State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
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November 30, 2015

Green Bay Redevelopment Authority
Attn: Ms. Julia Upfal
100 North Jefferson Street, Room 200
Green Bay, WI 54301

Subject: Response to Technical Assistance Request
Buildings A & B located at 320 North Broadway, Green Bay, WI
Part of Larsen Green Property
BRRTS # 02-05-561271

Dear Ms. Upfal:

This letter is written in response to a request for Technical Assistance submitted on your behalf by Ms. Lynelle Caine of Stantec Consulting Services, Inc. (Stantec). The complete request was received on November 20, 2015, by the Wisconsin Department of Natural Resources (WDNR or Department) with the $700 review fee as required by s. NR 749.04(1), Wis. Adm. Code.

Submitted along with the request were numerous Phase I and Phase II Environmental Site Assessment (ESA) Reports dated between 2007 and 2015 prepared by Foth Infrastructure and Environment, LLC, or Stantec for the Larsen Green Property. The Larsen Green Property is contaminated with Polycyclic Aromatic Hydrocarbons (PAH), metals and chlorinated solvents and is currently an open contamination case in the site investigation phase.

This response is written to address specific concerns regarding Buildings A & B which are part of the larger property referred to as the Larsen Green Property. The location of Buildings A & B along North Broadway in downtown Green Bay is identified on the attached map (Figure 2; Site Layout with Soil Boring and Temporary Monitoring Well Locations; 10/19/2015).

Buildings A & B occupy approximately 0.42 acres of a larger property identified as 320 North Broadway in Green Bay, Brown County, Wisconsin, and are herein after referred to collectively as "the Property".

The Technical Assistance Request consisted of three questions (Q1-Q3) specific to the Property. Department answers (A1-A3) are listed in the "Property Specific Question" section below.

Background
Historically the Larsen Green Property was utilized for vegetable processing and canning for more than a 100 years. The business was operated under several corporate names such as Larsen Canning Company, Dean Foods Vegetable Company and Birds Eye Foods and operations ceased some time around 2003. Numerous buildings were constructed on the Larsen Green Property as the business expanded. Since the canning operations ceased, some structures have been removed. Building A was utilized for vegetable processing and Building B for pressure cooking operations. Buildings A & B have

been renovated and is currently occupied by a brewery, a restaurant/public market and commercial offices.

Only one soil boring (SB3) has been installed on the Property. Soil samples collected at SB3 from depths of 2-4 and 8-10 feet below ground surface revealed no signs of soil contamination above applicable standards for PAH, metals and Volatile Organic Compounds (VOC). A groundwater sample collected at the SB3 location revealed no signs of groundwater contamination above applicable standards for VOC, PAH and metals with the exception of a Preventive Action Limit (PAL) exceedance for cadmium and chromium in October 2013. Subsequent resampling in April 2014 did not confirm these PAL exceedances. Additional soil and groundwater sampling will likely be required for the Larsen Green Property as part of additional site investigation activities.

Property Specific Questions:

Q1: Does the WDNR concur that no further soil investigation or remedial action is warranted within the footprint of Buildings A & B?

A1: Only very limited soil sampling results are available within the footprint of Buildings A & B. That said, it appears likely that no additional soil sampling is needed within the footprint as it is anticipated that only a limited amount of unsaturated soil may exist directly below both Buildings A & B due to the presence of basement structures. If contaminated soil fill material was ever present in this area, it was likely removed during basement construction activities. Additional soil sampling close to the footprint of Buildings A & B will likely occur during the additional site investigation activities needed as part of the Larsen Green Property investigation.
Based on what is currently known, it does not appear that additional soil sampling or remedial action is warranted within the actual footprint of Buildings A & B.

Q2: Does the WDNR concur that no further groundwater monitoring or remedial action is warranted within the footprint of Buildings A & B?

A2: Only very limited groundwater sampling results are available within the footprint of Buildings A & B. As mentioned in the background section, PAL exceedances in groundwater for cadmium and chromium were present at the SB3 sampling location. Subsequent resampling did not confirm the PAL exceedances.
Based on what is currently known, it does not appear that additional groundwater sampling or remedial action is warranted within the actual footprint of Buildings A & B.

Q3: Does the WDNR concur that vapor gas monitoring is not warranted within the footprint of Buildings A & B?

A3: No VOC of concern were detected in soil or groundwater at the SB3 sampling location within the footprint of Buildings A & B. Chlorinated solvents (tetrachloroethene and trichloroethene) were detected in shallow soil or groundwater within 100 feet of the footprint of Buildings A & B; however, the relatively low concentrations are not expected to cause indoor air concerns for Buildings A & B. Also, it is the Department's understanding that vapor barriers are installed below the basement floors in both Buildings A & B and there is significant air exchange within the basement.
Based on what is currently known, there does not appear to be a need to collect sub-slab vapor samples within the actual footprint of Buildings A & B.

If you have any questions or comments regarding this letter, please contact me in Green Bay at (920) 662-5420.

Sincerely,

Keld Lauridsen
Hydrogeologist
Remediation and Redevelopment Program

Attachment:
Figure 2; Site Layout with Soil Boring and Temporary Monitoring Well Locations; 10/19/2015

cc: Lynelle Caine, Stantec Consulting Services, Inc. (ecopy - Lynelle.Caine@stantec.com)
Paul Belschner, DDL Holdings, LLC (ecopy – pbelschner@smet.com)

LEGEND

	APPROXIM TE FORMER RAILROAD TRACKS
	BUILDING A AND B FOOTPRINT
	APPROXIM TE PROPERTY LINE
B200	SOIL BOR NG LOCATION
SB100/TW100	SOIL BOR NG AND TEMPORARY WELL LOCATION
SB-3	FORMER SOIL BORING/MONITORING WELL LOCATION COMPLETE BY FOTH IN OCTOBER 2013
SB-5	FORMER SOIL BORING LOCATION COMPLETE BY FOTH IN OCTOBER 2013
TP1	TEST PIT LOCATION COMPLETED BY FOTH IN APRIL 2014

NOTE: AERIAL PHOTO DOES NOT DEPICT CURRENT SITE CONDITIONS

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SCALE IN FEET

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Stantec

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SITE LAYOUT WITH SOIL BORING AND TEMPORARY MONITORING WELL LOCATIONS

DDL HOLDINGS LLC
BUILDINGS A AND B
PART OF 320 NORTH BROADWAY
GREEN BAY, WISCONSIN

DATE: 10/19/15	DRAWN BY: JRB	TASK NUMBER: 3.0.5	PROJECT NUMBER: 193702611	FIGURE 2