Thompson, Matthew A - DNR

From: Thompson, Matthew A - DNR
Sent: Monday, May 3, 2021 10:03 AM
To: Ken Lassa; Binder, Rick
Cc: Kevin Fabel
Subject: RE: City of Wausau Riverfront Site

Ken- Let me know if I can help clarify the liability that the developer would take on if they buy a portion of an existing, open, cleanup site. I believe we discussed this during our initial.

Thanks,
Matt

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Matt Thompson
Office: 715-492-2304
MatthewA.Thompson@wisconsin.gov

From: Ken Lassa <klassa@reiengineering.com>
Sent: Monday, May 3, 2021 9:59 AM
To: Thompson, Matthew A - DNR <MatthewA.Thompson@wisconsin.gov>; Binder, Rick <Rick.Binder@stantec.com>
Cc: Kevin Fabel <Kevin.Fabel@ci.wausau.wi.us>
Subject: RE: City of Wausau Riverfront Site

Good Morning All,

I think that may be where this development hits a snag. The statement that the new owner will be listed as the RP is something that I'm not sure any new owner will want to accept as a condition of the property purchase. I will need to have a conversation with Cherry Tree to see how they want to proceed as this will take additional investment for them.

Thank you,

Ken Lassa

From: Thompson, Matthew A - DNR <MatthewA.Thompson@wisconsin.gov>
Sent: Monday, May 3, 2021 9:17 AM
To: Binder, Rick <Rick.Binder@stantec.com>
Cc: Ken Lassa <klassa@reiengineering.com>; Kevin Fabel <Kevin.Fabel@ci.wausau.wi.us>
Subject: Re: City of Wausau Riverfront Site

Rick- the new site can appropriate any portion of the closed sites under a post closure modification. It's up to the current RP and developer to propose which sites, or portions of sites, will be included.

The new owner will be listed as the RP for the new site but not for the closed sites where PCMs will be proposed. The PCMs for the closed sites should include information that explains how the site was changed and that a piece of the former site was absorbed into the new development parcel.

Thanks,
Matt

On Apr 30, 2021, at 12:51 PM, Binder, Rick <Rick.Binder@stantec.com> wrote:

Matt,

We have a few questions/ request for clarification.

For the redevelopment we discussed (that includes portions of the Vacant Lot and two additional closed BRRTS sites; Jansen and Cloverbelt), are you suggesting that:

- The new BRRTS site would cover that portion of the Vacant Lot site with the new development and that the closed BRRTS sites (Jansen and Cloverbelt) would also be part of their new property?
- If so, will the new owner be listed on the new BRRTS site and the two closed BRRTS sites as a responsible party (three to four BRRTs numbers total – Cloverbelt has two BRRTS numbers)?

Thanks,

Rick

Rick Binder PG, CPG
Principal

Direct: 262 643-9010
Mobile: 262 422-0764
Fax: 262 241-4901
Rick.Binder@stantec.com

Stantec
12075 Corporate Parkway Suite 200
Mequon WI 53092-2649

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From: Thompson, Matthew A - DNR <MatthewA.Thompson@wisconsin.gov>
Sent: Thursday, April 29, 2021 2:24 PM
To: Binder, Rick <Rick.Binder@stantec.com>
Cc: Ken Lassa <klassa@reiengineering.com>; Kevin Fabel <Kevin.Fabel@ci.wausau.wi.us>
Subject: RE: City of Wausau Riverfront Site

All- after our discussion this week I spoke with department staff from around the state who have worked on proposals such as the one proposed for the Former Vacant Lot site. First, new sites have been created from existing sites on a limited basis and under fairly specific circumstances.

At existing sites where historic fill is the predominant contamination source new sites have been created following parcel lines- this is straightforward because of the relative consistency across the hypothetical, existing site. If the new site boundaries was proposed such that it would cross discreet releases or source areas the department wouldn't be able to create a new site- the existing site would stay as is. The current Vacant Lot site falls somewhere in between based on which part of the site you look at. I don't think we'll find a one size fits all solution out here, but for parts of the site this may work.

I believe the next step for this project would be for the City and the developer to formally propose how the Vacant Lot site would be divided based historical, and current soil and groundwater data. Figures and tables should clearly show current conditions at the existing site as well as proposed boundaries for the new site. A technical assistance request and fee, $700.00, should be included with the submittal as well. If the proposal fits within our legal framework, the department will send the developer(s) a responsible party notification and request that they continue the site investigation, remediation, and closure process- I will also informally notify the parties involved.

Post closure modifications for existing, closed sites will be needed as well. Once plans are finalized we should discuss the best way to couple requests/submittals in consideration for review and database fees.

Feel free to contact me with questions,
Matt

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Matt Thompson
Office: 715-492-2304
MatthewA.Thompson@wisconsin.gov

From: Binder, Rick <Rick.Binder@stantec.com>
Sent: Monday, April 26, 2021 2:20 PM
To: Thompson, Matthew A - DNR <MatthewA.Thompson@wisconsin.gov>
Cc: Ken Lassa <klassa@reiengineering.com>; Kevin Fabel <Kevin.Fabel@ci.wausau.wi.us>
Subject: RE: City of Wausau Riverfront Site

Below is a proposed approach to discuss:

Former Vacant Lot Property; 1010 North 1st Street; BRRTS No. 02-37-560480

Former Cloverbelt Coop Services Property, 1202 North 1st Street, BRRTS No. 03-37-00624 and 02-37-531691Wausau, Wisconsin

Former Jansen Parcel 02-37-531642

Detected concentrations of analyzed constituents were similar to historical samples in the area. However, please note that the NR 720 PAH RCLs for direct contact will be increasing an order of magnitude later this year based on information from the WDNR, so a lot of those exceedances will go away.

However, based on these results the same approach would be needed for the site consistent with the original RAP.

Construction

- A sitewide cap would be needed as detections are sporadic in the fill. The existing clean cap and topsoil can be scraped and stockpiled for reuse in future greenspace areas. Parking lot, pavement and the building can be used in other areas.

- There is no apparent vapor issue, so sub slab venting likely will not be required..

- Any soil to be taken off site should be landfilled as a special waste. Marathon County Landfill has already approved a profile for the entire site. Based on your clients cut/fill requirements they may be able to manage soil on site and replace the CAP.

- Any dewatering fluids could go to the sanitary sewer.

- Developer will need a revised Materials Management Plan and Cap Modification Plan for the project and approval from WDNR.

- When complete, a Remedial Documentation Report documenting soil/fluid management and capping would be required.

Closure

- Developer will purchase the property and wishes to get final closure when complete, Is the WDNR amenable to either creating a new BRRTS number or providing partial closure for the three BRRTS numbers.

- Then a site closure request could be submitted.

- As part of conditional closure, the site would remain on the GIS Registry of Closed Remediation Sites for soil. There were NR 140 ES exceedances in one groundwater sample in your area for select PAHs, but WDNR concurred that it was likely due to turbidity. However, several permanent wells may be required to verify this. If impacts are present the site would be on the registry for groundwater as well.

- The conditions would include maintenance of the site cap and proper management of soil and fluids any time invasive activities occur in the future.

Thanks,

Rick

Rick Binder PG, CPG
Principal

Direct: 262 643-9010
Mobile: 262 422-0764
Fax: 262 241-4901
Rick.Binder@stantec.com

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From: Thompson, Matthew A - DNR <MatthewA.Thompson@wisconsin.gov>
Sent: Wednesday, April 21, 2021 2:25 PM
To: Binder, Rick <Rick.Binder@stantec.com>
Cc: Ken Lassa <klassa@reiengineering.com>; Kevin Fabel <Kevin.Fabel@ci.wausau.wi.us>
Subject: RE: City of Wausau Riverfront Site

Rick- I am not available later this week but next Monday or Tuesday should work fine. Please send the outline of which sites would be included and the proposed path forward when you can.

Thanks,
Matt

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

Matt Thompson
Office: 715-492-2304
MatthewA.Thompson@wisconsin.gov

From: Binder, Rick <Rick.Binder@stantec.com>
Sent: Wednesday, April 21, 2021 2:15 PM
To: Thompson, Matthew A - DNR <MatthewA.Thompson@wisconsin.gov>
Cc: Ken Lassa <klassa@reiengineering.com>; Kevin Fabel <Kevin.Fabel@ci.wausau.wi.us>
Subject: City of Wausau Riverfront Site

Matt,

Are you available for a brief call on Thursday or Friday morning to discuss the City of Wausau Riverfront site?

The City of Wausau is in the process of further subdividing the area (several drawings are attached).

We would like to discuss redevelopment of Lot 2. This proposed lot includes portions of three existing BRRTS numbers.

The prospective purchaser/developer will want to obtain closure for the property when redeveloped.

We would like to get your feedback on creating a new BRRTS number for the property or other mechanism to accomplish this (partial closure of a BRRTS sites, etc.).

Also, I would send you an additional outline with exact BRRTS numbers, approach for closure, etc. prior to our call.

This may also set a strategy for the remaining lots to be developed.

Thanks,

Rick Binder

Rick Binder PG, CPG
Principal

Direct: 262 643-9010
Mobile: 262 422-0764
Fax: 262 241-4901
Rick.Binder@stantec.com

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State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Eau Claire Service Center
1300 W. Clairemont Avenue
Eau Claire WI 54701

Scott Walker, Governor
Dan Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

WISCONSIN DEPT. OF NATURAL RESOURCES

November 6, 2017

BRRTS#02-37-560480

Mr. Brad Lenz
City of Wausau
407 Grant Street
Wausau, WI 54403

Subject: Review of Remedial Construction Documentation Report, 1010 North 1st Street, Wausau, Wisconsin

Dear Mr. Lenz:

On October 18, 2017, Mr. Richard Binder, Stantec, your consultant, submitted the above-referenced reports along with follow-up electronic mail submittals for the former Vacant Lot, 1010 North 1st St. property for review. This letter is to inform you that the Department has reviewed the report and concurs that the work performed is in accordance with WDNR-approved remedial action plans previously approved for this site.

Based on this document, approximately 670 cubic yards of tetrachloroethene (PCE) impacted soil and 400 cubic yards of poly nuclear aromatic hydrocarbon (PAH) impacted soil were disposed of off-site. Post-remedial groundwater sampling shows a decrease in volatile organic compounds at this site. Soils managed on-site totaled approximately 4,800 cubic yards and a cover system was placed to limit contact with remaining contaminated soils. The cover system is comprised of a variety of media including: asphalt, concrete, and landscape stone in the pedestrian trail, wharf, and stream areas. Green spaces are covered with 18 inches of clean soil. The cover system must be maintained such that it offers protection from direct contact with the underlying soils. A cover maintenance plan was not submitted with this report; however, it is expected that a maintenance plan will be included in the closure request.

Please proceed with finalizing the closure request for this site. If you have any questions regarding this letter, please call me at 715-839-3750.

Sincerely,

Matt Thompson
Remediation & Redevelopment Program

c: Kevin Fabel, City of Wausau (e-copy)
Rick Binder, Stantec (e-copy)

Plot Date: 03/16/2017 - 5:21pm
Drawing name: V:\1937\active\193704298\03_data\gis_cad\cad\dwg\193704298Figure 2.dwg
Xrefs: 193702941BRDR, 193802841_X1NA, 193802841_XSNO, 193803147-XSNO, 193803147-XSNF, 193803147-XSNT, 193803147-XSNF, 193803147-XSNL, 193802841_XSSS, 193802841_XSWA, Border2-Landscape, Border 1938, 193802841_XSNL, 193803625-XSNO

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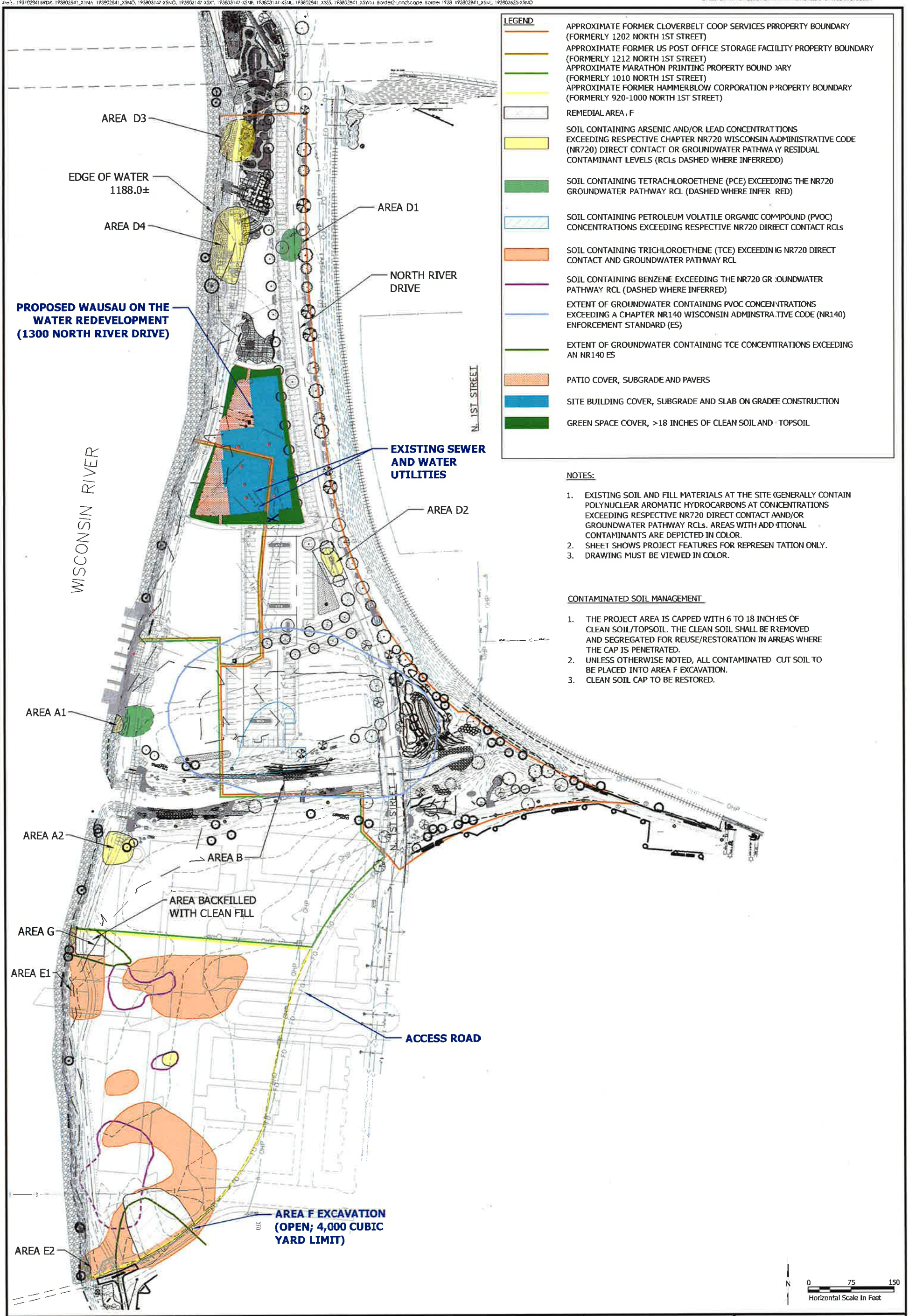

LEGEND

- APPROXIMATE FORMER CLOVERBELT COOP SERVICES PRROPERTY BOUNDARY (FORMERLY 1202 NORTH 1ST STREET)
- APPROXIMATE FORMER US POST OFFICE STORAGE FACILITY PROPERTY BOUNDARY (FORMERLY 1212 NORTH 1ST STREET)
- APPROXIMATE MARATHON PRINTING PROPERTY BOUND ARY (FORMERLY 1010 NORTH 1ST STREET)
- APPROXIMATE FORMER HAMMERBLOW CORPORATION P PROPERTY BOUNDARY (FORMERLY 920-1000 NORTH 1ST STREET)
- REMEDIAL AREA F
- SOIL CONTAINING ARSENIC AND/OR LEAD CONCENTRATIONS EXCEEDING RESPECTIVE CHAPTER NR720 WISCONSIN ADMINISTRATIVE CODE (NR720) DIRECT CONTACT OR GROUNDWATER PATHWAY RESIDUAL CONTAMINANT LEVELS (RCLs DASHED WHERE INFERREDD)
- SOIL CONTAINING TETRACHLOROETHENE (PCE) EXCEEDING THE NR720 GROUNDWATER PATHWAY RCL (DASHED WHERE INFER RED)
- SOIL CONTAINING PETROLEUM VOLATILE ORGANIC COMPOUND (PVOC) CONCENTRATIONS EXCEEDING RESPECTIVE NR720 DIRECT CONTACT RCLs
- SOIL CONTAINING TRICHLOROETHENE (TCE) EXCEEDING NR720 DIRECT CONTACT AND GROUNDWATER PATHWAY RCL
- SOIL CONTAINING BENZENE EXCEEDING THE NR720 GROUNDWATER PATHWAY RCL (DASHED WHERE INFERRED)
- EXTENT OF GROUNDWATER CONTAINING PVOC CONCENTRATIONS EXCEEDING A CHAPTER NR140 WISCONSIN ADMINSTRATIVE CODE (NR140) ENFORCEMENT STANDARD (ES)
- EXTENT OF GROUNDWATER CONTAINING TCE CONCENTRATIONS EXCEEDING AN NR140 ES
- PATIO COVER, SUBGRADE AND PAVERS
- SITE BUILDING COVER, SUBGRADE AND SLAB ON GRADEE CONSTRUCTION
- GREEN SPACE COVER, >18 INCHES OF CLEAN SOIL AND TOPSOIL

NOTES:

1. EXISTING SOIL AND FILL MATERIALS AT THE SITE GENERALLY CONTAIN POLYNUCLEAR AROMATIC HYDROCARBONS AT CONCENTRATIONS EXCEEDING RESPECTIVE NR720 DIRECT CONTACT AND/OR GROUNDWATER PATHWAY RCLs. AREAS WITH ADDITIONAL CONTAMINANTS ARE DEPICTED IN COLOR.
2. SHEET SHOWS PROJECT FEATURES FOR REPRESENTATION ONLY.
3. DRAWING MUST BE VIEWED IN COLOR.

CONTAMINATED SOIL MANAGEMENT

1. THE PROJECT AREA IS CAPPED WITH 6 TO 18 INCHES OF CLEAN SOIL/TOPSOIL. THE CLEAN SOIL SHALL BE REMOVED AND SEGREGATED FOR REUSE/RESTORATION IN AREAS WHERE THE CAP IS PENETRATED.
2. UNLESS OTHERWISE NOTED, ALL CONTAMINATED CUT SOIL TO BE PLACED INTO AREA F EXCAVATION.
3. CLEAN SOIL CAP TO BE RESTORED.

SHEET NUMBER	
PROJ NO.	193704298
APPROVED	RJB
CHECKED	
DESIGNED	
DRAWN	EMI
SURVEY	
REVISION	DATE

UNITED STRUCTURES, INC.

WAUSAU ON THE WATER REDEVELOPMENT
FIGURE 2 - SITE LAYOUT AND
SOIL MANAGEMENT PLAN

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