



April 27, 2023

Brian Cass
OHM Holdings
W229N2494 County Road F
Waukesha, WI 53188
Via Electronic Mail Only to brian@ohmholdings.com

Subject: Review of Site Investigation Report
One Hour Martinizing
1035 Summit Avenue, Oconomowoc, WI
BRRTS Activity # 02-68-582951; FID # 268087160

Dear Mr. Cass:

On February 21, 2023, the Department of Natural Resources (DNR) received the *Site Investigation Report* (SIR) submitted by your consultant EnviroForensics, LLC (EnviroForensics) on your behalf for the site mentioned above. The SIR was submitted with a fee for DNR review and written response. The SIR was reviewed for compliance with Wis. Admin. Code ch. NR 716. The DNR has determined that additional site investigation work is needed.

Background

The site is a tenant space within the Whitman Park shopping center (shopping center). Dry cleaning operations using tetrachloroethene (PCE) occurred at the site from 1973 through 2007 when the location was then used as a drop off location for items to be dry cleaned elsewhere. It is the DNR's understanding that One Hour Martinizing vacated the site in 2018. In 2018, Assured Environmental Associates, Inc. (AEA) notified the DNR of PCE contamination at the site. The DNR opened an environmental repair program activity (ERP) to address the contamination.

SIR Summary

Site investigation activities included soil, groundwater, and vapor sampling. Soil identified in the borings included interbedded layers of sand, clay, and silt underlain by sand to a depth up to approximately 50 feet below ground surface (bgs). Soil fill material was identified in some borings at shallow depths. Depth to groundwater ranged from approximately 19 to 31 feet bgs, and groundwater flow direction was identified to the northwest. PCE was identified in the soil above Wis. Admin. Code ch. NR 720 residual contaminant levels (RCLs) in two samples. PCE was identified in the groundwater above its Wis. Admin. Code ch. NR 140 enforcement standard (ES) west of the site including in the piezometer that was installed at the northwest corner of the shopping center. One to two rounds of groundwater samples were collected from each groundwater monitoring well or temporary well. All sub-slab vapor samples were below vapor risk screening levels, and indoor air samples were below vapor action levels.

Review of SIR

The DNR reviewed the SIR for compliance with Wis. Admin. Code ch. NR 716 and has determined that additional actions are required, as summarized below.

1. Soil investigation

The DNR concurs that the soil investigation is complete.

2. Groundwater investigation

The DNR does not concur that the groundwater plume is defined vertically or downgradient. The DNR recommends installing a groundwater monitoring well between MW-2 and MW-5. Additional nested sampling points are needed to define the vertical extent of the plume. Groundwater elevations should be measured during all sampling events to confirm groundwater flow direction.

3. Vapor investigation

- The additional groundwater investigation results may indicate that further vapor assessment and sampling is necessary. If that is the case, a workplan should be submitted to the DNR.
- Include AEA's sub-slab vapor sampling data on the vapor intrusion map and in the vapor intrusion analytical results table in future reports.

4. Emerging Contaminants

The DNR reviewed the emerging contaminants statement that was included in the SIR. PFAS sampling may be needed after the additional groundwater investigation is conducted.

Next Steps

Submit a site investigation work plan for the proposed additional groundwater sampling. If a review and response by the DNR is requested, submit the appropriate fee. Once the work is completed, a site investigation addendum should be prepared and provided to the DNR with the appropriate fee for a review and response.

We appreciate your efforts to protect the environment at this site. If you have any questions, please contact me at (414)639-4007 or at alice.egan@wisconsin.gov.

Sincerely,



Alice Egan
Hydrogeologist
Remediation & Redevelopment Program

cc: Wayne Fassbender, EnviroForensics, LLC, wfassbender@enviroforensics.com
M. Andrew Skwierawski, Halling & Cayo, S. C., mas@hallingcayo.com
Maura O'Connor, Whitman Park I LLC, jenningsrealestate@sbcglobal.net
Michael P. Carlton, von Briesen & Roper, s.c., michael.carlton@vonbriesen.com
D'Arcy Gravelle, SET, dgravelle@setenv.com