



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Gloria L. McCutcheon, Regional Director

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November 26, 2008

William Scott  
Gonzalez, Saggio, Harlan, LLP  
225 E. Michigan St.  
Fourth Floor  
Milwaukee, WI 53202

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. Scott:


I have reviewed your recent letter regarding the Express Cleaners site in Racine. On behalf of your client, you have expressed an interest in moving into the remedial phase of clean-up prior to completing the additional site investigation activities requested in my June 23, 2008 letter. Based on review of your letter and previously submitted data, the Department will agree to **conditionally approve** the site investigation after receiving the following additional information from Northern Environmental.

- Soil isoconcentration map showing contaminant concentration and sample depth.
- Groundwater isoconcentration map.
- Updated cross section showing utility locations and sample results.
- Information regarding the depth and location of all utilities and a discussion regarding the mechanism for contaminant transport.
- The other information requested in my June 2008 letter that was missing from the SI report.

Once the Department receives this information, we agree to conditionally approve the site investigation which will allow your client to solicit remedial action proposals. Conditions of the approval will be that the remedial action proposals must include costs to conduct the additional investigation activities requested in my June 2008 letter, including additional soil and groundwater investigation. We will require, at a minimum, two additional monitoring wells (location described in my June letter), one permanent well inside the building, and possibly two additional monitoring wells. Consultants should be asked to include costs to install up to five additional monitoring wells in their remedial proposals.

Once we have received and reviewed the above-referenced information, we will advise your client that they should solicit remedial bids. Please contact me at (414) 263-8533 if you have any questions or concerns regarding this letter.

Sincerely,

  
Nancy D. Ryan, Hydrogeologist  
Remediation and Redevelopment

Cc: SER site file  
Chris Hatfield, Northern Environmental