From: Oelkers, Eric <EOelkers@scsengineers.com>
Sent: Monday, March 3, 2025 5:26 PM
To: Koepke, Cynthia L - DNR
Cc: tyler krupp; Vernon, Kyle
Subject: RE: Vapor Sampling Update for former Classic Cleaners BRRTS #02-13-368525
Attachments: 250303_Soil Vapor Analytical Results Summary.pdf; Fig 1 Site Plan with Vapor Pin Locations.pdf; 2502239_d_sub slab vapor.pdf; 2502239_COC_sub slab vapor.pdf

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Cindy,
Your email on June 14, 2024 in response to our second vapor sampling update for the former Classic Cleaners/Threshold Development /Fitzgerald project indicated that the continuing obligation for inspection and reporting on the source property could be removed if a third round sub-slab vapor sampling in winter conditions confirmed that sub-slab vapor concentrations do not exceed vapor risk screening levels (VRSLs).

The third round of sub-slab vapor sampling results are attached. The detected concentrations are well below the most conservative VRSLs. Based on these results, I recommend that no additional sub-slab sampling is necessary and the continuing obligations related to residual soil/vapor contamination and capping requirements at the source property may be vacated.

Assuming DNR agrees with this recommendation, we plan to submit a post-closure documentation report that addresses the remaining requirements listed in DNR's "Post-Closure Modification Initial Approval" letter dated December 10, 2021. We will request that the cap maintenance and inspection requirements and other COs related to soil/vapor contamination on the source property be removed. The fees for the post closure modification review and soil and groundwater GIS registry updates were paid at the time of the post closure modification request in 2021, so we do not anticipate submitting addition fees with the documentation report.

Please le mw know if you have any questions or concerns.

Regards,

Eric Oelkers, PG*
Senior Project Manager / Hydrogeologist
SCS Engineers
2830 Dairy Drive
Madison, WI 53718-6751 USA
608-216-7341 (W)

608-444-3934 (C)
eoelkers@scsengineers.com
*Licensed in WI

Driven by Client Success
www.scsengineers.com

From: Oelkers, Eric
Sent: Thursday, May 30, 2024 1:50 PM
To: Koepke, Cynthia L - DNR <Cynthia.Koepke@wisconsin.gov>
Cc: tyler krupp <tyler@thresholddevelopmentgroup.com>; Tyler Weavers <tweavers@kruppconstruction.com>; Radunzel, Ashley <ARadunzel@scsengineers.com>
Subject: RE: Vapor Sampling Update for former Classic Cleaners BRRTS #02-13-368525

Hi Cindy,
An update letter documenting the results of the second round of sub-floor soil sampling at the former Classic Cleaners site in Monona is attached and has been uploaded to the DNR portal (confirmation attached).
The second set of results are consistent with the first round and show that PERC concentrations below the floor do not exceed screening levels.

Please call or email if you have any questions.

Regards,

Eric Oelkers, PG*
Senior Project Manager / Hydrogeologist
SCS Engineers
2830 Dairy Drive
Madison, WI 53718-6751 USA
608-216-7341 (W)
608-444-3934 (C)
eoelkers@scsengineers.com
*Licensed in WI

Driven by Client Success
www.scsengineers.com

From: Oelkers, Eric
Sent: Friday, March 15, 2024 5:17 PM
To: Koepke, Cynthia L - DNR <Cynthia.Koepke@wisconsin.gov>
Cc: tyler krupp <tyler@thresholddevelopmentgroup.com>; Tyler Weavers <tweavers@kruppconstruction.com>
Subject: Vapor Sampling Update for former Classic Cleaners BRRTS #02-13-368525

Hi Cindy,

A letter summarizing the recent slug-slab vapor testing at the former Classic Cleaners/ Threshold Development site in Madison is attached for your review.
Please let me know if you would like us to upload a copy to the DNR submittal portal.
Regards,

Eric Oelkers, PG*
Senior Project Manager / Hydrogeologist
SCS Engineers
2830 Dairy Drive
Madison, WI 53718-6751 USA
608-216-7341 (W)
608-444-3934 (C)
eoelkers@scsengineers.com
*Licensed in WI

Driven by Client Success
www.scsengineers.com

eurofins | Air Toxics

Analysis Request / Passive Sorbent Chain of Custody

eurofinsus.com

Eurofins Environment Testing Northern California, LLC
180 Blue Ravine Rd. Suite B, Folsom, CA 95630
Phone (800) 985-5955; Fax (916) 351-8279

Workorder #: 2502333

page 1 of 1

Client: SCS Engineers
Site Name: Threshold Monona
Project Manager: Eric Oelkers
Sampler: Eric Oelkers/Kyle Vernon

Project Name: Threshold Monona
Project #: 25221209
PO#:

Turnaround Time (Specify Below)
Standard X Rush _____ (Surcharges will apply, per availability)
Samples received after 3PM PST are considered to be received on the following workday.
Requested Date (mm/dd/yy):
QR Number of Days:

Sample Matrix (Check One)
Reporting Units (Circle One)
ppbv µg/m³ ppmv mg/m³ µg ng

Lab ID	Field Sample Identification (Location)	Tube # / Sampler ID	Times are military unless am/pm is indicated: Deployment Information Date	Deployment Information Time	Retrieval Information Date	Retrieval Information Time	Indoor/Outdoor Air	Soil Gas	Workplace Monitoring	(Other)	Temperature	Analysis Requested	Sample Comments:
01A	VP-1	AN-VP-24-255	1/31/25	9:50	2/11/25	13:20		✓			60	VOC	
02A	VP-2	AN-VP-24-258	1/31/25	9:40	2/11/25	13:02		✓			60	See	Sampler Broken
03A	VP-3	AN-VP-24-254	1/31/25	9:30	2/11/25	12:53		✓			60	below	
04A	VP-4	AN-VP-24-257	1/31/25	10:05	2/11/25	13:32		✓			60		
05A	VP-5	AN-VP-24-256	1/31/25	10:18	2/11/25	13:27		✓			60		
06A	VP-6	AN-VP-24-253	1/31/25	10:00	2/11/25	13:36		✓			60		

INITIAL °C: ___ CF: ___ ~~FINAL °C:~~ NA SLD 2/13/25
PROBE: TIME STORED:
~~CUSTODY SEAL?~~ ~~YES~~ ~~NO~~ (NONE)
CARRIER: FedEx

Special Instructions/Notes:
VOC: PCE, TCE cis & trans-1,2-DCE, vinyl chloride

Relinquished by: (Signature/Affiliation)	Date	Time	Received by: (Signature/Affiliation)	Date	Time
Kyle Vernon, Kyle Vernon	2/11/25	5:30Pm	FAT	2.13.25	0956
Relinquished by: (Signature/Affiliation)	Date	Time	Received by: (Signature/Affiliation)	Date	Time
Relinquished by: (Signature/Affiliation)	Date	Time	Received by: (Signature/Affiliation)	Date	Time

Lab Use Only

Shipper Name: FedEx | **Custody Seals Intact?** Yes No (None) | **Temperature:** | **Condition:**

Sample Transportation Notice: Relinquishing signature on this document indicates that samples are shipped in compliance with all applicable local, State, Federal, and international laws, regulations, and ordinances of any kind. Relinquishing signature also indicates agreement to hold harmless, defend, and indemnify Eurofins Air Toxics against any claim, demand, or action, of any kind, related to the collection, handling, of shipping of samples. D.O.T Hotline (800) 467-4922

eurofins | Air Toxics

Analytical Report

2/26/2025
Mr. Eric Oelkers
SCS Engineers
2830 Dairy Drive

Madison WI 53718

Project Name: Threshold Monona
Project #: 25221209
Workorder #: 2502239

Dear Mr. Eric Oelkers

The following report includes the data for the above referenced project for sample(s) received on 2/13/2025 at Eurofins Air Toxics LLC.

The data and associated QC analyzed by Passive S.E. WMS are compliant with the project requirements or laboratory criteria with the exception of the deviations noted in the attached case narrative.

Thank you for choosing Eurofins Air Toxics LLC. for your air analysis needs. Eurofins Air Toxics Inc. is committed to providing accurate data of the highest quality. Please feel free to contact the Project Manager: Jade White at 916-985-1000 if you have any questions regarding the data in this report.

Regards,

Jade White

Project Manager

eurofins | Air Toxics

WORK ORDER #: 2502239

Work Order Summary

CLIENT:	Mr. Eric Oelkers SCS Engineers 2830 Dairy Drive Madison, WI 53718	**BILL TO:**	Mr. Eric Oelkers SCS Engineers 2830 Dairy Drive Madison, WI 53718
PHONE:	608-224-2830	**P.O. #**	
FAX:	608-224-2839	**PROJECT #**	25221209 Threshold Monona
DATE RECEIVED:	02/13/2025	**CONTACT:**	Jade White
DATE COMPLETED:	02/25/2025		

FRACTION #	NAME	TEST
01A	VP-1	Passive S.E. WMS
02A(cancelled)	VP-2	Passive S.E. WMS
03A	VP-3	Passive S.E. WMS
04A	VP-4	Passive S.E. WMS
05A	VP-5	Passive S.E. WMS
06A	VP-6	Passive S.E. WMS
07A	Lab Blank	Passive S.E. WMS
08A	CCV	Passive S.E. WMS
09A	LCS	Passive S.E. WMS
09AA	LCSD	Passive S.E. WMS

CERTIFIED BY: Heidi Hayes DATE: 02/26/25

Technical Director

Cert. No.: AZ Licensure-AZ0775, FL NELAP-E87680, LA NELAP–02089, MN NELAP-2836569, NH NELAP–209224-A, NJ NELAP-CA016, NY NELAP-11291, TX NELAP-T104704434, UT NELAP-CA009332023-16, VA NELAP-13180, WA NELAP-C935
Name of Accreditation Body: NELAP/ORELAP (Oregon Environmental Laboratory Accreditation Program) CA300005-21
Eurofins Environment Testing Northern California, LLC certifies that the test results contained in this report meet all requirements of the 2016 TNI Standard.

This report shall not be reproduced, except in full, without the written approval of Eurofins Air Toxics, LLC.

LABORATORY NARRATIVE
WMS Passive SE by Mod EPA TO-17
SCS Engineers
Workorder# 2502239

Six WMS-VP samples were received on February 13, 2025. The laboratory analyzed the charcoal sorbent bed of the passive sampler following modified method EPA TO-17. The VOCs were chemically extracted using carbon disulfide and an aliquot of the extract was injected into a GC/MS for identification and quantification of volatile organic compounds (VOCs).

The mass of each target compound adsorbed by the sampler was converted to units of concentration using the sample deployment time and the sampling rate for each VOC. If sampling rates were calculated by the lab or the manufacturer, the concentration result has been flagged as an estimated value. Results are not corrected for desorption efficiency.

Please note that 1,1,2,2-Tetrachloroethane (1,1,2,2-PCA) can degrade into Trichloroethene (TCE) during storage on the charcoal-based sorbent used in the WMS device. Samples containing 1,1,2,2-PCA may yield reduced concentrations of 1,1,2,2-PCA and elevated concentrations of TCE.

The reference method used for this procedure is EPA TO-17, which describes the collection of VOCs in ambient air using sorbents and analysis by GC/MS. Because TO-17 describes active sample collection using a pump and thermal desorption as the preparation step, several modifications are required. Modifications to TO-17 are listed in the table below:

Requirement	***TO-17***	***ATL Modifications***
Sample Collection	Pump pulls measured air volume through sorbent tube	VOCs in air adsorbed onto sorbent bed passively through diffusion
Sample Preparation	Thermal extraction	Solvent extraction
Sorbent tube conditioning	Condition newly packed tubes prior to use	Charcoal-based sorbent is a single use media and conditioning is conducted by vendor.
Instrumentation	Thermal desorption introduction system	Liquid injection introduction system
Internal Standard	Gas-phase internal standard introduced on the tube or focusing trap during analysis	Liquid-phase internal standard introduced on the tube at the time of extraction
Media and sample storage	<4 deg C, 30 days	Media shelf life is determined by vendor; sample hold-time is 6 months for the RAD130 and WMS. Sample preservation requirements are storage in a cool, solvent-free refrigerator and optional use of ice during shipping.
Internal Standard Recovery	+/-40% of daily CCV area	-50% to +100% of daily CCV area

Receiving Notes

The sampler for sample VP-2 was broken while still encased in bubble wrap and foil. Following

client notification of this event, analysis was cancelled.

Analytical Notes

To calculate ug/m3 concentrations in the Lab Blank, a sampling duration of 16056 minutes was applied.

The tube used to store the sorbent cartridge for samples VP-3 and VP-6 were received broken. As a result, the cartridge was exposed to VOCs after sample collection. The client was notified and the lab was instructed to proceed with sample analysis. Detections in the sample were qualified with a "CN" flag to indicate possible a false positive or high bias due to the broken storage tube.

Definition of Data Qualifying Flags

Ten qualifiers may have been used on the data analysis sheets and indicate as follows:

B - Compound present in laboratory blank greater than reporting limit (background subtraction not performed).

J - Estimated value.

E - Exceeds instrument calibration range.

S - Saturated peak.

Q - Exceeds quality control limits.

U - Compound analyzed for but not detected above the reporting limit.

UJ- Non-detected compound associated with low bias in the CCV

N - The identification is based on presumptive evidence.

C - Estimated concentration due to calculated sampling rate

CN - See case narrative explanation.

File extensions may have been used on the data analysis sheets and indicates as follows:

a-File was requantified

b-File was quantified by a second column and detector

r1-File was requantified for the purpose of reissue

eurofins | Air Toxics

Summary of Detected Compounds
VOC BY PASSIVE SAMPLER - GC/MS

Client Sample ID: VP-1

Lab ID#: 2502239-01A

No Detections Were Found.

Client Sample ID: VP-3

Lab ID#: 2502239-03A

No Detections Were Found.

Client Sample ID: VP-4

Lab ID#: 2502239-04A

Compound	Rpt. Limit (ug)	Rpt. Limit (ug/m3)	Amount (ug)	Amount (ug/m3)
Tetrachloroethene	0.050	2.4	1.5	70

Client Sample ID: VP-5

Lab ID#: 2502239-05A

No Detections Were Found.

Client Sample ID: VP-6

Lab ID#: 2502239-06A

Compound	Rpt. Limit (ug)	Rpt. Limit (ug/m3)	Amount (ug)	Amount (ug/m3)
Tetrachloroethene	0.050	2.4	0.43 CN	20 CN

eurofins | Air Toxics

Client Sample ID: VP-1

Lab ID#: 2502239-01A

VOC BY PASSIVE SAMPLER - GC/MS

File Name:	**c021406sim**	**Date of Collection: 2/11/25 1:20:00 PM**	
Dil. Factor:	**1.00**	**Date of Analysis: 2/14/25 01:32 PM**	
		Date of Extraction: 2/14/25	

Compound	Rpt. Limit (ug)	Rpt. Limit (ug/m3)	Amount (ug)	Amount (ug/m3)
Vinyl Chloride	0.20	120	Not Detected	Not Detected
trans-1,2-Dichloroethene	0.10	22	Not Detected	Not Detected
cis-1,2-Dichloroethene	0.050	6.9	Not Detected	Not Detected
Trichloroethene	0.050	3.7	Not Detected	Not Detected
Tetrachloroethene	0.050	2.4	Not Detected	Not Detected

Temperature = 60F , duration time = 16050 minutes.

Container Type: WMS-VP

Surrogates	%Recovery	Method Limits
Toluene-d8	105	70-130

eurofins | Air Toxics

Client Sample ID: VP-3

Lab ID#: 2502239-03A

VOC BY PASSIVE SAMPLER - GC/MS

File Name:	**c021407sim**	**Date of Collection: 2/11/25 12:53:00 PM**	
Dil. Factor:	**1.00**	**Date of Analysis: 2/14/25 01:59 PM**	
		Date of Extraction: 2/14/25	

Compound	Rpt. Limit (ug)	Rpt. Limit (ug/m3)	Amount (ug)	Amount (ug/m3)
Vinyl Chloride	0.20	120	Not Detected	Not Detected
trans-1,2-Dichloroethene	0.10	22	Not Detected	Not Detected
cis-1,2-Dichloroethene	0.050	6.9	Not Detected	Not Detected
Trichloroethene	0.050	3.7	Not Detected	Not Detected
Tetrachloroethene	0.050	2.4	Not Detected	Not Detected

Temperature = 60F , duration time = 16043 minutes.

Container Type: WMS-VP

Surrogates	%Recovery	Method Limits
Toluene-d8	105	70-130

eurofins | Air Toxics

Client Sample ID: VP-4

Lab ID#: 2502239-04A

VOC BY PASSIVE SAMPLER - GC/MS

File Name:	**c021408sim**	**Date of Collection: 2/11/25 1:32:00 PM**
Dil. Factor:	**1.00**	**Date of Analysis: 2/14/25 02:27 PM**
		Date of Extraction: 2/14/25

Compound	Rpt. Limit (ug)	Rpt. Limit (ug/m3)	Amount (ug)	Amount (ug/m3)
Vinyl Chloride	0.20	120	Not Detected	Not Detected
trans-1,2-Dichloroethene	0.10	22	Not Detected	Not Detected
cis-1,2-Dichloroethene	0.050	6.9	Not Detected	Not Detected
Trichloroethene	0.050	3.7	Not Detected	Not Detected
Tetrachloroethene	0.050	2.4	1.5	70

Temperature = 60F , duration time = 16047 minutes.

Container Type: WMS-VP

Surrogates	%Recovery	Method Limits
Toluene-d8	104	70-130

eurofins | Air Toxics

Client Sample ID: VP-5

Lab ID#: 2502239-05A

VOC BY PASSIVE SAMPLER - GC/MS

File Name:	**c021409sim**	**Date of Collection: 2/11/25 1:27:00 PM**	
Dil. Factor:	**1.00**	**Date of Analysis: 2/14/25 02:54 PM**	
		Date of Extraction: 2/14/25	

Compound	Rpt. Limit (ug)	Rpt. Limit (ug/m3)	Amount (ug)	Amount (ug/m3)
Vinyl Chloride	0.20	120	Not Detected	Not Detected
trans-1,2-Dichloroethene	0.10	22	Not Detected	Not Detected
cis-1,2-Dichloroethene	0.050	6.9	Not Detected	Not Detected
Trichloroethene	0.050	3.7	Not Detected	Not Detected
Tetrachloroethene	0.050	2.4	Not Detected	Not Detected

Temperature = 60F , duration time = 16029 minutes.

Container Type: WMS-VP

Surrogates	%Recovery	Method Limits
Toluene-d8	104	70-130

eurofins | Air Toxics

Client Sample ID: VP-6

Lab ID#: 2502239-06A

VOC BY PASSIVE SAMPLER - GC/MS

File Name:	**c021410sim**	**Date of Collection: 2/11/25 1:36:00 PM**	
Dil. Factor:	**1.00**	**Date of Analysis: 2/14/25 03:21 PM**	
		Date of Extraction: 2/14/25	

Compound	Rpt. Limit (ug)	Rpt. Limit (ug/m3)	Amount (ug)	Amount (ug/m3)
Vinyl Chloride	0.20	120	Not Detected	Not Detected
trans-1,2-Dichloroethene	0.10	22	Not Detected	Not Detected
cis-1,2-Dichloroethene	0.050	6.9	Not Detected	Not Detected
Trichloroethene	0.050	3.7	Not Detected	Not Detected
Tetrachloroethene	0.050	2.4	0.43 CN	20 CN

CN =See Case Narrative explanation

Temperature = 60F , duration time = 16056 minutes.

Container Type: WMS-VP

Surrogates	%Recovery	Method Limits
Toluene-d8	105	70-130

eurofins | Air Toxics

Client Sample ID: Lab Blank

Lab ID#: 2502239-07A

VOC BY PASSIVE SAMPLER - GC/MS

File Name:	**c021405sim**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 2/14/25 11:53 AM**	
		Date of Extraction: 2/14/25	

Compound	Rpt. Limit (ug)	Rpt. Limit (ug/m3)	Amount (ug)	Amount (ug/m3)
Vinyl Chloride	0.20	120	Not Detected	Not Detected
trans-1,2-Dichloroethene	0.10	22	Not Detected	Not Detected
cis-1,2-Dichloroethene	0.050	6.9	Not Detected	Not Detected
Trichloroethene	0.050	3.7	Not Detected	Not Detected
Tetrachloroethene	0.050	2.4	Not Detected	Not Detected

Temperature = 60F , duration time = 16056 minutes.

Container Type: WMS-VP

Surrogates	%Recovery	Method Limits
Toluene-d8	106	70-130

eurofins | Air Toxics

Client Sample ID: CCV

Lab ID#: 2502239-08A

VOC BY PASSIVE SAMPLER - GC/MS

File Name:	**c021402sim**	**Date of Collection: NA**
Dil. Factor:	**1.00**	**Date of Analysis: 2/14/25 10:15 AM**
		Date of Extraction: NA

Compound	%Recovery
Vinyl Chloride	87
trans-1,2-Dichloroethene	90
cis-1,2-Dichloroethene	88
Trichloroethene	88
Tetrachloroethene	86

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	107	70-130

eurofins | Air Toxics

Client Sample ID: LCS

Lab ID#: 2502239-09A

VOC BY PASSIVE SAMPLER - GC/MS

File Name:	**c021403sim**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 2/14/25 10:58 AM**	
		Date of Extraction: 2/14/25	

Compound	%Recovery	Method Limits
Vinyl Chloride	109	50-140
trans-1,2-Dichloroethene	104	70-130
cis-1,2-Dichloroethene	98	70-130
Trichloroethene	92	70-130
Tetrachloroethene	83	70-130

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	103	70-130

eurofins | Air Toxics

Client Sample ID: LCSD

Lab ID#: 2502239-09AA

VOC BY PASSIVE SAMPLER - GC/MS

File Name:	**c021404sim**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 2/14/25 11:25 AM**	
		Date of Extraction: 2/14/25	

Compound	%Recovery	Method Limits
Vinyl Chloride	122	50-140
trans-1,2-Dichloroethene	105	70-130
cis-1,2-Dichloroethene	99	70-130
Trichloroethene	92	70-130
Tetrachloroethene	82	70-130

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	104	70-130

eurofins | Air Toxics

Method : Passive SE GC/MS WMS (Sh)-c/t-1,2-DCE, PCE, TCE & VC

CAS Number	Compound	Rpt. Limit (ug)
75-01-4	Vinyl Chloride	0.20
156-60-5	trans-1,2-Dichloroethene	0.10
156-59-2	cis-1,2-Dichloroethene	0.050
79-01-6	Trichloroethene	0.050
127-18-4	Tetrachloroethene	0.050

	Surrogate	Method Limits
2037-26-5	Toluene-d8	70-130

Table 1. Sub-Slab Soil Vapor Analytical Results Summary
Former Classic Cleaners, Monona, Wisconsin / SCS Engineers Project #25221209.00
(Results are in µg/m^3)

Sample	Sample Start Date	Sample End Date	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	Tetrachloroethene (PCE)	Trichloroethene (TCE)	Vinyl Chloride
CAS #	--	--	156-59-2	156-60-5	127-18-4	79-01-6	75-01-4
VP-1	2/2/2024	2/13/2024	<7.2	<23	<2.5	<3.8	<130
	4/19/2024	5/1/2024	Sampler broke - sample not analyzed				
	1/31/2025	2/11/2025	<6.9	<22	<2.4	<3.7	<120
VP-2	2/2/2024	2/13/2024	<7.2	<23	21	<3.8	<130
	4/19/2024	5/1/2024	<6.6	<21	22	<3.5	<120
	1/31/2025	2/11/2025	Sampler broke - sample not analyzed				
VP-3	2/2/2024	2/13/2024	<7.2	<23	<2.5	<3.8	<130
	4/19/2024	5/1/2024	<6.6	<21	2.6 CN	<3.5	<120
	1/31/2025	2/11/2025	<6.9	<22	<2.4	<3.7	<120
VP-4	2/2/2024	2/13/2024	<7.2	<23	28	<3.9	<130
	4/19/2024	5/1/2024	<6.6	<21	4.2	<3.5	<120
	1/31/2025	2/11/2025	<6.9	<22	70	<3.7	<120
VP-5	2/2/2024	2/13/2024	<7.2	<23	<2.5	<3.8	<130
	4/19/2024	5/1/2024	<6.6	<21	<2.2	<3.5	<120
	1/31/2025	2/11/2025	<6.9	<22	<2.4	<3.7	<120
VP-6	2/2/2024	2/13/2024	<7.2	<23	8.6	<3.8	<130
	4/19/2024	5/1/2024	<6.6	<21	6.2	<3.5	<120
	1/31/2025	2/11/2025	<6.9	<22	20 CN	<3.7	<120
Sub Slab Soil Vapor Risk Screening Level (Residential)			1,400	1,400	1,400	70	56
Sub Slab Soil Vapor Risk Screening Level (Small Commercial)			5,800	5,800	5,800	290	930
Sub Slab Vapor Risk Screening Level (Large Commercial & Industrial)			18,000	18,000	18,000	880	2,800

Abbreviations:
µg/m^3 = micrograms per cubic meter of air
NA = Not Analyzed
-- = Not Applicable
CAS # = Chemical Abstracts Service Number
NE = No Established Vapor Risk Screening Level

Notes:
1. Samples were collected using passive sorbent samplers analyzed using EPA Method TO-17.
2. Sub-Slab Soil Vapor Risk Screening Levels (VRSLs) from Wisconsin Vapor Quick Look Up Table Indoor Air VALs and VRSLs (RR0136) - updated August 2023

Table 1. Sub-Slab Soil Vapor Analytical Results Summary
Former Classic Cleaners, Monona, Wisconsin / SCS Engineers Project #25221209.00
(Results are in µg/m^3)

Sample	Sample Start Date	Sample End Date	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	Tetrachloroethene (PCE)	Trichloroethene (TCE)	Vinyl Chloride

Laboratory Notes/Qualifiers:

CN (4/16/2024) = The glass vial for sample VP-3 was received broken with the sample sorbent stuck to the adhesive residue on the outside of the vial where the label had been removed. The amount of sorbent in the outer glass vial was less than the typical amount expected.The sample preparation and analysis proceeded. Results for this sample were qualified with a CN flag to indicate estimated values with a potential low bias due to the apparent loss of sorbent.

CN (2/11/2025) The tube used to store the sorbent cartridge for samples VP-3 and VP-6 were received broken. As a result, the cartridge was exposed to VOCs after sample collection. The client was notified and the lab was instructed to proceed with sample analysis. Detections in the sample were qualified with a "CN" flag to indicate possible a false positive or high bias due to the broken storage tube.

result, the cartridge was exposed to VOCs after sample collection. The client was notified and the lab

was instructed to proc	EO	Date:	3/12/2024
flag to indicate possibl	EO	Date:	2/26/2025
Checked by:	KMV	Date:	2/28/2025
Proj Mgr QA/QC:	EO	Date:	3/3/2025

I:\25221209.00\Data and Calculations\Tables\[Soil Vapor Analytical Results Summary.xlsx]Revision History

Cottage Grove Road

COMMERCIAL TENANT
(103 COTTAGE GROVE ROAD)

APARTMENT
69 RESIDENTIAL UNITS
(3914 MONONA DRIVE)

Former Bar Building

Former Muffler Shop

Former Classic Cleaners Building

Former Commercial Building

COMMERCIAL TENANT
(3926 MONONA DRIVE)

OUTDOOR SEATING

DRIVE THRU

RAMP TO UNDERGROUND PARKING

BUILDING ABOVE, TYP.

COLUMN, TYP.

Footprint of New Building - Lower Level/Parking

x VP-1
x VP-2
x VP-3
x VP-4
x VP-5
x VP-6
x VP-7
x VP-9
x VP-10

Note: Site Plan from JSD Site Plan Sheet 3.0, dated 12/15/2022

x VP = Vapor Pin

= Former Building

Monona Drive

Davidson Street

north

SCALE IN FEET
20' 0 20'

Figure 1 - Site Plan with Vapor Sample Locations
Former Classic Cleaners
3918 Monona Drive, Madison
SCS Project 25221209.00