



January 11, 2023

Mr. Roy Baietto  
1850 19<sup>th</sup> Avenue  
Kenosha, WI 53140

Subject: Review of Site Investigation Work Plan  
Arctic Laundry & Cleaners, 5619 22<sup>nd</sup> Avenue, Kenosha  
DNR BRRTS Activity #: 02-30-245843; FID #: 230006920

Dear Mr. Baietto:

The Department of Natural Resources (DNR) has completed its review of the November 16, 2022, "Site Investigation Work Plan" (Work Plan) submitted for the Arctic Laundry & Cleaners site. The Work Plan proposes advancing eight soil borings to allow for the collection of soil samples to, in part, address deficiencies in the site investigation identified by the DNR in our May 27, 2022, review letter. The DNR received the applicable technical assistance fee for providing review and response, in accordance with Wis. Admin. Code § NR 749.04 (1). The DNR approves the Work Plan for potentially defining the eastern extent of soil contamination. We also provide the following comments:

- The DNR concurs that investigation under and/or north of the building located at 5605 22<sup>nd</sup> Avenue is not needed to define the extent of soil contamination.
- Soil samples collected at the proposed boring locations on 2117 56<sup>th</sup> Street and 2120 57<sup>th</sup> Street may be sufficient to define the extent of soil contamination northeast and east of the site. However, collecting soil samples at these locations will not confirm that soil contamination has not migrated as far as the property boundaries. Collecting optional soil samples near or at the property boundaries in addition to or instead of the proposed borings may demonstrate that contamination has not migrated off-site.
- After receiving the results of the soil samples collected on the 2117 56<sup>th</sup> Street and 2120 57<sup>th</sup> Street properties evaluate whether groundwater investigation is necessary east of the site. Also perform a vapor intrusion screening assessment, following the guidance provided in DNR document RR-800, *Addressing Vapor Intrusion at Remediation and Redevelopment Sites in Wisconsin*, to determine if vapor sampling is warranted at buildings not already investigated.
- Collecting soil samples from the boring locations proposed at and around GP-11 may provide useful information for planning a remedial action. However, all analytical data collected at the site and all potential source areas must still be considered when determining if a proposed remedial action would satisfy the requirement of Wis. Admin. Code § NR 726.05 (8) (b) (1) for reducing contaminant mass resulting in vapor intrusion.
- The DNR's May 27, 2022, Site Investigation Review letter requested investigation and/or assessment of contaminated vapors and emerging contaminants. The Work Plan did not propose activities to address these issues. Conducting only the activities proposed in the Work Plan will not complete the site investigation.

- The DNR reminds you that the site investigation is an iterative process; the proposed sampling may not define the extent of all contamination at the site. Results of soil sample analysis will need to be evaluated to determine if additional soil, groundwater, or vapor investigation will be required on- and/or off-site.
- Options for conducting a remedial action must be evaluated once the site investigation is complete.

**Submittals to the DNR**

You may initiate collecting the soil samples as proposed or you may choose to modify your work plan based on the above comments. A modified work plan could be submitted to the DNR with the applicable review fee if you would like a written response.

We appreciate your efforts to protect the environment at this site. If you have any questions regarding this review or wish to discuss any of these requests in further detail, please contact me by calling (414) 405-0764, or by email at [paul.grittner@wisconsin.gov](mailto:paul.grittner@wisconsin.gov).

Sincerely,



Paul Grittner  
Hydrogeologist  
Remediation & Redevelopment Program

cc: John C. Ekornaas Revocable Trust  
Robert Langdon, SCS Engineers – [rlangdon@scsengineers.com](mailto:rlangdon@scsengineers.com)  
Vanessa Wishart, Stafford Rosenbaum LLP - [VWishart@staffordlaw.com](mailto:VWishart@staffordlaw.com)