

Thompson, Matthew A - DNR

From: Ken Lassa <klassa@reiengineering.com>
Sent: Wednesday, July 7, 2021 9:36 AM
To: Thompson, Matthew A - DNR
Cc: Chuck Ghidorzi; Ken Lassa
Subject: Former Wausau Center Mall, BRRTS#02-37-587769 - Notice of Consultant Retained and SIWP
Attachments: 9485E-Proposed MWs.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Good Morning Matt,

As you know through our previous conference call meetings with the group and our discussions, REI initially prepared and submitted an environmental work plan. This was essentially a Site Investigation Work Plan, but submitted prior to any knowledge of contamination on the site. In April and May of 2021, REI conducted oversight for advancement of fifty-seven (57) soil borings in a grid-like pattern across the site. A total of one hundred and sixty-nine (169) soil samples were collected and submitted for laboratory analysis of Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), and Resource Conservation and Recovery Act (RCRA) list of metals which include Arsenic, Barium, Cadmium, Chromium, Lead, Selenium, Silver and Mercury. Analytical results were tabulated in comparison to state standards which revealed detections of contaminants in exceedance of state standards. This information was submitted in notification to the WDNR on June 15, 2021. WDNR issued a Responsible Party letter on July 2, 2021.

The purpose of this correspondence is to notify you that REI has been retained through execution of a signed contract on July 6, 2021 to conduct the completion of the site investigation for the contamination identified on the Former Wausau Center Mall property. As we previously discussed in our conference call, the additional work needed is to advance soil borings, convert them into groundwater monitoring wells with the collection of groundwater samples to determine if groundwater has been impacted by the previously identified soil contamination.

The mall demolition continues to progress and it is hopeful that these groundwater monitoring wells could be advanced in the coming weeks. In advance of any site work, REI has prepared and attached a figure showing the approximate location of proposed monitoring wells. This is based upon review of soil analytical results and trying to place these wells in the areas where soil samples had the most or highest levels of detections exceeding the groundwater pathway protection standards for the sampled parameters. We also took into consideration that the first portion of the development would be the widening of Washington Street to a 2-way street across the north boundary of the site. Additional initial developments will be as follows:

- The continuation of 3rd Street to the south towards the remaining HOM Furniture building.
- Jackson Street reestablished along the north side of HOM Furniture and the remaining parking garage.
- North 2nd Street would also be constructed along the west end of the redevelopment, just east of the former JC Penney and remaining parking garage building.

Please see the attached map for your review and comment. Once advanced, the wells would be surveyed into site datum and developed. All investigative waste will be containerized and transported to licensed facilities for disposal. Groundwater wells will be sampled for the same parameters as soil – VOCs, PAHs and RCRA Metals. REI would provide initial sample results to WDNR for review and discussion to determine if completion of a 2nd groundwater event is needed or additional definition will be required in order to complete the site investigation.

We look forward to working with you through this project.

Thank you,

Ken Lassa

Ken Lassa
Senior Consultant



Ken Lassa, P.S.
Senior Consultant
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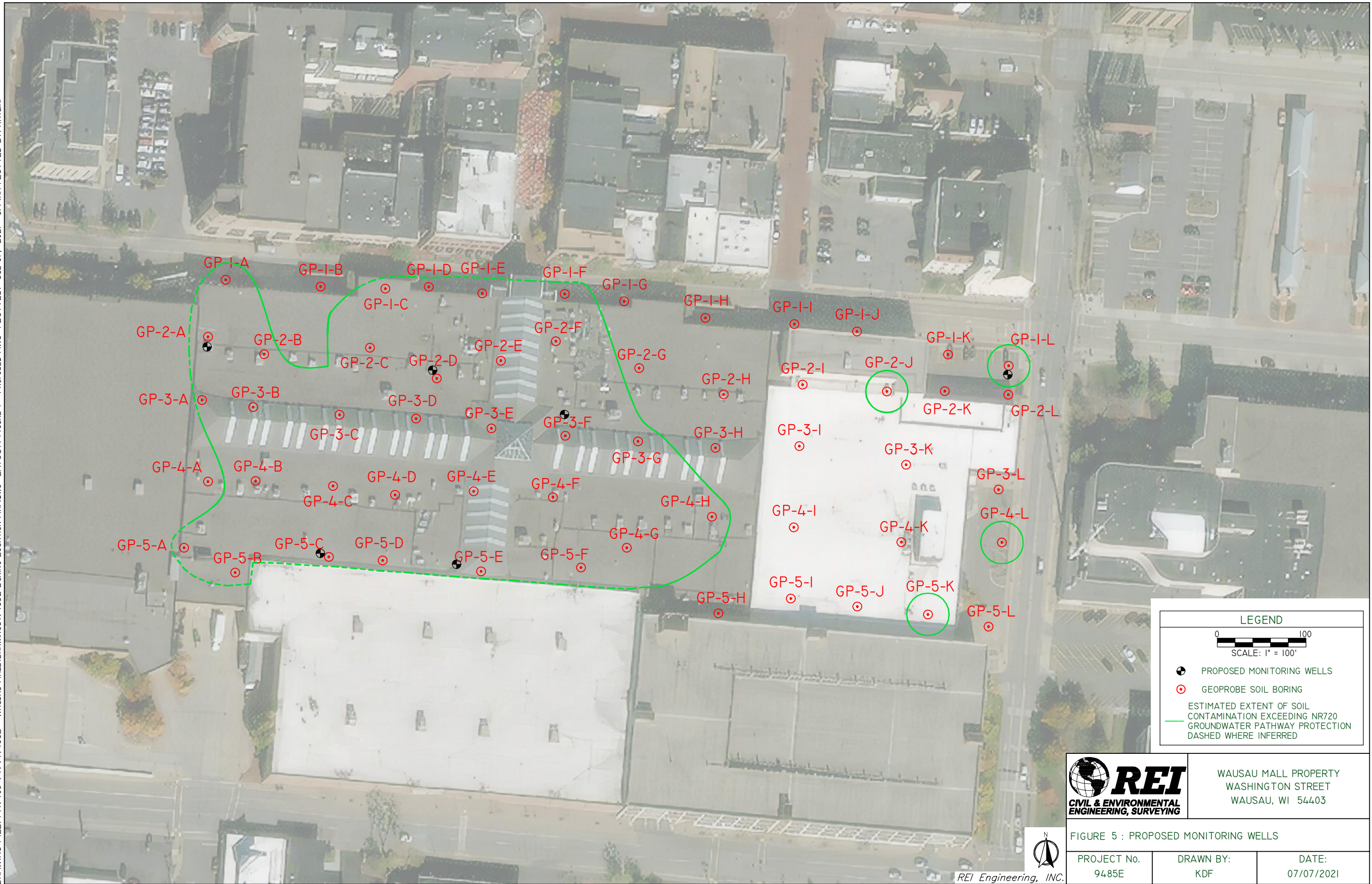
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DRAWING FILE: P:\94.00-9499\9485E - WAUSAU MALL\Drawings\94.85E-Boring Location Map.DWG LAYOUT: FIGURE 1 - PROPOSED MWS PLOTTED: JUL 07, 2021 - 8:44AM PLOTTED BY: KAYLINF



WAUSAU MALL PROPERTY
WASHINGTON STREET
WAUSAU, WI 54403

FIGURE 5 : PROPOSED MONITORING WELLS

PROJECT No. 9485E	DRAWN BY: KDF	DATE: 07/07/2021
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REI Engineering, INC.