From:	Gross, Erin <Erin.Gross@stantec.com>
Sent:	Thursday, April 16, 2020 3:21 PM
To:	Egan, Alice M - DNR
Cc:	Binder, Rick; 'deb.sielski@co.washington.wi.us'
Subject:	Case Closure Requirements: Niphos Coatings Inc. (Former) (BRRTS #02-67-561163)
Attachments:	Niphos_WellsNeedingReplacement_20200416.pdf; figB_2_b_residual_soil_20190930.pdf; 20200402_80_Closure_Not_Rec.pdf

Hello Alice,

Rick and I have reviewed the Case Closure NR 726 Not Recommended letter dated April 2, 2020 and wanted to set up a call with you this **Tuesday April 21, 2020 at 10am** if you are available. Deb Sielski of Washington County would attend the call. We would like to discuss and receive clarification on the following items:

- The site was visited by Rick Binder and a representative from Washington County on April 3, 2020 and the status of the temporary wells on site was inspected. The following **wells were indicated as needing to be replaced** (see the attached figure for locations):
    - TW6 – Removed
    - TW7 – Removed/Damaged
    - TW8 – Removed/Damaged
        - Can we discuss this possibly not needing to be sampled as:
            - Has historically not been above the PAL/ES
            - TW11 has historically been below the PAL as well and is closer to the perimeter of the plume than TW8
    - TW9 – Removed/Damaged
    - TW11 – Removed/Damaged
    - TW13– Removed/Damaged
    - TW15 – Removed/Damaged
    - TW17 – Removed/Damaged
        - Could potentially get a cart rig east of the building and delineate the plume further east
    - The following wells could be sampled:
        - TW10 – Questionable
        - TW12 – Good condition
        - TW14 – Good Condition
        - TW16 – Questionable
        - TW18 – Questionable

- For the new wells, if deemed necessary, would these be approved to be **1"-diameter PVC wells** with 0.01-inch slot size 10-foot long screens as they were previously?
    - As previously done by AECOM and Stantec, these wells' screens would be backfilled with a clean sand filter pack, up to one foot above the PVC screen and granular bentonite to the surface
    - Developed prior to sampling, which will consist of purging until the resultant water is low in silt/sediment to an appropriate volume given hydrogeological environment (given the well diameter and groundwater depth)
- We do not anticipate soil sampling during well installation. We had discussed blind drilling the new wells to save on costs with the driller as we already have soil data in these areas
- Why would we be sampling the **groundwater for VOCs**? Looks like arsenic and lead are the PAL/ES exceedances reported.

    - It looks like the only VOC detected in the groundwater was chloromethane which was determined to be a laboratory background contamination and not actual impacts in the groundwater on the site (Stantec Supplemental Site Investigation Report, June 2019). Additionally the report states, "*VOCs were not detected in 26 previous soil samples, and chloromethane was the only VOC detected in groundwater (suggesting an absence of on-site sources of VOC contamination). Chloromethane was considered a 'lab artifact' attributable to sources of contamination present in the analytical laboratory*."
- Confusion on why characterization of waste material is included as an additional requirement needed for case closure under WAC NR 726
    - AECOM collected the concrete sample for purposes of <u>waste characterization</u> to evaluate if special handling would be required as part of building demolition or renovation (CON-2). The total cadmium concentration in this sample could theoretically exceed the TCLP limit listed in NR 661. Several soil and groundwater samples have been collected surrounding this concrete sample and elevated concentrations were not detected in these samples.
    - We are confused how this is encapsulated into NR 726 closure, as this appears to be more of a NR 289/291 statute issue?
        - As the concrete is currently still in place and may remain in place during renovation, and will be managed/cleaned accordingly, the waste has not yet been generated during the response action.
        - We obviously would work with the appropriate personnel at the WDNR to ensure that this concern is addressed, as we would for other materials such as asbestos/lead-based paint, but unsure why this concrete issue would need to be resolved for case closure under NR 726
- I believe the original cap maintenance plan was a conservative approach, so you are suggesting that the residual soil and groundwater contamination soley dictate that cap? We can make this change.

Please let me know if you are available for **10am on Tuesday April 21st** and I can send everyone a Skype invite.
Thank you,

Erin Gross P.G.
Staff Geologist

Direct (Mequon office): 262-643-9110
Direct (Cottage Grove office): 608-839-2050
Mobile: 608-628-6278
Erin.Gross@stantec.com

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12075 Corporate Parkway Suite 200
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April 2, 2020

Deb Sielski
Washington County
333 East Washington Street, Suite 2300
West Bend, WI 53095

Subject: Case Closure under Wis. Admin. Code ch. NR 726 Not Recommended
Niphos Coatings Inc. (Former), 308 Oak Street, Slinger, Wisconsin
BRRTS #: 02-67-561163, FID #: 267069880

Dear Ms. Sielski:

On March 5, 2020, the Wisconsin Department of Natural Resources (DNR) reviewed the closure request for the case identified above. The DNR reviews environmental remediation cases for compliance with applicable laws, including Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700 – 754 and whether any further threat to public health, safety or welfare or the environment exists at the site or facility, per Wis. Admin. Code § NR 726.13 (2) (b). As discussed with Erin Gross from Stantec Consulting Services Inc. (Stantec) on March 6, 2020, case closure is not recommended because additional legal requirements must be met. The purpose of this letter is to inform you of the remaining requirements for obtaining closure. We request that within 60 days of this letter, you provide us with the information requested or your written response regarding the necessary work and a schedule for completion of this work.

Background

The site is approximately 0.32 acres and includes a building and residence. Former uses of the site include a cigar factory, a pipe organ factory and nickel-plating facility. In 2012, the United States Environmental Protection Agency (EPA) conducted an emergency response action to remove hazardous substances from the site. Subsequent environmental investigations by AECOM and Stantec identified nickel, PAHs and/or lead in the soil above DNR standards across the site. Arsenic was identified in the groundwater beneath the building at concentrations that exceeded DNR groundwater standards. The site is currently unoccupied.

Additional Requirements Needed for Case Closure Under Wis. Admin. Code ch. NR 726

As noted above, additional work is necessary to meet the requirements for case closure because additional groundwater monitoring is required. During redevelopment of the building, waste characterization of the concrete floor in the main plating room may be necessary.

Need to Conduct Additional Groundwater Monitoring

Additional groundwater monitoring is needed to confirm previous results and to establish compliance with the closure criteria of Wis. Admin. Code § NR 726.05 (6). Additional groundwater sampling is required from all temporary groundwater monitoring wells except from wells TW-1 – TW-5, which are outside of the identified plume area. Parameters that should be included in the laboratory analysis are volatile organic compounds (VOCs) and Resource Conservation and Recovery Act (RCRA) metals.

The site investigation can be an iterative process. Additional sampling may indicate that further assessment is needed to define the degree and extent of contamination in all affected media.

Need to Characterize Waste Material

Cadmium was identified in a concrete sample collected from the building's main plating room at a concentration that could exceed its toxicity characteristic leaching potential (TCLP) limit as listed in Wis. Admin. Code ch. NR 661. During renovation or demolition of the building, additional samples should be collected of the concrete floor in the main plating room to characterize for waste disposal.

Documentation Revisions

The DNR is requesting revisions to the closure packet as identified below:

- The groundwater table A.1 by AECOM identified chloromethane in groundwater samples collected from temporary groundwater monitoring wells at concentrations above regulatory standards, both the Preventive Action Level (PAL) and Enforcement Standard (ES). The chloromethane standards need to be revised with the correct PAL and ES concentrations.
- Residual soil contamination containing PAHs at concentrations that exceed Wis. Admin. Code ch. NR 720 residual contaminant levels (RCLs) for direct contact is located in an area between the building and the residence. The cap maintenance plan identified the cap to prevent direct contact with the identified contamination and prevent groundwater infiltration to include the existing building, residence, paved areas and remedial excavation areas. Because of the limited area of direct contact exceedances, it is appropriate to reduce the size of the cap. A revised cap maintenance plan should be submitted and identify the purpose of the cap.

Schedule

Within 60 days of the date of this letter by June 2, 2020, respond in writing with a schedule of your plans to meet these requirements. Until requirements are met, your site will remain "open" and you are required to submit semi-annual progress reports, per Wis. Admin. Code § NR 700.11. You are also responsible for any operation and maintenance activities required under Wis. Admin. Code § NR 724.13. Once the additional work has been completed, documentation should be submitted to the DNR to demonstrate that the applicable requirements have been met, per the timelines above.

Conclusion

If you have any questions regarding the information in this letter or would like to schedule a meeting to discuss this case, please contact the DNR project manager, Alice Egan at (414)263-8626 or alice.egan@wisconsin.gov. For more information on the closure reconsideration process, please see DNR publication, RR-102, "Wis. Admin. Code ch. NR 726 Case Closure Reconsideration Process" by visiting dnr.wi.gov, search: RR-102, for more information.

The DNR appreciates your efforts to restore the environment at this site.

Sincerely,

Michele R. Norman

Michele R. Norman
Team Supervisor, Southeast Region
Remediation & Redevelopment Program

cc: Erin Gross, Stantec (electronic)

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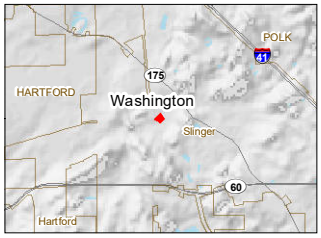

Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Data Sources Include: Stantec, WDNR and WDOT
3. Orthophotography: Washington Co 2015

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Legend

- Property Boundary
- Building Footprint
- Trench Drain
- Temporary Well Location (AECOM 2013)
- Temporary Well Location (Stantec 2016)
- Soil Boring Location (Stantec 2016)
- Confirmation Sample (Stantec 2018)
- Metals and/or PAHs above BTVs and GW RCLs
- PAHs and/or Metals above DC NI RCLs

BTVs = Background Threshold Values
DC = Direct Contact
GW = Soil to Groundwater Pathway
NI = Non-Industrial

PAHs = Polycyclic Aromatic Hydrocarbons
RCLs = Residual Contaminant Levels

Figure No.
B.2.b

Title
Residual Soil Contamination

Client/Project
Washington County
Former Niphos Coatings Building

Project Location
T10N, R19E, S18
V. of Slinger,
Washington Co., WI

193703514
Prepared by AJS on 2019-07-22
Technical Review by MP on 2019-07-22
Ind. Review by RB on 2019-09-09

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Stantec

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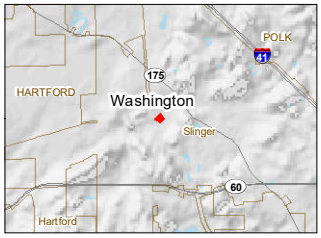

Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
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Legend

- Property Boundary
- Building Footprint
- Trench Drain
- Temporary Well Location (AECOM 2013)
- Temporary Well Location (Stantec 2016)
- Soil Boring Location (Stantec 2016)
- Confirmation Sample (Stantec 2018)
- Remedial Excavation
- Approximate Extent of Arsenic ES Exceedance
- Approximate Extent of Lead and Arsenic PAL Exceedance

PAL = Preventative Action Limit
ES = Enforcement Standard

Figure No.
B.3.b

Title
Groundwater Isoconcentration

Client/Project
Washington County
Former Niphos Coatings Building

Project Location
T10N, R19E, S18
V. of Slinger,
Washington Co., WI

193703514
Prepared by AJS on 2019-07-22
Technical Review by MP on 2019-07-22
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