

# Neighborhood Update

Madison Kipp Corporation Investigation & Cleanup  
Wisconsin Department of Natural Resources (DNR)



**Date: 08/26/2014**

*To keep the neighborhood well advised of progress in the investigation and cleanup at the Madison Kipp Corporation Property, DNR will release updates directly to neighbors through the DNR's website (dnr.wi.gov, search: "Kipp") and through this e-newsletter system. DNR will make efforts to notify property owners and tenants, in advance, when specific data is released that references their property or an adjacent location.*

## **Department Responses to Neighborhood Questions**

We would like to share the following responses the department has given to questions received from community members regarding recent cleanup issues, including the Goodman Center's planned installation of a splash pad. Public Health Madison & Dane County (PHMDC) has also released a review of the health concerns related to the installation of the splash pad. It can be accessed [here](#).

### **Why has no soil testing been performed prior to the excavation of soil for construction projects at the Goodman Community Center?**

From 1986 – 2008 The Goodman Center property underwent an environmental investigation and remediation. The site completed this process and it was "closed" (i.e., the department determined no additional work was necessary) on October 24, 2008; the closure letter can be found [here](#). Site conditions at the time of closure included an allowance of residual contamination in the soil, as long as it remained inaccessible (by capping the contamination), so as to pose no danger to the occupants of the site. This is a common occurrence in environmental remediation plans. The cap at the Goodman site consists of buildings, asphalt, concrete and clean soil.

In addition to maintaining a barrier over the residual contaminated soil, the soil, if it were to be excavated, also needs to be properly managed. The closure letter requires sampling at the time an area of contaminated soil is being excavated. The primary purpose for this requirement is to ensure the contaminated soil is characterized and disposed of properly. In the case of the Goodman Center, the contractors assumed the soil to be a solid waste due to the presence of residual contamination, and disposed of the contaminated soil in a licensed landfill. Landfilling is an acceptable method of managing contaminated soil.

**Why has the department not required more testing to be done at the Goodman Community Center site (including in/under the Goodman building) to be sure children there are not being exposed to harmful chemicals known to be present at the Goodman site and Kipp?**

The Goodman Center property went through an extensive environmental investigation and remedial effort in the past, and was closed by the department in 2008. Information concerning the department's decision to close the site can be found in the closure review memo taken from the site file, available [here](#). The memo explains site conditions and why the site conditions do not appear to warrant additional sampling.

Regarding vapor intrusion (VI) testing in particular, the department believes that, based on data collected from vapor wells along the bike path and the groundwater monitoring well network, which includes wells installed in the Goodman Center parking lot and a well bordering the bike path, contamination of the water table (that "layer" of water that first saturates soil, for lack of a better way to distinguish the "water table" from the "deep aquifer") does not extend off-site. It is only contamination at the water table that can affect vapor issues (it is only the contamination at the water table that is able to interact with the air in soil pore space in order to become a vapor issue). Therefore, additional vapor testing isn't being pursued at this time.

**What will the department be doing to ensure the installation of the splash pad at the Goodman Community Center will not endanger the health of children who use the center?**

The department, along with Public Health Madison and Dane County (PHMDC), has been in contact with the Goodman Center staff regarding the splash pad installation.

Before the construction of the Goodman Center an environmental investigation took place that necessitated remediation of hazardous chemicals. As part of the environmental cleanup, some residual soil contamination was allowed to stay on-site provided an appropriate barrier (i.e., pavement, clean soil) was maintained above it. Since the excavation required for the installation of the splash pad disturbed the barrier, a concrete cap in this instance, certain regulations were followed.

The department required the excavated soil to be disposed of properly, as a solid waste, in accordance with the previous closure requirements for the site. Clean fill was brought in to replace the soil beneath the pad that will serve as a replacement for the direct-contact cap currently required in this location.

When the work is completed the department will receive a final written report documenting the construction of the final pad and associated plumbing. There will be no additional testing of the soil prior to landfilling. Also, given the data available for the site from previous investigative work, no vapor sampling will be performed.

PHMDC has also released a review of the health concerns related to the installation of the splash pad. It can be accessed [here](#).

**Will the surrounding soil/groundwater contaminate the water tank?  
What about the water that will be used to run the splash pad?**

The Department of Natural Resources does not regulate the tank and/or the recirculating water system being used for the splash pad. It is possible the tank may be under water at some point given that the water table in the area is about 7-10 feet below ground; however, there was no need to dewater the excavation pit during the tank's installation. Shallow groundwater testing near the area indicates that the tank would not be in danger of being contaminated. In addition, the installed tank is constructed out of an impermeable material.

The water being used for the splash pad will come from the municipal system; the water supplied through the municipal system is routinely tested for contaminants. According to the PHMDC review, "Similar to local swimming pools throughout the City of Madison, the water will be routinely tested and treated as necessary to protect the safety of splash pad users."

**Why has the department ceased residential vapor intrusion testing?**

The department has released *Review of Vapor Sampling Results for the Neighborhood Surrounding the Madison Kipp Corporation* which includes an overview of the vapor intrusion investigations and the following concluding remark:

The extent of tetrachloroethene (PCE) vapor intrusion health risk to residents in homes near the MKC property has been defined. The current data indicate that the health risk from vapor intrusion in the neighborhood due to PCE contamination of soil and shallow groundwater from MKC property has been quantified and addressed through installation of sub-slab depressurization systems.

## **Will Lake Monona be affected by MKC's groundwater contamination, since it is moving south?**

Before the full system of groundwater monitoring wells was in place to collect data concerning the tetrachloroethene (PCE) plume, this question was unable to be answered. Now that a volume of data has been produced by the 16 wells surrounding MKC, an analysis can be done to determine the fate of the contaminated plume of groundwater.

It is believed PCE from the Kipp facility has been in the environment for approximately 40 years; the plume has stabilized. Since the regional hydraulic gradient for the deep aquifer does run southeast, the plume has extended an estimated 1,900 feet towards Lake Monona. However, because it appears the plume has stabilized, there will be no danger of it reaching Lake Monona, which is still approximately 800 feet away. Arcadis' evaluation of the PCE plume can be accessed [here](#).

## **Why has the department not released a document online?**

The environmental investigation at MKC has covered a wide variety of issues and has produced a voluminous amount of reports.

As MKC's environmental consultants submit reports to the department, they are reviewed and responded to with an approval, denial or amendments. On the website, intermittent updates are given when significant discoveries or work is being done at the site, especially events that will impact the neighborhood. As a result some incremental reporting, such as bi-monthly reports from ongoing testing, are not reported on the website as they occur. Many times this data does accompany other reports that are submitted and uploaded on the site, such as the *Arcadis Annual Report 2013*.

If one would like to review all of the documents, they can be accessed via a "public records" request. Also, a physical copy of the documents posted online can be found at Madison Public Library's Hawthorne Branch, 2707 East Washington Ave, Madison.

## **Additional Resources**

### **Where Can I Find More Information?**

**Website:** dnr.wi.gov: Search “Kipp”

**Public Document Repository:** Hawthorne Public Library Information Desk  
*For hours and contact information visit*  
[www.madisonpubliclibrary.org/hawthorne](http://www.madisonpubliclibrary.org/hawthorne), 608-246-4548

### **Whom Can I Contact to Ask a Question or Make a Comment?**

**DNR Soil/Groundwater Cleanup & General Community Concerns:** Linda Hanefeld, WDNR Team Supervisor  
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