

## Mulcahy, Connor P - DNR

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**From:** Travis W. Peterson <tpeterson@kapurinc.com>  
**Sent:** Tuesday, February 14, 2023 9:29 AM  
**To:** Mulcahy, Connor P - DNR  
**Cc:** robert3bach@gmail.com  
**Subject:** RE: BRRTS No. 02-46-588930 MERCURY MARINE PLANT NO 1 FMR  
**Attachments:** Fox Run Garage 2-8-23.pdf

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Connor;

Attached are the design calculations for the sub grade parking structure for the 61 & 99 unit multi-family apartment. As indicated in my prior email, this parking structure is being constructed with a passive vapor mitigation system but, as I mentioned in our previous conversation, the living units above this structure will be further isolated from any potential vapor intrusion due to the planned routine air exchanges associated with the parking garage's ventilation system and further reduced through active daily use of the garage's multiple doors when garage doors are opened by entering and exiting vehicles.

On another matter, I wanted to ask to why it appears as though none of the updates or email correspondence/data has been posted to BRRTS subsequent to the RP letter being issued in early December 2022. I am hoping that the BRRTS web page can be updated to accommodate this due to the apparent level of public interest and I believe it would be helpful to have such information available so the investigative efforts and progress could be followed.

Please let me know if you have any questions regarding this information.

Cheers,



**Travis W. Peterson**

Associate / Economic Development Manager

7711 N Port Washington Road, Milwaukee, Wisconsin 53217

**m:** 414.254.6358

**o:** 414.751.7279

**kapurinc.com**

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**From:** Travis W. Peterson  
**Sent:** Tuesday, February 14, 2023 7:58 AM  
**To:** 'Mulcahy, Connor P - DNR' <connor.mulcahy@wisconsin.gov>  
**Cc:** robert3bach@gmail.com  
**Subject:** BRRTS No. 02-46-588930 MERCURY MARINE PLANT NO 1 FMR

Good morning Connor.

Thank you for your time on the phone the other day.

As I indicated, the developer of the Fox Run project has had prior experience working on brownfield redevelopment sites throughout the southeastern Wisconsin region and is aware of potential historical, existing, and possible future vapor concerns at the Fox Run project site. In order to mitigate the potential impact of vapor migration into the building envelopes due to the presence of contamination at this site (which, as you are aware was not caused by the developer and which has been substantially reduced in volume due to the recent hot-spot contaminated soil excavation activities conducted during the interim action), the developer has implemented several mitigation strategies in its effort to address potential vapor migration at the redevelopment site and surrounding properties. These strategies include the following:

- Where possible, avoid placement of structures directly over former vapor degreasing areas
- Conducting substantial hot-spot contaminated soil excavation activities to remove a significant quantity of contaminated soil mass via off-site landfill disposal
- Eliminating basements within the proposed townhome units
- Equipping all proposed buildings with passive vapor mitigation systems which have the ability to be converted to active systems if future site conditions warrant
- Constructing the 61 & 99 unit apartment buildings atop a ventilated sub-grade parking structure equipped with a passive vapor mitigation as well as with parking garage interior air turnover/ventilation equipment
- Increasing the grade of the site approximately 4+/- feet over the northern 2/3's of the site which increases the distance between the first floor elevations and the underlying impacted groundwater/bedrock areas

We are also looking forward to working with you to ensure that other off-site source areas of potential vapor contamination (which were historically identified by the WDNR's consultant(s) and are believed to be located to the north of the Fox Run site) have been adequately addressed. Based on our review of the available file information for this site (and other nearby sites), it would appear that the WDNR had historically obtained evidence of the presence of soil vapor at a nearby site to the north (potentially emanating from a former dry cleaning establishment) as well as from other off-site heavy industrial manufacturing sites/sources. We'd appreciate you providing your assessment of the current status of those investigations as the BRRTS database does not provide much information regarding those activities. If you could also let us know what the BRRTS number assigned for the former dry cleaning establishment was we'd appreciate that.

Thanks again.

Cheers,



**Travis W. Peterson**

Associate / Economic Development Manager

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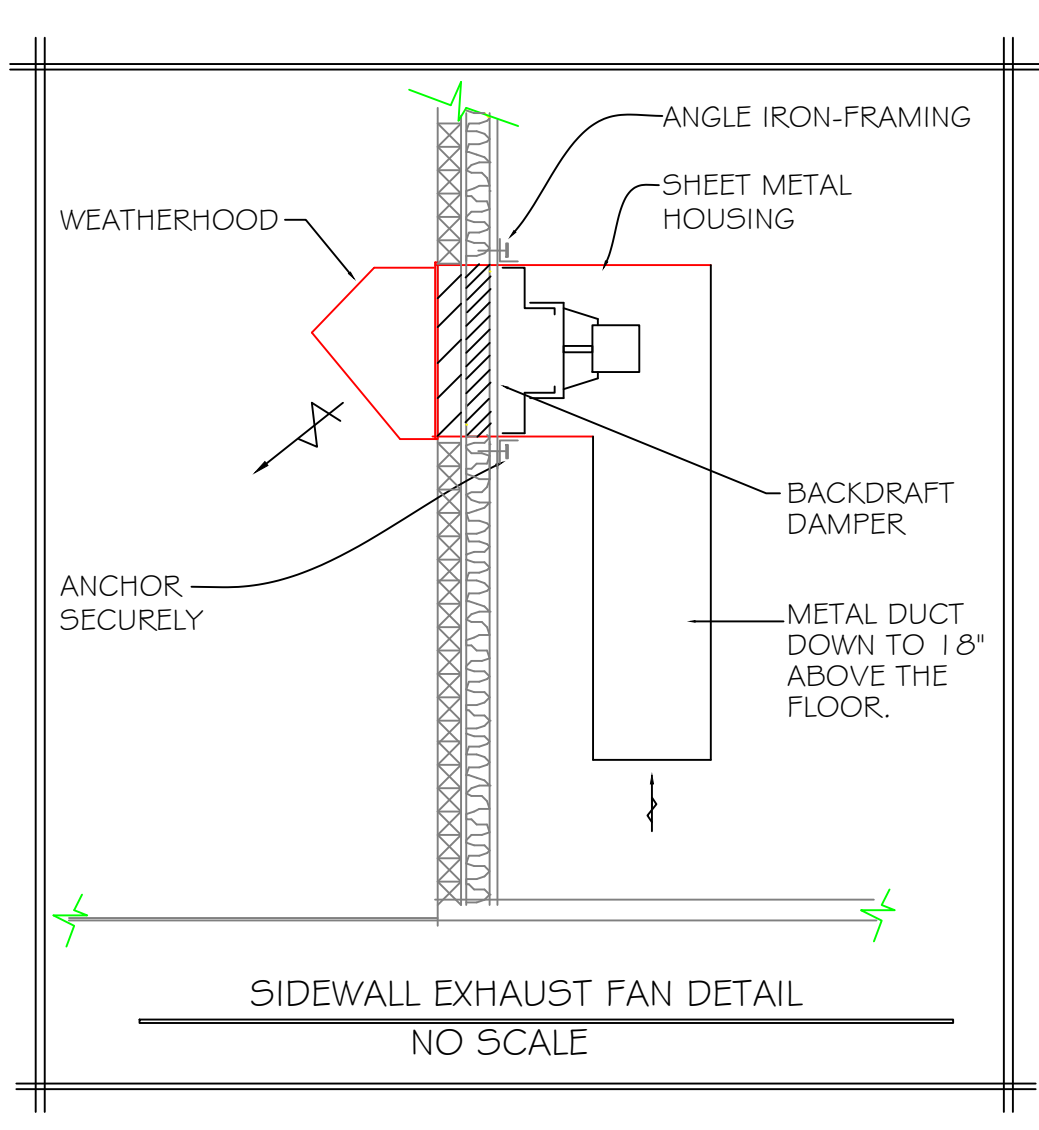
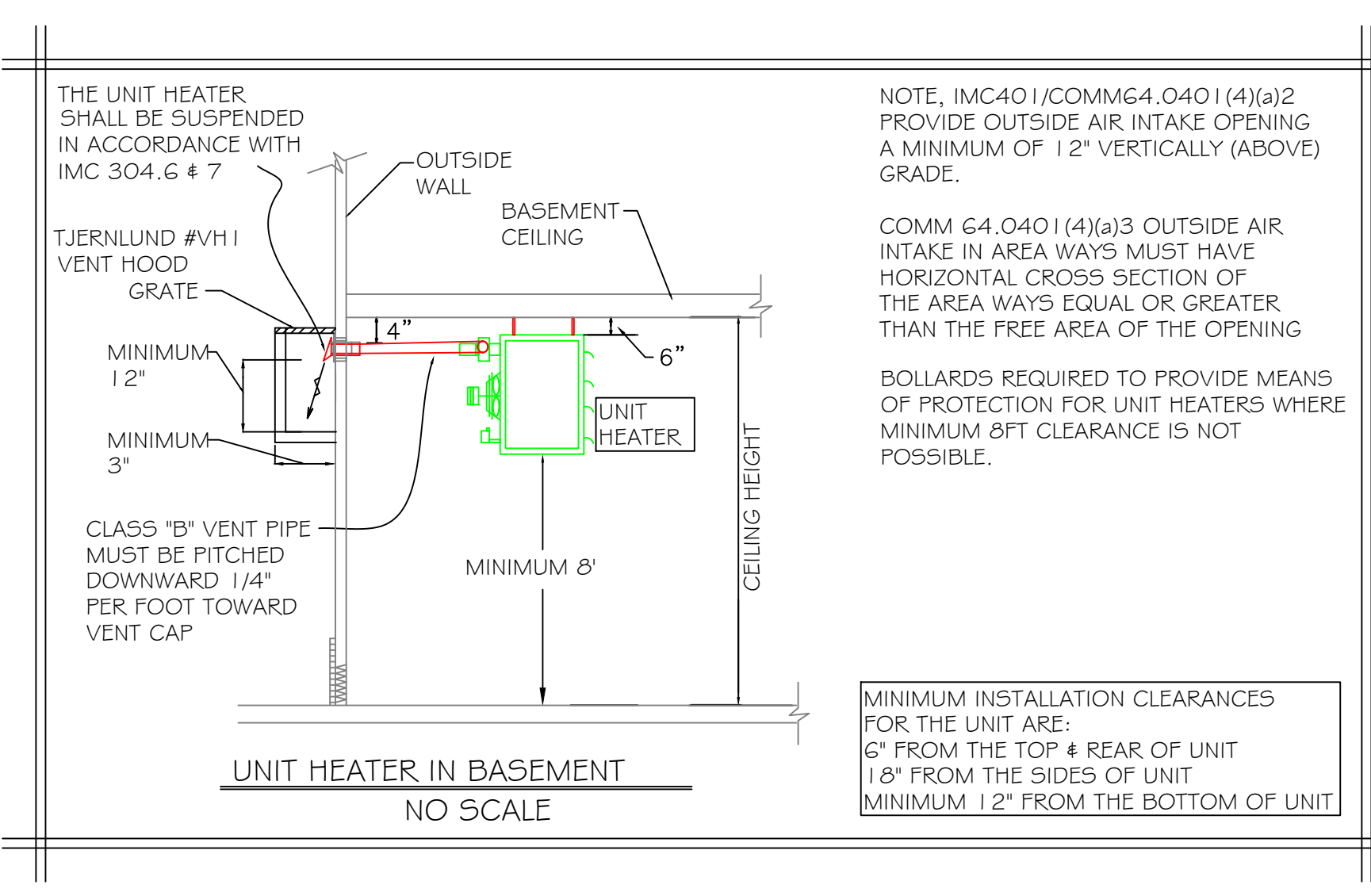
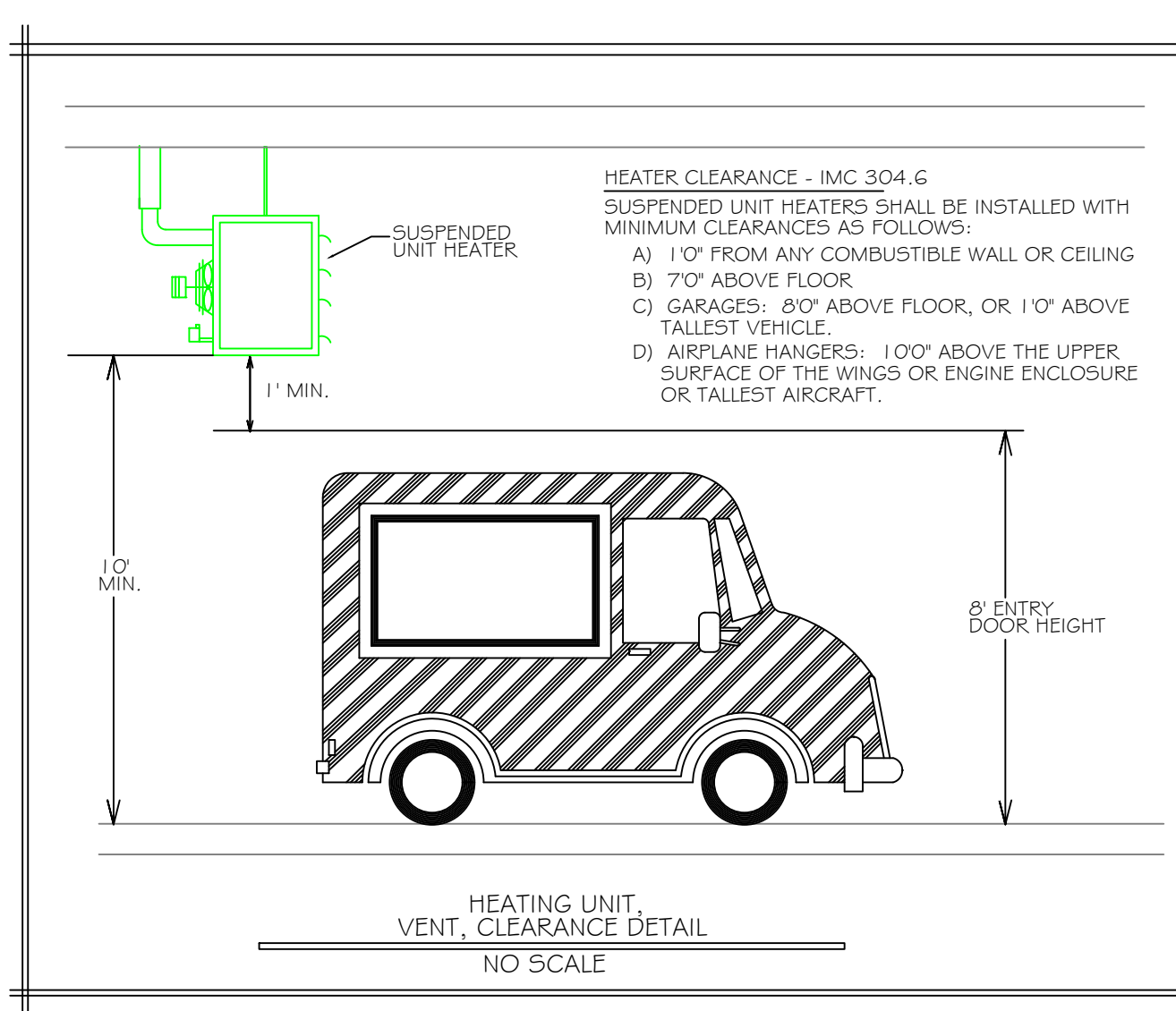
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NOTE: IMC401/COMM64.0401(4)(a)2 PROVIDE OUTSIDE AIR INTAKE OPENING A MINIMUM OF 12" VERTICALLY (ABOVE) GRADE.

COMM 64.0401(4)(a)3 OUTSIDE AIR INTAKE IN AREA WAYS MUST HAVE HORIZONTAL CROSS SECTION OF THE AREA WAYS EQUAL OR GREATER THAN THE FREE AREA OF THE OPENING.

BOLLARDS REQUIRED TO PROVIDE MEANS OF PROTECTION FOR UNIT HEATERS WHERE MINIMUM 8FT CLEARANCE IS NOT POSSIBLE.

MINIMUM INSTALLATION CLEARANCES FOR THE UNIT ARE:  
 6" FROM THE TOP & REAR OF UNIT  
 18" FROM THE SIDES OF UNIT  
 MINIMUM 12" FROM THE BOTTOM OF UNIT

UNIT HEATER SCHEDULE											
UNIT NO.	FUEL TYPE	MBH INPUT	MBH OUTPUT	CFM @ 70 DEGREES F	H.P.	UNIT VOLTAGE	RPM	MAX MTG HEIGHT	MFG.'S NAME	MFG.'S NUMBER	REMARKS
UH	NAT. GAS	400.0	320.0	5440	3/4	115/60/1 ph	1125	19 FEET	MODINE MFG.	#PDP400AF	(TYPICAL OF 3)

1) UNIT HEATER(S) TO BE EQUIPPED WITH INTERMITTENT PILOT IGNITION AND POWER VENTER  
 2) SEE UNIT HEATER IN BASEMENT DETAIL

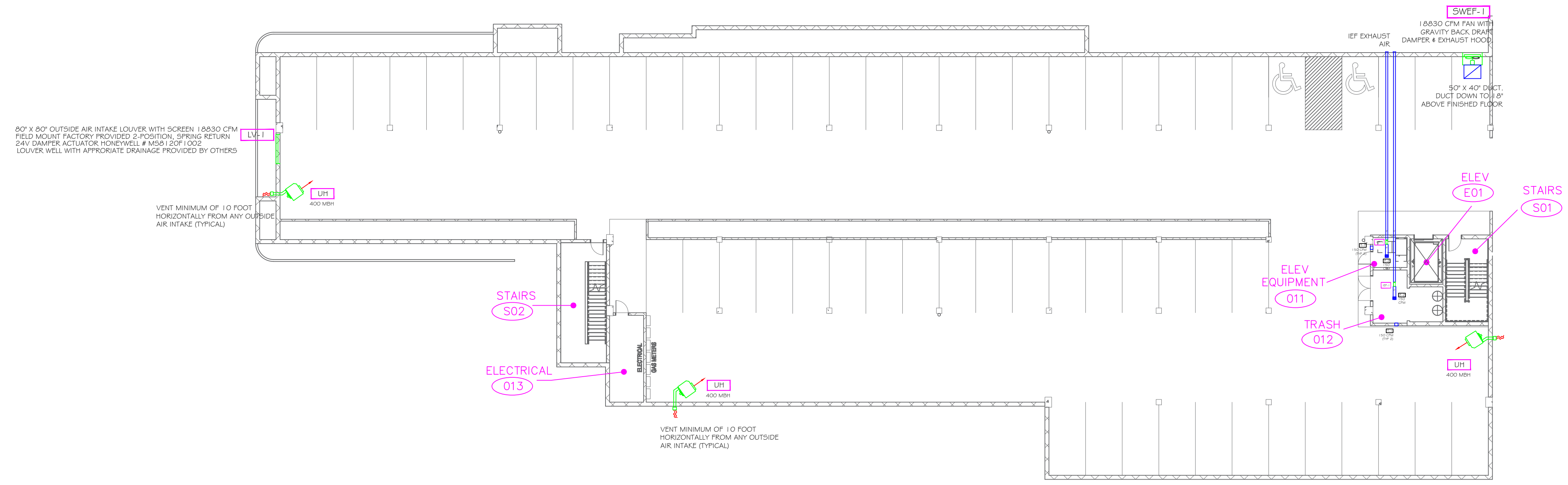
EXHAUST FAN SCHEDULE								
UNIT NO.	CFM	S.P.	UNIT VOLTAGE	DRIVE	MOTOR H.P.	MFG.'S NAME	MFG.'S NUMBER	REMARKS
SWEF-1	18830	.628	460V/60/3PH	DIRECT	5	GREENHECK	AER-42-VG	INTERLOCK W/ COND SENSORS & THERMOSTAT

SIDEWALL EXHAUST FAN TO BE EQUIPPED WITH BACK DRAFT DAMPER, WALL MOUNTING COLLAR, AND LOUVER.

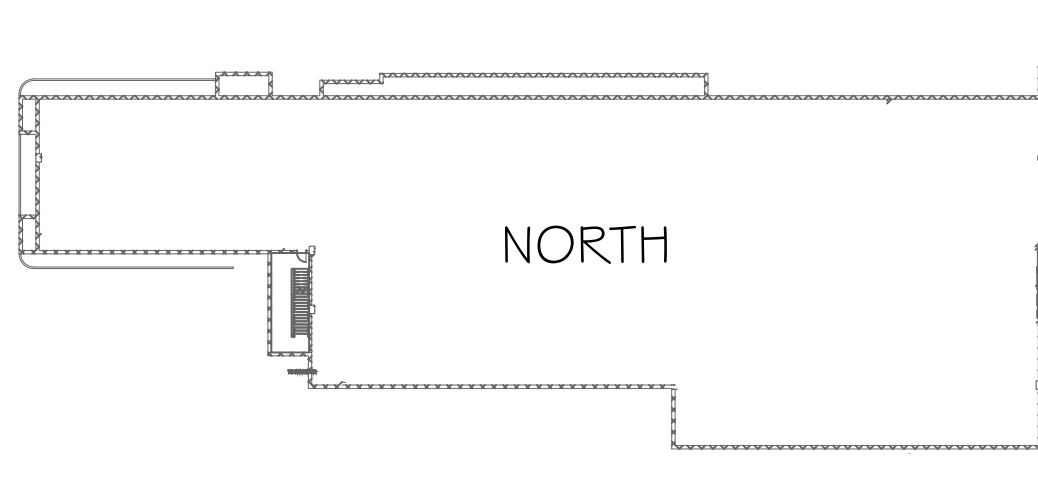
LOUVER SCHEDULE							
LOUVER NO.	LOUVER SIZE	LOUVER FINISH	CFM	BIRDSCREEN	MFG.'S NAME	MFG.'S NUMBER	REMARKS
IL-1	80X80	MILL	18830	YES	GREENHECK	EAC-601	COMBINATION LOUVER/DAMPER INTAKE, 120V ACTUATOR. INTERLOCKED WITH SWEF-1 / SENSORS CO.NO

LOUVERS TO BE PAINTED TO MATCH BUILDING EXTERIOR BY PAINTING CONTRACTOR

<b>BALANCE</b>
PARKING AREA 25106 SQ. FT.
MINIMUM EXH REQ.
25106 X .75 = 18830 CFM
MIN. EXH. 18830 CFM
OUTSIDE AIR 18830 CFM
TOTAL O.A = 18830 CFM
EXHAUST = -18830 CFM
0 CFM



PRELIMINARY DRAWING



NORTH  
 HVAC DUCTWORK LAYOUT  
 LOWER LEVEL NORTH  
 1/8" = 1'-0"

Per. IMC BG 402.1 NATURAL VENTILATION  
 Per. IMC BG 402.2 VENTILATION AREA REQUIRED.  
 THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4.0 PERCENT OF THE FLOOR AREA BEING VENTILATED.

RD = 2-HR. RADIATION DAMPER  
 FD = 2-HR. FIRE RATED DAMPER  
 FAD = FRESH AIR DAMPER  
 BD = BALANCING DAMPER

Revision	Date

Design Group:  
**DESIGN AIR, LLC**  
 1619 S 101st STREET  
 WEST ALLIS, WI. 53214  
 414-258-0300

Contractor:  
**DICKENSHRAUF HTG & CLG**  
 11800 W. RIPLEY AVE.  
 WAUWATOSA, WI. 53226

Sheet Description:  
**HVAC / VENTILATION PLAN**  
 Project Information:  
**FOX RUN DEVELOPMENT**  
 N49W6337 WESTERN ROAD  
 CEDARBURG, WI. 53012

Drawn By: RJF  
 Approved By: RJF  
 Scale: 3/32" = 1'-0"  
 Date: 09-14-2022  
 Project # 02242022

This Drawing was Prepared Under My Supervision  
 Stamp:

SHEET NUMBER:  
**M-3**  
 SHEET: 3 OF 12

UNIT HEATER SCHEDULE											
UNIT NO.	FUEL TYPE	MBH INPUT	MBH OUTPUT	CFM @ 70 DEGREES F	H.P.	UNIT VOLTAGE	RPM	MAX MTG HEIGHT	MFG.'S NAME	MFG.'S NUMBER	REMARKS
UH	NAT. GAS	400.0	320.0	5440	3/4	115/60/1ph	1,125	19 FEET	MODINE MFG.	#PDP400AE	(TYPICAL OF 3)

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 2) SEE UNIT HEATER IN BASEMENT DETAIL

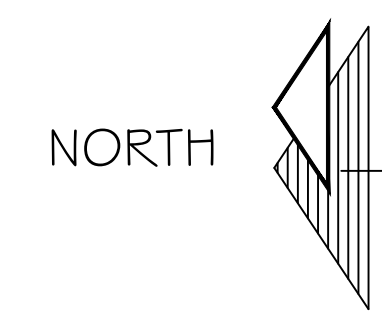
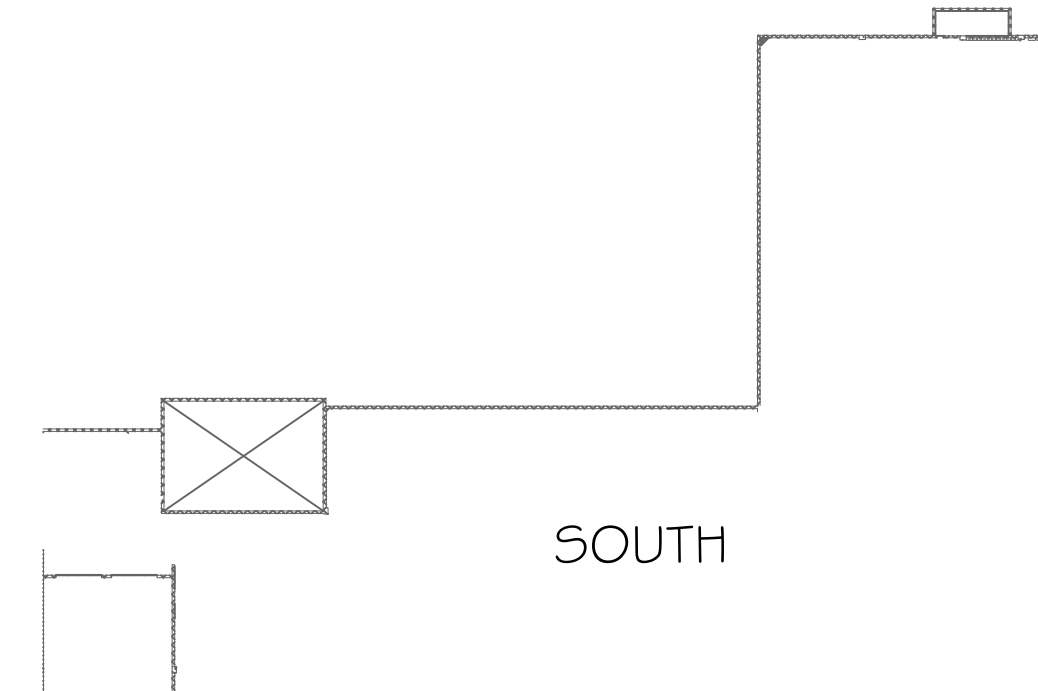
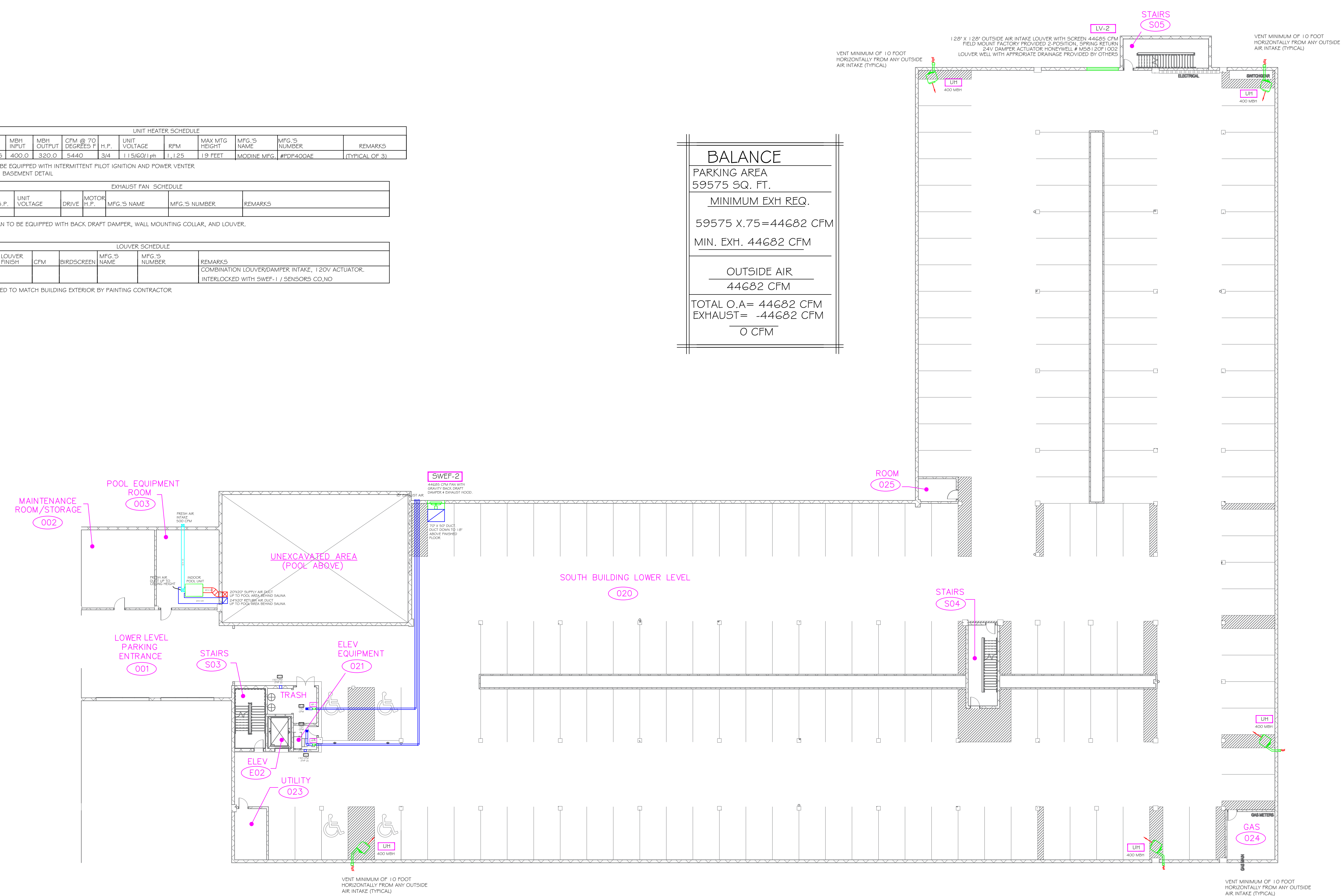
EXHAUST FAN SCHEDULE								
UNIT NO.	CFM	S.F.	UNIT VOLTAGE	DRIVE	MOTOR H.P.	MFG.'S NAME	MFG.'S NUMBER	REMARKS

SIDEWALL EXHAUST FAN TO BE EQUIPPED WITH BACK DRAFT DAMPER, WALL MOUNTING COLLAR, AND LOUVER.

LOUVER SCHEDULE							
LOUVER NO.	LOUVER SIZE	LOUVER FINISH	CFM	BIRDSCREEN	MFG.'S NAME	MFG.'S NUMBER	REMARKS
							COMBINATION LOUVER/DAMPER INTAKE, 120V ACTUATOR. INTERLOCKED WITH SWEF-1 / SENSORS CO.NO

LOUVERS TO BE PAINTED TO MATCH BUILDING EXTERIOR BY PAINTING CONTRACTOR

**BALANCE**  
 PARKING AREA  
 59575 SQ. FT.  
 MINIMUM EXH REQ.  
 59575 X .75 = 44682 CFM  
 MIN. EXH. 44682 CFM  
 OUTSIDE AIR  
 44682 CFM  
 TOTAL O.A. = 44682 CFM  
 EXHAUST = -44682 CFM  
 0 CFM



**HVAC DUCTWORK LAYOUT**  
 LOWER LEVEL SOUTH  
 3/32" = 1'-0"

PRELIMINARY DRAWING

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 Per. IMC BG 402.2 VENTILATION AREA REQUIRED.  
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 Approved By: RJF  
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 Date: 09-14-2022  
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 Stamp:

SHEET NUMBER:  
**M-4**  
 SHEET: 4 OF 12