



April 9, 2013

Redevelopment Authority of the City of Milwaukee (RACM)
Attn: Mr. Mathew Reimer
809 North Broadway
Milwaukee, WI 53202

Subject: Final Case Closure with Continuing Obligations for the Former Grants Soul Food Property, 411 West North Avenue, Milwaukee, WI

FID: 341005170
BRRTS: 03-41-248164
PECFA: 53212-3146-11

Dear Mr. Reimer:

The Wisconsin Department of Natural Resources ("the Department") considers the former Grants Soul Food property closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners 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 to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under Ch. NR 726, Wisconsin Administrative Code. The Southeast Regional Case Closure Committee reviewed the request for closure on February 7, 2013. The Southeast Regional Case Closure Committee reviewed this environmental remediation case for compliance with state laws and standards. A conditional closure letter was issued by the Department on February 7, 2013, and documentation that the conditions in that letter were met was received on April 2, 2013.

The former automotive service station had soil and/or groundwater contamination from petroleum, lead, PAHs (naphthalene), chloroform, and chlorobenzene from former underground storage tanks. Environmental remediation included soil excavation and 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 enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. 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. 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>, or at the web address listed below for the GIS Registry.

All site information is also on file at the WDNR Southeast Regional Headquarters off located at 2300 Dr. M. L. King Drive, Milwaukee, Wisconsin. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/topic/Brownfields/rrsm.html>.

Closure Conditions

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

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

Groundwater contamination greater than enforcement standards is present both on and off this contaminated property, as shown on the **attached map Figure E-3**. Affected property owners were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Soil contamination remains at the soil boring locations indicated on the **attached map Figure C-2**. 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. 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.

PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a

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final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Department of Safety and Professional Services PECFA Program to determine the method for salvaging the equipment.

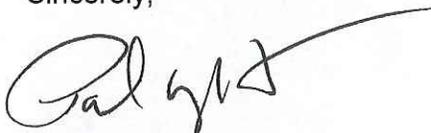
The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

Please send written notifications in accordance with the above requirements to the Southeast Regional Headquarters at the address located above, to the attention of the Environmental Program Assistant.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, 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.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact John J. Hnat at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,



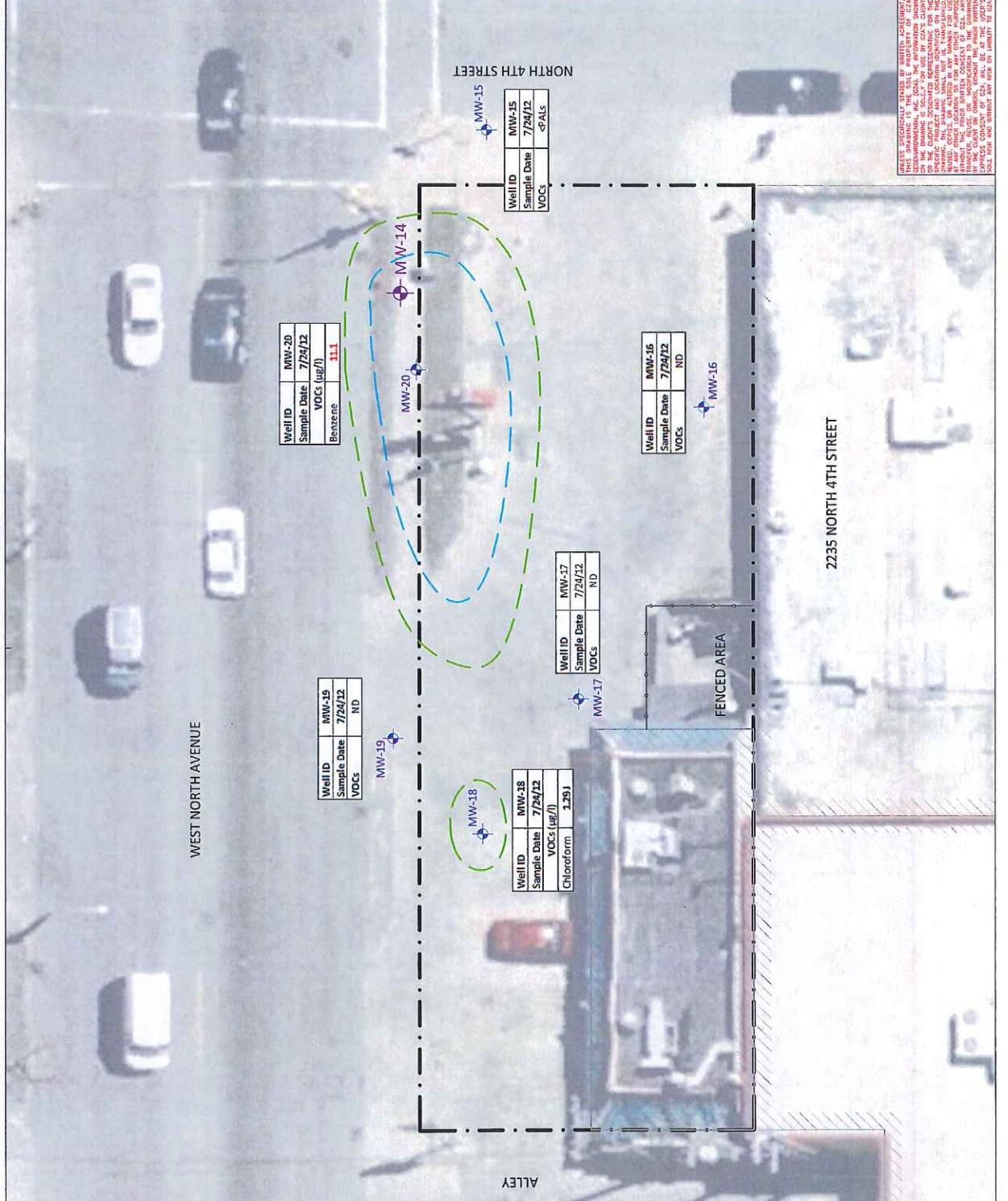
Pamela A. Mylotta
Southeast Region Team Supervisor
Remediation and Redevelopment

Enclosures: Groundwater ES and PAL Exceedances Areas Based on Most Recent Groundwater Analytical Result, Figure E-3

Site Plan with Historical Excavation Area and Residual Petroleum Impacts in Soil Figure C-2

"Continuing Obligations for Environmental Protection", RR-819, dated August 2012

C: Jay Karls – GZA GeoEnvironmental
Linda Michalets – DS & PS
WDNR SER Files



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LEGEND

- BUILDING FOOTPRINT
- APPROXIMATE SITE BOUNDARY
- FENCE
- PERMANENT MONITORING WELL (GSA-7/27/10 and 7/28/10)
- APPROXIMATE NPL40 ES EXCEEDANCE AREA
- APPROXIMATE NPL140 PAL EXCEEDANCE AREA

VOCs
 Volatile Organic Compounds
 Micrograms per liter
 ND Not detected

P-3
 W-2
 SUMP-2
 MW-2

NOTES

1. THIS MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC IMAGE FILE. DIGITAL AERIAL PHOTOGRAPHY WAS PUBLISHED BY DIGITAL GLOBE IN 2012.
2. THE LOCATION OF GSA EXPLORATIONS WERE APPROXIMATELY DETERMINED FROM THE EXISTING TOPOGRAPHIC FEATURES. THESE LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. DETECTED CONCENTRATIONS WERE COMPARED TO WAC PREVENTIVE ACTION LIMITS (PALS). PAL EXCEEDANCES ARE DEPICTED IN BOLD BLACK FONT. ES EXCEEDANCES ARE SHOWN IN RED.
4. THE APPROXIMATE ES AND PAL GROUNDWATER EXCEEDANCE AREAS WERE DETERMINED BASED ON THE MOST RECENT GROUNDWATER SAMPLING EVENT AT THE SITE, CONDUCTED ON 7/24/12.

SCALE IN FEET
 0 15' 30'

NO.	REVISION/DESCRIPTION	BY	DATE

**GROUNDWATER ES AND PAL EXCEEDANCE AREAS
 BASED ON MOST RECENT GROUNDWATER
 ANALYTICAL RESULTS**

GRANTS SOIL FOOD PROPERTY
 411 WEST NORTH AVENUE
 MILWAUKEE, WISCONSIN

PREPARED BY: GZA Geotechnical, Inc.
 ENGINEER: GZA Geotechnical, Inc.
 PROJECT NO.: 2012065930
 DESIGNED BY: SKK
 CHECKED BY: JPK
 DATE: 12/21/12
 REVISION NO.:
 FIGURE: E-3
 SHEET NO.:

