

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

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



June 17, 2015

Aluminum Casting & Engineering Co., Inc.
 c/o von Briesen & Roper, S.C.
 Attn: Mr. Randall D. Crocker
 411 E. Wisconsin Ave., Suite 1000
 Milwaukee, WI 53202

Mr. John Kaczynski
 JP Cardinal Holdings, LLC
 3400 S. Hanson Ave.
 Milwaukee, WI 53207

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
 Diversified Machine – Former, 2021 and 2039 S. Lenox St., Milwaukee, Wisconsin
 DNR BRRTS # 02-41-563513 FID # 241021880

The Wisconsin Department of Natural Resources (DNR) considers the Former Diversified Machine site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of these properties must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases these properties from you.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The Southeast Region Closure Committee reviewed the request for closure on June 4, 2015. The DNR Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on June 8, 2015, and documentation that the conditions in that letter were met was received on June 15, 2015.

The site consists of two industrial-use parcels that are contaminated with volatile organic compounds, metals, and polynuclear aromatic hydrocarbons associated with historic fill materials that were encountered across the site. The continuing obligations that are described in this letter are intended to address any potential exposure to the residual contamination that was documented in soil and groundwater. The conditions of closure and continuing obligations required were based on the properties being used for industrial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present at or above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement and building foundations must be maintained over contaminated soil and the DNR must be notified and approve any changes to these barriers.

The DNR fact sheet, “Continuing Obligations for Environmental Protection”, RR-819, helps to explain a property owner’s responsibility for continuing obligations on their property. The fact sheet may be obtained at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/clean.html>, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program’s regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

All site information is also on file at the Southeast Region DNR office at 2300 N. Dr. Martin Luther King, Jr. Drive, Milwaukee, Wisconsin. This letter and information that was submitted with your closure request application, including the maintenance plans and maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of these properties where pavement and the building foundations are required, as shown on the attached maps, Figure D.1., Engineered Barrier Location Map, prepared by The Sigma Group, Inc., for the 2021 S. Lenox Street and 2039 S. Lenox Street properties, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans for each property are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats., to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:

Wisconsin Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, WI 53212-3128

Residual Groundwater Contamination (ch. NR 140, ch. NR 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on this contaminated site, as shown on the attached map, Groundwater Isoconcentration Map, Figure B.3.B., dated February 26, 2015. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains across these properties as indicated on the attached map, Post-Remedial Soil Contamination Map, Figure B.2.B., dated February 26, 2015. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of these properties and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)

The pavement and building foundations that exist over the two parcels, identified as 2021 and 2039 South Lenox Street, as shown in the attached maps titled Engineered Barrier Location Map, Figure D.1., shall be maintained in compliance with the attached maintenance plans. When properly maintained, these barriers should minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

As this site consists of two separate parcels that may be sold separately, a maintenance plan has been prepared for each parcel. Copies of both plans are attached to this letter. It is the responsibility of each property owner to inspect and maintain the barrier covers. The covers approved for this closure are designed to be protective for a commercial or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single family residence.

The attached maintenance plans and inspection logs (DNR form 4400-305) are to be kept up-to-date and on-site. Inspections shall be conducted annually in accordance with the attached maintenance plan for each property. Submit the inspection log to the DNR only upon request.

Sites with Historic Fill

Information presented in the site investigation report indicates that subsurface materials on both parcels consist of historic fill material. As such, the property owner must comply with any conditions required by solid waste rules in ch. NR 500 Wis. Adm. Code rule series as long as any waste materials remain in place. Any future

redevelopment of these properties must take into account consideration of the presence of waste materials and will require the issuance of an exemption from the DNR to build on an abandoned landfill prior to the start of any construction. Please refer to the Development at Historic Fill Site or Licensed Landfill guidances for further information at <http://dnr.wi.gov/topic/landfills/development.html>.

In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Linda Michalets at (414) 263-8757, or at Linda.Michalets@wisconsin.gov.

Sincerely,



Michele R. Norman
Southeast Region Team Supervisor
Remediation & Redevelopment Program

Attachments:

- Engineered Barrier Location Map – 2021 S. Lenox Street, Figure D.1., February 26, 2015, The Sigma Group
- Maintenance Plan – 2021 S. Lenox Street, with DNR Form 4400-305, Inspection Log
- Engineered Barrier Location Map – 2039 S. Lenox Street, Figure D.1., February 26, 2015, The Sigma Group
- Maintenance Plan – 2039 S. Lenox Street, with DNR Form 4400-305, Inspection Log
- Groundwater Isoconcentration Map, Figure B.3.B., February 26, 2015, The Sigma Group
- Post-Remedial Soil Contamination Map, Figure B.2.B., February 26, 2014, The Sigma Group

cc: ✓ Mr. Stephen Meer, The Sigma Group, Inc.



Attachment D.2 - Description of Contamination

Historic fill/soil contaminated by select volatile organic compound (VOC) constituents is located at depths within 4 feet of the existing ground surface at sporadic locations across the site. Historic fill/soil contaminated by select polynuclear aromatic hydrocarbon (PAH) and RCRA metal constituents is located generally across the site at beneath existing pavement and building floor slabs to depths of approximately 8 feet below ground surface. Groundwater contaminated by select VOC, PAH, and RCRA metal constituents is located at depths between 5 to 9 feet below the existing ground surface. The extent of the soil and groundwater contamination is shown on the attached Figures B.2.C. and B.3.B.

Attachment D.3 - Description of the maintenance action(s)

The barrier consists of minimum 4-inch thick asphalt pavement or minimum 4-inch thick concrete pavement or building floor slab. These pavements/buildings are located across the entire site (except for the railroad and railroad right-of-way which are not part of the Site) as shown on Figure D.1.

Cover and Building Slab Barrier Purpose

The building slabs and pavement over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The building slabs and pavement cover also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration as per the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier will function as intended unless disturbed.

Annual Inspection

The building slabs and pavement overlying the contaminated soil and as depicted in Figure D.1 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other features that could cause additional infiltration into or exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs could include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. Any soil transported off-site will be managed in accordance with applicable local, state and federal law.

In the event the building slabs/pavement overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRS ID number, and then looking in the "Who" section.

Activity (Site) Name

BRRS No.

Former Diversified Machin

02-41-563513

Inspections are required to be conducted (see closure approval letter):

☒ annually

☐ semi-annually

☐ other – specify _____

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

linda.michalets@wisconsin.gov

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
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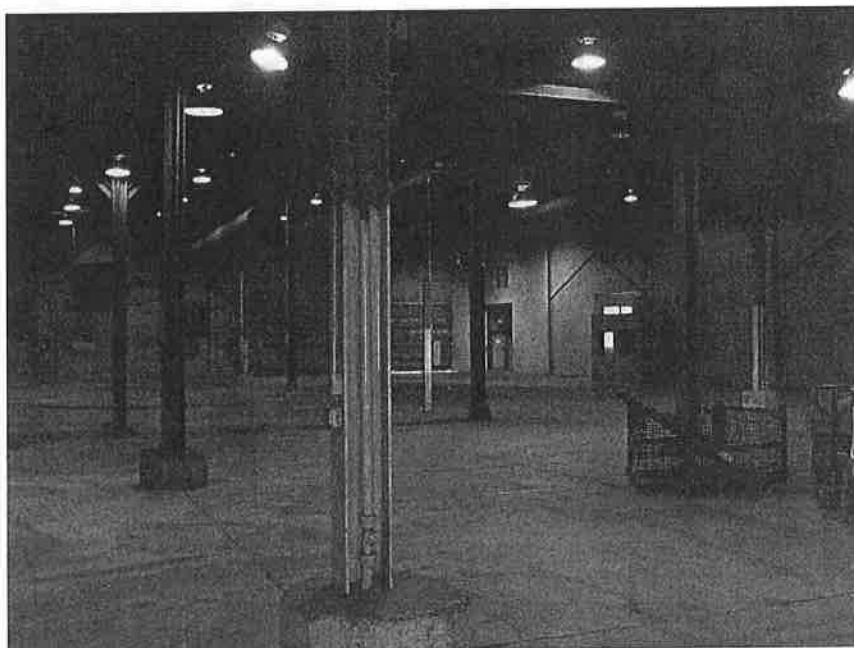


Photo 1: Typical building slab. View to east; photograph taken on March 5, 2015.

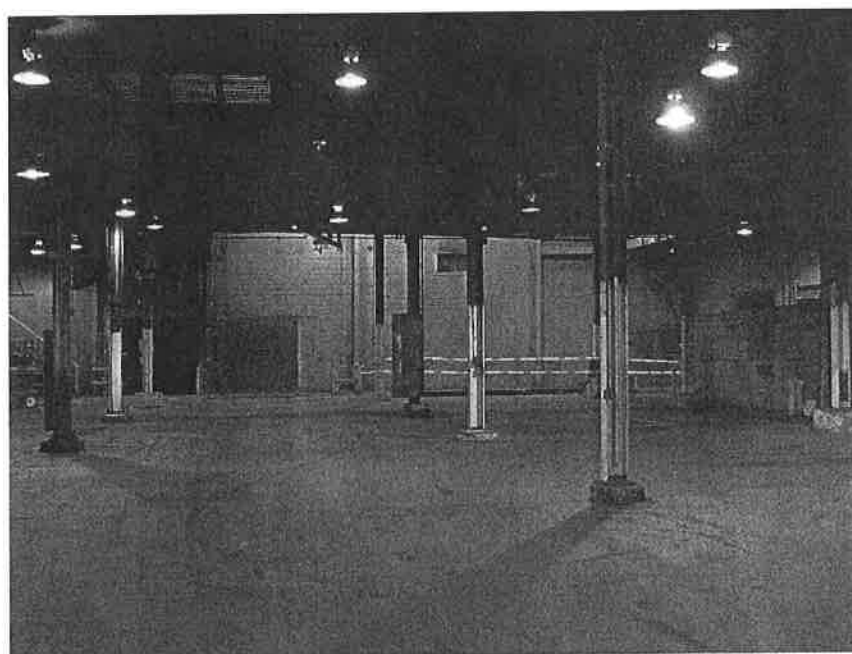


Photo 2: Typical building floor slab. View to north; photograph taken on March 5, 2015.

Former Diversified Machine
2021 S. Lenox Street, Milwaukee, Wisconsin

Sigma Project Number: 15263



Photo 3: Typical building floor slab in south building. View to west; photograph taken on September 24, 2014.

Former Diversified Machine
2021 S. Lenox Street, Milwaukee, Wisconsin

Sigma Project Number: 15263

D.5 - Contact Information
June 2015

Site Owner and Operator: JP Cardinal Holdings, LLC
3400 S. Hanson Avenue
Milwaukee, WI 53207
(414) 744-9700

Consultant: THE SIGMA GROUP, INC.
1300 W. Canal Street
Milwaukee, WI 53233
(414) 643-4200

WDNR: Ms. Linda Michalets
WDNR
2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212
(414) 263-8757

Project: 1253 | Date: 2/2/2015 | Filename: 1253_Geoprobe and Monitoring Well Location Map | Created By: JTH | Directory: FIGURES



LEGEND

- Estimated Extent of PAHs greater than RCLs
- Estimated Extent of VOCs greater than RCLs
- Estimated Extent of RCRA metals greater than RCLs
- Extent of Existing Engineered Barriers to be Maintained

- Geoprobe Soil Boring
- Monitoring Well
- Hand Auger
- Property Boundary



ENGINEERED BARRIER LOCATION MAP

2039 S. LENOX STREET
MILWAUKEE, WI

FIGURE

D.1.

Attachment D.2 - Description of Contamination

Historic fill/soil contaminated by select volatile organic compound (VOC) constituents is located at depths within 4 feet of the existing ground surface at sporadic locations across the site. Historic fill/soil contaminated by select polynuclear aromatic hydrocarbon (PAH) and RCRA metal constituents is located generally across the site at beneath existing pavement and building floor slabs to depths of approximately 8 feet below ground surface. Groundwater contaminated by select VOC, PAH, and RCRA metal constituents is located at depths between 5 to 9 feet below the existing ground surface. The extent of the soil and groundwater contamination is shown on the attached Figures B.2.C. and B.3.B.

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In the event the building slabs/pavement overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

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Activity (Site) Name Former Diversified Machin	BRRTS No. 02-41-563513
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Inspections are required to be conducted (see closure approval letter):

- ☒ annually
☐ semi-annually
☐ other – specify _____

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		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

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D.5 - Contact Information
June 2015

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1300 W. Canal Street
Milwaukee, WI 53233
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WDNR
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(414) 263-8757

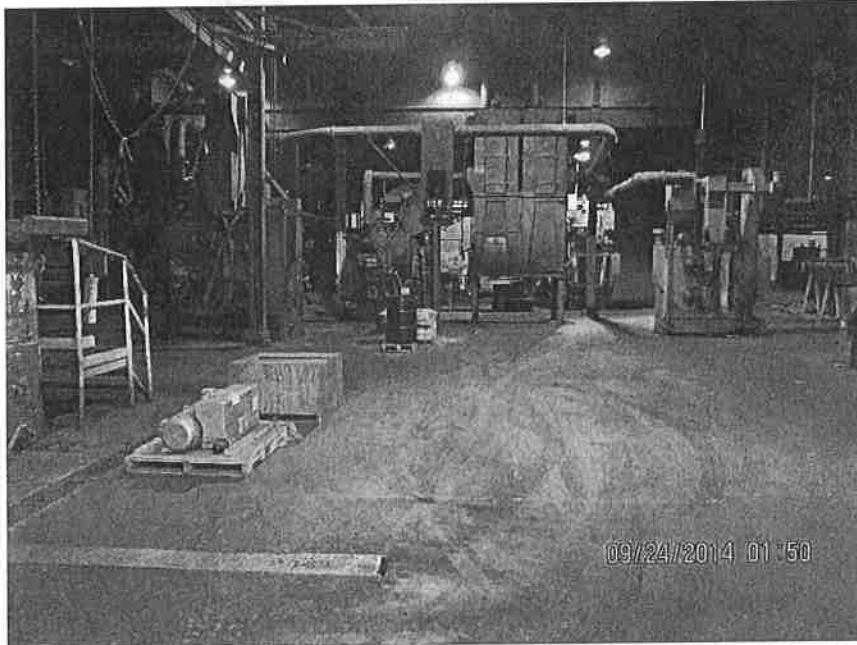


Photo 1: Typical building floor slab in south building. View to west; photograph taken on September 24, 2014.

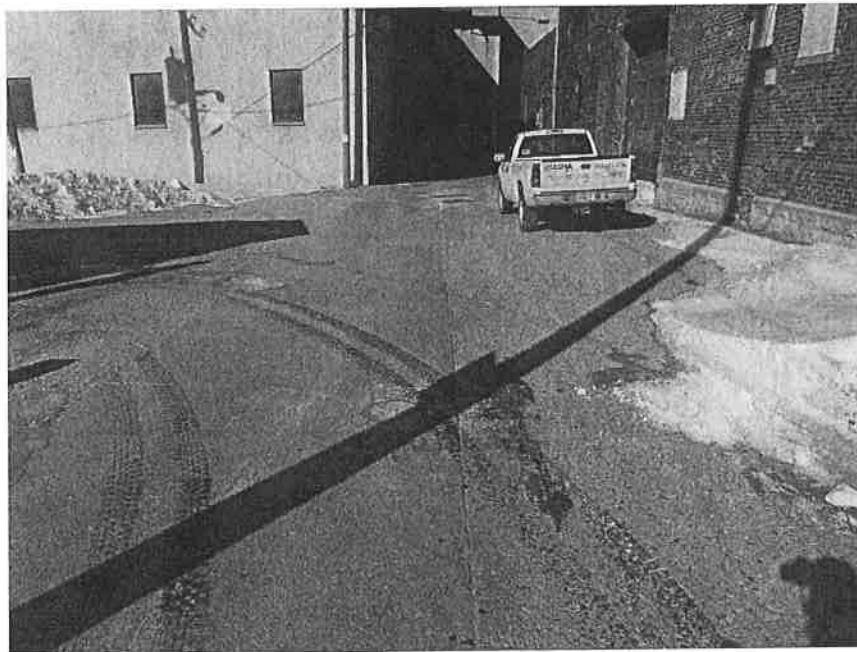


Photo 2: Typical pavement View to north; photograph taken on February 19, 2015.

Former Diversified Machine
2039 S. Lenox Street, Milwaukee, Wisconsin

Sigma Project Number: 15263

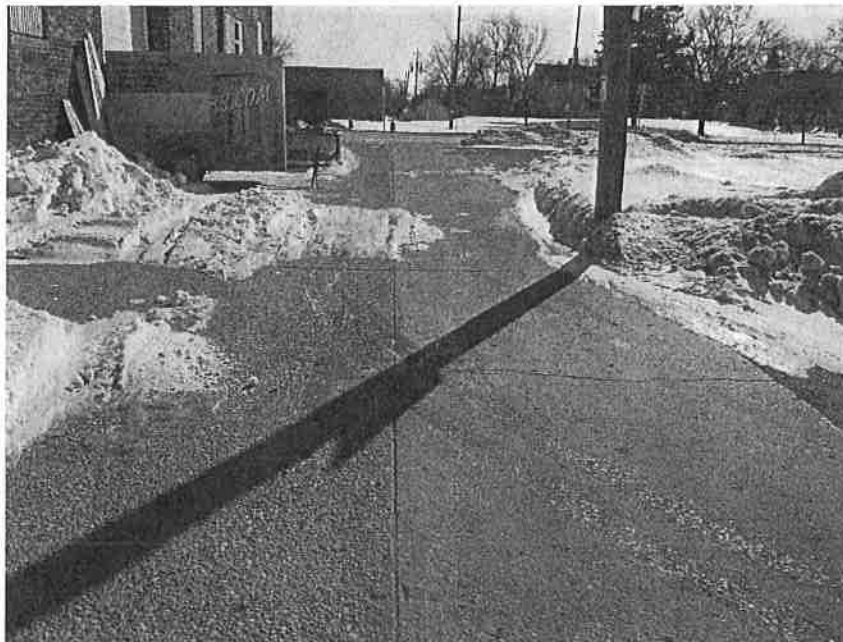
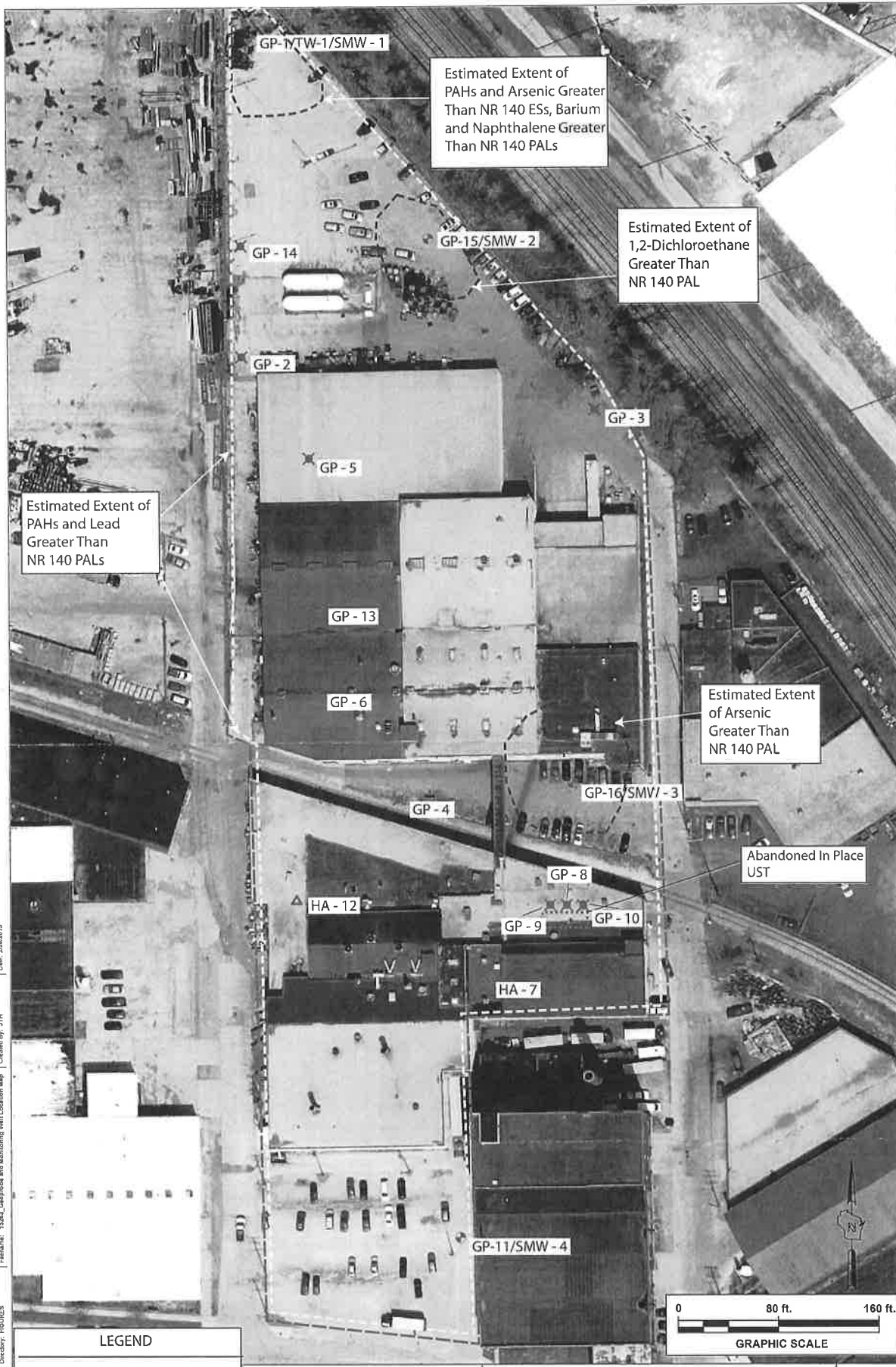


Photo 3: Typical pavement. View to south; photograph taken on February 19, 2015.

Former Diversified Machine
2039 S. Lenox Street, Milwaukee, Wisconsin

Sigma Project Number: 15263

Project: 15203
Disc: FIGURES
Filename: 15203_Geoprobe and Monitoring Well Location Map
Created By: JTH
Date: 2/26/2015



LEGEND	
	Geoprobe Soil Boring
	Monitoring Well
	Hand Auger
	Property Boundary



**GROUNDWATER ISOCONCENTRATION
MAP**
2021 & 2039 S. LENOX STREET
MILWAUKEE, WI

FIGURE
B.3.B.



LEGEND

- Estimated Extent of PAHs greater than RCLs
- Estimated Extent of VOCs greater than RCLs
- Estimated Extent of RCRA metals greater than RCLs

- Geoprobe Soil Boring
- Monitoring Well
- Hand Auger
- Property Boundary

THE **SIGMA** GROUP
Single Source. Sound Solutions.

POST-REMEDIATION SOIL CONTAMINATION MAP

2021 & 2039 S. LENOX STREET
MILWAUKEE, WI

FIGURE

B.2.B.

EXHIBIT 2 TO ADDENDUM A

The Port of Milwaukee Development Incentive Zones (DIZ)
 Sub Area B - North and Sub Area B - Center
 File Numbers 101549 and 101550
 Exhibit A- Permitted and Prohibited Uses

	IO2	DIZ	Use Standards
Residential Uses			
Single-family Dwelling	N	---	
Two-family Dwelling	N	---	
Multi-family Dwelling	N	---	
Attached Single-Family Dwelling	N	---	
Live-work Unit	N	---	
Mobile Home	N	---	
Watchman/Service Quarters	Y	---	
Family Day Care Home	N	---	
	IO2	DIZ	
Group Residential Uses			
Rooming House	N	---	
Convent, Rectory, or Monastery	N	---	
Dormitory	N	---	
Fraternity or Sorority	N	---	
Adult Family Home	N	---	
Foster Homes			
Foster Family Home	N	---	
Small Family Home	N	---	
Group Home or Group Foster Home	N	---	
Shelter Care Facilities			
Family Shelter Care Facility	N	---	
Small Group Shelter Care Facility	N	---	
Large Group Shelter Care Facility	N	---	
Community Living Arrangement	N	---	
Transitional Living Facility	N	---	
	IO2	DIZ	
Educational Uses			
Day Care Center	S	N	
School, Elementary or Secondary	N	---	
College	S	---	
School, Specialty or Personal Instruction	S	---	
	IO2	DIZ	
Community Serving Uses			
Library	N	---	
Cultural Institution	N	---	
Community Center	N	---	
Religious Assembly	N	---	
Cemetery or Other Place of Internment	N	---	
Public Safety Facility	Y	---	
Correctional Facility	N	---	

	IO2	DIZ
Commercial and Office Uses		
General Office	Y	--
Government Office	Y	--
Bank or other Financial Institution	S	--
Currency Exchange, Payday Loan Agency, or Title Loan Agency	N	--
Installment Loan Agency	N	--
Retail Establishment, General	N	--
Garden Supply or Landscaping Center	N	--
Home Improvement Center	N	--
Secondhand Store	N	--
Outdoor Merchandise Sales	N	--
Artist Studio	N	--
Adult Retail Establishment	N	--
Health Care and Social Assistance Uses		
Medical Office	S	N
Health Clinic	L	N
Hospital	N	--
Medical Research Laboratory	Y	--
Medical Service Facility	N	--
Social Service Facility	N	--
Emergency Residential Shelter	N	--
Nursing Home	N	--
General Service Uses		
Personal Service	N	--
Business Service	Y	N
Building Maintenance Service	S	N
Catering Service	S	N
Funeral Home	N	--
Laundromat	N	--
Dry Cleaning Establishment	N	--
Furniture and Appliance Rental and Leasing	N	--
Household Maintenance and Repair Service	N	--
Tool/Equipment Rental Facility	N	--
Animal Services		
Animal Hospital/Clinic	N	--
Animal Boarding Facility	N	--
Animal Grooming or Training Facility	N	--
Light Motor Vehicles		
Sales Facility	L	N
Rental Facility	L	N
Repair Facility	L	N
Body Shop	L	N
Outdoor Storage	L	N
Wholesale Facility	Y	N
Heavy Motor Vehicle		
Sales Facility	L	N

Rental Facility	L	N	
Repair Facility	L	N	
Body Shop	L	N	
Outdoor Storage	L	N	
General Motor Vehicle			
Filling Station	S	N	
Car Wash	S	N	
Drive-thru Facility	S	N	
Parking			
			1. The width of the paved parking area shall not exceed 60 feet as measured from side lot line to side lot line; 2. The parking lot shall not be immediately adjacent to another premises containing a parking lot as a principal use; and 3. Parking lots shall not be located on a corner.
Parking Lot, Principal Use	Y	Y*	
Parking Lot, Accessory Use	Y	--	
Parking Structure, Principal Use	Y	--	
Parking Structure, Accessory Use	Y	--	
Heavy Motor Vehicle Parking Lot, Principle Use	S	N	
Heavy Motor Vehicle Parking Lot, Accessory Use	Y	N	
	IO2	DIZ	
Accommodation and Food Service Uses			
Bed and Breakfast	N	--	
Hotel, Commercial	L	--	
Hotel, Residential	N	--	
Tavern	L	--	
Assembly Hall	S	N	
Restaurant, Sit-down	L	--	
Restaurant, Fast-food/Carry-out	L	--	
	IO2	DIZ	
Entertainment and Recreation Uses			
Park or Playground	S	--	
Festival Grounds	N	--	
Recreation Facility, Indoors	N	--	
Recreation Facility, Outdoors	N	--	
Health Club	L	--	
Sports Facility	N	--	
Gaming Facility	N	--	
Theater	N	--	
Convention and Exposition Center	S	--	
Marina	Y	--	
Outdoor Racing Facility	N	--	
Adult Entertainment Establishment	N	--	

	IO2	DIZ	
Storage, Recycling & Wholesale Trade Uses			
Recycling Collection Facility	S	N	
Mixed- Waste Processing Facility	N	--	
Material Reclamation Facility	N	--	
Salvage Operation, Indoor	L	N	
Salvage Operation, Outdoor	N	--	
Wholesale and Distribution Facility, Indoor	Y	--	
Wholesale and Distribution Facility, Outdoor	S	N	
Storage Facilities			
Indoor	Y	N	
Outdoor	N	--	
Hazardous Materials	N	--	
	IO2	DIZ	
Transportation Uses			
Ambulance Service	Y	N	
Ground Transportation Service	S	N	
Passenger Terminal	Y	--	
Helicopter Landing Facility	S	--	
Airport	N	--	
			It is anticipated that this use will become Limited in IO2, with the limitation being that that this use is only allowed in properties zoned IO2 that are within the Port Redevelopment Plan Project Area.
Ship Terminal or Docking Facility	N	--	
Truck Freight Terminal	N	--	
Railroad Switching, Classification Yard or Freight Terminal	N	--	
	IO2	DIZ	
Industrial Uses			
Manufacturing, Light	Y	--	
Manufacturing, Heavy	N	--	
Manufacturing, Intense	N	--	
Research and Development	Y	--	
Processing or Recycling of Mined Materials	N	--	
Contractor's Shop	Y	N	
Contractor's Yard	S	N	
	IO2	DIZ	
Agricultural Uses			
Plant Nursery or Greenhouse	Y	--	
Raising of Crops or Livestock	Y	--	
	IO2	DIZ	
Utility and Public Service Uses			
Broadcasting or Recording Studio	Y	N	
Transmission Tower	L	--	
Water Treatment Plant	Y	--	
Sewage Treatment Plant	N	--	
Power Generation Plant	N	--	
Small Wind Energy System	Y	--	
Substation/Distribution Equipment, Indoor	S	--	
Substation/Distribution Equipment, Outdoor	L	--	

	IO2	DIZ	
Temporary Uses			
Seasonal Market	L	--	
Temporary Real Estate Sales Office	L	--	
Concrete Batch Plant, Temporary	L	N	
Live Entertainment, Special Event	L	--	

NOTE: "--" means no change

Storage Master, LLC

- **Storage Master, LLC is the premiere provider of self storage in Wisconsin**
 - Second largest self storage company in WI with more than 600,000 sq. ft. of space and 3,500 units in six locations.
 - Operates modern and aesthetically pleasing facilities equipped with the latest security amenities such as key pad entry, CCTV and burglar alarms.
 - Locally family owned and managed company that offers responsive customer service and takes pride in the appearance and maintenance of its facilities.

- **Storage Master would like to convert the building located at 2039 S Lenox St. into a modern storage facility**
 - The southern façade facing Bay street will convert a currently tired and non-descript property into an attractive and modern looking building with glass and brick designed around the building's existing support structures.
 - Landscaping the parking area will make the property pedestrian friendly and will soften and enhance the look of the site. Hardscaping will be used in place of trees and grass to accommodate the continuing obligation by the DNR to maintain a 4 inch asphalt or concrete cap on the entire property.
 - Will provide more than 700 climate controlled self storage units ranging in size from 5x5 to 10x20
 - The site would be managed by three full time employees with annual incomes of at least \$40,000
 - Self storage is a very local and needed service for businesses, workers and residential customers in the immediate area.
 - Encourage further investment in neighboring properties by upgrading the current site and strengthening the local business community.

Company Profile

Storage Master is a well run and growing self storage operator

Vision

- Wisconsin's leading self storage company offering:
 - Exceptional perceived value
 - Outrageous customer service
 - A fun and rewarding work environment
 - Predictable and steadily increasing cash flows

Expansion Strategy

- Add a new facility/new units every 24-36 Months

Facilities

- 6 Locations
- 600,000+ sq. ft. of net rentable space
- 3,500 units in a variety of sizes ranging from 5x5 to 12x40

Headquarters

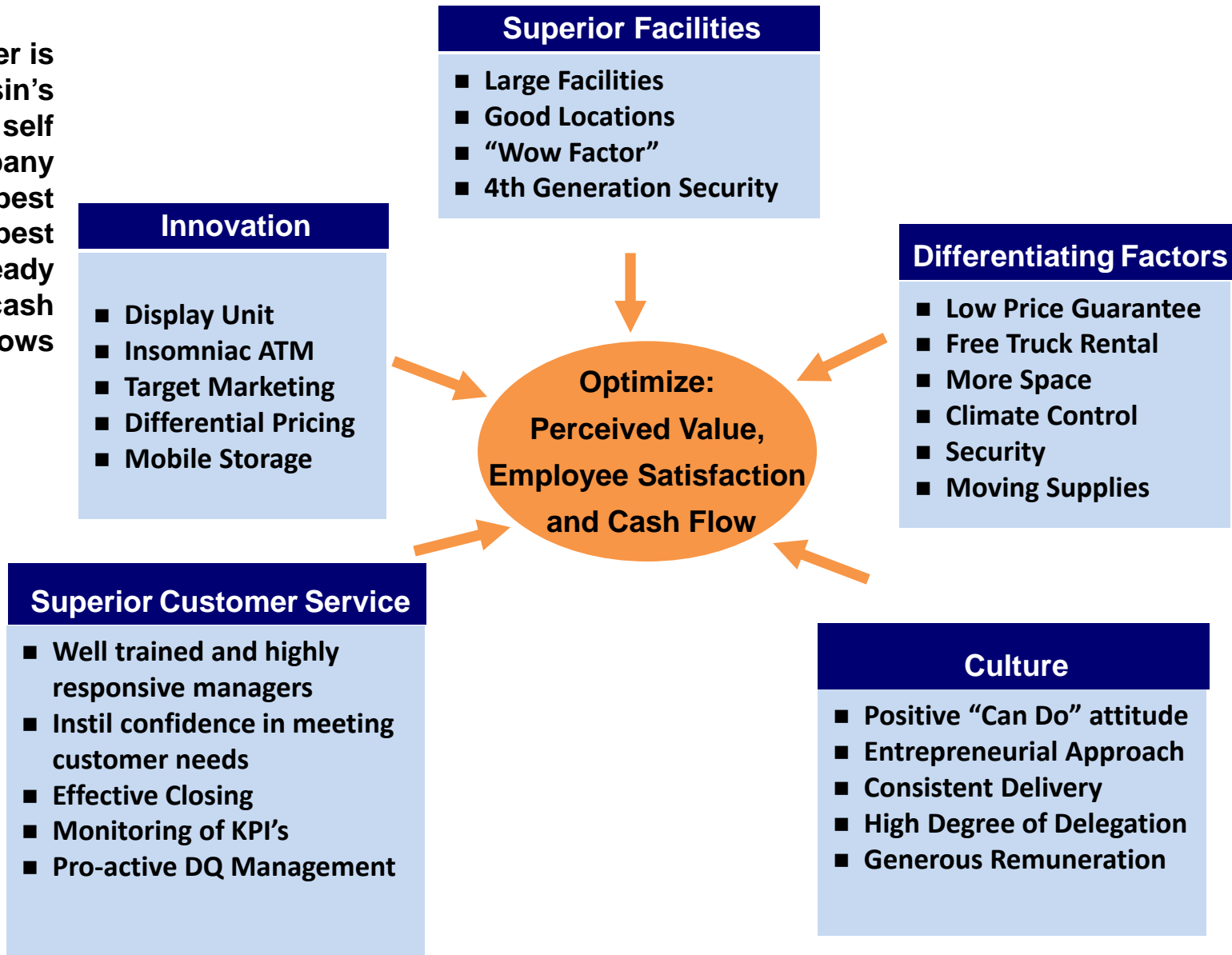
- 2601 S. Moorland Road, New Berlin, WI 53150
- (262) 786-8886
- www.storage-master.com

Ownership

- Michael Alexander Simic is the sole owner

Business Model

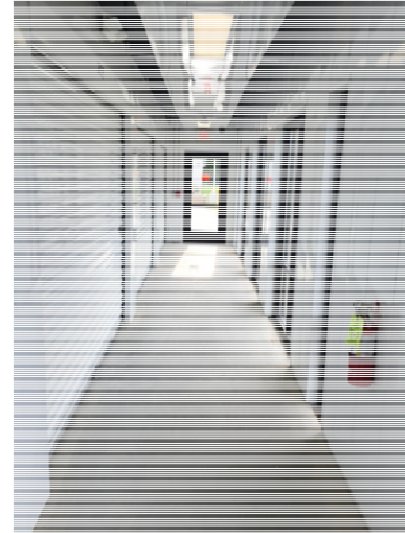
Storage Master is Wisconsin's leading self storage company with the best facilities, best service and steady and growing cash flows



New Berlin Facility



Glendale Dr. Facility



Franklin Facility



Muskego Facility





5801 WASHINGTON AVENUE
RACINE, WI 53406-4057

ARCHITECTURE
INTERIOR DESIGN
FACILITIES PLANNING

PHONE (262) 886-1700
FAX (262) 886-5885

July 22, 2015

**RE: BRIEF DESCRIPTION of the PROPOSED ADAPTIVE REUSE DEVELOPMENT FOR
STORAGE MASTER – BAY VIEW
2039 South Lenox Street, Milwaukee WI 53207**

1. INTRODUCTION:

- a. The following notes briefly describe the proposed project development for this site and building which is being considered for approval within the Port of Milwaukee Development Incentive Zone.
- b. The developer, Storage Master has a successful record of developing a modern generation of self-storage facilities blending comfortably into the communities in which they are located. They have a strong record of being a well-managed business operation and maintain their facilities in an excellent fashion.
- c. This existing building and site is within the Port of Milwaukee Development Incentive Zone which calls for different standards than the standard industrial zoning requirements for this site. Since this project is tied to the building owner's development plans, a deviation from the DIZ standards is being sought
- d. Please advise if additional information is needed or if you have questions so we may address them to your satisfaction.

2. EXISTING BUILDING AND SITE:

- a. The existing building is two stories with a partial basement including several additions. The height above grade varies in different locations, but is approximately 38' to 39' tall along the south facade facing South Bay Street. The height is proposed to remain unchanged. Smoke stacks will be removed.
- c. The construction is primarily of reinforced concrete with a steel frame, and painted masonry exterior walls with small windows at various locations.
- d. The site area includes 1.715 acres or 74,719 SF with the building foot print at 52,486 SF.
- e. The primary view of the property is from East Bay Street even though the current address is on S South Lenox Street. A change of address may be entertained if allowed for East Bay Street which would be reasonable and more convenient for customers.

3. PROPOSED RE-DEVELOPMENT AND USE:

- a. This redevelopment will provide a much needed resource within the community; help to regenerate urban activity; contribute to additional employment for the area; return tax dollars to Milwaukee; and enhance the urban landscape, especially along East Bay Street.
- b. The sale of this building to Storage Master LLC will also help provide resources for the current property owner to invest in creating many more employment opportunities and investments in facilities for their business which helps to achieve the DIZ goals.
- c. This proposed redevelopment includes converting the existing facilities into a self-storage facility and improving the exterior and interior of the building and the site.
- d. Included within will be an office and sales area, all new storage units of various sizes accessible by well illuminated corridors, freight elevators, and truck docks. ADA storage units will also be readily available in all sizes on the main floor.

- e. No building expansion is planned. The bridge over the rail line right-of-way that connected the subject building with the building north of the rail line has been removed.
- f. The interior walls, floors and ceilings are all to be finished or refinished.
- g. The entire facility is to be provided with a fire protection sprinkler system.
- h. An all new sales office and showroom will be developed on the southwest corner of the main floor.
- i. The entry canopy is proposed to be a sunburst color to coordinate with the Storage Master corporate colors and signage.

4. SITE DEVELOPMENT:

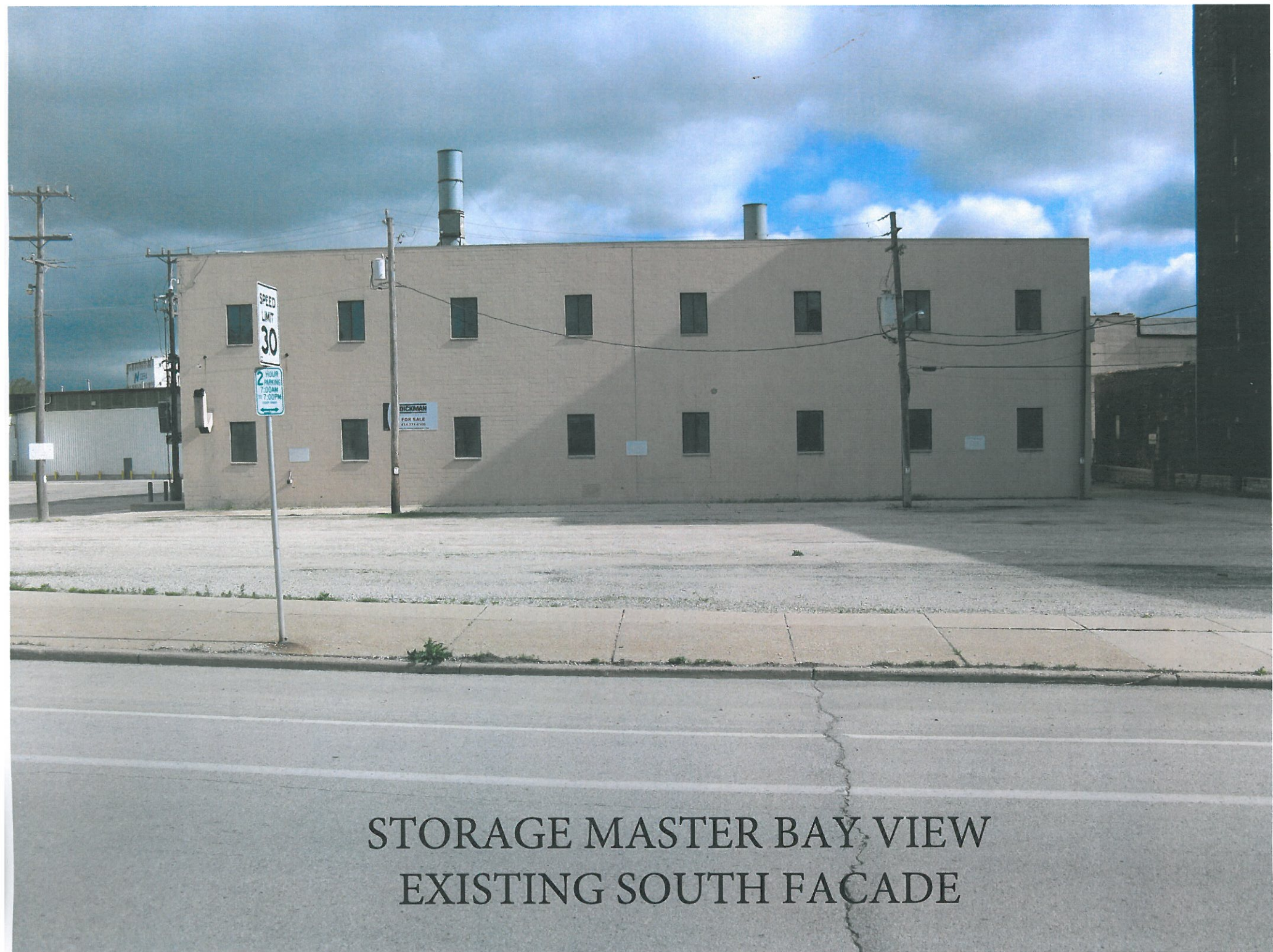
- a. See attached site plans for proposed site development, landscaping, sidewalks, parking layout on bituminous pavement, wrought iron fencing, and locations for the exit door and docks. The existing power poles are to remain and were taken into account when planning the new south facade and parking plans.
- b. Parking: 28 parking stalls are shown in the south lot including one ADA space. Some of the spaces are larger than required and aligned back to back to accommodate vehicles that might be towing trailers. The industrial zoning does not require a specific amount of parking. Parking requirements for a self-storage facility is very low. The south lot plus parking at other doors will be much greater than needed, but the street scape will be dramatically improved.
- c. Site drainage is understood to be sufficient and is proposed to be unchanged.
- d. The site is surrounded by East Bay Street on the south, Aldrich Street on the west, and Lennox Street on the east. The north end of the property butts up to a rail right-of-way which is also to remain. A public alley extends northward from East Bay Street to the proposed southeast dock and an existing multi-story masonry building flanks the public alley on the east.
- e. No dumpsters for garbage or recycling are required and will not be on the site. Customers are required to remove their own refuse.
- f. The DNR requires the site to be capped so very little disturbance to the existing site is planned and will limit the amount of landscaping and other development.
- g. Code compliant site lighting will be proposed for safety and convenience.
- h. Landscape planters are proposed to be 30" (above grade) and constructed of landscape timbers as indicated on the plan. The timbers can be stained to coordinate with the architectural colors.
- i. The proposed entry stairs and accessibility ramp along the south elevation are proposed as either concrete construction or possibly metal construction depending on further environmental investigations.

5. STREETSCAPE VIEW:

- a. See photos of existing and proposed new South facade, Southwest facade and Southeast facade.
- b. The brick and stone wall facade materials are proposed to be fiber cement panels. These panels have been successfully used at other locations and have been well received by other municipalities and customers.
- c. The stone panels are proposed for the lintels, sills, and base course. The brick and stone facade panels project outward from the existing wall surface providing dimensional modulation of the facade with greater visual interest.
- d. The proposed fresh new architectural character and design for the south facade organizes and

- balances the composition with a combination of new and existing windows and doors (of glass and aluminum frames), stone and brick panels, and painted existing masonry.
- e. The new entry stair and access ramp may either be of concrete or metal. Handrails are proposed in a bronze tone color.
 - f. A new sidewalk is proposed extending from the existing Bay Street sidewalk along the west property line leading to the proposed new southeast entrance.
 - g. The proposed new bituminous pavement will be black with white striping.
6. LANDSCAPE:
- a. The planters are proposed to include a variety of plants and shrubs consistent with DIZ recommendations. The rendering is only a preview of the plantings. A real landscape plan will be provided at a later time.
 - b. The fence between the planters is proposed to be the black prefinished metal wrought iron in appearance at 6' tall either in steel or aluminum.
 - c. Stone mulch (crushed granite) is proposed in several locations per the plan. It is an attractive natural earthy terra cotta color.
7. SIGNAGE:
- a. Proposed to be presented for approval at a future time, but the renderings preview the intended design.
8. COLORS / MATERIALS:
- a. Samples and colors will be provided in the future. The renderings preview the intended architectural treatment finishes and colors. Smoke stacks will be removed.
9. TRUCK DOCKS:
- a. Existing truck docks may be used.
10. NOISE & TRAFFIC:
- a. Minimal to negligible noise would be generated in this setting on the site or within the building.
11. ODORS:
- a. None.
12. FIRE PROTECTION:
- a. Fire protection measures and alarm systems are incorporated into this project in all areas.
13. SECURITY SYSTEM:
- a. Storage Master uses a sophisticated system of cameras, alarms and key pads to monitor and control activity on site and within the facilities. The fire department will be connected to the alarm system.

THANK YOU



STORAGE MASTER BAY VIEW
EXISTING SOUTH FACADE



STORGE MASTER BAY VIEW
SOUTH FACADE



STORAGE MASTER BAY VIEW
SOUTH FACADE



STORAGE MASTER BAY VIEW
SOUTH & PARTIAL WEST FACADE