

March 11, 2002

Project Reference #6515
FID #241287200
BRRTS #02-41-271-535

Ms. Gina Keenan
Wisconsin Department of Natural Resources
Southeast Region
Milwaukee Service Center
2300 N. Dr. ML King Drive
P.O. Box 12436
Milwaukee, WI 53212-0436

Re: **WORK PLAN ADDENDUM**
Norman Getz Property
6854 West Beloit Road
West Allis, Wisconsin

Dear Ms. Keenan:

In compliance with NR 169.21 (2)(e), this letter has been prepared as an addendum to the Wisconsin Department of Natural Resources (WDNR) approved Sigma Environmental Services, Inc. (Sigma) January 2001, work plan for subsurface investigation work and January 17, 2002, addendum work plan letter for the Norman Getz Property. As outlined in the approved work plans, Sigma has implemented and completed the installation and sampling of test soil borings and groundwater monitoring wells at the above referenced site. A summary of site data including a map of the current site layout, proposed boring locations, groundwater flow direction, PCE isoconcentration lines, and tables presenting soil and groundwater quality data generated to date are presented as Attachment 1.

Per our meeting on February 28, 2002, and based on a review of the site environmental data generated to date, Sigma recommends the installation of one groundwater monitoring well to the south of monitoring well MW-2 to assist in the upgradient delineation of identified chlorinated impacts in groundwater, the advancement of a minimum two hand auger soil borings within the site building to further delineate the extent of chlorinated impacts to soil in the source area (self service dry cleaning area), and the completion of a sewer vapor survey within Lincoln and 69th Streets to evaluate potential vapor issues associated with the identified impacts.



Norman Getz Property
Work Plan Addendum
Page 2

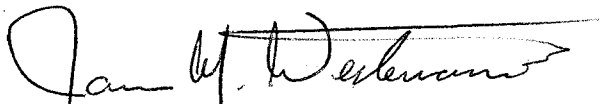
Two soil samples from each soil boring (six samples total) collected during soil boring advancement will be submitted for EPA Method 8021 VOC analysis. Upon completion of soil boring/well installation activities, the proposed well will be properly developed and the entire monitoring well network sampled for EPA Method 8021 or 8260 Volatile Organic Compounds. The proposed well will be tied into the site survey to assist in groundwater flow calculations and the delineation of the extent of impacts. All site data generated will be included in a comprehensive site investigation report.

The scope of work and associated costs to complete the above referenced activities and adequately delineate the extent of identified impacts are anticipated to exceed the WDNR approved scope of work and cost by more than \$3,000. Therefore, presented as an attachment to this letter for WDNR approval is a breakout of anticipated additional project costs. It is recommended due to the elevated concentration of detected compounds that the proposed activities be implemented as soon as possible.

Upon your review of the attached information should you have any questions, please contact our office at (414) 768-7144.

Respectfully submitted,

SIGMA ENVIRONMENTAL SERVICES, INC.



James M. Westerman, CHMM
Project Manager/Hydrogeologist



Randy E. Boness, P.G.
Senior Scientist

attachments

cc: Mr. Donald Gallo - Reinhart, Boerner, et. al.
Mr. Norman Getz

ATTACHMENT 1

DRAFT

Table 1
Soil Laboratory Analytical Results
Detected Compounds Only
Norman Getz Property
6354 West Beloit Road
West Allis, Wisconsin
Project Reference #6515

Boring ID	MW-1	MW-1	MW-2	MW-2	MW-3	MW-3	MW-4	MW-4	NR 720 RCL	NR 746 Table 1 SSL	NR 746 Table 2 SSL
Depth (feet bgs)	2 - 4	6 - 8	6 - 8	12 - 14	0 - 2	6 - 8	0 - 2	6 - 8			
DRO mg/kg	NA	NA	NA	NA	NA	NA	<6.23	<5.83	**	**	**
Volatil Organic Compounds:											
Benzene	<25	<25	<25	<25	<25	<1,000	<25	<25	5.5	8,500	1,100
n-Butylbenzene	<25	<25	<25	<25	<25	<1,000	<25	<25	**	**	**
sec-Butylbenzene	<25	<25	<25	<25	<25	<1,000	<25	<25	**	**	**
tert-Butylbenzene	<25	<25	<25	<25	<25	<1,000	<25	<25	**	**	**
Chloromethane	<25	75	114	83.5	<25	<1,000	<25	128	**	**	**
trans-1,2-Dichloroethene	<25	<25	<25	<25	<25	<1,000	<25	43.4	**	**	**
Ethylbenzene	<25	<25	<25	<25	<25	<1,000	<25	<25	2,900	4,600	**
Isopropylbenzene	<25	<25	<25	<25	<25	<1,000	<25	<25	**	**	**
Methyl Tert Butyl Ether	<25	<25	<25	<25	<25	<1,000	<25	<25	**	**	**
n-Propylbenzene	<25	<25	<25	<25	<25	<1,000	<25	<25	**	**	**
Tetrachloroethene	173	<25	1,370	118,000	42,200	348,000	1,830	3,080	**	**	**
Toluene	<25	<25	<25	<25	<25	<1,000	<25	<25	1,500	38,000	**
1,1,2-Trichloroethane	<25	<25	<25	<25	<25	<1,000	<25	116	**	**	**
Trichloroethene	<25	<25	<25	<25	128	<1,000	<25	131	**	**	**
1,2,4-Trimethylbenzene	<25	<25	<25	<25	<25	<1,000	<25	<25	**	83,000	**
1,3,5-Trimethylbenzene	<25	<25	<25	<25	<25	<1,000	<25	<25	**	11,000	**
Total Xylenes	<25	<25	<25	<25	<25	<1,000	<25	<25	4,100	42,000	**
Polyaromatic Hydrocarbons:											
Acenaphthene	NA	NA	NA	NA	NA	NA	163	<117	**	**	**
Acenaphthylene	NA	NA	NA	NA	NA	NA	<249	<233	**	**	**
Anthracene	NA	NA	NA	NA	NA	NA	<125	<117	**	**	**
Benzo(a)anthracene	NA	NA	NA	NA	NA	NA	<62.3	<58.3	**	**	**
Benzo(a)pyrene	NA	NA	NA	NA	NA	NA	68.2	<5.83	**	**	**
Benzo(b)fluoranthene	NA	NA	NA	NA	NA	NA	70.1	<58.3	**	**	**
Benzo(ghi)perylene	NA	NA	NA	NA	NA	NA	<125	<117	**	**	**
Benzo(k)fluoranthene	NA	NA	NA	NA	NA	NA	<125	<117	**	**	**
Chrysene	NA	NA	NA	NA	NA	NA	<125	<117	**	**	**
Dibenzo(a,h)anthracene	NA	NA	NA	NA	NA	NA	35	<5.83	**	**	**
Fluoranthene	NA	NA	NA	NA	NA	NA	406	<117	**	**	**
Fluorene	NA	NA	NA	NA	NA	NA	<125	<117	**	**	**
Indeno(1,2,3-cd)pyrene	NA	NA	NA	NA	NA	NA	<62.3	<58.3	**	**	**
1-Methylnaphthalene	NA	NA	NA	NA	NA	NA	<125	<117	**	**	**
2-Methylnaphthalene	NA	NA	NA	NA	NA	NA	<125	<117	**	**	**
Naphthalene	NA	NA	NA	NA	NA	NA	<125	<117	**	2,700	**
Phenanthrene	NA	NA	NA	NA	NA	NA	<125	<117	**	**	**
Pyrene	NA	NA	NA	NA	NA	NA	185	<117	**	**	**

KEY:

- GRO = Gasoline Range Organics
- mg/kg = Milligrams per kilogram
- NA = Not Analyzed
- ** = No Standard Established
- BOLD** = Detected above the laboratory method detection limit
- BOLD** = Detected above NR 720 Residual Contaminant Level (Generic, Table 1, or Table 2)
- BOLD** = Detected above NR 746 Table 1 Soil Screening Level or (if applicable) Table 2 SSL

All results, except where indicated, are expressed in micrograms per kilogram (ug/kg).

Table 1
Soil Laboratory Analytical Results
Detected Compounds Only
Norman Getz Property
6354 West Beloit Road
West Allis, Wisconsin
Project Reference #6515

DRAFT

Boring ID	MW-5	MW-5	MW-6	MW-6	MW-7	MW-8	MW-9	NR 720 RCL	NR 746 Table 1 SSL	NR 746 Table 2 SSL
Depth (feet bgs)	4 - 6	10 - 12	4 - 6	8 - 10	6 - 8	6 - 8	6 - 8			
DRO mg/kg	2,180	18	9.45	<5.83				100	**	**
Volatile Organic Compounds:										
Benzene	37	<25	<25	<25	<25	<25	<25	5.5	8,500	1,100
n-Butylbenzene	6,220	527	<25	<25	<25	<25	<25	**	**	**
sec-Butylbenzene	6,710	463	<25	<25	<25	<25	<25	**	**	**
tert-Butylbenzene	132	<25	<25	<25	<25	<25	<25	**	**	**
Chloromethane	87	67.2	69.6	<25	<25	<25	<25	**	**	**
trans-1,2-Dichloroethene	<25	<25	<25	<25	<25	<25	<25	**	**	**
Ethylbenzene	75.4	<25	<25	<25	<25	<25	<25	2,900	4,600	**
Isopropylbenzene	2,700	116	<25	<25	<25	<25	<25	**	**	**
Methyl Tert Butyl Ether	25	<25	<25	<25	<25	<25	<25	**	**	**
n-Propylbenzene	4,700	353	<25	<25	<25	<25	<25	**	**	**
Tetrachloroethene	<25	94	140	159	<25	<25	<25	**	**	**
Toluene	<25	<25	<25	<25	<25	<25	<25	1,500	38,000	**
1,1,2-Trichloroethane	<25	<25	<25	<25	<25	<25	<25	**	**	**
Trichloroethene	<25	<25	<25	<25	<25	<25	<25	**	**	**
1,2,4-Trimethylbenzene	<25	<25	<25	<25	<25	<25	<25	**	83,000	**
1,3,5-Trimethylbenzene	97.3	<25	<25	<25	<25	<25	<25	**	11,000	**
Total Xylenes	48.6	<25	<25	<25	<25	<25	<25	4,100	42,000	**
Polyaromatic Hydrocarbons:										
Acenaphthene	<129	<117	<116	<117	NA	NA	NA	**	**	**
Acenaphthylene	1,350	<234	<232	<233	NA	NA	NA	**	**	**
Anthracene	713	<117	<116	<117	NA	NA	NA	**	**	**
Benzo(a)anthracene	611	<58.4	<57.9	<58.3	NA	NA	NA	**	**	**
Benzo(a)pyrene	<6.45	6.68	<5.79	<5.83	NA	NA	NA	**	**	**
Benzo(b)fluoranthene	<64.5	<58.4	<57.9	<58.3	NA	NA	NA	**	**	**
Benzo(ghi)perylene	<129	<117	<116	<117	NA	NA	NA	**	**	**
Benzo(k)fluoranthene	<129	<117	<116	<117	NA	NA	NA	**	**	**
Chrysene	181	<117	<116	<117	NA	NA	NA	**	**	**
Dibenzo(a,h)anthracene	<6.45	<5.84	<5.79	<5.83	NA	NA	NA	**	**	**
Fluoranthene	3,190	<117	<116	<117	NA	NA	NA	**	**	**
Fluorene	1,700	<117	<116	<117	NA	NA	NA	**	**	**
Indeno(1,2,3-cd)pyrene	<64.5	<58.4	<57.9	<58.3	NA	NA	NA	**	**	**
1-Methylnaphthalene	8,320	<117	<116	<117	NA	NA	NA	**	**	**
2-Methylnaphthalene	7,680	<117	<116	<117	NA	NA	NA	**	**	**
Naphthalene	1,020	<117	<116	<117	NA	NA	NA	**	2,700	**
Phenanthrene	5,220	<117	<116	<117	NA	NA	NA	**	**	**
Pyrene	12,400	217	<116	<117	NA	NA	NA	**	**	**

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All results, except where indicated, are expressed in micrograms per kilogram (ug/kg).

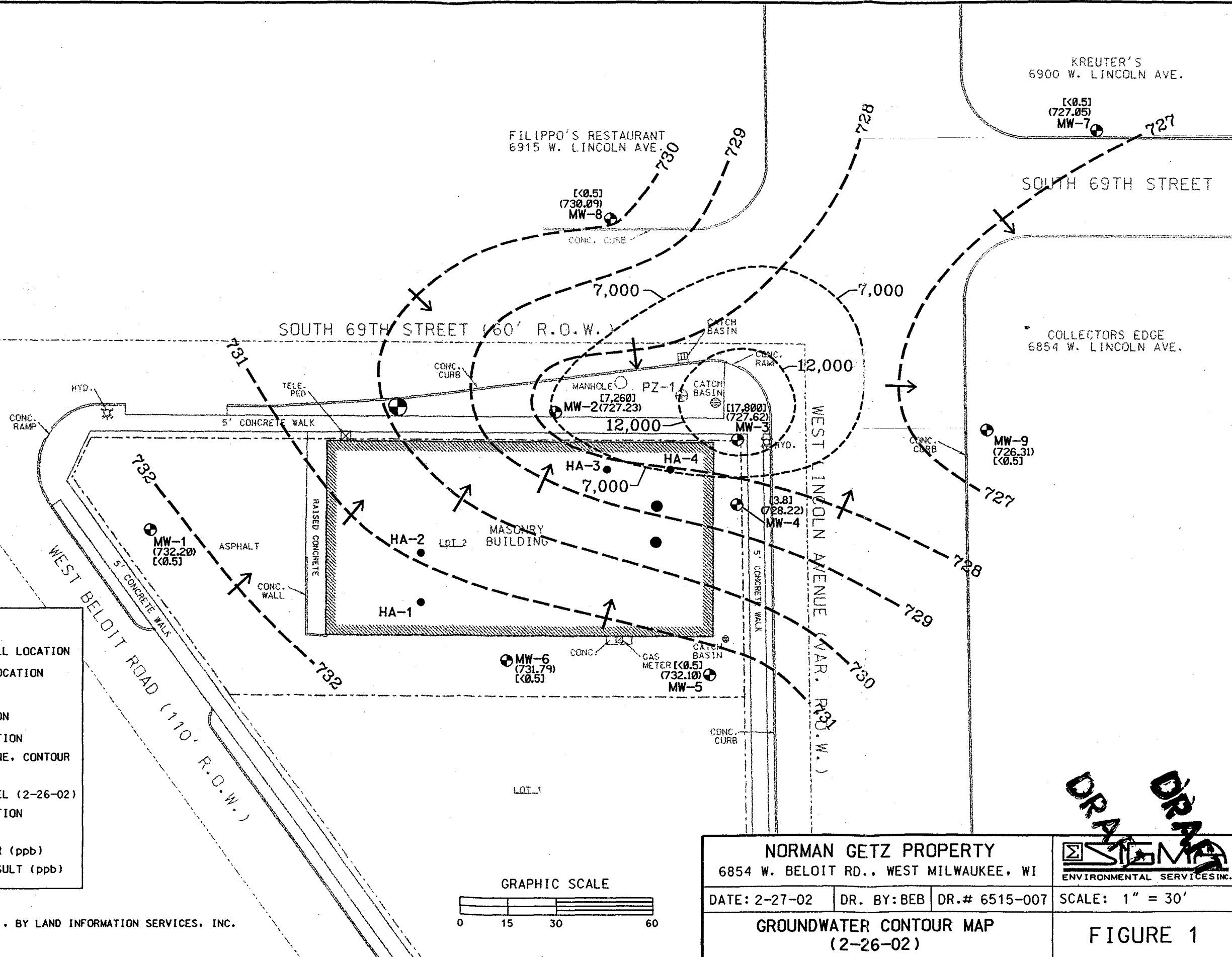
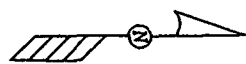
Table 2
Groundwater Laboratory Analytical Results
Detected Compounds Only
Norman Getz Property
6354 West Beloit Road
West Allis, Wisconsin
Project Reference #6515

DRAFT

		MW-1		MW-2		MW-3		MW-4		MW-5		MW-6		MW-7	MW-8	MW-9	PZ-1	NR 140 ES	NR 140 PAL
		11/28/2001	02/01/2002	11/28/2001	02/01/2002	11/28/2001	02/01/2002	11/28/2001	02/01/2002	11/28/2001	02/01/2002	11/28/2001	02/01/2002	02/01/2002	02/01/2002	02/01/2002	02/01/2002		
Date Sampled																			
DRO	mg/l	NA	NA	NA	NA	NA	NA	0.169*	NA	0.822*	NA	0.130*	NA	NA	NA	NA	NA	NES	NES
Petroleum Volatile Organic Compounds:																			
Benzene	ug/l	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	5.82	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	5	0.5
n-Butylbenzene	ug/l	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	2.47	<0.5	<0.5	<0.5	<0.5	<0.5	1.15	NES	NES
sec-Butylbenzene	ug/l	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	3.68	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NES	NES
cis-1,2-Dichloroethene	ug/l	<0.5	<0.5	<0.5	8.23	121	185	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	70	7
trans-1,2-Dichloroethene	ug/l	<0.5	<0.5	<0.5	<0.5	1.95*	3.44*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	100	20
Ethylbenzene	ug/l	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	700	140
Isopropylbenzene	ug/l	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	6.53	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NES	NES
p-Isopropyltoluene	ug/l	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.71	NES	NES
Methyl Tert Butyl Ether	ug/l	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	3.75*	6.10*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	60	12
Naphthalene	ug/l	<2.0	<2.0	<2.0	<2.0	3.92*	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	40	8
n-Propylbenzene	ug/l	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	7.30	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NES	NES
Tetrachloroethene	ug/l	<0.5	<0.5	5,910	7,260	16,500	17,800	3.97	3.90	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	5	0.5
Toluene	ug/l	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1,000	200
Trichloroethene	ug/l	<0.5	<0.5	1.25	3.31	35.6	46.6	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	5	0.5
1,2,4-Trimethylbenzene	ug/l	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	480	96
1,3,5-Trimethylbenzene	ug/l	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	1.65	480	96
Vinyl Chloride	ug/l	<0.17	<0.17	<0.17	<0.17	<0.17	18.5	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	0.2	0.02
Total Xylenes	ug/l	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	10,000	1,000
Polyaromatic Hydrocarbons:																			
Acenaphthene	ug/l	NA	NA	NA	NA	NA	NA	<5.0	NA	<5.0	NA	<5.0	NA	NA	NA	NA	NA	NES	NES
Acenaphthylene	ug/l	NA	NA	NA	NA	NA	NA	<5.0	NA	<5.0	NA	<5.0	NA	NA	NA	NA	NA	NES	NES
Anthracene	ug/l	NA	NA	NA	NA	NA	NA	<5.0	NA	<5.0	NA	<5.0	NA	NA	NA	NA	NA	3,000	600
Benzo(a)anthracene	ug/l	NA	NA	NA	NA	NA	NA	<0.1	NA	<0.1	NA	<0.1	NA	NA	NA	NA	NA	NES	NES
Benzo(a)pyrene	ug/l	NA	NA	NA	NA	NA	NA	<0.02	NA	<0.02	NA	<0.02	NA	NA	NA	NA	NA	0.2	0.02
Benzo(b)fluoranthene	ug/l	NA	NA	NA	NA	NA	NA	<0.02	NA	<0.02	NA	<0.02	NA	NA	NA	NA	NA	0.2	0.02
Benzo(ghi)perylene	ug/l	NA	NA	NA	NA	NA	NA	<5.0	NA	<5.0	NA	<5.0	NA	NA	NA	NA	NA	NES	NES
Benzo(k)fluoranthene	ug/l	NA	NA	NA	NA	NA	NA	<0.1	NA	<0.1	NA	<0.1	NA	NA	NA	NA	NA	NES	NES
Chrysene	ug/l	NA	NA	NA	NA	NA	NA	<0.02	NA	<0.02	NA	<0.02	NA	NA	NA	NA	NA	0.2	0.02
Dibenzo(a,h)anthracene	ug/l	NA	NA	NA	NA	NA	NA	<0.1	NA	<0.1	NA	<0.1	NA	NA	NA	NA	NA	NES	NES
Fluoranthene	ug/l	NA	NA	NA	NA	NA	NA	<5.0	NA	<5.0	NA	<5.0	NA	NA	NA	NA	NA	400	80
Fluorene	ug/l	NA	NA	NA	NA	NA	NA	<5.0	NA	<5.0	NA	<5.0	NA	NA	NA	NA	NA	400	80
Indeno(1,2,3-cd)pyrene	ug/l	NA	NA	NA	NA	NA	NA	<0.2	NA	<0.2	NA	<0.2	NA	NA	NA	NA	NA	NES	NES
1-Methylnaphthalene	ug/l	NA	NA	NA	NA	NA	NA	<5.0	NA	<5.0	NA	<5.0	NA	NA	NA	NA	NA	NES	NES
2-Methylnaphthalene	ug/l	NA	NA	NA	NA	NA	NA	<5.0	NA	<5.0	NA	<5.0	NA	NA	NA	NA	NA	NES	NES
Naphthalene	ug/l	NA	NA	NA	NA	NA	NA	<5.0	NA	<5.0	NA	<5.0	NA	NA	NA	NA	NA	40	8
Phenanthrene	ug/l	NA	NA	NA	NA	NA	NA	<5.0	NA	<5.0	NA	<5.0	NA	NA	NA	NA	NA	NES	NES
Pyrene	ug/l	NA	NA	NA	NA	NA	NA	<5.0	NA	<5.0	NA	<5.0	NA	NA	NA	NA	NA	250	50
Biological Parameters																			
Nitrate-Nitrite	mg/l	NA	NA	2.14	NA	3.54	NA	0.101*	NA	<0.0500	NA	0.378*	NA	NA	NA	NA	NA	10	2
Soluble Sulfate	mg/l	NA	NA	25.8*	NA	28.3*	NA	174*	NA	27.2*	NA	135*	NA	NA	NA	NA	NA	NES	NES
Soluble Manganese	mg/l	NA	NA	0.304*	NA	0.120*	NA	0.282*	NA	0.565*	NA	0.230*	NA	NA	NA	NA	NA	NES	NES

KEY:

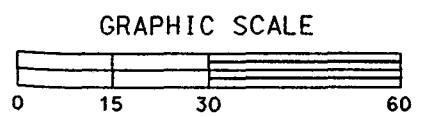
- ug/l = micrograms per liter
- mg/l = milligrams per liter
- DRO = Diesel Range Organics
- NA = Not Analyzed
- NES = No Standard Established
- BOLD** = Analyte detected above Chapter NR 140 Enforcement Standard (ES)
- ITALICS** = Analyte detected above Chapter NR 140 Preventive Action Limit (PAL)
- * = Analyte detected above the laboratory method detection limit



LEGEND

- ⊕ = PROPOSED MONITORING WELL LOCATION
- = PROPOSED SOIL BORING LOCATION
- ⊕ = PIEZOMETER LOCATION
- ⊕ = MONITORING WELL LOCATION
- = HAND AUGER BORING LOCATION
- - - = GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = 1.0'
- () = STATIC GROUNDWATER LEVEL (2-26-02)
- = GROUNDWATER FLOW DIRECTION
- - - = TETRACHLOROETHYLENE ISOCONCENTRATION CONTOUR (ppb)
- [] = TETRACHLOROETHYLENE RESULT (ppb)

NOTE:
MAP BASED ON SURVEY PERFORMED ON 12-7-01. BY LAND INFORMATION SERVICES, INC.



NORMAN GETZ PROPERTY		 ENVIRONMENTAL SERVICES INC.
6854 W. BELOIT RD., WEST MILWAUKEE, WI		
DATE: 2-27-02	DR. BY: BEB	DR.# 6515-007
GROUNDWATER CONTOUR MAP		SCALE: 1" = 30'
(2-26-02)		FIGURE 1

DRAFT

ATTACHMENT 2

Phase II Proposal
 Norman Getz Property
 6854 West Beloit Road
 West Allis, Wisconsin
 Project Reference #6515

Norman Getz Property

Task	Consulting Costs		Commodity Services		Total Cost
	Total Labor Costs	Equipment & Expenses	Sub-Contracting Expenses	Analytical Expenses	
1 Work Plan/Site Safety Plan/Project Setup					
Project Coordination	\$710				\$710
Subtotal Task 1	\$710	\$0	\$0	\$0	\$710
2 Site Investigation Activities					
Project Coordination	\$1,640				\$1,640
Field Work/Vapor Mon./Soil Sample Collection/Well Installation	\$1,170		\$1,000	\$420	\$2,590
Monitoring Well Development/Sampling	\$880	\$862		\$910	\$2,652
Hydraulic Conductivity Testing	\$590	\$250			\$840
Waste Management	\$900		\$1,641		\$2,541
Access Permits/Coordination	\$830				\$830
Site Survey	\$0		\$500		\$500
Subtotal Task 2	\$6,010	\$1,112	\$3,141	\$1,330	\$11,593
3 Report Preparation/Data Evaluation					
Report Prep./Field Doc./Proj. Coordination	\$1,190				\$1,190
Subtotal Task 3	\$1,190	\$0	\$0	\$0	\$1,190
Additional Proposed Project Consulting Cost					\$9,022
Additional Proposed Project Commodity Services Cost					\$4,471
Total Original Proposal					\$38,105
Additional Estimated Project Cost					\$13,493
Estimated Total Project Cost					\$51,598