



Key ENVIRONMENTAL SERVICES, INC.

June 9, 1997

Environmental Response and Repair Program
Wisconsin Department of Natural Resources
4041 North Richards Street
Post Office Box 12436
Milwaukee, Wisconsin 53212

RECEIVED

JUN 10 1997

Attention: Mr. Michael Farley

Reference: **Notification of Soil and Groundwater Contamination**
Decorah Shopping Center Annex
1011-1025 South Main Street
West Bend, Wisconsin 53095

D.N.R. SED Hqtrs.
Milwaukee, WI

KEY ENVIRONMENTAL SERVICES, INC.
File No. 0702007

Dear Mr. Farley:

The purpose of this letter is to provide the Wisconsin Department of Natural Resources (WDNR) with notification of soil and groundwater contamination on the above referenced site. Key Environmental Services, Inc. (KEY) is reporting the contamination on behalf of Continental Properties Company, Inc., the site owner. The Continental Properties Company, Inc. contact is as follows:

Mr. Thomas Keenan
Continental Properties Company, Inc.
W133 N8569 Executive Parkway
Post Office Box 220
Menomonee Falls, Wisconsin 53052
(414) 502-5500

The site is located in the southwest $\frac{1}{4}$, of the northwest $\frac{1}{4}$, of Section 24, Township 11 North, Range 19 East, in the City of West Bend, Washington County, Wisconsin. The location of the site is depicted on Figure 1.

The site is approximately 1-acre in size and is developed with one (1) 12,800 square foot concrete block and brick building, which is utilized as a multi-tenant shopping center (strip mall). The north half of the shopping center includes a basement. The remainder of the site consists of asphalt drives and parking areas. The site layout is depicted on Figure 2.

A subsurface exploration (SE) consisting of six (6) Geoprobe[®] soil borings (GP-1 through GP-6) and two (2) temporary groundwater monitoring wells (GP-2 and GP-4) was conducted on April 18, 1997. The SE was conducted to determine whether soil and/or groundwater impacts exist due to the former utilization of two (2) 275-gallon diesel aboveground storage tanks (ASTs), the long term operation of a dry cleaning operation on site, and potential off-site contamination migration through a utility corridor west of the site.

Native soils encountered during the SE consisted primarily of brown, fine to medium coarse sand, silty sand, sandy silt, and sandy clay. Groundwater was generally encountered at a depth of 8 to 9 feet below ground surface (bgs).

Mr. Michael Farley
June 9, 1997
Page 2

Select soil samples were submitted to En Chem, Inc. for analysis of diesel range organics (DRO) and/or volatile organic compounds (VOCs). Groundwater samples were collected from temporary wells installed within GP-2 and GP-4 on April 21, 1997, and were submitted to En Chem, Inc. for analysis of VOCs. The soil sample analytical results indicated that a DRO concentration of 12 milligrams per kilogram (mg/kg) was detected in GP-4 at a depth of 3 to 5 feet bgs. Concentrations of tetrachloroethene (PCE) were detected in GP-3 (250 micrograms per kilogram ($\mu\text{g}/\text{kg}$) at 9 to 11 feet bgs), GP-4 (1,500 $\mu\text{g}/\text{kg}$ at 3 to 5 feet bgs), and GP-5 (59 $\mu\text{g}/\text{kg}$ at 3 to 5 feet bgs).

Groundwater analytical data indicated that a PCE concentration of 99 micrograms per liter ($\mu\text{g}/\text{l}$) was detected in GP-4, which exceeded the NR 140 enforcement standard (ES). Additionally, low concentrations of toluene were detected in GP-2 (1.3 $\mu\text{g}/\text{l}$) and GP-4 (15 $\mu\text{g}/\text{l}$), and naphthalene was detected in GP-2 (1.1 $\mu\text{g}/\text{l}$). The soil and groundwater data is summarized on Figure 3.

Based on the documented use of PCE at the site and the presence of PCE concentrations in soil and groundwater in the vicinity of the dry cleaner, it is possible that the dry cleaning operation was the source of the PCE concentrations. It is also possible that the low concentrations of petroleum-related VOCs (toluene and naphthalene) are associated with the ASTs formerly located on the site; however, because of apparently widespread detections in groundwater throughout the site, the low concentrations could be attributed to infiltration from the parking lot or the regional presence of low levels of petroleum-related VOCs. Because the petroleum-related VOC and DRO concentrations did not exceed applicable generic soil standards or groundwater standards, further investigation of the petroleum-related contaminants is not considered warranted.

KEY will be conducting a site investigation (SI) related to the PCE contamination in accordance with NR 716 on behalf of Continental Properties Company, Inc. The scope of the SI will be documented in a *SI Work Plan*. The *SI Work Plan* will include the field and laboratory data from the SE.

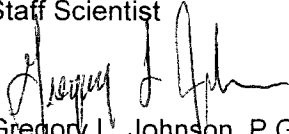
Please call the undersigned if you have any questions regarding this letter.

Sincerely,

KEY ENVIRONMENTAL SERVICES, INC.



Curtis M. Hoffart
Staff Scientist

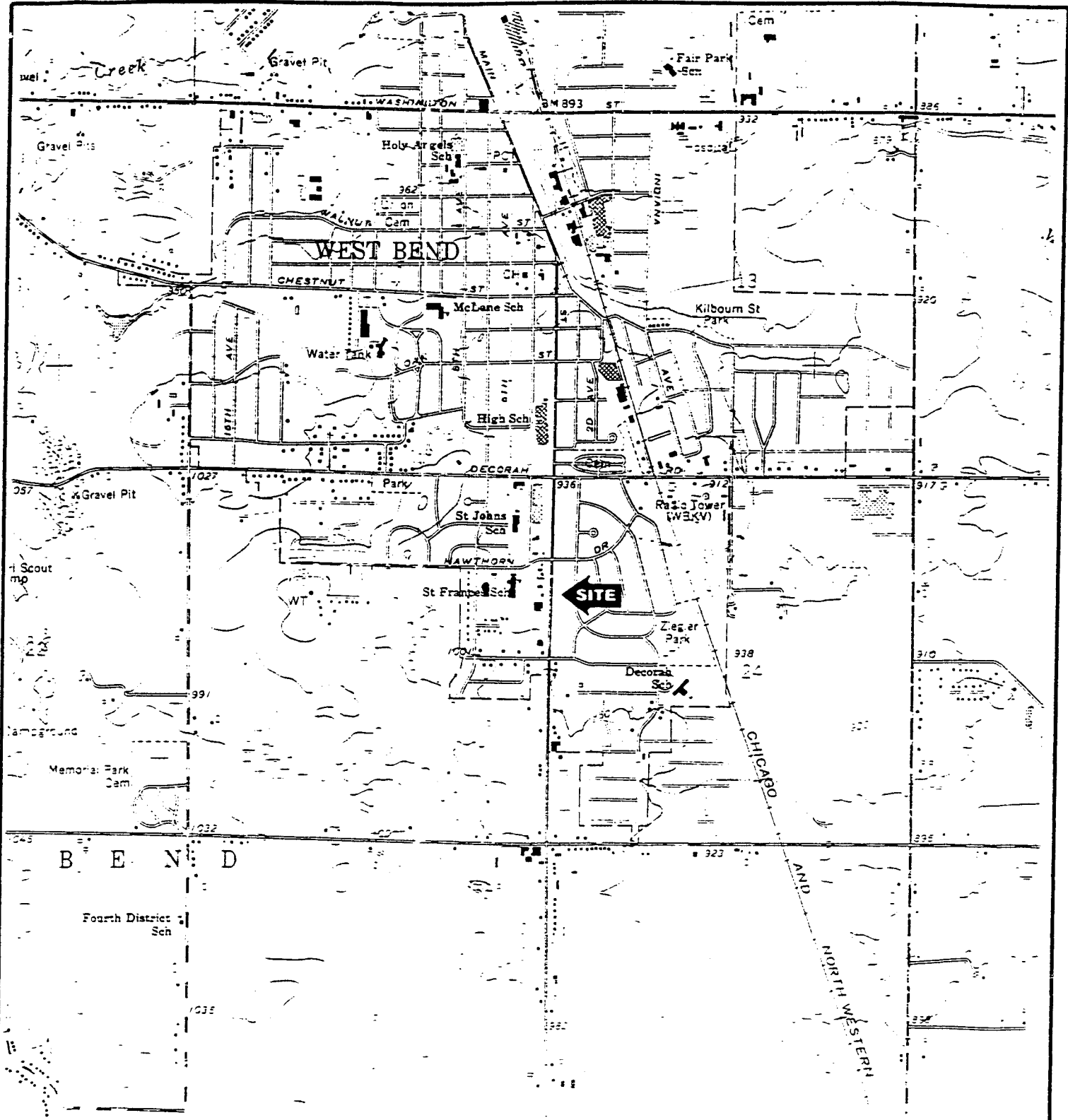


Gregory L. Johnson, P.G., P.E.
Manager of Technical Services

CMH/kar

cc: Mr. Thomas Keenan, Continental Properties Company, Inc.
Mr. William Roush, Davis and Kuelthau, S.C.

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SOURCE: USGS West Bend, Wisconsin Quadrangle
 Topographic Map 1959
 Photorevised 1971 & 1976

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DATE	REVISIONS	INI.

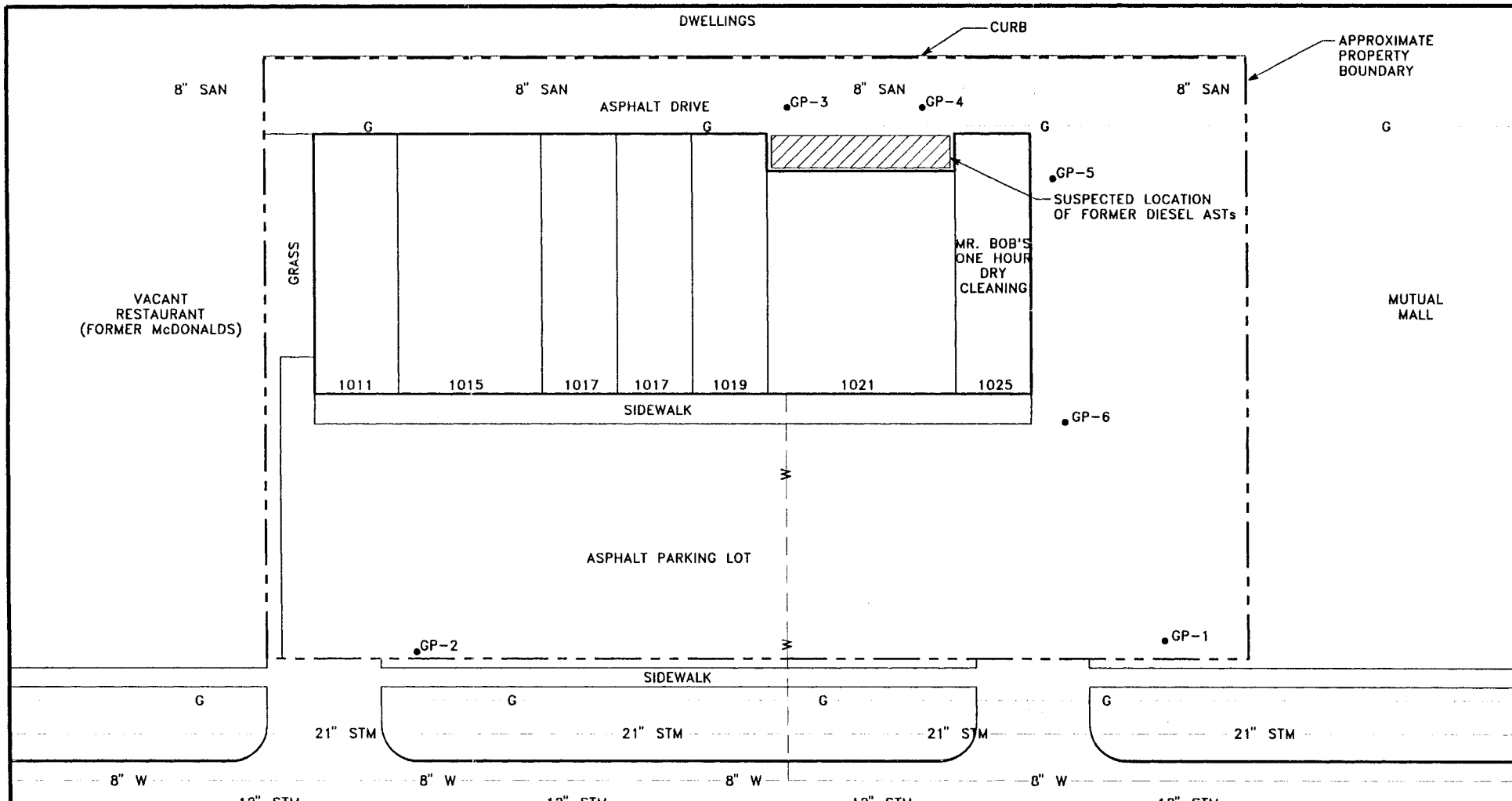
FIGURE 1
 SITE LOCATION MAP

DRN. BY:	S.L.G.	DATE:	04/29/97
DSN. BY:	C.M.H.	FILE NO.:	0702007
CHK. BY:	C.M.H.	DWG. NO.:	07020071
REV. BY:	G.L.J.	SHEET NO.:	1

0 1000 2000
 SCALE: 1" = 2000'

DECORAH SHOPPING CENTER ANNEX
 1011-1025 SOUTH MAIN STREET
 WEST BEND, WISCONSIN

Key ENVIRONMENTAL SERVICES, INC.
 766 N215 Commerce Court - Cedarburg, WI 53012 - (414) 375-4750
 8215 Washington Ave. - Racine, WI 53408 - (414) 888-4439



NOTE: UNDERGROUND UTILITY LOCATIONS AND SIZES ARE APPROXIMATE.

SOURCES: PLOT PLAN, SHOPPING CENTER STORE BUILDING, Donald Hallett Construction Engineer, August 14, 1965

CITY OF WEST BEND FIELD SURVEY, 1996

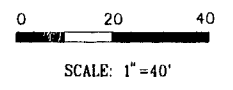


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LEGEND

- G GAS UTILITY
- SAN SANITARY SEWER
- STM STORM SEWER
- W WATER UTILITY
- GEOPROBE LOCATION

DATE	REVISIONS	INI.

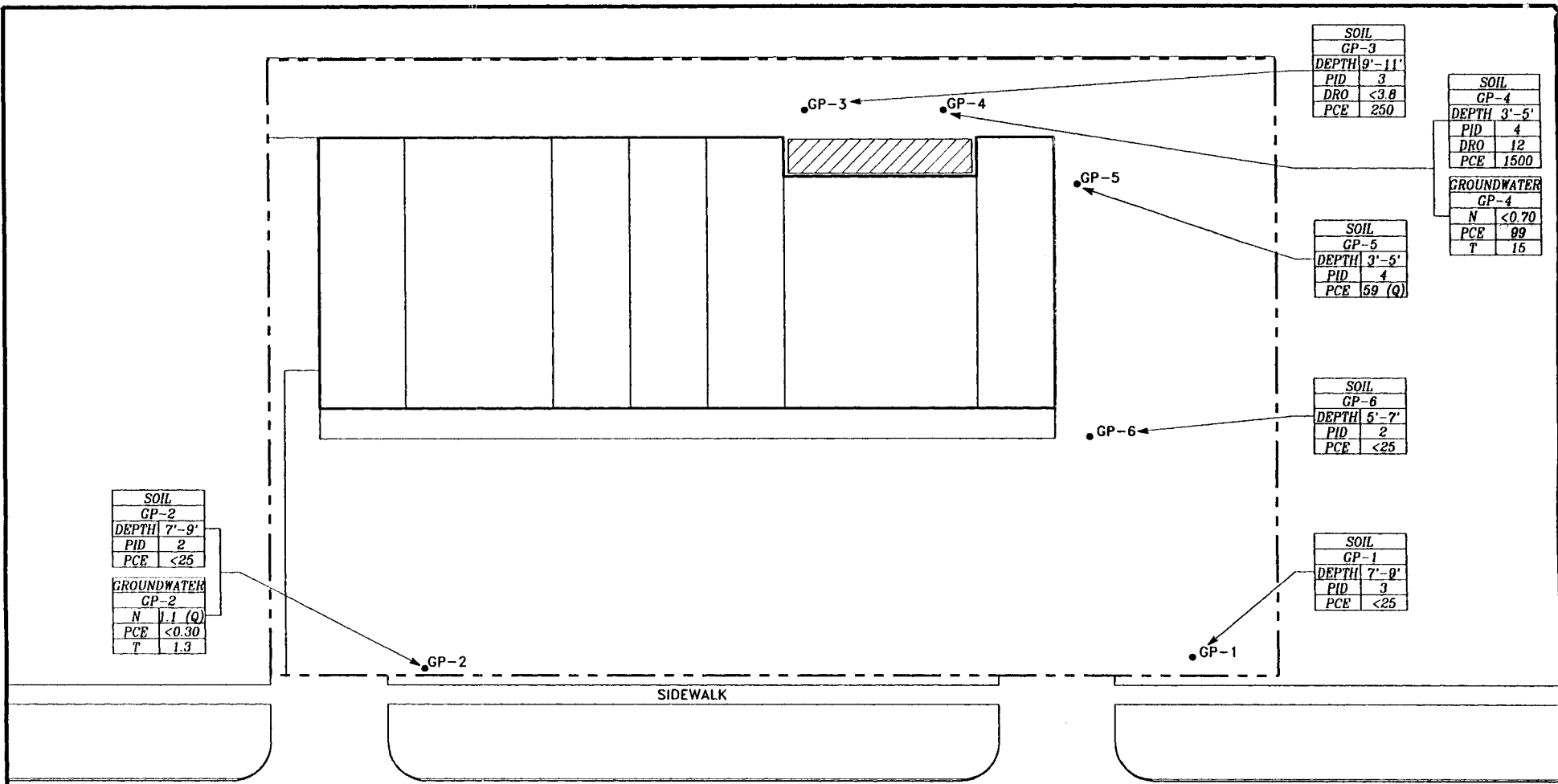


**FIGURE 2
SITE LAYOUT**

DECORAH SHOPPING CENTER ANNEX
1011-1025 SOUTH MAIN STREET
WEST BEND, WISCONSIN

DRN. BY:	S.L.G.	DATE:	05/27/97
DSN. BY:	C.M.H.	FILE NO.:	0702007
CHK. BY:	C.M.H.	DWG. NO.:	07020072
REV. BY:	G.L.J.	SHEET NO.:	2

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SOIL	
GP-2	
DEPTH	7'-9'
PID	2
PCE	<25
GROUNDWATER	
GP-2	
N	1.1 (Q)
PCE	<0.30
T	1.3

SOIL	
GP-3	
DEPTH	9'-11'
PID	3
DRO	<3.8
PCE	250

SOIL	
GP-4	
DEPTH	3'-5'
PID	4
DRO	12
PCE	1500

GROUNDWATER	
GP-4	
N	<0.70
PCE	99
T	15

SOIL	
GP-5	
DEPTH	3'-5'
PID	4
PCE	59 (Q)

SOIL	
GP-6	
DEPTH	5'-7'
PID	2
PCE	<25

SOIL	
GP-1	
DEPTH	7'-9'
PID	3
PCE	<25

SOIL NOTES

P.I.D.: PHOTOIONIZATION DETECTOR, I.U.
 I.U.: INSTRUMENT UNITS
 DRO: DIESEL RANGE ORGANICS, mg/kg
 PCE: TETRACHLOROETHENE, ug/kg
 mg/kg: MILLIGRAMS PER KILOGRAM
 ug/kg: MICROGRAMS PER KILOGRAM
 < : LESS THAN
 (Q) : CONCENTRATION BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION

GROUNDWATER NOTES

B: BENZENE, ug/l
 T: TOLUENE, ug/l
 N: NAPHTHALENE, ug/l
 PCE: TETRACHLOROETHENE, ug/l
 ug/l: MICROGRAMS PER LITER
 < : LESS THAN
 (Q) : CONCENTRATION BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION

SOURCES: PLOT PLAN, SHOPPING CENTER STORE BUILDING, Donald Hallett Construction Engineer, August 14, 1965

CITY OF WEST BEND FIELD SURVEY, 1996

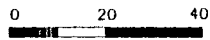


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LEGEND

- GEOPROBE LOCATION
- CONCENTRATION GREATER THAN NR 140 ENFORCEMENT STANDARD

DATE	REVISIONS	INI.



SCALE: 1"=40'

**FIGURE 3
 SUMMARY OF SOIL AND
 GROUNDWATER SAMPLE
 ANALYTICAL RESULTS**

DECORAH SHOPPING CENTER ANNEX
 1011-1025 SOUTH MAIN STREET
 WEST BEND, WISCONSIN

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CHK. BY:	C.M.H.	DWG. NO.:	07020073
REV. BY:	G.L.J.	SHEET NO.:	3

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 6216 Washington Ave. • Racine, WI 53406 • (414) 886-4439