



February 16, 2018

Broadway Tierra Partners, LLC
c/o Mr. Tim Gasperetti
Irgens Development
833 E. Michigan Street, Suite 400
Milwaukee, WI 53202

Subject: Site Investigation and Remedial Action Plan Approval
BMO Downtown Campus Parking Structure (BMO Tower), 778 N. Water St., Milwaukee, WI
DNR BRRTS #02-41-579828 FID #341288970

Dear Mr. Gasperetti:

The Wisconsin Department of Natural Resources (DNR) has received the January 4, 2018 *Site Investigation Report & Remedial Action Plan* (SI/RAP) and the February 14, 2018 *Site Investigation & Remedial Action Plan Report Addendum* (SI/RAP Addendum) for the above-referenced site. These reports and applicable review fee were submitted on behalf of Broadway Tierra Partners, LLC by The Sigma Group (Sigma) with a request for DNR review and approval of the SI/RAP. Based on review of these documents, the DNR approves the site investigation and the proposed remedial action plan.

SI/RAP Summary

Sigma has conducted Phase II environmental site assessment and site investigation activities on a portion of the property located at 778 N. Water St., identified as Lot 2 of Certified Survey Map 8910. The work was conducted to assess potential environmental impacts at the site (Lot 2) and to characterize subsurface material requiring off-site disposal during earthwork activities associated with the proposed construction of a new office building and parking garage (BMO Tower). The investigations have identified low level soil contamination on the site in the auto banking area and below the executive garage. Concentrations of polycyclic aromatic hydrocarbons (PAHs) and select metals exceed soil RCLs (residual contaminant levels) based on direct contact and/or protection of groundwater in limited areas. Sigma has identified the potential risks associated with this contamination and proposes that identified pathways of concern will be remediated during redevelopment of the property. Construction of the BMO Tower will require excavation and off-site disposal of approximately 2,150 cubic yards of soil from the auto banking and executive garage areas which will remove a significant portion of impacted soil. Additionally, the new building and associated pavement will provide protection to groundwater quality and eliminate the potential threat of direct contact exposure to any contamination remaining after excavation. The DNR concurs with Sigma's conclusion that the site investigation is sufficient and that the remedial action plan (redevelopment activities) will appropriately address identified contamination.

Soil Management/Off-site Disposal

The SI/RAP and the SI/RAP Addendum includes a Soil Management Plan detailing how soil, excavated during construction of the building, will be managed and disposed of at off-site locations. An estimated 5,100-5,200 cubic yards of soil excavated from below the central basement area will be managed off-site for unrestricted use. Approximately 150 cubic yards of soil excavated from the southwest corner of the executive garage and the earth retention/building foundation (off-site) is proposed to be disposed of at a licensed solid waste landfill. Approximately 2,000 cubic yards of soil excavated from the auto banking area and below the executive garage is proposed to be disposed of at an alternative disposal site in accordance with ch. NR 718.12 Wis. Adm. Code. The DNR has received a separate document, the January 23, 2018 *Soil Placement Approval Request for the Proposed*

BMO Tower Development Located at 778 North Water Street in Milwaukee, Wisconsin, requesting approval to allow disposal of this soil at the R&R Excavating site in Cedarburg, Wisconsin. The ch. NR 718.12 Wis. Adm. Code soil management request was submitted on behalf of Broadway Tierra Partners, LLC by Friess Environmental Consulting, Inc. (FEC). The DNR approves the *Soil Management Plan* and revisions to it described in the original SI/RAP and the SI/RAP Addendum. A response to the ch. NR 718.12 Wis. Adm. Code *Soil Placement Approval Request for the Proposed BMO Tower Development Located at 778 North Water Street in Milwaukee, Wisconsin* will be provided under separate cover once we have received a complete application.

The DNR appreciates the efforts Tierra Partners, LLC is taking to address contamination at this site. If you have any questions regarding this letter, please contact me at (414) 263-8533 or at Nancy.ryan@wisconsin.gov.

Sincerely,



Nancy D. Ryan, Hydrogeologist
Remediation and Redevelopment Program

Cc: Cory Katzban, Sigma