

## Pfeiffer, Jane K - DNR

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**From:** Pfeiffer, Jane K - DNR  
**Sent:** Wednesday, November 22, 2023 11:48 AM  
**To:** Richard Mazurkiewicz  
**Subject:** RE: Becher Street Supplemental Site Investigation Question (BRRTS # 02-41-589088)

Hi Ric,

Thank you for taking the time today to discuss the status of the above-referenced site. Based on our conversation, the DNR understands that the eight buildings that are planned to be constructed at this site will be redeveloped in four phases; two buildings will be developed as a part of each phase. Further, you and your client plan to present a report to the DNR during each of the four phases documenting the subslab vapor sampling results and other applicable information prior to occupying the buildings. I understand that DNR review and response of these reports will likely be requested to allow the DNR to review and respond to the subslab vapor data prior to the buildings being occupied. The DNR does not provide occupancy permits, but can provide you and your client with technical input on subslab vapor data and whether potential subslab vapor contamination must be mitigated to prevent vapor intrusion.

As we discussed, the technical assistance fee for the site investigation report submitted on March 3, 2022, will not be applied to future DNR submittal reviews. If you and your client want formal DNR review and responses to future reports submitted for each phase of redevelopment, it seems that a technical assistance fee of \$700 will likely be the appropriate fee for each submittal. If a comprehensive site investigation report is submitted in the future for DNR review and response, submitting a site investigation review fee of \$1,050 may be appropriate at that time.

Please include DNR Form 4400-237 with future reports to present applicable submittal information. Do not hesitate to reach out should you have any further questions. Thank you for continuing to keep the DNR informed as the site redevelopment progresses.

I hope you have a relaxing and enjoyable holiday week.

Best wishes, Jane

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**Jane Pfeiffer**

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**From:** Richard Mazurkiewicz <RMAZURKIEWICZ@ramboll.com>  
**Sent:** Wednesday, November 22, 2023 10:06 AM  
**To:** Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>  
**Subject:** Becher Street Supplemental Site Investigation Question (BRRTS # 02-41-589088)

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Hello Jane,

I have a quick question. I'm writing a proposal to do the supplemental site investigation activities at the subject site. After the additional work is completed and I submit the supplemental site investigation report, will there need to be a WDNR review fee submitted with this or does the initial fee still apply? Just to remind you of the background of this project, I will be giving you site status reports (emails and/or calls) periodically as we collect some of the data but the supplemental site investigation report may not get submitted for a couple of years because it's dependent on the sub-slab soil vapor sampling and the developer says that they'll have the buildings completed in 2026.

As we previously discussed Ramboll will put in the wells and do the groundwater sampling activities after the site has been leveled to the planned grade. Then we will follow with the sub-slab vapor sampling as each of the buildings are built. Note that the developer plans to build and occupy the buildings in a phased manner (starting from north to south). Ramboll will submit the supplemental site investigation report after the first phase of sub-slab soil vapor sampling is complete (the report will have all of the additional groundwater sampling data, soil map updates, and sub-slab soil vapor sampling for the first phase of residential occupancy - the two northernmost buildings [1 & 2] - see the attached map). Then we will just submit the sub-slab vapor sampling results and conclusions in separate submittals as the phased occupancy progresses (for buildings 3 & 4, 5 & 6, and finally 7 & 8). This way the agency can get the results and review the data before the developer starts occupancy. What are your thoughts on this reporting approach?

Best, regards,

**Richard Mazurkiewicz**

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Classification: Confidential

**LEGEND**

- FILER & STOWELL SITE BOUNDARY (APPROXIMATE)
- PROPERTY BOUNDARY (APPROXIMATE)
- PROPOSED NEW BUILDINGS
- ⊙ BORING AND TEMPORARY MONITORING WELL LOCATION
- ⊕ NR 141 GROUNDWATER MONITORING WELL
- SOIL BORING LOCATION
- RESIDENTIAL UNITS
- 1 CONCRETE TEST PIT LOCATION
- SOIL REUSE SAMPLE LOCATION
- MW-1 SUB-SLAB SOIL VAPOR SAMPLING LOCATIONS
- ⊗ PROPOSED ELEVATOR
- ⊞ PROPOSED STAIRWELL

New Barons Brewing  
Coop, Twisted Path  
Distillery, Beer City  
Screen Printing)



BP AMOCO

Boat Storage

E Becher St

Wheel &  
Sprocket

S Robinson Avenue

Former Industrial  
Property

Multi-Tenant  
Apartments

Railroad

S 1st Street

Staffing Partners

Former Industrial  
Property

E Ward Street

Kinnickinnic River

W Lincoln Avenue



**NOTE:**  
 Eight Buildings Total  
 Five Floors Each Building  
 576 Total Complex Units  
 20 Ground Floor Parking Bldg. Type A  
 33 Ground Floor Parking Bldg. Type B  
 400 Total Parking  
 Approximately 156,800 square feet  
 complex total under roof.

MKE Urban  
Stables

**NEW BUILDING PLAN  
(GROUND FLOOR)**

Filer & Stowell Property  
147 East Becher Street  
Milwaukee, Wisconsin 53207



**FIGURE 12**