



January 3, 2020

Don Scherf
Scherf Properties Trust II
1700 Howlett Lane
Waukesha, Wisconsin 53186

Subject: Case Closure under Wis. Admin. Code ch. NR 726 Not Recommended- Additional Investigation Required
Krystal Kleeners, 145 East Sunset Drive, Waukesha, Wisconsin
DNR BRRTS #: 02-68-576741; DNR FID #:268280430

Dear Mr. Scherf:

On December 5, 2019, the Wisconsin Department of Natural Resources (DNR) reviewed the closure request for the site identified above. The closure request was prepared and submitted on your behalf by your consultant, Endpoint Solutions Corp. (Endpoint). 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). 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.

Background

The strip mall on 131 East Sunset Drive has been used as mixed commercial including a restaurant, tanning salon, and a dry cleaner. The drycleaner location within the strip mall, at 145 East Sunset Drive, operated as Krystal Kleeners from 2010 to 2018. Prior to Krystal Kleeners, the site operated as a dry-cleaning facility since 1991. Tetrachloroethene (PCE) and trichloroethene (TCE), solvents used in dry-cleaning facilities, were found in vapor beneath the building. Further investigation to delineate the contamination of soil, groundwater, and vapor was conducted on the south side of the site. A two-point suction sub-slab depressurization system (SSDS) was installed in February 2017 to reduce the contamination risk to indoor air.

Completion of Site Investigation and Remedial Actions

As noted above, additional work is necessary to meet the requirements for case closure because the site investigation is incomplete and vapor pathway response actions have not been completed. Additional sampling is needed to identify the contaminant source area and define the degree and extent of contamination. The site investigation can be an iterative process. Future sampling may indicate that further assessment may be needed. The findings and interpretations by the DNR requiring additional work are summarized below.

Source of chlorinated solvents (Wis. Admin. Code §§ NR 716.07(1), 716.11 (3)(a))

Tetrachloroethylene (PCE) and trichloroethylene (TCE) have been identified in groundwater and soil above their respective Wis. Admin. Code ch. NR 140 preventative action limit (PAL) and NR720 residual contaminant levels (RCLs). Potential sources of PCE and TCE, based on high levels of sub-slab vapor found at vapor sampling point VP-1, may include the dry-cleaning equipment area and boiler room at the south end of the dry cleaner space. The submitted reports have not addressed potential soil and groundwater contamination near VP-1. In addition, no information has been provided regarding whether dry-cleaning chemicals have been removed from the site including chemicals that may have been contained in the dry-cleaning machinery.

Additional investigation in all affected media (Wis. Admin. Code §§ NR 716.11(3)(a), 716.07(4), 716.11(5))

1. Soil Investigation. Additional investigation is needed to define the degree and extent of soil contamination. Degree and extent should be defined beneath the building, near vapor point VP-1, where PCE and TCE were identified above vapor risk screening levels (VRSLs). The number of samples should be determined after completing the source area investigation.
2. Groundwater Investigation. Groundwater investigation may necessary once the soil source has been identified. Additional groundwater monitoring well(s) may be installed to evaluate the groundwater conditions in the source area. Additional rounds of groundwater samples may be required from the five monitoring wells, MW-1 through MW-5 to demonstrate that the groundwater plume is stable or receding near the source well per Wis. Admin. Code § NR 726.05(5).
3. Migration pathway. Evaluate the potential or known impacts to receptors, including onsite and offsite subsurface utilities. Indicate the location of sewer and water lines across the entire property and whether sewer or water lines connect the dry cleaner area with the daycare building to the south, in order to complete the vapor risk screening evaluation. Additional investigation may be needed, based on the utility evaluation.
4. Vapor Investigation and Mitigation. Additional investigation, per Wis. Admin. Code § NR 716.11 (5), is needed to determine whether vapor intrusion pose a risk at this site. Both PCE and TCE were identified in soil vapor beneath the building above their respective VRSLs. A SSDS was installed, but the area of the building requiring mitigation has not been defined based on pre-mitigation testing. Additional vapor testing and communication testing of the SSDS will be needed to assess the vapor mitigation system effectiveness.

Need to Conduct Additional Remedial Action (Wis. Admin. Code § NR 726.05(8)(b)1)

Endpoint proposed natural attenuation and installation of a vapor mitigation system to address contamination found at the site. The code section referenced above requires a remedial action be taken to reduce the mass and concentration of contamination to the extent practicable and provides that “Vapor mitigation systems are not considered remedial actions as they do not reduce the mass or concentrations of the contaminants.” In addition, source removal has not been conducted onsite. The information obtained from the complete site investigation should be used to evaluate potential remedial options and continuing obligations that may be needed at case closure.

Sample Results Reporting Requirements (Wis. Admin. Code § 716.14(2)).

Sampling results must be reported to affected property and the DNR within 10 days of receiving the data.

Schedule

Within 60 days of the date of this letter, respond in writing with a schedule of your plans to meet these requirements per Wis. Admin. Code § NR 716.09(1). 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. Once the additional work has been completed, documentation should be submitted to the DNR to demonstrate that the applicable requirements have been met.

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 me at 414-263-8561 and Pamela.Mylotta@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,



Pamela A. Mylotta
Team Supervisor, Southeast Region
Remediation & Redevelopment Program

cc: Robert Cigale- Endpoint Solutions Corp.
SER File