Contact: Ms. Sujin Lee (414) 745-8790

Consultant: Seymour Environmental Services, Inc.
2531 Dyreson Road
McFarland, Wisconsin 53558
Contact: Robyn Seymour (608) 838-9120

Geoprobe/Driller: On-site Environmental Services, Inc
P.O. Box 280
Sun Prairie, Wisconsin 53590
Contact: Kim Kapugi (608) 837-8992

Laboratory: Pace Analytical
(soil/water) 1241 Bellevue Street, Suite 9
Green Bay, Wisconsin 54302
Contact: Dan Milewsky (920) 469-2436

1.2 Description of Surrounding Area

The site is located in the near north site of the City of Milwaukee (Figure 1). The property is bounded to the north by E. Wright Street and the east by N. Holton Avenue. The subject parcel (PN: 3211334000) is 4,000 square feet. A single building approximately 1,300 square feet in size is present in the southwest portion of the property (Figure 2). The remainder of the property is covered by pavement with the exception of a thin strip of grass along the southern margin of the property ~8 feet wide. The legal description is J L Pierce's subdivision of lots 47-55 included in the SW ¼ Section 16, Township 7, Range 22 East V2P125 Block 42 E 8-0' Lot 1.

The area surrounding the site is highly developed. Property uses include a mix of residential and commercial properties.

1.3 Site Ownership and Usage

The property has been owned by KP Ventures since 2004. The site is currently occupied by Waheed's Tire Center. Jerry's Tire was a previous tenant.

1.4 Regional Information

The parcel is located at an elevation of ~698 feet msl. The surface topography slopes slightly toward the east. The Milwaukee River is located approximately 3,000 feet east of the site. Local surface water drainage is controlled primarily by the Milwaukee storm sewer system.

Native surficial materials at the site are glacial till deposits. These materials are comprised primarily of fine-grained sediments with thin, discontinuous sandy seams. The glacially-derived sediments extend to a depth of approximately 90 feet where bedrock is encountered. The bedrock at the site is Devonian-aged carbonates (Milwaukee Formation). This bedrock is typically a silty dolomite which contains numerous fossils.

Groundwater in the area is present within the glacial till deposits at a depth of about 15 feet. Flow in the shallow groundwater generally is reported to be southerly in the area. However, local variation in the groundwater flow is common.

1.5 Summary Previous Environmental Activities

In November 2011 the fuel storage tank system was removed. The system consisted of three underground storage tanks, two 1,000 gallon leaded gasoline tanks and one 500 gallon waste oil tank, and associated gasoline dispensers. Confirmation samples were collected during the tank removal. Laboratory analyses showed that all of the soil samples contained at least one compound in excess of the Wisconsin Department of Natural Resources soil standards (Table 1). The sampling locations and identified soil contamination are shown on Figure 3.

2.0 PROPOSED SITE INVESTIGATION ACTIVITIES

Soil and groundwater sampling will be conducted at the site using direct push sampling methods. The primary objective of the work is to characterize the extent and degree of the contamination since data from the tank closure confirmed that contaminant levels in the soils exceed groundwater pathway RCLs. Additionally, sampling will be conducted in the area of the dispensers to determine whether direct contact hazard soils are present at the site. Details of the proposed assessment are discussed below.

Initial borings will be located near the center of the areas where soil contamination has been identified to evaluate the vertical extent of soil contamination in each area. At these locations soil samples will be collected continuously from the surface to groundwater. The soil samples will be screened for organic vapors in the field using a photo ionization detector equipped with a 10.6 eV lamp. A single soil sample will be selected for laboratory analysis from the borings in the former tank beds; the soil analytical sample will be selected from just below the soil contamination based on organic vapor screening or, immediately above the saturated soils. In the area of the former dispenser a shallow soil sample also will be submitted for laboratory analysis to evaluate direct contact hazards. The direct contact sample will be analyzed for PVOCs+naphthalene. Additionally, a grab groundwater sample will be collected from each of the borings for analysis of PVOCs+naphthalene.

used as gasoline tanks prior to being converted to waste oil

DATCP says all 3 tanks are waste/motor oil

sample for lead + 1,2-DCA?

around 15 ft bgs flow S

sample VOCs

so no MWs

what sampling for?

enough? one at 3.5' and one at 15' - previous samples taken at 6-8'

TSSA for sampling guide

After the vertical extent of the petroleum impacts are identified in the source areas additional borings will be installed around each source area to determine the extent of soil contamination. Anticipated boring locations are shown on Figure 4. We estimate that we will install 10 to 12 borings around the site.

Upon completion of the proposed activities a Site Investigation Report will be prepared. The report will include a description of site work, maps of sampling locations, and tables of analytical data. Additionally, recommendations for additional assessment or remedial activities will be included in the report.

3.0 QUALITY ASSURANCE PLAN

All sampling equipment will be decontaminated between samples by washing in a solution of ALCONOX and water and rinsing with clean water. We will label all samples with the sample identification, date, and time of collection. Appropriate chain of custody forms provided by the laboratory will be prepared. Samples will be stored on ice with the appropriate preservative, as indicated in the Tables. Pace Analytical will perform the requested analyses on the samples.

Sample preservation and analytical methods are compiled in the following table. Soil samples will be analyzed for volatile organic compounds (VOC). Groundwater samples will be analyzed for volatile organic compounds (VOC).

Soil Sample Containers, Preservation, and Analytical Methods Former Jerry's Tire - Milwaukee, WI			
Parameter	Container	Preservation	Analytical Method
PVOC+ naphthalene	(1) 40-ml glass vial with Teflon septa	methanol, 4 °C	SW-846 8020B
PAH	(1) 60-ml amber glass jar with Teflon septa	ice, 4 °C	SW-846 8020B

VOCs

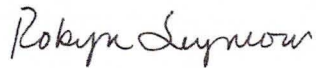
Sampling? PAHs for waste oil? → at depth.
↳ check w/ CC

Groundwater Sample Containers, Preservation, and Analytical Methods Former Jerry's Tire - Milwaukee, WI			
Parameter	Container	Preservation	Analytical Method
VOC/PVOCs	(3) 40-ml VOA vials	HCl, 4 °C	SW-846 8260 B (GC/MS)
PAH	(2) 1-liter amber glass bottles	ice, 4 °C	SW-846 8270 (MS)

The photo ionization meter will be calibrated before use with a known concentration of isobutylene.

Questions about this work plan should be directed to Robyn Seymour at (608) 838-9120.

Sincerely,
Seymour Environmental Services, Inc.



Robyn Seymour



1 INCH = 2000 FEET
SCALE IS APPROXIMATE

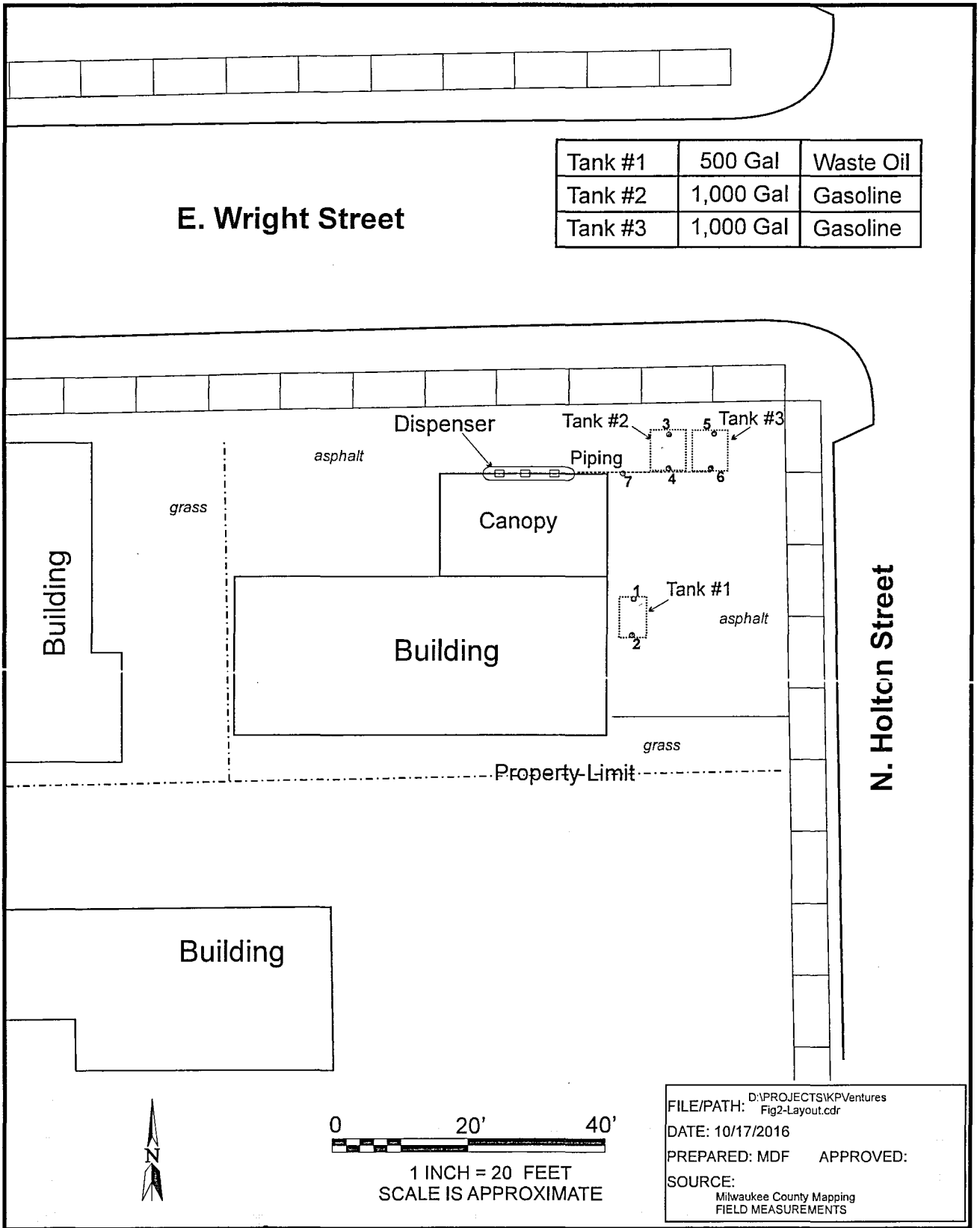
FILE/PATH: D:\PROJECTS\KPVentures
Fig1-Location.cdr
DATE: 10/17/2010
PREPARED: MDF APPROVED:
SOURCE:
DeLORME TOPO USA

**SEYMOUR
ENVIRONMENTAL
SERVICES, INC.**

SITE LOCATION
KP Ventures Property
2477 N. Holton Street
Milwaukee, Wisconsin

FIGURE

1



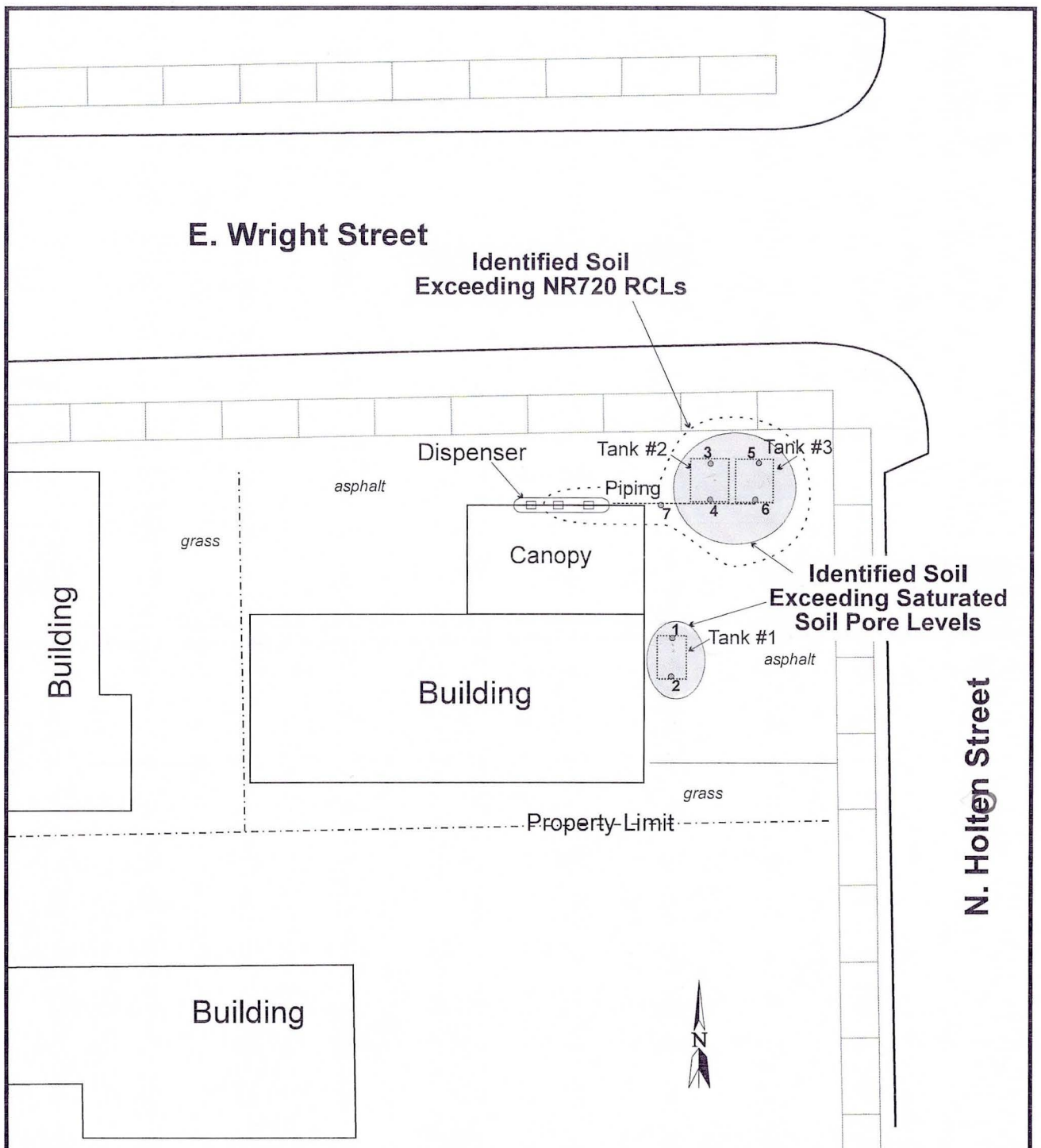
SEYMOUR
ENVIRONMENTAL
SERVICES, INC.

SITE LAYOUT
KP Ventures Property
2477 N. Holton Street
Milwaukee, Wisconsin

FIGURE

2

FILE/PATH: D:\PROJECTS\KP Ventures
Fig2-Layout.cdr
DATE: 10/17/2016
PREPARED: MDF APPROVED:
SOURCE:
Milwaukee County Mapping
FIELD MEASUREMENTS



LEGEND
 1 - Closure Sampling Location

0 20' 40'
 1 INCH = 20 FEET
 SCALE IS APPROXIMATE

FILE/PATH: D:\PROJECTS\KPVentures
 Fig3-SoilCont.cdr
 DATE: 10/17/2010
 PREPARED: MDF APPROVED:
 SOURCE:
 Racine County Mapping
 FIELD MEASUREMENTS

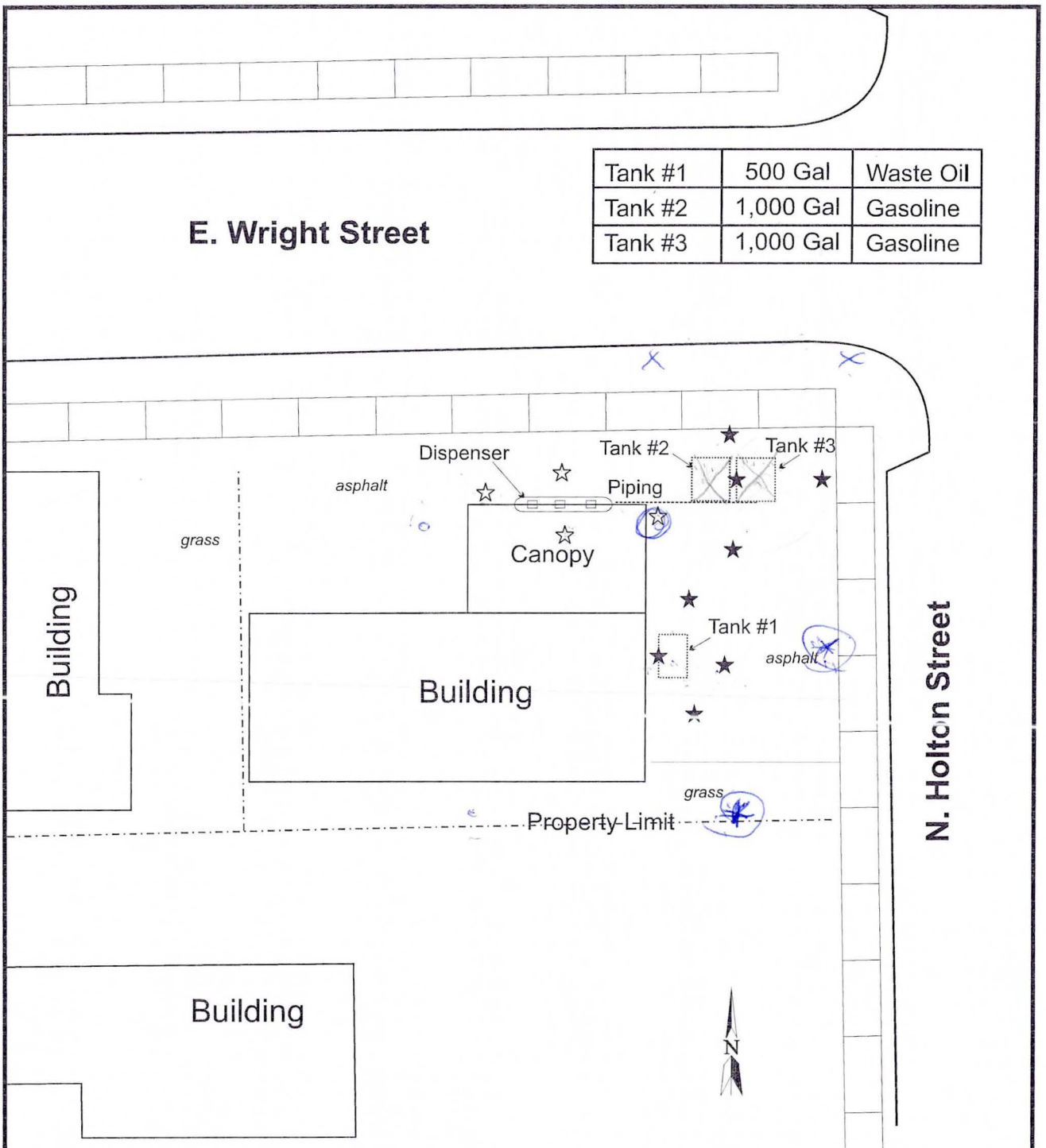
**SEYMOUR
 ENVIRONMENTAL
 SERVICES, INC.**

SOIL CONTAMINATION (Tank Closure)
 KP Ventures Property
 2477 N. Holton Street
 Milwaukee, Wisconsin

FIGURE
3

Tank #1	500 Gal	Waste Oil
Tank #2	1,000 Gal	Gasoline
Tank #3	1,000 Gal	Gasoline

E. Wright Street



N. Holton Street

LEGEND	
☆	- Direct Contact Sample (proposed)
★	- Geoprobe Boring (proposed)

0 20' 40'

1 INCH = 20 FEET
SCALE IS APPROXIMATE

FILE/PATH: D:\PROJECTS\KP Ventures
Fig2-Layout.cdr
DATE: 10/17/2016
PREPARED: MDF APPROVED:
SOURCE:
Milwaukee County Mapping
FIELD MEASUREMENTS

**SEYMOUR
ENVIRONMENTAL
SERVICES, INC.**

PROPOSED SAMPLING LOCATIONS
KP Ventures Property
2477 N. Holton Street
Milwaukee, Wisconsin

FIGURE

4

TABLE 1
SUMMARY OF TANK CLOSURE ANALYTICAL DATA (November 18, 2010)
KP Ventures Property
2477 N. Holton Street- Milwaukee, Wisconsin

SAMPLE	Tank #1	Tank #1	Tank #2	Tank #2	Tank #3	Tank #3	Pipeline	Groundwater Pathway	Direct Contact Hazard	
	North	South	North	South	North	South			RCLs	Non-Indust
Depth (ft)	6	6	8	8	8	8	2			
DRO	309	90.4	333	1400	259	482	44.5	ns	ns	ns
GRO	2670	969	384	1120	935	861	43.5	ns	ns	ns
PVOCs										
Benzene	<1000	<500	<250	<500	<500	<500	48.9	5.1	1490	7410
1,2 Dichloroethane	na	na	na	na	na	na	na	2.8	608	3030
Ethylbenzene	42000	9060	5210	16800	13900	9420	1530	1570	7470	37,000
Methyl-tert-butyl ether	<1000	<500	<250	<500	<500	<500	<25.0	27	59,400	293,000
Toluene	5440	1360	898	4550	2870	1210	353	1107	818,000	818,000
1,3,5 Trimethylbenzenes	48500	20700	9760	18700	15200	23500	1240	ns	182,000	182,000
1,2,4 Trimethylbenzenes	<u>142000</u>	57800	31100	60400	51100	66200	4980	ns	89,800	219,000
Total Trimethylbenzenes	190500	78500	40860	79100	66300	89700	6220	1379	ns	ns
Xylenes, -m, -p	182000	34100	18600	55200	46300	39400	4700	ns	ns	ns
Xylene, -o	50700	7460	5170	16900	12200	8710	1480	ns	ns	ns
Total Xylenes	232700	41560	23770	72100	58500	48110	6180	3940	258,000	258,000
Naphthalene	27400	10200	9530	15600	12400	10600	920	658.7	5150	26,000

- DRO and GRO values are listed in mg/kg
- PVOC values are listed in ug/kg
- na = not analyzed
- ns = no standard established

- Groundwater Pathway RCL = Residual Contaminant Level (exceedances bold)
- Direct Contact Hazard Non-Industrial (exceedances underlined)
- Direct Contact Hazard Industrial (exceedances shaded)
- Standards listed are Wisconsin Default values from R&R RCL Calculator

APPENDIX A

HEALTH AND SAFETY PLAN

1.1 Hazard Evaluation

Potential health and safety hazards to be encountered during the site investigation include the physical hazards associated with drilling and the chemical hazards associated with petroleum hydrocarbons. Additionally, hazards associated with working in the vicinity of utilities (natural gas pipelines, electrical lines) will be a concern during site work. To minimize the potential hazard from utilities Digger's Hotline will be contacted prior to conducting site work and utilities will be located. Neither heat nor cold stress is anticipated since the work will be conducted during the springtime. The contaminants at the site include benzene, ethylbenzene, toluene, xylenes and other motor fuel related hydrocarbons. The exposure limits for the contaminants of concern are summarized in Table 1.

Following safe work practices and wearing appropriate personal protective equipment (PPE) as described in Section 1.3 will minimize physical hazards associated with drilling. Monitoring site conditions (section 1.2) and wearing appropriate PPE (section 1.3) will minimize chemical hazards.

TABLE 1: Exposure Limits

Contaminant	Threshold Limit Value (8-hr TWA)	Short Term Exposure Limit (15-min TWA)	Skin Designation	Ionization Potential (eV)	Odor Threshold
Benzene	1 ppm	5 ppm	Y	9.25	4 ppm
Ethylbenzene	100 ppm	125 ppm	N	8.76	200 ppm
Toluene	100 ppm	150 ppm	N	8.82	2 ppm
Xylenes	100 ppm	150 ppm	N	8.45-8.56	--

1.2 Exposure Monitoring Plan and Action Levels

Breathing zone air monitoring will be performed during potentially hazardous site activities in accordance with the schedule summarized in Table 2.

TABLE 2: Exposure Monitoring Plan and Action Levels

Hazard Type	Monitoring Method	Action Level	Action
Organic Vapors	OVM	During drilling	Monitor breathing zone at 15-min. intervals. Level D PPE.
		> 10 ppm	Increase to continuous monitoring.
		> 20 ppm	Change to Level C PPE and continue monitoring.
		> 200 ppm	Wait for levels to decrease before continuing.

1.3 Personal Protective Equipment

Site workers will begin work with Level D PPE, as described in Table 3. PPE may be upgraded to Level C (Table 3) based on the results of the exposure monitoring.

TABLE 3: Personal Protective Equipment

PPE Level	PPE Description
Level D	<ul style="list-style-type: none"> • Hardhat (to be worn during site activities with potential overhead hazards) • Steel-toe shoes • Chemical resistant gloves • Safety glasses
Level C	<ul style="list-style-type: none"> • Air-purifying respirator • Chemical-resistant clothing (e.g., Tyvek coveralls, splash suit) • Inner and outer chemical-resistant gloves • Boot covers • Hardhat • Steel-toe shoes • Safety glasses, if half-face respirator is used

1.4 Contingency Plan

Site Information and Emergency Contacts

Site Name and Address: Former Jerry's Service
2477 North Holton
Milwaukee, Wisconsin 53212

Owner Contact: Ms. Sujin Lee
(414) 745-8790

Project Manager: Ms. Robyn Seymour
(608) 225-9407

Emergency Numbers: Ambulance 911
Police 911
Fire 911

Area Hospital: Columbia/Saint Mary's
2301 North Lake Drive
Milwaukee, Wisconsin
(414) 326-1800

Directions from Site to Hospital

Go south on Holton to North Avenue (0.25 mile)
East (left) on North Avenue (1.35 miles)
Northeast (left) on North Lake Drive (200 feet)

Neumann, Riley D - DNR

From: Neumann, Riley D - DNR
Sent: Wednesday, November 30, 2016 11:54 AM
To: 'Robyn Seymour'
Subject: RE: BRRTS Activity 03-41-534110

Robyn,

That seems to summarize it well. Thanks for speaking with me today.

Best,
Riley

Riley D. Neumann
Phone: (414) 263-8699
Riley.Neumann@wisconsin.gov

From: Robyn Seymour [<mailto:rseymour@chorus.net>]
Sent: Wednesday, November 30, 2016 11:40 AM
To: Neumann, Riley D - DNR
Subject: RE: BRRTS Activity 03-41-534110

Riley:

Thanks for our time reviewing our work plan for KP Ventures.

I am confirming the changes we discussed in our conversation:

- All soil samples will be analyzed for full VOCs and lead rather than PVOCs + naphthalene as stated.
- Deeper soil samples collected from the borings in the former tank beds will also be analyzed for PAHs due to the high DRO results in the TSSA samples.
- If very heaving shallow soil contamination is encountered we may also add PAHs to those samples.
- We will likely also selectively analyze some grab groundwater samples for full VOCs.

Thanks again, I will keep you posted on the schedule.

Robyn Seymour
Seymour Environmental Services, Inc.
2531 Dyreson Road
McFarland, Wisconsin 53558
608-225-9407 (cell)
608-838-9120 (office)

From: Neumann, Riley D - DNR [<mailto:Riley.Neumann@wisconsin.gov>]
Sent: Wednesday, November 30, 2016 10:07 AM
To: Robyn Seymour <rseymour@chorus.net>
Subject: RE: BRRTS Activity 03-41-534110

Can I call you in a few minutes?

Riley D. Neumann
Phone: (414) 263-8699
Riley.Neumann@wisconsin.gov

From: Robyn Seymour [<mailto:rseymour@chorus.net>]
Sent: Wednesday, November 30, 2016 9:46 AM
To: Neumann, Riley D - DNR
Subject: RE: BRRTS Activity 03-41-534110

Any time today, do you want me to give you a call?

From: Neumann, Riley D - DNR [<mailto:Riley.Neumann@wisconsin.gov>]
Sent: Tuesday, November 29, 2016 2:34 PM
To: rseymour@chorus.net
Subject: RE: BRRTS Activity 03-41-534110

Robyn,

Can we schedule a time for a quick chat about the work plan? I have some comments I'd like to share with you. Let me know what works for you.

Best,
Riley

Riley D. Neumann
Phone: (414) 263-8699
Riley.Neumann@wisconsin.gov

From: rseymour@chorus.net [<mailto:rseymour@chorus.net>]
Sent: Tuesday, November 22, 2016 12:42 PM
To: Neumann, Riley D - DNR
Cc: prtykorean@sbcglobal.net
Subject: BRRTS Activity 03-41-534110

Riley:

A hard copy will follow. I am slated to get on my geoprobe contractors schedule shortly.

Thanks,
Robyn Seymour
Seymour Environmental Services, Inc.
2531 Dyreson Road
McFarland, Wisconsin 53558
608-225-9407

Sent from [Mail](#) for Windows 10

For phone call:

Robyn / 608-225-9407

- I have briefly reviewed the submitted SIWP. Had some comments.
- What are the soil samples being analyzed for? I see section 3.0 mentions that soil samples will be analyzed for VOCs, but the previous section mentions that the shallow samples will be analyzed for PVOCs + Naph. Just trying to understand what soil will be analyzed for.
 - The three on-site USTs have all been waste oil tanks. Soil samples should be analyzed for full VOCs (including 1, 2 – DCA) and lead (both to account for leaded gasoline tanks). We would expect sampling for PAHs deeper near the former tank locations, because there were elevated DRO and due to them being waste oil. Possible sample for shallow PAHs near dispensers/piping.
- What will groundwater be analyzed for?
 - Section 3.0 says groundwater samples will be analyzed for VOCs, while section 2.0 says they will be analyzed for PVOCs + Naph. Additionally, will grab samples be taken in all borings, or just the DC borings? Be aware that grab groundwater samples will does not meet the requirements in 716, which require an NR 141 compliant well.
- Depths of borings?
 - Depth of groundwater was estimated to be ~15 feet. Borings expected to be to at least ~20 feet because of the depth to groundwater estimate.
- A note for section 2.0
 - "...the soil analytical sample will be selected from just below the soil contamination based on organic vapor screening, or just immediately above the saturated soils."
 - Generally, we expect a soil sample to be taken from the interval of the highest PID, or above the water table (like you have said).
 - In the area of the tank beds, PIDs should be collected all the way down, and soil should be sampled in the upper 4 feet if elevated PIDs exist.
- Will the dispenser area have deeper soil samples as well as DC contact samples? The deeper samples at the dispenser area will help define the soil contamination near the tank beds.
- Consider taking samples north of the former tank beds of tanks #2 and 3. The north tank samples for those tanks had elevated concentrations, likely that the contamination goes north past the sidewalk.

11/30/16 call

SUBJECT: Jerry's Service SIWP

Site General:

- Soil contamination discovered during removal of 3 USTs (November 2011).
- Located at Holton Ave. & Wright St.
 - Zoned Commercial, surrounding properties are residential.
- Soil: Glacial till (fine-grained sediments with thin, discontinuous sandy seams).
- GW: found within glacial till deposits at a depth of ~15 ft. in the area. Flow in area is generally southerly.
- 3 USTs: two 1,000 gallon leaded gasoline tanks (later converted to waste/used motor oil tanks, see DATCP tank sheets), and one 500 gallon waste oil tank. Associated piping and dispensers were also removed.

Proposed Site Activities:

- Soil and groundwater sampling to be conducted using **direct push sampling methods**.
 - Direct contact sampling around dispensers (and piping). Sampling near former tank beds will be taken just below the soil contamination (based on PIDs), or immediately above saturated soil.
 - Direct contact samples will be analyzed for PVOCs + naphthalene.
 - "Soil samples will be analyzed for VOCs. Groundwater samples will be analyzed for VOCs."
 - Grab groundwater sample will be collected from each boring for analysis of PVOCs + naphthalene.
- Vertical and horizontal definition of petroleum impacts.
- Estimated 10-12 borings around the site.

Comments:

- Sample for lead and 1, 2 – DCA near former leaded gasoline tanks? "Soil samples will be analyzed for VOCs." Shallow samples to be analyzed for PVOCs + naphthalene. Confirm what soil is being analyzed for. Likely should sample for VOCs because the 2 leaded gasoline tanks were previously waste oil tanks.
- Work Plan states that grab groundwater samples will be collected from the borings and analyzed for PVOCs + naphthalene. Later, the plan states that groundwater samples will be analyzed for VOCs. Confirm what groundwater is being sampled for. Grab GW: Maybe to determine if wells are needed. How reliable? Will they be taken in every boring, or just the DC borings?
- Former tank beds: one sample to be taken from just below the soil contamination based on PIDs, or immediately above the saturated soils. Is this enough? Saturated soils could be ~15 ft. Previous samples taken at 6-8'.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-3128

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



July 22, 2015

Sujin Lee
Prabhu Kasthurirangaian
K P Ventures
PO Box 511834
Milwaukee, WI 53203

Sujin Lee
Prabhu Kasthurirangaian
1756 N. Humboldt Ave.
Milwaukee, WI 53202

RE: **Request for Site Update**

WDNR BRRTS # 03-41-534110 PECFA # 53212-2934-77-A
Jerry's Service (Former), 2477 N. Holton Ave., Milwaukee

One 500-gallon and two 1,000-gallon underground storage tanks (USTs) removed November 18, 2010

Dear Ms. Lee and Mr. Kasthurirangaian:

The Wisconsin Department of Natural Resources (Department) has an open petroleum contamination case for the property referenced above. The Department would like to work with you to move this case toward closure. According to information in the case file, a notification of petroleum contamination based on preliminary site assessment was received by the Department on October 13, 2004. The Department sent a subsequent letter informing you of your responsibility to clean up the contamination. The Wisconsin Department of Commerce (Commerce) requested an update from you in a letter dated March 15, 2011. Commerce did not receive a response from you. The site has since been transferred to the Department for regulatory oversight.

It is understood that you had three USTs (identified above) removed from the site and that the USTs were used for waste oil storage. However, it is noted that the two 1,000-gallon USTs contained leaded gasoline prior to being converted for use for waste oil storage. A review of the analytical data for soil samples collected during tank closure/removal activities indicates that petroleum contamination above State standards remains in the soil. Therefore, you are required to conduct a complete site investigation of the degree and extent of petroleum contamination in the soil and, potentially, in groundwater at your site.

Immediate action is recommended as the end of the PECFA program has recently been announced. Per the recently enacted state budget (Wisconsin Act 55), the deadline for submitting claims for reimbursement to the Department is **June 30, 2020**. The program, and consequently the monetary aid, will end after that date. Additionally, a claim for PECFA reimbursement must be submitted within 180 days of incurring costs (i.e., completing a task), or by February 1, 2016, whichever is later. If a claim for costs incurred is not submitted within these deadlines, the costs will not be eligible for PECFA

reimbursement. It is important to note that your obligation to address environmental contamination associated with this property continues whether or not PECFA funding is available. You are required to complete the work necessary to bring this case to closure.

While PECFA funding is still available, it is possible for environmental work to be done with little out-of-pocket cost to you. Qualified consulting firms are able to act as your agent and eliminate the need for you to secure financing through a bank or other lender. Furthermore, where financial need can be proven, deductible amounts can be reduced or even waived.

The Department has identified you as the owner of the property where residual contamination remains. An investigation and cleanup of the contamination is required. Section 292.11, Wisconsin Statutes, known as the hazardous substance spills law, states that the owner of the property is responsible for restoring the environment to the extent practicable. Therefore, you are required by law to perform an investigation and possible cleanup, with or without PECFA aid. If you need assistance with filing your claim, please contact Tim Prosa at (608) 261-7715.

Following is important information about cleanups, environmental consultants, possible financial assistance and working cooperatively with the Department.

Steps to Take:

To ensure that your cleanup complies with Wisconsin's laws and administrative codes, you should hire a professional environmental consultant. These are the steps to take:

1. By **August 6, 2015**, you should submit written verification (such as a letter from the consultant) that you have hired an environmental consultant. If you do not take action within this time frame, the Department may initiate enforcement action against you.
2. By **August 21, 2015**, the consultant must contact the Department to establish costs for a prescribed scope of work.

Please send all correspondence to the undersigned at the letterhead address.

Additional Information for Site Owners:

Information to help you select a consultant (WDNR PUB-RR-502), including a list of Petroleum Environmental Cleanup Fund Award (PECFA) registered consultants and materials on understanding the cleanup process (WDNR PUB-RR-674) are enclosed.

Your prompt attention to this request is appreciated. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 263-8589.

Sincerely,

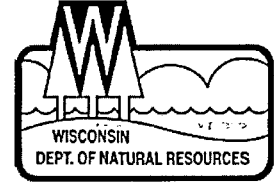


Riley D. Neumann
Hydrogeologist
Remediation and Redevelopment Program

cc: Seymour Environmental Services, Inc.
Enclosures

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES – RR/5
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



August 24, 2015

PRABHU KASTHURIRANGAIAN
1039 S 5TH ST
MILWAUKEE, WI 53203

RE: **IMPORTANT PECFA Program Changes**
SITE: **JERRY'S SERVICE, 2477 N HOLTON AVE, MILWAUKEE**
PECFA #: **53212-2934-77** BRRTS #: **03-41-534110** FID #: **341103730**

Greetings:

Wisconsin Department of Natural Resources (DNR) records indicate that you are responsible for cleaning up the petroleum contamination on the property identified above, or have a related interest in this property.

Petroleum-related environmental investigation and cleanup work performed on this property is currently eligible for reimbursement from the Petroleum Environmental Cleanup Fund Award (PECFA) program. However, reimbursement funding will not be available after June 30, 2020, as directed by a new state law.

In addition, claims for PECFA reimbursement must be submitted to DNR within 180 days after incurring the eligible costs, or by February 1, 2016, whichever is later. Claims submitted late will not be reimbursed. See enclosed flyer for additional information.

Your obligation to address environmental contamination associated with this property continues whether or not PECFA reimbursement funding is available. You are required to complete the work necessary to bring this case to closure. Therefore, it is in your best interest to complete PECFA-eligible cleanup work on your property as soon as possible.

Contact your DNR Project Manager today to learn more about PECFA cost reimbursement opportunities.

LINDA MICHALETS, (414) 263-8757, linda.michalets@wisconsin.gov

Sincerely,

Darsi Foss, Director
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources

Attachments: RR-046, PECFA Update



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Fax: (414) 357-4700
Scott Walker, Governor
Paul F. Jadin, Secretary

March 15, 2011

Mr. Prabhu Kasthurirangaian
1039 South 5th Street
PO Box 511834
Milwaukee, WI 53203

RE: Responsibility for Cleanup of Petroleum Contamination

Commerce # 53212-2934-77-A DNR BRRTS # 03-41-534110
Jerry's Service (Former), 2477 North Holton Avenue, Milwaukee

One 500-gallon and two 1,000-gallon underground storage tanks (USTs) removed
November 18, 2010

Dear Mr. Kasthurirangaian:

The Wisconsin Department of Commerce (Commerce) has an open petroleum contamination case for the property referenced above. Commerce would like to work with you to move this case toward closure. According to information in the case file, a notification of petroleum contamination based on preliminary site assessment information was received by the Wisconsin Department of Natural Resources (DNR) on October 13, 2004. The DNR sent a subsequent letter informing you of your responsibility to clean up the contamination. The site was classified as low or medium risk and transferred to the Wisconsin Department of Commerce (Commerce) for regulatory oversight on May 8, 2007. Commerce requested an update from you in a letter dated June 28, 2007. Commerce did not receive a response from you.

It is understood that you recently had three USTs (identified above) removed from the site and that the USTs were used for waste oil storage. However, it is noted that the two 1,000-gallon USTs contained leaded gasoline prior to being converted for use for waste oil storage. A review of the analytical data for soil samples collected during tank closure/removal activities indicates that petroleum contamination above State standards remains in the soil. Therefore, you are required to conduct a complete site investigation of the degree and extent of petroleum contamination in the soil and, potentially, in groundwater at your site.

Commerce has identified you as the owner of the property where residual contamination remains. An investigation and cleanup of the contamination is required. Section 292.11, Wisconsin Statutes, known as the hazardous substance spills law, states that the owner of the property is responsible for restoring the environment to the extent practicable.

Following is important information about cleanups, environmental consultants, possible financial assistance and working cooperatively with Commerce.

Legal Responsibilities:

The hazardous substance spill law, Section 292.11(3) Wisconsin Statutes, states:

RESPONSIBILITY. A person who possesses or controls a hazardous substance which is discharged or who causes the discharge of a hazardous substance shall take the actions necessary to restore the environment to the extent practicable and minimize the harmful effects from the discharge to the air, lands or waters of the state.

Wisconsin Administrative Code chapters NR 700 through NR 749 establish requirements from notification of contamination through closure.

Steps to Take:

To ensure that your cleanup complies with Wisconsin's laws and administrative codes, you should hire a professional environmental consultant. These are the steps to take:

1. By **March 31, 2011**, you should submit written verification (such as a letter from the consultant) that you have hired an environmental consultant. If you do not take action within this time frame, Commerce may initiate enforcement action against you.
2. By **April 15, 2011**, the consultant must contact Commerce to establish costs for a prescribed scope of work.

Please send all correspondence to the undersigned at the letterhead address.

Additional Information for Site Owners:

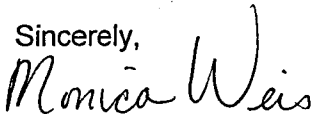
Information to help you select a consultant (WDNR PUB-RR-502), including a list of Petroleum Environmental Cleanup Fund Award (PECFA) registered consultants and materials on understanding the cleanup process (WDNR PUB-RR-674) are enclosed.

Financial Assistance:

Reimbursement from PECFA may be available for this site. Please refer to the enclosed information on eligibility and regulations for this program. Also, many consultants are willing to act as agents on PECFA clean-up sites. Having a consultant act as an agent means that the consultant is willing to manage and carry the cleanup costs on behalf of the responsible party (RP) until a claim for reimbursement from PECFA is submitted. Please speak with consultants directly if you are interested in using the "consultant as agent" approach to conduct a site investigation. A list of consultants that will work with you as an agent is enclosed for your use. For more information on the PECFA program, please call Renee Dickey at (608) 264-8765 or visit the website at: <http://www.commerce.wi.gov/ER/ER-PECFA-Home.html>.

Your prompt attention to this request is appreciated. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 357-4705.

Sincerely,



Monica L. Weis
Senior Hydrogeologist
Site Review Section

Enclosures: Selecting an Environmental Consultant
 List of PECFA Registered Consulting Firms
 Environmental Contamination-The Basics
 Information about PECFA Reimbursement
 PECFA Agent List

Weis, Monica L - COMMERCE

From: Humlie, Erik P - COMMERCE
Sent: Wednesday, July 22, 2009 3:01 PM
To: Weis, Monica L - COMMERCE
Cc: Delcore, Lee R - COMMERCE
Subject: RE: Open case with tanks in the ground 53212-2934-77

Good work, interesting!

Let me talk you through some of it the way I understand it.

Class I and Class II Stations. Big station and small station, this one was a small one, a judgment call by the inspector. There was talk of doing big stations more frequently than small ones.

(I) Stands for inspection station, I believe related to emissions repair. (R) stands for auto repair vs. convenience store. We started keeping track of those stations that were garages and offered repair service. Code No. 15201-7 is our old Fuel Inspection Surveys I.D. number maintained by DOA Division of Energy which produced large printouts of our territories, as a result of the energy shortage in the early 80's. Note the station being out of product as evidence of tight supplies and allocations. XFS stands for station/full service.

Initials GR I think stands for Greg Rosandich, and RF stands for Russ Fritz, an old Amoco man (quite a character), and RS could be Ralph Shields.

I cannot identify "No Gas.....SEB," sorry.

Hope this helps, let me know if you have any questions. The Fuel Inspection Survey sheets and/or print outs could have some additional information, but they may not be around anymore, because we did not transition from that data base, rather we created a new one, the one currently being used.

The card verifies the station being closed prior to the start of the tank program. Interim Prohibition in '84, Final Rules in '88, ILHR 10 in 91, with checklist inspections starting routinely by 1992, I believe.

From: Weis, Monica L - COMMERCE
Sent: Wednesday, July 22, 2009 2:20 PM
To: Humlie, Erik P - COMMERCE
Subject: RE: Open case with tanks in the ground 53212-2934-77

Hi Eric,
 Lee and I found the old card file record of inspection for this site. Not sure how to interpret everything on it but it looks like it was closed in 1984. I've attached a scan of it for your information.

Monica

From: Humlie, Erik P - COMMERCE
Sent: Wednesday, July 22, 2009 1:29 PM
To: Weis, Monica L - COMMERCE
Subject: RE: Open case with tanks in the ground 53212-2934-77

7/23/2009

Copy for your information.

From: Humlie, Erik P - COMMERCE
Sent: Wednesday, July 22, 2009 12:43 PM
To: Schall, Sheldon - COMMERCE
Cc: Bertram, Robert D - COMMERCE; Fehrenbach, Mike R - COMMERCE
Subject: RE: Open case with tanks in the ground 53212-2934-77

Thanks for your E-mails. I have reviewed the information surrounding this site and it appears it is an LPO location.

I don't have it on any of my lists, nor should it be on any of Bob's. Regulated Objects has it assigned to Independent Inspections.

In these types of situations I usually refer to our old Record of Inspection cards and often come up with additional information that is useful, but I don't have access to those records here in McFarland.

From: Schall, Sheldon - COMMERCE
Sent: Wednesday, July 22, 2009 11:53 AM
To: Weis, Monica L - COMMERCE; Scott, Eric - COMMERCE; Legler, Dennis - COMMERCE; Fehrenbach, Mike R - COMMERCE
Cc: Herrera, Oscar - COMMERCE; Humlie, Erik P - COMMERCE
Subject: RE: Open case with tanks in the ground 53212-2934-77

Administrative abandonment designates a management decision to change the status from either In-use or TOS to abandon without specific tank registration forms submitted by the owner. The designation is given to the tank, not the site. If an inspector does not write orders it may fall off the radar. Order writing should not have to be delegated, it should be an automatic response by the inspector to non compliance.

Sheldon Schall

Chief - Storage Tank Section

From: Weis, Monica L - COMMERCE
Sent: Wednesday, July 22, 2009 8:58 AM
To: Schall, Sheldon - COMMERCE; Scott, Eric - COMMERCE; Legler, Dennis - COMMERCE; Fehrenbach, Mike R - COMMERCE
Cc: Herrera, Oscar - COMMERCE; Humlie, Erik P - COMMERCE
Subject: RE: Open case with tanks in the ground 53212-2934-77

What is the definition of administrative abandonment? Why is that designation given to a site? If this site isn't on a list of some sort, it seems like it just falls off of the radar. Who delegates the order-writing task?

Monica

From: Schall, Sheldon - COMMERCE
Sent: Tuesday, July 21, 2009 4:17 PM
To: Weis, Monica L - COMMERCE; Scott, Eric - COMMERCE; Legler, Dennis - COMMERCE; Fehrenbach, Mike R - COMMERCE

Cc: Herrera, Oscar - COMMERCE; Humlie, Erik P - COMMERCE
Subject: RE: Open case with tanks in the ground 53212-2934-77

The database reflects "Administrative Abandon" not "Administrative closure;" a significant difference in status. If this was a former service station the retail inspector should write the orders - although the comments state orders were initially written in 2006. Last inspector assignment was listed as Erik Humlie.

Sheldon Schall

Chief - Storage Tank Section

From: Weis, Monica L - COMMERCE
Sent: Tuesday, July 21, 2009 3:58 PM
To: Scott, Eric - COMMERCE; Legler, Dennis - COMMERCE; Schall, Sheldon - COMMERCE;
Fehrenbach, Mike R - COMMERCE
Cc: Herrera, Oscar - COMMERCE
Subject: Open case with tanks in the ground 53212-2934-77

We have an open case that is likely PECFA eligible (former service station) with tanks that are still in the ground. Site is called Jerry's Service (former) located at 2477 North Holton Street, Milwaukee. Commerce tank database shows administrative closure for tanks at this site (tank IDs 299609 and 304143) but I asked Steve Hailer to visit the site to confirm that the tanks were gone and they are not. Steve took site photos and I have attached a few of them. It appears that there is a waste oil tank in addition to the two former gas tanks.

The current property owner is the same person that received an RP letter from the DNR in 2004. It appears that the RP, Mr. Prabhu Kasthurirangaian, purchased the property in 2004 and hired Axis Environmental to perform a "preliminary" site assessment. He collected a sample that confirmed contamination and notified the DNR. Site review requested an update from the RP in 2007 when the case was transferred to us from the DNR. No response from RP.

So, my questions are: Who would write an order to have these tanks removed? Is this site on a list for tanks that are known to still be in the ground that must be removed? The property is not tax delinquent but would this site qualify for stimulus funds? I don't want to just send another "Request for Site Update" letter as that has already not been effective. The next logical step, in my opinion, is to write an order for the tanks to be removed. Please advise.

Monica

Weis, Monica L - COMMERCE

From: Nordmeyer, Leroy A - COMMERCE
Sent: Wednesday, August 05, 2009 1:18 PM
To: Schall, Sheldon - COMMERCE; Georgie Reimer
Cc: Weis, Monica L - COMMERCE; Fehrenbach, Mike R - COMMERCE
Subject: RE: Open case with tanks in the ground 53212-2934-77
Importance: High

Sheldon,

I have received the documentation from Georgie at IIL. In reviewing the checklist for referrals to DOJ I am unable to answer or check more than half of the items under inspectors as I was not the one who issued the original order nor did I have contact with the owner or operator. Jim Erdmann did a site visit on May 11, 2006 and I have a copy of the inspection report. A second notice was issued by IIL June 15th, 2006. I do not have a final notice. The code citations are from the old version of Comm. 10.

The City of Milwaukee (Tim Temperly) issued a compliance order to the owner on July 17, 2009 and show the action as closed on August 8th, 2006. I am awaiting confirmation from Tim as to what this status means.

Do you wish me to package up what I have completing as much of the process as I can or do you want me to reissue and take complete ownership of the site relative to the enforcement process?

Please advise.

LeRoy A. Nordmeyer
 UST/AST Systems Coordinator - Area #3
 Wisconsin Department of Commerce - ERS Division
Leroy.Nordmeyer@wisconsin.gov
 Ph. (262) 275-8759 Cell. (414) 852-3657
 Fax (262) 275-8760

From: Schall, Sheldon - COMMERCE
Sent: Thursday, July 23, 2009 10:11 AM
To: Georgie Reimer; Nordmeyer, Leroy A - COMMERCE
Cc: Weis, Monica L - COMMERCE; Fehrenbach, Mike R - COMMERCE
Subject: RE: Open case with tanks in the ground 53212-2934-77

Leroy, please check with Milwaukee to see if these tanks were removed. If not visit the site to see if the tanks are still there. If they appear to be there, then work with Georgie to compile copies of all IILtd actions and move it through me for legal. Refer to attachments. Include this e-mail in the packet.

Sheldon Schall
 Chief - Storage Tank Section

From: Georgie Reimer [mailto:greimer@iilimited.com]
Sent: Thursday, July 23, 2009 8:54 AM

8/10/2009

To: Schall, Sheldon - COMMERCE
Subject: RE: Open case with tanks in the ground 53212-2934-77

Good Morning Sheldon:

JIM ERDMANN WAS AT THIS SITE ON 5/11/06 AND WROTE UP THE FOLLOWING ORDERS: 1-NO PERMIT TO OPERATE 2-SITE IS NOT TO CODE & TANKS HAVE NOT BEEN USED FOR YEARS. BOTH TANKS TO BE CLOSED & REMOVED BY A CERTIFIED TANK SYSTEM REMOVER/CLEANER. THIS ORDER WAS GOOD UNTIL JUNE 11,2006.

HE ALSO SPOKE WITH THE NEW OWNER (KP VENTURES-PRADHU KASPHURIRANGAIAN) ABOUT THIS MATTER. THE OWNERS ADDRESS IS PO BOX 511834 MILWAUKEE, WI 53203 PHONE #414-745-8790.

I SENT KASPHURIRANGAIAN A 2ND NOTICE TO COMPLY WITH THIS ORDER UNTIL JUNE 30TH. ON JULY 5TH I CALLED TO VERIFY REMOVALS AND LEFT A MESSAGE WITH THIS OWNER. I CALLED AGAIN ON JULY 14TH SPOKE WITH HIM AND HE TOLD ME THAT HE WAS NOT REMOVING THE TANKS. SAID HE MIGHT GET A PERMIT. I GAVE HIM GWENS PHONE NUMBER. I ALSO SPOKE TO JIM AND HE SUGGESTED THAT I EMAIL TIM TEMPERLY . THIS PRADHU WAS A VERY RUDE PERSON.

ON JULY 19, 2006, I EMAILED TIM TEMPERLY THE INFORMATION THAT I HAD ABOUT THIS SITE AND HOPED THAT HE WOULD HANDLE THIS MATTER. I NEVER RECEIVED A REPLY FROM TIM AND APPARENTLY HE NEVER FOLLOWED UP WITH THIS. THIS IS ALL THAT I HAVE ON THIS SITE.

I PUT THE SITE IN INVESTIGATE STATUS THAT DAY. I DON'T UNDERSTAND WHY MILWAUKEE DOES NOT TAKE CARE OF THESE MATTERS. I FEEL THAT WITH THE ORDER, 2ND NOTICE AND NUMEROUS PHONE CALLS TO PRADHU AND THEN HANDING THIS OVER TO MILWAUKEE, THEY SHOULD HAVE GONE THERE AND WRITTEN UP SOME ORDERS FROM THE CITY. I WOULD THINK THEY WOULD HAVE MORE LEVERAGE IN THIS TYPE OF SITUATION.

PLEASE ADVISE
 GEORGIE

From: Schall, Sheldon - COMMERCE [mailto:Sheldon.Schall@Wisconsin.gov]
Sent: Wednesday, July 22, 2009 2:06 PM
To: greimer@iilimited.com
Subject: FW: Open case with tanks in the ground 53212-2934-77

Any idea of the status of this non compliance order?

Sheldon Schall
 Chief - Storage Tank Section

From: Weis, Monica L - COMMERCE
Sent: Wednesday, July 22, 2009 12:51 PM
To: Schall, Sheldon - COMMERCE; Scott, Eric - COMMERCE; Legler, Dennis - COMMERCE; Fehrenbach, Mike R - COMMERCE
Cc: Herrera, Oscar - COMMERCE; Humlie, Erik P - COMMERCE
Subject: RE: Open case with tanks in the ground 53212-2934-77

My understanding is that this site isn't on anyone's list. Who should write the order - Independent Inspections because they were the last to review this site? See below for where I found Independent Inspections listed as the last to inspect the site.

Facility Inspections - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Google Search Bookmarks

Address: http://commerce.wi.gov/php/ERS_View_facility_IIRA/ERS_View_facility_IIRA.php?building=93844#Anchor1178856

Information on facility 93844

Facility ID	Facility Name	Street	City	Zip
93844	JERRYS SERVICE CENTER	2477 N HOLTON ST	MILWAUKEE	53212

Transaction 1298396 for Fiscal Year 2007
 Inspected by INDEPENDENT INSPECTIONS LTD - TANK INSPECTION
 Current Status: Close
 Date Inspected: No Date
 Comments:
[Toggle Details for Transaction](#)

Transaction 1178856 for Fiscal Year 2006
 Inspected by INDEPENDENT INSPECTIONS LTD - TANK INSPECTION
 Current Status: Close
 Date Inspected: 2006-07-19
 Comments:
[Toggle Details for Transaction](#)

Status History				
Transaction	Status	Eff Date	Comply By Date	Actual Invs Date
1178856	Order	2006-05-18	2006-06-11	2006-05-11
1178856	Second Notice	2006-06-16	2006-07-07	2006-06-16
1178856	Investigate	2006-07-19		2006-07-19

No Violations were found for transaction 1178856

Start Start Menu Production Tracker 5... Inbox - Microsoft Out... RE: Open case with t...

From: Schall, Sheldon - COMMERCE
Sent: Wednesday, July 22, 2009 11:53 AM
To: Weis, Monica L - COMMERCE; Scott, Eric - COMMERCE; Legler, Dennis - COMMERCE; Fehrenbach, Mike R - COMMERCE
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Subject: RE: Open case with tanks in the ground 53212-2934-77

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Sheldon Schall

Chief - Storage Tank Section

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Cc: Herrera, Oscar - COMMERCE; Humlie, Erik P - COMMERCE
Subject: RE: Open case with tanks in the ground 53212-2934-77

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Monica

From: Schall, Sheldon - COMMERCE
Sent: Tuesday, July 21, 2009 4:17 PM
To: Weis, Monica L - COMMERCE; Scott, Eric - COMMERCE; Legler, Dennis - COMMERCE; Fehrenbach, Mike R - COMMERCE
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Subject: RE: Open case with tanks in the ground 53212-2934-77

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Sheldon Schall

Chief - Storage Tank Section

From: Weis, Monica L - COMMERCE
Sent: Tuesday, July 21, 2009 3:58 PM
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Fehrenbach, Mike R - COMMERCE
Cc: Herrera, Oscar - COMMERCE
Subject: Open case with tanks in the ground 53212-2934-77

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The current property owner is the same person that received an RP letter from the DNR in 2004. It appears that the RP, Mr. Prabhu Kasthurirangaian, purchased the property in 2004 and hired Axis Environmental to perform a "preliminary" site assessment. He collected a sample that confirmed contamination and notified the DNR. Site review requested an update from the RP in 2007 when the case was transferred to us from the DNR. No response from RP.

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Monica

Weis, Monica L - COMMERCE

Jerry's Service

53212-2934-77

From: Nordmeyer, Leroy A - COMMERCE
Sent: Wednesday, August 19, 2009 10:45 AM
To: Weis, Monica L - COMMERCE
Subject: 2477 N. Holton Street, Milwaukee, WI
Attachments: State Order 2477 N. Holton Street.doc

Hi Monica,

I discussed how to proceed on this with Sheldon and we came to a consensus that I would start the process from the beginning and issue orders to the current owner using the new code and the new enforcement process.

As you requested, here is a copy of the order that will go out today. If you have any questions please let me know.

LeRoy A. Nordmeyer
UST/AST Systems Coordinator - Area #3
Wisconsin Department of Commerce - ERS Division
Leroy.Nordmeyer@wisconsin.gov
Ph. (262) 275-8759 Cell. (414) 852-3657
Fax (262) 275-8760

STATE ORDER

August 19, 2009

Facility ID: 93844
Facility Name: Jerry's Service Center (Current Registered Name)
Site Address: 2477 N. Holton Street.
Milwaukee, WI 53212

Customer ID: Customer Not on File
Owner Name: Prabhu Kasthurirangain
Sujin Lee-Prabhu

Owner Address: P.O. Box 511834
1756 N. Humboldt Ave.
Milwaukee, WI. 53203

Agent: Prabhu Kasthurirangain

Agent Address: 1756 N. Humboldt Ave.
Milwaukee, WI. 53203

Case reference number: LAN081909.1

This Department order is issued as a result of an inspection conducted for compliance with Comm 10 and Comm 48 Administrative Codes on: **August 18, 2009**. You are hereby ordered to have the listed violations corrected to conform to the indicated Administrative Codes or statutory requirements by: **September 19, 2009**. These violations must be corrected by the compliance date indicated and the inspector who signed the report must be notified in writing of the corrective actions taken. If you fail to comply, this order is enforceable in circuit court pursuant to § 101.09(5), Stats., with forfeitures ranging from **\$10 to \$500 per day for each violation**. In addition, the Department may attach a notice of violation to the deed for the property on which the violations occur. Failure to comply with this order may result in the subject tank system being red-tagged for non-compliance and shut-down until the Department has verified code compliance.

Subject tank ID numbers: 299609 304143

SUMMARY OF ACTION REQUIRED FOR COMPLIANCE

Based upon the following Findings of Fact and Conclusions of Law, the Department of Commerce therefore orders Prabhu Kasthurirangain and Sujin Lee-Prabhu to do the following:

1. Register the underground tanks located at 2477 N. Holton Street, Milwaukee, WI to be registered in your names by September 2, 2009.
2. Have the underground tanks located at 2477 N. Holton Street, Milwaukee, WI to be removed by a Wisconsin certified tank remover/cleaner by September 21, 2009.

SITE CODE NONCOMPLIANCE / VIOLATIONS:

1. **Comm 10.150 Change of ownership. (1)** An individual or company taking ownership of property with a storage tank registered under s. Comm 10.140 shall notify the department of the change of ownership within 15 business days of completing the real-estate transaction.
2. **Comm 10.560 Tank system closure. (4) (c) Other tanks.** Empty or improperly closed or abandoned tanks that do not

meet the requirements of sub. (2) or the exemption under par. (b) shall be permanently closed in accordance with all of the provisions of this section. **(5) ABANDONED TANKS.** Tanks that are abandoned with or without product shall be permanently closed within 60 days of being abandoned or discovered.

FINDINGS OF FACT

The Department of Commerce finds that:

1. Prabhu Kasthurirangain and Sujin Lee-Prabhu is/are the owners of record for the site located at 2477 N. Holton Street, Milwaukee, WI.
2. (No current application on file) is the operator of record for the tanks as submitted in the most recent permit application.

OTHER FACTS

This property currently appears to be abandoned. Site visit conducted on August 18, 2009 found no one on premises and visible signs of activity. This inspector was able to locate two fill pipe locations on the property. Photos were taken and are on file.

CONCLUSIONS OF LAW

1. Under §§ 101.02, 101.09, and 101.14 Wis. Statutes, the Department retains jurisdiction for fire safety and environmental protection for storage tank systems.
2. This Order is necessary to accomplish the purposes of § 101.09, Wis. Stats., and Administrative Code Chapter Comm. 10, or Comm. 48 and is enforceable through prosecution by the Attorney General or County District Attorney.

Notice of Appeal Rights:

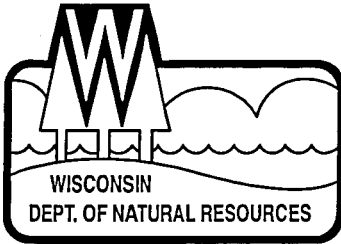
Pursuant to Comm 10.190 (1), the owner of the tank system may file a written request for a hearing to contest issuance of an Administrative Order, or any of its terms, with the Department within 15 calendar days of the receipt of this Administrative Order. All hearing requests shall be filed with the Division Administrator, Environmental and Regulatory Services Division, P.O. Box 14427, Madison, WI 53708-0427. Enforcement action will proceed until such time as a decision overturning or modifying the order has been issued. You have the right to seek a stay of enforcement of the order in Circuit Court pursuant to Wis. Stats. § 227.54. This notice is provided pursuant to Wis. Stats. § 101.02(6)(e).

Sincerely,

LeRoy A. Nordmeyer
UST/AST Systems Coordinator – Area #3
Wisconsin Department of Commerce – ERS Division
Ph. (262) 275-8759 Cell. (414) 852-3657
Leroy.Nordmeyer@wisconsin.gov

Cc: Monica Weis, Senior Hydrologist - Wisconsin Department of Commerce
Case file

Attachment: ERS-7437 UNDERGROUND FLAMMABLE/COMBUSTIBLE/HAZARDOUS LIQUID STORAGE TANK
REGISTRATION forms



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212
Telephone 414-263-8500
FAX 414-263-8606
TTY 711

April 30, 2007

RECEIVED

MAY 08 2007

FID # 341103730
BRRTS # 03-41-534110

Prabhu Kasthurirangaian
P.O. Box 5121834
Milwaukee, WI 53203

ERS DIVISION
MILWAUKEE

Subject: Transfer of Project Management to Department of Commerce
Jerry's Service; 2477 N. Holton Ave.; Milwaukee; Wisconsin

Dear Mr. Kasthurirangaian:

The State of Wisconsin divides the jurisdiction for sites contaminated by petroleum storage tank systems between the Wisconsin Department of Natural Resources (WDNR) and the Department of Commerce (Commerce), based on statutory definitions of high, medium and low risk sites. Under this statute, oversight of sites falling under the definition of "low or medium risk" is the responsibility of Commerce rather than the WDNR.

Your site appears to fall under the definition of "low or medium risk". As such, staff at Commerce will provide further reviews of submittals and all technical assistance related to this case. Accordingly, WDNR will transfer the above referenced file to Commerce at the following address:

Moncia Weis
Gregory Michael
Linda Michalets
Steve Mueller
Lee Delcore

(414) 220-5361
(414) 220-5375
(414) 220-5376
(414) 220-5402
(414) 220-5403

Wisconsin Department of Commerce
Environmental & Regulatory Services
101 West Pleasant Street - Suite 100A
Milwaukee, WI 53212

If you have questions or concerns regarding this site, or would like to review any of the pertinent file documents, you should direct them to Commerce staff listed above.

Sincerely,

Victoria Stovall,
Environmental Program Associate
Department of Natural Resources
Remediation & Redevelopment
414-263-8688

→ cc: SER Case File



PROPERTY ASSESSMENT RESULTS
TAX ACCOUNT BALANCE

GENERAL INFORMATION

ADDRESS	2477 THRU 2477 N HOLTON ST
TAXKEY	321-1334-000-1
OWNER	KP VENTURES LLC
OWNER ADDRESS	PO BOX 511834 MILWAUKEE WI 532030000

ASSESSMENT

	2007	2006
LAND	\$20,000	\$20,000
IMPROVEMENTS	\$27,500	\$25,000
TOTAL	\$47,500	\$45,000
CURRENT CLASS	LOCAL COMM'	

Assessments reflect the estimated value on January 1st .of the indicated year.

OTHER PROPERTY INFORMATION

- **LAST CONVEYANCE:**
 - DATE: 10/04
 - TRANSFER FEE: \$90.00 (CLICK HERE FOR FEE EXPLANATION)
- **STORIES:** 1.0
- **RESIDENTIAL BUILDING STYLE:**
- **EXTERIOR WALL TYPE:**
- **YEAR BUILT:** 1923
- **DWELLING UNITS:** 0 (CLICK HERE FOR DWELLING UNITS EXPLANATION)
- **TOTAL SQUARE FEET FLOOR AREA:** 1,115
 - FIRST FLOOR AREA:
 - SECOND FLOOR AREA:
 - THIRD FLOOR AREA:
 - FINISHED ATTIC AREA:
 - FINISHED HALF STORY AREA:
 - BASEMENT LIVING AREA:
- **ROOM-COUNTS**
 - TOTAL ROOMS: 0
 - BEDROOMS: 0
 - BATHS: 0
 - HALF BATHS: 0
- **CENTRAL AIR CONDITIONING:** NO

- BASEMENT: NONE
- FIRE PLACE:
- GARAGE TYPE: NONE
- LOT SIZE: 4000
- PLAT PAGE: 32126
- ZONING: LB2 (CLICK HERE FOR ZONING EXPLANATION)
(For zoning information contact Milwaukee Development Center at 286-8211.)
- ASSESSMENT NEIGHBORHOOD 6260
- ALDERMANIC DISTRICT: 6
- CENSUS TRACT: 106
- LEGAL DESCRIPTION:
LEGALS J L PIERCE'S SUBD OF LTS 47-55 INCL IN SW 1/4 16-7-22 V2P125
DESCRIPTION BLOCK 42 E 80' LOT 1

For more information contact the Assessor's office at 414-286-3651

City of Milwaukee Property Tax Search

ACCOUNT TYPE: REAL ESTATE
 TAXKEY/ACCOUNT NO.: 321-1334-1
 LOCATION OF PROPERTY: 2477 N HOLTON ST

Wayne F. Whittow
 City Treasurer

OFFICE OF THE CITY TREASURER
 200 E. WELLS ST. - ROOM 103
 MILWAUKEE, WISCONSIN 53202-3546

KP VENTURES LLC
 PO BOX 511834
 MILWAUKEE WI 53203

PLAT PAGE: 321-26

0

LEVY YEAR	DATE LAST PAID	ASSESSMENT LAND	ASSESSMENT IMPROVEMENTS	TOTAL ASSESSED VALUE	ASSESSMENT CLASS CODE	INTEREST CALCULATION DATE
2006	06/06/2007	20,000	25,000	45,000	SPECIAL MERCANTILE	06/30/2007

NET CITY TAX	SPECIALS	NET COUNTY TAX	LOTTERY CREDIT	TOTAL NET TAX	ACCOUNT STATUS	INSTALLMENT STATUS
763.45	59.00	245.28		1,067.73	INSTALLMENT	1ST TIME DELQ

LEVY YEAR	CITY	COUNTY	INTEREST	PENALTY	COST-FEE	LINE TOTAL
2006	305.36	33.93				339.29
SUMMARY	CITY	COUNTY	INTEREST	PENALTY	COST-FEE	TOTAL
	305.36	33.93				339.29

For more information about property taxes, you may contact the City of Milwaukee, Office of the City Treasurer, at (414) 286-2240 between 8:00 am - 4:45 pm Central Time, Monday thru Friday.
 Please note that the City of Milwaukee does not warrant the accuracy of the information which is hereby made available. Use of the information is at the risk of the user.
 This document was generated on June 26, 2007 , AT 12:52:12.7 FROM <http://www.ci.mil.wi.us/citygov/treasurer/taxsrch.htm>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TDD #: (608) 264-8777
Fax #: (414) 357-4700
Jim Doyle, Governor
Mary P. Burke, Secretary

June 28, 2007.

Mr. Prabhu Kasthurirangian
KP Ventures, LLC
PO Box 511834
Milwaukee, WI 53203

RE: **Request for Site Update**

Commerce # 53212-2934-77-A DNR BRRTS # 03-41-534110
Jerry's Service, 2477 N. Holton Ave., Milwaukee

Dear Mr. Kasthurirangian:

The Wisconsin Department of Commerce (Commerce) is requesting information regarding activities associated with petroleum contamination at the site referenced above. On May 8, 2007, the Department of Natural Resources (DNR) determined that, based on the limited site characterization conducted to date, the site appears to be a "low" to "medium" risk site and, consequently, transferred regulatory jurisdiction and the associated case file to Commerce.

Commerce requires that you submit any additional information and a plan to fulfill your responsibility to address the petroleum contamination. Under current regulations, many sites require little or no cleanup actions after adequate characterization and risk assessment are performed.

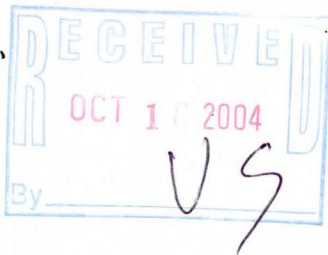
Within 30 days, please inform Commerce in writing of your intentions to bring this case to closure. Please be aware that periods of inactivity and non-compliance can affect PECFA eligibility (if applicable). Specifically, all work conducted and interest on any outstanding PECFA loan amount after December 31, 2006 is ineligible for reimbursement. To reestablish PECFA eligibility, you must contact Renee Dickey, Senior PECFA Program Specialist, at (608) 264-8765 to address unfulfilled reporting requirements. Commerce can pursue enforcement actions if you do not respond to this request for information.

Your prompt attention to this request is appreciated. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 357-4701.

Sincerely,

A handwritten signature in black ink that reads "Lee R. Delcore". The signature is written in a cursive style.

Lee R. Delcore
Senior Hydrogeologist
Site Review Section



FID# 3 41103730
BRIT# 03-41-534110

Total Pages 5

Wisconsin Department of Natural Resources

Notification of Petroleum Contamination from Underground Storage Tank System

Please complete this form and FAX it to the appropriate DNR contact person immediately upon discovering a release from an UST system.

To: DNR / SEDistrict
Attn: Ms. Victoria Strall FAX # 414-263-8483

1. Name, company, mailing address and phone number of person reporting the discharge:

Name: Axis Consulting LLC
P.O. Box 709
Brookfield, WI 53008
Vinendra S. Velma -

2. Site information

Name of site at which discharge occurred (local name of site/business -- not responsible party name, unless a residence): Jerry's Service

Location (actual street address, not PO box; if no street address, describe as precisely as possible, i.e., 1/4 mile NW of CTHs 60 & 123 on E side of CTH 60):
2477 N. Holton Avenue

Municipality (city, village, township in which the site is located -- not mailing address):
Milwaukee, WI 53212

County: Milwaukee

Legal Description: SW 1/4, SW 1/4, 16 Section, T 7, R 22 EW

3. Responsible Party (RP) and/or RP Representative Information

Company Name:

Contact Person: MR. PRABHU KASTHURI RANGAIAN

Mailing Address (with zip code): 1756 North Humboldt
P.O. Box 511834
Milwaukee, WI 53203
414-273-6182

Telephone Number:

4. Identify, physical state and quantity of the hazardous substance discharged (check all that apply):

Unleaded gasoline Fuel oil
 Leaded gasoline Waste oil
 Diesel Other _____

5. Impacts to the environment (enter "K: for known or "P" for potential for all that apply):

Fire/explosion threat Soil contamination
 Contaminated private wells (# of wells) _____
 Surface water impacts
 Contaminated public wells
 Groundwater contamination
 Other _____

6. Contamination was discovered as a result of:

Tank closure assessment Site assessment
 (Other): UST removal *Preliminary Site Assessment*

On what date: 07/17/04.

Additional Comments: *UST used for leaded Gasoline & converted to waste oil UST. Soil Contamination detected during Preliminary Site Investigation. Analytical Analysis enclosed for your review.*

FAX numbers to report LUST sites in DNR's six districts are as follows:

- Lake Michigan District: 414-492-5859 Attention: Janis DeBrock**
(Florence, Marinette, Oconto, Menominee, Shawano, Waupaca, Outagamie, Brown, Door, Kewaunee, Waushara, Winnebago, Calumet, and Marinette Counties)
- North Central District: 715-365-8932 Attention: Janet Kazda**
(Vilas, Oneida, Forest, Lincoln, Langlade, Marathon, Wood, Portage, Juneau, and Adams Counties)
- Northwest District: 715-635-4105 Attention: Susie Sutton**
(Douglas, Bayfield, Ashland, Iron, Burnett, Washburn, Sawyer, Price, Polk, Barron, Rusk, and Taylor Counties)
- Southern District: 608-275-3338 Attention: Marilyn Jahnke**
(Marquette, Green Lake, Richland, Sauk, Fond du Lac, Columbia, Dodge, Dane, Jefferson, Grant, Iowa, Lafayette, Green, and Rock Counties)
- *Southeast District: 414-263-8483 Attention: Michael Farley**
(Sheboygan, Washington, Ozaukee, Waukesha, Milwaukee, Walworth, Racine, and Kenosha Counties)
- Western District: 715-839-6079 Attention: John Grump**
(St. Croix, Dunn, Chippewa, Pierce, Pepin, Eau Claire, Clark, Buffalo, Trempealeau, Jackson, LaCrosse, Monroe, Vernon, and Crawford Counties)

ANALYTICAL REPORT

Mr. John Timm
NORTHERN ENVIRONMENTAL
12075 N. Corporate Pkwy
Suite 210
Mequon, WI 53092

08/27/2004

Job No: 04.08487

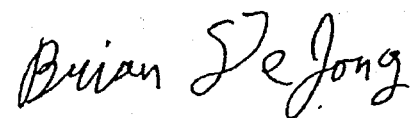
Page 1 of 3

The following samples were received by TestAmerica for analysis:

JRY01-2201-2766

Sample Number	Sample Description	Date Taken	Date Received
584582	B102	08/17/2004	08/19/2004

Soil results reported
on a dry weight basis.



Brian DeJong
Organic Operations Manager

NORTHERN ENVIRONMENTAL
Job No: 04.08487

08/27/2004
Page 2 of 3

KEY TO DATA FLAGS

The attached sample(s) may have a result flag shown on the report. The following are the result flag definitions:

A = Analyzed/extracted past hold time	B = Blank is contaminated
C = Standard outside of control limits	D = Diluted for analysis
E = TCLP extraction outside of method required temperature range	G = Received past hold time
F = Sample filtered in lab	I = Improperly handled sample
H = Late eluting hydrocarbons present	L = Common lab solvent
J = Estimated concentration	P = Improperly preserved sample
M = Matrix interference	S = Sediment present
Q = Result confirmed via re-analysis	W = BOD re-set due to missed dilution
T = Does not match typical pattern	Z = Internal standard outside limits
X = Unidentified compound(s) present	
* = See Case Narrative	

KEY TO ANALYST INITIALS

The attached sample(s) may have been analyzed by another certified laboratory. If a number appears in the Analyst Initials field, the following are the appropriate certifications (if the lab code does not appear below, that means that certification is not required for the work performed):

Lab Code	Certification Number
008	WDNR - 999766900
009	WDNR - 241293690
020	WDNR - 999447680
030	ILNELAC - 100230; WDNR - 998294430
060	ILNELAC - 100221; WDNR - 999447130
070	IA - 007; ILNELAC - 000668; MDH - 019-999-319; WDNR - 999917270
130	WDNR - 632021390
147	WDNR - 721026460
300	FLNELAC - 87358; IA - 131; MDH - 047-999-345; WDNR - 998020430
400	WDNR - 113133790
510	WDNR - 241249360
520	WDNR - 999518190; ILNELAC - 100439
700	WDNR - 113289110

TestAmerica Watertown Certifications: WI DNR - 128053530; IL NELAC - 100453; IA DNR - 294; MN DoH - 055-999-366; ND DoH R-046; AR DEQ - 88-0808

Unless sub-contracted (see above), volatiles analyses (including VOC, PVOC, GRO, BTEX and TPH Gasoline) performed by TestAmerica Watertown at 1101 Industrial Drive, Units 9&10. All other analyses performed at 602 Commerce Drive, Watertown WI 53094.

Results reported between the Method Detection Limit (MDL) and Limit of Quantitation (LOQ) are less certain than results at or above the LOQ.

For questions regarding this report, please contact Dan Milewsky or Warren Topel.

ANALYTICAL REPORT

Mr. John Timm
NORTHERN ENVIRONMENTAL
12075 N. Corporate Pkwy
Suite 210
Mequon, WI 53092

08/27/2004
Job No: 04.08487
Sample No: 584582
Account No: 53480
Page 3 of 3

JOB DESCRIPTION: JRY01-2201-2766
PROJECT DESCRIPTION: Soil Analysis
SAMPLE DESCRIPTION: B102
Rec'd on ice

Date/Time Taken: 08/17/2004 UNKNOWN

Date Received: 08/19/2004

Parameter	Results	Units	Reporting Limit	Method	Date		Prep/Run
					Analyzed	Analyst	Batch
Solids, Total	85.9	%	n/a	SW 5035	08/23/2004	ajs	5744
DRO Extraction	08/02/2004			WDNR	08/23/2004	jvk	2062
PVOC - NONAQUEOUS							
Benzene	<1,400	ug/kg	25	SW 8020	08/25/2004	eml	4874
Ethylbenzene	14,000	ug/kg	25	SW 8020	08/25/2004	eml	4874
Methyl-t-butyl ether	<1,400	ug/kg	25	SW 8020	08/25/2004	eml	4874
Toluene	<1,400	ug/kg	25	SW 8020	08/25/2004	eml	4874
1,2,4-Trimethylbenzene	34,900	ug/kg	25	SW 8020	08/25/2004	eml	4874
1,2,5 Trimethylbenzene	<1,400	ug/kg	25	SW 8020	08/25/2004	eml	4874
Xylenes, Total	15,100	ug/kg	75	SW 8020	08/25/2004	eml	4874
GRO	H 2,440	mg/kg	5.0	WDNR	08/25/2004	eml	4874
Surr: Bromofluorobenzene	90	%	80-	SW 8020	08/25/2004	eml	4874
DRO - NONAQUEOUS	1,160	mg/kg	5.0	WDNR	08/26/2004	jts	2062 3618

RECORD REQUEST FOR ANALYSIS

No: **18903**

Hydrologists • Engineers • Geologists

Check office originating request

954 Circle Drive
Green Bay, WI 54304
920-592-8400
FAX 920-592-8444

330 South 4th Avenue
Park Falls, WI 54552
715-762-1544
Fax 715-762-1844

647 Academy Drive
Northbrook, IL 60062
847-562-8577
FAX 847-562-8552

3349 Southgate Court SW #102
Cedar Rapids, IA 52404
319-365-0466
FAX 319-365-0464

1214 W. Venture Ct.
Mequon, WI 53092
262-241-3133
FAX 262-241-8222

1203 Storbeck Drive
Waupun, WI 53963
920-324-8600
FAX 920-324-3023

203 West Upham Street
Marshfield, WI 54449
715-486-1300
FAX 715-486-1313

15851 S. U.S. 27 - Bldg. 30, Suite 318
Lansing, MI 48906
517-702-0470
FAX 517-702-0477

Project No: JRY01-2201-2766 Task No:		Laboratory: Test America		Sample Integrity - To be completed by receiving lab Seal intact upon receipt <input type="checkbox"/> yes <input type="checkbox"/> no											
Project Location: Milwaukee (city)		Wisconsin DNR Certification #: 128053530		Method of shipment: TA											
Project Manager: JCL		Laboratory Contact: Warren Topel		Contents Temperature: ICM °C Refrigerator No. _____											
Sampler (name): JOHN TIMM		Price Quote:		ANALYSES REQUESTED											
Sampler (Signature):		TURNAROUND TIME REQUIRED <input type="checkbox"/> Normal <input type="checkbox"/> Rust		DFO (WI Modified Method) <input type="checkbox"/> GRO (WI Modified Method) <input type="checkbox"/> BETX (EPA Method 8020) <input type="checkbox"/> PVOC (EPA Method 8020) <input type="checkbox"/> VOC (EPA Method 8021) <input type="checkbox"/> PAH (EPA Method <input type="checkbox"/> Pb (EPA Method <input type="checkbox"/>											
Sampling Date(s): 8/17/2004															
Reports to be Sent to: JOHN TIMM		Date Needed _____													
Lab ID No.	Sample No.	Collection		No. of Containers, Size & Type	Description			Preservative	DFO	GRO	BETX	PVOC	VOC	PAH	Pb
		Date	Time		Water	Soil	Other								
	15102	8/17		3 x 2oz		X	Ice/MeOH	X	X	X					
Packed for Shipping by: JOHN TIMM		Comments:													
Shipment Date: 8/18/2004															
Relinquished By: JJT	Date: 8/19/04	Relinquished By: Ray Welf	Date: 8/19	Relinquished By:	Date:										
Company: NET I	Time: 1100	Company: Test Am	Time: 15:20	Company:	Time:										
Received By: Ray Welf	Date: 8/19	Received By:	Date: 8/19	Received By:	Date:										
Company: Test Am	Time: 11:00	Company:	Time: 1:53	Company:	Time:										

KW 8/20

RECORD OF INSPECTIONS MADE

Location Holtan & Clarke 15201-7
 Business Name Jerry's Service II Auto (R)
 Mail Address 2477 N. Holtan Ave. Repair
 City Milwaukee 53212 Supplier Beacon
 Owner's Name Jerry's Burin 263-9264

Check Type:
 Bulk Plant
 Serv. Station XX
 Other

Date	No. Samples				Rejections, Violations, Ind. 8 Investigations, and Remarks	Inspector
	Gas	W. Gas	Ker.	Oil		
2-23-76					R NO PRE	GR
9-1-76	3				1 0 0	GR
4-5-77	3					GR
11-29-77	3					GR
5-31-78	3					GR
12-11-78	3					GR
4-10-79	NO	PRODUCT				GR
10-8-79	2				No Reg. EAST	GR
2-27-80	2					GR

DILHR-15B-4357 (R. 6-73) 8-17-81-2

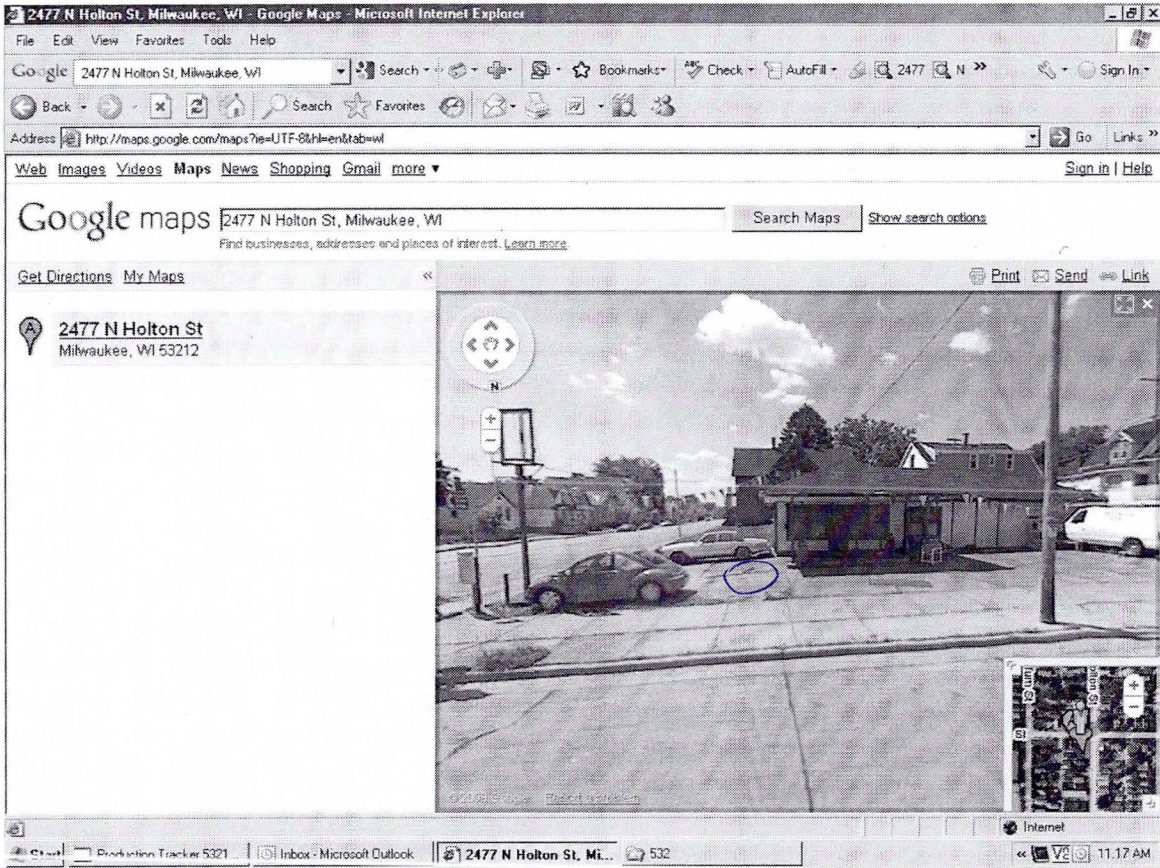
RECORD OF INSPECTIONS MADE

Location Holtan & Clarke CODE NO. 15201-7
 Business Name Jerry's Service (I)(R) 263-9264
 Mail Address 2477 N. Holtan St.
 City Milwaukee 53212 Supplier Open Market
 Owner's Name Jerry Burin

Check Type:
 Bulk Plant
 Serv. Station XFS
 Other

Date	No. Samples				Rejections, Violations, Water Investigations, and Remarks	Inspector
	Gas	W. Gas	Ker.	Oil		
8-17-81	2					GR
8-17-82	NO	GAS	SAMPLES		UNTIL NOV.	GR
9-21-83	*				NO GAS SEB	B.S.
7/5/84		CLOSED				RS

DILHR-15B-4357 (R. 4-76)



Fmr Jerry's Service Cntr
2477 N. Holton St, Milw.

(Holton &
Wright st)

Steve visited 7-21-09

Now owned by
Prabhu Kasthurirangaian
KP Ventures LLC
P.O. Box 511834
Milw 53203

80" to bottom
of 2 tanks
+ 3 fills
40" wo
40" liquid

City of Milwaukee Property Tax Search

ACCOUNT TYPE: REAL ESTATE
 TAXKEY/ACCOUNT NO.: 321-1334-1
 LOCATION OF PROPERTY: 2477 N HOLTON ST

Wayne F. Whittow
 City Treasurer

OFFICE OF THE CITY TREASURER
 200 E. WELLS ST. - ROOM 103
 MILWAUKEE, WISCONSIN 53202-3546

KP VENTURES LLC
 PO BOX 511834
 MILWAUKEE WI 53203

PLAT PAGE: 321-26

NO BONDS

0

LEVY YEAR	DATE LAST PAID	ASSESSMENT LAND	ASSESSMENT IMPROVEMENTS	TOTAL ASSESSED VALUE	ASSESSMENT CLASS CODE	INTEREST CALCULATION DATE
2008	03/02/2009	20,000	50,600	70,600	MERCANTILE	07/31/2009

CITY TAX	SPECIALS	COUNTY TAX	LOTTERY CREDIT	TOTAL NET TAX	ACCOUNT STATUS	INSTALLMENT STATUS
1,286.56	629.43	372.29	0.00	2,288.28	Paid in full	

LEVY YEAR	NET CITY	NET COUNTY	INTEREST	PENALTY	COST-FEE	LINE TOTAL
SUMMARY	0.00	0.00	0.00	0.00	0.00	0.00

For more information about property taxes, you may contact the City of Milwaukee, Office of the City Treasurer, at (414) 286-2240 between 8:00 am - 4:45 pm Central Time, Monday thru Friday.
 Please note that the City of Milwaukee does not warrant the accuracy of the information which is hereby made available. Use of the information is at the risk of the user.
 This document was generated on July 10, 2009 , at 13:32:26.9 from <http://itmdapps.ci.mil.wi.us/accountBalance/>



PROPERTY ASSESSMENT RESULTS
TAX ACCOUNT BALANCE

GENERAL INFORMATION

ADDRESS	2477 THRU 2477 N HOLTON ST
TAXKEY	321-1334-000-1
OWNER	KP VENTURES LLC
OWNER ADDRESS	PO BOX 511834 MILWAUKEE WI 532030000

ASSESSMENT

	2009	2008
LAND	\$20,000	\$20,000
IMPROVEMENTS	\$50,600	\$50,600
TOTAL	\$70,600	\$70,600
CURRENT CLASS	LOCAL COMM'	

Assessments reflect the estimated value on January 1st .of the indicated year.

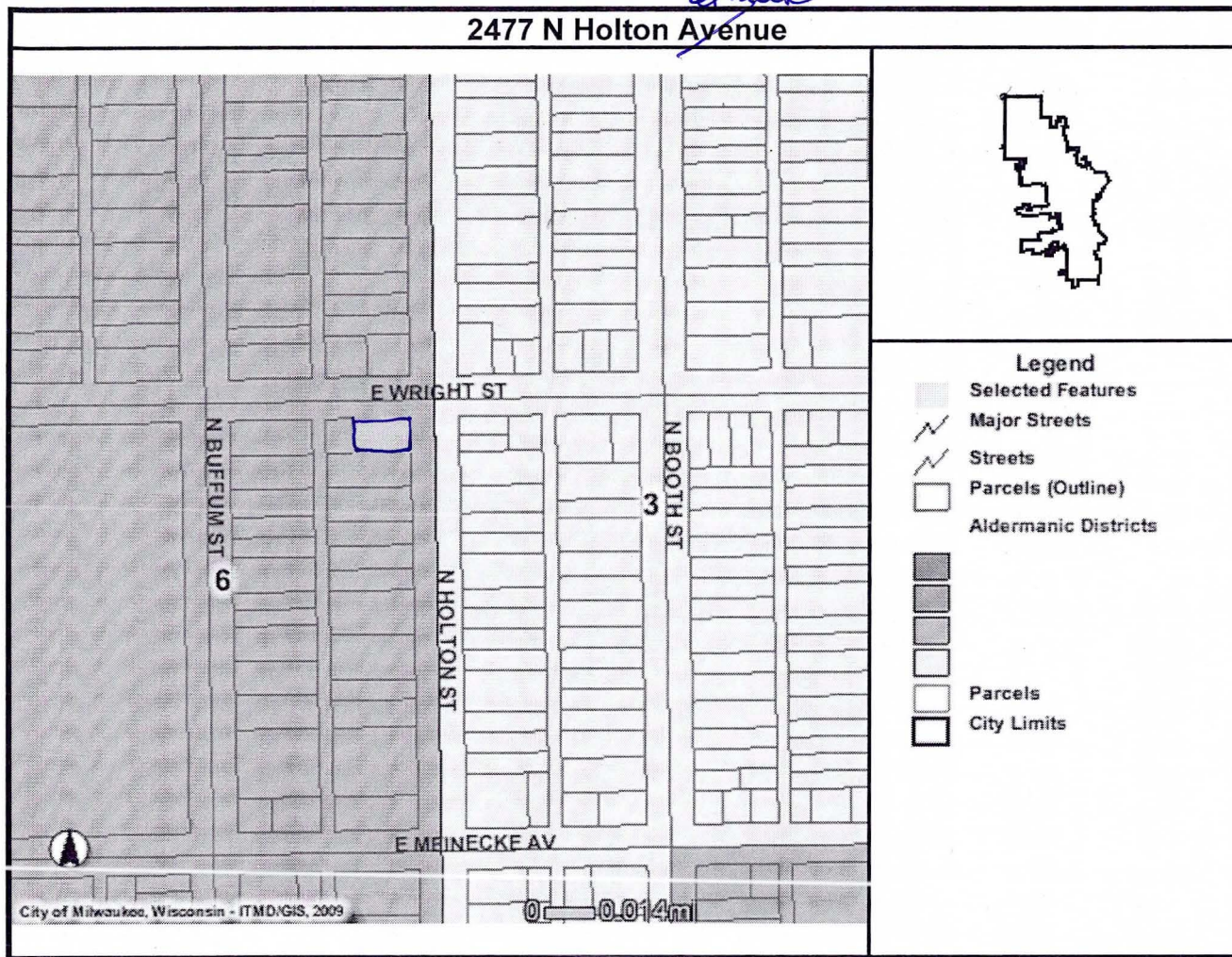
OTHER PROPERTY INFORMATION

- LAST CONVEYANCE:
 - DATE: 10/04
 - TRANSFER FEE: \$90.00 (CLICK HERE FOR FEE EXPLANATION)
- STORIES: 1.0
- RESIDENTIAL BUILDING STYLE:
- EXTERIOR WALL TYPE:
- YEAR BUILT: 0000
- DWELLING UNITS: 0 (CLICK HERE FOR DWELLING UNITS EXPLANATION)
- TOTAL SQUARE FEET FLOOR AREA: 1,115
 - FIRST FLOOR AREA:
 - SECOND FLOOR AREA:
 - THIRD FLOOR AREA:
 - FINISHED ATTIC AREA:
 - FINISHED HALF STORY AREA:
 - BASEMENT LIVING AREA:
- ROOM-COUNTS
 - TOTAL ROOMS: 0
 - BEDROOMS: 0
 - BATHS: 0
 - HALF BATHS: 0
- CENTRAL AIR CONDITIONING: NO

- BASEMENT: NONE
- FIRE PLACE:
- GARAGE TYPE: NONE
- LOT SIZE: 4000
- PLAT PAGE: 32126
- ZONING: LB2 (CLICK HERE FOR ZONING EXPLANATION)
(For zoning information contact Milwaukee Development Center at 286-8211.)
- ASSESSMENT NEIGHBORHOOD 6260
- ALDERMANIC DISTRICT: 6
- CENSUS TRACT: 106
- LEGAL DESCRIPTION:
LEGALS J L PIERCE'S SUBD OF LTS 47-55 INCL IN SW 1/4 16-7-22 V2P125
DESCRIPTION BLOCK 42 E 80' LOT 1

For more information contact the Assessor's office at 414-286-3651

*2477 N Wright St
Street*



53212-2934-77



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TTY 711

October 21, 2004

FID: 341103730
BRRTS: 03-41-534110

Prabhu Kasthurirangaian
P.O. Box 511834
Milwaukee, WI 53203

Subject: Reported Contamination at Jerry's Service, 2477 N. Holton Ave., Milwaukee

Dear Mr. Kasturirangaian:

On October 13, 2004, Virendras Velma of Axis Consulting, LLC., on your behalf, notified the Wisconsin Department of Natural Resources (WDNR) that soil and potential groundwater contamination had been detected at the site described above.

Based on the information submitted to the WDNR, we believe that you are responsible for restoring the environment at the referenced site under Section 292, Wisconsin Stats., known as the hazardous substances spills law.

This letter describes your legal responsibilities as a person who is responsible under section 292.11, explains what you need to do to investigate, and clean up the contamination; provides you with information about cleanups, environmental consultants, and possible financial assistance; and working cooperatively with the Department of Natural Resources and Department of Commerce ("Commerce").

Legal Responsibilities:

Your legal responsibilities are defined both in statute and in administrative codes. The hazardous substances spill law, Section 292.11 (3) Wisconsin Statutes, states:

- **RESPONSIBILITY.** A person who possesses or controls a hazardous substance which is discharged or who causes the discharge of hazardous substance shall take the actions necessary to restore the environment to the extent practicable and minimize the harmful effects from the discharge to the air, lands, or waters of the state.

Wisconsin Administrative Code chapters NR 700 through NR 749 establish requirements for emergency and interim actions; public information, site investigations, design and operation of remedial action systems, and case closure. Chapter NR 708 includes provisions for immediate actions in response to limited contamination. Wisconsin Administrative Code chapter NR 140 establishes groundwater standards for contaminants that reach groundwater.

Steps to Take:

The longer contamination is left in the environment the farther it can spread and the more it may cost to clean up. Quick action may lessen damage to your property and neighboring properties and reduce your costs in investigating and cleaning up the contamination. To ensure that your cleanup complies with Wisconsin's laws and administrative codes, you should hire a professional environmental consultant who understands what needs to be done. These are the first three steps to take:

1. Within the next **30 days**, you should submit written verification (such as a letter from the consultant) that you have hired an environmental consultant. If you do not take action within this time frame, the WDNR may initiate enforcement action against you.
2. Within the next **60 days**, your consultant should submit a work plan and schedule for the investigation. The consultant must comply with the requirements in the NR 700 rule series and should refer to WDNR technical guidance documents. To facilitate prompt agency review of your reports, your consultant should use the site investigation and closure formats which are available online at www.dnr.state.wi.us.

Once an investigation has established the degree and extent of contamination involved at your site, your consultant will be able to determine whether Commerce or the Department of Natural Resources has authority over the case.

3. Within 30 days of completion of the site investigation, you or your consultant must provide a site investigation report per s. NR 716.15. As the remedial activities proceed, you or your consultant should also provide a brief progress report at least every 90 days as required by s. NR 724.13(3), Wis. Adm. Code. Quarterly reports need only include one or two pages of text, plus any relevant maps and tables. Should conditions at your site warrant, we may require more frequent contacts.
4. Sites where discharges to the environment have been reported are entered into the Bureau for Remediation and Redevelopment Tracking System ("BRRTS"), a version of which appears on the Department's Internet site. You may view the information related to your site at any time (<http://www.dnr.state.wi.us/org/aw/rr/brrts>) and use the feedback system to alert us to any errors in the data.

If you want a formal response from the Department on a specific submittal, please be aware that a review fee is required in accordance with ch. NR 749, Wis. Adm. Code. If a fee is not submitted with your reports, you should proceed under the advice of your consultant to complete the site investigation to maintain your compliance with the spills law and chs. NR 700 through NR 749. **Do not delay the investigation of your site by waiting for a Department response.** We have provided detailed technical guidance to environmental consultants. Your consultant is expected to know our technical procedures and administrative codes and should be able to answer your questions on meeting cleanup requirements.

All correspondence regarding this site should be sent to:

Victoria Stovall, Program Assistant
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee, WI 53212

Unless otherwise requested, please send only one copy of plans and reports. To speed processing, correspondence should reference the BRRTS and FID numbers (if assigned) shown at the top of this letter.

Additional Information for Site Owners:

Information to help you select a consultant, and materials on controlling costs, understanding the cleanup process, and choosing a site cleanup method are enclosed. In addition, *Fact Sheet 2, Voluntary Party Remediation and Exemption from Liability* provides information on obtaining the protection of limited liability under s. 292.15, Stats.

Financial Assistance:

Reimbursement from the Petroleum Environmental Cleanup Fund (PECFA) may be available for some of the costs of cleaning up contamination from eligible petroleum storage tanks. Please refer to the enclosed information sheet entitled "*Information about PECFA*" for more information on eligibility and regulations for this program. For more information on the PECFA program, please call the Department of Commerce at 608-266-2424 or visit their web site at:

<http://www.commerce.state.wi.us/COM/Com-Petroleum.html>. Funding is also available for cleanup at some drycleaning sites.

Call the DNR Victoria Stovall, Program Assistant at (414) 263-8688 for more information on eligibility or visit the RR web site. <http://www.dnr.state.wi.us/org/aw/rr>. You may also contact this person for all other questions regarding this letter.

Thank you for your cooperation.

Sincerely,



Victoria Stovall
Program Assistant
Remediation & Redevelopment Program
Southeast Region

- Enclosures: 1. Fact Sheet
2. Selecting a consultant
3. Fact Sheet 2, VPLE
4. Env. Services Contractors List
5. Inf. About PECFA Fact Sheet

c: Virendras Velma– Axis Consulting, LLC.
WDNR SER Files