



July 14, 2021

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

Subject: Review of Additional Site Investigation Report of Results  
Krystal Kleaners – 145 E. Sunset Drive, Waukesha, WI  
DNR BRRTS # 02-68-576741; FID #268280430

Dear Mr. Scherf:

On May 17, 2021, the Wisconsin Department of Natural Resources (DNR) received Additional Site Investigation Report of Results (Report). The Report was prepared on your behalf by Endpoint Solutions and was prepared in response to the DNR letter, *Review of Report of Additional Site Investigation Activities*, dated March 15, 2021. The Report and previous submittals were reviewed for compliance with Wis. Admin. Code ch. NR 716. The DNR has determined that the information provided complies with the site investigation requirements contained in Wis. Admin. Code ch. NR 716. The DNR considers the site investigation for the known release to be complete.

### **Background & Report Summary**

The strip mall on East Sunset Drive has been used for mixed commercial purposes including a restaurant, tanning salon, and a dry cleaner. Dry-cleaning operations occurred within a portion of the strip mall, at 145 E. Sunset Drive, from approximately 1991 to 2018. On February 2, 2016, the DNR was notified that chlorinated volatile organic compounds (CVOCs) were present in soil, groundwater, and vapor at the site as a result of the former dry-cleaning operations. A sub-slab depressurization system (SSDS) was installed in February 2017 to mitigate the potential risk of vapor intrusion at the site.

The Report was prepared in response to the DNR letter, *Review of Report of Additional Site Investigation Activities*, dated March 15, 2021. The Report contains the results of additional groundwater and indoor air sampling and the results of pressure field extension testing. Additionally, the Report contains an evaluation of the potential for the presence of emerging contaminants at the site.

### **Comments**

The DNR has the following comments to take into consideration while preparing for any further activities at the site including requesting case closure:

- The DNR concurs that the sub-slab depressurization system appears to be effectively mitigating the vapor intrusion pathway at the site and no additional vapor sampling is required at this time.
- The DNR has reviewed the emerging contaminants evaluation contained in the Report and concurs that no further evaluation of emerging contaminants is necessary at this time.

- Wis. Admin. Code § NR 726.05(8)(b)1 requires, that when a vapor risk screening level is exceeded, a remedial action be taken to reduce the mass and concentration of contamination to the extent practicable and states that “Vapor mitigation systems are not considered remedial actions as they do not reduce the mass or concentrations of the contaminants.” The information obtained from the site investigation should be used to evaluate potential remedial options and continuing obligations that may be needed at case closure.
- An evaluation should be conducted to determine whether additional groundwater sampling is necessary to demonstrate that natural attenuation will bring the groundwater into compliance with Wis. Admin. Code ch. NR 140 groundwater quality standards within a reasonable period of time in accordance with the closure criteria contained in Wis. Admin. Code § NR 726.05(6).

**Next Steps**

As stated above, evaluate the site investigation information to determine if additional remedial action is necessary. If you determine additional remedial action is necessary, submit a remedial action options report within 60 days of the date of this letter. If you determine additional remedial action is not necessary and you meet the case closure criteria in Wis. Admin. Code ch. NR 726, then an updated case closure request should be submitted. The case closure request should explicitly state how the site meets the closure criteria referenced in the comments above. An additional fee does not need to be provided with the case closure request as this fee was previously provided.

We appreciate your efforts to restore the environment at this site. If you have any questions concerning the site or this letter, please contact me at (414) 218-6042, or by email at [joseph.martinez@wisconsin.gov](mailto:joseph.martinez@wisconsin.gov).

Sincerely,



Joseph J. Martinez  
Hydrogeologist – Southeast Region  
Remediation and Redevelopment Program

cc: Bob Cigale – Endpoint Solutions