From: Cull, Whitney <Whitney.Cull@stantec.com>
Sent: Wednesday, February 26, 2025 10:19 AM
To: Beggs, Tauren R - DNR
Cc: Byers, Harris
Subject: BRRTS Activity No. 02-36-588366 - Additional Information for River North Apartments - Building Sump
Attachments: 20250226 Additional Info for CDR - Sump.pdf

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Good morning, Tauren!

From our phone call earlier this month, the WDNR review committee for BRRTS #02-36-588366 requested additional information regarding the presence of sumps in the River North Apartment building. Attached is a brief letter report summarizing our response. Please use this information to complete the review for this Site, and let us know if you have any additional questions.

Thank you,

Whitney Cull **PG, EIT**
Stantec
Geologist

Mobile: (262) 219 - 4740

12080 Corporate Parkway Suite 200
Mequon WI 53092-2649

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Stantec Consulting Services Inc.
12080 North Corporate Parkway, Suite 200
Mequon WI 53092-2661

February 26, 2025

Project/File: 193708725

Mr. Tauren Beggs
Tauren.Beggs@wisconsin.gov
Wisconsin Department of Natural Resources
2984 Shawano Ave
Green Bay, WI 54313

Dear Mr. Tauren Beggs,

Reference: Additional Information for River North Site Investigation Report - Building Sump, BRRTS Activity No. 02-36-588366

BACKGROUND

On January 6, 2025, Stantec Consulting Services, Inc. (Stantec) submitted the final *Construction Documentation Report* for the River North Apartments at 1000 River Point Drive in Manitowoc, Wisconsin (the Site) to the Wisconsin Department of Natural Resources (WDNR) documenting cumulative vapor sampling results and constructed site-wide engineered barrier features. This activity is tracked under WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) Activity No. 02-36-588366.

On February 7, 2025, WDNR requested additional information via phone call with Stantec on whether sumps were present within the River North Apartment building. Stantec is providing this letter report to provide this additional sump information to facilitate WDNR review completion for the final *Construction Documentation Report* for the Site.

BUILDING SUMP INFORMATION

There is one (1) sump pit present in the River North Apartment building, which was installed as a contingency measure during construction. The sump pit is in the mechanical room on the west end of the underground parking garage, as illustrated in orange on **Figure 1**. Groundwater was not encountered during or following construction of the sump; therefore, the sump is inactive. The sump pit is sealed with air-tight gaskets and bolted connections in the sump pit lid, preventing vapor migration into the building via the sump pit (see **Photograph 1** on the following page).

Reference: **Additional Information for River North Site Investigation Report - Building Sump, BRRTS Activity No. 02-36-588366**

Photograph 1: *Sealed sump pit in maintenance room of underground parking garage*

CONCLUSIONS

The sump pit installed in the River North Apartment building is sealed and is not currently in use. Therefore, the sump pit does not serve as a conduit for vapor intrusion at the Site. Please use this information to complete WDNR review of the final *Construction Documentation Report* for the River North Apartments (BRRTS Activity No. 02-36-588366) and let us know if you have any additional questions.

Sincerely,

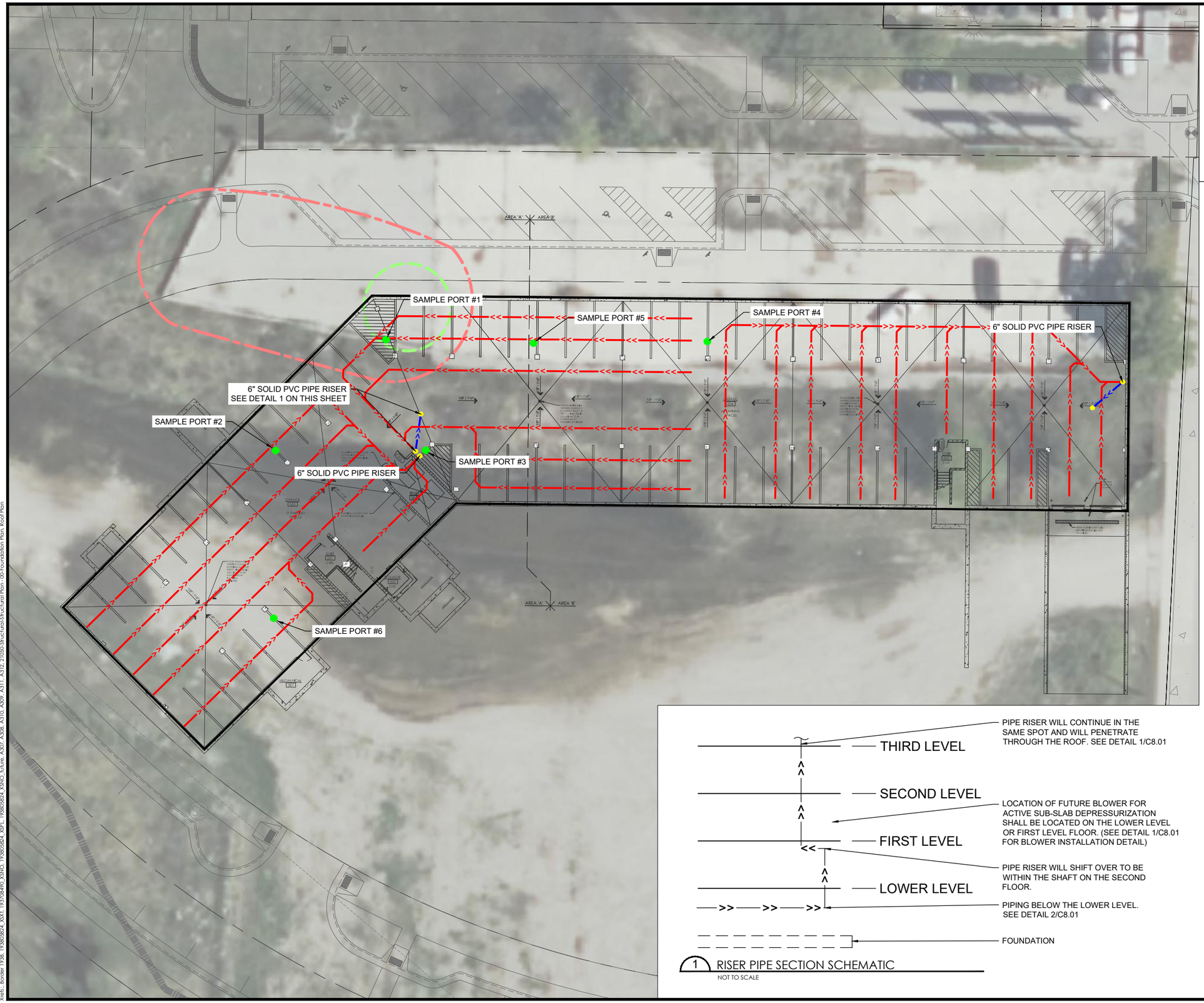
Stantec Consulting Services Inc.

Whitney Cull PG
Geologist
Mobile: 262-219-4740
Whitney.Cull@stantec.com

Harris Byers Ph.D.
Sr. Brownfields Project Manager
Mobile: 414-581-6476
Harris.Byers@stantec.com

Enclosures: Figure 1 - SSDS Layout, Vapor Ports & Sump Location

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



LEGEND

- ESTIMATED EXTENT OF RESIDUAL GROUNDWATER CONTAMINATION EXCEEDING PETROLEUM VOCS PAL
- ESTIMATED EXTENT OF RESIDUAL GROUNDWATER CONTAMINATION EXCEEDING BENZENE ES
- EXTENT OF SUB-SLAB DEPRESSURIZATION SYSTEM
- 6" SOLID PVC PIPE
- 6" PERFORATED PVC PIPE
- 6" PVC PIPE RISER
- SUB SLAB SAMPLE PORT

SUMP PIT (SEALED)

NOTES:

1. CONTRACTOR SHALL COORDINATE WITH STRUCTURAL PLANS FOR LOCATIONS WHERE PVC PIPE PENETRATES THE FOUNDATION. SEE STRUCTURAL DRAWINGS FOR FOUNDATION DEPTHS AND DESIGN.
2. PIPE PENETRATIONS SHALL SEAL THE PIPE PENETRATIONS WITH A PLUG, SEALANT OR ENGINEER APPROVED EQUAL.

1 RISER PIPE SECTION SCHEMATIC
NOT TO SCALE

N

0 15' 30'

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

SSDS LAYOUT, VAPOR PORTS & SUMP LOCATION

RIVER NORTH APARTMENTS
PIERCE ENGINEERS, INC.
MANITOWOC, WISCONSIN

DATE OF ISSUANCE
April 5, 2023

NO	REVISION	DATE

SURVEY	---
DRAWN	JMV
DESIGNED	###
CHECKED	HAW
APPROVED	HAW
PROJ. NO.	193708490

SHEET NUMBER
Figure 1

Plot Date: 04/05/2023 - 2:01pm
Drawing Name: C:\Users\jmv\Documents\1930_active\193708490_03_ddsh\cad\dwg\sheet\193708490_SubSlab_Depressurization.dwg
Xrefs: Border 1930_193803824_XBO1, 193708490_XSNO, 193803824_XPL, 193803824_XSNO_future, A307_A308, A310, A309, A311, A312, 2100_Structural Structural Plan - 00 Foundation Plan, Roof Plan