

June 22, 2018

Mr. John Feeney, PG  
Hydrogeologist- Remediation and Redevelopment Program  
Wisconsin Department of Natural Resources - Plymouth Service Center  
115 North Pilgrim Road  
Plymouth, WI 53073

Re: Request for Additional Time to Allow Access for Sampling at 930 South Main Street, West Bend, WI

Vapor Intrusion Related to Ol' Tyme Cleaners, 910 South Main Street  
BRRTS: 02-67-576350  
FID: 267007180

Dear Mr. Feeney:

Assured Environmental Associates, Inc. (AEA) has reviewed your letter dated June 15, 2018 requesting access for sampling (WDNR Access Letter) on the 630 South Main Street Property (Property). The WDNR Access Letter says "...In the event that you do not return a completed "Access Agreement" within 2 weeks of the date of this letter, or otherwise contact the DNR to explain why additional time is needed, it will be noted in DNR records for Ol Tyme Cleaners that you did not respond or are not allowing access to your property for vapor intrusion sampling...". This letter will explain why additional time is needed to address this matter.

AEA has reviewed the Bureau of Remediation and Redevelopment Tracking System (BRRTS) records that contain:

- A May 15, 2018 letter referencing a Pathway To Closure & Sampling Notification for the 910 South Main Street Property by Konicek Environmental (May Sampling Report); and
- A letter from the WDNR to Ms. Jacci Mazzolari requesting a similar access agreement for the Property at 914 South Main Street (Jacci's Place LLC property).

The May Sampling Report contains a significant amount of sampling data and provides the extent of groundwater impacts in Figure B.3.b titled Groundwater Isoconcentrations 5/1/18 attached here along with Figure B.3.c titled Groundwater Flow Direction 5/1/18. On Figure B.3.b, the extent of impacts is identified to extend northeast of 910 South Main Street and impact Main Street, the Property to the north of 910 South Main Street, properties to the east, and onto the Jaccki's Place LLC property. Groundwater flow direction to the east-northeast is indicated

on the groundwater flow direction map. The extent of impacts is not shown to extend to the Property at 930 South Main Street - in fact, the Property at 930 South Main Street is so far away from the impacts identified on Figure B.3.b Groundwater Isoconcentration 5/1/18 that it is not even identified on the Figure B.3.b. Based on the historical sampling results, impacts are not shown to extend to the Property and a vapor intrusion threat has not been documented for the Property. Since the Property is 2 parcels away from 910 South Main Street and impacts have not been shown to extend to the 914 South Main Street Property, it is unreasonable and unwarranted at this time to request access to the Property for sampling.

In addition, the proposed access agreement provides for sampling of media other than vapor including soil and groundwater that are not provided in WDNR guidance including Publication RR-986 Sub-Slab Vapor Sampling Procedures. Details of sampling are also not provided in the access agreement such as proposed sampling locations, protocol, or time of sampling that need to be addressed for technical considerations and for the Property to operate as a small business.

AEA, on behalf of Tootsie, LLC and Mr. Ray Maus, request additional time to review the data to be acquired from the Jacci's Place LLC Property. After review of the data acquired from the Jacci's Place Property, appropriate sampling details can be incorporated into a negotiated access agreement if warranted.

If you have any questions or comments, please contact me at (262) 781-4646.

Sincerely,







Gregory S. Walsh, PE  
ASSURED ENVIRONMENTAL ASSOCIATES, INC.

cc: Mr. Ray Maus



Scale: 1" = 87 feet (scale is approximate)

## Legend

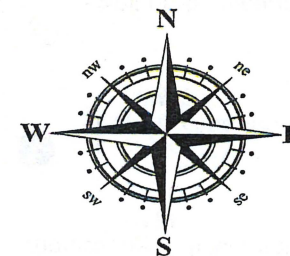
-  - Groundwater monitoring well location (MW)
-  - Former/Abandoned MW-9
-  - Soil probe location (GP)
-  - Vapor sample location (V)

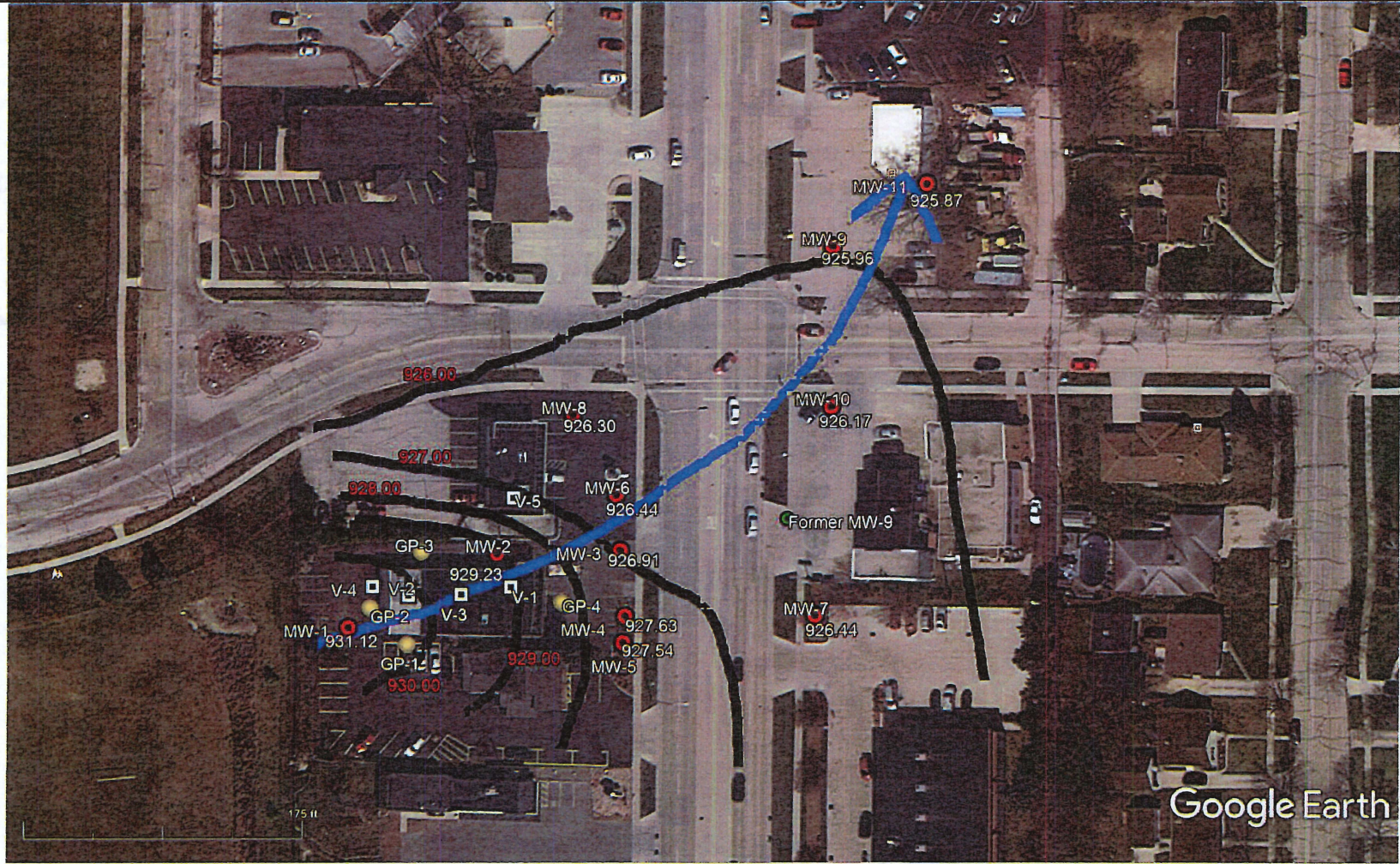
\*Note: V-1 and V-2 are sub-slab sample locations, and V-3 and V-4 are ambient air sample locations

**Konicek Environmental Consulting, LLC**

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**Figure B.3.b Groundwater Isoconcentration 5/1/18**  
Ol'Tyme Dry Cleaners  
BRRTS: 02-67-576350  
910 S. Main Street West Bend, WI



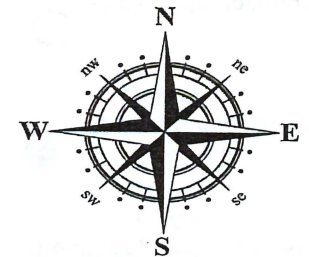


Scale: 1" = 105 feet (scale is approximate)

### Legend

-  - Groundwater monitoring well location (MW)
-  - Former/Abandoned MW-9
-  - Soil probe location (GP)
-  - Vapor sample location (V)

\*Note: V-1 and V-2 are sub-slab sample locations, and V-3 and V-4 are ambient air sample locations



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**Figure B.3.c Groundwater Flow Direction 5/1/18**  
Ol'Tyme Dry Cleaners  
BRRTS: 02-67-576350  
910 S. Main Street West Bend, WI