



March 20, 2024

Richard Arnesen  
Stone House Development, Inc.  
1010 E. Washington Ave.  
Madison, WI 53703

**SENT BY ELECTRONIC MAIL**

SUBJECT: No Further Action determination  
Marshall Court Investors LLC Property, 2801 Marshall Ct., Shorewood Hills, WI  
BRRTS #: 02-13-582444  
Parcel # 181/0709-212-8215-1

Dear Richard Arnesen:

On February 11, 2021, the Wisconsin Department of Natural Resources received the NR 708.09 No Further Action Request (Request) with the applicable fee for the case noted above; these were submitted by SCS Engineers on your behalf. DNR asked for additional information about the Request on March 11, 2021 and received that information on February 20, 2024.

The South Central Region Closure Committee recently reviewed the Request and concurs that the environment has been restored to the extent practicable as provided in Wis. Admin. Code § NR 708.09. The Department of Natural Resources is requiring no further action at this time.

Low-level contamination remains in the soil near sampling location SS-2 and SS-3 (see attached figure). The concentrations of metals remaining in the soil do not require further action at this time, but this soil may require management as a solid waste if it is excavated in the future. The property owner or right-of-way holder at the time of excavation must determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal complies with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718 with prior DNR approval.

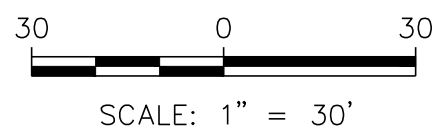
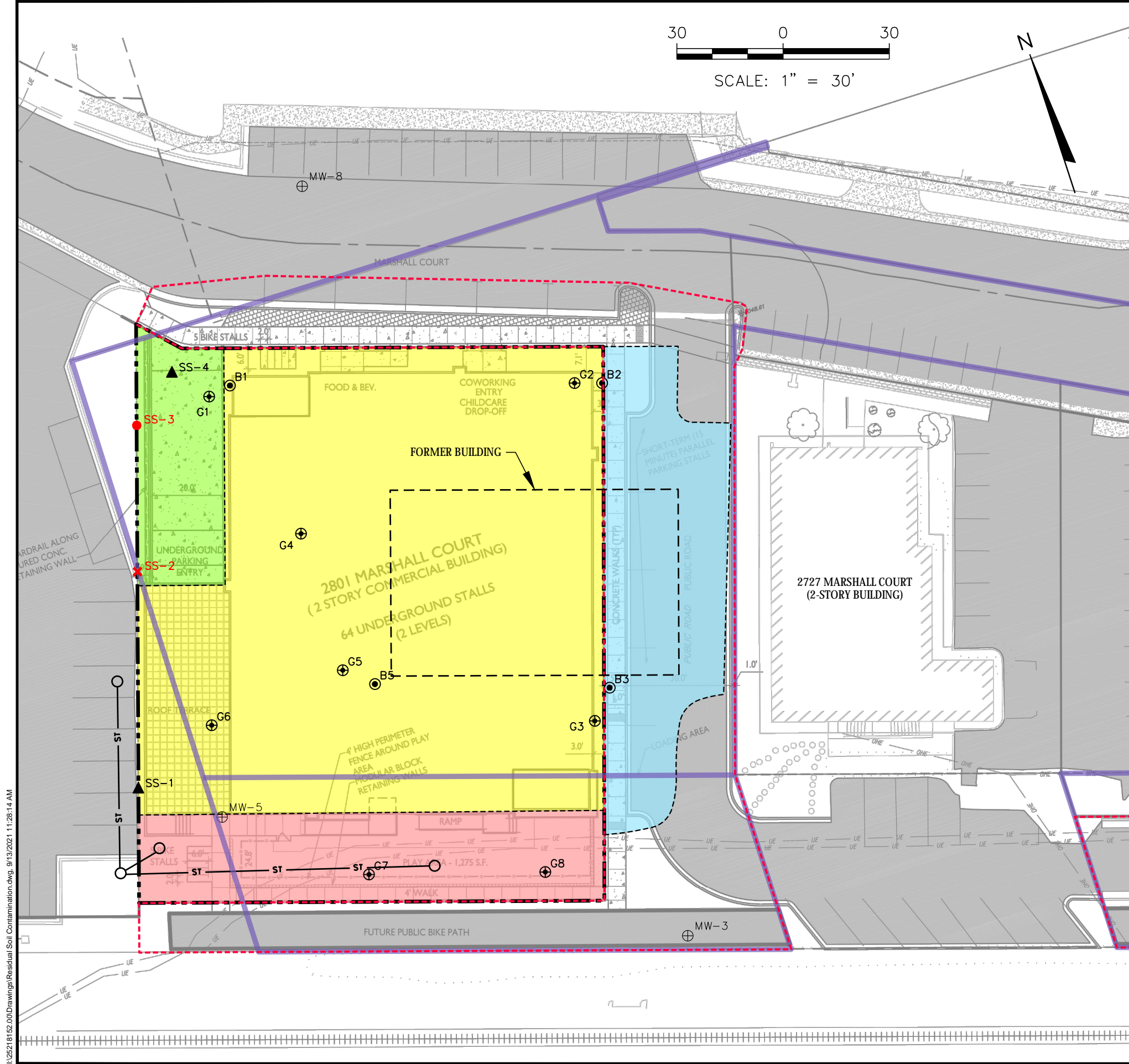
We appreciate your efforts to protect and restore the environment at this site. If you have any questions regarding this No Further Action determination, please contact me at 608-219-2181 or [cynthia.koepke@wisconsin.gov](mailto:cynthia.koepke@wisconsin.gov).

Sincerely,

Cynthia L. Koepke, P.G.  
Remediation & Redevelopment Hydrogeologist  
South Central Region

Attachment: Figure B.2.b, Residual Soil Contamination, prepared by SCS Engineers, dated 9/13/2021

Copy to: B. Socha – SCS Engineers



- 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\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	FIGURE
DRAWN BY:	09/10/2021	ENGINEER	B.2.b
	09/13/2021		
SITE	2801 MARSHALL COURT LLC, SHOREWOOD HILLS, WISCONSIN		
	ENGINEER	SCS ENGINEERS	2830 DAIRY DRIVE, MADISON, WI 53718-6751 PHONE: (608) 224-2830