

March 26, 2024  
File No. 25211374.54

Ms. Cindy Koepke  
Wisconsin Department of Natural Resources  
3911 Fish Hatchery Road  
Madison, WI 53711

Subject: Vapor Mitigation System Installation Documentation  
1131 N. Sherman Avenue, Madison, Wisconsin  
Laundry Land Cleaners (former), Northgate Shopping Center  
WDNR BRRTS #02-13-552183

Dear Ms. Koepke:

SCS Engineers (SCS) is providing the following report for a vapor mitigation system (VMS) installed in the basement of 1113 North Sherman Avenue (**Figure 1**). The current owner of the property is Bongrum LLC. The VMS was installed on behalf of Northgate Partnership, the responsible party for the former Laundry Land Cleaners case. The report summarizes VMS construction details and required maintenance activities.

## BACKGROUND

The VMS was installed as a precautionary measure to prevent the potential for vapor intrusion of chlorinated volatile organic compounds (CVOCs) into the building.

Sub-slab vapor sampling performed in March 2019 and August 2019 indicated tetrachloroethene (PCE) was present in soil gas under the east end of the basement at concentrations exceeding the Wisconsin Department of Natural Resources (WDNR) vapor risk screening level (VRSL) for small commercial buildings. However, indoor air testing in March 2019 showed that CVOCs were not present in indoor air in excess of WDNR's residential or small commercial building indoor air vapor action levels (VALs).

Sub-slab testing performed in July 2023 indicated that CVOc vapor concentrations below the basement floor slab had decreased to less than VRSLs. This reduction may be due to the ongoing operation of a separate VMS located immediately east at 1117 North Sherman Avenue (currently occupied by Kwik Spirits # 514).

## VAPOR MITIGATION SYSTEM CONSTRUCTION

The 1113 North Sherman Avenue VMS was installed in March 2024 by Lifetime Radon Solutions of Delafield, Wisconsin, with coordination by SCS. System details are provided on **Figure 1**. Photos of the VMS are included in **Attachment A**.

The work included construction of two vacuum pickup points through the basement slab, installation of pickup point piping and a radon fan, installation of a VMS vacuum manometer, electrical work to power the fan, sealing openings in the floor at two locations, and sub-slab pressure



field extension (PFE) testing to verify adequate sub-slab vacuum distribution. VMS vacuum is supplied by a Fiesta Manufacturing Enterprises LLC AMG Eagle Extreme radon fan, capable of producing up to 4.75 inches of water column (WC) vacuum.

An approximate 50-square-foot opening in the floor at the former location of a heating oil tank was sealed using Drago Wrap vapor barrier and tape. An approximate 1-square-foot opening in the floor at the base of a chimney was sealed with concrete.

## PRESSURE FIELD EXTENSION TESTING

PFE vacuum measurements were taken at 14 sub-slab vacuum observations points using a UEi Test Instruments Model EM201B digital manometer capable of measuring vacuum to 0.001 inches of WC vacuum. PFE measurements were made while the neighboring VMS as 1117 North Sherman Avenue was temporarily turned off. Vacuum observation points are shown on **Figure 1**.

PFE testing results are as follows:

Vacuum Observation Point	Background Vacuum, Inches Water Column	1113 N. Sherman VMS Operating Vacuum, Inches Water Column	Differential Vacuum, Inches Water Column
VMS Manometer	0.0	4.4	4.4
#1/1113 South	0.027	0.417	0.390
#2	0.000	0.038	0.038
#3	0.023	0.280	0.257
#4	0.029	0.117	0.088
#5/1113 North	0.014	0.032	0.018
#6	0.020	0.057	0.037
#7	0.000	0.037	0.037
#8	0.000	0.000	0.000
#9	0.000	0.000	0.000
#10	0.000	0.003	0.003
#11	0.000	0.025	0.025
#12	0.000	0.105	0.105
#13	0.013	0.250	0.237
#14	0.020	0.378	0.358

The PFE test results indicate good vacuum distribution in excess of WDNR's depressurization performance standard (0.004 inches WC) extending west beyond the east side of the basement where VRSL exceedances were observed in 2019. Based on these findings the VMS appears to effectively depressurize the sub-slab and should prevent vapor intrusion into the building.

## OPERATION MONITORING AND MAINTENANCE

A VMS maintenance plan is provided in **Attachment B**.

Ms. Cindy Koepke  
March 26, 2024  
Page 3

Please contact Betty at (608) 212-6664 or bsocha@scsengineers.com if you have any questions concerning this letter.

Sincerely,



Betty J. Socha, PhD, PG  
Senior Project Manager  
SCS Engineers



Robert E. Langdon  
Project Manager  
SCS Engineers

REL/AJR/BJJ

cc: Namgyal C. Ponsar, Bongrum LLC  
Paul Roth, Northgate Partnership

Attachments: Figure 1 – Site Plan  
Attachment A – Photos  
Attachment B – Maintenance Plan

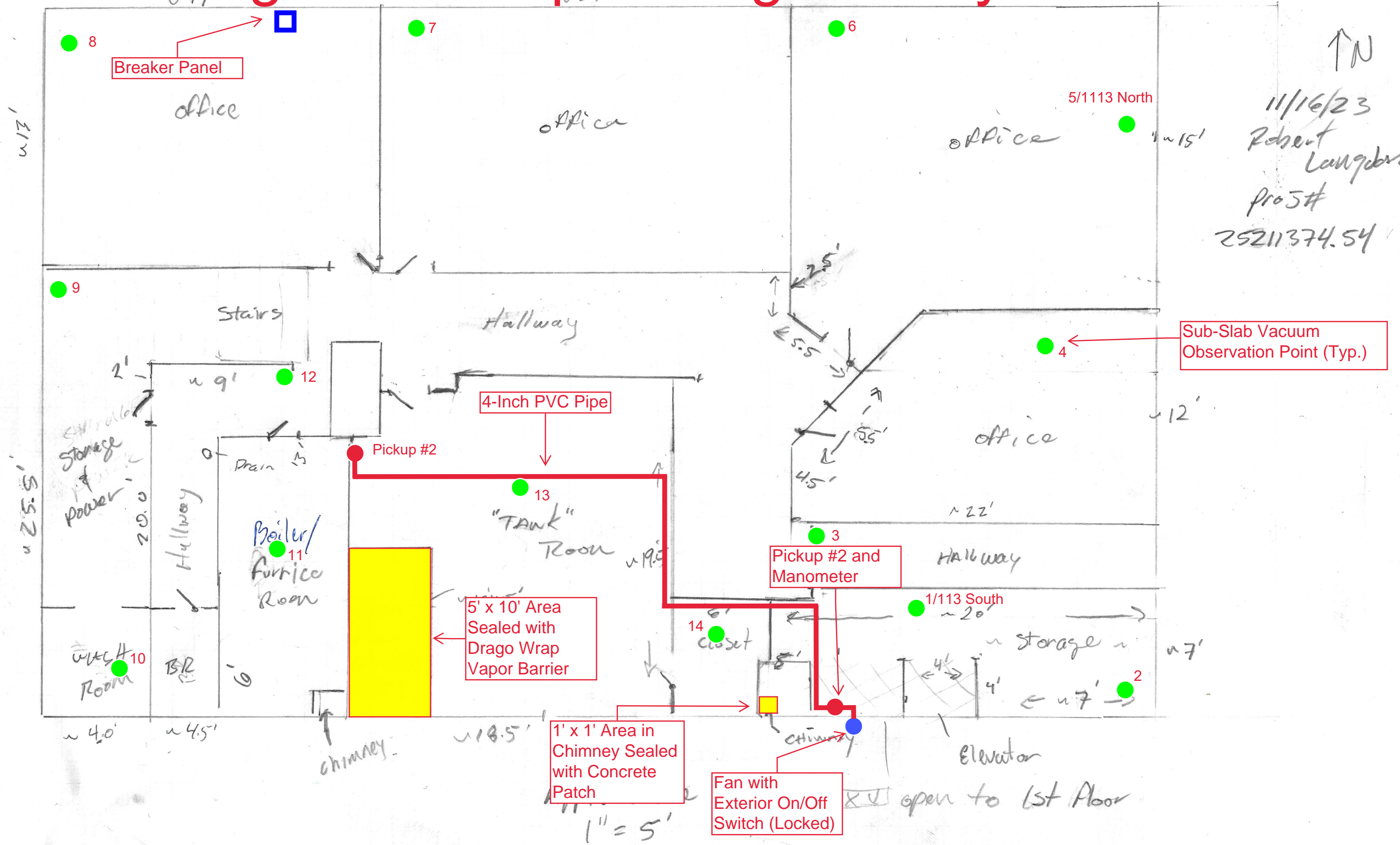
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Figure 1

Site Plan

# Figure 1 - Vapor Mitigation System

1113 N. Sherman Ave  
Basement



## Attachment A

### Photos



Vapor Mitigation System Installation, March 2024  
1113 North Sherman Avenue, Madison, WI  
SCS Engineers Project #25211374.54



**Photo 1:** Looking southwest at Pickup #1.

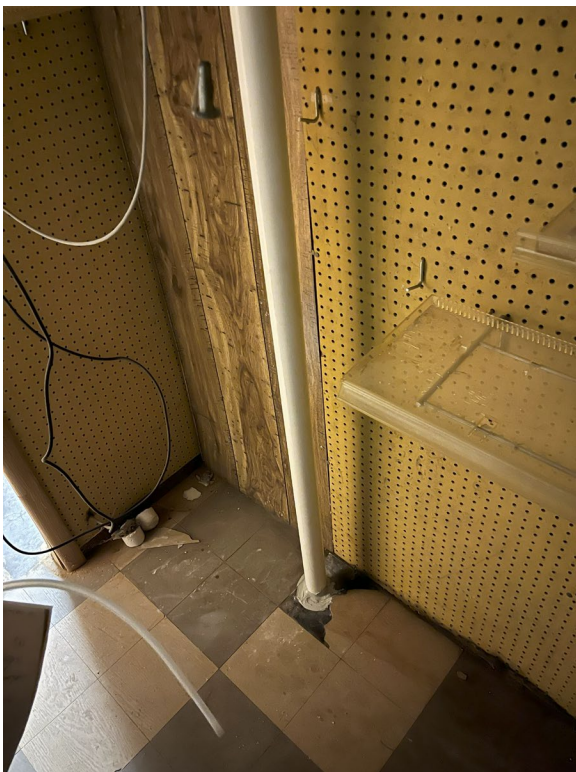


**Photo 2:** Looking west at piping from Pickup #1.

Vapor Mitigation System Installation, March 2024  
1113 North Sherman Avenue, Madison, WI  
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**Photo 3:** Looking east at piping inside closet. Smaller diameter vertical section of PVC is a moisture drop.



**Photo 4:** Looking northwest inside closet at moisture drop.



Vapor Mitigation System Installation, March 2024  
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**Photo 5:** Looking east at piping which comes from the moisture drop line inside the closet and runs to Pickup #2.



**Photo 6:** Looking northwest at Pickup #2.

Vapor Mitigation System Installation, March 2024  
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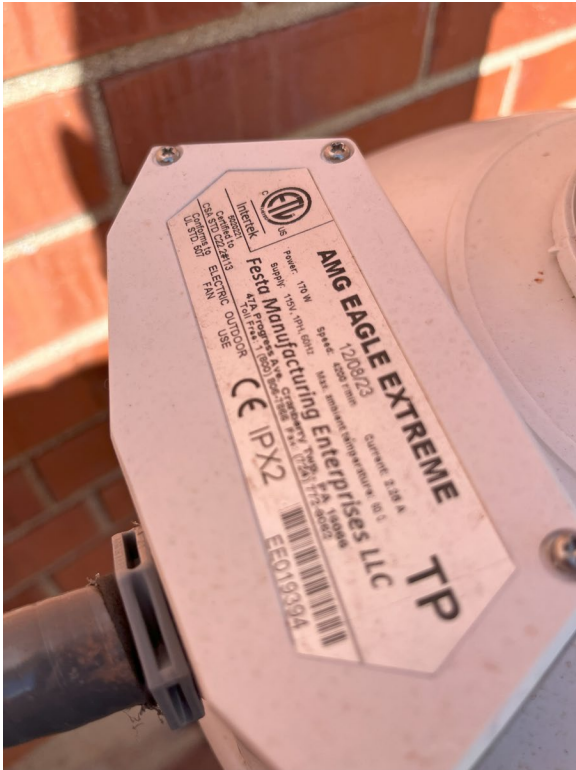
**Photo 7:** Looking north at breaker panel inside office at northwest corner of basement. Breaker at upper left is labeled "Radon" for radon/mitigation fan.



**Photo 8:** Looking north at mitigation system fan and exhaust line on south side of building.



Vapor Mitigation System Installation, March 2024  
1113 North Sherman Avenue, Madison, WI  
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**Photo 9:** Fan label.

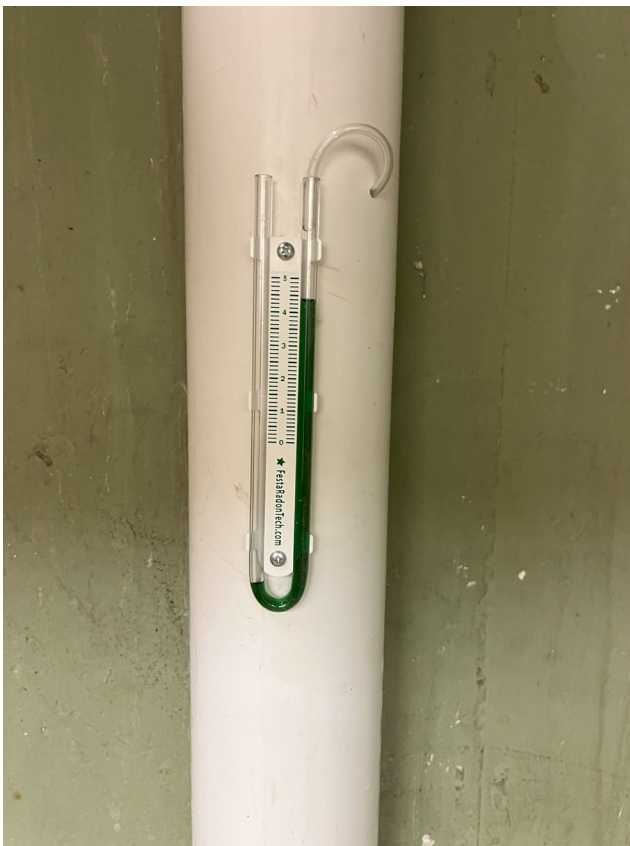


**Photo 10:** Looking south at concrete patch inside chimney at south side of basement.

Vapor Mitigation System Installation, March 2024  
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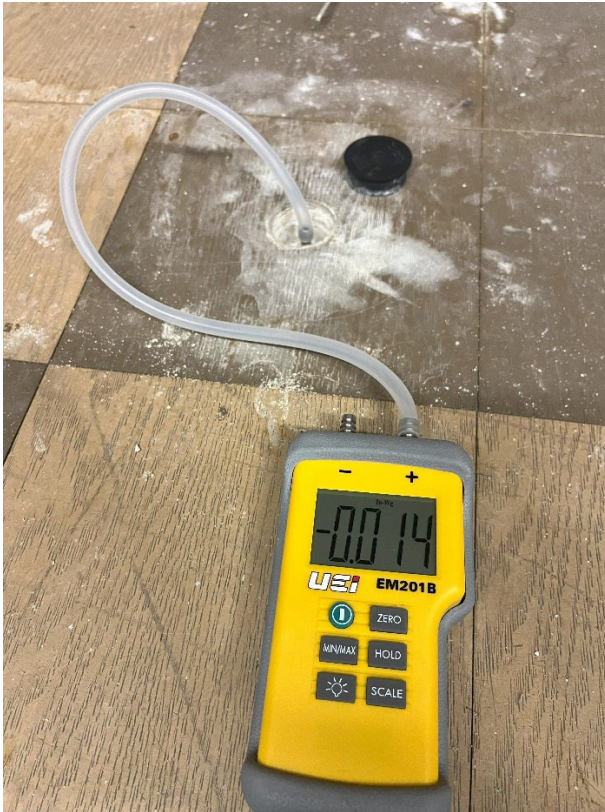


**Photo 11:** Looking southwest at Dregro Wrap vapor barrier covering opening in floor where fuel oil tank sat.



**Photo 12:** Looking south at manometer on Pickup #1.

Vapor Mitigation System Installation, March 2024  
1113 North Sherman Avenue, Madison, WI  
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**Photo 13:** Looking at vacuum observation point 5 (1113 North) while measuring background vacuums using digital manometer.



Attachment B  
Maintenance Plan

# VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

1113 North Sherman Avenue, Madison, WI

March 26, 2024

Property Located at: 1113 North Sherman Avenue, Madison, WI 53704

WDNR BRRTS/Activity # 02-13-552183

Parcel ID # 081031303043

## INTRODUCTION

This document is the Maintenance Plan for an active vapor mitigation system (VMS) at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wisconsin Administrative Code (Wis. Adm. Code). More site-specific information about this property may be found in:

- The case file in the Wisconsin Department of Natural Resources (WDNR) South Central Region office.
- BRRTS on the Web (WDNR's internet-based database of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations.
- RR Sites Map/GIS Registry layer for a map view of the site.
- The WDNR project manager for Dane County.

## Descriptions

### System Description, Purpose, and Location

The VMS was constructed by Lifetime Radon Solutions March 11 to 12, 2024. The VMS was designed to reduce the potential for vapor intrusion by depressurizing the building sub-slab where dry cleaning solvent (PCE) vapor was detected in underlying soil gas in excess of the WDNR's vapor risk screening level. The PCE vapor resulted from a historic release of dry cleaning solvent. VMS components are shown on **Figure 1**.

### System Design and Construction Documentation

Photographs of the VMS are included in **Attachment 1**. The VMS construction included installation of two vacuum pickups, which were constructed with 4-inch-diameter schedule 40 PVC pipe and sealed into the building floor slab. The pickup points were plumbed together and connected to a PVC pipe that extends through the building wall and above the roofline at the south side of the building. A Fiesta Manufacturing Enterprises LLC AMG Eagle Extreme radon fan, capable of producing up to 4.75 inches of water column (WC) vacuum was mounted to the exterior pipe. The fan can be turned on and off from a switch located adjacent to the fan or using the circuit breaker located inside the basement.

A manometer was fitted to the southernmost pickup (Pickup #1) to show vacuum at the pickup points and to check fan operation. At startup the manometer read approximately 4.4 inches WC, which is at the upper end of the fan range.

An approximate 50-square-foot opening in the floor at the former location of a heating oil tank was sealed using Drago Wrap vapor barrier and tape. An approximate 1-square-foot opening in the floor at the base of a chimney was sealed with concrete.

## **System Maintenance**

Minimal operator control or maintenance is required. There are no service requirements for the fan. The fan status is checked using the manometer mounted on Pickup #1.

The potential for vapor intrusion should be reevaluated if there are changes to the floor, HVAC system, or other changes that may influence the VMS sub-slab vacuum distribution. If changes are made, pressure field extension testing of the sub-slab should be completed to make sure that adequate sub-slab vacuum is maintained.

Malfunctioning or damaged system components should be replaced as soon as possible, and any changes or repairs should be documented in the attached inspection and maintenance log (**Attachment 2**).

## **Inspections**

The VMS manometer should be inspected monthly as follows:

- Inspect manometer:
  - If manometer vacuum reads zero:
    - Check to make sure the tube from the manometer to the pickup point is properly seated and sealed into the manometer and pickup point. Reseat/reseal with silicone caulk as necessary.
    - Check the on/off switch next to the fan to make sure the fan has power.
    - Check the circuit breaker to make sure the fan has power.
  - If manometer shows low vacuum (e.g., less than 1.5 inch of WC) check for vacuum leaks in the manometer tubing as noted above or pickup point piping and repair as necessary.
  - If fan vacuum cannot be rectified contact a radon mitigation contractor.
- Record manometer readings on Form 4400-321, Vapor Mitigation System Inspection Log (**Attachment 2**).

The remaining items should be inspected at least once per year during the heating season (e.g., December) as follows:

- Inspect fan exhaust line to prevent clogging of fan exhaust and remove any accumulated debris.
- Inspect floors, above-noted Drago Wrap and concrete patches and maintain as necessary to prevent vapor migration and vacuum loss.
- Document repairs to the VMS, floors, patches or HVAC system on Form 4400-321, Vapor Mitigation System Inspection Log (**Attachment 2**).
- Keep copies of the Vapor Mitigation System Inspection Log at the building and available for submittal or inspection by WDNR representatives upon request.

Any system components found to be ineffective or malfunctioning need to be replaced immediately by a mitigation professional and the system recommissioned, documented, with the documentation stored on site with the inspection information. Any changes need to be communicated with WDNR (ideally in advance).

A copy of the Maintenance Plan should be put in a plastic sleeve and zip-tied to the VMS piping at Pickup #1.

### **Prohibition of Activities and Notification of WDNR Prior to Actions Affecting the VMS**

The following activities are prohibited unless prior written approval has been obtained from the WDNR:

1. Shutdown or removal of the VMS.
2. Replacement of the VMS, other than replacement of the vacuum fan.
3. Construction or replacement of a building or other structure.

If removal, replacement, or other changes are considered, the property owner will contact WDNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

### **Amendment or Withdrawal of Maintenance Plan**

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

## Contact Information

Property Owner: Namgyal C. Ponsar  
Bongrum LLC  
1006 North Fairbrook Drive  
Waunakee, WI 53597  
(608) 338-4144  
[nponsar75@gmail.com](mailto:nponsar75@gmail.com)

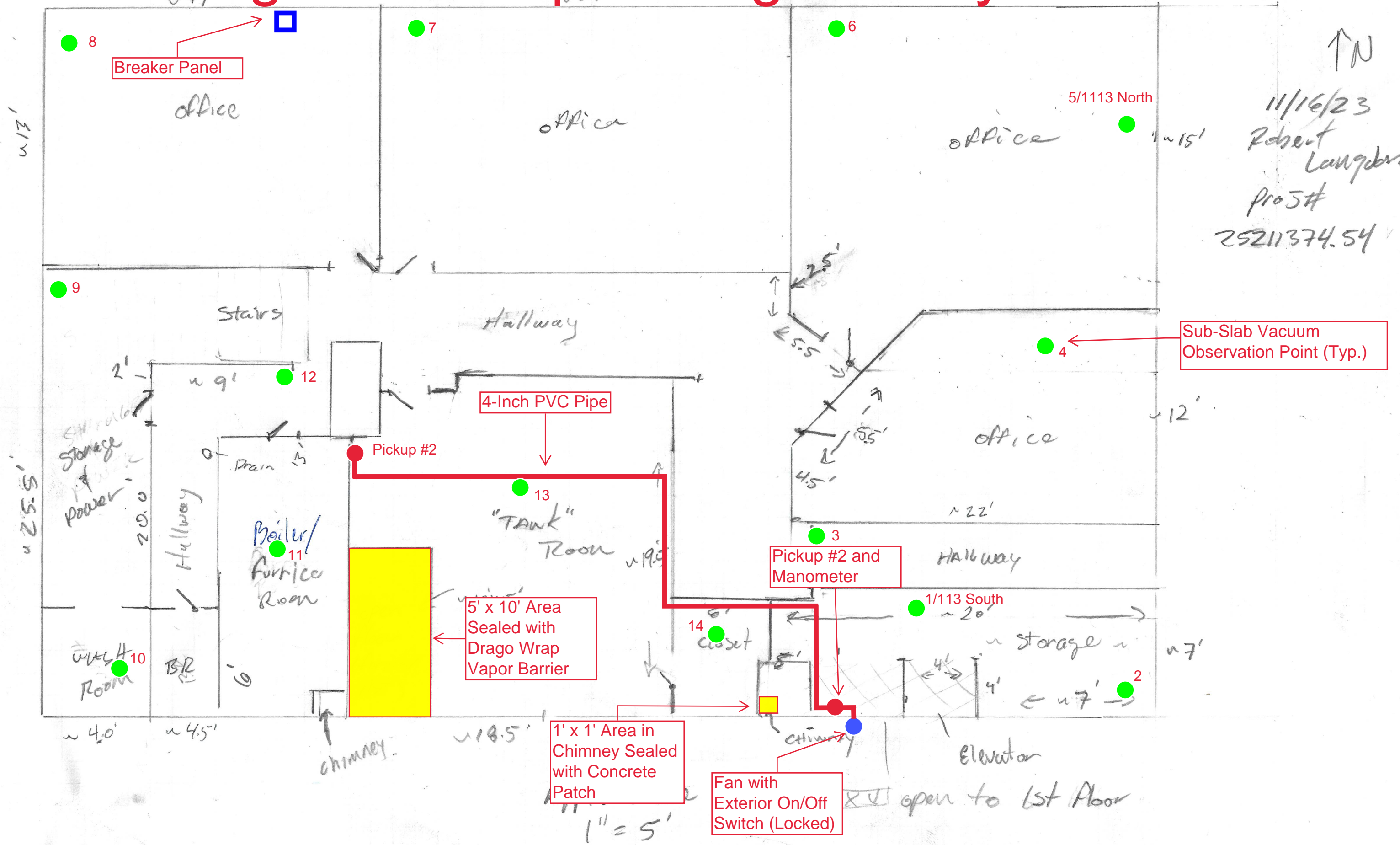
Consultant: Betty Socha, SCS Engineers  
2830 Dairy Drive  
Madison, WI 53718  
(608) 224-2830  
[bsocha@scsengineers.com](mailto:bsocha@scsengineers.com)

WDNR: Cindy Koepke, WDNR  
3911 Fish Hatchery Road  
Fitchburg, WI 53711-5367  
(608) 219-2181  
[cynthia.koepke@wisconsin.gov](mailto:cynthia.koepke@wisconsin.gov)



# Figure 1 - Vapor Mitigation System

1113 N. Sherman Ave  
Basement



## Attachment 1

### Photos

Vapor Mitigation System Installation, March 2024  
1113 North Sherman Avenue, Madison, WI  
SCS Engineers Project #25211374.54



**Photo 1:** Looking southwest at Pickup #1.



**Photo 2:** Looking west at piping from Pickup #1.



Vapor Mitigation System Installation, March 2024  
1113 North Sherman Avenue, Madison, WI  
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**Photo 3:** Looking east at piping inside closet. Smaller diameter vertical section of PVC is a moisture drop.



**Photo 4:** Looking northwest inside closet at moisture drop.

Vapor Mitigation System Installation, March 2024  
1113 North Sherman Avenue, Madison, WI  
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**Photo 5:** Looking east at piping which comes from the moisture drop line inside the closet and runs to Pickup #2.



**Photo 6:** Looking northwest at Pickup #2.



Vapor Mitigation System Installation, March 2024  
1113 North Sherman Avenue, Madison, WI  
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**Photo 7:** Looking north at breaker panel inside office at northwest corner of basement. Breaker at upper left is labeled "Radon" for radon/mitigation fan.



**Photo 8:** Looking north at mitigation system fan and exhaust line on south side of building.

Vapor Mitigation System Installation, March 2024  
1113 North Sherman Avenue, Madison, WI  
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Photo 9: Fan label.



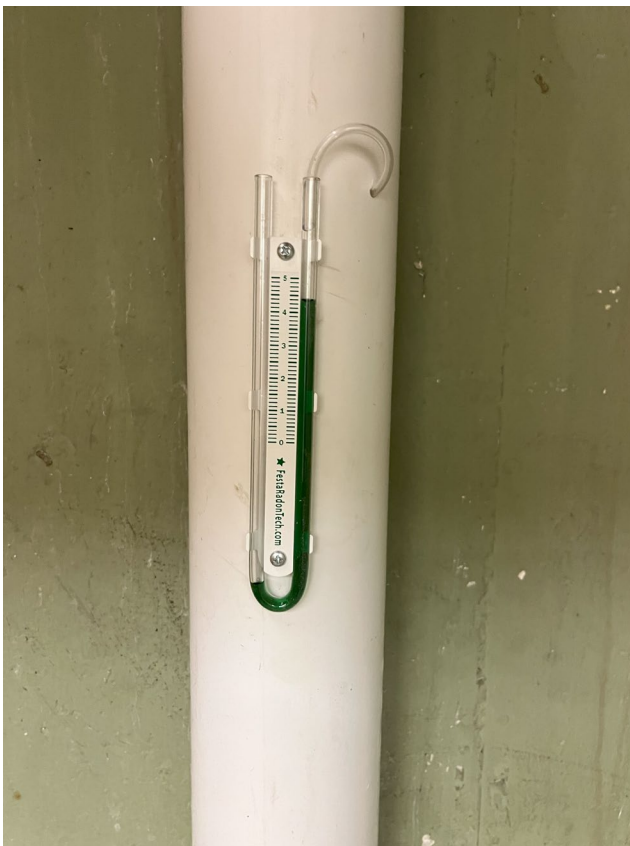
Photo 10: Looking south at concrete patch inside chimney at south side of basement.



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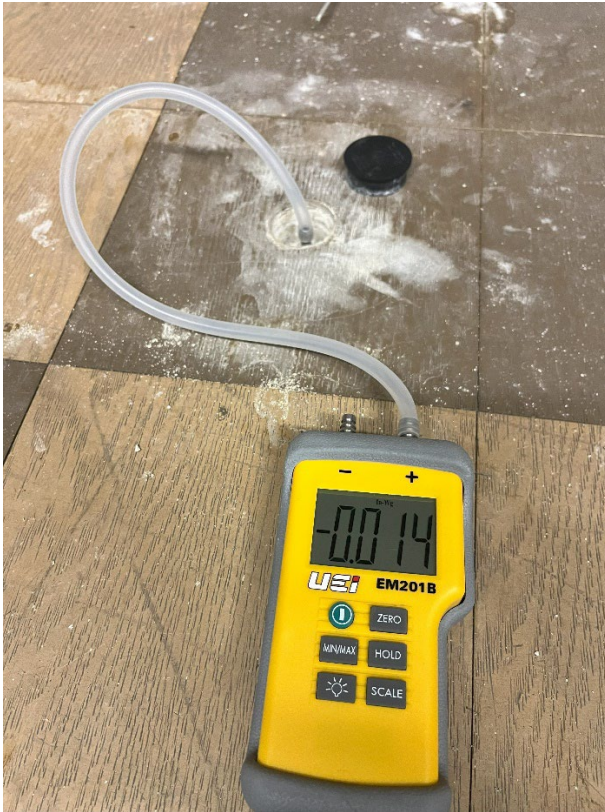


**Photo 11:** Looking southwest at Dregro Wrap vapor barrier covering opening in floor where fuel oil tank sat.



**Photo 12:** Looking south at manometer on Pickup #1.

Vapor Mitigation System Installation, March 2024  
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**Photo 13:** Looking at vacuum observation point 5 (1113 North) while measuring background vacuums using digital manometer.

## Attachment 2

### Vapor Mitigation System Inspection Log



**Notice:** In accordance with s. NR 727.05(1)(b)3., Wis. Admin. Code, use of this form for documenting the inspections and maintenance of certain vapor-related continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records law [ss. 19.31-19.39, Wis. Stats.].

**Directions:** This form was developed to provide the results of a site inspection of a vapor related continuing obligation, typically a vapor mitigation system. See the approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the approval letter. The letter may be found in the database, [BRRTS on the Web](#), by searching for the site using the BRRTS ID number and then looking in the "Action" section for code 56.

Activity (Site) Name: Laundry Land Cleaners BRRTS No.: 02-13-552183

Address Being Inspected (e.g., 123 N. Main St.): 1113 North Sherman Avenue, Madison, WI Date of Inspection: \_\_\_\_\_

Inspection Performed By (Name & Title/Company): \_\_\_\_\_

When submittal of this form is required, submit an electronic version or a scanned copy of this completed form to the [RR Submittal Portal](#).


**HOW TO USE THIS FORM**

The Activity (Site) Name, BRRTS No., Address Being Inspected and Date of Inspection entered above will auto-populate the table. Complete only the applicable rows/components. Check "Not Applicable" for components that do not apply. For example, if there is no sump sealed and vented as part of the system, check "Not Applicable" in the "NOTES" section for that component.

**Multiple components:** For systems with multiple components (e.g., two manometers or two fans), add an additional row for that component by clicking the "+" (plus) symbol at the end of the row. After a system component row is added, a "-" (minus) symbol is shown so the added row may be deleted.

**Photos:** Click on the placeholder photo shown in each row to replace it with your own site-specific photo. Site-specific photos are optional but strongly recommended. Enter specific details and observations within the "NOTES" section to assist the DNR in understanding status of the system components.

SYSTEM COMPONENT	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	Date of Inspection:
NAME				WHAT TO FIX?
<b>Manometer or Differential Pressure Gauge</b>	Measures differential pressure between vacuum side of vent pipe and indoor space.  This measurement confirms there is a vacuum being pulled by the fan.	Liquid Level on Manometer or Gauge	Liquid level in manometer should be offset (not level with each other).	A change in liquid level indicates a change in the vacuum below foundation. This could be caused by failure of fan, blockage of vent pipe, change in water level below building, or other conditions.  Hire a professional to identify cause and repair if needed.

<p>PHOTO</p> 	<p><b>NOTES:</b> (Record the reading on the gauge. Identify specific building and location description:)</p> <p><input type="checkbox"/> Not Applicable</p>
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BRRTS No. 02-13-552183

Site Name: Laundry Land Cleaners

Address Being Inspected: 1113 North Sherman Avenue, Madison, WI

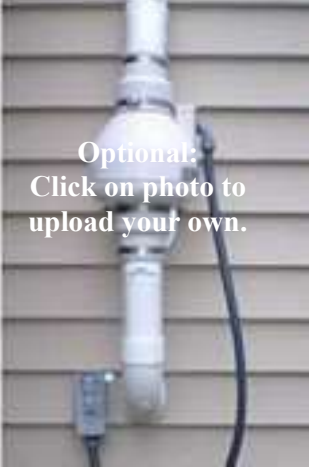
### Vapor Mitigation System Inspection Log

Form 4400-321 (R 03/22)

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SYSTEM COMPONENT				Date of Inspection:
NAME	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?
Fan	<p>Fan creates a vacuum and lowers pressure below foundation.</p> <p>The fan also removes soil gases from below foundation for discharge to atmosphere.</p>	<p>Fan Operation</p> <p>Fan Location</p> <p>Motor Noise</p>	<p>Fan is on.</p> <p>Fan mounted outside &amp; secure.</p> <p>Fan motor is quiet (loud motor may indicate problem).</p>	<p>Replace the fan immediately once the fan stops running. Fans typically run for 10-20 years, but it may be less.</p> <p>Replacement fan to have similar specifications as original with respect to flow and vacuum.</p> <p>After a fan is replaced, the system should be evaluated by a mitigation professional to verify effectiveness, which includes pressure readings.</p> <p><b>Original Fan Make and Model:</b></p>

PHOTO



Optional:  
Click on photo to  
upload your own.

**NOTES:** (Identify specific building and location description:)

Not Applicable

BRRTS No. 02-13-552183

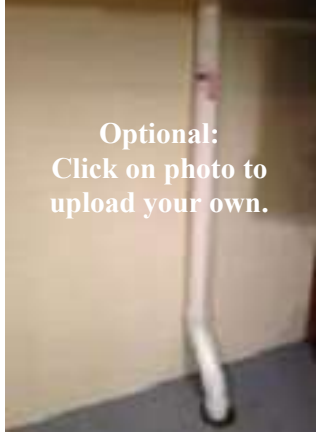
Site Name: Laundry Land Cleaners

Address Being Inspected: 1113 North Sherman Avenue, Madison, WI

**Vapor Mitigation System Inspection Log**

Form 4400-321 (R 03/22)

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SYSTEM COMPONENT		Date of Inspection:		
NAME	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?
Suction Drop Point w/ Vent Pipe	<b>Suction Point</b> : Soil gases are collected in a void space below the foundation, and tight seal prevents soil gas from getting inside the home. <b>Vent Pipe</b> : Pipe conveys the vacuum from the fan, and collects soil gases for discharge to the atmosphere.	Suction Point Seal	Seal is air tight around pipe penetration.	Suction point seal or vent pipe may need to be sealed or replaced if cracks or leaks appear.  If any piping or sealing of the system is altered or replaced, the system should be evaluated by a mitigation professional to verify effectiveness, which includes pressure readings.
		Vent Pipe Condition	Vent pipe is connected to fan, has not cracked.	
PHOTO  <p>Optional: Click on photo to upload your own.</p>			<b>NOTES:</b> (Identify specific building and location description:) <input type="checkbox"/> Not Applicable	

BRRTS No. 02-13-552183

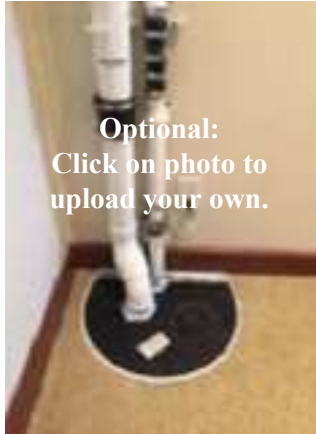
Site Name: Laundry Land Cleaners

Address Being Inspected: 1113 North Sherman Avenue, Madison, WI

**Vapor Mitigation System Inspection Log**

Form 4400-321 (R 03/22)

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SYSTEM COMPONENT		Date of Inspection:		
NAME	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?
<b>Sealed Sump w/Vent Pipe</b>	<b>Sump Cover:</b> Soil gases are collected in sump and the cover prevents soil gas from getting inside home.	Suction Point Seal	Seal is airtight to floor.	Sump cover or vent pipe may need to be sealed or replaced if cracks or leaks appear.  If any piping or sealing of the system is altered or replaced, the system should be evaluated by a plumber or a mitigation professional to verify effectiveness, which includes pressure readings.
	<b>Vent Pipe:</b> Pipe transports the soil gas from the sump for discharge to the atmosphere.	Vent Pipe Seal Condition	Vent pipe is connected to the sump cover and is not cracked.	
PHOTO			<b>NOTES:</b> (Identify specific building and location description:)	
 <p>Optional: Click on photo to upload your own.</p>			<input checked="" type="checkbox"/> Not Applicable	

BRRTS No. 02-13-552183


Site Name: Laundry Land Cleaners

Address Being Inspected: 1113 North Sherman Avenue, Madison, WI

### Vapor Mitigation System Inspection Log

Form 4400-321 (R 03/22)

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SYSTEM COMPONENT		Date of Inspection:		
NAME	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?
<b>Outdoor Vent Pipe</b>	Pipe transports the soil gas from beneath the foundation for discharge to the atmosphere.	Vent Pipe Condition  Vent Pipe Location	Vent pipe remains connected to fan. End of pipe free from obstructions. The exhaust is more than 15 feet from windows or air intakes.	Vent pipe may require replacement, or cleaning to remove ice or debris.  If any piping or sealing of the system is altered or replaced, the system should be evaluated by a mitigation professional to verify effectiveness, which includes pressure readings.
PHOTO		<b>NOTES:</b> (Identify specific building and location description:)		
		<input type="checkbox"/> Not Applicable		

BRRTS No. 02-13-552183


Site Name: Laundry Land Cleaners

Address Being Inspected: 1113 North Sherman Avenue, Madison, WI

### Vapor Mitigation System Inspection Log

Form 4400-321 (R 03/22)

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SYSTEM COMPONENT		Date of Inspection:		
NAME	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?
Foundation Floor	Foundation is a barrier that minimizes soil gas entry into building, and helps fan to work efficiently.	Foundation Condition	No penetrating cracks or holes in foundation.	Seal cracks or other penetrations as you would to prevent water from entering.
		Foundation Footprint	Check if there have been alterations or additions to building or footprint.	If building floor plan has changed, notify DNR and contact a mitigation professional to evaluate if modifications to the vapor mitigation system are necessary.
PHOTO			<b>NOTES:</b> (Identify specific building and location description:)	
 <p>Optional: Click on photo to upload your own.</p>			<input type="checkbox"/> Not Applicable	

BRRTS No. 02-13-552183

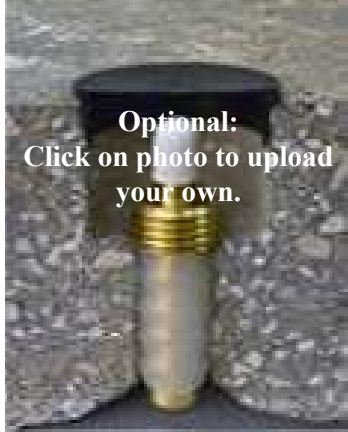
Site Name: Laundry Land Cleaners

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**Vapor Mitigation System Inspection Log**

Form 4400-321 (R 03/22)

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SYSTEM COMPONENT		Date of Inspection:		
NAME	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?
Sub Slab Vapor Port	This is a sample port to measure vacuum or take sample of soil gas if needed. It needs to remain sealed when not in use to prevent soil gas entry into the home.	Port Seal/Cap	If able to measure the vacuum with a micromanometer, the pressure differential should be at least 0.004 inches of H <sub>2</sub> O or at least one Pascal.	Repair or replace the seal and cover as needed.
		Port Condition	Port is sealed and capped when not in use.	Permanently seal hole if sample port is ever removed.
PHOTO			<p><b>NOTES:</b> (If taken, record the pressure differential reading. Identify specific building and location description:)</p> <p><input checked="" type="checkbox"/> Not Applicable</p>	
 <p>Optional: Click on photo to upload your own.</p>				