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June 28, 2021

Mr. David L. Hanson
Wisconsin Department of Natural Resources
2300 N Doctor Martin Luther King Jr. Drive
Milwaukee, Wisconsin 53212

Via Email: david.hanson@wisconsin.gov

Reference: *Post Closure Modification Notification*
One Hour Martinizing
2262 South 108th Street
West Allis, Wisconsin
BRRTS No. 02-41-246246
Facility ID: 241287530

SET ENGINEERING, LLC
Project No. 2104-0769-0001

Dear Mr. Hanson:

SET Engineering, LLC (SET), is submitting a Post Closure Modification Notification for the property located at 2262 South 108th Street, West Allis, Wisconsin (Site) on behalf of the current owner of the property, Tekna KG.

This letter was prepared to request WDNR initial approval to proceed with construction activity that will disturb the barrier cap and vapor mitigation system (VMS) required as continuing obligations for the Site.

Below is a brief summary of the Site investigation history, proposed construction activities, barrier cap replacement, and VMS replacement.

INVESTIGATION HISTORY

Impacted soil and groundwater were initially identified at the Site in 1993, when the petroleum underground storage tanks (USTs) that had been associated with the former gasoline service station were removed. The initial sampling activities indicated that a release had occurred from the USTs, and that petroleum impacts were present in the southern portion of the property. During subsequent investigations activities, it was determined that a release of tetrachloroethene (PCE), a dry-cleaning solvent, had occurred in the northern portion of the property. The WDNR assigned a separate activity number to each release: Bureau of Remediation and Redevelopment Tracking System (BRRTS) #03-41-257880 was assigned to the petroleum release and BRRTS #02-41-246246 was assigned to the chlorinated hydrocarbon release.

Arcadis performed investigation and remediation activities through 2015. Subsequently, EnviroForensics was retained to complete additional investigation and vapor intrusion mitigation activities. The investigation work consisted of soil boring and sampling, groundwater monitoring well and piezometer installation and sampling, exterior soil gas sampling, and vapor intrusion assessments at the site building and several surrounding properties.

The petroleum release (BRRTS #03-41-257880) was granted closure on August 22, 2000, and the PCE release was granted closure on July 20, 2020, with continuing obligations for a barrier cap and vapor mitigation system.

PROPOSED CONSTRUCTION ACTIVITIES

Demolition activities that will disturb the existing barrier cap are limited to the removal and replacement of the floor and floor slab in the southwest corner of the building, the removal and replacement of existing concrete sidewalk adjacent to the southwest corner of the building, The removal of the canopy foundation and replacement with asphalt pavement, removal of 200 square feet of asphalt adjacent to the east of the building and replacement with a concrete slab, and the removal of approximately 220 square feet of asphalt pavement in the southwest corner of the property and replacement with at minimum two feet of clean topsoil and landscaping at the surface. Excavated soil will be properly disposed of at the Waste Management Orchard Ridge Landfill. The existing active venting system fan and the three vapor extraction points will remain in place; however, the associated vent routing between the extraction points and the exhaust fan will be altered to fit the new proposed floor plan. The new routing of the vent piping will be reinstalled by a certified radon mitigation contractor. A vapor barrier is not present at the site; however, it is proposed that one be installed below the floor slab being modified. The proposed modifications are presented on Figure 1.

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June 7, 2021
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SET Engineering, LLC
Project No. 2104-0769-0001

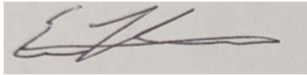
CONCLUSION

In conclusion, SET requests WDNR initial approval of the replacement barrier cap and vapor mitigation system.

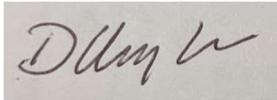
Please contact me should you have any questions regarding this letter.

Sincerely,

SET ENGINEERING LLC



Evan M. Kotlowski
Staff Hydrogeologist



D'Arcy J. Gravelle PG, CPG
Senior Hydrogeologist

Attachments:

Figure 1 Post Closure Modification Figure

NOTES:

- CURRENT VAPOR EXTRACTION POINTS
- PROPOSED LOCATION OF VERTICAL PVC RISER WITH MANOMETER

PROPOSED MODIFICATIONS TO THE EXISTING ACTIVE VAPOR MITIGATION SYSTEM INCLUDE REROUTING OF THE PVC FROM THE EXISTING EXTRACTION POINTS TO THE EXISTING VENTING FAN. THE EXISTING EXTRACTION POINTS AND VENTING FAN FOR THE SYSTEM WILL NOT BE DISTURBED. THE EASTERN AND SOUTHERN EXTRACTION POINTS WILL BE CONNECTED WITH AN ELBOW AND RUN HORIZONTALLY THROUGH THE NEW FLOOR SLAB WHERE TRENCH IS PROPOSED TO BE CUT OUT AND CONNECT WITH ANOTHER ELBOW TO THE PROPOSED VERTICAL RISERS.

THE AREA HIGHLIGHTED IN RED IS CURRENTLY ASPHALT PARKING LOT AND IS PROPOSED TO BE MODIFIED TO LANDSCAPED AREA. THE TOP TWO FEET OF THE LANDSCAPE AREA WILL BE CLEAN TOPSOIL.

THE AREA HIGHLIGHTED IN GREEN IS CURRENTLY SLAB ON GRADE INSIDE OF THE BUILDING AND SIDEWALK OUTSIDE OF THE BUILDING. THESE ITEMS WILL BE REMOVED AND REPLACED WITH LIKE MATERIAL (NO CHANGE TO THE CAP).

THE AREA HIGHLIGHTED IN ORANGE IS CURRENTLY ASPHALT AND IS PROPOSED TO BE MODIFIED TO A CONCRETE SLAB.

THE AREA HIGHLIGHTED IN BLUE IS CURRENTLY A CANOPY FOUNDATION. THE CANOPY FOUNDATION WILL BE REMOVED AND WILL BE PAVED OVER WITH ASPHALT.

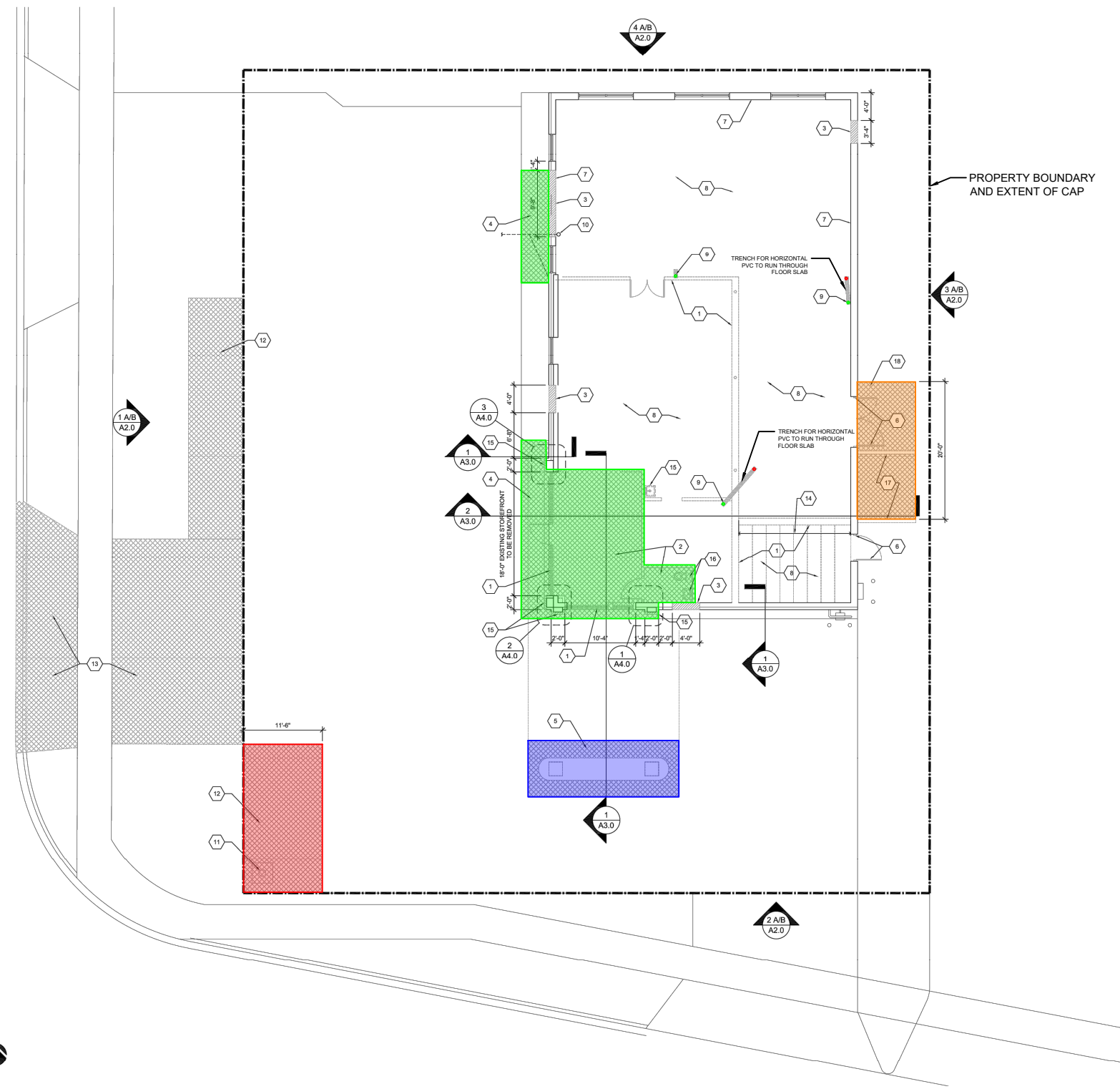
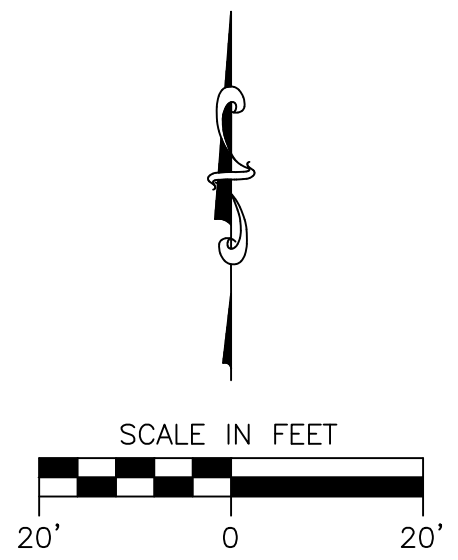
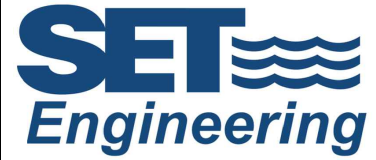


FIGURE 1
POST CLOSURE MODIFICATION FIGURE
 2262 SOUTH 108TH STREET
 WEST ALLIS, WISCONSIN



DESIGNED BY EMK	DATE XX/XX/XX
DRAWN BY EMK	PROJECT 2104-0769-0001
APPROVED BY EMK	SHEET NO. 01



C:\Users\EvanKotowski\Desktop\Post Closure mod\CAD\CAP MOD FIGURE.dwg Jun 29, 2021 - 3:33pm