

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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Ms. Kimberly Grimm
Continental Properties Company, Inc.
P.O. Box 220
Menomonee Falls, WI 535052

Subject: Draft Remedial Action Plan
Parcel A, 5400 N. Green Bay Rd., Glendale, Wisconsin

Dear Ms. Grimm:

Thank you for providing me the opportunity to comment on your Draft Remedial Action Plan, prepared by Graef, Anhalt, Schloemer & Associates for Parcel A (also known as Parcel 1) of the above referenced property. Hopefully, these comments assist you in preparing a final Remedial Action Plan that will allow the Department to give an approval and issue an Assurance Letter without requiring significant revisions to your final Plan. As we discussed in our telephone conversation today, this letter will provide the major comments I have on the Plan. Less significant, more editorial comments were elaborated in our conversation and are briefly identified by notations on the enclosed pages of the Draft Plan.

My comments focus on two main issues:

1) Soil cover as an integral part of the remedy.

Your report states that 90% of the site will be covered with impermeable features (buildings, paved areas) and the other 10% will be landscaped but will have some clean soil placed above the fill. The report should specify the thickness of clean soil that will be placed in the landscaped areas and incorporate this as a required element of the remedy for protection of the direct contact exposure pathway. The report indicates that one foot of clean soil will be placed. I explained to you in our conversation today that one foot of clean soil would be an acceptable exposure barrier for the landscaped areas on this site, provided the deed restriction specifies how the exposure barrier must be maintained in those landscaped areas. This brings to mind the fact that your Plan does not mention the placement of a deed restriction. I'd like you to specify in your Plan that this would be part of the remedy. It will make it easier for the Department to issue an Assurance Letter.

With regard to groundwater protection, your report should directly address the issue of whether to create a low permeability soil cover in these areas. The report provides a lot of the necessary arguments for not doing this, but it does not specifically mention the soil cover and the need (or lack of need) for a low permeability cover in the landscaped areas.



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2) Grading and movement of contaminated soil on site for construction.

Your report (as well as the Material Handling Plan) indicates that approximately 9000 cubic yards of soil will be excavated during construction and moved to other locations on the property to meet the grading needs for the construction project. Neither report describes whether this soil is expected to contain contaminants, or what type of contaminants might be present. The final Plan should provide this information, should show exactly where the soil will be placed, and explain how this soil movement will not increase the potential for groundwater contamination.

As we discussed today, I believe that your consultant can adequately address the above comments through revisions to the Plan, without significantly affecting the overall remedial strategy or implementation.

Other minor issues, beyond what we discussed, are summarized below:

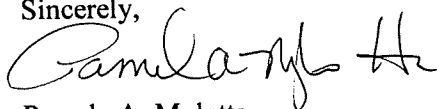
a) We talked about the selection of residual contaminant levels (RCL's) for the polynuclear aromatic hydrocarbons (PNA's). I agreed that your decision on this site of which method to use to generate RCL's will not affect the remedial strategy or Department decisions or approvals. One thing I didn't mention is that the report needs to specify that these RCL's were selected as "site-specific" RCL's.

b) Based on our conversations, and the above comment 2), Section XII.E. of the Plan should probably be revised to provide the distinction between which excavated soils are going for disposal and those that will remain and how they'll be managed.

c) I just wanted to mention that all my comments reflect the fact that the cover letter for the Draft Plan does state that the final RAP will contain updated and finalized site construction drawings that will incorporate remedial design elements. Of course we would expect this.

As I mentioned earlier, please be sure and contact Jim Schmidt (263-8561) if questions arise during the investigation. I don't expect that he will know all the details of this case, but he would be the person responsible to make decisions for the Department if needed.

Sincerely,



Pamela A. Mylotta
Hydrogeologist, Remediation & Redevelopment Program
Southeast Region, Milwaukee Service Center

Enclosure: Select pages from Draft Remedial Action Plan with notations

c: Larry Boyer - Graef, Anhalt, Schloemer
SE Casefile
Jim Schmidt - SER
Pat Brady - SER