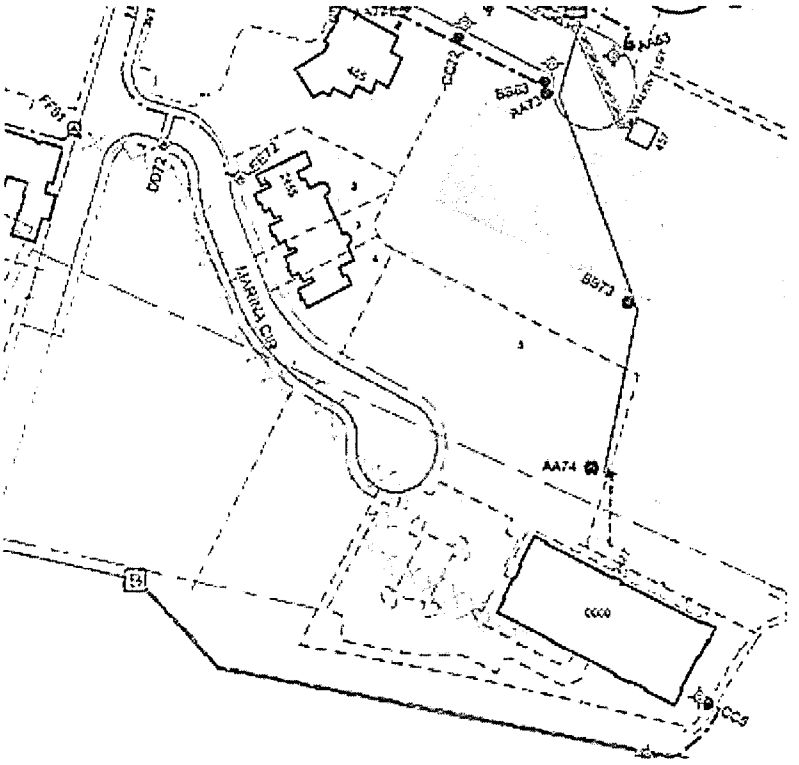
Klauk, Robert H - DNR

From: Caine, Lynelle <Lynelle.Caine@stantec.com>
Sent: Thursday, October 12, 2017 10:23 AM
To: Klauk, Robert H - DNR
Cc: Ganzenmuller, Erin S; Ryan Bedford (RBedford@bedforddevelopments.com)
Subject: FW: Development on Marina Circle in Ashwaubenon
Attachments: utility trench.pdf

Bob,

We Energies is working on a plan to trench utilities to the Manseau Flats site (former Tillman Property), 2480 Marina Circle, Ashwaubenon, WI (BRRST #02-05-57655). It is our understanding that the trench will be 2 feet wide and 3 feet deep and will extend through the Southern Riverfront site or adjacent right-of-way in the areas noted by the grey hatching below. We understand that a portion of the area in which the trench will extend has been capped as part of the cleanup efforts at the Southern Riverfront site. The off-site cap consists of an impermeable surface or 18 inches of clean soil. We Energies is proposing to remove and replace the cap in these areas. In areas that are grass or landscaped they will segregate the top 12 inches of clean material (using 12 inches instead of 18 to avoid mixing with contaminants below) from the underlying dirty material and place the material back in the trench at similar depths following utility installation. In areas where an impermeable surface is present it is assumed the soil directly underlying the impermeable surface is impacted. This material will be placed back in the excavation following utility installation and the area recapped with an impervious surface. The utility trench will extend through the eastern portion of VA-1405 (formerly known as the Chris Tillman parcel) which is currently uncapped. Please see the attached figure. Material excavated from this area will be returned to the trench and remain uncapped following completion of the work. Any soil excavated on the Manseau Flats site will be handled in accordance to the Soil Management plan and reused on-site. Please let us know if you concur with this plan and if you have any questions regarding the proposed work. Thanks,



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From: Ganzenmuller, Erin S [mailto:Erin.Ganzenmuller@we-energies.com]
Sent: Wednesday, October 11, 2017 8:38 AM
To: Caine, Lynelle <Lynelle.Caine@stantec.com>
Subject: RE: Development on Marina Circle in Ashwaubenon

Good morning Lynelle,
If you could get confirm that separating the clean soil from the contaminated soil, then putting back in the correct order is ok with the DNR that would be greatly appreciated. Thank you for the highlighted figure as well. I'll reach back out to Ryan to confirm that the spoil on VA-146-5 (Manseau Flats) can be kept on site.
Thanks!
-Erin

office: 414-221-2110

From: Caine, Lynelle [mailto:Lynelle.Caine@stantec.com]
Sent: Tuesday, October 10, 2017 5:20 PM
To: Ganzenmuller, Erin S
Cc: Ryan Bedford (RBedford@bedforddevelopments.com)
Subject: RE: Development on Marina Circle in Ashwaubenon

We can confirm with the WDNR but I assume that is should be fine to put the material back in the hole. It might be easiest for off-site to go through and scrape off the entire clean soil and separate it and then trench the dirty material. The problem would just be laying plastic or something down to avoid mixing the dirty with the clean material at the surface when this is excavated out. The area shown on the attached map has not been capped yet (portion of parcel VA-1405 shown in white) and should not need to be as part of this work.

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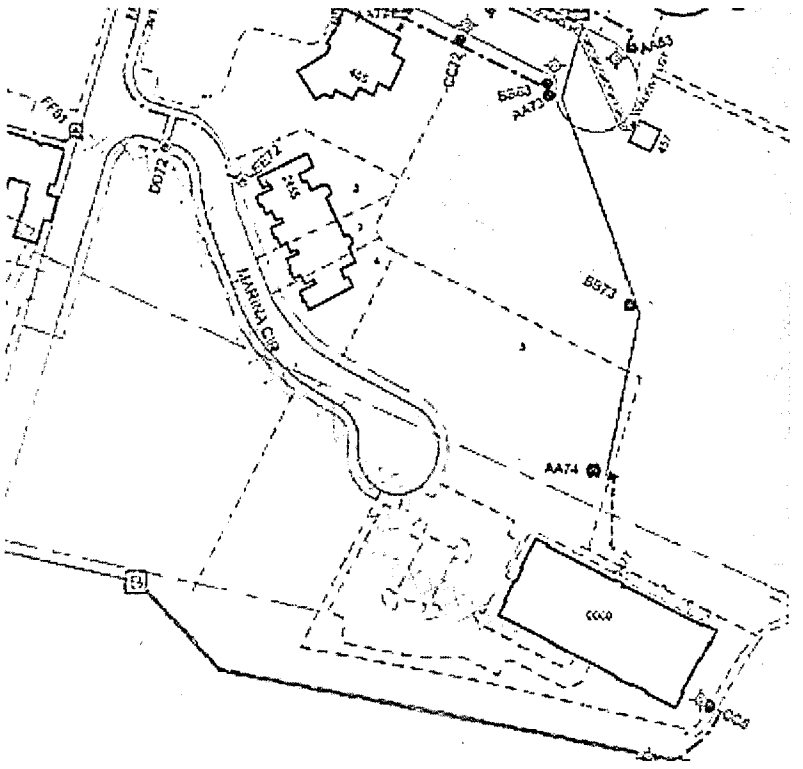
From: Ganzenmuller, Erin S [mailto:Erin.Ganzenmuller@we-energies.com]
Sent: Tuesday, October 10, 2017 3:52 PM
To: Caine, Lynelle <Lynelle.Caine@stantec.com>
Subject: RE: Development on Marina Circle in Ashwaubenon

Hi Lynelle,
Per our designer the cost would be absorbed by the customer. The trench will be 2' wide and 3' deep. The grey "highlighted" area on the image below is the proposed route for gas and electric. In a rough estimation, the length along the southern portion of Marina Circle is 485', and from there approximately 275' to the new building. The first chunk would account for 2910 square feet based on those estimations, and the second part would be about 1650 square feet. This sounds like one of those math questions from school. If the plan is to trench in the utility, how is the cap maintenance plan set up? Is is ok to backfill with what was excavated as long as it was in the same order as it was taken out? Or must entirely clean material be put back in? I still need to double check with Ryan on stockpiling/reusing the spoil from the Manseau Flats site on the property itself.
Thank you,
-Erin



office: 414-221-2110

From: Caine, Lynelle [mailto:Lynelle.Caine@stantec.com]
Sent: Tuesday, October 10, 2017 12:01 PM
To: Ganzenmuller, Erin S
Subject: RE: Development on Marina Circle in Ashwaubenon

Erin – One thing I forgot to mention is that one eastern portion of parcel VA-1405 has not been capped and shown in white on the map you provided. I am assuming that material trenched on that area could just be placed back on-site and capped later but would need to confirm. Thanks,

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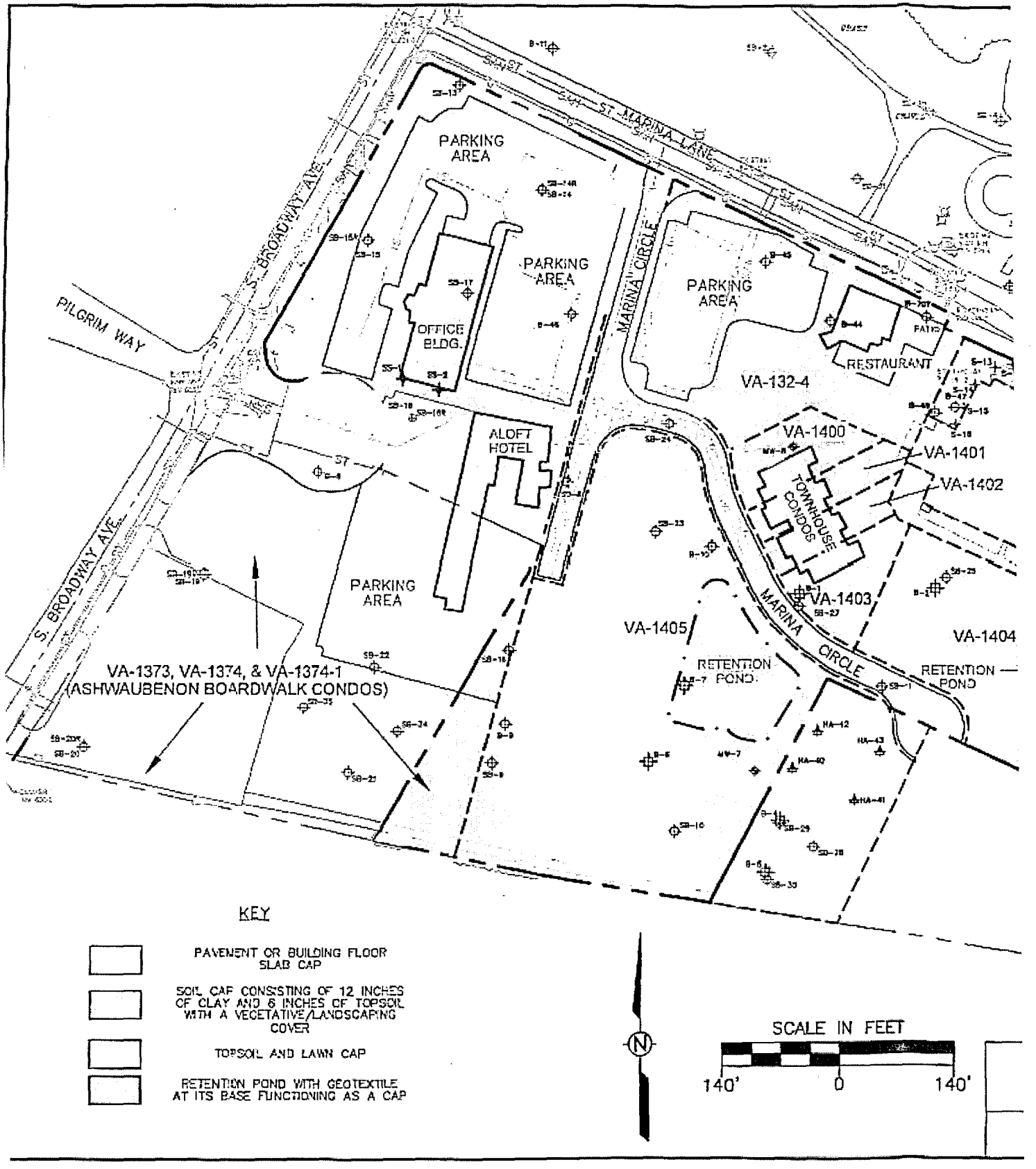
From: Ganzenmuller, Erin S [mailto:Erin.Ganzenmuller@we-energies.com]
Sent: Tuesday, October 10, 2017 7:59 AM
To: Caine, Lynelle <Lynelle.Caine@stantec.com>
Subject: RE: Development on Marina Circle in Ashwaubenon

Good morning Lynelle,
The designer would ideally like to plan for backhoe trenches on the southern side of Marina Circle to lay utilities for the new apartment building and I'm aware that there is a cap in place. Robert at the DNR provided me this figure, however did not have any details offhand about the details of the cap maintenance plan or

contamination on the adjacent property. I'm looking to see how to manage soil generated off site and firm up how WPS can deal with the spoil generated from this project. Thank you very much,
-Erin



office: 414-221-2110

From: Caine, Lynelle [mailto:Lynelle.Caine@stantec.com]
Sent: Friday, September 22, 2017 11:15 AM
To: Ganzenmuller.Erin
Cc: Humberto Sanchez; 'Tom Hensgen'; Remington, Mark; Ryan Bedford; Brand, Jeff
Subject: RE: Development on Marina Circle in Ashwaubenon

Erin,

Attached also please find the Soil/Materials Management Plan, subsequent revisions, and the WDNR approval to proceed. The plan was to reuse any soil that was excavated on-site, including material from the utility trenches as noted in the plan. If you are anticipating that soil is going to be excavated off-site leading up to this property and are looking for disposal options, we should discuss. The adjacent property is also impacted and has already been capped by clay or an impervious surface. I am not sure if Ryan has room to take the off-site material or if the WDNR will approve it. There may be different options we could discuss. Thanks,

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From: Ryan Bedford [mailto:RBedford@bedforddevelopments.com]
Sent: Friday, September 22, 2017 8:58 AM
To: Ganzenmuller.Erin <Erin.Ganzenmuller@we-energies.com>
Cc: Caine, Lynelle <Lynelle.Caine@stantec.com>; Humberto Sanchez <HSanchez@vjscs.com>; 'Tom Hensgen' <THensgen@vjscs.com>
Subject: RE: Development on Marina Circle in Ashwaubenon

Erin,

Thank you for taking my call this morning.

I'm CC'ing Lynelle from Stantec who is our environmental consultant and Humberto Sanchez and Tom Hensgen from VJS Construction.

I've also attached our site investigation report and remedial action plan. Lynelle might have other docs if needed.

I suggest your designer get in contact with Humberto and Tom to discuss the methods being proposed and how to limit the amount of disturbed contaminated soils. We may have room on site for contaminated soils if necessary.

Let me know if you have any questions.

Thanks!

Ryan Bedford

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www.BedfordDevelopments.com

From: Ganzenmuller.Erin [mailto:Erin.Ganzenmuller@we-energies.com]
Sent: Friday, September 22, 2017 7:47 AM
To: Ryan Bedford <RBedford@bedforddevelopments.com>
Subject: Development on Marina Circle in Ashwaubenon

Good morning Ryan,
I was passed on your contact information by Tom, the designer for WPS working on utility plans for the development on Marina Circle in Ashwaubenon. There is an open BRRTs case there with limited information on the DNRs website. Is there a soil management plan set up for this site, or any Site Investigations that you may be able to share to help determine how to manage the spoil generated by the upcoming utility work? Thank you for your time,
-Erin

Erin S. Ganzenmuller
Associate Environmental Consultant – Land Quality
WEC Energy Group – Business Services
office: 414-221-2110
erin.ganzenmuller@we-energies.com

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Klauk, Robert H - DNR

From: Klauk, Robert H - DNR
Sent: Monday, October 9, 2017 3:34 PM
To: Ganzenmuller, Erin S
Subject: RE: BRRTS Activity 02-05-520114 - Southern Riverfront Redevelopment Site

Erin,

We have the data in the file here in the Green Bay office. You can come and review the file. Also, I suggest you contact the Stantec. They are the environmental consultant for the apartment developer. They are also the Village's consultant for the Southern Riverfront development.

We are committed to service excellence.
Visit our survey at http://dnr.wi.gov/customersurvey to evaluate how I did.

Robert Klauk
Phone: 920-662-5164
Robert.Klauk@wisconsin.gov

From: Ganzenmuller, Erin S [mailto:Erin.Ganzenmuller@we-energies.com]
Sent: Monday, October 9, 2017 2:56 PM
To: Klauk, Robert H - DNR <Robert.Klauk@wisconsin.gov>
Subject: RE: BRRTS Activity 02-05-520114 - Southern Riverfront Redevelopment Site

Hi Robert,
Thank you for this information. WPS will likely be disturbing this cap, do you have a contact at GEI that I could get ahold of to inquire about cap requirements and analytical data? Thank you,
-Erin

office: 414-221-2110

From: Klauk, Robert H - DNR [mailto:Robert.Klauk@wisconsin.gov]
Sent: Thursday, October 05, 2017 2:53 PM
To: Ganzenmuller, Erin S
Subject: RE: BRRTS Activity 02-05-520114 - Southern Riverfront Redevelopment Site

Erin,

The case for the adjacent property has not been closed and we do not have a maintenance plan. Attached is a figure that documents the various caps. The entire site is considered contaminated. Hope this helps.

We are committed to service excellence.
Visit our survey at http://dnr.wi.gov/customersurvey to evaluate how I did.

Robert Klauk
Phone: 920-662-5164
Robert.Klauk@wisconsin.gov

From: Ganzenmuller, Erin S [mailto:Erin.Ganzenmuller@we-energies.com]
Sent: Thursday, October 5, 2017 1:11 PM
To: Klauk, Robert H - DNR <Robert.Klauk@wisconsin.gov>
Subject: BRRTS Activity 02-05-520114 - Southern Riverfront Redevelopment Site

Good morning Robert,
WPS will be performing utility work to reach a new apartment building off of Marina Circle in Ashwaubenon, WI. I have been in communication with Stantec in regards to the 02-05-576555 TILLEMAN PROPERTY (FORMER) site, and they let me know that there is a cap for the property adjacent to the west. Is the final cap maintenance plan available, along with any figures and analytical data to indicate where the extent of the cap is and contamination? Thank you very much,
-Erin

Erin S. Ganzenmuller
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Ashwaubenon Riverfront Development Ashwaubenon, Wisconsin	GEI Consultants	SURFACE CAP DIAGRAM
Village of Ashwaubenon Ashwaubenon, Wisconsin	Project 114870	October 2013 Fig. 8

J:\2012\114870 - Ashwaubenon\114870 fig 8 October 2013