



March 7, 2006

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Mr. John Stibal  
 City of West Allis  
 7525 West Greenfield Avenue  
 West Allis, WI 53214

Dear Mr. Stibal:

Re: Remediation of Contaminated  
 Properties

On behalf of our client, Dorothy G, Inc., operator of the Redi-Quik Drycleaners at 9508 West Greenfield Avenue, West Allis, we seek your assistance in securing a loan for clean-up of chlorinated solvents on this site. As you may be aware, the Wisconsin Department of Natural Resources' ("WDNR") newly created *Ready for Reuse Loan and Grant Program* has \$4,000,000 available this year for the cleanup of contamination from hazardous substances or hazardous substances commingled with petroleum products and cleanup of petroleum contamination that is not eligible for Petroleum Environmental Cleanup Fund Act ("PECFA") reimbursement.

Eligible applicants must be a local government unit ("LGU"), must not have caused the contamination and may or may not own the land. If they do not, the property owner cannot have liability under CERCLA or have caused the contamination. The site meets all of the requirements to be eligible for a loan. Grants are available only if the LGU is the property owner (see attachments).

Since the late 1950's, this commercial site has been operating as a drycleaning facility. Prior to that, it was a retail gasoline station. The site is bordered by residential properties to the north and west, 95<sup>th</sup> Street to the east and Greenfield Avenue to the south. The neighboring property line to the north abuts the building which is the highest concentration of contaminants. A significant percentage of the plume lies on the residential property to the north. They are very concerned that there is vapor migration pathways on their property and in their basement. They have suggested that Dorothy G, Inc., purchase their home/land for compensatory damages.

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The source of the release has been attributed to a 1000 gallon underground storage tank that stored perchloroethylene ("PCE") and which was abandoned in place prior to Dorothy G's occupancy which supports the requirement that Dorothy G did not cause the release. Dorothy G is eligible for reimbursement of costs associated with the investigation and cleanup via the Drycleaning Reimbursement Fund ("DERF"). They have completed the Site Investigation to WDNR satisfaction and have defined the vertical and horizontal limits of the PCE and its degradation products. DERF reimbursed them for all eligible costs this past month for activities related to completing the Site Investigation. Last year, they solicited proposals from four (4) environmental consultants to estimate remediation costs. These bids were also submitted to WDNR and a selection for a remedial plan was approved.

Dorothy G has diligently stayed in regulatory compliance but they have exhausted all of their available funds which now precludes them from contracting with a consultant to perform the cleanup. They will be reimbursed by the DERF but are not able to front that money for the remediation and reimbursement time frame (up to 3 years).

Due to the high levels of soil contamination on the neighbor's property, this site would require upwards of \$250,000 for aggressive but focused cleanup costs. Dorothy G, Inc., simply does not have these resources to cash flow the required cleanup funds. They will be forced into an untenable situation which may result in foreclosure and vacancy of this property. Dorothy G., Inc. entered into a Land Contract agreement on October 30, 2003 for the 9508-9510 W. Greenfield properties. They also own a narrow strip of land that extends from Greenfield Avenue to the north between the garages. The address is 9518 W. Greenfield (see attached map). Potentially all three parcels would become undesirable and fall into tax delinquency. Completing the remediation would keep these properties viable.

Projects are selected by WDNR based on several criteria. This site meets at least three out of five of these:

- the project has submitted a remedial action plan to WDNR;
- this project is unlikely to advance without funding;
- This project will contribute to sustainable development.

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We appeal to the City of West Allis to sponsor this project.

The City of West Allis has proven to be innovative and supportive of similar projects and we appeal to you to sponsor this loan request.

Yours very truly,



Donald P. Gallo

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cc Mr. Sam Gruichich (w/ encs.)  
Mr. James Schmidt (w/o encs.) ✓