



**October 22, 2019**

**RECEIVED**

**OCT 28 2019**

Mr. Lee Delcore  
Wisconsin Department of Natural Resources  
1155 Pilgrim Road  
Plymouth, WI 53073

**BY: \_\_\_\_\_**

**Re: Cost Cap Exceedance Request – Site Investigation Activities at:  
Suggar Property  
3301 – 60<sup>th</sup> Street  
Kenosha, WI 53144  
PECFA# 53144-4143-05  
BRRTS# 03-30-004964**

Dear Mr. Delcore:

Midwest Environmental Consulting (MEC) is hereby requesting an exceedance of the Petroleum Environmental Cleanup Fund (PECFA) site investigation cost cap from \$44,423.86 as approved by your May 15, 2019 letter to \$49,518.33 for costs related to the installation of an additional monitoring well.

On December 11, 2018, monitoring wells MW-6 and MW-7 were installed downgradient from the site on property owned by Westown LLC at 3213 – 60<sup>th</sup> Street in Kenosha, WI. The wells were sampled on December 20, 2018 and again on June 13, 2019. The sampling was conducted to further define the degree and extent of petroleum groundwater contamination exceeding applicable standards that is associated with leaking underground storage tanks at the site. The sampling locations, groundwater quality and groundwater flow direction are depicted on the attached figures 1 through 3.

The groundwater sample laboratory results revealed contaminant concentrations exceeding groundwater quality standards at both monitoring wells MW-6 and MW-7 during both sampling rounds. The laboratory results are summarized on the attached table. As a result of the groundwater quality standard exceedances at MW-6 and MW-7, the extent of groundwater contamination in the down gradient direction remains undefined. As a consequence, MEC is proposing to install one new groundwater monitoring well to the east of MW-7.

**Proposed Scope of Services:** MEC proposes to install and develop one flush-mount groundwater monitoring well downgradient of MW-7, to an estimated maximum depth of 18 feet bls with a 10-foot screen section. Soil core sampling will be conducted during the borings to characterize subsurface conditions and facilitate proper well installation. If observed conditions appear to warrant it, one soil



sample will be collected and submitted for analysis of petroleum volatile organic compounds (PVOCs) and naphthalene. However, the need for soil sampling and analysis is deemed unlikely. The proposed well location is illustrated on Figure 4.

The newly installed monitoring well will be developed and sampled for PVOCs and naphthalene. The elevation of the new well will be surveyed relative to the USGS datum reference point used for the other site wells. In addition to the newly installed monitoring well, depth to water measurements will be collected at the other wells associated with the site (MW-1 to MW-8) during both the well development and sampling activities.

**Cost Estimate:** MEC will perform all activities in accordance with the Usual & Customary Costs Schedule in place at the time of performance. The costs for the proposed activities outlined above are estimated at \$5,094.47. The estimated costs are provided on the attached Usual & Customary Cost spreadsheet. The estimated total site investigation costs are outlined below.

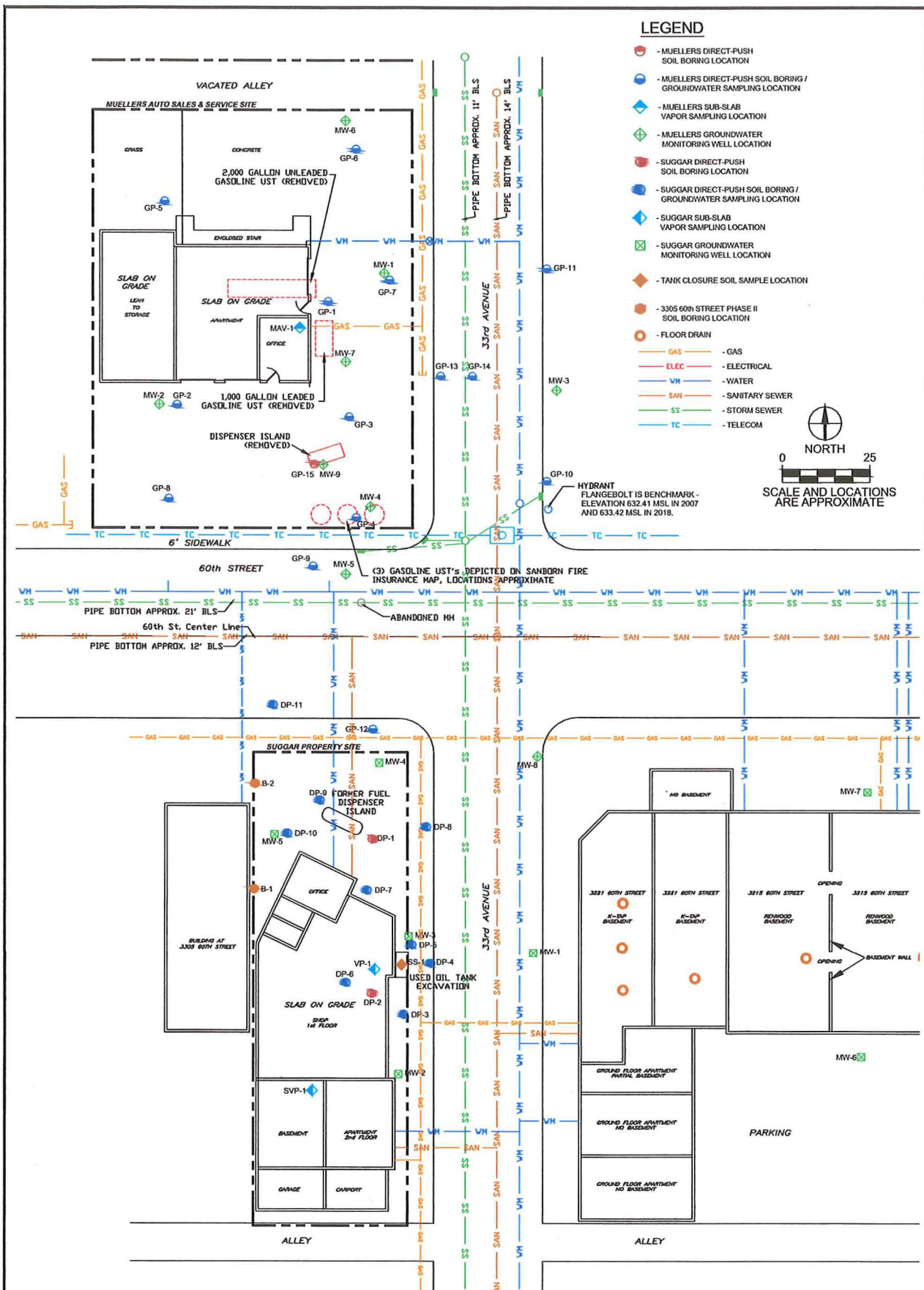
If you have any questions or need additional information please contact me at (262) 237-4351.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sean Cranley', written over a horizontal line.

Sean Cranley, P.G.  
Principal Hydrogeologist

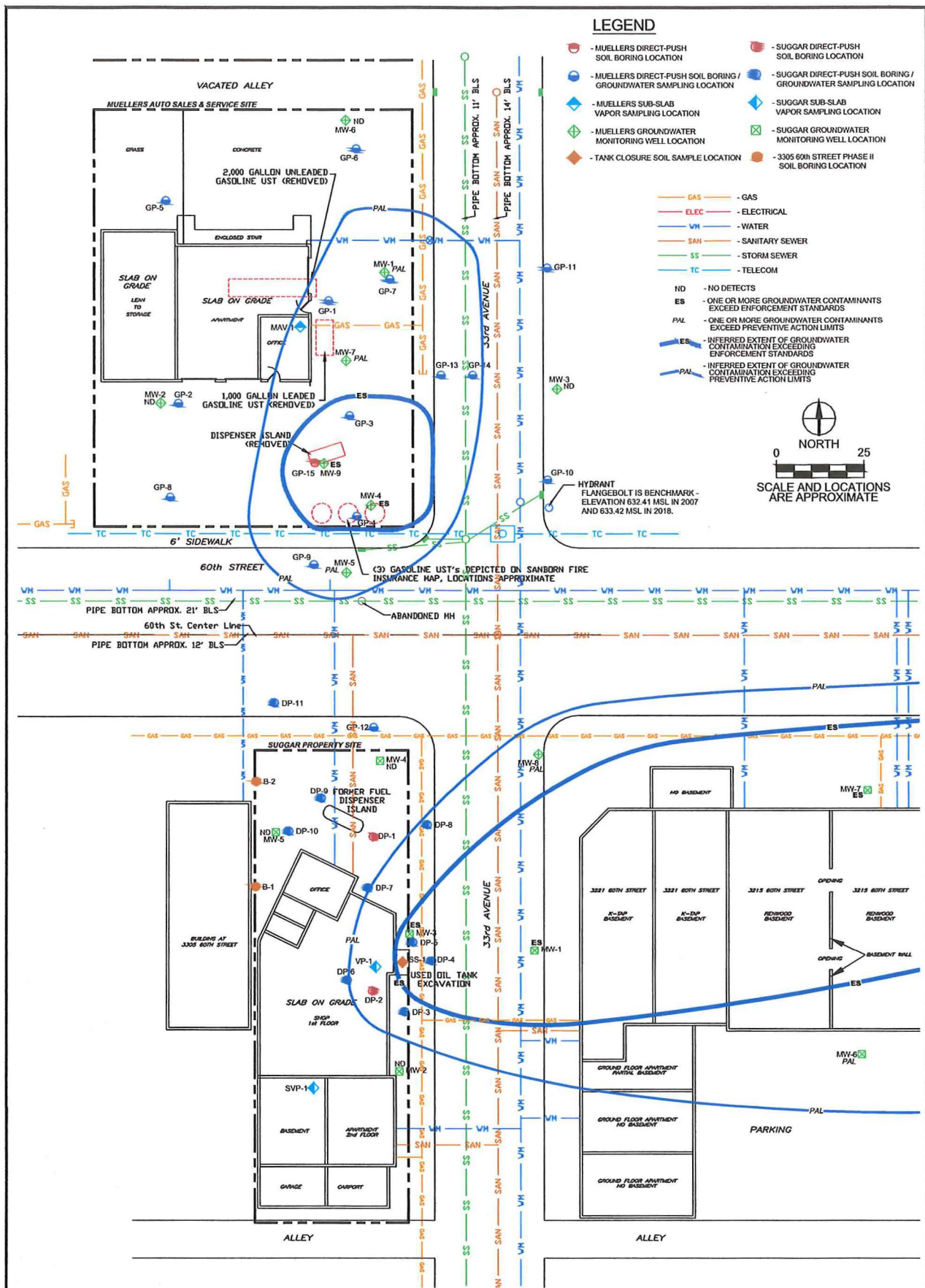
Cc: Jose Ochoa – Responsible Party



  
 262-237-4351  
 Approved by: S. Cranley  
 Date Approved: 7/3/2019  
 Date Drawn: 7/3/2019  
 Drawn by: R. Schwartz

**FIGURE 1**  
**MUELLERS AUTO SALES & SERVICE -**  
**SUGGAR PROPERTY SITES SAMPLING LOCATIONS**  
 3300 & 3301 60TH STREET  
 Kenosha, WI 53142





**LEGEND**

- MUELLERS DIRECT-PUSH SOIL BORING LOCATION
- MUELLERS DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- MUELLERS SUB-SLAB VAPOR SAMPLING LOCATION
- MUELLERS GROUNDWATER MONITORING WELL LOCATION
- TANK CLOSURE SOIL SAMPLE LOCATION
- SUGGAR DIRECT-PUSH SOIL BORING LOCATION
- SUGGAR DIRECT-PUSH SOIL BORING / GROUNDWATER SAMPLING LOCATION
- SUGGAR SUB-SLAB VAPOR SAMPLING LOCATION
- SUGGAR GROUNDWATER MONITORING WELL LOCATION
- 3305 60th STREET PHASE II SOIL BORING LOCATION

- GAS
- ELEC
- VH
- SAN
- SS
- TC

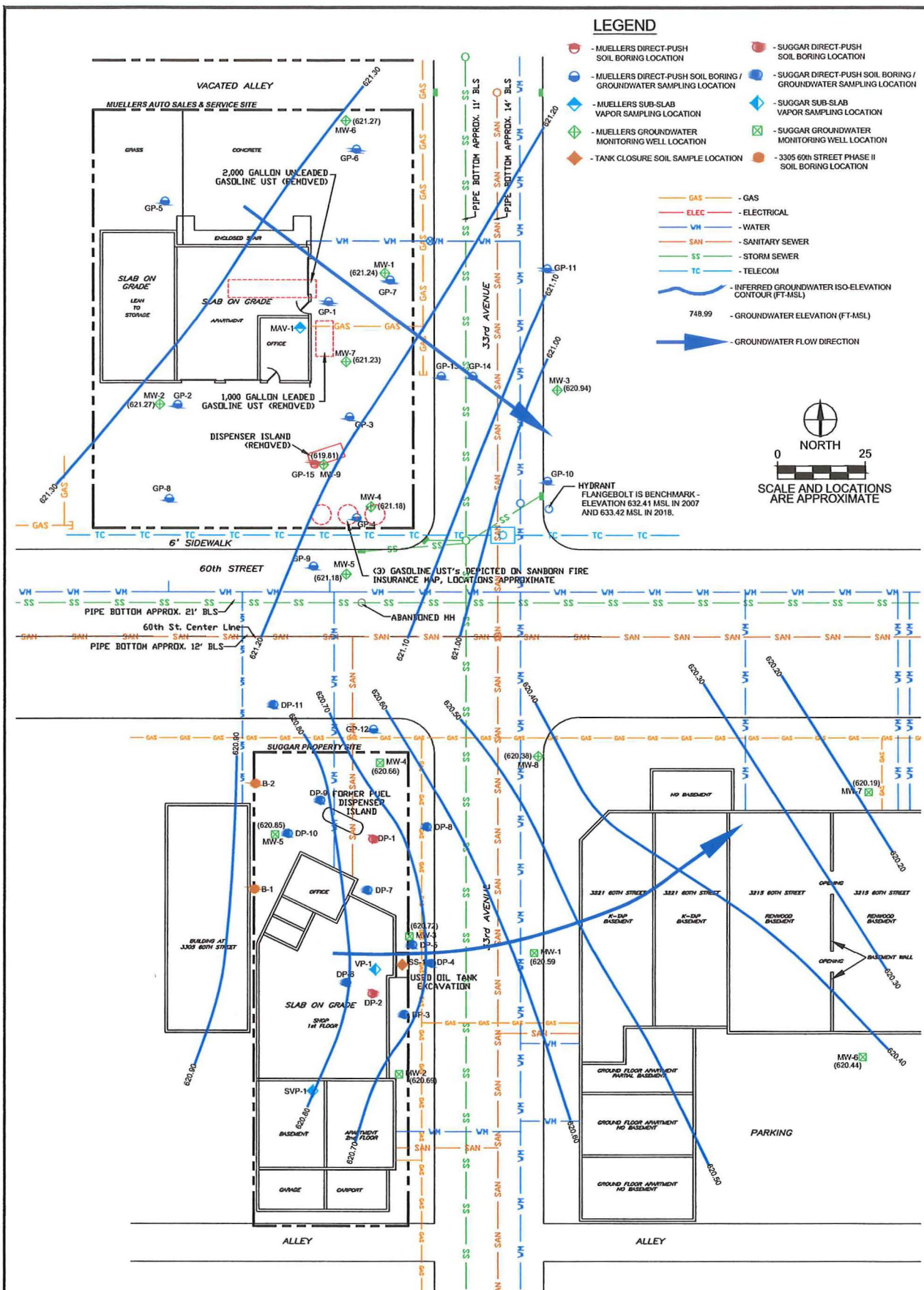
- ND - NO DETECTS
- EB - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED ENFORCEMENT STANDARDS
- PAL - ONE OR MORE GROUNDWATER CONTAMINANTS EXCEED PREVENTIVE ACTION LIMITS
- ES - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS
- PAL - INFERRED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING PREVENTIVE ACTION LIMITS




262-237-4351

Approved By: S. Cranley	Figure <b>2</b>
Date Approved: 7/3/2019	2 of 3
Date Drawn: 7/3/2019	
Drawn by: R. Schwartz	

**FIGURE 2**  
**GROUNDWATER**  
**ISOCONCENTRATIONS - 6/13/2019**  
 3300 & 3301 60TH STREET  
 Kenosha, WI 53142



  
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**FIGURE 3**  
**GROUNDWATER FLOW**  
**DIRECTION - 6/13/2019**  
 3300 & 3301 60TH STREET  
 Kenosha, WI 53142





- Legend**
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - Lots

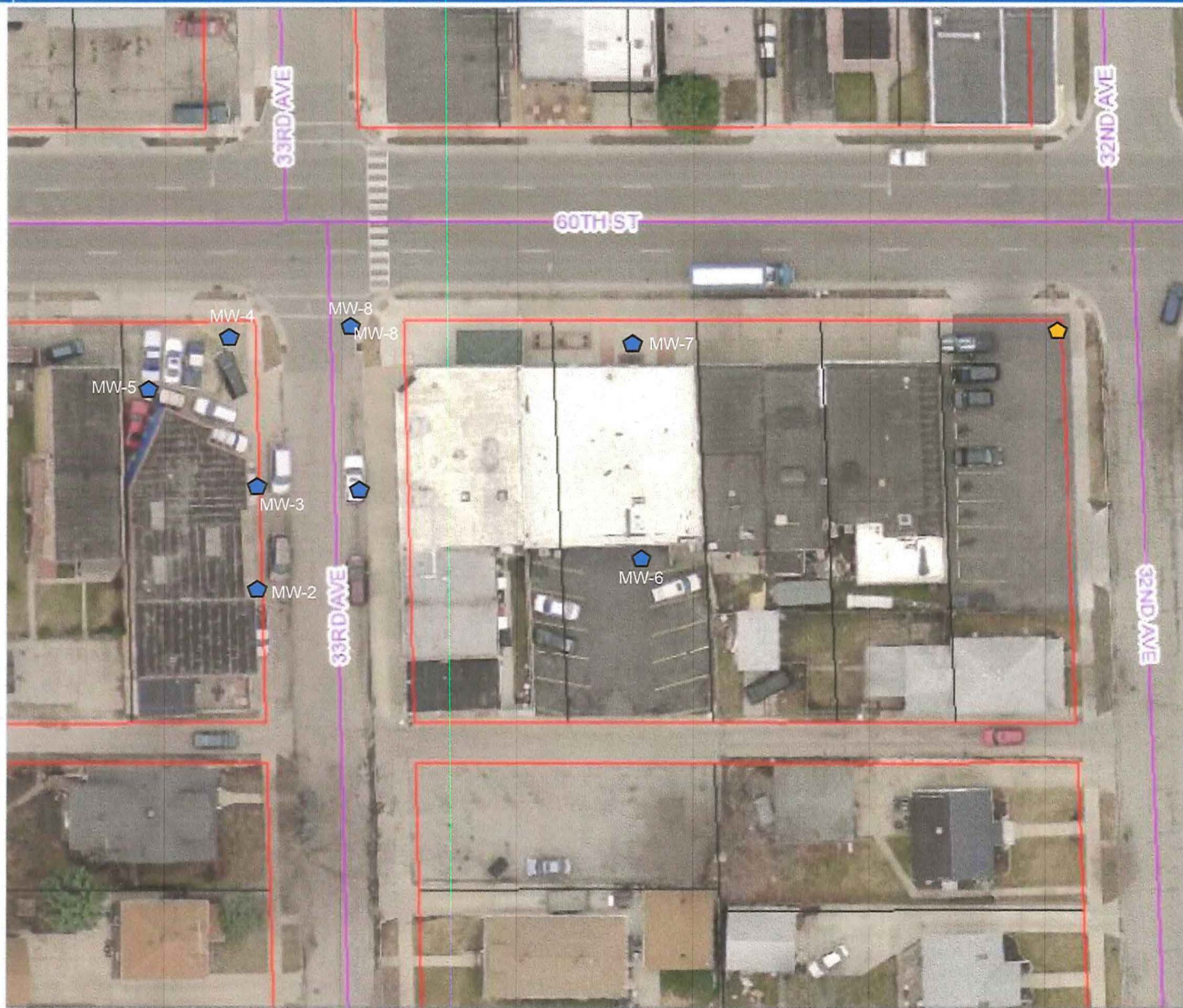
**FIGURE 4  
MONITORING  
WELL LOCATION**

- = MONITORING WELL
- = PROPOSED MONITORING WELL



1 inch = 50 feet

Date Printed: 10/7/2010



**DISCLAIMER** This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are to arise, please contact Kenosha County.

# Usual and Customary Standardized Invoice #26

## July 2019 - December 2019



RR-111a

PECFA #: 53144-4143-05  
 BRRTS #: 03-30-004964  
 Site Name: Suggar Property  
 Site Address: 3301 - 60th St. Kenosha

Vendor Name: Midwest Environmental Consulting  
 Invoice #: NA  
 Invoice Date: 2019 10 22  
 Check #: NA

U&C Total \$ 5,094.47  
 Variance to U&C Total \$ -  
 Grand Total \$ 5,094.47

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
1	GW Sampling		GS05	Sample Collection	Well	\$ 74.62	1	\$ 74.62
1	GW Sampling		GS20	Measure Water Levels (for wells not being sampled)	Well	\$ 15.14	8	\$ 121.12
1	GW Sampling		GS25	Primary Mob/Demob	Site	\$ 690.92	1	\$ 690.92
4	Waste Disposal	Consultant	WD05	Consultant Coordination	Site	\$ 141.24	1	\$ 141.24
4	Waste Disposal	Commodity	WD10	GW Sample and/or Purge	Drum	\$ 43.37	2	\$ 86.74
4	Waste Disposal	Commodity	WD15	Drill Cuttings	Drum	\$ 111.39	1	\$ 111.39
4	Waste Disposal	Commodity	WD25	Primary Mob/Demob	Site	\$ 316.47	1	\$ 316.47
10	Initial Site Survey	Consultant	IS10	Subsequent Surveys	Well	\$ 113.45	1	\$ 113.45
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR05	0 - 25 ft bgs	Ft	\$ 5.56	18	\$ 100.08
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR20	Primary Mob/Demob	Site	\$ 652.34	1	\$ 652.34
13.d	Drilling In Unconsolidated Soils - With Soil Sampling	Commodity	DR45	0 - 25 ft bgs	Ft	\$ 17.20	18	\$ 309.60
14	Monitoring Well Installation	Consultant	MWI05	0 - 25 ft bgs	Ft	\$ 4.01	18	\$ 72.18
14	Monitoring Well Installation	Commodity	MWI20	Well Development	Well	\$ 152.06	1	\$ 152.06
15	Misc. Drilling Activities & Supplies		MDT05	Drill Rig Mob/Demob	Mob/Demob	\$ 1,059.72	1	\$ 1,059.72
15	Misc. Drilling Activities & Supplies		MDT10	Well Cover/flushmount	Each	\$ 208.73	1	\$ 208.73
15	Misc. Drilling Activities & Supplies		MDT45	Padlocks	Each	\$ 8.22	1	\$ 8.22
21	Access Agreements		AA05	Access Agreements	Property	\$ 414.00	1	\$ 414.00
33	Schedule Of Laboratory Maximums	Commodity		Laboratory (see task 33 total on Lab Schedule)	Lab Schedule			\$ 68.36
36	Change Order Request		COR05	Change Order Request (cost cap exceedance requests)	Change Order	\$ 393.23	1	\$ 393.23

# Usual and Customary Standardized Invoice #26 July 2019 - December 2019 (Interim)



RR-111a

<b>TOTAL LAB CHARGES</b>	<b>\$ 68.36</b>	<b>TASK 33</b>	<b>2</b>	<b>\$68.36</b>	<b>TASK 24</b>	<b>0</b>	<b>\$ -</b>
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MATRIX	REF CODE	REIMBURSABLE ANALYTE	UNITS	MAX COST	SAMPLES	TOTAL	MAX COST	SAMPLES	TOTAL
WATER	W4	PVOC + Naphthalene	SAMPLE	\$ 31.26	1	\$ 31.26			
SOILS	S6	PVOC + Naphthalene	SAMPLE	\$ 37.10	1	\$ 37.10	\$ 37.10		\$ -
<b>TASK 33 TOTAL</b>						<b>\$ 68.36</b>			