

**GIS REGISTRY**  
**Cover Sheet**

August 2011  
(RR-5367)

**Source Property Information**

**JUL 11 2012**

CLOSURE DATE: Jul 11, 2012

**BRRTS #:** 03-41-543817  
**ACTIVITY NAME:** Former L S Cartage Location Building #17  
**PROPERTY ADDRESS:** 4765 (formerly 4763) North 32nd Street  
**MUNICIPALITY:** Milwaukee  
**PARCEL ID #:** 2300692000

**FID #:** 341055770

**DATCP #:**

**PECFA#:** 53209-6083-6

**\*WTM COORDINATES:**

X: 686565 Y: 294273

*\* Coordinates are in  
WTM83, NAD83 (1991)*

**WTM COORDINATES REPRESENT:**

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

**Please check as appropriate:** (BRRTS Action Code)

**Contaminated Media:**

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property" form)*

Soil Contamination > \*RCL or \*\*SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property" form)*

**Land Use Controls:**

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations  
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for  
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic  
development corporation was directed to  
take a response action )*

**Monitoring Wells:**

Are all monitoring wells properly abandoned per NR 141? (234)

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOV 1 2012

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-41-543817 (No Dashes) PARCEL ID #: 2300692000  
ACTIVITY NAME: Former L S Cartage Location Building #17 WTM COORDINATES: X: 686565 Y: 294273

**CLOSURE DOCUMENTS** (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #: Sheet 1 of 5 Title: Certified Survey Map 8099**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

**MAPS** (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 1 Title: Site Location Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 3 Title: Soil Boring/Monitoring Well Location Map**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 4B Title: Post-Remedial Soil Quality Map**

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ACTIVITY NAME: Former L S Cartage Location Building #17

**MAPS (continued)**

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

**Figure #: 4C Title: Cross-Section Location Map**

**Figure #: 6, 7, 8, 9 Title: Cross Section A-A', B-B', C-C', D-D'**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

*Note: This is intended to show the total area of contaminated groundwater.*

**Figure #: Title:**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

**Figure #: Title:**

**Figure #: Title:**

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.  
**Note:** This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

**Table #: 1 Title: Post-Remedial/Residual Soil analytical Results (Detected Compounds)**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

**Table #: Title:**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

**Table #: Title:**

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

**Note:** If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

**Note:** If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

**Figure #: Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-41-543817

ACTIVITY NAME: Former L S Cartage Location Building #17

**NOTIFICATIONS**

**Source Property**

**Not Applicable**

**Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

**Off-Source Property**

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

**Not Applicable**

**Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

**Number of "Off-Source" Letters:**

**Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

**Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source** property(ies). This does not apply to right-of-ways.

**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

**Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

**Figure #:                      Title:**

**Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

**Number of "Governmental Unit/Right-Of-Way Owner" Letters: 2**



July 11, 2012

Bishop's Creek Family Housing, LLC  
Attn: Amanda Novak  
328 Kellogg Blvd. West  
St. Paul MN 55102

Subject: Final Case Closure with Continuing Obligations for the Former L S Cartage Location Building #17 (Lot 2), 4765 (formerly 4763) North 32nd Street Milwaukee, WI

FID: 341055770  
BRRTS: 03-41-543817  
PECFA: 53209-6083-63-B

Dear Ms. Novak:

On July 10, 2012, the Wisconsin Department of Natural Resources ("the Department") reviewed the above referenced case for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On July 2, 2012, the Department received information or documentation indicating that you have complied with the requirements for final closure by submitting to the Department the Case Closure Request and GIS Registry for soil packets.

The Department reviewed the case closure request regarding the petroleum, metals, and CVOC soil contamination at this site. Based on the correspondence and data provided, it appears that your case meets the closure requirements in Ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible GIS Registry, to provide notice of residual contamination, and of any continuing obligations. The continuing obligations for this site are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

All site information, including the maintenance plan, is also on file at the Southeast Regional DNR office, at 2300 Dr. M.L. King Drive Milwaukee, WI. 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 sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

### **Closure Conditions**

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. You must pass on the information about these continuing obligations and the maintenance plan to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department 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 or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter including compliance with the attached maintenance plan are met.

### **Residual Soil Contamination**

Residual soil contamination remains at areas located on the attached map Figure 4B, and in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to Ch. NR 718 or, if applicable, Ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual 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.

### **Cover or Barrier**

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement, building foundation, and landscaped areas that currently exists in the location shown on the attached map Figure 1, shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

Soil contamination remains at areas located on the attached map Figure 4B, and in the information submitted to the Department of Natural Resources. If soil in the specific locations shown on the attached map is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual 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 statutes 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 during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and onsite. Please submit the inspection log to the Department only upon request.

### **Prohibited Activities**

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] 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; 6) construction or placement of a building or other structure.

Upon Department approval to replace the existing barrier, the replacement barrier must be one of similar permeability, until contaminant levels no longer exceed the applicable standards.

**Post-Closure Notification Requirements**

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

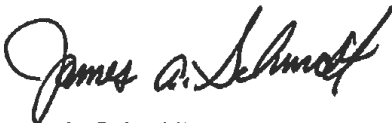
- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil

Please send written notifications in accordance with the above requirements to the Southeast Regional RR Program Office, to the attention of the Regional RR Program Environmental Program Associate.

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.

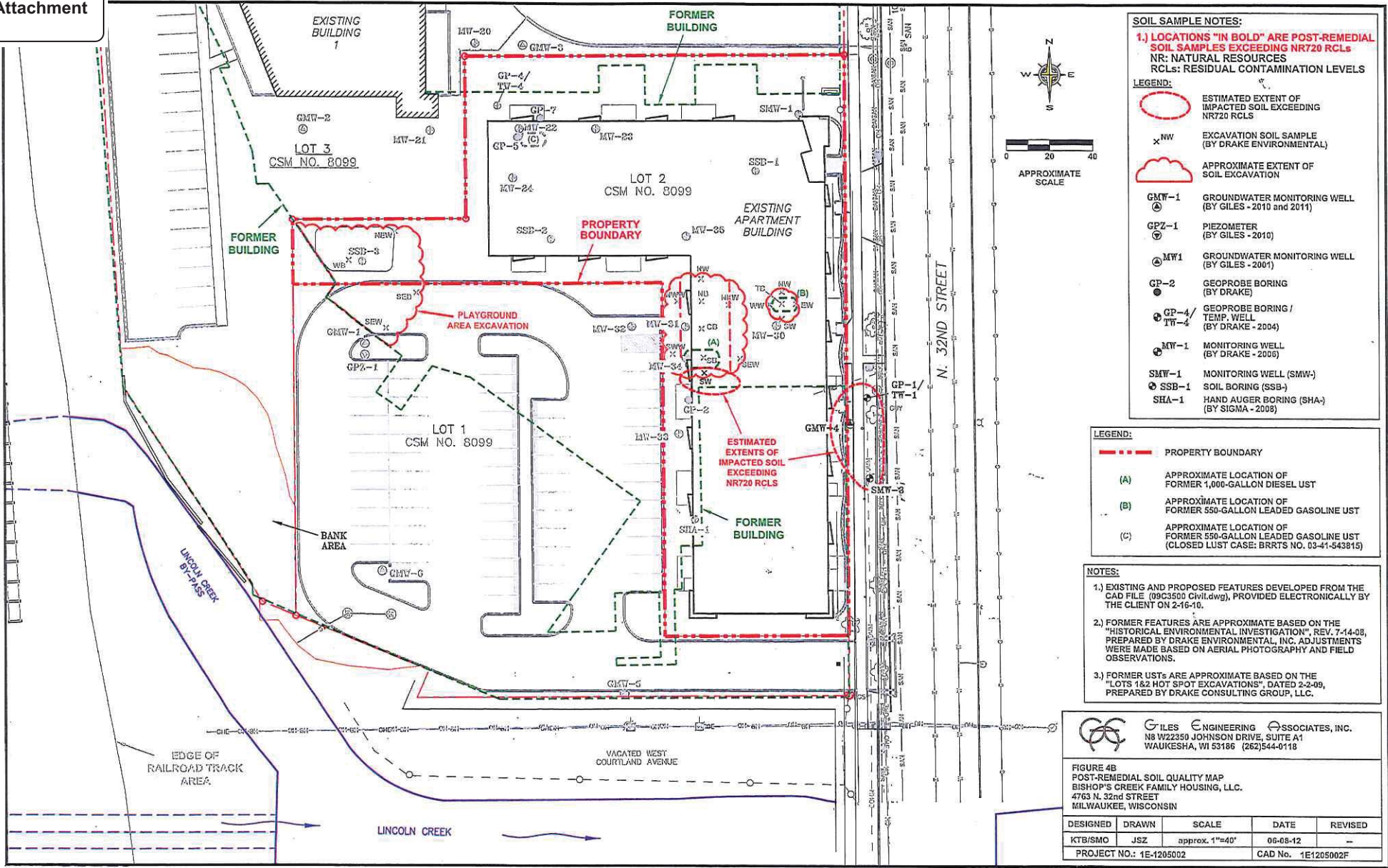
Sincerely,



James A. Schmidt  
Southeast Region Team Supervisor  
Remediation and Redevelopment

Enclosures: Figure 4B, Post-Remedial Soil Quality Map, Giles Engineering, dated 06-08-12  
Figure 1, Cap/Barrier Maintenance Location Plan, Giles Engineering, dated 06-08-12  
Engineered Building/Pavement Cap & Landscape Barrier Maintenance Plan, dated June 28, 2012

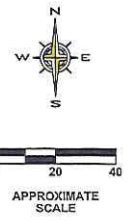
C: Linda Michalets, DS & PS Milwaukee  
Stephen Owens & Kevin Bugel, Giles Engineering  
WDNR SER Files



**SOIL SAMPLE NOTES:**

1.) LOCATIONS "IN BOLD" ARE POST-REMEDIATION SOIL SAMPLES EXCEEDING NR720 RCLs  
 NR: NATURAL RESOURCES  
 RCLs: RESIDUAL CONTAMINATION LEVELS

- LEGEND:**
- ESTIMATED EXTENT OF IMPACTED SOIL EXCEEDING NR720 RCLs
  - EXCAVATION SOIL SAMPLE (BY DRAKE ENVIRONMENTAL)
  - APPROXIMATE EXTENT OF SOIL EXCAVATION
  - GMW-1 GROUNDWATER MONITORING WELL (BY GILES - 2010 and 2011)
  - GPZ-1 PIEZOMETER (BY GILES - 2010)
  - MW1 GROUNDWATER MONITORING WELL (BY GILES - 2001)
  - GP-2 GEOPROBE BORING (BY DRAKE)
  - GP-4 / TW-4 GEOPROBE BORING / TEMP. WELL (BY DRAKE - 2004)
  - MW-1 MONITORING WELL (BY DRAKE - 2006)
  - SMW-1 MONITORING WELL (SMW-)
  - SSB-1 SOIL BORING (SSB-)
  - SHA-1 HAND AUGER BORING (SHA-) (BY SIGMA - 2008)



- LEGEND:**
- PROPERTY BOUNDARY
  - (A) APPROXIMATE LOCATION OF FORMER 1,000-GALLON DIESEL UST
  - (B) APPROXIMATE LOCATION OF FORMER 550-GALLON LEADED GASOLINE UST
  - (C) APPROXIMATE LOCATION OF FORMER 550-GALLON LEADED GASOLINE UST (CLOSED UST CASE: BRRTS NO. 03-41-543815)

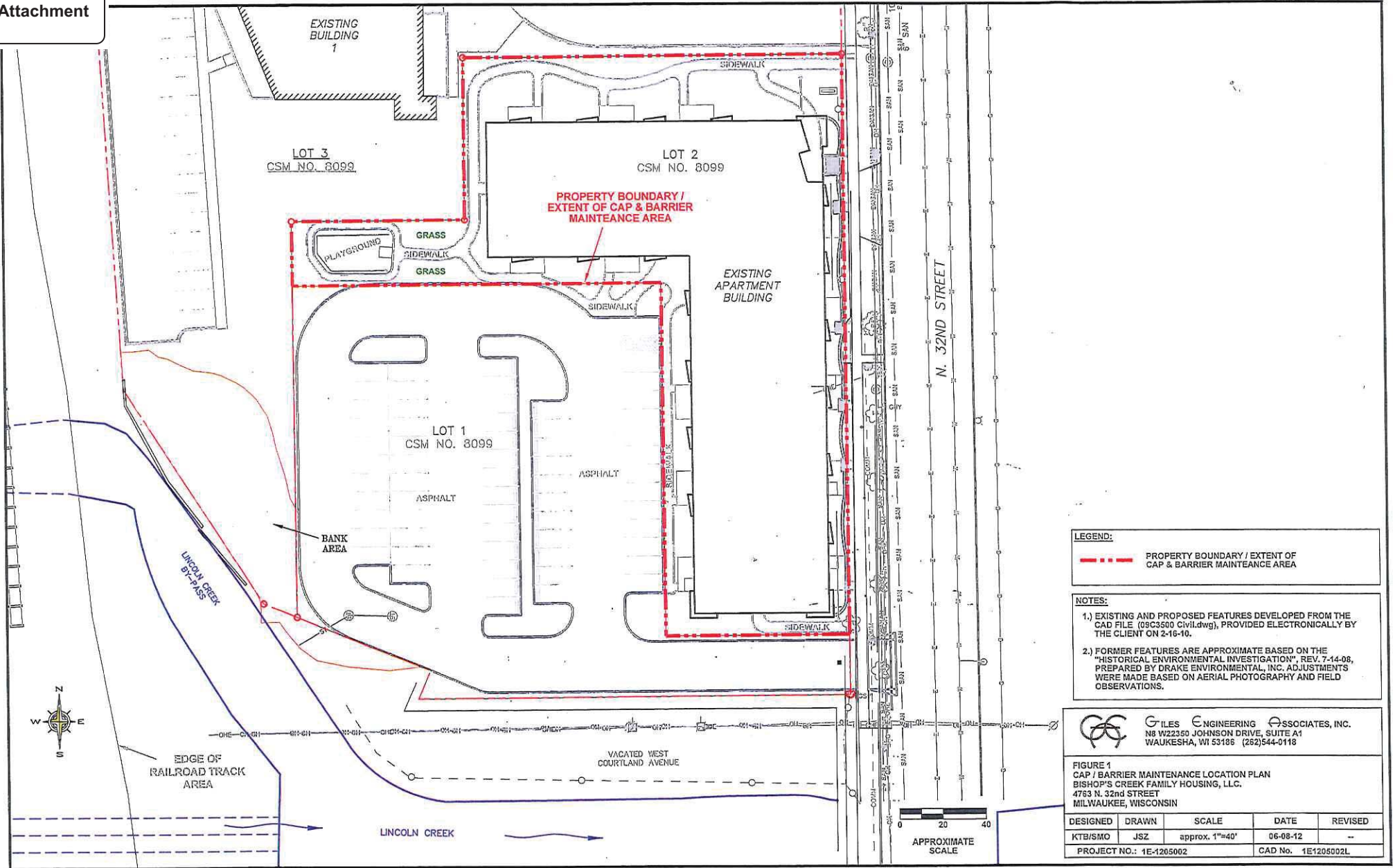
- NOTES:**
- 1.) EXISTING AND PROPOSED FEATURES DEVELOPED FROM THE CAD FILE (09C3500 Civil.dwg), PROVIDED ELECTRONICALLY BY THE CLIENT ON 2-16-10.
  - 2.) FORMER FEATURES ARE APPROXIMATE BASED ON THE "HISTORICAL ENVIRONMENTAL INVESTIGATION", REV. 7-14-08, PREPARED BY DRAKE ENVIRONMENTAL, INC. ADJUSTMENTS WERE MADE BASED ON AERIAL PHOTOGRAPHY AND FIELD OBSERVATIONS.
  - 3.) FORMER USTs ARE APPROXIMATE BASED ON THE "LOTS 1&2 HOT SPOT EXCAVATIONS", DATED 2-2-09, PREPARED BY DRAKE CONSULTING GROUP, LLC.

GILES ENGINEERING ASSOCIATES, INC.  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)544-0118

**FIGURE 4B**  
 POST-REMEDIATION SOIL QUALITY MAP  
 BISHOP'S CREEK FAMILY HOUSING, LLC.  
 4763 N. 32nd STREET  
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/SMO	JSZ	approx. 1"=40'	06-08-12	--
PROJECT NO.: 1E-1205002			CAD No. 1E1205002F	





**LEGEND:**  
- - - - - PROPERTY BOUNDARY / EXTENT OF CAP & BARRIER MAINTENANCE AREA

**NOTES:**  
 1.) EXISTING AND PROPOSED FEATURES DEVELOPED FROM THE CAD FILE (09C3500 Civil.dwg), PROVIDED ELECTRONICALLY BY THE CLIENT ON 2-16-10.  
 2.) FORMER FEATURES ARE APPROXIMATE BASED ON THE "HISTORICAL ENVIRONMENTAL INVESTIGATION", REV. 7-14-08, PREPARED BY DRAKE ENVIRONMENTAL, INC. ADJUSTMENTS WERE MADE BASED ON AERIAL PHOTOGRAPHY AND FIELD OBSERVATIONS.

 GILES ENGINEERING ASSOCIATES, INC.  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)544-0118

**FIGURE 1**  
 CAP / BARRIER MAINTENANCE LOCATION PLAN  
 BISHOP'S CREEK FAMILY HOUSING, LLC.  
 4783 N. 32nd STREET  
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/S/MO	JSZ	approx. 1"=40'	06-08-12	--
PROJECT NO.: 1E-1205002			CAD No. 1E1205002L	



**ENGINEERED BUILDING/PAVEMENT CAP & LANDSCAPE BARRIER MAINTENANCE PLAN****June 28, 2012****Property Located at:****4763 North 32nd Street  
Milwaukee, Wisconsin****FID: 341055779 / BRRTS No. 03-41-543817**

SEE "EXHIBIT A" FOR LEGAL DESCRIPTION

TAX KEY NO.  
230-0692-000**Introduction**

The purpose of this document is to present a Maintenance Plan for an engineered cap and/or barrier system at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing building, landscaped areas, and paved surfaces occupying the area over the contaminated soil on site. The soil is impacted by polynuclear aromatic hydrocarbons (PAHs) chromium, and arsenic. The locations of the building, landscaped areas, and paved surfaces to be maintained in accordance with this Maintenance Plan are identified on the attached map Figures 1, included as Exhibit B.

**Engineered Cap/Barrier Purpose**

The building and paved surfaces over the contaminated soil serve as a cap, and clean soil over contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Surfaces covered with an impervious cap also restrict infiltration to minimize future soil-to-groundwater contamination migration that would violate the standards of NR 140 of the Wisconsin Administrative Code. Based on the current and future use of the property, the cap should function as intended unless disturbed.

**Annual Inspection**

The cap/barrier surfaces overlying the contaminated soil will be inspected once a year for cracks, erosion, and other potential exposure pathways to underlying soil. The inspections will be performed to evaluate damage due to exposure to the weather, wear from traffic, increasing age and other factors. Areas where contaminated soil has become or are likely to become exposed will be documented. A log of the inspections will be maintained by the property owner and is included as Exhibit C, *Cap Inspection Log*. The log will include recommendations for necessary repair of any areas where underlying soil is exposed. Once repairs are completed, they will be documented in the inspection log.

### Maintenance Activities

If exposed contaminated soil is noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can include patching and filling operations or they can include 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 cap/barrier surfaces overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious or thick, with an infiltration rate equal to or less than  $1 \times 10^{-7}$  cm/s. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the Wisconsin Department of Natural Resources ("WDNR") or its successor.

The property owner, in order to maintain the integrity of the cap/barrier surfaces, will maintain a copy of this Maintenance Plan on site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

### 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.

### 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, a building foundation, soil cover, engineered cap or other barrier] 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.

Contact Information  
(as of June 2012)

Site Owner and Operator: Bishop's Creek Family Housing, LLC.  
Attn: Mr. Amanda Novak  
328 Kellogg Blvd. West  
St. Paul, Minnesota 55102

Consultant: Giles Engineering Associates, Inc.  
Attn: Mr. Stephen Owens, P.G.  
N8 W22350 Johnson Drive, Suite A1  
Waukesha, Wisconsin 53186  
262-544-0118

WDNR: John Hnat  
Wisconsin Dept. of Natural Resources  
2300 N Martin Luther King Jr Dr  
Milwaukee, Wisconsin 53212  
414-263-8644

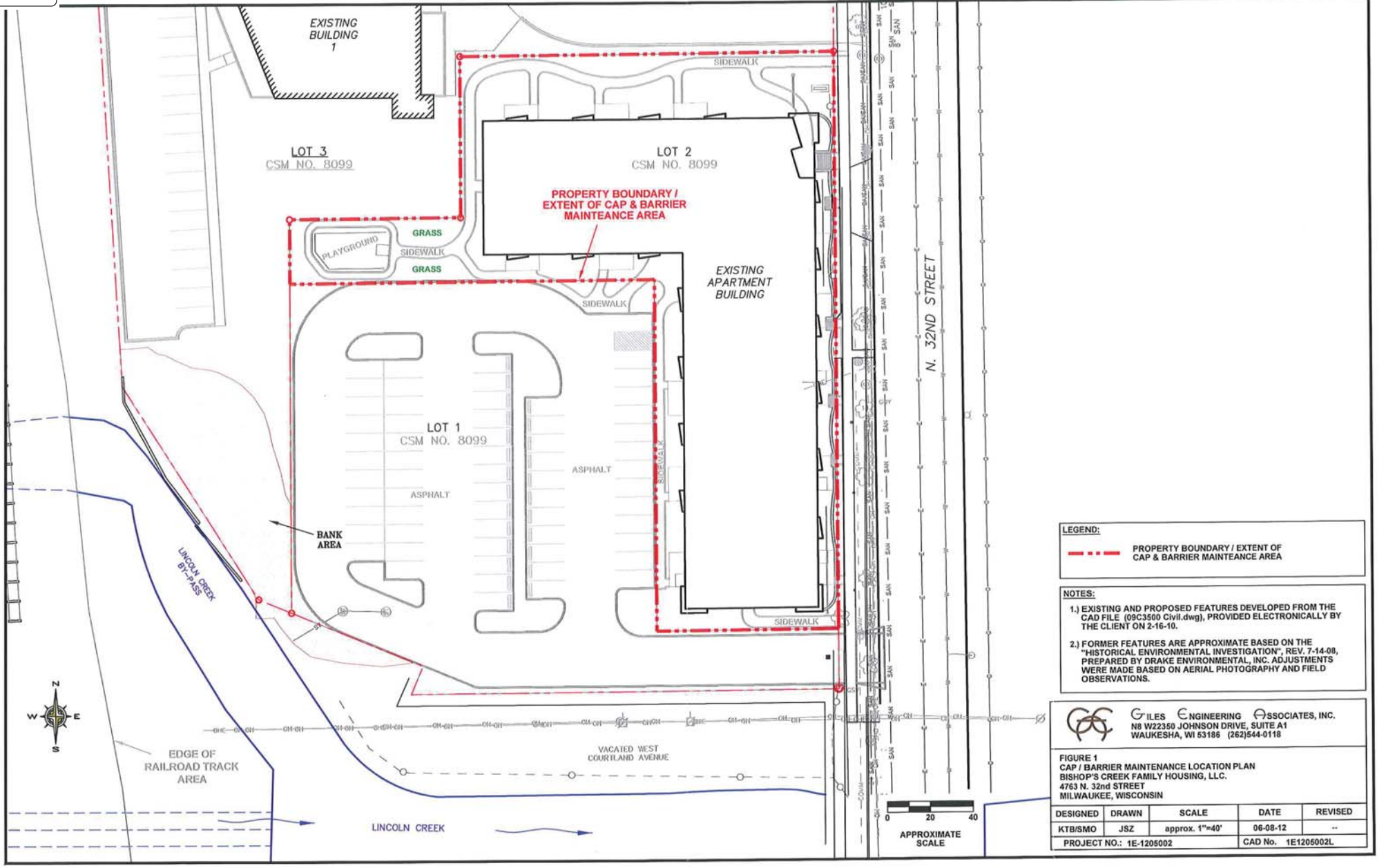
EXHIBIT A

Legal Description

Lot 2 of Certified Survey Map No. 8099, recorded on October 21, 2008, as Document No. 9662359, a division of part of Lot B of Block 21 of North Milwaukee Townsite Company's Addition No. 2, in the Northwest ¼ of the Northeast ¼ of Section 1, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Part of Tax Key No.: 230-0328-100 (Old)

Tax Key No: 230-0692-000



**LEGEND:**  
 - - - - - PROPERTY BOUNDARY / EXTENT OF CAP & BARRIER MAINTNEANCE AREA

**NOTES:**  
 1.) EXISTING AND PROPOSED FEATURES DEVELOPED FROM THE CAD FILE (09C3500 Civil.dwg), PROVIDED ELECTRONICALLY BY THE CLIENT ON 2-16-10.  
 2.) FORMER FEATURES ARE APPROXIMATE BASED ON THE "HISTORICAL ENVIRONMENTAL INVESTIGATION", REV. 7-14-08, PREPARED BY DRAKE ENVIRONMENTAL, INC. ADJUSTMENTS WERE MADE BASED ON AERIAL PHOTOGRAPHY AND FIELD OBSERVATIONS.

**GILES ENGINEERING ASSOCIATES, INC.**  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)544-0118

**FIGURE 1**  
 CAP / BARRIER MAINTNEANCE LOCATION PLAN  
 BISHOP'S CREEK FAMILY HOUSING, LLC.  
 4763 N. 32nd STREET  
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/SMO	JSZ	approx. 1"=40'	06-08-12	--
PROJECT NO.: 1E-1205002			CAD No. 1E1205002L	



**EXHIBIT C**

***BARRIER INSPECTION LOG***

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

State Bar of Wisconsin Form 1-2003  
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Bishop's Creek Community Development Corporation

\_\_\_\_\_ ("Grantor," whether one or more),  
and Bishop's Creek Family Housing, LLC

\_\_\_\_\_ ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Exhibit A attached hereto and incorporated herein.

Recording Area

Name and Return Address  
William R. Cummings, Esq.  
Reinhart, Boerner, Van Deuren SC  
1000 North Water Street  
Milwaukee, WI 53202

See Exhibit A

Parcel Identification Number (PIN)

This is not homestead property.  
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except those created by the act or default of Grantee and those matters listed on Exhibit B attached hereto and incorporated herein.

Dated May 19, 2009

**BISHOP'S CREEK COMMUNITY DEVELOPMENT CORPORATION**

By: [Signature] (SEAL)

Sedgwick Daniels  
President

\_\_\_\_\_ (SEAL)

ACKNOWLEDGMENT

STATE OF WISCONSIN

MILWAUKEE COUNTY

Personally came before me on May 19, 2009  
the above named Sedgwick Daniels  
to me known to be the person(s) who executed the foregoing  
instrument and acknowledge the same.

Notary Public, State of Wisconsin

My Commission (is permanent) (expires: 2/6/2011)

AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Karen DaCosta Perzan, Esq.

Quarles & Brady LLP

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

\*Type name below signatures.



**EXHIBIT A**

**Legal Description**

Lot 2 of Certified Survey Map No. 8099, recorded on October 21, 2008, as Document No. 9662359, a division of part of Lot B of Block 21 of North Milwaukee Townsite Company's Addition No. 2, in the Northwest ¼ of the Northeast ¼ of Section 1, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Part of Tax Key No.: 230-0328-100 (Old)

Tax Key No: 230-0692-000

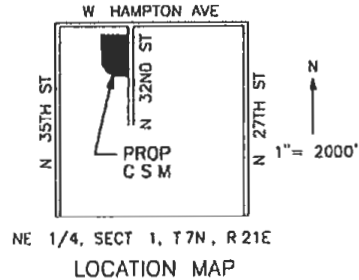
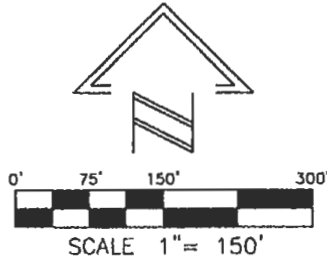
**EXHIBIT B**

1. General taxes for the year 2009, not yet due and payable.
2. Municipal and zoning ordinances and agreements entered under them.
3. Recorded easements, restrictions and covenants.
4. Water and sewer service charges, if any. None now due and payable.
5. Conditions contained in Certified Survey Map No. 8099, which state:
  - a. That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all lots in the Certified Survey Map shall be installed underground in easements provided therefore, where feasible.
  - b. That no lots created by this land division shall be conveyed, except in conformance with applicable zoning regulations.
6. Access Easement Agreement by and between Bishop's Creek Community Development Corporation and Bishop's Creek Family Housing, LLC dated as of May 19, 2009 and to be recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin.
7. Memorandum of Right of First Refusal of Bishop's Creek Community Development Corporation by and between Bishop's Creek Community Development Corporation and Bishop's Creek Family Housing, LLC dated as of May 19, 2009 and to be recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin.
8. Release Agreement by and between Bishop's Creek Community Development Corporation and Bishop's Creek Family Housing, LLC dated as of May 19, 2009 and to be recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin.
9. Storm Water Drainage Easement Agreement by and between Bishop's Creek Community Development Corporation and Bishop's Creek Family Housing, LLC dated as of May 19, 2009 and to be recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin.
10. Memorandum of Right of First Refusal of Commonbond Communities by and between Commonbond Communities and Bishop's Creek Family Housing, LLC dated as of May 19, 2009 and to be recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

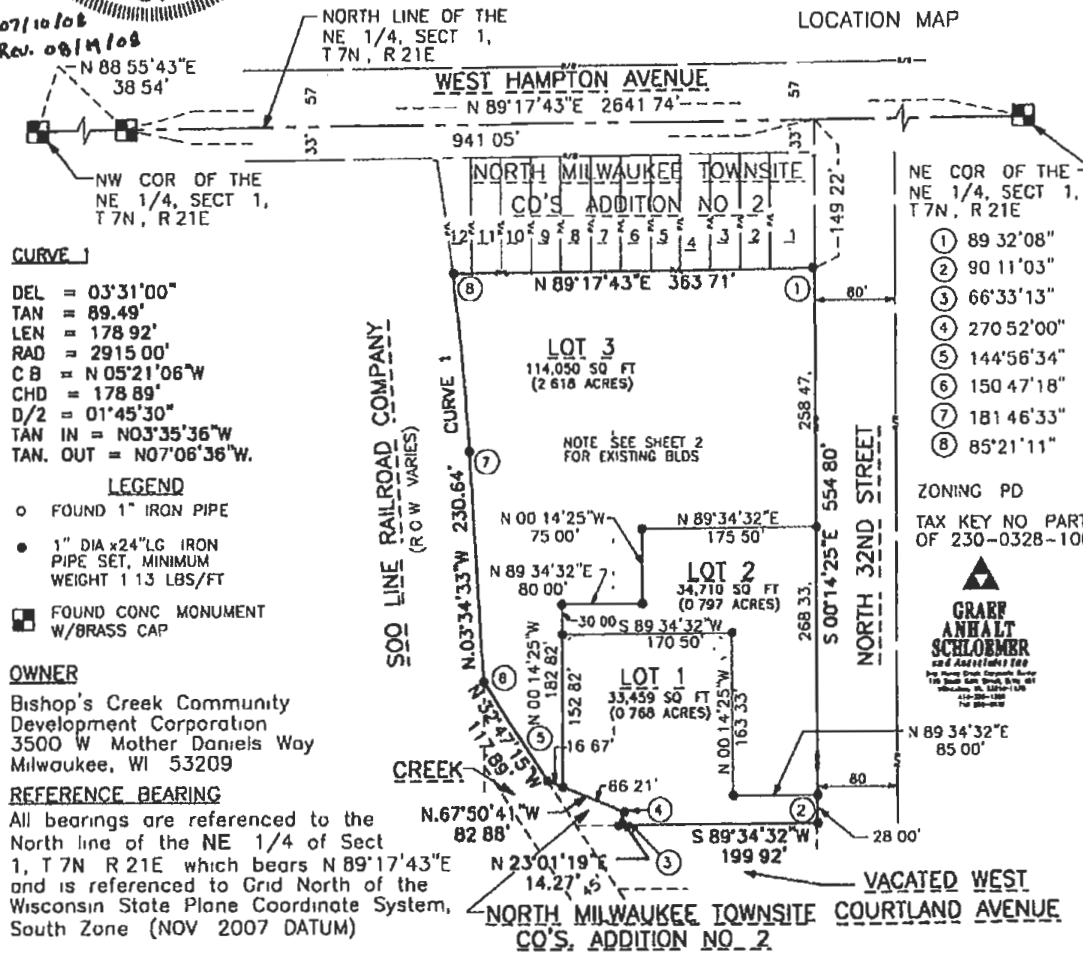
D00#298

# CERTIFIED SURVEY MAP NO. 8099

A division of part of Lot B of Block 21 of North Milwaukee Townsite Company's Addition No 2, in the Northwest 1/4 of the Northeast 1/4, Section 1, Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin



07/10/08  
Rev. 08/14/08



### CURVE

- DEL = 03'31"00"
- TAN = 89.49'
- LEN = 178.92'
- RAD = 2915.00'
- CB = N 05'21"06"W
- CHD = 178.89'
- D/2 = 01'45"30"
- TAN IN = N 03'35"36"W
- TAN. OUT = N 07'06"36"W.

### LEGEND

- FOUND 1" IRON PIPE
- 1" DIA x 24" LG IRON PIPE SET, MINIMUM WEIGHT 1.13 LBS/FT
- FOUND CONC MONUMENT W/BRASS CAP

### OWNER

Bishop's Creek Community Development Corporation  
3500 W Mother Daniels Way  
Milwaukee, WI 53209

### REFERENCE BEARING

All bearings are referenced to the North line of the NE 1/4 of Sect 1, T7N R21E which bears N 89'17'43"E and is referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NOV 2007 DATUM)

NE COR OF THE NE 1/4, SECT 1, T7N, R21E

- 89 32'08"
- 90 11'03"
- 66'33'13"
- 270 52'00"
- 144'56'34"
- 150 47'18"
- 181 46'33"
- 85'21'11"

ZONING PD  
TAX KEY NO PART OF 230-0328-100



DEPARTMENT OF CITY DEVELOPMENT  
CITY OF MILWAUKEE

JUL 25 2008

STAFF APPROVED

INFRASTRUCTURE SERVICES DIVISION

*Marcia Smith* 9/24/08  
CENTRAL DRAFTING & RECORDS MANAGER

*Timothy A. Thun* 9/24/08  
ENGR IN CHARGE ENVIRON ENGR

*Jeffrey Palmatke* 9/24/08  
CITY ENGINEER

CORRECT  
APPROVED


THIS INSTRUMENT WAS DRAFTED BY MICHAEL J RATZBURG JOB NO 20080008 SHEET 1 OF 5

Bishop's Creek Family Housing, LLC, as the party responsible for the impacts originating at 4765 North 32<sup>nd</sup> Street, in the City of Milwaukee, Milwaukee County, Wisconsin (BRRTS No. 03-41-543817), believes that the current legal description has been attached for the subject property. That legal description is:

Lots 2 of Certified Survey Map No. 8099, recorded on October 21, 2008, as Document No. 9662359, a division of part of Lot B of Block 21 of North Milwaukee Townsite Company's Addition No. 2, in the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 1, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

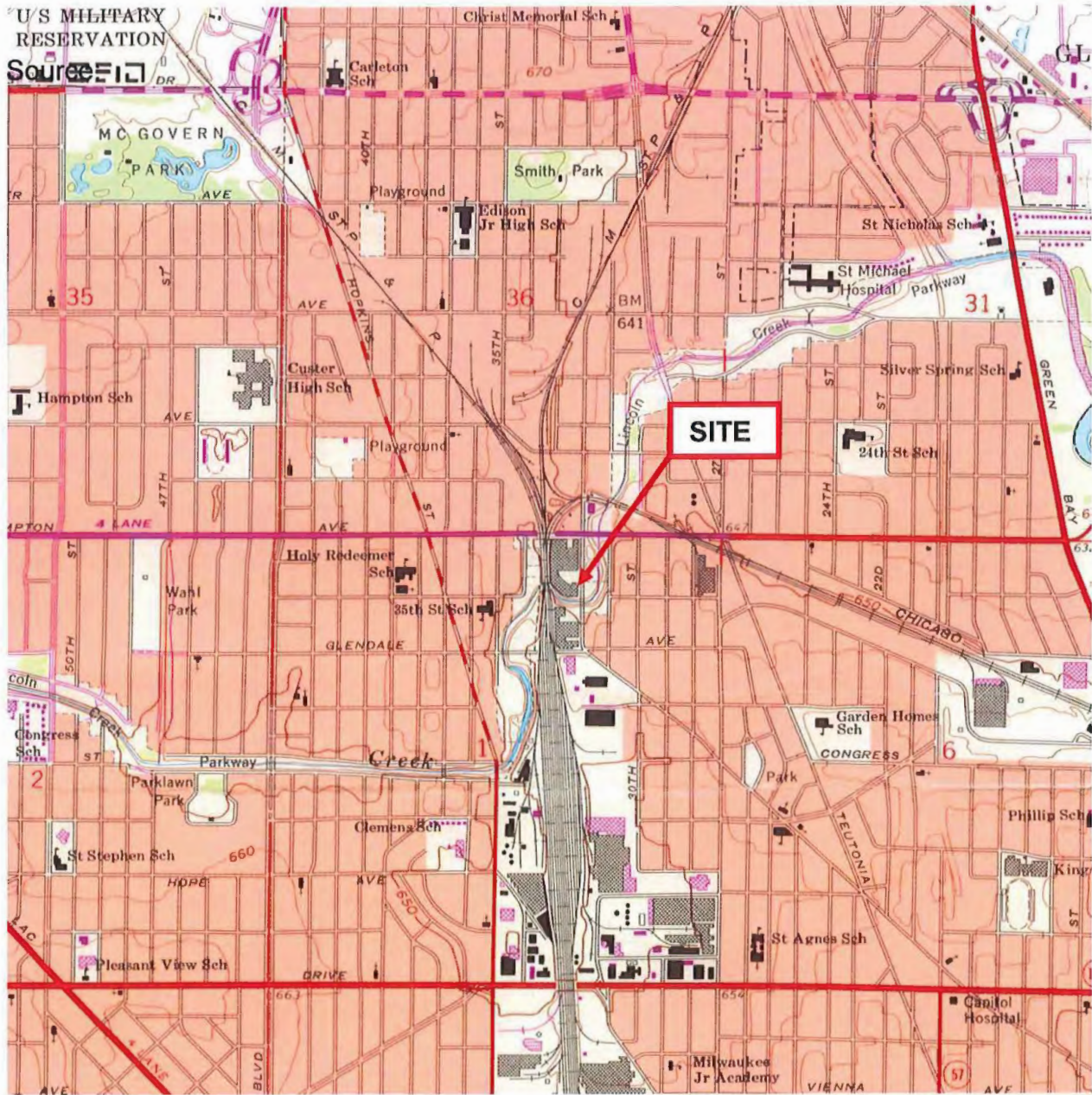
Part of Tax Key No.: 230-0328-100 (Old)

Tax Key No.: 230-0692-000

By: 

Title: Managing member Bishop's Creek Family Housing LP

Date: May 8, 2012

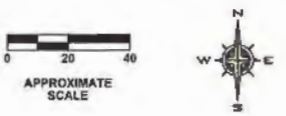
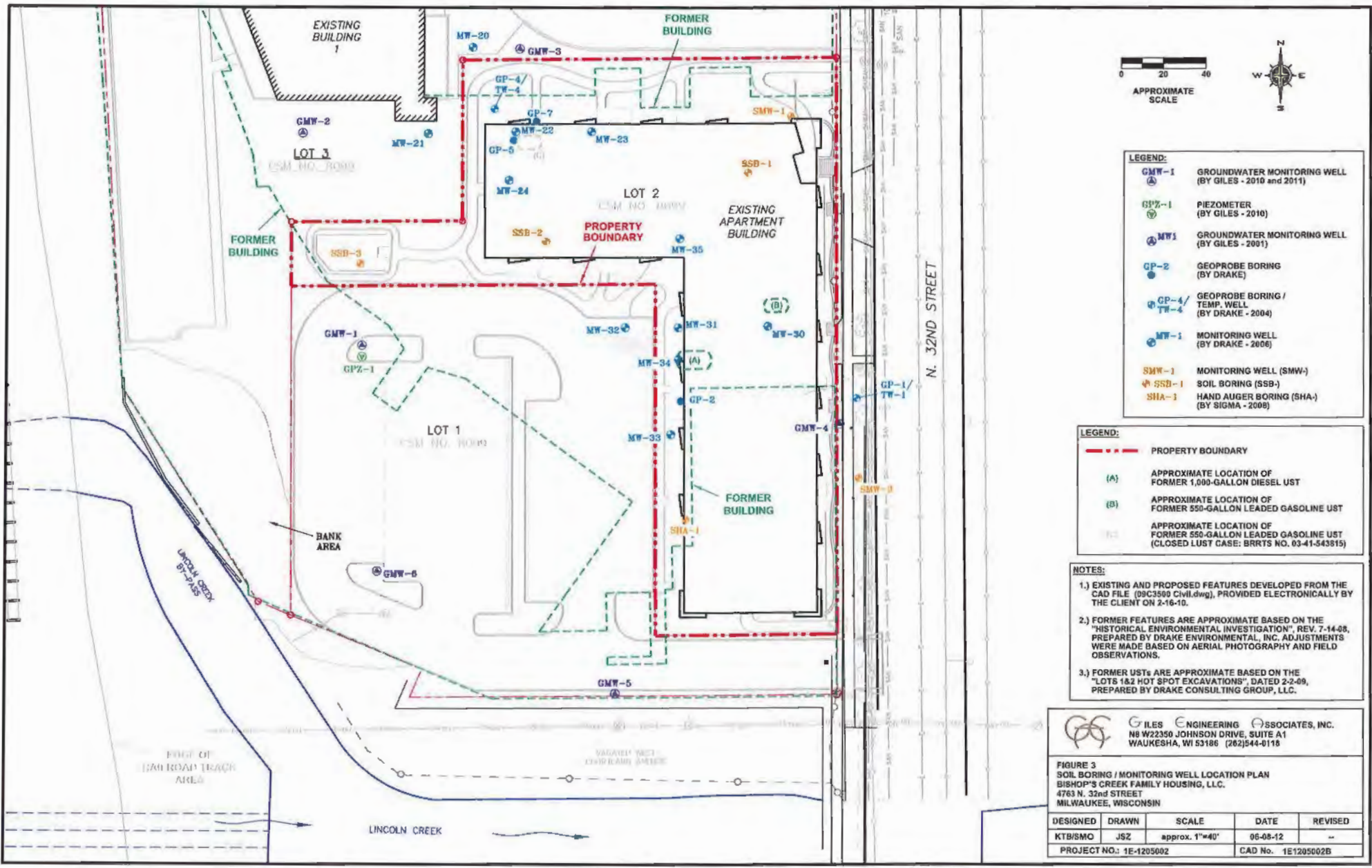


USGS Milwaukee, Wisconsin 7.5-Minute Series (topographic) Quadrangle Map (1958; photorevised in 1971)

Scale: 1:24,000  
 Contour Interval: 10 Feet



**FIGURE 1**  
**SITE LOCATION MAP**  
**Bishop's Creek CommonBond Property**  
**4765 (formerly 4763) North 32<sup>nd</sup> Street**  
**Milwaukee, Wisconsin**  
**Project No. 1E-1205002**



- LEGEND:**
- GMW-1 GROUNDWATER MONITORING WELL (BY GILES - 2010 and 2011)
  - GP%-1 PIEZOMETER (BY GILES - 2010)
  - MW1 GROUNDWATER MONITORING WELL (BY GILES - 2001)
  - GP-2 GEOPROBE BORING (BY DRAKE)
  - GP-4 / TW-4 GEOPROBE BORING / TEMP. WELL (BY DRAKE - 2004)
  - MW-1 MONITORING WELL (BY DRAKE - 2006)
  - SMW-1 MONITORING WELL (SMW-)
  - SSB-1 SOIL BORING (SSB-)
  - SHA-1 HAND AUGER BORING (SHA-) (BY SIGMA - 2008)

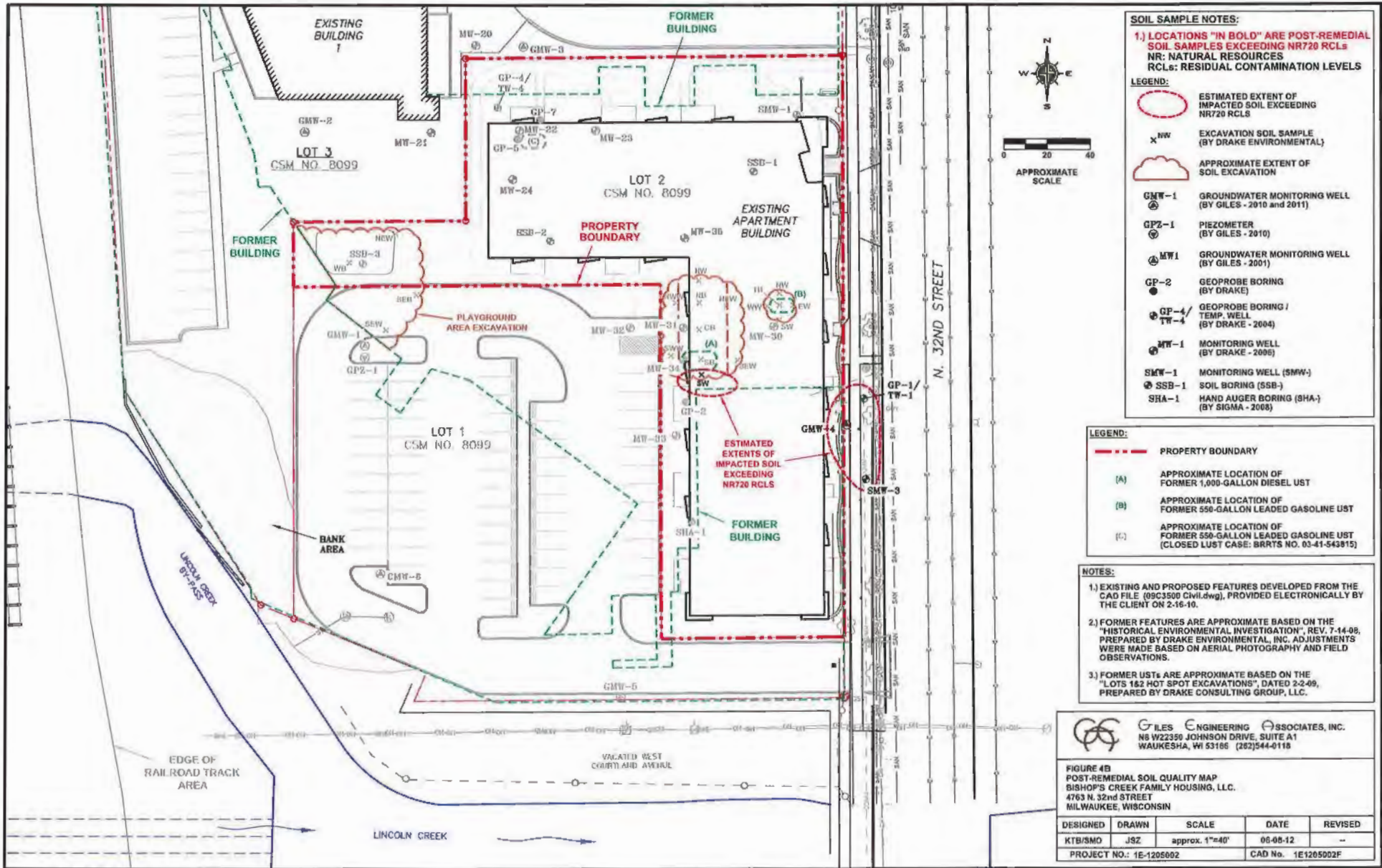
- LEGEND:**
- PROPERTY BOUNDARY
  - (A) APPROXIMATE LOCATION OF FORMER 1,000-GALLON DIESEL UST
  - (B) APPROXIMATE LOCATION OF FORMER 550-GALLON LEADED GASOLINE UST
  - (C) APPROXIMATE LOCATION OF FORMER 550-GALLON LEADED GASOLINE UST (CLOSED UST CASE: BRRTS NO. 03-41-543515)

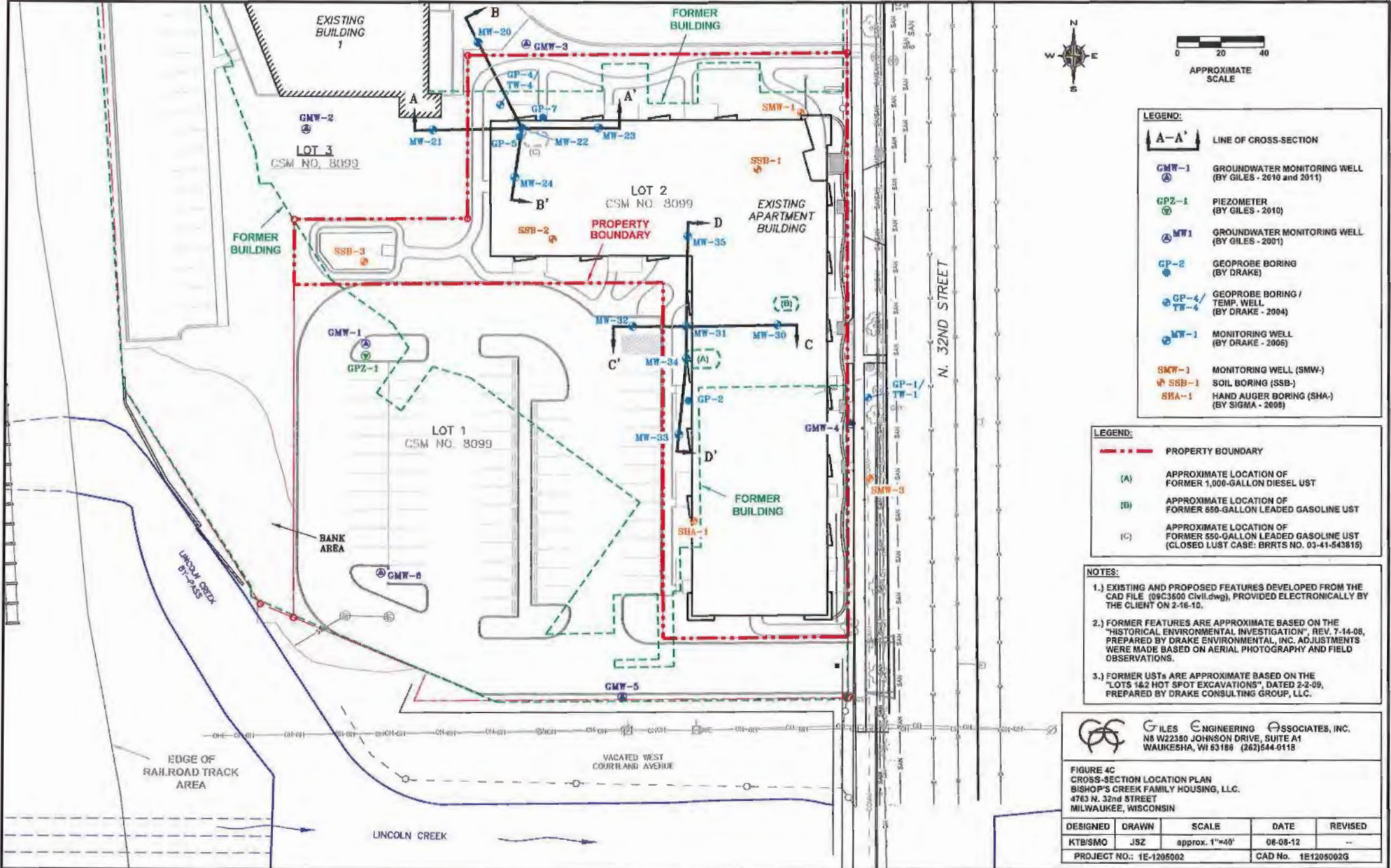
- NOTES:**
- 1.) EXISTING AND PROPOSED FEATURES DEVELOPED FROM THE CAD FILE (D9C3500 Civil.dwg), PROVIDED ELECTRONICALLY BY THE CLIENT ON 2-16-10.
  - 2.) FORMER FEATURES ARE APPROXIMATE BASED ON THE "HISTORICAL ENVIRONMENTAL INVESTIGATION", REV. 7-14-08, PREPARED BY DRAKE ENVIRONMENTAL, INC. ADJUSTMENTS WERE MADE BASED ON AERIAL PHOTOGRAPHY AND FIELD OBSERVATIONS.
  - 3.) FORMER USTs ARE APPROXIMATE BASED ON THE "LOTS 1&2 HOT SPOT EXCAVATIONS", DATED 2-2-09, PREPARED BY DRAKE CONSULTING GROUP, LLC.

**GILES ENGINEERING ASSOCIATES, INC.**  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)544-0118

**FIGURE 3**  
 SOIL BORING / MONITORING WELL LOCATION PLAN  
 BISHOP'S CREEK FAMILY HOUSING, LLC.  
 4783 N. 32nd STREET  
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/SMO	JSZ	approx. 1"=40'	06-08-12	--
PROJECT NO.: 1E-1205002			CAD No. 1E1205002B	





**LEGEND:**

	LINE OF CROSS-SECTION
	GROUNDWATER MONITORING WELL (BY GILES - 2010 and 2011)
	PIEZOMETER (BY GILES - 2010)
	GROUNDWATER MONITORING WELL (BY GILES - 2001)
	GEOPROBE BORING (BY DRAKE)
	GEOPROBE BORING / TEMP. WELL (BY DRAKE - 2004)
	MONITORING WELL (BY DRAKE - 2005)
	MONITORING WELL (SMW-)
	SOIL BORING (SSB-)
	HAND AUGER BORING (SHA-) (BY SIGMA - 2005)

**LEGEND:**

	PROPERTY BOUNDARY
(A)	APPROXIMATE LOCATION OF FORMER 1,000-GALLON DIESEL UST
(B)	APPROXIMATE LOCATION OF FORMER 550-GALLON LEADED GASOLINE UST
(C)	APPROXIMATE LOCATION OF FORMER 550-GALLON LEADED GASOLINE UST (CLOSED LUST CASE: BRRTS NO. 03-41-543815)

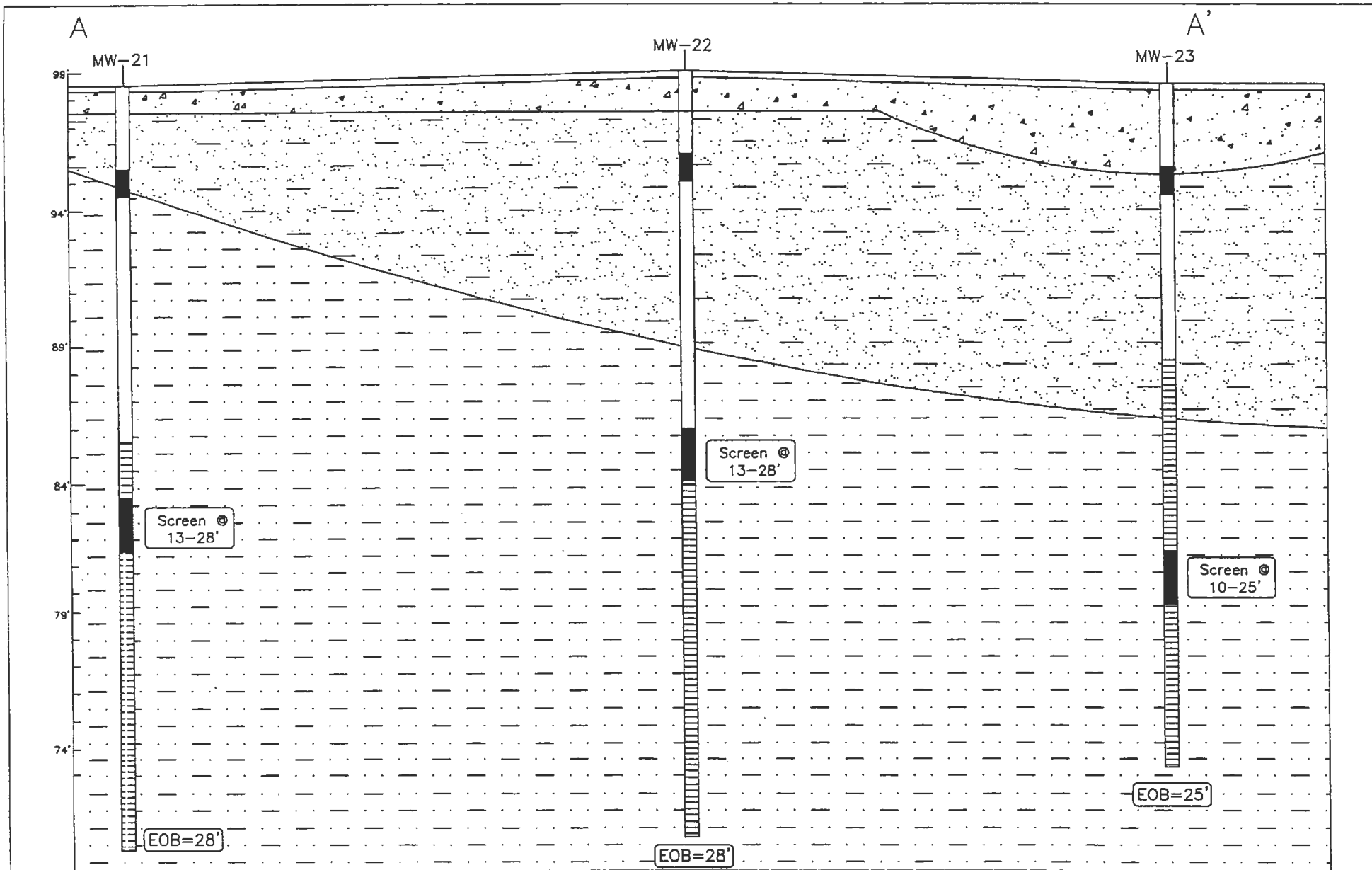
- NOTES:**
- EXISTING AND PROPOSED FEATURES DEVELOPED FROM THE CAD FILE (09C3500 CIVIL.dwg), PROVIDED ELECTRONICALLY BY THE CLIENT ON 2-16-10.
  - FORMER FEATURES ARE APPROXIMATE BASED ON THE "HISTORICAL ENVIRONMENTAL INVESTIGATION", REV. 7-14-08, PREPARED BY DRAKE ENVIRONMENTAL, INC. ADJUSTMENTS WERE MADE BASED ON AERIAL PHOTOGRAPHY AND FIELD OBSERVATIONS.
  - FORMER USTs ARE APPROXIMATE BASED ON THE "LOTS 1&2 HOT SPOT EXCAVATIONS", DATED 2-2-09, PREPARED BY DRAKE CONSULTING GROUP, LLC.

GILES ENGINEERING ASSOCIATES, INC.  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)544-0118

**FIGURE 4C**  
 CROSS-SECTION LOCATION PLAN  
 BISHOP'S CREEK FAMILY HOUSING, LLC.  
 4763 N. 32nd STREET  
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/SMO	JSZ	approx. 1"=40'	06-08-12	--
PROJECT NO.: 1E-1205002			CAD No. 1E1205002G	





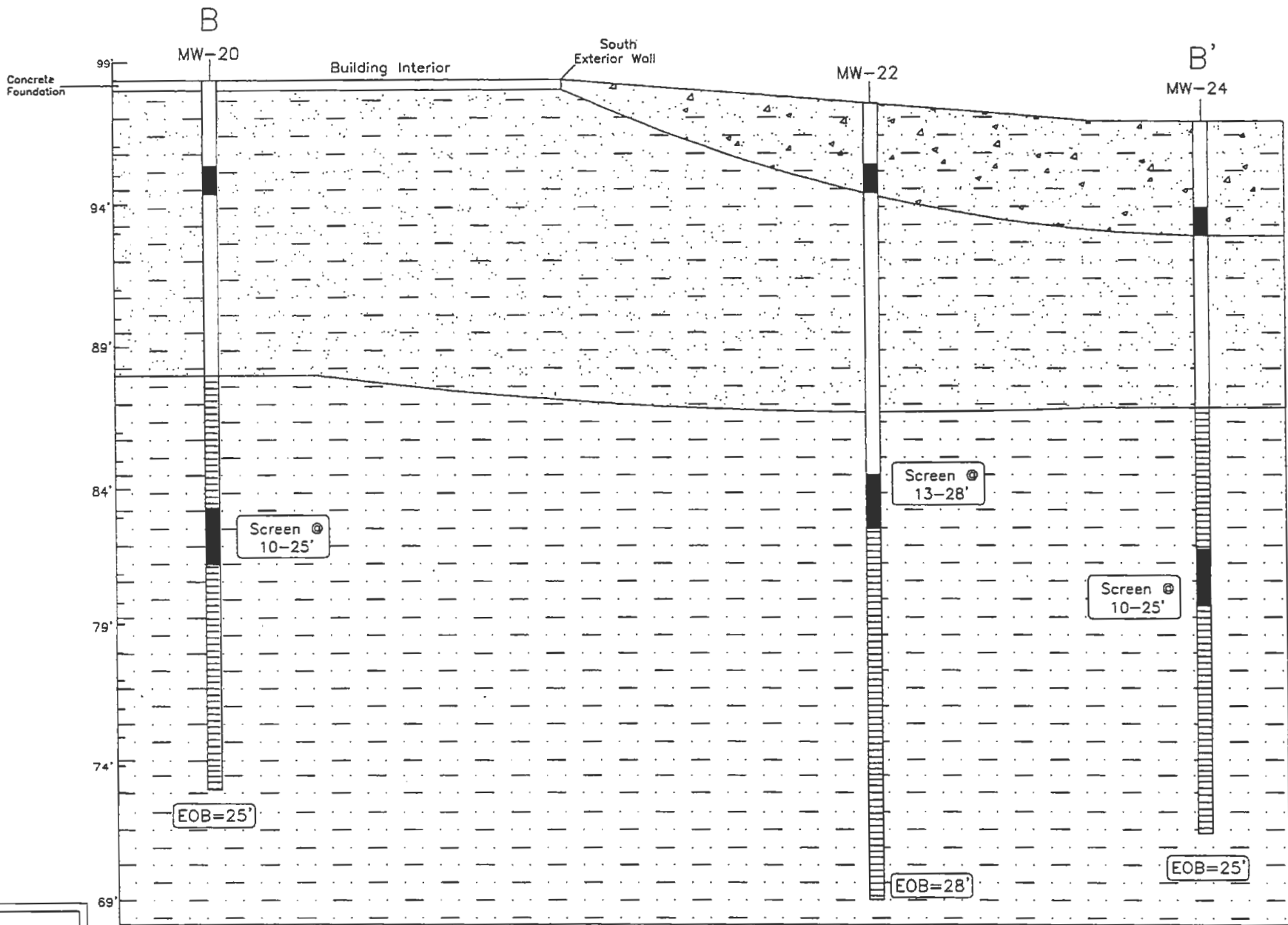
- LEGEND**
- SANDY/GRAVEL
  - RED/BROWN CLAY W/TRACE GRAVEL
  - CLAY
  - LABORATORY SAMPLE
  - SCREEN INTERVAL
- HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 5'

BISHOP'S CREEK, CDC  
MILWAUKEE-WISCONSIN

PROJECT NO: J04140 PM: CMC  
DRAWN BY: CMC DATE: 04/19/06  
CHECKED BY: DJB DATE: 04/27/06  
APPRVD BY: DJB DATE: 12/26/06  
FILE: J04013 X-SEC A-A.DWG

CROSS SECTION  
A - A'

FIGURE  
6



LEGEND

RED/BROWN CLAY  
W/TRACE GRAVEL

SANDY/GRAVEL

CLAY

SCREEN INTERVAL

LABORATORY SAMPLE

HORIZONTAL SCALE: 1" = 10'

VERTICAL SCALE: 1" = 5'



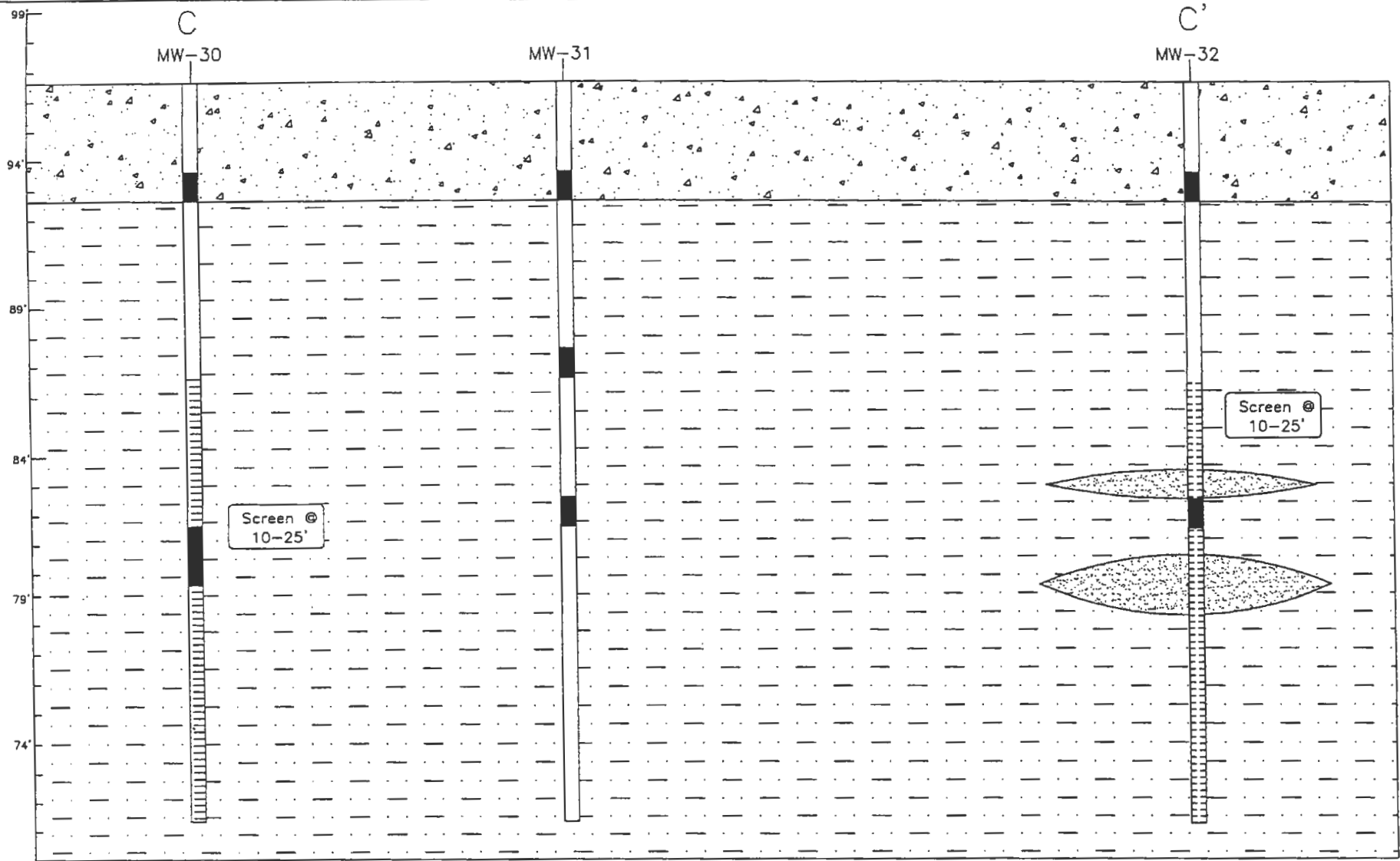
BISHOP'S CREEK, CDC  
MILWAUKEE-WISCONSIN

PROJECT NO: J04140 PM: CMC  
DRAWN BY: CMC DATE: 04/19/06  
CHECKED BY: DJB DATE: 04/27/06  
APPRVD BY: DJB DATE: 12/26/06  
FILE: J04013 X-Sec B-B.DWG

CROSS SECTION  
B-B'

FIGURE

7



EOB=25'

EOB=25'

EOB=25'

LEGEND

- SANDY/GRAVEL
- SAND SEAM

- CLAY
- HORIZONTAL SCALES: 1" = 10'
- VERTICAL SCALES: 1" = 5'

- LABORATORY SAMPLE
- SCREEN INTERVAL

Note:  
MW-31 was not converted to a monitoring well

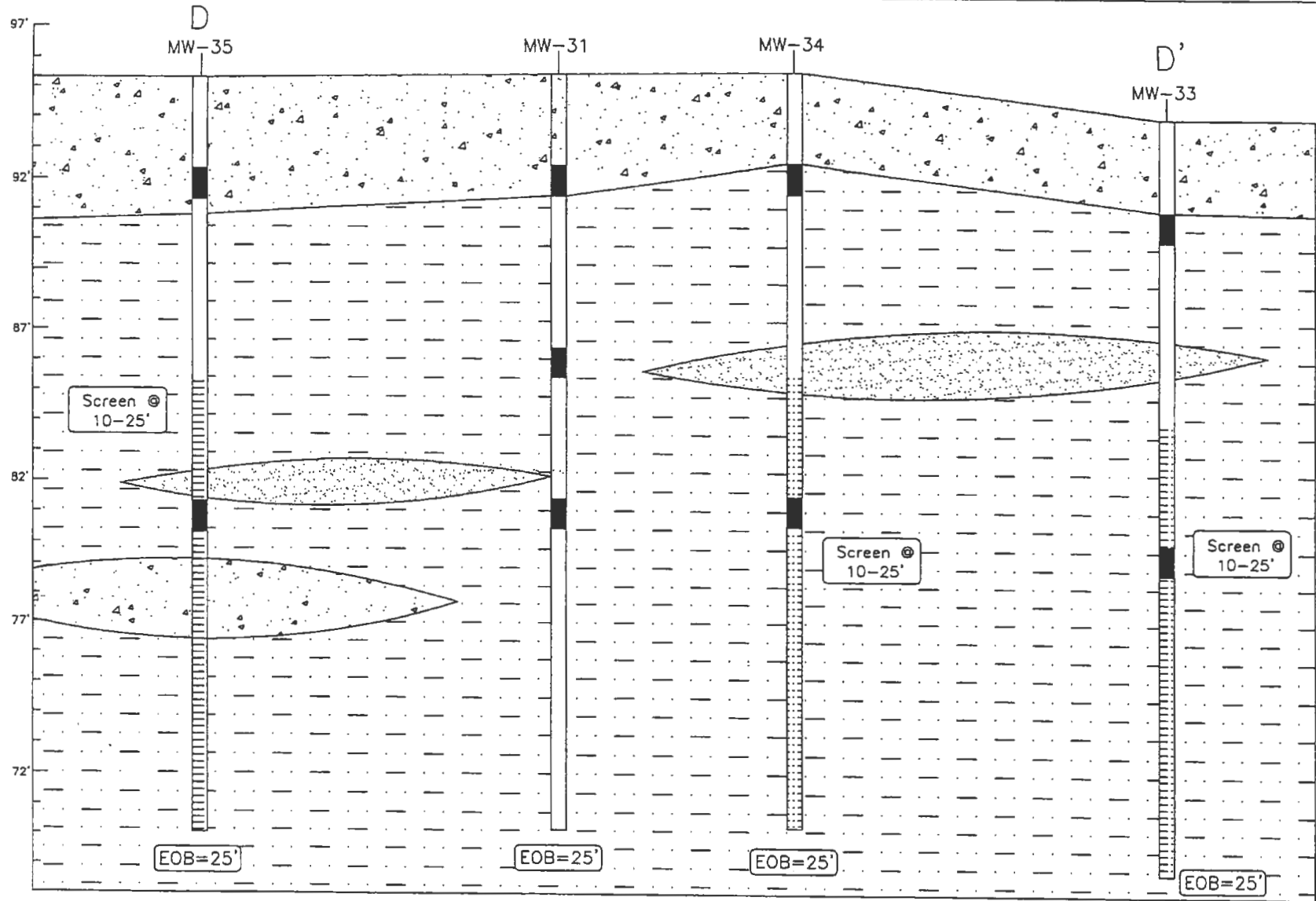


BISHOP'S CREEK, CDC  
MILWAUKEE-WISCONSIN

PROJECT NO: J04141	PM: CMC
DRAWN BY: CMC	DATE: 04/19/06
CHECKED BY: DJB	DATE: 04/27/06
APPRVD BY: DJB	DATE: 12/26/06
FILE: J04013	X-Sec C-C.DWG

CROSS SECTION  
C - C'

FIGURE  
8



**LEGEND**

- SANDY/GRAVEL
- CLAY
- LABORATORY SAMPLE
- RED/BROWN CLAY W/TRACE GRAVEL
- HORIZONTAL SCALE: 1" = 10'
- SCREEN INTERVAL
- VERTICAL SCALE: 1" = 5'



BISHOP'S CREEK, CDC  
MILWAUKEE-WISCONSIN

PROJECT NO: J04141 PM: CMC  
DRAWN BY: CMC DATE: 04/26/06  
CHECKED BY: DJB DATE: 04/28/06  
APPRVD BY: DJB DATE: 12/26/06  
FILE: J04013 X-Sec. D-D

CROSS SECTION  
D - D'

FIGURE

9





# GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Baltimore/Wash. DC
- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

June 7, 2012

Mr. Ronald Leonhardt  
City Clerk, City of Milwaukee  
200 E. Wells Street, Room 205  
Milwaukee, WI 53202

**RE: Notice of Residual Soil Impacts  
Within Public Street or Right-of-Way  
Bishop's Creek Family Housing Facility  
4763 North 32<sup>nd</sup> Street  
Milwaukee, Wisconsin  
WDNR\*BRRTS #03-41-543817  
Project No. 1E-1205002**

Dear Mr. Leonhardt:

Enclosed please find a copy of the Notice of Residual Soil Impacts letter which was submitted to the City of Milwaukee-Department of Public Works. Chapter NR 726.05 (2)(b)(4) of the Wisconsin Administrative Code requires the Municipal Clerk and Municipal Department responsible for maintaining the street or highway be given written notification of the potential presence of residual soil or groundwater impacts within the right-of-way. The attached letter serves as this notification. Please place a copy of this notification in the appropriate files.

If you have any questions or comments regarding this notification, please feel free to contact us at (262) 544-0118.

Sincerely,

**GILES ENGINEERING ASSOCIATES, INC.**

Stephen M. Owens, P.G.  
Project Hydrogeologist

Kevin T. Bugel, PG., C.P.G.  
Environmental Department Manager

**Distribution:** City Clerk, City of Milwaukee  
Attn: Mr. Ronald Leonhardt (1 USPS)  
Bishop's Creek Family Housing, LLC  
Attn: Ms. Amanda Novak (1 USPS)  
Wisconsin Department of Natural Resources  
Attn: Ms. Victoria Stovall (1 USPS)

G:/1E-1205002-citynot.let1/00env3/smo



# GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Baltimore/Wash. DC
- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

June 7, 2012

Mr. Jeffrey Polenske  
City Engineer, City of Milwaukee  
Department of Public Works  
Infrastructure Services Division  
841 North Broadway  
Milwaukee, WI 53202

RE: **Notice of Residual Soil Impacts  
Within Public Street or Right-of-Way**  
Bishop's Creek Family Housing Facility  
4763 North 32<sup>nd</sup> Street  
Milwaukee, Wisconsin  
WDNR BRRTS #03-41-543817  
Project No. 1E-1205002

Dear Mr. Polenske:

On behalf of Bishop's Creek Family Housing, LLC, Giles Engineering Associates, Inc. (Giles) is notifying the City of Milwaukee Department of Public Works regarding the potential presence of residual soil impacts (arsenic) located along the east property line (adjacent to North 32<sup>nd</sup> Street) at the above referenced site. Giles has petitioned the Wisconsin Department of Natural Resources (WDNR) for case closure for the site, conditional upon filing of the appropriate GIS registry information and notifying municipal authorities of residual soil impacts potentially extending into public right-of-ways.

Giles is notifying your department pursuant to Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)(4), of the potential presence of soil impacts beneath the right-of-way, which may exceed applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil.

Giles has enclosed a table presenting residual soil analytical results, and a Post-Remedial Soil Quality Map showing soil boring and monitoring well locations and areas with impacted soil exceeding Wisconsin Administrative Code (WAC), Chapter NR 720 residual contaminant levels (RCLs). Arsenic impacted soil above WAC NR 720 Soil Standards is present within the North 32<sup>nd</sup> Street right-of-way.

Bishop's Creek Family Housing Facility  
4763 North 32<sup>nd</sup> Street  
Milwaukee, Wisconsin  
Project No. 1E-1205002  
Page 2



If future construction activities disturb soil in the vicinity of the above referenced site, the excavated soil may be considered a solid waste and require proper disposal. In addition, if future construction activities require dewatering, or if groundwater is to be otherwise extracted in the vicinity of the above-referenced site, the groundwater should be sampled and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact us at (262) 544-0118.

Sincerely,

**GILES ENGINEERING ASSOCIATES, INC.**

A handwritten signature in blue ink that reads 'Stephen M. Owens'.

Stephen M. Owens, P.G.  
Project Hydrogeologist

A handwritten signature in blue ink that reads 'Kevin T. Bugel'.

Kevin T. Bugel, P.G., C.P.G.  
Environmental Department Manager

Enclosure: Soil Quality Table and Map (2)

Distribution: City Engineer, City of Milwaukee  
Attn: Mr. Jeffrey Polenske (1 USPS)  
Bishop's Creek Family Housing, LLC  
Attn: Ms. Amanda Novak (1 USPS)  
Wisconsin Department of Natural Resources  
Attn: Ms. Victoria Stovall (1 USPS)  
City of Milwaukee City Clerk  
Attn: Mr. Ronald Leonhardt (1 USPS)