Environmental Consultants
and Contractors

2830 Dairy Drive
Madison, WI 53718-6751

608 224-2830
FAX 608 224-2839
www.scsengineers.com

SCS ENGINEERS

January 8, 2018
File No. 25214203.01

Ms. Jennifer Borski
Wisconsin Department of Natural Resources
625 E. County Road Y, Suite 700
Oshkosh, WI 54901-9731

Subject: Proposed Site Investigation/Vapor Intrusion Assessment
Former Donaldson's One Hour Cleaners
BRRTS #02-71-110797

Dear Ms. Borski:

On behalf of H & J Investments, LLC, SCS Engineers (SCS) is proposing the following site investigation and vapor intrusion assessment scope based on the Wisconsin Department of Natural Resources' (WDNR's) June 20, 2017 Case Closure Denial Letter:

SITE INVESTIGATION

The following site investigation activities are proposed in order to further evaluate the extent of chlorinated volatile organic compounds (CVOCs) in soil, soil gas, and groundwater.

- Acquire access, advance, and sample nine soil borings to further delineate soil contamination at the southwest corner of Cranky Pat's Pizzeria property and along the sanitary sewer (B4 through B12). See **Figure B.2.b** for proposed sample locations. The borings will be advanced to approximately 10 feet below ground surface (bgs). Soil will be screened with a photoionization detector (PID), and up to three samples will be collected from each boring for analysis of volatile organic compounds (VOCs). Soil gas samples will be collected from the Cecil Street borings (B10 through B12) for laboratory analysis of tetrachloroethylene (PCE), trichloroethylene (TCE), cis-1,2 dichloroethene (cis-1,2 DCE), trans-1,2 dichloroethene (trans-1,2 DCE), and vinyl chloride.

- Acquire access, install, develop, and survey eight new monitoring wells to further delineate groundwater contamination to east, west, and south (PZ5500, MW5600, MW5700, MW5800, MW5900, PZ6000, MW6100, and PZ6200). See **Figure B.3.b** for proposed well locations. Water table wells will be constructed with 10-foot screens to a depth of approximately 20 feet bgs. Piezometers will be constructed with 5-foot screens to a depth of approximately 35 feet bgs. All wells will be completed in flush-mount protective casings with locking well plugs.

- Acquire access and attempt to locate/excavate/repair wells PZ1800, MW1900, and PZ2400.

- Perform four quarterly rounds of groundwater monitoring. Samples will be collected from all wells sampled in 2016 plus the above-noted new wells: PZ1800, MW1900, and PZ2400 [if found]; and well MW4600 [if access granted]). Sampling will be performed by either low flow or bailing methods. Water levels and field remediation by natural attenuation (RNA) parameters will be collected from each well. Samples will be submitted for laboratory analysis of VOCs and RNA parameters as noted in WDNR's letter.

- Transmit soil and groundwater laboratory reports to WDNR and affected property owners within 10 days of receipt.

- Abandon wells EW1, MW1100, MW2600, PZ3400, and PZ3500.

- Manage investigation-derived wastes.

- Prepare updated site investigation report, including additional cross sections, updated/modified tables, contaminant extent maps, groundwater trend analysis, flow maps, and recommendations for remedial action, as appropriate.

VAPOR INTRUSION ASSESSMENT FOR 1015 COMMERCIAL STREET

The following work will be performed to assess the potential for vapor intrusion of CVOCs at two apartment buildings located at 1015 Commercial Street. The property owner is D & M Properties, LLC (D & M Properties).

- Conduct public outreach including communications with D & M Properties and local health department officials. SCS will contact the health department prior to requesting access for sampling from D & M Properties. Local health officials and WDNR will be copied on written notifications to D & M Properties. WDNR vapor intrusion fact sheets RR-953 and RR-954 will be provided to D & M Properties along with an access request consistent with WDNR guidance documents RR-956 and RR-976.

- Install six sub-slab probes (SSV13 through SSV18) at the 1015 Commercial Street apartment complex and perform two rounds of vapor sampling. Each sampling event will include sampling each of the six sub-slab probes and collection of four indoor air samples (IA13 through IA16). Proposed sample locations are shown on **Figure B.3.b**. Samples will be collected consistent with WDNR vapor intrusion guidance and analyzed for PCE, TCE, cis- and trans-1,2 DCE, and vinyl chloride.

- Transmit vapor laboratory reports to WDNR and affected property owner within 10 days of receipt. WDNR and local health officials will be copied on transmittals to D & M Properties.

CERTIFICATION

"I, Tom Karwoski, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code."

Hydrogeologist
Signature and Title

1/8/18
Date

Please contact Robert Langdon at (608) 216-7329 if you have any questions concerning the proposed scope of work.

Sincerely,

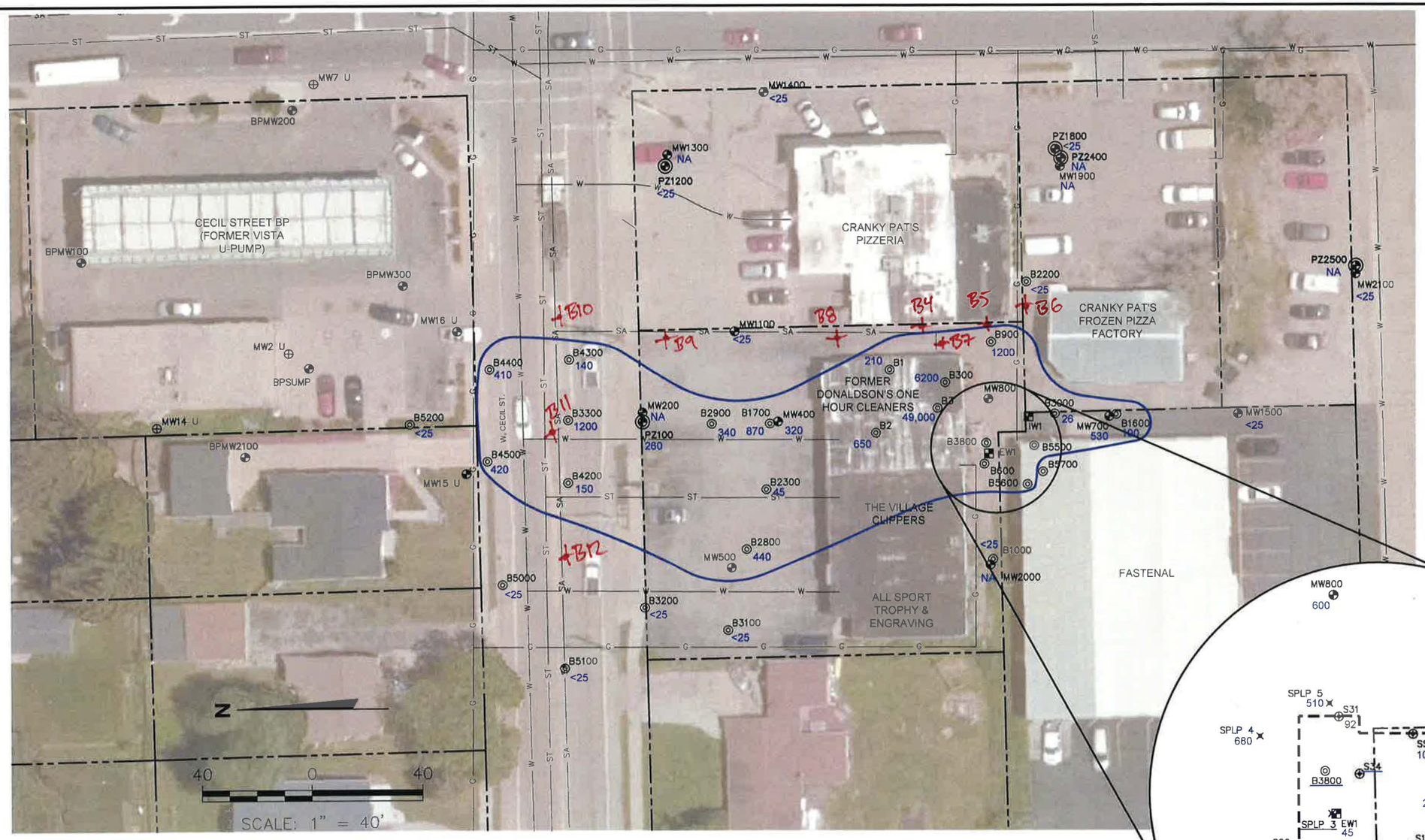
Robert Langdon
Senior Project Manager
SCS ENGINEERS

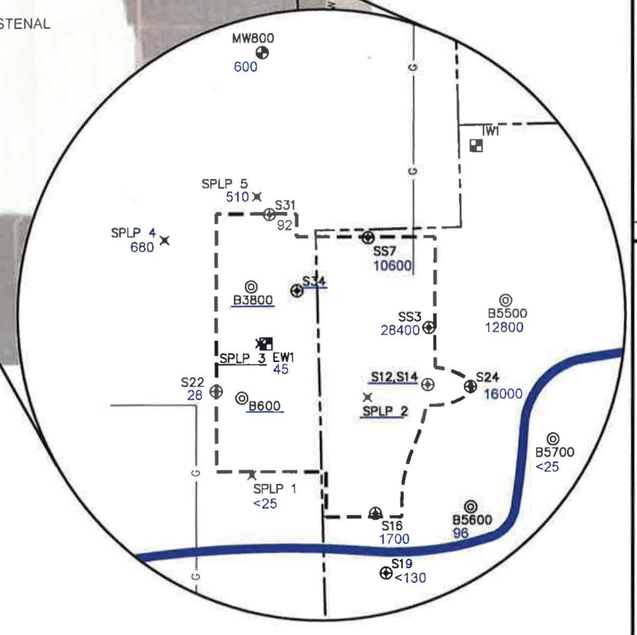
Tom Karwoski, PG
Project Director/Senior Hydrogeologist
SCS ENGINEERS

REL/lmh/TK

cc: Craig Donaldson, H & J Investments, LLC
Brett Donaldson, Donaldson's Cleaners
Don Gallo, Husch Blackwell, LLP

Attachments: Figure B.2.b – Residual Soil Contamination
Figure B.3.b – Groundwater Isoconcentration





(SCALE: 1" = 10')

LEGEND

- PROPERTY LINE
- G — GAS MAIN
- SA — SANITARY SEWER
- ST — STORM SEWER
- W — WATER MAIN
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- INJECTION/EXTRACTION WELL
- B2300 — SOIL BORING
- SPLP1 — SYNTHETIC PRECIPITATION LEACHING PROCEDURE SOIL BORING
- S24 — EXCAVATION SOIL SAMPLE
- 200 — RESIDUAL TETRACHLOROETHENE CONCENTRATION (µg/kg)
- ESTIMATED EXTENT OF RESIDUAL SOIL CONTAMINATION EXCEEDING GROUNDWATER PATHWAY RCL
- EXTENT OF REMEDIAL EXCAVATION

NOTES:

1. AERIAL PHOTOGRAPH FROM BING MAPS, BROUGHT INTO DRAWING USING AUTOCAD CIVIL 3D, 2016.
2. PROPERTY LINES AND SANITARY, STORM, AND WATER UTILITIES PROVIDED IN AUTOCAD FORMAT BY CITY OF NEENAH, WISCONSIN IN STATE PLANE, SOUTH ZONE, COORDINATE SYSTEM (NAD83).
3. WELL, FIBER OPTIC LINES, GAS MAIN LOCATIONS AND TETRACHLOROETHENE CONCENTRATIONS AND ESTIMATED EXTENT OF CHLORINATED SOLVENT IMPACTED SOIL BASED ON DRAWINGS PREPARED BY NORTHERN ENVIRONMENTAL INC.
4. CECIL STREET BP WELL LOCATIONS BASED ON MAP PREPARED BY BY BAY ENVIRONMENTAL STRATEGIES, INC.
5. ALL BURIED UTILITY LOCATIONS ARE APPROXIMATE, CONTACT DIGGERS HOTLINE PRIOR TO ANY DRILLING OR EXCAVATION ACTIVITIES.
6. UNDERLINED SAMPLE LOCATIONS WERE EXCAVATED.

RESIDUAL SOIL CONTAMINATION

SITE

DONALDSON'S ONE HOUR CLEANERS
110 WEST CECIL STREET
NEENAH, WISCONSIN

CLIENT

H&J INVESTMENTS, LLC
N2018 DOMAIN AVENUE
KAUKAUNA, WISCONSIN

ENGINEER
SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

FIGURE
B.2.b

PROJECT NO.	25214203.01
DRAWN:	12/28/16
REVISED:	01/03/17
DRAWN BY:	KP
CHECKED BY:	RL
APPROVED BY:	REL 01/04/17

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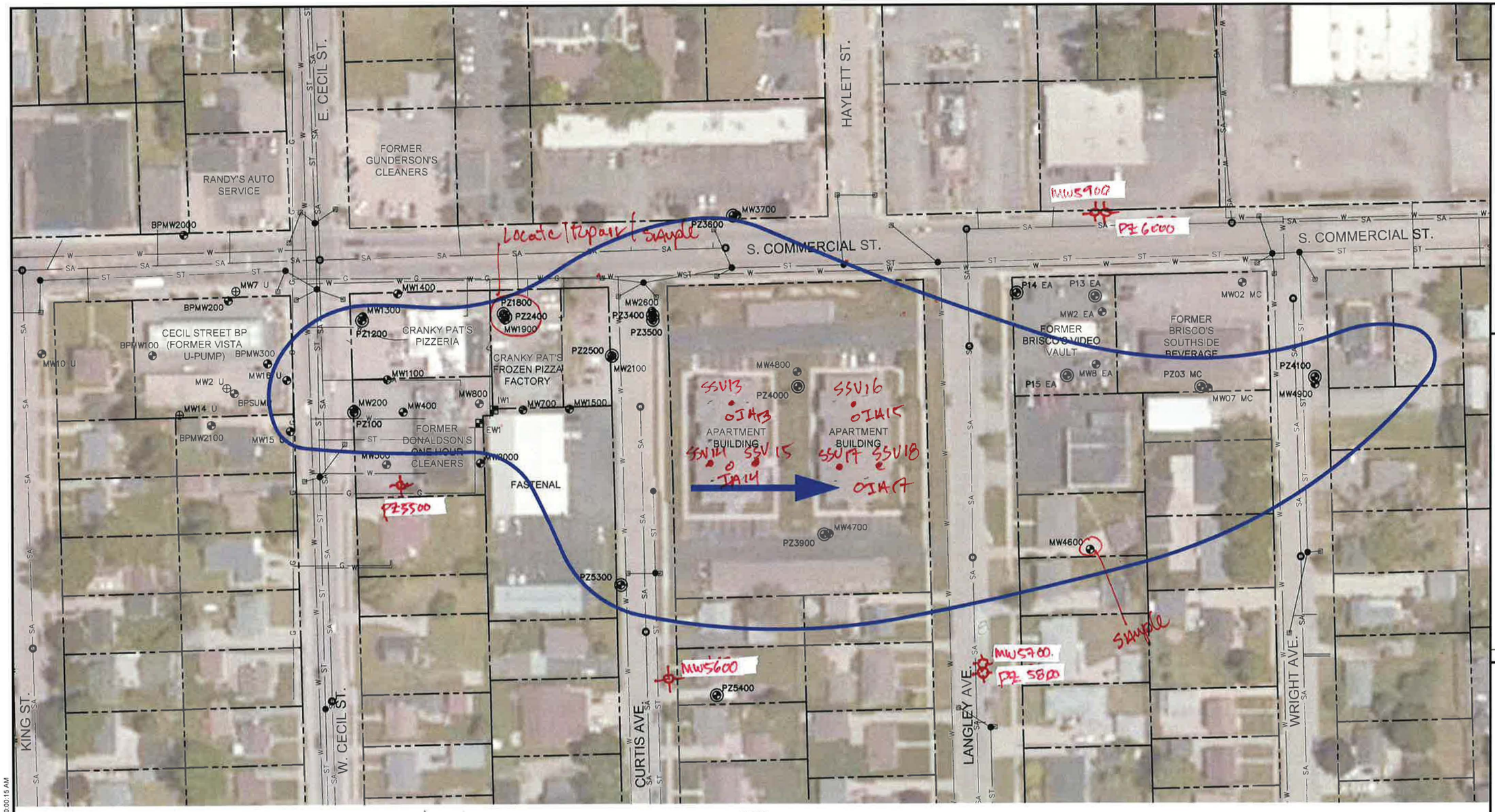

LEGEND

- PROPERTY LINE
- G — GAS MAIN
- SA — SANITARY SEWER
- ST — STORM SEWER
- W — WATER MAIN
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- MONITORING WELL
- PIEZOMETER
- INJECTION/EXTRACTION WELL
- ABANDONED MONITORING WELL
- EXTENT OF CHLORINATED VOLATILE ORGANIC COMPOUNDS IN GROUNDWATER AT CONCENTRATIONS IN EXCESS OF NR140 ENFORCEMENT STANDARDS
- APPROXIMATE GROUNDWATER FLOW DIRECTION FROM MAY 2016

NOTES:

1. AERIAL PHOTOGRAPH FROM BING MAPS, BROUGHT INTO DRAWING USING AUTOCAD CIVIL 3D, 2016.
2. PROPERTY LINES AND SANITARY, STORM, AND WATER UTILITIES PROVIDED IN AUTOCAD FORMAT BY CITY OF NEENAH, WISCONSIN IN STATE PLANE, SOUTH ZONE, COORDINATE SYSTEM (NAD83).
3. WELL AND GAS MAIN LOCATIONS BASED ON DRAWINGS PREPARED BY NORTHERN ENVIRONMENTAL INC.
4. CECIL STREET BP WELL LOCATIONS BASED ON MAP PREPARED BY BAY ENVIRONMENTAL STRATEGIES, INC.
5. ALL BURIED UTILITY LOCATIONS ARE APPROXIMATE, CONTACT DIGGERS HOTLINE PRIOR TO ANY DRILLING OR EXCAVATION ACTIVITIES.

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100 0 100

SCALE: 1" = 100'

GROUNDWATER ISOCONCENTRATION

DONALDSON'S ONE HOUR CLEANERS
110 WEST CECIL STREET
NEENAH, WISCONSIN

SITE

H&J INVESTMENTS, LLC
N2018 DOMAIN AVENUE
KAUKAUNA, WISCONSIN

CLIENT

FIGURE B.3.b

SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

ENGINEER

KP	DRAWN BY:
RL	CHECKED BY:
REL 01/04/17	APPROVED BY:
PROJECT NO.	25214203.01
DRAWN:	05/31/16
REVISED:	01/03/17

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