State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-3128

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

May 10, 2018

Dr. Blake Wentz
Milwaukee School of Engineering
1025 N. Broadway
Milwaukee, WI 53202

Subject: Site Investigation Report and Remedial Action Plan Approval
MSOE Diercks Computational Science Hall Development
1025 N. Milwaukee St., Milwaukee, WI
DNR BRRTS #02-41-581016 FID #241343410

Dear Mr. Wentz:

On March 28, 2018, the Wisconsin Department of Natural Resources (DNR) received the Site Investigation Report and Remedial Action Plan (SIR/RAP) dated March 26, 2018 for the above-referenced site. The Sigma Group (Sigma) submitted the SI/RAP and the $1,050 review fee on behalf of the Milwaukee School of Engineering (MSOE).

Site Investigation
Sigma completed environmental site assessment activities at the MSOE site in preparation for the construction of the Diercks Computational Science Hall, a four-story, 68,000 square foot building. Investigation of soil at the site has identified low level polynuclear aromatic hydrocarbons and select metals reported at concentrations that exceed protection of groundwater and/or non-industrial direct contact residual contaminant levels (RCLs). No volatile organic compounds were detected above laboratory method detection limits in any of the 109 samples analyzed. Soil impacts are fairly widespread across the central portion of the site and are thought to be the result of reworked soil placed at the site or leaching from the asphalt parking lot. Investigation of groundwater indicates minimal impacts.

Based on the information provided in the SI/RAP, the DNR has determined that the site investigation activities completed at the site comply with the requirements of Wis. Adm. Code ch. NR 716.

Remedial Action Plan
The proposed redevelopment will require the excavation of approximately 27,000 cubic yards of soil from the site to accommodate underground parking, building foundations and other site improvements. The majority of, if not all, impacted soil above RCLs will be removed during construction. Excavated soil is proposed to be managed off-site with DNR approval under Wis. Adm. Code § NR 718.12. An additional round of groundwater monitoring is proposed prior to commencement of the redevelopment to confirm groundwater conditions.

In the SI/RAP, Sigma proposes that the redevelopment plan serves as the remedial action plan to address impacted soil at the site as it will reduce the mass of contamination, protect humans from direct contact exposure to soil and improve groundwater quality at the site. Asphalt or concrete pavements and clean soil covers, installed as part of the the redevelopment, will provide protection against direct contact with any post-excavation soil that presents a direct contact risk. The need for maintenance of these barriers as continuing obligations will be determined after completion of the building excavation, and if necessary, at case closure, the site would be listed in the DNR's database for properties with residual contamination.

Based on the remedial/redevelopment actions described in the SI/RAP, the DNR approves the remedial action plan proposed for this site.

The DNR has also received requests, submitted on behalf of MSOE, for approval of off-site management of contaminated soil under Wis. Adm. Code § NR 718.12. The DNR responses will be provided in separate correspondence in the near future.

The DNR appreciates the efforts MSOE is taking to restore the environment at this site. Please contact me at (414) 263-8533 or nancy.ryan@wisconsin.gov if you have any questions or concerns regarding this letter.

Sincerely,

Nancy D. Ryan, Hydrogeologist
Remediation and Redevelopment Program

Cc: Adam Roder, Sigma