

GP14).

January 15, 2008, REI, Phase II/Site Investigation Report, installation of three (3) monitoring wells and three (3) piezometers. Completed two (2) additional rounds of groundwater sampling.

May 20, 2010, REI, Update Report, Groundwater analytical results from eight (8) additional sampling events.

May 12, 2016, REI Update Report, installation of three (3) additional monitoring wells and six (6) additional piezometers. Completed additional groundwater sampling.

June 16, 2021, REI, Update Report, Groundwater sampling and sub-slab and sewer vapor sampling was completed.

February 14, 2023, REI, Update Report, limited groundwater sampling was conducted prior to case closure submittal.

May 15, 2024, REI conducted additional sub-slab and indoor air sampling of the former dry cleaner building. Laboratory reports are included in Attachment C.1.

- ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts.
No residual soil contamination remains on the property based on the information provided in Attachment C.

Much of the early soil investigation work, including soil sampling and degree and extent determinations was completed in the 1980's under the direction and supervision of WDNR personnel. Copies of their notes, memos and letters describing the completed work is included in Attachment C.

- iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

No structural impediments were identified that limited the completion of the environmental investigation.

B. Soil

- i. Describe degree and extent of soil contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways.
Based on WDNR documents, the contamination was related to improper handling and disposal of dry cleaning solvents.

Much of the early site investigation work was conducted with direct WDNR oversight. Unfortunately, much of the soil data was determined using a WDNR operated field screening instrument with minimal samples submitted for laboratory analysis. Most of the samples submitted for laboratory analysis did not include an accurate reference location or depth to allow the sample collection location to be determined.

The focus of the WDNR led soil investigation were two (2) specific areas. One location was south of the building and the second location was southeast of the building, near the power pole and MW1 (soil sample location B-1). Both locations are shown on Figure B.2.b and the identified locations are estimated locations based on the interpretation of the WDNR Project Managers hand drawn data.

Based on the information in the WDNR site file, the soil excavation was completed on September 16, 1986. No confirmation samples were collected for laboratory analysis to confirm the adequacy of the excavation. The WDNR Project Manager directed the excavations and noted that the soil was excavated to a depth of approximately eleven (11) feet below ground surface (bgs) in the excavation south of the building. Elevated field meter detections were noted at approximately nine (9) feet (300-500 ppm), and by eleven (11) feet the field meter detections had reduced to 3-4 ppm.

The second excavation, southeast of the building near the power pole and MW1, was excavated to a depth of approximately four (4) feet with field screening reading of 2-3 ppm. Refer to Section C.6a-e for documentation specific to the removal and management of the impacted soils.

Additional soil sampling was conducted following the 1986 soil excavation. The Sigma Group collect and analyzed a total of seventeen (17) soil samples from sixteen (16) stand alone soil borings. None of the sample results exceeded any enforcement thresholds and all the results were either non-detect or had laboratory qualified detections. REI also collected a soil sample during the advancement of boring MW5. Analytical results were non-detect for all analyzed parameters.