## Mueller, Stephen D - DNR

**From:** Mueller, Stephen D - DNR
**Sent:** Wednesday, August 17, 2016 9:42 AM
**To:** Jay Karls
**Cc:** Norman, Michele R - DNR; Mylotta, Pamela A - DNR; Brunette, Margaret M - DNR; Feeney, John M - DNR; Mueller, Stephen D - DNR
**Subject:** RE: Workplan for Former Regal Products
**Attachments:** Rough sketch of sites north of Regal.pdf; Suggested add'l MW locations.pdf

Jay-

The placement of soil borings at the proposed locations in and around the Facility building to characterize the historic waste fill beneath the building is acceptable (Task 2) and hopefully will show that the waste fill is generally homogenous in nature and chemistry. In addition to a laboratory results table(s), please construct cross-sections, fence diagrams, or other similar graphics to adequately show the distribution and thickness of the historic waste fill below the Facility property.

Regarding Task 1, please measure groundwater elevations in all site monitoring wells (if you were only planning to measure levels in the listed wells) and include monitoring wells MW-12, PZ-12, and MW-15 on the list of wells to be sampled.

While we understand Ridgestone Bank's concern, it remains necessary to complete the delineation of the northern edge of the CVOC groundwater plume, both to complete the VPLE efforts as well as obtain case closure. I have reviewed case records for the known environmental sites across W. Rogers Street north of the Facility and do not see any significant sources of CVOC contamination in groundwater at those sites (see attached rough sketch of my findings). Please consider installing, during Task 2, two-three small-diameter monitoring wells along the north side of W. Rogers Street in the areas specified on the second attached map. These wells must be properly constructed, including filter packs and security vaults, and left in place until DNR approves their abandonment. While this may open a can of worms, I suggest that the knowledge (instead of uncertainty) may facilitate the sale of the property.

Please proceed with implementation of your August 12, 2016 work plan. Thanks Jay.

Steve

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Stephen D. Mueller
Phone: (414) 263-8631
StephenD.Mueller@Wisconsin.gov

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**From:** Jay Karls [mailto:jay.karls@gza.com]
**Sent:** Friday, August 12, 2016 12:08 PM
**To:** Mueller, Stephen D - DNR
**Cc:** Mylotta, Pamela A - DNR; Brunette, Margaret M - DNR; Feeney, John M - DNR; Norman, Michele R - DNR
**Subject:** Workplan for Former Regal Products

Steve:

I hope you had a great trip. Sounds like a once in a lifetime experience.

I've attached the Workplan generated for the former Regal Products Facility in West Allis. The Workplan is based on your March 2016 letter and our follow-up meeting. As we discussed in the meeting, there are two tenant spaces within the building that are vacant now, but will be occupied September 1st, so we need to do the interior work in August (planned for August 29th and 30th). Please provide your comments/approval of the Workplan (or at least the portion of the scope related to the Geoprobe borings) prior to that time if possible.

Thank you

**Jay Karls, Ph.D., P.E.**
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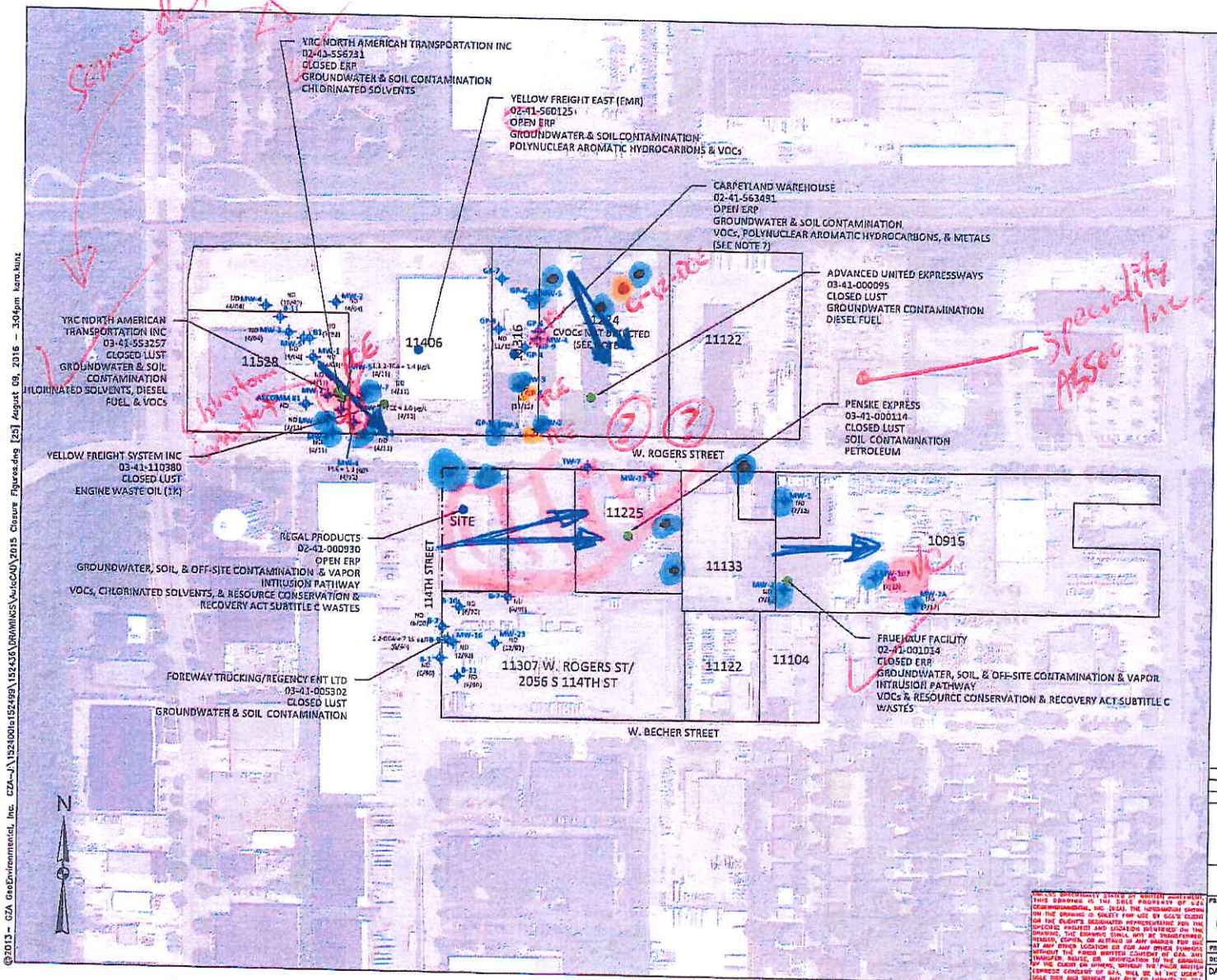



LEGEND

| | |
|---|---|
| — · — | APPROXIMATE SITE BOUNDARY |
| — — | APPROXIMATE PARCEL BOUNDARY |
| MW-1 | MONITORING WELL |
| B-11 | TEMPORARY MONITORING WELL |
| ● | CLOSED RR SITE LOCATION |
| ● | OPEN RR SITE LOCATION |
| CVOCs | CHLORINATED VOLATILE ORGANIC COMPOUNDS |
| PCE | TETRACHLOROETHENE |
| TCE | TRICHLOROETHENE |
| DCE | DICHLOROETHENE |
| DCA | DICHLOROETHANE |
| TCA | TRICHLOROETHANE |
| VC | VINYL CHLORIDE |
| µg/L | MICROGRAMS PER LITER |

NOTES

1. BASE MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC IMAGE FILE. DIGITAL AERIAL ORTHOPHOTOGRAPHY WAS PUBLISHED BY THE U.S.G.S.
2. PARCEL BOUNDARIES AND STREET NUMBERS SHOWN WERE OBTAINED FROM THE MILWAUKEE COUNTY GIS WEBSITE.
3. THE MOST RECENT READILY AVAILABLE CVOC GROUNDWATER DATA FOR SITE VICINITY PROPERTIES, BASED PRIMARILY ON A REVIEW OF DATA HISTORICALLY PROVIDED TO THE WDNR, IS SHOWN.
4. FOR THE PURPOSE OF THIS FIGURE, CVOCs INCLUDED THE FOLLOWING COMPOUNDS: PCE, TCE, DCE, DCA, TCA, AND VC.
5. "ND" DENOTES THAT CVOCs WERE NOT DETECTED IN THE SAMPLE.
6. CVOCs WERE NOT DETECTED IN GROUNDWATER SAMPLES COLLECTED FROM FIVE MONITORING WELLS ON THE 11224 WEST ROGERS STREET PROPERTY DURING SAMPLING PERFORMED IN AUGUST 1992.
7. ON CARPETLAND PROPERTY, PCE/TCE DETECTED IN SOILS, VC IN GOUNDWATER.

0 125' 250' 500'
APPROXIMATE SCALE IN FEET

| NO. | ISSUE/DESCRIPTION | BY | DATE |
|---|---|---|---|

CVOC GROUNDWATER DATA
FOR OFF-SITE PROPERTIES

FORMER REGAL PRODUCTS
11331 WEST ROGERS STREET
WEST ALLIS, WISCONSIN 53227

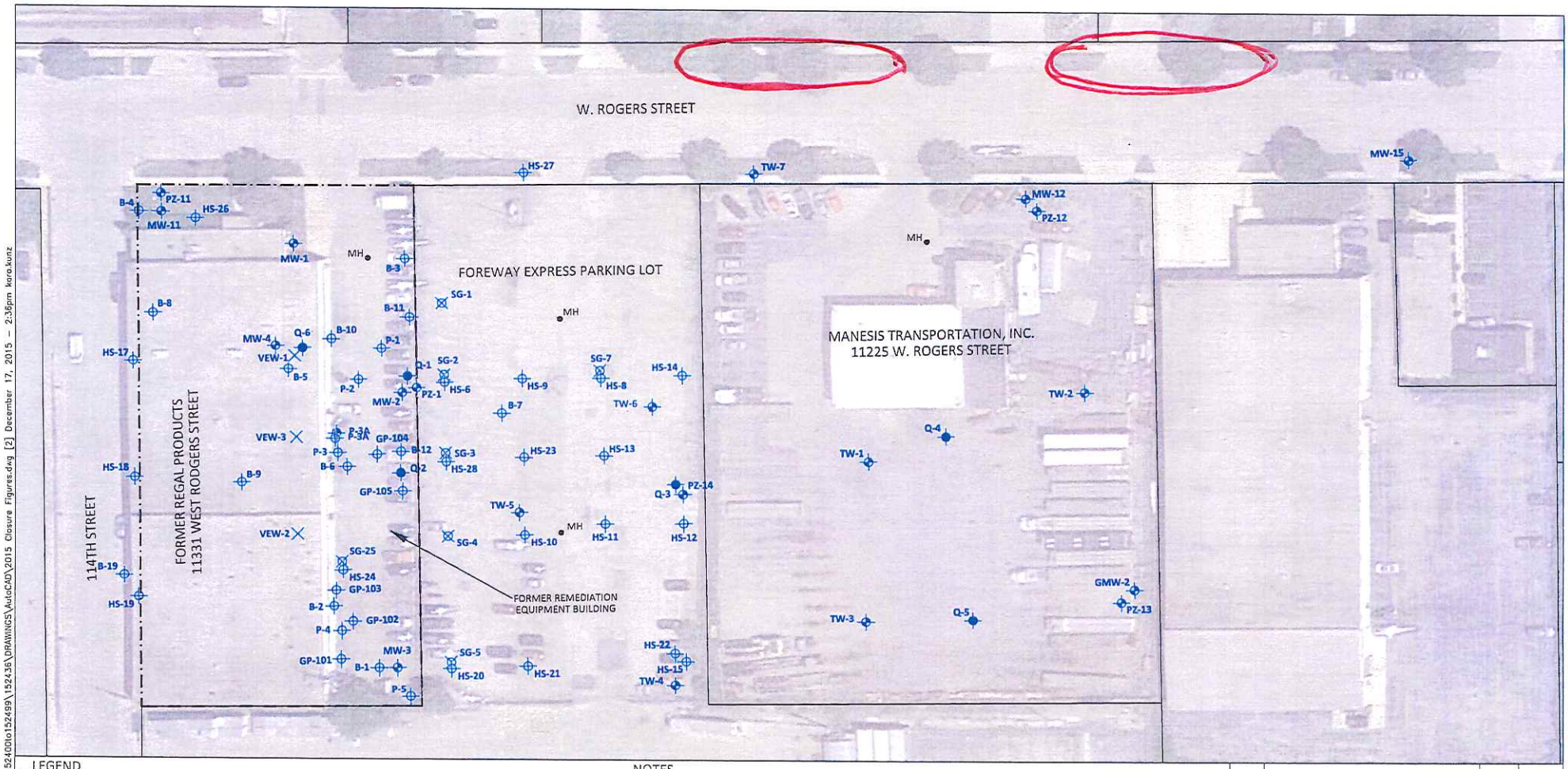
PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists
PREPARED FOR:

| | | | |
|---|---|---|---|
| PROJ MGR: JFK | REVIEWED BY: JOD | CHECKED BY: DOB | FIGURE 4 |
| DESIGNED BY: DOB | DRAWN BY: AND | SCALE: | |
| DATE 8/8/16 | PROJECT NO. 20.0152436 | REVISION NO. | SHEET NO. |

CVOCs* GW detected ND
Soil detected ND

* TCE, PCE, c- & t-1,2-DCE, VC (& some chloroform & carbon tet. up gradient to site)

SUGGESTED LOCATIONS FOR 2-3 ADDITIONAL MONITORING WELLS




LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE PROPERTY BOUNDARIES
- MW-1 MONITORING WELL
- PZ-1 PIEZOMETER
- Q-1 RECOVERY WELL (INSTALLED BY OTHERS - APPROX. LOCATION)
- B-2 SOIL BORING (CONDUCTED BY OTHERS - APPROX. LOCATION)
- P-3 POST REMEDIAL SOIL BORING (INSTALLED BY OTHERS - APPROX. LOCATION)
- VEW-1 VAPOR EXTRACTION WELL (INSTALLED BY OTHERS - APPROX. LOCATION)
- SG-5 SOIL GAS SAMPLE (CONDUCTED BY OTHERS - APPROX. LOCATION)

NOTES

1. BASE MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC IMAGE FILE. DIGITAL AERIAL ORTHOPHOTOGRAPHY WAS PUBLISHED BY THE U.S.G.S.
2. THE LOCATION OF THE EXPLORATIONS WERE APPROXIMATELY DETERMINED THROUGH USE OF FIGURES PRODUCED BY DRAKE ENVIRONMENTAL, INC., SIGMA ENVIRONMENTAL SERVICES, INC., AND LAYNE GEOSCIENCES, INC. THE EXPLORATION LOCATIONS WERE NOT PROFESSIONALLY SURVEYED AND ARE APPROXIMATE.
4. THE APPROXIMATE LOCATION OF THE SITE BOUNDARY WAS OBTAINED THROUGH USE OF THE ONLINE MAPPING TOOL "GO MILWAUKEE>MILWAUKEE COUNTY" PROVIDED BY MILWAUKEE COUNTY OF WISCONSIN. THE PROGRAM NOTES THAT ALL PROPERTY BOUNDARIES ARE NOT SURVEYED AND ARE ONLY APPROXIMATE REPRESENTATIONS OF ACTUAL BOUNDARIES.
5. UTILITY LOCATIONS WERE PROVIDED BY THE CITY OF WEST ALLIS.

N

0 30' 60' 120

APPROXIMATE SCALE IN FEET

| NO. | ISSUE/DESCRIPTION | BY | DATE |
|---|---|---|---|
| | | | |

SITE PLAN WITH BORING LOCATIONS INCLUDING OFFSITE AREA OF IMPACT

FORMER REGAL PRODUCTS
11331 WEST ROGERS STREET
WEST ALLIS, WISCONSIN 53227

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(262) 754-2560

PREPARED FOR:

| PROJ MGR: JFK | REVIEWED BY: JCD | CHECKED BY: DCB | FIGURE |
|---|---|---|---|
| DESIGNED BY: DCB | DRAWN BY: JAM | SCALE: | 2 |
| DATE 12/4/15 | PROJECT NO. 20.0152436 | REVISION NO. | SHEET NO. |

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