

March 18, 2024



Mr. Joesph Martinez
Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212-3128

RE: Results of Additional Environmental Services for the Former Saukville Fabricare Property Located at 144 South Foster Street in Saukville, Wisconsin — FEC Project No. 041101; DNR FID No. 246061640; BRRTS No. 02-46-448965

Dear Mr. Martinez:

As requested, ***Friess Environmental Consulting (FEC)*** has prepared this letter to document the results of additional environmental services, including sewer evaluation, off-site vapor evaluation, and additional documentation.

Project Background

As you are aware, site investigation activities have been conducted for a release of chlorinated volatile organic compounds (CVOCs) from the above referenced site. FEC submitted a closure request to the DNR in November 2022. The DNR reviewed the submittal and requested additional vapor sampling of the utility corridor and downgradient off-site property in their letter dated March 20, 2023. The results of the additional actions are presented below.

Project Results

Sewer Evaluation

Based on the presence of a sanitary sewer within the source area and groundwater plume, the DNR determined that vapor sampling within the sanitary sewer is warranted to determine if the sanitary sewer is acting as a preferential pathway for the migration of CVOC contaminated vapors.

As such, vapor samples were collected from the sewer cleanout located west of the building (closest access to the source) within the parking lot and from the next downgradient cleanout (located on the west end of the parking lot), and the locations are depicted on the attached diagram. The vapor samples were collected utilizing summa canisters in accordance with RR-649 “Guidance for Documenting the Investigation of Human-made Preferential Pathways Including Utility Corridors” and submitted to a certified analytical laboratory under standard chain-of-custody protocol for analyses of CVOCs, via the TO-15 analytical method.

The results of the sewer vapor sampling indicate no detectable concentrations of CVOCs within the sewer utility corridor above the residential vapor risk screening limits (VRSLs). As such, the sanitary sewer utility is not acting as a preferential

pathway for the migration of CVOC vapors. The results of the sewer vapor sampling are presented on the attached table and laboratory report.

Sub-Slab Air Sampling

Due to variations in the groundwater flow direction over time, PCE contaminated groundwater present at MW-3 could extend beneath the neighboring 130-134 S. Foster St. building. Due to the potential for groundwater containing PCE to pose a vapor risk, the DNR requested a vapor investigation at the neighboring 130-134 S. Foster St. building.

Two vapor points (VP-14 and VP-15) were installed in the eastern portion of the adjoining building located at 130-134 S. Foster Street and the locations are depicted on the attached diagram. FEC collected two rounds of sub-slab samples (non-heating in October 2023 and heating in December 2023) from the two new vapor points to evaluate vapor intrusion risk to the building. The vapor samples were collected utilizing summa canisters in accordance with RR-800. The air samples were subsequently submitted under standard chain-of-custody protocol to a Wisconsin-certified laboratory for analyses of CVOCs, via the TO-15 analytical method.

The results of the sub-slab vapor sampling indicate no detectable concentrations within the sub-slab vapors above the residential VRSLs. The results would indicate no vapor intrusion risk for the off-site building. The results of the vapor sampling are presented on the attached table and laboratory reports.

Documentation

In their March 20, 2023, letter the DNR requested a figure that includes the location of utilities associated with the off-site 130-134 S. Foster St. building. The revised figure is attached.

In addition, the DNR requested an evaluation of a potable well present on the DNR well driller viewer as being located within 500 feet of the site to be a potential receptor of contamination from the site. Based on a review of the well construction report (attached), the well in question was installed in 1951 as a residential potable well to a depth of 68 feet below ground surface and grouted to a depth of 30 feet bgs. The well construction report only provides the quarter-quarter section and not an actual address for the well location. In review of the 1950 aerial photograph of the area the only residential properties near the site at the time of well installation would be located approximately 350 feet north-northwest (side gradient), approximately 500 feet northeast (upgradient) and south-southwest (side gradient), and approximately 800 feet east (upgradient). Several of these former residential properties are no longer present. Based on discussions with the Village of Saukville, the Village is serviced by municipal water and former potable wells have been abandoned and/or taken out of service. According to the Village the closest municipal well is located approximately 1,300 feet from the subject site. As such, it is unlikely that the potable well documented on the DNR well driller viewer

is in a downgradient direction or remaining in service and would not be considered as a potential receptor.

Conclusions and Recommendations

The sewer and off-site sub-slab vapor sampling results indicate no detectable concentrations. This indicates that the sanitary sewer is not acting as a preferential pathway for the migration of CVOC vapors and there is no vapor intrusion risk for the off-site building.

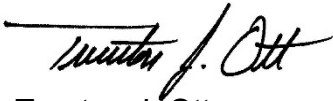
Utilities for the off-site 130-134 Foster Street building are not in the area of impacts and would not be acting as preferential pathways for contaminant migration. In addition, it is unlikely that the potable well documented on the DNR well driller viewer is in a downgradient direction or remaining in service and would not be considered as a potential receptor.

As such, we request approval to complete the updated closure for DNR review and re-evaluation of the site for closure.

Please call us at (414) 228-9815 if you have any questions.

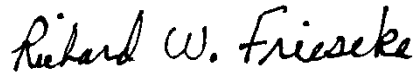
Respectfully,

FRIESS ENVIRONMENTAL CONSULTING, INC.

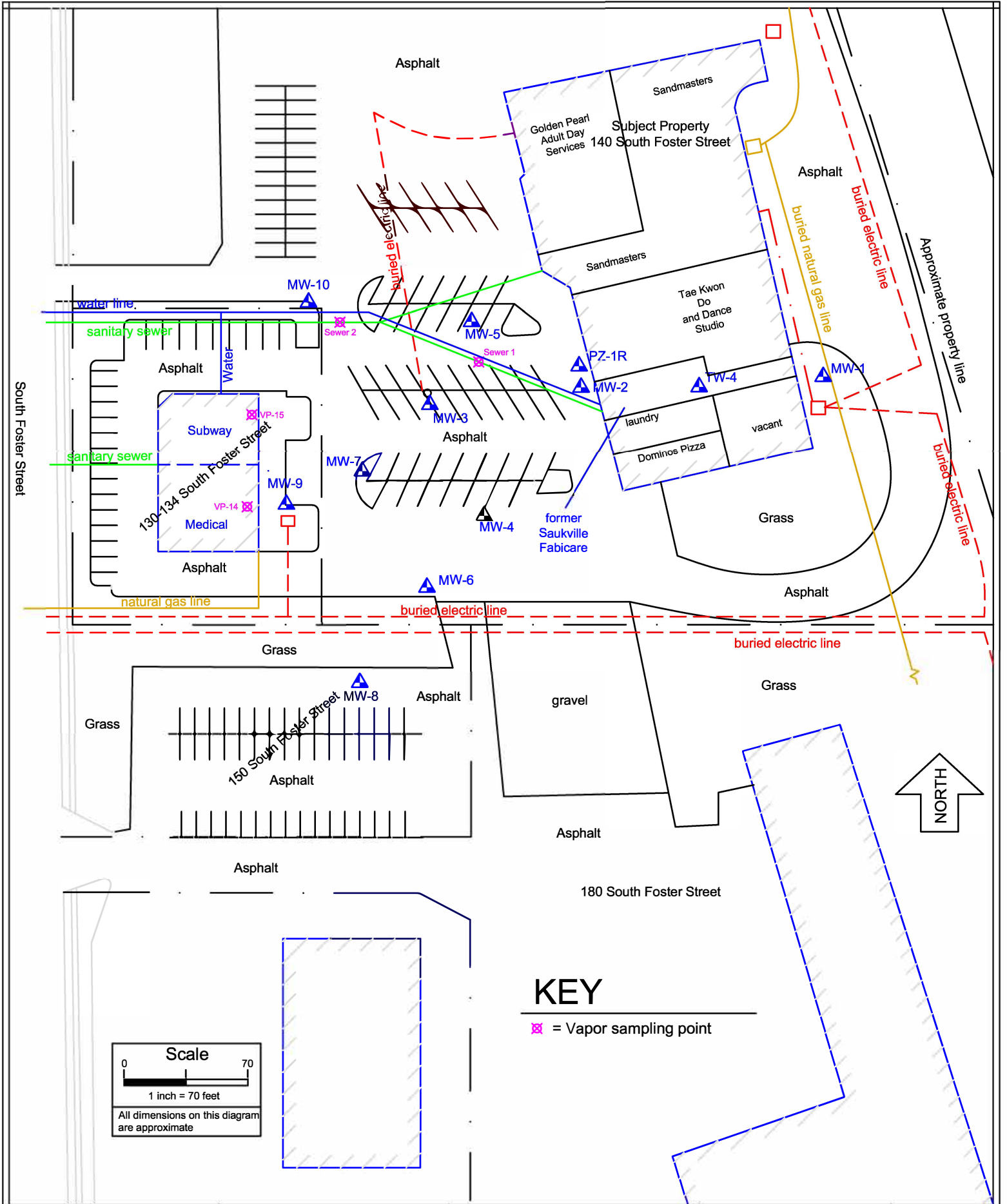


Trenton J. Ott
Project Manager

041101zl



Richard W. Frieseke, P.E.
President



KEY

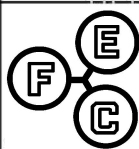
⊠ = Vapor sampling point

Scale
 0 70
 1 inch = 70 feet
 All dimensions on this diagram are approximate

File No.: 041101NEW
 DWG Date: 1-2-2014
 Rev Date:
 Drawn By: MJR
 Checked By (PM): TJO

B.1.b. Site Features Diagram
 Former Saukville Fabricare Property
 140 South Foster Street
 Saukville, Wisconsin

Figure
B.1.b.



FRIESS
 ENVIRONMENTAL
 CONSULTING, INC.

Table A.4.b.
Sub-Slab Vapor VOC Analytical Results
Former Saukville Fabricare Property
Saukville, Wisconsin

Sample Location	Sampling Date	cis-1,2-DCE (µg/m ³)	trans-1,2-DCE (µg/m ³)	PCE (µg/m ³)	TCE (µg/m ³)	Vinyl Chloride (µg/m ³)
VP-1 dry cleaner	10/3/07	<84.0	<160	<u>3,630</u>	<110	<53.0
VP-1R dry cleaner	4/16/09	<3.05	<5.94	2,481,348	<84,872	<1.92
	10/12/17	1.43	1.43	<u>7,760</u>	5.90	0.913
VP-2 dry cleaner	10/3/07	<95.0	<180	<u>4,610</u>	<130	<60.0
VP-3 east hallway	10/3/07	<71.0	<140	<u>4,360</u>	<96.0	<44.0
VP-4 east hallway	10/3/07	<95.0	<180	<u>4,850</u>	<130	<60.0
VP-4R east hallway	4/16/09	<2.77	<5.15	13,898	<3.76	<1.74
VP-5 mid coin-op	10/3/07	<3,300	<6,300	39,800	<4,400	<2,100
VP-5R mid coin-op	4/16/09	<2.77	<5.15	922,031	<u>135</u>	<1.74
	7/12/10	<5.94	<5.94	1,254	<8.06	<3.83
VP-6 west dance studio	10/3/07	<66.0	<130	<u>5,490</u>	<90.0	<42.0
VP-6R west dance studio	4/16/09	<2.77	<5.15	<u>1,817</u>	<3.76	<1.74
	10/12/17	1.53	1.53	664	2.03	0.953
VP-7 east coin-op	4/16/09	<2.77	<5.15	546,439	<u>155</u>	<1.74
	7/12/10	<6.74	<6.74	60.34	<9.13	<4.34
VP-8 west coin-op	4/16/09	204	<5.15	59,051	<u>145</u>	<1.74
VP-9 east dance studio	4/16/09	<2.77	<5.15	99,661	10.74	<1.74
	10/12/17	1.43	1.43	<u>1,430</u>	1.83	0.873
VP-10 north vacant space	4/16/09	<2.77	<5.15	<u>3,281</u>	5.10	<1.74
VP-11 flooring company	4/16/09	<3.05	<5.94	93.56	<4.14	<1.92
VP-12 restaurant	4/16/09	<2.77	<5.15	101,017	5.00	<1.74
	10/12/17	1.33	1.33	<u>2,090</u>	1.83	0.843
VP-13 flooring company	10/12/17	1.43	1.43	283	0.86 J	0.913
VP-14 south medical	10/22/23	<1.97	<2.31	<2.78	<2.37	<1.48
	12/22/23	<1.97	<2.31	<2.78	<2.37	<1.48
VP-15 north subway	10/22/23	<1.97	<2.31	<2.78	<2.37	<1.48
	12/22/23	<1.97	<2.31	<2.78	<2.37	<1.48
Sewer 1 east cleanout	10/22/23	<1.97	<2.31	<2.78	<2.37	<1.48
Sewer 2 west cleanout	10/22/23	<1.97	<2.31	<2.78	<2.37	<1.48
Residential VRSLs (µg/m ³)		NS	NS	1,400	70	57
Small Commercial VRSLs (µg/m ³)		NS	NS	6,000	290	930
Large Commercial VRSLs (µg/m ³)		NS	NS	18,000	880	2,800

Notes:

1. DNR Vapor Risk Screening Levels (VRSLs) are from U.S. EPA tables (updated November 2017)
2. Concentrations that exceed their respective residential DNR VRSLs are underlined.
3. Concentrations that exceed their respective small commercial DNR VRSLs are in **red**.
4. Concentrations that exceed their respective large commercial DNR VRSLs are in **red bold**.
5. The VMS was operational from November 17, 2009, to February 28, 2017, and restarted on June 20,

Synergy Environmental Lab, LLC.

1990 Prospect Ct., Appleton, WI 54914 *P 920-830-2455 * F 920-733-0631

TRENTON OTT
FEC. INC.
6635 N. SIDNEY PLACE
MILWAUKEE, WI 53209

Report Date 06-Nov-23

Project Name SAUKVILLE Invoice # E43114
Project # 041101
Lab Code 5043114A
Sample ID SEWER CLEANOUT 1
Sample Matrix Air
Sample Date 10/22/2023

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	< 1.97	ug/m3	1.97	6.26	10	TO-15		11/4/2023	CJR	1
trans-1,2-Dichloroethene	< 2.31	ug/m3	2.31	7.34	10	TO-15		11/4/2023	CJR	1
Tetrachloroethene	< 2.78	ug/m3	2.78	8.84	10	TO-15		11/4/2023	CJR	1
Trichloroethene (TCE)	< 2.37	ug/m3	2.37	7.54	10	TO-15		11/4/2023	CJR	1
Vinyl Chloride	< 1.48	ug/m3	1.48	4.72	10	TO-15		11/4/2023	CJR	1

Lab Code 5043114B
Sample ID SEWER CLEANOUT 2
Sample Matrix Air
Sample Date 10/22/2023

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	< 1.97	ug/m3	1.97	6.26	10	TO-15		11/4/2023	CJR	1
trans-1,2-Dichloroethene	< 2.31	ug/m3	2.31	7.34	10	TO-15		11/4/2023	CJR	1
Tetrachloroethene	< 2.78	ug/m3	2.78	8.84	10	TO-15		11/4/2023	CJR	1
Trichloroethene (TCE)	< 2.37	ug/m3	2.37	7.54	10	TO-15		11/4/2023	CJR	1
Vinyl Chloride	< 1.48	ug/m3	1.48	4.72	10	TO-15		11/4/2023	CJR	1

Project Name SAUKVILLE
Project # 041101

Invoice # E43114

Lab Code 5043114C
Sample ID VP-14
Sample Matrix Air
Sample Date 10/22/2023

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	< 1.97	ug/m3	1.97	6.26	10	TO-15		11/4/2023	CJR	1
trans-1,2-Dichloroethene	< 2.31	ug/m3	2.31	7.34	10	TO-15		11/4/2023	CJR	1
Tetrachloroethene	< 2.78	ug/m3	2.78	8.84	10	TO-15		11/4/2023	CJR	1
Trichloroethene (TCE)	< 2.37	ug/m3	2.37	7.54	10	TO-15		11/4/2023	CJR	1
Vinyl Chloride	< 1.48	ug/m3	1.48	4.72	10	TO-15		11/4/2023	CJR	1

Lab Code 5043114D
Sample ID VP-15
Sample Matrix Air
Sample Date 10/22/2023

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	< 1.97	ug/m3	1.97	6.26	10	TO-15		11/4/2023	CJR	1
trans-1,2-Dichloroethene	< 2.31	ug/m3	2.31	7.34	10	TO-15		11/4/2023	CJR	1
Tetrachloroethene	< 2.78	ug/m3	2.78	8.84	10	TO-15		11/4/2023	CJR	1
Trichloroethene (TCE)	< 2.37	ug/m3	2.37	7.54	10	TO-15		11/4/2023	CJR	1
Vinyl Chloride	< 1.48	ug/m3	1.48	4.72	10	TO-15		11/4/2023	CJR	1

Project Name SAUKVILLE
Project # 041101

Invoice # E43114

"J" Flag: Analyte detected between LOD and LOQ

LOD Limit of Detection

LOQ Limit of Quantitation

Code *Comment*

1 Laboratory QC within limits.

All solid sample results reported on a dry weight basis unless otherwise indicated. All LOD's and LOQ's are adjusted for dilutions but not dry weight. Subcontracted results are denoted by SUB in the analyst field.

Authorized Signature





Environmental Lab, LLC

www.synergy-lab.net
 1990 Prospect Ct. • Appleton, WI 54914
 920-830-2455 • mrsynergy@wi.twcabc.com

Sample Handling Request

Flush Analysis Date Required: _____
 (Flushes accepted only with prior authorization)
 Normal Turn Around

Lab I.D. #

QUOTE #:

Project #: **D411D1**

Sampler: (signature) *Marta J. Ott*

Project (Name / Location): **Saukville**

Reports To: **Trenton Ott**

Company: **FEC, Inc.**

Address: **6635 N. Sidney Place**

City/State/Zip: **Milwaukee, WI 53209**

Phone: **(414) 338-9815**

Email: **toth@fecinc.us**

Invoice To: **Same**

Company:

Address:

City/State/Zip:

Phone:

Email:

Analysis Requested

Other Analysis

Lab I.D.	Sample I.D.	Collection Date	Time	Filtered Y/N	No. of Containers	Sample Type (Matrix)*	Preservation	DRO (Mod DRO Sep 95)	GRO (Mod GRO Sep 95)	LEAD	NITRATE/NITRITE	OIL & GREASE	PAH (EPA 8270)	PCB	PVOC (EPA 8021)	PVOC + NAPHTHALENE	SULFATE	TOTAL SUSPENDED SOLIDS	VOC DW (EPA 524.2)	VOC (EPA 8260)	VOC AIR (TO - 15)	8-RCRA METALS	PID/ FID
5043114	A	10/20/03	AM	N	1	Air	None																
	B																				X		
	C																				X		
	D																				X		

Comments/Special Instructions (*Specify groundwater "GW", Drinking Water "DW", Waste Water "WW", Soil "S", Air "A", Oil, Sludge, etc.)
***Short List - PCE, TCE, cis + trans 1,2-DCE, Vinyl Chloride**

Sample Integrity - To be completed by receiving lab.
 Method of Shipment: **CS**
 Temp. of Temp. Blank: _____ °C On Ice:
 Cooler seal intact upon receipt: Yes No

Relinquished By: (sign) *Marta J. Ott* Time: **1215** Date: **10/24/03**
 Received In Laboratory By: *[Signature]* Time: **800** Date: **7/25/03**

Synergy Environmental Lab, LLC.

1990 Prospect Ct., Appleton, WI 54914 *P 920-830-2455 * F 920-733-0631

TRENTON OTT
FEC. INC.
6635 N. SIDNEY PLACE
MILWAUKEE, WI 53209

Report Date 28-Dec-23

Project Name SAUKVILLE
Project # 041101
Lab Code 5043381A
Sample ID VP-14.
Sample Matrix Air
Sample Date 12/22/2023

Invoice # E43381

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	< 0.197	ug/m3	0.197	0.626	1	TO-15		12/27/2023	CJR	1
trans-1,2-Dichloroethene	< 0.231	ug/m3	0.231	0.734	1	TO-15		12/27/2023	CJR	1
Tetrachloroethene	< 0.278	ug/m3	0.278	0.884	1	TO-15		12/27/2023	CJR	1
Trichloroethene (TCE)	< 0.237	ug/m3	0.237	0.754	1	TO-15		12/27/2023	CJR	1
Vinyl Chloride	< 0.148	ug/m3	0.148	0.472	1	TO-15		12/27/2023	CJR	1

Lab Code 5043381B
Sample ID VP-15
Sample Matrix Air
Sample Date 12/22/2023

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	< 0.197	ug/m3	0.197	0.626	1	TO-15		12/27/2023	CJR	1
trans-1,2-Dichloroethene	< 0.231	ug/m3	0.231	0.734	1	TO-15		12/27/2023	CJR	1
Tetrachloroethene	< 0.278	ug/m3	0.278	0.884	1	TO-15		12/27/2023	CJR	1
Trichloroethene (TCE)	< 0.237	ug/m3	0.237	0.754	1	TO-15		12/27/2023	CJR	1
Vinyl Chloride	< 0.148	ug/m3	0.148	0.472	1	TO-15		12/27/2023	CJR	1

Project Name SAUKVILLE
Project # 041101

Invoice # E43381

"J" Flag: Analyte detected between LOD and LOQ

LOD Limit of Detection

LOQ Limit of Quantitation

Code ***Comment***

1 Laboratory QC within limits.

All solid sample results reported on a dry weight basis unless otherwise indicated. All LOD's and LOQ's are adjusted for dilutions but not dry weight. Subcontracted results are denoted by SUB in the analyst field.

Authorized Signature



A handwritten signature in blue ink, appearing to read "Christopher J. Rosen", is written over a horizontal line.



Environmental Lab, LLC

www.synergy-lab.net
1990 Prospect Ct. • Appleton, WI 54914
920-830-2455 • msynergy@wi.twcbc.com

Sample Handling Request

Rush Analysis Date Required: _____
(Flushes accepted only with prior authorization)
Normal Turn Around

Lab I.D. # _____

QUOTE #: D41161

Project #: D ↓ ↓

Sampler: (signature) [Signature]

Project (Name / Location): Saskoville

Reports To: Heutek Ott

Invoice To: Same

Company: FEC, Inc.

Company: _____

Address: 6635 N. Sidney Place

Address: _____

City State Zip: Milwaukee, WI 53209

City State Zip: _____

Phone: (414) 338-9815

Phone: _____

Email: fott@fecinc.us

Email: _____

Analysis Requested

Other Analysis

Lab I.D.	Sample I.D.	Collection		Filtered Y/N	No. of Containers	Sample Type (Matrix)*	Preservation	Analysis Requested														PID/ FID					
		Date	Time					DRO (Mod DRO Sep 95)	GRO (Mod GRO Sep 95)	LEAD	NITRATE/NITRITE	OIL & GREASE	PAH (EPA 8270)	PCB	PVOC (EPA 8021)	PVOC + NAPHTHALENE	SULFATE	TOTAL SUSPENDED SOLIDS	VOC DW (EPA 524.2)	VOC (EPA 8260)	VOC AIR (TO - 15)		8-RCRA METALS				
<u>5013321A</u>	<u>VP-14</u>	<u>12/23/05</u>	<u>AM</u>	<u>↓</u>	<u>1</u>	<u>Air</u>	<u>-</u>																				
<u>B</u>	<u>VP-15</u>	<u>12/23/05</u>	<u>↓</u>	<u>↓</u>	<u>↓</u>	<u>↓</u>	<u>-</u>																				

Comments/Special Instructions (*Specify groundwater "GW", Drinking Water "DW", Waste Water "WW", Soil "S", Air "A", Oil, Sludge, etc.)

Short List - PCB, TCE, disstrans 1,2-DCE, + Vinyl chloride

Sample Integrity - To be completed by receiving lab.

Method of Shipment: CS

Temp. of Temp. Blank: _____ °C On Ice: _____

Cooler seal intact upon receipt: X Yes _____ No

Relinquished By: (sign) [Signature]

Time _____

Date _____

Received By: (sign) _____

Time _____

Date _____

Received in Laboratory By: [Signature]

Time: 815

Date: 12/27/05