

Boettcher, Andrew F

From: Tom Mueller [tjmuellerjr@temco-llc.com]
Sent: Tuesday, May 02, 2006 3:10 PM
To: Boettcher, Andrew F
Subject: Fw: Request To Place Soil From Six Points/Farmers Market To the Lime Pit Property
Attachments: Letter - WDNR - Request for approval for off-site disposal - May 2, 2006.pdf; West Allis - Toldt Phase II - Estimated Volumes of Excess Fill and Native Soil - March 2006.pdf; 700 Properties - Figure 6.pdf; 700 Properties - Soil - DRO - May 2, 2006.pdf; 700 Properties - Soil - Metals - May 2, 2006.pdf; 700 Properties - Soil - PAH - May 2, 2006.pdf; 700 Properties - Soil - PCB - May 2, 2006.pdf; 700 Properties - Soil - VOC - May 2, 2006.pdf; Lime Pit - Figure 5.pdf

Andy, here is a copy of the letter and attachments send to Victoria Stovall today.

Thank you,

-Tom, Jr.-

Review
by 5/17

Thomas J. Mueller, Jr.
 The Environmental Management Company LLC
 tjmuellerjr@temco-llc.com
 (262) 675-6000
 (262) 675-6170 fax

----- Original Message -----

From: Tom Mueller
To: Stibal, John
Cc: Schloss, Patrick ; Toldt, Helmut ; McElligot, Thomas ; Maierle, Mike ; Treter, Mark
Sent: Tuesday, May 02, 2006 2:56 PM
Subject: Re: Request To Place Soil From Six Points/Farmers Market To the Lime Pit Property

Gentleman:

Attached please find a letter to the WDNR concerning Request for Approval for Off-site Disposal of Contaminated Soil From the "700 Series" Properties At A Response Action Site (Lime Pit Property). Included are six tables and two figures.

Thank you and please contact Jeff Hosler with any questions directly at (262) 675-6206.

-Tom, Jr.-

Thomas J. Mueller, Jr.
 The Environmental Management Company LLC
 tjmuellerjr@temco-llc.com
 (262) 675-6000
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05/02/2006

TEMCO

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC

May 2, 2006

Ms. Victoria Stovall
Environmental Program Associate
Wisconsin Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee, WI 53212

RE: Request for Approval for Off-site Disposal of Contaminated Soil From The "700 Series" Properties At A Response Action Site (Lime Pit Property) ~ West Allis, Wisconsin

Dear Ms. Stovall:

On behalf of the City of West Allis Community Development Authority (CDA), THE ENVIRONMENTAL MANAGEMENT COMPANY LLC (TEMCO) requests WDNR approval to dispose contaminated soil fill to be excavated from the "700 Series" Properties at the Lime Pit property.

The "700 Series" Properties are located in West Allis, Wisconsin and are bounded by West National Avenue on the north, West Mitchell Street on the south, South 66th Street on the east, and a railroad spur right-of-way on the west. The Lime Pit property is located approximately 0.5 mile south of the "700 Series" Properties and is bounded by the Union Pacific railroad trackbed on the north, the City of West Allis Fire Station #2 on the south, Becher Place on the east, and South 67th Place and St. Augustine Catholic Church and School on the west.

Both the "700 Series" Properties and the Lime Pit property are owned by the City of West Allis CDA. The above referenced WDNR approval is requested to facilitate redevelopment of the "700 Series" Properties, which require net export of on-site soil to accommodate underground parking facilities. Approximately 13,500 cubic yards of soil fill contaminated with low levels of PAH will require disposal at an off-site location.

The Lime Pit property is currently being prepared for future light industrial redevelopment. The only soil contamination on the Lime Pit property which exceeds RCL's (recommended) are PAH compounds, which are widely distributed throughout the site. The highest PAH levels occur in shallow soil fill in the former lime slurry pit areas (southwestern corner of the site and the south eastern and eastern areas of the site).

The West Allis CDA seeks WDNR approval under WAC NR 718.13 to place the soil fill from the "700 Series" Properties contaminated with low levels of PAH compounds on the Lime Pit property in the former lime slurry pit areas. A summary of the quality and quantity of soil to be exported from the "700 Series" Properties, together with the relevant analytical data table and site figures, is included in this submittal.

A summary of the distribution of contaminants in shallow soil at the "700 Series" Properties follows:

- Volatile Organic Compounds (reference Table 1 and Figure 6)
 - Soil with PVOC generic RCL exceedances in northwestern part of the site removed to off-site commercial biotreatment.
 - PVOC contamination at SB-24 (2.5' - 4' bgs) below generic RCL.
 - Low level chlorinated VOC (CVOC) contamination at SB-22 (1' - 4' bgs) associated with former floor drain inside east end of former Hall Steel building - estimated maximum 100 cubic yards of CVOC contaminated soil to be disposed at commercial landfill.
 - Low level CVOC contamination at SB-19 (1' - 2' bgs) likely associated with surficial discharge of parts/metal cleaner in the former R&B steel machining operations area - estimated maximum 50 cubic yards of CVOC contaminated soil to be disposed at commercial landfill.
- Diesel Range Organics (reference Table 2 and Figure 6)
 - Soil in the northwestern part of the site with DRO levels exceeding the generic RCL removed to off-site commercial biotreatment.
- Polyaromatic Hydrocarbons (reference Table 3 and Figure 6)
 - Soil with recommended RCL exceedances of PAH compounds and thin layer of foundry sand, where present, are contained in the upper five (5) feet of the soil profile at the site. The only exceptions encountered are soil in the northwestern part of the site which has been removed to off-site commercial biotreatment and one (1) soil sample collected from SB-42 (5.5' - 6.5' bgs), which contained PAH slightly in excess of the recommended RCL.
 - The soil volume estimates shown in Table 6 include removal of all soil excavated for underground parking and building foundations during future site redevelopment beneath all five (5) of the buildings to be constructed on the site. The shallow soil which exceeds recommended RCL for PAH will be transported, placed, spread, and compacted at the Lime Pit site within the former lime pit area shown on Figure 5. This soil volume totals approximately 13,500 cubic yards. The underlying soil volume requiring excavation has contaminant levels below RCL and will be managed as unrestricted fill.

Ms. Victoria Stovall

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- Metals (reference Table 4 and Figure 6)
 - Arsenic levels in shallow soil vary from below detection limits to low single-digit mg/kg levels typical of urban soils in southeastern Wisconsin. These levels are generally considered background values.
 - Soil represented by the arsenic and lead levels at SB-3 in Table 4 (from Phase II ESA of Property No. 704) and soil represented by arsenic levels at SB-20, SB-34, and SB-42 will be placed at the Lime Pit site.
- Polychlorinated Biphenyls
 - PCB was not detected in soil samples collected from the petroleum impacted area in the northwestern part of the site or in soil samples collected from areas of the site in which industrial operations were formerly located.

Also attached is a Lime Pit Property figure showing the area where the soil fill will be placed, spread, and compacted. The accompanying soil contaminant distribution figure shows the high levels of PAH compounds in the former lime slurry pit areas. The northeast corner of the site, which was a former lime slurry pit area, has been reserved from filling temporarily. The City of West Allis is planning to place high capacity sanitary and storm sewer trunk lines on the Lime Pit property along the north property boundary in 2006. Relevant information concerning soil and groundwater conditions at the Lime Pit Property is contained in the Site Investigation Report prepared and submitted to WDNR by TEMCO in March 2006.

TEMCO has evaluated the soil fill placement plan with the requirements of WAC NR 718.13 (2) through (9), and believes the plan conforms with all of the listed conditions.

Placement of contaminated soil fill from the 6 Points/Farmers Market Redevelopment Project on the nearby Lime Pit site will be very beneficial to redevelopment of both properties. Excess soil from the 6 Points/Farmers Market properties represents a portion of the fill needed to level the Lime Pit site prior to redevelopment.

The Remedial Action Plan for the Lime Pit property will specify placement of a cap over areas containing PAH contaminants in the direct contact zone above recommended industrial RCL's. These areas include virtually all of the former lime slurry pit areas and small portions of the central, western and northern parts of the site. The site capping will likely take the form of industrial buildings, pavement above parking lots and walkways, and clay soil in landscape areas.

Ms. Victoria Stovall

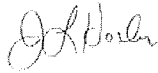
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Please contact the undersigned with questions or if further information is needed. Thank you for your assistance in facilitating this important redevelopment project in the City of West Allis.

Sincerely,

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC



Jeffrey L. Hosler
Senior Hydrogeologist
Principal

Enclosures

cc: Mr. John F. Stibal, Director, Department of Development, City of West Allis
Mr. Patrick Schloss, Community Development Manager, City of West Allis
Mr. Thomas P. McElligot, Milwaukee Office, Quarles & Brady LLP
Mr. Michael S. Maierle, PE, Area Manager, Arcadis
Mr. Helmut Toldt, Principal, Toldt Development
Mr. Mark C. Treter, Esq., Treter Law Office

Table 1
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Soil Sample Analytical Results - Volatile Organic Compounds (VOC)
Six Points / Farmers Market ~ 700 Properties - West Allis, Wisconsin
All Contaminants Shown In mg/kg (milligrams per kilogram) • Only Contaminants With Detects Shown

Sample ID	Sample Date	Feet (bgs)	Benzene	sec-Butyl benzene	n-Butyl benzene	1,2-DCA	Ethyl benzene	Isopropyl benzene	p-Iso propyl toluene	Methy lene chloride	Naph thalene	n-Propyl benzene	Tetra chloro ethene	Toluene	1,1,1-TCA	TCE	1,2,4-TMB	1,3,5-TMB	Chloro meth ane	Vinyl Chloride	Xylenes
700 Properties																					
SB-1	06/19/02	4 - 8	6.1	1.9	8	<0.025	22	3.7	1.5	<0.025	20	11	<0.025	1.4	<0.025	<0.025	30	18	<0.025	<0.025	52.8
SB-2	06/19/02	4 - 8	0.03	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-3	06/19/02	8 - 12	.13	1.2	5.8	<0.25	41	3	0.620	<0.25	19	11	<0.25	75	<0.25	<0.25	62	10	<0.25	<0.25	164
SB-4	06/19/02	8 - 12	1	0.08	0.36	<0.025	2.2	230	44	<0.025	2.3	0.86	<0.025	0.78	<0.025	<0.025	2.5	0.81	<0.025	<0.025	5
SB-5	06/19/02	4 - 8	1.2	0.14	0.66	<0.025	2.9	0.32	0.094	<0.025	1.7	1.1	<0.025	0.4	<0.025	<0.025	5.3	1.8	0.065	<0.025	10.3
SB-6	06/19/02	8 - 12	0.28	0.083	0.27	<0.025	0.94	0.22	0.093	<0.025	1	0.69	<0.025	0.1	<0.025	<0.025	0.32	0.38	<0.025	<0.025	0.8
SB-7	06/19/02	0 - 4	<0.025	<0.025	0.035	<0.025	0.034	<0.025	<0.025	<0.025	0.19	0.029	<0.025	0.034	<0.025	<0.025	0.079	<0.025	<0.025	<0.025	1.08
SB-8	06/19/02	4 - 8	5.7	2	7.6	<0.25	44	4.4	4.6	<0.25	27	13	<0.25	32	<0.25	<0.25	61	21	<0.25	<0.25	148
SB-9	06/19/02	4 - 8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-10	06/19/02	4 - 8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-11	06/19/02	8 - 12	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-12	06/19/02	0 - 4	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-13	06/20/02	4 - 8	0.18	0.080	0.250	<0.025	0.390	0.130	0.039	<0.025	0.350	0.390	<0.025	<0.025	<0.025	<0.025	0.290	0.190	<0.025	<0.025	0.420
SB-14	06/20/02	4 - 8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-15	06/20/02	4 - 8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-19	06/20/02	1 - 2	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.048	<0.025	<0.025	<0.025	0.220	0.031 [†]	0.037	<0.025	<0.025	<0.025	<0.050
SB-20	10/19/04	3.5-4.0	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.052*	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-21	10/19/04	2.5-4.0	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.056*	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-22	10/23/04	1 - 4	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.041 [†]	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-22	10/23/04	4 - 8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
Residual Contaminant Levels			0.0055	-	-	0.0049	2.9	-	-	-	0.4 [†]	-	-	1.5	-	-	-	-	-	-	4.1

† = recommended RCL Bold & Outlined = exceeds RCL Bold & Italics = exceeds NR 746.06(2)(b) Table 1 levels (indicators of potential free product) or NR 746.06(2)(c) Table 2 levels (indicates unsafe for human contact)
J = Analyte detected between LOD and LOQ * Possible lab contamination reported by lab

April 26, 2006

Table 1
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Soil Sample Analytical Results - Volatile Organic Compounds (VOC)
Six Points / Farmers Market ~ 700 Properties - West Allis, Wisconsin
All Contaminants Shown In mg/kg (milligrams per kilogram) • Only Contaminants With Detects Shown

Sample ID	Sample Date	Feet (bgs)	Benzene	sec-Butyl benzene	n-Butyl benzene	1,2-DCA	Ethyl benzene	Isopropyl benzene	p-Iso propyl toluene	Methyl chloride	Naphthalene	n-Propyl benzene	Tetra chloro ethene	Toluene	1,1,1-TCA	TCE	1,2,4-TMB	1,3,5-TMB	Chloro methane	Vinyl Chloride	Xylenes
SB-22	10/23/04	9 - 10	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
SB-23	01/05/05	0.5-1.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.031	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-23	01/05/05	7 - 8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-24	01/05/05	2.5-4	<0.025	0.45	0.305	<0.025	0.061	0.27	0.758	<0.025	0.099	0.589	<0.025	<0.025	<0.025	<0.025	8.710	0.424	<0.025	<0.025	0.130
SB-24	01/05/05	7 - 8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-46		2 - 4	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
SB-47		1.5-2.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
Residual Contaminant Levels			0.0055	-	-	0.0049	2.9	-	-	-	0.4†	-	-	1.5	-	-	-	-	-	-	4.1

† = recommended RCL Bold & Outlined = exceeds RCL Bold & Italics = exceeds NR 746.06(2)(b) Table 1 levels (indicators of potential free product) or NR 746.06(2)(c) Table 2 levels (indicates unsafe for human contact)
J = Analyte detected between LOD and LOQ * Possible lab contamination reported by lab

April 26, 2006

Table 2
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Soil Sample Analytical Results ~ Diesel Range Organics (DRO)
700 Properties ~ Six Points / Farmers Market ~ West Allis, Wisconsin
All Contaminants Shown In mg/kg (milligrams per kilogram)

Sample ID	Sample Date	Feet (bgs)	DRO (mg/kg)
Property #704			
SB-3	9/12/01	1 - 2	31
Property #705			
SB-1	06/19/02	4 - 8	120
SB-2	06/19/02	4 - 8	<10
SB-3	06/19/02	8 - 12	150
SB-4	06/19/02	8 - 12	<10
SB-5	06/19/02	4 - 8	12
SB-6	06/19/02	8 - 12	<10
SB-7	06/19/02	0 - 4	540
SB-8	06/19/02	4 - 8	350
SB-9	06/19/02	4 - 8	<10
SB-10	06/19/02	4 - 8	<10
SB-11	06/19/02	8 - 12	<10
SB-12	06/19/02	0 - 4	<10
SB-13	06/20/02	4 - 8	<10
SB-14	06/20/02	4 - 8	<10
SB-15	06/20/02	4 - 8	<10
SB-19	06/20/02	1 - 2	<10
SB-20	10/19/04	3.5 - 4.0	<10
Residual Contaminant Level (RCL)			250

bgs = below ground surface

outlined = exceeds RCL

May 2, 2006

Table 2
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Soil Sample Analytical Results ~ Diesel Range Organics (DRO)
700 Properties ~ Six Points / Farmers Market ~ West Allis, Wisconsin
All Contaminants Shown In mg/kg (milligrams per kilogram)

Sample ID	Sample Date	Feet (bgs)	DRO (mg/kg)
SB-21	10/19/04	2.5 - 4.0	<10
SB-22	10/23/04	1 - 4	100
SB-23	01/05/05	7 - 8	138
SB-24	01/05/05	7 - 8	<10
Residual Contaminant Level (RCL)			250

bgs = below ground surface

outlined = exceeds RCL

May 2, 2006

Table 3
 THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
 Soil Sample Analytical Results - PolyAromatic Hydrocarbons (PAH)
 Six Points / Farmers Market ~ 700 Properties, West Allis, Wisconsin
 All Contaminants Shown In mg/kg (milligrams per kilogram)

Sample ID	Sample Date	Depth (feet bgs)	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene	
Property #705																					
SB-1	06/19/02	4 - 8	<0.21	<0.21	<0.17	<0.27	<0.30	<0.21	<0.41	<0.40	<0.19	<0.38	<0.21	<0.21	<0.35	2.4	5.3	14.0	0.13 ^J	<0.29	
SB-19	06/20/02	1 - 2	<0.041	<0.042	0.038 ^J	0.093^J	0.11^J	0.12^J	0.10 ^J	0.10 ^J	0.16	<0.076	0.22	<0.041	<0.069	0.084 ^J	0.10 ^J	0.057 ^J	0.23 ^J	0.17 ^J	
SB-20	10/19/04	5 - 6	<0.041	<0.042	<0.034	<0.054	<0.059	<0.041	<0.082	<0.079	<0.038	<0.076	<0.042	<0.041	<0.069	<0.037	<0.072	<0.040	<0.020	<0.058	
SB-22	10/23/04	1 - 4	<0.041	<0.042	<0.034	<0.054	<0.059	<0.041	<0.082	<0.079	<0.038	<0.076	<0.042	<0.041	<0.069	<0.037	<0.072	<0.040	0.025 ^J	<0.058	
SB-23	01/05/05	0.5 - 1.5	<0.041	<0.042	<0.034	0.071 ^J	0.064^J	0.096^J	<0.082	<0.079	0.102 ^J	<0.076	0.134	<0.041	<0.069	<0.037	<0.072	<0.040	0.128	0.143 ^J	
SB-24	01/05/05	0.5 - 1.5	<0.041	<0.042	0.096 ^J	1.52	1.5	1.86	0.378	1.25	1.8	0.194^J	1.11	<0.041	0.413	<0.037	<0.072	0.047 ^J	0.509	1.58	
SB-25	03/13/06	2 - 3	0.043 ^J	0.057 ^J	0.201	0.601	0.539	0.913	0.302	0.321	0.549	0.079	1.400	0.074	0.258	0.043	0.036 ^J	0.035 ^J	0.686	1.020	
SB-25	03/13/06	6 - 7	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011	
SB-26	03/13/06	4 - 5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011	
SB-26	03/13/06	5.5 - 6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	0.0096 ^J	<0.0085	<0.014	<0.020	<0.011	0.015 ^J	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011	
SB-27	03/13/06	3.5 - 5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011	
SB-27	03/13/06	5.5 - 6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011	
SB-28	03/13/06	5.5 - 6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011	
SB-29	03/13/06	5.5 - 6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011	
SB-30	03/13/06	5.5 - 6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011	
SB-31	03/13/06	4 - 5	<0.017	<0.019	0.016 ^J	0.095	0.071	0.264	0.081	0.064	0.157	0.021^J	0.172	<0.0095	0.061	0.022 ^J	0.017 ^J	<0.017	0.111	0.141	
SB-31	03/13/06	6 - 7	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011	
SB-32	03/13/06	5.5 - 6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011	
SB-33	03/13/06	4 - 5	<0.017	0.048 ^J	0.051	0.395	0.446	1.070	0.332	0.272	0.484	0.104	0.806	0.032	0.239	0.097	0.087	0.081	0.525	0.553	
SB-33	03/13/06	7 - 8	<0.017	<0.019	<0.011	0.015 ^J	<0.0081	0.018 ^J	<0.0085	<0.014	<0.020	<0.011	0.027	<0.0095	<0.0095	<0.011	<0.012	<0.017	0.011 ^J	0.029 ^J	
SB-34	03/13/06	4 - 5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011	
Suggested Residual Contaminant Level			GW	38	0.7	3000	17	48	360	6800	870	37	38	500	100	680	23	20	0.4	1.8	8700
			DC-NI	900	18	5000	0.088	0.0088	0.088	1.8	0.88	8.8	0.0088	600	600	0.088	1100	600	20	18	500
			DC-I	60000	360	300000	3.9	0.39	3.9	39	39	390	0.39	40000	40000	3.9	70000	40000	110	390	30000

GW = groundwater pathway DC-NI = direct contact pathway, non-industrial J = Analyte detected between LOD and LOQ DC-I = direct contact pathway, industrial
 Bolded & Outlined = Exceeds 1 or more of the Suggested Residual Contaminant Levels

April 26, 2006

Table 3
 THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
 Soil Sample Analytical Results - PolyAromatic Hydrocarbons (PAH)
 Six Points / Farmers Market ~ 700 Properties, West Allis, Wisconsin
 All Contaminants Shown In mg/kg (milligrams per kilogram)

Sample ID	Sample Date	Depth (feet bgs)	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene
SB-34	03/13/06	5.5 - 6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	0.014 ^J	<0.011
SB-35	03/13/06	0.5 - 1.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-35	03/13/06	4 - 5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-36	03/13/06	1 - 2	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-36	03/13/06	5 - 6	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-37	03/13/06	2 - 3	<0.017	<0.019	0.024 ^J	0.105	0.081	0.181	0.104	0.051	0.200	0.030^J	0.253	0.020 ^J	0.073	0.091	0.115	0.072	0.340	0.223
SB-37	03/13/06	5.5 - 6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-38	03/13/06	1.5 - 2.5	0.120	0.089	0.512	0.859	0.842	1.230	0.458	0.332	0.791	0.088	2.350	0.225	0.383	0.039	0.029 ^J	0.056	1.460	1.750
SB-38	03/13/06	5.5 - 6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-39	03/13/06	5.5 - 6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-40	03/13/06	2.5 - 3.5	<0.017	0.021 ^J	0.071	0.393	0.421	0.852	0.251	0.252	0.549	0.061	0.813	0.021 ^J	0.213	0.044	0.039	0.099	0.266	0.770
SB-40	03/13/06	7 - 8	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-41	03/13/06	3 - 4	0.027 ^J	<0.019	0.043	0.195	0.308	0.517	0.224	0.148	0.295	0.033^J	0.450	0.017 ^J	0.192	0.025 ^J	0.022 ^J	0.036 ^J	0.211	0.370
SB-41	03/13/06	5.5 - 6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-42	03/13/06	3 - 4	<0.017	0.030 ^J	0.022 ^J	0.083	0.081	0.253	0.095	0.067	0.157	0.019^J	0.324	0.014 ^J	0.076	0.067	0.030 ^J	0.028 ^J	0.202	0.229
SB-42	03/13/06	5.5 - 6.5	<0.017	<0.019	<0.011	0.013 ^J	0.011^J	<0.0075	<0.0085	<0.014	<0.020	<0.011	0.015 ^J	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-43	03/15/06	2 - 3	<0.017	<0.019	<0.011	<0.012	<0.0081	0.015 ^J	<0.0085	<0.014	0.028 ^J	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	0.054	0.053
SB-43	03/15/06	5.5 - 6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	0.012 ^J	<0.0085	<0.014	0.012 ^J	<0.011	0.034	<0.0095	<0.0095	<0.011	<0.012	<0.017	0.014 ^J	0.025 ^J
SB-44	03/15/06	2 - 3	0.055	0.023 ^J	0.164	0.466	0.408	0.772	0.294	0.273	0.609	0.039	1.510	0.054	0.259	0.017 ^J	0.013 ^J	0.023 ^J	0.869	1.390
SB-44	03/15/06	6 - 7	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-45	03/15/06	2 - 3	0.023 ^J	<0.019	0.053	0.175	0.139	0.418	0.150	0.149	0.332	0.025^J	0.674	0.018 ^J	0.121	<0.011	<0.012	<0.017	0.320	0.546
SB-45	03/15/06	5.5 - 6.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
Suggested Residual Contaminant Level	GW DC-NI DC-I	38 900 60000	0.7 18 360	3000 5000 300000	17 0.088 3.9	48 0.0088 0.39	360 0.088 3.9	6800 1.8 39	870 0.88 39	37 8.8 390	38 0.0088 0.39	500 600 40000	100 600 40000	680 0.088 3.9	23 1100 70000	20 600 40000	0.4 20 110	1.8 18 390	8700 500 30000	

GW = groundwater pathway DC-NI = direct contact pathway, non-industrial J = Analyte detected between LOD and LOQ DC-I = direct contact pathway, industrial
 Bolded & Outlined = Exceeds 1 or more of the Suggested Residual Contaminant Levels

April 26, 2006

Table 3
 THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
 Soil Sample Analytical Results - PolyAromatic Hydrocarbons (PAH)
 Six Points / Farmers Market ~ 700 Properties, West Allis, Wisconsin
 All Contaminants Shown In mg/kg (milligrams per kilogram)

Sample ID	Sample Date	Depth (feet bgs)	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene
SB-46		2 - 4	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-46		5 - 7	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-47		1.5 - 2.5	<0.017	<0.019	<0.011	<0.012	<0.0081	<0.0075	<0.0085	<0.014	<0.020	<0.011	<0.0074	<0.0095	<0.0095	<0.011	<0.012	<0.017	<0.0089	<0.011
SB-47		5.5 - 6.5	<0.017	<0.019	0.020 ^J	<0.012	<0.0081	0.012 ^J	<0.0085	<0.014	<0.020	<0.011	0.013 ^J	<0.0095	<0.0095	<0.011	<0.012	<0.017	0.019 ^J	<0.011
Suggested Residual Contaminant Level	GW	38	0.7	3000	17	48	360	6800	870	37	38	500	100	680	23	20	0.4	1.8	8700	
	DC-NI	900	18	5000	0.088	0.0088	0.088	1.8	0.88	8.8	0.0088	600	600	0.088	1100	600	20	18	500	
	DC-I	60000	360	300000	3.9	0.39	3.9	39	390	390	0.39	40000	40000	3.9	70000	40000	110	390	30000	

GW = groundwater pathway DC-NI = direct contact pathway, non-industrial J = Analyte detected between LOD and LOQ DC-I = direct contact pathway, industrial
 Bolded & Outlined = Exceeds 1 or more of the Suggested Residual Contaminant Levels

April 26, 2006

Table 4
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
700 Properties ~ Six Points / Farmers Market ~ West Allis, Wisconsin ~ Soil Analytical Results Table: Metals
All contaminants shown in mg/kg (milligrams per kilogram)

Sample ID	Sample Date	Depth (feet bgs)	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
Property #704										
SB-3 ⁽¹⁾	9/12/01	1 - 2	3.4	589	<1.2	13	484	0.092	3.6 ^J	<3.0
Property #705										
SB-19	06/20/02	1 - 2	<0.6	88	<0.7	21	31	0.037	<2.5	5.6
SB-20	10/19/04	5 - 6	1.9	120	1.2	32	14	0.039	<0.72	0.36
SB-22	10/23/04	1 - 4	<0.60	120	1.0	41	2.0	<0.024	6.0	<0.30
SB-26	03/13/06	4 - 5	<0.015	NA	NA	NA	14	NA	NA	NA
SB-26	03/13/06	5.5 - 6.5	<0.015	NA	NA	NA	17	NA	NA	NA
SB-27	03/13/06	5.5 - 6.5	4.9	NA	NA	NA	8.4	NA	NA	NA
SB-33	03/13/06	7 - 8	1.6^J	NA	NA	NA	19	NA	NA	NA
SB-34	03/13/06	4 - 5	1.2	NA	NA	NA	17	NA	NA	NA
SB-37	03/13/06	5.5 - 6.5	3.1	NA	NA	NA	7.6	NA	NA	NA
SB-40	03/13/06	7 - 8	2.3	NA	NA	NA	13	NA	NA	NA
SB-42	03/13/06	3 - 4	5.9	NA	NA	NA	29	NA	NA	NA
SB-46		2 - 4	4.7^J	NA	NA	NA	17	NA	NA	NA
SB-47		1.5 - 2.5	5.1	NA	NA	NA	17	NA	NA	NA
Residual Contaminant Levels		NI	0.039		8	16,000	50			
		I	1.6	---	510	---	500	---	---	---

NI = non-industrial I = industrial NA = not analyzed Bold & Outlined = Exceeds RCL

⁽¹⁾ From Phase II ESA of property no. 704. Location is inside building footprint of Building N in the site redevelopment plan.

Table 5
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
700 Properties ~ Six Points / Farmers Market ~ West Allis, Wisconsin
Soil Analytical Results Table: PolyChlorinated Biphenyls (PCB)
All Contaminants Shown in mg/kg (milligrams per kilogram)

Sample ID	Sample Date	Depth (feet bgs)	Aroclor 1016	Aroclor 1221	Aroclor 1232	Aroclor 1242	Aroclor 1248	Aroclor 1254	Aroclor 1260
Property #705									
SB-1	06/19/02	4 - 8	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002
SB-19	06/20/02	1 - 2	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002
SB-22	10/23/04	1 - 4	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
Residual Contaminant Levels									
<small>April 7, 2006</small>									

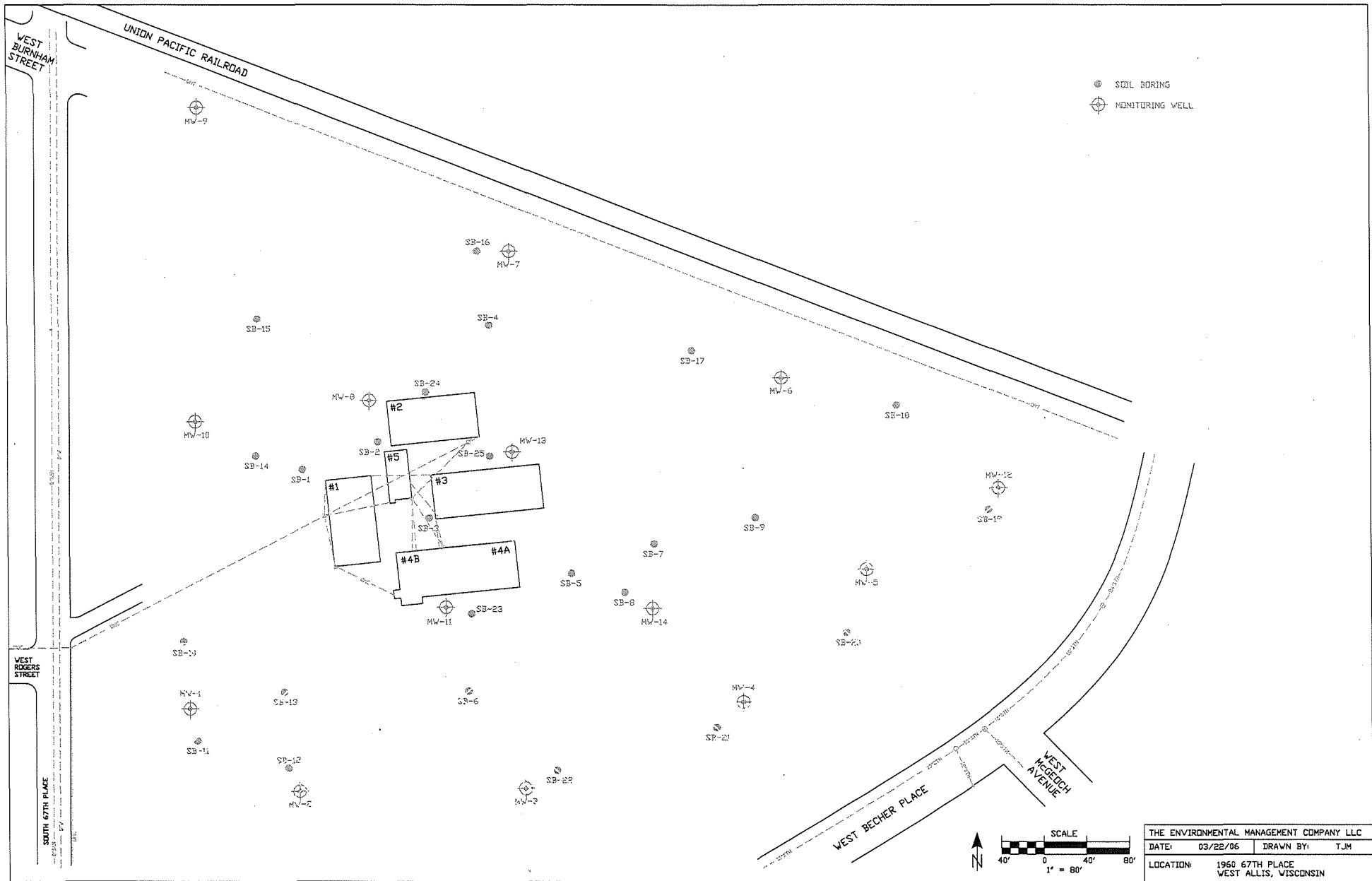
Table 6
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
City of West Allis
Six Points / Farmers Market Redevelopment Project
Phase II (700 Properties)
Estimated Volumes of Excess Fill ⁽¹⁾ and Excess Native Soil (Cubic Yards)
March 2006

Location ⁽²⁾	Contaminated Fill Volume (Lime Pit Placement)	Contaminated Fill Volume (Landfill Disposal)	Clean Soil Volume (Unrestricted Disposal)
Building N Area	2,420	0	2,420
Building P Area	0	100	7,600
Building Q Area	3,460	0	3,460
Building R ⁽³⁾ Area	4,160	50	2,770
Building T Area	3,460	0	3,460
Totals	13,500	150	19,710

⁽¹⁾ Excess fill/soil volume estimates do not include any allowance for areas between building excavations. It is assumed inter-building areas will be capped by pavement or landscaping.

⁽²⁾ See attached Figure 6.

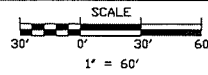
⁽³⁾ Estimated volumes are the remaining soil in the building excavation footprint (southern part of building) following completion of excavation of petroleum contaminated soil on 705 property (northern part of building).



THE ENVIRONMENTAL MANAGEMENT COMPANY LLC	
DATE: 03/22/06	DRAWN BY: TJM
LOCATION: 1960 67TH PLACE WEST ALLIS, WISCONSIN	

LEGEND

- SOIL BORING
- ⊗ MONITORING WELL
- ⊗ REMOVED MONITORING WELL



THE ENVIRONMENTAL MANAGEMENT COMPANY LLC		
DATE:	03/24/06	DRAWN BY: TJM
LOCATION:	6633-39 W. NATIONAL AVE WEST ALLIS, WISCONSIN	

FIGURE 6
SIX POINTS/FARMERS MARKET
REDEVELOPMENT PROJECT
PHASE II: BUILDING OVERLAY

