

From: Socha, Betty <BSocha@scsengineers.com>
Sent: Tuesday, February 20, 2024 4:01 PM
To: Koepke, Cynthia L - DNR
Subject: RE: Marshall Court Investors 02-13-582444
Attachments: B2a_Soil Contamination.pdf; B2b_Residual Soil Contamination.pdf; Page 2_2018-09-17 - Lodgic Shell Plan Set.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Cindy,

The following is in response to your email below. Sorry for the delay.

The attached Fig.B2a shows where the contaminated soil was located pre-redevelopment. Also shown are the pre-development and current property lines and parcel lines.

Fig.B2b shows the areas that were excavated and the depths to which each area was excavated. The excavation for the redevelopment extended to the current property line on three sides and to the pre-redevelopment property line on the east side (area shown in blue on Fig B2b). All of the contaminated soil was excavated so there are no areas of residual contamination on the site. The two samples SS-2 and SS-3 were taken from the excavation side walls and represent off-site fill soils that remain on the adjoining property.

It is my understanding the an NFA determination is appropriate for the site since the only contamination present was the contaminated fill soil all of which has been removed and properly disposed. I had discussed the NFA determination with Mike and I believe this is consistent with how the DNR is currently handling this kind of case.

I hope this helps. The property and parcel lines are pretty confusing. I think the attached figures are better than the original submittal.

Also attached is the existing conditions map that references the sources for the parcel and property lines.

Please let me know if you have questions.

Thank you,

Betty J. Socha, PhD, PG
Senior Project Manager/Hydrogeologist
SCS ENGINEERS
608.212.6664 (cell)

From: Koepke, Cynthia L - DNR <Cynthia.Koepke@wisconsin.gov>
Sent: Thursday, February 25, 2021 3:53 PM
To: Socha, Betty <BSocha@scsengineers.com>
Subject: Marshall Court Investors 02-13-582444

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Hi Betty,

I have had some preliminary communication with the closure committee about this NFA request. They would like some additional information and clarification:

1. Soil contamination map
2. Residual soil contamination map
3. Some clarification of why asking for NFA instead of a standard closure (did you have some communication with Mike about how to handle wrapping up this project?)

Thanks. I'm out tomorrow but in next week; let me know if you'd like to talk about it.

Hope you're doing well—
Cindy

We are committed to service excellence.

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

Cindy Koepke, P.G.

[she/her/hers]

Hydrogeologist – Remediation & Redevelopment Program

Wisconsin Department of Natural Resources

South Central Region

3911 Fish Hatchery Road

Fitchburg WI 53711

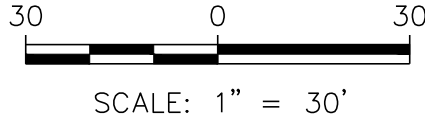
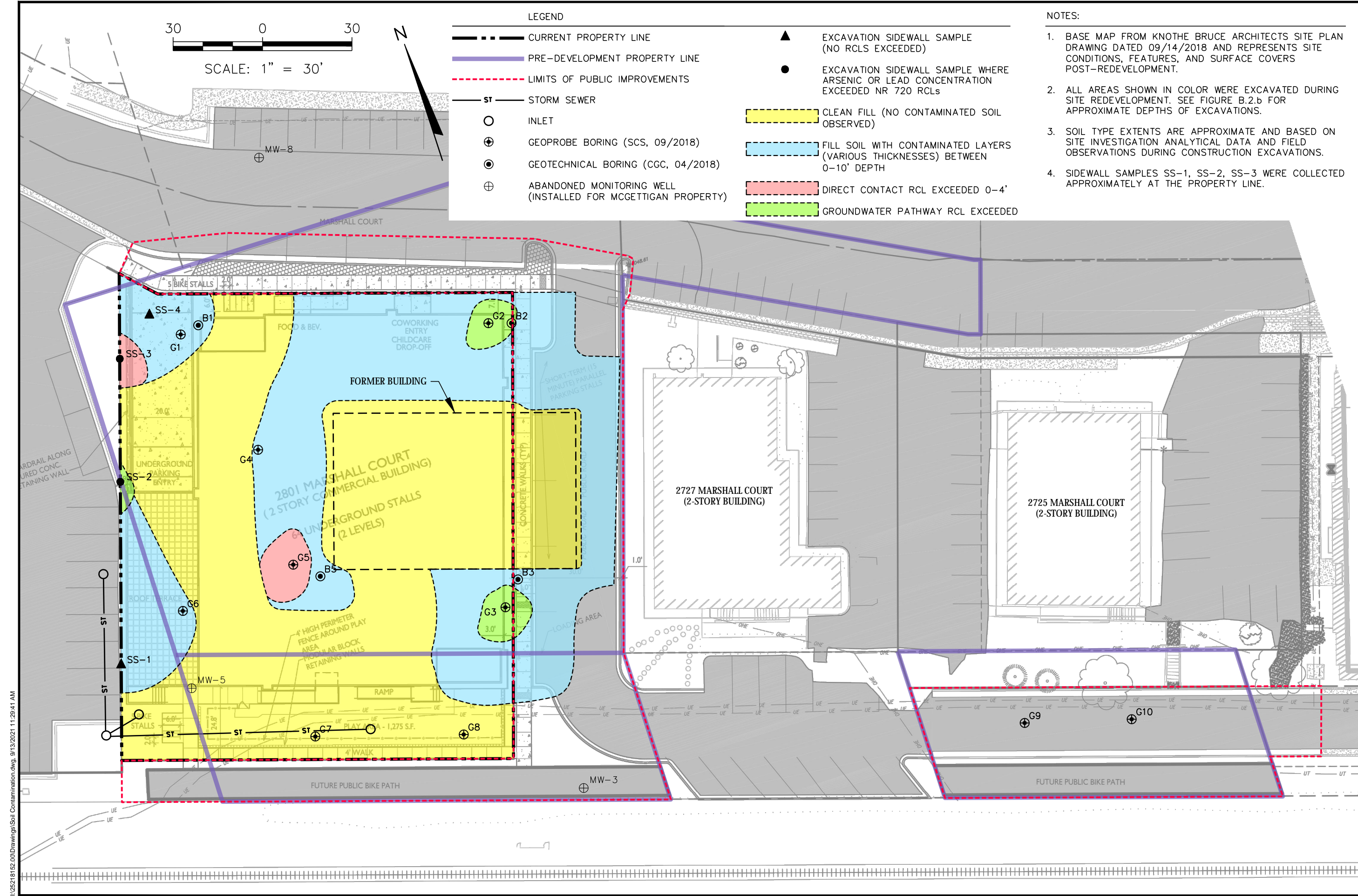
PHONE NUMBER: 608-219-2181

Email: cynthia.koepke@wisconsin.gov



dnr.wi.gov



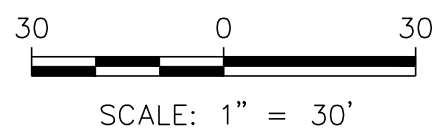
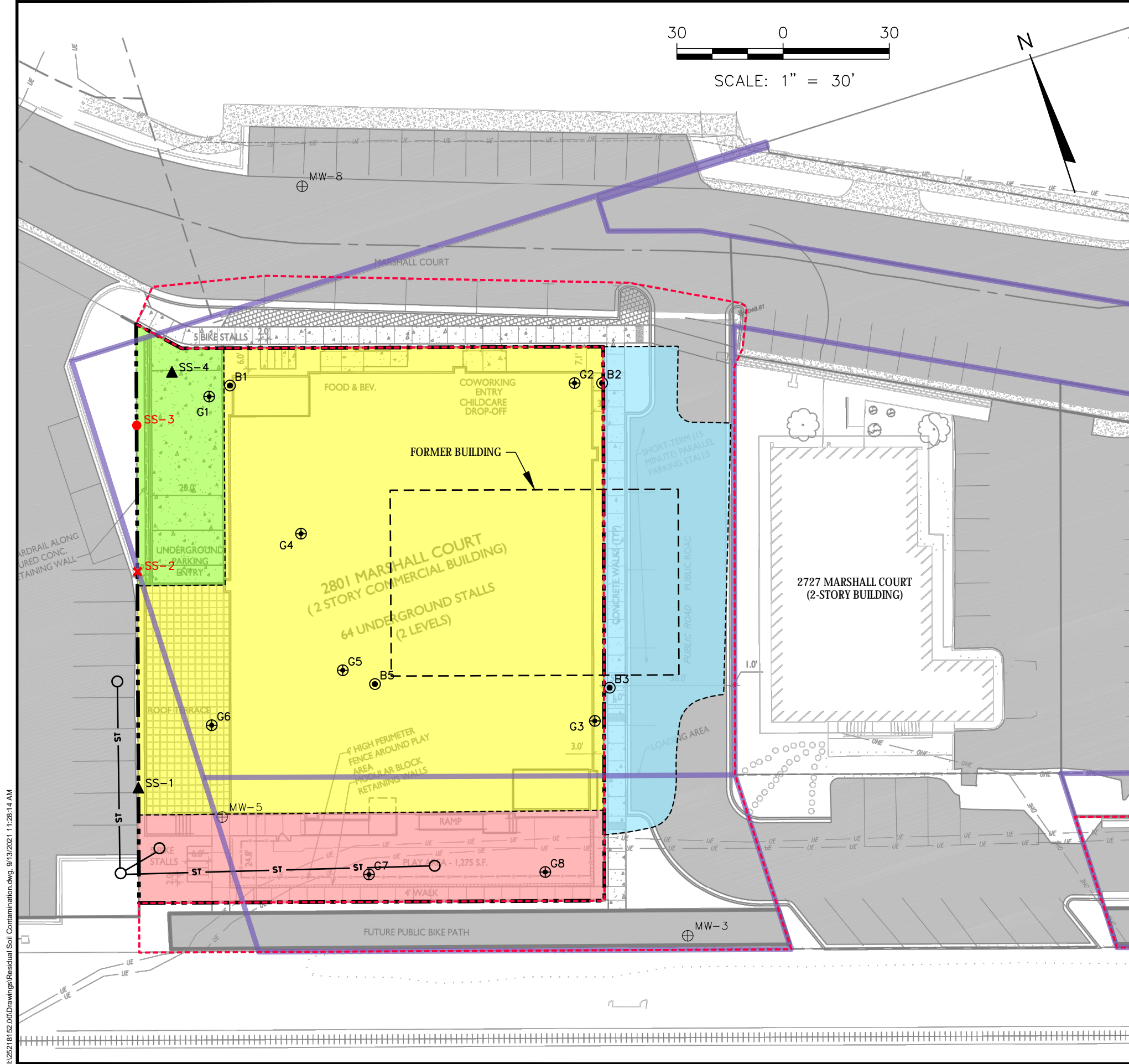


LEGEND	
	CURRENT PROPERTY LINE
	PRE-DEVELOPMENT PROPERTY LINE
	LIMITS OF PUBLIC IMPROVEMENTS
	STORM SEWER
	INLET
	GEOPROBE BORING (SCS, 09/2018)
	GEOTECHNICAL BORING (CGC, 04/2018)
	ABANDONED MONITORING WELL (INSTALLED FOR MCGETTIGAN PROPERTY)
	CLEAN FILL (NO CONTAMINATED SOIL OBSERVED)
	FILL SOIL WITH CONTAMINATED LAYERS (VARIOUS THICKNESSES) BETWEEN 0-10' DEPTH
	DIRECT CONTACT RCL EXCEEDED 0-4'
	GROUNDWATER PATHWAY RCL EXCEEDED
	EXCAVATION SIDEWALL SAMPLE (NO RCLs EXCEEDED)
	EXCAVATION SIDEWALL SAMPLE WHERE ARSENIC OR LEAD CONCENTRATION EXCEEDED NR 720 RCLs

- NOTES:
1. BASE MAP FROM KNOTHE BRUCE ARCHITECTS SITE PLAN DRAWING DATED 09/14/2018 AND REPRESENTS SITE CONDITIONS, FEATURES, AND SURFACE COVERS POST-REDEVELOPMENT.
 2. ALL AREAS SHOWN IN COLOR WERE EXCAVATED DURING SITE REDEVELOPMENT. SEE FIGURE B.2.b FOR APPROXIMATE DEPTHS OF EXCAVATIONS.
 3. SOIL TYPE EXTENTS ARE APPROXIMATE AND BASED ON SITE INVESTIGATION ANALYTICAL DATA AND FIELD OBSERVATIONS DURING CONSTRUCTION EXCAVATIONS.
 4. SIDEWALL SAMPLES SS-1, SS-2, SS-3 WERE COLLECTED APPROXIMATELY AT THE PROPERTY LINE.

I:\25218152\00Drawings\Soil Contamination.dwg, 9/13/2021 11:29:41 AM

CLIENT	PROJECT NO.	25218152.00	ENGINEER	FIGURE	B.2.0
	DRAWN BY:	05/03/2021		ENGINEER	
SITE	CHECKED BY:	09/13/2021	ENGINEER	SOIL CONTAMINATION	
	APPROVED BY:			2801 MARSHALL COURT LLC, SHOREWOOD HILLS, WISCONSIN	
DRAWN BY:	PROJECT NO.	25218152.00	ENGINEER	SCS ENGINEERS	
	CHECKED BY:	05/03/2021		2830 DAIRY DRIVE, MADISON, WI 53718-6751	
APPROVED BY:	PROJECT NO.	09/13/2021	ENGINEER	PHONE: (608) 224-2830	
	DRAWN BY:			2801 MARSHALL COURT LLC, SHOREWOOD HILLS, WISCONSIN	



- LEGEND**
- CURRENT PROPERTY LINE
 - PRE-DEVELOPMENT PROPERTY LINE
 - - - LIMITS OF PUBLIC IMPROVEMENTS
 - ST STORM SEWER
 - INLET
 - ⊕ ABANDONED MONITORING WELL (INSTALLED FOR MCGETTIGAN PROPERTY)
 - ⊕ GEOPROBE BORING (SCS, 09/2018)
 - ⊙ GEOTECHNICAL BORING (CGC, 04/2018)
 - ▲ EXCAVATION SIDEWALL SAMPLE (NO RCLS EXCEEDED)
 - ARSENIC CONCENTRATION EXCEEDED NR 720 DIRECT CONTACT RCL
 - ✗ LEAD CONCENTRATION EXCEEDED NR 720 GROUNDWATER PATHWAY RCL

- EXCAVATION AREAS**
- AREA EXCAVATED TO ELEVATION 861'. DEPTH OF EXCAVATION VARIED FROM 23' (NORTH END) TO 17' (SOUTH END). ORIGINAL GROUND SURFACE ELEVATION 884'-878').
 - AREA EXCAVATION SLOPED. EXCAVATED TO ~4' DEPTH ON EAST SIDE DOWN TO ELEVATION 861' ON WEST SIDE. RAMP CREATED TO MOVE EQUIPMENT TO EXCAVATION BOTTOM DURING CONSTRUCTION (AREA LATER DEVELOPED BY OTHERS AS PUBLIC ROAD).
 - AREA EXCAVATED FOR RAMP TO PARKING. EXCAVATED TO ABOUT 5' DEPTH AT NORTH END DOWN TO ELEVATION 861' AT SOUTH END (~8' SLOPE).
 - AREA EXCAVATED FOR UTILITY INSTALLATION (~2-5' DEPTH).

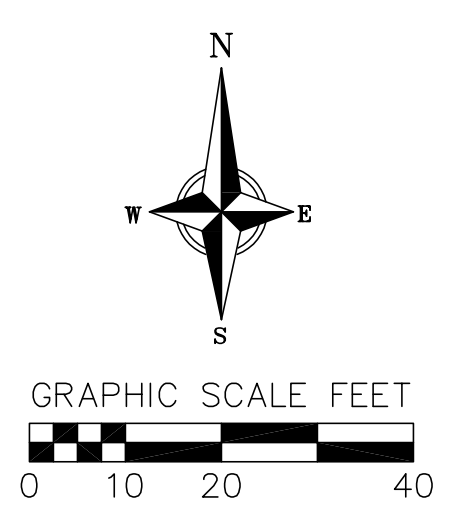
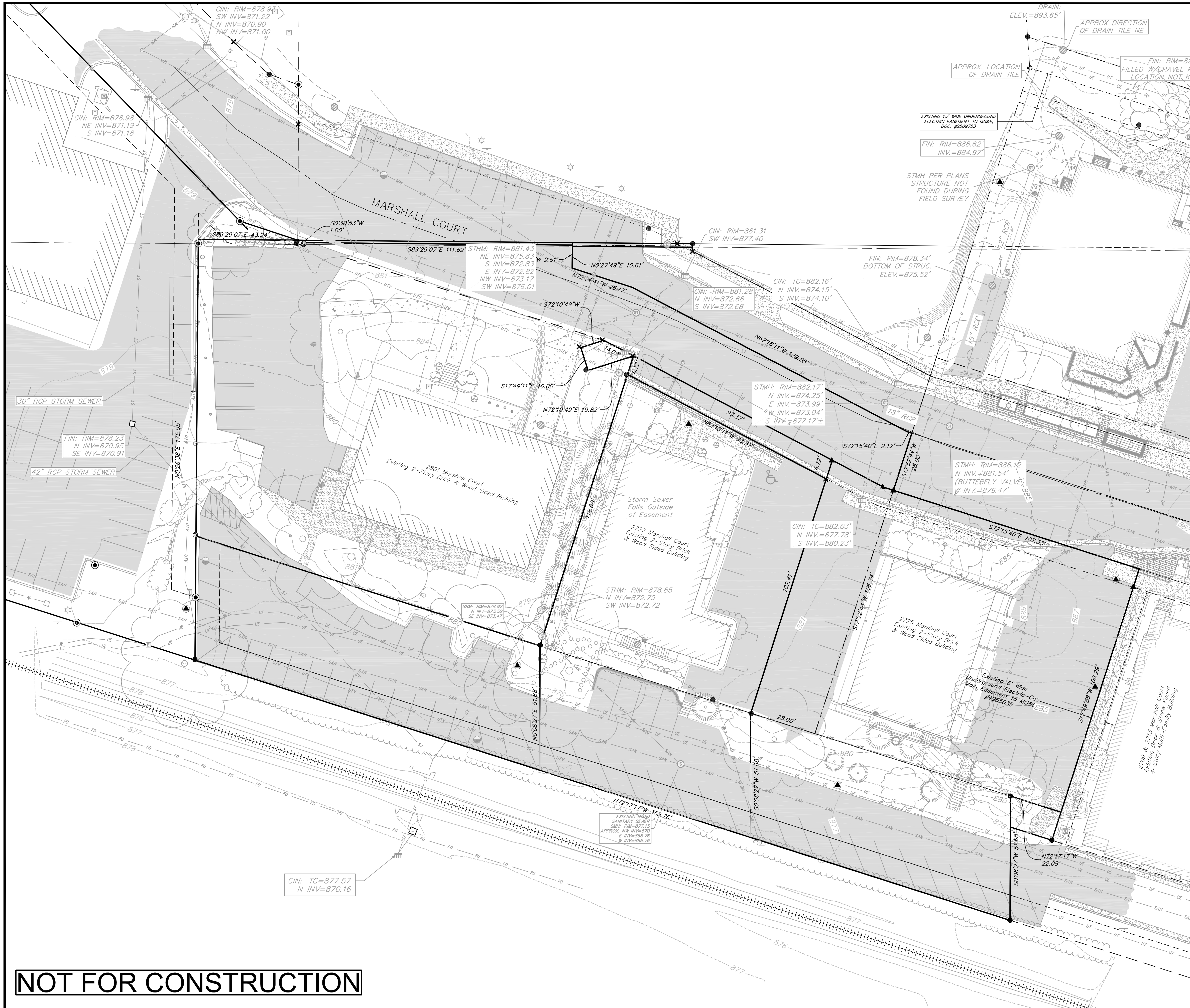
RESIDUAL SOIL EXTENT

NO CONTAMINATED SOIL REMAINS ON THE LOGIC PROPERTY. SIDEWALL SAMPLES SS-2 AND SS-3 COLLECTED AT THE PROPERTY BOUNDARY CONTAINED ARSENIC OR LEAD AT CONCENTRATIONS EXCEEDING NR 720 RCLS REPRESENT OFFSITE FILL SOILS REMAINING IN PLACE.

- NOTES:**
1. BASE MAP FROM KNOTHE BRUCE ARCHITECTS SITE PLAN DRAWING DATED 09/14/2018 AND REPRESENTS SITE CONDITIONS, FEATURES, AND SURFACE COVERS POST-REDEVELOPMENT.
 2. SIDEWALL SAMPLES SS-1, SS-2, SS-3 WERE COLLECTED APPROXIMATELY AT THE PROPERTY LINE.

I:\25218152\00\Drawings\Residual Soil Contamination.dwg, 9/13/2021 11:28:14 AM

CLIENT	STONE HOUSE DEVELOPMENT INC. 1010 E. WASHINGTON AVE. MADISON, WI 53703		
	PROJECT NO.	25218152.00	
DRAWN:	DRAWN BY:	KP	ENGINEER
	CHECKED BY:	JR	
REVISD:	APPROVED BY:		
SITE			
2801 MARSHALL COURT LLC, SHOREWOOD HILLS, WISCONSIN			
RESIDUAL SOIL CONTAMINATION			
			FIGURE
			B.2.b



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- ▽ EXISTING SIGN
- ▣ EXISTING CURB INLET
- ⊙ EXISTING FIELD INLET
- ⊕ EXISTING STORM MANHOLE
- ⊗ EXISTING SANITARY MANHOLE
- ⋄ ROOF DOWNSPOUT
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING STANDPIPE
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING CURB STOP
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING AIR CONDITIONING PEDESTAL
- ↑ EXISTING DOWN GUY
- ⊕ EXISTING ELECTRIC MANHOLE
- ⊕ EXISTING ELECTRIC PEDESTAL
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING GENERIC LIGHT
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING TV PEDESTAL
- ⊕ EXISTING TELEPHONE MANHOLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING HANDICAP PARKING
- ⊕ EXISTING DECIDUOUS TREE
- ▨ ASPHALT PAVEMENT/DRIVEWAY
- ▨ PARKING LOT
- ▨ CONCRETE PAVEMENT/WALK
- ▨ BRICK PAVERS
- ▨ GRAVEL PATH

NOTES:

1. THIS SURVEY WAS PREPARED BASED UPON INFORMATION PROVIDED IN THE SUBDIVISION APPROVAL REPORT 30/60 TITLE SEARCH NO. NCS-745776-MAD, DATED AUGUST 04 09, 2015 AT 7:00A.M., FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, 10 W. MIFFLIN STREET, SUITE 302, MADISON, WI 53703.
2. AREA OF PARCEL SURVEYED IS 33,362 SQUARE FEET MORE OR LESS.
3. THIS SURVEY IS BASED UPON FIELD SURVEY WORK PERFORMED ON JULY 23 & 24, AND AUGUST 6 & 11, 2015. ANY CHANGES IN SITE CONDITIONS AFTER AUGUST 11, 2015 ARE NOT REFLECTED BY THIS SURVEY.
4. UTILITY LOCATIONS WERE FIELD LOCATED BASED UPON SUBSTANTIAL, VISIBLE, ABOVE GROUND STRUCTURES, UPON MAPS PROVIDED TO THE SURVEYOR, OR UPON MARKINGS ON THE GROUND PLACED BY UTILITY COMPANIES AND/OR THEIR AGENTS. NO WARRANTY IS GIVEN TO THE UTILITY MARKINGS BY OTHERS OR THAT ALL UNDERGROUND UTILITIES AFFECTING THIS PROPERTY WERE MARKED AND SUBSEQUENTLY LOCATED FOR THIS SURVEY. THE SIZE OF WATER MAIN AND SANITARY SEWER HAS BEEN NOTED PER MAPS PROVIDED TO THE SURVEYOR.
5. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING CONDITION, OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES CONTACT THE APPROPRIATE AGENCIES.
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE.
7. CONTOURS AND ELEVATIONS DEPICTED HEREON ARE BASED UPON THE NAVD88 DATUM.

NOT FOR CONSTRUCTION

Existing Conditions Plan
The Lodge
Village of Shorewood Hills
Dane County, Wisconsin

REVISIONS		REVISIONS		SCALE	
NO.	DATE	NO.	DATE	AS SHOWN	
1	7/2/18	1	7/2/18	AS SHOWN	
2	7/5/18	2	7/5/18		
3	9/14/18	3	9/14/18		

DATE: 05/23/2018
DRAFTER: JARC
CHECKED: JDOY
PROJECT NO.: #150190
SHEET: 1 OF 7
DWG. NO.: C-0.1