



May 8, 2015

Mr. John Aaron Lindholm, Agent  
Lindholm Properties 2501-2509-2513 University, LLC  
625 N. Segoe Rd.  
Madison, WI 53705

Subject: Review of "NR 716 Site Investigation Report" for the One Hour Cleaners Former Property, 2501 University Avenue, Madison, Wisconsin  
BRRTs # 02-13556991

Dear Mr. Lindholm:

The Wisconsin Department of Natural Resources ("the Department") has recently reviewed the *NR 716 Site Investigation Report* for the One Hour Cleaners Former property at 2501 University Avenue, Madison, Wisconsin. The report was prepared for Lindholm Properties, LLC (Lindholm Properties) by Ayres Associates (Ayres). The submitted report is in regards to parcel 070921105015, which is owned by Lindholm Properties 2501-2509-2513 University LLC (Lindholm Properties). In accordance with ch. NR 749, Wisconsin Administrative Code, a technical review fee was received by the Department on March 20, 2015 to conduct the necessary review.

In response to the discharge of hazardous substances at the Property, environmental consultants on behalf of the Property owners submitted the report to the Department for purposes of complying with ch. 292, Wis. Stats., the Hazardous Substance Spills statute and the ch. 700 Wis. Adm. Code rule series. The purpose of this review letter is to provide Lindholm Properties the Department's findings and determinations based on the Department's review of the submitted report.

### **Environmental Investigation Determination**

The review and approval of an environmental investigation by the Department is authorized under s. 292.15(2) (a) 1. Wis. Stats., and s. NR 724.07(2), Wis. Adm. Code. The Department has conducted a review of the submitted report. The findings and determinations made by the Department were based on the review of the following document:

- *NR 716 Site Investigation Report*, Ayres Associates, March 2015, One Hour Cleaners Former, 2501 University Ave, Madison, WI 53705, March 2015

### **Adequacy of Environmental Investigation**

Contamination has been identified in soil and groundwater on the Property, and extending off-property. Based upon the information submitted, the Department has determined that additional site investigation work is required to evaluate the risk of potential vapor migration and intrusion, and further define the degree and extent of contamination.

Additional work required includes:

- Additional soil, groundwater, and vapor investigations are necessary to further define the degree and extent of contamination, including contamination that has migrated beyond the property boundary. These investigations should include investigation into the potential for contamination to be present in any utility laterals or mains that service the property and any potentially affected off-site properties. Additional water table observation wells and piezometers will need to be part of the well network. At least one monitoring well will be required to be installed in the underground parking structure.

- Continued vapor sampling is required from properties previously tested, including a total of at least 3 sampling events completed at different times of the year. At least one sampling event should be completed during the winter when the ground is frozen. An outdoor air sample should also be collected during at least one event.
- The vapor investigation will need to continue or expand until the extent and degree of vapor intrusion has been adequately addressed.
- Ensure laboratory detection limits are below the vapor screening levels. For example, the Lombardino's trichloroethene detection limit exceeds the screening level. While the result was below the detection limit, a problem could be present and it would not be detected.
- Provide information regarding the status and future of the building at 2509 University. Include a discussion of whether the building will remain or be razed. Ensure the appropriate vapor assessment activities are performed.
- Provide a figure showing the current building outlines/footprint on the proposed redevelopment,
- A work plan to address the items noted above must be prepared and submitted for approval within 30 days from the date of this letter.

In summary, a workplan needs to be submitted within 30 days from the date of this letter and approved that addresses the continued investigation into the extent and degree of soil, groundwater and vapor contamination associated with this property. Upon completion of the above work, a report should be completed and submitted documenting the work and include all applicable forms and documentation. Recommendations for additional work should be part of the report. Based on the expected remaining volatile organic compound (VOC) impacted residual soil and groundwater contamination on the Property, the final review letter will state that residual soil contamination that is excavated in the future from an area identified as having residual impacts that had not been excavated prior to case closure shall be sampled, analyzed, handled and disposed as a solid waste in compliance with applicable state and Federal laws.

Contact us via telephone if you find anything unusual or unexpected during the continued site investigation.

When the case is ready for closure, it will require listing on the Department's Geographic Information System (GIS) Registry of closed sites with residual contamination: [http://dnrm.wi.gov/SL/Viewer.html?Viewer=RR Sites](http://dnrm.wi.gov/SL/Viewer.html?Viewer=RR%20Sites).

If you have any questions or concerns regarding the environmental investigation and cleanup of the Property, please contact me at (608) 758-4934 or [shawn.wenzel@wisconsin.gov](mailto:shawn.wenzel@wisconsin.gov).

Sincerely,



Shawn Wenzel  
Remediation and Redevelopment Program  
Department of Natural Resources  
South Central Region  
(608) 758-4934  
[shawn.wenzel@wi.gov](mailto:shawn.wenzel@wi.gov)

cc: Robert and John Lindholm, 14 Carillon Dr., Madison, WI 53705  
Thomas Gaieck, Ayres Associates, 5201 E. Terrace Dr, Suite 200 Madison, WI 53718  
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Linda Hanefeld – SCR via email