

Mulcahy, Connor P - DNR

From: Travis W. Peterson <tpeterson@kapurinc.com>
Sent: Saturday, February 4, 2023 1:48 PM
To: Mulcahy, Connor P - DNR
Cc: robert3bach@gmail.com
Subject: RE: Mercury Marine Plant No. 1 (FMR) (BRRTS # 02-46-588930)

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Connor:

Thank you for reaching out regarding the Former Mercury Marine Plant No 1 sites. As you are aware, there are two BRRTS numbers that have been assigned to this property (which JB Properties 8, LLC owns). The ERP site has been assigned BRRTS #02-46-588930 and identified within BRRTS as the Mercury Marine Plant No 1 Fmr and the LUST site has been assigned BRRTS #03-46-590482 and identified as the Mercury Marine Plant No 1 UST.

The ERP site is associated with the historic release of chlorinated solvents as a result of the former manufacturing activities conducted at the site (which included the machining and painting and assembly of outboard motors as well as the manufacturing and assembly of commercial water pumps and other materials). Historic investigation of the ERP site by WDNR's hired consultants (over 25 years ago or so) and subsequent investigation by others indicated a likely release from two solvent degreasers formerly utilized at the site. While we understand based on the file information that responsibility for that apparent release had been/was contested, it is our understanding based on available file information and communication with others that a nearby water supply well (operated by Cedarburg Light & Water Utilities) was equipped with treatment equipment as part of a remedial activity following the discovery of chlorinated solvent impacts within the municipal well. We understand that the remedial equipment installed by Cedarburg Light & Water Utilities remains in place and is operating as was intended to protect the municipal water supply system from any future migration of contaminants towards that supply well.

The current owner of the property (JB Properties 8, LLC) acquired this brownfield site in May 2022 for the purpose of completing a residential redevelopment of the site so as to prevent further deterioration and blighting influence associated with this site. The proposed brownfield redevelopment of the site and the extension of Hanover Avenue was supported by the City of Cedarburg and the City's Community Development Authority as the primary tenant of this aging industrial complex had announced relocation plans.

Prior to acquisition of the property, JB Properties 8, LLC conducted a Phase I Environmental Site Assessment and Phase II Environmental Site Assessment. These studies (along with the documents from the WDNR's investigative activities decades ago) documented the presence of soil and groundwater impacts at the site (which were generally localized to the areas where the former degreasers were situated) as well as at adjoining and nearby properties.

In the summer of 2022 (during the site demolition and footing removal activities), an unregistered underground storage tank (UST) was identified to the east of the southern vapor degreaser location (the vapor degreaser locations are shown in the figures that were provided previously to the former WDNR project manager). The unregistered UST appeared to have historically been used for the storage of gasoline (leaded and/or unleaded) considering its age and location near a former shipping/receiving area. Following the discovery of the UST and confirmation of a release of petroleum-related compounds in the vicinity of the tank location, notification to the WDNR of a release from the UST was provided and the LUST BRRTS#03-46-590487 was assigned to this petroleum-release area.

In accordance with the redevelopment plans that had previously been provided to the WDNR, throughout the summer/fall/winter of 2022 the planned redevelopment, continued demolition and new construction activities proceeded. Arrangements were made with the WDNR to implement interim actions (consisting of the hot-spot excavation of contaminated soils from the locations near the two former degreasing areas and the petroleum UST release area located to the east of the southern former degreasing area). We understand that the degreasing machines at the site were removed several decades ago (possibly in the 1980's) by others.

During the fall of 2022 and winter season of 2022/2023, interim activities consisting of the hot-spot excavation of contaminated soils was conducted. As it relates to the hot-spot soils removed from the vicinity of the former north and south solvent degreaser locations, a total of 1,263.02 tons of soils exhibiting hazardous waste characteristics were excavated and transported to a licensed out-of-state hazardous waste disposal facility in Michigan and 2,035.42 tons of lesser contaminated soil was excavated and transported to an in-state disposal facility in accordance with the approvals provided by the former WDNR project manager. With regard to the interim action consisting of the excavation of the hot-spot contaminated soils near the former UST, a total of 4,188.83 tons of soil were excavated and transported for management/disposal at a licensed in-state landfill biopile.

At the present time, the planned redevelopment of the site is continuing and the demolition/removal of footings has nearly been completed.

In answer to your questions, we are providing the following responses:

1. Has the post-excavation vapor sampling been conducted yet? If not when is it scheduled to occur?

The post-excavation vapor sampling has not been conducted as of yet, but is anticipated to be conducted in Spring/Summer 2023 once the anticipated former building footing removal activities have been completed in the vicinity of the former degreasers and UST.

2. Was the foundation of the former building still in place when the pre-excavation vapor sampling were taken?

Portions of the foundation of the former buildings had been removed when the pre-excavation sampling was conducted but not all former foundations or concrete slab on grade materials had been removed. The vast majority of the former building's concrete floors and slab on grade footing materials have been removed as of this email.

2. Do you have an update on when the interim action summary report is expected to be submitted to the DNR?

We anticipate completing an interim action summary report following the collection of on-site vapor probe samples once the former building footing removal activities have been completed. We'd anticipate that would occur in Spring/Summer 2023 but such work is weather-dependent and subject to the site contractor's progress.

We look forward to working with you towards achieving eventual site closure at this brownfield site.



Travis W. Peterson

Associate / Economic Development Manager

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From: Mulcahy, Connor P - DNR <connor.mulcahy@wisconsin.gov>

Sent: Monday, January 30, 2023 4:35 PM

To: Travis W. Peterson <tpeterson@kapurinc.com>

Subject: RE: Mercury Marine Plant No. 1 (FMR) (BRRTS # 02-46-588930)

You don't often get email from connor.mulcahy@wisconsin.gov. [Learn why this is important](#)

Travis,

Thanks for checking in! I'll keep an eye out for that status update later this week.

Thanks,
Connor

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Connor P. Mulcahy

Hydrogeologist – Remediation and Redevelopment Program

Wisconsin Department of Natural Resources

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dnr.wi.gov



From: Travis W. Peterson <tpeterson@kapurinc.com>

Sent: Monday, January 30, 2023 3:16 PM

To: Mulcahy, Connor P - DNR <connor.mulcahy@wisconsin.gov>
Subject: RE: Mercury Marine Plant No. 1 (FMR) (BRRTS # 02-46-588930)

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Good afternoon Connor.

I wanted to let you know that we are hoping to have an update of the environmental activities completed and current conditions to you by the end of this week.

The status update would also address the questions you had presented in your previous email.

Cheers and looking forward to working with you sir.



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From: Mulcahy, Connor P - DNR <connor.mulcahy@wisconsin.gov>
Sent: Thursday, January 26, 2023 10:01 AM
To: Travis W. Peterson <tpeterson@kapurinc.com>
Subject: Mercury Marine Plant No. 1 (FMR) (BRRTS # 02-46-588930)

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Travis,

I wanted to reach out and introduce myself. I've been assigned as the DNR project manager for the former Mercury Marine Plant No. 1 site, now the Fox Run development (BRRTS # 02-46-588930).

I saw the email and figures that you sent John Feeney regarding the current state of the project and the vapor investigation. I have a few questions.

1. Has the post-excavation vapor sampling been conducted yet? If not, when is it scheduled to occur?
2. Was the foundation of the former building still in place when the pre-excavation vapor samples were taken?
3. Do you have an update on when the interim action summary report is expected to be submitted to the DNR?

If you have ten or fifteen minutes to chat either this morning or tomorrow morning, then please give me a call at 414-704-4348. If not, feel free to answer my questions by email, and then we can talk sometime next week.

Thank you,
Connor

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Connor P. Mulcahy

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