



June 10, 2022

Mr. Ben Caya
4132 Holton LLC
3866 N. Fratney St.
Milwaukee, WI 53212

Subject: Protective Barrier Modification Request for Proposed Redevelopment
Former Milwaukee Die Casting Co.
4132 N. Holton St., Milwaukee, WI
BRRTS #: 02-41-000023

Dear Mr. Caya,

On June 2, 2022, the Wisconsin Department of Natural Resources (DNR) received a letter from Endpoint Solutions, prepared on your behalf, requesting DNR conceptual approval to modify protective soil barriers for the proposed redevelopment of the former Milwaukee Die Casting Company property located at 4132 N. Holton St., Milwaukee, WI (Site). The DNR understands 4132 Holton LLC has not purchased the Site from the Redevelopment Authority of the City of Milwaukee and their purchase decisions and timeline depend, in part, on obtaining conceptual approval from the DNR and the U.S. Environmental Protection Agency (EPA) to modify protective barriers and to reclassify the Site as a “high occupancy” area.

Protective barriers (i.e., the Clay Cap, Soil Cover Cap, and Topsoil Cap) overlying the Site were constructed to prevent contact with remaining polychlorinated biphenyl (PCB) contaminated soil. Continuing obligations require the protective barriers to remain in place and to be maintained to ensure design performance. Modifying the barriers is prohibited unless prior written approval has been obtained from the DNR and the EPA. The proposed redevelopment of the Site requires modifying the barriers by replacing parts of them with another barrier, excavating and grading the barriers, placing fill on the barriers, and constructing a building and other structures on the barriers.

The DNR concurs that the proposed barrier modifications will continue to be protective to prevent contact with remaining PCB contaminated soil, and conceptually approves of the protective barrier modifications. The request to reclassify the Site from a “low occupancy” area to a “high occupancy” area and concurrence on modification of barriers will be addressed separately by the EPA.

The next step in the remedial review process is to submit to the DNR a Wis. Admin. Code ch. NR 724 compliant report detailing the construction plans and design specifications for each remedial action

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required for the proposed redevelopment. DNR and EPA review and approval of the report will be needed prior to starting construction.

If you have any questions regarding this letter, please contact me at (262) 202-3921 or john.moll@wisconsin.gov.

Sincerely,



J. Gregory Moll, P.G.
Hydrogeologist - Remediation & Redevelopment Program
Wisconsin Department of Natural Resources

cc: Leah Ziemba, Michael, Best & Friedrich, LLP
Robert Cigale, Endpoint Solutions
Dave Misky, Redevelopment Authority of the City of Milwaukee
Peter Ramanauskas, USEPA
Robert Kondreck, USEPA