



March 3, 2020

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

Subject: PFAS Sampling Requirements  
Westbrook Shopping Center/Bask Inc., 2136 E Mooreland Blvd., Waukesha, WI 53186  
BRRTS #: 02-68-297669

Dear Mr. Butts:

The Wisconsin Department of Natural Resources (DNR) identified the Westbrook Shopping Center/Bask Inc. site as a potential source for per- and polyfluoroalkyl substances (PFAS). DNR believes this emerging contaminant may be present in soil and groundwater on your property identified above. The DNR has regulatory authority to ask responsible parties to evaluate hazardous substance discharges and environmental pollution including emerging contaminants:

- Wis. Stat. § 292.01 (3) "Discharge" means, but is not limited to, spilling, leaking, pumping, pouring, emitting, emptying or dumping.
- Wis. Stat. § 292.01 (4) "Environmental pollution" means contaminating ... air, land, or waters of the state or making the same injurious to public health ...
- Wis. Stat. § 292.01 (5) "Hazardous substance" means any substance ... which may pose a substantial present or potential hazard to human health or the environment because of its quantity, concentration or physical, chemical or infectious characteristics ...

#### Background

This site was occupied by a dry-cleaning and fabricare facility from the 1960s to the 1990s. An open contamination case with the DNR's Remediation and Redevelopment Program titled Westbrook Shopping Center/Bask Inc. is tracked as BRRTS # 02-68-297669. Soil and groundwater contamination resulted from a hazardous substance discharge of chlorinated volatile organic compounds (CVOCs). The use of PFAS has been associated with dry-cleaning and fabricare operations both nationally and in Wisconsin; this site may be a source of PFAS contamination.

#### Site Investigation

Site investigation scoping (Wis. Admin. Code § NR 716.07) and a site investigation work plan (Wis. Admin. Code § NR 716.09) require an evaluation of the history of the facility, previous discharges, and uses on the site that may be associated with discharges of hazardous substances. According to Wis. Admin. Code § NR 716.09, the DNR requires that you submit a site investigation work plan that includes an assessment of PFAS, and per Wis. Admin. Code § NR 716.07 (4), all environmental media affected or potentially affected by the contamination must be evaluated.

As stipulated in Wis. Admin. Code § NR 716.07 and Wis. Admin. Code § NR 716.09, the work plan should include a written evaluation of potential PFAS compounds that were historically or are presently produced, used, handled, or stored at the site. The evaluation should include any available information on whether any products containing PFAS were used in any process services, the duration of PFAS use, the type of PFAS used, and any areas of the site where PFAS may have been used, stored, or discarded. The site investigation work plan shall follow Wis. Admin. Code § NR 716.09 and shall include a sampling and analysis strategy to be used during field investigation that considers all information in the evaluation conducted under Wis. Admin. Code § NR 716.07.

#### Schedule

The DNR is requesting that you submit a site investigation work plan for PFAS by May 2, 2020.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding anything outlined in this letter, or would like to arrange a meeting, please contact me, the DNR Project Manager, at 414-263-8563, or at [timothy.alesi@wisconsin.gov](mailto:timothy.alesi@wisconsin.gov).

Sincerely,



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

cc: Donald P. Gallo, Axley Brynson LLP, N20 W22961 Watertown Road, Waukesha, WI 53186  
Richard Gnat, KPRG and Associates Inc., 14665 West Lisbon Road, Suite 1A, Brookfield, WI 53005