



July 25, 2012

Reply, Refer to: FID# 341117040
BRRTS# 02-41-544080
BRR/ERP

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

Subject: Review of the Remedial Action Design / Partial Site Remediation Report for the Six Points Redevelopment / 700 Series Site [FID# 341117040 / BRRTS# 02-41-544080], West Allis, WI

Dear Mr. Stibal:

Your consultant, TEMCO, submitted a document entitled "Remedial Action Design / Partial Site Remediation Report" (Plan) for the Six Points Redevelopment / 700 Series Site, dated May 10, 2012 to the Wisconsin Department of Natural Resources (WDNR). You have requested that the WDNR formally review the Plan.

I have reviewed the Plan and spoken with your consultant regarding specific details of the Plan. I have also received additional documentation from your consult. Based on my review, the Plan is approved with the following comments and conditions.

1. With the exception of 2 discrete areas on the site (petroleum excavation area in NW corner of site and Building P Area), there is soil contamination that exceeds the "direct contact" pathway residual contamination levels (RCLs) present across the majority of the site. Due to this contamination, the proposed remedy is an eventual site-wide exposure barrier consisting of a combination of building foundations, pavements and clean soil. In addition, the site will go onto the WDNR's GIS Registry of Contaminated sites due to remaining soil and groundwater contamination.
2. The extent of groundwater contamination on the site has been defined and the area of impacts is limited. In addition, the remaining concentrations, though above the standards, are relatively low; therefore no additional groundwater sampling is required and the temporary monitoring wells on the site can be abandoned.
3. As described in email correspondence from your consultant, the revised plan for the Building N Area is revised as follows: *"The Building N foundation excavation will be partially completed this year. Some residual soil will be left in place adjacent to West National Avenue and South 66th street to maintain stability of the sidewalks and road bases. As with all of the other building excavations, the Building N excavation will be sloped to drain to the storm water management system, top-soiled, and hydro-seeded to provide effective site drainage and prevent soil erosion. Prior to construction of Building N in a future year, the remainder of the residual soil will be excavated and replaced on-site in an area to be paved or capped with clean soil."*

4. Further, *“the current construction plan includes installation of all utilities throughout the site this year, with the exception of final storm sewer connections to catch basins in areas to be paved in future years. The project engineer estimates the total volume of soil to be excavated to facilitate these connections is approximately 25 cubic yards. He is confident that the small soil volumes which will be excavated to facilitate these connections can be replaced on-site in the area of whichever building is under construction beneath pavement or a clean soil cap”.*
5. It is also understood that a site erosion control plan will be submitted to WDNR for review and approval which includes a temporary sediment trap located in the southwest corner of the site.

We appreciate your efforts to restore the environment at this site. If you have any questions or concerns regarding this letter, please contact me at (414) 263- 8541.

Sincerely,



Andrew F Boettcher
Hydrogeologist – RR/SER

CC: Jeffrey Hosler – TEMCO, PO Box 856, Cedarburg, WI 53012 (via email)