

From: Brian Bailey <BBailey@reiengineering.com>
Sent: Friday, September 09, 2022 2:23 PM
To: Stoltz, Carrie R - DNR
Cc: Sager, John E - DNR; Hunt, John T - DNR; Tyler Knobeck; Andy Delforge
Subject: 02-44-000517 Former Northwoods Laundry PCM Request - Additional Info
Attachments: Figure B.2.A.pdf; Figure B.2.B.pdf; Table A.2.pdf; Table A.3.pdf; Sewer-Water Lateral Route.pdf

Follow Up Flag: Follow up
Due By: Monday, September 12, 2022 7:00 AM
Flag Status: Completed

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Good afternoon,

Thank you for meeting earlier this week to discuss redevelopment plans at the Former Northwoods Laundry property in Minocqua, WI. Per our discussion, this correspondence documents additional requested information by WDNR.

Vapor Concerns

Bottle Bean LLC intends to install a vapor mitigation system at the subject property concurrent with building construction and is working with SWAT Environmental for that scope of services. Two (2) Vapor Pin Inserts for sub-slab sample ports will also be installed during construction of the concrete slab. REI will complete post-construction sub-slab vapor sampling to determine if activation of the vapor mitigation system is required. Post construction documentation will be provided following completion of the project.

Soil Management

Topsoil removal will be the only soil cut on the subject property (4-6 inch cut). Otherwise, filling is expected to raise the elevation of the property to the designed building elevation and parking lot elevation. The plan is to keep as much topsoil material on the property for reuse as possible. Areas highlighted on the attached Figure B.2.A and B.2.B show plans for managing materials. Previous sample data from the 1996 borings G-7, G-13 and G-14 were below laboratory detection limits in each of the sample intervals for CVOCs (0-2, 2-4, and 4-6 foot depths) defining the southern extent of contamination (attached Table A.2). In the event that topsoil needs to be exported from the subject property due to space limitations, the topsoil on the east side of the property (previously under former residence) as well as topsoil on the southern extent of the property, may be transported off-site for re-use if cannot be utilized on the subject property.

The contractor will notify REI when excavation will occur in the area of potential residual contaminated soil. REI will be on site and will screen disturbed soils with a photoionization detector to determine if

impacted soils will be disturbed. Any significantly impacted soils will be stockpiled on plastic, covered, and profiled for disposal.

Sewer & water laterals are expected to route to the proposed building on the north side of the property from mains located along Front Street (see attached). Any soil excavated during installation of laterals will be replaced in the utility trench. Sewer & water lateral penetrations will be properly sealed through the vapor barrier prior to installation of concrete slab to prevent preferential flow of sub-slab vapors.

Storm Water Ponds

We received clarification on the storm water retention area design identified in the previously submitted PCM Request. Those areas are mislabeled and should be called out as storm water infiltration areas. The infiltration basins are a requirement by the County and Town with regards to stormwater run-off. They are not retention basins; they are not designed to retain the water. They are infiltration areas designed as rain gardens based on the county design parameters.




Hopefully this helps to clarify the additional questions from our meeting. Please let me know if you need anything else. Thank you!

Thank you,

Brian J. Bailey

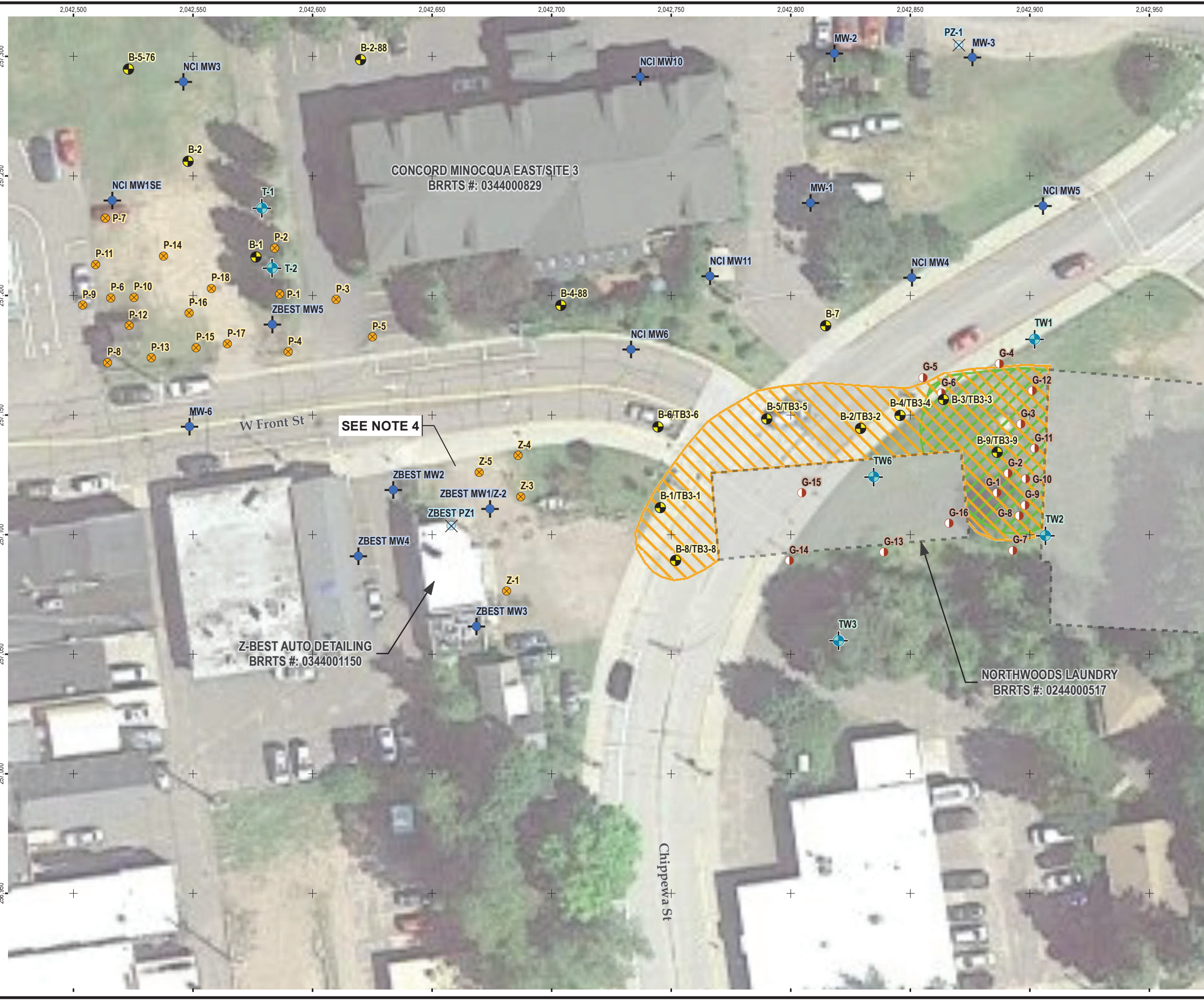
Brian J. Bailey
Environmental Services Department Manager

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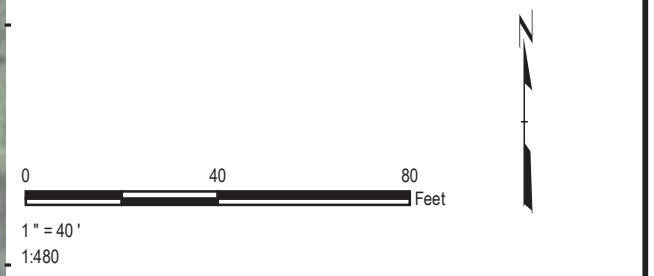
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 Map Rotation:
 Plot Date: 1/11/2019 13:46:20 PM by ADAIR -- LAYOUT: ANSI B(11"x17")
 Path: E:\WI_DOT12016_242567\242567-002.mxd



LEGEND

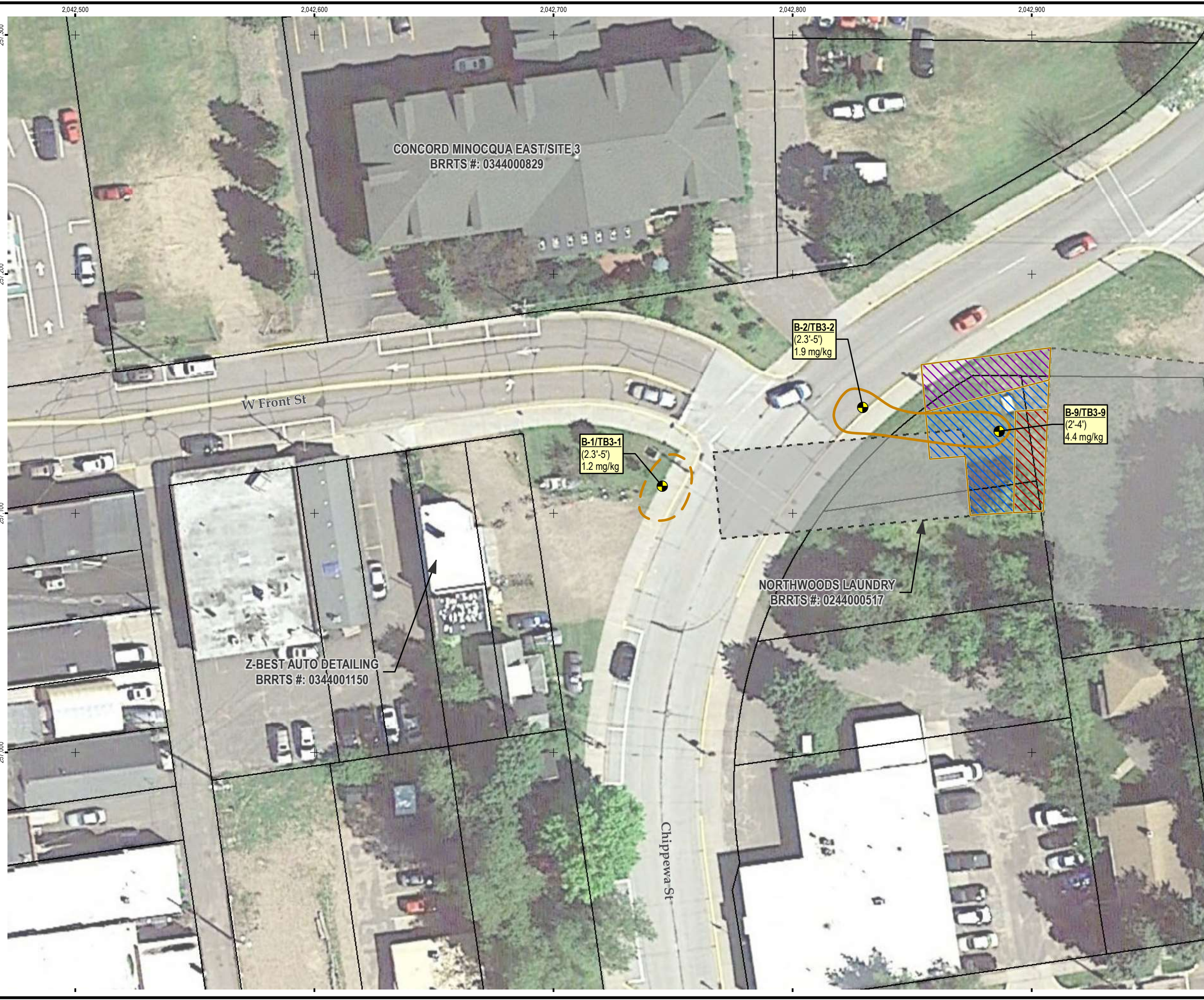
- APPROXIMATE MONITORING WELL LOCATION
- APPROXIMATE PIEZOMETER LOCATION
- APPROXIMATE TEMPORARY WELL LOCATION
- APPROXIMATE SOIL BORING LOCATION
- APPROXIMATE GEOPROBE LOCATION
- APPROXIMATE SOIL SAMPLE LOCATION
- NR 720 DIRECT CONTACT PATHWAY EXCEEDANCE FOR PCE
- NR 720 GROUNDWATER PATHWAY EXCEEDANCE FOR PCE
- APPROXIMATE FORMER BUILDING EXTENT

- ### NOTES
1. BASE MAP IMAGERY FROM GOOGLE EARTH PRO, (7/26/2015).
 2. MAP PROJECTION AND GRID COORDINATES ARE NAD83 STATE PLANE WISCONSIN- NORTH (US SURVEY FEET).
 3. ALL MAP FEATURE LOCATIONS ARE APPROXIMATE.
 4. SOIL SAMPLES AT DEPTH AT THE Z-BEST AUTO DETAILING BRRTS #03-44-001150 SITE, WHICH WERE COLLECTED ON APRIL 20 AND 24, 1995 BY ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC. ARE NOT CONSIDERED AS NR 720 GROUNDWATER PATHWAY EXCEEDANCES FOR CVOCS, AS THE RESULTS APPEAR TO BE DUE TO THE SMEAR ZONE ASSOCIATED WITH WATER TABLE IMPACTS.



PROJECT:		WISDOT ID# 0656-50-31, BRRTS# 02-44-000517 FORMER NORTHWOODS LAUNDRY MINOCQUA, ONEIDA COUNTY, WISCONSIN	
TITLE:		SOIL CONTAMINATION	
DRAWN BY:	A. ADAIR	PROJ NO.:	298526
CHECKED BY:	A. ENRIGHT	FIGURE B.2.A	
APPROVED BY:	T. O'CONNELL		
DATE:	JANUARY 2019		
		708 Heartland Trail, Suite 3000 Madison, WI 53717 Phone: 608.826.3600 www.trcsolutions.com	
FILE NO.:		242567-002.mxd	

TRC - GIS
 Coordinate System: NAD 1983 StatePlane Wisconsin North FIPS 4801 Feet (Foot US)
 Map Rotation: 0
 Plot Date: 12/21/2018, 09:03:35 AM by AADAIR -- LAYOUT: ANSI B(11"x17")
 Path: E:\WJ_DOT\2016_242567\298526-015.mxd

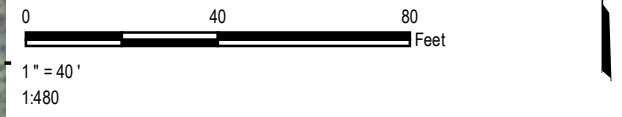


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- APPROXIMATE SOIL BORING LOCATION
- NR 720 GROUNDWATER PATHWAY EXCEEDANCE FOR PCE (DASHED WHERE INFERRED)
- 2' DEPTH EXCAVATION
- 4' DEPTH EXCAVATION
- 5' DEPTH EXCAVATION
- APPROXIMATE FORMER BUILDING EXTENT
- TAX PARCEL

SAMPLE ID (DEPTH IN FEET)	PCE CONCENTRATION (mg/kg)
B-1/TB3-1 (2.3'-5')	1.2 mg/kg
B-2/TB3-2 (2.3'-5')	1.9 mg/kg
B-9/TB3-9 (2'-4')	4.4 mg/kg

- NOTES**
- BASE MAP IMAGERY FROM GOOGLE EARTH PRO & PARTNERS, JULY 2015.
 - MAP PROJECTION AND GRID COORDINATES ARE NAD83 STATE PLANE WISCONSIN- NORTH (US SURVEY FEET).
 - ALL MAP FEATURE LOCATIONS ARE APPROXIMATE.
 - SOIL DATA SHOWN WAS COLLECTED DURING AN INVESTIGATION COMPLETED IN 1994. ONLY SAMPLE RESULTS OUT OF THE LIMITS OF THE REMEDIAL EXCAVATIONS WITH NR 720 EXCEEDANCES ARE SHOWN. THE NOTED RESULTS ARE ESTIMATED BASED ON HISTORICAL SITE INFORMATION.
 - ACCORDING TO RMT'S REMEDIAL DOCUMENTATION REPORT (1996), SHALLOW PCE CONTAMINATED SOIL WAS REMEDIATED VIA OVER-EXCAVATION AND ASPHALT INCORPORATION IN CONJUNCTION WITH THE USH 51 RECONSTRUCTION PROJECT. SOIL DATA FROM BORING B-5/TB3-5 AND B-8/TB3-8 WAS NOT USED FOR DELINEATION OF THE NR 720 GROUNDWATER PATHWAY EXCEEDANCE FOR PCE EXTENTS.



PROJECT:		WISDOT ID# 0656-50-31, BRRTS# 02-44-000517 FORMER NORTHWOODS LAUNDRY MINOCQUA, ONEIDA COUNTY, WISCONSIN	
TITLE:		RESIDUAL SOIL CONTAMINATION	
DRAWN BY:	A. ADAIR	PROJ NO.:	298526
CHECKED BY:	A. ENRIGHT	FIGURE B.2.B	
APPROVED BY:	T. O'CONNELL		
DATE:	DECEMBER 2018		
		708 Heartland Trail, Suite 3000 Madison, WI 53717 Phone: 608.826.3600 www.trcsolutions.com	
FILE NO.:	298526-015.mxd		



Hi Charlie,
 Looks Like a 4" water main, a Hydrant, & a
 9" sewer main run right through the middle
 of the lot
 Thanks
 Wilber

Table A.2
Soil Analytical Results Table
Northwoods Laundry (BRRTS #02-44-000517, WISDOT #0656-50-31)
Minocqua, Oneida County, Wisconsin
TRC Project # 298526.0000.0000

BRRTS SITE	BORING ID	DATE	ANALYTE ⁽¹⁾	PCE	TCE	CIS-1,2 DCE	TRANS-1,2 DCE	VC
			GW PATH ⁽²⁾	0.0045	0.0036	0.0412	0.0626	0.0001
			NON-INDUST. ⁽³⁾	33	1.3	156	1560	0.067
			INDUST. ⁽³⁾	145	8.41	2340	1850	2.08
			DEPTH	RESULTS				
Northwoods Laundry (BRRTS #02-44-000517)	B-1	8/16/1994	2.3-5	1.2	<1.1	<1.1	<1.1	<1.1
			17-18.5 ⁽⁵⁾	<1.2	<1.2	<1.2	<1.2	<1.2
	B-2	8/16/1994	2.3-5	1.9	<0.98	<0.98	<0.98	<0.98
			19.5-21 ⁽⁵⁾	<1.1	<1.1	<1.1	<1.1	<1.1
	B-3	8/16/1994	2.3-5	54	<1.0	<1.0	<1.0	<1.0
			19.5-21 ⁽⁵⁾	<1.2	<1.2	<1.2	<1.2	<1.2
	B-4	8/16/1994	3-5	<0.54	<0.43	<0.86	<0.86	<0.86
			15-17	<0.50	<0.40	<0.81	<0.81	<0.81
	B-5	8/16/1994	0.5-2	1.6	<0.44	<0.89	<0.89	<0.89
			4-6	<0.53	<0.43	<0.85	<0.85	<0.85
	B-6	8/16/1994	2-4	<0.62	<0.49	<0.99	<0.99	<0.99
			4-6	<0.58	<0.46	<0.93	<0.93	<0.93
	B-7	8/16/1994	3-5	<0.54	<0.43	<0.86	<0.86	<0.86
			18-20 ⁽⁵⁾	<0.59	<0.47	<0.94	<0.94	<0.94
	B-8	8/16/1994	0.5-2	2.3	<0.43	<0.86	<0.86	<0.86
			4-6	<0.54	<0.43	<0.86	<0.86	<0.86
B-9	8/16/1994	0.5-2	360 E	<2.0	<4.0	<4.0	<4.0	
		2-4	4.4	<0.47	<0.94	<0.94	<0.94	
G-1	1996	0-2	33	<1.1	<2.2	<1.1	<1.1	
		2-4	<2.1	<1.1	<2.1	<1.1	<1.1	
		4-6	<2.2	<1.1	<2.2	<1.1	<1.1	
G-2	1996	0-2	1500	<58	<120	<58	<58	
		2-4	<2.3	<1.1	<2.3	<1.1	<1.1	
		4-6	<2.1	<1.1	<2.1	<1.1	<1.1	
G-3	1996	0-2	68	<5.7	<11	<5.7	<5.7	
		2-4	<2.2	<1.1	<2.2	<1.1	<1.1	
		4-6	<2.3	<1.1	<2.3	<1.1	<1.1	
G-4	1996	0-2	<18	<1.1	<2.2	<1.1	<1.1	
		2-4	<2.3	<1.1	<2.3	<1.1	<1.1	
		4-6	<2.5	<1.3	<2.5	<1.3	<1.3	
G-5	1996	0-2	<2.2	<1.1	<2.2	<1.1	<1.1	
		2-4	<2.0	<1.0	<2.0	<1.0	<1.0	
		4-6	<2.0	<1.0	<2.0	<1.0	<1.0	
G-6	1996	4-6	<2.1	<1.1	<2.1	<1.1	<1.1	
		0-2	<25	<25	<25	<25	<25	
		2-4	<25	<25	<25	<25	<25	
G-7	1996	4-6	<25	<25	<25	<25	<25	
		0-2	130	<25	<25	<25	<25	
		2-4	36	<25	<25	<25	<25	
G-8	1996	4-6	<25	<25	<25	<25	<25	
		0-2	170	<25	<25	<25	<25	
		2-4	68	<25	<25	<25	<25	
G-9	1996	4-6	<25	<25	<25	<25	<25	
		0-2	2600	<25	<25	<25	<25	
		4-6	<25	<25	<25	<25	<25	
G-10	1996	0-2	1300	<25	<25	<25	<25	
		2-4	3600	<25	<25	<25	<25	
		4-6	<25	<25	<25	<25	<25	
G-11	1996	0-2	190	<25	<25	<25	<25	
		2-4	<25	<25	<25	<25	<25	
		4-6	<25	<25	<25	<25	<25	
G-12	1996	0-2	<25	<25	<25	<25	<25	
		2-4	<25	<25	<25	<25	<25	
		4-6	<25	<25	<25	<25	<25	
G-13	1996	0-2	<25	<25	<25	<25	<25	
		2-4	<25	<25	<25	<25	<25	
		4-6	<25	<25	<25	<25	<25	
G-14	1996	0-2	<25	<25	<25	<25	<25	
		2-4	<25	<25	<25	<25	<25	
		4-6	<25	<25	<25	<25	<25	
G-15	1996	0-2	<25	<25	<25	<25	<25	
		2-4	<25	<25	<25	<25	<25	
		4-6	<25	<25	<25	<25	<25	
G-16	1996	0-2	<25	<25	<25	<25	<25	
		2-4	<25	<25	<25	<25	<25	

Table A.3
Residual Soil Contamination Table
Northwoods Laundry (BRRTS #02-44-000517, WISDOT #0656-50-31)
Minocqua, Oneida County, Wisconsin
TRC Project # 298526.0000.0000

BRRTS SITE	BORING ID	DATE	ANALYTE ⁽¹⁾	PCE	TCE	CIS-1,2 DCE	TRANS-1,2 DCE	VC
			GW PATH ⁽²⁾	0.0045	0.0036	0.0412	0.0626	0.0001
			NON-INDUST. ⁽³⁾	33	1.3	156	1560	0.067
			INDUST. ⁽³⁾	145	8.41	2340	1850	2.08
DEPTH			RESULTS					
Northwoods Laundry (BRRTS #02-44-000517)	B-1	8/16/1994	2.3-5	1.2	<1.1	<1.1		<1.1
	B-2	8/16/1994	2.3-5	1.9	<0.98	<0.98		<0.98
	B-9	8/16/1994	2-4	4.4	<0.47	<0.94		<0.94

Notes:

1. Units are in mg/kg (ppm)
2. ND = not detected above the detection limit, with the detection limit < enforcement standard
3. RCLs = Residual Contaminant Levels.
4. - = Sample not analyzed for this analyte.
5. **Bold** = indicates that the analyte and/or sample exceeds the NR 720 RCL for direct contact (non-industrial or industrial), or standards for hazard index or cancer risk.
6. *Italics* = indicates that the analyte exceeds the groundwater pathway RCL

Created by: A. Schroeder 2/18/16

Checked by: L. Auner 2/29/16

Updated by: A. Enright 11/8/18

Checked by: C. Olson 11/16/2018

Footnotes:

- ⁽¹⁾ Only chlorinated volatile organic compounds are shown in this table.
- ⁽²⁾ Value is the generic RCL for the groundwater pathway.
- ⁽³⁾ Value is the generic RCL for exposure by direct contact.
- ⁽⁴⁾ Sample value greater than combined dichloroethene PALs of 0.1038 mg/kg.