

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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George E. Meyer, Secretary
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Southeast Regional Headquarters
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August 6, 1999

BRRTs # 06-67-151266
FID # 267161400
Washington Co.

Mr. Thomas Keenan
Continental Properties Company, Inc.
W133 N8569 Executive Parkway
MenomoneeFalls, WI 53052

RE: Closure denial : Decorah Shopping Center Annex, 1011-1025 South Main Street, West Bend,
Wisconsin 53095.

Dear Mr. Keenan:

The Remediation and Redevelopment Section of the Wisconsin Department of Natural Resources (WDNR), Southeast Region, Milwaukee Service Center has reviewed your site closure request. The department reviewed the reports titled: Site Investigation Report of the referenced site dated April 16, 1999 and the Supplemental Case Closure Rationale dated July 22, 1999 submitted by your Consultant, Key Engineering Group LTD.

Based on the information contained in the referenced reports, the department is not able to grant closure of this site with a Certificate of Completion at this time. The department requests that you submit the following additional information in order to meet the requirements of the Certificate Program:

SOILS

A detailed assessment of areas to define where PCE could have been discharged, including the identification of drains within the building, vent locations from the stills/ dry cleaners units, and doors.

There is a need for an additional sampling to define the degree and extent of the soil source areas. In this wise, the exact locations will depend on the results from the source area assessment.

GROUNDWATER

There is need to sample the groundwater from the source area. A monitoring well and a piezometer nest is needed at the minimum in the vicinity of the temporary well. The monitoring well and the piezometer should be installed after the source area soil sampling is completed.

Additional monitoring is needed from all the monitoring wells, including the new well and piezometer to demonstrate the effectiveness of natural attenuation monitoring.

RCLs

The department felt that the calculated SSRCL of 2864 ug/Kg was high as a result of the high f_{oc} of 3 %. This high f_{oc} gave rise to the proposal of leaving soils in place with 1500 ug/Kg of PCE. The department concluded that leaving soils with 1500 ug/Kg of PCE in place was high.

GROUNDWATER USE RESTRICTION

The Certificate Program do not issue Certificates of Completion with the recording of groundwater use restrictions as is the case of ch. NR 726 traditional site closure sites for now. In other words, Certificates of Completion are given to sites only when they have met ch. NR 140 groundwater standards.

FUEL OIL TANKS ON SITE/RELEASES

Please provide a map with the former locations of fuel oil tanks on this property. Also, clarify if the PCE release is the only release at this site.

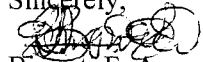
DRY CLEANER OPERATION

You need to clarify if this dry cleaner business is currently in operation. If this is the case, you need to sample the floors of this dry cleaning building. If this is not possible to sample the floors of this building, please provide us the reasons why.

If you have any additional, relevant information which was not formerly provided to the department, and which you feel would significantly impact the Department's closure decision/ the issue of a Certificate of Completion, you may submit that information for re-evaluation of the case closure/issue of a Certificate of Completion.

Please, give a call at (414) 263-8607 if you have any questions concerning this letter.

Sincerely,


Binyoti F. Amungwafor
Hydrogeologist

CC: Mr. Curtis Hoffart, Key Engineering Group LTD.
Case File