



September 21, 2022

Mr. Brain Cass
OHM Holdings, LLC
W229N2494
Wauwatosa, WI 53186

e-mail: brain@holdings.com

Subject: Case Closure under Wis. Admin. Code ch. NR 726 Not Recommended
OHM-Wauwatosa (FMR One Hour Martinizing) Cleaners
6737 Milwaukee Avenue, Wauwatosa, Wisconsin 53213
DNR BRRTs #: 02-41-551923
FID #: 241287640

Dear Mr. Cass:

On August 25, 2022, the Wisconsin Department of Natural Resources (DNR) reviewed the closure request for the case identified above. As you are aware, the DNR reviews environmental remediation cases for compliance with applicable laws, including Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700 – 754 and whether any further threat to public health, safety or welfare or the environment exists at the site or facility, per Wis. Admin. Code § NR 726.13 (2) (b). As discussed with your consultant] on 09/07/2022 case closure is not recommended because additional legal requirements must be met. The purpose of this letter is to inform you of the remaining requirements for obtaining closure. We request that within 60 days of this letter, you provide us with the information requested or your written response regarding the necessary work and a schedule for completion of this work.

Additional Requirements Needed for Case Closure Under Wis. Admin. Code ch. NR 726

As noted above, additional work is necessary to meet the requirements for case closure because the vapor migration pathway has not clearly been defined. Additional vapor sampling will be required.

Need to Complete a Vapor Investigation

Additional site investigation, per Wis. Admin. Code § NR 716.11 (5), is needed to determine whether vapor intrusion is a completed pathway at this site, or if there is a risk of future vapor exposure due to residual contamination. If vapor intrusion is an issue at this site, document all source control actions taken under Wis. Admin. Code § NR 726.05 (8).

- Based on the site history as a dry-cleaner, the locations of utilities which transect areas of known contamination, and the contaminant concentrations identified in soil gas at SG-2, additional assessment of contaminant migration within the nearby utilities is warranted. Conduct sampling to evaluate the potential migration of contamination within the utilities near the site. The DNR recommends conducting in-sewer sampling of the nearby sanitary sewer(s), including the sanitary sewer line located near SG-2. You need to evaluate and propose a plan to do this work as required by Wis. Adm. Code ch. NR 169.

Need to Demonstrate the Effectiveness of Remedial Action (Post Remedial)

In situations where vapors were present at concentrations exceeding the vapor risk screening level, Wis. Admin. Code § NR 726.05(8)(b) requires remedial action to reduce the mass and concentration of volatile compounds to the extent practicable and interruption or mitigation of the vapor exposure pathway. Additional activities are necessary to demonstrate that the remedial action conducted at the site has satisfied the requirements referenced above.

- Provide a table that includes all vacuum measurements collected at the soil vapor extraction (SVE) system vacuum monitoring points.
- One round of post-remediation sub-slab samples were collected from two locations at the source property approximately one month after SVE ceased. Additional sampling is necessary to demonstrate the effectiveness of the SVE system. The DNR recommends the collection of additional sub-slab samples at the source property along with collection of post-remediation soil gas samples.

Schedule

Within 60 days of the date of this letter, respond in writing with a schedule of your plans to meet these requirements. For DERP eligibility you will be required to submit a change order for any future work/sampling that will be done at this site.

On October 27, 2020, the DNR sent you a letter regarding the status of the Dry Cleaner Environmental Response Fund (DERF). Refer to the October 27, 2020 letter for information regarding the financial viability of the DERF. Additional updated information regarding the financial viability of the DERF can be found under the fund stats tab located at the following link: <https://dnr.wisconsin.gov/aid/DERF.html>.

Until requirements are met, your site will remain “open” and you are required to submit semi-annual progress reports, per Wis. Admin. Code § NR 700.11. You are also responsible for any operation and maintenance activities required under Wis. Admin. Code § NR 724.13. Once the additional work has been completed, documentation should be submitted to the DNR to demonstrate that the applicable requirements have been met, per the timelines above. Case closure can be reconsidered by the DNR once documentation has been received

Conclusion

If you have any questions regarding the information in this letter or would like to schedule a meeting to discuss this case, please contact the DNR project manager, Binyoti F. Amungwafor at 414.208.5874 and email at Binyoti.Amungwafor@wisconsin.gov. For more information on the closure reconsideration process, please see DNR publication, RR-102, “Wis. Admin. Code ch. NR 726 Case Closure Reconsideration Process” by visiting dnr.wi.gov, search: RR-102, for more information.

The DNR appreciates your efforts to restore the environment at this site.

Sincerely,



Timothy G. Alessi, P.G
Southeast Region Program Supervisor
Remediation & Redevelopment Program

cc: Brain Kappen, Environ forensics, LLC., bkappen@environforensics.com
Case File, FID #: 241287640