

**From:** Ej Dombrowski <EJ@jimsmusiconline.com>  
**Sent:** Friday, March 15, 2024 2:45 AM  
**To:** Schultz, Josie M - DNR  
**Subject:** Re: DERF Agent Agreement - One Hour Martinizing 02-05-217270

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Josie,

I can find out about the brand the cleaner has, he just called it an air cleaner. I talked to him today I was surprised the unit wasn't plugged in when I asked he said the other property manager dropped the unit off, but they only ran it the first few days.

I am giving that one to to my new end tenant to run in there space.

EJ

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***EJ Dombrowski***

***Vice President***

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On Thu, Mar 14, 2024 at 9:33 AM Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)> wrote:

Hi EJ,

DNR advised that an Austin Air treatment unit not be placed in the drycleaner because these type of units are not meant for areas with such high concentrations of vapors and the filters would likely be spent very quickly.

There are four air treatment units altogether: two in Jim's Music, one in East Spa, and one in the Former Edward Jones unit at the end.

Do you happen to know what type of air filtration is running at the drycleaner?

Thanks!

Josie

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**Josie Schultz**

Cell Phone: (920) 366-5685

[Josie.Schultz@Wisconsin.gov](mailto:Josie.Schultz@Wisconsin.gov)

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**From:** Ej Dombrowski <[EJ@jimsmusiconline.com](mailto:EJ@jimsmusiconline.com)>

**Sent:** Wednesday, March 13, 2024 9:24 PM

**To:** Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)>

**Subject:** Fwd: DERF Agent Agreement - One Hour Martinizing 02-05-217270

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Hi Josie,

Thank you for the quick reply, The air filtration system is now working in the back, I talked to the Drycleaners they are running there filtration system. I know we are , running 2 systems, I know the Dry cleaner has one, but I don't know if they are supposed to, I will follow up on the other tenant, and make sure they are all running. I don't know if East Massage has one.

EJ

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***EJ Dombrowski***

***Vice President***

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On Wed, Mar 13, 2024 at 4:05 PM Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)> wrote:

Good Afternoon EJ,

Thank you for the update about the DERF agent agreement, I also have not heard anything from Mike Nass since my meeting with him on February 21<sup>st</sup>.

I will need to discuss the vapor mitigation with our vapor intrusion team and get back to you, but first will need the following questions answered for a better understanding of what the current status of vapor mitigation is:

1. Is the large blower fan operating? If so, is it operating non-stop or what duration is the timer set for?
2. Was the PVC piping reconnected?
3. Has the drycleaner space been running air filtration?
4. Have the temporary air units (i.e. Austin Air Purifiers) been running 24/7 in all tenant spaces?  
There should be a total of 4 air purifiers.
  - a. It is very important that these air purifiers remain running at all times as they are reducing exposure and inhalation risk for yourself and your tenants.
  - b. The filters in these units will likely need to be replaced in the near future

An environmental consultant (e.g. Terracon) will need to submit a remedial action options report (RAOR) that will weigh different remedial options to reduce the source of contamination in soil and/or groundwater beneath the drycleaner. There will also need to be additional site investigation performed prior to the remedial action as there has only been one soil sample obtained from within the building footprint, which was taken at 1-3 feet below the surface near the drycleaning machine in 1999. This sample location had significant contamination, detecting 33,000 ug/kg tetrachloroethene, and it has not been delineated.

There are many different remedial actions that can take place, and it's difficult to say what the best type of remedial action will be as we don't know the soil conditions and contamination concentrations beneath the drycleaner space at this time. One option may be what you suggest, which is treating the soil with an injection and/or excavating the contaminated soil for disposal at a licensed landfill.

Please feel free to give me a call at 920-366-5685 if you would like to discuss anything further, or have any questions.

Thank you,

Josie

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**Josie Schultz**

Cell Phone: (920) 366-5685

[Josie.Schultz@Wisconsin.gov](mailto:Josie.Schultz@Wisconsin.gov)

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**From:** Ej Dombrowski <[EJ@jimsmusiconline.com](mailto:EJ@jimsmusiconline.com)>

**Sent:** Wednesday, March 13, 2024 2:59 AM

**To:** Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)>; Jim Dombrowski <[jim@jimsmusiconline.com](mailto:jim@jimsmusiconline.com)>

**Subject:** Re: DERF Agent Agreement - One Hour Martinizing 02-05-217270

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I have reached out the last 3 Mondays, since your last email saying you met, he has said he is willing to sign it once he knows that it will not affect his agreement with the previous building owner. He said he is having his Lawyer look it over, I haven't been able to get a response in the last 2 weeks. As soon as I get this, my intention is to get Brian from Terracon to look back at the site.

I did want to restate my understanding of the situation in writing in case I am misunderstanding anything, that right now, even though the piping in the back of the property was disconnected, and I don't believe the large blower had been running during the last air test the DNR is pushing to skip the air quality mitigation because they think the active dry cleaner may be causing the high levels bleeding into the other units. The solution if I am understanding it correctly is hiring an environmental company to propose a solution on addressing the ground water contamination through a chemical treatment and then looking at excavating under the active Drycleaners and removing the soil?

Is that a fair statement on what is going on?

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***EJ Dombrowski***

***Vice President***

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On Tue, Mar 12, 2024 at 10:02 AM Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)> wrote:

Good Morning EJ,

I'm touching base to see if there has been any headway with the DERF agent agreement between you and Mike Nass.

Thanks,

Josie

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**Josie M. Schultz**

Hydrogeologist – Northeast Region Remediation and Redevelopment Team  
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