

## Mulcahy, Connor P - DNR

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**From:** Travis W. Peterson <tpeterson@kapurinc.com>  
**Sent:** Wednesday, March 13, 2024 6:26 PM  
**To:** Mulcahy, Connor P - DNR  
**Cc:** robert3bach@gmail.com  
**Subject:** RE: Mercury Marine Plant No. 1 (02-46-588930) Update  
**Attachments:** PFET Data 03132024.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Connor,

Please find attached an updated PFET data table with recordings from today's testing.

We anticipate conducting further PFET readings yet this week or early next.

Please note that certain vapor pressure test locations in Building D (near the southern and eastern portion of the building) are exhibiting lower vapor pressure readings as a result of the temporary lack of electricity to power the fans designed to influence that area of the sub-slab. We expect those readings to increase upon activation of the fans in those areas but would note that there exists an observed pressure differential attributable to the passive vapor mitigation system.



### Travis W. Peterson

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**From:** Travis W. Peterson  
**Sent:** Wednesday, March 13, 2024 6:20 AM  
**To:** 'Mulcahy, Connor P - DNR' <connor.mulcahy@wisconsin.gov>  
**Cc:** robert3bach@gmail.com  
**Subject:** Mercury Marine Plant No. 1 (02-46-588930) Update

Good morning Connor.

I wanted to provide you an update on where we are at regarding continued testing for potential vapor intrusion and a preliminary schedule moving forward.

As of today, there have been 4 PFET events conducted at designated Bldg and Unit Nos. (see attached) along with two rounds of Indoor Air sampling (24 hr. regulated canister) completed with buildings where a sub-slab VRSL had been exceeded (see data table also attached). Again, please note that Trichloroethene (TCE), the contaminant of concern, has not been detected in any of the indoor sampling complete to date.

Active sub-slab depressurization systems are in operation and functioning as designed in **Bldg E** (north 61-unit apartment complex), **Bldg. D** (south 90-unit apartment complex) in the area of the north elevator and **Bldg. #3** (though no exceedance of the sub-slab VRSL was detected, based upon our discussions we understand the DNR would like to have the system activated in Bldg. 3). **Bld. #5** is planned to come online within the next few days and we again, will perform some further PFET in that unit as well as others as needed prior to the planned occupancy date of June 1, 2024. The remaining planned Bldg. occupancy schedule is detailed below and, as we have discussed, we will perform further indoor air sampling (24 hr. regulated canister) as needed based on an assessment of units that may 'screen in' per the departments RR800 guidance document.

The current proposed occupancy schedule for the development is:

**Townhomes**

- Bldg. #3** Occupancy date: 3-15-24
- Bldg. #4** Occupancy date: 4-1-24
- Bldg. #5** Occupancy date: 6-1-24
- Bldg. #6** Occupancy date: 7-1-24
- Bldg. #7** Occupancy date: 7-1-24
- Bldg. #8** Occupancy date: 8-1-24
- Bldg. #9** Occupancy date: 8-15-24
- Bldg. #10** Occupancy date: 9-1-24

**Apartments**

**South 99 Unit Building** Occupancy date: 6-1-24

Again, based upon the scheduled occupancy dates we will, as site conditions warrant, complete further PFET and/or indoor air testing to verify any VI concerns that may be present.



**Travis W. Peterson**

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**Measured Vapor Pressure Data  
Fox Run - Former Mercury Marine Plant 1 Site  
N49W6337 Western Road, Cedarburg, Wisconsin**

Date	2/27/2024	2/28/2024	2/29/2024	3/12/2024	3/13/2024
<b>Sample ID (Location)</b>	<b>Units in " WC (read as a negative value)</b>				
VP-40 (Bldg D)	0.0023	0.0030	0.0006	0.0182	0.0062
VP-41 (Bldg D)	0.0011	0.0020	0.0018	N/A	0.0023
VP-42 (Bldg D)*	N/A	N/A	N/A	N/A	N/A
VP-43 (Bldg D)	0.0014	0.0168	0.0172	0.0416	0.0040
VP-44 (Bldg D)	0.0066	0.0067	0.0062	0.0100	0.0054
VP-45 (Bldg D)	0.0517	0.0515	0.0515	0.0555	0.0042
VP-46 (Bldg D)	0.0100	0.0044	0.0071	N/A	0.0046
VP-47 (Bldg D)	0.0033	0.0094	0.0031	N/A	N/A
VP-48 (Bldg E)	0.0033	0.0036	0.0032	0.0043	0.0038
VP-49 (Bldg E)	0.0027	0.0100	0.0047	0.0041	0.0054
VP-50 (Bldg E)	0.0078	0.0150	0.0075	0.0106	0.0099
VP-51 (Bldg E)	0.1420	0.0300	0.0210	0.0280	0.0206
VP-52 (Bldg E)	0.0053	0.0280	0.0224	0.0230	0.0206
VP-53 (Bldg E)	0.0057	0.0080	0.0021	0.0041	0.0037
VP-54 (Bldg 1)	0.0093	0.0200	0.0053	0.0246	N/A
VP-55 (Bldg 3)	0.0820	0.0900	0.6750	0.0957	N/A
VP-56 (Bldg 4)	0.0060	0.0173	0.0048	0.0073	0.0071
VP-59 (Bldg 5)	0.1535	0.0100	0.0063	0.0056	0.0093
VP-60 (Bldg 6)	0.0139	0.0103	0.0131	0.0122	0.0072
VP-61 (Bldg 7)	0.0030	0.0095	0.0051	0.0157	0.0051
VP-62 (Bldg 7)	0.0075	0.0320	0.0122	0.0130	0.0096
VP-63 (Bldg 8)	0.0020	0.0102	0.0028	0.0047	0.0052
VP-64 (Bldg 9)	0.0031	0.0180	2.771**	0.0060	1.5500
VP-65 (Bldg 10)	2.5**	0.0420	0.1850	0.0334	0.0258

NOTES:

Readings were collected using a digital manometer and

" WC = results are in inches of water column (negative value)

NA = Not Analyzed

\*: VP-42 in Bldg D not accessible due to construction material stockpile

\*\*: Results greater than 1 are considered as spurious readings for this evaluation



Table A.4.a: TCE Vapor Analytical Results  
Former Mercury Marine Plant No. 1  
N49 W6337 Western Road, Cedarburg, Wisconsin

Parameter	Residential Indoor Air Vapor Risk Screening Level (ug/m3)	Residential Sub-Slab Vapor Risk Screening Level (ug/m3)	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG E_5	BLDG E_6	BLDG E_7	BLDG D_8
Attenuation Factor	0.03	0.03								
Date Sampled			2/20/2024	2/20/2024	2/20/2024	2/20/2024	2/20/2024	2/20/2024	2/20/2024	2/20/2024
Regulated Fill Time			24 hr	24 hr	24 hr	24 hr	24 hr	24 hr	24 hr	24 hr
Structure/Location Sampled			Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air
Media			Vapor	Vapor	Vapor	Vapor	Vapor	Vapor	Vapor	Vapor
<b>Trichloroethene</b>	<b>2.1</b>	<b>70</b>	<1.22	<1.22	<1.22	<1.22	<1.22	<1.22	<1.22	<1.22

Parameter	Residential Indoor Air Vapor Risk Screening Level (ug/m3)	Residential Sub-Slab Vapor Risk Screening Level (ug/m3)	BLDG 3	BLDG 4	BLDG E5 (111)	BLDG E10 (104)	BLDG E6 (118)	BLDG E7 (170)	BLDG E9 (163)	BLDG D8 (181)
Attenuation Factor	0.03	0.03								
Date Sampled			2/27/2024	2/27/2024	2/27/2024	2/27/2024	2/27/2024	2/27/2024	2/27/2024	2/27/2024
Regulated Fill Time			24 hr	24 hr	24 hr	24 hr	24 hr	24 hr	24 hr	24 hr
Structure/Location Sampled			Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air
Media			Vapor	Vapor	Vapor	Vapor	Vapor	Vapor	Vapor	Vapor
<b>Trichloroethene</b>	<b>2.1</b>	<b>70</b>	<1.22	<1.22	<1.22	<1.22	<1.22	<1.22	<1.22	<1.22

NOTES:

Analysis run via EPA TO-15 methodology

All results are in micrograms per cubic meter (ug/m<sup>3</sup>) unless noted otherwise

Concentrations exceeding the Residential Indoor Air Vapor Risk Screening Levels are in **BOLD**

Concentrations exceeding the Residential Sub-Slab Vapor Risk Screening Levels are *italicized*

J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

N/A



