



April 10, 2014

Redevelopment Authority City of Milwaukee
Attn: Mathew Reimer
809 N Broadway Ave.
Milwaukee, WI 53202

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
One Hour Martinizing (Former), 435 W. Wisconsin Ave., Milwaukee WI
DNR BRRTS Activity #: 02-41-535783
FID #: 341104610

Dear Mr. Reimer:

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

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The Southeast Regional (SER) Closure Committee reviewed the request for closure on April 3, 2014. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

This site was the location of the One Hour Martinizing Store a dry cleaning facility. Currently this site is used as a parking lot. An excavation of more than 3000 tons of contaminated soils was conducted along with monitored natural attenuation. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

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

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

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

GIS Registry

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

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

All site information is also on file at the Southeastern Regional DNR office, at 2300 North Doctor Martin Luther King Jr. Dr. Milwaukee, WI 53212. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where pavement is required, as shown on the attached map Engineered Barrier Map, Figure D.1, unless prior written approval has been obtained from the DNR:

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

Closure Conditions

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

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

Groundwater contamination greater than enforcement standards is present as shown on the attached map Detailed Site Map, Figure B.1.b. If you intend to construct a new well, or reconstruct an existing well, you will need prior DNR approval.

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

Soil contamination remains at depth as indicated on the attached map Detailed Site Map, Figure B.1.b. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that

contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

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

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

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

The pavement, that exists in the location shown on the attached map Engineered Barrier Map, Figure D.1 shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single family residence.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

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

Future Concern: Chlorinated solvents remain in the groundwater and soil at the locations below the asphalt, as shown on the attached map Engineered Barrier Map, Figure D.1, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. This site is a parking lot that is uninhabited. Therefore, before a building is constructed and/or an existing building is modified, the property owner must notify the DNR at least 45 days before the change. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and DNR agrees that vapor control technologies are not needed.

In Closing

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

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions

- applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats, or a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Greg Michael at (262) 574-2176, or at Greg.Michael@Wisconsin.gov.

Sincerely,

Handwritten signature of Pamela Mylotta in cursive script.

Pamela Mylotta, Team Supervisor
SER Remediation & Redevelopment Program

Attachments:

- remaining groundwater contamination map, Figure B.1.b
- remaining soil contamination map, Figure B.1.b
- extent of cap map, with extent of cap, Figure D.1
- maintenance plan, Attachment D
- inspection log, DNR Form 4400-305

cc: Sigma Environmental Services, Inc. Stephen Meer

COVER CAP MAINTENANCE PLAN

JANUARY 2014

Property Located at:

401-441 W. Wisconsin Avenue
Milwaukee, WI

FID #341104610, WDNR BRRTS/Activity #02-41-535783

Lots 1 through 10 in Block 68, in the Plat of Town of Milwaukee on the West Side of the River, in the Southeast $\frac{1}{4}$ of Section 29, in Township 7 North, Range 22 East, in the City and County of Milwaukee, State of Wisconsin, together with the vacated East-West alley and the vacated North-South alley abutting said lots. Tax ID# 361-0726-110-3

Introduction

This document is the Maintenance Plan for an asphalt and concrete pavement cap at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing asphalt and concrete pavement occupying the area over the contaminated soil on-site.

More site-specific information about this property may be found in:

- The case file in the DNR Southeast regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>; and
- The DNR project manager for Milwaukee County.

Description of Contamination

Soil contaminated by select metals and polynuclear aromatic hydrocarbon constituents is located at depths within 4 feet of the ground surface at sporadic locations across the site. Soil contaminated by chlorinated VOC contamination is located at depths generally between 4 to 10 feet in the northwest portion of the site. Groundwater contaminated by chlorinated VOC constituents is located at a depth of 9 to 10 feet below the ground surface in the northwest portion of the site. The extent of the soil and groundwater contamination is shown on the attached Figure D.1.

Description of the Cap to be maintained

The Cap consists of asphalt pavement approximately 3.5 inches thick and concrete pavement approximately 4 inches thick. The two types of pavement cover the entire site as shown on the attached Figure D.1. A copy of the construction specifications for the new asphalt pavement in the remedial excavation area is attached.

Cover Barrier Purpose

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

Annual Inspection

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

Maintenance Activities

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

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

The property owner, in order to maintain the integrity of the asphalt or concrete pavement will maintain a copy of this Maintenance Plan at their office and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where pavement is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information
January 2014

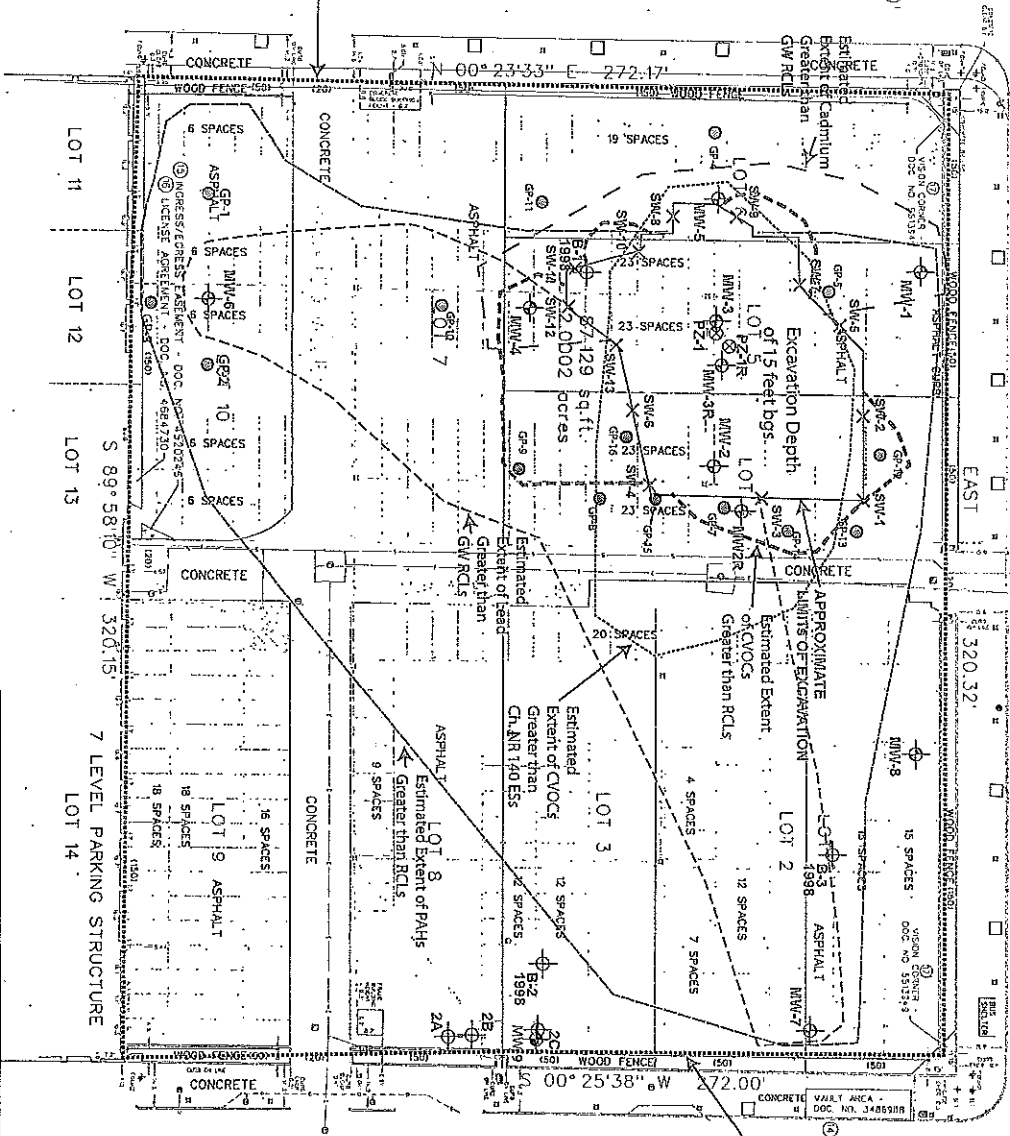
Property Owner: Redevelopment Authority of the City of Milwaukee
809 N. Broadway Ave.
Milwaukee, WI 53202
(414) 286-5693
Attention: Mr. Mat Reimer

Consultant: THE SIGMA GROUP, INC.
1300 W. Canal Street
Milwaukee, WI 53233
(414) 643-4200
Attention: Mr. Stephen Meer, P.E.

WDNR: Ms. Margaret Brunette
2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212
(414) 263-8557

PUBLIC STREET
NORTH 5TH STREET

Extent of Barrier
(Asphalt/Concrete Pavement)
To Be Maintained



PUBLIC STREET
NORTH 4TH STREET

Extent of Barrier
(Asphalt/Concrete Pavement)
To Be Maintained

LEGEND

- 2011 SOIL BORINGS
- 1998 SOIL BORINGS
- ⊕ POTENTIAL UNSATURATED BY SOIL
- + 5' OTHER DEEPS CHECKED IN CONCRETE
- ⊖ FLOODPLAIN
- ⊙ SEWER
- ⊙ SEWER BOX
- ⊙ FLOOR FLOOR
- ⊙ FLOOR FLOOR
- ⊙ UNDEVELOPED PARKING
- ⊙ EXISTING PARKING
- ⊙ EXISTING DRIVE
- ⊙ TELEPHONE SERVICE
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ RISING METER
- ⊙ FLOOR METER
- ⊙ WATER VALVE
- ⊙ METER
- ⊙ EXISTING STAIR USE
- ⊙ EXISTING WALKWAY
- ⊙ EXISTING DRIVEWAY
- ⊙ EXISTING DRIVEWAY

401-441 W. WISCONSIN AVENUE

DATE: 09-03-04 DR. BY: RMJ DR. 8823-00E-A

ENGINEERED BARRIER MAP

ENVIRONMENTAL SERVICES, INC.

SCALE: 1" = 40'

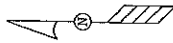
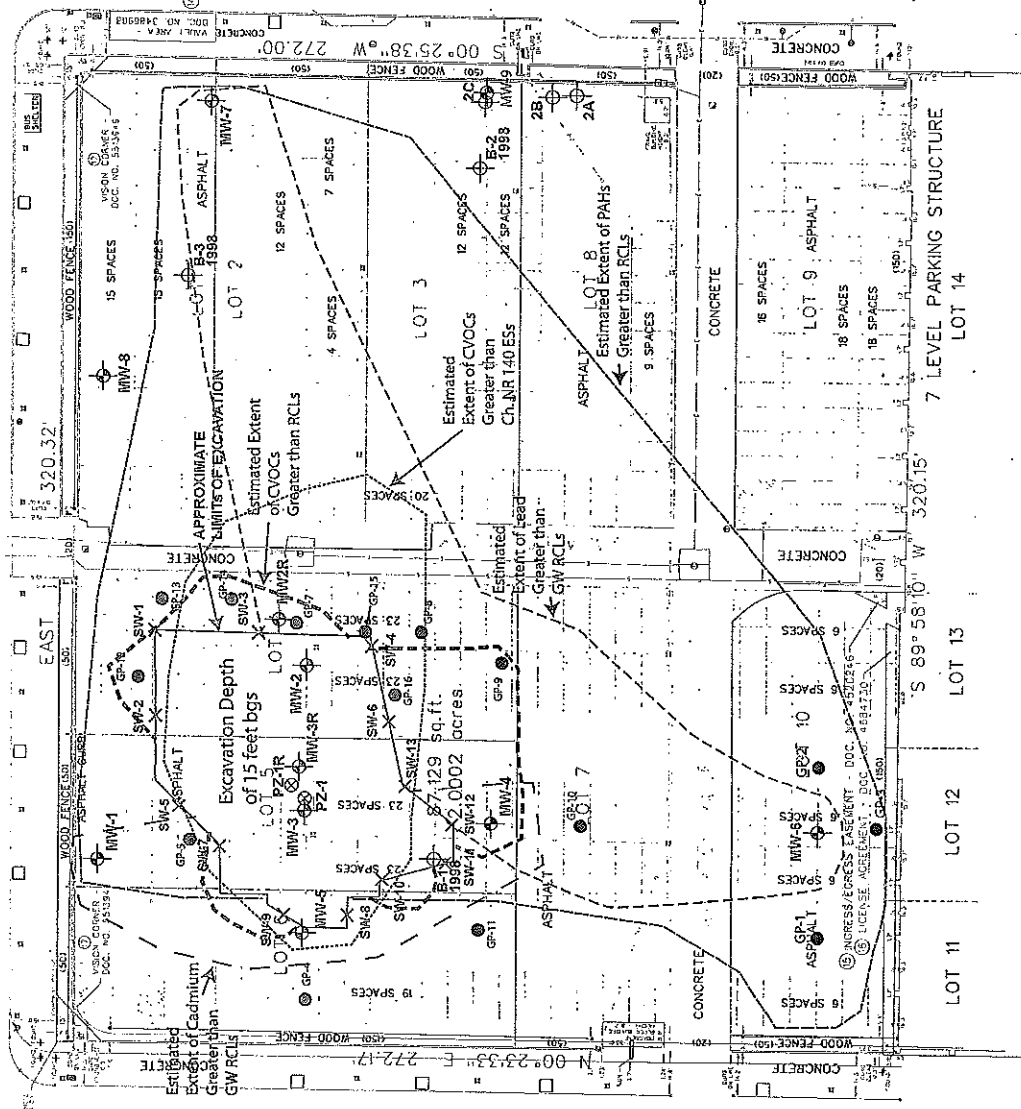
FIGURED.1

70'

NORTH 5TH STREET
PUBLIC STREET

NORTH 4TH STREET
PUBLIC STREET

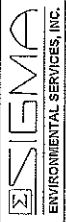
70'



LEGEND

- 2011 SOIL BORINGS
- 2004 SOIL BORINGS
- SOL BORING LOCATIONS
- PEDESTAL INSTALLED BY SCAM
- 4" OFFSET CROSS OVER/IN CONCRETE
- FLASHPOLE
- SCB
- CONTROL BOX
- POWER POLE
- LIGHT POLE
- MANHOLE/ACCESS PANELS
- ELECTRIC METER
- ELECTRIC METER
- TELEPHONE METER
- GAS VALVE
- GAS METER
- ROUND INLET
- SQUARE INLET
- WATER VALVE
- HYDRANT
- 1" UNARMED STEEL IUC
- 1" ARMED WATERMAIN
- UNDERGROUND ELECTRIC
- OVERHEAD WIRE

401-441 W. WISCONSIN AVENUE



ENVIRONMENTAL SERVICES, INC.

DATE: 09-03-04 DR. BY: RMJ DR. # 8823-001E-A

SCALE: 1" = 40'

DETAILED SITE MAP

FIGURE B.1.b

