

**From:** Henderson, Zachary D - DNR  
**Sent:** Tuesday, April 9, 2024 8:44 AM  
**To:** Thomas Dueppen  
**Cc:** Gopal Adhikary; Bill Bode; Nathan Haugen  
**Subject:** RE: Garage Mahal LLC Properties, BRRTS #:02-68-593061 - Vapor Testing Results

Hi Tom,

Thank you for taking the time to speak with the DNR on April 8, 2024, to discuss the vapor assessment results for the Lime Kiln Apartments located at W164 N8845 Mill St., Menomonee Falls, WI. Indoor air contamination was identified in the basement of the Lime Kiln Apartments. Tetrachloroethene (PCE) was identified in the indoor air at a concentration of 64 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ), which exceeds its applicable vapor action level (VAL) for residential settings of  $42 \mu\text{g}/\text{m}^3$ . Additionally, PCE and trichloroethene (TCE) were identified in the head space air sample collected from the sump in the basement of the Lime Kiln Apartments. PCE was detected at  $13,500 \mu\text{g}/\text{m}^3$  and TCE was detected at  $81.8 \mu\text{g}/\text{m}^3$ , both exceed their applicable VAL for residential settings.

As discussed during the meeting, an action to reduce the indoor air concentrations is required and should be completed as soon as possible, per Wis. Admin. Code § NR 708.11(1)(a). In response to the indoor air data presented to the DNR, the DNR requests the following actions:

1. Seal the sump and vent the sump if possible. The DNR understands Himalayan has already reached out to Lifetime Radon Solutions to complete this task.
2. Collect additional indoor air samples in the building after 2-3 days of the sump being sealed. An indoor air sample should be collected in the basement as well as living spaces within the apartment building. Himalayan has indicated they believe the entire apartment building is being renovated and is currently not occupied. Confirm with the property owner that the building is not occupied. If the building is occupied, conduct indoor air sampling in the occupied living space(s).
3. Provide the DNR with a general schedule for the remodeling of the Lime Kiln Apartments along with a schedule for occupancy of the building.
  - a. As we discussed additional indoor air investigation will be necessary once building renovations are complete and the off-site building conditions are finalized. The DNR strongly recommends that indoor air be investigated within the living spaces prior to occupancy.
4. Notify the property owner of the sample results. The DNR encourages you to work with the property owner to ensure that any occupants of the building are notified. This notification must follow the requirements of Wis. Admin. Code §§ NR 714.07, NR 716.14 and include the following:
  - A description of the contamination;
  - The response actions that are planned or underway;
  - Phone numbers and addresses of persons to contact regarding the information. Contacts should include a representative for the RP and should also include myself as the DNR Project Manager and Nathan Kloczko ([nathan.kloczko@dhs.wisconsin.gov](mailto:nathan.kloczko@dhs.wisconsin.gov), (608) 267-3227) as the Environmental Health contact with WI Department of Health Services (DHS).

The site investigation is an iterative process. Vapor mitigation needs at the Lime Kiln Apartments should continue to be evaluated as new data is gathered. The purpose of this email is to provide feedback specific to the indoor air contamination identified at the Lime Kiln Apartments. The DNR is not commenting on the overall completeness of the on- and off-site investigation in this email. Additional actions not outlined in this email may be required under the Wis. Admin. Code NR 700 process. You may choose to submit a technical assistance fee for a formal DNR review and written response to this report and/or future submittals.

The DNR appreciates the efforts you are taking to restore the environment. If you have any questions regarding these requests, please do not hesitate to contact me.

Best regards,

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Zach Henderson, MS

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**From:** Thomas Dueppen <[tduuppen64@gmail.com](mailto:tduuppen64@gmail.com)>

**Sent:** Thursday, March 28, 2024 2:30 PM

**To:** Henderson, Zachary D - DNR <[zachary.henderson@wisconsin.gov](mailto:zachary.henderson@wisconsin.gov)>

**Cc:** Gopal Adhikary <[gadhikary@himalayanllc.com](mailto:gadhikary@himalayanllc.com)>; Bill Bode <[brayton1953@gmail.com](mailto:brayton1953@gmail.com)>; Nathan Haugen <[nhaugen@himalayanllc.com](mailto:nhaugen@himalayanllc.com)>

**Subject:** Garage Mahal LLC Properties, BRRTS #:02-68-593061 - Vapor Testing Results

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Hi Zachary,

We received the vapor testing results from Lime Kiln Apartments and the sanitary sewer.

Based on what I see, the Lime Kiln Apartment indoor air and sub-slab appear to be OK. PCE and TCE concentrations were detected in the sanitary sewer, but do not exceed SSGSL. However, the PCE concentration in the basement sump appears to be a concern.

Please review the attached figure, table and lab results.

Based on these results, I am plan on conducting one additional round of vapor sampling for the following:

- 1- sub-slab from adjacent parking garage
- 1 - sub-slab from Lime Kiln Apartment
- 1 - Mill Street sanitary sewer (N & S)
- 1 - Lime Kiln Apartment basement sump

We should be receiving the soil/groundwater sampling results soon.

Thanks,

TJD

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Thomas Dueppen P.G., Senior Hydrogeologist

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