### Pfeiffer, Jane K - DNR

From:	Cory Katzban, P.E. <ckatzban@thesigmagroup.com></ckatzban@thesigmagroup.com>
Sent:	Monday, June 27, 2022 10:06 AM
То:	Pfeiffer, Jane K - DNR
Cc:	Grittner, Paul V - DNR; Trent Ott; rfrieseke@fecinc.us
Subject:	RE: [EXT] Five Points Development (02-41-589558) - Additional Information Required

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7/15 would be OK based on updated timeline

# Cory Katzban, P.E.

Project Engineer The Sigma Group, Inc. 414-643-4138 (direct) 414-588-8617 (mobile) <u>1300 W. Canal Street, Milwaukee, WI 53233</u> www.thesigmagroup.com | <u>ckatzban@thesigmagroup.com</u>

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From: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov> Sent: Monday, June 27, 2022 9:27 AM

To: Cory Katzban, P.E. < ckatzban@thesigmagroup.com>

**Cc:** Grittner, Paul V - DNR <Paul.Grittner@wisconsin.gov>; Trent Ott <tott@fecinc.us>; rfrieseke@fecinc.us **Subject:** RE: [EXT] Five Points Development (02-41-589558) - Additional Information Required

Hi Cory – Thank you for the information. When we spoke last week Wednesday you mentioned that development was pushed back towards the end of July. Can you please confirm this and present a new requested DNR review and response date for the current fee-based submittals, as may be appropriate?

Thanks, Jane

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Jane Pfeiffer Phone: (414) 435-8021 jane.pfeiffer@wisconsin.gov From: Cory Katzban, P.E. <<u>ckatzban@thesigmagroup.com</u>>
Sent: Thursday, June 23, 2022 4:39 PM
To: Pfeiffer, Jane K - DNR <<u>jane.pfeiffer@wisconsin.gov</u>>
Cc: Grittner, Paul V - DNR <<u>Paul.Grittner@wisconsin.gov</u>>; Trent Ott <<u>tott@fecinc.us</u>>; <u>rfrieseke@fecinc.us</u>
Subject: RE: [EXT] Five Points Development (02-41-589558) - Additional Information Required

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Hi Jane,

Getting back to you, please see below

Let us know if you have any questions.

Best,

## Cory Katzban, P.E.

Project Engineer The Sigma Group, Inc. 414-643-4138 (direct) 414-588-8617 (mobile) <u>1300 W. Canal Street, Milwaukee, WI 53233</u> www.thesigmagroup.com | ckatzban@thesigmagroup.com

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From: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>
Sent: Wednesday, June 22, 2022 12:53 PM
To: Cory Katzban, P.E. <<u>ckatzban@thesigmagroup.com</u>>
Cc: Grittner, Paul V - DNR <<u>Paul.Grittner@wisconsin.gov</u>>; Trent Ott <<u>tott@fecinc.us</u>>; <u>rfrieseke@fecinc.us</u>
Subject: [EXT] Five Points Development (02-41-589558) - Additional Information Required

Hi Cory,

The DNR is in the process of reviewing the June 2022 site investigation report (SIR), remedial action plan (RAP), on- and off-site materials management plans (MMPs) and historic fill exemption (HFE) for the above-referenced site, and has determined that the following information and monitoring is required:

- The five points development project description provided in the "MLK 5 POINTS Project Narrative," which begins on PDF page 102 of the off-site MMP, dated June 3, 2022, does not appear to match the description provided in the SIR, RAP, on-site MMP and HFE. More specifically, whether there will be a parking garage vs. parking lot constructed as a part of this development is not clear. Please confirm the planned development details.
  - a. Attached is the draft cap maintenance plan, dated May 2022. Confirm whether this is still accurate and up-to-date based on current development plans. The Draft CMP remains accurate the proposed parking garage (when the original owner project narrative was drafted) was revised to a parking lot to reduce construction costs on the project, while still serving redevelopment needs.
  - b. If there have been changes to the development plans, then provide updated soil management volumes, as may be needed. Will do, we expect soil volumes (on-site and off-site) to be adjusted a little based on final site grading plans. Although, the soil analytical data collected to date are still expected to support both on- and off-site MMP requests.
- 2. Additional groundwater sampling is requested to:
  - a. Justify the off-site soil management at the R&R Excavating site; Will do. We are scheduled to conduct an additional round of sampling next week for PAHs (metals and VOCs do not appear to be present on-site in detectable or significant concentrations, please advise if sampling of these parameters is needed, we do not recommend). Recent NR 141 well sampling and our SPLP neutral water analyses indicate very low risk to groundwater from site impacts.
  - b. And demonstrate a stable and/or receding contamination plume, as is required per Wis. Admin. Code § NR 726.05(6)(c). See above, 2.a response for planned sampling. There does not appear to be a plume per se, but a second sampling event will be conducted to confirm groundwater concentrations.

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 Wisconsin Department of Natural Resources Phone: (414) 435-8021

#### jane.pfeiffer@wisconsin.gov



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#### Table 4 Groundwater Analytical Results - SPLP Neutral Water Extraction (Soil Sample COMPOSITE) 5 Points Development - 3317-3345 North MLK Drive and 456 West Concordia Avenue, Milwaukee, WI Sigma Project No. 20457

We	ell Location:	COMP	NR 140	NR 140
Date: Water Elevation* (feet MSL):		3/24/22	ES	PAL
		NA	ES	FAL
VOCs		NA		
PAHs				
Acenaphthene	µg/L	< 0.0094	NS	NS
Acenaphthylene	µg/L	< 0.0156	NS	NS
Anthracene	µg/L	< 0.015	3,000	600
Benzo(a)anthracene	µg/L	< 0.02	NS	NS
Benzo(a)pyrene	µg/L	< 0.0167	0.2	0.02
Benzo(b)fluoranthene	µg/L	< 0.0167	0.2	0.02
Benzo(ghi)perylene	µg/L	< 0.0142	NS	NS
Benzo(k)fluoranthene	µg/L	< 0.0146	NS	NS
Chrysene	µg/L	< 0.0157	0.2	0.02
Dibenzo(a,h)anthracene	µg/L	< 0.0173	NS	NS
Fluoranthene	µg/L	0.014 J	400	80
Fluorene	µg/L	<0.0079	400	80
Indeno(1,2,3-cd)pyrene	µg/L	<.0121	NS	NS
1-Methylnaphthalene	µg/L	< 0.0191	NS	NS
2-Methylnaphthalene	µg/L	<0.0186	NS	NS
Naphthalene	µg/L	< 0.03	100	10
Phenanthrene	µg/L	0.034 J	NS	NS
Pyrene	µg/L	<0.0121	250	50
Dissolved Metals				
Arsenic	µg/L	NA	10	1
Barium	µg/L	NA	2,000	400
Cadmium	µg/L	<3.1	5	0.5
Chromium	µg/L	NA	100	10
Lead	µg/L	<0.8	15	1.5
Mercury	µg/L	NA	2	0.2
Selenium	µg/L	<10.1	50	10
Silver	µg/L	NA	50	10

Notes:

1. NR 140 ES = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard

2. NR 140 PAL = Wisconsin Administrative Code, Chapter NR 140 Preventive Action Limit

NA = Not Analyzed

NS = no standard

4. μg/L = micrograms per liter (equivalent to parts per billion, ppb)

5. Laboratory flags: "J" = Analyte detected between Limit of Detection and Limit of Quantitation.

6. Trip blank results:

2/21/2022: All NA 2/21/2022: Nc NA

7. Equipment blank results:
 8. Exceedances:

BOLD = Concentration exceeds NR 140 ES

ITALICS = Concentration exceeds NR 140 PAL

9. Special notes:

\* = monitoring well screen submerged below water table \*\* = not an NR 140 ES or PAL exceedance per NR 140.14(3)(c)