

**From:** Byers, Harris <Harris.Byers@stantec.com>  
**Sent:** Wednesday, December 2, 2020 3:56 PM  
**To:** Beggs, Tauren R - DNR  
**Subject:** River Point District  
**Attachments:** River Point - Construction 2021.pdf

Tauren:

As promised, attached is a map of River Point showing the extent of the Phase I construction (2021 construction season; outlined in red), previous Stantec sampling locations, Area B1 (shaded yellow), and the existing cap maintenance area (outlined thick black).

I am meeting with Kathleen tomorrow at 1:00 to discuss Area B1. My sense is that since the railroad turntable was previously closed, that constructing the proposed road across the existing "vegetated" cap and area in yellow would largely be a cap modification vs. a completely new case warranting investigation under VPLE. The areas of the road that do not fall within the existing cap will be part of the investigation we will be conducting in Jan/Feb.

Sincerely,

**Harris Byers, Ph.D.**

Sr. Brownfields Project Manager

Direct: 414 581-6476

Harris.Byers@stantec.com

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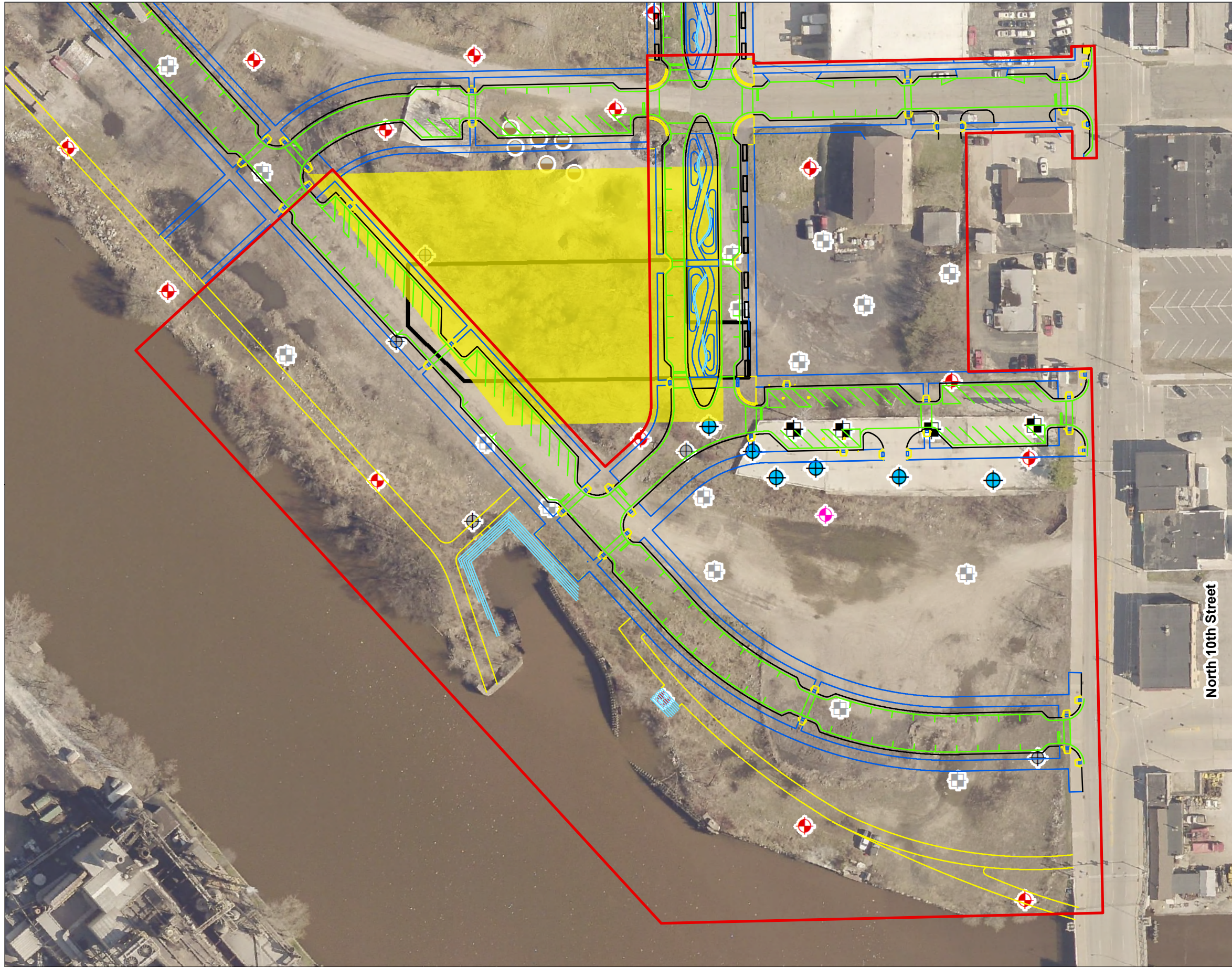
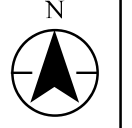


Figure No. **1**  
 Title **Proposed Construction in 2021 (Phase I), Area B1, and Previous Sample Locations**  
 Client/Project  
 Riverpoint District Site 1  
 200 North 10th Street  
 City of Manitowoc  
 0 70 140 Feet  
 Prepared by HLB on 3/25/2020

- Legend**
- Phase I (Construction in 2021)
  - Area B1 (Possible VPLE)
  - Post-Slab Removal Sample Locations**
  - Soil Boring (4)
  - Soil Boring / Temp Well (6)
  - Groundwater Monitoring Well (15)
  - Groundwater Monitoring Well (AECOM, 2020) (11)
  - Prior Sample Locations (Stantec, 2020)**
  - Soil Boring (16)
  - Surface Grab (6)
  - Soil Boring/Temp Well (21)
  - Cap Maintenance Area



**Notes**

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Historic Site features illustrated on this figure were digitized from multiple historic maps/sources, including City Assessor files, WDNR files, and Sanborn (R) Fire Insurance Maps. These features are provided for illustration purposes only; Stantec makes no warranty as to the accuracy of these features.
3. Orthophotograph: Manitowoc County, 2017





## Beggs, Tauren R - DNR

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**From:** Byers, Harris <Harris.Byers@stantec.com>  
**Sent:** Tuesday, December 1, 2020 9:06 AM  
**To:** Beggs, Tauren R - DNR  
**Subject:** River Point  
**Attachments:** River Point - Phasing Exhibit.pdf

Tauren:

Good morning. I wanted to reach out to see if there is a time in the next few days we could chat about River Point in Manitowoc. My schedule is mostly open.

The City is planning to start infrastructure construction in 2021 and three private potential purchasers will break ground on an apt. complex; restaurant; and a commercial building in spring 2021. This work is all located in "Phase 1" illustrated on the attached.

Sadly however, "Phase 1" does not perfectly align with how I had defined the "Sites" for the Phase II ESA and subsequent work. It's pretty close however.

As such, I wanted to chat with you about the most strategic and efficient way for us to finish the SI this Winter (Dec-Feb) so as not to hold up redevelopment. For example, would you want to have a single SI for the entire "Phase 1" area followed by a single combined RAOE/RAP/Soil Management Plan for the area? Or would you prefer RAOR/RAP/Soil Management Plan for each smaller project area. As you'll soon read, and as we've discussed before, the entire project area is about managing the historic fill. Some very limited highly weathered petroleum impacts that we will recommend be removed as a presumptive/conservative "source removal."

Finally – from a logistic perspective, when we started the Phase II ESA, I had defined "sites" based on presumed source (pet. or Haz) to align with USEPA's program. As such, we numbered borings per "Site" such that there could be an SB-1 at both "Site 1" and "Site 2." If we prepare a larger SI, would you be OK if I renumbered the soil borings to eliminate overlap? I can add a table in the text saying which borings were renumbered so there is continuity between reports.

Look forward to chatting with you soon.

Sincerely,

**Harris Byers, Ph.D.**

Sr. Brownfields Project Manager

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**From:** Byers, Harris  
**Sent:** Monday, November 30, 2020 1:39 PM  
**To:** Cull, Whitney <Whitney.Cull@stantec.com>  
**Subject:** River Point

Whitney:

Attached is the current phasing of work at River Point. As we discussed earlier today, the City is moving forward with Phase 1 in 2021. That will be the focus area for our work in winter.

I asked Jacob to send me the CAD of the attached so I can overlay our work (sample locations/etc) to his plans, to help you scope the workplan. If I'm reading this correctly, this phase may just miss the RR turntable area, exactly like we were discussing this morning.

I also invited you to the meeting on Friday where the engineers can tell us what they are planning for 2021 so we keep that in mind. Things get messy vis: MGP Oxide Box waste with Phase 2 vs. Phase 3?

Sinc.

**Harris Byers, Ph.D.**

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**From:** Woelmer, Jacob <[Jacob.Woelmer@stantec.com](mailto:Jacob.Woelmer@stantec.com)>

**Sent:** Monday, November 30, 2020 1:16 PM

**To:** Byers, Harris <[Harris.Byers@stantec.com](mailto:Harris.Byers@stantec.com)>; Bach, Michael <[Michael.Bach@stantec.com](mailto:Michael.Bach@stantec.com)>; McDonald, Sarah <[Sarah.McDonald@stantec.com](mailto:Sarah.McDonald@stantec.com)>

**Subject:** RE: We need to chat!!

Harris,

Friday is best for us, in case an item comes up on Thursday that impacts our discussion. The Phasing exhibit is attached – Phase 1 construction will occur April-December 2021, Phase 2 in 2022, and Phase 3 in 2022/2023 (depending on budget approval).

Thanks,

**Jacob Woelmer** PE

Stantec

Direct: (515) 251-1038

Mobile: (832) 294-4039

[Jacob.Woelmer@stantec.com](mailto:Jacob.Woelmer@stantec.com)



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**From:** Byers, Harris <[Harris.Byers@stantec.com](mailto:Harris.Byers@stantec.com)>

**Sent:** Monday, November 30, 2020 12:49 PM

**To:** Bach, Michael <[Michael.Bach@stantec.com](mailto:Michael.Bach@stantec.com)>; Woelmer, Jacob <[Jacob.Woelmer@stantec.com](mailto:Jacob.Woelmer@stantec.com)>; McDonald, Sarah <[Sarah.McDonald@stantec.com](mailto:Sarah.McDonald@stantec.com)>

**Subject:** RE: We need to chat!!

Wasn't sure who was taking the lead on setting up this meeting. According to Outlook, it looks like we are all free tomorrow at 12:00. Does that still work for everyone? Or it looks like Friday afternoon has a lot of availability. My only

commitments that can't be moved are 9-10 (Wed) and 11-1:30 (Wed). Perhaps if the weekly meeting with the City can be short (or rescheduled), we could use that time since it's already on our calendars?

The purpose of this call is to get a debrief on the construction schedule for the upcoming season so we can get the Site Investigation completed in Feb/March so the environmental side of the project does not hold up the project.

Adam has given us the green-light on environmental work for Phase I. So, can you please remind me during the meeting the extent of Phase I and the elements you are planning to construct during Phase I. Whitney will write up the workplan next week, so chatting this week would be PERFECT.

Thanks!!

**Harris Byers, Ph.D.**

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**From:** Bach, Michael <[Michael.Bach@stantec.com](mailto:Michael.Bach@stantec.com)>

**Sent:** Wednesday, November 25, 2020 9:58 AM

**To:** Byers, Harris <[Harris.Byers@stantec.com](mailto:Harris.Byers@stantec.com)>; Woelmer, Jacob <[Jacob.Woelmer@stantec.com](mailto:Jacob.Woelmer@stantec.com)>; McDonald, Sarah <[Sarah.McDonald@stantec.com](mailto:Sarah.McDonald@stantec.com)>

**Subject:** RE: We need to chat!!

10-4...all good points, Lets schedule a time with Jacob and Sarah next week.

Do you want to look at Calendars and get 30 minutes locked in?

Thanks Harris and Happy Thanksgiving!!

Mike

**Michael Bach, PE**

Business Center Practice Leader, Community Development, North Central  
Senior Associate

Mobile: 414-690-0138



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**From:** Byers, Harris <[Harris.Byers@stantec.com](mailto:Harris.Byers@stantec.com)>

**Sent:** Wednesday, November 25, 2020 9:55 AM

**To:** Bach, Michael <[Michael.Bach@stantec.com](mailto:Michael.Bach@stantec.com)>; Woelmer, Jacob <[Jacob.Woelmer@stantec.com](mailto:Jacob.Woelmer@stantec.com)>; McDonald, Sarah <[Sarah.McDonald@stantec.com](mailto:Sarah.McDonald@stantec.com)>

**Subject:** We need to chat!!

Mike:

I regret loosing track of your side of the project on River Point. Is there a day early next week we can chat. I'd like to get a sense of the anticipated construction schedule on your end so we can work backwards to complete the environmental work so there's not a delay. I will adjust my schedule as needed to match yours. Wednesday at noon is my only commitment I can't move.

I just spoke with Adam who supports using their revolved RLF funds to do the environmental work needed to meet your schedule/plans for Phase I. I just need a bit of help in understanding what that will look like. So far, I understand there will be a brewery/beer garden on Site 2; apts. on Site 1; and restaurant on Site 1 by the River. Anything else on the horizon?

Ultimately, I'd like to get a drawing of the proposed redevelopment so I can overlay our sample locations to see where data gaps might exist. While we have time (Dec-March), I'd like to nail down ALL the data gaps, so the Site Investigation is full and complete by late spring – especially for projects where redevelopment is set for 2021.

**Harris Byers, Ph.D.**

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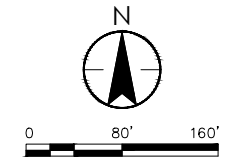
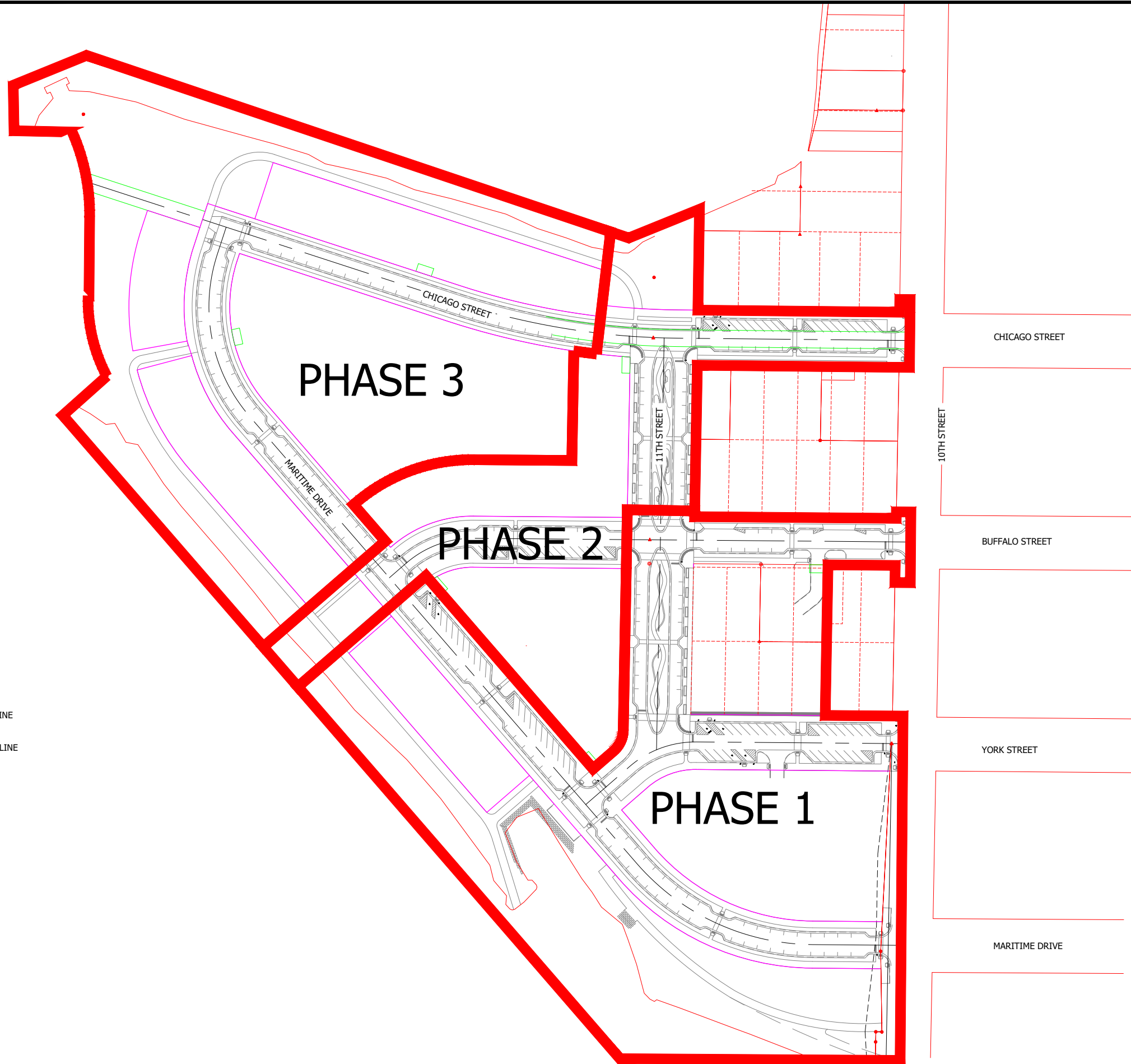
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**SITE PLAN**

RIVER POINT DEVELOPMENT  
 CITY OF MANITOWOC  
 MANITOWOC, WISCONSIN

DATE OF ISSUANCE	
November 30, 2020	
NO.	REVISION DATE
SURVEY	CORNER POINT
DRAWN	BB
DESIGNED	BB
CHECKED	JW
APPROVED	MAB
PROJ. NO.	19380824
SHEET NUMBER	
<b>EX1.00</b>	