



January 3, 2020

Mr. Sig Strautmanis
Gen Cap Platteville 71, LLC
6938 N. Santa Monica Blvd
Fox Point WI 53217

Subject: Department Review of Remedial Action Documentation Report
For the Former Pioneer Ford, 50 & 70 S. Water St., 45 & 75 S. Oak St., Platteville, WI
BRRTS 02-22-576632 and 02-22-553286

Dear Mr. Strautmanis:

The Wisconsin Department of Natural Resources (the "Department") received a report, *Remedial Soil Excavation, Soil Management Summary, Soil Vapor Management System Testing, and Proposed Groundwater Monitoring Plan*, dated November 15, 2019. The report was submitted on your behalf by the Sigma Group ("Sigma"). A fee for a response was received on December 17, 2019 in accordance with Wis. Admin. Code § NR 724.15.

Determination:

The completed remedial excavation and materials management activities have been completed in substantial conformance with the conditions of approval listed in the Department's March 23, 2018 letter. A replacement groundwater monitoring well is proposed to be installed within the courtyard area of the new building in the vicinity of abandoned wells MW-2 and MW-3. A minimum of two quarterly sampling rounds will be performed. Additional email correspondence with Sigma regarding the location and well construction occurred on December 10 and 13, 2019. A smaller diameter Geoprobe pre-pack well is approved and the original proposed replacement location is approved.

Summary of Activities:

A targeted remedial soil excavation was conducted at the former Speedy Loan property located at 50 S. Water St., BRRTS #02-22-553286. An area containing the highest residual volatile organic compound (VOC) constituents tetrachloroethene (PCE) and trichloroethene (TCE) greater than the Wis. Admin. Code § NR 720 Residual Contaminant Levels (RCLs) for the protection of groundwater was delineated based on subsurface investigation activities completed prior to case closure approval in 2012. An area measuring 20 feet long by 10 feet wide to a depth of 4-5 feet was excavated with 123.77 tons of contaminated soils disposed of at a licensed landfill. An additional 41.17 tons of impacted material was landfilled as part of required regrading in the area of the former Speedy Loan property. Confirmation soil sample results indicate residual VOC impacts remain but are approximately an order of magnitude lower compared to the pre-remedial concentrations. The area with residual impacts were capped with paved surfaces as part of site redevelopment.

Existing on-site soils were reused in general accordance with the approved materials management plan. Grading work was initiated in June 2018 and site restoration was completed in September 2019. No areas of previously unknown contamination were encountered. The property was capped with slab, sidewalk, asphalt pavement, or clean topsoil/landscaped areas following grading and excavation activities.

A passive vapor mitigation system was installed in general accordance with the approved design. Laboratory analytical results of one round of sub-slab sampling showed no VOCs above the vapor risk screening levels. A second sampling event is planned for the winter season.

If you have any questions, you may contact me by phone at 608-275-3295 or by email at janet.dimaggio@wisconsin.gov.

Sincerely,



Janet DiMaggio P.G.
Hydrogeologist
Remediation & Redevelopment Program

c: Stephen Meer, The Sigma Group, Inc. 1300 W. Canal St. Milwaukee, WI 53233