

From: Beggs, Tauren R - DNR
Sent: Monday, April 1, 2024 1:35 PM
To: RiverLanding TownHomes
Cc: Byers, Harris; Adam Tegen
Subject: Site Investigation Approval Letter for River Landing, BRRTS # 02-36-593784
Attachments: 20240401_38_SIR_Appr.pdf

Good afternoon Daniel,

Attached is the Site Investigation Approval Letter for the above referenced site.

If you have any questions, please let me know.

Regards,
Tauren

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Tauren R. Beggs

Hydrogeologist & Northeast Region Land Recycling Expert

Remediation and Redevelopment Program

Wisconsin Department of Natural Resources

2984 Shawano Ave

Green Bay, WI 54313

Phone: (920) 510-3472

Tauren.Beggs@wisconsin.gov (preferred contact method during work at home)

dnr.wi.gov



April 1, 2024

River Landing Developers LLC
Attn: Daniel Diederichs
828 Winnetka Ct
Manitowoc, WI 54220
Via Electronic Mail Only to contact@riverlanding-townhomes.com

SUBJECT: Review of the Site Investigation Report
River Landing, River Point Drive, Manitowoc, WI
DNR BRRTS Activity # 02-36-593784

Dear Mr. Diederichs:

On January 24, 2024, the Wisconsin Department of Natural Resources (DNR) received the site investigation report (SIR) prepared by Stantec Consulting Services, Inc. (Stantec) on behalf of the City of Manitowoc Community Development Authority (CDA). However, the City of Manitowoc CDA sold the property to River Landing Developers, LLC, who submitted the fee for DNR review and response. The SIR was reviewed for compliance with Wisconsin Administrative (Wis. Admin.) Code ch. NR 716.

Review

The DNR reviewed the SIR and all available file information and determined that the site investigation has met the requirements of Wis. Admin. Code ch. NR 716. The degree and extent of contamination identified at the site has been adequately characterized.

Background

The River Landing site is a portion of the larger redevelopment area known as the River Point District and was divided into a new parcel, shown as Lot 1 on the attached *Certified Survey Map, Document # 1266038*, dated July 26, 2023. River Landing Developers, LLC acquired the property from the City of Manitowoc CDA on December 28, 2023. Site investigation activities completed as part of the parent Riverpoint District – LGU case, BRRTS # 02-36-585491, and this subsequently subdivided River Landing case, identified Polycyclic Aromatic Hydrocarbons (PAHs) and Resource Conservation and Recovery Act (RCRA) metals above Groundwater Pathway and/or Direct Contact soil standards with limited sporadic detections of benzene, a volatile organic compound (VOC), above Groundwater Pathway soil standards sitewide in soil and waste fill. This is consistent with what has generally been found across the larger River Point District area in the soil and waste fill. VOCs, PAHs, and RCRA Metals were either initially detected in temporary wells and not subsequently confirmed in permanent wells or were not detected above standards in groundwater. Per- and Polyfluoroalkyl Substances (PFAS) were detected in groundwater above the proposed enforcement standards adjacent to the River Landing site and are inferred to be present on-site.

Completion of the Site Investigation

After reviewing the SIR and all case file information submitted to date, the DNR has determined that the site investigation is complete. The degree and extent of soil and groundwater contamination currently identified at the site has been adequately defined with respect to Wis. Admin. Code ch. NR 716.

The DNR requested additional justification and/or screening information for sediment and vapor media on February 28, 2024. The additional information was received on March 22, 2024, and the DNR considered this documentation adequate to address that investigation is not needed for sediment and vapor.

The following are clarifications regarding the site investigation:

- Contamination is considered sitewide for PAHs & RCRA Metals in soil and waste fill above groundwater pathway, non-industrial direct contact, and/or industrial direct contact RCLs. Limited concentrations of benzene were also found sporadically in soil and waste fill above the groundwater pathway RCL (Limited sampling data is within the parcel boundaries of this site, but it appears consistent with what has been found across the larger River Point District in the soil and waste fill). The delineation of contamination needs to be depicted on a figure as site-wide for all the above listed contaminants in soil and waste fill.
- Based on the information provided in the SIR, the DNR concurs there is not an obvious source of PFAS at this site. An off-site liability exemption can be submitted if the property owner wants a formal off-site exemption letter from the DNR.

All remediation sites are included in DNR's Bureau of Remediation and Redevelopment Tracking System on the Web (BOTW) online database. All documents and project milestones related to the cleanup of this site are listed in the database entries identified by BRRTS Activity # 02-36-593784.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 510-3472, or at Tauren.Beggs@wisconsin.gov.

Sincerely,



Tauren R. Beggs
Hydrogeologist
Northeast Region
Remediation & Redevelopment Program

Attachment: Certified Survey Map, Document # 1266038, dated July 26, 2023

cc: Harris Byers, Stantec (Harris.Byers@stantec.com)
Adam Tegen, City of Manitowoc CDA (ategen@manitowoc.org)

CERTIFIED SURVEY MAP

DOC# 1266038

VOL 36

PG 329

LOCATED IN BLOCKS 148, 169, AND 170 OF THE ORIGINAL PLAT OF THE CITY OF MANITOWOC AND ADJACENT VACATED STREETS, BEING PART OF GOVERNMENT LOT 3 OF SECTION 30, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

LEGEND

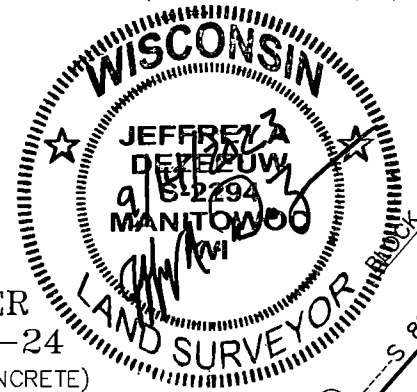
- = 3/4" x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
- △ = MAG NAIL SET
- = EXISTING 3/4" IRON ROD
- ▲ = EXISTING MAG NAIL
- (000) = "RECORDED AS" DIMENSION

TOTAL AREA

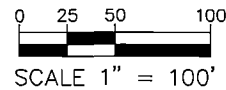
119,852 Sq. Ft.
2.751 Acres
STREET R/W
58,860 Sq. Ft.
1.351 Acres

STREET DEDICATION NOTE:

All mapped streets within the bounds of this Certified Survey Map are dedicated to the public for street purposes.



NORTH IS REFERENCED TO THE MANITOWOC COUNTY COORDINATE SYSTEM. (PER THE COUNTY PUBLISHED SECTION SUMMARY)



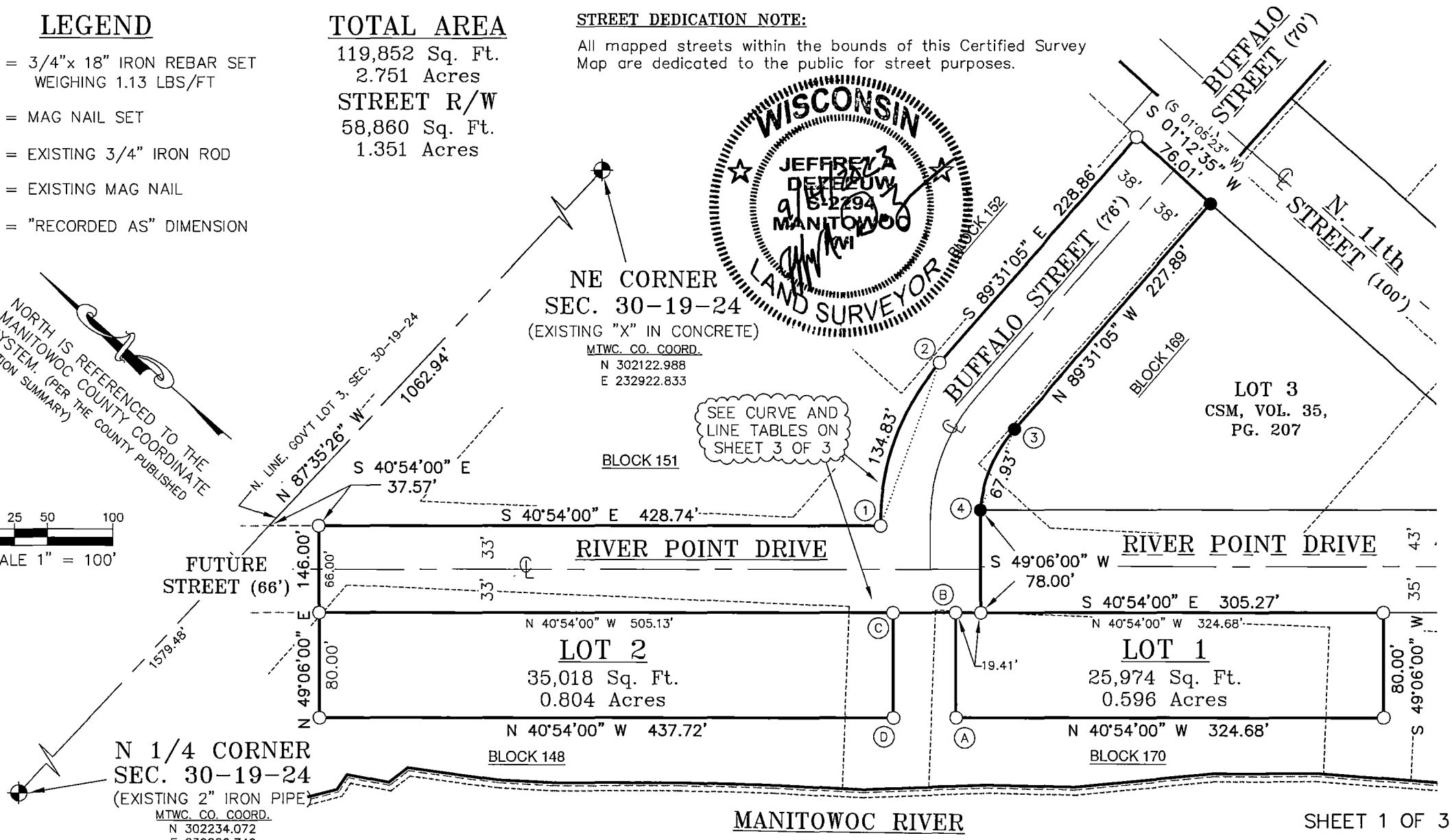
STATE OF WI - MTWC CO
KRISTI TUESBURG REGIDEEDS
RECEIVED FOR RECORD
09/21/2023 1:41:33 PM

Corner Point
A DIVISION OF ACE BUILDING SERVICE
3510 S. 26th Street
Manitowoc, WI 54220
Ph 920.682.6105

NE CORNER
SEC. 30-19-24
(EXISTING "X" IN CONCRETE)

MTWC. CO. COORD.
N 302122.988
E 232922.833

SEE CURVE AND LINE TABLES ON SHEET 3 OF 3



N 1/4 CORNER
SEC. 30-19-24
(EXISTING 2" IRON PIPE)
MTWC. CO. COORD.
N 302234.072
E 230282.749

LOT 3
CSM, VOL. 35,
PG. 207

MANITOWOC RIVER

SHEET 1 OF 3