

From: Ramanauskas, Peter <ramanauskas.peter@epa.gov>
Sent: Wednesday, August 11, 2021 7:26 AM
To: Beggs, Tauren R - DNR
Cc: Carey, Angela J - DNR
Subject: RE: PCB Notice #1 for Riverpoint District, BRRTS # 02-36-585491, N 10th St and N 11 St, Manitowoc, WI

Hello Tauren,

Thank you for providing the notification.

I concur with your Type B site designation under the MOA based on the information you provided. Please contact us should ≥ 50 ppm PCB be discovered at this property.

Thanks,

Peter Ramanauskas
RCRA Corrective Action Project Manager
Regional PCB Coordinator
USEPA Region 5
77 W. Jackson Boulevard (LR-16J)
Chicago, IL 60604
(312) 886-7890

From: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Sent: Tuesday, August 10, 2021 10:06 AM
To: Ramanauskas, Peter <ramanauskas.peter@epa.gov>
Cc: angela.carey@wisconsin.gov
Subject: PCB Notice #1 for Riverpoint District, BRRTS # 02-36-585491, N 10th St and N 11 St, Manitowoc, WI

Hi Peter,

Sampling for PCBs was completed for the site investigation for the above referenced case. There were some detections of PCBs within shallow soil fill in areas of a former junkyard ranging from 0.024ppm – 4.6ppm. No PCBs have been detected in groundwater. Attached is the PCB Notice #1 indicating a Type B site designation. This site is a smaller portion of approximately 20 acres of land that was acquired by the City of Manitowoc after they determined the property to be blighted. Therefore, the City of Manitowoc has the local government unit (LGU) environmental liability exemption and is not considered a responsible party, but they have been voluntarily conducting a site investigation utilizing grants for the purpose of redeveloping this entire area. They are currently focusing on this smaller portion of the site and plan to redevelop this area. Significant clean material (approximately 2-6 ft of material) needs to be imported to raise the grade for redevelopment. The areas with known PCBs is proposed to be redeveloped with municipal infrastructure or a future commercial use, with impervious and pervious caps proposed to act as caps over soil with contaminants (PCBs, PAHs, Metals, and/or VOCs) exceeding direct contact residual contaminant levels. Some contaminated soil may be disturbed during utility installation which will be appropriately managed on-site and capped and/or disposed depending on

what contaminants are present in the soil in the areas of the proposed utilities. I have attached information from the site investigation to summarize the PCBs found on-site and a figure of the proposed redevelopment. They are planning to put in the municipal infrastructure this year with the commercial development later, so they recently submitted a Remedial Action Plan for the municipal infrastructure.

Please let me know if you need anything else or have any questions.

Regards,

We are committed to service excellence.

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

Tauren R. Beggs

Hydrogeologist & Northeast Region Land Recycling Expert

Remediation and Redevelopment Program

Wisconsin Department of Natural Resources

2984 Shawano Ave

Green Bay, WI 54313

Phone: (920) 510-3472

Tauren.Beggs@wisconsin.gov (preferred contact method during work at home)

dnr.wi.gov

Notice #1 – DNR Notification to EPA Form for PCB Contamination per OCP MOA

For notification of EPA new discovered PCB sites entered onto BRRTS. EPA will also track these cases. DNR agrees to provide the following in electronic form:

(to be completed by DNR)

BRRTS #	02-36-585491
Start Date	03/24/2020
Site Name	Riverpoint District
Site Address	N 10 th St and Buffalo St
County	Manitowoc County
DNR PM Name	Tauren R. Beggs
DNR PM Phone #	920-510-3472
DNR PM Email	Tauren.Beggs@wisconsin.gov
PCB Site MOA Type if known (A, B or C – see guidance)	B
Impact (Soil, GW, etc. if received)	Soil (0.024 – 4.6 ppm), groundwater sampling has had no detections of PCBs

DNR will identify PCBs as being a substance type in BRRTS for these sites.

A copy of DNR’s RP notification letter should be converted to a pdf file and accompany this form.

Upon completion of this form by DNR, please email this form and a pdf of the RP letter to the EPA Region 5 PCB coordinator with an email cc to the DNR RR Bureau PCB Contact.

Add BRRTS Action Code 99 with the date and comment stating “OCP PCB Notice #1, Notification of a PCB Contamination Site sent to EPA”

Upon receipt of the form by EPA, EPA will assign a Region 5 contact to the case and notify the DNR PM and the DNR RR Bureau PCB contact. The DNR PM should enter the name of the EPA contact into BRRTS for the site.

From: Beggs, Tauren R - DNR
Sent: Tuesday, June 9, 2020 11:24 AM
To: Kathleen McDaniel
Cc: Adam Tegen; Byers, Harris
Subject: Riverpoint District Case, BRRTS # 02-36-585491

Hi Kathleen,

Thanks for the documentation. I believe this is all I need since the Blight Determination was already previously provided, so just needed the documentation of acquisition, which the Quit Claim Deed provides.

The new BRRTS case was created, BRRTS # 02-36-585491, in order to document the other contaminants detected at this site that are not associated with the closed cases on-site. No Responsible Party (RP) letter will be issued since the City of Manitowoc has the local governmental unit (LGU) environmental liability exemption.

Please keep me updated as things progress, so I can assist the City/CDA and Stantec in navigating the process of redevelopment at this Brownfield site.

Regards,

We are committed to service excellence.

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

Tauren R. Beggs

Phone: (920) 366-5739 (Temporary Work Number)

Tauren.Beggs@wisconsin.gov (preferred contact method during work at home)