

August 16, 2017

Mr. Ralph Hoffman  
14000 North 94th Street, Unit 3092  
Scottsdale, AZ 85260

Subject: Supplemental Site Investigation Report, Former Hoffman's Valet Cleaners, 7215  
West Center Street, Wauwatosa, WI

FID: 241083150  
BRRTS: 02-41-307576

Dear Mr. Hoffman:

The Wisconsin Department of Natural Resources ("DNR") has completed the review of the Supplemental Site Investigation Report (SSIR) submitted by Enviroforensics dated February 14, 2017. The DNR reviews site investigation reports in accordance with the requirements in Chapter NR 716, Wisconsin Administrative Code (WAC). Enviroforensics recommends that the site investigation be considered complete and a case closure packet be submitted for final closure consideration. To fulfill the requirements in ch. NR 716, WAC, it has been determined that additional details and information pertaining to the items listed below will need to be provided in order to continue the review of the SSIR report:

1. Soil Investigation:
  - a. The source area(s) aren't clearly defined. There appear to be source areas located at MW-2, GP-3, and SB-9/SG-4. Are these areas separate or connected by migration along or from floor drains/sumps, utility lines, etc. or the type of lithology in which the soil contamination is found?
  - b. The potential soil contamination hasn't been evaluated from the 0-4 foot depth beneath the dry cleaner location, east, and south of the building and 7219 West Center Street.
2. Groundwater investigation: Explain why piezometers weren't installed to define the degree and vertical extent of the chlorinated solvent groundwater plume.
3. Vapor investigation:
  - a. Discuss in more detail the results of the soil gas sampling in the right-of-way (ROW) relative to the depths of the utilities, groundwater table, and the potential for vapor migration along the utility lines. If there is a potential pathway for further migration along the utility lines, then assess the potential effect on offsite properties. This may result in additional vapor sampling.
  - b. The vapor pathway for the building at 7219 West Center Street cannot be ruled out based on the existing information.
  - c. Explain how the subslab vapor values drop from 244,000 ug/m<sup>3</sup> (SS-1, October 2009), to 118 ug/m<sup>3</sup> (SSV-2, February 2014) at this building for tetrachloroethene (PCE).

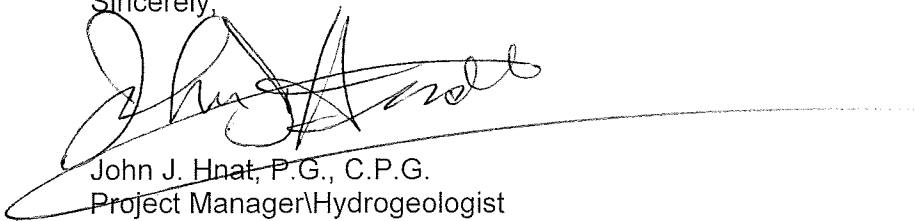
Former Hoffman's Valet Cleaners  
7215 W. Center St.  
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- d. Evaluate the sumps inside this building to determine whether they pose a direct pathway for vapor intrusion.
  - e. Indoor air may need further assessment at 7219 West Center Street, depending on the results of the evaluation requested in items 3.a. and b., above. If the sumps pose a direct pathway for vapor intrusion, then indoor air samples will need to be completed to rule out this pathway.
  - f. A new building has been constructed on the 7209 West Center Street property. A vapor screening assessment should be completed to evaluate whether subslab vapor samples are needed at this property. The assessment should identify the type of structure, location and depth of utilities and foundation (basement?), and the building use.
4. Remedial options evaluation: If there is defined vapor or direct contact pathways on or off the source property, then evaluate the potential remedies.
5. Submittal revisions:
- a. The dry cleaning machine must be included on all maps.
  - b. The industrial and nonindustrial soil RCLs were updated in March 2017. All soil analytical tables must reflect current standards.
  - c. Groundwater Sample Analytical Results Figure 6 must include an isoconcentration line or lines that reflect the areal extent of the groundwater contamination plume.

Please have your consultant address the items listed above. Additional investigation to complete the ch. NR 716, WAC, requirements may be required depending on response to the list above. Please let me know if you would like to have a meeting about this site and what is needed to complete the ch. NR 716, WAC, requirements.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Environmental Program Assistant Chue Yee Yang (414-263-8688) at the above address.

Sincerely,



John J. Hnat, P.G., C.P.G.  
Project Manager/Hydrogeologist  
Southeast Region  
Remediation and Redevelopment

C: Wayne Fassbender - Enviroforensics  
WDNR SER Files