

October 13, 2017

Mr. Harold Shipshock
N57 W26389 Mt. Dulac Drive
Sussex, WI 53089

Subject: Technical Assistance Request, Master Drycleaning, Inc.
6326 West Bluemound Road, Wauwatosa, WI

FID: 241398630
BRRTS: 02-41-545142
Parcel ID: 3840415800

Dear Mr. Shipshock:

The Wisconsin Department of Natural Resources ("DNR") has received your request for technical assistance on August 28, 2017, for the site described above, submitted by your environmental consultant Fehr Graham Engineering & Environmental (Fehr). Documents submitted to the DNR in the request include:

- *"Vapor Results and Request for WDNR Concurrence that Building is Acceptable for Occupancy, Master Dry Cleaners DERF Site, 6326 W. Bluemound Road, Wauwatosa, WI, BRRTS #02-41-545142"*, dated July 20, 2017, submitted by Fehr Graham
- *"Vapor System Commission Report and Indoor Air Test Results, Master Dry Cleaners DERF Site, 6326 W. Bluemound Road, Wauwatosa, WI, BRRTS #02-41-545142"*, dated May 25, 2017, submitted by Fehr Graham
- *"Subslab Depressurization System Maintenance Plan, Property Located at: 6326 W. Bluemound Road, Wauwatosa, WI 53213 WDNR BRRTS #: 02-41-545142 Milwaukee, County, Wisconsin"*, dated May 25, 2017, submitted by Fehr Graham

The August 28, 2017, request contained two questions that Fehr wanted addressed:

1. Have the remedial and interim actions completed to date addressed the exposure pathways for the proposed use for the property?
2. What actions are needed for the property to remain protective for the proposed use?

Response to Question #1

The DNR agrees that the documented remedial and interim actions conducted to remove some source material and address vapor intrusion risks to the on-site building were completed in accordance with previously approved plans and have addressed the direct contact and vapor intrusion pathways for the proposed commercial use of this building. These actions included soil excavation, installation of a subslab depressurization system (SSDS) beneath the building, and installation of new concrete floor in the excavation areas. Post SSDS installation indoor air testing resulted in a tetrachloroethene (PCE) level of 13.8 ug/m³, which is below the indoor air Vapor Action Level (VAL) for small commercial buildings (180 ug/m³) with no other detections of chlorinated volatile organic compounds. Based on the remedial and interim action results, the indoor air quality is below the vapor action level for small commercial facilities.

Response to Question #2

The actions that are required for the property to remain protective include: not allowing for residential use of the building; the continued operation and maintenance of the SSDS by the current owner or future owner as outlined

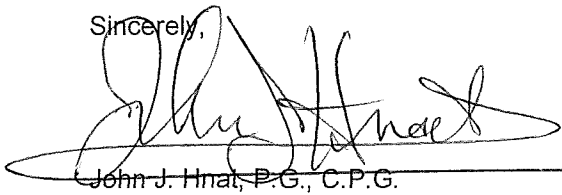
in the May 25, 2017, Subslab Depressurization System Maintenance Plan; and obtaining approval from DNR for remodeling (e.g. subsurface plumbing), redevelopment, or excavation on the property that could affect the performance of the SSDS and/or require soil excavation (see page 3 of July 20, 2017 letter submittal under the proposed building use).

If and when the site receives case closure, and in addition to the requirement to maintain the SSDS, the residual soil contamination remaining after case closure will also require maintenance of the building and surrounding asphalt parking lot as a cap for the site to protect the direct contact, contaminated groundwater, and vapor intrusion pathways, and the SSDS and cap maintenance will be a continuing obligation for the site. There will be prohibited activities for the property and notification requirements before making changes to the property in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The maintenance plan (May 25, 2017) should be revised and include the following prohibited activities:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;
- changing the construction of a building that has a vapor mitigation system in place.

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 Program

C: Ken Ebbott – Fehr Graham
Doris Pelc – Elm Grove, WI
Laura Conklin – City of Wauwatosa Health Department
Donald Gallo – Husch Blackwell
WDNR SER Files