

Hanson, David L - DNR

From: Joe Jursenas <jjursenas@briohn.com>
Sent: Wednesday, July 7, 2021 1:17 PM
To: Hanson, David L - DNR
Cc: Morgan Jursenas; Jursenas Joseph; Kate Juno
Subject: RE: DNR Post Closure Modification Request for the Former Quick Cleaners, 530 Franklin St, Oconomowoc, BRRTS #02-68-280310
Attachments: 530 Franklin St - Floor Plan.pdf; 530 Franklin Street PDF.pdf; Post Closure Workplan 530 Franklin Oconomowoc.pdf

David,

Hope you had a wonderful holiday weekend! Attached is a drawing that I've prepared to show the building interior layout and features as well as a proposal from Lifetime Radon Solutions for the PFE testing (the description of work is in the proposal). Your comments regarding the work plan for the commissioning and indoor air sampling are further addressed below. Is the attached workplan, floor plan and PFE test approved? If yes, I will begin the PFE test and indoor vapor test within this month.

1. The DNR understands the building is occupied by commercial tenant(s). Because the building is occupied and the purpose of the proposed activities is to commission the vapor mitigation system, the vapor mitigation systems must remain turned on and operating during all sampling.
 - a. Response: We acknowledge that the vapor mitigation system must remain turned on and operating during all sampling.
2. Prior to sampling, the building needs to be evaluated. Submit a figure showing the building interior layout and features; the location of the former dry-cleaning equipment, and; the proposed indoor air sampling and pressure field extension (PFE) testing locations. Include a discussion explaining why the indoor air and PFE testing locations were chosen.
 - a. Response: The attached detailed drawing shows the building interior layout, including the location of the former dry-cleaning equipment, and; the proposed indoor air sampling locations. As identified in Lifetime's proposal, the pressure field extension (PFE) testing locations will be placed in an approximate 5-15 foot grid pattern going out from the location of the existing mitigation systems. We also understand that PFE locations must be placed a minimum of 5 feet from any exterior wall.
3. All VOC containing chemicals should be removed from the building prior to indoor air sampling.
 - a. Response: We will work with our tenants to remove VOC-containing materials from the building prior to indoor air sampling to the extent practical in consideration of our tenants. As discussed in our work plan, the indoor air testing will be limited to VOCs that may be associated with dry-cleaning. However, within the shown painting area in the unit identified as C2, it will be difficult to remove the existing materials containing VOC's. This is my tenants' space and he depends on the ability to work with this space doing light painting and staining.
4. Collect Indoor air samples in both residential units, ideally in the bathrooms.
 - a. Response: We will collect Indoor air samples in the bathrooms of both residential units.
5. The DNR will evaluate the analytical data for residential occupancy. We will not agree to residential occupancy after one round of sampling at this time.

- a. Response: We will forward the PFE test results and the first round of indoor air sampling results to WDNR for further discussion and WDNR approval of residential occupancy as soon as these results are available. During our call on June 10th, you mentioned residential occupancy may be allowed after the first round of testing; dependent on the results. We understand a second round of testing may be required before the closure report can be officially modified.
6. You are using an outdated form for the required vapor mitigation system inspections. Complete and submit [form 4400-321](#) to me at your earliest convenience.
- a. Response: We will use the correct form from this point forward.

Please let me know if our work plan and attached exhibits are approved. I will then schedule the testing. If you have any questions or need any clarifications, please let me know.

Thank you,

Joe Jursenas

Briohn Building Corporation

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From: Kate Juno <katejuno@lfgreendevlopment.com>
Sent: Tuesday, June 8, 2021 5:38 PM
To: Hanson, David L - DNR <David.Hanson@wisconsin.gov>
Cc: Joe Jursenas <jjursenas@briohn.com>
Subject: RE: DNR Post Closure Modification Request for the Former Quick Cleaners, 530 Franklin St, Oconomowoc, BRRTS #02-68-280310

Hi David,

Are you available for a call on Thursday around 1:30? Joe and I have a few questions and need some clarification on some of the items. We could do a Zoom conference if you can set it up.

Kate

From: Hanson, David L - DNR <David.Hanson@wisconsin.gov>
Sent: Thursday, June 3, 2021 8:54 AM
To: Kate Juno <katejuno@lfgreendevlopment.com>; Ifellenz lfgreendevlopment.com <lfellenz@lfgreendevlopment.com>
Cc: Hanson, David L - DNR <David.Hanson@wisconsin.gov>
Subject: DNR Post Closure Modification Request for the Former Quick Cleaners, 530 Franklin St, Oconomowoc, BRRTS #02-68-280310

Kate and Linda,

The DNR reviewed the Proposed Work Plan and Post-Closure Modification Request you recently submitted. We generally agree with the proposal but have the following comments:

1. The DNR understands the building is occupied by commercial tenant(s). Because the building is occupied and the purpose of the proposed activities is to commission the vapor mitigation system, the vapor mitigation systems must remain turned on and operating during all sampling.
2. Prior to sampling, the building needs to be evaluated. Submit a figure showing the building interior layout and features; the location of the former drycleaning equipment, and; the proposed indoor air sampling and pressure field extension (PFE) testing locations. Include a discussion explaining why the indoor air and PFE testing locations were chosen.
3. All VOC containing chemicals should be removed from the building prior to indoor air sampling.
4. Collect Indoor air samples in both residential units, ideally in the bathrooms.
5. The DNR will evaluate the analytical data for residential occupancy. We will not agree to residential occupancy after one round of sampling at this time.
6. You are using an outdated form for the required vapor mitigation system inspections. Complete and submit [form 4400-321](#) to me at your earliest convenience.

Please submit a revised request incorporating our comments and suggestions. Feel free to contact me if you have any questions.

Thank you,

David

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

David L. Hanson

Redevelopment Specialist – Remediation and Redevelopment Program

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Proposal for Sub-Slab Communication Testing at 530 Franklin Street in Oconomowoc WI

Proposal To: Joe Jursenas
jjursenas@brjohn.com

Proposal From: Chad Rogness, Director of Commercial Projects
Lifetime Radon Solutions Inc.
825 Wells St. Delafield Wi, 53018
262-955-5701
July 5th, 2021

Description of work: The work to be performed is essentially an attempt to see how far the pressure field extends in the soil beneath the slab. Because this building already has a pair of mitigation systems installed, the onsite process has been simplified. Rather than LRS creating a negative pressure to measure, we will use the negative pressure created by the current mitigation systems. Small 1/4inch holes will be drilled into the slab in various location at 5'-15' intervals (10ft is most common interval) with readings being taken in each location. The locations are intended to be in a grid pattern. Once the pressure has dropped to un readable levels that line will be discontinued. The end result will show the areas of the foundation that are being mitigated and those that are not (if any). The cost for this process will include a diagram showing the results of the survey and a short report with system improvement recommendations were required.

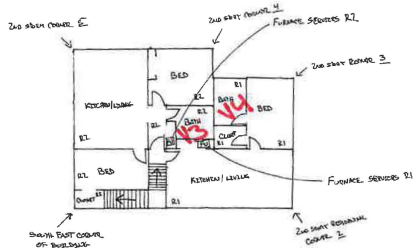
| Description | | | Cost |
|------------------------------|--|--|----------------|
| PFET with Report and Diagram | | | \$1,135 |
| Total Cost | | | \$1,135 |

WHY RISK IT?

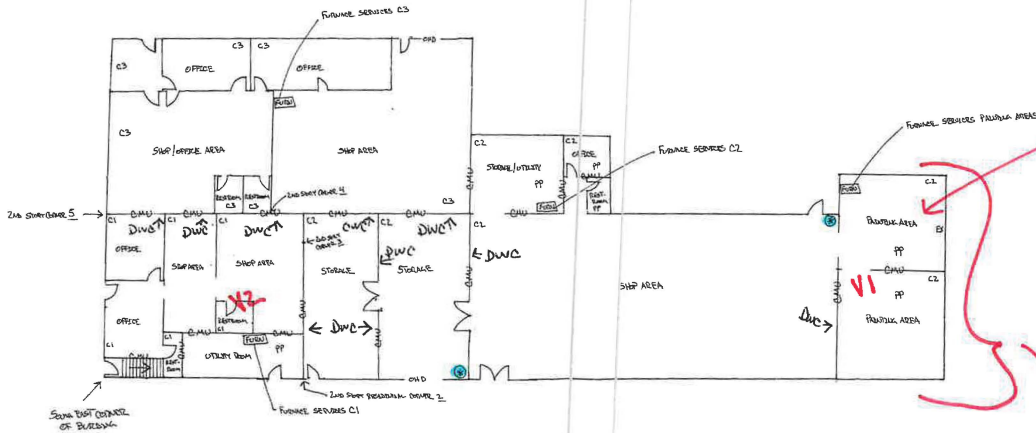
LIFETIMERADON.COM | 262.955.5701
824 WELLS STREET, DELAFIELD WI 53018

530 FRANKLIN ST, OAKENHAW, WI 53066

2ND FLOOR



1ST FLOOR



VAPOR TESTING LOCATIONS

- V1
- V2
- V3
- V4

PREVIOUS LOCATION OF DRY CLEANING EQUIPMENT

→ PRESSURE TEST WILL BE COMPLETED

- FD - FURNACE
- FW - FURNACE
- MS - MECHANICAL SYSTEM "ENGINE"
- C1 - COMMERCIAL UNIT 1
- C2 - COMMERCIAL UNIT 2
- C3 - COMMERCIAL UNIT 3
- R1 - RESIDENTIAL UNIT 1
- R2 - RESIDENTIAL UNIT 2
- PP - PLYWOOD PANEL CEILING
- CMU - CONCRETE BLOCK INTERIOR WALL
- EX - EXISTING FAN
- DWC - DRYWALL OVER CMU

→ EXISTING TENANT PAINTING AREA. ALL VOC PRODUCTS CAN NOT BE REASONABLY REMOVED WITHIN THIS AREA.

NOTES:

- 1) ALL EXTERIOR WALLS ARE CMU BLOCK WALLS. ALL INTERIOR WALLS ARE 1/2" GYPSUM BOARD.
- 2) ALL INTERIOR CEILING WALLS ARE GYPSUM BOARD AT AN MINIMUM DEPTH BUT ARE VARYING BY EXISTING WALL. 2" - 4" BELOW CEILING.