

**VILLAGE OF ELM GROVE
AD HOC COMMITTEE – REINDERS DEVELOPMENT
MEETING MINUTES
July 27, 2016**

Present: Chairman Trustee Nelson, Martha Kendler, Jan Schoenecker
Absent: Marlee Hansen, Rebekah Schaefer, Christina Berger, John Galanis, Joe Klein, Pete Moegenburg, and Stew Elliott
Also Present: James Delwiche, Wisconsin Department of Natural Resources, Village Manager David De Angelis, Village Clerk Mary S Stredni, Village Attorney Hector de la Mora, and Zoning/Planning Administrator Tom Harrigan.

No quorum

Chairman Nelson began the meeting by stating that he will be stepping down from his position as Village Trustee due to a change in residence outside the Village of Elm Grove. Another Village Trustee will assume the Chairman role.

2. Presentation by Jim Delwiche, Hydrologist at the Wisconsin Department of Natural Resources

Mr. Delwiche began by stating that his presentation does not include information that specifically addresses the Reinder's potential redevelopment site, however the presentation does address a property in the Village to exemplify an environmental remediation effort. Specifically, the OHM drycleaner (Martinizing building) located on Water Town Plank Road.

What types of contaminants does the DNR encounter on properties that are not naturally occurring substances? Examples of these substances include Volatile Organic Compounds (VOC's), metals, lead, deiseal, and arsenic. Once a contaminated site has been fully remediated, the WDNR will issue a Closure Letter. It is important to note that a Closure Letter is not required in order for development of land to move forward. However, lending institutions are often reluctant to engage in loans without the Closure Letter verification. The ultimate responsibility of the property rests with the property owner.

Mrs. Schoenecker asked what kind of contamination is found on the Reinder's property. Mr. Delwiche said foundry sand is the known contaminant on site.

Mrs. Kendler asked if the committee will be counseled on what the reasonable expectations are for the process and duration of remediation. Mr. Delwiche responded by saying one must first know the property. What is the contaminant, and what are the options to remediation of that specific contaminant. To what degree and extent is the contaminant on the property?

Another common source of contamination are historic fill sites. The Reinder's property would fall within this classification. These sites are often contaminated with poly aromatic

hydrocarbons (PAB's). PAB's can stay in the subsurface for a long time due to their weight. However, they do not tend to migrate, allowing for a more targeted mediation approach.

How long does the DNR monitor an underground contamination plume? Mr. Delwiche commented that the DNR will monitor the contamination plume until it is stable or receding. The key is to remove the source of the contamination first, and then monitor the degree and extent of the contamination.

Mrs. Kendler asked when the Reinder's property was evaluated for contamination. Mr. De Angelis stated that a Phase II environmental assessment has occurred on site prior to submission of the last development proposal. All of this information is available on the Village website under Business & Development, Development Projects. Mr. Delwiche explained that in the state of Wisconsin, if there is a recognized contaminated site, it must be reported to the WDNR and then it will be monitored and tracked as an active site. The property owner will then receive a responsible party letter that cites the spills law. The owner will then have to restore to the extent practical.

How do you address remediation of contaminated soil? Mr. Delwiche explained that there are specific landfills that will accept contaminated soils for disposal. Often times, soil roasting is used to "clean" the soil. The soil is incinerated at extreme temperatures and returned to the site.

In regard to the OHM Martinizing site, when the Watertown Plank Road Bridge project was being planned, a Phase I Environmental Site Assessment was conducted. At that time, the two potential indicators of contamination were the Reinder's site to the north (historic tank spill), and the OHM Martinizing site were flagged as a recognizable environmental concern (REC). After reviewing the written record, the site to the north (Reinder's) is encapsulated, and the site to the south (Martinizing) is open and has not been fully remediated. Therefore the Village has to place testing requirements for any contracted work, and proper disposal of any material that is excavated from the site. In regard to the OHM Martinizing site, the business does have insurance coverage which is assuming responsibility for the property owner. The village has been working with their consultant and environmental technician and the village has hired an independent environmental technician to review their results, review the plan the engineer developed and where the excavations are going to be. Then a contamination removal plan is identified and reviewed by the WDNR. A landfill that will accept the contaminated material had to be identified. Each "batch" of material that is removed on site is tested prior to it being hauled away to the landfill.

Mrs. Kendler asked Mr. De Angelis if there were any occurrences on the property that were not anticipated in the pre-work. Mr. De Angelis stated that there have been none, however remediation of the site is still an ongoing issue and the Village is working with the property owner as some of the contamination has been found in the Right of Way.

Mr. Delwiche indicated that the surrounding property owners have been very cooperative with the monitoring of the groundwater through monitoring wells.

The contamination of the OHM Martinizing site has chlorinated PCE's and impacts both soil and groundwater. The extent has been defined, and the contamination has extended into Watertown Plank road. This is a common occurrence for contamination because laterals which serve the building connect in the Right of Way.

To summarize "Environmental Cleanup 101", the main source of contamination are petroleum hydrocarbons, volatile organic compounds (VOC's), and metals. Often "horror stories" circulate of illegal dumping taking place in communities. However, if you run a petroleum hydrocarbon "suite", that is 112 compounds. No matter what you can possible image can be "dumped", it always points to the usual compounds, 6-8 PCE's, TCE's. In summary, a VOC testing suite will always determine what the specific contamination is.

The committee members thanked Mr. Delwiche for his time. Any additional questions can be address to him at:

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Respectfully Submitted,

Thomas Harrigan, Zoning and Planning Administrator