Grittner, Paul V - DNR

From: Grittner, Paul V - DNR
Sent: Tuesday, July 23, 2024 4:40 PM
To: Schultz, Tory
Subject: RE: BRRTS 02-30-00327 - NR718 Exemption Response to DNR regarding SMP for KIN Infrastructure and Construction and KIC

Tory,

The Wisconsin Department of Natural Resources (DNR) reviewed the additional information provided for the requests to approval soil management at the former Kenosha Engine Plant site (BRRTS # 02-30-00327). The DNR could approve the requests if it can be demonstrated that conditions within these areas will remain protective after the completion of the projects. The DNR recommends the following documentation be prepared to demonstrate this.

General Information:

- Provide a figure that shows the extent of where the 4" temporary top soil cap was already placed on the site. Confirm that topsoil being excavated and reused as part of the cap for these two approvals is being generated from the area where the temporary cap was placed.

- City of Kenosha contacts listed in cap maintenance plans prepared for this site should include their title and the department they work in.

Infrastructure:

- Describe the following features and how each will be used and/or capped (or confirm that material will not be managed in these areas at this time).
    - the large fill area at the northwest corner of 28th Ave. and 56nd St.
    - the features between 28th and 26th Avenue (appears to be a trail).
    - area south of 56th street that will be filled as part of the storm water pond redesign

  Describe how these areas will be inspected and maintained in the maintenance plan developed for the infrastructure portion.

- Provide a figure outlining the extent of rights of way that will be maintained by the City. The inspection and maintenance of these areas do not need to be included in the cap maintenance plan.

- The cap maintenance plan must clearly describe the surface features of the plaza with all features being clearly labeled on an attached figure. Confirm that areas with a soil cap will be 12" thick throughout this area.

Kenosha Innovation Center:

- Provide a figure of the Kenosha Innovation Center that clearly identifies areas where a 6" soil cap, versus a 12" soil cap, is proposed to be utilized. A 6" soil cap could be suitable for areas outside the amphitheater area and the adjacent area with alternating concrete and grass surfaces. DNR approval of a 6" cap would be contingent on the cap maintenance plan (CMP) requiring inspections of the grass areas in early spring and late summer. The CMP must include residential uses in the list of activities prohibited without DNR approval. It is also recommended that propose requiring that green space areas with a 6" soil cap not be developed for any purpose that would encourage occupation or use (seating or picnic areas, etc.) without additional capping.

- Discuss the process for planting trees or doing other landscape work at the KIC within the CMP.

- Provide a description on how the vapor mitigation system will be commissioned. Discuss what samples and readings will be collected to demonstrate the systems is operated as intended. The DNR recommends that sub-slab vapor samples be collected within 1-2 months of the building slabs being in place and then at regular intervals, up until the system is operating. Once the building is constructed and operated pressure field extension readings and/or indoor air samples can be collected to demonstrate system effectiveness. The plan indicates that one sampling port will be installed in each of the 'buildings', the DNR would not concur that this would provide sufficient data to demonstrate effective operation. Reference guidance document RR-800 for further recommendations.

While not required to obtain approvals to manage soil within the infrastructure or KIC areas, the DNR reminds you of the following:

- DNR's June 11, 2020 soil management approval letter required that a cap maintenance plan was to be prepared and submitted for the area where soil generated from the stormwater pond excavation was reused. This plan must still be submitted.

- A cap maintenance plan will need to be prepared for the stormwater pond area.

- The DNR recommends that caution should be used when attempting to remove and segregate the four inches of the previously placed temporary cap material to avoid removing or mixing in underlying contaminated soil. Be prepared to describe how this was accomplished as part of the documentation report(s) prepared at the completion of these soil management activities.

Please contact me at the number or email below if you have any questions.

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From: Schultz, Tory <Tory.Schultz@aecom.com>
Sent: Wednesday, July 10, 2024 4:13 PM
To: Grittner, Paul V - DNR <Paul.Grittner@wisconsin.gov>
Cc: bcater@kenosha.org
Subject: BRRTS 02-30-00327 - NR718 Exemption Response to DNR regarding SMP for KIN Infrastructure and Construction and KIC

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Good afternoon Paul,

As I mentioned on a brief call earlier, I've uploaded the attached response to DNR comments received April 26, 2024 regarding the Soil Management Plan for Kenosha Innovation Neighborhood (KIN) Infrastructure and Construction and Kenosha Innovation Center (KIC). Site redevelopment is quickly nearing the placement of topsoil at thicknesses outlined in the Cap Maintenance Plans for KIN and KIC that will limit site activity and access to certain areas of the site. As you've mentioned DNR anticipates a short review period and we greatly appreciate your cooperation and willingness expediting the review.

Referenced figures and associated files (41MB) uploaded July 10, 2024 included those files list below.

1. 0230000327_Soil_Management_Plan_rev1.pdf
2. CAP_KIC_Infrastructure_July_2024.pdf
3. CAP_KIN_Infrastructure_July_2024.pdf
4. NR718Exemption_Response_To_DNR_KIN_KIC_July2024.pdf
5. Referenced_Figures.pdf
6. KIC_VI_System_Design_20231103F.pdf
7. KUSD_VI_Design_2024.4.29_Rev.1.pdf

If you have any questions, please let me know.

Regards,

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