



June 7, 2016

Mr. Richard Peters
Former Peter's Dry Cleaners
5094 W. College Avenue
Greendale, WI 53192

**SUBJECT: Site Investigation Review and Request for Additional Investigation
Former Peter's Dry Cleaners, 5094 W. College Ave., Greendale, WI
DNR BRRTS#02-41-284323 FID#341045210**

Dear Mr. Peters:

The Wisconsin Department of Natural Resources (DNR) recently received a request for review of the April 28, 2016 Site Investigation Report for the Former Peter's Dry Cleaners site referenced above. The report and associated review fee was submitted on your behalf by Enviro Forensics. The report provides a summary of environmental investigations conducted to evaluate chlorinated solvent contamination associated with former dry cleaning operations at the property. Based on review of the report, the DNR has determined that additional site investigation work is required to further define the extent and degree of contamination on and off the property. The following describes the additional work that must be undertaken to complete the site investigation.

Extent and Degree of Contamination:

Soil: Conduct additional soil investigation underneath the building to determine the extent of contamination identified at exterior locations DP-7 and GP-1. Shallow and deep samples should be collected for chlorinated solvent analysis near the north side of the building and the area around the former dry cleaning machine. Soil samples should also be collected for analysis to determine shallow contamination outside the building near and between DP-7 and GP-1.

Groundwater: An additional round of groundwater sampling should be conducted at monitoring wells MW-3 (off-site), MW-8, MW-9 and MW-11 to further characterize groundwater conditions. If ch. NR 140 Wis. Adm. Code enforcement standards continue to be exceeded at off-site well MW-11, a new well or wells will be needed to define the extent of contamination exceeding groundwater standards.

Vapor: Assess/discuss the potential for vapor intrusion to be a pathway of concern on the property north or west of MW-11.

General site information:

Show the locations of the following on a site map: exterior building doors, historic wall-mounted PCE storage container, floor drains within the site building.

Show on-site and off-site locations and depths of storm and sanitary sewers on a site map. Add the locations of storm/sanitary utilities to soil and groundwater data maps and to the cross section.

Identify property boundaries and use for parcels adjacent to the site west of S. 51st St.

The Enviro Forensics report concludes that the site investigation is complete and recommends moving into the remedial action phase. DNR does not agree with this approach and suggests that remedial action options should not be evaluated or implemented until investigation below the site building has been conducted and determines whether additional contaminant source areas are present which may require remediation. You are free to follow Enviro Forensics' recommendation to proceed with remediation, however, DNR will still require investigation under the building, and if contamination is found, potentially would require remediation of it. Should you desire to utilize the dry cleaner environmental response fund (DERF) for reimbursement of costs associated with investigation or remediation of this site, at a minimum, DNR would require additional soil investigation before proceeding with development of a remedial action plan.

Please ask your consultant to prepare and submit a work plan to address the additional work described above. The DNR appreciates the efforts you and your environmental consultant have taken to investigate contamination on this property. If you have any questions or concerns regarding this letter or wish to move forward under the DERF program, please contact me at nancy.ryan@wisconsin.gov or (414) 263-8533 for information on how to proceed.

Sincerely,



Nancy D. Ryan, Hydrogeologist
Remediation and Redevelopment

Cc: Rob Hoverman, Enviro Forensics – electronic copy only