

DATE: March 2, 2022

FILE REF: 02-13-580328

TO: Hartmeyer Property file

FROM: Cindy Koepke, SCR *CK*

SUBJECT: Notes on February 22, 2022 Green Team meeting

Participants: Kyle Brasser and Kevin McDonell, Lincoln Avenue Capital
Eric Oelkers, SCS Engineers
Issac Ross, Cindy Koepke, and Janet DiMaggio, DNR

On February 22, 2022, the participants listed above met on Skype to discuss the Hartmeyer Property, the regulatory status of the property, and steps needed to move the case toward NR 726 closure. Listed below are the main points of the discussion:

- DNR will do some BRRTS housekeeping, including uploading the Site Investigation Report for the Hartmeyer Property that was submitted by a previous consultant several years ago and fixing a duplicate 02 case.
- The proposed development is for three buildings along the eastern edge of the property. The development is proposed to be in stages but will include slab-on-grade buildings that are fully residential. Some commercial development is possible in the in future, likely south of residential buildings but yet to be determined. The western portion of the property may be given to the City of Madison but will remain a green space. Zoning will be changed, and DNR will need updates to the closure packet (submitted by a previous consultant) to reflect the intended use and zoning change from industrial to residential/commercial use.
- DNR received the Emerging Contaminants memo prepared by SCS and agrees that it is adequate, provided no additional information is discovered that would alter the understanding of the site history.
- DNR understands that PAHs above applicable RCLs exist in the “natural areas” that will not be in the proposed development area. There is some discussion that the City is interested in this area as keeping it as a green space and possibly converting it into a park. Until additional details are known about the future proposed use of this area, it is hard to determine what next steps will be. DNR will look into similar situations that may have occurred at other sites and see what has been done historically in order to meet regulatory needs and remain consistent.
- Soil reuse on site should generally stick to soil contaminants that are not volatile. Proper characterization and a materials management plan should be submitted, and the DNR can provide applicable comments/considerations with specific details.
- We discussed site-specific needs to keep the project moving forward. The developer is not the RP of the site, and some consideration on moving forward should be taken there with the two private parties. We discussed the needs of DNR written concurrence on moving the site toward closure – multiple routes may exist including Remaining Action Needed letters, approval of MMP once received/reviewed, etc.
- DNR will follow up with SCS on options used for “green space” in the past, and additional needs once report submittals are received.