

## Pfeiffer, Jane K - DNR

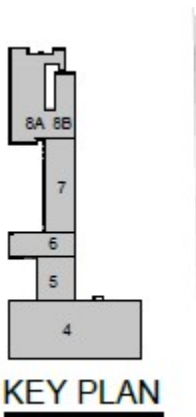
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**From:** Robert Reineke <rreineke@ksinghengineering.com>  
**Sent:** Wednesday, May 19, 2021 12:35 PM  
**To:** Pfeiffer, Jane K - DNR  
**Cc:** Daniel Pelczar; Pratap Singh  
**Subject:** RE: CWC- West Block (02-41-587376) - Additional Info Request  
**Attachments:** 4.0 Utilities Plan.pdf; 4.0 Utilities Plan.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jane,

You requested some additional information. Please refer to the figure below for reference to the various segments of the West Block complex.



1. *Discuss the contamination identified at the site to-date in relation to a conceptual site model. More specifically, discuss the potential sources of contamination based on the contaminants identified thus far and the historic site use. The phase I ESA should be referenced in this discussion, and, more specifically, the information presented on the Sanborn Maps should be discussed.*

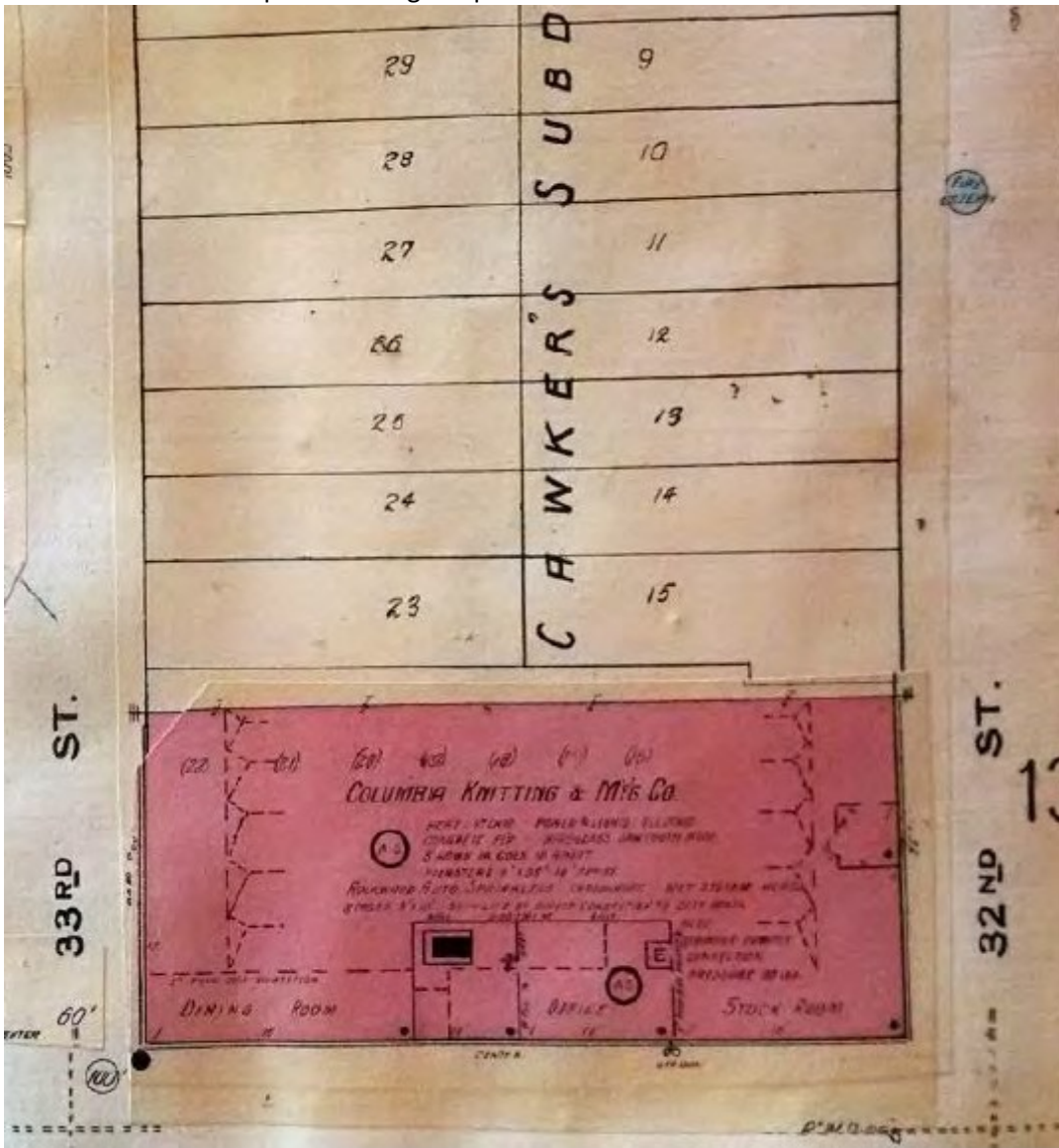
Based on information presented in the application and the Historic Preservation Certification Application for the site, the following is the known history of the site in relation to the conceptual site model.

The current parking lot on the east side of West Block was purchased by Briggs and Stratton in 1948 which developed the parking lot with retaining walls. Sanborn maps and aerials indicate that no development has ever taken place on the parking lot parcel.

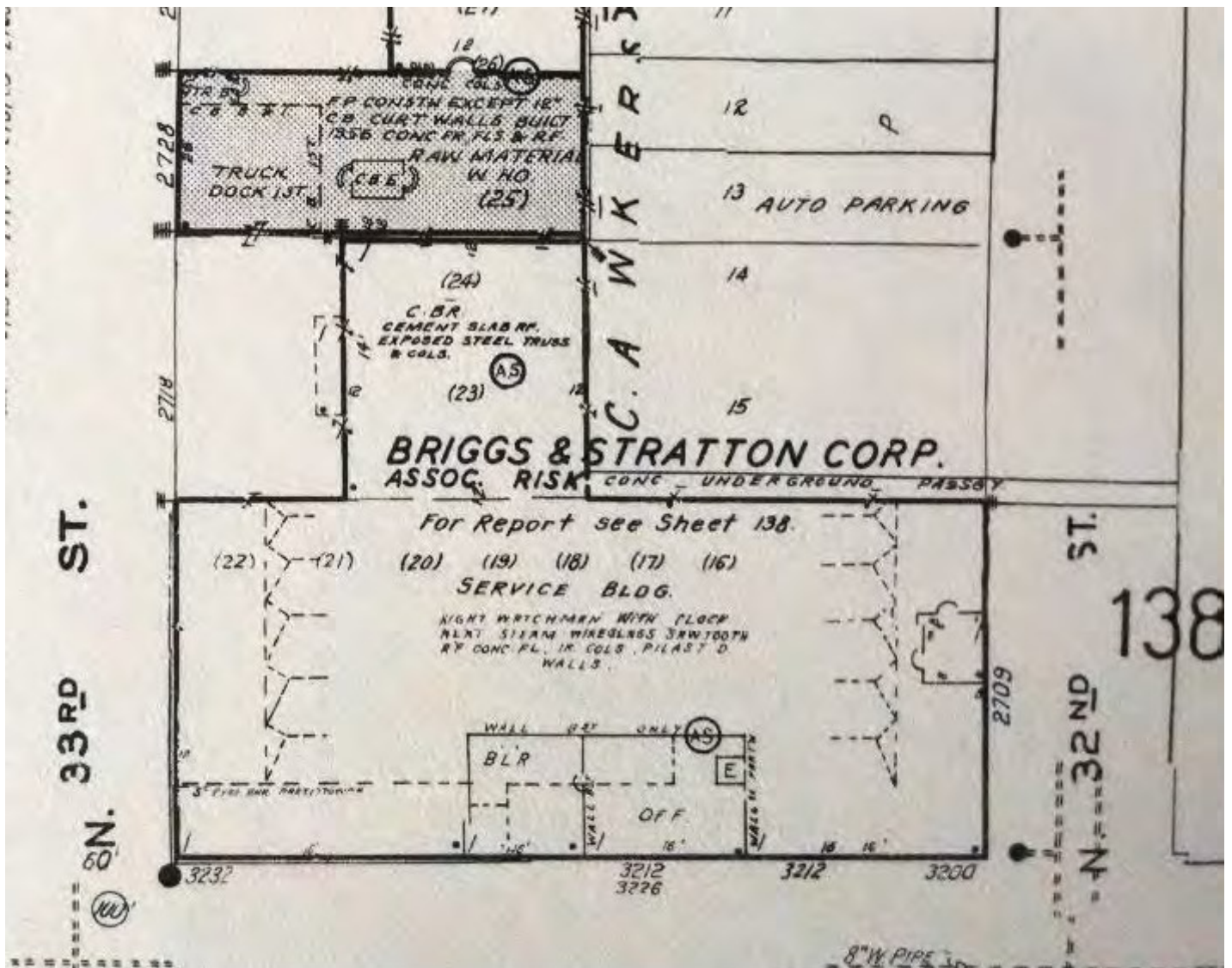
Building 4, located on the south end of the West Block, at 3212 Center Street, was purchased by Briggs and Stratton from the Harley Davidson motor company in 1950 for use as a service and distribution warehouse for stocking, packaging, and shipping replacement parts. It was originally built in 1920 for the Columbia Knitting and Manufacturing Company and was sold to Holeproof Hosiery Company in 1926. Harley Davidson purchased the property in 1942 and sold it in 1950. The primary use of the building was for textiles and warehousing and no sources of contamination were identified.

Building 5 was built by Briggs and Stratton in 1946 for trucking and distribution. No known source of contamination is associated with Building 5.

The 1926 Sanborn Map for Building 4 is presented below.



The 1961 Sanborn Map for Buildings 4 and 5 is shown below.



Buildings 4 and 5 were connected to the rest of the complex in 1972.

In summary, given its historic use, no known sources of contamination are associated with Buildings 4 and 5. This is consistent with the results which have identified little contamination in buildings 4 and 5. Small spills are the likely sources of the contamination detected in building 4.

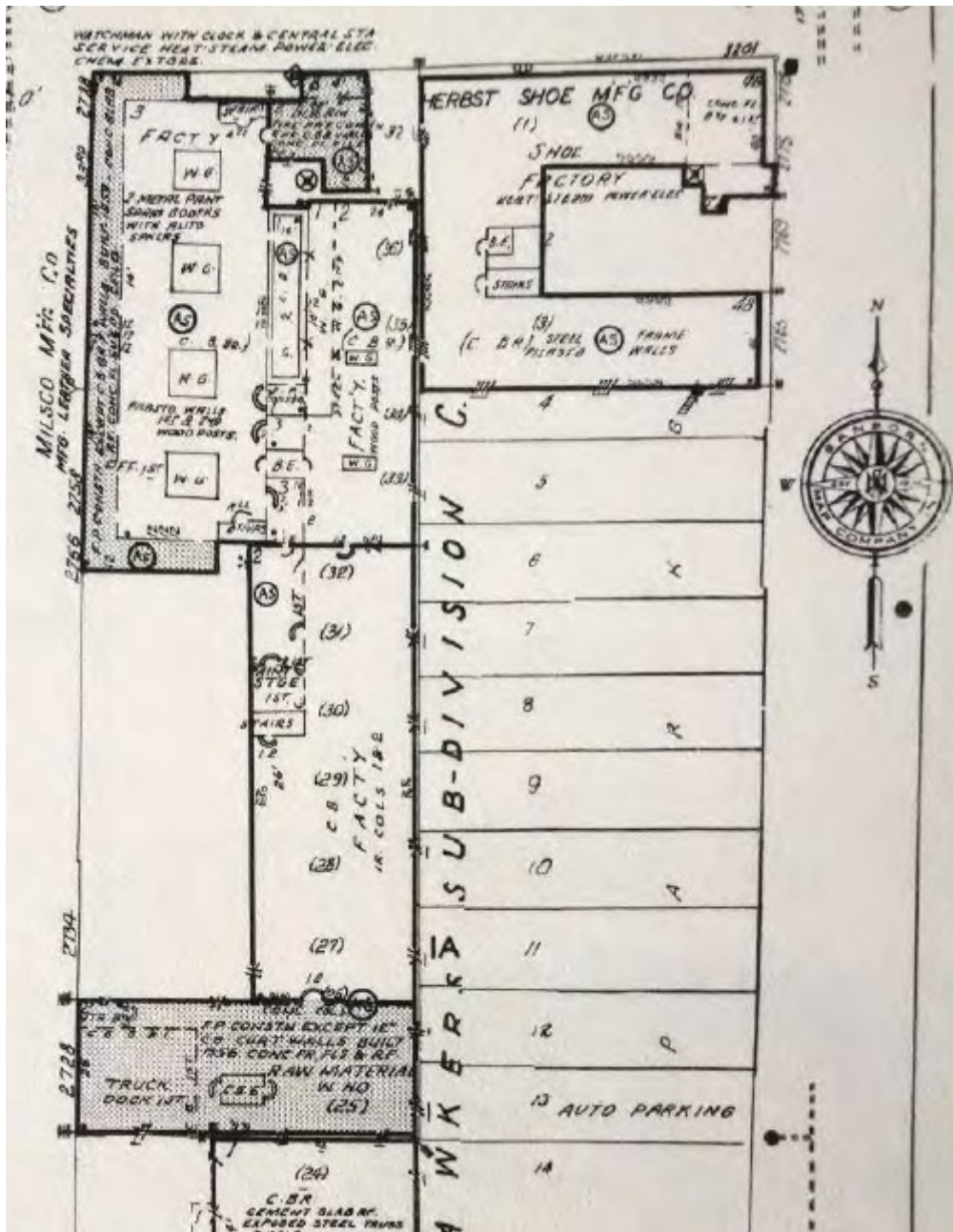
Buildings 6, 7, 8A, & 8B were purchased in September 1972 from Milsco Manufacturing Company. Briggs and Stratton principally used the space for warehousing and office space.

Buildings 8A and 8B were originally built in 1925 by the Albert H. Weinbrenner Shoe Company. A two story addition was constructed in 1930. In 1942, the building was sold to Milwaukee Saddlery Company who principally were manufacturing seats and accessories for Harley Davidson Motorcycle Company. Milwaukee Saddlery reincorporated as Milsco Manufacturing Company in 1948 and expanded the building to the south, including Building 7. An addition, Building 6, was constructed in 1956 for distribution. An office addition was constructed to the west of building 8A in 1959.

Building 6 and the western office addition contained no known sources of contamination.

A 1961 Sanborn Map shows the operations of Buildings 7, 8A, and 8B.





Paint spray booths are shown in building 8A and paint storage is shown in Building 7. The paint spray booths and the paint storage areas correspond to the detections of chlorinated solvents in buildings 7 and 8A. Paint thinners used on the premises are the likely sources of contamination in the West Block primarily in Buildings 7 and 8A.

*If possible, provide a figure showing where the historical utilities are located.*

We have attached a utilities plan for the facility in addition to the utilities shown on the submitted sheets.

Based on their separate building histories, Buildings 4 and 5 principally have gas, water, and sewer utilities from Center Street while Buildings 6, 7, 8A, and 8B typically have utilities entering from 33<sup>rd</sup> Street. The gas feeding the boiler room at the north end of the West Block enters from West Hadley Street. The exact layout of the plumbing under the buildings is unknown. New utilities are planned to be installed.

Please let us know if you have any additional questions. Thanks.

Robert T. Reineke, P.E.  
Principal Engineer | [rreineke@ksinghengineering.com](mailto:rreineke@ksinghengineering.com)



262.821.1171, ext. 111 (p) | 262.424.5191 (cell)

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**From:** [Pfeiffer, Jane K - DNR](#)  
**Sent:** Tuesday, May 18, 2021 4:18 PM  
**To:** [Robert Reineke](#)  
**Subject:** CWC- West Block (02-41-587376) - Additional Info Request

Hi Robert,

As we discussed on the phone today, the DNR is in the process of reviewing *Pressure Field Extension Testing and Vapor Mitigation System Feasibility Study*, dated April 27, 2021, for the above-referenced site, and requests that the following additional information be submitted by 05/20, as the DNR peer review of this submittal is scheduled for 05/21:

2. Discuss the contamination identified at the site to-date in relation to a conceptual site model. More specifically, discuss the potential sources of contamination based on the contaminants identified thus far and the historic site use. The phase I ESA should be referenced in this discussion, and, more specifically, the information presented on the Sanborn Maps should be discussed.
3. If possible, provide a figure showing where the historical utilities are located.

This information can be sent in a response email. Please do not hesitate to reach out with any questions you may have.

Thank you,

Jane

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Jane Pfeiffer**  
Phone: (414) 435-8021  
[jane.pfeiffer@wisconsin.gov](mailto:jane.pfeiffer@wisconsin.gov)

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**Total Control Panel**

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To: [rreineke@ksinghengineering.com](mailto:rreineke@ksinghengineering.com)  
From:  
prvs=765c838a1=jane.pfeiffer@wisconsin.gov

Message Score: 1  
My Spam Blocking Level: Low

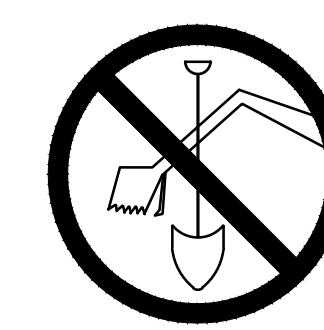
High (60): **Pass**  
Medium (75): **Pass**  
Low (90): **Pass**

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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE 811 OR 1-800-242-8511 TOLL FREE WIS. STATUTE 183.15(15A) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE MILWAUKEE AREA 1-414-259-1181

NOTE: The location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

ABBREVIATIONS:

- AC = ACRES
ARC = ARC OF CURVE
ASPH = ASPHALT
BM = BENCHMARK
CH = CHORD LENGTH
COR = CORNER
CSM = CERTIFIED SURVEY MAP OR MAPPING
C.T.H. = COUNTY TRUNK HIGHWAY
D = DELTA
DEC = DEGREE OF CURVE
E = EAST
EL = ELEVATION
EX = EXISTING
EXC. = EXCEPTION
FFE = FINISH FLOOR EL.
FND = FOUND
GFE = GARAGE FLOOR EL.
GND = GROUND
INV = INVERT
IP = IRON PIPE
IRD = IRON ROD
MEA = MEASURED
NAD = NORTH AMERICAN DATUM
N = NORTH
NE = NORTHEAST
NO = NUMBER
NW = NORTHWEST
PG = PAGE
QTR = QUARTER
REC = RECORDED AS
RIM = RIM OR TOP POINT
RW = RIGHT OF WAY
S = SOUTH
SE = SOUTHEAST
SEWRP = SOUTHWEST WISCONSIN REGIONAL PLANNING COMMISSION
SW = SOUTHWEST
SUR = SURVEYED
UG = UNDERGROUND
U.S.H. = UNITED STATES HIGHWAY
U.S.G.S. = UNITED STATES GEOLOGICAL SURVEY
VAR = VARIATION
VPI = VERTICAL POINT OF INTERSECTION
W = WEST

LEGEND:

- SECTION CORNER MONUMENT
EX. CHISELED CROSS FOUND
EX. IRON ROD FOUND
EX. IRON PIPE FOUND
EX. CITY OR SITE BENCHMARK
EX. STORM MANHOLE
EX. CATCH BASIN ROUND
EX. CATCH BASIN SQUARE
EX. FLOOD LAMP
EX. BOLLARD LIGHT
EX. FLAG POLE
EX. GAS VALVE
EX. AIR CONDITIONER
EX. ELECTRIC METER
EX. GAS METER
EX. ELECTRIC PEDESTAL
EX. TELEPHONE PEDESTAL
EX. CLEANOUT
EX. POWER POLE
EX. POWER / TELEPHONE POLE
EX. MONITORING WELL OR CORING
EX. MAILBOX
EX. SANITARY MANHOLE
EX. UNKNOWN MANHOLE
EX. COMBINED SEWER MANHOLE
EX. ELECTRIC MANHOLE
EX. ELECTRIC TRANSFORMER
EX. TELEPHONE MANHOLE
EX. GUY WIRE
EX. LIGHT POLE
EX. SIGN
EX. BOLLARD (BOL)
EX. WATER VALVE
EX. HYDRANT
EX. SIAMISE HYDRANT



UNDERGROUND COMBUSTIBLE GAS LINE

- OH = OVERHEAD WIRES
BES = BUREAU OF ELECTRICAL SERVICES
COMB = EX. UG. COMBINED SEWER
CUC = EX. CITY UG. CONDUIT/COMM
COM = EX. UG. COMMUNICATIONS
T = EX. UG. TELEPHONE
EG = EX. UG. GAS
E = EX. UG. ELECTRIC
FIB = EX. UG. FIBER OPTICS
CATV = EX. UG. CABLE TELEVISION
SS = EX. SANITARY SEWER (SAN)
ST = EX. STORM SEWER (STO)
W = EX. WATER MAIN
EX. TREE LINE
EX. FENCE LINE
EX. RETAINING WALL
EX. STEEL RAILING
PROP. SANITARY SEWER LINE
PROP. STORM SEWER LINE
PROP. WATER SERVICE LINE
PROP. HYDRANT AND SERVICE VALVE
PROP. CLEANOUT & MANHOLE
PROP. STORM CATCH BASIN
PROP. ROUND SQUARE (CB & CBS)

STORM SEWER NOTES:
1. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION (STANDARD SPECS) AND ANY ADDENDUM THERETO, THE WISCONSIN ADMINISTRATIVE CODE, THE REQUIREMENTS OF THE CITY OF MILWAUKEE.
2. CONTRACTORS SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. ALL UTILITY WORK SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR. UTILITY CONTRACTOR IS RESPONSIBLE FOR LEVELING THE EXCESS SPILL MATERIAL FROM THE TRENCH UNLESS OTHERWISE DIRECTED BY THE GENERAL CONTRACTOR.
3. ALL BEDDING AND COVER MATERIAL SHALL BE CRUSHED STONE CHIPS PER THE STANDARD SPECS. SECTION 8.4.3.2.
4. GRANULAR BACKFILL SHALL BE USED IN ALL PAVED AND CONCRETE AREAS AND WITHIN FIVE FEET OF SAID AREAS PER THE STANDARD SPEC. SECTION 8.4.3.4.
5. THE STORM SEWER PIPE SHALL CONSIST OF ASTM F891, SCHEDULE 40. JOINTS SHALL BE MADE BY THE USE OF AN ELASTOMERIC SEAL CONFORMING TO ASTM D3212.
6. ALL STORM SEWER MANHOLES SHALL BE PRECAST MEETING FILE NO. 12 OF THE STANDARD SPECIFICATIONS. THE MINIMUM SIZE IS 42" DIAMETER.
7. THE FRAME AND COVER FOR THE STORM MANHOLES SHALL BE NEENAH R-2501, WHICH HAS AN ACCESS OPENING OF 24 1/8".
8. SEE COMBINED /TRAPPED CATCH BASIN DETAIL AND FOLLOW CITY ORDINANCE 225-4.4, 4.c AND 4.d FOR ADDITIONAL GUIDANCE.

UTILITY NOTES:

1. GENERAL:
A. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION (STANDARD SPECS), THE WISCONSIN ADMINISTRATIVE CODE, AND THE REQUIREMENTS OF THE CITY OF MILWAUKEE.
B. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
C. ALL BEDDING AND COVER MATERIAL SHALL BE CRUSHED STONE CHIPS PER THE STANDARD SPECS. SECTION 8.4.3.8.
2. SANITARY LATERAL:
A. THE SANITARY SEWER PIPE SHALL BE PVC ASTM D-3034 SDR 35 WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS CONFORMING TO ASTM D3212.
B. SANITARY MANHOLES SHALL BE 48" DIAMETER PRECAST CONCRETE PER FILE NO. 12 OF SWS. MANHOLE CASTINGS SHALL BE NEENAH R-1801.
C. ALL SANITARY LATERALS ARE TO BE BEDDED WITH STONE CHIPS PER SWS 8.4.3.2(A) AND BACKFILLED WITH MECHANICALLY COMPACTED GRANULAR BACKFILL PER SWS 8.4.3.4 IN PAVED AREAS/SHOULDERS AND WITHIN 5 FEET OF THE PAVED AREAS. SPOIL BACKFILL WILL BE ALLOWED IN NON-PAVED AND NON-SHOULDERED AREAS. GRANULAR BACKFILLED REQUIRED WITHIN THE CITY RIGHT-OF-WAY.

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DRAWN BY: KDD CHECKED BY: P.L.J. JOB NUMBER: 20-0089 DATE: MARCH 27, 2020 PAGE NUMBER: 01
FILE INDEX: MILWAUKEE - 1008 BOOK NUMBER: MILWAUKEE 0100

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711 WEST WISCONSIN AVENUE, WISCONSIN, WISCONSIN 53033
PHONE: (414) 259-1181
WWW: WWW.JAHNKEANDJAHNKE.COM

RE: COMMUNITY WITHIN THE CORRIDOR
PROPOSED UTILITIES PLAN
ADDRESS: 3212 WEST CENTER STREET
PART OF THE NE 1/4 OF SECTION 13, T.07 N, R.21 E CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

REVISIONS
07/20/2020 60% SUBMITTAL
08/17/2020 PLAN REVIEW
SHEET: 06 OF 09

C4.0