FINAL SCREENING SITE INSPECTION REPORT

for

JOHNSON CONTROLS, INC.- TEUTONIA

Milwaukee, Wisconsin

USEPA # WID000808857

April 19, 1993

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a cleaner tomorrow

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Emergency and Remedial Response Program

Wisconsin Department of Natural Resources

EPA Region 5 Records Ctr.

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SIGNATURE PAGE
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U.S. EPA ID#: WID000808857

5/21/93

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1. INTRODUCTION

The Wisconsin Department of Natural Resources (WDNR) was tasked by the United States Environmental Protection Agency (U.S. EPA) to conduct a screening site inspection (SSI) of the Johnson Controls, Inc. - Teutonia site under the 1989-1990 Cooperative Agreement. The site was added to CERCLIS after the company submitted a CERCLA 103c notification June 10, 1981. The site was evaluated in the form of a Preliminary Assessment prepared by Elizabeth Duchelle, December, 1984. It was noted that there was an unreported spill of 10,000 gallons of untreated wastewater outside the facility in 1978. The site is currently a small research and experimental production facility for evaluation of manufacturing equipment. The site is owned by Johnson Controls, Inc. and occupies 1.8 acres.

The SSI included: interviews with WDNR personnel assigned to the facility and current site owners; file reviews; a reconnaissance inspection of the site; and the collection of five soil samples. The soils were sampled on November 14, 1989. Soil samples were split with a facility representative.

The purpose of an SSI has been stated by U.S. EPA in a directive outlining Pre-Remedial Program strategies. The directive states:

> All sites will receive a screening SI to 1) collect additional data beyond the PA to enable a more refined preliminary HRS (Hazard Ranking System) score, 2) establish priorities among sites most likely to qualify for the NPL (National Priorities List), and 3) identify the most critical data requirements for the listing SI step. A screening SI will not have rigorous data quality objectives (DQOs). Based on the refined preliminary HRS score and other technical judgement factors, the site will then either be designated as NFRAP (no further remedial action planned), or carried forward as an NPL listing candidate. A listing SI will not automatically be done on these sites, however. First, they will go through a management evaluation to determine whether they can be addressed by another authority such as RCRA (Resource Conservation and Recovery Act). Sites that are designated NFRAP or deferred to other statutes are not candidates for a listing SI.
>
> The listing SI will address all the data requirements of the revised HRS using field screening and NPL level DQOs. It may

> also provide needed data in a format to support remedial investigation work plan development. Only sites that appear to score high enough for listing and that have not been deferred to another authority will receive a listing SI (U.S. EPA 1988).

U.S. EPA Region V has also instructed State Inspection Teams to identify sites during the SSI that may require removal action to remediate an immediate human health and/or environmental threat.

2. SITE BACKGROUND

2.1 INTRODUCTION

This section includes information obtained from SSI work plan preparation (including extensive file review), interviews, and a reconnaissance inspection.

2.2 SITE DESCRIPTION

The Johnson Controls, Inc. - Teutonia site occupies an area of 1.8 acres with one building on site.(see Figure 2-3) The building is approximately 50 years old. It is a two story brick building with loading dock on the east and west sides. There is a loading port for liquids on the north side of the building. There is a small area on the northwest part of the property that is characterized by overgrown vegetation.(see photo #1) Along the east side of the building is a set of railroad tracks. The remainder of the site is paved, there are no grass or landscaped areas. The site is separated from other manufacturing facilities to the east and north by railroad tracks, and the south by elevation and a fence. To the ~~north~~ west across Teutonia Avenue is Smith Park. The site consists of a small research and experimental manufacturing facility. The facility has experimental production facilities and develop new manufacturing equipment.

The site is located in the NE 1/4 of the NE 1/4, Section 36, T08N, R21E, City of Milwaukee, Milwaukee County, Wisconsin and corresponds to a latitude of 43 07'05" and a longitude of 87 57'05" (see figure 2-1 and Appendix A). The site is located at 5400 N. Teutonia Avenue on the northwest side of the City of Milwaukee in an area which is a mix of industrial as well as residential development. The site lies approximately 1/2 mile north of Lincoln Creek at an elevation of approximately 670 feet, and is situated across the street from a park.

2.3 SITE HISTORY

The Johnson Controls, Inc. - Teutonia site is located on 1.8 acres in a mixed industrial and residential area. Information in Johnson Controls, Inc. files show that the building on site was constructed in 1940. The City of Milwaukee Records and Research Office records show that A.O.

Smith purchased the property from the International Trading Co. (formed in a merger with The First Mill Road Corp.) in 1962. A.O. Smith used the building as a parts storage warehouse until it was sold to Globe Union/Johnson Controls, Inc. in 1973. Johnson Controls has operated the site as a small research and experimental manufacturing facility to date, conducting various tests for the different products Johnson Controls, Inc. manufacturers. For a limited time the facility operate one lead-acid battery line on a research basis. The facility is a generator of at least 1000 Kg/month of non-acutely hazardous waste and 1 Kg/month of acutely hazardous waste. The 1987 Annual Hazardous Waste Activity Report states that the facility generated the following hazardous waste on site last year: halogenated solvents and toxic solvents, heavy metals, and corrosives.

In the Preliminary Assessment (completed in 1984) there is reference to a 1978 discharge of untreated wastewater from the Johnson Controls, Inc. facility. During 1978 (exact date unknown) there was a discharge to the parking lot on the north side of the plant. A tank had overflowed and approximately 10,000 gallons of untreated wastewater containing high levels of lead (5-20 ppm) were released. The wastewater flowed from the parking lot to a ditch on the east side of the facility. There is no record of any attempts to clean up the spilled material or any resulting contamination. (Soil samples during the SSI were collected along the east side of the building to determine whether there was any resulting contamination of the soils with lead.) There have been no other spills reported or violations noted of hazardous waste handling procedures.

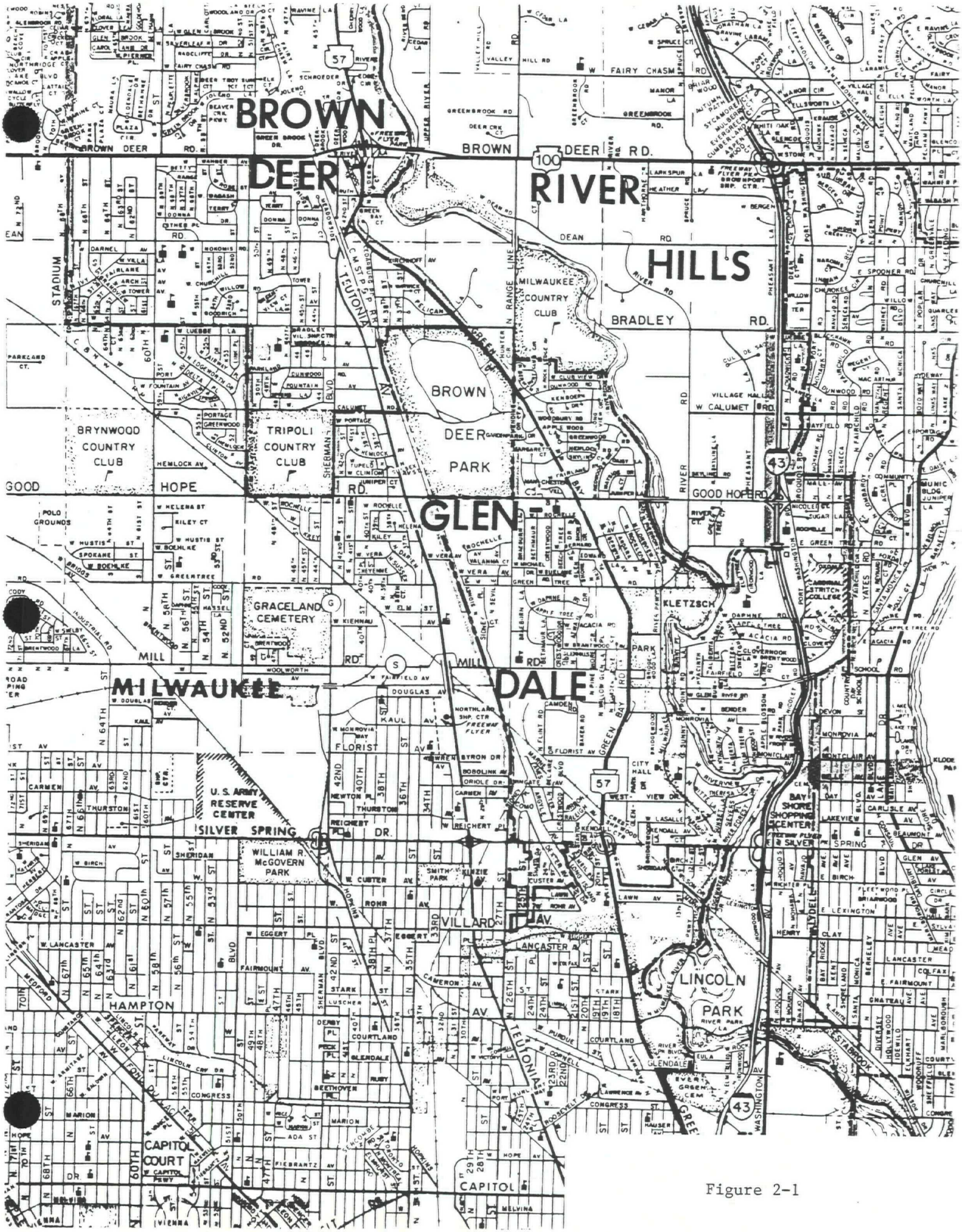

BROWN DEER
RIVER HILLS
GLEN DALE
MILWAUKEE
BROWN DEER RD.
BRADLEY RD.
GOOD HOPE RD.
MILL RD.
BROWN DEER PARK
MILWAUKEE COUNTRY CLUB
BRYNWOOD COUNTRY CLUB
TRIPOLI COUNTRY CLUB
GRACELAND CEMETERY
KLETZSCH PARK
U.S. ARMY RESERVE CENTER
SILVER SPRING DR.
WILLIAM R. McGOVERN PARK
LINCOLN PARK
BAY SHORE SHOPPING CENTER
CAPITOL COURT
CAPITOL
HAMPTON
VILLARD AV.
TEUTONIA
STADIUM
GREEN BAY
100
57
43

Figure 2-1

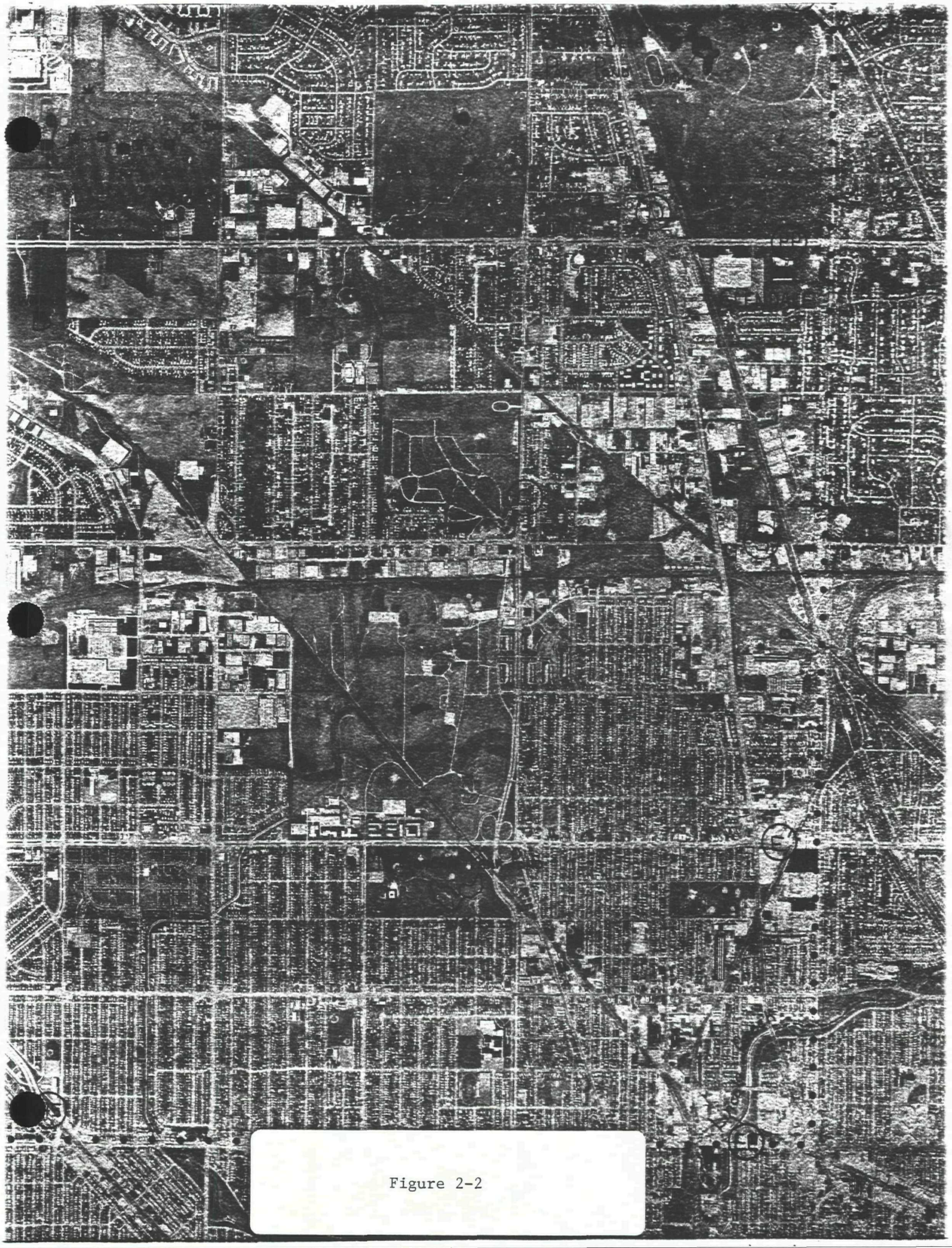
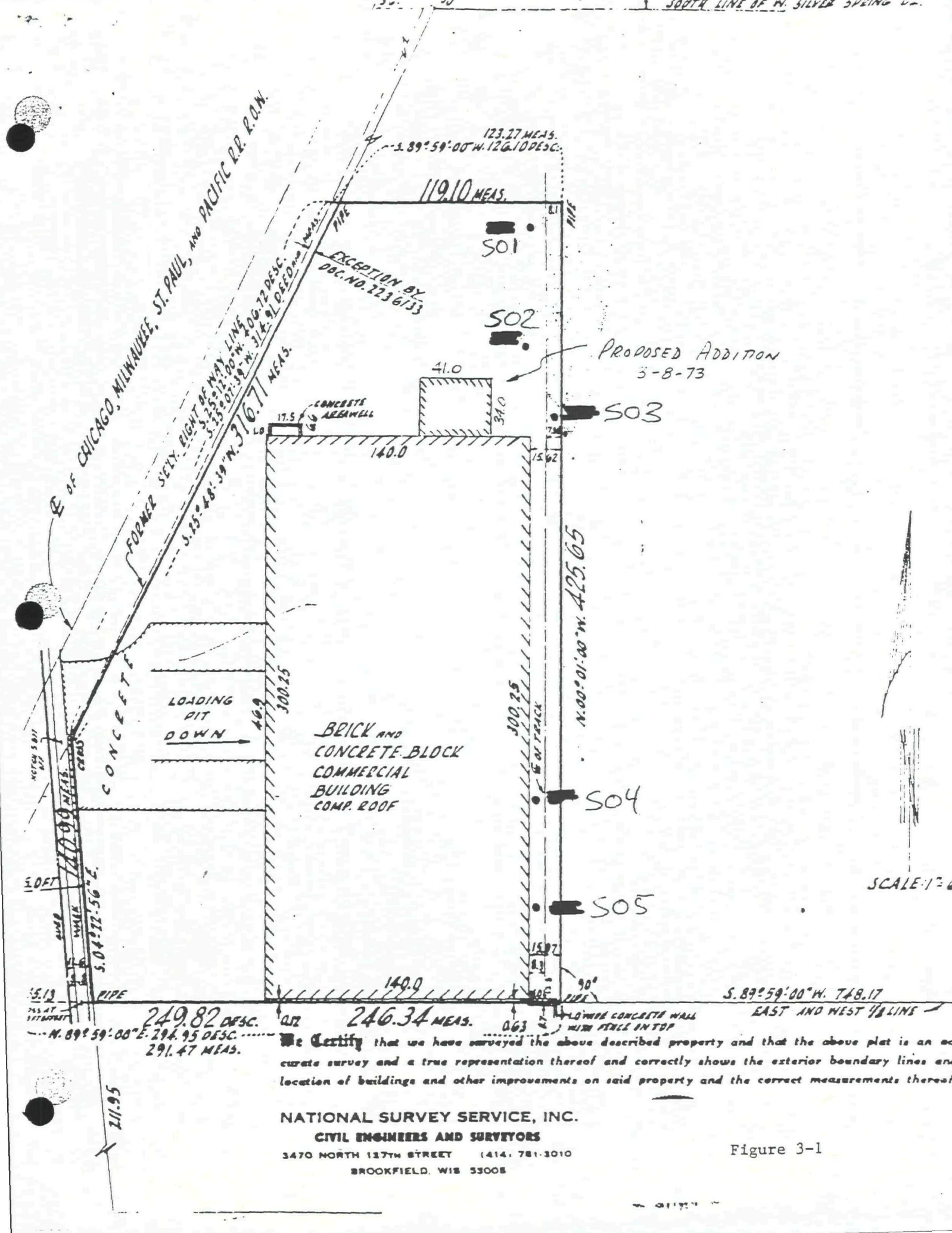


Figure 2-2



We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

NATIONAL SURVEY SERVICE, INC.
CIVIL ENGINEERS AND SURVEYORS
3470 NORTH 127TH STREET (414) 781-3010
BROOKFIELD, WIS 53005

Figure 3-1

3. SCREENING SITE INSPECTION PROCEDURES AND FIELD OBSERVATIONS

3.1 INTRODUCTION

This section outlines procedures and observations of the Johnson Controls, Inc. - Teutonia SSI. Individual sub-sections address: discussions with WDNR representatives, reconnaissance inspection, and sampling procedures. Rationale for specific activities are also provided. The SSI was conducted on November 14, 1989 in accordance with a U.S. EPA approved work plan.

The U.S. EPA Potential Hazardous Waste Site Inspection Report (Form 2070-13) for the Johnson Controls, Inc. - Teutonia site is provided in Appendix A.

3.2 DISCUSSIONS WITH WDNR REPRESENTATIVES, ETC.

Margaret Graefe, the inspection team leader, reviewed the existing Hazardous Waste and Superfund files for the Johnson Controls, Inc. facility. This facility is a generator of at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. The current Hazardous Waste investigator for this area is not familiar with this facility. Johnson Controls, Inc. filed a CERCLA 103c notification on June 10, 1981 in response to the wastewater spill. Permission was received from Johnson Controls, Inc. to sample at the site, split samples were taken by a site representative.

3.3 RECONNAISSANCE INSPECTION

Prior to the SSI, the inspection team leader conducted a limited reconnaissance inspection of the Johnson Controls, Inc. - Teutonia site. The reconnaissance inspection included a walk around the site to determine appropriate health and safety requirements needed to conduct on-site activities and to make observations to aid in characterizing the site and determine sampling locations (ie. accessibility and proximity to other sources). The reconnaissance inpection was conducted in October, 1989.

Reconnaissance Inspection Observations:

The Johnson Controls, Inc. - Teutonia site is located in the city of Milwaukee in a area of industrial and residential development. The site is currently a small research and experimental manufacturing facility. Surface soil sample locations were chosen along the east side of the existing building. This was found to be the only non-paved or blacktopped area on site. Sampling locations were selected where staining was present or there appeared to be a potential for any surface drainage. A potential background sample location was chosen in a grassy area north of the site. The site is in close proximity to at least two sets of railroad tracks.

3.4 SAMPLING PROCEDURES

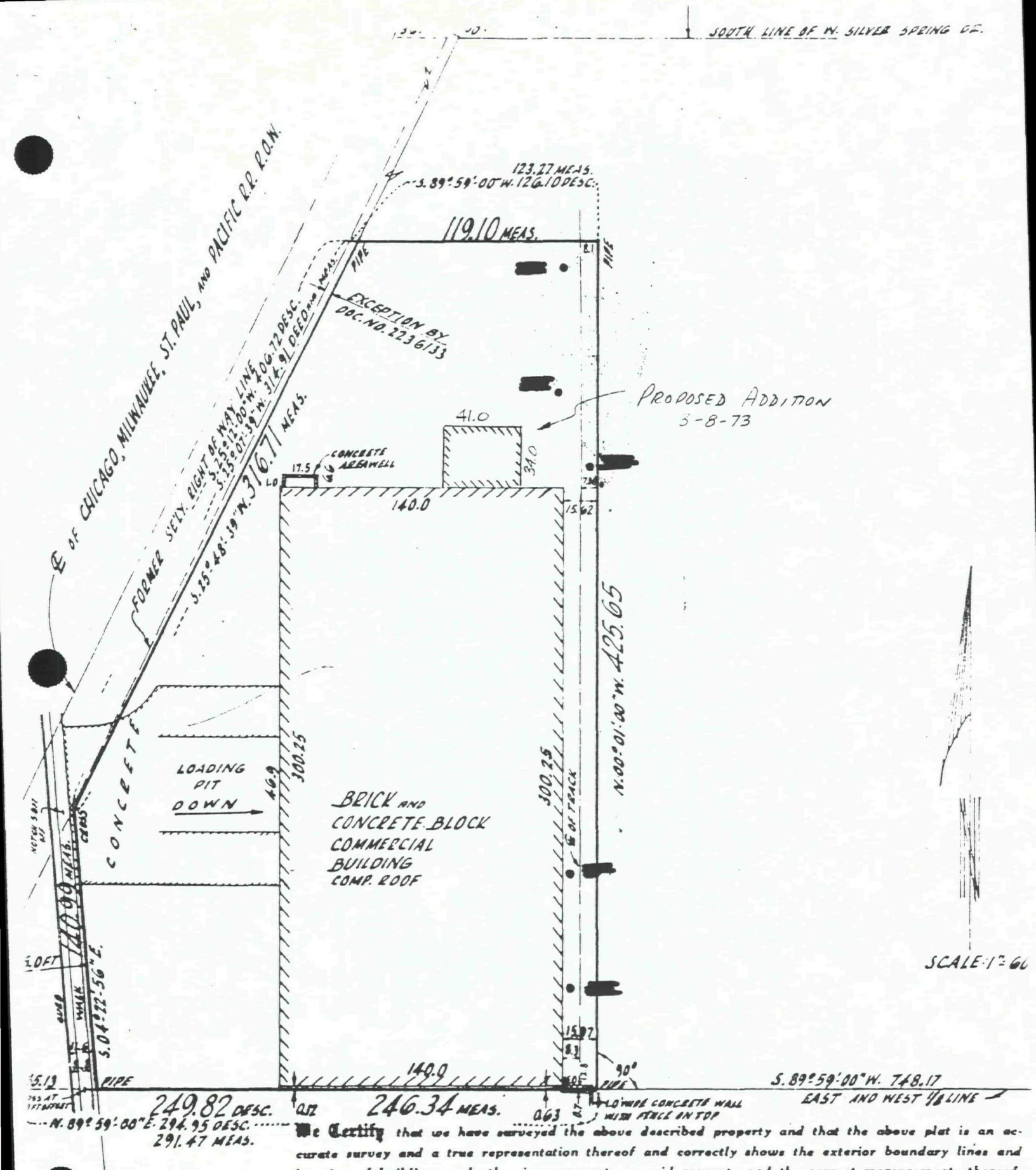
Samples were collected by the WDNR sampling team at the locations determined during the site review and during the reconnaissance inspection to determine levels of U.S. EPA Target Compound List (TCL) compounds and U.S. EPA Target Analyte List (TAL) analytes present at the site.

On November 11, 1989 WDNR collected five soil samples from the areas described above (see Figure 3-1 for soil sampling locations). Part of each sample was shared with a representative of Johnson Controols, Inc.

Soil Sampling Procedure:

Five soil samples were collected at the site designated as S01-S05. All soil samples taken at the site were obtained from the surface to a maximum depth of 18 inches. The sample areas for S01 (background) and S02 were cleared of vegetation. All other samples were taken in gravelly areas. Samples were collected with stainless steel trowels and composited in stainless steel trays before being transferred to sample bottles. All efforts were made to collect a homogeneous sample from a distinct soil layer or horizon. Care was taken to limit the disturbance of the soil to minimize volatilization. A duplicate sample was collected utilizing the same techniques as described above at sample location 2 (D02).

All equipment used in the field (trowels, spoons, trays, etc.) was



We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

NATIONAL SURVEY SERVICE, INC.
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Figure 3-1

decontaminated before and after its use according to standard WDNR decontamination procedures. The procedures include cleaning all sampling equipment with a solution of detergent (Alconox) and tap water, a tap water rinse, an acid rinse using a 10% solution of nitric acid, followed by a rinse of distilled water.

Any field decontamination mirrored these procedures and are spelled out in the Superfund Site Sampling Plan for Johnson Controls, Inc. - Teutonia approved November 13, 1989.

Sample 1 was taken at the NW corner of the property, this was determined to be the best location for a potential background sample. Sample 2 was taken at the base of a concrete swale adjacent to a loading and storage area. Sample 3 was taken in the center of the railroad tracks that run adjacent to the east side of the building on site. Sample 4 was taken directly under a PVC pipe on the east side of the building. Sample 5 was also taken along the east side of the building, north of the extended loading dock.

As directed by the U.S. EPA, soil samples were analyzed for TCL compounds by Hazelton Labs, Inc. of Madison, Wisconsin and for TAL analytes bySkinner and Sherman of Waltham, Massachusett.ets

4. ANALYTICAL RESULTS

4.1 INTRODUCTION

This section includes results of chemical analysis of WDNR collected groundwater samples from monitoring and water supply wells for TCL compounds and TAL analytes. All samples were analyzed for Volatiles, Semi-Volatiles, and Metals.

4.2 RESULTS OF CHEMICAL ANALYSIS OF WDNR COLLECTED SAMPLES

The complete chemical analysis results of WDNR-collected samples are summarized in the following table. See Table 4-1.

Laboratory analytical data of soil sample analysis as well as Contract Laboratory Program (CLP) quantitation/detection limits can be obtained from the WDNR Central Office located in Madison, Wisconsin.

JOHNSON CONTROLS, INC - TEUTONIA CASE #13162 VOLATILE ANALYSIS FOR SOIL SAMPLES

Samples Collected 11/14/89		10:20		11:05		11:45		12:15		12:45		11:05	
Sample Number		S01		S02		S03		S04		S05		D02	
Traffic Report Number	CRDL ~~(UG/KG)~~ mg/kg	EFH13		EFH14		EFH15		EFH16		EFH17		EFH18	
chloroform	5	2	J	3	J	2	J	6		6		13	
benzene	5	4	J	2	J	6	U	9		14		6	U
toluene	5	6		4	J	2	J	16		26		6	U

JOHNSON CONTROLS, INC - TEUTONIA CASE #13162 SEMI-VOLATILE ANALYSIS FOR SOIL SAMPLES

Samples Collected		10:20		11:05		11:45		12:15		12:45		11:05	
Sample Number		S01		S02		S03		S04		S05		D02	
Traffic Report Number	CRDL ~~(UG/KG)~~ mg/kg	EFH13		EFH14		EFH15		EFH16		EFH17		EFH18	
phenanthrene	330	22	J	460	J	88	J	370	U	1500	U	86	J
di-n-butylphthalate	330	110	J	8200		240	J	2200	B	1500	U	7800	
fluoranthene	330	53	J	750	J	320	J	47	J	1500	U	230	J
pyrene	330	44	J	790	U	230	J	30	J	1500	U	180	J
butylbenzylphthalate	330	390	U	790	U	750	U	930		1500	U	800	U
benzo(a)anthracene	330	16	J	270	J	750	U	370	U	1500	U	98	J
chrysene	330	39	J	350	J	280	J	370	U	1500	U	160	J
bis(2-ethylhexy)phthalate	330	19	J	1100		750	U	84	J	1500	U	1200	
benzo(b)fluoranthene	330	62	U	790	U	500	J	370	U	1500	U	800	U

Table 4-1

JOHNSON CONTROLS, INC - TEUTONIA CASE #13162 METALS ANALYSIS FOR SOIL SAMPLES

Samples Collected		10:20		11:05		11:45		12:15		12:45		11:05	
Sample Number		S01		S02		S03		S04		S05		D02	
Traffic Report Number	CRDL (mG/KG)	MEEJ89		MEEJ90		MEEJ91		MEEJ92		MEEJ93		MEEJ94	
aluminum	40	10100		3970		4500		5140		2440		4630	
antimony	2.4	4.7	BNJ	17.2	BNJ	10.3	BNJ	53.5	NJ	-	R	22.5	NJ
arsenic	2	4.4		8.1		8		5.5		2.5		7.9	
barium	40	69.7		202		519		71.9		39.9	B	239	
beryllium	1	1.3	B	0.57	U	0.53	B	0.79	B	0.4	U	0.58	U
cadmium	1	0.51	UJ	0.57	U	0.39	UJ	0.7	B	0.4	U	0.58	U
calcium	1000	68500		32600		20200		87100		88300		34700	
chromium	2	23.1		89.6		37.6		8860		11.8		112	
cobalt	10	9.5	B	3.2	B	3.4	B	8.8	B	3.1	B	4.2	B
copper	5	31.2		85.5		44.8		60.5		12.8		116	
iron	20	17800	J	25700	J	20600	J	14900	J	6750	J	39600	J
lead	1	80.1	NJ*	107000	NJ*	101000	NJ*	34900	NJ*	60.2	NJ*	106000	NJ*
magnesium	1000	30700		13000		12700		46900		41200		15600	
manganese	3	404	J	131	J	138	J	839	J	221	J	190	J
mercury	0.008	0.53	NJ*	0.34	NJ*	0.1	UJ*	0.11	UJ*	0.11	UJ*	0.39	NJ*
nickel	8	24.3	J	31.8	J	18.9	J	12.4	BJ	7.4	BJ	47.9	J
potassium	1000	2070		505	B	575	B	875	B	446	B	498	B
selenium	1	0.73	UJ	2.6	UJ	2	UJ	0.47	BJ	0.39	UJ	2.9	UJ
silver	2	1	U	2.3	B	2.2		0.96	U	0.8	U	1.9	B
sodium	1000	155	B	151	B	84.6	B	160	B	131	B	139	B
vanadium	10	26.5		14.1	B	14		10.5	B	10.6		16.9	
zinc	4	79.9	J	376	J	161	J	207	J	149	J	349	J

Table 4-1 (cont.)

DATA REPORTING QUALIFIERS

U Indicates that the compound was analyzed for but not detected. The associated numerical value is the estimated sample quantitation limit.

J Indicates that the value was estimated due to not meeting quality control criteria. It could also indicate that the result indicated the presence of a compound that meets the identification criteria but the result is less than the specified detection limit and greater than zero.

B This flag is used when analyte is found in the blank as well as sample. It indicates possible/probable blank contamination and warns the data user to take appropriate action.

B For inorganic data this flag is used when the value falls between contract required detection limit (CRDL) and the instrument detection limit (IDL).

R Data is unusable.

E The value given has been estimated or not reported due to interference.

N This flag indicates that the sample spike recovery is not within control limits, though there is evidence of compound present.

S This flag indicates that the value was determined by method of standard addition.

RE This flag indicates that the data was obtained from the second analysis of the same sample.

D This flag indicates that the data was obtained from the sample after dilution. The number reflects the actual level of detection in the original sample.

* This flag indicates that the duplicate analysis is not within control limits for this compound.

5. DISCUSSION OF MIGRATION PATHWAYS

5.1 INTRODUCTION

This section discusses data and information that applies to potential migration pathways and receptors of TCL compounds and/or TAL analytes that may be attributable to the Johnson Controls, Inc. - Teutonia site.

The migration pathways of concern discussed include: groundwater, surface water, air, fire and explosion, and direct contact.

5.2 GROUNDWATER

The geology of the area is predominately glacial drift overlaying Silurian dolomite. The Johnson Controls, Inc. - Teutonia site is specifically characterized by end moraine bordered by ground moraine. End moraine is generally characterized by thick deposits of till, and stratified sand and gravel that are formed at the maximum advance of the glacier where the ice front paused in its retreat. Ground moraine is also characterized by thick deposits of till, but also unstratified clay, silt, sand, gravel and boulders (Water Resources of Wisconsin - Lake Michigan Basin, 1973). Area well logs show limestone bedrock appearing from 85-100 feet below the ground surface. Above bedrock is varying amounts of clay, sand, and gravel. Since there is no documented confining layer separating the upper saturated glacial till from the bedrock, the entire strata from the surface to and including the bedrock would be the aquifer of concern.

The drinking water in the area is supplied by a municipal water supply system which draws from Lake Michigan (1985 Public Water Supply Data Book). Five private wells were noted within one mile of the site and 78 within four miles (Water Supply Well Location Map for Milwaukee County). It is unknown whether any of these wells are currently in use. The total population within four miles of the site is approximately 219,334. This figure was arrived at by approximating the percentage of each municipality within each mile radius, dividing that into the total population of the municipality and adding the total of the number of buildings (where appropriate) multiplied by 2.59 persons (U.S. Department of Commerce, General Population Characteristics - Wisconsin). Affected population potentially drinking groundwater within four miles of the site is 202 (number of homes

with wells multiplied by 2.59). Groundwater in the area occurs under watertable conditions. Water exists in the Quaternary deposit and a dolomite aquifer exists in the Silurian deposit. Groundwater wells in the area are utilizing the dolomite aquifer. The average depth to the watertable (from the well logs within 1 mile) is 33 feet. Local groundwater flow is assumed to be southerly toward Lincoln Creek, regional groundwater flow is assumed to be east towards Lake Michigan.

No groundwater samples were collected at the Johnson Controls, Inc. - Teutonia site. Contaminants have been detected in surface soil samples collected at the site. The probability of contaminants migrating to the watertable within the aquifer of concern is unknown. Therefore, groundwater samples would need to be collected at the site to determine whether past or current activities on this property have impacted groundwater.

5.3 SURFACE WATER

The nearest surface water body to the site is Lincoln Creek which is approximately 0.4 mile to the south of the site. The Milwaukee River is 1.5 miles to the east of the site and Lake Michigan is less than 3 miles from the site (see Appendix D - Site 4-Mile Radius Map).

Surface water was not sampled at the time of the SSI due to the intervening topography, surrounding railroad tracks, and the distance to the creek (approximately 0.4 mile). It is not believed that a surface water pathway exists. Surface soil samples were obtained from the east side of the facility due to a report that untreated wastewater was discharged to the parking lot on the north side of the site and then flowed into a ditch along the east side of the building. Contaminants detected in surface soil samples will be discussed as they relate to Direct Contact.

5.4 AIR

A release of potential contaminants to the air was not documented during the SSI. The site entry air monitoring instrument used (photoionization detector, HNu) did not detect levels above background concentrations in the breathing zone at the site. HNu readings were documented slightly above (less than 1 ppm) the background for the soil samples collected.

Due to the nature of the site, gravelly soils and no vegetative cover, it is possible that windblown particles carrying TCL compounds or TAL analytes could be discharged from the site. The contaminants of concern include semi-volatiles and metals. There were very limited concentrations of volatiles detected in the surface soil samples therefore the risk of contaminants volatilizing into the atmosphere is very low. The population potentially affected is 219,334 people.

5.5 FIRE AND EXPLOSION

According to file information, no documentation exists of fire or explosive conditions at the site. WDNR observations during the SSI indicate that no apparent potential for fire or explosive conditions exists at the site.

5.6 DIRECT CONTACT

Access to the Johnson Controls, Inc. - Teutonia site is resticted only by the presence of an active facility. There is open access along the railroad tracks. The property is in a mixed light industrial and residential area. The total population within one mile of the site is 26,279 people, please see Groundwater Section for method of calculation.

Contaminants were detected in the five surface soil samples collected at the site that could indicate an observed release. Sample S01 was taken as a potential background sample. A location (not covered with concrete or asphalt) away from the building, but still on the property, was selected. The placement of sample S01 was unable to avoid proximity to railroad tracks but did appear to be upgradient of other industries in the area. The background sample did contain elevated levels of two analytes that could represent a documented release. These analytes included chromium and copper. Both of these analytes were found at concentrations greater than five times the CRDL.

The remaining on site sample analysis (S02 - S05) displayed varying types and concentrations of contaminants. Sample S02 exhibits concentrations of two semi-volatiles above the CRDL. (Background sample results were estimated due to not meeting quality control criteria or they were below the CRDL.) Di-n-butylphthalate was detected at greater than five times and bis(2-ethylhexy)phthalate at greater than three times the CRDL. Barium was detected at approximately three times the background level and five times the

CRDL. Chromium appeared at more than three times the background level and copper was at less than three times the background level but greater than five times the CRDL. All levels were confirmed with the duplicate sample D02.

Sample S03 showed a concentration of barium greater than five times the background level. The chromium and copper concentrations are less than three times the background level but greater than five times the CRDL.

Sample S04 has butylbenzlphthalate at just slightly less than three times the CRDL. Copper is less than three times the background level but greater than five times the CRDL. Chromium at this sample location is more than 300 times the background level and more than 4,000 times the CRDL. The soil sample was stained bright yellow at this location, which is directly next to the east side of the building on site.

Sample S05 has a toluene concentration three times the background level and five times the CRDL. A concentration of chromium was also detected greater than five times the CRDL but less than the background level.

All samples have concentrations of aluminum greater than five times the CRDL, but all are less than the background value. All samples also have calcium and magnesium at greater than five times the CRDL. Calcium and magnesium are widely distributed constituents in the rocks and soils of this area. This is due to the dolomite/limestone bedrock and the glacial activities in this part of the state.

It is not known whether any or all of these compounds and analytes are currently used or have been used at the Johnson Controls, Inc. - Teutonia site.

6. BIBLIOGRAPHY AND REFERENCE LIST

1. Skinner, Earl L. and Ronald G. Poorman, Water Resources of Wisconsin - Lake Michigan Basin, 1973.

2. United States Department of Agriculture (Soil Conservation Service), 1971, Soil Survey of Milwaukee and Waukesha Counties, Wisconsin.

3. WDNR, Four-mile Radius Map for Johnson Controls, Inc. - Teutonia, Milwaukee, Wisconsin (Appendix D), Milwaukee, Wauwatosa, Thiensville, Menomonee Falls - U.S. Geological Survey Quadrangle Maps.

4. WDNR, Southeast District Water Supply Section, Well Location Map for Milwaukee County.

5. WDNR, 1985, Public Water Supply Data Book, prepared by Eric P. Syftestad, WDNR, Madison, Wisconsin.

6. WDNR, November 14, 1989, Screening Site Inspection, for Johnson Controls, Inc. - Teutonia, Milwaukee, Wisconsin, U.S. EPA ID: WID000808857.

7. WDNR, Water Supply Well Logs from locations near Johnson Controls, Inc. - Teutonia, Milwaukee, Wisconsin.

8. WDNR, April 7, 1988, Preliminary Assessment Guidance Document, Attatchments 1-5.

9. WDNR, December 13, 1984, Potential Hazardous Waste Site Preliminary Assessment, for Johnson Controls, Inc. - Teutonia, Milwaukee, Wisconsin, U.S. EPA ID: WID000808857, prepared by Elizabeth Duchelle, WDNR, Milwaukee, Wisconsin.

10. WDNR, Hazardous Waste case file for Johnson Controls, Inc. - Teutonia, Milwaukee, Wisconsin.

11. U.S. Department of Commerce, Bureau of the Census, 1980, Census of

Population, General Population Characteristics - Wisconsin.

12. WDNR, Greg Pilarski, Water Supply Supervisor, Southeast District.

13. National Flood Insurance Program, November 15, 1985, FIRM Flood Insurance Rate Map, Community Panel Number 550278 0011 C for Milwaukee and Wahington Counties, Wisconsin.

14. City of Milwaukee, 1990, Records and Research, 5th floor City Hall, (414)278-3566.

15. WDNR, November 13, 1989, Superfund Site Safety/Sampling Plan, for Johnson Controls, Inc. - Teutonia, Milwaukee, Wisconsin, U.S. EPA ID: WID000808857.

16. WDNR, July 5, 1989, Statewide Element Occurences, Bureau of Environmental Analysis and Review.

17. Schaefer, Bob, June 20, 1980, WDNR, Memorandum to Water Quality and Wastewater Supervisors, Heavy Metals in Soils.

18. WDNR, Bureau of Planning, July, 5, 1979, Wisconsin Wetlands Inventory for Township 8 North, Range 21 East, Milwaukee County, Wisconsin.

19. Hawley, Gessner G., 1981, The Condensed Chemical Dictionary - Tenth Edition, Van Nostrand Reinhold Company Inc.

A

APPENDIX A

Site Inspection Forms
U.S. EPA Form 2070-13
for Johnson Controls, Inc. - Teutonia
U.S. EPA ID: WID000808857

Site Inspection Report

EPA

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 1 - SITE LOCATION AND INSPECTION INFORMATION

I. IDENTIFICATION

01 STATE	02 SITE NUMBER
WI	WID000808857

II. SITE NAME AND LOCATION

01 SITE NAME (Legal, common, or descriptive name of site)	02 STREET, ROUTE NO., OR SPECIFIC LOCATION IDENTIFIER
JOHNSON CONTROLS, INC. - TEUTONIA	5400 N. TEUTONIA AVE.

03 CITY	04 STATE	05 ZIP CODE	06 COUNTY	07 COUNTY CODE	08 CONG DIST
MILWAUKEE	WI	53209	MILWAUKEE	079	05

09 COORDINATES LATITUDE	LONGITUDE	10 TYPE OF OWNERSHIP (Check one)
43 07 05.0	87 57 05.0	☒ A. PRIVATE ☐ B. FEDERAL ☐ C. STATE ☐ D. COUNTY ☐ E. MUNICIPAL ☐ F. OTHER ☐ G. UNKNOWN

III. INSPECTION INFORMATION

01 DATE OF INSPECTION	02 SITE STATUS	03 YEARS OF OPERATION
11/14/89 (MONTH DAY YEAR)	☐ ACTIVE ☐ INACTIVE	1940 (BEGINNING YEAR) / PRESENT (ENDING YEAR) ___ UNKNOWN (SEE SITE HISTORY)

04 AGENCY PERFORMING INSPECTION (Check all that apply)

☐ A. EPA ☐ B. EPA CONTRACTOR _____ (Name of firm) ☐ C. MUNICIPAL ☐ D. MUNICIPAL CONTRACTOR _____ (Name of firm)
☒ E. STATE ☐ F. STATE CONTRACTOR _____ (Name of firm) ☐ G. OTHER _____ (Specify)

05 CHIEF INSPECTOR	06 TITLE	07 ORGANIZATION	08 TELEPHONE NO
MARGARET GRAEFE	HYDROGEOLOGIST	WDNR	(414)263-8646

09 OTHER INSPECTORS	10 TITLE	11 ORGANIZATION	12 TELEPHONE NO.
JIM SCHMIDT	ERRP SECTION SUPERVISOR	WDNR	(414)263-8642
JOHN KRAHLING	HYDROGEOLOGIST	WDNR	(414)263-8658
			( )
			( )
			( )

13 SITE REPRESENTATIVES INTERVIEWED	14 TITLE	15 ADDRESS	16 TELEPHONE NO
JORDAN HARWOOD	ENV. COORD.	5757 N. GREEN BAY RD	(414)228-2650
MARK ISHIHARA		MILWAUKEE, WI	(414)228-2650
		53201-0591	( )
			( )
			( )
			( )

17 ACCESS GAINED BY (Check one)	18 TIME OF INSPECTION	19 WEATHER CONDITIONS
☒ PERMISSION ☐ WARRANT	9:30	CLOUDY, 7°C

IV. INFORMATION AVAILABLE FROM

01 CONTACT	02 OF (Agency/Organization)	03 TELEPHONE NO
DELORES HAYDEN (HAZ. WASTE)	WDNR	(414)263-8661

04 PERSON RESPONSIBLE FOR SITE INSPECTION FORM	05 AGENCY	06 ORGANIZATION	07 TELEPHONE NO.	08 DATE
MARGARET GRAEFE	WDNR	ERRP	(414)263-8646	08/22/90 (MONTH DAY YEAR)

EPA FORM 2070-13 (7-81)

EPA

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 2 - WASTE INFORMATION

I. IDENTIFICATION

01 STATE	02 SITE NUMBER
WI	WID 000808857

II. WASTE STATES, QUANTITIES, AND CHARACTERISTICS

01 PHYSICAL STATES (Check all that apply)

- X A. SOLID
- B. POWDER, FINES
- C. SLUDGE
- D. OTHER _____ (Specify)
- E. SLURRY
- X F. LIQUID
- G. GAS

02 WASTE QUANTITY AT SITE (Measures of waste quantities must be independent)

- TONS _____
- CUBIC YARDS UNKNOWN
- NO. OF DRUMS _____

03 WASTE CHARACTERISTICS (Check all that apply)

- X A. TOXIC
- B. CORROSIVE
- C. RADIOACTIVE
- X D. PERSISTENT
- E. SOLUBLE
- F. INFECTIOUS
- G. FLAMMABLE
- H. IGNITABLE
- I. HIGHLY VOLATILE
- J. EXPLOSIVE
- K. REACTIVE
- L. INCOMPATIBLE
- M. NOT APPLICABLE

III. WASTE TYPE

CATEGORY	SUBSTANCE NAME	01 GROSS AMOUNT	02 UNIT OF MEASURE	03 COMMENTS
SLU	SLUDGE			
OLW	OILY WASTE			
SOL	SOLVENTS			
PSD	PESTICIDES			
OCC	OTHER ORGANIC CHEMICALS			
IOC	INORGANIC CHEMICALS			
ACD	ACIDS			
BAS	BASES			
MES	HEAVY METALS	UNKNOWN	UNKNOWN	

IV. HAZARDOUS SUBSTANCES (See Appendix for most frequently cited CAS Numbers)

01 CATEGORY	02 SUBSTANCE NAME	03 CAS NUMBER	04 STORAGE/DISPOSAL METHOD	05 CONCENTRATION	06 MEASURE OF CONCENTRATION
	SEE TABLE 4-1				

V. FEEDSTOCKS (See Appendix for CAS Numbers) NA

CATEGORY	01 FEEDSTOCK NAME	02 CAS NUMBER	CATEGORY	01 FEEDSTOCK NAME	02 CAS NUMBER
FDS			FDS		
FDS			FDS		
FDS			FDS		
FDS			FDS		

VI. SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

WDNR FILES
PA
SSI - 11/14/89

EPA FORM 2070-13 (7-81)

EPA

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 3 - DESCRIPTION OF HAZARDOUS CONDITIONS AND INCIDENTS

I. IDENTIFICATION	
01 STATE	02 SITE NUMBER
WI	WID000808857

II. HAZARDOUS CONDITIONS AND INCIDENTS

01 [X] A. GROUNDWATER CONTAMINATION
03 POPULATION POTENTIALLY AFFECTED: 202 (WITHIN 4 MILES)
02 [ ] OBSERVED (DATE: _____) [X] POTENTIAL [ ] ALLEGED
04 NARRATIVE DESCRIPTION

SEE NARRATIVE - SECTION 5.2

01 [ ] B. SURFACE WATER CONTAMINATION
03 POPULATION POTENTIALLY AFFECTED: _____
02 [ ] OBSERVED (DATE: _____) [ ] POTENTIAL [ ] ALLEGED
04 NARRATIVE DESCRIPTION

NA - SEE NARRATIVE - SECTION 5.3

01 [ ] C. CONTAMINATION OF AIR
03 POPULATION POTENTIALLY AFFECTED: _____
02 [ ] OBSERVED (DATE: _____) [ ] POTENTIAL [ ] ALLEGED
04 NARRATIVE DESCRIPTION

NA - SEE NARRATIVE - SECTION 5.4

01 [ ] D. FIRE/EXPLOSIVE CONDITIONS
03 POPULATION POTENTIALLY AFFECTED: _____
02 [ ] OBSERVED (DATE: _____) [ ] POTENTIAL [ ] ALLEGED
04 NARRATIVE DESCRIPTION

NA - SEE NARRATIVE - SECTION 5.5

01 [X] E. DIRECT CONTACT
03 POPULATION POTENTIALLY AFFECTED: 26,279 (WITHIN 1 MILE)
02 [ ] OBSERVED (DATE: _____) [X] POTENTIAL [ ] ALLEGED
04 NARRATIVE DESCRIPTION

SEE NARRATIVE - SECTION 5.6

01 [X] F. CONTAMINATION OF SOIL
03 AREA POTENTIALLY AFFECTED: 1.8 (Acres)
02 [X] OBSERVED (DATE: 11/14/89) [ ] POTENTIAL [ ] ALLEGED
04 NARRATIVE DESCRIPTION

SEE NARRATIVE - SECTION 5.6

01 [ ] G. DRINKING WATER CONTAMINATION
03 POPULATION POTENTIALLY AFFECTED: _____
02 [ ] OBSERVED (DATE: _____) [ ] POTENTIAL [ ] ALLEGED
04 NARRATIVE DESCRIPTION

NA - NONE DOCUMENTED

01 [ ] H. WORKER EXPOSURE/INJURY
03 WORKERS POTENTIALLY AFFECTED: _____
02 [ ] OBSERVED (DATE: _____) [ ] POTENTIAL [ ] ALLEGED
04 NARRATIVE DESCRIPTION

NA - NONE DOCUMENTED

01 [ ] I. POPULATION EXPOSURE/INJURY
03 POPULATION POTENTIALLY AFFECTED: _____
02 [ ] OBSERVED (DATE: _____) [ ] POTENTIAL [ ] ALLEGED
04 NARRATIVE DESCRIPTION

NA - NONE DOCUMENTED

EPA

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 3 - DESCRIPTION OF HAZARDOUS CONDITIONS AND INCIDENTS

I. IDENTIFICATION	
01 STATE	02 SITE NUMBER
WI	WID000808857

II. HAZARDOUS CONDITIONS AND INCIDENTS (Continued)

01 ☐ J. DAMAGE TO FLORA — 02 ☐ OBSERVED (DATE: _____) ☐ POTENTIAL ☐ ALLEGED
04 NARRATIVE DESCRIPTION

NA - NONE DOCUMENTED

01 ☐ K. DAMAGE TO FAUNA — 02 ☐ OBSERVED (DATE: _____) ☐ POTENTIAL ☐ ALLEGED
04 NARRATIVE DESCRIPTION (Include name(s) of species)

NA - NONE DOCUMENTED

01 ☐ L. CONTAMINATION OF FOOD CHAIN — 02 ☐ OBSERVED (DATE: _____) ☐ POTENTIAL ☐ ALLEGED
04 NARRATIVE DESCRIPTION

NA - NONE DOCUMENTED

01 ☒ M. UNSTABLE CONTAINMENT OF WASTES (Spills/Runoff/Standing liquids, Leaking drums) — 02 ☒ OBSERVED (DATE: 11/14/89) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED: 219,334 (WITHIN 4 MILES) — 04 NARRATIVE DESCRIPTION

SURFACE SOILS ARE STAINED - SEE NARRATIVE - SECTION 5.6

01 ☐ N. DAMAGE TO OFFSITE PROPERTY — 02 ☐ OBSERVED (DATE: _____) ☐ POTENTIAL ☐ ALLEGED
04 NARRATIVE DESCRIPTION

NA - NONE DOCUMENTED

01 ☐ O. CONTAMINATION OF SEWERS, STORM DRAINS, WWTPs — 02 ☐ OBSERVED (DATE: _____) ☐ POTENTIAL ☐ ALLEGED
04 NARRATIVE DESCRIPTION

NA - NONE DOCUMENTED

01 ☐ P. ILLEGAL/UNAUTHORIZED DUMPING — 02 ☐ OBSERVED (DATE: _____) ☐ POTENTIAL ☐ ALLEGED
04 NARRATIVE DESCRIPTION

NA - NONE DOCUMENTED

05 DESCRIPTION OF ANY OTHER KNOWN, POTENTIAL, OR ALLEGED HAZARDS

III. TOTAL POPULATION POTENTIALLY AFFECTED: 219,334 WITHIN 4 MILES

IV. COMMENTS

V. SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

WDNR FILES
SSI - 11/14/89
U.S.G.S. MAPS
WATER SUPPLY DATA BOOK
WELL LOCATION MAP
CENSUS OF POPULATION

EPA

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION
PART 4 - PERMIT AND DESCRIPTIVE INFORMATION

I. IDENTIFICATION

01 STATE	02 SITE NUMBER
WI	WID000808857

II. PERMIT INFORMATION

01 TYPE OF PERMIT ISSUED (Check all that apply)	02 PERMIT NUMBER	03 DATE ISSUED	04 EXPIRATION DATE	05 COMMENTS
☐ A. NPDES				
☐ B. UIC				
☐ C. AIR				
☒ D. RCRA				GENERATOR
☐ E. RCRA INTERIM STATUS				WID000808857
☐ F. SPCC PLAN				
☐ G. STATE (Specify)				
☐ H. LOCAL (Specify)				
☐ I. OTHER (Specify)				
☐ J. NONE				

III. SITE DESCRIPTION

01 STORAGE/DISPOSAL (Check all that apply)	02 AMOUNT	03 UNIT OF MEASURE
☐ A. SURFACE IMPOUNDMENT		
☐ B. PILES		
☒ C. DRUMS, ABOVE GROUND	7,500	G
☒ D. TANK, ABOVE GROUND	10,000	G
☐ E. TANK, BELOW GROUND		
☐ F. LANDFILL		
☐ G. LANDFARM		
☐ H. OPEN DUMP		
☐ I. OTHER (Specify)		

04 TREATMENT (Check all that apply)
- ☐ A. INCENERATION
- ☐ B. UNDERGROUND INJECTION
- ☐ C. CHEMICAL/PHYSICAL
- ☐ D. BIOLOGICAL
- ☐ E. WASTE OIL PROCESSING
- ☐ F. SOLVENT RECOVERY
- ☐ G. OTHER RECYCLING/RECOVERY
- ☐ H. OTHER (Specify) NA

05 OTHER
- ☒ A. BUILDINGS ON SITE (1)

06 AREA OF SITE: 1.8 (Acres)

07 COMMENTS

IV. CONTAINMENT

01 CONTAINMENT OF WASTES (Check one)

☐ A. ADEQUATE, SECURE ☒ B. MODERATE ☐ C. INADEQUATE, POOR ☐ D. INSECURE, UNSOUND, DANGEROUS

02 DESCRIPTION OF DRUMS, DIKING, LINERS, BARRIERS, ETC

DRUMS ON SITE APPEARED SOUND

V. ACCESSIBILITY

01 WASTE EASILY ACCESSIBLE ☐ YES ☒ NO

02 COMMENTS

THERE IS A GATE THAT CAN BE LOCKED FROM THE FRONT OF THE FACILITY, ALTHOUGH THERE IS STILL ACCESS FROM THE RAILROAD TRACKS BEHIND.

VI. SOURCES OF INFORMATION (Cite specific references, e.g. state files, sample analysis, reports)

WDNR FILES
SSI - 11/14/89

EPA

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 5 - WATER, DEMOGRAPHIC, AND ENVIRONMENTAL DATA

I. IDENTIFICATION

01 STATE	02 SITE NUMBER
WI	WID000808857

II. DRINKING WATER SUPPLY

01 TYPE OF DRINKING SUPPLY (Check as applicable)

	SURFACE	WELL
COMMUNITY	A. ☒	B. ☐
NON-COMMUNITY	C. ☐	D. ☐

02 STATUS NA

ENDANGERED	AFFECTED	MONITORED
A. ☐	B. ☐	C. ☐
D. ☐	E. ☐	F. ☐

03 DISTANCE TO SITE

A. ~ 4 (mi)

B. _____ (mi)

III. GROUNDWATER

01 GROUNDWATER USE IN VICINITY (Check one)

☐ A. ONLY SOURCE FOR DRINKING ☐ B. DRINKING (Other sources available) COMMERCIAL, INDUSTRIAL, IRRIGATION (No other water sources available) ☒ C. COMMERCIAL, INDUSTRIAL, IRRIGATION (Limited other sources available) ☐ D. NOT USED, UNUSEABLE

02 POPULATION SERVED BY GROUND WATER 202

03 DISTANCE TO NEAREST DRINKING WATER WELL < 1 (mi)

04 DEPTH TO GROUNDWATER	05 DIRECTION OF GROUNDWATER FLOW	06 DEPTH TO AQUIFER OF CONCERN	07 POTENTIAL YIELD OF AQUIFER	08 SOLE SOURCE AQUIFER
~ 33 (ft)	ASSUMED SSW	0 (ft) (SURFACE)	14,400 (gpd)	☐ YES ☒ NO

09 DESCRIPTION OF WELLS (Including useage, depth, and location relative to population and buildings)

SEE NARRATIVE SECTION 5.2

IT IS UNKNOWN WHETHER ANY WELLS ARE USED FOR DRINKING IN THE CITY OF MILWAUKEE. MOST ARE PROBABLY ONLY USED FOR CAR WASHING, LAWN WATERING, ETC.

10 RECHARGE AREA

☒ YES ☐ NO

COMMENTS THE AREA IS RECHARGED IN THE FORM. OF RAIN AND SNOW

11 DISCHARGE AREA

☒ YES ☐ NO

COMMENTS THE AREA PROBABLY DISCHARGES TO THE CREEK WITHIN 1 MILE OF THE SITE

IV. SURFACE WATER

01 SURFACE WATER USE (Check one)

☒ A. RESERVOIR, RECREATION DRINKING WATER SOURCE ☐ B. IRRIGATION, ECONOMICALLY IMPORTANT RESOURCES ☐ C. COMMERCIAL, INDUSTRIAL ☐ D. NOT CURRENTLY USED

02 AFFECTED/POTENTIALLY AFFECTED BODIES OF WATER

NAME:	AFFECTED	DISTANCE TO SITE
LINCOLN CREEK	☐	~ .4 (mi)
MILWAUKEE RIVER	☐	~ 1.5 (mi)
LAKE MICHIGAN	☐	~ 2.5 (mi)

V. DEMOGRAPHIC AND PROPERTY INFORMATION

01 TOTAL POPULATION WITHIN

ONE (1) MILE OF SITE	TWO (2) MILES OF SITE	THREE (3) MILES OF SITE
A. 26,279 NO. OF PERSONS	B. 74,733 NO. OF PERSONS	C. 145,425 NO. OF PERSONS

02 DISTANCE TO NEAREST POPULATION

ON SITE (mi)

03 NUMBER OF BUILDINGS WITHIN TWO (2) MILES OF SITE

~ 28,853

04 DISTANCE TO NEAREST OFF-SITE BUILDING

50 FT (mi)

05 POPULATION WITHIN VICINITY OF SITE (Provide narrative description of nature of population within vicinity of site, e.g., rural, village, densely populated urban area)

THE SITE IS LOCATED ON THE NORTHWEST SIDE OF THE CITY OF MILWAUKEE IN AN AREA THAT IS A MIXTURE OF INDUSTRIAL AS WELL AS RESIDENTIAL DEVELOPMENT

EPA

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 5 - WATER, DEMOGRAPHIC, AND ENVIRONMENTAL DATA

I. IDENTIFICATION	
01 STATE	02 SITE NUMBER
WI	WID000808857

VI. ENVIRONMENTAL INFORMATION

01 PERMEABILITY OF UNSATURATED ZONE (Check one)

☐ A. $10^{-6} - 10^{-8}$ cm/sec ☒ B. $10^{-4} - 10^{-6}$ cm/sec ☐ C. $10^{-4} - 10^{-3}$ cm/sec ☐ D. GREATER THAN 10^{-3} cm/sec

02 PERMEABILITY OF BEDROCK (Check one)

☐ A. IMPERMEABLE (Less than 10^{-6} cm/sec) ☒ B. RELATIVELY IMPERMEABLE ($10^{-4} - 10^{-6}$ cm/sec) ☐ C. RELATIVELY PERMEABLE ($10^{-2} - 10^{-4}$ cm/sec) ☐ D. VERY PERMEABLE (Greater than 10^{-2} cm/sec)

03 DEPTH TO BEDROCK	04 DEPTH OF CONTAMINATED SOIL ZONE	05 SOIL pH
85 (ft)	UNKNOWN 5 (ft)	UNKNOWN

06 NET PRECIPITATION	07 ONE YEAR 24 HOUR RAINFALL	08 SLOPE: SITE SLOPE	DIRECTION OF SITE SLOPE	TERRAIN AVERAGE SLOPE
-.5 (in)	2.25 (in)	< OR = 3 %	E	= 3% %

09 FLOOD POTENTIAL

SITE IS IN (NA) YEAR FLOODPLAIN

10 NA ☐ SITE IS ON BARRIER ISLAND, COASTAL HIGH HAZARD AREA, RIVERINE FLOODWAY

11 DISTANCE TO WETLANDS (5 acre minimum)

ESTUARINE: A. — (mi)

OTHER: B. 1-2 (mi)

12 DISTANCE TO CRITICAL HABITAT (of endangered species)

NA > 1 (mi)

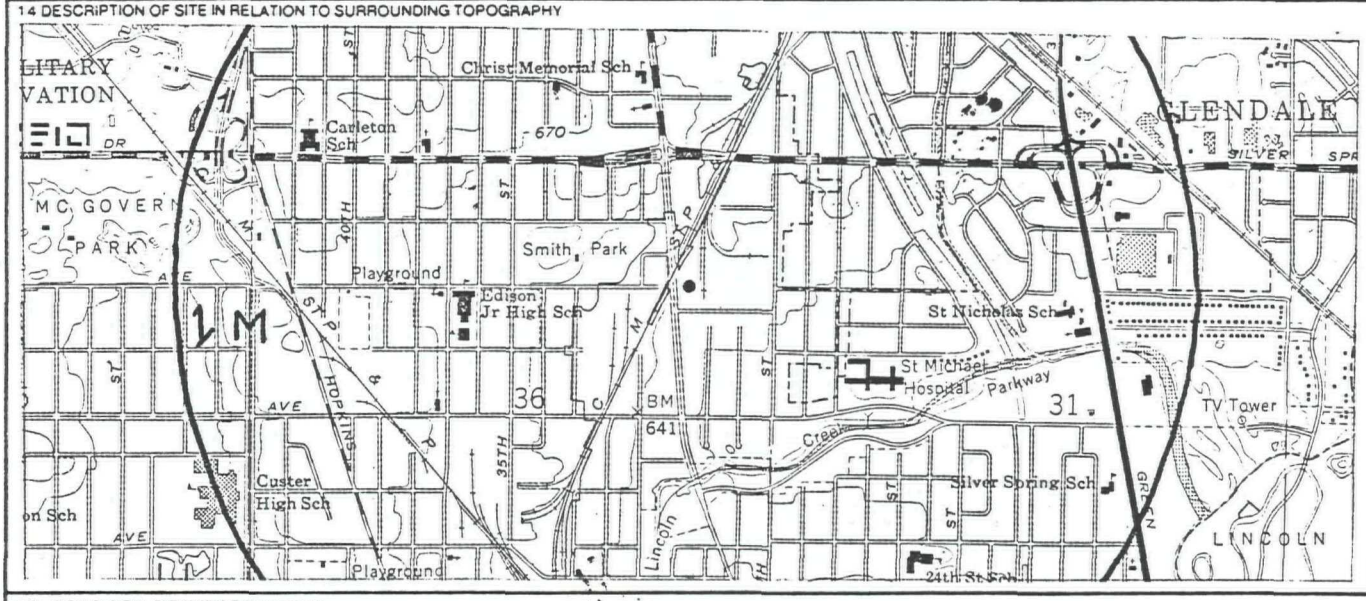
ENDANGERED SPECIES. _____

13 LAND USE IN VICINITY

DISTANCE TO:

COMMERCIAL/INDUSTRIAL	RESIDENTIAL AREAS, NATIONAL/STATE PARKS, FORESTS, OR WILDLIFE RESERVES	AGRICULTURAL LANDS: PRIME AG LAND	AGRICULTURAL LANDS: AG LAND
A. 50 FT (mi)	B. < 1/4 (mi)	C. > 4 (mi)	D. > 4 (mi)

14 DESCRIPTION OF SITE IN RELATION TO SURROUNDING TOPOGRAPHY



VII. SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

WELL LOGS
PA GUIDANCE DOCUMENT
SSI - 11/14/89
U.S.G.S. MAPS
WISCONSIN WETLANDS INVENTORY
FLOOD INSURANCE RATE MAP
STATEWIDE ELEMENT OCCURANCE LIST

EPA

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 6 - SAMPLE AND FIELD INFORMATION

I. IDENTIFICATION	
01 STATE	02 SITE NUMBER
WI	WID000808857

II. SAMPLES TAKEN

SAMPLE TYPE	01 NUMBER OF SAMPLES TAKEN	02 SAMPLES SENT TO	03 ESTIMATED DATE RESULTS AVAILABLE
GROUNDWATER			
SURFACE WATER			
WASTE			
AIR			
RUNOFF		ORGANICS - HAZLETON LABS, INC.	
SPILL		515 SCIENCE DRIVE MADISON, WI 23711	
SOIL (SURFACE)	5	INORGANICS - SKINNER AND SHERMAN	INCLUDED IN
VEGETATION		300 SECOND AVE WALTHAM, MA 02254	REPORT
OTHER			

III. FIELD MEASUREMENTS TAKEN

01 TYPE	02 COMMENTS
HNu	ALL SOIL SAMPLES < .5 UNIT ABOVE BACKGROUND

IV. PHOTOGRAPHS AND MAPS

01 TYPE [X] GROUND [ ] AERIAL

02 IN CUSTODY OF WDNR (INCLUDED IN REPORT)
(Name of organization or individual)

03 MAPS [X] YES [ ] NO

04 LOCATION OF MAPS INCLUDED IN REPORT

V. OTHER FIELD DATA COLLECTED (Provide narrative description)

WEATHER CONDITIONS
SURROUNDING SITE CONDITIONS

VI. SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

SSI - 11/14/89

EPA FORM 2070-13 (7-81)

EPA

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 7 - OWNER INFORMATION

I. IDENTIFICATION	
01 STATE	02 SITE NUMBER
WI	WID 000808857

II. CURRENT OWNER(S)				PARENT COMPANY (If applicable)			
01 NAME JOHNSON CONTROLS, INC.		02 D+B NUMBER		08 NAME NA		09 D+B NUMBER	
03 STREET ADDRESS (P.O. Box, RFD #, etc.) 5757 N. GREEN BAY AVE		04 SIC CODE		10 STREET ADDRESS (P.O. Box, RFD #, etc.)		11 SIC CODE	
05 CITY MILWAUKEE	06 STATE WI	07 ZIP CODE 53201		12 CITY	13 STATE	14 ZIP CODE	
01 NAME		02 D+B NUMBER		08 NAME		09 D+B NUMBER	
03 STREET ADDRESS (P.O. Box, RFD #, etc.)		04 SIC CODE		10 STREET ADDRESS (P.O. Box, RFD #, etc.)		11 SIC CODE	
05 CITY	06 STATE	07 ZIP CODE		12 CITY	13 STATE	14 ZIP CODE	
01 NAME		02 D+B NUMBER		08 NAME		09 D+B NUMBER	
03 STREET ADDRESS (P.O. Box, RFD #, etc.)		04 SIC CODE		10 STREET ADDRESS (P.O. Box, RFD #, etc.)		11 SIC CODE	
05 CITY	06 STATE	07 ZIP CODE		12 CITY	13 STATE	14 ZIP CODE	
01 NAME		02 D+B NUMBER		08 NAME		09 D+B NUMBER	
03 STREET ADDRESS (P.O. Box, RFD #, etc.)		04 SIC CODE		10 STREET ADDRESS (P.O. Box, RFD #, etc.)		11 SIC CODE	
05 CITY	06 STATE	07 ZIP CODE		12 CITY	13 STATE	14 ZIP CODE	

III. PREVIOUS OWNER(S) (List most recent first)				IV. REALTY OWNER(S) (If applicable, list most recent first)			
01 NAME GLOBE UNION		02 D+B NUMBER		01 NAME NA		02 D+B NUMBER	
03 STREET ADDRESS (P.O. Box, RFD #, etc.) (NOW PART OF JOHNSON CONTROLS)		04 SIC CODE		03 STREET ADDRESS (P.O. Box, RFD #, etc.)		04 SIC CODE	
05 CITY	06 STATE	07 ZIP CODE		05 CITY	06 STATE	07 ZIP CODE	
01 NAME A.O. SMITH CORP		02 D+B NUMBER		01 NAME		02 D+B NUMBER	
03 STREET ADDRESS (P.O. Box, RFD #, etc.) 11270 W. PARK PL.		04 SIC CODE		03 STREET ADDRESS (P.O. Box, RFD #, etc.)		04 SIC CODE	
05 CITY MILWAUKEE	06 STATE WI	07 ZIP CODE 53224		05 CITY	06 STATE	07 ZIP CODE	
01 NAME INTERNATIONAL TRADING CO.		02 D+B NUMBER		01 NAME		02 D+B NUMBER	
03 STREET ADDRESS (P.O. Box, RFD #, etc.) UNKNOWN		04 SIC CODE		03 STREET ADDRESS (P.O. Box, RFD #, etc.)		04 SIC CODE	
05 CITY	06 STATE	07 ZIP CODE		05 CITY	06 STATE	07 ZIP CODE	

V. SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

WDNR FILES
CITY OF MILWAUKEE

EPA

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 8 - OPERATOR INFORMATION

I. IDENTIFICATION

01 STATE	02 SITE NUMBER
WI	WID000808857

II. CURRENT OPERATOR (Provide if different from owner) / **OPERATOR'S PARENT COMPANY** (If applicable)

01 NAME: NA	02 D+B NUMBER:
03 STREET ADDRESS (P.O. Box, RFD #, etc.):	04 SIC CODE:
05 CITY:	06 STATE: / 07 ZIP CODE:
08 YEARS OF OPERATION:	09 NAME OF OWNER:
10 NAME: NA	11 D+B NUMBER:
12 STREET ADDRESS (P.O. Box, RFD #, etc.):	13 SIC CODE:
14 CITY:	15 STATE: / 16 ZIP CODE:

III. PREVIOUS OPERATOR(S) (List most recent first; provide only if different from owner) / **PREVIOUS OPERATORS' PARENT COMPANIES** (If applicable)

01 NAME: NA	02 D+B NUMBER:
03 STREET ADDRESS (P.O. Box, RFD #, etc.):	04 SIC CODE:
05 CITY:	06 STATE: / 07 ZIP CODE:
08 YEARS OF OPERATION:	09 NAME OF OWNER DURING THIS PERIOD:
10 NAME: NA	11 D+B NUMBER:
12 STREET ADDRESS (P.O. Box, RFD #, etc.):	13 SIC CODE:
14 CITY:	15 STATE: / 16 ZIP CODE:

01 NAME:	02 D+B NUMBER:
03 STREET ADDRESS (P.O. Box, RFD #, etc.):	04 SIC CODE:
05 CITY:	06 STATE: / 07 ZIP CODE:
08 YEARS OF OPERATION:	09 NAME OF OWNER DURING THIS PERIOD:
10 NAME:	11 D+B NUMBER:
12 STREET ADDRESS (P.O. Box, RFD #, etc.):	13 SIC CODE:
14 CITY:	15 STATE: / 16 ZIP CODE:

01 NAME:	02 D+B NUMBER:
03 STREET ADDRESS (P.O. Box, RFD #, etc.):	04 SIC CODE:
05 CITY:	06 STATE: / 07 ZIP CODE:
08 YEARS OF OPERATION:	09 NAME OF OWNER DURING THIS PERIOD:
10 NAME:	11 D+B NUMBER:
12 STREET ADDRESS (P.O. Box, RFD #, etc.):	13 SIC CODE:
14 CITY:	15 STATE: / 16 ZIP CODE:

IV. SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

WDNR FILES
CITY OF MILWAUKEE

EPA

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 9 - GENERATOR/TRANSPORTER INFORMATION

I. IDENTIFICATION	
01 STATE	02 SITE NUMBER
WI	WID000808857

II. ON-SITE GENERATOR

01 NAME	02 D+B NUMBER
JOHNSON CONTROLS, INC.	

03 STREET ADDRESS (P.O. Box, RFD #, etc.)	04 SIC CODE
5757 N. GREEN BAY RD, BOX 591	

05 CITY	06 STATE	07 ZIP CODE
MILWAUKEE	WI	53201-0591

III. OFF-SITE GENERATOR(S)

01 NAME	02 D+B NUMBER	01 NAME	02 D+B NUMBER
NA			

03 STREET ADDRESS (P.O. Box, RFD #, etc.)	04 SIC CODE	03 STREET ADDRESS (P.O. Box, RFD #, etc.)	04 SIC CODE

05 CITY	06 STATE	07 ZIP CODE	05 CITY	06 STATE	07 ZIP CODE

01 NAME	02 D+B NUMBER	01 NAME	02 D+B NUMBER

03 STREET ADDRESS (P.O. Box, RFD #, etc.)	04 SIC CODE	03 STREET ADDRESS (P.O. Box, RFD #, etc.)	04 SIC CODE

05 CITY	06 STATE	07 ZIP CODE	05 CITY	06 STATE	07 ZIP CODE

IV. TRANSPORTER(S)

01 NAME	02 D+B NUMBER	01 NAME	02 D+B NUMBER
NA			

03 STREET ADDRESS (P.O. Box, RFD #, etc.)	04 SIC CODE	03 STREET ADDRESS (P.O. Box, RFD #, etc.)	04 SIC CODE

05 CITY	06 STATE	07 ZIP CODE	05 CITY	06 STATE	07 ZIP CODE

01 NAME	02 D+B NUMBER	01 NAME	02 D+B NUMBER

03 STREET ADDRESS (P.O. Box, RFD #, etc.)	04 SIC CODE	03 STREET ADDRESS (P.O. Box, RFD #, etc.)	04 SIC CODE

05 CITY	06 STATE	07 ZIP CODE	05 CITY	06 STATE	07 ZIP CODE

V. SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

WDNR FILES

EPA

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 10 - PAST RESPONSE ACTIVITIES

I. IDENTIFICATION	
01 STATE	02 SITE NUMBER
WI	WID000808857

II. PAST RESPONSE ACTIVITIES

01 ☐ A. WATER SUPPLY CLOSED — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ B. TEMPORARY WATER SUPPLY PROVIDED — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ C. PERMANENT WATER SUPPLY PROVIDED — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ D. SPILLED MATERIAL REMOVED — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA - NONE DOCUMENTED

01 ☐ E. CONTAMINATED SOIL REMOVED — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ F. WASTE REPACKAGED — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ G. WASTE DISPOSED ELSEWHERE — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ H. ON SITE BURIAL — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ I. IN SITU CHEMICAL TREATMENT — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ J. IN SITU BIOLOGICAL TREATMENT — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ K. IN SITU PHYSICAL TREATMENT — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ L. ENCAPSULATION — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ M. EMERGENCY WASTE TREATMENT — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ N. CUTOFF WALLS — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ O. EMERGENCY DIKING/SURFACE WATER DIVERSION — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ P. CUTOFF TRENCHES/SUMP — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ Q. SUBSURFACE CUTOFF WALL — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

EPA

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 10 - PAST RESPONSE ACTIVITIES

I. IDENTIFICATION	
01 STATE	02 SITE NUMBER
WI	WID000808857

II PAST RESPONSE ACTIVITIES *(Continued)*

01 ☐ R. BARRIER WALLS CONSTRUCTED — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ S. CAPPING/COVERING — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ T. BULK TANKAGE REPAIRED — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ U. GROUT CURTAIN CONSTRUCTED — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ V. BOTTOM SEALED — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ W. GAS CONTROL — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ X. FIRE CONTROL — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ Y. LEACHATE TREATMENT — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ Z. AREA EVACUATED — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ 1. ACCESS TO SITE RESTRICTED — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ 2. POPULATION RELOCATED — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION
NA

01 ☐ 3. OTHER REMEDIAL ACTIVITIES — 02 DATE _____ — 03 AGENCY _____
04 DESCRIPTION

NA

III. SOURCES OF INFORMATION *(Cite specific references, e.g., state files, sample analysis, reports)*

WDNR FILES

EPA

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 11 - ENFORCEMENT INFORMATION

I. IDENTIFICATION	
01 STATE	02 SITE NUMBER
WI	WID000808857

II. ENFORCEMENT INFORMATION

01 PAST REGULATORY/ENFORCEMENT ACTION ☒ YES ☐ NO

02 DESCRIPTION OF FEDERAL, STATE, LOCAL REGULATORY/ENFORCEMENT ACTION

NOTICE OF NONCOMPLIANCE - 09/10/85

III. SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

WDNR FILES

B

APPENDIX B

Site Photographs
for Johnson Controls, Inc. - Teutonia
U.S. EPA ID: WID000808857

NON-RESPONSIVE

FIELD PHOTOGRAPHY LOG SHEET

DATE: 11/14/89

TIME: 12:35

DIRECTION: NW

WEATHER: Cloudy, 7°C

SITE: Johnson Controls-Teutonia

PHOTOGRAPHED BY: Jim Schmidt

SAMPLE ID#: S05

DESCRIPTION: Soil sample 5ft. N extended loading dock on E side of building

14 12:36

FIELD PHOTOGRAPHY LOG SHEET

DATE: 11/14/89

TIME: 12:36

DIRECTION: SSW

WEATHER: Cloudy, 7°C

SITE: Johnson Controls-Teutonia

PHOTOGRAPHED BY: Jim Schmidt

SAMPLE ID#: NA

DESCRIPTION: E side of building, soil sampling locations

NON-RESPONSIVE

FIELD PHOTOGRAPHY LOG SHEET

DATE: 11/14/89

TIME: 11:47

DIRECTION: NNE

WEATHER: Cloudy, 7°C

SITE: Johnson Controls-Teutonia

PHOTOGRAPHED BY: Jim Schmidt

SAMPLE ID#: S03

DESCRIPTION: Soil sample near railroad tracks

14 12: 14

FIELD PHOTOGRAPHY LOG SHEET

DATE: 11/14/89

TIME: 12:14

DIRECTION: SSW

WEATHER: Cloudy, 7°C

SITE: Johnson Controls-Teutonia

PHOTOGRAPHED BY: Jim Schmidt

SAMPLE ID#: S04

DESCRIPTION: Sample of gravelly soil stained yellow under PVC vent

C

APPENDIX C

Area Well Logs
for Johnson Controls, Inc. - Teutonia
U.S. EPA ID: WID000808857

WEL. 6

WELL CONSTRUCTOR'S REPORT TO WISCONSIN STATE BOARD OF HEALTH

See Instructions on Reverse Side

NON-RESPONSIVE

[redacted]

WELL CONSTRUCTOR'S REPORT TO WISCONSIN STATE BOARD OF HEALTH

See Instructions on Reverse Side

NON-RESPONSIVE

WELL CONSTRUCTOR'S REPORT TO WISCONSIN STATE BOARD OF HEALTH

NON-RESPONSIVE

WELL LOG *and* REPORT

NON-RESPONSIVE

WELL CONSTRUCTION REPORT

WISCONSIN STATE BOARD OF HEALTH

WELL CONSTRUCTION DIVISION

NON-RESPONSIVE

D

APPENDIX D

Site 4-mile Radius Map
for Johnson Controls, Inc. - Teutonia
U.S. EPA ID: WID000808857

SDMS US EPA Region V

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APPENDIX D – SITE 4-MILE RADIUS MAP

☐ **Other:**