Hanson, David L - DNR

From: Hanson, David L - DNR
Sent: Thursday, August 15, 2019 12:59 PM
To: Tim Sievert; Kearney, Bernard J.
Cc: Cameron; Tyler; Cory Katzban, P.E.; Hanson, David L - DNR
Subject: RE: 02-41-546856_Main Parcel (Former Milwaukee Stockyards) - Post-Closure Modification (Non-Reopener): Cap Replacement

Dear Messrs. Sievert & Kearney:

On May 24, 2019, the Wisconsin Department of Natural Resources (DNR) received a 'Post-Closure Modification Cap Replacement' (PCM) request, submitted on your behalf by Cory Katzban of The Sigma Group, for the property at 1301 W. Canal Street in Milwaukee. A cap maintenance plan was established for this property as part of the January 19, 2010 case closure which requires prior DNR approval for modifications made to the capped area. The PCM consisted of removal of approximately 148 square feet of the required existing concrete sidewalk cap and replacing it with approximately 190 square feet of new concrete sidewalk. The purpose of the project was to create an appropriate slope from the existing parking lot to the entry main door and garage door. The new cap is equally protective of the cap that was approved at time of closure. No underlying soil was disturbed during the project. On June 6, 2019, the DNR provided a notice to proceed with the post closure modification. On July 18, 2019, the DNR received final documentation of the completed post closure modification.

Information received with the PCM Request and documentation of completion will be uploaded to the DNR BRRTS database. All requirements in the case closure letter are still in effect. Please continue to conduct annual inspections of the cap and maintain the Cap Inspection Form included in the site's maintenance plan.

The DNR appreciates your cooperation in meeting the continuing obligations related to this closed case. Please contact me at (414) 263-8680 if you have any questions or concerns.

Sincerely,

David

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David L. Hanson
Phone: (414) 263-8680
david.hanson@wisconsin.gov

From: Cory Katzban, P.E. <ckatzban@thesigmagroup.com>
Sent: Thursday, July 18, 2019 8:19 AM
To: Hanson, David L - DNR <David.Hanson@wisconsin.gov>; Tim Sievert <tsievert@MILSCO.COM>; Kearney, Bernard J. <Bernard.Kearney@quarles.com>
Cc: Cameron <Cameron@bencebuild.com>; Tyler <tyler@bencebuild.com>
Subject: RE: 02-41-546856_Main Parcel (Former Milwaukee Stockyards) - Post-Closure Modification (Non-Reopener): Cap Replacement

David,

Regarding the approved Post Closure Modification (Non-Reopener): Cap Replacement for this project site 02-41-546856_Main Parcel (Former Milwaukee Stockyards), please be aware that construction activities associated with the cap replacement have been completed.

Project details were provided in the emails below and attached document.

Summary of activities:

- Original concrete patio cap area was removed in late June 2019.
- New concrete patio squares and small additions (curved area in front of garage door, and parking lot to sidewalk ramp) were subsequently installed.
- The same concrete material mix was used and the new cap is equally protective.
- Sub-grade soil was not disturbed / removed during the work.
- Photos of the final cap replacement are attached.

Please confirm the above activities comply with the proposed and approved Cap Modification Request, and no further information or action is required.

Thank you,

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
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From: Hanson, David L - DNR <David.Hanson@wisconsin.gov>
Sent: Thursday, June 6, 2019 10:45 AM
To: Tim Sievert <tsievert@MILSCO.COM>; Kearney, Bernard J. <Bernard.Kearney@quarles.com>
Cc: Cameron <Cameron@bencebuild.com>; Tyler <tyler@bencebuild.com>; Cory Katzban, P.E. <ckatzban@thesigmagroup.com>
Subject: RE: 02-41-546856_Main Parcel (Former Milwaukee Stockyards) - Post-Closure Modification (Non-Reopener): Cap Replacement

Dear Messrs. Sievert & Kearney:

On May 24, 2019, the Wisconsin Department of Natural Resources (DNR) received a 'Post-Closure Modification Cap Replacement' (PCM) request, submitted on your behalf by Cory Katzban of The Sigma Group, for the property at 1301 W. Canal Street in Milwaukee. The request is in compliance with the requirements of the DNR's "Final Case Closure with Continuing Obligations" letter, dated January 19, 2010, which apply to this property.

The PCM request describes removal of approximately 148 square feet of the required existing concrete sidewalk cap and replacing it with approximately 190 square feet of new concrete sidewalk. The purpose of the project is to create an appropriate slope from the existing parking lot to the entry main door and garage door. The new cap will match all existing conditions of the current cap. No underlying soil is expected to be disturbed or removed during the project.

This email serves as your notice to proceed with the actions proposed in the PCM request. If you are considering additional changes beyond those described, a new request must be submitted to the DNR for review and approval.

After the post-closure modification has been completed, submit final documentation that includes a summary of completed actions, any soil disposal documentation and updated photographs of the new replacement barrier cap.

If you have any further questions regarding this project or anything outlined in this email, please contact me at (414) 263-8680 or by email at david.hanson@wisconsin.gov.

Sincerely,

David

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David L. Hanson
Redevelopment Specialist – Remediation and Redevelopment Program
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2300 N Dr. Martin Luther King Dr
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From: Cory Katzban, P.E. <ckatzban@thesigmagroup.com>
Sent: Friday, May 24, 2019 11:18 AM
To: Hanson, David L - DNR <David.Hanson@wisconsin.gov>
Cc: Tim Sievert <tsievert@MILSCO.COM>; Kearney, Bernard J. <Bernard.Kearney@quarles.com>; Cameron <Cameron@bencebuild.com>; Tyler <tyler@bencebuild.com>
Subject: [WARNING: ATTACHMENT(S) MAY CONTAIN MALWARE]02-41-546856_Main Parcel (Former Milwaukee Stockyards) - Post-Closure Modification (Non-Reopener): Cap Replacement

Dear Mr. Hanson:

Sigma, on behalf of Milsco Manufacturing, Canal Street Investments LLC and D&K Management VII LLC, is requesting approval to modify (by replacement) a small portion of the existing protective cover placed over the above referenced project site.

The attached information package provides details regarding the site and cap, and includes:

Figure 1 – Site Plan Map
Extent of Cap Figure
Photographs-Existing Conditions – Patio Concrete Cap Area
Construction Plans
Continuing Obligations Packet (January 19, 2010)

More information regarding the project is provided below:

Site: Milsco Manufacturing
1301 W Canal St
Milwaukee, WI

WDNR: Main Parcel
FID: 241588820
BRRTS: 02-41-546856

The site received Final Case Closure with Continuing Obligations in January 2010. Continuing obligations included:

- Residual soil contamination exists that must be properly managed should it be excavated or removed; and,
- Pavement, an engineered cover or a soil barrier must be maintained over the contaminated soil and the state must approve any changes to this barrier.

A copy of the Closure Continuing Obligations Package is included within the attached info package, including a figure illustrating the extent of the current cap.

The proposed Post-Closure Modification (Non-Reopener) to the existing Cover is described below:

- Category 1. a) replace cover with same material, over the same extent, and no soil removal/disturbance. No Fee. BRRTS Action Code AC 191 (RR 987).

Scope: Milsco Manufacturing Co., located in the Menomonee Valley at 1301 W Canal Street, Milwaukee, WI is proposing an exterior alteration of an existing side walk at the east entry way to their service area and warehouse. The proposal entails the removal of approximately 148 SF of existing concrete sidewalk and replacing this area with approximately 190 SF of new concrete sidewalk. The purpose of this alteration is to create an appropriate slope from the existing parking lot to the entry main door and garage door. The new concrete and substrate layers will match all existing conditions of the current sidewalk concrete. No underlying soil will be disturbed or removed during the project.

Photographs of the existing patio pavement cover are attached.

If the above information is sufficient, and request agreeable, please provide written approval for the proposed Post-Closure Modification so Milsco may proceed with the project in a timely manner. The following contacts should be copied on the approval correspondence, as well as myself.

Tim Sievert
Tenant Representative
Milsco
tsievert@milsco.com
414-410-3775

Bernard J. Kearney
Building Owner
LCM Fund Real Estate LLC
Bernard.kearney@quarles.com
414-277-5355

Cameron & Tyler Bence
Bence Build
Cameron@bencebuild.com | tyler@bencebuild.com
414-630-7190

If you have any questions about the project please feel free to contact me.

Best regards,

Cory Katzban, P.E.
Project Engineer
The Sigma Group, Inc.
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