



January 7, 2020

Mr. Greg Butts
Westbrook Delaware Limited Partnership
c/o Realty Management Consultants, Inc.
4811 South 76th Street
Greenfield, WI 53220

Subject: Approval of Additional Site Investigation Work Plan and Budget Request
Former Bask Dry Cleaner, Westbrook Shopping Center
2136 East Moreland Boulevard, Waukesha, WI
FID# 268188800, BRRTS# 02-68-297669

Dear Mr. Butts:

On December 17, 2019, the Wisconsin Department of Natural Resources (DNR) received the December 13, 2019 *Additional Site Investigation Work Plan and Budget Request* (Work Plan) prepared by KPRG and Associates, Inc. (KPRG) for the Former Bask Dry Cleaner, Westbrook Shopping Center site (site). The Work Plan was developed after a meeting with the DNR on December 4, 2019. In the work plan the following tasks are proposed:

- Task 1 – Additional Requested Work Planning/Coordination
- Task 2 – Additional Monitoring Well Installations and Well Abandonment
- Task 3 – Additional Groundwater Monitoring
- Task 4 – Additional Vapor Intrusion Investigation
- Task 5 – Existing SSDS Inspection
- Task 6 – Additional Reporting

The DNR approves the work plan with one modification. The proposed sampling under Task 4 states that the analytical reporting will be limited to tetrachloroethene (PCE) and trichloroethene (TCE). The DNR requests that the analyte list be expanded to include the breakdown products including cis-1,2-dichloroethene, trans-1,2-dichloroethene, and vinyl chloride. Please provide the analytical data from the newly installed monitoring wells (MW-22 and MW-23) and the additional vapor samples when the data is received.

The DNR is approving KPRG's cost estimate of \$125,565 (\$66,930 in consulting and \$58,635 in sub-contractor costs) for the proposed work at the Site. The total cost approved for this site is \$729,427; however, the maximum award for response actions at a Dry Cleaner Environmental Response Program (DERP) facility is \$500,000.

Please be aware that you are required to comply with all applicable statutes and administrative rules including the

NR 700 series, Wisconsin Administrative Code, hazardous waste management and wastewater discharges.

This approval does not guarantee the reimbursement of costs under the DERP. Final determination regarding the eligibility of costs for reimbursement will be made at the time of claim review.

The DNR appreciates your efforts to restore the environment at this Site. If you have any questions regarding the content of this letter, please contact me at (414) 263-8563 or timothy.alessi@wisconsin.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Timothy G. Alessi', with a long horizontal flourish extending to the right.

Timothy G. Alessi, P.G.
NR Region Program Manager
Bureau for Remediation & Redevelopment

Cc: Mr. Richard Gnat, KPRG
Mr. Donald Gallo, Axley Brynelson, LLP
DERF Fund Manager – CF/2, GEF 2, Madison