

Pfeiffer, Jane K - DNR

From: Pfeiffer, Jane K - DNR
Sent: Thursday, November 9, 2023 11:39 AM
To: Richard Mazurkiewicz
Subject: RE: Beta Becher Acquisition Co, LLC - Historic Fill (BRRTS #02-41-589088) - Site Status

Hi Ric,

Thank you for the status update. With respect to your question concerning the responsible party for this site, on 02/08/22, the DNR informed Beta-Becher Acquisition Company, LLC of their responsibility for the discharge of the environmental contamination at the subject site, under Wis. Stat. 292.11. The DNR will continue to work with Beta-Becher Acquisition Company, LLC as responsible party unless otherwise instructed. The new property owner will also be considered a responsible party, as they will possess/control the property where the site is located, and the DNR will send the new property owner a responsible party letter once the property transaction occurs.

The DNR recommends that the current property owner and potential purchaser determine who will be leading the environmental contamination investigation and remediation under the Wis. Admin. Code NR 700 process after the property transaction is complete. Please provide the DNR an email with this information and cc the former property owner and current property owner on the email.

Best, Jane

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Jane Pfeiffer

Phone: (414) 435-8021

jane.pfeiffer@wisconsin.gov

From: Richard Mazurkiewicz <RMAZURKIEWICZ@ramboll.com>
Sent: Monday, November 6, 2023 11:24 AM
To: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>
Subject: RE: Beta Becher Acquisition Co, LLC - Historic Fill (BRRTS #02-41-589088) - Site Status

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Hi Jane, I'm doing well, Thanks for asking. I hope you are doing well also.

The latest schedule (updated 10/30/23):

- Bear Development will close on the property in mid-December 2023.
- Bear will begin the demolition in mid-December 2023 (not the concrete slab-on-grade floors).
- Demo the concrete floors End of January 2024-beginning of February (Ramboll provides oversight).
- Mid-March – Bear begins removing currently-delineated VOC impacts.

Of course, this will change (based on my experience) and I will apprise you as appropriate.

I have a question for you, when the land is sold from Beta Becher to FS Apartments, LLC next month, will FS Apartments, LLC become the responsible party?

Thanks,

ricmaz

Classification: Confidential

From: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>
Sent: Friday, October 27, 2023 3:03 PM
To: Richard Mazurkiewicz <RMAZURKIEWICZ@ramboll.com>
Cc: Donald.d.richards@gmail.com
Subject: Beta Becher Acquisition Co, LLC - Historic Fill (BRRTS #02-41-589088) - Site Status

Good Afternoon Rick – I hope this email finds you well. Can you please provide an update on the redevelopment status of the above-referenced site?

As the redevelopment work progresses, please note the following DNR recommendations with respect to the additional vapor investigation that is required following redevelopment, as was outlined in the attached DNR letter, dated July 11, 2023:

- The DNR recommends installing sub-slab vapor sampling ports at the time of the construction of the site buildings, and that these ports be installed in a manner consistent with manufacturing guidelines for the vapor barriers that are planned beneath each site building. You may reference DNR guidance document RR-800, *Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin*, for guidance on recommended sampling intervals given building size and use. More specifically, for residential buildings, RR-800 recommends that one sub-slab sample be collected per 2,000 sq. ft. of the building footprint. If sub-slab vapor exceeds its applicable vapor risk screening level (VRSL), then the corresponding vapor mitigation system will need to be activated and commissioned accordingly.

Do not hesitate to reach out with any questions you might have.

Thank you, Jane

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Jane K. Pfeiffer

Hydrogeologist - Remediation & Redevelopment Program

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