



December 14, 2016

Sister Katherine Chuston
School Sisters of St. Francis
1545 S. Layton Boulevard
Milwaukee, WI 53215

Sister Janet Neureuther
Telos, Inc. & School Sisters of St. Francis
2735 West Greenfield Avenue #305
Milwaukee, WI 53215

Subject: Review of Supplementary Site Investigation Results
Clare Central Apartments, 1003 and 1033 Atkinson Ave, Milwaukee, WI
FID# 341148720, BRRTS# 02-41-549867 & 06-41-560680

Dear Sister Chuston and Sister Neureuther:

On November 30, 2016, the Wisconsin Department of Natural Resources' (DNR) Southeast Region VP/LE Committee reviewed the recent data that was submitted by Terracon Consultants, Inc. (Terracon) for the site described above. Terracon collected soil, groundwater and ambient air samples in June, August and September of 2016. The Site Investigation Report was not prepared, because Terracon wanted to know if the DNR was going to require additional site investigative work.

After reviewing the additional data, the DNR is requiring the following work:

- It appears that the extent of soil contamination is not defined to the north/northeast beyond soil borings P-33, P-34, P-35, PP-39 and P-40. Prepare a brief plan to define the extent of soil impacts in that area.
- The newly acquired soil data (samples apparently collected below water table) indicate that there could be a component of groundwater flow to the north/northeast. Sample all monitoring wells except for MW-4 for volatile organic compounds (VOCs). Measure groundwater elevations in all wells and prepare a ground water flow map.
- The DNR consulted with the Wisconsin Department of Health Services (DHS) regarding the ambient air sampling results in the Clare Central Apartment buildings. Because there was a detection of trichloroethylene (2.0 ug/m^3) just below the indoor air vapor action level (2.1 ug/m^3) in one of the samples collected in the 1003 W. Atkinson Avenue building, the DNR is requesting that you have your consultant collect another round of ambient air samples from the 1003 building. The DNR is also asking for another round of ambient air samples in the 1033 building to ensure that two samples per floor are collected in each building as required in the DNR's May 16, 2016 letter.
- In the DNR's March 2, 2016 letter, it was requested that the sub-slab depressurization systems (SSDSs) in the two Clare Central Apartment buildings and in the residence at 3618 N. 11th

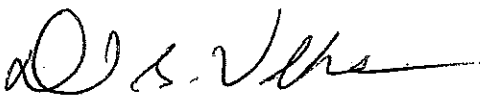
Street be inspected on a regular basis and that the inspection results be documented. At that time, the DNR should have specified that maintenance plans should be prepared for the SSDSs. Therefore, prepare a maintenance plan for each SSDS. DNR guidance RR-981 titled *Maintenance Plans for Vapor Mitigation Systems* provides a description of what should be included in the maintenance plans. Please also verify that sump crocks in the building have been sealed.

When preparing the Site Investigation Report, please include the following items:

- As requested in the DNR's March 2, 2016 letter, clarify whether the storm sewer in the east/west alley immediately south of 1033 W. Atkinson Avenue exits further east of the catch basin noted on the maps. Also determine if there is a storm sewer in the north/south alley between the residences and the 1003 W. Atkinson Avenue apartment building
- As part of the evaluation to determine if utilities have served as migration pathways, check records to find the location of utilities that were present at the time the former manufacturing facility existed. These utilities may have acted as contamination migration pathways at the time the contaminants were released at the site.
- Prepare soil isoconcentration maps for different depths as requested in the DNR's March 2, 2016 letter.
- Verify the location of the property boundaries. Reportedly in the past along the alley, there was a narrow strip adjacent to the property that was owned by the City of Milwaukee. Also, is the alley still maintained by the DPW or has that been ceded to the adjacent property owners?
- Document the request(s) for access to the 3618 N. 11th Street property. Also verify whether the property is still occupied.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter or the case, please contact me at the letterhead address, by calling (262) 574-2166, or by e-mail at david.volkert@wisconsin.gov.

Sincerely,



David G. Volkert, P.G.
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Margaret Kidder - St. Clare Management, Inc.
Don Gallo - Whyte Hirschboeck Dudek S.C.
Tim Welch - Terracon
SER File