

Hanson, David L - DNR

From: Hanson, David L - DNR
Sent: Friday, July 12, 2024 10:06 AM
To: chris.bonniwell@tetrattech.com
Cc: kraig@teamacs.net; brendan@mdg.one; Hanson, David L - DNR
Subject: DNR Review of West Bend Former Jacobus Post-Closure Modification Request, 111 E Decorah Rd, West Bend BRRTS #03-67-558530

Hi Chris,

The DNR has started the review of Tetra Tech's recently submitted *Post-Closure Modification Request (PCM)* for the site described above and needs the following additional information:

1. It appears the parcel is being divided and two separate developments are occurring simultaneously. A revised PCM should include a discussion of how the parcel is being divided and provide suggestions as to what closed BRRTS sites should be assigned to each new parcel.
2. The southern portion of the property is being parceled off and redeveloped, and the new use will be residential. It appears there is currently no cap requirement on this portion of the property. The DNR recommends a separate PCM and requisite fee (although not required) be submitted for that project because of the historic operations and proposed change in use. A Wis. Admin Code Ch. NR 718 exemption request with fee would be required if this portion of the property will be graded (see #3 below).
3. The PCM mentions site grading. There are shallow soil impacts, and a Wis. Admin Code Ch. NR 718 exemption request was not included. If there are plans to reuse any disturbed material, a Wis. Admin Code Ch. NR 718 exemption request is required. No additional fees are needed for such request as it would be reviewed as part of the PCM. Without the exemption, any disturbed material must be disposed of at a licensed landfill facility.
4. The proposed new caps include greenspace areas. A discussion of their construction and depths needs to be included. Include a figure with a key for all the proposed caps.
5. Submit a figure that shows the residual soil impacts, groundwater contamination plumes and all utilities for the property.
6. Is any waste material present on-site based on boring logs?
7. The apartment building has parking in the basement. There is no discussion regarding the garage ventilation system. Include details, design plans and specifications for the ventilation system. How does this system tie into the vapor mitigation system (VMS)?
8. The layout and design of VMS needs to be included in the revised PCM.
9. The PCM proposes to collect sub-slab vapor samples during building construction. Sampling should be conducted after construction is complete and the building is operating under standard operating conditions with the exhausts capped for at least two weeks.
10. Commissioning prior to occupancy is recommended if the VMS will need to be activated due to sub-slab vapor risk screening level exceedances.
11. The PCM is addressed to a DNR PO box that no longer exists and to an employee, Victoria Stovall, who retired approximately 8 years ago.

Submit these items in a revised PCM. Your request will remain paused until these items are received. Please contact me if you have any questions.

Thank you,

David

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David L. Hanson

he/him/his

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