

McIlheran, Adam S - DNR

From: McIlheran, Adam S - DNR
Sent: Wednesday, May 02, 2018 11:49 AM
To: 'Richard Werner'; 'rmurdocca1@gmail.com'
Subject: Post Closure Activity Evaluation Summary, Berggren Investment Co., 709-733 E. Capitol Dr., Milwaukee, WI BRRTS # 02-41-200169

Regarding:

BERGGREN INVESTMENT CO
709-733 East Capitol Dr., Milwaukee, WI
BRRTS: 02-41-200169
FID :241975140

Dear Richard and Robert,

We have completed review of the submitted post-closure modification documents and the Limited Phase II Environmental Assessment. Our evaluation is below:

Additional information provided in the PHII submitted to the DNR on April 12, 2018, specifically naphthalene soil and soil gas results in the vicinity of the south side of the building, was reviewed as part of an evaluation of the adequacy of vapor assessment for planned property development. From the data provided, it appears vapor intrusion risk to the new building on-site was adequately assessed for the contaminants of concern, naphthalene and trichloroethylene. The DNR agrees with the conclusions stated in your email of April 6, 2018, that additional assessment is not warranted based on soil gas data for the contaminants of concern being below respective Vapor Risk Screening Levels (VRSLs). Therefore, although the operation of a system to mitigate vapor risk for the contaminants of concern at the building on-site is a pro-active and prudent action by the property owner, it will not be required as a continuing obligation for this property or associated with BRRTS release #02-41-200169, based upon the available data present to the DNR.

Additional site data presented in the PHII report are generally consistent with the type and degree of impacts identified in the prior site investigation which were attributed to the operation of a former dry-cleaning facility on the property. Soil contaminated with volatile organic compounds (VOCs) is present on-site, with VOC concentrations above direct contact residual contaminant levels (RCLs) for non-industrial property. The non-industrial standard is applied based on current land use. This contaminated soil could pose a threat to human health if it becomes accessible. It also could become a threat to human health from vapor intrusion if a building is constructed in this area. Maintenance of a site-wide cap was not a specific closure obligation stated in the May 1, 2008 closure letter and therefore is not required as a continuing closure obligation for this property. The current cap is a pro-active and prudent action by the property owner to prevent the human health threat of contact with contaminated soils. As stated in the closure letter, if additional information regarding site conditions indicates contamination on or from the site (including vapor) poses a threat to human health or the environment the case may be reopened.

The DNR appreciates the additional information you provided regarding residual contaminants at the site and your efforts for the protection of human health and the environment as part of site redevelopment. The Bureau for Remediation and Redevelopment Tracking System (BRRTS) identification number for this activity is shown above. The information submitted will be included in the case file and be accessible from the DNR database that is available on the Internet at: <http://dnr.wi.gov/topic/Brownfields/botw.html>. No additional information is required at this time. If you have any questions regarding this activity feel free to contact me by phone or email.

Regards,

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Adam McIlheran

Hydrogeologist – Remediation & Redevelopment Program

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