CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

June 26, 2015

EJ SPIRTAS MANITOWOC LLC
c/o Jeffrey Gershman, Esq.
7733 Forsyth Blvd, Suite 500
St. Louis, MO 63105

Re: Raze Order for the Factory and Office Buildings located at 1512 Washington Street, Manitowoc

Dear Owner:

You are the owner of record of the above-referenced property. As you are aware, the property consists of a demolished three-story building, partially demolished five and seven-story buildings, and a six-story building exposed to the elements on one side. The City has received multiple complaints about the property and you have not achieved compliance on the Municipal Code violations brought to your attention on multiple occasions by the Fire Chief, Building Inspector, Community Development Director, and Mayor. You failed to file a complete application for demolition permit within the deadline given to you by Mayor Nickels, so the Common Council could not approve your incomplete application. In particular, the City's findings relative to your application submittal include:

1. A lack of sufficient detail as to the timing and intermediate steps in the demolition plans
2. No information with regard to project costs and revenues or the financial wherewithal to complete the demolition
3. Contractor commitments not provided
4. No form of financial surety provided.

On this basis, the Common Council concluded that the applicant lacks the expertise and financial wherewithal to complete the demolition project responsibly and timely, and that there is a substantial risk that stripped structures will remain standing. Enclosed is a Raze Order that the Fire Department and Building Inspection Division have asked me to prepare due to your lack of responsiveness.

Pursuant to state law, the City must give you reasonable time to correct the problems at the property. Your property must be razed, as it is not able to be repaired safely for less than 50% of the assessed value of $200. If you fail to raze the property in compliance with City guidelines by October 5, 2015, I will be seeking an order to have the City demolish the building and assess the costs to your property.

Kathleen M. McDaniel, City Attorney

cc: Eric Spirtas
Justin M. Nickels, Mayor
Manitowoc Common Council
Todd Blaser, Fire Chief
Nic Sparacio, Community Development Director
Rick Schwarz, Building Inspector

City Attorney Kathleen M. McDaniel
CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543
Phone (920) 686-6990 • Fax (920) 686-6999

1157108

ORDER TO RAZE

TO: EJ Spirtas Manitowoc LLC
1101 Mill Street
Niagara, WI 54151

STATE OF WI - MTWC CO
PRESTON JONES REG/DEEDS
RECEIVED FOR RECORD
06/29/2015 8:48:00 AM

Name and Return Address:
City Clerk
900 Quay Street
Manitowoc, WI 54220

YOU ARE HEREBY NOTIFIED that the factory complex on the following described property in the City of Manitowoc, Wisconsin, to-wit:

All of Lots 1-18 encompassing all of Block 246 of the original plat of the City of Manitowoc, Manitowoc County, Wisconsin.

which premises are owned by you and located at 1512 Washington Street, Manitowoc, Wisconsin, has become dilapidated and out of repair and consequently, dangerous, unsafe, unsanitary or otherwise unfit for human habitation.

THEREFORE, YOU ARE HEREBY ORDERED to raze the entire Mirro Building complex, to include the five, six, and seven-story buildings and the remaining rubble from the three-story buildings, within 100 days from the date of service of this order upon you. Raze means you must demolish and remove the complex and restore the site to a dust-free and erosion-free condition, remaining in compliance with the City of Manitowoc ordinances and any mandates from the Wisconsin Department of Natural Resources.

YOU ARE FURTHER NOTIFIED that this order is served upon you pursuant to the terms and provision of Section 66.0413 of the Wisconsin Statutes. If you shall fail or refuse to comply within the time prescribed in this order, the complex shall be razed and removed and the site restored to a dust-free and erosion-free condition by the City of Manitowoc or its agents or contractors, and the cost of such razing, removal and restoration of the site to a dust-free and erosion-free condition shall be charged against the property, shall be a lien thereon, and may be assessed and collected as a special tax.

YOU ARE FURTHER NOTIFIED that pursuant to Sections 66.0413(1)(h) and 893.76 of the Wisconsin Statutes, you must make application to the Manitowoc County Circuit Court within 30 days of service of this order if you wish to contest this order.

Dated at Manitowoc, Wisconsin, this 26 day of June, 2015.

CITY OF MANITOWOC, WISCONSIN

Richard P. Schwarz, Building Inspector

STATE OF WISCONSIN)
) ss.
COUNTY OF MANITOWOC)

Personally came before me this 26th day of June 2015, the above signed Richard P. Schwarz, Building Inspector of the City of Manitowoc, Wisconsin and acknowledged that he executed the foregoing instrument as such Officers of said City, by its authority.

Jane M. Rhode, Notary Public
Manitowoc County, Wisconsin
My commission expires 5/1/2016

cc: Manitowoc County Clerk, 1010 S 8th Street, Manitowoc WI 54220

This instrument was drafted by Kathleen M. McDaniel, City Attorney

STATE OF WISCONSIN **CIRCUIT COURT** **MANITOWOC COUNTY**

In Re:
REAL PROPERTY LOCATED AT:
1512 WASHINGTON STREET
MANITOWOC, WI 54220

E.J. SPIRTAS MANITOWOC, LCC
11469 OLIVER BOULEVARD – SUITE 124
CREVE COEUR, MISSOURI 63141,

Applicant,

v.

CITY OF MANITOWOC
MANITOWOC CITY HALL
900 QUAY STREET
MANITOWOC, WI 54220-4543,

Defendant.

ORDER

Case No. 15-CV-292

Code No. 30704

ORDER

WHEREAS, the City of Manitowoc issued a raze order to Plaintiff regarding the real property captioned above on June 26, 2015, giving Plaintiff 100 days from the date of service to demolish and remove the structures on the property and restore the site to a dust-free and erosion-free condition, and subsequently properly served the order on the owner's registered agent on July 1, 2015, causing the 100 days to expire on Friday, October 9, 2015; and

WHEREAS, the plaintiff filed an application for a restraining order on July 27, 2015, asking the Court to issue an injunction prohibiting the City from enforcing the raze order; and

WHEREAS, the Court heard arguments and testimony on the plaintiff's requested restraining order on September 29, 2015.

NOW, THEREFORE it is hereby ordered as follows:

ORDER

1. The raze order issued by the City of Manitowoc is deemed reasonable.
2. Any stay imposed by the Plaintiff's application for a restraining order is lifted.

3. Plaintiff's petition for a restraining order is denied.
4. The City is authorized to seek bids for demolition services at the real property in question.
5. The City shall not begin demolition until the deadline for an appeal has expired. Should the plaintiff appeal, the City shall not begin demolition until the Court of Appeals has issued a ruling.
6. The Plaintiff is granted the right to remove personal property from the structure subject to Wis. Stat. §66.0413(1)(i). Plaintiff shall provide City with a list of personal property to be removed by October 31, 2015. The City will make arrangements with Plaintiff to remove that property, with a City inspector present, within one month of receiving the list from Plaintiff. Failure to provide a list by October 31 shall be considered a waiver of claim to any personal property.
7. The City and the Plaintiff will reach agreement on the need for Plaintiff to insure the property until demolition. The City will require any demolition contractors to carry liability insurance and worker's compensation insurance.

Dated this 12th day of October, 2015.

BY THE COURT:

Mark R. Rohrer
Circuit Court Judge, Branch 1
Manitowoc County, WI

This order was drafted by:

Kathleen M. McDaniel, City Attorney
State Bar No. 1060850
900 Quay Street
Manitowoc, WI 54220
phone: (920) 686-6990
fax: (920) 686-6999

Mr. Eric Spiratos
11469 Olive Blvd - 124
Creve Coeur MO 63141

3/22/10

MIRRO BUILDING (1512 WASHINGTON STREET) CITATIONS

Citation No.	Violation	Issuance Date
P345996	Failure to Complete & Post Required NFPA 25 Papers	01/20/10
P345995	Fire Protection Risers Not in Service	01/20/10
P345994	Failure to Provide Ordered Fire Watch	01/20/10
P345993	" " " " "	01/19/10
P345992	" " " " "	01/18/10
P345991	" " " " "	01/17/10
P346210	" " " " "	01/16/10
P346209	" " " " "	01/15/10
P346208	" " " " "	01/14/10
P346207	Failure to Complete & Post Required NFPA 25 Paperwork	01/13/10
P346206	Fire Protection Risers Not in Service	01/13/10
P346205	Failure to Provide Ordered Fire Watch	01/13/10
P346204	" " " " "	01/12/10
P346203	" " " " "	01/11/10
P346202	" " " " "	01/10/10
P346201	" " " " "	01/09/10
P338870	" " " " "	12/31/09
P338871	" " " " "	01/01/10
P338872	" " " " "	01/02/10

P338873	" " " " "	01/03/10
P338874	" " " " "	01/04/10
P338875	" " " " "	01/05/10
P338876	" " " " "	01/06/10
P338877	Fire Protection Riser Not in Service	01/06/10
P338878	Failure to Complete & Post Required NFPA 25 Papers	01/06/10
P338879	Failure to Provide Ordered Fire Watch	01/07/10
P338880	" " " " "	01/08/10
P338862	" " " " "	12/25/09
P338863	" " " " "	12/26/09
P338864	" " " " "	12/27/09
P338865	" " " " "	12/28/09
P338866	" " " " "	12/29/09
P338868	Fire Protection Riser Not in Service	12/29/09
P338869	Failure to Complete & Post Required NFPA 25 Papers	12/29/09
P338867	Failure to Provide Ordered Fire Watch	12/30/09
P338861	" " " " "	12/24/09
P338860	" " " " "	12/23/09
P338859	" " " " "	12/22/09
P338851	" " " " "	12/16/09
P338852	" " " " "	12/17/09
P338853	" " " " "	12/18/09

P338854	" " " " "	12/19/09
P338855	" " " " "	12/20/09
P338856	" " " " "	12/21/09
P338857	Fire Protection Risers Not in Service	12/16/09
P338858	Failure to Complete & Post Required NFPA 25 Paperwork	12/16/09
P338761	Failure to Provide Ordered Fire Watch	12/09/09
P338762	Fire Protection Risers Not in Service	12/09/09
P338763	" " " " "	12/11/09
P338764	Failure to Complete & Post Required NFPA 25 Paperwork	12/09/09
P338765	" " " " "	12/11/09
P338766	Failure to Provide Ordered Fire Watch	12/11/09
P338767	" " " " "	12/14/09
P338768	Fire Protection Risers Not in Service	12/14/09
P338769	Failure to Complete & Post Required NFPA 25 Paperwork	12/14/09
P338770	Failure to Provide Ordered Fire Watch	12/15/09
P3388651	Fire Protection Risers Not in Service	11/25/09
P3388652	Second Fire Protection Riser Out of Service	11/25/09
P3388653	Fire Protection Riser Not in Service	11/30/09
P3388654	Second Fire Protection Riser Out of Service	11/30/09
P3388655	Fire Protection Riser Not in Service	12/04/09
P3388656	Second Fire Protection Riser Out of Service	12/04/09

P3388657	Fire Protection Riser Not in Service	12/07/09
P3388658	Failure to Provide Ordered Fire Watch	12/07/09
P338859	" " " " "	12/08/09
P338860	Failure to Complete & Post Required NFPA 25 Paperwork	12/08/09
N113797	Fire Protection Riser Not in Service	11/20/09
N113798	Second Fire Protection Riser Not in Service	11/20/09
N113799	Fire Protection Riser Not in Service	11/23/09
N113800	Second Fire Protection Riser Not in Service	11/23/09
N113796	" " " " "	11/19/09
N113795	Fire Protection Riser Not in Service	11/19/09
P306186	" " " " "	11/17/09
P306187	Second Fire Protection Riser Out of Service	11/17/09
P276085	Fire Protection Riser Not in Service	10/14/09
P276086	Second Fire Protection Riser Not in Service	10/14/09
P305703	Failure to Maintain Roof	09/17/09

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SYMBIONT
ENGINEERS • SCIENTISTS • CONSTRUCTORS

Prepared for:

The City of Manitowoc
900 Quay Street
Manitowoc, Wisconsin 54220

Site Investigation Results & Summary of Previous Site Assessments

Former Mirro 9 Plant
1512 Washington Street
Manitowoc, Wisconsin

Symbiont Project No. W140408
April 20, 2016

Prepared for:

The City of Manitowoc
900 Quay Street
Manitowoc, Wisconsin 54220

Site Investigation Results &
Summary of Previous Site Assessments

Former Mirro 9 Plant
1512 Washington Street
Manitowoc, Wisconsin

Symbiont Project No. W140408
April 20, 2016

Gregory L. Waggle, P.G.
Project Manager

Mary A. Recktenwalt, P.E.
QAQC Manager

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ACRONYMS AND ABBREVIATIONS

ACM	Asbestos Containing Material
amsl	Above Mean Sea Level
bgs	Below Ground Surface
City	City of Manitowoc
ES	Enforcement Standard
ESA	Environmental Site Assessment
LBP	Lead-Based Paint
mg/kg	Milligrams per kilogram
MS	Matrix Spike
MSD	Matrix Spike Duplicate
PAH	Polycyclic Aromatic Hydrocarbon
PAL	Preventive Action Limit
PCB	Polychlorinated Biphenyl
PCE	Tetrachloroethene
PID	Photoionization Detector
ppm	Parts Per Million
PVC	Polyvinyl Chloride
RCL	Residual Contaminant Level
RCRA	Resource Conservation and Recovery Act
SAG	Site Assessment Grant
SAP	Sampling and Analysis Plan
SI	Site Investigation
Site	1512 Washington Street, Manitowoc, Wisconsin
Symbiont	Symbiont Science, Engineering and Construction
TBA	Targeted Brownfield Assessment
TCE	Trichloroethene
µg/kg	Micrograms per Kilogram
µg/L	Micrograms per Liter
USCS	Unified Soil Classification System
EPA	United States Environmental Protection Agency
VOC	Volatile Organic Compound
WAC	Wisconsin Administrative Code
WDNR	Wisconsin Department of Natural Resources

EXECUTIVE SUMMARY

This Site Investigation report summarizes the results of an environmental investigation at 1512 Washington Street, Manitowoc, Wisconsin (herein referred to collectively as the "Site" or "Property"). The Site Investigation was conducted on behalf of the City of Manitowoc under a Wisconsin Economic Development Corporation Site Assessment Grant.

The purpose of the Site Investigation was to address a Wisconsin Department of Natural Resources (WDNR) request for additional data. In a letter sent to the property owner dated January 15, 2013, the Wisconsin Department of Natural Resources requested the following specific investigation work:

- Conduct a free product evaluation in the vicinity of previously reported impacted areas.
- Collect one round of groundwater sampling from existing perimeter monitoring wells: MW-14, MW-15, MW-16, and MW-17, and piezometer well MW-16A.
- Collect and analyze a water and/or sediment/sludge sample from the loading docks #6 and #7 catch basin and storm sewer manhole immediately to the north.

The purpose of this Site Investigation report is to describe investigation methodologies and results of the above investigation work. Additionally, the purpose of this report is to provide an overview of site-wide soil and groundwater conditions based on data collected as part of this Site Investigation and previous site assessments.

SITE INVESTIGATION

The Site Investigation was conducted in general accordance with U.S. Environmental Protection Agency (EPA) approved Sampling and Analysis plan for the Site (Symbiont 2013). To address WDNR's request for additional data, the following investigation activities were conducted:

Free Product Evaluation:

- Installation of 11 soil borings for screening for the presence of free product, and soil sample collection for laboratory analysis.
- Installation of 11 temporary monitoring wells for free product measurements, groundwater level monitoring, and groundwater sample collection for laboratory analysis.

Perimeter Monitoring Well Sampling

- Collection of groundwater level measurements, well purging, field parameter monitoring, and collection of groundwater samples.

Loading Dock and Storm Sewer Evaluation

- Inspect loading docks for sludge and or liquids.
- Install soil boring and temporary groundwater monitoring well in loading docks, collect soil and groundwater samples for laboratory analysis.
- Collect storm sewer water sample for laboratory analysis.

SITE INVESTIGATION RESULTS

Results of the Site Investigation are summarized in the following sections.

Free Product Evaluation

The presence of free product was confirmed at the site. Free product appears to be limited to the central portion of the site in the vicinity of temporary groundwater monitoring wells TW-108 and GP-4 during Symbiont's investigation. Free product was not detected within the vicinity of the previous free product detection in the north-central portion of the site, near AECOM/AES (2010) boring SB-5. Therefore, free product in this area may be limited to the area within the immediate vicinity of previous boring SB-5 (Figure 6) (AES, 2011).

Based on analytical results of water and product mix samples, the free product appears to diesel fuel and/or motor oil in nature. Previous investigations indicated that the fluid may be a hydraulic oil and/or lubricating oil.

Perimeter Monitoring Well Evaluation

Groundwater samples were collected from four of the five existing perimeter monitoring wells. Monitoring well MW-17 was inaccessible during this Site Investigation. Groundwater samples collected from the perimeter monitoring wells were analyzed for volatile organic compounds, polycyclic aromatic hydrocarbons, and dissolved metals. None of these constituents were detected at concentrations exceeding regulatory standards.

Loading Dock and Storm Sewer Evaluation

Standing water and/or sludge was not encountered in the loading dock during the Site Investigation. Therefore, subsurface soil samples were collected to assess soil quality in the loading dock area. Laboratory analytical results indicate volatile organic compound, polycyclic aromatic hydrocarbon, and metals impacts to soil in the loading dock area. Trichloroethylene and arsenic were detected at concentrations exceeding their respective soil to groundwater pathway residual contaminant levels. Polychlorinated biphenyls were not detected above laboratory method detection limits in subsurface soil samples collected in the loading dock area.

Groundwater samples were also collected to assess groundwater conditions in the loading dock area. Laboratory analytical results indicate volatile organic compounds and metals impacts to groundwater in this area. Trichloroethylene, arsenic and chromium were detected at concentrations exceeding their respective residual contaminant levels.

OVERALL SITE CONDITIONS

Soil Conditions

Polycyclic aromatic hydrocarbons, arsenic, and polychlorinated biphenyls are present in site soil at concentrations exceeding industrial direct contact residual contaminant levels. These constituents are present in soil at depths within the direct contact zone of 0 to 4 feet below ground

surface at various locations within the Site. In addition to these constituents, volatile organic compounds and other metals are also present at concentrations exceeding their respective soil to groundwater residual contaminant levels throughout the Site.

Groundwater Conditions

Volatile organic compounds, polycyclic aromatic hydrocarbons, polychlorinated biphenyls, chromium, iron and manganese are present in site groundwater at concentrations exceeding Enforcement Standards (ESs) and Preventative Action Limits (PALs). Additionally, arsenic and selenium is present in site groundwater at concentrations exceeding PALs. Groundwater exceedances are generally encountered throughout the site.

RECOMMENDATIONS

The following recommendation are based on the findings this Site Investigation and the previous investigations at the property:

- As the more areas of site become accessible during future demolition work, additional soil and groundwater assessment may be required to further access currently inaccessible areas. The southern portion of the property, currently occupied by at 7-story building has undergone limited assessment due to inaccessibility. Specific areas requiring additional assessment may include the former coal boiler room and machine shop.

- Impacted surface sediment and subsurface soils that may be excavated during future redevelopment and/or construction activities will require proper handling and disposal off-site. Soils removed from the site should be properly characterized and disposed of in accordance with appropriate WDNR and EPA solid and/or hazardous waste regulations.

- Impacted groundwater may require special handling if exposed as part of intrusive activities (e.g., construction, dewatering). In addition, it may be appropriate to restrict groundwater use at the site via geographic information system registration of the property.

- Prior to resuming site demolition, an updated asbestos containing material and lead based paint survey should be conducted to confirm the current state and amounts of these materials on Site. The assessment should consist of the verification of the removal of previously identified asbestos containing material from the entire site including existing buildings, tunnels, and basements. Additionally, a work plan for removal, handling, and disposal of lead based paint and hazardous materials should be place prior to future demolition work. Proper notifications should be filed with the Wisconsin Department of Natural Resources prior to initiation of these demolition or renovation activities.

- In order to facilitate Site remediation, and eventual Site closure, a Remedial Action Options Report may be required upon the completion of site demolition and additional site investigation work, if conducted. Remedial options may include soil excavation, installation of a protective barrier/cap, and/or monitored natural attenuation.

Section 1.0
INTRODUCTION

This Site Investigation (SI) summarizes the results of an environmental investigation performed in 2015 at the former Mirro Plant #9 located at 1512 Washington Street, Manitowoc Wisconsin (herein referred to collectively as the "Site" or "Property"). This work was completed in accordance with a site-specific Sampling and Analysis Plan (SAP) prepared by Symbiont (Symbiont, 2013) and approved by the United States Environmental Protection Agency (EPA). The SI was completed as part of a Wisconsin Economic Development Corporation Site Assessment Grant (SAG) awarded to the City under contract SAG FY15-22541. The Sites Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) activity number is 02-36-54510 and the facility identifier for the for the Site is 436033730. A Site base map is provided as Figure 1.

The objectives for performing this Site Investigation (SI) were to address specific site assessment tasks requested by the WDNR in a letter dated January 15, 2013 to the current property owner. Additionally, Site Investigation data collected was used to assess Site conditions. This data can be used for future Site remediation and/or demolition work.

Supporting documentation are presented in the following appendices:

- Appendix A – Soil Boring Logs
- Appendix B – Laboratory Reports
- Appendix C – Previous Reports (on CD)
- Appendix D – Waste Profiles and Manifests
- Appendix E – Environmental Abatement Information

Section 2.0
BACKGROUND INFORMATION

2.1 SITE LOCATION AND BACKGROUND

The Site is located at 1512 Washington Street, Manitowoc, Wisconsin, consists of one parcel of land approximately 3.72 acres in size (Figure 1) and is owned by EJ Spirtas Manitowoc, LLC. The Site is located in a mixed industrial, commercial and limited residential area. The structure is comprised of multiple buildings of various heights and ages coupled together and occupies an entire City block between Franklin and Washington, and South 15th and South 16th Streets. The remainder of the Site includes sidewalks and paved loading docks entries. The Site is connected to municipal water and sewer service. Historically, the building was steam heated with natural gas fired boilers, and electricity was available through Manitowoc Public Utilities. These services are currently disconnected.

The Mirro Company used the Site to manufacture various aluminum cookware products from 1898 to 1986. Manufacturing ceased in 1986, however Mirro corporate and engineering offices remained in the building until 2001, which is when the structure was vacated. Recyclable material was removed from the three story building and the building was demolished in 2014. Three buildings (5-story, 6-story, and 7-story) are still standing at the property.

2.2 PREVIOUS ASSESSMENTS AND SITE CONDITIONS

Multiple previous environmental assessments were completed at the property including the following. Copies of the following reports are provided (Appendix D):

- *Phase I Environmental Site Assessment, STS Consultants, LLC, June 2003.*
- *Phase II Environmental Site Assessment, Earth Science & Technology, LLC, March 2005.*
- *Phase I Environmental Site Assessment, AECOM (Formerly STS), January 2009.*
- *Phase II Environmental Site Assessment, AECOM (Formerly STS), June, 2009.*
- *Building Inspection/Technical Directions Document, STN Environmental JV, December 2009.*
- *Site Assessment, OTIE, December 2010.*
- *Targeted Brownfields Assessment (TBA), Advanced Environmental Solutions, Inc. (AES), March 2011 (field investigation conducted by AECOM).*
- *PCB Contaminated Concrete Sampling and Unlabeled Drum Characterization Results, Symbiont, May 2015.*

Asbestos Containing Material and Lead Based Paint

Based on the 2009 STN Environmental Building Inspection, asbestos containing material (ACM) was confirmed on all floors of the buildings and in the materials of the building roofs. Reported asbestos contents ranged from 2 to 65 percent. The types of materials reported to contain asbestos included: pipe insulation, boiler insulation, water tank insulation, insulating paper, clos

gaskets on air conditioners, transite, mastic (floor tile, ceiling dot, wall), window glazing compound, caulk, roofing material, roof materials and black tar (STN, 2009).

The presence of lead based paint (LBP) was confirmed on all floors of the buildings on brick, metal, concrete, wood, and plaster. Reported lead contents ranged from 0.06 to 68.9 percent (STN, 2009). Based on data provided in the STN report, the locations, types of ACM and asbestos content percentage summaries for each floor are presented in Appendix F.

Other potentially hazardous materials identified at the site included: light fixture ballasts containing polychlorinated biphenyls (PCBs), PCB containing dielectric fluids, mercury-containing light bulbs, mercury containing switches, and containers containing chemicals (ethylene glycol), and other fluids (STN, 2009).

Based on information provided by the current owner, a majority of the ACM has been removed from the Site (Appendix E). Documentation of the removal of LBP and/or other potentially hazardous materials is not available.

Voluntary Clean-Up

In July 2011, the property owner conducted at voluntary clean-up of the Site. The clean-up was overseen by the EPA (EPA, 2011). The clean-up consisted of the packaging and removal of all liquid wastes on the facility including waste oil drums containing PCBs and other abandoned waste liquids including flammables and antifreezes. Additionally, oil remaining in onsite transformers were drained and cleaned and the fluids were packed and removed from the Site. Wood flooring contaminated with PCBs were also packaged and removed from the Site. Apparent spills were cleaned, packaged, and disposed of as PCB contaminated waste. All PCB containing material was transported to a Toxic Substances Control Act (TSCA) landfill or incinerator for final disposal (EPA, 2011).

Soil and Groundwater Conditions

Based on the results of previous investigations, AES completed a Targeted Brownfield Assessment (TBA) of the Property in March 2011. TBA activities included the advancement of soil borings and the installation of monitoring wells in order to determine if soil and groundwater have been impacted by historic property usage. A summary of the findings reported in the TBA are as follows:

Soil

The following observations were noted in the TBA report with respect to the soil:

- In general, fill material was encountered to a depth of four (4) to eight (8) feet below grade at the Site.

- Fill material was documented to contain, brick, cement, wood, and ash.

- Analytical results for arsenic exceeded Wisconsin Department of Natural Resources (WDNR) criteria for Generic Residual Contaminant Levels (RCLs) for Industrial Direct Contact throughout the Site.

- Trichloroethylene (TCE) was detected above the WDNR RCL for Industrial Direct Contact.

- Non-industrial Direct Contact RCLs were exceeded for polynuclear aromatic hydrocarbons (PAH) compounds.

- Polychlorinated biphenyls (PCBs) were detected in one soil sample, which contained Arochlor 1260 at 0.27 mg/kg (the laboratory MDL).

Groundwater

The following observations were noted in the TBA report with respect to the groundwater:

- Free product was observed at two (2) sampling locations – one near a former heavy press room (SB-5), and one near a former paved drainage channel in the western portion of the building (MW-18).

- Laboratory analytical data for detected volatile organic compounds (VOCs) and PAHs were below applicable WDNR enforcement standards (ESs) and preventive action limits (PALs) for all samples.

- Iron and manganese were detected above WDNR criteria.

Based on the TBA findings, AES concluded that remedial actions may be warranted to address potential risks from direct exposure to compounds of concern in the soil at the Site, which were mostly present in the fill material located beneath the building floor to a depth of approximately six (6) feet.

AES also concluded that the VOC and PAH compounds detected in groundwater are either below method reporting limit (MRL) or detected at very low concentrations and are not likely to be impacted by fill material, and it is not anticipated they will create an off-site / downgradient issue. As such, AES concluded that remedial actions to address groundwater contamination are not warranted to eliminate risk to human health and the environment.

In February 2015, Symbiont collected concrete samples for PCB analysis in the former transformer fluid drum storage areas near loading docks #6 and #7. These areas were cleaned of obvious spills during the voluntary site-clean up conducted by the current owner and overseen by the EPA in 2011. PCBs concentrations in concrete samples in sampling Area A ranged from 23,000 mg/kg to 79,000 mg/kg; and 11,000 mg/kg to 26,000 mg/kg in Area B (Figure 1) (Symbiont, 2015).

Additionally, Symbiont oversaw the sampling collection and waste characterization of five unlabeled drums currently stored on the property. Analytical result for the characterization of the unlabeled drums contents indicated that the fluid contained PCBs, VOCs, and RCRA metals. The

waste handling contractor conducting the evaluation concluded that the material was non-hazardous (Symbiont, 2015).

2.3 SITE INVESTIGATION PURPOSE AND SCOPE OF WORK

Based on a December 17, 2012, meeting with the Property owner's representative, Nick Ghere (Niagara Worldwide), and the WDNR regarding the documented environmental impacts present at the Site, the WDNR project manager (formerly Annette Weissbach) stated in a letter dated January 15, 2013 that additional WDNR and EPA investigation activities were needed prior to the owner proceeding with demolition or redevelopment activities at the Site. Specifically, WDNR requested the following assessment activities to be conducted (WDNR 2013):

- Determine the degree and extent of free product
- Sample existing perimeter groundwater monitoring wells
- Collect and analyze a water and/or sediment/sludge sample from the loading docks #6 and #7 catch basin and storm sewer manhole immediately to the north

Symbiont, on behalf of the City of Manitowoc, prepared a Sampling and Analysis Plan (SAP) (Symbiont 2013) to perform EPA-eligible actions to complete a Site Investigation of the former Mirro Complex located at 1512 Washington Street, as outlined in a February 8, 2013 letter from Mr. Jim Moriarity of Niagara Worldwide to Ms. Annette Weissbach of the WDNR. The SAP was submitted to the EPA in March 2013 and approved on March 19, 2013. The work outlined in SAP was not completed with EPA funding prior to the closing of the EPA assessment grant. Therefore, the City of Manitowoc and the property owner applied for and was awarded a Wisconsin Economic Development Corporation (WEDC) – Site Assessment Grant (SAG) in July 2014. Funding from the WEDC-SAG was used to conduct this Site Investigation. Additionally, WEDC – SAG funding was used to conduct PCB in concrete sampling and unlabeled drum characterization work conducted in February 2015.

The scope of work for this Site Investigation was to address WNDR's request for additional assessment work.

The scope of work to determine the degree and extent of free product included:

- Drilling of 11 soil borings in accessible areas where free product was previously encountered.

- Inspection of soil cuttings for visual evidence (sheen) of free product.

- Field screening of soil samples collected from soil borings using a photoionization detector (PID) to detect the presence of organic vapors.

- Converting the eleven soil borings as temporary groundwater monitoring wells for groundwater monitoring.

- Measurement of water levels, free product (if present) levels, and sampling of the temporary groundwater monitoring wells.

- Conduct laboratory finger print analysis of free product to determine the nature of the free product.

- Conduct laboratory analysis of free product for the presence of VOCs, PAHs, PCBs and Resource Conservation and Recovery Act (RCRA) metals.

- Collection of groundwater samples for laboratory analysis of VOCs, PAHs, and dissolved RCRA metals. If PCBs were detected in soil samples collected from the temporary monitoring well's corresponding soil boring, a groundwater sample from the temporary monitoring well was also analyzed for PCBs.

The scope of work for perimeter monitoring well analysis included:

- Measuring the depth to water level in each of the wells.

- Well purging and collection of field parameters including pH, electrical conductivity (EC), temperature, oxidation reduction potential (ORP), and dissolved oxygen.

- Collection of groundwater samples for laboratory analysis of VOCs, PAHs, and dissolved RCRA metals.

The scope of work for investigation of sediment and/or sludge in loading dock areas and storm sewer assessment included:

- Physical inspection of loading docks #6 and #7 for the presence of sludge and/or liquid.

- Installation of a soil boring in the loading docks #6 and #7 area and collection of soil samples for laboratory analysis of VOCs, PAHs, RCRA metals, and PCBs.

- Installation of a temporary monitoring well and the collection of groundwater samples for laboratory analysis of VOCs, PAHs, dissolved RCRA metals.

- Collection of water sample from the storm sewer manhole nearest loading docks 6 and 7 for analysis of VOC, PAHs, PCBs, dissolved RCRA metals.

Additional Site Work

As part of Site Investigation activities, sediment samples were conducted within the footprint of the former three-story building. Sediment sampling was conducted to determine if remnants of ACM and LBP from the former building are present on the surface. Sediment sampling consisted of the collection of 10 surface samples for the analysis of asbestos and lead.

Section 3.0
METHODS OF INVESTIGATION

This section summarizes the methods of investigation used by Symbiont to perform the field and laboratory portions of this Site Investigation. Soil borehole drilling and soil sampling, temporary monitoring well installation, and groundwater sampling was conducted on October 5 and 6, 2015. Limited confirmation groundwater sampling and surface sediment sampling was conducted on December 7, 2015. Investigation activities were conducted pursuant to the Site Investigation work plan (Symbiont 2013).

3.1 FREE PRODUCT ASSESSMENT

3.1.1 Soil Assessment

The following describes soil boring installation, screening, sampling, and analyses conducted as part of the free product assessment portion of this Site Investigation.

3.1.1.1 Soil Boring Installation

Soil borings were installed in accessible areas within the vicinity of the area previously reported with free product impacts. Due to piles of demolition debris at the site, access was limited. Additionally, drilling refusal was encountered periodically due to encountered buried concreate, pits, tunnels, basements, and/or other buried objects.

Continuous soil cores obtained from each soil boring were inspected for the presence of free product. Eleven soil borings were installed using Geoprobe® Dual-Tube direct-push drilling techniques. All probe drilling rods and soil sampling equipment were decontaminated prior to arrival onsite and between soil boring locations. Sampling equipment was decontaminated with an Alconox™ equivalent wash followed by clean tap water or distilled water rinses.

The soil types were described by an onsite hydrogeologist using the Unified Soil Classification System (USCS). Soil from each sample interval was evaluated for geologic/lithologic classification (percentages of gravel, sand, silt, and clay), visible layering, evidence of non-native fill/anthropogenic materials, indications of chemical or other staining, odors, other distinctive features, field headspace analysis, and possible laboratory analysis. Soil boring logs are provided in Appendix A. The locations of boreholes are shown in Figure 1.

3.1.1.2 Soil Screening

Portions of the soil from approximately every one to two foot intervals of subsurface were field screened for the presence of organic vapors using a Photoionization Detector (PID). Soil core samples from each target depth interval was placed into a plastic bag, sealed, labeled. The samples were tested by inserting the PID probe into the bag to analyze soil vapor. Each sample was screened for several minutes and the highest PID reading was recorded. PID reading are recorded in parts per million (ppm) and are reported on the soil boring logs. Soil cores were also visually inspected for evidence of free produce, such as oily substances and/or sheen. Soil boring logs are provided in Appendix A.

3.1.1.3 Soil Sampling and Laboratory Analysis

Selection of soil samples for laboratory analysis was based on depth, presence of fill materials, moisture content, and field screening readings. Generally, a soil sample of suspected fill material or native material in the upper four feet of the soil column was collected for laboratory analysis at each boring. One additional soil sample was collected from the interval with the highest PID measurement. If no elevated PID readings were observed, the second sample was collected from the interval directly above the water table. Soil samples selected for analysis were placed directly into laboratory-supplied containers, preserved as appropriate, and immediately placed in a cooler on ice for shipping to TestAmerica Laboratories-University Park, Illinois (TestAmerica) under a chain of custody for analysis.

Soil samples were collected for analysis of VOCs, PAHs, RCRA metals, and PCBs. Field sampling precision and data quality was evaluated through the use of sample duplicates and trip blanks. Field duplicate samples were submitted for VOC analysis. Methanol blanks were submitted to the laboratory for VOC analysis. In order to ensure that the laboratory's data precision and accuracy were maintained, soil matrix spike/matrix spike duplicate (MS/MSD) samples were submitted to the laboratory for analysis. Soil analytical results are summarized in Table 1 and Figures 2 through 5. Laboratory reports are provided in Appendix B.

3.1.1.4 Analytical Evaluation

Potential environmental impacts to soil were evaluated by comparing the concentrations of detected compounds with their respective chapter NR 720, Wisconsin Administrative Code (WAC), industrial direct contact RCLs and soil to groundwater pathway RCLs (Table 1). Figures 2 through 5 present soil analytical results from this Site Investigation as well as soil analytical results collected as part of previous investigations.

3.1.2 Groundwater Assessment

The following describes temporary groundwater monitoring well installation, sampling, and analyses conducted as part of the free product assessment portion of this Site Investigation.

3.1.2.1 Temporary Well Installation

Temporary groundwater monitoring wells were installed in each soil boring. Temporary groundwater monitoring wells were constructed of one-inch diameter schedule 40 PVC wells with 10-feet of 0.010-inch factory slotted well screens. Filter pack sand was placed in the annular space between the borehole wall and the outside of each screen. The annular space above the filter pack was filled to the ground surface with granular bentonite to serve as a seal to prevent infiltration of surface water runoff into the borings. The locations of the temporary wells are shown in Figure 1.

Free product measurements were collected at the newly installed temporary groundwater monitoring wells. Free product measurements were recorded using a Solinist™ oil/water interface probe. The interface probe was decontaminated between each well measured. Fee product level data is provided in Table 3 and the estimated extend of free product at the site is provided in Figure 6.

3.1.2.2 Sampling and Laboratory Analysis

Free product was detected in soil boring/temporary groundwater monitoring well SB/TW-108. A mix sample of free product and water from the well was collected using new disposable bailers. The initial sample collected on October 6, 2015 was analyzed for VOCs, PAHs, and dissolved RCRA metals. Additionally, the sample was analyzed for carbon 10 to carbon 28 (C10-C28) (diesel range organics [DRO]) and C24-C40 (motor oil range organics [ORO]). A second sample of the liquid was collected on December 7, 2015 and analyzed for PCBs and VOCs. Free product laboratory analytical results are summarized in Table 4. Laboratory reports are provided in Appendix B.

3.2 PERIMETER MONITORING WELL ASSESSMENT

Current groundwater conditions including groundwater flow direction and chemical quality were assessed by the collection of depth to groundwater level measurements and collection of groundwater samples. Groundwater samples collected from perimeter monitoring wells were analyzed for VOCs, PAHs, and dissolved RCRA metals. Laboratory analytical results are summarized in Table 2 and Figures 7 through 9. Laboratory reports are provided in Appendix B.

3.3 LOADING DOCK AND STORM DRAIN ASSESSMENT

3.3.1 Loading Dock Inspection

Loading docks #6 and #7 were inspected for sludge and/or liquid. Sludge and/or liquid was not observed in the loading docks during the October and December 2015 sampling events. Only dust, trash, and other debris was encountered at the loading dock during the site visits, therefore, no samples were collected.

Since no material as present to sample, a soil boring was installed to assess soil and groundwater conditions within the loading dock area. Soil samples collected from the soil boring were analyzed for VOCs, PAHs, PCBs, and RCRA metals. Additionally, the soil boring was converted into a temporary monitoring well and groundwater samples collected at the well were analyzed for VOCs, PAHs, and dissolved RCRA metals. Soil analytical results for are summarized in Table 1 and Figures 2 through 5 and groundwater analytical results are summarized in Table 4 and Figures 7 through 9. Laboratory reports are provided in Appendix B.

3.3.2 Storm Sewer Sampling

Pursuant to the work plan, a water sample was collected from the nearest and downgradient sewer storm drain manhole, identified at MH114 (located on 16th Street). The sample was analyzed from VOCs, PAHs, PCBs, and RCRA metals. Laboratory results for the storm sewer sample are provided in Table 5. Laboratory reports are provided in Appendix B.

3.4 SURFACE SEDIMENT ASSESSMENT

To further assess asbestos and lead contamination at the Site, surface sediment samples were collected within the footprint and debris of the former three-story building. Prior investigations of the building identified ACM and LBP in the building. Ten sediment samples were collected in this

area to assess lead and asbestos contaminant levels remaining on the surface post building demolition. Sediment analytical results are provided in Table 7 and Figure 10. Laboratory reports are provided in Appendix B.

3.5 INVESTIGATION DERIVED WASTE

Investigation derived waste generated during this Site Investigation included soil, groundwater, decontamination water, and solid waste/trash. Waste soil, groundwater, decontamination water, and potentially contaminated solid waste was contained in U.S. Department of Transportation approved, 55-gallon steel drums. All was material was characterized, profiled, manifested and transported to an acceptable disposal facility by a license waste hander. Soil and water waste profiles and manifests are provided in Appendix D.

Section 4.0
SITE INVESTIGATION RESULTS

The free product assessment soil boring and groundwater sample locations and the storm sewer sample locations are depicted on Figures 1 through 10. Laboratory reports for soil, groundwater, storm sewer water, free product samples, and sediment samples are provided in Appendix B and summarized in Tables 2 through 6. Water level measurements are summarized in Table 6. The following sections discuss the results of this Site Investigation and overall soil and groundwater quality encountered at the Site.

4.1 FREE PRODUCT ASSESSMENT

4.1.1 Soil Assessment

Soil samples were physically inspected for the presence of free product during soil drilling activities. No visual evidence of free product was confirmed in soil samples collected from soil borings. PID screening of soil samples indicated the presence of organic vapors in soil borings SB-101 and SB-103. The maximum PID reading recorded was 257 ppm in a sample collected at SB-103 at approximately 5 feet bgs (Appendix A).

4.1.2 Groundwater Assessment

Each of the newly installed temporary groundwater monitoring wells was screened for the presence of free product by collecting depth to product measurements (if present) using an oil/water interface probe. Free product, as a light non-aqueous phase liquid, was detected in only one of the eleven temporary wells installed as part of this Site Investigation. Free product was not detected in the monitoring wells installed in the area of previously identified by AES/AECOM (2010) with free product. Free product was detected only in soil boring/temporary monitoring well location TW-108. Free product was detected at approximately 9.66 feet bgs, and at a thickness of 0.18 feet (Table 3). The estimated extent of free product impacts at the site is provided on Figure 6.

A “fingerprint” analysis of the water and free product collected from temporary groundwater monitoring well TW-108 was conducted to determine the chemical nature of the liquid. DRO detected in the sample at a concentration of 1,000 milligrams per liter (mg/l) and motor oil range organics were also detected at a concentration of 520 mg/l. The laboratory indicated that the petroleum product closely resembled transformer fluid. Based on this laboratory observation, an additional sample of the product/water was collected and analyzed for PCBs. PCBs were not detected in the sample above laboratory detection limits (Table 6).

A water/free product mix sample from the well was also analyzed for VOCs, PAHs, and dissolved RCRA metals. Multiple VOCs and dissolved RCRA metals were detected in the groundwater sample. Trichloroethene (TCE) was the only constituent detected in the sample at a concentration exceeding its respective ES. Arsenic was the only other constituent detected in the groundwater sample exceeding its PAL.

4.2 PERIMETER MONITORING WELL ASSESSMENT

Perimeter monitoring wells MW-14, MW-15, MW-16, and MW-16A were sampled as part of this Site Assessment. Monitoring well MW-17 was not sampled during the Site Investigation because bentonite grout from the annual seal of the well had swelled and risen to a level above the well casing and appeared to have entered the monitoring well, therefore rendering the well inaccessible for sampling. Groundwater samples collected from the remaining perimeter monitoring wells were analyzed for VOCs, PAHs, and dissolved RCRA metals.

Cis-1,2-dichloroethene (cis-1,2-DCE) was the only VOC detected in groundwater samples collected from the wells. The concentration of cis-1,2-DCE in the groundwater sample collected at monitoring well MW-16A was 3.3 micrograms per liter (ug/l), which is below the ES and PAL for the compound (Table 2).

PAHs were not detected above laboratory method detection limits in groundwater samples collected from the perimeter wells (Table 2).

Dissolved RCRA metals, including arsenic and barium were detected in groundwater samples collected at all four of the sampled monitoring wells. None of these metals were detected at concentrations exceeding their respective ESs and PALs (Table 2).

4.3 LOADING DOCK AND STORM SEWER ASSESSMENT

Standing water or sludge was not encountered in either of the loading docks during Site Investigation activities. To assess the soil and groundwater conditions in the vicinity of the loading docks, a soil boring; identified as SB/TW-112 was installed and sampled for VOCs, PAHs, PCBs and RCRA metals. Multiple VOCs, PAHs, and RCRA metals were detected in soil samples collected from the boring. TCE and arsenic were the only constituents detected at concentrations exceeding their respective soil to groundwater pathway RCLs (Table 1; Figures 2 and 4). The detected arsenic concentration was below the Wisconsin Background Threshold value of 8 milligrams per kilogram (mg/kg). Neither of these constituents were detected at concentrations exceeding their respective industrial direct contact RCL. Polychlorinated biphenyls were not detected in soil samples collected from this boring (Table 1).

A groundwater sample was collected from the temporary monitoring well installed at the soil boring and analyzed from VOCs, PAHs, and dissolved RCRA metals. Multiple VOCs and dissolved RCRA metals were detected in the groundwater sample collected from the temporary monitoring well. TCE, arsenic and chromium were the only constituents detected above their respective PALs. None of these constituents were detected at concentrations above their respective ESs (Table 2).

Also pursuant to the work plan and WDNR's request, the nearest manhole connecting to the storm sewer was sampled and analyzed for VOCs, PAHs, PCBs and dissolved RCRA metals. The only constituents detected in the sample were VOCs; bromodichloromethane and chloroform and dissolved arsenic, barium and chromium (Table 5).

4.4 SURFACE SEDIMENT ASSESSMENT

ACM was detected at a low concentration; less than 1% chrysotile in one surface sample (Table 7; Figure 10). Lead was detected in all 10 of the surface sediment samples. Lead concentrations in surface sediment samples ranged from 115 mg/kg to 830 mg/kg. Nine of the 10 sediment samples exceeded the soil to groundwater pathway RCL for lead. One of the 10 sediment samples exceeded the industrial direct contact RCL for lead Table 7; Figure 10).

Section 5.0
SITE WIDE SOIL AND GROUNDWATER CONDITIONS

The following sections discuss overall site-wide soil and groundwater conditions based on this Site Investigation and previous investigations. Tables presenting the results from the 2015 Site Investigation are provided (Tables 1 through 6). Figures presenting current and previous soil and groundwater chemical quality data are provided (Figures 2 through 10). Previous investigation reports completed by others are provided in Appendix C.

5.1 SOIL CONDITIONS

5.1.1 Site Geology

Concrete covers a majority of the site and is generally 0.5 feet thick. Soil underlying the site consists of fill and native material. Fill material consists of brown to dark brown silt, clay, and fine grained sands. Where encountered, fill ranges from 4 to 7 feet thick at the site. Native material underlying the fill generally consists of fine-grained, well sorted silty sand. This homogenous unit appears to be consistent across the Site.

5.1.2 Site Soil Quality

The following provides an overview of site wide soil conditions. Figures depicting soil contamination exceeding WAC chapter NR 720 soil RCLs are provided (Figures 2 through 5).

5.1.2.1 Volatile Organic Compounds

VOCs detected in site soil samples at concentrations exceeding soil to groundwater pathway RCLs include: TCE, tetrachloroethylene (PCE), naphthalene, chloromethane, benzene, 1,2,4-trimethylbenzene, and 1,3,5-trimehtylbenzene. TCE and PCE appear to be the most predominant VOCs detected in site soil. The maximum concentrations of TCE and PCE detected in site soil were 5,100 micrograms per kilogram (ug/kg) and 2,200 ug/kg, respectively. None of the VOCs detected in site soil were detected at concentrations exceeding industrial direct contact RCLs (Figure 2).

5.1.2.2 Polycyclic Aromatic Hydrocarbons

PAHs detected in site soil samples at concentrations exceeding industrial direct contact RCLs and/or soil to groundwater pathway RCLs include the following: benzo(a)pyrene, benzo(a)anthracene, benzo(b)fluoranthene, chrysene, dibenz(a,h)anthracene, and naphthalene. Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and/or dibenz(a,h)anthracene were detected at concentrations exceeding industrial direct contact residual contaminant levels in soil sample collected within the direct contact zone of 0 to 4 feet below ground surface at multiple soil sampling locations at the site (Figure 3).

5.1.2.3. Resource Conservation and Recovery Act Metals

RCRA metals including arsenic, cadmium, lead, and selenium were detected in site soil samples at concentrations exceeding soil RCLs. Arsenic was detected in soil samples collected at multiple sampling locations exceeding its industrial direct contact RCL. Additionally, all of the industrial direct contact RCL exceedances for arsenic occurred within the direct contact zone of 0 to 4 feet bgs. However; arsenic was detected at concentrations exceeding the Wisconsin Background Threshold value of 8 mg/kg at only two soil sample locations on the site (SB-12 and SB-104). Arsenic was detected at concentrations exceeding its Wisconsin Background Threshold value at soil borings SB-13 and SB-104 (Figure 4).

Other metals detected in site soil samples at concentrations exceeding their soil to groundwater pathway RCL include cadmium, lead, and selenium. Cadmium and lead were detected at one soil sample location at concentrations exceeding their Wisconsin Background Threshold values of 52 mg/kg and 1 mg/kg, respectively. Cadmium and lead were detected at concentrations exceeding its Wisconsin Background Threshold value at soil boring SB-104 (Figure 4).

Surface sediment sample results indicate that lead is present at a concentration exceeding its respective industrial direct contact RCL within the footprint of the former 3-story building. Additionally, lead was detected at concentrations exceeding its soil to groundwater pathway RCL at all of the sediment sampling locations within the footprint of the former 3-story building
ACM was detected at a low concentration in one surface sediment sample (Figure 10).

5.1.2.4 Polychlorinated Biphenyls

PCBs were detected in site soil samples at concentrations exceeding soil RCLs. Aroclor 1248 and Aroclor 1260 were detected in soil samples collected at soil borings SB-107 and GP-8 at concentrations exceeding their respective industrial direct contact RCLs in samples collected within the direct contact zone of 0 to 4 feet bgs. Additionally, concentrations of Aroclor 1260 were 210,000 ug/kg in a soil sample collected from soil boring GP-8 at approximately 2 to 4 feet bgs (Figure 5) (AECOM, 2009). This concentration exceeds the Federal Toxic Substances Control Act (TSCA) limit of 50,000 ug/kg.

PCBs were also detected in soil samples collected from multiple soil borings at concentrations exceeding soil to groundwater pathway RCLs (Figure 5).

5.2 GROUNDWATER CONDITIONS

5.2.1 Site Hydrogeology

Depth to groundwater ranged from approximately 5 to 10 feet below ground surface across the Site in October 2015. The apparent flow direction of shallow groundwater across the Site is primarily to the north-northeast, at a gradient of approximately 0.02 (Table 3; Figure 6).

5.2.2 Site Groundwater Quality

The following provides an overview of site wide groundwater conditions. Figures depicting groundwater contamination exceeding WAC chapter NR 140 groundwater are provided (Figures 7 through 10).

5.2.2.1 Volatile Organic Compounds

VOCs detected in groundwater samples collected at the site at concentrations exceeding ESs and PALs include: TCE, benzene, naphthalene, 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene. TCE was detected at concentrations exceeding ESs in groundwater samples collected from temporary groundwater monitoring wells TW-106, TW-108 and GP-2 (AECOM, 2010). Naphthalene, 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene were detected at concentrations exceeding ESs in groundwater samples collected at temporary groundwater monitoring well TW-103.

TCE was also detected at concentrations exceeding PALs in groundwater samples collected from temporary monitoring wells TW-111, TW-112 and GP-12. Additionally, benzene and cis-1,2-DCE were detected at concentrations exceeding PALs in groundwater samples collected from temporary groundwater monitoring wells TW-103 and GP-2 (AECOM, 2010) (Figure 7).

5.2.2.2 Polycyclic Aromatic Hydrocarbons

PAHs detected in site groundwater samples at concentrations exceeding ESs include: benzo(a)pyrene, benzo(b)fluoranthene, chrysene, and naphthalene. One or more of these compounds were detected above ESs in groundwater samples collected from temporary groundwater monitoring wells TW-110, GP-4, and TW-103. Additionally, fluroanthene, fluorene, and pyrene were detected in groundwater samples collected from temporary groundwater monitoring well GP-4 at concentrations exceeding their respective PALs (AECOM, 2010) (Figures 8).

5.2.2.3 Dissolved RCRA Metals

Dissolved RCRA metals detected in site groundwater exceeding ESs and/or PALs include arsenic, chromium, and selenium. Dissolved chromium was detected in two groundwater samples collected from temporary groundwater monitoring well TW-106 at concentrations exceeding its ES. Arsenic was detected at concentrations exceeding its PAL in groundwater samples collected from temporary groundwater monitoring wells TW-101, TW-103, TW-105, TW-106, TW-109, TW-111 and TW-112. Chromium was detected at a concentration exceeding its PAL in a groundwater sample collected from temporary groundwater monitoring well TW-112. Selenium was detected at a concentration exceeding its PAL in a groundwater sample collected from temporary groundwater monitoring well TW-105 (Figure 9).

Iron was detected in groundwater samples collected from temporary groundwater monitoring well GP-12 and perimeter groundwater monitoring wells MW-14, MW-16, and MW-17. Additionally, manganese was detected at a concentration exceeding its ES in a groundwater sample collected from GP-12 and at concentrations exceeding PALs in groundwater samples collected from wells

MW-14, MW-16, and MW-17. Based on review of sampling data, it appears that these samples were not filtered, thus the results are for total iron and total manganese (Figure 9).

5.2.2.4 Polychlorinated Biphenyls

PCBs were detected in one groundwater sample collected at the site at concentrations above the laboratory method detection limit and above its ES and PAL. PCBs, specifically Alochlor 1260 was detected in a groundwater sample collected from temporary groundwater monitoring well TW-103 at a concentration of 0.55 ug/l (Table 4).

Section 6.0
CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations are based on site data obtained in previous and the recent Site Investigation.

6.1 CONCLUSIONS

SITE INVESTIGATION

Free Product Evaluation:

The presence of free product was confirmed at the site. Free product appears to be limited to the central portion of the site in the vicinity of temporary groundwater monitoring wells TW-108 and GP-4 during Symbionts investigation. Free product was not detected within the vicinity of the previous free product detection in the north-central portion of the site, near SB-5 (AECOM/AES 2010). Therefore, free product in this area may be limited to the area immediately within the vicinity of the previous boring SB-5 (Figure 6) (TBA, 2011).

Based on analytical results of water and product mix samples, the free product appears to diesel fuel and/or motor oil in nature. Previous investigations indicated that the fluid may be a hydraulic oil and/or lubricating oil (AECOM, 2009; TBA, 2011).

Perimeter Monitoring Well Sampling:

Groundwater samples were collected from four of the five existing perimeter monitoring wells. Monitoring well MW-17 was inaccessible during this Site Investigation. None of the analyzed constituents, VOCs, PAH, and dissolved RCRA metals were detected at concentrations exceeding their respective ESs and/or PALs.

Loading Dock and Strom Sewer Assessment:

As previously reported, concrete within the loading dock is contaminated with PCBs. Standing water and/or sludge was not encountered in the loading dock during the Site Investigation. Subsurface soil samples collected from the soil boring indicated that soil beneath the loading dock has not been impacted by PCBs. However; soil beneath the loading docks have been impacted by VOCs, PAHs and RCRA metals. Additionally, groundwater in the vicinity beneath the loading docks have appear to be impacted by VOCs, mainly TCE, arsenic and chromium.

OVERALL SITE SOIL AND GROUNDWATER CONDITIONS

Soil:

PAHs, arsenic, and PCBs are present in site soil at concentrations exceeding industrial direct contact RCL in the direct contact zone of 0 to 4 feet bgs at various locations within the Site. PCBs are present at the site at one location exceeding TSCA limits. Additionally, PAHs, PCBs, VOCs

and RCRA metals are present in site soil at concentrations exceeding soil to groundwater RCLs throughout the Site.

Groundwater:

VOCs, PAHs, chromium, iron, and PCBs are present in site groundwater at concentrations exceeding ESs and PALs. Additionally, selenium and manganese is present in site groundwater at concentrations exceeding PALs. VOC impacts to groundwater are encountered in the north-central and central portions of the Site as well as the northern boundary of the Site (Figure 7),

6.2 RECOMMENDATIONS

Based on the findings this Site Investigation and the previous site assessments, the following recommendations are made pertaining to the Site:

- As the more areas of site become accessible during future demolition work, additional soil and groundwater assessment may be required to further access currently inaccessible areas. The southern portion of the property, currently occupied by at 7-story building has undergone limited assessment due to inaccessibility. Specific areas requiring additional assessment may include the former coal boiler room and machine shop.

- Impacted surface sediment and subsurface soils that may be excavated during future redevelopment and/or construction activities will require proper handling and disposal off-site. Soils removed from the site should be properly characterized and disposed of in accordance with appropriate WDNR and EPA solid and/or hazardous waste regulations.

- Impacted groundwater may require special handling if exposed as part of intrusive activities (e.g., construction, dewatering). In addition, it may be appropriate to restrict groundwater use at the site via geographic information system registration of the property.

- Prior to site demolition, an ACM survey should be conducted to confirm the current state and amounts of asbestos containing material. The ACM assessment should consist of the verification of the removal of previously identified ACM from the entire site including existing buildings, tunnels, and basements. Additionally, a work plan for removal, handling, and disposal of lead based paint and hazardous materials should be place prior to future demolition work. Proper notifications should be filed with the WDNR prior to initiation of these demolition or renovation activities.

- In order to facilitate Site remediation, and eventual Site closure, a Remedial Action Options Report may be required upon the completion of site demolition and additional site investigation work, if conducted. Remedial options may include soil excavation, installation of a protective barrier/cap, and/or monitored natural attenuation.

Section 7.0
LIMITATIONS

The SI was performed in accordance with generally accepted practices for the environmental consulting profession, undertaking similar studies at the same time and in the same geographical area as the work conducted by Symbiont. Symbiont observed the degree of care and skill that are generally exercised by the profession under similar circumstances and conditions. No other warranty is expressed or implied.

Symbiont's observations, findings, and opinions should not be considered as scientific certainties, but only as opinion based upon our professional judgment concerning the significance of the data gathered during the course of this investigation. Specifically, Symbiont cannot represent that the Property contains hazardous or toxic materials or other latent conditions beyond that observed by Symbiont during the course of the investigation. Additionally, due to limitations of the investigation process and the necessary use of data furnished by others, Symbiont and its subcontractors cannot assume liability if actual conditions differ from the information presented in this report.

Symbiont presents soil and groundwater data from previous investigations performed by other investigators in this report. We are presenting this data for illustrative purposes only. We make no warranty, expressed or implied, as to the accuracy or validity of data collected and reported by other investigators.

Section 8.0
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Manitowoc County, Wisconsin
Tax Record Detail

Print Report

Click here to return to the main system
Updated 5/5/2016

Tax Detail For Parcel Number 052-000-246-000.00

Click Here For Current Year City Of Manitowoc Assessors & Tax Listing

Location Information

Parcel Number	052-000-246-000.00
Municipality	CITY OF MANITOWOC
Owner(s) Name	E J SPIRTAS MANITOWOC LL
Location Address	1512 WASHINGTON ST
Mailing Address	1101 MILL ST
City, State, Zip	NIAGARA WI 54151-0000

Property Description

(As of last tax bill issued)

Legal Description	2183 0604 ALL OF BLK. 246

Please refer to original source document for actual legal description.
(The first line of the legal description contains the volume & page numbers for recorded documents in the Register of Deeds Office.)

Section, Town, Range	S.0, T.0, R.0
Total Acres	0.000
Volume	
Page	
Document Number	

Assessment Information

Note: Fair Market Value is not shown for Agricultural Land because of Use Value Assessment per State law.

	2013	2014
Assessed Acres	0.000	0.000
Land Value	$100.00	$100.00
Improvement Value	$100.00	$100.00
Total Value	$200.00	$200.00
Fair Market Value	$190.00	$190.00
Fair Market Ratio	1.0666	1.0525

Tax Information

	2013	2014
Original Tax	$2.60	$2.50
Lottery Credit	$0.00	$0.00
Net Tax	$2.60	$2.50
Special Assessments	$0.00	$0.00
Total Amount Due	$2.60	$2.50
Total Payments	$2.60	$2.50
Balance Due...	**$0.00**	**$0.00**

*Green = postponed

*Red = delinquent (subject to interest).

Please refer to the 'TAXES DUE' table below for payoff amounts.

Taxing District Information

School District	MANITOWOC SCHOOL
Vocational School District	LTC

TAX PAYMENTS

Tax Year	Payment Date	Payment Amount	Interest	Receipt Number
2014	1/16/2015	$2.50	$0.00	919161
2013	1/6/2014	$2.60	$0.00	891423

Wisconsin Circuit Court Access (WCCA)

Michael Renfroe vs. EJ Spirtas Manitowoc LLC

Manitowoc County Case Number 2014CL000017

Filing Date	Case Type	Case Status
10-07-2014	Construction Lien	Filed Only
Class Code Description	**Responsible Official**	
Construction Lien	Rohrer, Mark R.	
Branch Id		
1		

Parties

Party Type	Party Name	Party Status
Claimant	GenCorp Services, Michael	
Owner	EJ Spirtas Manitowoc LLC	

Civil Judgment(s)

Type	Debtor Name	Multiple Debtors	Amount	Satisfaction	Judgment Status	Satis. Date
Construction lien	EJ Spirtas Manitowoc LLC	No	$ 86,814.93	No		

Party Details

GenCorp Services, Michael - Claimant

Date of Birth	Sex	Race[1]
Address		**Address Updated On**
907 Dock Street, Saint Louis, MO 63147		10-07-2014

EJ Spirtas Manitowoc LLC - Owner

Date of Birth	Sex	Race[1]
Address		**Address Updated On**
1101 Mills Street, Niagara, WI 54151		10-07-2014

Construction lien

County	Case Number	Case Caption
Manitowoc	2014CL000017	Michael Renfroe vs. EJ Spirtas Manitowoc LLC

Judgment/Lien Date	Total Amount	Warrant Number
10-07-2014	$ 86,814.93	

Date and Time Docketed	Service/Event Date
10-07-2014 at 01:19 pm	08-12-2013 to 08-12-2013

Satisfaction	Judgment Status	Date	Type Of Tax
No			

Property/Remarks

1512 Washington Street
Manitowoc, WI 54220

Legally described as:
2183 0604 ALL OF BLK 246

Judgment Parties

Party Type	Name	Dismissed	Status	Address
Debtor	EJ Spirtas Manitowoc LLC	No	Active	1101 Mills Street, Niagara, WI 54151
Creditor	GenCorp Services, Michael	No	Active	907 Dock Street, Saint Louis, MO 63147

Costs / Amounts

Description	Amount
Docketing fee	$ 5.00
Lien amount	$ 86,809.93

1 The designation listed in the Race field is subjective. It is provided to the court by the agency that filed the case.

2 Non-Court activities do not require personal court appearances. For questions regarding which court type activities require court appearances, please contact the Clerk of Circuit Court in the county where the case originated.

INTERIOR CONDITIONS

Open elevator shaft.

Concrete suspended above walkway.

Demolition debris.

PCB oil spill.

PUBLIC RIGHT-OF-WAY CONDITIONS

Broken glass on sidewalk outside of construction fence.

Crushed brick, wood, and other materials left as driveway approach.

Asbestos containing material on sidewalk outside of construction fence.

Various building materials crumbling onto sidewalk.

Sidewalk left closed to public use.

Building materials crumbling onto sidewalk.

Garbage, yard waste, and other materials accumuting and left in fencing.

Broken glass accumulating on sidwalk.

EXTERIOR CONDITIONS

Roof conditions - trees growing on roof.

Demolition debris left on site.

Torn and falling down tarps left on site.

Hazardous materials left on site (flourescent bulbs).

Exposed, partially demolished walls.

Broken glass in remaining windows.

Suspended concrete left in walkway.

Windows removed and openings left; not weather-proof.

Doors damaged; not secure or weather-proof.

Demolition materials left on site.

Crumbling building exetrior; damaged windows.

Crumbling building exterior; hazadous materials on site (asbestos).

Overview of unfinished demolition and abandoned site.

Overview of unfinished demolition and abandoned site.

Overview of unfinished demolition and abandoned site.

BLIGHTING INFLUENCE ON SURROUNDING NEIGHBORHOOD

Building mass and extent of visual impact.

Properties in surrounding blocks; for sale.

Building mass and extent of visual impact.

Properties in surrounding blocks; for sale.

Properties in surrounding blocks; vacant or underutilized.

Properties in surrounding blocks; vacant or underutilized.

Properties in surrounding blocks; deteriorated conditions.

Properties in surrounding blocks; deteriorated conditions.

Properties in surrounding blocks; vacant or underutilized.

Properties in surrounding blocks; for sale.

Code and Contact Management

CM Issue Detail Listing

User: nsparacio
Printed: 05/09/2016 - 3:15 PM
Issue Number From:
Issue Number To:
Citation Number: From:
Citation Number: To:
Issue Date From:
Issue Date To:
Source Cust Number:
Target Cust Number:
Target Lot Number: 1336

Issue Number	Citation Number	Issue Date	Issue Type	Latitude, Longitude	Issue Status	Resolution
	Step	Description			Scheduled Date	Completed Date
410		11/9/2010	23MISCELLA	0.00000000,0.00000000	COMPLETE	Complete
	1	RECORD CONCERN. FOWARD TO INSPECTOR.				11/9/2010
	1	RECORD CONCERN. FOWARD TO INSPECTOR.				11/9/2010
1969		9/18/2013	23CONDEMN	0.00000000,0.00000000	NONCOMPLIANCE	
	1	SCHWARZ / FIRE CHIEF MANIS ON SITE TODAY			9/17/2013	9/17/2013
	1	SCHWARZ / FIRE CHIEF MANIS ON SITE TODAY			9/17/2013	9/17/2013
	2	SCHWARZ / CORBIEL RECEIVED WORD THAT DUMPSTERS ARRIVED ON SITE TODA			9/18/2013	9/18/2013
	2	SCHWARZ / CORBIEL RECEIVED WORD THAT DUMPSTERS ARRIVED ON SITE TODA			9/18/2013	9/18/2013
	3	11/26/13 DEBRIS CONCERN RECEIVED FROM DEMO			11/26/2013	11/26/2013
	3	11/26/13 DEBRIS CONCERN RECEIVED FROM DEMO			11/26/2013	11/26/2013
	4	COMMITTEE OF WHOLE MTG			8/4/2014	8/4/2014
	4	COMMITTEE OF WHOLE MTG			8/4/2014	8/4/2014
	5	SITE VISIT			8/6/2014	8/6/2014
	5	SITE VISIT			8/6/2014	8/6/2014
	6	SITE VISIT			8/14/2014	8/14/2014
	6	SITE VISIT			8/14/2014	8/14/2014
	7	MTG W/ MAYOR, SCHWARZ, BRAUN, CHIEF BLASER, JIM HULCE IN MAYOR OFFICI			9/9/2014	9/9/2014
	7	MTG W/ MAYOR, SCHWARZ, BRAUN, CHIEF BLASER, JIM HULCE IN MAYOR OFFICI			9/9/2014	9/9/2014
	8	MEETING			1/15/2015	1/15/2015
	8	MEETING			1/15/2015	1/15/2015

Issue Number	Citation Number	Issue Date	Issue Type	Latitude, Longitude	Issue Status	Resolution
	Step	Description			Scheduled Date	Completed Date
	9	SITE VISIT			1/22/2015	1/22/2015
	9	SITE VISIT			1/22/2015	1/22/2015
	10	SITE VISIT			1/22/2015	1/22/2015
	10	SITE VISIT			1/22/2015	1/22/2015
	11	SITE VISIT			1/23/2015	1/23/2015
	11	SITE VISIT			1/23/2015	1/23/2015
	12	SITE VISIT			1/25/2015	1/25/2015
	12	SITE VISIT			1/25/2015	1/25/2015
	13	SITE INSPECTION			1/26/2015	1/26/2015
	13	SITE INSPECTION			1/26/2015	1/26/2015
	14	PHONE CONVERSATION			1/27/2015	1/27/2015
	14	PHONE CONVERSATION			1/27/2015	1/27/2015
	15	FENCE - LETTER FROM OWNER			1/28/2015	1/28/2015
	15	FENCE - LETTER FROM OWNER			1/28/2015	1/28/2015
	16	EXTERIOR CLEAN UP			1/29/2015	1/30/2015
	16	EXTERIOR CLEAN UP			1/29/2015	1/30/2015
	17	UPDATE FROM JIM MORIARITY - 3 STORY			1/30/2014	1/30/2014
	17	UPDATE FROM JIM MORIARITY - 3 STORY			1/30/2014	1/30/2014
	18	UPDATE FROM JIM MORIARITY - 3 STORY			2/14/2014	2/14/2014
	18	UPDATE FROM JIM MORIARITY - 3 STORY			2/14/2014	2/14/2014
	19	UPDATE FROM JIM MORIARITY - 3 STORY			2/20/2014	2/20/2014
	19	UPDATE FROM JIM MORIARITY - 3 STORY			2/20/2014	2/20/2014
	20	MEETING			3/31/2014	3/31/2014
	20	MEETING			3/31/2014	3/31/2014
	21	UPDATE FROM JIM MORIARITY			5/20/2014	5/20/2014
	21	UPDATE FROM JIM MORIARITY			5/20/2014	5/20/2014
	22	WALK THROUGH			7/28/2014	7/28/2014
	22	WALK THROUGH			7/28/2014	7/28/2014
	23	COMMITTEE OF THE WHOLE			8/4/2014	8/4/2014
	23	COMMITTEE OF THE WHOLE			8/4/2014	8/4/2014
	24	MEETING			10/29/2014	10/29/2014
	24	MEETING			10/29/2014	10/29/2014
	25	SYMBIANT			2/10/2015	2/10/2015
	25	SYMBIANT			2/10/2015	2/10/2015
	26	FEE RENEWAL - 3 STORY			2/11/2015	2/11/2015
	26	FEE RENEWAL - 3 STORY			2/11/2015	2/11/2015

Issue Number	Citation Number	Issue Date	Issue Type	Latitude, Longitude	Issue Status	Resolution
	Step	Description			Scheduled Date	Completed Date
	27	RECEIVED PERMIT RENEWAL FEE, RESPONSE LETTER			2/13/2015	2/16/2015
	27	RECEIVED PERMIT RENEWAL FEE, RESPONSE LETTER			2/13/2015	2/16/2015
	28	EMAIL TO JIM MORIARITY			2/16/2015	2/16/2015
	28	EMAIL TO JIM MORIARITY			2/16/2015	2/16/2015
	29	LETTER SENT 2-20-2015			2/20/2015	2/20/2015
	29	LETTER SENT 2-20-2015			2/20/2015	2/20/2015
	30	LETTER SENT TO SPIRTAS			1/26/2015	1/26/2015
	30	LETTER SENT TO SPIRTAS			1/26/2015	1/26/2015
	31	LETTER FROM J MORIARITY			2/17/2015	2/17/2015
	31	LETTER FROM J MORIARITY			2/17/2015	2/17/2015
	32	RESPONSE FROM J MORIARITY			2/24/2015	2/24/2015
	32	RESPONSE FROM J MORIARITY			2/24/2015	2/24/2015
	33	AGREED TO ISSUE RENEWAL PERMIT, 3 - STORY			2/27/2015	2/27/2015
	33	AGREED TO ISSUE RENEWAL PERMIT, 3 - STORY			2/27/2015	2/27/2015
	34	INFORM STAFF			2/27/2015	2/27/2015
	34	INFORM STAFF			2/27/2015	2/27/2015
	35	PHONE CONVERSATION				3/5/2015
	35	PHONE CONVERSATION				3/5/2015
	36	SEAGULLS			3/12/2015	3/13/2015
	36	SEAGULLS			3/12/2015	3/13/2015
	37	BACK HOE REMOVED			3/26/2015	3/26/2015
	37	BACK HOE REMOVED			3/26/2015	3/26/2015
	38	INTERESTED RAZING CONTRACTOR			5/1/2015	5/1/2015
	38	INTERESTED RAZING CONTRACTOR			5/1/2015	5/1/2015
	39	SEMI ON 15th ST			5/4/2015	5/4/2015
	39	SEMI ON 15th ST			5/4/2015	5/4/2015
	40	CONFERENCE CALLS			5/8/2015	5/8/2015
	40	CONFERENCE CALLS			5/8/2015	5/8/2015
	41	ALDER COMMUNICATION				5/26/2015
	41	ALDER COMMUNICATION				5/26/2015
	42	SITE INSPECTION				5/21/2015
	42	SITE INSPECTION				5/21/2015
	43	LETTER TO SPIRITAS			6/12/2015	6/2/2015
	43	LETTER TO SPIRITAS			6/12/2015	6/2/2015
	44	ALDER COMMUNICATION				5/20/2015
	44	ALDER COMMUNICATION				5/20/2015

Issue Number	Citation Number	Issue Date	Issue Type	Latitude, Longitude	Issue Status	Resolution
	Step	Description			Scheduled Date	Completed Date
	45	ALDER COMMUNICATION				5/26/2015
	45	ALDER COMMUNICATION				5/26/2015
	46	PHONE CONVERSATION				6/12/2015
	46	PHONE CONVERSATION				6/12/2015
	47	SEA GULLS			6/19/2015	6/19/2015
	47	SEA GULLS			6/19/2015	6/19/2015
	48	CONDEMNATION PERMIT			6/19/2015	6/19/2015
	48	CONDEMNATION PERMIT			6/19/2015	6/19/2015
	49	15 BARRELLS OF LIQUID - EMAIL			6/19/2015	6/19/2015
	49	15 BARRELLS OF LIQUID - EMAIL			6/19/2015	6/19/2015
	50	SITE INSPECTION				6/24/2015
	50	SITE INSPECTION				6/24/2015
	51	VISIT FROM BRANDON GAUTHIER			7/7/2015	7/7/2015
	51	VISIT FROM BRANDON GAUTHIER			7/7/2015	7/7/2015
	52	RESTRAINING ORDER			7/27/2015	7/27/2015
	52	RESTRAINING ORDER			7/27/2015	7/27/2015
	53	REPORT OF INSIDERS			9/1/2015	9/1/2015
	53	REPORT OF INSIDERS			9/1/2015	9/1/2015
	54	RECEIVED COMPLAINT				9/9/2015
	54	RECEIVED COMPLAINT				9/9/2015
	55	SITE INSPECTION			9/10/2015	9/10/2015
	55	SITE INSPECTION			9/10/2015	9/10/2015
	56	SITE INSPECTION			9/11/2015	9/11/2015
	56	SITE INSPECTION			9/11/2015	9/11/2015
	57	ATTACHED EMAIL PER R. SCHWARZ				9/16/2015
	57	ATTACHED EMAIL PER R. SCHWARZ				9/16/2015
	58	ATTACH MTPD REPORT 2015-13736				9/22/2015
	58	ATTACH MTPD REPORT 2015-13736				9/22/2015
	59	INTERESTED IN BRICK SALVAGE			9/22/2015	9/22/2015
	59	INTERESTED IN BRICK SALVAGE			9/22/2015	9/22/2015
	60	CITATIONS			9/28/2015	9/28/2015
	60	CITATIONS			9/28/2015	9/28/2015
	61	EMAIL			12/3/2015	12/3/2015
	61	EMAIL			12/3/2015	12/3/2015
	62	RECEIVED CALL				5/2/2016
	62	RECEIVED CALL				5/2/2016

Issue Number	Citation Number	Issue Date	Issue Type	Latitude, Longitude	Issue Status	Resolution
	Step	Description			Scheduled Date	Completed Date
	63	CALL FROM J. MORIARITY			5/3/2016	5/3/2016
	63	CALL FROM J. MORIARITY			5/3/2016	5/3/2016
3770		8/11/2015	32WEEDVIO	0.00000000,0.00000000	CLOSED	CLOSED
	1	Receive/File Complaint				8/11/2015
	1	Receive/File Complaint				8/11/2015
	2	Initial Inspection 1				8/11/2015
	2	Initial Inspection 1				8/11/2015
	3	Send Letter				8/11/2015
	3	Send Letter				8/11/2015
	4	Compliance Inspection				8/27/2015
	4	Compliance Inspection				8/27/2015
	5	Complete complaint - Owner Cut				8/27/2015
	5	Complete complaint - Owner Cut				8/27/2015

CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

TO: Citizens of the City of Manitowoc
Eric Sitkiewitz, Common Council President
Scott McMeans, Chair of the Finance Committee
Members of the Manitowoc Common Council
Employees of the City of Manitowoc

FROM: Mayor Justin M. Nickels
City of Manitowoc

DATE: October 5th, 2015

RE: 2016 Executive Budget

Citizens of the City of Manitowoc, Manitowoc Common Council and City Employees, I am proud to introduce the 2016 Executive Budget.

As Mayor I am required by State Law and Municipal Code to provide an annual Executive Budget to the Common Council for your consideration. My budget was done reasonably and realistically, understanding the economic conditions of our community while recognizing the inherent need to provide quality services to the citizens we represent. It was also completed by understanding the need to invest in our community, whether that's building our infrastructure or removing eye-sores that taint our entire community for citizens and visitors alike.

Below are a few highlights included in my 2016 Executive Budget:

1.) The 2016 Budget began with a $750,000 shortfall between; deficits going into the year, increased required expenses, and increased department requests. The Executive Budget as proposed closes this gap and is balanced.

2.) The largest proposal that is a change of course from previous years is borrowing. Borrowing is proposed at $7,579,750. We will be paying off $7.58 million in previous debt in 2016. This means we will not go further into debt, however we will not cut our overall debt by as much as we had projected. The City will have roughly $51 million in overall general fund debt by the end of 2016, down from $76 million in 2009 (the height of our overall debt). There are two main reasons for the proposed level of borrowing:

needed/required items and the Mirro Building. When I received the initial borrowing proposal it included $1.2 million for the Newton Gravel Pit remediation projects and roughly $1.5 million for the Dewey Street reconstruction project. These two items alone would have put us above our self-imposed $2.5 million borrowing cap and we wouldn't have had the capability of doing any other needed projects throughout the city. I removed these two items from the $2.5 million cap because I feel we should not hamper our investments in the community due to things outside our control or major infrastructure projects which we already planned to complete. A special thanks to the TIF Joint Review Board for approving $1.24 million of the total $2,719,750 project cost in TIF funds to complete the entirety of the Dewey Street reconstruction project in one summer and one fiscal year. The gravel pit is something we have no choice but to spend money on in 2016 and I did not feel this should be considered as a part of our $2.5 million cap. Other items in borrowing include new transit busses which are covered by a vast majority of state and federal funds, marina dock improvements, a comprehensive parks plan, and several road/sidewalk/sanitary sewer improvements. The other large item is the Mirro Building. I am recommending borrowing $2.4 million ($1.9 million for demolition and $500,000 for asbestos/contamination removal) to complete demolition of this building. This would allow us to begin demolition the first quarter of 2016 for complete demolition of the site before the end of 2016. I have assessed several different options on how to fund the demolition costs and I believe this is the best course to complete demolition per our raze order on the property. I am aware of several other proposals to fund this cost which I am open to discuss. I will not, however, accept pushing off demolition to another year. We need to handle this issue today and cannot afford to push this problem in our community off another year.

3.) We are removing several items we have typically borrowed for and placing them into the Capital Equipment and Buildings and Other Capital Improvements funds (levy dollars) to the tune of roughly $296,000. These items include, but are not limited to; police cars, parks, fire and public works equipment, and buildings and grounds upgrades.

4.) The assessed tax rate would increase 1.95% over last year from $7.8993/1000 to $8.0533/1000. This means an average $100,000 home would see a $15/annual increase, or $1.25/month. This is the same exact increase as last year. This increase has been discussed by the Finance Committee during planning sessions for the 5-year outlook of the city's finances. A similar increase was proposed as part of the plan during the 2015 budget deliberations to alleviate high debt repayments without having to cut even further from the general fund. This increase is also necessary to complete the transition from borrowing to a pay as you go approach by 2018.

5.) We will be sending 1 additional Sworn Police Officer to our County Metro Drug unit to help deal with the increased drug usage in our community.

6.) The proposed Executive Budget includes all the recommended changes to our Health Insurance Plan and provider/clinic which I anticipate Common Council approval of on October 5th, 2015.

7.) The Building Inspection Department and all its employees are proposed to be transitioned completely to the Fire Department. The Fire Department would be responsible for overseeing all aspects of the Building Inspection Department including housing inspections. There is a proposal for a full-time Electrical Inspector within the budget (increasing the position from .5 FTE to 1 FTE). I look forward to beginning discussions on this proposed transition at our Committee of the Whole meeting scheduled for Tuesday, October 6th, 2015.

8.) The Library allocation increases by $47,442 to offset the increases in their compensation plan and workers comp/property insurance.

9.) No layoffs/furloughs for any city department. Total FTE city-wide has a proposed increase of 1.5 FTE from 2015 to 2016. This increase is a .5 FTE Electrical Inspector and to increase the City Electrician by .5 FTE (both are now proposed at 1 FTE each). The other .5 FTE would be allocated to the Attorney's Office for a part-time paralegal/attorney in lieu of our contracted services. We currently budget $32,400 for prosecution services, which allows for up to 27-hours of prosecution work per month. If a paralegal/attorney were to be brought in-house as a part-time exempt employee at 20-hours/week, the cost would be $36,355. For an additional $3,955 per year, the City could receive an additional 59.6-hours of legal work each month, or 715-hours per year. The paralegal/attorney would not just prosecute, but could assist with drafting resolutions and ordinances and providing legal services to city departments, as well as serve as a backup to the City Attorney. This is a budget neutral proposal in the City Attorney's budget.

10.) I have added in $10,000 for a tuition reimbursement plan for employees/recruits and also $5,000 for a rewards and recognition plan for employees. These would be administered by the Human Resources Department and the People Committee.

11.) I have added in $750 to the City Council budget for our annual employee/volunteer recognition picnic.

12.) I have added in $3,000 to the Mayor's Budget for inclusion of the City of Manitowoc in the Great Lakes and St. Lawrence Cities Initiative for the specific purpose to help get a National Marine Sanctuary headquartered in the City of Manitowoc.

13.) Includes a contingency fund of $148,750 for unbudgeted expenditures. This is an increase from 2015 of roughly $30,000 for what we budgeted for in contingencies. The overall undesignated reserves for the city are projected to be at $1.65 million by the end of 2016, which is up from $16,000 in 2011.

14.) I will be asking the Common Council to approve moving forward with requests for proposals for assessment services in the future versus an in-house assessor/office. The purpose for this is my concern for services provided by this department over the next few years. We will be investing large sums of money into assessments over the next few years (revals) and we will only have 1 FTE available to maintain everything once this is done. I am asking the Common Council to look at other alternatives as we move forward in this department.

15.) I am proposing keeping the Mini Golf Course open later on weekends. The costs will be offset by the increased revenues we expect to see.

16.) I will be recommending utilizing dollars from the Capital Equipment fund to add another meeting room with Granicus equipment (camera, server, etc.).

17.) I am recommending increasing the revenue line for TIF Administrative Fees to capture some dollars to offset internal costs of administering TIF, especially since we have now created TIF 18 and will require a lot of staff time over the course of 2016.

18.) Room Tax budget includes *Discover Manitowoc* Grant Program, improvements in downtown including, but not limited to; new signage for pedestrian walk lanes to encourage drivers to slow down and stop for pedestrians, garbage/recycling cans, bicycle racks, funds for murals, and an ice skating rink. Also a new welcome sign on Waldo Blvd (portions also paid by service clubs) and funding for all special events held in the City of Manitowoc. The largest item in the proposed room tax budget includes $80,000 for a comprehensive downtown study (which includes parking), and dollars for a sign and kiosk at the Manitowoc Public Library for visitor information. We also need to begin discussions amongst ourselves no later than January of 2016 on the agreement we have with the Manitowoc Area Visitor and Convention Bureau. Any changes to the current agreement need to be communicated to the MAVCB by no later than June 1st, 2016.

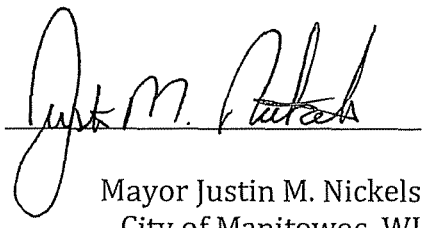
We have made great strides over the past few years to get a handle on our debt, control our spending and increase revenues to meet the needs of our community. We have ended an era of massive debt and spending and entered an era of debt reduction, controlled spending and mapping out a course to once again be able to invest in our community without massive tax increases, drastic cuts to services or relying on increased debt year after year. I am proud to say that the 2016 Executive Budget is balanced with an eye on the future, realizing that we cannot change the spending habits of the past overnight. This budget also reflects priorities throughout our community; downtown, removing the Mirro Building, infrastructure improvements, improvements in Building Inspections and drug enforcement and employee morale. I believe we have all shown ourselves to be good fiscal stewards of the public's money and I believe this budget utilizes those dollars in the best manners possible.

Some may question the higher level of borrowing from previous years and their concerns would be warranted. I would argue that we have potentially set ourselves up for failure by holding back on much needed infrastructure improvements. We have gotten a massive grip on our overall debt the past few years, reducing it by $25 million in just four years. I believe this proposed borrowing plan is responsible, it will not add to our overall debt, and it will help maintain our infrastructure needs for the upcoming year while removing a major eyesore in our community. Some will argue that tax dollars should not go toward demolishing the Mirro Building, my response is simple – who else will then? Several thousand Manitowoc residents were employed in this building for the better part of a century. These men and women were employed there, paid taxes in this community, and spent their hard earned dollars to help this community thrive for decades. I believe it is in the best interest of the entire community for this Mayor and Common Council to spend the necessary funds to remove this blighted building and move onto the next chapter in this city's history.

The creation of this budget could not have been possible without the assistance of our outstanding city employees, especially Finance Director Steve Corbeille, Comptroller Kim Lynch, and all the Department Heads.

The 2016 Executive Budget is now in your hands. Best wishes as you move forward on your deliberations of this very important document which sets our priorities for the next fiscal year. I look forward to the discussions we will have over the next few weeks and feel free to contact me any time if I can be of assistance in the budget process.

Respectfully Submitted
this 5th Day of October
Two Thousand Fifteen,



Mayor Justin M. Nickels
City of Manitowoc, WI

"The budget is not just a collection of numbers, but an expression of our values and aspirations." ~ Jacob Lew