

02-41-278106
FID# 241170270

220 East Ryan Road
Oak Creek, WI 53154-4533
414-768-7144
FAX: 414-768-7158

January 31, 2002

Project Reference #7029

Notified 7-26-01

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

*Sent claims notification Oct 17, 2001
to Jeff Soellner.*

**RE: Colony Dry Cleaners, Inc.
10003 West Carmen Avenue
Milwaukee, Wisconsin**

Dear Ms. Keenan:

Sigma Environmental Services, Inc., as the lowest cost bidder, has been selected as the environmental consultant for the site investigation and remedial activities at the property referenced above.

Per NR 700 requirements, enclosed is a workplan for a soil and groundwater investigation. In addition, we are enclosing a copy of the Dry Cleaner Environmental Response Program Bid Proposals Summary (WDNR Form 4400-212) for your files. Sigma understands that as the lowest bidder, WDNR approval of the workplan is not required prior to implementation.

If you have any questions regarding the enclosed workplan, please contact our office at (414) 768-7144.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.



Martin D. Nessman, P.G.
Staff Hydrogeologist



James M. Westerman, CHMM
Project Hydrogeologist/Manager

mdn

Enclosure

cc: Don Fritzke
Thomas R. Fahl - Whyte, Hirschboeck, Dudek, S.C.



Letter Of Transmittal

Type of Submittal:
 LUST ERP VPLE other (describe)

To: Program Assistant/BRR Program
 Wisconsin Department of Natural
 Resources Box 12436
 2300 N. Dr. Martin Luther King Jr. Dr.

From: Name Martin Nessman
 Company Sigma Environmental
 Address 220 E. Ryan Rd.
Oak Creek, WI 53154
 Phone 414-768-7144
 Date January 31, 2002

FOR: Site Name Colony Dry Cleaners. Inc.
 Address 10003 West Carmen Ave
Milwaukee, WI

FID# 241170270
 BRRTS# 02-41-278106

Check type(s) of documents enclosed. Submittals are tracked & filed based on information you provide. Include FID & BRRTS numbers assigned to this site. Identify the intent of document(s) you are submitting in order to speed processing. Please attach required fees to this form.

Are you requesting Department Review? Y N

√	TYPE OF DOCUMENT/REPORT	FEE	DNR CODE (office use only)
	Notification of Release	none	01
	Tank Closure/Site Assessment <i>where release(s) have been detected*</i>	none	33
√	Site Investigation Workplan	\$500 if review is requested	35,135 ~
	Site Investigation	\$750 if review is requested	37,
	___ groundwater impacts above ES		137 ~ ,
	___ no groundwater impacts or gw impacts below ES <i>(if petroleum constituents only, case will be transferred to Department of Commerce)</i>		76,
	Request to Transfer Case to Department of Commerce	none	96
	Off-Site Determination Request	none	76
	Remedial Action Options Plan	\$500 mandatory	638 ~
	NR 720.19 Site Specific Clean-Up Goal Proposal	\$750 if review is requested	39,143 ~
	NR 718 Landspreading Request	\$750 if review is requested	67,68 ~
	"Notification to Treat or Dispose" of Contaminated Soil/Water	\$500 mandatory	61 ~
	Injection/Infiltration Request	none	99
	Quarterly Report or Update	\$500 mandatory	63 ~
	O&M Form 4400-194	\$500 if review is requested	43, 43 ~
	Remedial Action Options Report	\$300 if review is requested	92, 192 ~
	Closure Review Request	\$750 if review is requested	41, 41 ~
	NR700.11 Simple Site Closure Request	\$750 mandatory	79 ~
	"Draft Deed Affidavit" or "Restriction required for close-out"	\$250 mandatory	183 ~
	"Well Abandonment Forms"	none	99
	Remedial Design Report	none	99
	Construction Documentation Reports	\$750 if review is requested	147, 148 ~
	Long Term Monitoring Plan	\$250 if review is requested	151, 152 ~
	Voluntary Party Liability Exemption (VPLE) Application	\$300 if review is requested	24, 25 ~
	VPLE "Phase I/II Assessments" or "Additional Reports"	\$250 mandatory	662
	Tax Cancellation Agreement	computed hourly	99
	Negotiated Agreement	\$500 mandatory	654
	Lender Assessment	\$1000 mandatory	630
	Negotiation and Cost Recovery (municipalities only)	\$500 mandatory	686
	General Liability Clarification Request	fee for each service, mandatory	90 ~
	Lease Letter Request - Single Property	\$500 mandatory	684
	Lease Letter Request - Multiple Properties	\$500 mandatory	646
	Request for Other Technical Assistance	\$1000 mandatory	646
	Other (please describe)	\$500 mandatory	90 ~

*Closure reports for sites where no releases have been detected should be sent directly to "Clean Closures" c/o DNR Remediation & Redevelopment Program, P.O. Box 7921, Madison WI 53707

Remarks: _____

Dry Cleaner Environmental Response Program Bid Proposals Summary

Form 4400-212 (1/00)

Notice: This form is authorized under ss. 292.65 and 292.66, Wis. Stats., and ch. NR 169, Wis. Adm. Code. The following information about the selection of consultants for interim actions, site investigations, and remedial action activities is required under ch. NR 169, Wis. Adm. Code when (1) obtaining DNR approval to select a consultant other than the lowest bidder and (2) submitting an application for reimbursement. There are no penalties for failing to complete this form, but persons who do not complete and submit this form will not be eligible for reimbursement under this program. Personal information is not intended to be used for any other purpose other than that for which it is originally being collected. Information will be made available to requesters under Wisconsin's Open Records laws (s. 19.32-19.39, Wis. Stats.) and requirements.

Instructions: See the reverse side. *Copy this form as necessary.*

Applicant Information

Name: First MI Last
 Donald M. Fritzke Sr.

This Bid Proposal Summary is being submitted (select one):

to obtain DNR approval to select a consultant other than the lowest bidder. Complete the *Applicant Additional Information*, *Consultant Information*, and *Certification* sections below. Attach copies of all proposals and your justification for selecting the consultant.

with an application for reimbursement. Complete only the *Consultant Information* and *Certification* sections below. Attach accepted proposal, coded to the cost categories (see application instructions).

Additional Applicant Information

Mailing Address	City	State	ZIP Code
Telephone Number	Fax Number	E-Mail Address	

Consultant Information

Consultant Name	Bid Proposal Amount	Consultant Selected (select one)
Sigma Environmental Services, Inc.	\$ 19,985	<input checked="" type="checkbox"/>
Key Engineering Group LTD	\$ 21,765	<input type="checkbox"/>
Envirogen, Inc.	\$ 25,385	<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

If this summary is being provided as part of a reimbursement application, did your actual costs exceed the proposal costs by more than \$3,000?

Yes No

Certification

I certify that the information contained above is true and correct to the best of my knowledge.

Applicant Signature	Date Signed
---------------------	-------------

Department Use Only

Project Manager Name	Date	Telephone Number
Consultant Selection <input type="checkbox"/> Accepted <input type="checkbox"/> Rejected	Reason For Rejection/Notes	

**WORKPLAN FOR A DERP
SOIL AND GROUNDWATER
SITE INVESTIGATION AT
CDC, INC.
10003 WEST CARMEN AVENUE
MILWAUKEE, WISCONSIN**

**PREPARED FOR:
MR. DONALD M. FRITZKE
16065 HWY W
CRIVITZ, WI 54114**

**PREPARED BY:
SIGMA ENVIRONMENTAL SERVICES, INC.
220 EAST RYAN ROAD
OAK CREEK, WISCONSIN 53154
(414) 768-7144**

PROJECT REFERENCE #7029

JANUARY 2002

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FIGURE

1. Site Location Map
2. Proposed Soil Boring / Monitoring Well Locations

1. INTRODUCTION

1.1 **General Discussion.** Sigma Environmental Services, Inc. (Sigma) was contracted by Mr. Donald Fritzke (the client) to investigate the presence of chlorinated organic compounds in the subsurface in association with the former Colony Dry Cleaners establishment (the site) located at 10003 West Carmen Avenue, Milwaukee, Wisconsin (Figure 1). The client desires to investigate any chlorinated impacts to soil and groundwater associated with the site in such a manner to be eligible for reimbursement funds available through the Dry Cleaner Environmental Response Program (DERP). Therefore, Sigma has prepared this work plan to provide turnkey services for site investigation activities in accordance with Wisconsin Administrative Code, Chapter NR 140, NR 141, NR 169, NR 700 series and other applicable codes in a manner that is consistent with the client's goals.

1.2 **Site Visit Summary and Site Assessment Report Review.** On September 21, 2001, Timothy E. Wimmer, P.G., CHMM with Sigma Environmental Services, Inc. met Mr. Donald Fritzke at the site. The purpose of the site visit was to identify structures on the site and potential release points of dry cleaning solvents.

The visit identified a concrete block constructed building encompassing a surface area of approximately 8,000 square feet. Previous loading, unloading and storage of perchlorethylene was implemented on the southeast side of the building.

In July 2000, Key Engineering Group, Inc. (Key) drilled three Geoprobe® soil borings in the southeast section of the property. Geoprobe GP-1 was drilled adjacent to the building near the overhead door; GP-2 along the southwest property line; and GP-3 at the southern most intersecting point of the southeast and southwest property line. The results of the Geoprobe® assessment are as follows:

Soil is predominately clay with varying amounts of silt and sand.

Perched groundwater was observed at between 14 to 16 feet below ground surface.

Chlorinated volatile organic compounds (CVOC) were detected in soil at Geoprobe® boring GP-2 at the sample depth interval 2 to 4 feet.

CVOC's were detected in groundwater collected from a temporary groundwater monitoring well installed at Geoprobe® boring GP-2 and GP-3.

1.3 **Conclusions from Preliminary Assessment and Recommendations.** Based on Sigma's review of the Key report, CVOC contamination is found in the shallow soil and groundwater on site. The positions of Geoprobe® borings suggests for the potential off-site migration of the contamination towards the Suburban Car Wash and Georemedies properties. Therefore, the work plan will direct future activities to

identify environmental conditions on the CDC and surrounding properties. The general activities to be completed will include:

- Obtain eligibility in the DERP Program.
- Negotiate off-site access with adjacent property owners for drilling and monitoring well installation.
- Conduct a NR 716 site investigation to define the extent of environmental contamination.
- Prepare and submit a remedial action options report, including the results of the site investigation.

2. SOIL AND GROUNDWATER INVESTIGATION ACTIONS

2.1 **Purpose.** The purpose of the proposed soil and groundwater investigation actions are to: 1) establish eligibility of the site under the DERP program; 2) complete the delineation of identified chlorinated impacts to the subsurface mediums; and 3) prepare a written report satisfying the requirements of Chapter NR 716 of the Wisconsin Administrative Code. The goals defined above, should be achieved by completing the tasks outlined in the scope of work. At any time should additional site information warrant a change in project scope, Sigma will notify the client or their representatives immediately in order to discuss and adjust the project plan.

2.2 **Scope of Work.** Recognizing that a substantial portion of site investigation and potential remediation activities associated with the site may be eligible for coverage under the DERP program, a systematic and common sense investigation approach has been designed to meet the client's goals, satisfy regulatory requirements and optimize the client's reimbursement under the DERP program. The proposed activities and design of the scope of work presented in the following section is based on site history, on available site details, and on Sigma's experiences with similar projects conducted in the general vicinity of the subject site. The scope of work has been designed to meet the requirements of the DERP program, maximize the use of site environmental data generated to date, and to recoup financial costs incurred to the maximum amount under the DERP program.

2.2.1 **Site Investigation and Remedial Actions.** Sigma proposes the installation of soil borings and groundwater monitoring wells. Proposed borings/monitoring wells will be installed to further delineate the extent of identified chlorinated impacts at the site and assist in the evaluation of aquifer characteristics. Upon completion of these activities and if an evaluation of site data supports the conclusion that chlorinated impacts to soil and groundwater have been adequately defined, Sigma will prepare a technical report documenting the subsurface investigation results.

Site Investigation Actions Compliant with NR 716

Prior to implementing any of the proposed field activities, Sigma will negotiate off-site access with adjacent property owners for the installation of off-site soil borings and monitoring wells. Access to these properties will be critical to defining the extent of CVOC soil and groundwater contaminant.

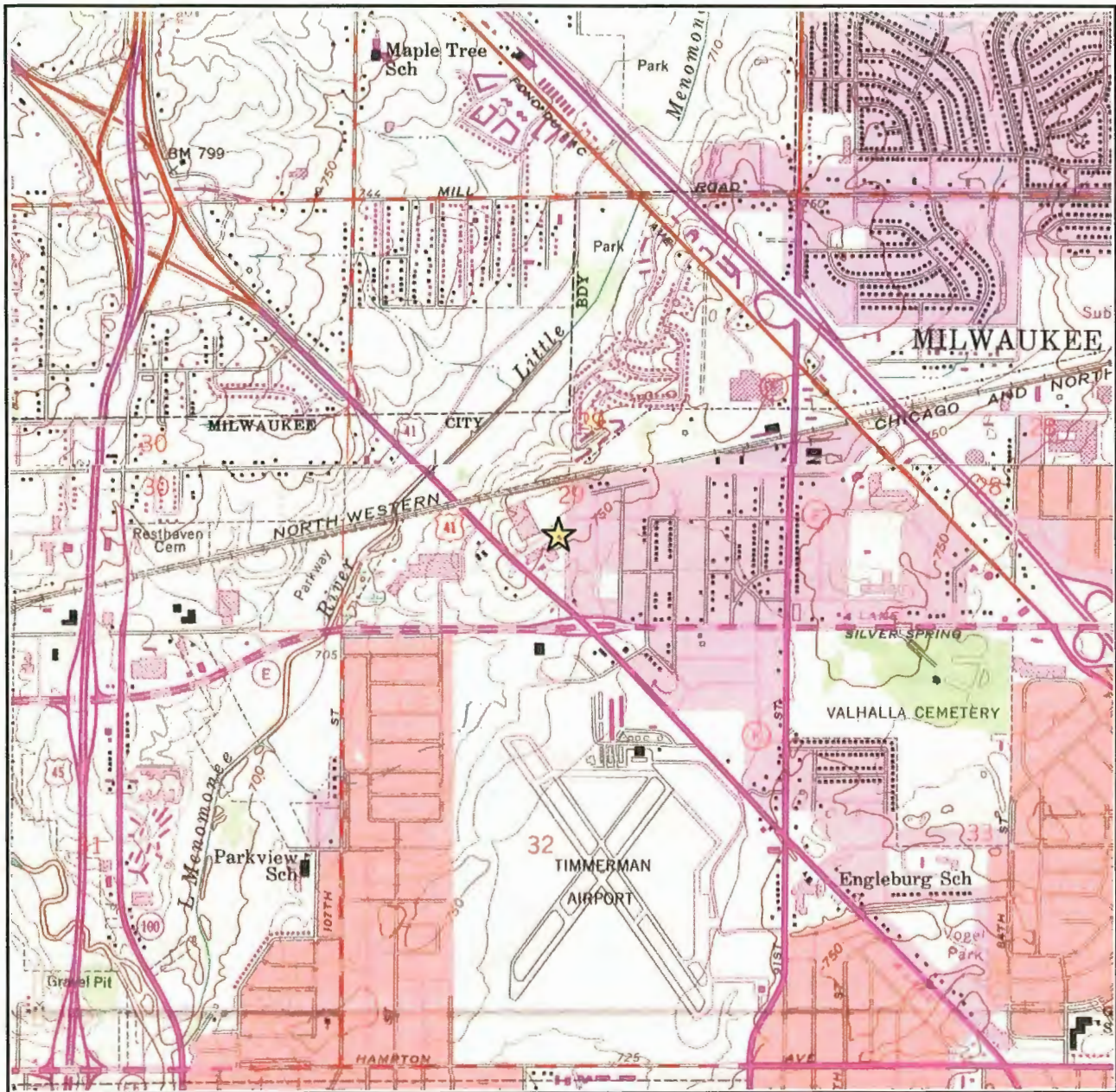
Sigma proposes the installation of five soil borings to a depth of 50 feet and converting the borings to five groundwater monitoring wells. Placement of the soil borings/groundwater monitoring wells will be based on available site data and access to adjacent properties. The soil borings and monitoring wells will be installed to: 1) identify the vertical and lateral extent of chlorinated impacts underlying the site; 2) evaluate subsurface geology; and 3) evaluate aquifer characteristics beneath the site. The proposed soil boring/monitoring well locations are shown on Figure 2.

Soil samples will be collected continuously during boring advancement. Based on field observations and photoionization screening, two select soil samples from each boring will be submitted for analysis of EPA Method 8021 volatile organic compounds (VOCs). Upon completion of borehole advancement, each boring will be converted into a Chapter NR 141 compliant groundwater monitoring well. One round of groundwater samples will be collected from each monitoring well and submitted for laboratory analysis of EPA Method 8260 or 8021 VOCs. In addition, water level measurements will be collected and provide a preliminary determination of groundwater depth and direction of groundwater flow.

Remedial Action Options Report

Upon completion of the proposed investigation activities, a report detailing Sigma's findings will be prepared. The report will discuss the types, degree and extent of subsurface soil and groundwater contamination and provide recommendations for remedial actions or case closure, if applicable.

FIGURES



SE ¼ of the SW ¼ of Sec. 29, T8N, R21E Adapted from U.S.G.S. 7.5 minute series, Wauwatosa and Menomonee Falls, Wisconsin, quadrangles dated 1958 (photorevised 1971, photoinspected 1976), and 1958 (photorevised 1971 and 1976), respectively.

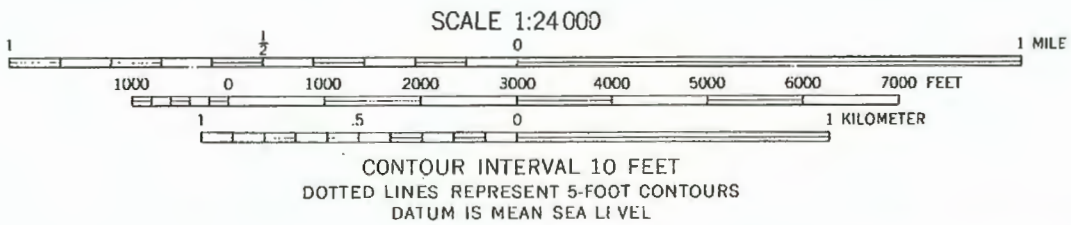


Figure 1. Site Location Map
Fritzke Colony Dry Cleaners
10003 W. Carmen Ave., Wauwatosa, Wisconsin

SIGMA
ENVIRONMENTAL SERVICES INC.

For Former Colony Dry Cleaner - 10003 W. Carmen Ave

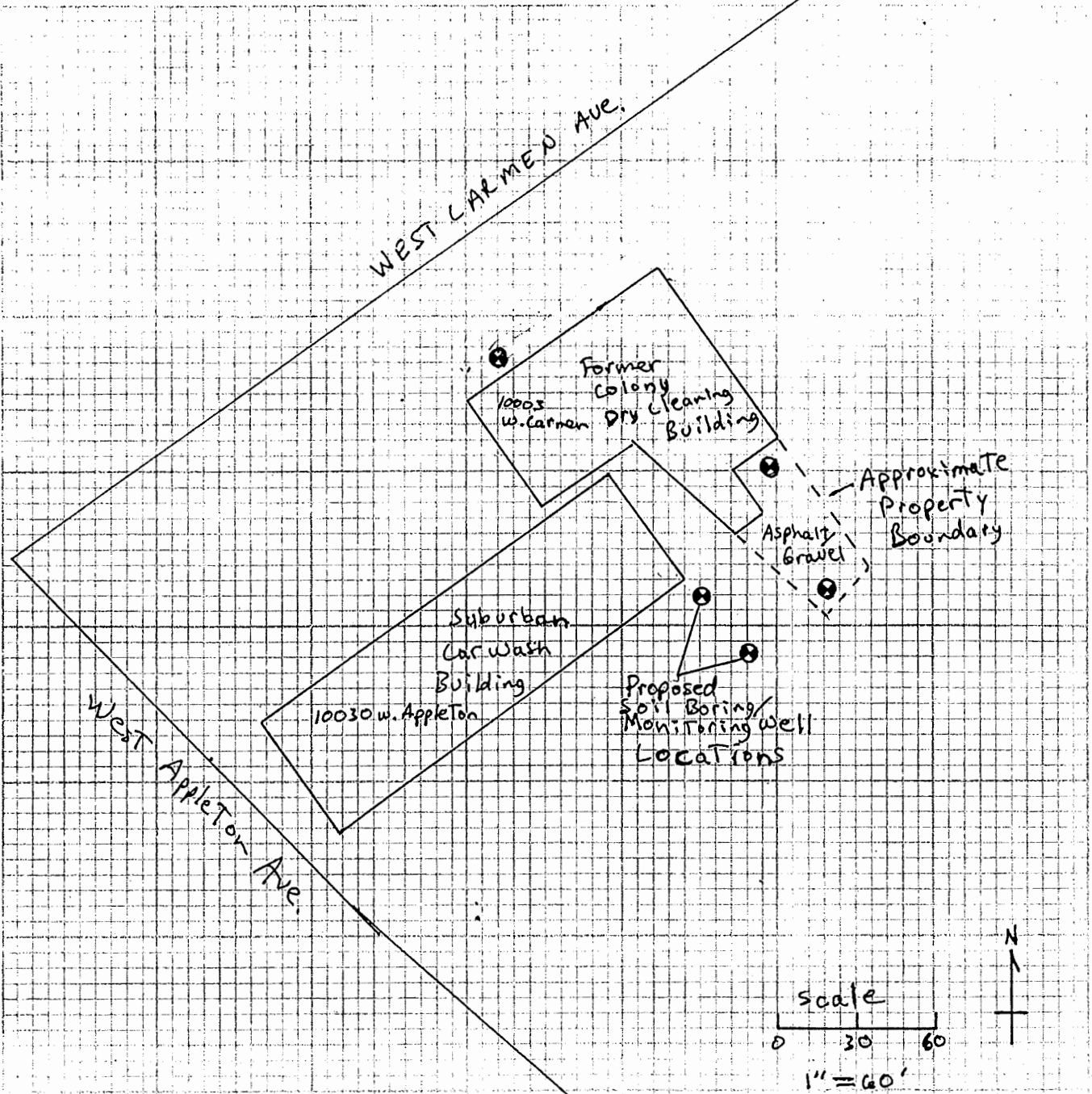


Figure 2
Proposed Soil Boring/Groundwater Monitoring
Well Location Map

FID 241170270
BRATS 02 41 278106
Action 110 ok

State of Wisconsin
Department of Natural Resources
Box 7921, Madison, WI 53707-7921

**Dry Cleaner Environmental Response Program
Potential Claim Notification
Site Investigations and Remedial Response Actions
Form 4400-210 (1/00)**

Notice: Use this form to notify the Department of Natural Resources of the potential to submit a reimbursement application to the Dry Cleaner Environmental Response Program. This form is authorized under ss. 292.85 and 292.65, Wis. Stats., and ch. NR 169, Wis. Adm. Code. Completion of this form is mandatory for any person applying for reimbursement from the Dry Cleaner Environmental Response Program (DERP). There are no penalties for failing to complete this form, but persons who do not complete and submit this form will not be eligible for reimbursement under this program. Notification of a potential claim is required prior to conducting a site investigation or any remedial action activity under s. 292.65(4), Wis. Stats. If you initiated a site investigation or remedial action activities before, February 1, 2000, the effective date of the program's administrative rule, submit this form to the Department now. Personal information is not intended to be used for any other purpose other than that for which it is originally being collected. Information will be made available to requesters under Wisconsin's Open Records laws (s. 19.32-19.39, Wis. Stats.) and requirements.

Complete the following information and submit it to your DNR region project manager. Copy this form as necessary.

Applicant Information

Name: First **DONALD** MI Last **M FRITZKE (REVOCABLE TRUST 12/21/00)**

Mailing Address **16065 HIGHWAY W** City **CRIVITZ** State **WI** ZIP Code **54114**

Telephone Number
1-715-757-2525

Applicant is (select one):

- Owner
- Operator (OPERATED FROM MAY 1969 TO NOVEMBER 1990)
- Agent
- Property owner leasing to a facility licensed after October 14, 1997

Fax Number

Facility Site Information

Facility Name **COLONY DRY CLEANERS** DOR License Number **NA**

Property Location: Street Address **10003 WEST CARMEN AVENUE** City **MILWAUKEE** State **WI** ZIP Code **53225**

Facility is (select one):
 Operating Closed (include dry store) If Closed, Date Closed **MAY 1, 1999** Date Department Notified of Discharge **7/26/01**

The contamination is (select one):
 Known Suspected Type (select all that apply):
 Soil Groundwater Surface Water

Certification

I certify that the information above is true and correct to the best of my knowledge.

Applicant Signature **D. N. Fritzke** Date Signed **8/22/01**

Department Use Only

Complete and fax to DERP Grant Manager, CF/A, (608) 287-0488.

Date Received Project Manager Name Telephone Number

COPY
ORIGINAL MAILED 8/23/01