

**From:** Grittner, Paul V - DNR  
**Sent:** Monday, June 19, 2023 10:50 AM  
**To:** Richard Mazurkiewicz  
**Cc:** Pfeiffer, Jane K - DNR  
**Subject:** RE: Soil Management at Beta-Becher Acquisition Company, LLC (02-41-589088)

Ric,

The DNR has reviewed the *Recommended Template for Request to Manage Materials under Wis. Admin. Code § NR 718.12 or NR 718.15* completed for the Beta-Becher Acquisition Company, LLC site and identified the following outstanding items that need to be addressed:

- 1) A draft cap maintenance plan with a figure that shows the proposed layout of the cap must be provided (requested previously).
- 2) Confirmation is needed that the current site owner (Beta-Becher Acquisition Company, LLC.) has been notified that continuing obligations will be imposed on their property. Once the DNR is provided with documentation that the owner was notified an approval could be provided either after 30 days of the notification being made or after the DNR receives a response from the owner indicating that they understand and accept the continuing obligations that will be placed on their property. Providing an updated Section 13 of the *Recommended Template for Request to Manage Materials under Wis. Admin. Code § NR 718.12 or NR 718.15* signed by the current property owner would satisfy this requirement.

Alternatively, you could wait to receive the approval until after FS Apartments, LLC becomes the owner of the property. Notification would not need to be provided.

- 3) The DNR does not typically approve bio-basins or similar features be incorporated as part of a site barrier or cover if it is designed to allow infiltration into underlying contaminated soil. Features that are lined or directs water to a storm sewer are more likely to be approved. Explain how the basins are designed to prevent infiltration or explain why limiting infiltration is not needed.

Please let me know if you have questions regarding these items.

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**Paul Grittner**

Phone: (414) 405-0764

[paul.grittner@wisconsin.gov](mailto:paul.grittner@wisconsin.gov)

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**From:** Richard Mazurkiewicz <[RMAZURKIEWICZ@ramboll.com](mailto:RMAZURKIEWICZ@ramboll.com)>  
**Sent:** Wednesday, June 07, 2023 3:07 PM  
**To:** Grittner, Paul V - DNR <[Paul.Grittner@wisconsin.gov](mailto:Paul.Grittner@wisconsin.gov)>  
**Cc:** Daniel Petersen <[DPETERSEN@ramboll.com](mailto:DPETERSEN@ramboll.com)>; Nick Orthmann <[northmann@beardevelopment.com](mailto:northmann@beardevelopment.com)>  
**Subject:** FW: Soil Management at Beta-Becher Acquisition Company, LLC (02-41-589088)

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Hi Paul,  
See Ramboll's responses in red below.  
Best regards,

**Richard Mazurkiewicz**  
Managing Consultant

D 262.901.3502  
M 414.517.8846  
[rmazurkiewicz@Ramboll.com](mailto:rmazurkiewicz@Ramboll.com)

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**From:** Grittner, Paul V - DNR <[Paul.Grittner@wisconsin.gov](mailto:Paul.Grittner@wisconsin.gov)>  
**Sent:** Friday, June 2, 2023 4:07 PM  
**To:** Richard Mazurkiewicz <[RMAZURKIEWICZ@ramboll.com](mailto:RMAZURKIEWICZ@ramboll.com)>  
**Cc:** Pfeiffer, Jane K - DNR <[jane.pfeiffer@wisconsin.gov](mailto:jane.pfeiffer@wisconsin.gov)>  
**Subject:** RE: Soil Management at Beta-Becher Acquisition Company, LLC (02-41-589088)

Thank you for providing the additional information. We do have some follow-up questions:

- Is only soil excavated below 4' within the excavation at the NW corner of the property planned to be managed as exempt waste and used onsite as cover material? **Yes, you are correct.**
- Provide a discussion about how the bio-basins will be used to manage stormwater. For example, are they designed to collect water and allow it to infiltrate in these specific areas, or do they collect water and redirect it elsewhere? **The bio-basins are designed to collect water, filter it through engineered media, and then reinfiltrate the water via drain tile.**
- Will concrete identified as being contaminated with PCBs be segregated from concrete that is not and kept separate when reused on site? **Yes, the impacted concrete will be segregated, pulverized on-site, and placed beneath the new building's concrete floor foundations which will provide a cap/ barrier for prevention of direct contact.** Will the areas where PCB-contaminated

concrete be reused by identified at the completion of this project? **Yes, the impacted concrete will be segregated, pulverized on-site, and placed beneath the new building's concrete floor foundations which will provide a cap/ barrier for prevention of direct contact.** If this is not done, any crushed concrete excavated in the future would likely need to be treated as no-exempt waste.

- Twenty bulk concrete samples were collected for PCB analysis. Can you explain what is meant by “bulk concrete” and how these samples were collected? **Bulk means a thickness, as opposed to a surface wipe sample. The bulk concrete was sampled by using a 2-inch drill bit attached to a hammer drill that was advanced slowly (as not to build up heat) into the concrete floor. Several holes were advanced at each sampling location to retrieve a sufficient sample for analysis. The resulting concrete dust was collected and submitted for PCB analysis.**
- Can you clarify the relationship between the responsible party (RP) listed on the 4400-315 form and the owner? **Ok Why is the owner not the RP? The RP listed (Beta-Becher Acquisition Company, LLC) is the current land owner. As soon as the construction occurs, the property will be transferred to FS Apartments, LLC. Is the current owner developing the property and requesting the soil management approval – or is it the RP? It is FS Apartments, LLC that will be developing the property and is requesting the soil management approval.**

Please let me know if you need clarification on these items. Also note that final approval of the reuse of contaminated soil/fill material typically requires that a draft cap maintenance plan, along with a map that clearly displays the outline of the different cap features, be provided to the DNR for review. **This will be provided shortly.**

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**Paul Grittner**

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**From:** Richard Mazurkiewicz <[RMAZURKIEWICZ@ramboll.com](mailto:RMAZURKIEWICZ@ramboll.com)>

**Sent:** Monday, May 15, 2023 2:00 PM

**To:** Grittner, Paul V - DNR <[Paul.Grittner@wisconsin.gov](mailto:Paul.Grittner@wisconsin.gov)>

**Subject:** RE: Soil Management at Beta-Becher Acquisition Company, LLC (02-41-589088)

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Hi Paul,

Please see my red answers to your comments below. Please do not hesitate to contact me with questions or comments regarding this project.

Best regards,

**Richard Mazurkiewicz**  
Managing Consultant

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**From:** Grittner, Paul V - DNR <[Paul.Grittner@wisconsin.gov](mailto:Paul.Grittner@wisconsin.gov)>  
**Sent:** Monday, May 8, 2023 8:14 AM  
**To:** Richard Mazurkiewicz <[RMAZURKIEWICZ@ramboll.com](mailto:RMAZURKIEWICZ@ramboll.com)>  
**Cc:** Pfeiffer, Jane K - DNR <[jane.pfeiffer@wisconsin.gov](mailto:jane.pfeiffer@wisconsin.gov)>  
**Subject:** Soil Management at Beta-Becher Acquisition Company, LLC (02-41-589088)

Richard –

The DNR is starting our review of the *Request to Manage Materials under Wis. Admin. Code § NR 718.12 or NR 718.15* (the Request) for the Beta-Becher Acquisition Co LLC site (BRRTS # 02-41-589088). To facilitate our review we ask that additional information be provided to address the following questions.

- Will the 18,000 yards of material proposed to be excavated from this site only be generated from the magenta outlined areas depicted on the Cut and Fill Map (Figure 2 of the Request)?
- No, a total of 18,000 cubic yards (CY) of soil at the site will be disturbed during the site redevelopment activities.
- The magenta areas illustrated in Figure 2 indicate the areas that will be “cut” down to make the final grade. The cut soils are to be reused as site fill material in the areas outside the magenta isopleths.
  - o Does this total include the PCB-contaminated concrete that will be generated and reused?
  - o No, the 18,000 CY only includes soils.
  - o If not, how much PCB-contaminated will be reused onsite?
  - o Bear is proposing to recycle all of the concrete floor foundations at the site. The site currently has nine buildings totaling approximately 170,524 square feet with an average concrete thickness of approximately 8 inches. Ramboll estimates that a total of approximately 4,206 CY of concrete will be recycled at the site. However, approximately 1,236 CY of the total 4,203 CY of concrete (in portions of Buildings 3 and 4 and all of

Building 9, see Figure 11) to be recycled have PCB levels above 1 part per million (ppm) but less than 10 ppm and per the Toxic Substances Control Act of 1976 (TSCA), this material must be covered with a cap. This 4,203 CY of impacted recycled concrete will be used as base course material beneath the new building foundations (hence, capped per TSCA regulations).

- Does this total include what could be excavated for utility installation?
  - Yes, the 18,000 total CY includes utilities.
- 
- Will site grading result in contaminated material from outside the magenta-outlined areas being moved to other areas of the site? If so, is this included as part of the 18,000 yard estimate?
  - No, the “high spots; as shown inside the magenta isopleths) will be spread to fill the low spots during the site grading process.
  - However, Bear plans to excavate and remove from the site (to an approved landfill [Waste Management’s Orchard Ridge RDF]) all of the VOC-impacted soils (as shown in Figure 6). The following VOC-impacted areas and depths will be excavated and removed from the site (described from south to north):
    - TW-8 (the only green-shaded area) down to 4 feet below ground surface (bgs),
    - TW-9 area down to 4 feet bgs,
    - TW-7 area down to 4 feet bgs,
    - TW-14 area down to 4 feet bgs, and
    - TW-11 area down to 5 feet bgs.
  - The total VOC-impacted material to be taken off-site is approximately 3,981 CY.
- 
- PCB contaminated concrete is proposed to be reused under a cap. Is concrete not contaminated with PCBs proposed to be reused onsite and, if so, how will it be reused?
  - As fill material (primarily as base course beneath the paved/impervious areas of the site).

Please let me know if you need any clarification on the above items. Due to some workload issues I will be assisting in the review of this specific request. Jane continues to be the project manager for this project.

Note that have changed a couple of items on the 718 submittal (with last-minute developer changes) and reuploaded it to the DNR portal (the 506 report was also reuploaded). Please use these latest reports for your site review and replace them with the ones submitted on 5/03/2023.

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**Paul Grittner**

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