

## Pfeiffer, Jane K - DNR

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**From:** Pfeiffer, Jane K - DNR  
**Sent:** Friday, April 5, 2024 3:19 PM  
**To:** Richard Mazurkiewicz  
**Cc:** smills@bearrealty.com  
**Subject:** FS Apartments LLC, BRRTS #02-41-594228

Hi Ric – Thank you for speaking with me today regarding the subject site. On 03/13/24, the DNR was notified of a hazardous substance discharge related to historical site operations that was discovered during building demolition at the subject site located at 147 E Becher St, Milwaukee. Based on recent documentation presented to the DNR, the DNR understands that two additional hazardous substance discharges related to historical site operations have been identified since the original 03/13/24 notification. Three total hazardous substance discharges related to historical site operations have been identified at the subject site to-date.

As we discussed during our phone call, the DNR requests that emails be generated for the two hazardous substance discharges that were not included in the original 03/13/24 notification. Please provide these notification emails by 04/12/24. Looking ahead, the DNR should be immediately notified via email if any additional hazardous substance discharges discovered during site redevelopment. The DNR will review each of these email notifications to determine whether a new environmental contamination case should be created, in addition to the subject site and the Beta Becher Acquisition Co LLC Historic Fill site (BRRTS #02-41-589088). These email notifications should include the following details on the identified hazardous substance discharge:

- Date of discovery
- Location of impacts (with a site figure specifying the location, if possible)
- Type of discharge
- Hazardous substance(s)
- Environmental impacts (including any visual/olfactory observations)
- Any lab data and/or other applicable documentation (photo documentation recommended)
- Planned general next steps in Wis. Admin. Code NR 700 process (e.g., submittal of a site investigation work plan, etc.)

The site investigation and remediation requirements outlined in the Wis. Admin. Code NR 700 process must be implemented alongside the ongoing redevelopment work. Site investigation is currently incomplete for the subject site, and is an iterative process. The results of the additional investigation should be evaluated to determine if additional investigation is needed to fully define the degree and extent of contamination in all affected media. Contamination remediation is often more economically and technically feasible prior to and/or alongside site redevelopment.

The DNR understands that a site investigation work plan is being generated to investigate the three hazardous substance discharges identified to-date. The DNR recommends that this work plan be submitted with a technical assistance fee for DNR review and written response.

The DNR recommends that you and your client continue to communicate with us early and often regarding the Wis. Admin. Code NR 700 process to promote site compliance as redevelopment continues. The DNR looks forward to continuing to work with you on this project, and appreciates the actions you are taking to restore the environment to the extent practicable. Do not hesitate to reach out should you have any questions.

Thank you, Jane

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**Jane Pfeiffer**

(she/her/hers)

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