September 1, 2023

Matt Thompson, WDNR/RR 1300 W. Clairemont Avenue Eau Claire, WI 54701 matthewa.thompson@wisconsin.gov



Re: Site Investigation Update for the Laundromat Property Site 1021 South Broadway Street, Menomonie, Dunn County, Wisconsin 54751 AET Project No. P-0011071. WDNR BRRTS No. 02-17-587803.

Dear Mr. Thompson:

Attached are results of additional groundwater and on-site vapor sampling at the Laundromat Property Site. We would like to set up a meeting to discuss the need for additional groundwater monitoring wells and vapor sampling at the Site.

AET completed six borings (GP-8 – GP-13) and four temporary wells (TW-8, TW-9, TW-10, & TW-12) to further define the extent of off-site tetrachloroethene (PCE) and trichloroethene (TCE) groundwater contamination. Groundwater was encountered at depths ranging from 11.8 to 28.15 feet. Two borings (GP-11 and GP-13) did not encounter groundwater. **Figure 1** shows the Site location and **Figure 2** shows the current Site layout and soil boring and temporary/monitoring well locations. We observed photoionization detector (PID) readings of less than one part per million (ppm) in all six soil borings. PID results are recorded on attached soil boring logs. In addition, one round of groundwater samples was collected from the six existing groundwater monitoring wells.

The measured results did not exceed regulatory criteria, except for the following:

- PCE concentrations exceeding the 5 parts per billion (ppb) Enforcement Standard (ES) were detected in TW-10 (7.2 ppb), MW-3 (7.2 ppb), and MW-6 (42 ppb).
- TCE concentrations exceeding the 5 ppb ES were detected in TW-9 (8.1 ppb).
- PCE concentrations exceeding the 0.5 ppb Preventive Action Limit (PAL) were detected in TW-9 (4.6 ppb), MW-1 (4.6 ppb), MW-2 (3.7 ppb), and MW-5 (2.9 ppb).
- TCE concentrations exceeding the 0.5 ppb PAL were detected in TW-10 (0.71 ppb), and MW-6 (2.4 ppb).

No VOCs were detected in temporary wells TW-8, TW-12, and groundwater monitoring well MW-4 at concentrations exceeding laboratory detection limits.

Groundwater analytical results are summarized in **Table 1** and the groundwater data results are depicted in **Figure 3**.

AET collected a sewer gas sample from the on-site sewer clean-out pipe. The sewer gas sample was extracted using disposable tubing. Prior to sample collection, the tubing and subsurface cavity was

Project Update Laundromat Property, Menomonie, WI 54751 September 1, 2023 AET Project No. P-0011071



purged of excess sewer gas. The sewer gas sample was withdrawn over a period of 35-50 minutes and placed into a stainless-steel Summa canister equipped with a flow regulator. The sewer gas sample was analyzed for VOCs by EPA Method TO-15.

Concentrations of VOCs were not detected exceeding sub-slab vapor risk screening levels (VRSLs) or indoor air vapor action levels (VALs) in the sewer gas sample. **Table 2** summarizes the results of laboratory analyses performed on the sewer gas sample.

Groundwater contaminated with low concentrations of PCE and TCE at levels exceeding the WDNR ESs remains on and off-site. The direction of groundwater flow is variable but measured toward the north-northeast in the most recent round of sampling. The extent of groundwater contamination extends to the adjacent UW-Stout paved parking lot to the north of the Site. Based on a lack of contamination in temporary wells TW-8 and TW-12, groundwater contamination does not appear to extend south beyond 11th Avenue West and northwest beyond 2nd Street West.

The majority of the groundwater contamination area is capped by buildings and asphalt parking lots and based on the depth to water measured in the UW-Stout parking lot in temporary wells TW-9 and TW-10 (15.90 & 19.70 feet) the low concentrations of PCE and TCE should not present a vapor intrusion risk.

Based on the low concentrations of VOCs at the source area, which resulted in no exceedances of WDNR VRSLs or VALs in the sewer gas sample at the Site, it is our opinion that there is no need to further sample the sanitary sewer lines upgradient and downgradient of the Site.

Based on these results, we would like to discuss the if there is a need for additional monitoring wells and vapor sampling to bring the Site to closure.

I have also included comments and concerns from Wayne Moser (RP) and Michele Waldner (property owner) that we can discuss during our meeting.

If you have any questions or require additional information, please give me a call.

Sincerely.

American Engineering Testing, Inc.

Michael K. Neal, Professional Hydrologist

Geomorphologist

Direct Phone: 715-201-9116 Cell Phone: 715-894-6455 Email: mneal@teamAET.com Project Update Laundromat Property, Menomonie, WI 54751 September 1, 2023 AET Project No. P-0011071



Attachments: Table 1. Groundwater Analytical Results

Table 2. Vapor Analytical Results Figure 1. Site Location Map

Figure 2. Site Map

Figure 3. Groundwater Data May/June 2023

Appendix A. Soil Boring Logs

cc: Wayne Moser, Quarters Unlimited, email

Michele Waldner, Chavin Properties, LLC, email

August 31, 2023

Mr. Thompson,

Wayne and myself have complied with the requests by the WDNR for over 2 years now. It is my understanding that although elevated levels exist, the levels are declining quickly indicating the contamination is clearly not from the current business and will continue to decline. I ask the WDNR to close this investigation for the following reasons.

- -As a small business owner providing a service to the community, the continued work and cost associated with the work is not sustainable for a small business owner
- -Levels continue to decrease, indicating no further contamination
- -No wells can and will be drilled in this area as the area is on city water
- -The area of concern is a paved parking lot

Please consider the closure of this activity as there is no risk to the community for the reasons I've stated above.

Michele Waldner

Owner, Outback Wash Shack

Tables

TABLE 1 (page 1 of 7)

ANALYTICAL RESULTS - GROUNDWATER

LAUNDROMAT PROPERTY SITE, MENOMONIE, WISCONSIN

AET PROJECT NO. P-0011071

			MW-1											
Date	9/15/21	9/15/21 5/10/22 8/2/22 11/1/22 5/23/23												
Elevation (ft)	88.73													
<u>ANALYTE</u>		ES	PAL											
VOCs (ppb)														
Naphthalene	< 0.34	< 0.34	0.7*B	< 0.34	< 0.34	100	10							
PCE	3.2	2.3	4.2	4.3	4.6	5	0.5							
1,2,4- & 1,3,5-TMB	1,2,4- & 1,3,5-TMB < 0.34 < 0.36 1.57*B < 0.36 < 0.36													
TCE	E < 0.16 < 0.16 < 0.16 < 0.16 < 0.16													
Total Xylenes	< 0 .22	2,000	400											

--- = not analyzed or no standard ppb = parts per billion We

Well Depth (feet): 24

PCE = tetrachloroethene/tetrachloroethylene TCE = trichloroethene/trichloroethylene

TOC Elevation (feet): 99.63

TMB = trimethylbenzene

VOC = volitile organic compounds

Date Installed: 14-Sep-21

Only VOCs detected are listed in the table.

Screen Length (feet):

15

B = Compound was found in the blank and sample.

Bold numbers indicate concentrations above the ES outlined in NR 140.10.

^{* =} Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

TABLE 1 (page 2 of 7)

ANALYTICAL RESULTS - GROUNDWATER

LAUNDROMAT PROPERTY SITE, MENOMONIE, WISCONSIN

AET PROJECT NO. P-0011071

		MW-2												
Date	9/15/21	NR 140 Remedial Action Limits												
Elevation (ft)	88.82													
<u>ANALYTE</u>	ES	PAL												
VOCs (ppb)														
PCE	12	4.8	8.3	6.9	3.7	5	0.5							
1,2,4- & 1,3,5-TMB	< 0.36	< 0.36	0.77*B	< 0.36	< 0.36	480	96							
TCE	0.24*	< 0.16	< 0.16	< 0.16	< 0.16	5	0.5							
Total Xylenes	< 0.22	2,000	400											

--- = not analyzed or no standard ppb = parts per billion Well Depth (feet): 20

PCE = tetrachloroethene/tetrachloroethylene TCE = trichloroethene/trichloroethylene TOC Elevation (feet): 100.46

TMB = trimethylbenzene VOC = volitile organic compounds Date Installed: 14-Sep-21

Screen Length (feet):

10

'Only VOCs detected are listed in the table.

* = Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

B = Compound was found in the blank and sample.

Bold numbers indicate concentrations above the ES outlined in NR 140.10.

TABLE 1 (page 3 of 7)

ANALYTICAL RESULTS - GROUNDWATER

LAUNDROMAT PROPERTY SITE, MENOMONIE, WISCONSIN

AET PROJECT NO. P-0011071

			MW-3										
Date	9/15/21	9/15/21 5/10/22 8/2/22 11/1/22 5/23/23											
Elevation (ft)	82.95												
<u>ANALYTE</u>	ES	PAL											
VOCs (ppb)													
Benzene	0.31*	< 2.9	< 0.15	< 0.15	< 0.15	5	0.5						
Naphthalene	0.36*	< 6.7	0.66*B	< 0.34	< 0.34	100	10						
PCE	560	300	94	290	7.2	5	0.5						
1,2,4- & 1,3,5-TMB	0.64*	< 7.2	0.75*B	< 0.36	< 0.36	480	96						
TCE	20	30	0.54	1.5	< 0.16	5	0.5						

--- = not analyzed or no standard ppb = parts per billion Well Depth (feet): 20

PCE = tetrachloroethene/tetrachloroethylene TCE = trichloroethene/trichloroethylene TOC Elevation (feet): 100.47

TMB = trimethylbenzene VOC = volitile organic compounds Date Installed: 14-Sep-21

Screen Length (feet):

10

Only VOCs detected are listed in the table.

* = Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

B = Compound was found in the blank and sample.

Bold numbers indicate concentrations above the ES outlined in NR 140.10.

TABLE 1 (page 4 of 7)

ANALYTICAL RESULTS - GROUNDWATER

LAUNDROMAT PROPERTY SITE, MENOMONIE, WISCONSIN

AET PROJECT NO. P-0011071

		MW-4											
Date	5/11/22 8/2/22 11/1/22 5/23/23												
Elevation (ft)	evation (ft) 90.70 89.02 88.23 90.71												
<u>ANALYTE</u>	ES	PAL											
VOCs (ppb)													
Naphthalene	0.47*	0.66*B	< 0.34	< 0.34	100	10							
PCE	< 0.37 < 0.37		< 0.37	< 0.37	5	0.5							
1,2,4- & 1,3,5-TMB	480	96											
TCE	5	0.5											

--- = not analyzed or no standard ppb = parts per billion Well Depth (feet): 24

TMB = trimethylbenzene VOC = volitile organic compounds Date Installed: 14-Sep-21

Screen Length (feet):

15

Only VOCs detected are listed in the table.

* = Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

B = Compound was found in the blank and sample.

Bold numbers indicate concentrations above the ES outlined in NR 140.10.

TABLE 1 (page 5 of 7)

ANALYTICAL RESULTS - GROUNDWATER

LAUNDROMAT PROPERTY SITE, MENOMONIE, WISCONSIN

AET PROJECT NO. P-0011071

		M\	N-5										
Date	5/11/22	5/11/22 8/2/22 11/1/22 5/23/23											
Elevation (ft)	90.59												
<u>ANALYTE</u>	ES	PAL											
VOCs (ppb)													
Naphthalene	0.34*	< 0.34	< 0.34	< 0.34	100	10							
PCE	3.4	1.4	1.6	2.9	5	0.5							
1,2,4- & 1,3,5-TMB	0.94*	< 0.36	< 0.36	< 0.36	480	96							
TCE	< 0.16	5	0.5										
Total Xylenes	0.85*	< 0.22	< 0.22	< 0.22	2,000	400							

Well Depth (feet): --- = not analyzed or no standard ppb = parts per billion 24

PCE = tetrachloroethene/tetrachloroethylene TCE = trichloroethene/trichloroethylene TOC Elevation (feet): 99.63

TMB = trimethylbenzene VOC = volitile organic compounds Date Installed: 14-Sep-21

Only VOCs detected are listed in the table.

value.

Screen Length (feet): * = Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate

15

Bold numbers indicate concentrations above the ES outlined in NR 140.10.

TABLE 1 (page 6 of 7)

ANALYTICAL RESULTS - GROUNDWATER

LAUNDROMAT PROPERTY SITE, MENOMONIE, WISCONSIN

AET PROJECT NO. P-0011071

		MW-6												
Date	5/11/22	8/2/22	11/1/22	5/23/23	NR 140 Remedial Actior Limits									
Elevation (ft)	evation (ft) 87.27 87.12 87.09 87.52													
<u>ANALYTE</u>		ES	PAL											
VOCs (ppb)														
Chloroform**	3.2	1.2*	0.9*	1.6*	6	0.6								
cis-1,2-Dichloroethene	< 0.41	< 0.41	0.6* < 0.41		70	7								
Ethylbenzene	0.2*	< 0.18	< 0.18	< 0.18	700	140								
PCE	29	34	15	42	5	0.5								
1,2,4- & 1,3,5-TMB	0.58* < 0.36 < 0.36		< 0.36	< 0.36	480	96								
TCE	1.6	3.1	1.6	2.4	5	0.5								
Total Xylenes	0.77*	< 0.22	< 0.22	< 0.22	2,000	400								

--- = not analyzed or no standard ppb = parts per billion Well Depth (feet): 24

PCE = tetrachloroethene/tetrachloroethylene TCE = trichloroethene/trichloroethylene TOC Elevation (feet): 99.63

TMB = trimethylbenzene VOC = volitile organic compounds Date Installed: 14-Sep-21

Only VOCs detected are listed in the table.

Screen Length (feet): 15

* = Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

Bold numbers indicate concentrations above the ES outlined in NR 140.10.

^{** =} Chloroform is a common laboratory contaminant.

TABLE 1 (7 of 7)

ANALYTICAL RESULTS - GROUNDWATER - TEMPORARY WELLS LAUNDROMAT PROPERTY SITE, MENOMONIE, WISCONSIN AET PROJECT NO. P-0011071

	GPW-8	GPW-9	GPW-10	GPW-12	Trip Blank		
Date			6/6/2023			NR 140 Remedia	al Action Limits
Temporary Well	TW-8	TW-9	TW-10	TW-12			
Depth to Water (ft)	11.80	15.90	19.70	28.15			
<u>ANALYTE</u>						ES	PAL
VOCs (ppb)							
cis-1,2-Dichloroethene	< 0.41	2	0.47*	< 0.41	< 0.41	70	7
1,4-Dioxane	< 0.12	< 0.12	< 0.13	< 0.14		3	0.3
Tetrachloroethene (PCE)	< 0.37	4.6	7.2	< 0.37	< 0.37	5	0.5
trans-1,2-Dichloroethene	< 0.35	0.49*	< 0.35	< 0.35	< 0.35	100	20
Trichloroethene (TCE)	< 0.16	8.1	0.71	< 0.16	< 0.16	5	0.5

--- = not analyzed or no standard

ppb = parts per billion

PCE = tetrachloroethene/tetrachloroethylene

TCE = trichloroethene/trichloroethylene

VOC = volatile organic compound

Only VOCs detected are listed in the table.

* = Result is < the Reporting Limit but > or equal to the Method Detection Limit and the concentration is an approximate value.

Bold numbers indicate concentrations above the ES outlined in NR 140.10.

TABLE 2 ANALYTICAL RESULTS - SEWER GAS LAUNDROMAT PROPERTY SITE, MENOMONIE, WISCONSIN AET PROJECT NO. P-0011071

	Small Commerc	cial Vapor Risk		
Date	5/24/23	Screenin	g Levels	
<u>ANALYTE</u>		Indoor Air VAL	SSVRSL	
Method TO-15 (ppb v/v)				
Carbon disulfide	1.2*	3,100	103,333	
Chloroform	2	1.1	36	
Dichlorodifluoromethane	0.55*	88	3,000	
Ethylbenzene	1.8*	11	360	
Tetrachloroethene (PCE)	5.8	26	840	
Toluene	1.4*	22,000	733,333	
Trichloroethene (TCE)	< 0.33	1.6	53	
Trichlorofluoromethane	038*			
m-Xylene & p-Xylene	5.9*	100	3,400	
o-Xylene	1.7*	100	3,400	

^{--- =} No Standard

SSVRSL = sub-slab vapor risk screening level

VAL = vapor action level

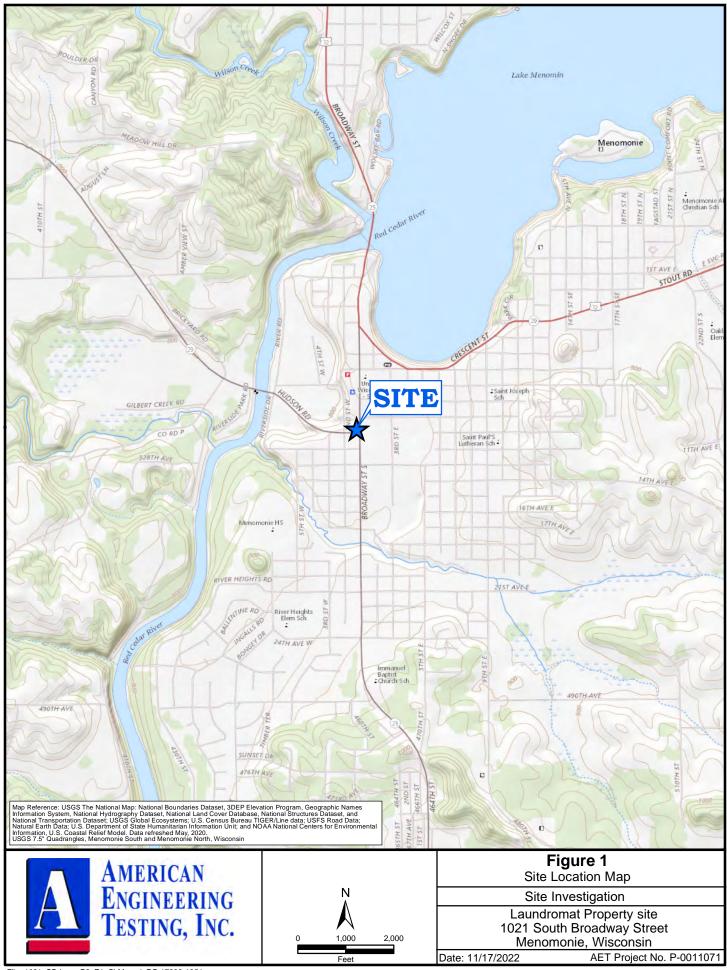
Bold numbers indicate concentrations above the IAVAL.

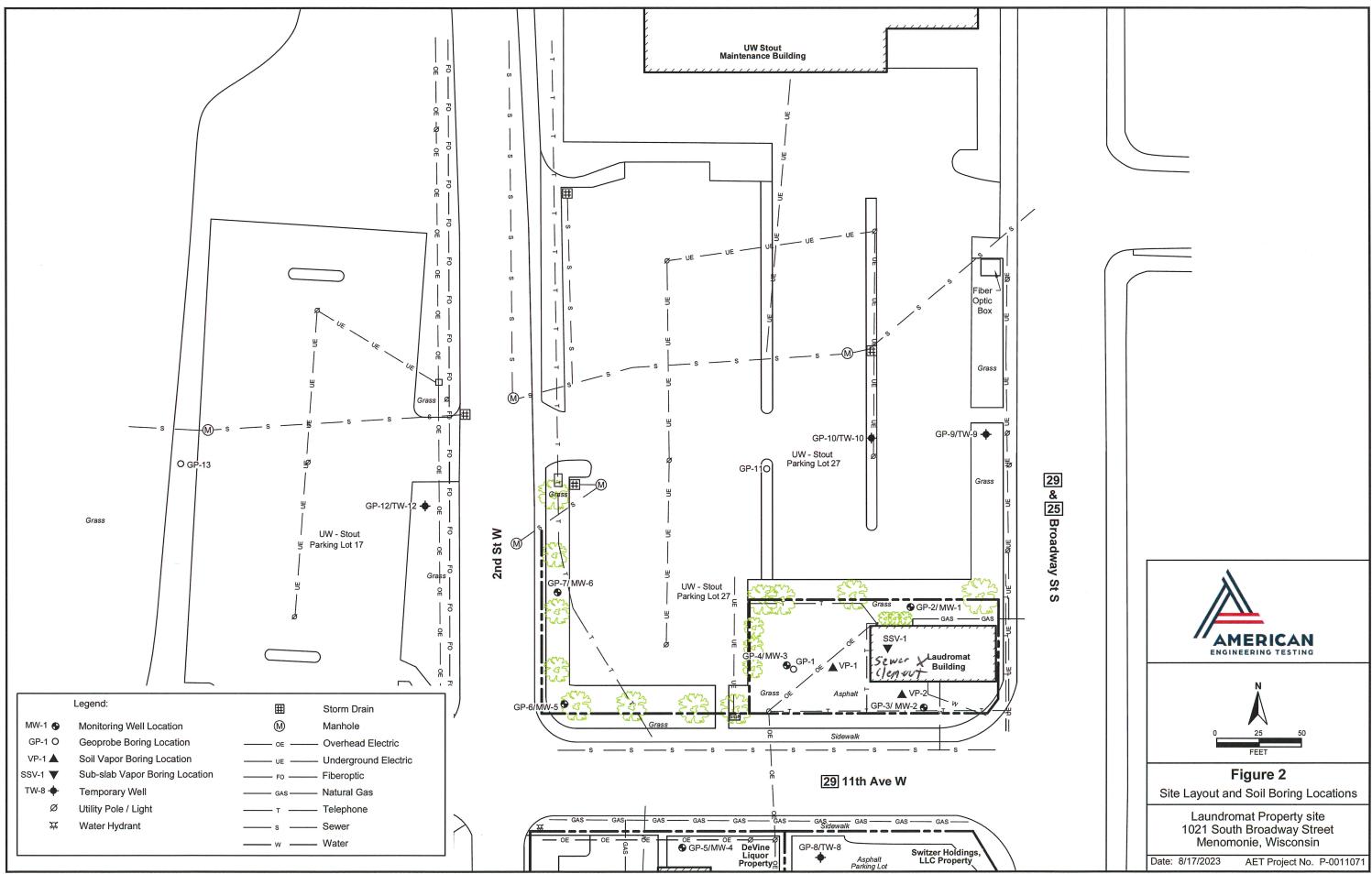
Red numbers indicate concentrations above the SSVRSL.

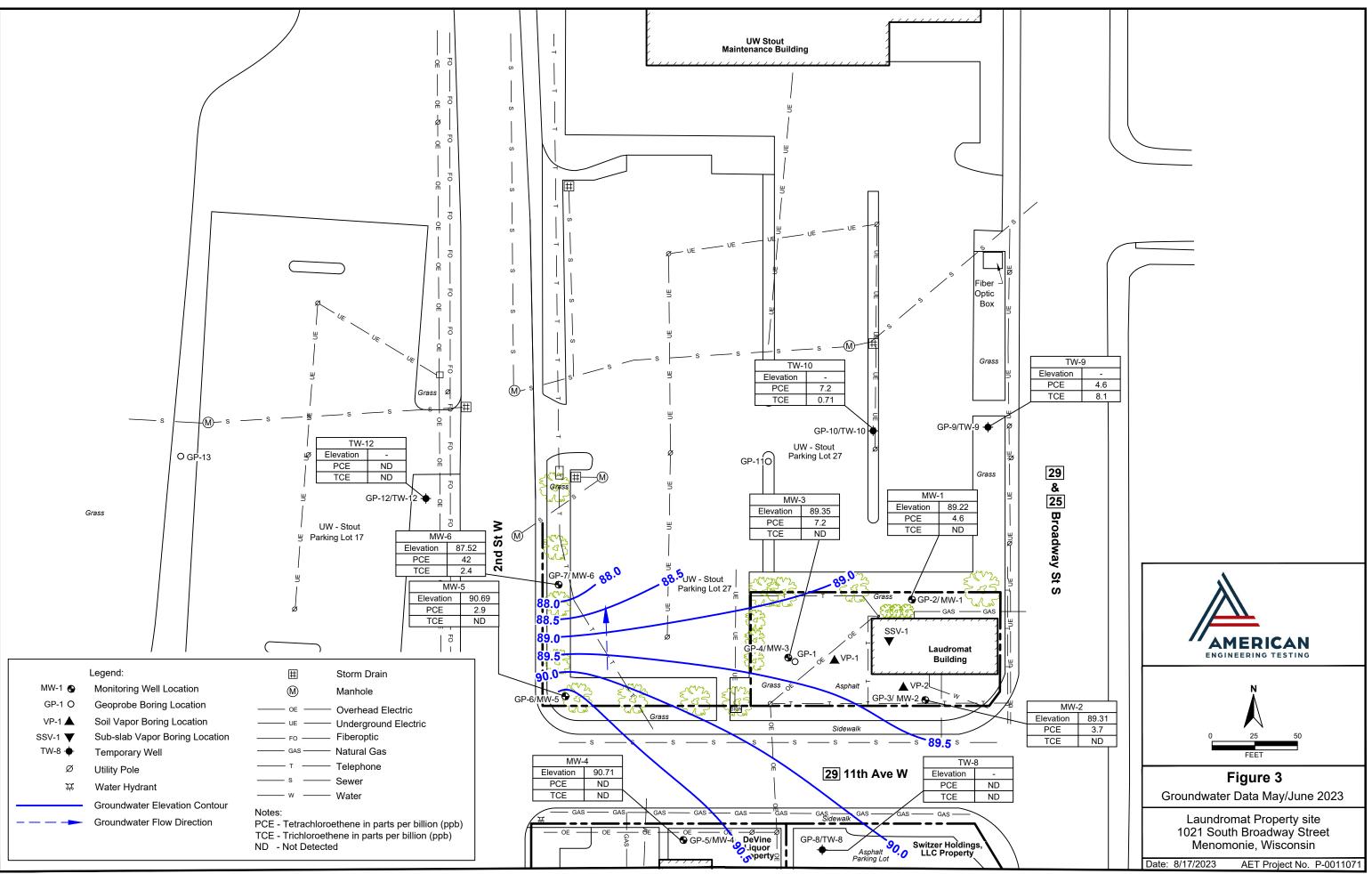
Samples were collected using summa canisters. The shut-in test method was used for leak testing on the sampling train.

^{* =} Result is < the Reporting Limit but > or equal to the Method Detection Limit and the concentration is an approximate value.

Figures







Appendix A

Soil Boring Logs

State of Wisconsin	
Department of Natural	Resources

Form 4400-122 Rev. 7-98

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Form 4400-122 Rev. 7-98

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State of	Wisconsin	
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Department of Natural	Resources

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State of Wisconsin	
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