

## Hanson, David L - DNR

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**From:** Hanson, David L - DNR  
**Sent:** Tuesday, November 3, 2020 11:26 AM  
**To:** Sean Cranley  
**Cc:** Wentland, Thomas A - DNR  
**Subject:** RE: Mankowski Property/Bain Elementary School 02-30-522702

Hi Sean,

On October 30, 2020, the Wisconsin Department of Natural Resources (DNR) received an email from you titled 'Mankowski Property/Bain Elementary School 02-30-522702' post-closure modification (PCM) request for the Bain Elementary School of Language and Arts property located at 2600 50<sup>th</sup> Street in Kenosha, Wisconsin. The request is in compliance with the requirements of the DNR's Certificate of Completion, dated August 3, 2011, which apply to this property.

The PCM request describes the disturbance of a small portion of the existing barrier cap to install an exterior metal staircase at the property. The one-foot thick clean soil cap will be disturbed to advance four 6-foot deep soil augers to install concrete support piers for the staircase. The soil generated will be sampled and then disposed at a licensed landfill.

This email 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.

Upon completion of the activities proposed in this request, please submit final documentation of the PCM which should include a summary of completed actions, any soil disposal documentation and photographs of the concrete support piers and staircase.

If you have any further questions regarding this project or anything outlined in this email, please contact me at (414) 639-4156 or at [david.hanson@wisconsin.gov](mailto:david.hanson@wisconsin.gov).

Sincerely,

David

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**David L. Hanson**

Redevelopment Specialist – Remediation and Redevelopment Program

Wisconsin Department of Natural Resources

Southeast Region, Milwaukee Service Center

2300 N. Dr. Martin Luther King Jr. Dr.

Milwaukee, WI 53212

Phone: (414) 639-4156

Fax: (414) 263-8550

[david.hanson@wisconsin.gov](mailto:david.hanson@wisconsin.gov)



[dnr.wi.gov](http://dnr.wi.gov)



**From:** Sean Cranley <mwenvirocon@gmail.com>  
**Sent:** Friday, October 30, 2020 3:50 PM  
**To:** Hanson, David L - DNR <David.Hanson@wisconsin.gov>  
**Cc:** Wentland, Thomas A - DNR <Thomas.Wentland@wisconsin.gov>  
**Subject:** Re: Mankowski Property/Bain Elementary School 02-30-522702

Oops sorry about that. Here you go David.

Thanks,

Sean Cranley, P.G.  
[Midwest Environmental Consulting](#)  
N6395 E. Paradise Rd.  
Burlington, WI 53105  
(262) 237-4351



On Fri, Oct 30, 2020 at 3:33 PM Hanson, David L - DNR <[David.Hanson@wisconsin.gov](mailto:David.Hanson@wisconsin.gov)> wrote:

Hi Sean,

It doesn't look like we received the Design and Budget Report. Would you please send that?

Thanks,

David

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**David L. Hanson**  
Phone: (414) 639-4156  
[david.hanson@wisconsin.gov](mailto:david.hanson@wisconsin.gov)

**From:** Sean Cranley <[mwenvirocon@gmail.com](mailto:mwenvirocon@gmail.com)>  
**Sent:** Friday, October 30, 2020 11:55 AM  
**To:** Hanson, David L - DNR <[David.Hanson@wisconsin.gov](mailto:David.Hanson@wisconsin.gov)>; Wentland, Thomas A - DNR <[Thomas.Wentland@wisconsin.gov](mailto:Thomas.Wentland@wisconsin.gov)>  
**Subject:** Mankowski Property/Bain Elementary School 02-30-522702

Hello David and Thomas,

Paul Grittner suggested I contact you both regarding the proposed installation of a stairway at this site. This VLPE site received a Certificate of Completion in 2005 and was developed as an elementary school after receiving a Development at a Historic Fill Site Exemption. See pages 5 and 18 of the attached Closure Packet.

Due to covid 19, students are being released from exits at the school to assist in dispersal. Students are exiting the property through a gate in eastern fence adjacent to 26th Avenue and opposite 46th Street. During construction, clean fill materials were brought into this location to establish the site grade and proper drainage and as a consequence, there is a significant grass covered slope down to the sidewalk, see attached site maps from the Remedial Implementation Report.

With wear being caused by foot traffic and winter coming this area will become muddy and slippery. Therefore, Kenosha Unified School District would like to install a metal staircase with two concrete landings at this location, see attached Design and Budget Report.

Four 6-foot deep soil augers will need to be advanced to install concrete support piers, which will penetrate into soil beneath the clean fill that exhibits arsenic and lead contamination exceeding RCLs, see Figure 6. Therefore, the soil generated will require sampling and landfill disposal.

Due to the limited nature of the project and the limited timeframe to complete the project before winter weather, I would like to know if a Post Closure Modification Request and a new Development at a Historic Fill Site Exemption Request are necessary. The Site Cap Maintenance Plan is provided on page 16 of the attached Closure Packet.

I would appreciate your feedback. Please let me know if you have any questions.

Thank you,

Sean Cranley, P.G.

[Midwest Environmental Consulting](#)

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