



## ENVIRONMENTAL

### WDNR and COE Put Hold on Concurring With Wetland Delineations Until Next Spring

Seasonal constraints have led the Wisconsin Department of Natural Resources (WDNR) and U.S. Army Corps of Engineers (COE) to put a freeze (no pun intended!) on reviewing and concurring with wetland delineations until next spring. The WDNR reviews our field work to ensure that state and federal regulations aimed at protecting public water rights are being followed. In order to review the field work, agency personnel need to examine an area's plant community, soil properties, and water dynamics. During the winter this task becomes almost impossible at many sites because plants become difficult to identify, the frozen ground prevents an adequate soil examination, and the freezing temperatures turn most surface moisture to ice or snow, which makes it difficult to determine water dynamics. The wetland delineation review process will begin again in early spring, probably around the end of April or beginning of May, depending on how long the cold weather sticks around.

It is not uncommon for wetland lines marked at this time of year to be inaccurate because things such as plant community changes or minor topographic breaks cannot be detected. An inaccurate wetland line will lead to greater expense for the client, as a site will need to be re-evaluated so the correct wetland line can be marked. If you have a delineation conducted during the winter, the wetland line should be checked in the spring to ensure its accuracy before submitting the wetland delineation report to the agencies for review.

If you have any questions concerning wetland delineations or the agency's wetland delineation review process, please contact Thomas Nedland, Wetland Ecologist, at [tomn@martenson-eisele.com](mailto:tomn@martenson-eisele.com).

### Transforming a Contaminated Parcel

While some would tremble to develop a property with a single environmental issue, our intrepid clients joined forces with the Martenson and Eisele, Inc. environmental, engineering, surveying, and architectural staff to breathe new life into a Menasha parcel that had a long history of contamination issues.

An initial Phase I Environmental Site Assessment was performed that uncovered numerous environmental concerns including a former leaking underground storage tank (LUST), a former leaking above-ground storage tank (AST), mapped "charred refuse" on site, two generations of potential off-site petroleum migration onto the site, an improperly abandoned monitoring well, solid waste disposal from a former bottling plant, and asbestos issues. Phase II Assessments were completed to characterize the solid waste, determine the extent of petroleum migration, eliminate potential methane issues, and identify the distribution of asbestos-containing materials.

Our surveyors used GPS to locate the former monitoring well under a concrete foundation so that it could be properly abandoned. Environmental staff and the clients worked closely with the Wisconsin Department of Natural Resources (WDNR) to obtain development permits and to properly closeout open environmental cases related to the property. Our engineers designed two bioretention ponds, a newly approved system by the WDNR to manage storm water quality and quantity on smaller sites. These ponds use a geosynthetic liner to eliminate solid waste/groundwater interaction. Our architectural department designed an expanded asphalt cap over all affected areas to eliminate all direct contact risk.

Patience, hard work, and cooperation between clients, contractors, and agencies were the keys to transformation of a contaminated former auto body shop into a new mini-warehouse facility that is an asset to the neighborhood and the city. For additional information on how our environmental specialists can help you with your next project, please contact Mary Jo Pankratz, Vice President of Environmental Services, at [maryjo@martenson-eisele.com](mailto:maryjo@martenson-eisele.com).



Contaminated Parcel—Before



Waste Removed From Parcel



New Mini-Warehouse Facility on Transformed Parcel

## PLANNING

### Learning Opportunities at Martenson & Eisele, Inc.

It can be a challenge to stay on top of "best practices" for community and private development. One of the ways we help our clients meet that challenge is to sponsor webinars. A webinar is a presentation that is delivered through the Internet along with audio through the phone. We are partnering with University of Wisconsin Extension from Calumet, Outagamie, and Winnebago Counties to deliver the "Building Communities" series presented by UWEX Center for Community and Economic Development. Other webinars we have sponsored have dealt with training for planning commissioners and the use of developer financing for tax increment financing or TIF projects. While the information provided through the webinars is excellent, it is the discussion held in our offices after the webinar in our offices that seems to have the most value for the participants. The webinars (and the cookies!) are provided at no charge to the participants. If you would like to be notified of future webinars, please contact Jonathan Bartz, Vice President of Marketing at [jonb@martenson-eisele.com](mailto:jonb@martenson-eisele.com).

## ARCHITECTURE

### Lena Library is Dedicated

Martenson & Eisele, Inc. joined with the Village of Lena and the Lena Area Library Board in dedicating their new 2,500 square foot library on December 9th, 2006. The library has been growing in the community and the new facility provides additional shelving space, computer and research area, reading areas, and a community meeting room. The building was constructed for less than \$150,000 thanks to outstanding cooperation and communication between the Library Board, two local construction managers and our architects. For assistance with your next architectural project, please contact Jeffery W. Schulz, AIA, Vice President of Architecture at [jeffarch@martenson.eisele.com](mailto:jeffarch@martenson.eisele.com).



## WHERE YOU'LL FIND US...

- **State Education Convention** — January 17-18, Midwest Airlines Center, Milwaukee, WI
- **Wisconsin Rural Water Association** — March 28-29, KI Convention Center, Green Bay, WI



## Martenson & Eisele, Inc.

Planning ■ Environmental ■ Surveying ■ Engineering ■ Architecture

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