



December 18, 2015

Shop Rite Grocery
Former Villard Foodtown
Attn: Mr. Faraj A. Jaber
3217 West Villard Avenue
Milwaukee, WI 53209

Subject: Site Investigation Work Plan Approval for Shop Rite Grocery (Former Villard Foodtown) 3217 West Villard Avenue Milwaukee, WI

FID: 241692110
BRRTS: 02-41-119925

Dear Mr. Jaber:

On October 13, 2015, the Wisconsin Department of Natural Resources ("the Department") received from O M Enterprises, Inc. (OM), a Site Investigation Work Plan (SIWP) for the above described site. Under the Summary section of the document, the SWIP would:

- Install four additional onsite groundwater monitoring wells to 15-feet,
- Soil boring location B-9 would be advanced for evaluation of vapor intrusion,
- A request not to complete offsite drilling east of the site,
- Subslab and indoor air sampling will be completed at the former dry cleaning area, and
- Four rounds of groundwater sampling will be completed. If the plume is not stable/decreasing, additional rounds of sampling will be conducted.

On October 19, 2015, the Department responded to OM denying the waiver for offsite drilling on the Metro Works and Phillips Components and required installation of piezometers to investigate chlorinated solvents at deeper depths because of the sinking character of the chlorinated solvents.

On October 31, 2015, OM submitted a revised SIWP that included installation of two piezometers and recommendations for not drilling on the 5151 North 32nd Street, North 32nd right-of-way (ROW), and 5150 North 32nd Street. The Department responded to OM revised SIWP by stating that the offsite investigation is required by Section NR 716.11(4), WAC and Metro Works (5150 North 32nd Street) was investigated and closed with residual PVOCs and PAHs (petroleum) in soil with no information on any VOCs. The Department also suggested eliminating future groundwater monitoring wells MW-6 or MW-7, and repositioning the single well between MW-2 and MW-3, to possibly help in the cost for the second piezometer.

On November 17, 2015, OM sent an email to the Department summarizing our discussion on this date as follows:

- A request to drill will be sent to the owner of 5151 North 32nd Street for access and installation of a groundwater monitoring well,
- If denied them a well will be installed in North 32nd Street,

- Two shallow wells (MW-5 and MW-6) would be installed on the site (Villard Foodtown – Shop Rite),
- Two deep wells (PZ-1 and PZ-2) would be installed on the site (Villard Foodtown – Shop Rite),
- Shallow well MW-7 would be installed on 5151 North 32nd Street,
- Due to shallow water, a 15-foot screen would be installed for a 15-foot deep well,
- Deep wells would be 25-foot deep including 5-foot screens.

The Department approves the revised SIWP of November 17, 2015, with additional requirements summarized on October 13, 2015 for:

- Subslab and indoor air sampling will be completed at the former dry cleaning area, and
- Four rounds of groundwater sampling will be completed. If the plume is not stable or decreasing, additional rounds of sampling will be conducted.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to me at the above address.

Sincerely,



John J. Hnat, P.G., C.P.G.
Project Manager/Hydrogeologist
Southeast Region
Remediation and Redevelopment

C: Raghu Singh – O M Enterprises, Inc.
WDNR SER Files