

Foellmi, Thomas J - DNR

From: DiMaggio, Janet H - DNR
Sent: Wednesday, April 11, 2018 7:50 AM
To: Peotter, Ben
Cc: Joe Carroll; Stephen Meer, P.E.; Joshua Neudorfer; Sig Strautmanis
Subject: RE: BRRTS: 02-22-576632, 02-22-553286 Former Platteville Pioneer Ford Redevelopment

Thank you, Ben. This documents the conversation we had.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Janet DiMaggio

Phone: (608) 275-3295

From: Peotter, Ben [mailto:PeotterB@AyresAssociates.com]
Sent: Tuesday, April 10, 2018 6:02 PM
To: DiMaggio, Janet H - DNR <Janet.DiMaggio@wisconsin.gov>
Cc: Joe Carroll <carrollj@platteville.org>; Stephen Meer, P.E. <smeer@thesigmagroup.com>; Joshua Neudorfer <jneudorfer@thesigmagroup.com>; Sig Strautmanis <sig@generalcapitalgroup.com>
Subject: BRRTS: 02-22-576632, 02-22-553286 Former Platteville Pioneer Ford Redevelopment

Janet,

Thanks for discussing the former Pioneer Ford and Speedy Loan sites with us on Friday April 6. This e-mail is intended to provide some additional information on how the development team will approach some of the elements noted in the Technical Assistance response dated March 23, 2018.

Specific to Item 2 in Conditions of Approval (page 4), and in support of future site closure:

- Data from past investigation activities were compiled and presented in an e-mail dated April 2, 2018. This information showed all 19 probe or monitoring well locations that were conducted on the Speedy Loan property (50 S. Water Street, a parcel of approximately 0.1 ac.), along with summary tables and hand-drawn cross sections to show the extent of residual soil contamination at this closed site.
- In addition to managing the material from soil excavation and grading activities that are shallow (typically less than 2 feet) in the area of site development along the proposed driveway (formerly the Speedy Loan property), the construction will also remove the highest VOC concentration soil material that remains near the SB-1 and SB-2 probes (7.3 to 10 ppm PCE). The elevated concentrations from sampling for PCE and TCE showed that this material was located in the 3.5 to 4 feet depth below ground elevation. Samples taken below this elevation and at other locations around SB-1, SB-2, and at the site in general, had much lower levels of VOCs (in most cases less than 1 ppm). It is estimated that the excavation will encompass an area approximately 20 feet long by 10 feet wide to a depth of 4-5 feet and an approximate volume of 30 cubic yards. Material will be screened with a PID and appropriately segregated for landfill disposal. Bill of lading for landfill disposal will be submitted with the documentation report/closure request.
- Upon excavation, soil confirmation samples will be taken and laboratory sampled for VOCs. While residual impacted soils may remain, they will be documented for posterity. Additionally,

site development will cap this site with hard surface preventing infiltration, and the adjoining parcel that will contain a new building will have a passive vapor mitigation system (with capabilities to turn active if necessary) to further protect inhabitants and mitigate impact from this historic release.

The project team (that will complete these efforts during construction) believes this level of effort will be conducive to address the noted issues in the Technical Assistance response and to achieve site closure.

Please let me know if you have any further feedback on this approach.

Thanks,



Ben Peotter, PE

Manager – Environmental Services

Ayres Associates

5201 E. Terrace Drive, Suite 200 • Madison, WI 53718

Office: 608.443.1200 • Direct: 608.443.1206

PeotterB@AyresAssociates.com

www.AyresAssociates.com