

Lauridsen, Keld B - DNR

From: Lauridsen, Keld B - DNR
Sent: Wednesday, March 16, 2022 7:07 PM
To: Langdon, Robert
Subject: RE: Former Appleby's Auto Salvage, W2578 Holland Lima Rd, Oostburg BRRTS No. 03-60-305128

Rob,

Thanks for taking the time on March 11, 2022, to discuss the post-closure modification issues at the above site. DNR comments to your meeting notes are provided below in **red**.

Let me know if we need to discuss anything further.

Thanks,

-Keld

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Keld B. Lauridsen

Phone: (920) 510 8294

Keld.Lauridsen@wisconsin.gov

From: Langdon, Robert <RLangdon@scsengineers.com>
Sent: Monday, March 14, 2022 11:35 AM
To: Lauridsen, Keld B - DNR <Keld.Lauridsen@wisconsin.gov>
Cc: Chronert, Roxanne N - DNR <Roxanne.Chronert@wisconsin.gov>
Subject: RE: Former Appleby's Auto Salvage, W2578 Holland Lima Rd, Oostburg BRRTS No. 03-60-305128

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Hi Keld, thanks for the call last week. Here are my notes. Please let me know if I missed anything:

- SCS plans to develop a material management plan for management of petroleum-contaminated soil during redevelopment of the former Appleby's site. The owner plans to redevelop the site for use as a transfer station. **A materials management plan (MMP) is only needed if contaminated soil is planned to be reused on-site or off-site at a contaminated property. A MMP is not needed for moving contaminated soil to a landfill. As we discussed, reuse of VOC contaminated soil is generally not recommended.**
- Petroleum-contaminated soil will likely be generated during construction of a sedimentation basin, scale footing, and general grading within an area of soil contamination as shown on the attached figure. **It is assumed that a liner or clay barrier will be part of the sedimentation basin construction plans in order to limit contaminant leaching and provide for groundwater contaminant plume stability.**

- The owner would like to manage the contaminated soil on site and had indicated a desire to use it for screening berms on their adjoining property to the east as shown on attached figure. This property is outside the contaminated site boundaries. **Clean soil can be used as part of berm construction. The generator can make the waste determination and segregate non-impacted material during construction. Soil sampling completed prior to excavation activities could provide helpful information in order to potentially segregate any clean soil.**
- WDNR will not approve re-use of the soil on this adjoining property due to concerns about it causing groundwater impacts from the petroleum VOCs. Also, WDNR will not approve re-use of the soil within the existing contaminated site boundary outside the area of impacts due to the same concern. WDNR might allow re-use of this soil within the existing contaminated site boundary if it were placed within the limits of previously identified groundwater contamination. This area is not ideal for the redevelopment, so it appears the only other option is landfill disposal of any impacted soil if it were excavated.
- SCS planned to collect sub-slab samples within the existing building footprint to evaluate the potential for vapor intrusion since it appears that the proposed expansion of the building to the west would “screen in.” The approximate footprint of the existing building is shown with a red line on the attached figure.
- The sub-slab samples would be collected at the southwest corner of the existing building since this area is closest to residual soil and groundwater contamination and the proposed building expansion. **A brief work plan for the VI work is recommended to be prepared for DNR review.**
- WDNR will not allow use of the above-noted sub-slab sampling to assess whether or not the proposed western expansion of the building would require vapor assessment. WDNR would require additional sub-slab sampling to test this new portion of the building if it “screens in” for vapor assessment.
- Another option to assess if vapor mitigation were necessary would be to collect soil and groundwater samples near the proposed western building expansion to see if this portion of the building would “screen in.” If the sampling indicates expansion doesn’t screen in, then vapor assessment sampling or mitigation would not be necessary.
- A mitigation system could be installed preemptively, but WDNR would require post mitigation testing even if the owner committed to maintaining it indefinitely. **Preemptive installation of a vapor mitigation system is not considered acceptable to forego sub-slab vapor sampling. If a passive system is installed during building construction, it is recommended that vapor sampling ports be installed at the same time to draw air from below any vapor barrier. Sub-slab vapor sampling should then be completed to determine if an active vapor mitigation system is required.**
- A post-closure modification submittal will be required. **DNR post-closure modification (PCM) review fee of \$1,050 and database fee of \$350 will be required to be submitted with the PCM request.**

Rob

Robert Langdon
 Senior Project Manager
 SCS Engineers
 2830 Dairy Drive
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 608-212-3995 (C)
rlangdon@scsengineers.com

From: Langdon, Robert
Sent: Thursday, March 10, 2022 11:36 AM
To: Lauridsen, Keld B - DNR <Keld.Lauridsen@wisconsin.gov>
Cc: Chronert, Roxanne N - DNR <Roxanne.Chronert@wisconsin.gov>
Subject: RE: Former Appleby's Auto Salvage, W2578 Holland Lima Rd, Oostburg BRRS No. 03-60-305128

Hi Keld, we spoke a few months ago regarding the Former Appleby's site. I wanted to confirm a few things with you as our client is getting closer to moving forward with the redevelopment of the site for use as a transfer station. Would you be free for a brief call with me sometime today or Friday? I'm also available Monday (other than 1 to 2 PM) if that works better for you.

Rob

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From: Chronert, Roxanne N - DNR <Roxanne.Chronert@wisconsin.gov>
Sent: Tuesday, December 7, 2021 12:26 PM
To: Langdon, Robert <RLangdon@scsengineers.com>
Cc: Lauridsen, Keld B - DNR <Keld.Lauridsen@wisconsin.gov>
Subject: FW: Former Appleby's Auto Salvage, W2578 Holland Lima Rd, Oostburg BRRS No. 03-60-305128

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Rob – Keld is taking a look at this and will reach out to you.

Keld – I scanned a few things from the file from during the peer review and sent over to you for reference. If you need anything else out of file let me know, I will be in the office all day.

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Roxanne Nelezen Chronert
Phone: (920) 362-3981
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From: Langdon, Robert <RLangdon@scsengineers.com>
Sent: Tuesday, December 7, 2021 11:46 AM
To: Chronert, Roxanne N - DNR <Roxanne.Chronert@wisconsin.gov>
Subject: Former Appleby's Auto Salvage, W2578 Holland Lima Rd, Oostburg BRRS No. 03-60-305128

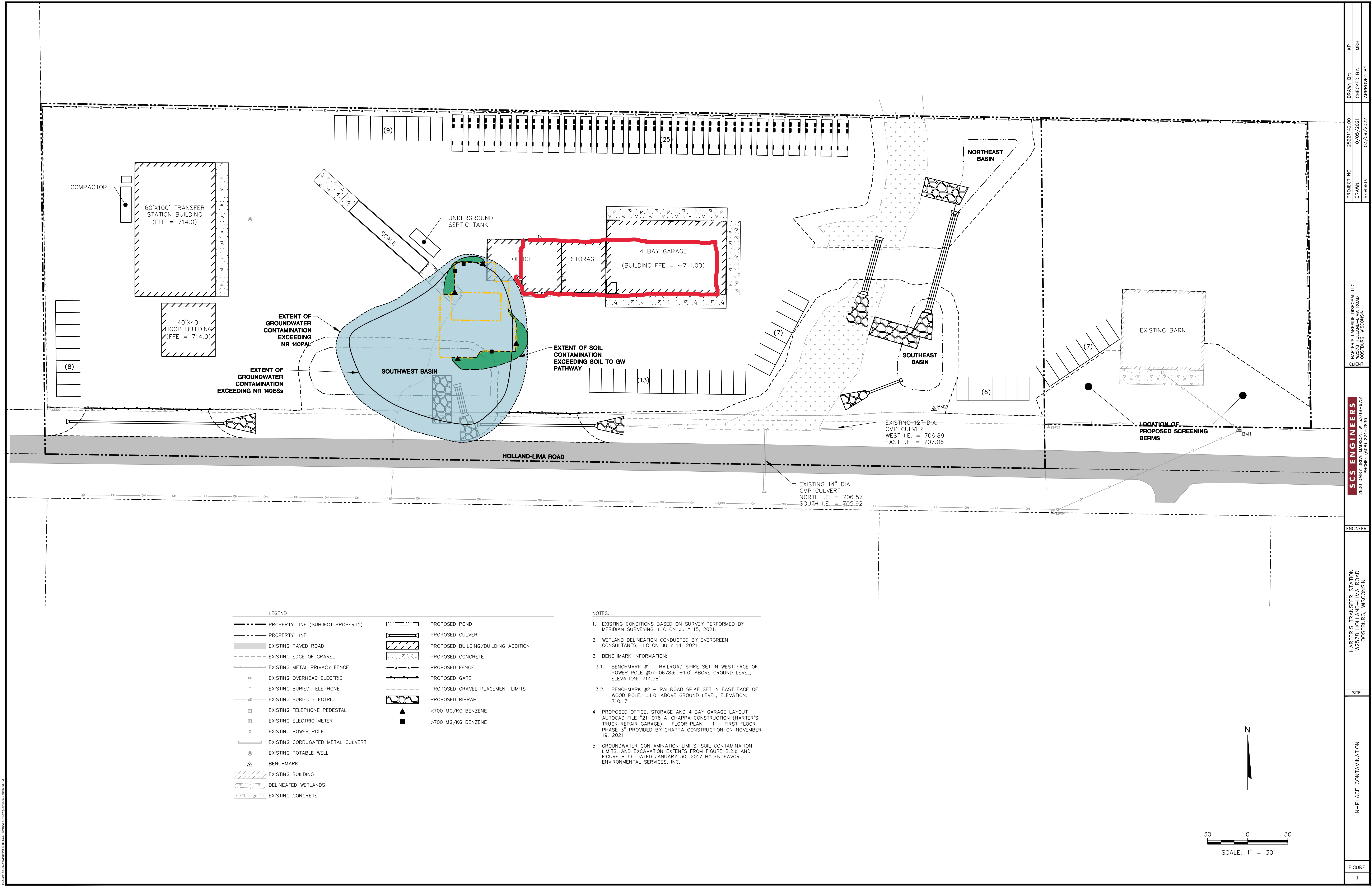
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Hi Roxanne, I hope all is well. Thanks for the call last week. Here's a proposed site plan and existing conditions map for the former Appleby's Auto Salvage site that we discussed. The site plan is draft but should give you a good idea of the proposed changes. It sounds like our client is wanting to proceed with installation of a septic tank and sewer line to the office soon, which will be near the area of contaminated soil.

Would you be free for a call with me sometime in the next day or so to discuss next steps and what we need to do for notification?

Thanks,
Rob

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LEGEND

--- PROPERTY LINE (SUBJECT PROPERTY)	▨ PROPOSED POND
--- PROPERTY LINE	▨ PROPOSED CULVERT
▨ EXISTING PAVED ROAD	▨ PROPOSED BUILDING/BUILDING ADDITION
--- EXISTING EDGE OF GRAVEL	▨ PROPOSED CONCRETE
--- EXISTING METAL PRIVACY FENCE	▨ PROPOSED FENCE
--- EXISTING OVERHEAD ELECTRIC	▨ PROPOSED GATE
--- EXISTING BURIED TELEPHONE	▨ PROPOSED GRAVEL PLACEMENT LIMITS
--- EXISTING BURIED ELECTRIC	▨ PROPOSED RIPRAP
▨ EXISTING TELEPHONE PEDESTAL	▲ <700 MG/KG BENZENE
▨ EXISTING ELECTRIC METER	■ >700 MG/KG BENZENE
▨ EXISTING POWER POLE	
▨ EXISTING CORRUGATED METAL CULVERT	
● EXISTING POTABLE WELL	
▲ BENCHMARK	
▨ EXISTING BUILDING	
▨ DELINEATED WETLANDS	
▨ EXISTING CONCRETE	

- NOTES:**
- EXISTING CONDITIONS BASED ON SURVEY PERFORMED BY MERIDIAN SURVEYING, LLC ON JULY 15, 2021.
 - WETLAND DELINEATION CONDUCTED BY EVERGREEN CONSULTANTS, LLC ON JULY 14, 2021.
 - BENCHMARK INFORMATION:
 - BENCHMARK #1 - RAILROAD SPIKE SET IN WEST FACE OF POWER POLE #07-06783; ±1.0' ABOVE GROUND LEVEL, ELEVATION: 714.58'
 - BENCHMARK #2 - RAILROAD SPIKE SET IN EAST FACE OF WOOD POLE; ±1.0' ABOVE GROUND LEVEL, ELEVATION: 710.17'
 - PROPOSED OFFICE, STORAGE AND 4 BAY GARAGE LAYOUT AUTOCAD FILE "21-076 A-CHAPPA CONSTRUCTION (HARTER'S TRUCK REPAIR GARAGE) - FLOOR PLAN - 1 - FIRST FLOOR - PHASE 3" PROVIDED BY CHAPPA CONSTRUCTION ON NOVEMBER 19, 2021.
 - GROUNDWATER CONTAMINATION LIMITS, SOIL CONTAMINATION LIMITS, AND EXCAVATION EXTENTS FROM FIGURE B.2.b AND FIGURE B.3.b DATED JANUARY 30, 2017 BY ENDEAVOR ENVIRONMENTAL SERVICES, INC.

