



April 12, 2022

Cecelia Annex LLC  
Attn: Rick Wiegand  
624 North 24<sup>th</sup> Street  
Milwaukee, WI 53233

SUBJECT: Site Investigation Work Plan Approved  
817-831 North 27<sup>th</sup> Street and 2734 West Wells Street, Milwaukee, WI  
DNR BRRTS Activity #: 02-41-589189  
FID #: 341347600

Dear Mr. Weigand:

On March 31, 2022, the Wisconsin Department of Natural Resources (DNR) reviewed your request for approval of the *Site Investigation Work Plan* (Report) for the above-mentioned site prepared by your consultant, The Sigma Group, Inc. (Sigma). The submittal was reviewed for regulatory compliance, as this site is subject to regulation under Wis. Stat. ch. 292. The Report was reviewed for compliance with Wis. Admin. Code ch. NR 716.09, and the proposed variant monitoring well request portion was reviewed for compliance with Wis. Admin. Code ch. NR 141. The DNR has determined that the work plan and NR 141-variance request is approved, however, comments requesting information to be included in the future Site Investigation Report have been provided in this letter. The DNR received the applicable fee for providing a review and response, in accordance with Wis. Admin. Code § NR 749.04 (1). The DNR's comments related to the SIWP and future documentation requirements are presented below.

### **Background**

The almost 28,000 square feet building on site was constructed in the 1920s and had two floor drains installed on the ground floor in the 1940s. The building has been used for various commercial purposes, most notably and relevant to this case as an auto repair shop in the mid-20<sup>th</sup> century. The Site Investigation Workplan recommends soil, groundwater, and vapor sampling to be completed due to the nature of the volatile organic compounds (VOCs), polyaromatic hydrocarbons (PAHs), and RCRA metals present in soil, groundwater, and vapor samples.

### **DNR Comments**

The DNR concurs that the actions outlined in the work plan should be completed, incorporating the following considerations and modifications:

- With the soil conditions beneath the building known so far, we recommend that an additional soil boring with sampling take place northwest of former boring SB-12 to define the extent of contamination in this area.
- To provide better triangulation amongst the proposed monitoring wells, we recommend shifting the location of the most northern proposed boring and monitoring well to the east.

### **Emerging Contaminants**

- The DNR requires that an *Emerging Contaminants Evaluation* be completed and submitted in the Site Investigation Report. Provide a more detailed description of the historic uses of the property and the types of chemicals used and where they have been stored on the property.

### **Reporting and Documentation**

The comprehensive Site Investigation Report (SIR) can address the contamination across the property. It appears from the current data that there are two separate releases on the property: the fill and the drains in the former auto repair area. If this is confirmed in the SIR, an additional BRRTS case will be opened and a closure report addressing each release will be required.

### **Conclusion**

If you have any questions regarding the information in this letter or would like to schedule a meeting to discuss this case, please contact the DNR project manager, Hera Hulsey at (262) 612-9127 or at [hera.hulsey@wisconsin.gov](mailto:hera.hulsey@wisconsin.gov).

The DNR appreciates your efforts to restore the environment at this site.

Sincerely,



Hera Hulsey  
Hydrogeologist  
Remediation and Redevelopment  
Southeast Region

cc: Stephen Meer, P.E. (Sigma), [smeer@thesigmagroup.com](mailto:smeer@thesigmagroup.com) (e-mail)