



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TTY 711

August 24, 2007

In Reply, Refer to: FID# 241301170
BRRTS# 02-41-001015
BRR/ERP

Mr. John Stibal
City of West Allis
7525 W Greenfield Ave
West Allis, WI 53214

Subject: Review of the Request for Approval of Off-site Disposal of Contaminated Soil from the Pioneer Neighborhood Redevelopment Site (aka Mayflower Bus Facility, 7741 National Ave) [FID# 241301170 / BRRTS# 02-41-001015] at the Lime Pit Property (aka Jays Fuel Oil, 1960 S 67th Place) [FID# 241222520 / BRRTS# 02-41-184802], West Allis, WI

Dear Mr. Stibal:

Your consultant, TEMCO, submitted a document entitled "Request for Approval for Off-site Disposal of Contaminated Soil from the Pioneer Neighborhood Redevelopment Project Site at a Response Action Site (Lime Pit Property), West Allis, WI" (Plan), dated July 16, 2007 to the Wisconsin Department of Natural Resources (WDNR). You have requested that the WDNR formally review the Plan.

The site is located in the City of West Allis, along the south side of National Avenue from approximately one half block east of S 78th Street to one half block west of S 80th Street. As described in the Plan, the site has several contaminants which exceed the residual contaminant levels (RCLs), including polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), lead and arsenic. The Plan includes a proposal to manage the contaminated soils as described below.

- PAH contaminated soil may be taken to the Lime Pit property.
- VOC contaminated soil (located in the northeast corner of the site) will be removed from the site and disposed at a commercial landfill following demolition of the garage building.
- Lead contaminated soil in areas where the concentrations are below 100 mg/kg may be taken to the Lime Pit property.
- Lead contaminated soil in areas where the concentrations are above 100 mg/kg (i.e. areas around soil sample location SSB4 in the western portion of site and SB-9 in the central portion of site) may either be 1) managed on-site and covered with pavement or 2) disposed at a commercial landfill.
- Arsenic contaminated soil in areas where the concentrations are below 10 mg/kg may be taken to the Lime Pit property.
- Arsenic contaminated soil in areas where the concentrations are above 10 mg/kg (i.e. areas around soil sample locations SSB4 and SSB5 in the western portion of site) may either be 1) managed on-site and covered with pavement or 2) disposed at a commercial landfill.

I have reviewed the Plan and spoken with your consultant regarding specific details of the Plan. Based on my review, the Plan is approved with the following conditions and limitations.


Based on my discussions with your consultant and information contained in the plan, it appears that the long term plan is to cover the contaminated soil that will be coming to the Lime Pit Property from the

Pioneer Neighborhood Redevelopment Project Site, along with the contaminated soil that is already present at the Lime Pit Property, with a combination of buildings, pavement and clean fill when the property is developed.

Because this development activity will not be occurring in the next few months, any imported contaminated soil material shall be covered with a temporary cover, to limit erosion and dust, within 90 days of soil placement. An acceptable option would be construction of a vegetative cover, including a minimum of six inches of clean "rooting zone" material. If you wish to request approval of an alternate cover system, please contact me.

We appreciate your efforts to restore the environment at this site. If you have any questions or concerns regarding this letter, please contact me at (414) 263- 8541.

Sincerely,



Andrew F Boettcher
Hydrogeologist – RR/SER

CC: Jeffrey Hosler – TEMCO, PO Box 856, Cedarburg, WI 53012.