

Pfeiffer, Jane K - DNR

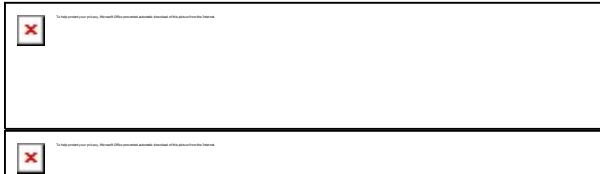
From: Cory Katzban, P.E. <ckatzban@thesigmagroup.com>
Sent: Monday, June 27, 2022 10:06 AM
To: Pfeiffer, Jane K - DNR
Cc: Grittner, Paul V - DNR; Trent Ott; rfrieseke@fecinc.us
Subject: RE: [EXT] Five Points Development (02-41-589558) - Additional Information Required

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

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)
[1300 W. Canal Street, Milwaukee, WI 53233](https://www.thesigmagroup.com)
www.thesigmagroup.com | ckatzban@thesigmagroup.com



This electronic transmission is strictly confidential and intended solely for the addressee. If you are not the intended addressee, you must not disclose, copy or take any action in reliance of this transmission.

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

We are committed to service excellence.

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

Jane Pfeiffer

Phone: (414) 435-8021

jane.pfeiffer@wisconsin.gov

From: Cory Katzban, P.E. <ckatzban@thesigmagroup.com>
Sent: Thursday, June 23, 2022 4:39 PM
To: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>
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

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Jane,

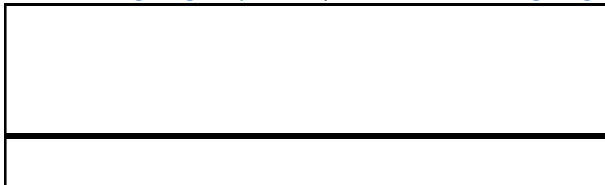
Getting back to you, please [see below](#)

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)
1300 W. Canal Street, Milwaukee, WI 53233
www.thesigmagroup.com | ckatzban@thesigmagroup.com



This electronic transmission is strictly confidential and intended solely for the addressee. If you are not the intended addressee, you must not disclose, copy or take any action in reliance of this transmission.

From: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>
Sent: Wednesday, June 22, 2022 12:53 PM
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: [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:

1. 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

We are committed to service excellence.

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

Jane K. Pfeiffer

Hydrogeologist - Remediation & Redevelopment Program

Wisconsin Department of Natural Resources

Phone: (414) 435-8021

jane.pfeiffer@wisconsin.gov



CAUTION: This email originated outside of Sigma. Do not click links or open attachments unless you recognize the sender and know the content is safe.

