

## Pfeiffer, Jane K - DNR

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**From:** Pfeiffer, Jane K - DNR  
**Sent:** Friday, March 22, 2024 8:21 AM  
**To:** Richard Mazurkiewicz  
**Cc:** Dan Petersen; Austin Schneider; Nick Orthmann  
**Subject:** RE: Further Explanation - Oily-Sheen Finding - Bear Becher St - BRRTS # 02-41-589088

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Ric – Thank you for providing these additional details on the identified hazardous substance discharge. The DNR looks forward to reviewing the forthcoming work plan, and recommends that this be submitted with a technical assistance fee for DNR review and written response to promote efficiency as the site redevelopment progresses alongside the Wis. Admin. Code NR 700 process. Do not hesitate to reach out with any questions you might have.

Best, Jane

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Jane Pfeiffer

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**From:** Richard Mazurkiewicz <RMAZURKIEWICZ@ramboll.com>  
**Sent:** Thursday, March 21, 2024 10:55 AM  
**To:** Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>  
**Cc:** Dan Petersen <DPETERSEN@ramboll.com>; Austin Schneider <ASchneider@cmaofwi.com>; Nick Orthmann <northmann@beardevelopment.com>  
**Subject:** Further Explanation - Oily-Sheen Finding - Bear Becher St - BRRTS # 02-41-589088

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Jane,

The demolition contractor was removing the historical concrete floor slabs that consisted of three 1-foot layers atop one another and the associated building foundation walls and footers in Building 3 (see attached map). The contractor also discovered other concrete building foundations with massive horizontal concrete slabs and foundational supports in Building 3. The additional concrete foundations are likely associated with heavy machinery that was situated above this area of the building (reportedly a large lathe was located in this area). While the contractor was excavating to see the extent of the extra subsurface foundations, Ramboll observed water with a dark oily sheen (with an oil odor) atop a concrete foundation support at 5 feet below grade. The sheen had no measurable thickness and was not a continuous layer.

Ramboll discussed the finding with Bear Development (Bear) and notified the WDNR on March 14, 2024 (via online WDNR portal Form 4400-225). Ramboll collected a water sample of the oil-sheen water and a west sidewall soil sample for laboratory analyses of volatile organic compounds, polynuclear aromatic hydrocarbons, Resource Conservation and Recovery Act eight metals, and polychlorinated biphenyls to characterize the impact. We will provide the laboratory results to Bear and the WDNR upon receipt. Ramboll has been laying absorbent pads over the water to recover the oil and keep it contained. Bear intends to backfill the area in preparation for the new site grade in the area where the sheen was observed. Note that there are no planned new building supports that would intersect the water at 5 feet below grade in this area (the new buildings are slab-on-grade design with a vapor barrier and passive sub-slab depressurization system piping below the building). Ramboll will create and submit a work plan to the WDNR to characterize and delineate the oil sheen finding as part of the ongoing environmental investigation at the site.

I hope this email adds more detail to the online reporting form. I will likely be speaking with you soon.

Best, regards,

**Richard Mazurkiewicz**

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