



Stantec Consulting Services Inc.  
1165 Scheuring Road, De Pere WI 54115-1001

April 30, 2021

Ms. Maizie Reif  
Wisconsin Department of Natural Resources  
2984 Shawano Avenue  
Green Bay, WI 54313-6727  
**Via Email:** [maizie.reif@wisconsin.gov](mailto:maizie.reif@wisconsin.gov)

**RE: Vapor Monitoring Workplan for the Former Wausaukee Laundromat – 816 North Avenue, Wausaukee, Wisconsin; BRRTS #02-38-549224**

Dear Ms. Reif:

On behalf of Marinette County, Stantec Consulting Services Inc. (Stantec) prepared this workplan to assist with environmental activities at the former Wausaukee Laundromat, 816 North Avenue, Wausaukee, Wisconsin (the Site or Property). The Site is located in the southwest quarter of the southwest quarter of Section 25, Township 34 North, Range 20 East in the Village of Wausaukee, Marinette County, Wisconsin. The Site location is shown in Figure 1.

## **BACKGROUND INFORMATION**

The Property consists of a 0.23-acre parcel north of North Avenue within a mixed commercial and residential area of Wausaukee, Wisconsin. The Property formerly operated as a laundromat and dry-cleaning facility. Current improvements on the Property consist of a single-story building with paved driveway and landscaping.

Stantec prepared this workplan to assist with additional environmental activities at the Property. The Site is currently listed in the Bureau of Remediation and Redevelopment Tracking System (BRRTS) (#02-38-549224) and is currently owned by Marinette County. Site investigation activities have been completed which included installation of several soil boring, monitoring wells and associated soil and groundwater sampling. The Wisconsin Department of Natural Resources (WDNR) has reviewed the work completed to date and is requiring further investigation. The WDNR has requested the following tasks to be completed at the Site:

- Perform sanitary sewer vapor investigation.
- Complete vapor investigation at the Ranger Family Restaurant.
- Complete vapor investigation at the home located across Division Street.
- Installation of an additional piezometer near the source of chlorinated impacts, (just east of former laundromat building). The piezometer is to be nested with existing monitoring well MW-8. It is suggested that the piezometer tag bedrock similar to that of PZ-6 which is installed at 92 feet below ground surface (bgs).
- Complete additional round of groundwater sampling for volatile organic compounds (VOCs) from all network monitoring wells.

To assist Marinette County with these activities and better position the Property for a future case closure request, Stantec has prepared this workplan to complete the recommended vapor investigation on and off-site. The proposed scope of work is summarized below.

## **SCOPE OF WORK**

### **Site Access**

The proposed scope of services includes installing and sampling vapor probes and ambient air at the neighboring Ranger Family Restaurant property and the Siem residence west of Division Street. In addition, the proposed scope includes a vapor investigation and ambient air sampling of the sanitary sewer adjacent to the former laundromat site. Stantec will prepare and secure Site access from the owners of the two adjacent properties as well as from the Village of Wausaukee before work begins. It is assumed that site access can be accomplished with limited communication. If the access process becomes more involved or if access is denied, Stantec will communicate with Marinette County and WDNR to determine how to proceed. Site location with proposed vapor investigation locations is shown on Figure 2.

### **Collect and Analyze Ambient Air Samples**

Up to two indoor ambient air samples will be collected at the residence west of Division Street and at the Ranger Family Restaurant. One sample would be collected from each location during the heating season and one collected within the cooling season. In addition, one indoor ambient air sample will also be collected from the former Wausaukee laundromat building. Air samples will be collected using 6-liter, stainless-steel, cylindrical Summa® canisters. The Summa® canisters will be fitted with stainless-steel flow controllers to maintain constant flow for an approximately 24-hour sampling period. Following collection, the air samples will be submitted for laboratory analysis for VOCs using EPA Modified Method TO-15.

### **Install, and Sample Sub-Slab Vapor Points**

Up to two sub-slab vapor points samples will be collected at the residence west of Division Street and at the Ranger Family Restaurant. One sample will be collected from each location during the heating season and one collected within the cooling season. In addition, one sub-slab vapor sample will also be collected from the former Wausaukee laundromat building. The sub-slab soil-gas sampling points, consisting of a prefabricated stainless-steel Vapor Pin® equipped with a silicone sleeve, will be inserted into a 5/8-inch diameter hole drilled through the concrete slab of the subject property building using a rotary hammer drill. After installing the vapor points, soil gas air samples will be collected using a laboratory-supplied certified clean 6-liter, stainless-steel, cylindrical Summa® canisters equipped with stainless-steel flow controllers to maintain a constant flow for an approximate 30-minute sampling period. Following collection, the air samples will be submitted for laboratory analysis for VOCs using EPA Modified Method TO-15.

### **Collect and Analyze Headspace Air Samples**

Up to two headspace air samples will be collected at the residence west of Division Street, the Ranger Family Restaurant, and an adjacent sanitary sewer manhole. One sample will be collected from each location during the heating season and one collected within the cooling season. Samples collected at the residential home and restaurant would be from a sealed sump pit if one is present. Likewise, samples collected from the nearest manhole to the former laundromat release would be from the headspace within the manhole. The Air samples will be collected using 6-liter, stainless-steel, cylindrical Summa® canisters. The Summa® canisters will be fitted with stainless-steel flow controllers to maintain constant flow for an approximately 24-hour sampling period. Following collection, the air samples will be submitted for laboratory analysis for VOCs using EPA Modified Method TO-15.

**RE: Vapor Monitoring Workplan for the Former Wausaukee Laundromat**

### **Report Preparation**

Following the completion of this scope of work, the findings and results will be evaluated, interpreted, and summarized in an update letter. At a minimum, the letter will include:

- Site description,
- Vapor sampling results,
- Conclusions and recommendations,
- Site maps, aerial photographs, and other maps that may be useful,
- Tabulated data, and
- Laboratory reports and chain-of-custody documentation

All project work will be supervised by a Stantec professional geologist (PG), a professional engineer (PE), and/or a WDNR certified hydrogeologist. After review and incorporation of any comments by you, the report may be submitted to the WDNR.

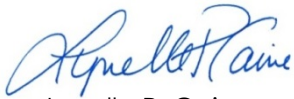
### **SCHEDULE**

The scope of work described herein is scheduled to begin in May 2021 and be completed by the end of January 2022. Laboratory analytical results should be available within two to three weeks of each sampling event. Upon receipt of the laboratory results, Stantec will review the project results and, if necessary, discuss the need for additional work.

If you have any questions, or require any additional information, please call me at (920) 655-7211.

Regards,

**STANTEC CONSULTING SERVICES INC.**



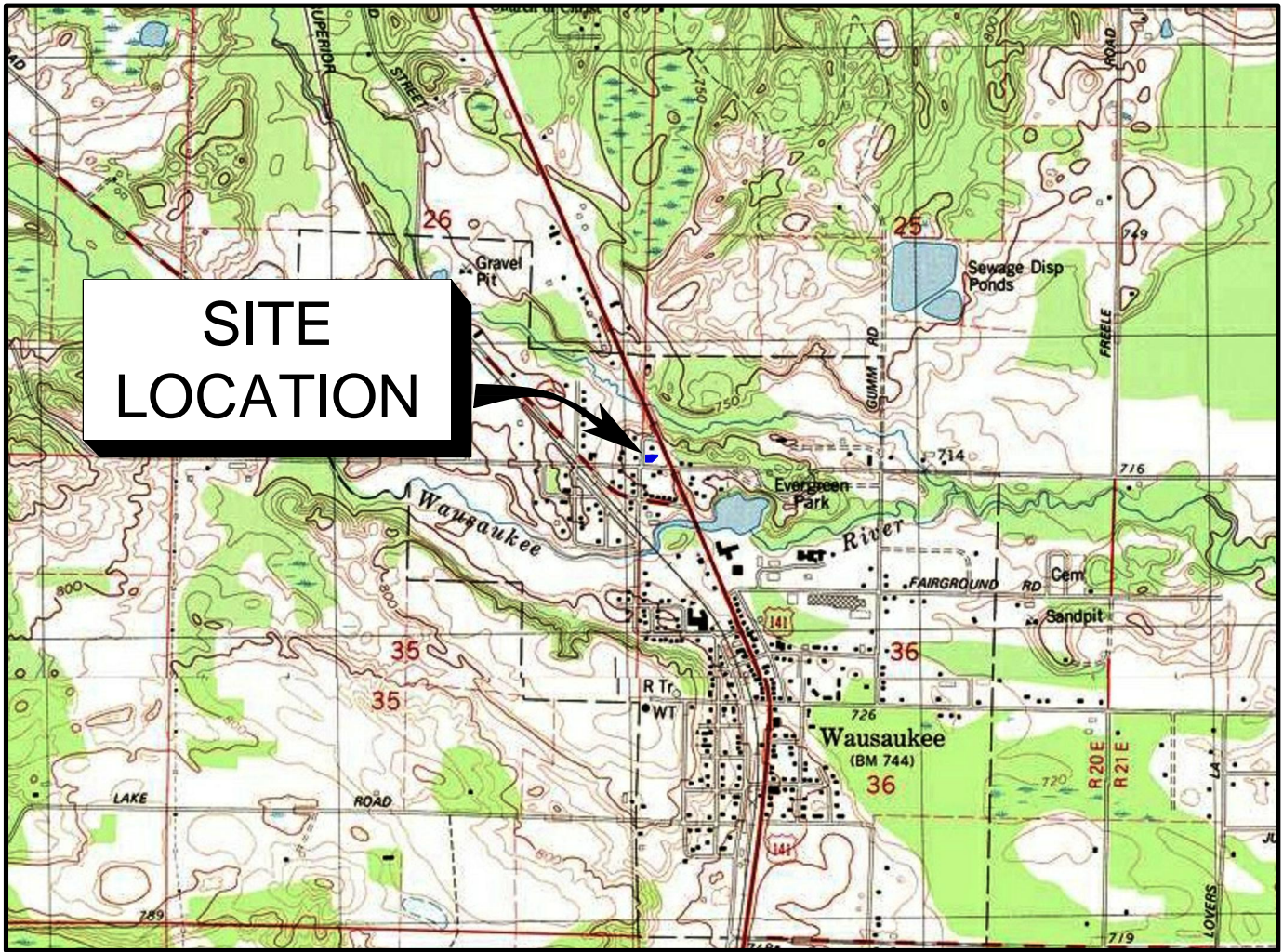
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Attachments:      Figure 1 – Site Location Map  
                            Figure 2 – Site Layout with Proposed Vapor Investigation Locations

C: John Lefebvre, Marinette County



**SITE  
LOCATION**

SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, WAUSAUKEE NORTH, WISCONSIN, 1980 (NATIONAL GEOGRAPHIC HOLDINGS, INC.)



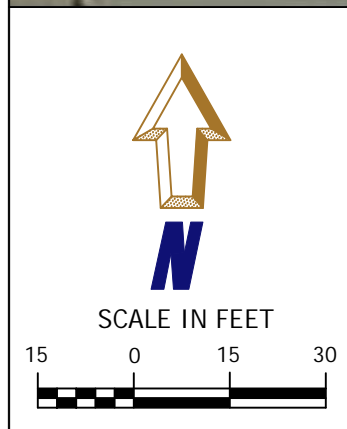
1165 Scheuring Road, De Pere, Wisconsin 54115  
Phone: 920-592-8400 Fax: 920-592-84844

**SITE LOCATION MAP**



**FORMER WAUSAUKEE LAUNDROMAT  
816 NORTH AVENUE  
WAUSAUKEE, WISCONSIN**

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DATE: 04/29/21	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193708272	FIGURE 1
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LEGEND

-  PROPOSED VAPOR INVESTIGATION LOCATION
-  APPROXIMATE PROPERTY LINE (BRRTS #02-38-549224)



1165 Scheuring Road, Green Bay, Wisconsin 54115  
 Phone: 920-592-8400 Fax: 920-592-8444

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**SITE LAYOUT WITH PROPOSED VAPOR INVESTIGATION LOCATIONS**

FORMER WAUSAUKEE LAUNDROMAT  
 816 NORTH AVENUE  
 WAUSAUKEE, WISCONSIN

DATE: 04/29/21	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193708272	FIGURE 2
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