



Jma
January 18, 2017

Jennifer Hudon
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

SUBJECT: Notice of Closure Approval with Continuing Obligations for Rights-of-Way Holder for Franklin Street and South 24th Street, Manitowoc, WI
Final Case Closure for Former Mirro #3, 2402 Franklin Street, WI
DNR BRRTS Activity #: 02-36-563442

Dear Ms. Hudon:

The Department of Natural Resources (DNR) recently approved the completion of environmental work done at the Former Mirro #3 site. This letter describes how that approval applies to the rights-of-way (ROW) at Franklin Street and South 24th Street, Manitowoc, WI. As a ROW holder, you are responsible for complying with these continuing obligations for any work you conduct in the ROW.

State law directs parties responsible for environmental contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

On August 25, 2016, you received information from Ready Earth Consulting about the chlorinated volatile organic compound (CVOC) contamination in the ROW from the Former Mirro #3 site, located at 2402 Franklin Street, and about the continuing obligations. Continuing obligations are meant to limit exposure to any remaining contamination.

Applicable Continuing Obligations

The continuing obligations that apply to these ROW are described below, and are consistent with Wis. Stat. § 292.12, and Wis. Admin. § NR 700 series.

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on the source property and in the ROW, as shown on the attached map (Groundwater Isoconcentration, Figure B.3.b., December 14, 2016). If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains under the one-story building on the source property and in the ROW as indicated on the attached map (Residual Soil Contamination, Figure B.2.b., September 30, 2016). If soil in the specific location described above is excavated in the future, the ROW holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the ROW holder 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. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future ROW holders 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.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Send all written notifications in accordance with these requirements to:

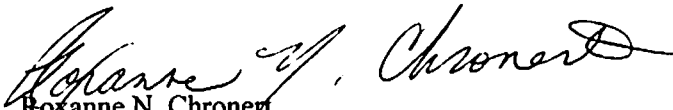
Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
2984 Shawano Avenue
Green Bay, WI 54313

Additional Information

Additional information about this case is available at the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>. Enter 02-36-563442 in the **Activity Number** field in the initial screen, then click on **Search**. Scroll down and click on the **GIS Registry Packet** link for information about the completion of the environmental work. The site may also be seen on the map view, RR Sites Map. RR Sites Map can be found at <http://dnr.wi.gov/topic/Brownfields/clean.html>.

Please contact Tauren Beggs, the DNR Project Manager, at 920-662-5178 or at Tauren.Beggs@wisconsin.gov with any questions or concerns.

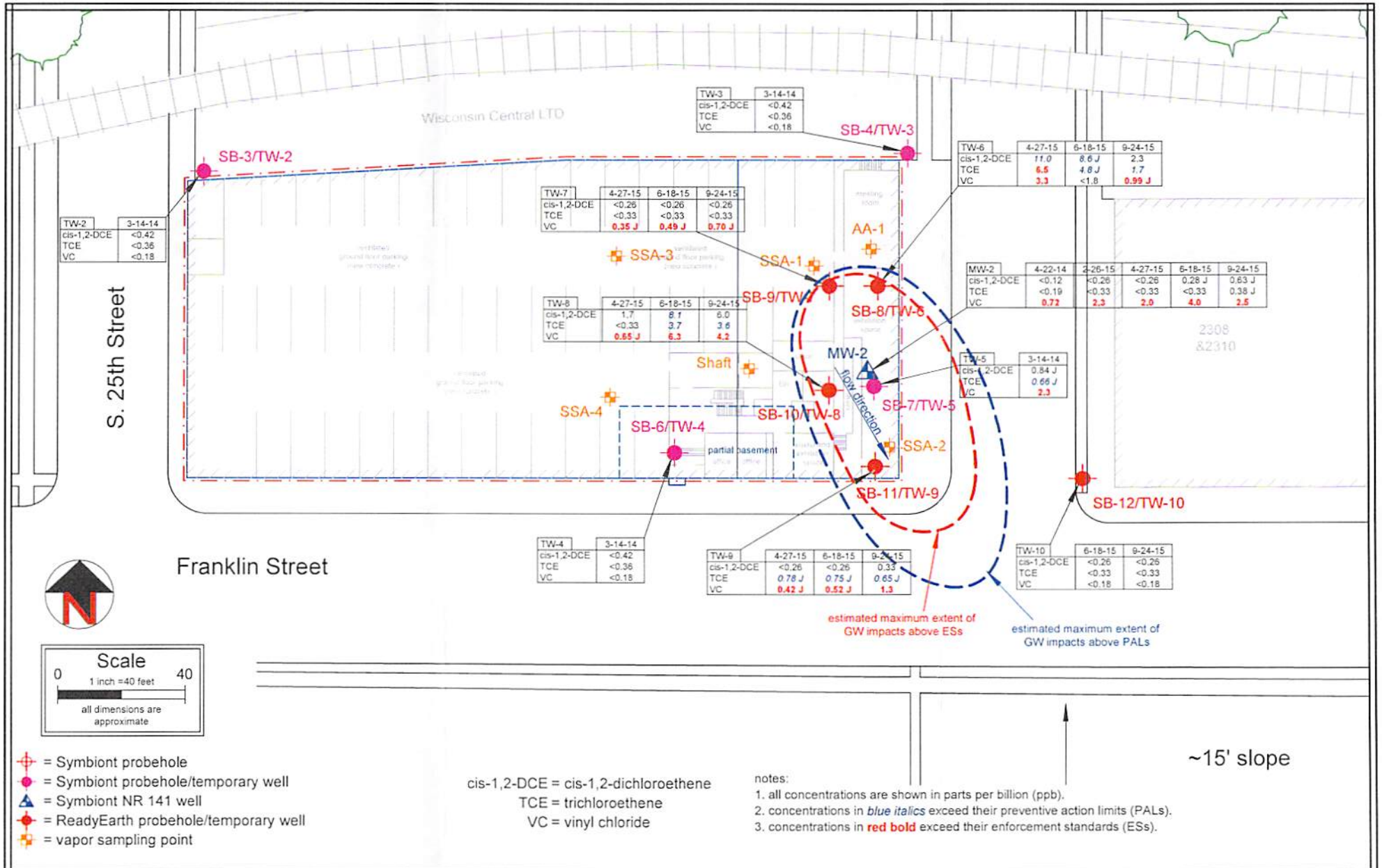
Sincerely,


Roxanne N. Chronert
Team Supervisor, Northeast Region
Remediation & Redevelopment Program

Attachments:

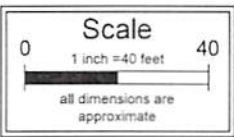
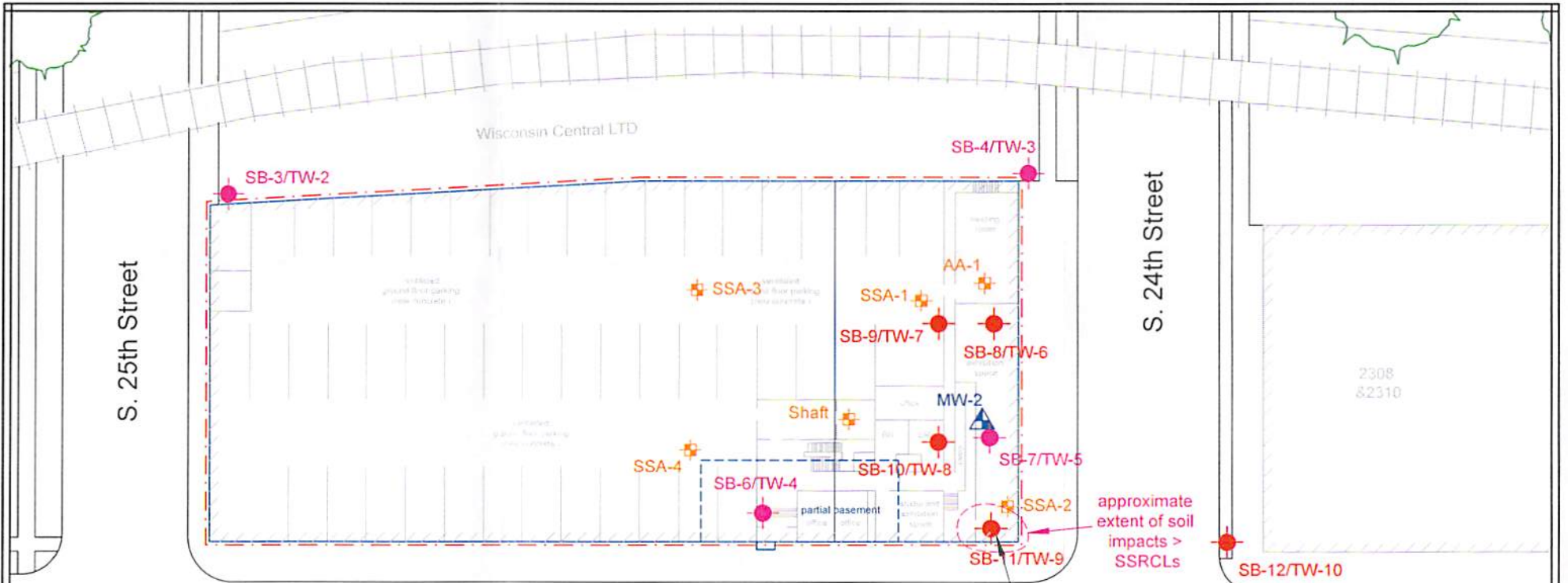
- Groundwater Isoconcentration, Figure B.3.b., December 14, 2016
- Residual Soil Contamination, Figure B.2.b., September 30, 2016

cc: Kristine Giornalista, Artist Lofts LLC (electronic: Kristine.giornalista@impactseven.org)
Jason Bartley, Ready Earth Consulting (electronic: jbartley@readyearth.net)



Drawing No.: 14-1001o
 DWG Date: 07-03-15
 Rev Date: 12-14-16
 Drafted by: JEB

B.3.b Groundwater Isoconcentration
 Former Mirro #3 (a/k/a Artist Lofts)
 2402 Franklin Street
 Manitowoc, Wisconsin



- = Symbiont probehole
- = Symbiont probehole/temporary well
- = Symbiont NR 141 well
- = ReadyEarth probehole/temporary well
- = vapor sampling point

TCE = trichloroethene

notes:

1. VOCs are shown in parts per billion (ppb) and metals are shown in parts per million (ppm).
2. only concentrations detected in unsaturated soil are shown.
3. concentrations in *blue italics* exceed their site-specific residual contaminant levels (SSRCLs).
4. total arsenic concentrations are not shown because they are within the state background levels.

~15' slope



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B.2.b Residual Soil Contamination
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 Manitowoc, Wisconsin