



November 11, 2020

Mr. Brian Roers (via electronic mail)  
Community Within the Corridor Limited Partnership  
110 Cheshire Ln., Ste. 120  
Minnetonka, MN 55305

Subject: Post Closure Modification Request  
Wisconsin Industries Pension Plan & Trust  
2748 N. 32nd St., Milwaukee, WI  
DNR BRRTS #02-41-263675, FID #241025400

Dear Mr. Roers:

On August 3, 2020, the Wisconsin Department of Natural Resources (DNR) received a 'Request for Post Closure Modification' (PCM), submitted by K. Singh & Associates, Inc. (K. Singh), on behalf of the Community Within the Corridor Limited Partnership, for the property described above. The PCM request proposes to redevelop the existing buildings into a 197-unit rental housing development at the property. In addition to the apartments, it will also include approximately 22,000 square feet of commercial/retail space along with multiple amenity areas to be used by residents and or community events deemed the Community Service Facility which will include early childhood education, science, technology, engineering, art & math after school programming, a health club (basketball, volleyball & futsal, skatepark), laundromat and a petite grocery store.

Additional sampling was conducted on the property and the results were included as part of the PCM request. A sub-slab vapor sample detected Trichloroethylene, 1,1-Dichloroethane and 1,2,4-Trimethylbenzene at concentrations exceeding their respective vapor risk screening levels. A groundwater sample collected found Naphthalene at a significantly higher level than previously detected. A shallow soil sample collected in an area near the building not previously tested found Trichloroethylene, Benzene and Naphthalene above groundwater protection residual contaminant levels. These results indicate potential additional areas of vapor intrusion risk at the property.

Based on these results, the DNR determined additional vapor investigation would be required for the PCM request and this was communicated to your consultant, K. Singh. K. Singh then requested a conference call on your behalf to discuss our findings. We appreciate you, Mr. El-Amin, and the associates at K. Singh all taking the time to discuss the project during our telephone conversation on October 26, 2020. The DNR received a follow-up letter from K. Singh on November 3, 2020 stating a sub-slab soil vapor investigation work plan would be prepared and submitted to the DNR for review. The DNR concurs the vapor investigation should focus on investigating sub-slab vapors only and not conduct indoor air sampling at this time. A \$700 review fee should be submitted with the work plan, in accordance with Wis. Admin. Code § NR 749.04 (1).

Once vapor analytical results are obtained, your consultant should provide these to the DNR in a report that includes a map showing the location of sample points and associated results, a table of the results compared to residential vapor risk screening levels and an evaluation of the results and recommendations for further work, including a proposal for mitigation.

The PCM request described constructing a ramp to utilize the basement as a parking garage and removing paved areas, regrading the areas and then restoring them with asphalt. Community Within the Corridor Limited Partnership may proceed with the ramp construction as well as removing and replacing the required paved barriers. During excavation activities for the ramp construction, sample around the sidewall and base of the excavation and evaluate the data to determine whether additional soil or groundwater sampling should be conducted to identify potential vapor risk to the building. If free product is found, it should be removed and the extent should be defined. All excavated soils, except for uncontaminated base course, will be disposed at a licensed landfill facility.

The DNR looks forward to working with you on this project. If you have any questions, please contact me at (414) 639-4156 or [david.hanson@wisconsin.gov](mailto:david.hanson@wisconsin.gov).

Sincerely,



David Hanson  
Redevelopment Specialist  
Remediation & Redevelopment Program

e-copy: Que El-Amin, Scott Crawford, Inc., email: [que@scott-crawford.com](mailto:que@scott-crawford.com)  
Pratap Singh, P.h.D., K. Singh & Associates, Inc., email: [psingh@ksinghengineering.com](mailto:psingh@ksinghengineering.com)  
Robert Reineke, K. Singh & Associates, Inc., email: [rreineke@ksinghengineering.com](mailto:rreineke@ksinghengineering.com)  
Pamela Mylotta, DNR, email: [pamela.mylotta@wisconsin.gov](mailto:pamela.mylotta@wisconsin.gov)