
Olin Landfill/Quann Park Informational Letter

September, 2000

Olin Remediation Planned for 2001-2003 with Two Phases

City staff and their consultants are busy trying to complete preliminary studies so that the final remediations can be selected in order to keep this project on schedule.

We are currently preparing an environmental contamination assessment for the DNR to review and approve. The final design, including the park master plan and amenities that will affect neighbors, have not yet been chosen. A neighborhood meeting will be conducted to gather input before the final decisions are made. One version of a potential schedule follows:

Date	Event
Fall, 2001	Dog park and expo parking moves farther to south. Waste is relocated in winter months.
April, 2002	Start northside landfill work only.
October, 2002	Complete construction - northside
2002-2003	Dog park and expo parking uses southside fields until turf is ready.
2003-2004	Dog park, expo parking and new athletic field move back to northside.
April, 2004	Southside begins.
October, 2004	Southside construction ends.
Fall, 2005	Whole site has mature grasses. New athletic fields turf ready for use.

The schedule is ambitious and any delay or lack of DNR approval is likely to cause postponement of one or more phases of the project.

Neighborhood Meetings Planned to Discuss Landfill, Quann Park, Franklin Field and Wingra Creek

As with all of the City's large projects, your elected officials and professional staff would like your input on various plan options. The first neighborhood meeting will focus on the overall master plan for the connected parks in the area. In addition to the landfill remediation planned for Quann Park, there

are also long-term proposals for adjacent parkland at Franklin Field and Wingra Creek. The Parks Division Maintenance Facility at Franklin Field needs major renovation. The Traffic Engineering storage area along Wingra Creek at Sayle Street also needs major renovation or relocation. At the first meeting, the Parks Planning staff will provide an overview of these issues and give neighbors an opportunity to voice their concerns and opinions about how to plan these projects over the next several years. At the second meeting, the discussion will focus on the Olin Landfill and options for remediation. At all of the meetings, your alderperson, City Engineering and Park staff will make presentations and gather information. (See dates and times below.)

It is likely that this project will take more than two years to complete so that numerous meetings are being planned at this time. If you have any questions regarding this project, please call Dave Benzschawel of the Engineering Division at 266-4091. Parks planning issues should be addressed by Si Widstrand at 266-4714.

The Engineering and Parks Divisions will issue a newsletter which will summarize the meetings for those who cannot attend.

Neighborhood Association Meetings

Baycreek

First Meeting: October 24, 6:30 - 8:00 p.m.
Second Meeting: November 2, 6:30 - 8:00 p.m.
Location: Romnes Apartments, Olin Ave.

Brams Addition / Capital View Heights

First Meeting: October 5, 6:30 - 8:00 p.m.
Second Meeting: October 30, 6:30 - 8:00 p.m.
Location: St. Martin House, Beld St.

Landfill Gas and Leachate Collection System to be Improved

The landfill gas control system will be improved as a result of the new caps on both halves of the landfill. Additional layers of fill materials should make the new cap *less* permeable which will cause soil gas pressures to increase slightly in the buried waste cells. Both the City's and the DNR's environmental engineers will have to agree on a plan to account for landfill gas at this site. This plan will insure that landfill gas does not migrate off-site.

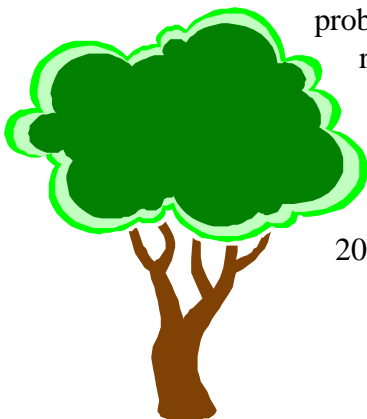
The City will be using the same technology that has been used at five other landfills that were also recently reconstructed. The gas systems have worked well since the technology was first used over 15 years ago.

Perforated horizontal pipes will be buried, just inside the landfill limits and will be connected to a mechanical blower designed to pull the landfill gas out of the ground and vent it to the atmosphere.

Landfill gas systems will be designed to prevent any gas from leaving the park. The City will be monitoring and adjusting the new system twice per week after they are installed. The system will also be alarmed 24 hours per day so that engineers can respond immediately to power outages or broken piping.

It is expected that the landfill gas can be vented directly to the atmosphere without any treatment. The emissions will be studied closely for six to twelve months before any final decision is made. If the data should show that the emissions cause odor

problems or potential health risks, the City will study the use of a ground flare to remedy the problem. The flare would be installed in 2005 if needed.



It is likely that leachate/groundwater collection pipes will be buried in the same trenches as the gas collection pipes. Groundwater below the landfill is still being studied so the leachate control system options have not yet been narrowed down.

Construction of the new landfill clay cap, the gas system and leachate collection system will require the excavation and reburial of old waste. Systems to minimize and control odors are also being evaluated. Any waste relocation is currently being planned for the late fall and early winter when windows will be closed.

Dog Exercise Area, Tennis Courts and Expo Parking to Stay at Quann Park

Recent studies by the City's environmental staff have indicated that all of the park facilities located on top of the landfill may be feasible. It is expected that all of the existing fields can be reconstructed in approximately the same locations after the landfill cap is built.



Groundwater contamination at this landfill will be minimized by increasing the slope of the landfill surface and adding more storm sewers to get precipitation off the site quickly.

It is expected that construction on each phase of the landfill will be staggered by two years in order to keep athletic facilities available at all times. The details as to how the facilities will be realigned are still being worked out.

Dane County Expo Center has been asked to pay for the reconstruction of their facilities, however, at this time, no remediation work is being proposed for county property east of Expo Drive. City and Dane County staff are currently negotiating the details of the financial arrangements.

City Proposes Increased Screening Around the Existing Waste Transfer Station

The City has been improving the screening around the transfer station on Olin Avenue as opportunities for low cost or free fill have presented themselves. The existing screening berms have been improved three times in the last six years.

The proposed remediations in 2001 and 2003 will allow City staff to improve the screening again. The work is being planned to save every tree possible. The DNR will, however, have the final say as to what trees can be saved and which need to be removed for the installation of a clay cap.

The City is studying whether or not the transfer station can now be completely screened on all four sides. The details and heights of the berm have yet to be selected. City staff will be gathering input from residents and park users at the upcoming neighborhood meetings.

City Proposes Improvements to Wingra Creek Shoreline

The landfill remediations at Quann Park are providing an opportunity to fulfill the recommendations of the previously adopted Wingra Creek Master Plan. The DNR is requiring the City to install a new landfill cap at Quann Park which is leading to an update of that park's master plan. City staff are suggesting that we use that opportunity to move the Traffic Engineering and Health Department storage yards and buildings along Wingra Creek to the Public Works yards at Quann Park located next to the waste transfer station. All public works facilities will be located inside of the existing sight berms in an area presently unused for park purposes. The useable size of Quann Park would be left unchanged by this proposed relocation. The project will clean up a major portion of the shoreline along Wingra Creek and the area around the heavily used pedestrian-bicycle path nearby.

Landfill Improvements include a Proposal to Reduce the Size of the Existing Landfill

The landfill gas and leachate control systems required by the DNR will require some excavation of the buried waste at this site as will the construction of the new landfill cap. City staff are proposing to use this opportunity to reduce the size of the landfill to create more useable park space. As long as the heavy earth moving equipment will be on-site anyway, City staff is proposing to use it to relocate some of the buried waste near the existing waste transfer station. This will facilitate the relocation of various City storage buildings discussed in the article above. Current plans call for the waste to be handled in the late fall and winter of 2001 so that odors are minimized and park use will be at a minimum.

Parks Division to Gather Input on Revised Master Plan for Quann Park

The Master Plan for Quann Park, which sits on top of Olin landfill, will need to be revised to meet state landfill regulations. Existing studies have indicated that significant quantities of contaminated groundwater are leaving the site. The landfill surface will be reconstructed to minimize infiltration and leaching of groundwater.

Residents and park users have already been expressing interest in continuing the current uses of Quann Park: the tennis courts, dog exercise area and overflow parking for some Expo Center events. With the reconstruction of the landfill surface, there is also the potential to provide some stable ground for field sports such as soccer. Other activities may be suggested at the neighborhood meetings, and additional meetings will be held to discuss proposals before a new master plan is adopted.