



February 21, 2018

Mr. Joe Schwenker
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

Subject: Review of Comprehensive Site Investigation Report, Eva Manor, 2103-2133 91st Street, Pleasant Prairie, WI FID 230115930, BRRTS 02-30-543562

Dear Mr. Schwenker:

On January 22, 2018, the Department of Natural Resources (DNR) received the Comprehensive Site Investigation Report with the review fee for Eva Manor. Based on the information submitted the DNR is providing the following comments, which were discussed with you in our meeting this week.

1. The downgradient extent of the groundwater plume needs further definition beyond monitoring well MW-3. In the past, the previous owner for the adjacent property had refused access to complete definition of the groundwater plume. Now a new owner is listed for that property so an attempt should be made to gain access to install at least one additional monitoring well to determine the extent of the Tetrachloroethene (PCE) in groundwater. Please document your attempts to gain access and if necessary the DNR can assist you.
2. The residual contaminated soil area should be expanded to be more conservative. The residual contaminated soils figure for PCE with the excavation areas identified, please clarify if the excavation to the West, Excavation 1 went to 4 or 14 feet. Per the text and the confirmation samples it appears soils were only removed to 4 feet however the figure indicates 14 feet was the depth of the excavation. Remove all the contour lines, new utility placement, new construction locations and the shadows from this figure.
3. Additional quarterly groundwater samples will need to be collected from the groundwater monitoring wells to establish a stable or decreasing plume for the PCE in groundwater. The wells that should be sampled on a quarterly basis are MW-1, MW-2, MW-3, MW-4, MW-1P and any new monitoring wells that are installed.
4. Submit a remedial action plan for review. This should include where any residual contaminated soils will be removed during redevelopment, estimate volume of soil that will be disposed of at a landfill and discuss what the plan will be for soils that have been identified as not contaminated that may be disturbed as well as which buildings and paved areas will be considered as the cap. The DNR agrees with your consultant that at this time there is not a concern that vapor migration will be an issue in the areas designated for construction of livable space.

Next Steps:

Submit an addendum to the Site Investigation report that includes the Remedial Action Plan. This document will be reviewed and a determination will be made regarding the Site Investigation and Remedial Action Plan.

If you have any questions regarding this letter feel free to contact me at 262-574-2142 or at shanna.laubeanderson@wisconsin.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shanna L. Laube-Anderson'.

Shanna L. Laube-Anderson
Remediation and Redevelopment Program

Cc: Bob Cigale, Endpoint Solutions, 6871 South Lover's Lane, Franklin, WI 53132