

DATE: April 13, 2016

TO: RR Case Files  
Former One Hour Martinizing  
(BRRTS # 06-05-576806)  
  
One Hour Martinizing  
(BRRTS # 02-05-217276)

FROM: Kristin DuFresne – NER RR Program

SUBJECT: Summary of April 8, 2016 NER VPLE Committee Meeting

PARTICIPANTS: NER VPLE Committee  
Roxanne Chronert – NER RR Team Supervisor  
Tauren Beggs – NER Land Recycling Team Representative  
Keld Lauridsen – NER Closure Committee Member  
Kevin McKnight – NER Closure Committee Member  
  
Project Manager  
Kristin DuFresne – NER RR Hydrogeologist  
  
Observer  
Rick Joslin – NER RR Hydrogeologist

On April 8, 2016, the NER VPLE Committee met to discuss the One Hour Martinizing property located at 1923 Main Street, Green Bay, Wisconsin.

**The following background information was provided:**

- The One Hour Martinizing (BRRTS # 02-05-217276) ERP/DERF case is associated with a former dry cleaner that was located in a former strip mall. The dry cleaner and strip mall no longer exist on the property. The concrete building slab remains in place.
  - ERP/DERF related site investigation activities are believed to be complete.
  - Hot spot soil excavation activities were completed in August 2015.
  - The first round of post remediation groundwater monitoring has been completed. Second round of monitoring is anticipated to take place in May 2016.
- GB Real Estate Investments, LLC, developer, is interested in splitting the property into three lots (Lots 1, 2, and 3) for the purpose of moving forward with three redevelopment projects. In October 2015, General Engineering Company submitted a Phase I environmental site assessment (ESA) and a Phase II ESA to the department for Lots 1, 2, and 3.
  - Chlorinated solvent contamination associated with the ERP/DERF site appears to be limited to Lot 3.
  - Low level contaminants, mainly PAHs, were identified on Lots 1 and 2 but the analytical results could not be confirmed.

- The VPLE (BRRTS # 06-05-576806) pertains to Lot 3.
  - The developer is pursuing the VPLE.
  - The responsible party is anticipated to continue with the ERP/DERF related activities.
  - There are two different consultants working on the site.
    - VPLE - General Engineering Company
    - ERP/DERF – Fehr Graham
- The VPLE site investigation work plan, received by the department on March 31, 2016, is intended to evaluate whether or not contaminated soil fill exists on the property. Data obtained from the VPLE site investigation will aid in filling in potential gaps associated with the ERP/DERF site.

**The NER VPLE Committee made the following recommendations:**

- The Phase I and Phase II is considered complete.
- Create separate “no action required” BRRTS cases for Lots 1 and 2 when the property is officially split into Lots 1, 2, and 3.
- Discrete, rather than composite, soil samples should be collected and laboratory analyzed.
- The consultant should ensure the correct instrument bulb is being used when conducting field screening activities.
- The groundwater monitoring wells installed as part of the VPLE site investigation should not be abandoned. Depending on the groundwater analytical results additional sampling may be needed from these wells in the future.
- At the time of development, utility plugs and/or sub-slab vapor sample ports should be considered/installed for any new building(s) constructed on the property. Any installed vapor barriers should not be penetrated.