



GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

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February 25, 2019

Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, WI 53212-3128

Attention: Ms. Jennifer Dorman
Environmental Program Associate
Remediation and Redevelopment Program

Subject: Work Plan for Initial Site Investigation Services
Pershing Plaza Shopping Center
Former Lakeside Cleaners
7536 Pershing Boulevard
Kenosha, Wisconsin
BRRTS #02-30-582211
Giles Project No. 1E-1902007

Dear Ms. Dorman:

On behalf of Jomblee, Inc. (Jomblee), Giles Engineering Associates, Inc. (Giles) is submitting this Site Investigation Work Plan for the Pershing Plaza Shopping Center (former Lakeside Cleaners) previously located at 7536 Pershing Boulevard in the City of Kenosha, Kenosha County, Wisconsin (the "Site"). The general location of the Site, which was operated by Jomblee Inc. (Jomblee), is depicted on Figure 1.

PROJECT BACKGROUND

Lakeside Cleaners provided dry cleaning services at the Site for at least 15 years, and ceased operations in late 2011. Ener-Con, the owner of Pershing Plaza, retained The Sigma Group (Sigma) to collect soil samples at the unoccupied former dry cleaning facility in March 2018. The activities included completing four direct-push soil borings and three hand auger borings in and around the former Lakeside Cleaners lease space, and the laboratory analysis of 11 soil samples. Chlorinated volatile organic compounds (CVOCs), consistent with a dry cleaning solvent release, were detected at concentrations exceeding the Wisconsin Administrative Code Natural Resources Chapter (NR Ch.) 720 Residual Contaminant Levels (RCLs) for groundwater protection in four of the soil samples.

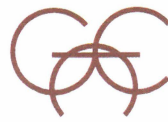
On September 11, 2018, Michael Best & Friedrich LLP, attorneys for the Site owner, notified the Wisconsin Department of Natural Resources (WDNR) of a spill or release of dry cleaning solvent at the Pershing Plaza Shopping Center (former Lakeside Cleaners). The WDNR issued a "responsible party" letter (dated September 13, 2018) indicating that Jomblee must conduct a site investigation and clean up the contamination. The investigation needs to define the degree

and extent of the soil and potential groundwater impacts associated with the former dry cleaning operation. In addition, evaluation of the vapor intrusion pathway is required. Giles was retained by Jomblee to conduct the Site investigation for the Site.

SCOPE OF WORK

The proposed activities for this initial site investigation are outlined below. The overall Site map is included as Figure 2, and the proposed sample locations are shown on the attached Figure 3. Additional investigation may be necessary, depending on the results of the activities outlined in this initial Site investigation work plan. The proposed scope of work includes the following:

- Complete three exterior soil borings using direct-push soil sampling techniques. One boring will be located immediately west of the former dry cleaners (near the former dry cleaning machine); and the remaining two borings will be located to the north and southeast of the former dry cleaners. The soil borings will be advanced to a depth of approximately 15 feet below ground surface (bgs) to obtain soil samples and to install groundwater monitoring wells.
- Complete one interior soil boring near the southwest corner of the former Lakeside lease space, near the former location of the dry cleaning machine. The soil boring will be advanced using direct-push or hand auger soil sampling methods to a maximum depth of approximately 15 feet bgs to obtain soil samples.
- Complete soil classifications, prepare soil boring logs, and conduct field screening for organic vapors utilizing a photoionization detector (PID).
- Collect up to eight soil samples (2 per boring) to assess soil conditions. Samples will be collected from 0-4 feet bgs, and the interval exhibiting the highest PID reading, or from immediately above the water table. The soil samples will be submitted to a State of Wisconsin-certified laboratory for analysis of VOCs by EPA Method 8260B.
- Construct three WDNR NR 141-variance wells, with 1-inch inside diameter prepacked well screens (1.7-inch outside diameter), to facilitate groundwater sample collection. The wells will be installed within the three exterior soil borings. The wells will be developed prior to groundwater sampling, in accordance with Ch. NR 141, and the elevations of the top of each well casing will be surveyed.
- Conduct one groundwater sampling event. Groundwater samples from each monitoring well will be collected and submitted to a Wisconsin-certified analytical laboratory for VOCs analysis (Method 8260B).
- Collect one indoor air sample using a 6-L Summa canister fitted with an 8-hour flow controller. The sample will be collected from within the breathing zone (approximately 5 feet above the floor), near the former dry cleaning machine. The sample will be submitted to a Wisconsin-certified laboratory for VOC analysis by method TO-15.



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- Install one sub-slab vapor point near the former location of the dry cleaning machine within the former Lakeside Cleaners lease space, and collect one sub-slab vapor sample using a 6-L Summa canister equipped with a 200 milliliter per minute controller. The 30-minute soil vapor sample will be submitted to a Wisconsin-certified laboratory for analysis of VOCs by EPA Method TO-15.
- Evaluate the information collected and prepare an initial Site Investigation letter report, summarizing the tasks performed, the results of the chemical analyses, and recommendations for additional work, if necessary.

CLOSURE

Should you have any questions relating to this work plan or if we can be of additional assistance, please do not hesitate to call.

Respectfully submitted,

GILES ENGINEERING ASSOCIATES, INC.

Kelly M. Hayden
Environmental Scientist II

Stephen M. Owens, P.G.
Project Manager

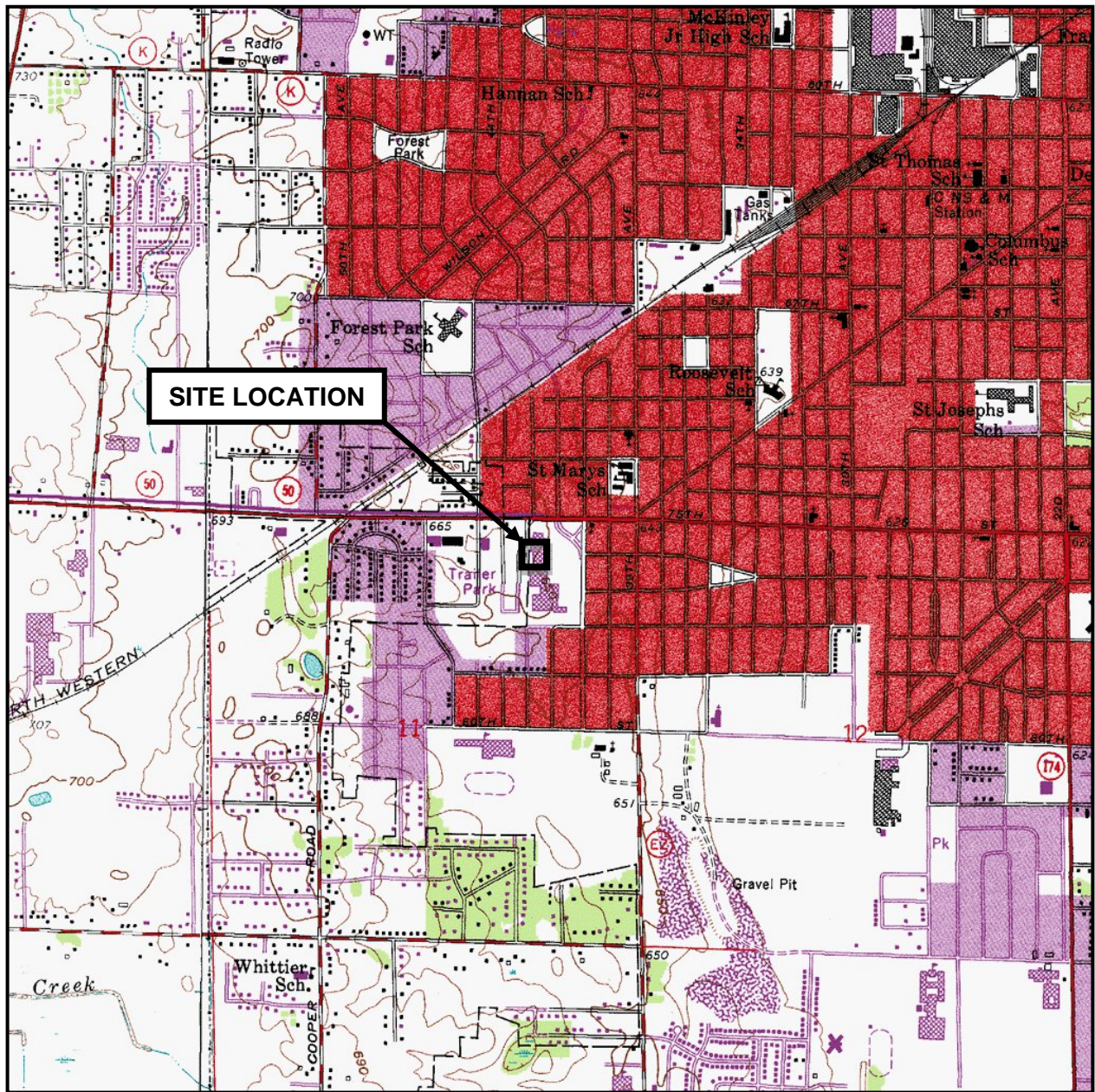
Enclosures: Figure 1 Site Location Map
Figure 2 Overall Site Map
Figure 3 Proposed Sample Location Map

Distribution: Wisconsin Department of Natural Resources
Attn: Ms. Jennifer Dorman (via US Mail & e-mail: Jennifer.Dorman@Wisconsin.gov)

Jomblee, Inc.
Attn: Mr. Robert Reuschlein (via e-mail: bobreuschlein@gmail.com)

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1E-1902007-Work Plan/19Env02/kmh/smo



Source: USGS Kenosha, Wisconsin 7.5-Minute Series (topographic) Quadrangle Map (1958, revised 1971)

Scale: 1:24,000
 Contour Interval: 10 Feet

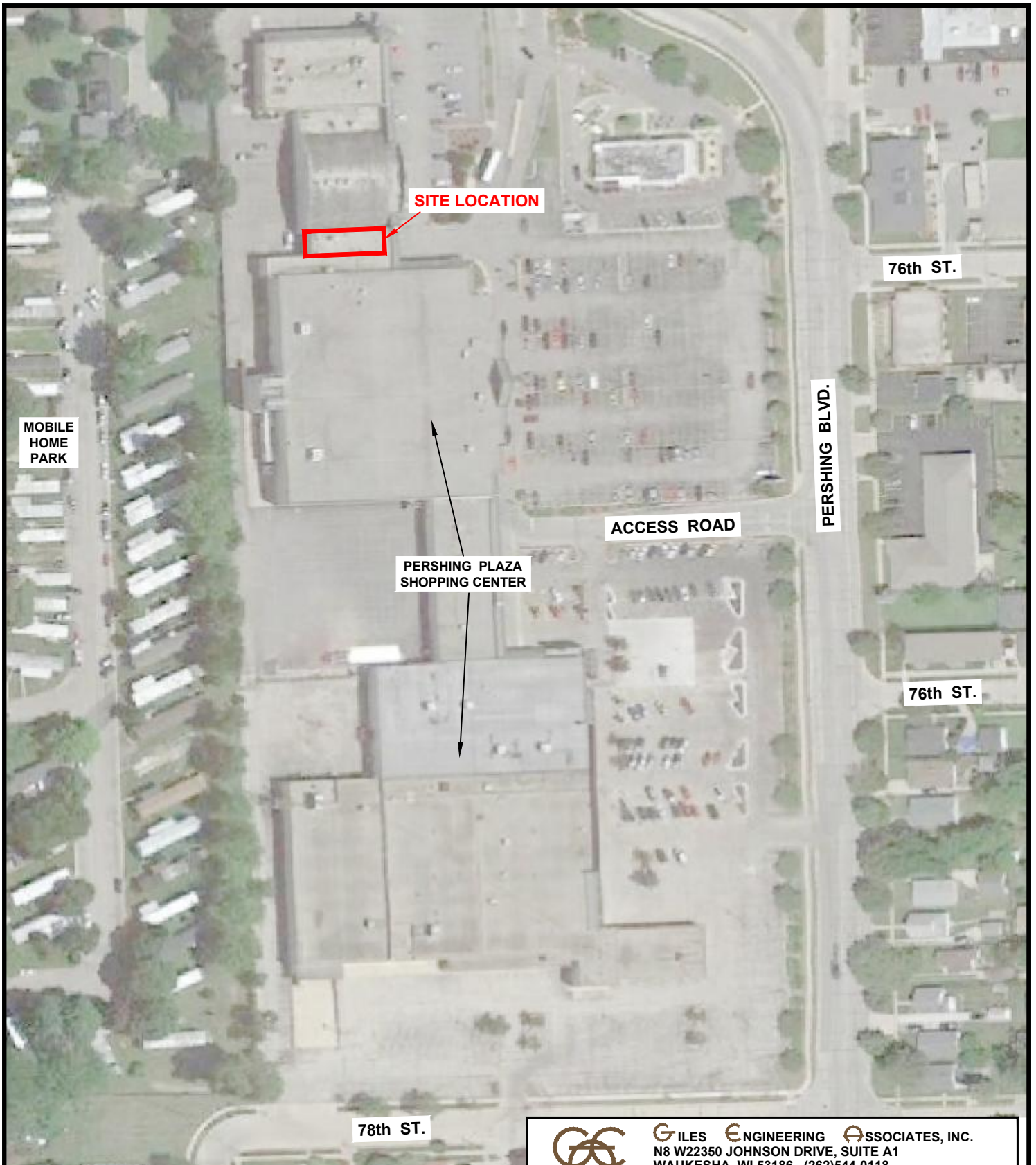


FIGURE 1
SITE LOCATION MAP

Pershing Plaza Shopping Center
Former Lakeside Cleaners
7536 Pershing Boulevard
Kenosha, Wisconsin
Project No. 1E-1902007



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GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)544-0118
 www.gilesengr.com

FIGURE 2
OVERALL SITE MAP
PERSHING PLAZA SHOPPING CENTER
(FORMER LAKESIDE CLEANERS)
7536 PERSHING BOULEVARD
KENOSHA, WISCONSIN



APPROXIMATE
SCALE









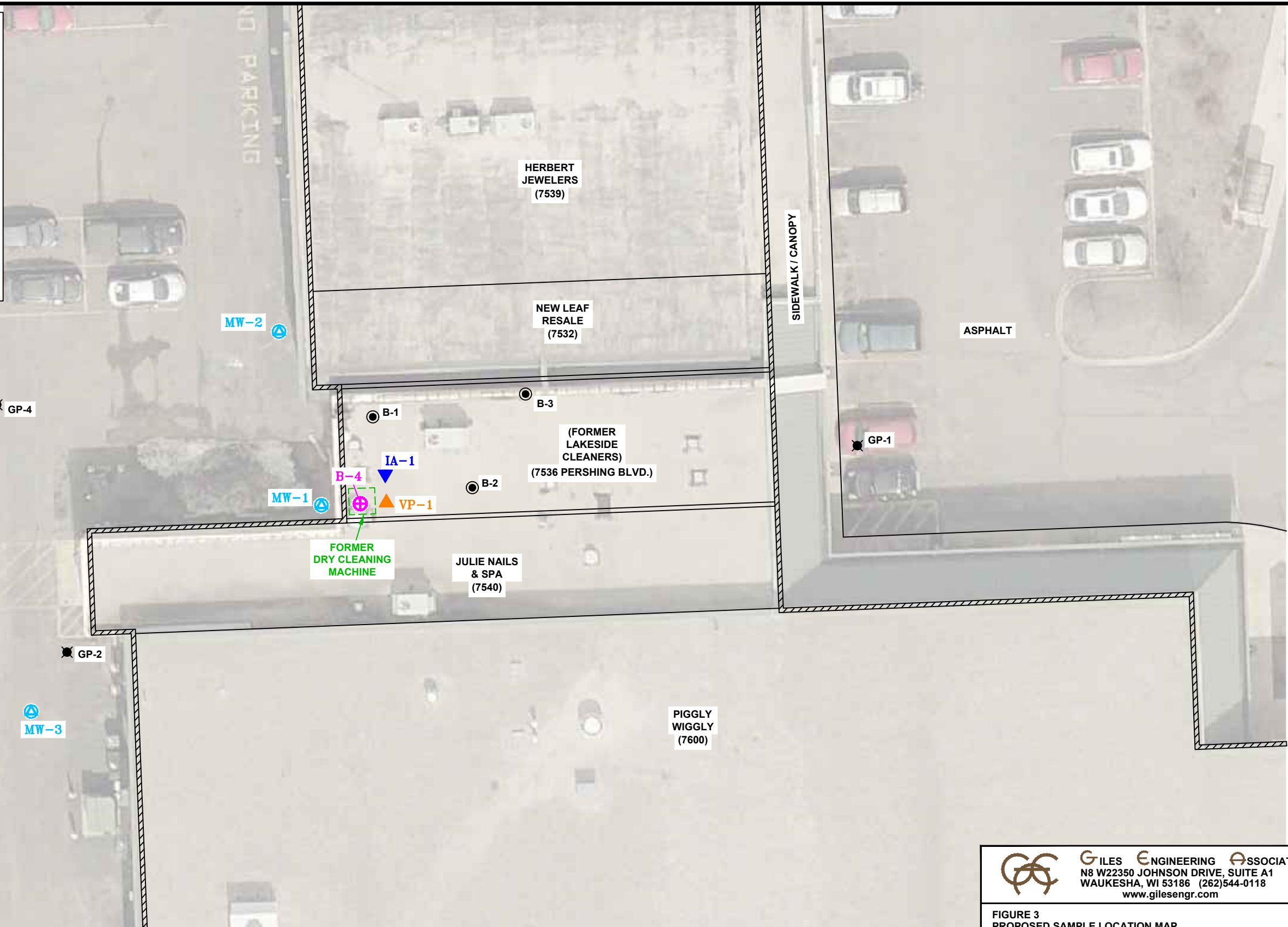
NOTES:

- 1.) BASE MAP DEVELOPED FROM A 2018 AERIAL.

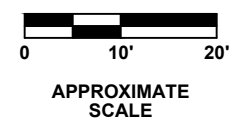
DESIGNED	DRAWN	SCALE	DATE	REVISED
SMO	<i>Jolid</i>	approx. 1'=140'	02-18-19	--
PROJECT NO.: 1E-1902007			CAD No. 1E1902007A	

LEGEND:

	VP-1	PROPOSED SUB-SLAB VAPOR POINT (QTY: 1)
	IA-1	PROPOSED INDOOR AIR SAMPLE (QTY: 1)
	B-4	PROPOSED SOIL BORING (QTY: 1)
	MW-1	PROPOSED GROUNDWATER MONITORING WELL (QTY: 3)
	B-1	PREVIOUS HAND AUGER (BY SIGMA GROUP)
	GP-1	PREVIOUS GEOPROBE SOIL BORING (BY SIGMA GROUP)



NOTES:
 1.) EXISTING FEATURES ARE APPROXIMATE BASED ON AERIAL PHOTOGRAPHY AND FIELD OBSERVATIONS.



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FIGURE 3
PROPOSED SAMPLE LOCATION MAP
PERSHING PLAZA SHOPPING CENTER
(FORMER LAKESIDE CLEANERS)
7536 PERSHING BOULEVARD
KENOSHA, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
SMO	<i>Jed</i>	approx. 1"=20'	02-22-19	--
PROJECT NO.: 1E-1902007			CAD No. 1E1902007B	