State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2984 Shawano Avenue
Green Bay WI 54313-6727

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

June 10, 2021

City of Green Bay Redevelopment Authority
Attn: Mr. Matt Buchanan
100 North Jefferson Street, Room 608
Green Bay, WI 54301
Via Electronic Mail Only to Matthew.Buchanan@greenbaywi.gov

Subject: Cap Modification Request Notice to Proceed for the Riverfront Property
239 Arndt Street & 119 Bridge Street, Green Bay, WI 54303
Parcel ID #s 3-551 & 3-556
BRRTS # 03-05-213757

Dear Mr. Buchanan:

On May 11, 2021, the Wisconsin Department of Natural Resources (DNR) received the complete Post Closure Modification (PCM) request prepared and submitted on your behalf by Ms. Lynelle Caine of Stantec Consulting Services, Inc. (Stantec) for the property located at 239 Arndt Street and 119 Bridge Street within the City of Green Bay, WI (hereafter referred to as the "Property"). The required PCM fee of $1,050 as well as the soil and groundwater database fees of $300 and $350 were submitted with the request.

The Property, currently owned by the City of Green Bay Redevelopment Authority (RDA), received closure for the contamination case (Riverfront Property - BRRTS # 03-05-213757) in September 2008 with remaining soil and groundwater contamination above standards and cap maintenance required. The area where cap maintenance of the vegetated soil cover was required was enlarged, as detailed in a PCM approval letter issued by DNR in June 2017. The area where cap maintenance was required is outlined on the attached figure (Figure 1, Original 2008 and Expanded 2017 Cap Locations, 3/28/19).

The current PCM request covers a retroactive PCM cap approval for soil placement that occurred in 2020. The soil cap installed in 2020 was considered an interim cap, which involved initial placement of clay, followed by granular material, a filter fabric and a minimum of 12 inches of clean imported soil over a large portion of the Property as outlined on the attached figure (Figure 2, Interim Cap Detail, 5/20/20). This work was completed to raise the overall site elevation out of the flood plain in preparation of future redevelopment. The cap modification involved the reuse of excess contaminated soil mainly from the Larsen Green North site (BRRTS # 02-05-578858) and was addressed under a separate materials management approval for the Property (BRRTS # 15-05-584672). It should be noted that the required PCM approval for this cap modification was not obtained from the DNR prior to placement of the additional soil over the vegetated soil cap present at the time of case closure in 2008.

In addition to the cap modification completed in 2020, a proposed cap modification involving a City of Green Bay owned trail and a private residential/commercial development is also part of the current PCM request. The trail would consist of an additional two feet of clean material in landscaped areas and an impervious trail surface and the private development would involve several buildings with associated pavement and landscaped areas, as shown on the attached Green Bay Shipyard – Site Plan. A specific cap thickness is not specified in the landscaped area on the private development portion of the property.

The DNR concurs with your retroactive and proposed cap modification request for the Property. The final cap will be more protective for direct contact than the existing soil cover required as part of Riverfront Property case closure conditions in 2008. This letter serves as your notice to proceed.

Prior to initiating any construction activities on the Property, DNR requests the following:

- Clarify the thickness of the additional soil cover to be added in landscaped areas on the private development portion of the Property. A minimum of six additional inches will be required making the soil cover a minimum of 18 inches in landscaped areas on the private development portion of the Property.
- When finalized development plans are available, documentation should be provided to DNR.
- The potential for vapor intrusion will need to be evaluated for any proposed occupied buildings due to the presence of both chlorinated and petroleum volatile organic compounds (VOCs) at the Property.
- A chromium release has occurred at the adjacent Ultra Plating facility (BRRTS # 02-05-583105). Chromium contamination has been identified on the Property. As VOCs are commonly associated with contaminant releases at plating facilities, vapor intrusion should also be considered from the release at the off-site Ultra Plating facility.
- If a significant amount of waste (foundry sand, municipal refuse, etc.) is encountered during construction activities, documentation should be provided to DNR as a historic fill exemption may be required.

Once the construction project is completed, the DNR requests the following documentation to be submitted in order for final PCM approval to be issued:

- Cover letter documenting the redevelopment and cap modification activities.
- Detailed site figure(s) showing the finalized site layout and cap placements.
- New Property deeds, if available.
- Cap maintenance will be required for direct contact protection only for both the City of Green Bay Trail and private development portions of the Property. Two separate maintenance plans should be prepared. Each maintenance plan should include a map showing current site features and identify the area where cap maintenance applies. The maps should be no larger than 11x17 in size. A cap maintenance log (DNR Form 4400-305) should also be prepared for each portion of the Property including photos of areas where cap maintenance applies.

Once received, all the above documentation will be uploaded to the DNR's public database (BRRTS on the Web) and a final cap modification approval letter will be issued.

If you have any questions regarding this letter, please contact me in Green Bay at (920) 510-8294 or via email at Keld.Lauridsen@wisconsin.gov.

Sincerely,

Keld Lauridsen
Hydrogeologist
Remediation and Redevelopment Program

Attachments: Figure 1, Original 2008 and Expanded 2017 Cap Locations, 3/28/19
Figure 2, Interim Cap Detail, 5/20/20
Green Bay Shipyard – Site Plan

cc: Lynelle Caine, Stantec Consulting Services, Inc. (Lynelle.Caine@stantec.com)

LEGEND

- APPROXIMATE PARCEL BOUNDARIES
- APPROXIMATE PROPERTY BOUNDARY
- SS02 — FORMER STS SOIL BORING LOCATION
- MW-1 — FORMER STS MONITORING WELL LOCATION
- B100 — STANTEC SOIL BORING LOCATION
- SB300/TW300 — STANTEC SOIL BORING AND TEMPORARY MONITORING WELL LOCATION
- EXISTING CAP AREA (AREA ASSUMED TO COVER ALL LOCATIONS WITH NR720 GROUNDWATER PATHWAY AND/OR DIRECT CONTACT EXCEEDANCES)
- INSTITUTIONAL CONTROL AREA – FORMER CLOSURE (BRRTS#03-05-213757) 10/16/08
- 1-FOOT THICK SOIL BARRIER AREA – FORMER CLOSURE (BRRTS#03-05-213757) 10/16/08

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SCALE IN FEET

40 0 40 80

Stantec

1165 Scheuring Road, De Pere, Wisconsin, 54115
Phone: 920-592-8400 Fax: 920-592-8444

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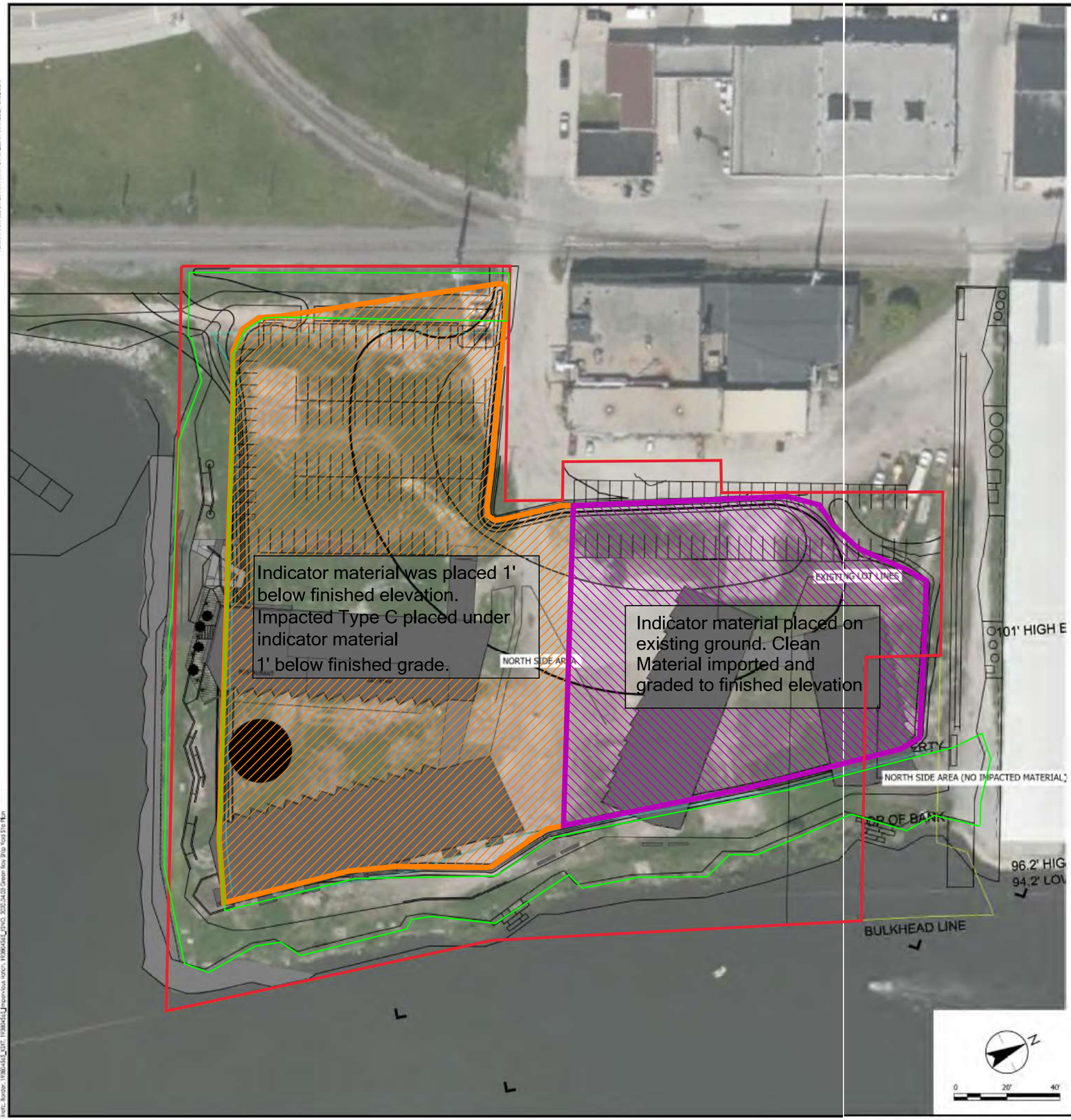
ORIGINAL 2008 AND EXPANDED 2017 CAP LOCATIONS

SHIPYARD REDEVELOPMENT
RIVERFRONT PROPERTIES
GREEN BAY, WISCONSIN

DATE:	DRAWN BY:	TASK NUMBER:	PROJECT NUMBER:	FIGURE
03/28/19	JRB	3.1.9	193707587	1



Legend:

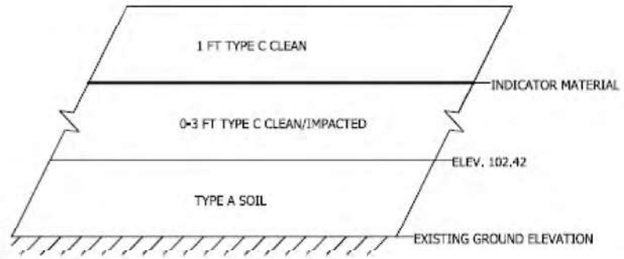
APPROXIMATE BRRTS CASE #03-05-213757 BOUNDARY

AREA TO BE RETAINED BY CITY OF GREEN BAY AND CAP MODIFIED IN THE FUTURE TO ALLOW FOR A PUBLIC WALKWAY.

	VOLUME(CY)
TYPE CLEAN	5,200
TYPE C CLEAN/IMPACTED	7,800
TOTAL	13,000

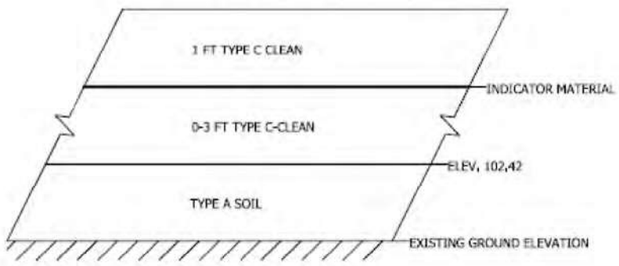
DEPICTED BY ORANGE HATCHING

NORTH SIDE SECTION



DEPICTED BY PURPLE HATCHING

NORTH SIDE SECTION (NO IMPACTED MATERIAL PLACED)



Note: Definition of Soil Types Imported onto Site Below

Fill (Borrow Type-A) placed below the Base Flood Elevation (BFE) shall consist of Lean Clay (CL), Sandy Lean Clay (CL) or Clayey Sand (SC). See recommendations of the Geotechnical Report referenced.

Fill (Borrow Type-B) placed above the BFE within future improvements' greenspace limits shall consist of moderately silty sand (SM) or organic silt (OL). Very silty sand (SM) soil having more than 30 percent passing the #200 sieve shall not be placed within 3 feet of future improvements' final exterior pavement grade or building slab. See recommendations of the Geotechnical Report referenced.

Fill (Borrow Type-C) placed above the BFE within future improvements' expanded building and pavement limits shall consist of non-organic sand (SP) or sand with silt (SP-SM). See recommendations of the Geotechnical Report referenced.

NOTE:

1. GENERAL CONTRACTOR TO CONFIRM TYPE C-IMPACTED IS SOURCED FROM THE RAILYARD AND MEETS CONTRACT SPECIFICATIONS, AS WELL AS TYPE B-CLEAN MEETING THE CONTRACT SPECIFICATIONS.
2. TOPSOIL IS INCLUDED IN THE 1' CLEAN CAP ON THE NORTH SITE AND 2' (LANDSCAPED) OR 1.5' (PAVED) CLEAN CAP ON THE SOUTH SITE.

Stantec

12075 N. Corporate Parkway, Suite 200
Mequon, WI 53092
www.stantec.com

As - Built Plan 12/31/20
Note: Built per Stantec Capping Section dated 5/20/20 and as noted.

FIGURE 2 - INTERIM CAP DETAIL

GREEN BAY SHIPYARD REDEVELOPMENT
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

DATE OF ISSUANCE
May 20, 2020

NO	REVISION	DATE

SURVEY	ROBERT E. LEE
DRAWN	MP1
DESIGNED	MP1
CHECKED	MAB
APPROVED	MAB
PROJ. NO.	193804561

SHEET NUMBER

EXHIBIT

GREEN BAY SHIPYARD

SITE PLAN

GNILTSHOT ARCHITECTURE

MERGE URBAN DEVELOPMENT GROUP

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