

From: Ken Ebbott <ken.ebbott@sand-creek.com>
Sent: Wednesday, November 20, 2019 3:17 PM
To: Bart Griepentrog (bgriepentrog@villageofshorewood.org); Justin Burris (JBurris@villageofshorewood.org)
Cc: LButschlick@villageofshorewood.org; Hnat, John J - DNR; Ken Ebbott
Subject: Delay of 4300 N. Oakland Remediation project until Spring
Attachments: Fact Sheet Update Nov 20 2019.pdf

Bart and Justin,

Due to the weather of the previous weeks and the late time of year, we have to postpone the rest of the soil remediation project until spring.

The early winter and extreme cold / snow of the past several weeks has disrupted the contractor schedules. Even though the weather is more "normal" for November conditions now, it is still too late in the year to treat the soil in 2019. Cold temperatures slow the chemical reactions that are necessary to render the treated soil acceptable for landfilling, as the chemical contractor has noted at other sites.

I've also had this experience, and in 2017, I went ahead with an early-December chemical treatment nearly identical to this project. The initially-treated soil didn't pass, and it required re-treatment. However, cold conditions froze the treated soil in the 30 Cubic Yard boxes, and it could not be processed until spring thaw. We will not repeat that process here, as I know your constituents would not want eight boxes of what would technically be defined as "hazardous waste" stored in their neighborhood over the winter.

Going forward, we will have the remainder of the project on the schedule for early to mid-April 2020. Frost typically comes out of the ground in March, and in April the soil can be worked without fear of freezing. We will meet the approved final restoration plan for the Property following the additional excavation work, with establishment of vegetation and final sloping at that time.

Please drive by the site in the next day or two, and review the site conditions. We plan to leave the perimeter fence and erosion control socks in place and maintained, through the winter. The contractor (Foust) plans to return to the site on Friday or Monday to remove the final loads of concrete / metal, complete some additional grading, and remove their equipment.

It is unfortunate the early winter has created this issue. If we had a normal fall, we could have done the work as planned.

Attached is the weekly update that reflects the information above, and I'll communicate directly with the WDNR, and with Mr. Derek Grams, owner of the 4312 N. Oakland adjacent property to let him know the situation.

Thanks for your understanding.

Ken

Regards,

Ken Ebbott, PG, CGWP

Senior Project Manager/Senior Geologist

Sand Creek Consultants, Inc. | W5877 Pheasant Lane | Plymouth, WI 53073

main 920.918.9024 | fax 866.608.6473

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From: Bart Griepentrog <bgriepentrog@villageofshorewood.org>
Sent: Wednesday, November 20, 2019 4:07 PM
To: Ken Ebbott; Justin Burris
Cc: Leeann Butschlick; Hnat, John J - DNR; Rebecca Ewald
Subject: RE: Delay of 4300 N. Oakland Remediation project until Spring

Hi Ken,

Thanks for the weekly update. I will have it published in the Village Manager's Memo.

Regarding the proposed project modification, as I indicated in my correspondence on October 16th, our Design Review Board will need to review any change to your plans. It was never the Village's expectation to allow a two-phased approach. Keeping the site "capped" with the structures and asphalt was our direction, unless the project could be completed this year.

I will have my inspector review the site for issues that need to be addressed immediately related to your current permit, but you will also need to prepare a temporary site plan for how you propose to leave the site over the winter, including surface conditions and fencing. Until a modified plan is approved, the site will be subject to code enforcement. I would also ask that you submit DNR comments pertaining to the proposed change.

Our next possible consideration is December 5th and plans would be due to our office by November 26th. A new [application](#) will be required.

Regards,
Bart

Bart Griepentrog, AICP
Planning and Development Director
Village of Shorewood

(414) 847-2647

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To: Bart Griepentrog <bgriepentrog@villageofshorewood.org>; Justin Burris <JBurris@villageofshorewood.org>
Cc: Leeann Butschlick <lbutschlick@villageofshorewood.org>; Hnatj@dnr.state.wi.us; Ken Ebbott <ken.ebbott@sand-creek.com>
Subject: Delay of 4300 N. Oakland Remediation project until Spring

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From: Hnat, John J - DNR
Sent: Thursday, November 21, 2019 9:55 AM
To: 'Ken Ebbott'; Bart Griepentrog (bgriepentrog@villageofshorewood.org); Justin Burris (JBurris@villageofshorewood.org)
Cc: LButschlick@villageofshorewood.org
Subject: RE: Delay of 4300 N. Oakland Remediation project until Spring

Ken,

The DNR agrees that the delay due to weather until mid-April 2020 is a good plan. We won't require any changes to your plan or approval of the delay. Maintenance of the perimeter fence and erosion socks in place should be monitored throughout the winter just in case repairs are required as you've stated.

I did visit the site last week and yesterday. Let me know when the project will start up again.

I have no other comments. Any questions, please call or email me at your convenience.



Project Manager/Hydrogeologist
Remediation and Redevelopment Program
Southeast Region Headquarters
Wisconsin Department of Natural Resources

(☎) **phone:** (414) 263-8644
(☎) **fax:** (414) 263-8550
(✉) **e-mail:** John.Hnat@wisconsin.gov

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