



December 9, 2019

Mr. Richard Bertrand  
Hallmark Leasing  
W1890 Washington Road  
Oconomowoc, WI 53066

Subject: Site Investigation Report Review – Request for Additional Investigation and  
PFAS Sampling Requirements  
Excel, Inc. (Saukville Fabricare), 144 S. Foster St., Saukville, WI  
DNR BRRTS # 02-46-448965 FID# 246061640

Dear Mr. Bertrand:

The Wisconsin Department of Natural Resources (DNR) has reviewed the Site Investigation Report (SIR) for the Excel, Inc. (Saukville Fabricare) site that was submitted on your behalf by Trent Ott of Friess Environmental Consulting, Inc. (FEC). As an eligible Dry Cleaner Environmental Response Program (DERP) applicant, the DNR reviewed the SIR for compliance with Wis. Admin. Code ch. NR 716. Based on our review, the DNR has determined that additional investigation must be conducted and supporting information provided for the DNR to determine whether the site investigation is complete and the remedial actions proposed to address residual contamination are appropriate and sufficient to meet case closure criteria. Identified issues are described below.

### **SIR Summary**

The SIR presents the results of soil, groundwater and vapor investigations that have been completed in connection with a former dry-cleaning business that operated at the site from 1985 until 2010. These investigations have identified a hazardous discharge of chlorinated volatile organic compounds (CVOCs) in soil, groundwater and soil vapor at the site. The SIR also describes the remedial actions proposed to address residual contamination, which include utilizing the building floor to cap soil contamination to protect groundwater quality and natural attenuation of groundwater that will reduce contaminant concentrations and control plume migration. A sub-slab depressurization system (SSDS) was installed and is operating at the site to interrupt the pathway for potential vapor intrusion into the building. FEC concludes in the SIR that the site investigation is complete, and that the case is ready for closure.

### **SIR Review Comments**

#### Natural Attenuation Assessment

The recent appearance of tetrachloroethylene (PCE) in downgradient monitoring well MW-10 suggests that the plume margin may be expanding. Unlike wells MW-7 and MW-9 that show increasing concentrations of trichloroethylene (TCE) but have wells downgradient from them with no NR 140 enforcement standard (ES) exceedances, there is no well downgradient of MW-10 to establish the extent and stability of the plume.

1. In order to demonstrate that natural attenuation is an appropriate remedy for groundwater contamination and that the closure criteria referenced in Wis. Admin. Code § NR 726.05(6) have been met, you will need to either confirm plume stability by continuing to monitor MW-10 or MW-10 plus an additional well downgradient of MW-10, or provide additional evidence to support the conclusion that groundwater attaining or exceeding an ES will not migrate beyond the property boundaries after case closure.

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### Vapor Intrusion Assessment

Assessment of the vapor intrusion pathway has included multiple rounds of sub-slab and indoor air sampling, and, based on exceedances of vapor risk screening levels (VRSLs), a SSDS was installed at the site. The SSDS currently is operating to mitigate potential vapor intrusion in the vicinity of the former dry cleaner. FEC has provided pressure field extension data to document the effectiveness of the SSDS to mitigate areas under the building identified as potentially at risk from vapor intrusion. The most recent indoor air samples were collected throughout the building in April 2011. Vapor concentrations exceeded indoor air Vapor Action Levels (VALs) for TCE within the laundromat, the restaurant, the south dance studio, the north vacant space and from the background air sample. The cause of these exceedances was not determined but may have resulted from SSDS exhaust air being introduced into the building.

2. The DNR will require collection of indoor air samples throughout the building to determine current indoor air quality and to confirm that the updated SSDS is not introducing contamination to indoor air from its exhaust.

Case closure requirements for sites with vapor contamination are described in Wis. Admin. Code § NR 726.05(8). Specifically, § NR 726.05(8)(b)1. and 2. apply when vapors are present above a VRSL. NR 726.05(8)1. requires that a remedial action has been conducted and reduced the mass and concentration of volatile compounds to the extent practicable; and 2. requires that the vapor exposure pathway has been interrupted or mitigated. Vapor mitigation systems are not considered remedial actions. The SIR provides a conclusion that no further vapor investigation or remedial action is warranted for the building but does not specifically discuss how the criteria of NR 726.05(8) have been met.

3. Additional justification must be submitted to specifically support compliance with § NR 722.09(2)(d)1. for selection of a remedial action and § NR 726.05(8) for case closure criteria.

### Site Investigation – Emerging Contaminants of Concern

CVOCs have been identified in the shallow groundwater collected from site monitor wells and in deeper groundwater collected from the piezometer installed near the discharge source area. Based on review of the SIR, the DNR has identified the site as a potential source for per- and polyfluoroalkyl substances (PFAS). The DNR believes this emerging contaminant may be present in soil and groundwater on the site. The use of PFAS has been associated with dry-cleaning and fabricare operations both nationally and in Wisconsin; this site may be a source of PFAS contamination.

The DNR has regulatory authority to ask responsible parties to evaluate hazardous substance discharges and environmental pollution including emerging contaminants:

- Wis. Stat. § 292.01 (3) "Discharge" means, but is not limited to, spilling, leaking, pumping, pouring, emitting, emptying or dumping.
- Wis. Stat. § 292.01 (4) "Environmental pollution" means contaminating ... air, land, or waters of the state or making the same injurious to public health ...
- Wis. Stat. § 292.01 (5) "Hazardous substance" means any substance ... which may pose a substantial present or potential hazard to human health or the environment because of its quantity, concentration or physical, chemical or infectious characteristics ...

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4. The DNR has regulatory authority under the Wis. Admin Code NR 700 rule series to require the evaluation of PFAS at this site. In accordance with Wis. Admin. Code § NR 716.09, the DNR requires that you submit a site investigation work plan that includes an assessment of PFAS, and per Wis. Admin. Code § NR 716.07 (4), all environmental media affected or potentially affected by the contamination must be evaluated.

As stipulated in Wis. Admin. Code § NR 716.07 and Wis. Admin. Code § NR 716.09, the work plan should include a written evaluation of potential PFAS compounds that were historically or are presently produced, used, handled, or stored at the site. The evaluation should include any available information on whether any products containing PFAS were utilized in any process services, the duration of PFAS use, the type of PFAS utilized, and any areas of the site where PFAS may have been used, stored, or discarded. The site investigation work plan must include a groundwater sampling program for evaluating PFAS compounds at the site.

#### Schedule

The DNR is requesting submittal of a site investigation work plan for the PFAS evaluation, indoor air sampling and, if applicable, additional groundwater monitoring to establish the extent and stability of the plume. The work plan should be submitted within 60 days of the date of this letter, by February 7, 2019. Please be aware that costs associated with the PFAS sampling are not eligible for DERP reimbursement. However, your environmental consultant can prepare a DERP change order request for costs associated with preparing a work plan/scope of work for indoor air sampling, reporting of results and providing additional justifications mentioned in items 1 and 3. Once the site investigation work plan is approved, site investigation activities shall initiate within 60 days after DNR approval. Results of the additional site investigation activities should be submitted to the DNR as an updated/supplemental site investigation report. The report should include recommendations for any additional work and a discussion of the remedial actions selected to address residual contamination with justification for how they have met or will meet criteria in chs. NR 722 and 726.

The DNR appreciates your efforts to address the contamination at this site. If you have any questions regarding this letter, please contact me at (414) 263-8561 or by email at [pamela.mylotta@wisconsin.gov](mailto:pamela.mylotta@wisconsin.gov).

Sincerely,



Pamela A Mylotta  
Southeast Region Team Supervisor

Trenton Ott, FEC – electronic copy  
Peter Kowalchuk – electronic copy