

**From:** Dillon Plamann <dplamann@fehrgraham.com>  
**Sent:** Friday, October 18, 2024 12:42 PM  
**To:** Lynelle.Caine@stantec.com; matthew.buchanan@greenbaywi.gov; Ronda Bitney; Schultz, Josie M - DNR  
**Subject:** Tidy Cleaners & Laundry - BRRTS #02-05-552220  
**Attachments:** Proposed borings on Soil Chem Map.pdf; Proposed Borings on GIS.pdf  
  
**Follow Up Flag:** Follow up  
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Good afternoon everyone,

We have put together the scope of work that we believe would be required to complete the site investigation at the Tidy Cleaners & Laundry site (BRRTS #02-05-552220). All of the remaining borings would be off-site either in the City of Green Bay right of ways, or the property to the west owned by the City of Green Bay Redevelopment Authority.

Our CAD department is very backed up this week, and didn't want that to hold this up. Attached are 2 maps that show the proposed boring locations that we are thinking, once the locations are final we can create a more formal map if needed. Here is a description of the scope of work:

1. Public and Private Utility Location - Before intrusive activities, a public utility locate will be requested to identify utilities in the public right-of-way leading onto the Subject Property. In addition, a private utility clearance, utilizing electromagnetic and/or ground-penetrating radar will be completed to identify subsurface utilities in the vicinity of each soil boring location.
2. Direct-Push Drilling – A total of 10 soil borings will be advanced to up to 15 feet below ground surface (bgs).
3. Soil Screening - Encountered soils will be screened during drilling with a photoionization detector (PID) at regular intervals and where contamination is observed to determine volatile contaminant impacts. Soils will be described and logged by professional staff.
4. Soil Sampling – Up to two (2) soil samples will be collected from each soil boring by professional staff, for a total of up to 20 soil samples. The soil samples will be collected at the unsaturated direct contact interval (between 3 and 4 feet bgs) and at areas where soil contamination historically was present between 11 and 12 feet bgs (saturated). Soil samples will be collected in laboratory-certified containers and sent for laboratory analysis.
5. Groundwater Monitoring Well Installation – Each of the 10 soil borings will be converted to 1-inch groundwater monitoring wells (pending approval of NR141 variance). The groundwater monitoring wells will be installed to 15 feet bgs and screened from 5-15 feet bgs. The groundwater monitoring wells will consist of 1-inch schedule 40 PVC pipe, and completed using sand pack, a bentonite seal, and a traffic-weight, flush mounted surface cover that will be

cemented into place. Monitoring well construction reports will be completed in accordance with Chapter NR 141 Wis. Adm. Code.

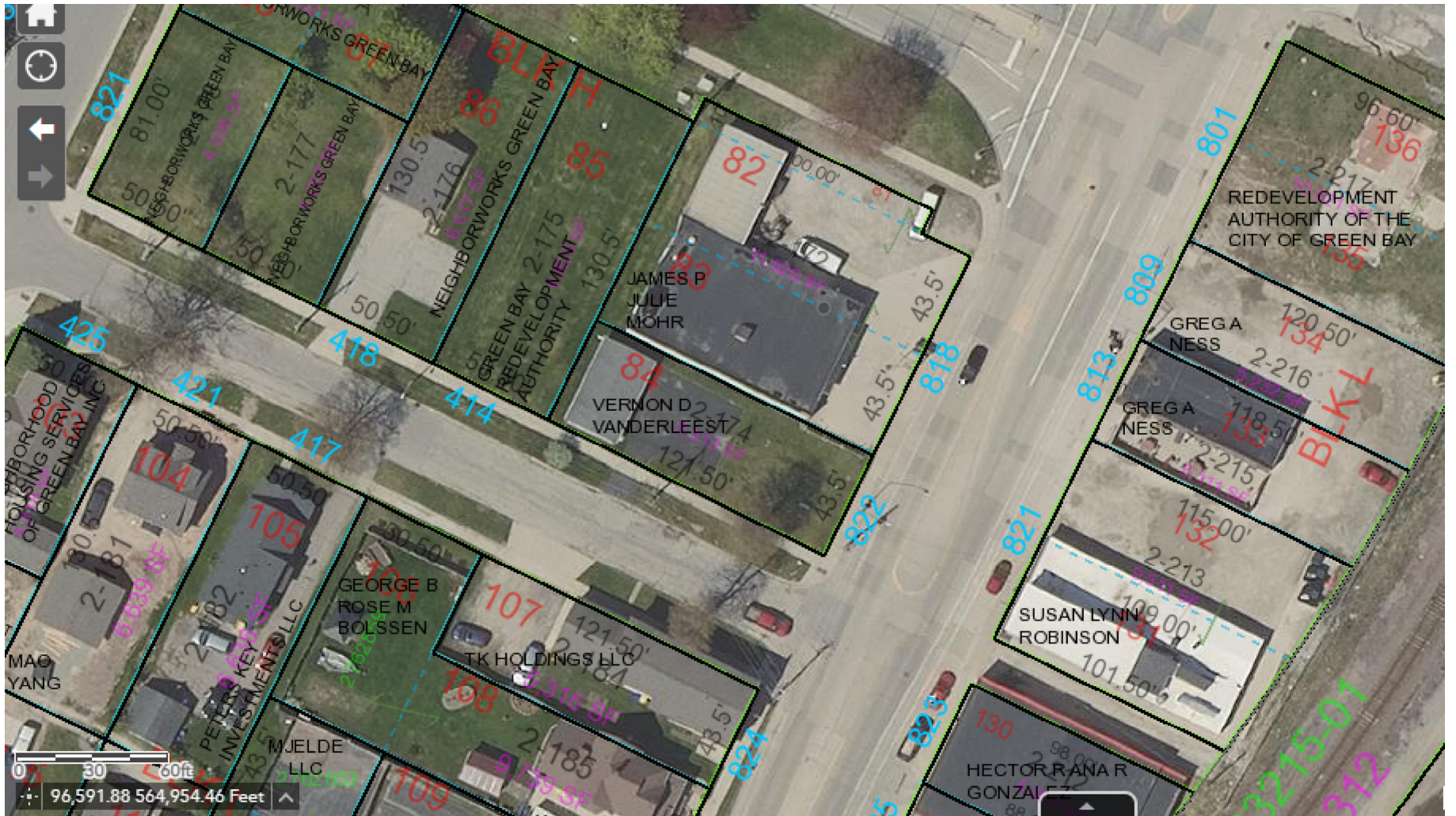
6. Groundwater Monitoring Well Development and Surveying - After well installation activities, the groundwater from each well will be developed per NR 141 Wis. Admn. Code by purging with a bailer until 10 well volumes have been removed or the wells go dry. Based on the anticipated geology, we expect the wells will bail dry. All wells will also be surveyed relative to the North American Vertical Datum of 1988 (NAVD88) in feet asml.
7. Groundwater Sampling – Groundwater samples will be collected from all newly installed groundwater monitoring wells (10 total). Groundwater samples will be collected into laboratory-certified containers and sent for laboratory analysis.
8. Laboratory Analysis - Soil and groundwater samples will be sent to a certified laboratory for analysis. Analysis of all samples will include the following contaminant of concern: CVOCs (PCE, TCE, cis-DCE, trans-DCE, and VC).
9. Preferential Pathway Utility Assessment - Depending on the depth of the underground piping, the utility corridor backfill may be more permeable than the surrounding native soil and could provide a preferential contaminant migration pathway. Public utility lines are situated to the east, along South Broadway and to the south along 4<sup>th</sup> Street. All known utilities at the Site and the surrounding area have been assessed for the potential to act as a migratory pathway for contamination. According to information provided by the City of Green Bay, the public utilities in the area of the Tidy Cleaners & Laundry site used natural fill and native materials for backfilling operations. Based on this assessment, the utilities in this area are unlikely to be acting as a migratory pathway for contamination. Therefore, no additional utility assessment is warranted.

Please review the scope of work when able, and let me know if there are any requested changes.

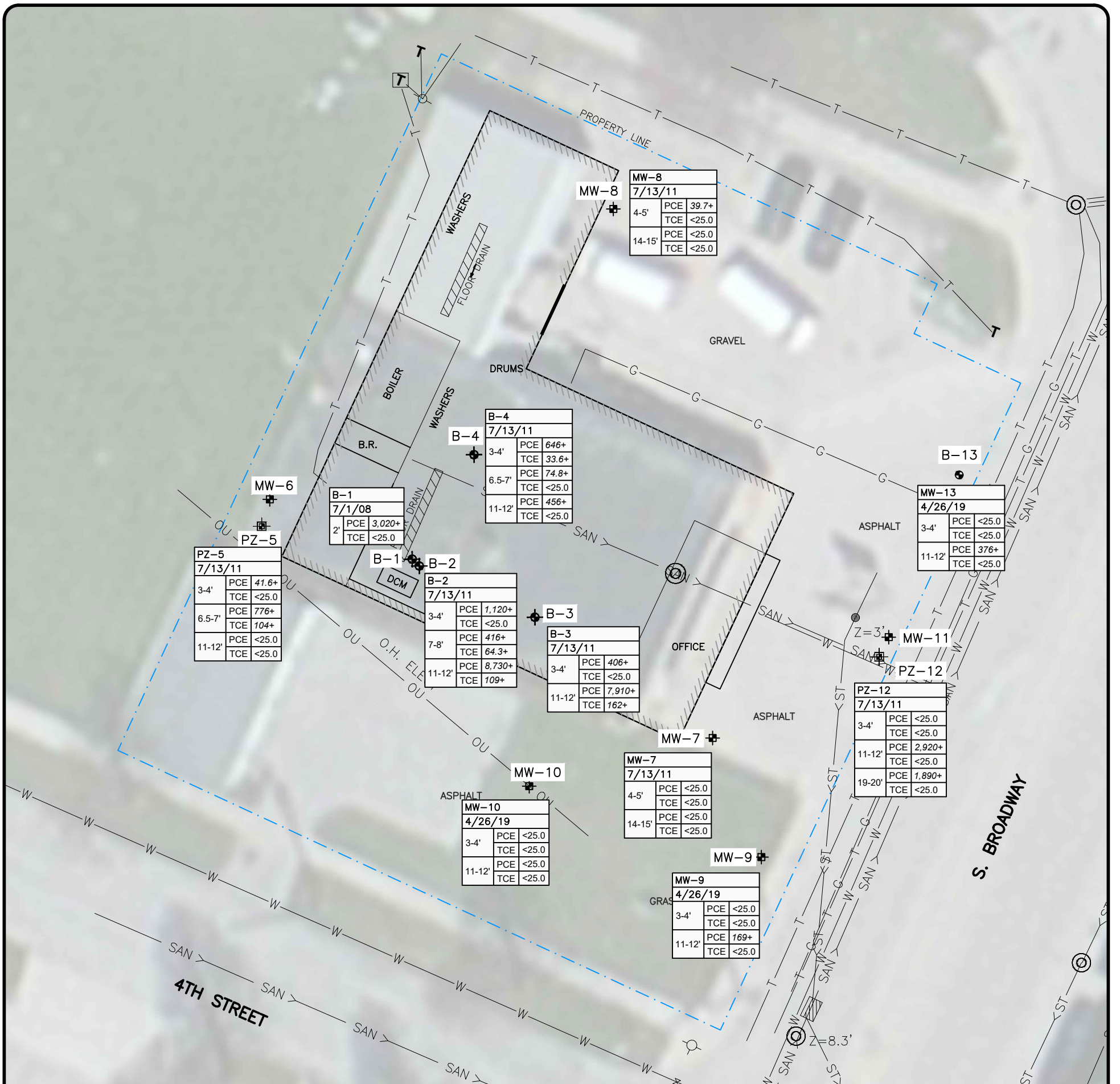
Thank you, I appreciate everyone's time and assistance,

**DILLON PLAMANN, PG | Environmental Project Manager - Hydrogeology**  
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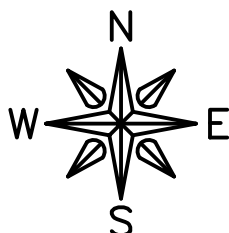
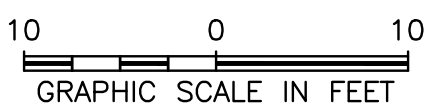
Proposed boring locations



**LEGEND**

- ◆ SOIL BORING w/ GRABWATER SAMPLE
- SOIL BORING
- ⊕ MONITORING WELL
- ⊕ PIEZOMETER WELL
- 7/13/11 SAMPLE DATE
- 4-5' SAMPLE DEPTH
- PCE TETRACHLOROETHENE (mg/kg)
- TCE TRICHLOROETHENE (mg/kg)
- ITALICS+* EXCEEDS GROUNDWATER PATHWAY RCL
- W— WATER MAIN
- < SAN — SANITARY SEWER
- < ST — STORM SEWER
- G— GAS LINE
- T— TELEPHONE LINE
- ⊙ MANHOLE
- ⊗ WATER VALVE
- ▨ CATCH BASIN
- ▨ FLOOR DRAIN

**FIGURE 3**  
 SITE SOIL CHEMISTRY  
 TIDY CLEANERS  
 818 S. BROADWAY  
 GREEN BAY, WI 54303  
 BRRTS: 02-05-552220



7/29/22

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