State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W. Saint Paul Avenue
Milwaukee WI 53233

Tony Evers, Governor
Adam N. Payne, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

January 17, 2024

Mr. Scott Genke
Bay View Triangle, LLC
2534 S. Kinnickinnic Avenue, Suite 103
Milwaukee, WI 53207
Electronic mail only to scott@sgpropmke.com

Subject: Post Closure Modification Notice to Proceed
Former Blacktie Café & Catering
2504 E. Oklahoma Ave., Milwaukee, WI
BRRTS #: 03-41-199477, FID #: 241974150

Dear Mr. Genke:

On December 14, 2023, the Wisconsin Department of Natural Resources (DNR) received a *Technical Assistance Request - Post-Closure Modification* (PCM Request), submitted on your behalf by LF Green Development, LLC, for the property described above (Property). The DNR received all applicable technical assistance and database fees for providing review and response, in accordance with Wis. Admin. Code § NR 749.04 (1). The PCM Request is in compliance with the requirements of the DNR's "Case Closure with Continuing Obligations" letter, dated September 15, 2021, which apply to this Property.

The Property is developed with a restaurant that includes paved surfaces and a building foundation which act as a barrier cap. The concrete patio and raised flower beds adjacent to the south side of the building serves as a cap over the residual petroleum contamination. This area functions as an outdoor seating area during summer months. The PCM Request describes how a pergola is proposed to be installed over the concrete patio. Construction began without prior DNR approval which included installation of a drilled pier foundation beneath the concrete for support of the pergola structure. Residual contaminated soils encountered during construction were containerized and will be disposed of at Waste Management's Orchard Ridge facility under a previously approved waste profile.

The PCM Request also proposes to remove the existing sod and topsoil which was previously imported and placed in the lawn area southeast of the structure. A narrow margin of grass will remain adjacent to the Delaware Avenue and Oklahoma Avenue sidewalks. The topsoil would then be replaced by graded and compacted crushed limestone surface underlain by geotextile fabric. The topsoil and sod will be managed as clean soil given that the material was previously imported to the Property.

The DNR concurs that upon completion, the proposed project will provide sufficient barriers and will satisfy the conditions of closure established for this site. This letter serves as your notice to proceed with the actions proposed in the PCM Request. If you are considering additional changes beyond those described, a new request must be submitted to the DNR for review and approval.

After the project has been completed, submit documentation that includes a summary of the completed actions, soil disposal documentation, a revised cover description, a description of the panels to be used on the pergola, site map, and Maintenance Plan for the Property and photographs of the project.

If you have questions regarding this project or anything outlined in this letter, please contact me at (414) 639-4156 or by email at david.hanson@wisconsin.gov.

Sincerely,

David Hanson
Redevelopment Specialist
Remediation & Redevelopment Program

cc: Katherine Juno, LF Green Development, LLC (katejuno@lfgreendevelopment.com)
Linda Fellenz, LF Green Development, LLC (lfellenz@lfgreendevelopment.com)