

DEC 1 8 2004

Fax Notification For Hazardous Substance Discharge  
(Non-Emergency Only)

Form 4400-225 (07/03) Page 1 of 2

Emergency Discharges / Spills should be reported via the 24-Hour Hotline: 1-800-943-0003

Notice: Hazardous substance discharges must be reported immediately according to the "Spills Law", s. 292.11 Wis. Stats., Section NR 706.05(1)(b), Wis. Adm. Code, requires that hazardous substance discharges are to be reported by one of three methods: telephoning the Department (toll free Spill Hotline number above), telefaxing a report to the Department or visiting a Department office in person. If you choose to notify the Department by telefax, you should use this form to be sure that all necessary information is included. However use of this form is not mandatory. Under s. 292.99, Wis. Stats., the penalty for violating the reporting requirements of ch. 292 Wis. Stats., shall be no less than \$10 nor more than \$5000 for each violation. Each day of continued violation is a separate offense. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than program administration. However, information submitted on this form may also be made available to requesters under Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.). Confirmatory laboratory data should be included with this form, to assist the DNR in processing this Hazardous Substance Release Notification.

Complete this form. TYPE or PRINT LEGIBLY. FAX it to the appropriate DNR region (see next page) IMMEDIATELY upon discovery of a potential release from (check one):

- Underground Petroleum Storage Tank System
- Aboveground Petroleum Storage Tank System
- Dry Cleaner Facility (DERP eligibility based on:  Facility owner/operator  Property owner of licensed facility)
- Other - Describe: SALVAGE YARD.

TO DNR, ATTN: R & R Program Assistant

(Area Code) FAX Number  
(414) 263-8483

1. Discharge reported by:

|   |                                 |                   |
|---|---------------------------------|-------------------|
| Name                                      | Firm                            | Date FAXed to DNR |
| JASON BARTLEY                             | ENV. DEVELOPMENT SOLUTIONS INC. |                   |
| Mailing Address                           | (Area Code) Phone Number        |                   |
| 6637 N. SIDNEY PLACE, MILWAUKEE, WI 53209 | (414) 228-9810                  |                   |

2. Site Information

Name of site at which discharge occurred. Include local name of site/business, not responsible party name, unless a residence / vacant property  
 FORMER CHUDNOW PROPERTY use FID 241772630

Location: Include 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  
 5401/5425 W. STATE ST.

Municipality (City, Village, Township) Specify municipality in which the site is located, not mailing address/city  
 MILWAUKEE, WI

County: MILWAUKEE Legal Description: NE 1/4, NW 1/4, Section 26 Tn 7 Range 21 E  or W

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

Responsible Party Name: Business or owner name that is responsible for cleanup. If more than one, list all Attach additional pages as necessary  
 STATE STREET LLC

Reported in compliance with s. 292.11(2), Wis. Stats., by a local government exempt from liability under s. 292.11(9)(e), Wis. Stats. For more information see [http://www.dnr.state.wi.us/org/aw/rr/liability/muni\\_1.html](http://www.dnr.state.wi.us/org/aw/rr/liability/muni_1.html)

|                                    |                |       |          |
|------------------------------------|----------------|-------|----------|
| Contact Person Name (if different) | Phone Number   |       |          |
| Jim Smith                          | (414) 454-0255 |       |          |
| Mailing Address                    | City           | State | ZIP Code |
| 657 S. 72 <sup>ND</sup> ST.        | MILWAUKEE      | WI    | 53214    |

**4. Hazardous Substance Impact Information**

Identify hazardous substance discharged (check all that apply):

**METALS**

- Arsenic
- Chromium
- Lead
- Mercury
- Metals (specify): RCRA

**SOLVENTS**

- Solvent-Chlorinated
- Solvent-Non Chlorinated
- PERC
- VOC's

**INDUSTRIAL CHEMICALS**

- Ammonia
- Cyanide
- Paint
- PCB's
- VOC's
- Fertilizers
- Pesticide/Herbicide/Insecticide(s)
- Leachate
- RCRA Hazardous Waste

**PETROLEUM**

- Diesel/Fuel Oil
- Engine Oil/Waste Oil
- Mineral/Transmission/Hydraulic Oil
- Gasoline (Pb/Non-Pb/Unknown)
- Jet Fuel/Kerosene
- MTBE
- VOC's
- PAH's/SVOC
- Petroleum-Unknown Type
- Other (specify): \_\_\_\_\_
- Unknown

Impacts to the environment (enter "K" for known/confirmed or "P" for potential for all that apply)

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Air Contamination                       | <input type="checkbox"/> Contamination in Right of Way        | <input type="checkbox"/> Sanitary Sewer Contamination  |
| <input type="checkbox"/> Co-contamination                        | <input checked="" type="checkbox"/> Direct Contact            | <input checked="" type="checkbox"/> Soil Contamination |
| <input type="checkbox"/> Concrete/Asphalt                        | <input type="checkbox"/> Expanding Plume                      | <input type="checkbox"/> Storm Sewer Contamination     |
| <input type="checkbox"/> Contained/Recovered                     | <input type="checkbox"/> Fire Explosion Threat                | <input type="checkbox"/> Surface Water Contamination   |
| <input type="checkbox"/> Contamination Within 1 Meter of Bedrock | <input type="checkbox"/> Free Product                         | <input type="checkbox"/> Within 100 ft of Private Well |
| <input type="checkbox"/> Contaminated Private Well               | <input checked="" type="checkbox"/> Groundwater Contamination | <input type="checkbox"/> Within 1000 ft of Public Well |
| <input type="checkbox"/> Contaminated Public Well                | <input type="checkbox"/> Off-Site Contamination               |  |
| <input type="checkbox"/> Contamination in Fractured Bedrock      | <input type="checkbox"/> Other                                |  |

Contamination was discovered as a result of:

- Tank closure assessment
  - Site assessment
  - Other - Describe: PREVIOUS OWNER SITE WORK
- Date: \_\_\_\_\_ Date: 12-02 / 3-02

Lab results:

- Lab results will be faxed upon receipt
  - Lab results are attached
- SEE ATTACHED LETTER. SUMMARY LETTER/CLOSURE REQUEST WILL BE SUBMITTED TO DNR AFTER ADDL INVESTIGATION.*

Additional Comments: Include a brief description of immediate actions taken to halt the release and contain or cleanup hazardous substances that have been discharged.

ADDITIONAL INVESTIGATION AND REMEDIAL ACTION (CAPING) IS PROPOSED FOR SITE.

FAX numbers to report non-emergency releases in DNR's five regions are as follows:

**Northeast Region (920-492-5859); Attention - RR Program Assistant:**

Brown, Calumet, Door, Fond du Lac (*except City of Waupun - see South Central Region*), Green Lake, Kewaunee, Manitowoc, Marinette, Marquette, Menominee, Oconto, Outagamie, Shawano, Waupaca, Waushara, Winnebago Counties

**Northern Region (715-365-8932); Attention - RR Program Assistant:**

Ashland, Barron, Bayfield, Burnett, Douglas, Forest, Florence, Iron, Langlade, Lincoln, Oneida, Polk, Price, Rusk, Sawyer, Taylor, Vilas, Washburn Counties

**South Central Region (608-275-3338); Attention - RR Program Assistant:**

Columbia, Dane, Dodge, Fond du Lac (*City of Waupun only*), Grant, Green, Iowa, Jefferson, Lafayette, Richland, Rock, Sauk Counties

**Southeast Region (414-263-8483); Attention - RR Program Assistant:**

Kenosha, Milwaukee, Ozaukee, Racine, Sheboygan, Walworth, Washington, Waukesha Counties

**West Central Region (715-839-6076); Attention - RR Program Assistant:**

Adams, Buffalo, Chippewa, Clark, Crawford, Dunn, Eau Claire, Jackson, Juneau, LaCrosse, Marathon, Monroe, Pepin, Pierce, Portage, St. Croix, Trempealeau, Vernon, Wood Counties





December 10, 2004

Ms. Victoria Stovall  
Program Assistant  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King Jr. Dr.  
Post Office Box  
Milwaukee, WI 53212

RE: Release Notification and Proposed Work Plan for the Former Chudnow  
Property Located at 5401/5425 W. State Street in Milwaukee, Wisconsin  
— EDS Project No. 041104

Dear Ms. Stovall:

On behalf of Mr. Jim Smith of State Street LLC (current property owner), Environmental & Development Solutions Inc. (EDS) submits the attached discharge notification form for the above-referenced site. This letter presents a brief project background and discussion of the investigation activities, and outlines proposed additional investigation/remediation activities.

#### Project Background

The subject site is located at 5401-5425 West State Street, and is approximately 1 acre. The subject site was formerly utilized as a salvage yard, and had been for at least the past 60 years. *past use*

Site Investigation (SI) activities were previously conducted at the subject site on behalf of the former property owner, Mr. Robert Chudnow. The SI activities included four probeholes advanced under the direction of Arcadis in December 2000, and eleven soil borings (three of which were completed as groundwater monitoring wells) under the direction of Midwest Engineering Services (MES) in March 2002. The results of the SI activities indicate that petroleum impacts associated with a former underground storage tank (UST) are present at the site.

The results also indicate that shallow soil impacts including several volatile organic compounds (VOCs) and metals (chromium, lead, and arsenic) are also present the site.

Perched water was encountered at approximately 10.5 to 13 feet below ground surface (bgs). The local groundwater flow direction is anticipated to be to the south toward the Menomonee River located approximately 300 feet south of the subject site. The sampling results of the perched water indicate that the VOCs and metals were below their respective enforcement standards (ESs), with the exception of two compounds (vinyl chloride and selenium). Vinyl chloride was only detected in one soil sample, and according to the former owner, the property to the north/northwest has been impacted with chlorinated solvents. The typical parent chlorinated compounds are absent from the water samples. Because vinyl chloride (a natural breakdown compound) was present in the upgradient water samples, but absent in the upgradient soil samples, the groundwater impacts are likely originating from an off-site source.

← gw flow

The subject site was purchased by State Street LLC in approximately October 2003. Additional soil sampling from five probeholes was conducted shortly after in January 2004 to further evaluate the site. The results of the additional investigation were consistent with the previous work in that the soil impacts detected above standards were detected within the top four feet bgs. EDS has been retained to complete the investigation activities and document the remediation at the site.

### Remedial Action Plan

Based on the field and analytical results collected from the site to date, shallow soil impacts exist at the subject site within the top 4 feet bgs. The shallow impacts are not affecting the perched groundwater, which is present at 10 to 13 feet bgs. The most cost-effective and technically feasible remedial alternative is to cap the shallow soil impacts. Therefore, an asphalt cap will be installed at the subject site to prevent potential direct contact issues as well as mitigate the infiltration of surface water through the impacts. This remedial approach may require that a deed restriction and maintenance plan be recorded for the



property. In order to prepare the site for the remedial action and a closure request, EDS is preparing to conduct additional investigation activities.

Additional Investigation

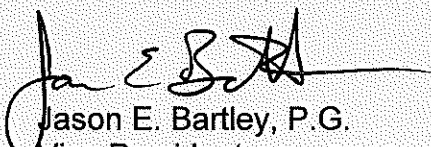
As mentioned above, EDS believes that an appropriate course of remedial action is to cap the areas of impacts to eliminate the threat of direct contact and minimize surface water infiltration. Additional groundwater sampling will be conducted to define the on-site extents of the impacts, in particular in the vicinity of the former UST, to further evaluate receptors, and to provide sufficient information to request site closure from the DNR. Since the petroleum impacts appear to be a result from a release from an eligible UST, remedial action costs associated with the petroleum release are likely eligible for reimbursement under the Petroleum Environmental Cleanup fund act (PECFA) program.

EDS is proposing to advance five additional probeholes, and install three additional groundwater monitoring wells. Following the additional investigation activities, EDS will prepare a summary letter and/or closure request, if appropriate. The letter will include summary tables and diagrams from the current and previous investigations.

If you have any questions or comments regarding this submittal, please contact us at (414) 228-9810.

Respectfully,

***Environmental & Development Solutions, Inc.***

  
Jason E. Bartley, P.G.  
Vice President

  
Richard W. Frieseke, P.E.  
President

Cc: Mr. Jim Smith, State Street LLC

Attachments  
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