



City of Waukesha
 201 Delafield St. Waukesha, WI 53188
 Tel: 262.524.3700
 waukesha-wi.gov

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| Committee: Board of Public Works | Date: 2/23/2023 |
| Common Council Item Number: ID #23-6177 | Date: 3/7/2023 |
| Submitted By: Alex Damien, Interim Director of Public Works | City Administrator Approval: Kevin Lahner, City Administrator |
| Finance Department Review: Joseph P. Ciarro, Finance Director | City Attorney's Office Review: Brian Running, City Attorney |
| Subject: Review and act on the Access Agreement with Tetra Tech, Inc., for access to the Clean Water Plant at 600 Sentry Dr., Waukesha, WI, for the installation of monitoring wells. | |

Details:
 The former Magnetek Electric facility (currently known as SPX Transformer Solutions, Inc.) is a transformer-producing facility located on the east of the Waukesha Clean Water Plant (CWP). Chlorinated volatile organic compounds (CVOC)-impacted groundwater has migrated onto and beneath the former Magnetek Electric facility property (subject property) from an offsite source located south of the subject property. This contaminated groundwater flows beneath the former Magnetek Electric facility toward the CWP property.

Based on the long-term monitoring of the CVOC concentrations on the subject property, a site closure and an offsite liability exemption were requested from the WDNR on February 21, 2020, and April 21, 2022, respectively. However, these requests were not granted since the full extent of the CVOC plume has not been defined. Given this, the WDNR requested that the extent of contamination west of Sentry Drive (downgradient extent of groundwater contamination) should be determined and a vapor intrusion assessment of portions of the CWP be performed, if warranted.

The environmental engineering firm Tetra Tech, Inc., believes the storm water channel along the west side of Sentry Drive is a potential groundwater divide that prevents contaminated groundwater from moving beneath the CWP. If the investigation reveals that this is not the case, additional wells will be installed, and a vapor intrusion study conducted based on the data collected. The City and WDNR will be provided the results of the study for future action, if necessary, by the responsible party.

Options & Alternatives:
 To not approve the access agreement. This would result in the investigation not continuing and prevent the determination of the extents of contamination.

Financial Remarks:
 No cost implications at this time. Receiving the information from the groundwater sampling could save the City money on future projects that would require excavation because the investigation into contamination will likely be needed prior to the next construction projects. Additionally, if it is determined that the Magnetek Electric operation caused contamination requiring vapor intrusion mitigation, the City could possibly recoup mitigation funds from the known source.

Executive Recommendation:
 Recommend approval of the Access Agreement with Tetra Tech, Inc., for access to the Clean Water Plant for the installation of monitoring wells.