



November 2, 2023

Donald M. Fritzke, Sr.
Revocable Trust 12/21/00
C/o Mr. Donald M. Fritzke, Trustee
N161 W20772 Kami Lane
Jackson, Wisconsin 53037

Subject: Change Order Request for Completion of
Site Investigation Work Plan
Colony Dry Cleaners Former
10003 W. Carmen Avenue
Milwaukee, Wisconsin 53225
UEC Project No. 06004-3

Dear Mr. Fritzke:

United Engineering Consultants, Inc. (United) has prepared this change order request to complete a Site Investigation Work Plan (SIWP) for the above referenced property. United intends to perform these services under Dry Cleaner Environmental Response Program (DERF) guidelines to recoup applicable, refundable costs incurred.

PROJECT INFORMATION

The subject property is located at 10003 W. Carmen Avenue in the City of Milwaukee. The parcel is present within the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 8 North, Range 21 East of Milwaukee County. The Wisconsin Transverse Mercator coordinates are 679674 (X) and 296236 (Y).

The site is 0.253 acres in size and is zoned IL-1. This zoning designation is for light industrial uses which utilize medium sized buildings without extensive outdoor storage areas or operations. The parcel is currently occupied by a vacant single-story structure, without a basement, approximately six thousand one hundred thirty-one (6131) square feet in plan dimension. The building is constructed of masonry block with steel roof joists and metal deck. The floor is concrete. The structure is currently vacant. The remainder of the surface of the property is covered with asphaltic concrete and gravel.

The property is currently owned by Donald M. Fritzke, Sr. Revocable Trust 12/21/00 (See Appendix – Quit Claim Deed – December 21, 2000). The contact person is the Trustee, Mr. Donald M. Fritzke who resides at N161 W20772 Kami Lane in Jackson, Wisconsin. His telephone number is 414-915-8270. Mr. Fritzke's email address is dmfritzke@yahoo.com.

Megal Development Corporation (Megal) constructed a two thousand (2000) square foot building on the subject property in 1962. A four thousand one hundred thirty-one (4131) square foot addition was built along the northeastern elevation of the structure in 1965. Mr. James Resch operated a coin operated clothes dry cleaning facility at the site from 1962 to 1969. The business was purchased from Mr. Resch by Mr. Don M. Fritzke Sr. in 1969. The parcel was purchased by Mr. Don M. Fritzke Sr from Megal in 1978. The Fritzke family operated Colony Dry Cleaners (CDC) at the subject property from 1969 until its closure in April of 1999.

Mr. Don Fritzke stated that CDC utilized Perchloroethylene (PCE) contained in their dry-cleaning machine located in the former equipment room from 1969 until 1971. The Underground Storage Tank (UST) in the former equipment room was utilized as secondary containment from a potential release of PCE from the dry-cleaning machine. A raised concrete curb is located around the perimeter of the former equipment room as an additional secondary containment method. The dry-cleaning machine was removed from the property in 1971. They were replaced with coin operated washers and dryers in this area of the building.

The dry-cleaning operations were subsequently transferred to the former dry-cleaning room. The operations in this room consisted of two (2) washers and two (2) extractors. Mineral spirits were utilized in lieu of PCE and were contained in a two hundred seventy-five (275) gallon AST located in this room.

In July of 2001, Key Engineering Group LTD performed a Phase II Environmental Site Assessment (ESA) summarized in a report dated July 19, 2001. The ESA included the advancement of three (3) soil probes southeast of the site building to approximate depths ranging from fourteen (14) to twenty (20) feet. A temporary groundwater monitoring well was also installed at the southeastern property corner. The analytical results indicated the presence of cis-1, 2-dichloroethene and trans-1, 2-dichloroethene in the soil at the two (2) to four (4) foot sample interval along the southeast property line. Vinyl Chloride, cis-1, 2-dichloroethene, PCE, Trichloroethene (TCE) and trans-1, 2-dichloroethene were encountered in the groundwater at concentrations in exceedance of their respective Enforcement Standard (ES) and/or Preventive Action Limit (PAL).

The Wisconsin Department of Natural Resources (WDNR) was subsequently notified of the chlorinated solvent release on July 26, 2001. Mr. Don M. Fritzke Sr. retained Sigma Environmental Services Inc. (Sigma) in October of 2001 to delineate the lateral and vertical extent of the chlorinated solvent release. Mr. Don M. Fritzke, trustee, released Sigma as environmental consultant in March of 2004 and retained United on March 22, 2004.

On March 8, 2006, Corey Oil Ltd (Corey) personnel evacuated approximately one hundred (100) gallons of water from the UST into two (2), fifty-five (55) gallon drums for off-site disposal. United attempted to sample the soil beneath the tank, however, it was determined that the UST was underlain by concrete. United recommended collecting samples in the soil adjacent to the tank with a geo-probe sampler subsequent to termination of the current tenant's lease in June of 2006. On June 16, 2006, Corey abandoned the tank with three-eighths (3/8) inch diameter pea gravel. The fill pipe was subsequently filled with hydraulic cement to the elevation of the concrete floor.

On July 3, 2001, June 24 through 26, 2002, September 8, 2003, January 23, 2004, February 21, 2006, July 5, 2006, September 7, 2007, January 25, 2009 and June 24, 2009, twenty nine (29) soil borings were advanced to approximate depths ranging from eight (8) to forty nine (49) feet below the existing ground surface. Three (3) groundwater monitoring wells, MW-1, MW-2 and MW-3 were installed in general accordance with NR 141 on June 24 through June 26, 2002. Ten (10) temporary groundwater monitoring wells were installed at the location of GP-3, GP-16, GP-17 (TW-17), GP-18 (TW-18), GP-19 (TW-19), GP-20, GP-21, GP-23, GP-24 and GP-26 to approximate depths ranging from twelve (12) to twenty (20) feet.

The results of the laboratory analysis performed during the site investigation indicate PCE is present in the soil at a concentration which exceeds its Industrial Direct Contact RCL at an approximate depth of six (6) to eight (8) feet beneath the southern corner of the former equipment room of the site building. PCE, TCE and 1,1,2-trichloroethene are also present at concentrations which exceed their respective Non-Industrial Direct Contact Residual Contaminant Levels (RCLs) at approximate depths ranging from six (6) to sixteen (16) feet beneath the former equipment room, immediately north of the western corner of the structure and along the northeast property line adjacent to the eastern corner of the property.

The above referenced compounds, as well as several other Volatile Organic Compounds (VOC) are present throughout the property from the near surface to approximately sixteen (16) feet at concentrations which exceed their respective Groundwater Pathway RCLs. The lateral extent of the Groundwater Pathway RCL exceedances is generally delineated due to the absence of exceedances at GP-22 and GP-23 on the adjacent property to the southwest (10050 W. Appleton Avenue), beyond GP-20 at GP-21 on the adjacent parcel to the northeast (9947 W. Carmen Avenue), in the western portion of the W. Carmen Avenue right-of-way at GP-26 and at GP-3, GP-7, GP-9 and GP-11 on the subject property. It should be noted that the former owner of the property immediately to the south (10030 W. Appleton Avenue) prohibited sample collection south of GP-25 although TCE was documented at the southernmost boring (GP-25) at a concentration in exceedance of its Groundwater Pathway RCL at the approximate sample interval of four (4) to six (6) feet.

PCE, TCE, cis-1,2-dichloroethene, trans-1,2-dichloroethene, 1,1,2-trichloroethane and vinyl chloride are present in water collected from the temporary monitoring wells installed at approximate depths ranging from twelve (12) to twenty (20) feet at concentrations which exceed their respective ES and/or their PAL beneath the site building, adjacent to the northern corner of the structure at the 9947 W. Carmen Avenue property, south of the building at the 10030 W. Appleton Avenue parcel and at the southeast corner of the subject property.

United stated in a Site Investigation Report (SIR) dated April 18, 2023 that the approximate lateral limits of the ES and/or PAL exceedances documented in the water collected from the fine sand and silt in the unsaturated cohesive soils is generally located within the documented lateral extent of the Groundwater Pathway RCL exceedances in the soil. Therefore, the ES and/or PAL exceedances in the water collected in the temporary wells were considered indicative of chlorinated solvent impacted soil instead of groundwater.

The laboratory analysis of the groundwater collected from the NR 141 compliant monitoring wells did not indicate the presence of any VOCs at or above their respective detection limits in samples collected from the groundwater table encountered at approximately thirty-two (32) to thirty-six (36) feet below the existing ground surface during four (4) quarters of sampling. Therefore, United stated in the SIR that it is anticipated that the vertical extent of the Groundwater Pathway RCL exceedances in the soil extend between sixteen (16) feet and above the shallow documented groundwater elevation [thirty-two (32)] feet beneath the site building and at shallower depths on the exterior of the parcel due to the absence of RCL exceedances at shallower depths in the perimeter soil samples.

PCE is present in the sub-slab vapor at a concentration in exceedance of its large commercial Vapor Risk Screening Level (VRSL) in the former office area located at the western corner of the site building. TCE is documented in the sub-slab vapor at concentrations in exceedance of its small commercial VRSL in the warehouse and former dry-cleaning room. The TCE concentration present in the western portion of the warehouse is also in exceedance of its large commercial VRSL.

Based on these VRSL exceedances, the installation and operation of a sub-slab vapor mitigation system will be necessary to interrupt the vapor migration pathway to achieve case closure. It is anticipated that two (2) systems will be required since the footing beneath the structure separating the original building from the addition will restrict air flow.

However, the installation and operation of a vapor mitigation system(s) is not considered a remedial action. Therefore, a remedial action to reduce the mass and concentration of volatile compounds to the extent practicable is required to obtain case closure. United stated in the SIR that based on the absence of impacted groundwater at the subject property, the remedial action will most likely consist of the removal and off-site disposal of chlorinated solvent impacted soil due to the presence of low permeability soils which inhibit in-situ treatments.

An additional condition of case closure will include the placement of the subject property, 9947 W. Carmen Avenue and 10030 W. Appleton Avenue on the WDNR residual soil database. Continuing obligations of case closure will be to maintain the existing concrete floor slab and asphaltic concrete pavement at the subject property and the asphaltic concrete pavement on the above referenced parcels as an impermeable cap above the Groundwater Pathway RCL exceedances and to maintain the current site usage as non-residential.

SCOPE OF SERVICES

The WDNR reviewed the NR716 SIR and determined that additional soil, groundwater, and vapor investigation activities are needed to complete the site investigation. The additional requested activities are summarized in a letter from the WDNR dated June 2, 2023. United discussed the results of the review with the WDNR Project Manager, Linda Michalets and agreed to prepare a SIWP proposing a scope to complete the site investigation. The SIWP will be prepared in compliance with Chapter NR 716 of the Wisconsin Administrative Code.

United will act as the owner's consultant and as liaison to appropriate state agencies, as allowed in Chapter NR 169 Dry Cleaner Environmental Response Program. In addition, all consultant and contract services will comply with applicable requirements of NR169 and NR700 through 728.

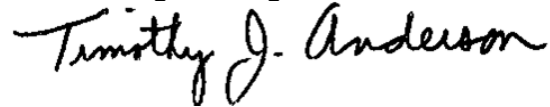
COST

The WDNR approved a total cost of \$63,589.00 for consulting services requested by Sigma and United to complete the site investigation of the chlorinated solvent release at the subject property. Subsequent to the WDNR review of the submitted SIR dated March 10, 2014 and the March 14, 2014 DERF expense claim, the WDNR approved \$60,186.61 as eligible expenses for the site in their August 1, 2014 correspondence. A payment of \$50,186.61 was subsequently issued to the Donald M. Fritzke Sr. Revocable Trust 12/21/00.

United requested and received approval from the WDNR on August 5, 2014 to utilize the remaining \$3402.39 of the approved budget to prepare the WDNR requested revisions to the SIR and perform a third round of groundwater monitoring of the existing NR 141 compliant wells. The third round of groundwater sampling and analysis did not indicate the presence of any VOC at concentrations at or above their respective detection limits in any of the sampled monitoring wells and the WDNR approved an additional \$4560.00 on January 13, 2015 to complete the revised SI report. The WDNR approved an additional \$3300.00 on February 20, 2019 to install five (5) vapor pins, subsequently sample for the presence of VOCs and report the results. The total DERF eligible costs approved to date is \$71,449.00.

United proposes to prepare the SIWP at a cost of **\$5250.00** which is listed on the attached Dry Cleaner Environmental Response Program Reimbursement Cost Detail Linking Spreadsheet Form 4400-214D.

Sincerely,
United Engineering Consultants, Inc.

A handwritten signature in black ink that reads "Timothy J. Anderson". The signature is written in a cursive style with a large initial 'T' and 'A'.

Timothy J. Anderson P.E.
Principal

Attachments: Dry Cleaner Environmental Response Program Reimbursement Cost
Detail Linking Spreadsheet Form 4400-214D

Site Name: Former Colony Dry Cleaners

BRRTS #: 02-41-278106

Type of Action: Site Investigation Work Plan (SIWP) Preparation

TASKS	BUDGET			INVOICES						
Bid / Budgeted Description	Bid / Budgeted Amount	INSERT	Total Approved Budget	Previous Claims (If applicable)	Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	INSERT	Total Invoiced Costs
Consultant Costs										
Task	\$ -	\$ -	\$ -							\$ -
Project Engineer	\$ 5,250.00		\$ 5,250.00							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
<i>Consultant Cost Total</i>	\$ 5,250.00	\$ -	\$ 5,250.00	\$ -						\$ -
Sub-Contractor Costs										
Service	\$ -	\$ -	\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
<i>Sub-Contractor Cost Total</i>	\$ -	\$ -	\$ -	\$ -						\$ -
DERF ELIGIBLE SUB-TOTALS	\$ 5,250.00	\$ -	\$ 5,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-DERF Eligible Expenses										
										\$ -
										\$ -
<i>Non-DERF Cost Total</i>					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INVOICE GRAND TOTAL					\$ -	\$ -	\$ -	\$ -	##	\$ -

Check Numbers

