



October 14, 2022

-sent by email-

Beaver Dam Mini Storage, LLC
c/o Mr. Michael Thurston
N3217 Hooker Road
Poynette, WI 53955

Subject: Approval of Materials Management Plan and Post-Closure Request
For Monarch Development Lots 3, 4, & 5
134 E. Mackie Street, Beaver Dam, Wisconsin
DNR BRRTS 07-14-555062 and 03-14-001263

Dear Mr. Thurston:

On August 9, 2022, SCS Engineers (SCS) submitted the "Materials Management Plan" (Plan) for the properties referenced above (the Site.) The Request was submitted on your behalf for management of soil and other materials (material) containing elevated concentrations of polycyclic aromatic hydrocarbons (PAHs) and metals during redevelopment of the Site, consistent with the continuing obligations placed on the properties during closure of the "Malleable Iron Range CO" cleanup case #03-14-001263. The Wisconsin Department of Natural Resources (DNR) received the technical assistance and database fee for providing review and response, in accordance with Wis. Admin. Code § NR 749.04 (1).

Per the Request: "The property is slated for redevelopment with three mini storage warehouse buildings. The building will be constructed with a thickened-edge slab-on-grade without frost walls." and "Limited excavation will be required for site grading, storm water pipe installation, and three small storm water detention basins."

The Plan is approved with one condition:

- Any material excavated from the proposed storm water detention basin must remain on the Site unless it is properly tested for PAHs and metals, and is properly disposed.

This approval is granted under Wis. Admin. Code § NR 718.12 and/or § NR 718.15 and applies only to the activities described within the Plan. Any contaminated material excavated or otherwise disturbed at the Site that is not covered under this or another approval, must be managed in compliance with the requirements of Wis. Admin. Code chs. NR 500 through NR 599. The management of contaminated material on a property that does not comply with these rules may be considered a hazardous substance discharge or environmental pollution and would be required to be addressed by the process outlined in Wis. Admin. Code chs. NR 700 to NR 799.

Continuing Obligations

The following continuing obligations will be needed after managing contaminated material at the Site:

- Notification of residual contamination, and appropriate management of contaminated material in the future.
- Placement and continued maintenance of a barrier to prevent direct contact with contaminated materials.

The continuing obligations will be placed on the Site after submittal and review of the documentation report and the barrier maintenance plan, described below. No additional fee is required for DNR review of these documents or for the placement of the continuing obligations.

Documentation

Within 60 days of completion of the redevelopment, you or your consultant must submit:

- A documentation report for the work described in the Plan, including any deviations from the Plan.
- A barrier maintenance plan, in general conformance with DNR guidance document RR-980.

Any hazardous substance discharge discovered during redevelopment activities must be reported to the DNR following the requirements of Wis. Admin. Code ch. NR 706.

Beaver Dam Mini Storage, LLC is responsible for obtaining any additional needed permits.

Feel free to contact me with questions.

Sincerely,

An electronic signature of Jeff Ackerman, consisting of a stylized cursive script in black ink. Below the signature, the words "electronic signature" are printed in a small, light blue font.

Jeff Ackerman, P.G.

Hydrogeologist

608-219-2302

jeffrey.ackerman@wisconsin.gov

cc: Eric Oelkers, SCS