

**State of Wisconsin**  
**DEPARTMENT OF NATURAL RESOURCES**  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee WI 53212-3128

**Tony Evers, Governor**  
**Preston D. Cole, Secretary**  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



July 28, 2020

Mr. Jeffrey Polenske  
City of Milwaukee Department of Public Works  
841 North Broadway, Room 501  
Milwaukee, WI 53202

Subject: Case Closure under Wis. Admin. Code ch. NR 726 Not Recommended  
Auto Repair on Vliet, 2481 W. Vliet St., Milwaukee, Wisconsin  
BRRTS #: 03-41-286924, FID #: 341043340, PECFA #: 53205-1833-81

Dear Mr. Polenske:

The purpose of this letter is to notify you that case closure under Wis. Admin. Code ch. NR 726 has not been recommended for the site referenced above. Further action or information has been requested. The site is referenced by the location of the source property, where the original discharge occurred. As required by state law (Wis. Admin. Code ch. NR 725), you received notification about the requested case closure from the person conducting the cleanup.

Further information on this site can be found by using the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW). This database is found by searching "WRRD" at [dnr.wi.gov](http://dnr.wi.gov). You can search the database using the site name or BRRTS activity number listed above.

If you have any questions regarding this letter, please contact the Wisconsin Department of Natural Resources Project Manager, Riley Neumann, at (414) 263-8699 or [riley.neumann@wisconsin.gov](mailto:riley.neumann@wisconsin.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Alessi'.

Timothy G. Alessi, P.G.  
Southeast Region Team Supervisor  
Remediation & Redevelopment Program



July 28, 2020

Mr. Mat Reimer  
Redevelopment Authority City of Milwaukee  
809 North Broadway, 2<sup>nd</sup> Floor  
Milwaukee, WI 53202

Subject: Case Closure under Wis. Admin. Code ch. NR 726 Not Recommended  
Auto Repair on Vliet, 2481 W. Vliet St., Milwaukee, Wisconsin  
BRRTS #: 03-41-286924, FID #: 341043340, PECFA #: 53205-1833-81

Dear Mr. Reimer:

The purpose of this letter is to notify you that case closure under Wis. Admin. Code ch. NR 726 has not been recommended for the site referenced above. Further action or information has been requested. The site is referenced by the location of the source property, where the original discharge occurred. As required by state law (Wis. Admin. Code ch. NR 725), you received notification about the requested case closure from the person conducting the cleanup.

Further information on this site can be found by using the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW). This database is found by searching "WRRD" at [dnr.wi.gov](http://dnr.wi.gov). You can search the database using the site name or BRRTS activity number listed above.

If you have any questions regarding this letter, please contact the Wisconsin Department of Natural Resources Project Manager, Riley Neumann, at (414) 263-8699 or [riley.neumann@wisconsin.gov](mailto:riley.neumann@wisconsin.gov).

Sincerely,



Timothy G. Alessi, P.G.  
Southeast Region Team Supervisor  
Remediation & Redevelopment Program



July 28, 2020

Ms. Raisa Beyder  
c/o Anna Shtivelberg (POA)  
242 E. Ravine Bay Road  
Bayside, WI 53207

Subject: Case Closure under Wis. Admin. Code ch. NR 726 Not Recommended  
Auto Repair on Vliet, 2481 W. Vliet St., Milwaukee, WI  
BRRTS #: 03-41-286924, FID #: 341043340, PECFA #: 53205-1833-81

Dear Ms. Beyder:

On July 20, 2020, the Wisconsin Department of Natural Resources (DNR) reviewed the closure request for the case identified above. As you are aware, the DNR reviews environmental remediation cases for compliance with applicable laws, including Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700 – 754 and whether any further threat to public health, safety, or welfare or the environment exists at the site or facility, per Wis. Admin. Code § NR 726.13 (2) (b). As discussed with your consultant on July 27, 2020, case closure is not recommended because additional legal requirements must be met. The purpose of this letter is to inform you of the remaining requirements for obtaining closure. We request that within 60 days of this letter, you provide us with the information requested or your written response regarding the necessary work and a schedule for completion of this work.

**Additional Requirements Needed for Case Closure Under Wis. Admin. Code ch. NR 726**

As noted above, additional work is necessary to meet the requirements for case closure because the vapor investigation is incomplete at this time.

**Need to Complete a Vapor Investigation**

Additional site investigation, per Wis. Admin. Code § NR 716.11 (5), is needed to determine whether vapor intrusion is a completed pathway at this site, or if there is a risk of future vapor exposure due to residual contamination. If vapor intrusion is an issue at this site, document all source control actions taken under Wis. Admin. Code § NR 726.05 (8). DNR guidance document RR-800 “Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin,” recommends at least two, but preferably three, sub-slab sampling rounds for commercial use buildings.

Sampling location SSVS-1 currently has one round. The first sampling event at SSVS-2 was deemed erroneous and not indicative of sub-slab vapor conditions. Due to this, the DNR is considering the second sampling event from February 2020 as the first accurate sampling event for that location. To meet the recommendations in RR-800, an additional round, but preferably two additional rounds, of sub-slab monitoring should be performed at the SSVS-1 and SSVS-2 locations. Consider using the analytical laboratory from the February 2020 sampling event for the future event(s). Alternatively, you may choose to forego additional sampling and install a vapor mitigation system that covers the entire building.

**Schedule**

**Within 60 days of the date of this letter, respond in writing with a schedule of your plans to meet these requirements.** Per Wis. Admin. Code § NR 716.15(1), the DNR requests that a supplemental site investigation report (or a letter report) be submitted within 60 days after completing the additional site investigation activities related to the above comments.

**Until requirements are met, your site will remain “open”** and you are required to submit semi-annual progress reports, per Wis. Admin. Code § NR 700.11. You are also responsible for any operation and maintenance activities required under Wis. Admin. Code § NR 724.13. Once the additional work has been completed, documentation should be submitted to the DNR to demonstrate that the applicable requirements have been met, per the timelines above. Case closure can be reconsidered by the DNR once documentation has been received.

**Conclusion**

If you have any questions regarding the information in this letter or would like to schedule a meeting to discuss this case, please contact the DNR project manager, Riley Neumann, at (414) 750-7030 or [riley.neumann@wisconsin.gov](mailto:riley.neumann@wisconsin.gov). For more information on the closure reconsideration process, please see DNR publication, RR-102, “Wis. Admin. Code ch. NR 726 Case Closure Reconsideration Process” by visiting [dnr.wi.gov](http://dnr.wi.gov), search: RR-102, for more information.

The DNR appreciates your efforts to restore the environment at this site.

Sincerely,



Timothy G. Alessi, P.G.  
Southeast Region Team Supervisor  
Remediation & Redevelopment Program

cc: Ron Anderson & Jason Powell, METCO (electronic)