



November 3, 2021

Mr. Andrew Stith
Crito Rey Milwaukee MNTC SP
1818 W. National Avenue
Milwaukee, WI 53204
Electronic mail only to astith@crestoremilwaukee.org

Subject: Review of No Further Action Request
Crito Rey Jesuit High School-Historic Fill, 1818 W. National Ave., Milwaukee, WI
BRRTS #02-41-583465, FID #241878450

Dear Mr. Stith:

The Wisconsin Department of Natural Resources (DNR) reviewed the request for No Further Action determination in documents dated May 13, August 4, and September 17, 2021, prepared by your environmental consultant, Kapur, Inc. (Kapur). The DNR reviews environmental remediation cases for compliance with state and federal laws to maintain consistency in the closure of these cases. Based on the information provided, the DNR cannot recommend a No Further Action status for this site, because additional requirements must be met. Note that this site has been renamed in the DNR's database as "Crito Rey Jesuit High School-Historic Fill" to reflect the current property use and source of identified contamination.

Background

Contamination was reported during pre-construction sampling conducted on this approximately 7.5-acre property in September and December 2018. Elevated polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), and RCRA metals were detected in the southwest area of the property at boring B-21 at concentrations that exceed residual contaminant levels (RCLs) for the groundwater pathway and direct contact. Kapur stated that the source of contamination in this area was likely from an historic surface release associated with previous onsite operations, or potential filling activities stemming from the former onsite structures being razed. The shallow fill at this boring contained cinders and foundry material. Kapur indicated that fill material was not present in all soil borings, nor was it observed at all areas disturbed during construction activities. Soil in the B-21 area was excavated and landfilled prior to construction, but no confirmation soil sampling occurred after excavation; therefore, the extent of contaminated soil at the site is currently unknown.

Additional Requirements Need to Be Met

A No Further Action status cannot be approved for the Property, because a soil investigation is needed to define the degree and extent of the soil contamination per Wis. Admin. Code § NR 716.11(3)(a). Kapur stated that the discharge applies only to a small area around boring B-21; however, no sampling was conducted to define the degree and extent of contamination. In addition, it must be determined whether residual contamination exists in the zero to four feet direct contact zone that would pose a human exposure risk.

Historical aerial photos included in the September 17, 2021 submittal show many buildings that were removed from this property over time. It is not known whether former foundations could have been filled with material similar to that encountered at B-21. The investigation conducted to-date included borings that were placed over 100 feet from each other and large areas with no sampling. Therefore, although Kapur indicated that “general fill material is likely present throughout the entire property,” it is not known whether contamination is present in areas not investigated. Kapur indicated that fill material was not present in all soil borings, nor was it observed at all areas disturbed during construction activities.

Consideration related to the wide-ranging soil disturbance and redevelopment activities for construction of the new school should be incorporated within an evaluation of the presence of historic fill, which is the identified source of contamination. The historic fill material requires further investigation to delineate the degree and extent of contamination. As stated in the DNR’s June 23, 2021 email, generally, if contaminated fill material is the source of contamination, PAHs, and metals at this site, then either contamination must be inferred wherever fill material is present or on the entire property, as documented in soil boring logs. Additional discussion about the depths to fill material after redevelopment activities is needed to determine whether the current barriers in place are protective for human health and the environment.

PAH contamination was identified at concentrations above their groundwater pathway RCLs. During Kapur’s environmental investigation to-date and construction activities, groundwater was not encountered. Provide a groundwater evaluation and whether the extent of soil contamination intersects the water table.

Schedule

Within 60 days of the date of this letter, submit a Site Investigation Work Plan (SIWP) that describes the scope and additional investigation. The SIWP must comply with Wis Admin. Code § NR 716.09. An evaluation of emerging contaminants should be included in your site investigation.

Until requirements are met, your site will remain “open”, and you are required to submit semi-annual progress reports, per Wis. Admin. Code § NR 700.11.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this No Further Action determination, contact the DNR project manager, Linda Michalets at 414-435-8010, or by email at linda.michalets@wisconsin.gov.

Sincerely,

A handwritten signature in blue ink that reads "Michele R. Norman".

Michele R. Norman
Southeast Region Team Supervisor
Remediation and Redevelopment Program

cc: Travis Peterson, Kapur, Inc. (tpeterson@kapurinc.com)