Gray, Jane K - DNR

From: Gray, Jane K - DNR
Sent: Monday, February 2, 2026 10:34 AM
To: Randy Fifrick
Subject: Thomas Street Corridor Project (07-37-594269) - Phase II Review & Next Steps
Attachments: Thomas St Corridor project map.pdf

Good morning Randy – Thank you again for taking the time to meet virtually on Friday (01/30) to discuss the subject environmental report, submitted on 01/22/26, for Areas A – D highlighted on the subject project map. As discussed, the DNR has reviewed the information for each of the areas and has made the following determinations with respect to next steps in the Wis. Admin. Code NR 700 process:

Areas B – D:

- All soil samples collected from these areas were lab analyzed for volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), RCRA metals, dioxins and furans, and pentachlorophenol (PCP). Photoionization detector (PID) readings were measured at each soil boring. Groundwater samples collected from temporary monitoring wells installed within these areas was lab analyzed for VOCs, PAHs, RCRA metals, and dioxins and furans. Temp wells were sampled using low-flow sampling techniques and were abandoned after samples were collected.
- Area B: Soil samples were collected from 2-4 feet below ground surface (ft bgs) and 4.5-6.5 ft bgs from SB-5 and no contaminants were identified above applicable Wis. Admin. Code ch. NR 720 residual contaminant levels (RCLs). No elevated PID readings were detected. The groundwater sample identified arsenic (j-flagged) above its Wis. Admin. Code ch. 140 NR preventive action limit (PAL). No other contaminants were identified in groundwater above standards. Based on the lack of arsenic contamination in soil and the low-level j-flagged detection in groundwater, it does not appear that a hazardous substance discharge has occurred at the parcel where SB-5 is located. Based on the information presented to the DNR to-date, no action is required at 212 E Thomas St, Wausau, WI (parcel #29129073540339).
- Area C: Soil samples were collected from 2-4 ft bgs and 5-7 ft bgs from SB-6. PAHs and selenium were identified above Wis. Admin. Code ch. NR 720 RCLs from 2-4 ft bgs and no exceedances were identified from 5-7 ft bgs. No elevated PID readings were detected. In using the cumulative cancer risk calculator within DNR's *Soil Residual Contaminant Level (RCL) Spreadsheet* (RR-0151) for non-industrial exposure (available at the link here), there are no direct contact RCL exceedances within soil at SB-6. PAHs and selenium (j-flagged) above their groundwater pathway RCL were identified in the shallow soil sample and were not present in the deeper soil sample or within the groundwater sample collected at this location. The groundwater pathway RCL exceedances in soil are deminimus, are defined vertically, and are not impacting groundwater. Based on the information presented to the DNR to-date, no action is required at 226 E Thomas St, Wausau WI (parcel # 29129073540034), where SB-6 is located.
- Area D: Soil samples were collected from 2-4 ft bgs and 9-11 ft bgs at SB-7 and from 1.5-3.5 ft bgs and 5-7 ft bgs at SB-8. Selenium (j-flagged) was identified above its groundwater pathway RCL at both sample intervals at SB-8 and no RCL exceedances were identified at SB-7. No elevated PID readings were detected at either location. Groundwater data collected from both sample locations did not identify any exceedances of Wis. Admin. Code ch. NR 140 standards, including selenium. The groundwater pathway exceedances in soil at SB-8 are deminimus and are not impacting groundwater at either sample location. Based on the information presented to the DNR to-date, no action is required at 237 E Thomas St (parcel # 29129073630069) and 241 E Thomas St (parcel #29129073630041), Wausau, WI, where SB-7 and SB-8 are located, respectively.

Area A:

- The data presented within Area A demonstrates that a discharge of a hazardous substance has occurred within this proejct area and further investigation and cleanup are warranted. In accordance with Wis. Stat. 292.11, the

DNR will provide the City of Wausau, as the current possessor or controller of the parcels in Area A, a separate email with a letter outlining their responsibilities.

- During the 01/30 meeting, the city indicated that they were interested in reviewing off-site liability exemption information, specifically concerning the deep saturated soil contamination and groundwater contamination that was identified in this project area. For more information on this as the city works with their future environmental consultant to review the data and consider options, you may review DNR's website here, and specifically see the DNR's *Off-Site Liability Exemption and Liability Clarification Application* (Form 4400-201) linked here.
- During the 01/30 meeting, the city also asked whether there were any DNR grants/funding available related specifically to Environmental Justice. After reviewing this inquiry with our program's Brownfields and Outreach Section, it does not appear that there is any DNR funding available through our program that specifically relates to this field. That being said, if your team would like a DNR point of contact to discuss Environmental Justice related topics, please let me know and I can connect you with a team member.

Please do not hesitate to reach out if you have any questions regarding the information presented in this email. The DNR looks forward to continuing to work with you on this project.

Best,

Jane Gray
she/her/hers
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Remediation and Redevelopment Program
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dnr.wi.gov
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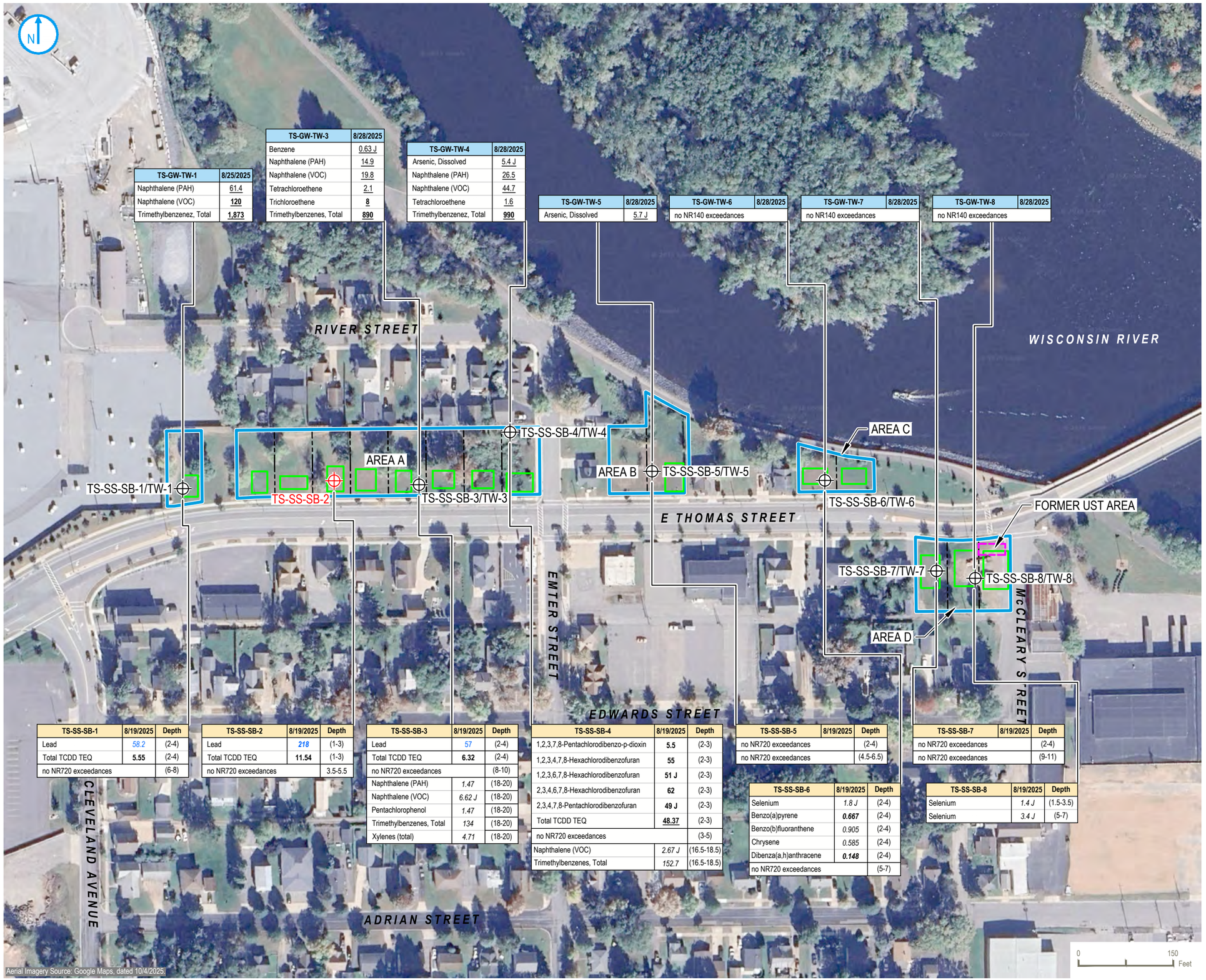

Aerial Imagery Source: Google Maps, dated 10/4/2025

TS-GW-TW-1	8/25/2025
Naphthalene (PAH)	61.4
Naphthalene (VOC)	**120**
Trimethylbenzenez, Total	**1,873**

TS-GW-TW-3	8/28/2025
Benzene	0.63 J
Naphthalene (PAH)	14.9
Naphthalene (VOC)	19.8
Tetrachloroethene	2.1
Trichloroethene	**8**
Trimethylbenzenes, Total	**890**

TS-GW-TW-4	8/28/2025
Arsenic, Dissolved	5.4 J
Naphthalene (PAH)	26.5
Naphthalene (VOC)	44.7
Tetrachloroethene	1.6
Trimethylbenzenes, Total	**990**

TS-GW-TW-5	8/28/2025
Arsenic, Dissolved	5.7 J

TS-GW-TW-6	8/28/2025
no NR140 exceedances	

TS-GW-TW-7	8/28/2025
no NR140 exceedances	

TS-GW-TW-8	8/28/2025
no NR140 exceedances	

TS-SS-SB-1	8/19/2025	Depth
Lead	*58.2*	(2-4)
Total TCDD TEQ	**5.55**	(2-4)
no NR720 exceedances		(6-8)

TS-SS-SB-2	8/19/2025	Depth
Lead	***218***	(1-3)
Total TCDD TEQ	**11.54**	(1-3)
no NR720 exceedances		3.5-5.5

TS-SS-SB-3	8/19/2025	Depth
Lead	*57*	(2-4)
Total TCDD TEQ	**6.32**	(2-4)
no NR720 exceedances		(8-10)
Naphthalene (PAH)	*1.47*	(18-20)
Naphthalene (VOC)	*6.62 J*	(18-20)
Pentachlorophenol	*1.47*	(18-20)
Trimethylbenzenes, Total	*134*	(18-20)
Xylenes (total)	*4.71*	(18-20)

TS-SS-SB-4	8/19/2025	Depth
1,2,3,7,8-Pentachlorodibenzo-p-dioxin	**5.5**	(2-3)
1,2,3,4,7,8-Hexachlorodibenzofuran	**55**	(2-3)
1,2,3,6,7,8-Hexachlorodibenzofuran	**51 J**	(2-3)
2,3,4,6,7,8-Hexachlorodibenzofuran	**62**	(2-3)
2,3,4,7,8-Pentachlorodibenzofuran	**49 J**	(2-3)
Total TCDD TEQ	**48.37**	(2-3)
no NR720 exceedances		(3-5)
Naphthalene (VOC)	*2.67 J*	(16.5-18.5)
Trimethylbenzenes, Total	*152.7*	(16.5-18.5)

TS-SS-SB-5	8/19/2025	Depth
no NR720 exceedances		(2-4)
no NR720 exceedances		(4.5-6.5)

TS-SS-SB-6	8/19/2025	Depth
Selenium	*1.8 J*	(2-4)
Benzo(a)pyrene	***0.667***	(2-4)
Benzo(b)fluoranthene	*0.905*	(2-4)
Chrysene	*0.585*	(2-4)
Dibenza(a,h)anthracene	***0.148***	(2-4)
no NR720 exceedances		(5-7)

TS-SS-SB-7	8/19/2025	Depth
no NR720 exceedances		(2-4)
no NR720 exceedances		(9-11)

TS-SS-SB-8	8/19/2025	Depth
Selenium	*1.4 J*	(1.5-3.5)
Selenium	*3.4 J*	(5-7)

PROPERTY BOUNDARY (APPROXIMATE)
PARCEL BOUNDARY (APPROXIMATE)
SOIL BORING/TEMPORARY MONITORING WELL LOCATION
PROPOSED SOIL BORING LOCATION
APPROXIMATE LOCATIONS OF RAZED STRUCTURES

Notes:
1. PAL and ES from WI Administrative Code NR 140 groundwater quality standard revised effective July 2023.
2. Soil screening criteria are derived from the WCNR NR720 Soil RR (Remediation and Redevelopment Program) RCLs revised effective October 2024.

NR 720 Soil Standards		Background Threshold Values	*Groundwater Pathways RCL*	Industrial DC RCL	**Non-Industrial DC RCL**
Lead	mg/kg	51.6	*27*	800	**200**
Selenium	mg/kg	NS	*0.52*	5,840	**391**
Benzo(a)pyrene	mg/kg	NS	*0.47*	2.11	**0.115**
Benzo(b)fluoranthene	mg/kg	NS	*0.48*	21.1	**1.15**
Chrysene	mg/kg	NS	*0.14*	2,110	**115**
Dibenz(a,h)anthracene	mg/kg	NS	*NS*	2.11	**0.115**
Naphthalene (VOC)	mg/kg	NS	*0.66*	10.2	**234**
Pentachlorophenol	mg/kg	NS	*0.00276*	3.97	**1.02**
Trimethylbenzenes, Total	mg/kg	NS	*1.4*	182	**182**
Xylenes (total)	mg/kg	NS	*0.000138*	2.08	**0.0668**
1,2,3,7,8-Pentachlorodibenzo-p-dioxin	ng/kg	NS	NS	22.3	**4.93**
1,2,3,4,7,8-Hexachlorodibenzofuran	ng/kg	NS	NS	220	**48.5**
1,2,3,6,7,8-Hexachlorobenzofuran	ng/kg	NS	NS	220	**8.5**
2,3,4,6,7,8-Hexachlorbenzofuran	ng/kg	NS	NS	223	**49.3**
2,3,4,7,8-Pentachlorobenzofuran	ng/kg	NS	NS	74.4	**16.4**
Total TCDD TEQ	ng/kg	NS	NS	21.8	**4.82**

NR 140 Groundwater Standards		Enforcement Standard (ES)	Preventive Action Limit (PAL)
Arsenic, Dissolved	µg/L	**10**	1
Benzene	µg/L	**5**	0.5
Naphthalene	µg/L	**100**	10
Tetrachloroethene	µg/L	**5**	0.5
Trichloroethene	µg/L	**5**	0.5
Trimethylbenzenes, Total	µg/L	**480**	96

SOIL AND GROUNDWATER REGULATORY EXCEEDANCES

THOMAS STREET CORRIDOR PROJECT
WAUSAU, WISCONSIN

FIGURE 04

RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY
RAMBOLL

PROJECT: 1940108334 DATED: 12/16/2025 DESIGNER: ESANIDAD
L:\Loop Project Files_CAD\1940108334_WDNR_WAM_Wausau\-004_PHII\04_Soil & GW Reg Exceedances (Wausau WI).dwg