



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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June 23, 2008

Ehrlich Family Limited Partnership  
c/o Mr. James Small  
P.O. Box 81007  
Racine, WI 53408

Subject: Dry Cleaner Environmental Response Fund Site Investigation Review, Express Cleaners, 3941 N. Main Street, Racine, WI  
**WDNR FID#252010000 BRRTS# 02-52-547631**

Dear Mr. Small:

The Wisconsin Department of Natural Resources (the Department) has received Northern Environmental's Site Investigation report for the dry cleaner solvent release at the above-referenced property. Based on our review of that report, the Department requests that additional information be collected prior to evaluating remedial options. Please ask your environmental consultant to prepare a work plan and a cost estimate to complete the following work.

1. Collect additional soil samples to define the horizontal and vertical extent of contamination in the vicinity of B13/MW-8.
2. Install two additional water table monitoring wells to define the extent of shallow groundwater contamination – one south of MW-8 and one across N. Main Street west of MW-8.
3. Conduct two rounds of groundwater monitoring, three months apart. Analyze samples for volatile organic compounds at all site wells, including temporary wells TW-1 and TW-2. <sup>2</sup> Generate groundwater flow maps for each sampling event.
4. Prepare contaminant isoconcentration maps – one for soil and one for groundwater.
5. Update the cross section to include soil sample/PID results and location of utilities.
6. Evaluate whether utilities are providing a preferential contaminant migration pathway.

Additionally, please ask your environmental consultant to provide the following information which was missing from the site investigation report or needs revision.

- Recalculate the following soil screening levels: Ingestion values for TCE and PCE based on residential use (the RCLs proposed were based on industrial use). Inhalation of volatiles – the site specific information used to calculate this RCL (dry soil bulk density) is suspect and the model cannot calculate an RCL based on the value used. Recalculate this using WDNR defaults for dry soil bulk density or use a value that would represent a silty sand. Soil to Groundwater for TCE and PCE using dilution factor of 2.
- Provide the laboratory analytical data for soil borings B-9-12
- Provide utility depths.
- Report on the status of investigative waste disposal.

Please submit a brief workplan and cost estimate for the above-requested work for Department review and approval. To aid in the cost approval review, please also indicate whether all tasks proposed in previous approvals have been completed. The Department appreciates your ongoing efforts to investigate contamination on this property. I am the new project manager for this site so please do not hesitate to contact me at (414) 263-8533 with any questions or concerns regarding this letter.

Sincerely,



Nancy D. Ryan, Hydrogeologist  
Remediation and Redevelopment

Cc: SER site file  
Christopher Hatfield, Northern Environmental