State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
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Milwaukee WI 53233

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April 18, 2025

Mr. Patrick Schloss
City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214

Via Electronic Mail to: pschloss@westalliswi.gov.

Subject: Review of Response to WDNR Comments and Vapor Mitigation System Design
Former Teledyne Industries Site
52 West Burnham Street, West Allis, WI 53219
BRRTS #: 02-41-556802; FID #: 241008900

Dear Mr. Schloss:

The Wisconsin Department of Natural Resources (DNR) has reviewed the submittal, *Response to Comments Letter* (RTC) *and Vapor Intrusion Sampling Plan* (VISP) dated March 25, 2025. The RTC and VISP (Report) was prepared for the above-mentioned site by your consultant, Ramboll Environ (Ramboll) to request approval of the vapor mitigation plan for the site. A fee was paid to the DNR, in accordance with Wis. Admin. Code § NR 749.04 (1), for review and response.

In a letter dated May 8, 2024, the DNR provided comments/recommendations related to the proposed vapor mitigation plan as outlined in the Interim Remedial Action Plan (dated March 20, 2024). The Report provides responses to the DNR's comments and includes a proposal to install a passive vapor mitigation system during building construction and conduct post-construction vapor sampling to determine whether the vapor mitigation system should be activated.

The vapor mitigation system components are shown on the attached, Figure 2: Vapor Intrusion Mitigation System Layout, dated March 21, 2025; and Figure 3: Sub-Slab Vapor Mitigation System Detail (dated March 6, 2025). Also, the proposed sample locations are shown on Figure 2.

DNR Comments

The Report was reviewed for compliance with Wis. Admin. Code ch. NR 716. Based on the review of the Report, and previously submitted information, the DNR has approved the vapor mitigation and sampling plan with the following comments:

- Install an additional sub-slab sampling point at the southern portion of the site near soil boring B-12.
- The Report proposes to conduct the first sub-slab sampling event immediately after the floor slab is poured. The first sampling round should not be immediately after the slab is poured because time is needed for sub-slab vapor conditions to equilibrate. The recommended time between the slab pour and the first sampling is two months.
- If the building is complete and enclosed during any sampling rounds, the DNR recommends collecting paired indoor air samples. If indoor air samples are collected, passive samples with a sample duration of 5-14 days are recommended.

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The DNR appreciates the actions you are taking to restore the environment at this site. If you have any questions regarding this letter, please contact me at 414.405.0752 or at eric.amadi@wisconsin.gov

Sincerely,

Eric Amadi

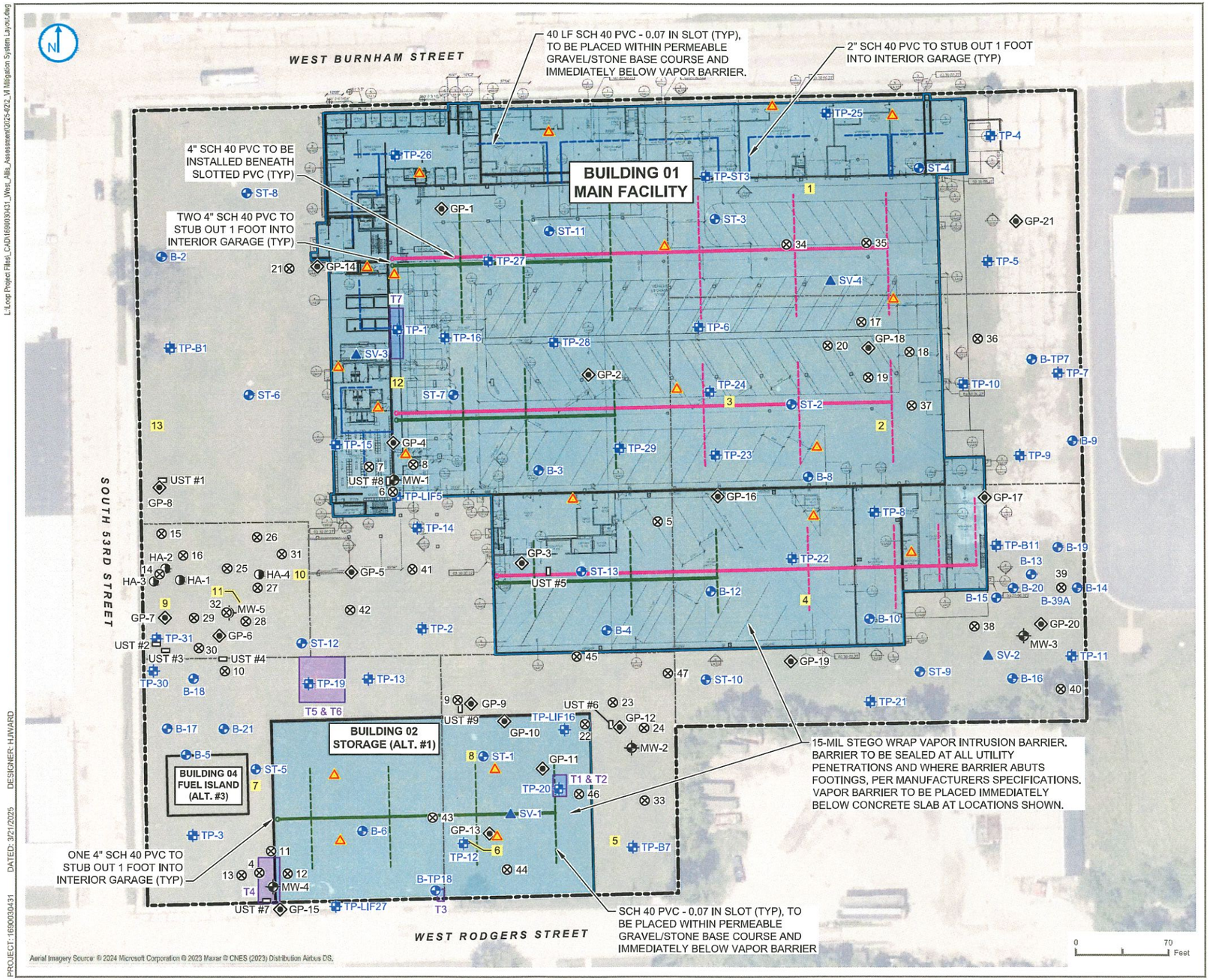
Eric Amadi - Hydrogeologist
Remediation & Redevelopment Program
Milwaukee Service Center - Milwaukee WI

Attachments:

Ramboll, RTC Letter, VISP, 2025: Figure 2: Vapor Intrusion Mitigation System Layout, Former Teledyne Industries Site, 52 West Burnham Street, West Allis, WI 53219, dated March 21, 2025, prepared by Ramboll.

Ramboll, RTC Letter, VISP, 2025: Figure 3: Sub-Slab Vapor Mitigation System Detail, Former Teledyne Industries Site, 52 West Burnham Street, West Allis, WI 53219, dated March 6, 2025, prepared by Ramboll.

cc: Michelle Peters, Ramboll - mpeters@ramboll.com
File: FID #: 241008900; BRRTS #: 02-41-556802



PROPERTY BOUNDARY
PARCEL BOUNDARY (APPROXIMATE)
BORING LOCATION (BRAUN)
TEST PIT LOCATION (BRAUN)
SOIL VAPOR INVESTIGATION (BRAUN)
UNDERGROUND STORAGE TANK
TSSA CONFIRMATION SAMPLES (2012 SYBIONT)
SOIL SAMPLE (2017 TETRA TECH)
SOIL BORING AND MONITORING WELL (2017 TETRA TECH)
SOIL PROBES/TEMPORARY WELLS (2010 AECOM)
HAND AUGER LOCATIONS (2010 AECOM)
2" SCHEDULE 40 SLOTTED PVC
2" SCHEDULE 40 PVC
4" SCHEDULE 40 PVC
15-MIL STEGO WRAP VAPOR INTRUSION BARRIER
PROPOSED SUB-SLAB VAPOR SAMPLING POINTS

FORMER SITE FEATURES:
1 FINISHED MATERIAL WAREHOUSE
2 LOADING DOCK AREA
3 RAMP
4 STORAGE AND TRAINING AREA
5 ENGINE TEST ROOM
6 OIL AND PAINT STORAGE AREA
7 SHIPPING AND STORAGE
8 FREIGHT ELEVATOR
9 OIL STORAGE AREA
10 BOILER ROOM
11 ELECTRICAL SUBSTATION AREA
12 MAIN MANUFACTURING AREA
13 GARAGE

VAPOR INTRUSION MITIGATION SYSTEM LAYOUT

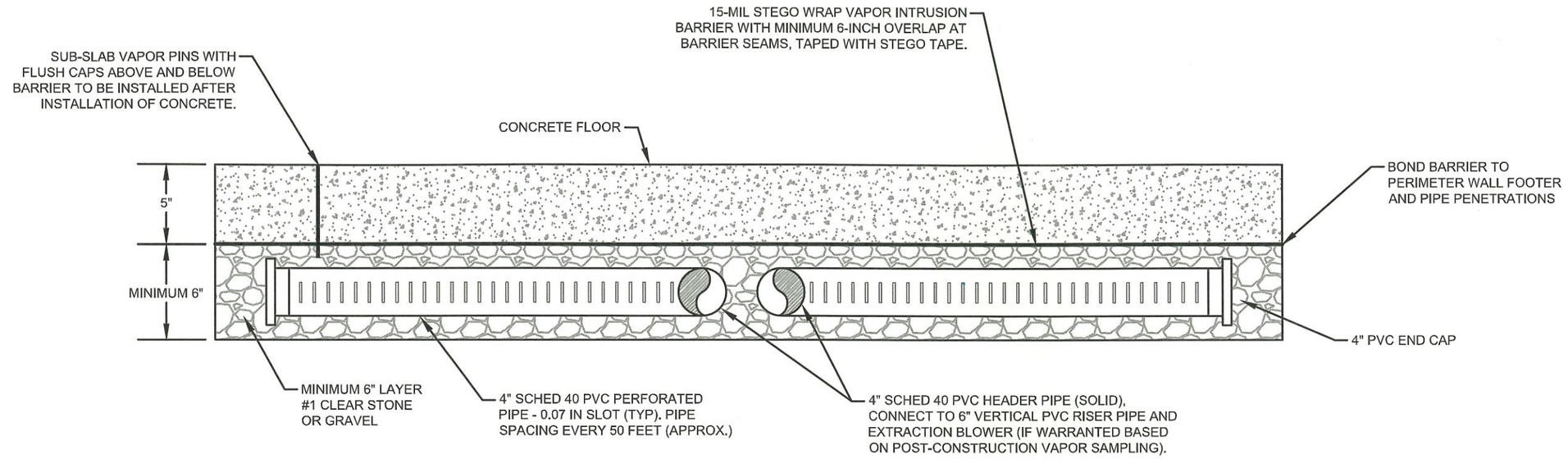
FORMER TELEDYNE INDUSTRIES
5200 WEST BURNHAM STREET
WEST ALLIS, WISCONSIN

FIGURE 2

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY

L:\Loop Project Files_CAD\1690030431_West_Allis_Assessment\2025-4Q2_VI Mitigation System Layout.dwg
PROJECT: 1690030431 DATED: 3/21/2025 DESIGNER: HJWARD

PROJECT: 1690030431 DATED: 3/5/2025 DESIGNER: HJWARD L:\Loop Project Files_CAD\1690030431_West_Allis_Assessment\2025-02\3_Vapor Mitigation System Detail.dwg



BELOW SLAB VENT DETAIL (TYP.)
NOT TO SCALE

CONTRACTOR NOTES:

1. STEGO WRAP VAPOR INTRUSION BARRIER WILL BE SUPPLIED WITH STEGO TAPE FOR BONDING THE BARRIER SEAMS AND TERMINATIONS, PER MATERIALS IN APPROVED SUBMITTAL. NO SUBSTITUTIONS IN MATERIAL MAY BE MADE UNLESS APPROVED BY ENGINEER PRIOR TO PURCHASE.
2. BARRIER SEAMS WILL OVERLAP BY A MINIMUM OF 6 INCHES AND WILL BE SECURED WITH STEGO TAPE.
3. FOR SINGLE PIPE PENTRATIONS (TYP. 1 TO 6 INCH DIAMETER), THE BARRIER MAY BE SECURED TO THE PIPE BY EITHER INSTALLING THE STEGO WRAP AROUND THE PIPING BY SLITTING/CUTTING MATERIAL AND SEALING AROUND THE BASE OF THE PIPE WITH STEGO TAPE (STEGO MASTIC CAN BE USED FOR ADDITIONAL COVERAGE), OR BY CREATING A DETAIL PATCH PER MANUFACTURER'S INSTRUCTIONS.
4. AT PERIMETER WALL FOOTERS, THE STEGO WRAP WILL BE BONDED TO THE CONCRETE SLAB. THE CONCRETE SURFACE AND BARRIER SHOULD BE FREE OF MOISTURE AND DEBRIS PRIOR TO BONDING. THE BARRIER SHOULD BE SECURELY BONDED TO HORIZONTAL FOOTINGS OR FOLDED UP A MINIMUM OF 3 INCHES AND SECURETLY BONDED TO VERTICAL FOOTINGS WITH STEGO TAPE. ALL TERMINATIONS SHOULD BE SECURED PER MANUFACTURER'S INSTRUCTIONS.

SUB-SLAB VAPOR MITIGATION SYSTEM DETAIL

FORMER TELEDYNE INDUSTRIES
5200 WEST BURNHAM STREET
WEST ALLIS, WISCONSIN

FIGURE 3

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY