

DATE: April 14, 2023

FILE REF: 02-13-552183

TO: File

FROM: Issac Ross, SCR RR Team Leader *IR*

Cindy Koepke, Hydrogeologist, RR project manager *CK*

SUBJECT: Notes on the April 4, 2023 hybrid meeting between Northgate Partnership, DNR, and DHS to discuss the Laundry Land remediation project, 1131 N. Sherman Avenue, Madison

In-person attendees (SCR office):

Cindy Koepke – DNR

Paul and Nancy Roth – Northgate Partnership

Betty Socha – SCS Engineers

Online attendees:

Issac Ross - DNR

Nathan Kloczko – DHS

Curtis Hedman – DHS

Philip Roth – Northgate Partnership

Jonathon Roth – Northgate Partnership

Patty Carroll – Northgate Partnership

**GROUNDWATER**

Main DNR concern is the increasing contaminants in downgradient wells in the south and southeast directions.

Oscar Mayer no longer pumping, may influence deep groundwater. Gradients in general are low, but predominantly flow is to the southeast. Betty Socha indicated that historical data supports flow to southeast and may not be influenced by pumping changes at the former Oscar Mayer. The groundwater plume in the parking lot north of the former Laundry Land linked to the storm sewer network under the parking lot.

Has Oscar Mayer reached closure? One closed case and two open cases on the former Oscar Mayer plant property. Groundwater is not flowing from the former plant toward the Northgate shopping center.

How does Klinke's cleaners relate to this site? Klinke's (corner of Sherman and Aberg) has its own open environmental repair case and contamination may be co-mingled near the property margin but otherwise leading their own investigation and moving along.

Have they injections worked in the past? – They were fairly successful in the past. High levels still exist in groundwater – but indications of stable and receding plume would be a good sign. Anticipating additional injections? Not at this time, but may need further consideration depending on results of groundwater monitoring. Wells still exist if needed in the future but have not been checked for several years.

Would groundwater grab sample from northern edge of the Hartmeyer property be sufficient for delineation of plume? (this sample collected for another SCS client) – It can be used as a data point, but other parcels are between the onsite wells and Hartmeyer property sample.

Wells on the map shown in today's discussion (from Site Investigation Report Update) are mapping total VOCs at the water table, not individual VOCs; DNR will compare contaminants to their individual regulatory limits. Can use available data points from other projects.

Northgate Partnership should propose plan if additional groundwater monitoring wells are needed – DNR can assist with this if needed.

## **SOIL**

Some digging for foundations FEED Kitchen building may have completed after the purchase. Slab-on-grade building with vapor barrier, and indoor air sampling did not detect any VOCs. Soil contamination from Laundry Land does not extend that far out into the parking lot, so no soil issues are anticipated at the FEED Kitchen location. Northgate Partnership is not responsible for any spills caused by the FEED Kitchen nor any management of soil that occurred for the development of that building if they were not involved with the construction.

## **VAPOR INTRUSION**

Indoor air sample at FEED Kitchen was no detect at the time it was sampled. Most other samples present on map during discussion are sub-slab vapor intrusion samples (vapor pins, not indoor air).

Small Commercial regulatory limit is 840 ppbV – anything that exceeds needs a vapor mitigation system. Most of the systems have already been installed.

Briefly discussed utilities acting as a conduit for impacts to other units at the property. Partial utility map previously provided to DNR.

SCS noted the close correlation of buildings with roof drains and those with vapor intrusion issues. Theory is that contaminants entered storm sewer. Working theory is that during heavy rain events, storm drain system would fill, and water that couldn't be moved away would enter the sub-slab space of the individual units. Earlier reports discuss flooding issues and water getting into the Laundry Land unit through a floor drain during heavy rain events. Storm drain reconstruction took place after purchase of Alexander Co. purchase of Northgate.

Ayres Report stated that drycleaning ceased in the early 2000s. Drycleaning began in the early 1960s.

DNR: Sanitary sewer mapping may be needed – SCS: Sanitary sewers have been mapped and they are primarily in the rear of the units. Map is in Draft form and will be submitted.

If any additional details on previous operators are present, that can be shared with the DNR to evaluate RP status.

## **1111 and 1113 N. SHERMAN AVENUE**

2 units at the end of the mall (1111 and 1113 N. Sherman) are not owned by Alexander Company (and previously were not owned by the Partnership) were recently sold, according to info on Access Dane.

1113 Sherman unit has exceedances for sub-slab vapor samples and has a basement. 1113 is connected to 1111 Sherman – unknown if there is a shared basement. May need to mitigate both if connected. Would be good to re-sample the 1111 N. Sherman unit if not sampled recently.

Mitigating 1113 Sherman is DNR top priority. Sampling may be needed for 1111 Sherman unit to determine mitigation needs. Is it possible that one system could take care of both units? It is possible depending on building construction and system design.

Historical uses may have been drycleaners in these units – data and historical documentation may provide insight on if a separate source exists/separate RP exists. Cindy can provide contact information for owner of the two end units.

### **EMERGING CONTAMINANTS**

Cindy briefly discussed what emerging contaminants are and why dry cleaning operations may be associated with PFAS. For consistency, emerging contaminant sampling decisions are made by an internal DNR team in consultation with project managers. Cindy has not discussed Laundry Land yet with that team but wanted to give the Northgate Partnership a heads-up that PFAS sampling may be required.

The first step is an emerging contaminants scoping statement prepared by the consultant. This will help guide whether sampling will be required. Groundwater sampling, if required, typically targets the worst case scenario (well with highest contamination), and if PFAS found, its degree and extent may need to be defined. Remedial needs are site-specific based on receptor risks.

EPA is developing national drinking water standards for six PFAS compounds and DHS has recommended health advisory levels for 18 PFAS.

### **STEPS TO CLOSURE**

We briefly discussed the DERF fund and the status of Laundry Land's pending reimbursement claims. We then discussed the code requirements for case closure.

NR 726 requires groundwater source control (such as the remedial injection previously conducted at Laundry Land), vapor control (vapor mitigation in conjunction with groundwater or soil source control, as applicable). Discussed various types of source control – mitigation is not remediation.

Cases can close with residual contamination if the criteria in NR 726 are met. A cap, such as pavement, can be used to remove the direct contact risk from contaminated soil.

#### Recommended next steps:

- Install and commission a vapor mitigation system for 1113 N. Sherman and possibly 1111 N. Sherman (depending on building configuration; re-testing 1111 N. Sherman could be considered)
- provide an emerging contaminant scoping statement (DNR can provide resources)
- Submit a work plan for additional groundwater well installation and sampling to establish a stable or receding plume.

SCS will propose initial groundwater sampling downgradient prior to installation of any additional wells. DNR recommends submitting an updated cross section and submitting the updated utility map.