

June 24, 2022



Wisconsin Department of Natural Resources

Attn: Matt Thompson
1300 W. Clairemont Avenue
Eau Claire, WI 54701



Subject:

Site Investigation Work Plan
Lot 1, 2nd Street Right of Way and Outlot 3
Former Mall Parking Facility #1
120 Forest Street
Wausau, WI
BRRTS#: 02-37-589640

Dear Mr. Thompson,

On April 27, 2022, REI on behalf of the City of Wausau notified the WDNR of contamination that was identified on the above referenced site as determined from a Phase II Environmental Site Assessment completed on the property on January 17, 2022. The purpose of this correspondence is to inform you that REI has been retained as the qualified environmental consultant for this project. This meets the conditions of your Responsible Party Letter to the City of Wausau on June 13, 2022, which required the City to retain a consultant within thirty (30) days.

The second requirement of your letter is to submit a Site Investigation Work Plan (SIWP) within sixty (60) days. The following will outline the general course of action to happen at this site which will follow in the same path as the Wausau Center Mall Site Investigation as we discussed over the phone.

The purpose of this scope is to complete a Site Investigation to the satisfaction of the WDNR with the ultimate goals of achieving case closure for these parcels located to the south/southwest of the former Wausau Center Mall building. This area was mostly formerly used for loading docks and parking area for the former JC Penney building. The proposed development of the mall includes the separation of Lot 1 and Outlot 3 by the development of 2nd Street from the north which will be reconstructed to adjoin Forest Street, which is the southern boundary of these parcels.

Since the initial soil borings accomplished defining the extent of soil contamination on the parcels, the additional investigative actions will include installation of groundwater monitoring wells with sampling to complete determination of the degree and extent.



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4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 REIengineering.com

PROPOSED SITE INVESTIGATION WORK PLAN (SIWP)

1. A significant amount of site investigation has already been completed per the submittal in advance of identifying contamination on the site. REI will prepare and provide the WDNR project manager additional workplan details to define the degree and extent of the contamination. This will generally relate to the advancement of groundwater monitoring wells for determination of current groundwater conditions since soil contamination was identified on site in exceedance of groundwater protection pathway standards.
2. REI will mobilize to the site to advance three (3) soil borings using Hollow Stem Augers across Lot 1, Outlot 3 and the re-development of 2nd Street from the north to separate these parcels.
3. These borings will be converted into Wis Admin. Code Chapter NR141 compliant groundwater monitoring wells. Groundwater is anticipated at a depth of approximately forty (40) feet below land surface. The three (3) wells would allow for documentation of groundwater flow direction and would be located as shown on the attached Figure 3. Photographs of the boring locations will be taken for documentation purposes during the installation.
4. REI will survey these monitoring well locations and add to existing maps for future site development so groundwater flow direction can be determined, and groundwater elevations can be identified in relation to mean sea level (msl). REI will collect depth to groundwater and develop wells to remove all sediment.
5. REI will collect water samples and submit to a state certified laboratory for analysis of Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), and Resource Conservation and Recovery Act (RCRA) list of metals which include Arsenic, Barium, Cadmium, Chromium, Lead, Selenium, Silver and Mercury.
6. All investigative waste (Soil cuttings and purge water) will be containerized and transported to licensed facilities for disposal. Disposal documentation will be included in the site investigation report.
11. REI will conduct a second groundwater sample event before making any determination of whether groundwater contamination has been defined or if additional investigation is needed.
12. If groundwater is essentially defined within this scope of work, REI will prepare a Site Investigation Report (SIR) in compliance with Wis. Admin. Code Chapter NR716. The report will summarize all activities conducted on the site and provide additional property information including maps, identifying property boundaries, site features, soil boring and monitoring well locations, analytical results, tabulated analytical results, photographs, and laboratory analytical reports.

REI will communicate with you through this process as we previously did through the Former Wausau Mall site investigation and update you if any changes occur as we go through this process. Please advise if you believe there are any additional investigation actions needed to the proposed site work. Please contact me to discuss the results at 715-675-9784 or via e-mail at klassa@reiengineering.com.

Wisconsin Department of Natural Resources
Attn: Mr. Matthew Thompson
June 2022

Sincerely,
REI Engineering, Inc.

A handwritten signature in blue ink, appearing to read "Kenneth J. Lassa". The signature is fluid and cursive, with the first name being the most prominent.

Kenneth J. Lassa, P.S.
Vice President/Senior Consultant

Attachment

cc: City of Wausau, Attn: Eric Lindman (e-copy)
WOZ, Inc., Mr. Chuck Ghidorzi (e-copy)

DRAWING FILE: P:\94,00-9499\9485E - WAUSAU MALL\Drawings\9485E-Boring Location Map.DWG LAYOUT: OUTLOT MAP (2) PLOTTED: JUN 24, 2022 - 9:03AM PLOTTED BY: CHASEK



WAUSAU CENTER MALL (OUTLOTS)
120 FOREST STREET
WAUSAU, WI 54403

FIGURE 3: PROPOSED MONITROING WELL MAP

PROJECT No. 9485E	DRAWN BY: CJK	DATE: 06/24/2022
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REI Engineering, INC.