From: McKnight, Kevin - DNR
Sent: Friday, October 01, 2021 1:38 PM
To: Weber, Evan; Chris Haese (CHaese@ci.neenah.wi.us)
Cc: Hischke, Tyler; McKnight, Kevin - DNR
Subject: RE: Gateway Plaza Park Site Topsoil Source Approval

Chris and Evan,

The DNR has reviewed the soil sample results and is approving the use of the soils as proposed in the September 22 and 28th emails at the Former PH Glatfelter VPLE site. Please contact me if you have any questions.

Regards,

Kevin

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

Kevin D. McKnight

Phone: 920-808-0170 (This is the number you should use to contact me from this point forward)
Kevin.McKnight@wisconsin.gov

From: Hischke, Tyler <Tyler.Hischke@stantec.com>
Sent: Friday, October 01, 2021 12:41 PM
To: McKnight, Kevin - DNR <Kevin.McKnight@wisconsin.gov>
Cc: Weber, Evan <Evan.Weber@stantec.com>
Subject: RE: Gateway Plaza Park Site Topsoil Source Approval

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Good afternoon Kevin,

Evan is out in the field today, so he asked me to pass this information along to you for approval. Attached is the data table for the topsoil samples discussed below, as well as the lab report.

Please let us know if you have any questions or comments.

Thanks,

Tyler Hischke
Geologic Staff

Direct: 920.278.3192
Mobile: 920.309.7824
tyler.hischke@stantec.com

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From: Weber, Evan <Evan.Weber@stantec.com>
Sent: Friday, October 1, 2021 12:34 PM
To: Hischke, Tyler <Tyler.Hischke@stantec.com>
Subject: Fwd: Gateway Plaza Park Site Topsoil Source Approval

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From: Weber, Evan <Evan.Weber@stantec.com>
Sent: Friday, October 1, 2021 9:00:48 AM
To: McKnight, Kevin - DNR <Kevin.McKnight@wisconsin.gov>
Subject: Re: Gateway Plaza Park Site Topsoil Source Approval

Kevin,

Sorry for the delay but Swinkles screened out a pile of topsoil for us and will hold it pending lab results. This should be a pile they will not add any other material too. Lab results should be back soon and I will forward to you for approval.

Thank you and have a great weekend!
Evan

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From: McKnight, Kevin - DNR <Kevin.McKnight@wisconsin.gov>
Sent: Tuesday, September 28, 2021 1:27:33 PM
To: Weber, Evan <Evan.Weber@stantec.com>
Subject: RE: Gateway Plaza Park Site Topsoil Source Approval

Thanks for the update Evan. Your sampling plan meets the requirements of NR718. Can you please provide a description of the how Swinkles will be segregating and storing the soil to ensure the sampled soil is not mixed with other soil or contaminated in other ways? Holding time should not be long but want to make sure it is documented in the file.

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Kevin D. McKnight

Phone: 920-808-0170 (This is the number you should use to contact me from this point forward)
Kevin.McKnight@wisconsin.gov

From: Weber, Evan <Evan.Weber@stantec.com>
Sent: Tuesday, September 28, 2021 1:16 PM
To: McKnight, Kevin - DNR <Kevin.McKnight@wisconsin.gov>
Subject: RE: Gateway Plaza Park Site Topsoil Source Approval

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Hi Kevin –

Since the City of Neenah will be paying for the topsoil sampling and approval for both Gateway Plaza Park and the Solaris (Site 6) project we decided to attempt to use the same source of topsoil for both locations thereby only needing one approval. The soil will still be sourced from the Thedacare property which is detailed in the email below and being held by Swinkles Trucking and Excavating in Freedom Wisconsin. Since the WDNR requested a minimum of two samples be collected for PAHs and lead for 100CY of soil for Gateway Plaza Park we collected an additional two samples for the same parameters for the additional 100CY the Solaris project will require (4 total samples for 200CY). We just wanted to keep you in the loop regarding the new topsoil source we intend to use for both properties and are hopeful this soil will be suitable for use on both parcels of the former Glatfelter VPLE site.

Please let us know if you have any questions or comments regarding this plan.

Thank you!

Evan J. Weber
Environmental Scientist

Direct: 920 592-8400 ext 3218
Mobile: 920 309-2509
evan.weber@stantec.com

Stantec
1165 Scheuring Road
De Pere WI 54115-1001

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From: McKnight, Kevin - DNR <Kevin.McKnight@wisconsin.gov>
Sent: Friday, September 24, 2021 10:11 AM
To: Weber, Evan <Evan.Weber@stantec.com>
Cc: Chris Haese (CHaese@ci.neenah.wi.us) <CHaese@ci.neenah.wi.us>
Subject: RE: Gateway Plaza Park Site Topsoil Source Approval

Evan and Chris,

The DNR reviewed your proposed topsoil source for the Gateway Plaza Park and determined that sampling will be required to complete the review and approval process. The DNR requires a minimum of 2 soil samples be collected and analyzed for LEAD and PAHs. Once the sample results are submitted to the DNR, the review can be completed.

Please contact me if you have questions.
Kevin

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Kevin D. McKnight

Phone: 920-808-0170 (This is the number you should use to contact me from this point forward)
Kevin.McKnight@wisconsin.gov

From: Weber, Evan <Evan.Weber@stantec.com>
Sent: Wednesday, September 22, 2021 5:01 PM
To: McKnight, Kevin - DNR <Kevin.McKnight@wisconsin.gov>
Subject: Gateway Plaza Park Site Topsoil Source Approval

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Hi Kevin,

Redevelopment activities are beginning to wrap up at the Gateway Plaza Park site on a portion of the former Glatfelter Mill Redevelopment Site along West Wisconsin Avenue in Neenah, Wisconsin (the Site). Since this Site is part of the VPLE program for the overreaching P.H. Glatfelter Mill Property, we are providing information regarding the topsoil the developer wishes to use for final surface capping in limited locations on the Property. Up to ~100 CY of topsoil is proposed to be brought onsite to complete capping requirements.

Source Background:
The topsoil is proposed to be sourced from the stockpile generated during construction of the new ThedaCare facility located just north of 2500 East Capital Drive in Appleton Wisconsin (the Property). The Property is located just south of Highway 41 and north of Encircle Health. The Property does not appear to have ever been developed and was agricultural into the 1990s after which historic aerial images depict the Property as undeveloped until the ThedaCare development began in 2020. Figure 1 depicts the location of the Property where topsoil is proposed to be sourced with respect to adjacent land use and BRRTs cases.

Adjacent land-use consists primarily of commercial/ manufacturing businesses to the east (graphic design, county sheriff, packaging supply store, etc.), a healthcare facility to the south followed by small manufacturers, and an insurance business to the west. Based on a review of Table 1 of the September 2019 “Site Investigation Scoping: Identifying Contaminants of Concern” document published by the WDNR, adjacent land-uses do not appear to represent sources of potential Contaminants of Concern (COCs) including emerging contaminants such as PFAS substances that are likely to have affected offsite topsoil above the water table. Further, a review of BRRTS cases nearest the Property identified one closed BRRTs case (03-45-000126 Guardian Life) for a petroleum release is associated with a leaking underground storage tank at the corner of East Capital Drive and North Ballard Road approximately 1,500 feet southwest of the Property. No other BRRTS cases south of Highway 41 exist within 3,000 feet of the Property. Based on distance or regulatory status of the BRRTS cases nearest the Property and their location with respect to expected groundwater flow, no known BRRTs cases are expected to be sources COCs that would impact the topsoil from this location.

Based on the historic property use, proximity to known contamination cases, quantity to be used onsite, and adjacent businesses we believe the material is suitable for use on the Gateway Plaza Park site and are requesting WDNR approval to import this material onto the Site with an exemption from the sampling protocols associated with VPLE sites.

The development is coming to a quick end and will be hosting grand openings early during the next month. We would appreciate your review of this request as soon as possible to ensure the Property will be ready for these events. Please let us know if concur with these recommendations or if you need any additional information.

Thank you!

Evan J. Weber
Environmental Scientist

Direct: 920 592-8400 ext 3218
Mobile: 920 309-2509
evan.weber@stantec.com

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Neenah - Tadych Parcels Soil Analytical Results

Sample ID	Date Collected	Laboratory Reported Analytical Results (milligram per kilogram)																		
		1-Methyl naphthalene	2-Methyl naphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a) anthracene	Benzo(a)pyrene	Benzo(b) fluoranthene	Benzo(g,h,i) perylene	Benzo(k) fluoranthene	Chrysene	Dibenzo(a,h) anthrancene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Naphthalene	Phenanthrene	Pyrene	Lead
WDNR RCL for Protection from Direct Contact Risk (Industrial)		72.7	3,010	45,200	NE	100,000	20.8	2.11	21.1	NE	211	2,110	2.11	30,100	30,100	21.1	24.1	NE	22,600	800
WDNR RCL for Protection from Direct Contact Risk (Non-Industrial)		17.6	239	3,590	NE	17,900	1.14	0.115	1.15	NE	11.5	115	0.115	2,290	2,390	1.15	5.52	NE	1,790	400
WDNR RCL for Protection of Groundwater		NE	NE	NE	NE	196.94	NE	0.47	0.478	NE	NE	0.144	NE	88.87	14.82	NE	0.658	NE	54.54	**52*** [27]
Topsoil 1	9/24/2021	<0.0086	<0.0064	<0.0063	<0.0046	<0.0059	0.0055 J	0.0092 J	.014 J	<0.011	<0.010	<0.0096	<0.0068	0.0089 J	<0.0049	<0.0091	<0.0054	<0.0049	<0.0070	10
Topsoil 2	9/24/2021	<0.0084	<0.0064	<0.0062	<0.0046	<0.0058	0.0076 J	0.012 J	0.016 J	<0.011	<0.010	0.010 J	<0.0067	0.016 J	<0.0049	<0.0090	<0.0053	<0.0048	0.011 J	8.1
Topsoil 3	9/24/2021	<0.0089	<0.0067	<0.0066	<0.0048	<0.0061	0.0057 J	0.012 J	0.016 J	<0.012	<0.011	0.010 J	<0.0071	0.010 J	<0.0051	0.0099 J	<0.0056	0.0099 J	0.0083 J	9.9
Topsoil 4	9/24/2021	<0.0079	<0.0059	<0.0058	<0.0042	<0.0054	0.0071 J	0.012 J	0.015 J	<0.010	<0.0095	0.0088	<0.0062	0.0013 J	<0.0045	0.0083 J	<0.0049	<0.0045	0.011 J	6.5

Key:

<x	= compound not detected to a detection limit of x
XXX	= exceeds WDNR Non-Industrial RCL for direct contact risk
XXX	= exceeds WDNR Non-industrial RCL for direct contact risk
XXX	= exceeds WDNR RCL for protection of groundwater and/or BTV
NE	= not established by WAC (Wis. Adm. Code) or WDNR Soil RCL Summary Table
*	= The WDNR has determined state-wide soil BTVs (February 2013).
"J"	= analyte detected between the limit of detection and limit of quantification
RCL	= residual contaminant level

Notes: WDNR soil RCL Summary table (December 2018) used to establish RCLs for groundwater protection and direct contact.