

**From:** Henderson, Zachary D - DNR  
**Sent:** Tuesday, February 20, 2024 10:10 AM  
**To:** Norman, Michele R - DNR  
**Subject:** FW: Review Letter for Garage Mahal LLC Site, BRRTS #: 02-68-593061  
**Attachments:** GarageMahal\_Property\_Vapor Table 2023.pdf

FYI

It is my understanding that Himalayan Consultants LLC plans to install the bedrock monitoring well between soil borings B-4 and B-7, on the property line, contrary to the DNR's recommendation. Himalayan Consultants are also planning on using passive vapor sampling for the utility investigation.

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Zach Henderson, MS

Hydrogeologist – Remediation and Redevelopment Program

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[Zachary.henderson@wisconsin.gov](mailto:Zachary.henderson@wisconsin.gov)



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**From:** Thomas Dueppen <[tdueppen64@gmail.com](mailto:tdueppen64@gmail.com)>  
**Sent:** Thursday, February 15, 2024 9:56 AM  
**To:** Henderson, Zachary D - DNR <[zachary.henderson@wisconsin.gov](mailto:zachary.henderson@wisconsin.gov)>  
**Cc:** [brayton1953@gmail.com](mailto:brayton1953@gmail.com); [tdueppen@himalayanllc.com](mailto:tdueppen@himalayanllc.com); Gopal Adhikary <[gadhikary@himalayanllc.com](mailto:gadhikary@himalayanllc.com)>  
**Subject:** Re: Review Letter for Garage Mahal LLC Site, BRRTS #: 02-68-593061

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Hi Zachary,

Thanks again for calling me before you went on vacation.

We finally received the air sample results from Lime Kiln Apartments (see attached summary table). It appears that the air quality results under the basement slab are similar to the results for indoor air in the basement. Several compounds in the basement exceed the residential vapor action level (1,2-DCA, benzene, and naphthalene). Since there was no established living space currently in the basement (only a couch and TV), I suggest that another indoor air sample be collected from the 1st floor living room of Unit #6 instead. In addition, we plan to conduct the same air sampling for adjacent Unit #5.

Based on my review of RR-800 for multi-family residential, 1 sample per 2,000 sf or 1 sample per residence is recommended. The total building footprint of Lime Kiln Apartments is 4,600 sf with a total of 6 living units (#5 and #6 are the easternmost units), so another living unit should be tested anyways. Please review and let me know if you concur with this plan.

Thanks,  
TJD

On Wed, Feb 14, 2024 at 10:19 AM Thomas Dueppen <[tdueppen64@gmail.com](mailto:tdueppen64@gmail.com)> wrote:

Hi Zachary,

I have reviewed the guidance document for assessing vapor concerns along utility corridors. Based on the utility corridors adjacent to the site and current soil test results, the storm sewer line in the alley is most likely acting as a conduit for contaminant migration. However, the guidance document does not include a vapor sampling method for storm sewers. We could collect vapor samples from inside the storm grates at the Mill Street curbs. However, the storm sewers are constantly open to the atmosphere so I'm not sure if that is a proper assessment method. I am also getting information from the Village regarding utilities leading into the Lime Kiln Apartments (refer to attached map). Please note that the sanitary sewer and water supply lines are down the center of Mill Street, so vapor sample collection from manholes located upstream and downstream of the estimated contaminant plume will be dangerous.

Based on these site characteristics, please provide some recommendations on how to proceed with investigating preferential pathways for vapor intrusion near the site.

Thanks,  
TJD

On Wed, Feb 14, 2024 at 8:40 AM Thomas Dueppen <[tdueppen64@gmail.com](mailto:tdueppen64@gmail.com)> wrote:

Hi Zachary,

Regarding your recommendation for a bedrock monitoring well in the 'source area', please provide some input on the monitoring well location.

Referring to the two attached soil quality maps, the highest PCE concentration was identified at B-7 while B-8 has the only contaminate concentration (VC) exceeding non-industrial RCLs. Should the monitoring well be placed closer to B-7 or B-8? Please denote your preferred location on the boring location map and send it back to me ASAP.

I would appreciate your expedited response, since the driller is currently available to install the well ASAP.

P.S. I was able to access the easternmost unit at Lime Kiln Apartments last week to collect a sub-slab and in-door air sample... I will forward the results as soon as I receive them from the lab.

Thanks,  
TJD

On Tue, Feb 13, 2024 at 1:04 PM Henderson, Zachary D - DNR <[zachary.henderson@wisconsin.gov](mailto:zachary.henderson@wisconsin.gov)> wrote:

Dear Mr. Bode,

Please find the attached Department of Natural Resources (DNR) Review Letter for the submitted Site Investigation Work Plan (SIWP). The SIWP has been approved with additional DNR comments outline in the attached letter. A physical copy of this letter can be mailed to your address if requested. Additionally, reach out if you have any questions in regards to the Site or this letter. Thank you for working with the DNR.

Best regards,

**We are committed to service excellence.**

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Zach Henderson, MS

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