



September 2, 2021

Mr. Joe Jursenas (via electronic mail)
Mojo Franklin St LLC
530 Franklin St.
Oconomowoc, WI 53066

Subject: Contingent Approval for Residential Use
Quick Cleaners (Former)
530 Franklin St., Oconomowoc, WI
BRRTS #: 02-68-280310 FID #: 268189680

Dear Mr. Jursenas:

On May 7, 2021, the Wisconsin Department of Natural Resources (DNR) received a 'Proposed Work Plan and Post-Closure Modification Request' (PCM Request), submitted on your behalf by LF Green Development, LLC, for the property described above. The PCM Request was in compliance with the requirements of the DNR's "Final Case Closure with Continuing Obligations" letter, dated July 10, 2017, which apply to this property. The DNR received the applicable technical assistance fee for providing review and response, in accordance with Wis. Admin. Code § NR 749.04 (1). The required database fee has not yet been submitted. Please submit it at your earliest convenience.

As you are aware, the conditions of closure and continuing obligations were based on the property being used as a storage facility or commercial use. This condition was placed on the property because sub-slab vapor sampling was not conducted and the vapor mitigation system (VMS) was installed without the required system commissioning as specified in current DNR guidance in accordance with Wis. Admin. Code § NR 724.11 (7). System commissioning provides data needed to demonstrate the VMS is operating as designed and that the vapor pathway has been mitigated or interrupted.

There are two unoccupied residential units on the second floor of the building which Mojo Franklin St LLC desires to occupy. The PCM Request proposed to verify the effectiveness of the VMS for residential use by collecting four indoor air samples and conducting system commissioning with pressure field extension (PFE) testing. A Notice to Proceed with the testing was issued by the DNR on July 13, 2021.

On August 26, 2021, the DNR received the results of the indoor air sampling and PFE testing. The results of the first round of PFE testing generally indicate the sub-slab is being depressurized in the northern portion of the building. Indoor air sampling results show there are no exceedances of residential Vapor Action Levels. Tetrachloroethylene (PCE) was detected in sample V1, which was located in the northwest portion of the first-floor commercial tenant space. This area previously contained the drycleaning equipment and presently stores chemicals containing volatile organic compounds and is used by the tenant for painting purposes. No detections were found in any of the other indoor air samples.

Based on the preliminary test results, the DNR will allow contingent occupancy of the second-floor residential units at this time. Occupancy is contingent on Mojo Franklin St LLC conducting additional rounds of indoor air sampling and PFE testing, which are required to fully commission the VMS. The next round of testing is required

to be conducted during the heating season. A third round of testing may be required during the spring season, depending on the results of the next round of testing.

Upon completion of the next round of testing, submit the results along with your recommendations for next steps.

If you have any questions regarding this project or anything outlined in this letter, please contact me at (414) 639-4156 or by email at david.hanson@wisconsin.gov.

Sincerely,



David Hanson
Redevelopment Specialist
Remediation & Redevelopment Program

cc: Morgan Jursenas, Mojo Franklin St LLC (morgan.jursenas@gmail.com)
Katherine Juno, LF Green Development, LLC (katejuno@lfgreendevlopment.com)
Linda Fellenz, LF Green Development, LLC (lfellenz@lfgreendevlopment.com)