



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
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September 19, 2007

Mr. Ralph Hoffman  
2010 W. Woodbury Lane  
Glendale, WI 53209

File Ref: FID# 241083150  
BRRTs# 02-41-307576

Subject: Denial of Closure for Hoffman's Valet Cleaners  
7215 W. Center Street, Wauwatosa

Dear Mr. Hoffman:

The Department of Natural Resources has reviewed your request for closure of the case described above. A report titled "Summary of Supplemental Site Investigation Activities and Revised Case Summary and Close Out Request" was received by the Department August 6, 2007. The Department had previously (May 2005) received your \$750 closure fee and \$200 Soil GIS Registry fee. Since the last closure report submittal, your consultant and conducted additional site investigation activities, through the DERF approval process, to address issues raised in the Department's August 2005 review letter. The revised case closure request recommends installation of a sub-slab vapor mitigation system at the dry cleaner property. Based on the information submitted, the Department is denying case closure, because additional investigation is needed and the proposed sub-slab vapor mitigation system must be in-place and operating correctly before case closure can be requested.

The following comments are provided to assist you in completion of your project:

1. Additional site investigation is needed.
  - a. The specific source for the release of this contamination is still not defined, although the latest data from the site does show higher levels under the basement than under the building addition area. Potential sources need to be researched and identified, to determine what, if any, additional sampling would be needed to assess the degree of soil contamination and make decisions about remediation.
  - b. The lateral extent of the soil contamination in the sand layer at 8 to 12 feet below the ground is not defined. Soil borings are needed to the east and west to accomplish this definition.
  - c. The vapor intrusion potential for the buildings immediately adjacent to the east and west of the subject property needs to be assessed. Sub-slab samples will be needed from beneath each of these buildings.
2. A workplan should be submitted to address the site investigation comments provided above. To maintain eligibility for reimbursement of your costs through the Drycleaner Environmental Response Fund (DERF), please have your consultant provide a cost estimate for the above needed work, and also a status of completion for the previous cost estimates that have been approved. Await Department approval of your consultant's work plan and cost estimate prior to proceeding with any additional work.
3. A cost estimate for installation of a vapor mitigation system beneath the subject property building was provided in the latest submittal. The Department cannot approve this cost estimate at this time. We anticipate that these actions will ultimately be conducted, but not until the site investigation has been completed.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8758.

Sincerely,

A handwritten signature in black ink, appearing to read "Pamela A. Mylotta". The signature is fluid and cursive, with a long horizontal stroke at the end.

Pamela A. Mylotta, Hydrogeologist  
Remediation & Redevelopment Program  
Southeast Region, Milwaukee Service Center

cc: Brian Maillet – Arcadis G&M  
SER Casefile