

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (9/15)

Section B: ROW Notification: Residual Contamination and/or Continuing Obligations - Non-DOT ROWs

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

RECEIVED

AUG 25 2016

CITY CLERKS OFFICE

900 Quay Street
Manitowoc, WI, 54220

Dear Ms. Hudon:

I am providing this notification to inform you of the location and extent of contamination remaining in a right-of-way for which you are responsible, and of certain long-term responsibilities (continuing obligations) for which the City of Manitowoc may become responsible. I investigated a release of:

select volatile organic compounds (VOCs)

on 2402 Franklin Street, Manitowoc, WI, 54220 that has shown that contamination

has migrated into the right-of-way for which the City of Manitowoc is responsible.

I have responded to the release, and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken.

However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the proposed closure request:

The DNR will not review my closure request for at least 30 days after the date of this letter. As an affected right-of-way holder, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the DNR that is relevant to this closure request, you should mail that information to the DNR contact: 2984 Shawano Ave, Green Bay, WI, 54313, or at Tauren.Beggs@wisconsin.gov.

Residual Contamination:

Groundwater Contamination:

Groundwater contamination originated at the property located at: 2402 Franklin Street, Manitowoc, WI, 54220 .

The levels of
vinyl chloride

contamination in the groundwater on your property are above the state groundwater enforcement standards found in ch. NR 140, Wis. Adm. Code.

Soil Contamination:

Soil contamination remains at:

SB-11

The remaining contaminants include :

trichloroethene (TCE)

at levels which exceed the soil standards found in ch. NR 720, Wis. Adm. Code. The following steps have been taken to address any exposure to the remaining soil contamination.

The potential soil impacts at the site are confirmed to be deeper than 4 feet below ground surface (bgs), and as such are not considered a direct contact risk. No further actions are necessary to address the residual soil impacts.

If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If you or any other person plan to conduct utility or building construction for which dewatering will be necessary, you or that person must contact the DNR's Water Quality Program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>.

Continuing Obligations on the Right-of-Way (ROW) : As part of the response actions, I am proposing that the following continuing obligations be used at the affected ROW. If my closure request is approved, you will be responsible for the following continuing obligations:

cc: AHy
N. Sparacio
D Koski

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Residual Soil Contamination:

If soil is excavated from the areas with residual contamination, the right-of-way holder at the time of excavation will be responsible for the following:

- determine if contamination is present,
- determine whether the material would be considered solid or hazardous waste,
- ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. Contaminated soil may be managed in-place, in accordance with s. NR 718, Wis. Adm. Code, with prior Department approval.

The right-of-way holder needs 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 during excavation activities to prevent a health threat to humans from ingestion, inhalation or dermal contact.

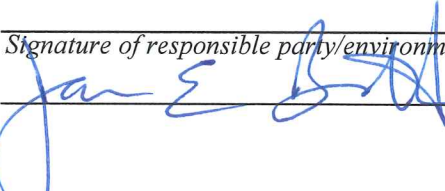
Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when 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.

GIS Registry and Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at <http://dnr.wi.gov/topic/Brownfields/clean.html>. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

If you have any questions regarding this notification, I can be reached at: (262) 522-3520
jbartley@readyearth.net

<i>Signature of responsible party/environmental consultant for the responsible party</i>	<i>Date Signed</i>
 JASON E BARTLEY - ReadyEarth	8-22-16

Attachments

Contact Information

Legal Description for each Parcel:

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C. I. Page

The affected property is:

- the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- a deeded property affected by contamination from the source property
- a right-of-way (ROW)
- a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name Artist Lofts LLC

Contact Person Last Name Lemke	First Bob	MI	Phone Number (include area code) (414) 777-0428	
Address 7611 Harwood Avenue		City Wauwatosa	State WI	ZIP Code 53213
E-mail lemke@msoe.edu				

Name of Party Receiving Notification:

Business Name, if applicable:

Title Ms.	Last Name Hudon	First Jennifer	MI	Phone Number (include area code) (920) 686-6950	
Address 900 Quay Street		City Manitowoc	State WI	ZIP Code 54220	

Site Name and Source Property Information:

Site (Activity) Name Former Mirro #3

Address 2402 Franklin Street		City Manitowoc	State WI	ZIP Code 54220
DNR ID # (BRRTS#) 02-36-563442		(DATCP) ID #		

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: ReadyEarth Consulting, Inc.

Contact Person Last Name Bartley	First Jason	MI E	Phone Number (include area code) (262) 522-3520	
Address P.O. Box 365		City Pewaukee	State WI	ZIP Code 53072
E-mail jbartley@readyearth.net				

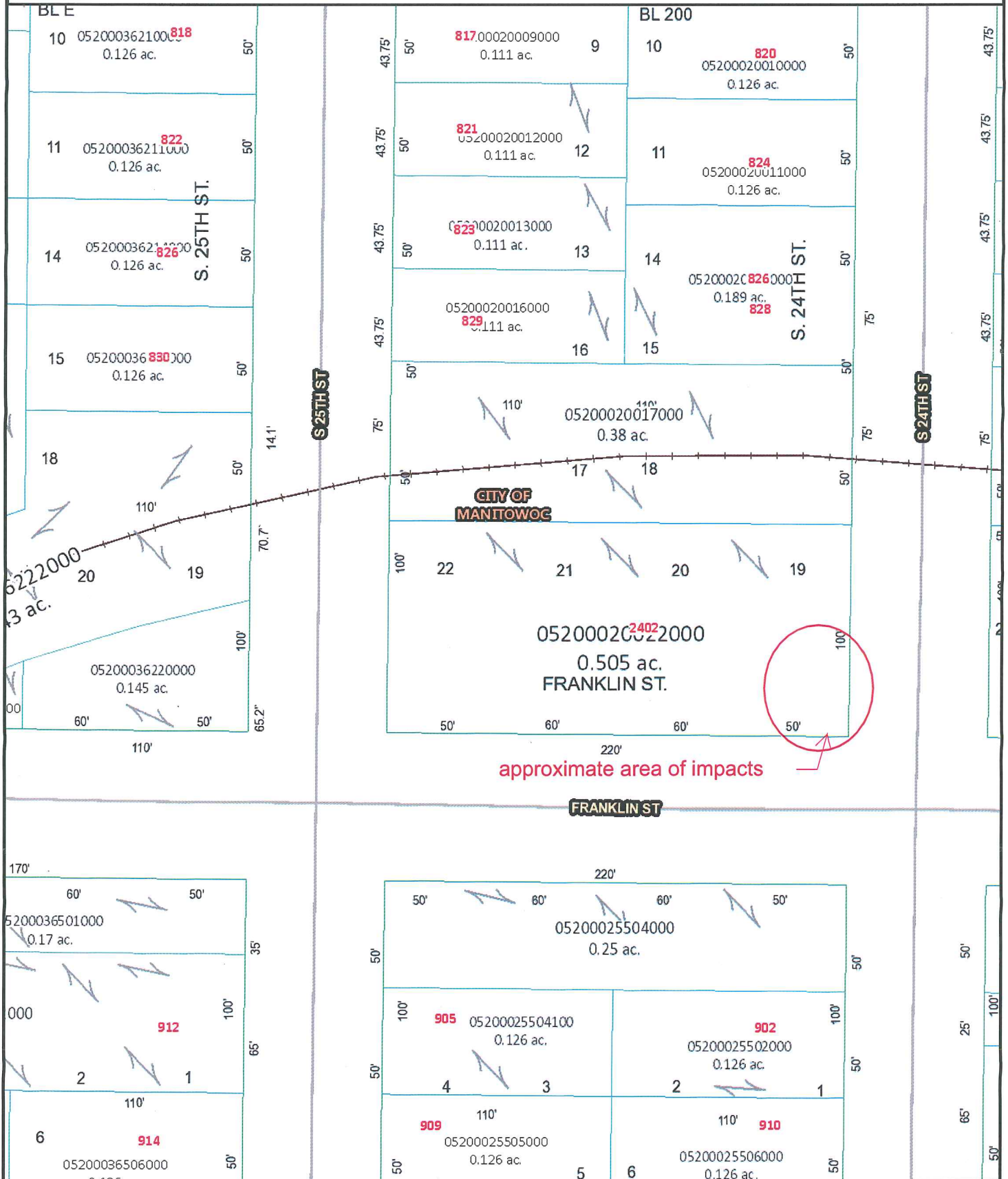
Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR) Office: Green Bay

Address 2984 Shawano Ave		City Green Bay	State WI	ZIP Code 54313
Contact Person Last Name Beggs	First Tauren	MI	Phone Number (include area code) (920) 662-5178	
E-mail (Firstname.Lastname@wisconsin.gov) Tauren.Beggs@wisconsin.gov				

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Author:
Date Printed: 8/22/2016



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