



February 8, 2018

Mr. Jeff Ackerman
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711

RE: Work Plan for Conducting Environmental Services for the DB Oak Property
(former Thomas Industries) Located at 700-710 Oak Street in Fort Atkinson,
Wisconsin — FEC Project No. 170503

Dear Mr. Ackerman:

As requested, **Friess Environmental Consulting (FEC)** has prepared this work plan to conduct additional environmental services, including limited soil removal, vapor testing of the on-site building and adjacent to neighboring properties, additional rounds of groundwater sampling and, if necessary, additional monitoring well installation in the area of MW-12A. Site closure documentation will be completed following completion of the above tasks. This estimate presents a scope of work, cost and general timeframe for the project.

Project Background

The DB Oak property is located at 700-710 Oak Street in Fort Atkinson, Wisconsin. The property is relatively flat at an approximate elevation of 790 feet above mean sea level (MSL). Regional topography near the site slopes to the east and south towards the Rock River. The DB Oak property is bounded by East Cramer Street to the north, Oak Street to the west-southwest, and the Union Pacific (formerly Chicago and Northwest) rail line to the east-southeast. The property consists of an 180,000-square foot building with surrounding driveways and parking lots. A large parking lot and driveway near the northwest corner of the building are accessible from North Main Street to the west and Oak Street to the south. A gravel driveway and loading dock area is at the east side of the facility building. The loading dock is accessible from an asphalt driveway and small parking lot at the south side of the property, and from a gravel driveway at the north side of the building. An undeveloped wooded parcel is between the driveway at the north side of the building and East Cramer Street. Lawn areas are south and west of the building. The site location and property features are shown on Figures 1 and 2.

Based on a review of information, extensive site investigation activities have been conducted for a release of chlorinated volatile organic compounds (CVOCs) from the above referenced site. In addition, remedial activities, including soil vapor extraction and in-situ biological reductive de-chlorination and groundwater monitoring, have been conducted since 2004. FEC has been requested to evaluate the site conditions and provide a scope of work and schedule to bring the site towards closure. On November 16, 2017, FEC met with the DNR to

discuss status of project and steps toward site closure. As requested, FEC provides this work plan to outline the scope of work and tentative schedule of the items discussed at the meeting.

Sewer Evaluation and Limited Soil Removal

Surface water samples were collected from the storm drain at the side east of the DB Oak facility building, and from the storm water outfall at the southeast corner of the property. CVOCs were detected in water and sediment samples. Sample results indicate CVOCs within the upper two feet of sediment at the base of the swale. Results also show concentrations decline with depth and distance from the outfall. Contaminated sediment is believed to be caused by historic releases at the east side of the DB Oak building conveyed through the storm drain to the outfall and drainage swale. Sediment removal is proposed near the outfall to improve surface water and groundwater quality at the southeast corner of the DB Oak property. FEC will evaluate the source of stormwater impacts and possible vapor migration in the sewer. FEC will coordinate the removal and disposal of approximately 60 tons of CVOC impacted soil from the outfall of the drainage swale. A filter fabric and rip rap will be placed in the ditch to minimize future sediment migration and direct contact. FEC would like to conduct this work in February/March to minimize disturbance to stormwater. The area of sewer evaluation and area of soil removal is shown on the attached Figure 3.

Sub-Slab and Sewer Vapor Evaluation

As discussed at our meeting, vapor sampling is considered warranted within the southeastern portion of the building and at several locations downgradient of the DB Oak Property. One sub-slab vapor sampling point will be installed within the building near the eastern wall of the interior of the building. To install the sub-slab vapor sampling point, a small diameter hole will be drilled through the concrete slab into the sub-slab aggregate. A 2-inch long stainless steel or brass sleeve will be inserted into the drill hole. The space between the top of the sleeve and the concrete floor will be sealed with hydraulic cement and allowed to set. FEC will collect the sub-slab vapor sample with a summa canister. In addition, three soil gas probes will be installed in the Lorman and Jefferson Street right-of ways at locations adjacent to the existing storm sewer. The locations are shown on Figure 4. The soil gas probes will subsequently be submitted under standard chain-of-custody protocol to a Wisconsin-certified laboratory for analyses of chlorinated volatile organic compounds (CVOCs), via the TO-15 analytical method. FEC would like to conduct the sub-slab vapor sampling in February/March. The soil gas probe sampling would be conducted in spring 2018. Upon receipt of the laboratory analytical results, FEC will compile and analyze the findings of the sampling and prepare a report to document the sampling procedures and findings.

Groundwater Sampling and Well Installation

Twelve groundwater monitoring wells, fourteen piezometers, and four temporary wells have been installed during the SI. Groundwater samples have also been collected and/or evaluated from fourteen soil probes and twelve monitoring wells installed on neighboring properties. Based on the results of the groundwater monitoring, additional well installation may be necessary in the area of MW-12. No VOCs were detected in MW-12 in March 2016 or in several groundwater grab samples collected near MW-12 in June 2015. There was an elevated detection of cis-1,2-dichloroethene (c-DCE) detected in the water sample collected from MW-12A. FEC recommends collecting a sample from MW-12A to confirm the impacts and evaluate the current site conditions. FEC would like to conduct the sampling of MW-12A in February/March. If impacts are confirmed above the groundwater quality ES, piezometers MW-13A and MW-14A would be installed in spring 2018 to the south and east of MW-12A. The proposed piezometer locations are shown on Figure 4.

Following completion of the above referenced scope of work, FEC will prepare a supplemental site investigation report for submittal to the WDNR, which will include the results of the vapor and groundwater testing, a technical evaluation of the natural attenuation and plume definition, and documentation of limited soils removal and disposal. If appropriate, FEC will prepare the case closure request documents, including soil and groundwater GIS registries. Abandonment of the existing monitoring wells would be conducted following receipt of case closure from the WDNR.

Estimated Timeframe

We will proceed following DNR approval, access to the property, coordination with the contractors and utility clearance. Following receipt and review of the laboratory analytical testing, FEC will provide the results of the testing to the DNR. We will also provide verbal reports, as information is available, to keep you updated regarding the status of the project.

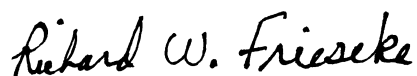
We appreciate this opportunity to submit this work plan for additional environmental consulting services. Please call us at (414) 228-9815 if you have any questions or if you need additional information.

Respectfully,

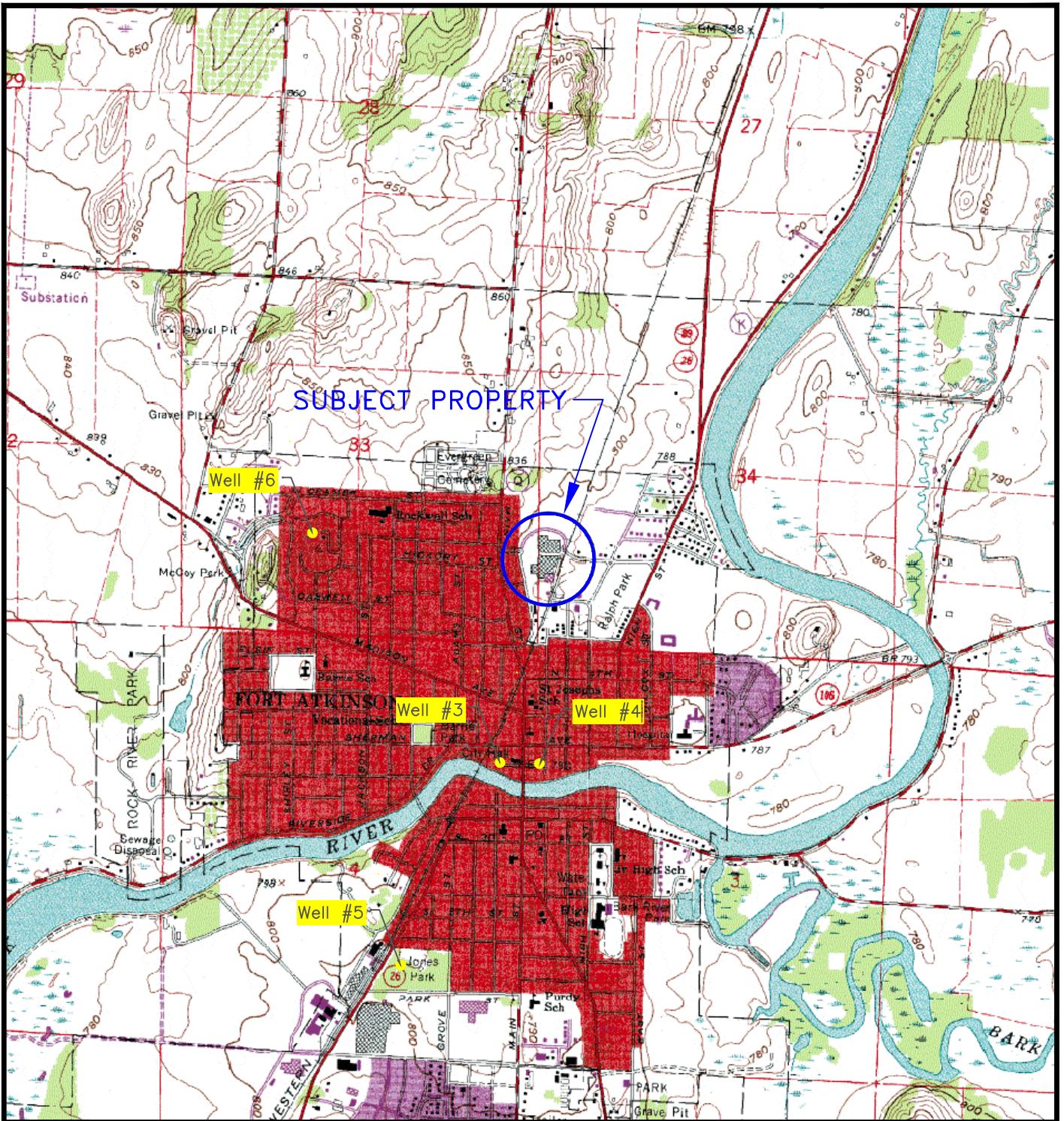
FRIESS ENVIRONMENTAL CONSULTING, INC.



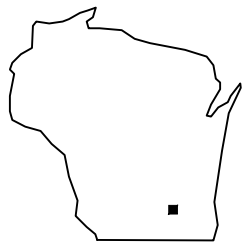
Trenton J. Ott
Project Manager



Richard W. Frieseke, P.E.
President



BASE MAP SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE, FORT ATKINSON, WISCONSIN, DATED 1987.



QUADRANGLE LOCATION

NORTH
SCALE: 1"=2400'

Former Thomas Industries
Fort Atkinson, Wisconsin

SITE LOCATION

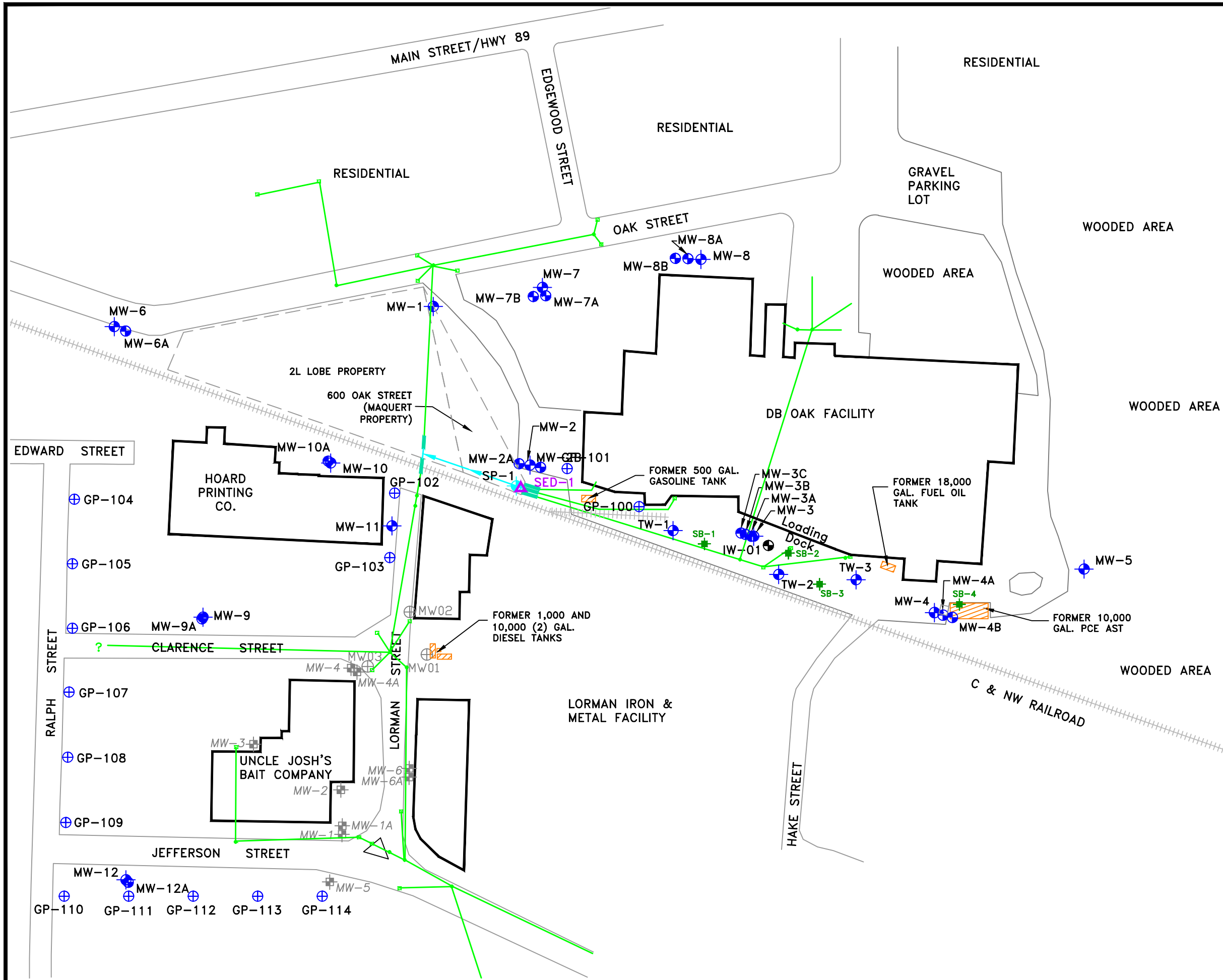
March 2013

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SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIGURE 1

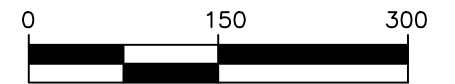
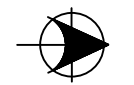
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LEGEND

- + SOIL BORING
- ⊕ 2015 PROBE BORING (WATER SAMPLE)
- + SAND POINT WELL
- ⊕ MONITORING WELL
- ⊕ PIEZOMETER
- ⊕ ABANDONED MONITORING WELL (UNCLE JOSH'S BAIT COMPANY)
- ⊕ ABANDONED MONITORING WELL (LORMAN IRON & METAL)
- FORMER TANKS
- STORM SEWER (APPROXIMATE)
- CULVERT
- SURFACE DITCH/DIRECTION OF FLOW
- ▲ SEDIMENT SAMPLE

NORTH



SCALE: 1" = 150'
SCALE IS APPROXIMATE

SOURCES:

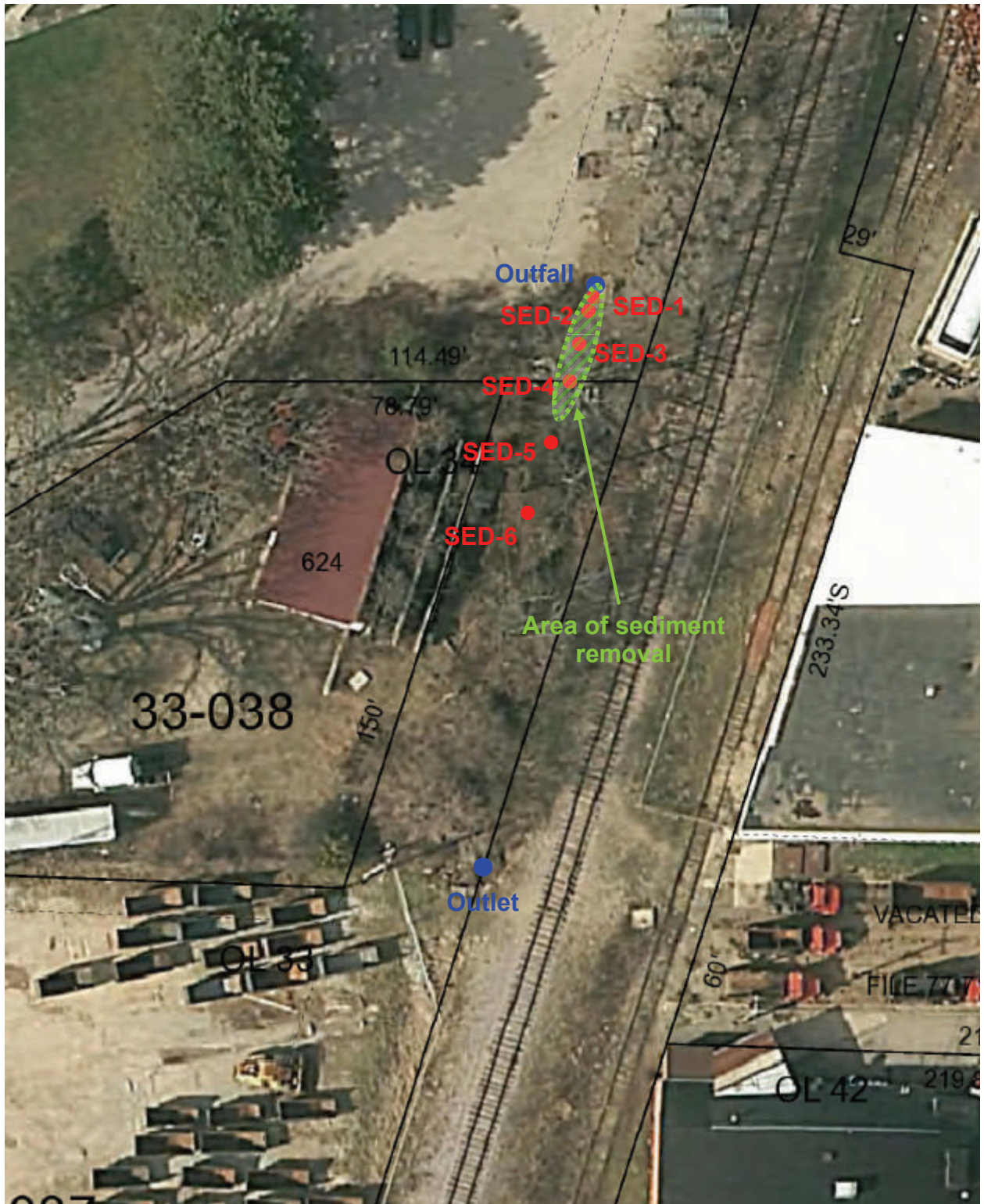
- ATEC, SITE PLAN AND GEOPROBE BORINGS, MARCH 30, 1995.
- AERIAL PHOTO, APRIL 21, 1996.
- AERIAL PHOTO, 2005.
- GOOGLE EARTH AERIAL PHOTO, SEPT. 2010

SHANNON & WILSON, INC.
 GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
 6506 Schroeder Road - Suite 201
 Madison, Wisconsin 53711
 Phone (608) 442-5223

DRAWN: DDZ, DAN PROJECT 42-1-37320 APPROVED: MSM

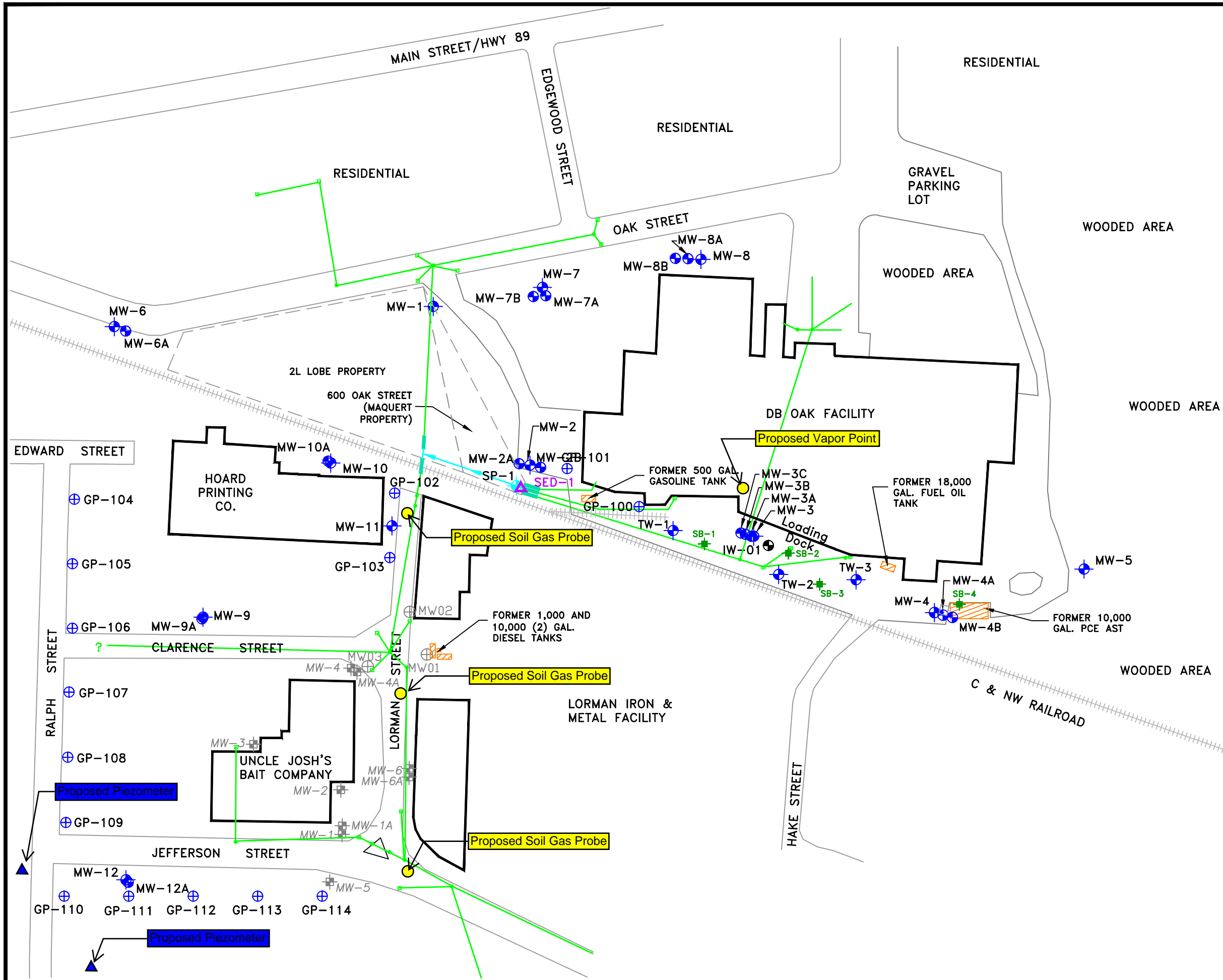
FIGURE 2 SITE MAP

FORMER THOMAS INDUSTRIES
700-710 OAK STREET, FORT ATKINSON, WISCONSIN



<p>FRIESS ENVIRONMENTAL CONSULTING, INC.</p>	<p>Proposed Excavation Diagram 700-710 Oak Street Property Fort Atkinson, Wisconsin</p>		<p>Figure 3</p>
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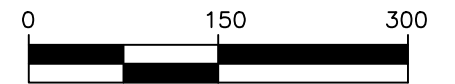
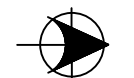
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FIGURE 2 SITE MAP

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