



September 27, 2024

Mr. Saf Sarich
The Kenmore Group, LLC
4043 Ravenswood Avenue, Suite 219
Chicago, IL 60613
Sent via email only to: saf@thekenmoregroup.com

Subject: Review of Limited Phase II Environmental Site Assessment & Supplemental Investigation,
Petition for No Action Required and Remedial Action Report
Westfield Way, 690 Westfield Way, Pewaukee, WI
BRRTS #: 02-68-594047, FID #: 241099760

Dear Mr. Sarich:

On January 18, 2024, the Wisconsin Department of Natural Resources (DNR) received the *Limited Phase II Environmental Site Assessment & Supplemental Investigation* (Report), prepared on your behalf by your consultant, Giles Engineering Associates, Inc. (Giles). Additionally, on June 4, 2024, the DNR received the *Remedial Action Report* along with the *Petition for No Action Required*. The Report was submitted with a fee for DNR review and a written response. Based on the information submitted and reviewed to date the DNR is not requiring any further site investigation at this time.

The DNR is unable to issue a No Action Required (NAR) determination for this site since a remedial action was taken that consisted of the removal of contaminated soil from the property. The DNR concurs that the site investigation is complete and that appropriate remedial actions were taken. We recommend submittal of a case closure package.

Background

The subject property was used as a dry cleaner from 1999 through 2020, when it became a drop off site. The site was operated as a drop off site from 2020 to 2023 when all operations ceased. The site is currently vacant.

Investigation/Remedial Action Summary

The investigations on site consisted of advancing three soil probes, two exterior soil probes near the back northern door of the site along with one soil probe near the location of the former dry-cleaning machine. Results of the initial investigation revealed tetrachloroethene (PCE) was detected in one exterior soil sample (B-2) above Wis. Admin Code ch. NR 720 groundwater pathway residual contaminant level (RCL). Five additional soil probes were installed on the exterior northern side of the building to determine the extent of soil contamination. One of the additional soil probes was converted into a Wis. Admin Code ch. NR 140 compliant monitoring well. On April 24, 2024, a Giles representative observed excavation of soil outside the rear service door on the northern side of the building. A concrete stoop behind the rear door and the soil below it were removed. A total of 76 tons of soil was removed and sent to a landfill. Three confirmation soil samples (C-1, C-2, C-3) were taken at the base of the soil excavation to determine if any soil contamination remained. Sample C-1 detected a J-flagged PCE concentration of 39 ppb.

Groundwater sampling identified concentrations of PCE above the Wis. Admin. Code ch. NR 140 preventative action limit (PAL) at MW-1. On August 21, 2023, a sub-slab vapor sample was taken near the former drycleaning facility with results below residential vapor risk screening levels (VRSLs). The Report states that based on the investigation, the source of PCE at the site is likely from a spill outside the door on the northern side of the building. Based on the residual soil, groundwater, and vapor contamination with PCE, a continuing obligation for a future vapor risk will be required for closure of this site.

Emerging Contaminants

On August 30, 2024, the DNR received an emerging contaminants statement (EC statement) prepared by Giles for the site identified above. The DNR reviewed the EC statement in conjunction with the Report and additional information and determined that, based on the currently available information, no further assessment of emerging contaminants is warranted at this time.

Next Steps

Based on the information submitted to date it appears that the site is ready for case closure. A complete closure package should be submitted which includes a request for a PAL exemption and continuing obligations for residual soil contamination and a future vapor risk.

The DNR appreciates the efforts you are taking to address the contamination at this site. If you have any questions about this letter, please contact me, the DNR Project Manager, at (608) 219-2310, or by email at Andy.Alles@Wisconsin.gov.

Sincerely,



Andy Alles
Hydrogeologist
Remediation & Redevelopment Program

cc: Dan Pelczar, Giles Engineering Associates, Inc., dpelczar@gilesengr.com