

March 28, 2024



Wisconsin Department of Natural Resources  
Mr. Tim Zeichert  
101 S. Webster Street  
PO Box 7921  
Madison, WI 53707-7921



**Subject:**

2024 Update  
Post Closure Modification Notification  
Wausau Center Mall – Former  
301 Washington Street, Wausau, WI  
BRRTS#02-37-587769

**Dear Tim:**

The purpose of this correspondence is to provide a brief overview and update of actions to be completed for the above referenced site. As you know, this site was closed by the WDNR on April 7, 2022, with continuing obligations for residual soil contamination with the concrete floor slab as a barrier from the soil contamination. On February 6, 2023, a Post Closure Modification was submitted for the property which included the newly platted 2<sup>nd</sup>, 3<sup>rd</sup> and Jackson Streets as well as the blocks owned by WOZ, Inc. WDNR provided authorization to proceed with the post closure modification via email on February 20, 2023.

**Actions Completed in 2023**

In Spring 2023, WOZ, Inc. authorized and coordinated the removal of the concrete cap for the utility installation for 2<sup>nd</sup> and 3<sup>rd</sup> Streets along with a portion of Jackson Street. The concrete cap was also removed from along the north side of HOM Furniture and the new Childrens Imaginarium as well as Block 4. Construction was completed with all underground sanitary, storm, water, electric and telecommunications utilities installed. 2<sup>nd</sup> Street was also completed from Washington to Forest Streets and surfaced with asphalt. The concrete sidewalk access from the parking ramp to the entrance of HOM Furniture and the Childrens Imaginarium was also completed. Soil removed from all the above referenced development was managed by transportation to the Marathon County Landfill for disposal. Most notably was the large amount of soil removed for the connection of 2<sup>nd</sup> Street to intersect Washington Street. Unfortunately, high interest rates and rising construction costs created an issue for the financing for the construction of the Foundry on 3<sup>rd</sup> Street which caused this project not to proceed in 2023. However, since the concrete cap was already removed in anticipation of this project moving forward, the site was graded for stormwater to drain internally and the area of block 4 and 3<sup>rd</sup> Street was covered with several inches of gravel and compacted as a temporary barrier from contaminated soil and to reduce any potential for erosion or dust to move contaminated soils from the site.

**Actions Proposed for 2024**

Planning continues in early 2024 with the City of Wausau bidding the excavation and transport of contaminated soil from Block 4 for the construction of the Foundry on 3<sup>rd</sup> Street project. The entire



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area of Block 4 will be excavated to approximately twelve (12) feet below land surface to accommodate for the underground parking for this development. Approximately two-thirds of this soil is contaminated and will be transported to the Marathon County landfill for disposal as can be seen on attached exhibit based on the results of the site investigation. The remainder of soil on the northeast/east side of Block 4 will be managed as clean based on the results of the site investigation. There will be some stockpiling of contaminated soil on the remaining concrete slab area on Block 3 during excavation until the completion of the foundation and below ground level parking area. Once walls above the ground surface are being constructed, this temporary stockpile of contaminated soil will be used as backfill along the exterior walls of the parking garage on the west and portions of the north and south sides. These areas will eventually be resurfaced with pavement. Stevens Construction will be building the Foundry on 3<sup>rd</sup> Street development and anticipates fourteen (14) months to complete the construction. It is anticipated that the construction and development will begin in June after the excavation activities are completed. The entire project area will continue to be fenced to not allow public access to the construction site. REI will conduct oversight actions which will include excavation oversight, stockpile management and erosion control to ensure proper management of contaminated soil. Blocks 3 and 5 will remain as concrete slab with the construction field office and laydown area on Block 5. Stevens Construction plans for all construction traffic to enter and exists along the east side of Block 5 via 5<sup>th</sup> Street.

**Actions Proposed for 2025**

The City of Wausau and their consultants are planning street designs and anticipate that the final construction and paving of 3<sup>rd</sup> Street and the majority of Jackson Street will be completed in 2025 upon the completion of the construction of the Foundry project. The replacement of storm and sanitary sewer utilities along Washington from east of 1<sup>st</sup> Street to 5<sup>th</sup> Street is also anticipated for 2025 to be able to properly manage the needs from these new developments.

**Anticipated Actions Proposed for Future**

Upon completion of the Foundry on 3<sup>rd</sup> Street project, the developer's agreement does plan for the mirror image of this building to be constructed on Block 5. That would once again proceed with the removal of the concrete slab and proper management of excavated soil. Much needs to happen in advance of additional redevelopment and schedules can change. The eventual removal of the concrete cap for the redevelopment of Block 3 will also take place at some time in the future to continue with the redevelopment of the Downtown Wausau area and REI will provide updates as this redevelopment project proceeds. Please contact REI with any questions.

Sincerely,  
REI Engineering, Inc.



Ken Lassa, P.S.  
Senior Consultant/Vice President

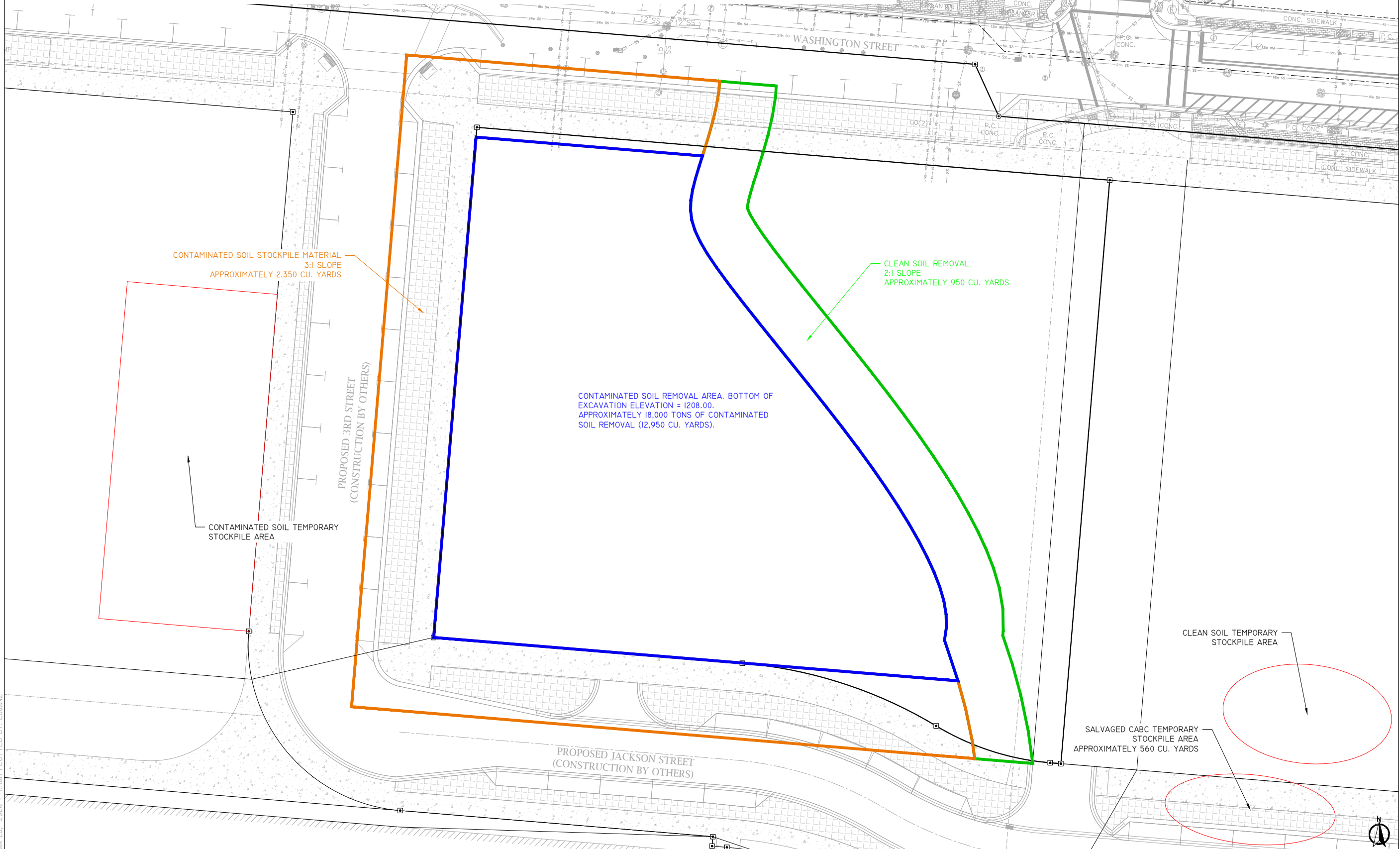
Attachments

cc: WOZ, Inc., Mr. Chuck Ghidorzi (e-copy)  
City of Wausau, Mr. Eric Lindman (e-copy)

# Cut/Fill Summary

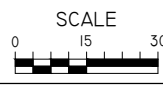
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Soil Volumes - Block 4	1.000	1.000	53086.13 Sq. Ft.	16100.61 Cu. Yd.	81.18 Cu. Yd.	16019.43 Cu. Yd.<Cut>
Clean Remaining - Green	1.000	1.000	6902.82 Sq. Ft.	994.29 Cu. Yd.	55.75 Cu. Yd.	938.54 Cu. Yd.<Cut>
Contaminated for Removal - Blue	1.000	1.000	33449.89 Sq. Ft.	12946.46 Cu. Yd.	0.00 Cu. Yd.	12946.46 Cu. Yd.<Cut>
Contaminated for Backfill - Orange	1.100	1.000	12673.51 Sq. Ft.	2375.83 Cu. Yd.	20.15 Cu. Yd.	2355.68 Cu. Yd.<Cut>
<b>Totals</b>			<b>106112.36 Sq. Ft.</b>	<b>32417.18 Cu. Yd.</b>	<b>157.08 Cu. Yd.</b>	<b>32260.11 Cu. Yd.&lt;Cut&gt;</b>

SALVAGED BASE COURSE = 560 CU. YARDS



DRAWING FILE: P:\19\00-94\99\94\85C - PROPOSED LOT 4\DRAWING\PLANS\94\85C-C201-GRADING.dwg LAYOUT: C203  
PLOTTED: MAR 28, 2024 11:11AM PLOTTED BY: LOGANZ

**REI Engineering, Inc.**  
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WAUSAU, WISCONSIN 54401  
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DATE	REVISION	BY	CHK'D

DESIGNED BY: TAR	CHECKED BY: JJB
SURVEYED BY: AJB, BDE	APPROVED BY: TAR
DRAWN BY: LAZ	DATE: 11/27/23

SOIL REMOVAL - EXHIBIT  
FOUNDRY ON 3RD  
215 N. 3RD STREET  
WAUSAU, WISCONSIN

**REI**  
REI No. 9485C  
SHEET C203