

October 8, 2019

Bishop's Creek Community Development Corporation
Attn: Mr. Daren Daniels
3500 Mother Daniels Way
Milwaukee, WI 53209

Subject: Site Investigation Work Plan Approval for North Lot #3. Building #1 Oil Spill and Building #3 South Footing, 4759 North 32nd Street, Milwaukee, WI

FID: 341055770
BRRTS No: 02-41-306192, 02-41-553373, 03-41-556393

Dear Mr. Daniels:

The Wisconsin Department of Natural Resources (DNR) received a Site Investigation Work Plan – Addendum dated September 9, 2019 from Giles Engineering (Giles) for the site described above. This addendum submittal is a supplemental document to the Site Investigation Work Plan from Giles dated September 13, 2017 and the DNR's comments in our letter dated October 1, 2018.

The DNR approves the Site Investigation Work Plan and its Addendum, as submitted, for work at the locations indicated on the attached Figure 2 Site Plan map. The site investigation includes;

- Building #1 – Student Dormitory Fuel Oil Spill: soil and groundwater sampling, vapor intrusion assessment
- Building #3 – South Footing Line CVOCs Area; soil and groundwater sampling, vapor intrusion assessment
- Northern Lot #3 – Buildings Nos. 7 and 8; soil and groundwater sampling

Groundwater Monitoring Well Variance

Giles requested 1-inch diameter groundwater monitoring wells with prepacked screens be installed instead of compliant Wis. Admin. Code ch. NR 141, well-construction standards. These groundwater monitoring wells will be constructed with flush-grade metal bolt-down covers to preserve long-term integrity to allow for additional groundwater sampling. The DNR approves the use of 1-inch diameter prepacked screens for this phase of the site investigation per Wis. Admin. Code § NR 141.31(1).

Onsite Buildings 7 and 8 Discussion

Giles will install one (1) soil boring in each of Buildings 7 and 8. The locations of the soil boring depends on an assessment of floor staining, floor drains, and fractured concrete floor. Giles will then convert the borings into groundwater monitoring wells per approved variance referenced above. Although the DNR approves the soil boring and installation of the variance groundwater monitoring wells inside the two buildings, the DNR does **not** concur with the limited sampling underneath Buildings 7 and 8.

The overall building size is roughly 200 by 160 feet, or 32,000 square feet, and the two buildings have not been inspected for Recognized Environment Conditions (RECs) since the purchase of the property by Bishop's Creek Community Development Corporation (BCCDC). The majority of previous site investigation activities generally occurred in Lots 1 and 2 in the southern portion of the site. The past walkthroughs by the DNR and USEPA occurred prior to two fire events at the site. Other onsite buildings contained drums with unknown contents, asbestos containing materials (ACM) in the main boiler room including ACM covered piping, a concrete enclosed fuel oil storage tank, a former vehicle dismantling business, and various cottage businesses the former owner had rented out space for on the site. The current conditions of Buildings 7 and 8 are unknown to DNR.

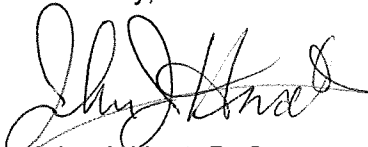
The September 9, 2019 work plan addendum for the two buildings will assess the locations of the two (2) soil boring and groundwater monitoring wells prior to installation. This is an opportunity for Giles to provide an evaluation of basement conditions and the overall building conditions of both buildings looking for RECs and include these findings in their report submittal. The DNR recommends that this evaluation should be completed at the time of the installation of the soil borings/groundwater monitoring wells.

Additional Requirements

Additional site investigation may be required depending on the results of this site investigation work plan.

If you have any questions or comments, please feel free to contact me at the above address, at (414) 263-8644, or email me at john.hnat@wisconsin.gov. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Environmental Program Assistant Jennifer Dorman (414-263-8683) at the above address.

Sincerely,



John J. Hnat, P. G.
Project Manager/Hydrogeologist
Southeast Region
Remediation and Redevelopment Program

Attachment: Site Plan Figure 2, Bishop's Creek Community Development Corporation, revised April 29, 2019, by Giles Engineering

C: William Nelson – Legal Services, GEF2 DNR Central Office, email
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