

From: United Engineering Tim Anderson
To: [Ryan, Nancy D - DNR](#)
Subject: Former Comedy Club Cafe" - 615 E. Brady Street BRRS #02-41-553001
Date: Wednesday, September 27, 2017 2:53:44 PM
Attachments: [Former Comedy Club Cafe - Tables 1 and 2 - Soil Analytical Results.pdf](#)
[Former Comedy Club Cafe - Updated Soil Boring Location Map \(Draft\).pdf](#)
[Proposed Site Plan - 615 E. Brady Street.pdf](#)
[Former Comedy Club Cafe - A.2. Soil Analytical Results Table.pdf](#)

Nancy,

Per our telephone conversation last week I have attached the results and the location of the additional requested soil sampling and analysis as well as the previous soil analytical results for your review. I also included the site plan for the proposed renovation and addition per your request.

Tim

Timothy J. Anderson, P.E.
Principal

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Table 1
Soil Analytical Results - Polycyclic Aromatic Hydrocarbons
Former Comedy Club Cafe
615 E. Brady Street
Milwaukee, Wisconsin 53202

Sample Date	September 12, 2017								RCL		
Sample Identification	GP-34	GP-34	GP-35	GP-35	GP-35	GP-36	GP-36	GP-36	GWP	NIDC	IDC
Sample Depth	19'-20'	23'-24'	7'-9'	12'-13'	19'-20'	1'-2'	9'-10'	14'-15'			
Soil Type	ML	ML	ML	ML	ML	ML	ML	ML			
Polycyclic Aromatic Hydrocarbons (PAH) (Method: M8270C)											
Acenaphthene	<0.0151	<0.0151	<0.0151	<0.0151	<0.0151	<0.0151	<0.0151	<0.0151	-	3590	45200
Acenaphthylene	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	-	-	-
Anthracene	<0.0109	<0.0109	<0.0109	<0.0109	<0.0109	<0.0109	<0.0109	<0.0109	196.9492	17900	100000
Benzo(a)anthracene	<0.0116	<0.0116	<0.0116	0.0124J	0.036J	0.0164J	<0.0116	<0.0116	-	1.14	20.8
Benzo(a)pyrene	<0.0113	<0.0113	<0.0113	<0.0113	0.04	0.0125J	<0.0113	<0.0113	0.47	0.115	2.11
Benzo(b)fluoranthene	<0.013	<0.013	<0.013	0.0132J	0.064	0.0221J	<0.013	<0.013	0.4793	1.150	21.1
Benzo(g,h,i)perylene	<0.0114	<0.0114	<0.0114	0.0161J	0.054	0.0198J	<0.0114	<0.0114	-	-	-
Benzo(k)fluoranthene	<0.0147	<0.0147	<0.0147	<0.0147	0.0261J	<0.0147	<0.0147	<0.0147	-	11.5	211
Chrysene	<0.0121	<0.0121	<0.0121	<0.0121	0.04	0.016J	<0.0121	<0.0121	0.1446	115	2110
Dibenz(a,h)anthracene	<0.0078	<0.0078	<0.0078	<0.0078	0.0084J	<0.0078	<0.0078	<0.0078	-	0.115	2.11
Fluoranthene	<0.0147	<0.0147	<0.0147	<0.0147	0.07	0.037J	<0.0147	<0.0147	88.8778	2390	30100
Fluorene	<0.0179	<0.0179	<0.0179	<0.0179	<0.0179	<0.0179	<0.0179	<0.0179	14.8299	2390	30100
Indeno(1,2,3-cd)pyrene	<0.0114	<0.0114	<0.0114	<0.0114	0.037	0.0123J	<0.0114	<0.0114	-	1.15	21.1
1-Methylnaphthalene	<0.0203	<0.0203	<0.0203	<0.0203	<0.0203	<0.0203	<0.0203	<0.0203	-	17.6	72.7
2-Methylnaphthalene	<0.0113	<0.0113	<0.0113	<0.0113	<0.0113	<0.0113	<0.0113	<0.0113	-	239	3010
Naphthalene	<0.0153	<0.0153	<0.0153	<0.0153	<0.0153	<0.0153	<0.0153	<0.0153	0.6582	5.52	24.1
Phenanthrene	<0.0111	0.0225J	<0.0111	0.0117J	0.0281J	0.0203J	0.0116J	0.0122J	-	-	-
Pyrene	<0.0153	<0.0153	<0.0153	<0.0153	0.053	0.0244J	<0.0153	<0.0153	54.5455	1790	22600

Cumulative Hazard Index	0.0008	0.0008	0.0008	0.0008	0.0025	0.0009	0.0008	0.0008
Cumulative Cancer Risk	2.00E-07	2.00E-07	2.00E-07	2.00E-07	5.50E-07	2.30E-07	2.00E-07	2.00E-07

Notes: All samples collected from the unsaturated zone - RCL not established for this compound
All results expressed as mg/kg J Analyte detected above limit of detection (LOD) and below limit of quantitation (LOQ)
RCL Residual Contaminant Level (June 2016 RCL Spreadsheet Update) < Compound not detected at or above Limit of Detection (LOD)
GWP Groundwater Pathway RCL (Exceedances in underline)
NIDC Non-Industrial Direct Contact RCL (Exceedances in **bold**)
IDC Industrial Direct Contact Pathway RCL (Exceedances in **bold** and shaded)

Table 2
Soil Analytical Results - Volatile Organic Compounds
Former Comedy Club Cafe
615 E. Brady Street
Milwaukee, Wisconsin 53202

Sample Date	September 12, 2017				RCL		
Sample Identification	GP-35	GP-36	GP-36	GP-36	IDC	NIDC	GWP
Sample Depth	19'-20'	1'-2'	9'-10'	14'-15'			
Soil Type	ML	ML	ML	ML			
Volatile Organic Compounds (Method: 8260B)							
Benzene	<0.03	<0.03	<0.03	<0.03	7.41	1.49	0.0051
Bromobenzene	<0.025	<0.025	<0.025	<0.025	679	354	-
Bromodichloromethane	<0.074	<0.074	<0.074	<0.074	1.96	0.39	0.0003
Bromoform	<0.029	<0.029	<0.029	<0.029	115	23.6	0.0023
n-Butylbenzene	<0.04	<0.04	<0.04	<0.04	108	108	-
sec-Butylbenzene	<0.033	<0.033	<0.033	<0.033	145	145	-
tert-Butylbenzene	<0.026	<0.026	<0.026	<0.026	183	183	-
Carbon tetrachloride	<0.016	<0.016	<0.016	<0.016	4.25	0.854	0.0039
Chlorobenzene	<0.013	<0.013	<0.013	<0.013	761	392	-
Chloroethane	<0.091	<0.091	<0.091	<0.091	-	-	0.2266
Chloroform	<0.035	<0.035	<0.035	<0.035	2.13	0.423	0.0033
Chloromethane	<0.076	<0.076	<0.076	<0.076	720	171	0.0155
2-Chlorotoluene	<0.015	<0.015	<0.015	<0.015	-	-	-
4-Chlorotoluene	<0.018	<0.018	<0.018	<0.018	-	-	-
1,2-Dibromo-3-chloropropane	<0.058	<0.058	<0.058	<0.058	0.099	0.008	0.0002
Dibromochloromethane	<0.025	<0.025	<0.025	<0.025	34.1	7.6	0.032
1,2-Dibromoethane	<0.023	<0.023	<0.023	<0.023	0.221	0.05	0.0000282
1,2-Dichlorobenzene	<0.028	<0.028	<0.028	<0.028	376	376	1.168
1,3-Dichlorobenzene	<0.037	<0.037	<0.037	<0.037	297	297	1.1528
1,4-Dichlorobenzene	<0.037	<0.037	<0.037	<0.037	17.5	3.48	0.144
Dichlorodifluoromethane	<0.48	<0.048	<0.48	<0.48	571	135	3.0863
1,1-Dichloroethane	<0.034	<0.034	<0.034	<0.034	23.7	4.72	0.4834
1,2-Dichloroethane	<0.038	<0.038	<0.038	<0.038	3.03	0.608	0.0028
1,1-Dichloroethene	<0.022	<0.022	<0.022	<0.022	1190	342	0.005
cis-1,2-Dichloroethene	<0.032	<u>0.227</u>	<0.032	<0.032	2040	156	0.0412
trans-1,2-Dichloroethene	<0.028	<0.028	<0.028	<0.028	1850	1560	0.0626
1,2-Dichloropropane	<0.035	<0.035	<0.035	<0.035	0	0	0
1,3-Dichloropropane	<0.025	<0.025	<0.025	<0.025	1490	1490	-
trans-1,3-Dichloropropene	<0.022	<0.022	<0.022	<0.022	0	0	0
cis-1,3-Dichloropropene	<0.039	<0.039	<0.039	<0.039	0	0	0

- Notes: All samples collected from the unsaturated zone
All results expressed as mg/kg
- RCL Residual Contaminant Level (March 2017 RCL Spreadsheet Update)
- IDC Industrial Direct Contact RCL (Exceedances in **bold**)
- NIDC Non-Industrial Direct Contact RCL (Exceedances in **bold**)
- GWP Groundwater Pathway RCL (Exceedances in **bold**)
- RCL not established for this compound
- < Compound not detected at or above the limit of detection (LOD)
- J Analyte detected above limit of detection (LOD) and below limit of quantitation (LOQ)

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Sample Date	September 12, 2017				RCL		
	GP-35	GP-36	GP-36	GP-36	IDC	NIDC	GWP
Sample Identification	19'-20'	1'-2'	9'-10'	14'-15'			
Sample Depth							
Volatile Organic Compounds (Method: 8260B)							
Di-isopropyl ether	<0.01	<0.01	<0.01	<0.01	2260	2260	-
Ethylbenzene	<0.035	<0.035	<0.035	<0.035	37	7.47	1.57
Hexachlorobutadiene	<0.085	<0.085	<0.085	<0.085	7.45	1.51	-
Isopropylbenzene	<0.034	<0.034	<0.034	<0.034	-	-	-
p-Isopropyltoluene	<0.029	<0.029	<0.029	<0.029	162	162	-
Methylene chloride	<0.15	<0.15	<0.15	<0.15	1070	60.7	0.0026
Methyl tert-butyl ether	<0.05	<0.05	<0.05	<0.05	293	59.4	0.027
Naphthalene	<0.094	<0.094	<0.094	<0.094	26	5.15	0.6582
n-Propylbenzene	<0.033	<0.033	<0.033	<0.033	-	-	-
1,1,1,2-Tetrachloroethane	<0.028	<0.028	<0.028	<0.028	12.9	2.59	0.0534
1,1,2,2-Tetrachloroethane	<0.028	<0.028	<0.028	<0.028	3.69	0.753	0.0002
Tetrachloroethene	<0.032	0.36	<0.032	<0.032	153	30.7	-
Toluene	<0.032	<0.032	<0.032	<0.032	818	818	1.1
1,2,3-Trichlorobenzene	<0.066	<0.066	<0.066	<0.066	818	62.6	-
1,2,4-Trichlorobenzene	<0.064	<0.064	<0.064	<0.064	98.7	22	0.408
1,1,1-Trichloroethane	<0.03	<0.03	<0.03	<0.03	640	640	0.1402
1,1,2-Trichloroethane	<0.033	<0.033	<0.033	<0.033	7.34	1.48	0.0032
Trichloroethene	<0.041	1.71	<0.041	<0.041	8.81	1.26	0.0036
Trichlorofluoromethane	<0.041	<0.041	<0.041	<0.041	1230	1230	-
1,2,4-Trimethylbenzene	<0.025	<0.025	<0.025	<0.025	219	89.8	-
1,3,5-Trimethylbenzene	<0.032	<0.032	<0.032	<0.032	182	182	-
Total Trimethylbenzenes	<0.025/<0.032	<0.025/<0.032	<0.025/<0.032	<0.025/<0.032	-	-	1.4
Vinyl Chloride	<0.019	<0.019	<0.019	<0.019	2.03	0.067	0.0001
m,p-Xylene	<0.072	<0.072	<0.072	<0.072	778	778	-
o-Xylene	<0.044	<0.044	<0.044	<0.044	434	434	-
Total Xylenes	<0.072/<0.044	<0.072/<0.044	<0.072/<0.044	<0.072/<0.044	258	258	3.94

Cumulative Hazard Index	0.0451	0.3432	0.0451	0.0451
Cumulative Cancer Risk	9.10E-06	1.00E-05	9.10E-06	9.10E-06

- Notes: All samples collected from the unsaturated zone
All results expressed as mg/kg
- RCL Residual Contaminant Level (March 2017 RCL Spreadsheet Update)
- IDC Industrial Direct Contact Pathway RCL (Exceedances in **bold** and shaded)
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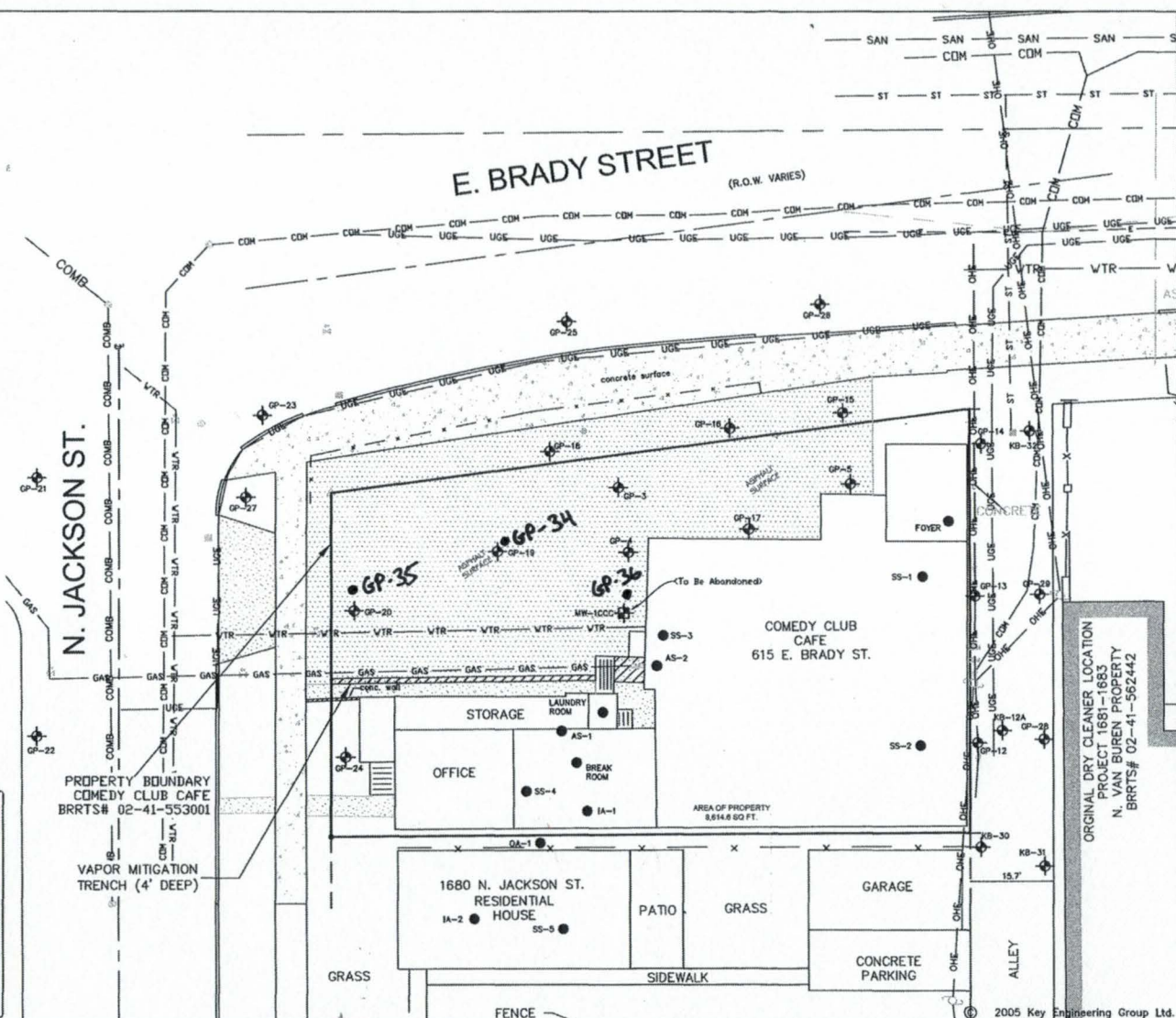
DRAFT

SCALE IN FEET



LEGEND

- | | |
|-----------------------------------|--|
| ● - DENOTES SET IRON STAKE | ⊙ - DENOTES EXISTING LIGHT POLE |
| ⊙ - DENOTES SEWER MANHOLE | ⊙ - DENOTES EXISTING SIGN BASE |
| ⊙ - DENOTES COMMUNICATION MANHOLE | ⊙ - DENOTES SET "PK" NAIL |
| ⊙ - DENOTES WPCO MANHOLE | — — — — — DENOTES WROUGHT IRON FENCE |
| ⊙ - DENOTES WATER VALVE | — — — — — VTR - DENOTES UNDERGROUND WATER LINE |
| ⊙ - DENOTES GAS VALVE | — — — — — GAS - DENOTES UNDERGROUND GAS LINE |
| ⊙ - DENOTES UTILITY POLE | — — — — — UGE - DENOTES UNDERGROUND ELECTRIC LINE |
| ⊙ - DENOTES ELECTRIC METER | — — — — — COMB - DENOTES COMBINED SEWER |
| ⊙ - DENOTES GAS METER | — — — — — OHE - DENOTES OVERHEAD ELECTRIC LINE |
| ⊙ - DENOTES CATCH BASIN | — — — — — CDH - DENOTES UNDERGROUND COMMUNICATION LINE |
| ⊙ - DENOTES GEOPROBE | — — — — — — — — — — — DENOTES STORM SEWER |
| ⊙ - DENOTES MONITORING WELL | ▭ - DENOTES CONCRETE SURFACE |
| ⊙ - DENOTES SOIL PROBE | ▭ - DENOTES ASPHALT SURFACE |
| | ● - DENOTES VAPOR SAMPLE LOCATION |



DESIGNED BY R.J.N.	DATE 10/28/2016
DRAWN BY R.J.N.	PROJECT 1810008
APPROVED BY D.M.L.	SHEET NO.

GAFFLE C:\Users\rjnw\OneDrive\Documents\Projects\1810008\1810008.dwg Rev 10-28-16.dwg
 PLOT: \\key\dfs\work\1810008\1810008.dwg\1810008.dwg
 LMAN

B.1.b.
 DETAILED SITE MAP
 COMEDY CLUB CAFE
 615 E. BRADY STREET
 MILWAUKEE, WI

2005 Key Engineering Group Ltd.

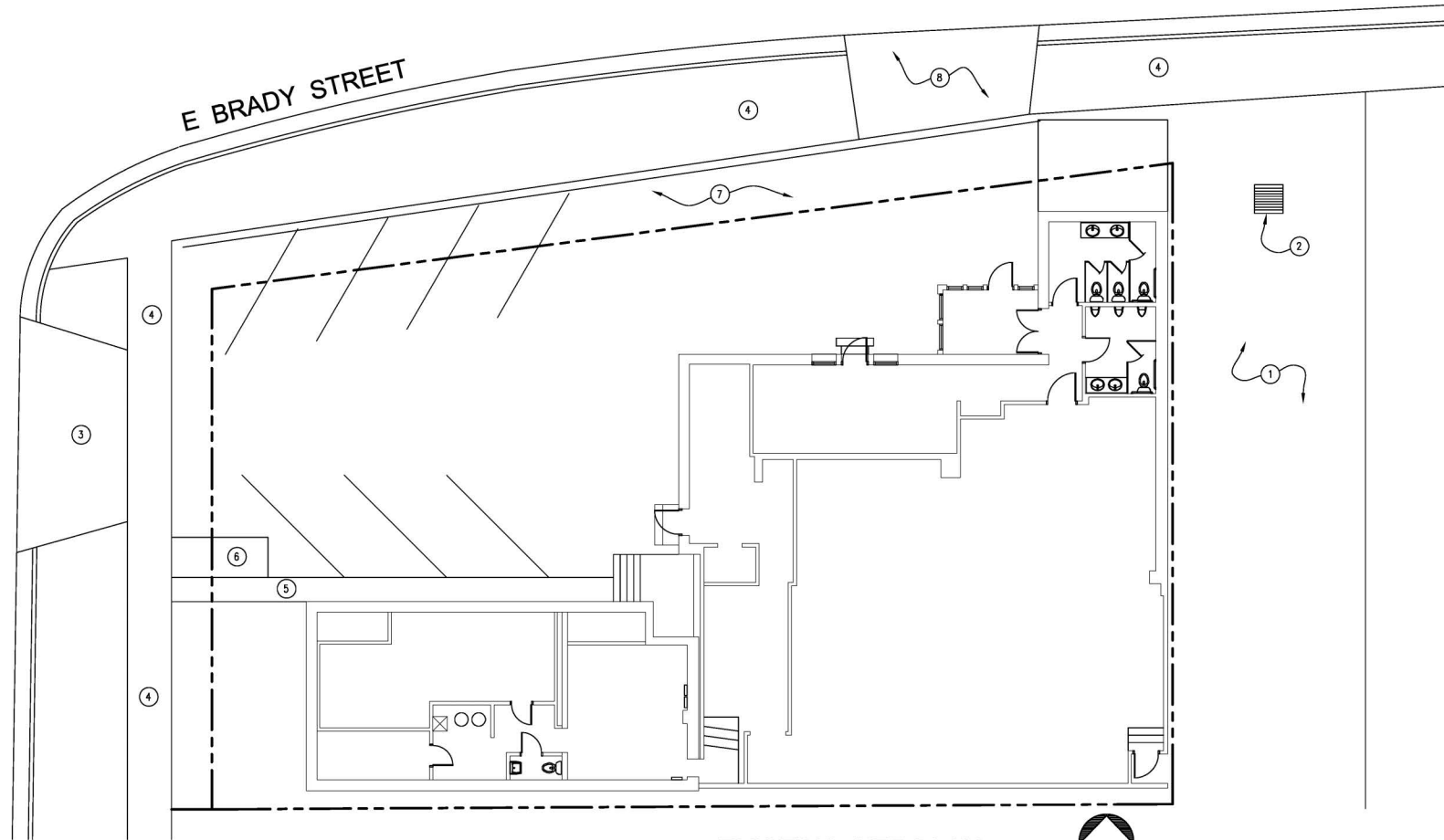
300 NORTH WATER STREET, SUITE 400
 MILWAUKEE, WI 53202
 414.224.0000 - 414.224.0001

ORIGINAL DRY CLEANER LOCATION
 PROJECT 1681-1683
 N. VAN BIJREN PROPERTY
 BRRTS# 02-41-562442

Nov 07, 2015 - 2:56pm C:\Users\rjnw\OneDrive\Documents\Projects\1810008\1810008.dwg\1810008.dwg

N JACKSON STREET

E BRADY STREET



1 EXISTING SITE PLAN
SCALE : 1" = 10'-0"



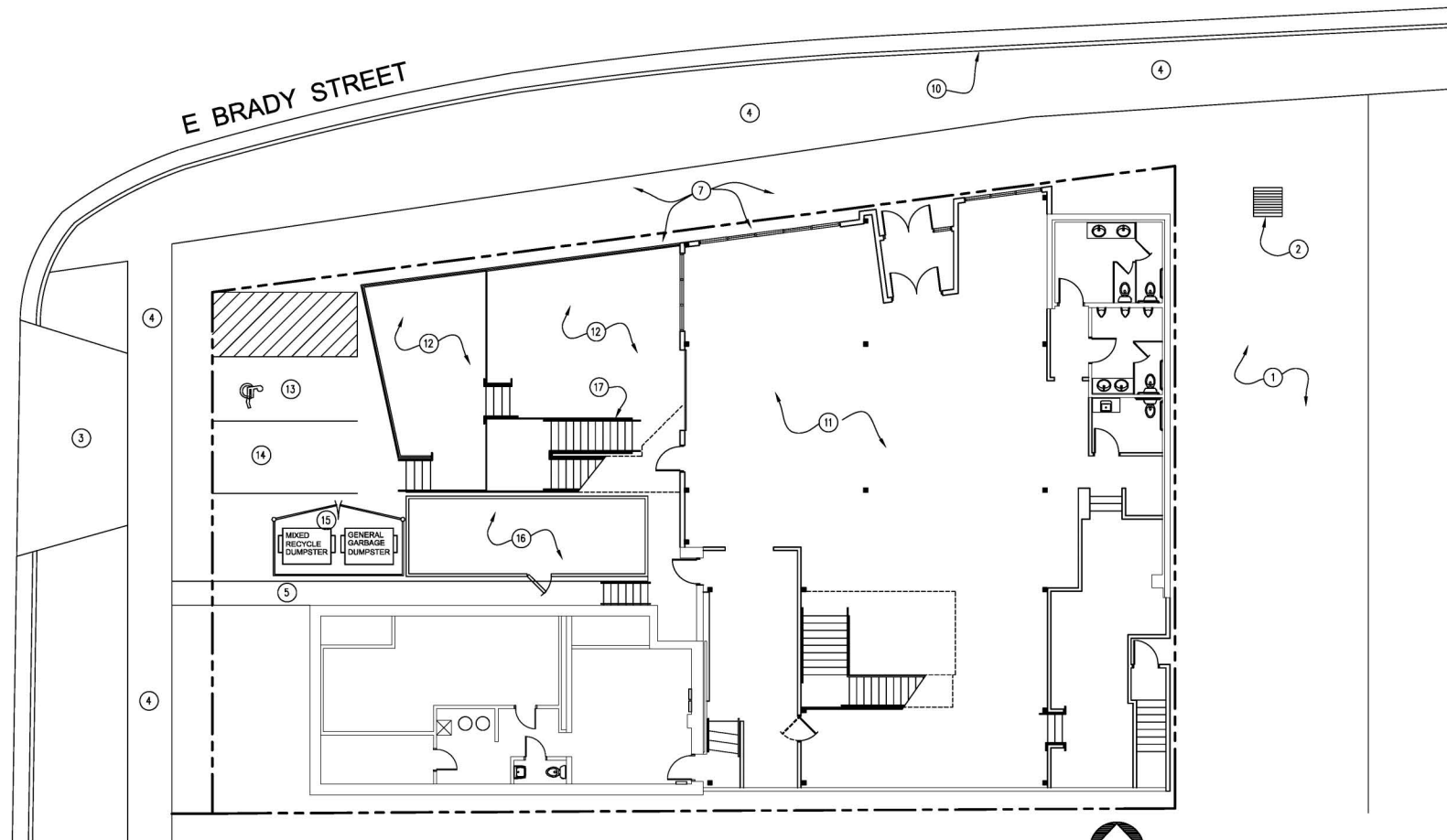
SITE PLAN KEYED NOTES

- 1 EXISTING ALLEY
- 2 EXISTING STORM SEWER GRATE THAT THE BUILDING ROOF DRAINS DRAIN TO IS TO REMAIN AS IS
- 3 THE EXISTING CURB CUT TO REMAIN AS IS
- 4 THE EXISTING SIDEWALK TO REMAIN AS IS
- 5 THE EXISTING CONCRETE PEDESTRIAN WALKWAY TO THE RESIDENTIAL BUILDING TO REMAIN AS IS
- 6 THE EXISTING CONCRETE DUMPSTER PAD IS TO BE MODIFIED TO THE NEW LOCATION
- 7 THE EXISTING ASPHALT PAVING TO BE REMOVED FOR THE NEW LANDSCAPING
- 8 THE EXISTING CURB CUT TO BE REMOVED PER THE NEW DESIGN

- 10 RESTORE THE CONCRETE CURB TO THE CITY STANDARDS
- 11 REMODELED BUILDING
- 12 EXTERIOR PATIO
- 13 ACCESSIBLE PARKING SPACE
- 14 PARKING SPACE
- 15 DUMPSTER ENCLOSURE
- 16 WALK-IN COOLER
- 17 STAIRS FROM THE SECOND FLOOR

N JACKSON STREET

E BRADY STREET



1 PROPOSED SITE PLAN
SCALE : 1" = 10'-0"



BID SET

