# **Endpoint** Solutions

6871 South Lovers Lane Franklin, WI 53132 Telephone: (414) 427-1200 Fax: (414) 427-1259 www.endpointcorporation.com

Judson & Jeanne Doman Trust N2311 Haven Heights Road Fort Atkison, WI 53538 c/o: Mike Gorman

September 20, 2024

Subject: Report of Results – Methane Gas Evaluation Parcel No. EGLT1833999 Eagle, Wisconsin

Dear Mike:

Endpoint Solutions Corp. (Endpoint) is pleased to present this Report of Results summarizing the methane testing performed on the property consisting of a portion of Parcel No. EGLT1833999, in the Town of Eagle, Waukesha County, Wisconsin (the "Site" or "subject property").

### BACKGROUND

During the completion of a recent Phase I Environmental Site Assessment (ESA) by Endpoint, the following controlled recognized environmental condition (CREC) was identified in connection with the subject property:

"The subject property is identified as the location of a Wisconsin Department of Natural Resources (WDNR) No Action Required (NAR) determination (Bureau for Remediation and Redevelopment Tracking System [BRRTS] No. 09-68-000180) which has been identified as a CREC. According to the limited information available, the southeast portion of the subject property was historically utilized as a fill site. According to the current trustee of the subject property, the southeast portion of the subject property was utilized by local earthwork contractors to dispose of excess gravel from excavations for basements associated with the development of residences in the immediate vicinity. It is important to note that no documentation was available for our review to corroborate details regarding the historic filling activities, types of materials disposed or character of the surrounding soils or groundwater. However, based on the existing NAR determination, as well as the current use and condition of the subject property, it is our opinion no further assessment is warranted at this time. However, it is important to note that while we are not recommending further assessment at this time, any future redevelopment of the subject property will require an Application for Exemption to Construct on a Historic Fill Site be submitted to the WDNR Waste Management Program for review and approval prior to commencing with any redevelopment or excavation activities. As part of the submittal, it is required that the waste material be properly characterized. Therefore, without documentation to confirm the types of materials disposed or character of the surrounding soils or groundwater, additional assessment activities would be required as part of any redevelopment plans for the subject property."

Based on a review of the WDNR *Development at Historic Fill Sites and Licensed Landfills: What You Need to Know* Guidance Document, an Application for Exemption to Construct on a Historic Fill Site must be submitted under the following three (3) circumstances:

- Use of the waste disposal area for agricultural purposes;
- Establishment or construction of any buildings over the waste disposal area; and,
- Excavation of the final cover or any waste materials.

The WDNR Guidance Document further indicates that, "Even though some redevelopment activities may not fall under the categories listed above, the development could still violate statutory prohibition. For example, building a structure next to a landfill that is producing methane could expose a structure to a public safety concern." Following completion of the Phase I ESA, Endpoint was provided a Conceptual Plan detailing the redevelopment schematic for the subject property. Based on the proposed layout, the southeast portion of the subject property that was historically utilized as a fill site is not proposed to be disturbed. However, residential developments are proposed to be located directly adjacent to the historic fill area. Based on the fact that no documentation is available to corroborate the types of materials disposed at the historic fill site, Endpoint is unable to conclude that gravel and concrete debris were the only types of materials disposed of. In the event other materials including wood, brush and other organic debris were buried, these materials could lead to methane generation which would constitute the greatest liability for future owners and occupants of the subject property, as elevated concentrations of methane can cause explosive conditions. Therefore, Endpoint completed the following scope-ofwork to assess for the potential presence of adverse methane concentrations which could pose a threat to the future occupants of the subject property.

# **SCOPE OF WORK**

### METHANE GAS SAMPLING

On September 6, 2024, two (2) soil borings (GP-1 and GP-2) were advanced in the southeast portion of the subject property in the approximate locations of the proposed Lots 27 and 28. The soil borings were advanced to approximately ten (10)-feet bgs. Following installation, vapor monitoring implants were installed within each soil boring. The soil vapor implants were installed in each boring between approximately eight (8) to ten (10)-feet bgs to correspond with the sub-grade elevation of the basements for the proposed residences. Each soil gas probe was constructed with a vapor implant at depth, connected to polyethylene tubing which extended to the ground surface. A sand filter was placed at the implant interval and the surface was sealed with hydrated bentonite seal to prevent short-circuiting to the atmosphere during subsequent sampling activities. Following the installation, each point was allowed a minimum of 72-hours to allow the bentonite surface to adequately hydrate. Endpoint returned to the subject property on September 13, 2024 and connected a Landtech GEM5000 landfill gas meter to the tubing at each location and monitored for the presence of methane gas. Readings were recorded every 15 seconds for ten (10) minutes. Photographs taken during the described field activities are included in **Appendix A**.

### RESULTS

#### **GEOLOGICAL PROFILE**

While no soil sampling was proposed as part of this scope-of-work, the soil profile was logged continuously from the ground surface to the termination depth of the borings to examine for any potential indications of fill materials or waste debris. In general, the soil profile at the GP-1 and GP-2 boring locations consisted of brown, medium firm sandy silt with some gravel from the ground surface to approximately two (2)-feet bgs, followed by a light brown, medium grained gravely sand with trace silt to the termination depth of the borings at approximately ten (10)-feet bgs. No fill materials or waste debris were encountered at either boring location. For reference, copies of the boring logs are included within **Appendix B**. Additionally, following completion of the methane monitoring discussed below, each borehole was filled with bentonite and properly abandoned. Borehole abandonment forms are also included in **Appendix B**.

#### **METHANE RESULTS**

Prior to recording methane measurements at each borehole, the Landtech GEM5000 was calibrated to ambient air. The ambient air methane reading was consistently 0.1%. Methane measurements were collected at the GP-1 and GP-2 locations for a total of ten (10) minutes. The methane concentration at each location measured 0.1% for the duration of each monitoring period. Therefore, no elevated concentrations of methane were measured at either location which exceeded the ambient air concentration. A copy of the soil gas measurements are included in **Appendix C**.

#### **DISCUSSION AND CONCLUSIONS**

Based on the results from the methane measurements collected as part of this assessment, elevated concentrations of methane were not detected above the ambient air concentration of 0.1%. Therefore, it is our opinion that methane does not present a risk to the future occupants of the subject property based on the results from this assessment. Additionally, based on the results from this assessment, it is our opinion that an *Application for Exemption to Construct on a Historic Fill Site* is not required considering the proposed redevelopment of the subject property. However, in the event the southeast portion of the subject property that was historically utilized as a fill site is disturbed or proposed to be developed, an Application for Exemption would be required at that time.

### LIMITATIONS

This report was prepared under the constraint of cost, time and scope-of-work and reflects an assessment and evaluation that is based on data collected to assess for the identified CREC at the time of the evaluation. Our assessment was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by professional consultants practicing in this or similar localities. No other warranty or guarantee, expressed or implied, is made as the conclusions and professional advice included in this report.

A subsurface assessment was performed and is presented in this report. Depending upon the sampling method and frequency, every subsurface condition may not be noted. The findings of this report are valid as of the present date of the assessment. However, changes in the conditions of a property can occur with the passage of time, whether due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation, from the broadening of knowledge or from other reasons. Accordingly, the findings of this report may be invalid wholly or partially by changes outside our control.

### CLOSING

We appreciate the opportunity to assist you with this project. If you have any questions or concerns, do not hesitate to contact us at 414-427-1200.

Sincerely,

**Endpoint Solutions** 

Travis J. Manser Associate Consultant

Robert A. Cigale, P.G. Principal Consultant

<u>Attachments</u> Figures Appendix A – Photographs Appendix B – Boring Logs and Borehole Abandonment Forms Appendix C – Methane Monitoring Forms

### **FIGURES**

FIGURE 1 – LOCATION MAP

FIGURE 2 – SUBJECT PROPERTY LAYOUT

FIGURE 3 – SAMPLE LOCATIONS



P:\\udson & Jeanne Doman Trust - 1080\CAD\001-001\FIG 01\_1080-001-001\_Location Map.dwg

P:\Judson & Jeanne Doman Trust - 1080\CAD\001-001\FIG 02\_1080-001-001\_Subject Property Layout.dwg





# APPENDIX A

PHOTOGRAPHS



1. Advancement of GP-1, facing southwest.



2. Advancement of GP-1, facing north.



3. Vapor implant.

#### SITE PHOTOGRAPHS

PARCEL NO. EGLT1833999 EAGLE, WISCONSIN

**PROJECT NO:** 1080-001-001





4. View of GP-1 location following installation of vapor monitoring implant.



5. Advancement of GP-2, facing north.



6. View of GP-2 location following installation of vapor monitoring implant.

#### SITE PHOTOGRAPHS

PARCEL NO. EGLT1833999 EAGLE, WISCONSIN

**PROJECT NO:** 1080-001-001



# APPENDIX B

BORING LOGS AND BOREHOLE ABANDONMENT FORMS

State of Wisconsin Department of Natural Resources

#### SOIL BORING LOG INFORMATION Form 4400-122

Rev. 7-98

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This form is authorized by Chapters 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats. Completion of this form is mandatory. Failure to file this form may result in forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. NOTE: See instructions for more information, including where the completed form should be sent.

Endpoint Solutions Corp.

State of Wisconsin Department of Natural Resources

#### SOIL BORING LOG INFORMATION Form 4400-122

Rev. 7-98

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State of Wis., Dept. of Natural Resources dnr.wi.gov

### Well / Drillhole / Borehole Filling & Sealing Report

Form 3300-005 (R 4/2015)

Page 1 of 2

**Notice:** Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and chs. NR 141 and 812, Wis. Adm. Code. In accordance with chs. 281, 289, 291-293, 295, and 299, Wis. Stats., failure to file this form may result in a forfeiture of between \$10-25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. Return form to the appropriate DNR office and bureau. See instructions on reverse for more information.

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Endpoint Solutions Corp.			(mm/dc	/yyyy) 9/13/2024						
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6871 South Lovers Lane Road				(414) 427-1200						
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### Well / Drillhole / Borehole Filling & Sealing Report

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Page 1 of 2

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Street or Route		Telephone Num	ber	Comments				
6871 South Lovers Lane Road		(414) 427-1200						
City	State	ZIP Code		Signature of	Person Doing V	Vork	Da	ate Signed
Franklin	WI	53	132		ma		9	/17/2024

# **APPENDIX C**

METHANE MONITORING FORMS

#### SOIL GAS MEASUREMENTS

Project	Judson & Jeann	e Doman Trust -	Parcel No. EGLT1833999 Project Number 999-1080-001-001								
Weather	Sunny			Temperature 65 F	Barc	Barometric Pressure 30.10 inHg					
Date	9/13/2024		C	ollector's Initials <u>RSJ</u>		Probe Number <u>GP-1</u>					
Start Time	7:42 AM										
Time Elapsed	CH <sub>4</sub> (%)	CO <sub>2</sub> (%)	O <sub>2</sub> (%)	Time Elapsed	CH <sub>4</sub> (%)	CO <sub>2</sub> (%)	O <sub>2</sub> (%)				
AMBIENT	0.1	0.1	20.7	5:15	0.1	2.8	18.4				
0:15	0.1	2.4	18.6	5:30	0.1	2.8	18.4				
0:30	0.1	2.7	18.4	5:45	0.1	2.8	18.4				
0:45	0.1	2.8	18.3	6:00	0.1	2.8	18.4				
1:00	0.1	2.8	18.3	6:15	0.1	2.8	18.4				
1:15	0.1	2.8	18.3	6:30	0.1	2.8	18.4				
1:30	0.1	2.8	18.3	6:45	0.1	2.8	18.4				
1:45	0.1	2.8	18.3	7:00	0.1	2.8	18.4				
2:00	0.1	2.8	18.3	7:15	0.1	2.8	18.4				
2:15	0.1	2.8	18.3	7:30	0.1	2.8	18.4				
2:30	0.1	2.8	18.3	7:45	0.1	2.8	18.4				
2:45	0.1	2.8	18.4	8:00	0.1	2.8	18.4				
3:00	0.1	2.8	18.4	8:15	0.1	2.8	18.4				
3:15	0.1	2.8	18.4	8:30	0.1	2.8	18.4				
3:30	0.1	2.8	18.4	8:45	0.1	2.8	18.4				
3:45	0.1	2.8	18.4	9:00	0.1	2.8	18.4				
4:00	0.1	2.8	18.4	9:15	0.1	2.8	18.4				
4:15	0.1	2.8	18.4	9:30	0.1	2.8	18.4				
4:30	0.1	2.8	18.4	9:45	0.1	2.8	18.4				
4:45	0.1	2.8	18.4	10:00	0.1	2.8	18.4				
5:00	0.1	2.8	18.4								

Meter Model Landtec GEM5000

Calibration Date 9/11/2024

#### SOIL GAS MEASUREMENTS

Project	Judson & Jeann	e Doman Trust -	Parcel No. EGL	Т1833999 Р	er 999-1080-001-001					
Weather	Sunny			Temperature 65 F	Barc	Barometric Pressure 30.10 inHg				
Date	9/13/2024		C	ollector's Initials <u>RSJ</u>		Probe Number GP-2				
Start Time	7:56 AM									
Time Elapsed	CH <sub>4</sub> (%)	CO <sub>2</sub> (%)	O <sub>2</sub> (%)	Time Elapsed	CH <sub>4</sub> (%)	CO <sub>2</sub> (%)	O <sub>2</sub> (%)			
AMBIENT	0.1	0.1	20.7	5:15	0.1	2.1	19.5			
0:15	0.1	1.4	19.7	5:30	0.1	2.1	19.5			
0:30	0.1	2.1	19.4	5:45	0.1	2.1	19.5			
0:45	0.1	2.2	19.4	6:00	0.1	2.1	19.5			
1:00	0.1	2.2	19.4	6:15	0.1	2.1	19.5			
1:15	0.1	2.2	19.4	6:30	0.1	2.1	19.5			
1:30	0.1	2.2	19.4	6:45	0.1	2.1	19.5			
1:45	0.1	2.2	19.4	7:00	0.1	2.1	19.5			
2:00	0.1	2.2	19.4	7:15	0.1	2.1	19.5			
2:15	0.1	2.2	19.4	7:30	0.1	2.1	19.5			
2:30	0.1	2.2	19.4	7:45	0.1	2.1	19.5			
2:45	0.1	2.2	19.4	8:00	0.1	2.1	19.5			
3:00	0.1	2.2	19.4	8:15	0.1	2.1	19.5			
3:15	0.1	2.2	19.4	8:30	0.1	2.1	19.5			
3:30	0.1	2.2	19.4	8:45	0.1	2.1	19.5			
3:45	0.1	2.2	19.4	9:00	0.1	2.1	19.5			
4:00	0.1	2.1	19.4	9:15	0.1	2.1	19.5			
4:15	0.1	2.1	19.5	9:30	0.1	2.1	19.5			
4:30	0.1	2.1	19.5	9:45	0.1	2.1	19.5			
4:45	0.1	2.1	19.5	10:00	0.1	2.1	19.5			
5:00	0.1	2.1	19.5							

Meter Model Landtec GEM5000

Serial Number 44964

Calibration Date 9/11/2024