

**Return completed form with attachments to:**  
 Wisconsin Department of Natural Resources  
 Remediation and Redevelopment Program  
 PO Box 7921  
 Madison, WI 53707-7921

**Brownfields Assessment and Cleanup  
 Grants: Application for Petroleum  
 Eligibility Determination**

Form 4400-304 (3/14)

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Fax: 608-267-7646

[dnr.wi.gov/topic/Brownfields/](http://dnr.wi.gov/topic/Brownfields/)

**Notice:** Use this form to request a site-specific eligibility determination for use of U.S. Environmental Protection Agency Brownfields Grant funds for assessment or cleanup of petroleum contamination. Personally identifiable information collected will be used to prepare the determination and will also be accessible by request under Wisconsin's Open Record law. [ss.19.31 - 19.69, Wis. Stats.]. Applications must be "complete" in order to be processed.

**Instructions:** Complete the following application to receive a State of Wisconsin eligibility determination for use of EPA Brownfields Grant funds for assessment or cleanup of petroleum contamination. Fill out one application per property and send to: Christine Haag at [christine.haag@wisconsin.gov](mailto:christine.haag@wisconsin.gov). The "Submit by Email" button above will create an email with the correct address.

**Section 1: Applicant\* Information**

Consulting Firm Name (if applicable)

Stantec Consulting Services Inc.

Contact Name Last	First	MI	Title	
Byers	Harris	L	Brownfields Project Manager	
Mailing Address		City	State	ZIP Code
12075 Corporate Parkway Suite 200		Mequon	WI	53092
Phone Number (incl. area code)	Fax Number (incl. area code)	Email		
(414) 581-6476	(262) 241-4901	harris.byers@stantec.com		

**Determination Letter Recipient** (i.e. name of municipality)

City of Manitowoc, Wisconsin

Contact Name Last	First	MI	Title	
Sparacio	Nicolas		Community Development Director	
Mailing Address		City	State	ZIP Code
900 Quay Street		Manitowoc	WI	54220
Phone Number (incl. area code)	Fax Number (incl. area code)	Email		
(920) 686-6930		nsparacio@manitowoc.org		

**EPA Cooperative Agreement Grantee, if different than above** (i.e. county planning commission or economic development authority)

Contact Name Last	First	MI	Title	
Mailing Address		City	State	ZIP Code
Phone Number (incl. area code)	Fax Number (incl. area code)	Email		

**Section 2: General Site Information**

Site Name	County		
1512 Washington Street	Manitowoc		
Site Address	City	State	ZIP Code
1512 Washington Street	Manitowoc	WI	54220
Size (acres)	DNR BRRTS Numbers (if known)		
3.72	02-36-545108 (open); 03-36-000085 & 03-36-274209 (closed)		
Tax Parcel Number(s)	Federal fiscal year for the assessment or cleanup award		
052.000.246.000.00	CWA - FY15		
DNR Project Manager Name (if known)			
Tauren Beggs			

\* For the purposes of receiving a petroleum eligibility determination, an "Applicant" includes those entities that: 1. Received an area-wide EPA assessment or cleanup grant; 2. Are applying for an EPA site-specific assessment or cleanup grant; 3. Are applying for a petroleum grant or loan from the Ready for Reuse program.

# Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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## Section 3: Site Description

1. Past Land Uses of the Site - Indicate if the sources of petroleum contamination or wastes are Known "K" or Suspected "S":

Gas Station	Industrial K	Residential
Service Station	Commercial	Pipeline
Bulk Plant	Agricultural Co-op	Salvage Yard
Terminal Storage	Coal Gas Manufacturer	Other - Specify _____
Foundry K	Utility	Past land uses of the site are unknown <input type="checkbox"/>

2. Describe the historical and current use of the site, including associated years:

As described in the Stantec (2016b) Phase I ESA, initial development of the property appears to have occurred between 1878 and 1893, at which time, the property was occupied by a tannery and 6 apparent residential structures. By 1906, the property consisted of 13 individual residential dwellings and associated automobile garages, a tannery, and a small aluminum manufacturing plant. By 1921, residential structures were removed and most the property occupied by a large industrial facility utilized for the manufacturing of aluminum goods. Continued development of the property for industrial use as a multi-story aluminum goods manufacturing facility occurred between 1906 and 1912 and again between 1912 and 1929. Industrial operations continued at the Site until at least 1986 by the Mirro Aluminum Manufacturing Company. The property was transferred multiple times after industrial operations ceased at the Site. The property was ultimately sold to EJ Spirtas Manitowoc, LLC on June 2, 2006. Ownership of the property was transferred to the Community Development Authority of the City of Manitowoc through condemnation on June 29, 2016. The Site is currently vacant. Multiple sources of petroleum impacts are suspected.

3. Does or did the site have a fuel storage tank(s)?  Yes, if so how many? 14  No  Unknown

- If yes, please provide details on the status of the tank(s) from DATCP tank database found at [http://datcp.wi.gov/Consumer/Hazardous\\_Materials\\_Storage\\_Tanks/](http://datcp.wi.gov/Consumer/Hazardous_Materials_Storage_Tanks/). Attach a site map with the location of current and historic ASTs and USTs.

Historic petroleum storage area(s) (for sites where tanks have been removed):

Removed Tanks					
DATCP Tank ID #	AST or UST?	Capacity	Historic Contents (enter A, B, etc.)		
360700194	UST	1,000	A	Diesel	A. Diesel
360700721	UST	250	A	Diesel	B. Fuel Oil
360700848	UST	10000	A	Diesel	C. Gasoline
360700849	UST	10000	A	Diesel	D. Kerosene
360700850	UST	1000	A	Diesel	E. Used Motor Oil
					F. Other (describe)

Current petroleum storage areas (for sites with tanks currently in place):

Tanks in Place					
DATCP Tank ID #	AST or UST?	Capacity	Historic Contents (enter A, B, etc.)		
UNK	UST	4,406 (?)	B	Fuel Oil	A. Diesel
UNK	UST	4,406 (?)	B	Fuel Oil	B. Fuel Oil
					C. Gasoline
					D. Kerosene
					E. Used Motor Oil
					F. Other (describe)

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Status of Tanks in Place		
DATCP Tank ID #	Current Status (enter A, B, etc.)	
		A. In Use
		B. Abandoned with product
		C. Abandoned without product
		D. Closed - filled with inert materials
		E. Closed - in place
		F. Other (describe)

4. Has petroleum contamination been confirmed at the site?  Yes     No     Inconclusive

- If yes, describe previous assessment activities, associated dates and which contaminants were found:  
Multiple prior investigations have identified residual petroleum impacts at the Site associated with USTs (BRRTS No. 03-36-000085 and 03-36-274209) and likely attributable to releases from hydraulic presses/machinery: ES&T (2005) Phase II ESA, AECOM (2009) Phase II ESA; OTIE (2011) Site Investigation; and Symbiont (2016) Site Investigation. Recent due diligence investigations by Stantec (2016 a - 2016p) have continued to identify potential petroleum releases to the Site.

- If no, why is petroleum contamination suspected?

- What are the areas of concern at the site where petroleum contamination is known or suspected?  
As noted in the Stantec (2016j) Inspection of Subsurface Service Tunnel Network, a plume of light non-aqueous phase liquid (LNAPL) is present on the north/central portion of the Site. The source of the LNAPL is likely a former sand pit reportedly used to manage waste hydraulic fluid in the Heavy Press Area. Additional discrete releases to building materials are possible due to the use of portable small hydraulic presses in industrial operations throughout the buildings.

5. For which activities will the EPA assessment or cleanup grant be used?

- |  |   |
|--|---|
| <input type="checkbox"/> Phase I Site Assessment             | <input checked="" type="checkbox"/> NR 716 Site Investigation |
| <input checked="" type="checkbox"/> Phase II Site Assessment | <input type="checkbox"/> Clean up: NR 722 and 724 Cleanup     |
| <input type="checkbox"/> Other – Specify: _____              |   |

**Section 4: Use of Other Federal Funds**

1. Has the site received LUST trust fund monies for assessment or cleanup?     Yes     No

- If yes, please provide details:

2. Is the site currently subject to a response under the Oil Pollution Act (OPA)?     Yes     No

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**Section 5: Judgements, Claims, Actions or Suits (Note: if a responsible party is identified through any of the three criteria below, the site is not eligible to use petroleum assessment or cleanup funds.)**

1. Has a responsible party been identified for the site through either:

- An unresolved judgment rendered in a court of law or an administrative order that would require any party (including the applicant) to assess, investigate, or clean up the site?  Yes  No
- An unresolved enforcement action by federal or state authorities that would require any party (including the applicant) to assess, investigate or clean up the site?  Yes  No
- An unresolved citizen suit, contribution action or other third party claim brought against the current or immediate past owner for the site that would, if successful, require either party to assessment, investigation or cleanup the site?  Yes  No

**Section 6: Acquisition Method by Current Owner**

1. Who currently owns this site?

- Name: Community Development Authority of the City of Manitowoc
- On what date was the property acquired? 06/28/2016
- By what method was the property acquired?
  - Involuntary Acquisition:
    - Tax foreclosure
    - Condemnation
    - Escheat
    - Slum or blight proceeding under ch. 32, Wis. Stats.
  - Lender foreclosure of a security interest
  - Other Acquisition:
    - Simple purchase
    - Transfer
    - Donation
    - Other (specify): \_\_\_\_\_

*Note: If the site was last acquired through an involuntary acquisition method or lender foreclosure of a security interest, skip to Section 8. If the site was last acquired through "other acquisition", please continue to Section 7.*

**Section 7: Determination of Viable Responsible Party**

The state is required to determine that there is no viable responsible party that can address the contamination at the site. For the purposes of this petroleum eligibility determination, the state must affirm that:

- The current and immediate past owner did not dispense or dispose of, or own the subject property during the dispensing or disposal of any petroleum contamination at the site;
- Did not exacerbate the petroleum contamination at the site; and
- Took reasonable steps\* with regard to the petroleum contamination at the site.

*\*For the purposes of determining petroleum brownfield grant eligibility, "reasonable steps with regard to contamination at the site" includes, as appropriate: stopping continuing releases, preventing threatened future releases, and preventing or limiting human, environmental, or natural resource exposure to earlier petroleum or petroleum product releases.*

Applicants are responsible for providing complete information in their proposal that demonstrates that the activities for which they seek funding have no viable responsible party.

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1. Current Owner:

- Describe on-site operations during the time of current ownership, particularly as it relates to use of petroleum ASTs, USTs and containers.

The CDA has maintained compliance with continuing obligations under CERCLA, including maintaining the engineered barriers/institutional controls at the Site related to petroleum UST/ASTs. Due diligence investigations have continued (Stantec, 2016 a-p) and remaining petroleum materials bulked and characterized for waste disposal.

- Is the property leased to an operator (another person or business)?  Yes  No

- Identify whether the current owner (please describe):

- Dispensed or disposed of any petroleum products on the site:

The current owner has not dispensed or disposed of petroleum on the Site.

- Owned the subject property during the dispensing or disposal by an operator of any petroleum products at the site:

The current owner did not own the Site while an operator dispensed or disposed of petroleum products at the Site.

- Did not exacerbate the contamination at the site:

The current owner has not exacerbated petroleum impacts at the Site.

- Took *reasonable steps*\* with regard to the contamination at the site:

- Yes, reasonable steps were taken.

Please describe the actions the owner took to satisfy the "reasonable steps" criteria:

The CDA has maintained compliance with continuing obligations under CERCLA, including maintaining the engineered barriers/institutional controls at the Site related to petroleum UST/ASTs. Remaining petroleum materials have been bulked into proper DOT drums and characterized for waste disposal.

- No, reasonable steps were not necessary. Please explain:

- Contamination is not confirmed

- Known or suspected sources of contamination were removed (i.e. storage tank)

- Other (please describe): \_\_\_\_\_

2. Immediate Past Owner:

- Name of immediate past owner: EJ Spirtas Manitowoc, LLC

- Date range of years of ownership: 2006-2016

- Describe the operations on site during the ownership of the immediate past owner, particularly as it relates to petroleum ASTs, USTs and containers:

Known petroleum USTs/ASTs were all closed prior to 2006. Subsurface residual petroleum impacts and petroleum releases to building materials at the Site appear to be largely associated with prior industrial operations at the Site, which ceased in 1986.

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- Was the property leased to an operator (another person or business)?  Yes  No

- Identify whether the immediate past owner (please describe):

- Dispensed or disposed of any petroleum products on the site:

Subsurface residual petroleum impacts and petroleum releases to building materials at the Site appear to be largely associated with prior industrial operations at the Site, which ceased in 1986. However, minor releases of petroleum to concrete appear to have occurred during demolition activities conducted by the prior owner.

- Owned the subject property during the dispensing or disposal by an operator of any petroleum products at the site:

No records have been identified indicating the former owner owned the property while an operator dispensed or disposed of petroleum products at the Site.

- Did not exacerbate the contamination at the site:

Known petroleum USTs/ASTs were all closed prior to 2006. Subsurface residual petroleum impacts and petroleum releases to building materials at the Site appear to be largely associated with prior industrial operations at the Site, which ceased in 1986. No records have been identified suggesting the past owner exacerbated this contamination.

- Took *reasonable steps*\* with regard to the contamination at the site:

- Yes, reasonable steps were taken.

Please describe the actions the owner took to satisfy the "reasonable steps" criteria:

The previous owner appears to have maintained the engineered barriers/institutional controls related to closed petroleum ASTs/USTs. The previous owner reportedly completed several environmental investigation/remediation phases of work at the Site.

- No, reasonable steps were not necessary. Please explain:

- Contamination is not confirmed

- Known or suspected sources of contamination were removed (i.e. storage tank)

- Other (please describe): \_\_\_\_\_

**3. Financial Viability:**

- If the current or immediate past owner is identified as a responsible party for the petroleum contamination on site, provide information in Attachment F that demonstrates why the party does not have the financial capability to satisfy their obligations under federal or state law to assess the property, including the resources consulted to determine a responsible party's financial status. In general, the Department and US EPA will consider ongoing businesses or companies (corporations, LLCs, partnerships, etc.) and governmental entities to be viable.

**Section 8: Actions by the EPA Assessment Grant Recipient (i.e. Cooperative Agreement Recipient)**

1. Has the EPA Assessment or Cleanup Grant recipient dispensed or disposed of or owned the property during the dispensing or disposal of petroleum product at the site?  Yes  No
2. Has the EPA Assessment or Cleanup Grant recipient exacerbated the contamination at the site?  Yes  No
3. Did the EPA Assessment or Cleanup Grant recipient take reasonable steps\* with regard to contamination at the site?  Yes  No

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**Section 9: Subject to Resource Conservation and Recovery Act (RCRA)**

1. Is the site subject to a corrective action order under RCRA S9002(h)?  Yes  No

**Section 10: Required Attachments**

Please include the following with your eligibility determination request:

- A. Current photographs of site
- B. Site map - Note location of any past or current ASTs, USTs, or other petrol-related containers
- C. Aerial photo of site
- D. Previous assessment information, if available: Phase I and II on disk
- E. Documentation of acquisition method if the site was last acquired through involuntary acquisition or lender foreclosure
- F. Information that demonstrates why a responsible party does not have the financial capability to satisfy their obligations under federal or state law to assess the property (if a responsible party is identified). See page 8

**Section 11: Self-Certification**

I certify that information in this application and all its attachments are true and correct and in conformity with applicable Wisconsin Statutes.

Harris Byers  
Completed By

10/19/2015  
Date

# Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination

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## Attachment F: Determining Whether a Responsible Party is Viable

If a responsible party is identified for the site, the Department must determine whether that party is viable. If any such party is determined to be viable, then the petroleum-contaminated site is not eligible for funding.

- In general, the department and US EPA will consider ongoing businesses or companies (corporations, LLCs, partnerships, etc.) and governmental entities to be viable. A defunct or insolvent company and an individual responsible party will be deemed not viable, unless there is information suggesting that the assumption is not appropriate in a particular case.
- An Applicant seeking to determine the financial status (i.e. the viability) of a responsible party should consider consulting the following resources and any other resources it may deem useful to make this determination:
  - Responsible Party (i.e. tax returns, bank statements, financial statements)
  - Federal, State and Local Records (i.e. regulatory records, Secretary of State databases, property/land records)
  - Public and Commercial Financial Databases (i.e. Lexus/Nexus, Dun & Bradstreet reports, Internet search engines)

Applicants are responsible for explaining what steps it took to determine a responsible party's financial status and why the information presented indicates that the responsible party is not viable:

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\*\* Excerpted from Appendix 1 of EPA's Guidelines for Brownfields Assessment Grants



## **Petroleum Eligibility for 1512 Washington St; Manitowoc, Wisconsin**

Per the directions provided in Section 10 of WDNR Form 4400-304; the following supplemental documentation is provided to support the petroleum eligibility determination for 1512 Washington Street in Manitowoc, Wisconsin.

### **Table of Contents of Supporting Documentation**

- A – Site Photographs
- B – Site Maps
- C – 2014 Orthophotograph
- D – Prior Reports (Stantec, 2016a - 2016p)
- E – Current Deed
- F – Financial Documentation

# ATTACHMENT A

## SITE PHOTOGRAPHS



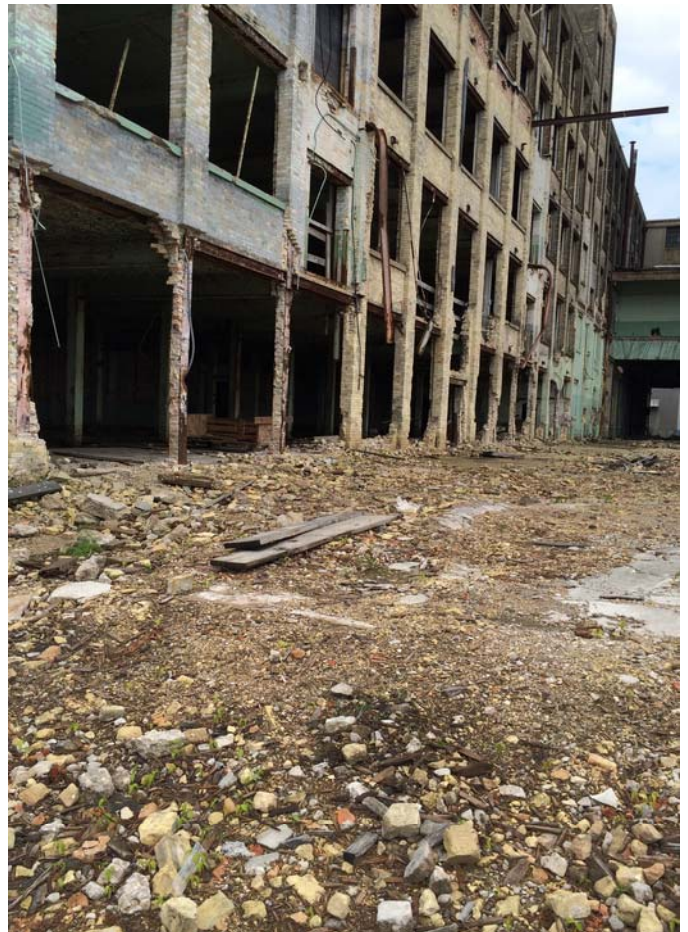
#1 - Fiew of NE Building



#2 - View of 15th Street, looking south from Franklin St.



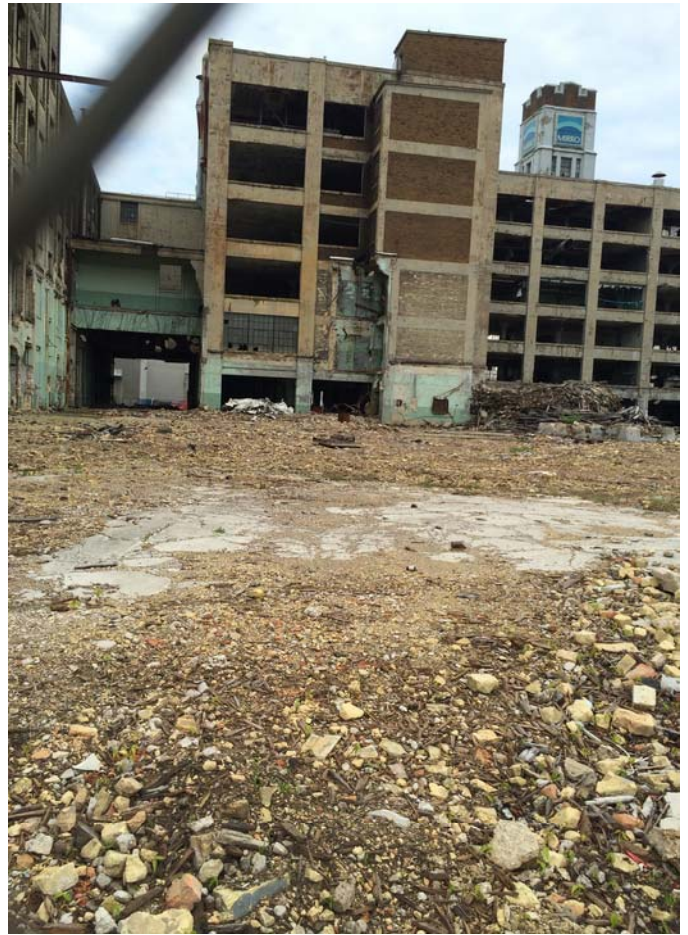
#3 - View of sidewalk on N. side of Site



#4 - View of Site, looking E/SE from 15th St



#5 - View of Site, looking east from 15th St



#67 - View of Site, looking east from 15th St



#6 - View of Site, looking E/NE from 15th St



#7 - View of Site, looking SE from 15th St



#8 - View of Site, looking E/SE from 15th St



#9 - View of Site, looking E/NE from 15th St



#10 - View of north side of Site, looking S/SW from Franklin St



#11 - View of building exterior on north side of property



#12 - View of 16th St, looking S from Franklin St



#13 - View of northwest portion of Site, looking SE



#15 - View of NE Building looking S along 16th



#16 - View of northwest building exterior



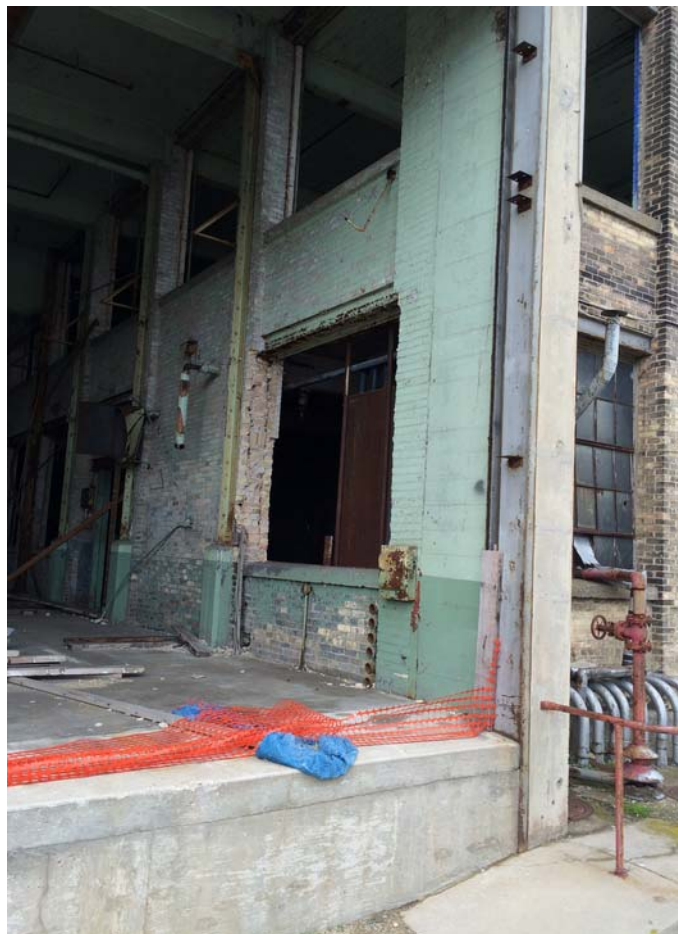
CLEARANCE 13' 6"



#17 - View of N loading dock and bldg interior, looking east from 16th St



#18 - View of bldg interior, looking east from 16th St



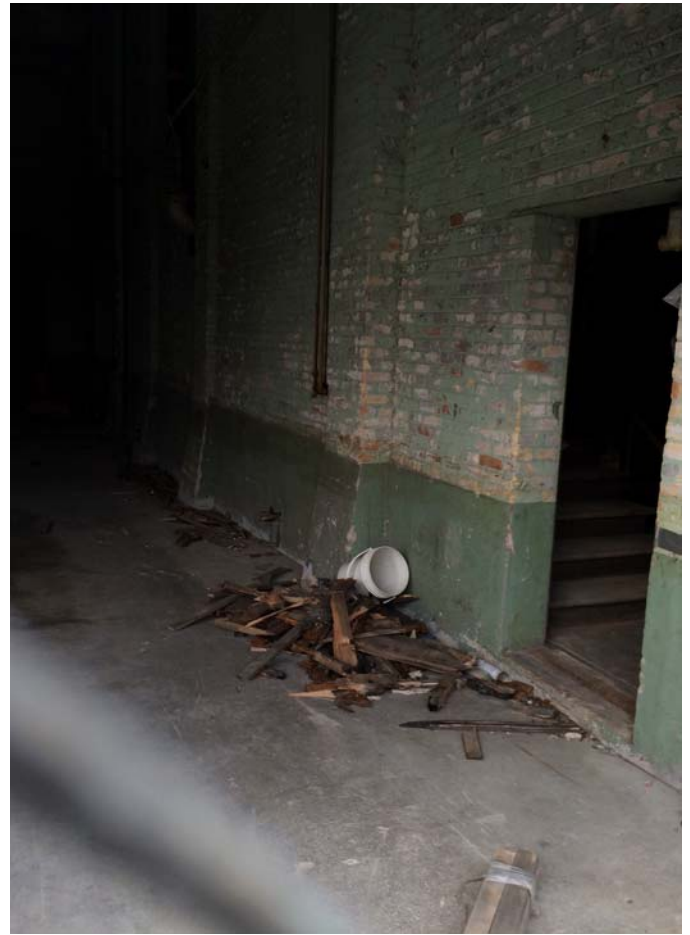
#19 - View of bldg interior, looking east from 16th St



#20 - View of west side of south building, looking S along 16th St



#21 - View of S loading dock, looking east from 16th St



#22 - View of bldg interior, looking east from 16th St



#23 - View of south side of building



#24 - Panoramic of Site looking E/NE from Washington Street





#25 - View of 15th St, looking N from Washington St



#26 - View of building, looking north from Washington St



#27- View of south building, looking west from 15th St



#28 - Stained concrete wall and floor in tunnel network



Stantec Consulting Services Inc.  
12075 Corporate Parkway, Suite 200 Mequon WI 53092

July 28, 2016

**Attention: Mr. Nicolas Sparacio, AICP**

Community Development Director  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220-4543

**Reference: Photographic Documentation of Former Mirro Building Current Ground Floor Features  
1512 Washington Street  
Manitowoc, Wisconsin  
USEPA Cooperative Agreement No. BF-00E01529-0  
Stantec Project No. 193703139**

Dear Mr. Sparacio:

Based on our observations during the ground penetrating radar (survey conducted on July 27, 2016, Stantec has prepared a collection of photographs of the ground floor of the vacant multi-story partially-demolished former Mirro industrial buildings located at 1512 Washington Street, Manitowoc, Wisconsin (Site or Property).

This collection is somewhat unique in that access to the individual photographs is through the attached PDF basemap of the Property. The grey numbered boxes on the basemap are photograph locations. Each photograph location is linked a folder on a Stantec FTP site containing photographs taken the specific location. Simply click the blue box outlining a photograph location on Figure 1 and the photographs will appear in your web browser. The FTP Site will remain active until at least September 30, 2017.

Table 1 is attached and provides notes related to each photograph location.

Table 2 summarizes Stantec's specific observations related to drums/totes/buckets/vats remaining on the ground floor of the buildings. Although these potential sources are small and do not appear to pose an immediate threat, Stantec recommends characterizing and disposing of these materials to prevent a future possible release.

We trust this information meets your needs. Please feel free to contact me at 414-581-6476 if you have any questions or concerns.

**STANTEC CONSULTING SERVICES INC.**

Harris L. Byers  
Brownfields Project Manager  
[Harris.Byers@stantec.com](mailto:Harris.Byers@stantec.com)  
(414) 581-6476

**STANTEC CONSULTING SERVICES INC.**

Hiedi A. Waller, P.E.  
Environmental Engineer  
[Hiedi.Waller@stantec.com](mailto:Hiedi.Waller@stantec.com)



July 28, 2016

Mr. Nicolas Sparacio

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**Reference: Photographic Documentation of Former Mirro Building Current Ground Floor Features  
1512 Washington Street  
Manitowoc, Wisconsin  
USEPA Cooperative Agreement No. BF-00E01529-0  
Stantec Project No. 193703139**

## **LIMITATIONS**

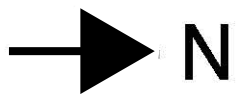
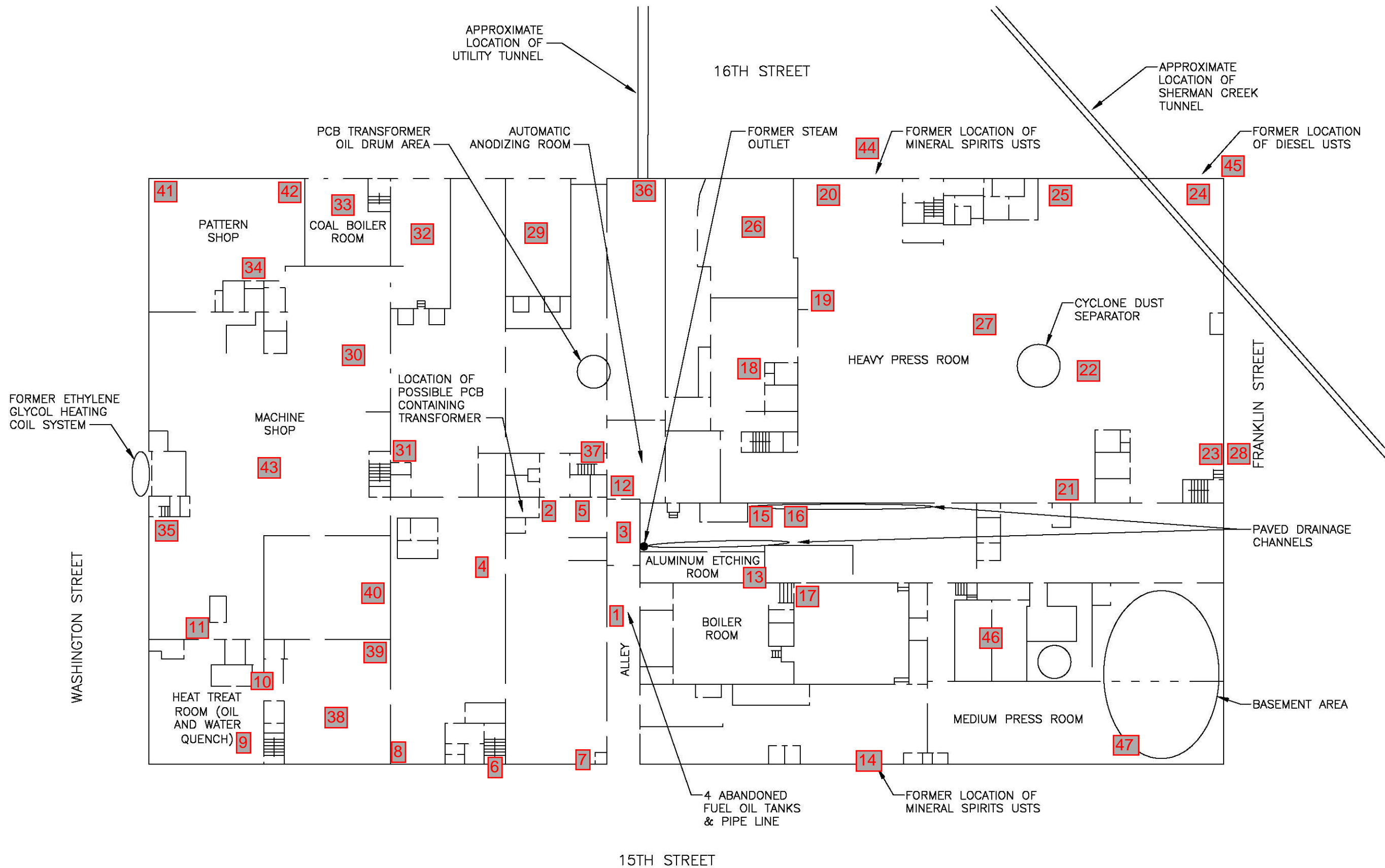
Stantec's observations, findings, and opinions should not be considered as scientific certainties, but only as opinion based on our professional judgment concerning the significance of the data reviewed in developing this site specific sampling and analysis plan. Specifically, Stantec cannot represent that the Site does not contain any hazardous or toxic materials or other latent conditions beyond that observed by Stantec during the course of the investigation. Additionally, due to limitations of this investigation process and the necessary use of data furnished by others, Stantec and its subcontractors cannot assume liability if actual conditions differ from the information presented in this report.

Enclosures:

Figure

Tables

**FIGURE**



**Ground Floor Plan**

# ATTACHMENT B

## SITE MAPS

## Attachment B - Table of Contents

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Figure 1 – Results of a geophysical survey using ground penetrating radar and electromagnetic surveying techniques. The survey identified two USTs abandoned in place. For more details, see Stantec (2016g) in Attachment D.

Figure 2 – Illustrates the locations of USTs previously located at the Site. For more details, see Stantec (2016b) in Attachment D.

Figure 3 – Illustrates the locations and horizontal extents of apparent petroleum stains/releases to building materials on the ground floor. For more details, see Stantec (2016h) in Attachment D.

Figures 4 – 7 – Illustrates the approximate extent of apparent petroleum stains/releases to building materials on upper floors. For more details, see Stantec (2016h) in Attachment D.

Figure 8 – Illustrates the horizontal extent of previously detected light non-aqueous phase liquid at the Site. Figure 4 also illustrates the location/orientation of the subsurface service tunnel network and illustrates the location of apparent petroleum impacts to the tunnel network.

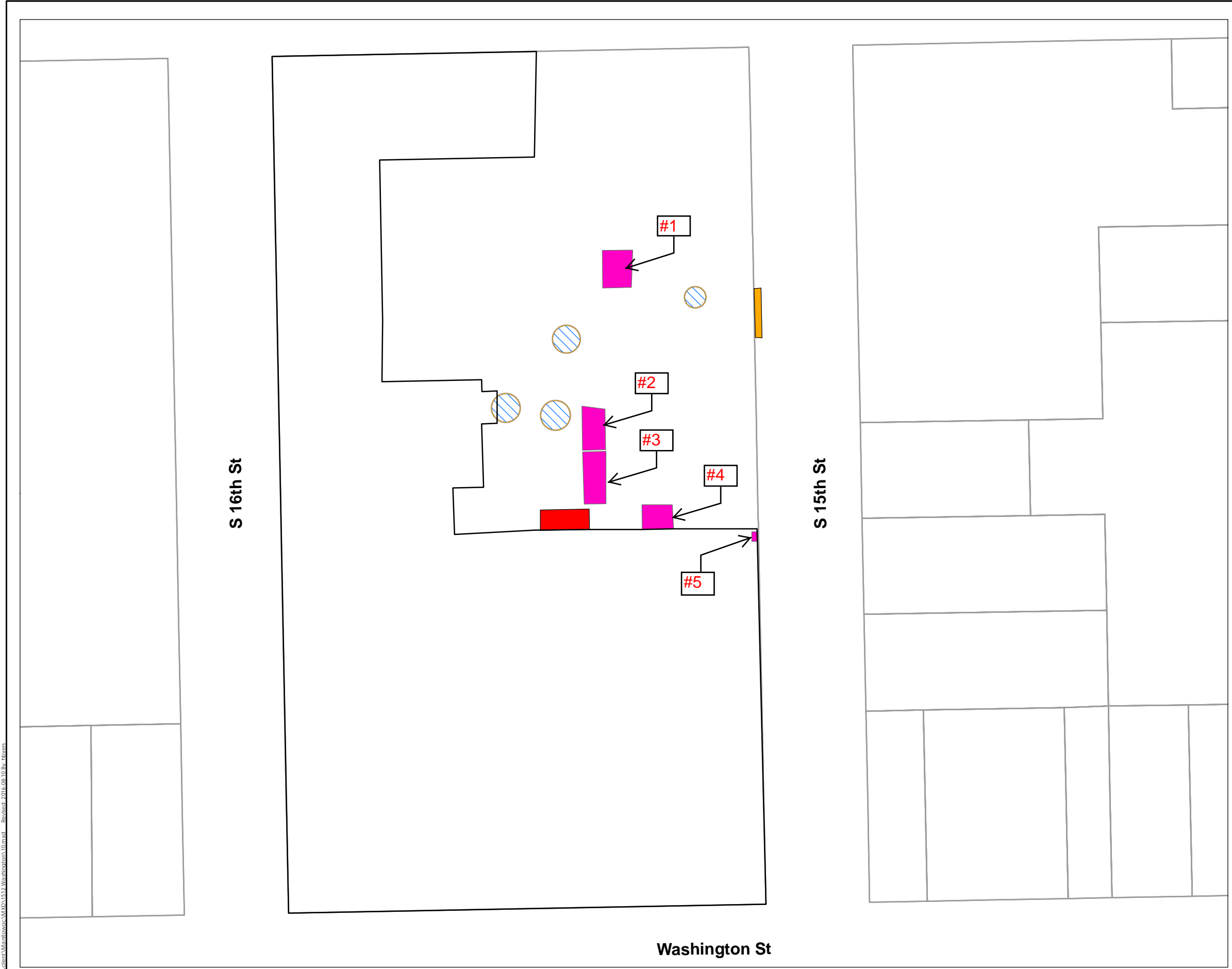


Figure No. 1  
 Title **Figure 1**  
**Subsurface Anomalies**  
 Client/Project  
 City of Manitowoc  
 USEPA Brownfield Assessment Grant  
 Hazardous Substances  
 1937003931  
 Prepared by HLB on 5-24-16  
 0 25 50 100 Feet

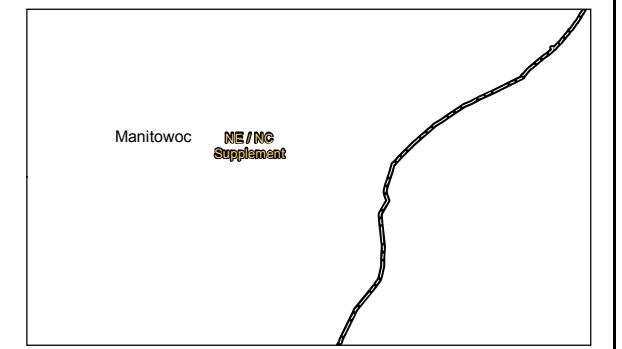
**Legend**

- Parcels
- Corner of Building

**GPR Anomalies**

**Notes**

- (2) USTs
- Vault
- Fmr UST Location
- EM Anomaly



**Notes**

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803
2. Feet
3. Data Sources Include:  
 Orthophotography: 2015 City of Manitowoc



R:\GIS\client\Manitowoc\MapX\1512\Washington\10.mxd - Revised: 2016-08-10 By: hbycs



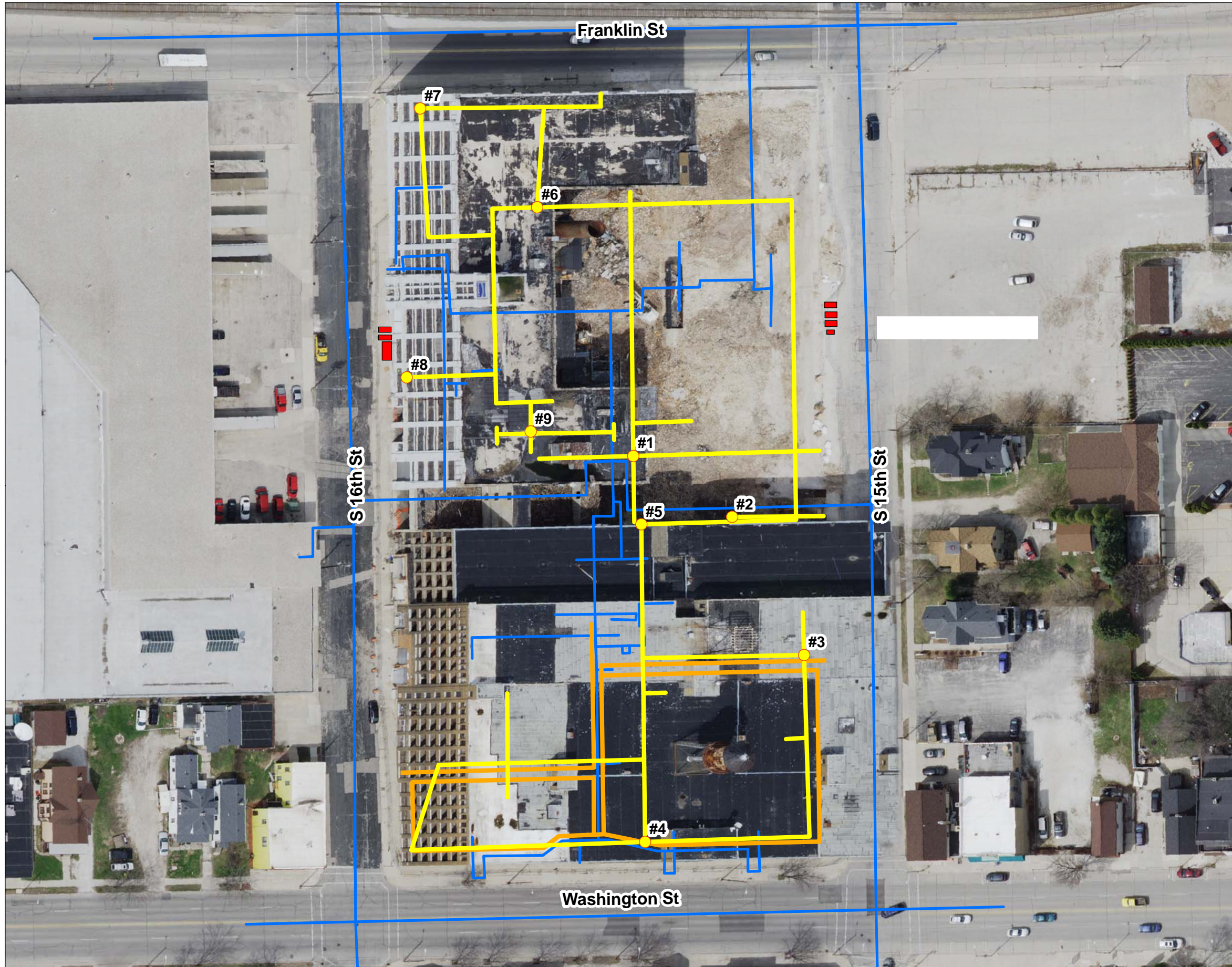
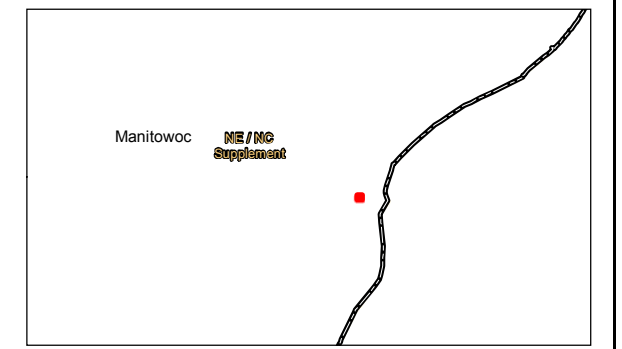


Figure No. **2**  
 Title **Figure 2 Subsurface Tunnel Network and USTs (ca. 1959)**  
 Client/Project  
 City of Manitowoc  
 USEPA Brownfield Assessment Grant  
 Hazardous Substances  
 0 50 100 Feet  
 1937003931  
 Prepared by HLB on 5-24-16

**Legend**

- Tunnel Entrance (2015 Sketch)
- Tunnels (2015 Sketch)
- Concrete Tunnel (1959 Plan Set)
- Water (1959 Plan Set)
- USTs (1959 Plan Set)



**Notes**

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803
2. Feet
3. Data Sources Include:  
 Orthophotography: 2015 City of Manitowoc



R:\Data\Manitowoc\2015\1512\_Washington\06.mxd - Revised: 2016-06-13 By: bbyers

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

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Figure No.  
**3**

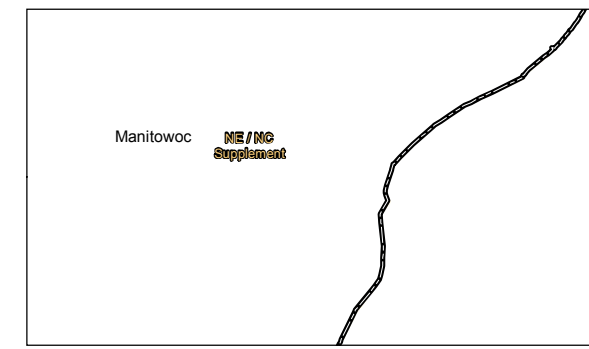
Title  
**Figure 3  
Stains on Ground Floor**

Client/Project  
City of Manitowoc  
USEPA Brownfield Assessment Grant  
Hazardous Substances



### Legend

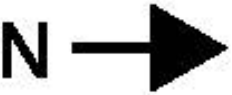
-  Parcels
-  Corner of Building
-  Stains



- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803
  2. Feet
  3. Data Sources Include:  
Orthophotography: 2015 City of Manitowoc



Figure 4



### 2nd Floor Plan

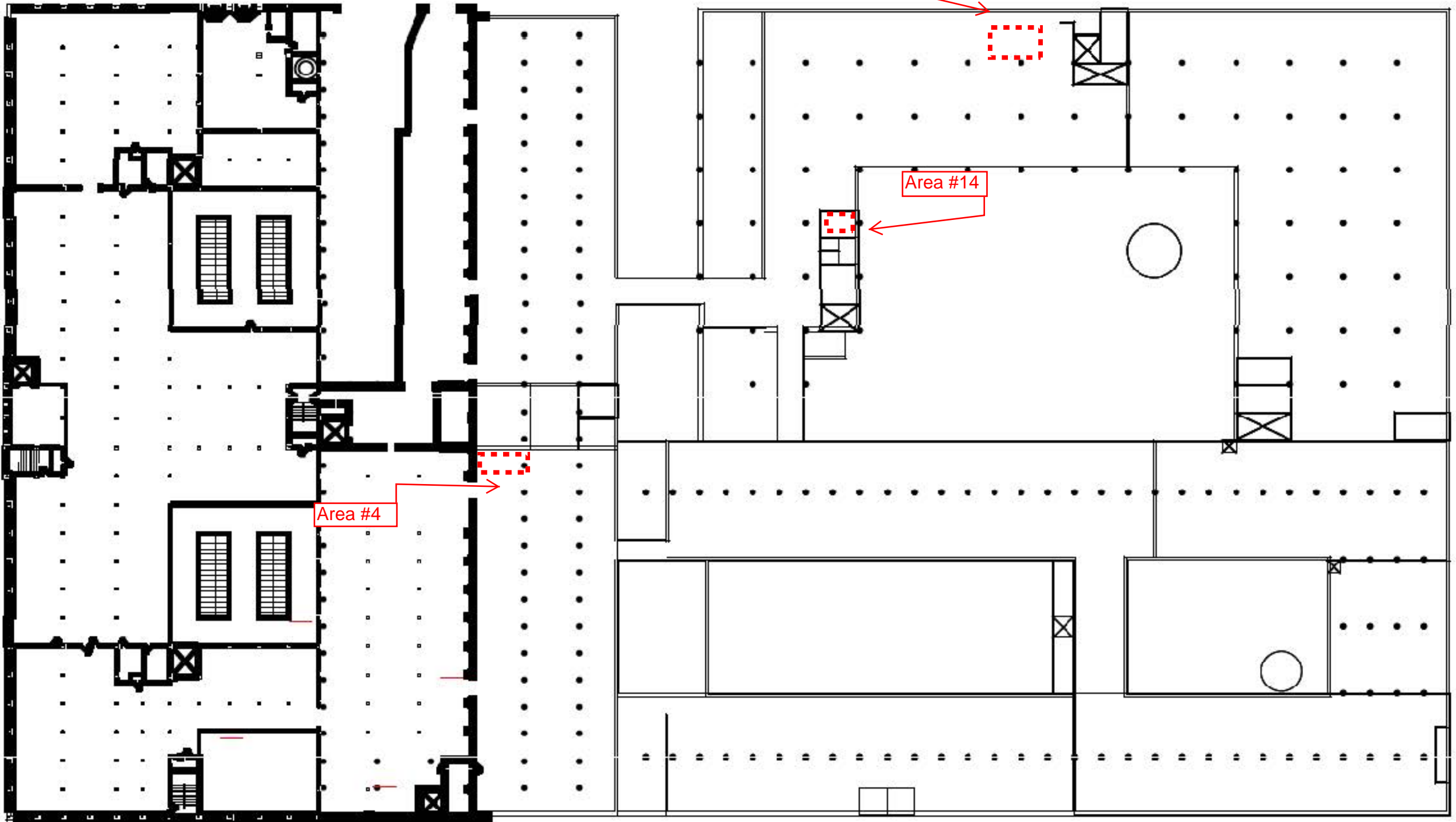
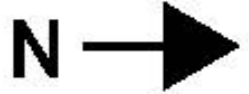


Figure 5



**3rd Floor Plan**

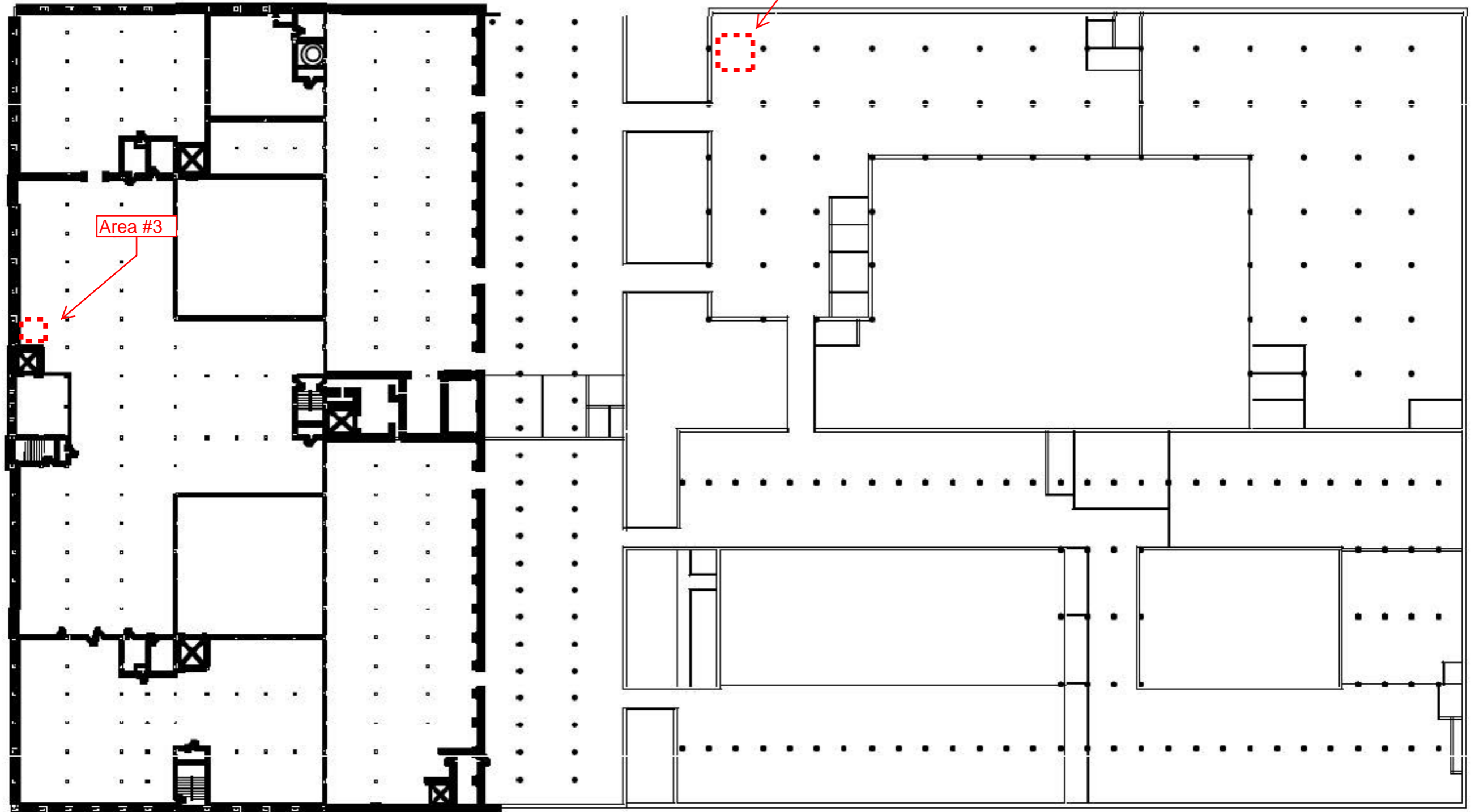


Figure 6



**4th Floor Plan**

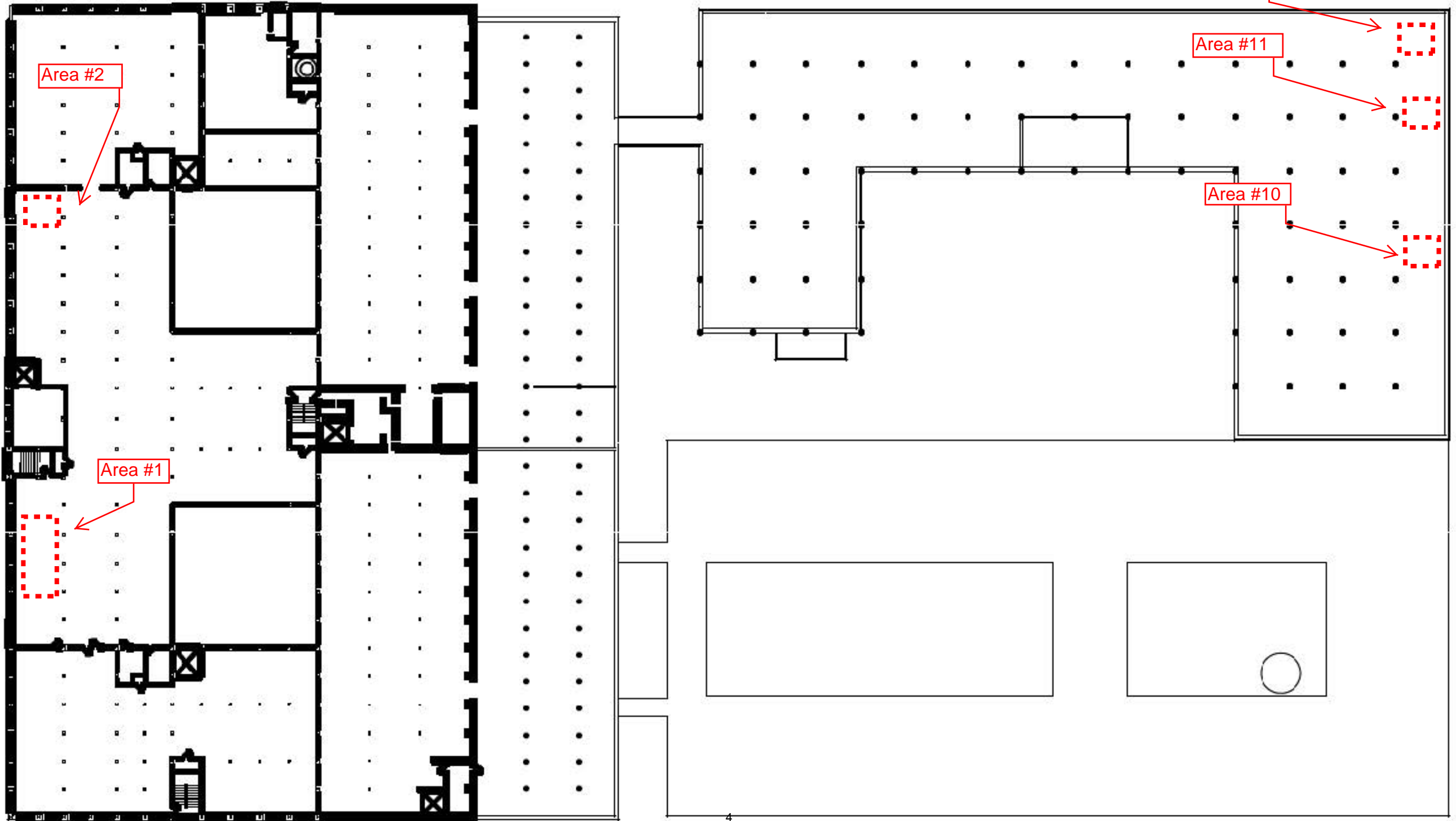
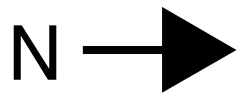
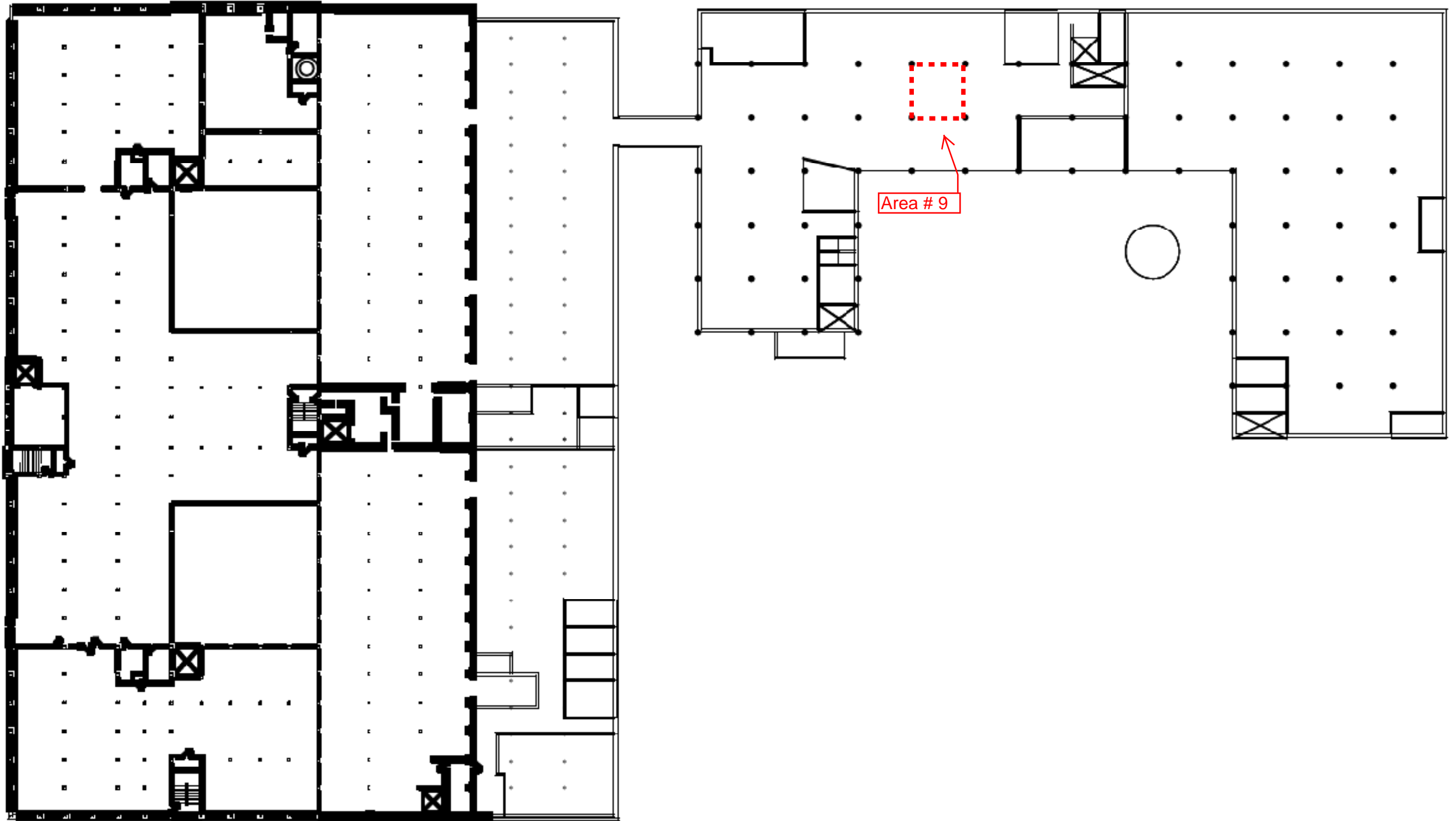


Figure 7



5th Floor Plan



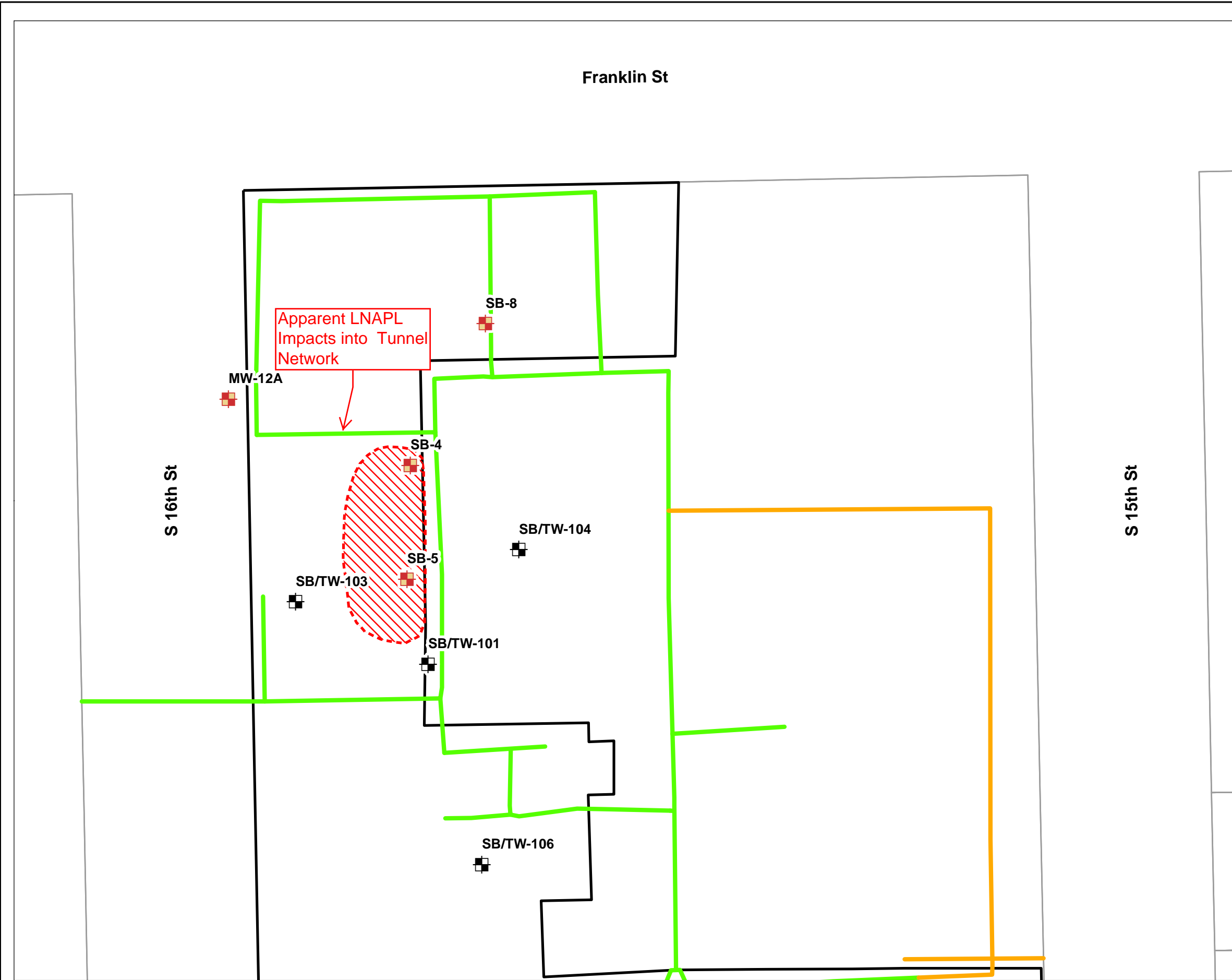


Figure No.  
**8**

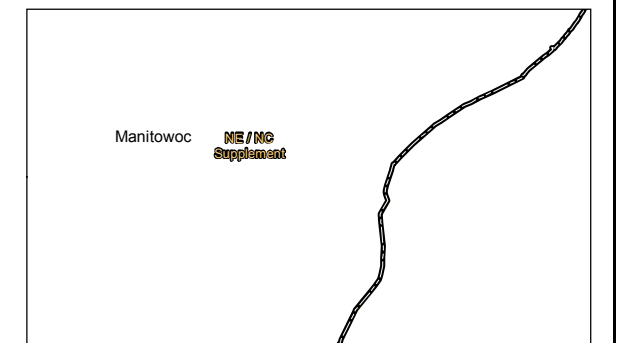
Title  
**Figure 8. Subsurface Tunnel Network and Locations of Previous Borings**

Client/Project  
City of Manitowoc  
USEPA Brownfield Assessment Grant  
Hazardous Substances

0 15 30 60 Feet  
193703931  
Prepared by HLB on 8-31-16

**Legend**

- Corner of Building
- ▭ Parcels
- Select Previous Sample Locations**
  - AECOM (2010)
  - Symbiont (2016)
  - ▨ LNAPL Extent (AECOM, 2010)
- Tunnel Network**
  - GPR Confirmed
  - Unconfirmed



**Notes**  
Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet  
Data Sources Include:  
Orthophotography: 2015 City of Manitowoc  
Symbiont(2016)  
AECOM (2010) as presented in AES (2010)




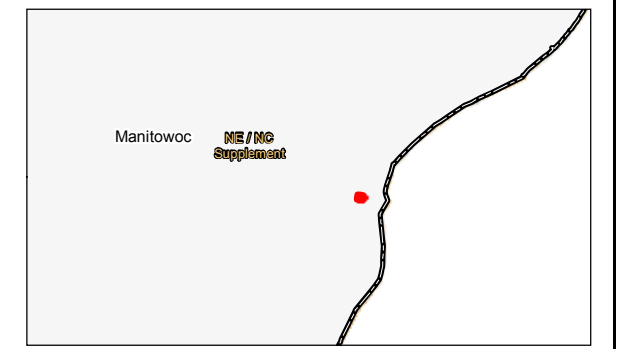
**ATTACHMENT C**  
**2014 ORTHOPHOTOGRAPH**





Figure No. **1**  
 Title **Figure 1 Site Location and 2014 Ortho**  
 Client/Project  
 City of Manitowoc  
 USEPA Brownfield Assessment Grant  
 Petroleum Substances  
 0 65 130 Feet  
 193703931  
 Prepared by HLB on 10-14-16

Legend  
 Target Site  
 Parcels

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803
  2. Feet
  3. Data Sources Include:  
 Orthophotography: 2015 City of Manitowoc



R:\Data\Manitowoc\MapX\1512.Washington\01.mxd Revised: 2016-05-24 By: bbyers

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

# ATTACHMENT D

## PRIOR REPORTS

## Attachment D - Table of Contents

---

Stantec, 2016a, Property-Specific Determination of Eligibility Request for USEPA Community-Wide Brownfields Assessment Grant for Hazardous Substances. June 14, 2016.

Stantec, 2016b, Phase I ESA, June 28, 2016. (See Note Below)

Stantec, 2016c, Site-Specific Sampling and Analysis Plan, July 6, 2016.

Stantec, 2016d, Mirro Buildings Structural Condition Assessment, July 25, 2016.

Stantec, 2016e, Photographic Documentation of Former Mirro Building Current Ground Floor Features, July 28, 2016.

Stantec, 2016f, Addendum 1 to the July 6, 2016 Site-Specific Sampling and Analysis Plan, July 28, 2016.

Stantec, 2016g, Geophysical Survey Results and Site Survey, August 15, 2016.

Stantec, 2016h, Inventory of Floor Stains and Photographic Documentation of the Former Mirro Building, August 17, 2016.

Stantec, 2016i, Site and Property Owner/Borrower Eligibility Determination Request for USEPA Brownfield Revolving Loan Fund Subgrant for Hazardous Substances. August 29, 2016; Rev September 29, 2016.

Stantec, 2016j, Inspection of Subsurface Service Tunnel Network, August 31, 2016.

Stantec, 2016k, Mirro Building Structural Condition Assessment, September 13, 2016.

Stantec, 2016l, Site-Specific Sampling and Analysis Plan for Phase II ESA – Characterization of Floor Stains and Delineation of PCB Impacts to Concrete, September 15, 2016.

Stantec, 2016m, National Register of Historic Places Determination of Eligibility, September 20, 2016.

Stantec, 2016n, Asbestos and Lead Based Paint Pre-Demolition Survey, September 21, 2016.

Stantec, 2016o, Analysis of Brownfield Cleanup Alternatives, October 7, 2016.

Stantec, 2016p, Addendum 1 to the September 15, 2016 Site-Specific Sampling and Analysis Plan, October 12, 2016.

Note: the Stantec (2016a) *Phase I ESA* includes and provides a summary of the following additional prior investigations:

AECOM, 2009a, Phase I Environmental Site Assessment, January 19, 2009.

AECOM, 2009b, Phase II Subsurface Assessment, June 4, 2009.

AES, Inc., 2011, Targeted Brownfields Assessment, March 2011.

ES&T, 2005, Phase II Environmental Site Assessment, March 10, 2005.

Legend Technical Services, 2008, Limited Asbestos Visual Inspection Survey Report, July 29, 2009.

OTIE, 2011, Site Assessment Report, March 15, 2011.

Stantec, 2016, Property Specific Determination of Eligibility Request, June 14, 2016.

STN Environmental JV, 2009, Presentation of Building Inspection Results, December 23, 2009.

STS, 2003, Phase I Environmental Site Assessment, June 20, 2003.

Symbiont, 2015, PCB Contaminated Concrete Sampling and Unlabeled Drum Characterization Results, May 13, 2015.

USEPA, 2011, Pollution/Situation Report #2, September 29, 2011.

WDNR, 2016, Clarification of the Local Government Unit Liability Exemption Related to the Potential Acquisition of the Former Mirro Plant #9, March 8, 2016.

**ATTACHMENT E**  
**CURRENT DEED**

## Acquisition Method

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A Phase I ESA was completed on behalf of the current owner (the Community Development Authority of the City of Manitowoc) on June 28, 2016 by Stantec utilizing USEPA Brownfield Assessment grant funding provided to the City of Manitowoc. The current deed is provided in Attachment E.

As documented in Attachment B of the Stantec (2016) *Site and Property Owner/Borrower Eligability Determination Request for USEPA Brownfield Revolving Loan Fund Subgrant for Hazardous Substances* provided in Attachment D of this document, the Community Development Authority of the City of Manitowoc has maintained compliance with continuing obligations as required under CERCLA.



State Bar of Wisconsin Form 3-2003  
QUIT CLAIM DEED

DOC# 1169612

Document Name

STATE OF WI - MTWC CO  
PRESTON JONES REG/DEEDS  
RECEIVED FOR RECORD  
06/30/2016 10:51:32 AM

THIS DEED, made between EJ Spirtas Manitowoc, LLC, a Missouri limited liability company

("Grantor," whether one or more), and Community Development Authority of the City of Manitowoc

("Grantee," whether one or more).  
Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Manitowoc County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18) of Block Two Hundred Forty-six (246) of the Original Plat of the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof. (Intending to describe all of said Block Two Hundred Forty-six (246) of the Original Plat of the City of Manitowoc, Manitowoc County, Wisconsin.)

Recording Area

Name and Return Address  
Attorney Mark J. Tyczkowski  
Remley & Sensenbrenner, S.C.  
219 E. Wisconsin Ave.  
Neenah, WI 54956

052-000-246-000.00 W-3  
Parcel Identification Number (PIN)

This is not homestead property.  
(is) (is not)

This is a gift in lieu of condemnation.

FEE  
# 77.25(2g)  
EXEMPT

Dated 29 JUNE 2016

[Signature] (SEAL) \_\_\_\_\_ (SEAL)  
\* Eric Spirtas  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)  
\* \_\_\_\_\_

AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

\* i

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06 )

THIS INSTRUMENT DRAFTED BY:  
Atty. Mark J. Tyczkowski, Remley & Sensenbrenner, S.C.,  
219 E. Wisconsin Ave., Neenah, WI 54956

ACKNOWLEDGMENT

STATE OF Florida  
Collier  
JILL ANN DEANGELO  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF165451  
Expires 10/2/2018

Personally came before me on June 29, 2016,  
the above-named Eric Spirtas

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Jill Ann DeAngelo  
\* Jill Ann DeAngelo  
Notary Public, State of Florida  
My commission (is permanent) (expires: 10/02/2018)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED ©2003 STATE BAR OF WISCONSIN FORM NO. 3-2003

\*Type name below signatures.

**ATTACHMENT F**  
**FINANCIAL DOCUMENTATION**



## Financial Viability

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The prior owner is bankrupt, and unfortunately, market forces were not an adequate driver to bring about the cleanup and reuse of this site. Therefore, the City had to intervene in order to protect public health and safety and to remove this negative influence from the landscape. The City's contribution to the project has been funded with borrowing \$2.4 million. Under the City's debt reduction plan, the \$2.4 million bond represented a 96% increase in the planned amount of borrowing for 2016. This is a significant burden to the City's taxpayers, and the debt reduction plan has been extended as a result.

However, given the scale and complexity of the project, the City anticipates that the borrowed \$2.4 million amount will not be sufficient. Current estimates for total hard cost of the project range from \$2.5 to 3.5 million. A more reliable cost estimate will become available in the coming weeks as bids are received on the abatement and demolition contracts. To close this potential funding gap, the City is applying for a \$500,000 Brownfields Cleanup Grant through the Idle Sites program from the Wisconsin Economic Development Corporation and a \$398,000 subgrant from the City's USEPA Brownfields Cleanup RLF.

In addition to municipal borrowing, the Brownfield RLF cleanup sub-grant, and other possible grants, the City considered Tax Incremental Financing (TIF). A TIF District (TID 16) is in place and includes the Site, but it has not performed well. As a result of existing obligations and equalization factors, TID 16 is not projected to recover costs and finally achieve a positive balance until its final year (2031), so it is not able to take on any additional projects at this time. Once the site is "shovel-ready" for new development, a TIF contribution may become a possibility based on the increased tax base that would support the extension of such funds.

The demolition of the building is complicated by the presence of apparent petroleum releases to building materials. The apparent releases must be characterized for the purpose of waste management/disposal. Further, following demolition, subsurface releases must be evaluated to plan for cleanup and redevelopment. The cost for this assessment work would contribute further to the City's debt borrowing. Therefore, utilizing Brownfield assessment funds for petroleum substances to continue due diligence investigations at the Site will represent a significant contribution to the total project cost.