



May 19, 2022

Bridgeview Associates LLP  
Attn: Steve Winter  
3305 N Ballard Road Suite C  
Appleton WI 54911  
*Via electronic mail to: [SWinter@RollieWinter.com](mailto:SWinter@RollieWinter.com)*

**Subject:** Review of Site Investigation Report – Additional Investigation Needed  
Calumet Village, 1717 E. Calumet Street, Appleton, WI  
BRRTS #: 02-08-585360

Dear Mr. Winter:

On April 15, 2022, the Department of Natural Resources (DNR) received the *NR 716 Site Investigation Report* (SIR) prepared by United Engineering Consultants, Inc (United), on behalf of Bridgeview Associates LLP, for Calumet Village located at 1717 East Calumet Street, Appleton, Wisconsin. The SIR was submitted with a fee for DNR review and response. The SIR was reviewed for compliance with Wis. Admin. Code Ch. NR 716.

## **Review**

The DNR reviewed the SIR and all available historical site investigation documentation in the case file and determined that the SIR is not complete and additional work is needed to meet the requirements of Wis. Admin. Code ch. NR 716. The degree and extent of contamination identified at the site has not been adequately characterized and documented.

## **Background**

The site currently developed with a single-story commercial building. The building is a five unit commercial development constructed in 1987. Unit B within the building historically operated as a dry cleaning facility from 1987 to 2007. The building is a slab-on-grade construction with no basement and the drains are in the original location since the building was constructed. A Phase II Environmental Site Assessment (ESA) was conducted by United in January 2020 and identified tetrachloroethene (PCE) and trichloroethene (TCE) exceedances in the groundwater at MW-2 and PCE in the soil at GP-3. A total of six rounds of groundwater samples have been collected from the site. Vapor samples have been collected from a vapor port (VP-1) within a utility closet near the location of the former dry cleaning machine and from the sanitary sewer clean-out (SSV-1). A total of three rounds of vapor samples have been collected from VP-1.

An emerging contaminant scoping and evaluation was included in the SIR. The DNR has determined the evaluation to be adequate and no further sampling or investigation of emerging contaminants, specifically PFAS, is necessary at this time.

## **Completion of the Site Investigation**

After reviewing the SIR and all available historical site investigation documentation in the case file submitted to date, the DNR has determined that additional work is necessary to complete the site investigation. The degree and extent of contamination currently identified at the site has not been adequately defined and documented with

respect to Wis. Admin. Code ch. NR 716. The findings and interpretations by the DNR regarding the completeness of the site investigation are summarized below:

- Degree and extent of groundwater contamination is not completely defined. Additional monitoring well is recommended to the west of MW-2. Based on the sample results, an off-site monitoring well may be needed to define the degree and extent of groundwater contamination.
- Degree and extent of soil contamination is not defined in the area of GP-3. Additional soil investigation is recommended around GP-3 to delineate the soil exceedance.
- Degree and extent of soil contamination is not defined under the on-site building. Additional soil investigation is recommended.
- A vapor port is recommended east of the former dry cleaner machine. If vapor concerns are identified, vapor mitigation, remediation, removal, and/or additional investigation may be necessary. This port is requested because a single port is not typically sufficient for vapor assessment and the soil assessment under the building is not complete.
- If an adequate soil investigation cannot be completed under the building, a structural impediment continuing obligation will be necessary for the site.

### Additional Requests

The DNR is requesting the following items to assist in future review for the site:

- If available, please provide the DNR an electronic copy of the Phase I Environmental Site Assessment Report prepared by Cedar Corporation dated June 5, 2019. If an electronic copy is not available, a hard copy will suffice.
- Provide the soil boring log for GP-5.
- If available, please provide architecture plans for the building development and building foundation.

### Schedule

- The DNR requests the submittal of a site investigation work plan by July 19, 2022 to address the comments identified above. The work plan must comply with the requirements identified in Wis. Admin. Code § NR 716.09(2). Please be aware that additional work may be necessary to complete the site investigation.
- Site investigation results must be submitted to the DNR in a comprehensive Site Investigation Report (SIR) that meets the requirements in Wis. Admin. Code § NR 716.15. The SIR must be submitted to the DNR within 60 days after completion of the field investigation and receipt of laboratory data. The DNR suggests that the SIR be submitted with a fee for review and response.
- NR 700 semi-annual progress reports are required until the case is closed.

The DNR appreciates the efforts you are taking to address the contamination at this site. If you have questions regarding this letter please contact the DNR Project Manager at (920) 510-4349 or via email at [Karen.Campoli@wisconsin.gov](mailto:Karen.Campoli@wisconsin.gov).

Sincerely,

  
Karen Campoli

Hydrogeologist -Remediation and Redevelopment Program

Cc: Tim Anderson, United Engineering Consultants, Inc ([tauec@sbcglobal.net](mailto:tauec@sbcglobal.net))