Hanson, David L - DNR

From: Beck, Michael <MBeck@braunintertec.com>
Sent: Monday, February 24, 2025 8:19 AM
To: Hanson, David L - DNR
Cc: Hall, Jeff; Isabel Hall; sarah.michalek@colliers.com
Subject: Temporary Cap Disturbance -- SBP I (Fmr Ampco Metal) FID No. 341184140, WDNR BRRTS No. 02-41-001061 & 06-41-397052
Attachments: SBPI_SCMP.pdf; SBP I Site.pdf

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Hi David:

In accordance with the Permanent Soil Cover Maintenance Plan for the SBP I property dated October 26, 2010 (SCMP), SBP I LLC is seeking WDNR approval of planned tenant improvements that will include temporary removal and replacement of portions of the existing cap. We have attached a copy of the Permanent Soil Cover Maintenance Plan for your convenience. The planned building improvements will require temporary removal and replacement of two small areas of the permanent cap within the building. The portion of the cap that will be temporarily disturbed during the project is illustrated on the attached Site Plan and the related scope of work is described below:

- New Dock Levelers: The existing concrete floor slab will be removed in two areas approximately 6 feet by 8 feet in size and up to 3 feet of material will be removed to facilitate construction of new loading dock levelers within the area shaded green on the attached Site Plan. After removal of approximately 3 feet of material, the contractor will install concrete slabs to support the construction of two new dock levelers. It is not clear from the as-built drawings for the existing building if the material that will be removed below the existing slab as part of this project is aggregate base or potentially impacted fill soil from the Site. SBP I LLC is requesting WDNR approval of this project because potentially impacted fill soil may be encountered. We estimate that the amount of aggregate base/fill soil that will be excavated will be less than 12 cubic yards. The excavated aggregate base/fill soil will be disposed off-site. If excess aggregate base is generated by the excavation work, it will be reused/disposed without restrictions. If excess fill soil is generated by the excavation work, it will be characterized and transported to an appropriate off-site disposal facility.

The contractor that will perform this work has been notified of the potential for elevated arsenic, lead, and PAHs at these locations. Contractor personnel performing excavation and backfilling work will minimize dust generation, wear gloves and long-sleeved work shirts, and wash their hands upon completion of the work. The contractor may import crushed rock from a commercial quarry, but no other fill material (aggregate base or soil) will be imported as part of this work. Following the site improvements described above, disturbed areas of the cap will be restored and documentation of the work will be sent to the WDNR in accordance with the SCMP.

Please review and provide written approval of this plan at your earliest convenience. If you have any questions about the work described in this email, please respond by email or call me on my mobile phone at 952.300.7228.

Thanks – Mike.

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WDNR BRRTS CASE # 02 - 41 - 001061
WDNR BRRTS CASE # 06 - 41 - 397052 WDNR SITE NAME: SBP I (Fmr Ampco Metal)

PERMANENT SOIL COVER MAINTENANCE PLAN

October 26, 2010

Property Located at:

3930-3942 W. Burnham Street
Milwaukee, Wisconsin
FID No. 341184140, WDNR BRRTS No. 02-41-001061 & 06-41-397052

Introduction

The purpose of this document is to present a Maintenance Plan for the permanent soil cover at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing slab on grade building, paved surfaces, and top soil cover that form a permanent barrier over impacted soil and groundwater at the Site.

Description of Contamination

Soil at the Site is contaminated by volatile organic compounds (VOCs), polyaromatic hydrocarbons (PAHs), arsenic, and lead and groundwater at the Site is contaminated by VOCs.

Description of Permanent Barrier

The permanent soil cover at the Site consists of the existing building, bituminous asphalt parking lots, driveways, and truck maneuvering areas, and a 6-inch topsoil cover in green space areas. The building foundation, paved surfaces, and soil cover serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The building foundation and paved surfaces also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration. Based on the current and future use of the property, the barrier will function as intended unless disturbed.

Annual Inspection

The building foundation, paved surfaces, and 6-inch top soil cover overlying residual soil and groundwater impacts will be inspected once a year for cracks, exposed underlying soils, and other potential problems that could cause infiltration into or exposures to underlying soils. The inspections will be performed to evaluate damage to the concrete floor, paved surfaces, and top soil cover due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where underlying soils have become exposed and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections will be maintained by the property owner and is included as Appendix B, *Permanent Soil Cover Maintenance and Inspection Log.* The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection

log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by the Wisconsin Department of Natural Resources (WDNR) representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also collect samples of any soil that is excavated from the site prior to off-site disposal to identify an appropriate disposal facility. Excavated soil must be treated, stored, and disposed by the owner in accordance with applicable local, state, and federal regulations.

In the event the paved surfaces and/or building overlaying the contaminated soil or groundwater plume are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting the Barrier

The following activities are prohibited on the property unless prior written approval has been obtained from the WDNR: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a new building or structure.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

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Temporary Cap
Disturbance Area
Lennox Stores (Parts Plus)
3942 W Burnham St
Color Direct
W Burnham St
Birrieria La Tia Juana
Image NOAA