



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-3128  
FAX 414-263-8606  
Telephone 414-263-8500  
TTY Access via relay - 711

August 5, 2010

Brown Street III, LLC  
400 West Erie Street, Suite 401  
Chicago, IL 60654

Subject: Reported Contamination Reported at the Property Located at 301 East Brown Street Milwaukee, WI STS Project No. 5-87185EA

FID: 341065230  
BRRTS: 03-41-373872

Dear Sirs:

The Wisconsin Department of Natural Resources ("the Department") is undertaking a project to address open environmental contamination sites where we have not heard from site owners or consultants in several years. We are sending letters to those property owners to determine the status of these cases and to request additional work if necessary. We appreciate your cooperation and understanding as we try to resolve these old cases. Getting your site closed and taken off the Department's data base can facilitate redevelopment and/or sale of your property.

In review of the case file for the property located at 301 East Brown Street (see enclosed map) as referenced above, the Department found that lead (Pb) soil contamination occurs above s. NR 720.09, Wis. Adm. Code, Table 2 residual contaminant levels based on the human health risk from direct contact related to land use (nonindustrial) at soil boring and groundwater monitoring well locations MW-1, MW-2, MW-3, STS-1, STS-2, and STS-4; polycyclic aromatic hydrocarbons (PAHs) soil contamination above the Table 1 suggested residual contaminant levels for the nonindustrial direct contact and/or groundwater pathways at MW-1, MW-2, MW-3, STS-1, STS-2, STS-3, and STS-4 (see enclosed Table 1 soil laboratory results).

A report from STS Consultants (currently known as AECOM) indicates that the only groundwater monitoring well sampling occurred on November 8, 2002 for the three groundwater monitoring wells MW-1, MW-2, MW-3, and MW-3D. Groundwater monitoring has not been continuous since 2002 as required in s. NR 726.05 Wis. Adm. Code, unless the Department approves an alternative groundwater monitoring program per s. NR 726.05(3)(a)3, Wis. Adm. Code.

Currently, no further information has been received at the Department and it appears that no additional site investigation and remediation has been completed at this site since 2002.

On February 7, 2003, the Department sent a letter to your attention, describing your responsibility to address soil and/or groundwater contamination that was detected at the site referenced above. Under Section 292.11 of the Wisconsin Statutes, a person who possesses or controls a hazardous substance release (e.g., the owner of the property where a spill has occurred) is required to take actions necessary to restore the environment to the extent practicable. Because the release of contaminants into soil and groundwater may have significant environmental or health implications, it is important that the extent and degree of the released contaminants be determined and that the contamination be remediated to the extent practicable.

Therefore, within 30-days on receipt of this letter the Department requires the following actions **in writing**:

- Submit the name, address, and phone number of the environmental consultants that will be completing the site work.
- A schedule for the completion of the site investigation and remedial action for the site.

If you have other information, such as reports or laboratory results from samples collected at the site, you should submit these as well. All applicable information should be submitted **IN WRITING** to:

Ms. Victoria Stovall  
Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program  
2300 Dr M L King Drive  
Milwaukee, WI 53212

Correspondence should reference the "Subject" name and file reference numbers listed above. **Please include a copy of this letter with your submittal.**

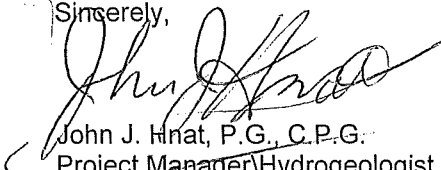
Sites where discharges to the environment have been reported are entered into the Bureau for Remediation and Redevelopment Tracking System (BRRTS), a version of which appears on the Department's internet site. You may view the information related to your site at any time (<http://www.dnr.state.wi.us/org/aw/rr/brrts>) and use the feedback system to alert us to any errors in the data.

If you want a formal response from the Department on a specific submittal, please be aware that a review fee is required in accordance with ch. NR 749, Wis. Adm. Code. If a fee is not submitted with your reports, you should proceed under the advice of your consultant to complete the site investigation to maintain your compliance with the spills law and chs. NR 700 through NR 749. **Do not delay the investigation of your site by waiting for a Department response.** We have provided detailed technical guidance to environmental consultants. Your consultant is expected to know our technical procedures and administrative codes and should be able to answer your questions on meeting cleanup requirements.

Please be advised that your failure to respond to this letter in writing will be viewed as an admission that you do not intend to pursue final closure for this site. In that situation, we will recommend further enforcement actions be initiated. Enforcement actions could include the recording of an affidavit at the Milwaukee County Register of Deeds Office indicating contamination remains, while at the same time issuing an administrative order, or making a direct referral to the State Attorney General's Office to recoup our costs, and any associated fees that may have been due. Any referral to the State Attorney General's Office could result in forfeitures.

If you have any questions or comments, please feel free to contact me 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,

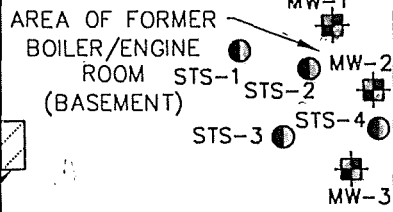


John J. Hnat, P.G., C.P.G.  
Project Manager Hydrogeologist  
Southeast Region  
Remediation and Redevelopment

Enclosures: Figure 2, Sampling Locations STS Consultants, 8.7.02  
Table 1 Laboratory Results of Collected Soil Samples

C: AECOM, Milwaukee  
WDNR SER Files

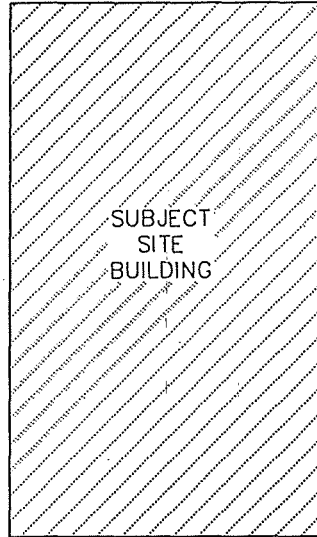
EAST BROWN STREET



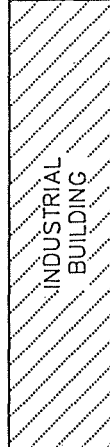
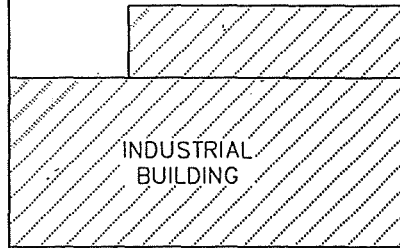
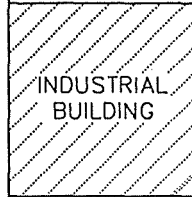
APPROXIMATE LOCATION OF FORMER SOLVENT STORAGE AREA

NORTH HUBBARD STREET

FORMER LOCATION OF SHOE FACTORY (RAZED LATE 1970'S)



NORTH KILLIAN PLACE

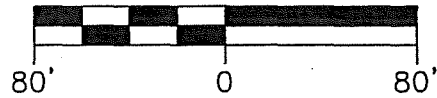


EAST RESERVOIR AVENUE

LEGEND:

- STS-1 - HYDRAULIC PROBE LOCATION
- ⊕ MW-1 - MONITORING WELL LOCATION

SCALE IN FEET



STS Consultants Ltd.  
Consulting Engineers  
11425 W. Lake Park Dr.  
Milwaukee, WI 53224  
414.359.3030

FIGURE 2  
SAMPLING LOCATIONS  
301 EAST BROWN STREET  
MILWAUKEE, WISCONSIN

DESIGNED BY	MOM	8-7-02
DRAWN BY	CMS	8-7-02
APPROVED BY	MOM	8-7-02
CADFILE	SCALE	
0587185EA002	AS SHOWN	
STS PROJECT NO.	FIGURE NO.	
0587185EA	2	

TABLE 1  
LABORATORY RESULTS OF COLLECTED SOIL SAMPLES  
301 EAST BROWN STREET PROPERTY  
STS PROJECT NO. 5-87185EA

Parameters	Generic RCLs			MW-1	MW-1	MW-2	MW-2	MW-3	MW-3	STS-1	STS-1	STS-2	STS-2	STS-3	STS-3	STS-4
	Direct Contact Pathway		Groundwater Pathway	2-4'	7.5-9.5'	2-4'	7.5-9.5'	0-2'	7.5-9.5'	2-4'	6-8'	2-4'	8-9.5'	2-4'	6-8'	2.5-4'
	Non-Industrial	Industrial		10/29/2002	10/29/2002	10/29/2002	10/29/2002	10/29/2002	10/29/2002	10/16/2002	10/16/2002	10/16/2002	10/16/2002	10/16/2002	10/16/2002	10/16/2002
Metals (mg/kg)																
Lead	50	500	--	66.8 <sup>A</sup>	396 <sup>A</sup>	210 <sup>A</sup>	9.98	86.3 <sup>A</sup>	203 <sup>A</sup>	156	NA	76.4 <sup>A</sup>	NA	8.47	NA	404
VOCs (µg/kg)																
Benzene	--	--	5.5	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Bromobenzene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Bromodichloromethane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
sec-Butylbenzene	--	--	--	NA	<25.0	<25.0	NA	NA	781	<25.0	NA	<25.0	NA	<25.0	NA	34.1
tert-Butylbenzene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	213
n-Butylbenzene	--	--	--	NA	<25.0	36.8	NA	NA	1050	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Carbon tetrachloride	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Chloroform	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Chlorobenzene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Chlorodibromomethane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Chloroethane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Chloromethane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
2-Chlorotoluene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
4-Chlorotoluene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,2-Dibromo-3-chloropropane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,2-Dibromoethane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,3-Dichlorobenzene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,4-Dichlorobenzene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,2-Dichloroethane	--	--	4.9	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,2-Dichlorobenzene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,1-Dichloroethene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
cis-1,2-Dichloroethene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Dichlorodifluoromethane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
trans-1,2-Dichloroethene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,1-Dichloroethane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,2-Dichloroethane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,2-Dichloropropane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,3-Dichloropropane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
2,2-Dichloropropane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Diisopropyl ether	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Ethylbenzene	--	--	2,900	NA	<25.0	<25.0	NA	NA	5880 <sup>C</sup>	<25.0	NA	27.8	NA	<25.0	NA	34.8
Hexachlorobutadiene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Isopropylbenzene	--	--	--	NA	<25.0	<25.0	NA	NA	280	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
p-Isopropyltoluene	--	--	--	NA	<25.0	25.8	NA	NA	3050	<25.0	NA	<25.0	NA	<25.0	NA	<100
Methylene chloride	--	--	--	NA	<100	<100	NA	NA	<1000	<100	NA	<25.0	NA	<100	NA	<100
Methyl-tert-butyl-ether	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Naphthalene	20,000	110,000	400	NA	<25.0	149	NA	NA	1260 <sup>C</sup>	<25.0	NA	<25.0	NA	<25.0	NA	19500 <sup>C</sup>
n-Propylbenzene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,1,2,2-Tetrachloroethane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Tetrachloroethene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Toluene	--	--	1,500	NA	<25.0	44	NA	NA	1740 <sup>C</sup>	<25.0	NA	35.5	NA	<25.0	NA	<25.0
1,2,3-Trichlorobenzene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,2,4-Trichlorobenzene	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,1,1-Trichloroethane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,1,2-Trichloroethane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Trichlorofluoromethane	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,2,4-Trimethylbenzene	--	--	--	NA	<25.0	<25.0	NA	NA	211	<25.0	NA	<25.0	NA	<25.0	NA	103
Trichloroethene	--	--	--	NA	<25.0	127	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
1,3,5-Trimethylbenzene	--	--	--	NA	<25.0	<25.0	NA	NA	70.6	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Vinyl chloride	--	--	--	NA	<25.0	<25.0	NA	NA	<25.0	<25.0	NA	<25.0	NA	<25.0	NA	<25.0
Xylenes, total	--	--	4,100	NA	<25.0	101	NA	NA	18900 <sup>C</sup>	<25.0	NA	108	NA	<25.0	NA	<25.0
PAHs (µg/L)																
Acenaphthene	900,000	60,000,000	38,000	3050	NA	1160	NA	237	NA	1600	NA	1040	NA	<113	NA	31700
Acenaphthylene	18,000	360,000	700	843 <sup>C</sup>	NA	778 <sup>C</sup>	NA	<235	NA	275	NA	<218	NA	<226	NA	4000 <sup>C</sup>
Anthracene	5,000,000	300,000,000	3,000,000	945	NA	135	NA	<117	NA	168	NA	<109	NA	<113	NA	16400
Benzo(a)anthracene	88	3,900	17,000	1490 <sup>A</sup>	NA	1910 <sup>A</sup>	NA	197 <sup>A</sup>	NA	396	NA	411 <sup>A</sup>	NA	<56.6	NA	19400 <sup>C</sup>
Benzo(a)pyrene	8.8	390	48,000	1270 <sup>AB</sup>	NA	2710 <sup>AB</sup>	NA	207 <sup>A</sup>	NA	627 <sup>A</sup>	NA	604 <sup>AB</sup>	NA	22.5 <sup>A</sup>	NA	16500 <sup>C</sup>
Benzo(b)fluoranthene	88	3,900	360,000	1410 <sup>A</sup>	NA	3360 <sup>A</sup>	NA	220 <sup>A</sup>	NA	555 <sup>A</sup>	NA	514 <sup>A</sup>	NA	<56.6	NA	13700 <sup>C</sup>
Benzo(ghi)perylene	1,800	39,000	6,800,000	637	NA	1340	NA	186	NA	333	NA	349	NA	<113	NA	6190 <sup>A</sup>
Benzo(k)fluoranthene	880	39,000	870,000	540	NA	1130 <sup>A</sup>	NA	<117	NA	218	NA	195	NA	<113	NA	7140 <sup>A</sup>
Chrysene	8,800	390,000	37,000	1290	NA	2070	NA	198	NA	564	NA	502	NA	<113	NA	20100 <sup>A</sup>
Dibenzo(a,h)anthracene	8.8	390	38,000	1120 <sup>AB</sup>	NA	2870 <sup>AB</sup>	NA	31.6 <sup>A</sup>	NA	222 <sup>A</sup>	NA	344 <sup>A</sup>	NA	9.64 <sup>A</sup>	NA	1920 <sup>A</sup>
Fluoranthene	600,000	40,000,000	500,000	3810	NA	1030	NA	327	NA	1040	NA	769	NA	<113	NA	145000
Fluorene	600,000	40,000,000	100,000	448	NA	130	NA	<117	NA	179	NA	<109	NA	<113	NA	11000
Indeno(1,2,3-cd)pyrene	88	3,900	680,000	1040 <sup>A</sup>	NA	2310 <sup>A</sup>	NA	232 <sup>A</sup>	NA	328 <sup>A</sup>	NA	323 <sup>A</sup>	NA	<56.6	NA	7740 <sup>A</sup>
1-Methylnaphthalene	1,100,000	70,000,000	23,000	2390	NA	556	NA	<117	NA	194	NA	<109	NA	<113	NA	9120
2-Methylnaphthalene	600,000	40,000,000	20,000	2730	NA	791	NA	<117	NA	782	NA	347	NA	<113	NA	18800
Naphthalene	20,000	110,000	400	331	NA	<106	NA	<117	NA	<112	NA	<109	NA	<113	NA	2630 <sup>C</sup>
Phenanthrene	18,000	390,000	1,800	2980 <sup>C</sup>	NA	<106	NA	171	NA	814	NA	286	NA	<113	NA	51000 <sup>C</sup>
Pyrene	500,000	30,000,000	8,700,000	2010	NA	732	NA	409	NA	405	NA	320	NA	<113	NA	19900
Total Organic Carbon											13200		12100		8990	

Notes:  
VOCs = Volatile Organic Compounds  
PAHs = Polynuclear Aromatic Hydrocarbons  
<sup>A</sup> Parameter exceeds NR 720 Generic RCL for Non-Industrial Direct Contact.  
<sup>B</sup> Parameter exceeds NR 720 Generic RCL for Industrial Direct Contact.  
<sup>C</sup> Parameter exceeds NR 720 Generic RCL for Groundwater Pathway.  
-- No Generic RCL established.  
NA = Not analyzed