



August 23, 2017

Ms. Nicolette Jurgens-Tamminga
Evergreen Real Estate Group
566 W. Lake Street, Suite 400
Chicago, IL 60661

Subject: Review of "Site Investigation Report & Remedial Action Plan Addendum" dated July 31, 2017
1500 - 1528 West North Avenue, Milwaukee, WI 53205
WDNR BRRTS Activity #: 02-41-577925
FID #: 341277310

Dear Ms. Jurgens-Tamminga:

On August 1, 2017, the Wisconsin Department of Natural Resources (DNR) received a "Site Investigation Report & Remedial Action Plan Addendum" (the Report) prepared by The Sigma Group (Sigma) for the properties located at 1500 - 1528 W. North Avenue, Milwaukee, WI (the Site). The Report was submitted in response to the comments provided by the DNR in a February 16, 2017, response letter regarding the review of a "Site Investigation Report & Remedial Action Plan" submitted on January 11, 2017. According to the Report, Sigma has completed supplemental site investigation activities following the February 16, 2017, response letter and has included the subsequent information in the Report. Soil contaminated with polycyclic aromatic hydrocarbons and metals has been identified at the Site at concentrations greater than DNR residual contaminant levels.

The Site is planned to be redeveloped with the construction of a new commercial/multi-family residential building on the western portion of the Site with the addresses 1524 and 1528 W. North Ave., Milwaukee, and renovation of the current building with the address 1500 W. North Ave., Milwaukee, with associated green space areas, parking lots, and sidewalks. The Report summarizes the results of the supplement site investigation activities and provides outlined responses to the February 16, 2017, response letter. The DNR has reviewed the Report and has determined that the additional information submitted by Sigma has satisfied the requirements outlined in the February 16, 2017, response letter.

The DNR has determined the site investigation to be complete and approves of the proposed remedial actions to address the environmental concerns currently identified at the Site. Please be aware that this review and determination relates only to contamination that has been currently identified at the Site. Obvious signs of contamination observed during future site activities must be assessed and reported to the DNR. Additional investigation may be required to define the degree and extent of newly discovered release areas. A determination will need to be made as to whether the proposed remedial action will adequately address any newly discovered contamination. Impacted soil excavated from these areas must be properly characterized before being managed onsite or disposed of offsite. Proper storage, handling, and transport of this material must comply with the requirements outlined in Wis. Admin. Code § NR 718.

Please be aware that minor modifications are necessary to the Site Investigation Report & Remedial Action Plan submittal(s), according to Wis. Admin. Code § NR 716.15 and Wis. Admin. Code § NR 724, regarding documentation and reporting requirements. A closure request, which complies with the requirements of Wis. Admin. Code § NR 726, will need to be prepared at the completion of the development. Based on available information, continuing obligations and inclusion on the DNR GIS Registry will be required as conditions for closure.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this determination or anything outlined in this letter, please contact me at (414) 263-8524 or by email at trevor.nobile@wisconsin.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Trevor Nobile', with a stylized flourish at the end.

Trevor Nobile, P.G., CPG
Project Manager - Hydrogeologist
Remediation & Redevelopment Program

cc: Kristin Kurzka, The Sigma Group, 1300 W. Canal Street, Milwaukee, WI (electronic)