

From: Beggs, Tauren R - DNR
Sent: Wednesday, April 13, 2022 12:37 PM
To: 'Que El-Amin'
Cc: Matt Dahlem; 'sschenian@scheniantrucking.com'
Subject: Post-Closure Modification Request - Notice to Proceed Letter for WI DOT Eggers Industries West Plt, BRRTS # 02-36-521430
Attachments: 20220413_193_CO_Mod_NTP.pdf

Good afternoon Que,

Attached is the electronic version of the Post-Closure Modification Request - Notice to Proceed letter for the above referenced site. If you would like a paper copy, please let me know. As discussed, I have copied Steve Schenian since a portion of the parking lot proposed to be replaced is located on his property.

If you have any questions, please feel free to contact me.

Regards,

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

Tauren R. Beggs

Hydrogeologist & Northeast Region Land Recycling Expert
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
2984 Shawano Ave
Green Bay, WI 54313
Phone: (920) 510-3472

Tauren.Beggs@wisconsin.gov (preferred contact method during work at home)

dnr.wi.gov



April 13, 2022

West River Lofts, LLC
Attn: Que El-Amin
4201 N. 27th Street
Milwaukee, WI 53216
Via Electronic Mail Only to que@scott-crawford.com

SUBJECT: Post-Closure Modification Request – Notice to Proceed
WI DOT Eggers Industries West Plt, 1702 13th Street & 1621 14th Street, Two Rivers, WI
DNR BRRTS Activity #: 02-36-521430
FID #: 436010300

Dear Mr. El-Amin:

On March 15, 2022, the Department of Natural Resources (DNR) received a Post-Closure Modification (PCM) Request from Matt Dahlem of Fehr Graham Engineering & Environmental (Fehr Graham), on behalf of West River Lofts, LLC. The DNR reviewed the PCM Request on March 31, 2022. This letter acts as the Notice to Proceed with the PCM, which consists of the removal and replacement of a paved parking lot, a trash enclosure installation, light pole installation, and utility installation. Some soil disturbance and excavation is proposed and all soil will be properly disposed at a licensed Subtitle D Recycling and Disposal Facility under manifests. The paved parking lot that is proposed to be replaced acts as a cap over residual contamination for the closed WI DOT Eggers Industries West Plt case. Refer to the attached figure, Site Map, dated November 16, 2021, for the paved parking lot that is required to be maintained as a cap.

The work proposed in the PCM Request is part of a larger redevelopment proposal associated with a residential apartment complex at the site. For acquisition and redevelopment purposes, the parcel associated with the paved parking lot with an original address of 1702 13th Street has been split into two parcels, with addresses of 1702 13th Street and 1621 14th Street referred to as the West Property and East Property, respectively on the attached figure, Overall Site Plan, dated October 20, 2021. In February 2022, West River Lofts, LLC acquired the 1621 14th Street parcel (Parcel # 053-000-083-011-04) and the other parcel was retained by Bright Horizon Properties, LLC. Therefore, the paved parking lot, acting as a cap over residual contamination, that is planned to be replaced is currently located on two parcels, which are owned by two different parties. Refer to the attached figure, Site Map, dated November 16, 2021, that shows the footprint of the paved parking lot cap overlain by the current parcel boundaries. West River Lofts, LLC will need to notify and gain access from the owner of the 1702 13th Street parcel, Bright Horizon Properties, LLC, for the portion of the paved parking lot that will be replaced on that parcel.

A notification for hazardous substance discharge for new contamination detected during a Phase II environmental site assessment conducted on the 1621 14th Street parcel was submitted by Fehr Graham to the DNR on February 22, 2022. DNR then opened a new environmental case, Bright Horizon Properties LLC (Former), BRRTS # 02-36-589295. Additional site investigation and remediation/redevelopment will be conducted under this new environmental case. Once a redevelopment plan is submitted to the DNR for this case, it will provide additional information for the replacement of the paved parking lot and overall redevelopment of the 1621 14th Street parcel. Once the proposed redevelopment work is completed, a report documenting actions completed and a new cap

maintenance plan will need to be submitted to the DNR for final review and approval of the PCM actions completed. Property ownership at the time the work is completed and who plans to maintain the paved parking lot will determine if there will be one maintenance plan or separate maintenance plans for each owner.

The documentation outlined in this letter is included in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW). Find BOTW at dnr.wi.gov, search “BOTW.” An online map view of the site can also be found on the RR Sites Map (RRSM) at dnr.wi.gov, search “RRSM.”

Thank you for your efforts to protect Wisconsin’s environment. If you have any questions regarding this letter, please contact me at (920) 510-3472 or at Tauren.Beggs@wisconsin.gov.

Sincerely,



Tauren R. Beggs
Hydrogeologist
Remediation and Redevelopment Program

Attachment:

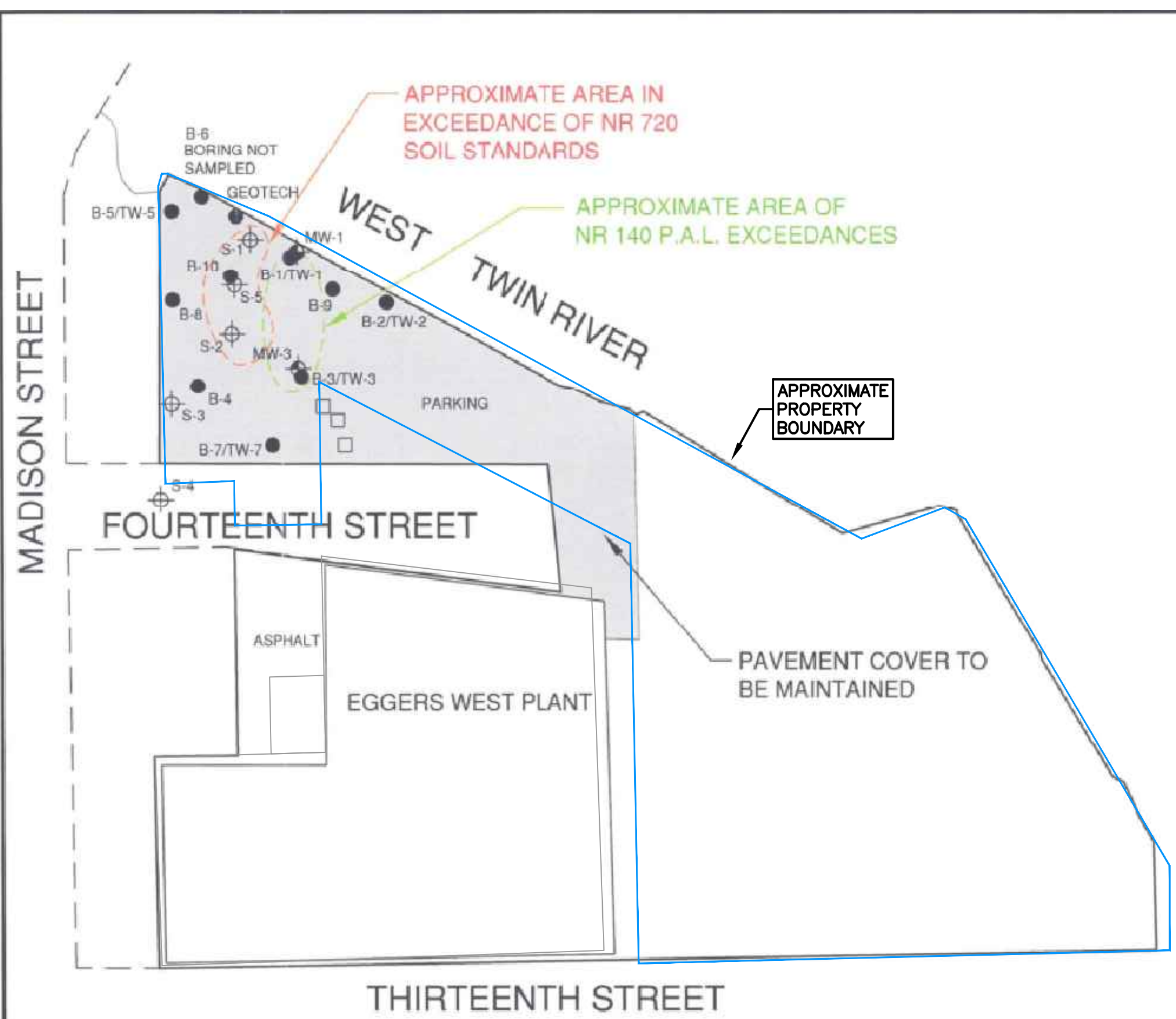
- Site Map, dated November 16, 2021
- Overall Site Plan, dated October 20, 2021

cc: Matt Dahlem, Fehr Graham (mdahlem@fehrgraham.com)
Steve Schenian, Bright Horizon Properties, LLC (sschenian@scheniantrucking.com)



LEGEND

- PHASE II SOIL SAMPLE BY STRAND
- MONITORING WELL LOCATION
- SITE INVESTIGATION SOIL SAMPLE/
TEMPORARY WELL
- REFUSAL



EGGERS INDUSTRIES, INC.
 1702 13TH STREET
 TWO RIVERS, WISCONSIN

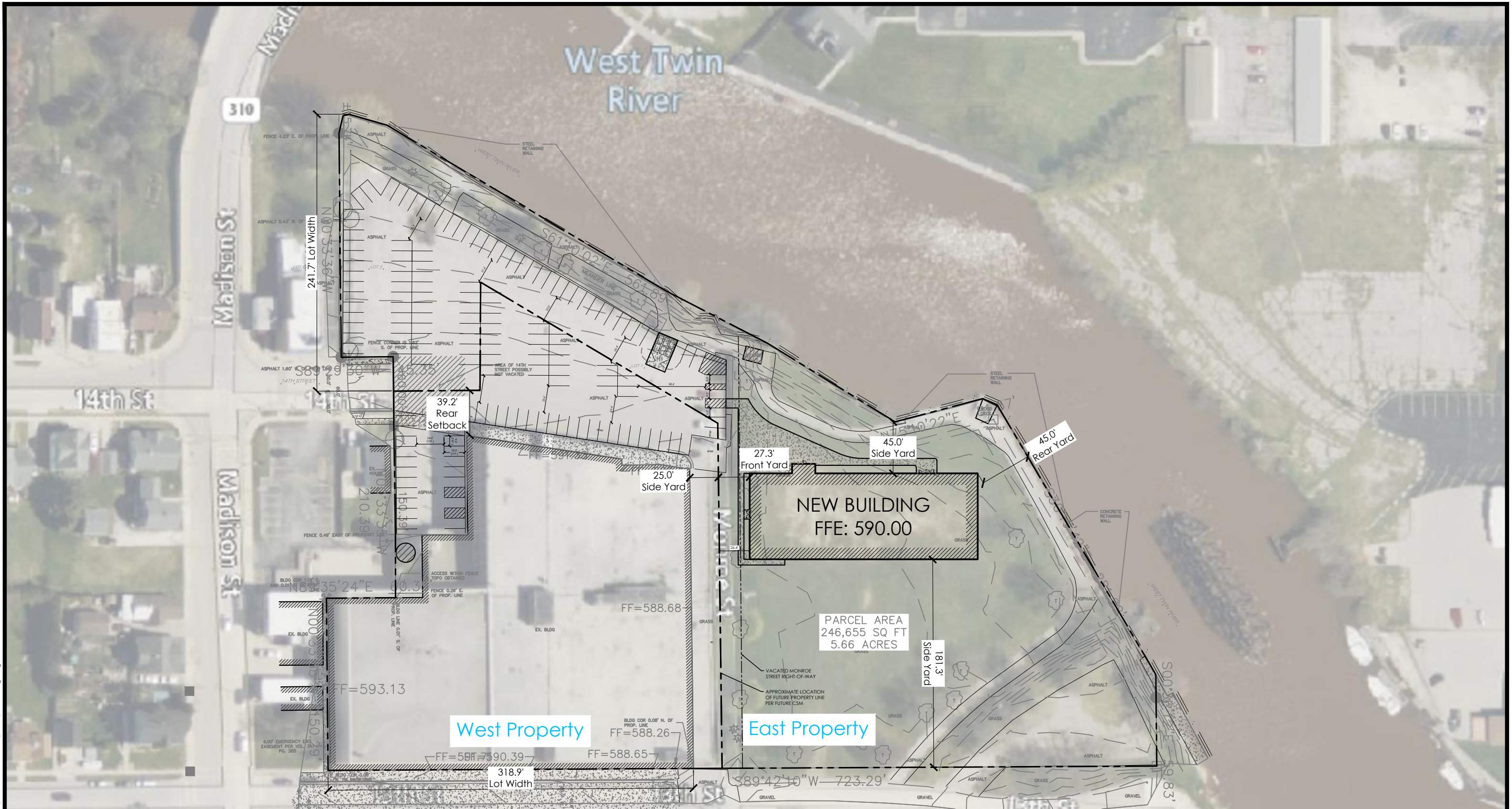
SITE MAP

11/16/21

FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 194-003525

ILLINOIS
 IOWA
 WISCONSIN

10/20/2021
P:\2019-CONTRACTS\2019-35 Two Rivers Apartments\Phase - 2 Construction Documents\3.3 Site\2019-35 Design.dwg



10/20/2021
TWO RIVERS APARTMENTS
 Two Rivers, WI Proj. No. 2019-35

OVERALL SITE PLAN
 SCALE: 1"=80'



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