Hanson, David L - DNR

From: Hanson, David L - DNR
Sent: Friday, August 5, 2022 8:59 AM
To: Adam Roder, P.E.
Cc: E.J Herr; Adam Kirchner; 'scott@adkmke.com'; Paul Kolbeck; eric@ramscontracting.com (eric@ramscontracting.com); Stephen Meer, P.E.; Susan A. Winnen; Donna Volk; Matthew J. Sullivan; Hanson, David L - DNR
Subject: RE: Former EPEC Polymers Property - Fence Relocation Request (Lakeshore Commons Redevelopment)

Good Morning Adam,

The DNR reviewed the request to remove the fence on the EPEC portion of the Lakeshore Commons development and we don't have any concerns. You may proceed with the removal as described below.

Thank you,

David

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From: Adam Roder, P.E. <aroder@thesigmagroup.com>
Sent: Thursday, August 4, 2022 7:59 AM
To: Hanson, David L - DNR <David.Hanson@wisconsin.gov>
Cc: E.J Herr <ejherr@fstreetdevgroup.com>; Adam Kirchner <adam@adkmke.com>; 'scott@adkmke.com' <scott@adkmke.com>; Paul Kolbeck <pkolbeck@k3dgroup.com>; eric@ramscontracting.com (eric@ramscontracting.com) <eric@ramscontracting.com>; Stephen Meer, P.E. <smeer@thesigmagroup.com>; Susan A. Winnen <swinnen@oakcreekwi.gov>; Donna Volk <dvolk@ramboll.com>; Matthew J. Sullivan <msullivan@oakcreekwi.gov>
Subject: Former EPEC Polymers Property - Fence Relocation Request (Lakeshore Commons Redevelopment)

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Good morning David,

We are following up on a preliminary call that Donna Volk of Ramboll made to you a few weeks ago about removing a section of the perimeter fencing around the EPEC parcel. This email request expands upon that initial conversation and provides further description and rationale for the request.

Mass soil grading on the overall EPEC parcel, including the NCSA and CCSA areas, is complete. Construction of several individual buildings as included in the PCM request / PCM addendum request has begun. The replacement of the clean clay cap over non-roadway areas within the CCSA, other than the A9 block area which is entirely surrounded by a chain link construction fence, is also complete (pending establishment of a vegetative cover) as further described below. With the proposed removal of portions of the perimeter fence around the EPEC parcel, the direct contact pathway of the southeast and west CCSA areas will continue to be protected via the existing / new fence sections, the clean clay cap, and/or other covers as described below.

Request: The perimeter fence along the south and southeast edges of the EPEC parcel area (shown in purple on the attached map) is proposed to be removed on August 5, 2022 in order to better facilitate prospective purchasers to tour the model home at the west end of Bergamot Court. The NCSA area does not require a cap, and the CCSA areas to the southeast and west of the AEBA are adequately capped/protective of the direct contact pathway such that this section of perimeter fence around the EPEC parcel is no longer needed . ***The F Street redevelopment team requests your permission by the end of this week for a temporary variance to the PCM to remove this fence*** with the following conditions and supporting information:

- The perimeter of the A9 block, which is actively under construction, is secured with a perimeter fence (shown in light blue on the attached map).

- Future construction of the Clubhouse block (NW corner of E. Hemlock Drive and S. Breakwater Blvd.) and the villas at the NW corner of E. Balsam Drive and S. Breakwater Boulevard will also require perimeter construction fences when that work is performed. These areas are currently covered with at least two feet of clean clay material. (Future construction in the southwest NCSA area will also include construction fencing as a standard practice; this NCSA area is currently covered with topsoil and will be temporarily seeded.)

- Fenced gates are in place at the west and east ends of Lake Vista Blvd. that borders the south edge of the overall project site. These gates (see green and light blue lines near the bottom of the attached figure) will prevent unauthorized vehicle access to the construction site.

- The roadways in this southeast EPEC area (i.e., Cypress Place and Bergamot Court) and west EPEC area (CCSA portion of Breakwater Blvd, CCSA portion of E. Hemlock Drive, and E. Balsam Drive) have not yet been paved. The roadways within the southeast and southwest NCSA are not required as an engineered cap. Only the north and west ends of Cypress Place, most of Breakwater Blvd, a portion of E. Hemlock Drive, and E. Balsam Drive are within the CCSA that will require the pavement to serve as a cap. In the interim, until pavement is placed in September, the gravel basecourse is at least 6 inches (and up to 14 inches) thick in the roadways in the CCSA areas to prevent potential direct contact with the underlying impacted soil. Occupancy for the initial homes being constructed in the southeast EPEC area will not be approved until after completion of the roadway pavements. Furthermore, prospective purchasers will not be allowed to walk the site beyond the immediate vicinity of the model home.

- The asphalt path along the southeast and west edges of the AEBA, as well as other concrete sidewalk areas within the CCSA areas, have at least 18 inches of clean clay cap soil placed and/or at least 6 inches of gravel

basecourse placed over the impacted soil subgrade. The clay and/or gravel layer will serve as an interim cap until the final asphalt and concrete pavements are placed this fall.

- Biofiltration Basin 4 (straddling the CCSA / NCSA boundary) and Basin 5 (within the CCSA) are protected with geotextile fabric and 6 inches of stone across the bottoms and the sidewalls are capped with 24 inches of clay and topsoil (CCSA portions) or topsoil (NCSA portion). The engineered filtration soil (mix of on-site topsoil and imported sand) that covers the bottoms of the basins has not yet been placed, but the geofabric / stone base and capped sidewalls will be protective of the direct contact pathway in this interim condition.

- The five 2-family villas that straddle the NCSA / CCSA line in the southeast portion of the EPEC parcel were over-excavated by approximately 4 feet and replaced with clean clay cap material such that the foundations can be constructed without penetrating the cap. The final cap in these areas will include the building slabs as indicated in the PCM.

- Green space areas of the CCSA on this southeast EPEC area (southeast of the AEBA) and between Breakwater Blvd and the AEBA have been covered with the requisite clean soil cap. These area are in the process of being seeded to establish a vegetative cover.

- The perimeter of the DuPont parcel will continue to be secured with a fence by adding a new section of fence along the DuPont / EPEC boundary (depicted in orange on the attached map).

We appreciate your prompt attention to this request. Please contact me, EJ Herr of F Street Development Group, and Adam Kirchner of ADK with questions or approval to this request.

Thank you,

Adam

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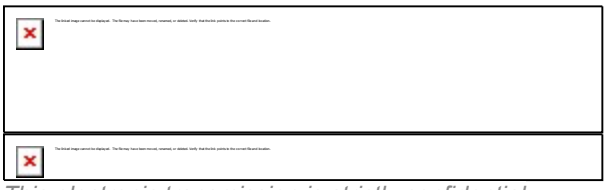

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