Hanson, David L - DNR

From: Joe Jursenas <jjursenas@briohn.com>
Sent: Monday, March 28, 2022 2:14 PM

To: Hanson, David L - DNR

Cc: Morgan Jursenas; Ifellenz Ifgreendevelopment.com; Kate Juno; Jursenas Joseph

Subject: RE: Contingent Residential Use Approval for the Former Quick Cleaners, 530 Franklin St,

Oconomowoc, BRRTS #02-68-280310

Attachments: 022822 Indoor Air.pdf; Table 1 Vapor Table Indoor Air.pdf

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David

It's been a crazy winter for us. We had twin girls in December and have been very busy since.... Hahahaha

We had our second round of indoor air testing completed on 2/28/2022. Attached are the results from the testing in a table format and written report.

We are falling under all Residential Vapor Air Quality tolerances. Please keep in mind these are all occupied units where people have their own personal products present; example: cloths, air fresheners, candles, cleaning products, personal care products, professional products ect.....

Based on the findings that the indoor air quality falls under the allowable tolerances, I am hopeful that we can modify the closure document as we have discussed.

What additionally do you need from us to officially modify the closure report?

Thank you

Joe Jursenas

Briohn Building Corporation

3885 N. Brookfield Road, Suite 200 Brookfield, Wisconsin 53045 P: (262) 790-0500 (Ext. 222)

M: (262) 751-4707 E: <u>JJursenas@briohn.com</u> www.briohn.com

From: Joe Jursenas

Sent: Thursday, September 2, 2021 4:54 PM

To: Hanson, David L - DNR < David. Hanson@wisconsin.gov>

Cc: Morgan Jursenas <morgan.jursenas@gmail.com>; Ifellenz Ifgreendevelopment.com <Ifellenz@lfgreendevelopment.com>; Kate Juno <katejuno@lfgreendevelopment.com>

Subject: RE: Contingent Residential Use Approval for the Former Quick Cleaners, 530 Franklin St, Oconomowoc, BRRTS

#02-68-280310

David

I greatly appreciate all your efforts on our project. We will do the 2nd round of testing this winter and will coordinate with you prior to doing the testing.

Have a great holiday weekend. Let me know if you need anything between now and the 2nd round of testing.

Thank you

Joe Jursenas

Briohn Building Corporation

3885 N. Brookfield Road, Suite 200 Brookfield, Wisconsin 53045 P: (262) 790-0500 (Ext. 222)

M: (262) 751-4707

E: <u>JJursenas@briohn.com</u> www.briohn.com

From: Hanson, David L - DNR < <u>David.Hanson@wisconsin.gov</u>>

Sent: Thursday, September 2, 2021 4:48 PM **To:** Joe Jursenas <<u>jjursenas@briohn.com</u>>

Cc: Morgan Jursenas <<u>morgan.jursenas@gmail.com</u>>; Ifellenz Ifgreendevelopment.com <<u>Ifellenz@lfgreendevelopment.com</u>>; Kate Juno <<u>katejuno@lfgreendevelopment.com</u>>

Subject: Contingent Residential Use Approval for the Former Quick Cleaners, 530 Franklin St, Oconomowoc, BRRTS #02-68-280310

Good Afternoon Mr. Jursenas,

Please see the attached letter and contact me if you have any questions.

Regards,

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 Wisconsin Department of Natural Resources
1027 W. Saint Paul Avenue
Milwaukee, WI 53233

Phone: (414) 639-4156 Fax: (414) 263-8550

david.hanson@wisconsin.gov





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262.955.5701 RADON TESTING AND MITIGATION

PFET Results utilizing only existing mitigation systems

Produced by: Chad Rogness, President of Commercial Operations Lifetime Radon Solutions Inc. Completed 2-28-22

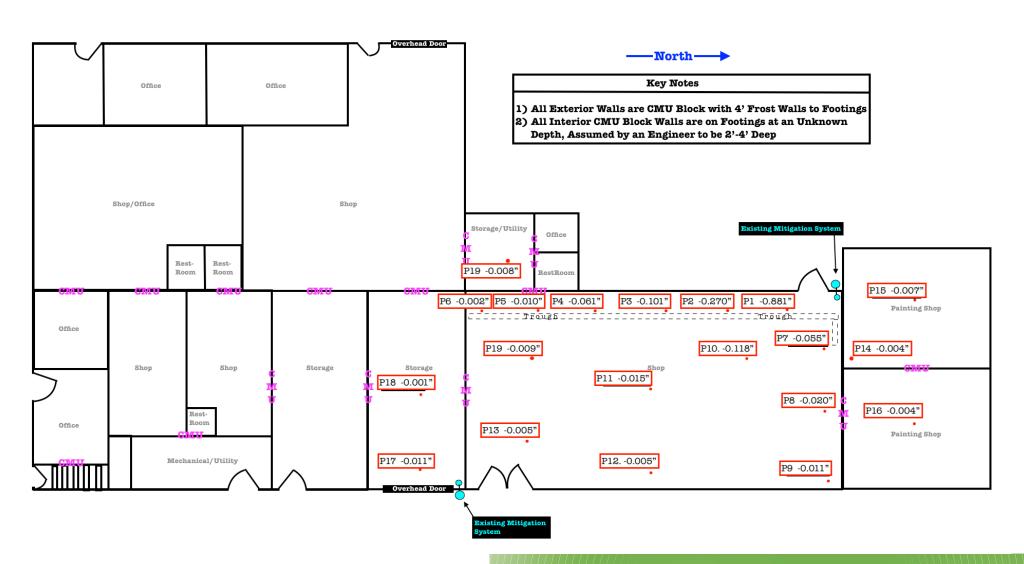


Table 1 Indoor Air Analytical Data

Quick Cleaners (Former)
530 Franklin Street
Oconomowoc, WI 53066
DNR BRRTS Activity #02-68-280310; FID #268189680

			Sample Ident	tification						
Laboratory ID	21080110-001	21080110-002	21080110-003	21080110-004	22030064-001	22030064-002	22030064-003	22030064-004		
Sample ID	60245 V2	60274 V4	60233 V3	60347 V1	60310	60371	60303	60311	Non-Residential	Residential Vapor
Location	Comm	Res	Res	NW Comm	NW Comm (wood shop)	Comm	Res (upper)	Res (upper)	Vapor Action Level	Action Level Indoor
Date Collected	07/30/2021 12:15	07/30/2021 12:20	07/30/2021 12:25	07/30/2021 12:30	02/28/2022 09:54	02/28/2022 10:00	02/28/2022 10:03	02/28/2022 10:05	Indoor Air ¹	Air ¹
Analyte										
1,1,1-Trichloroethane	< 3.3	< 3.8	< 3.8	< 4.3	< 3.2	< 3.4	< 3.4	< 3.3	22,000	5,200
1,1,2,2-Tetrachloroethane	< 4.2	< 4.8	< 4.8	< 5.5	< 4.0	< 4.3	< 4.2	< 4.2	2.1	0.48
1,1,2-Trichloroethane	< 3.3	< 3.8	< 3.8	< 4.3	< 3.2	< 3.4	< 3.4	< 3.3	0.88	0.21
1,1-Dichloroethane	< 2.5	< 2.8	< 2.8	< 3.2	< 2.4	< 2.5	< 2.5	< 2.4	77	18
1,1-Dichloroethene	< 2.4	< 2.7	< 2.8	< 3.2	< 2.3	< 2.5	< 2.4	< 2.4	880	210
1,2-Dichloroethane	< 2.5	< 2.8	< 2.8	< 3.2	< 2.4	< 2.5	< 2.5	< 2.4	4.7	1.1
Bromodichloromethane	< 4.1	< 4.6	< 4.7	< 5.3	< 3.9	< 4.2	< 4.1	< 4.1	3	0.76
Chloroethane	< 1.6	< 1.8	< 1.8	< 2.1	< 1.6	< 1.6	< 1.6	< 1.6	44,000	1,000
Chloromethane	< 3.2	< 3.6	< 3.6	< 4.1	< 3.0	< 3.2	< 3.2	< 3.1	390	94
cis-1,2-Dichloroethene	< 2.4	< 2.7	< 2.8	< 3.2	< 2.3	< 2.5	< 2.4	< 2.4		
Tetrachloroethene (PCE)	< 4.2	< 4.7	< 4.7	11	36	14	16	< 4.1	180	42
trans -1,2-Dichloroethene	< 2.4	< 2.7	< 2.8	< 3.2	< 2.3	< 2.5	< 2.4	< 2.4		
Trichloroethene	< 3.3	< 3.7	< 3.7	< 4.3	< 3.2	< 3.3	< 3.3	< 3.3	8.8	2.1
Vinyl Chloride	< 1.6	< 1.8	< 1.8	< 2.0	< 1.5	< 1.6	< 1.6	< 1.5	28	1.7

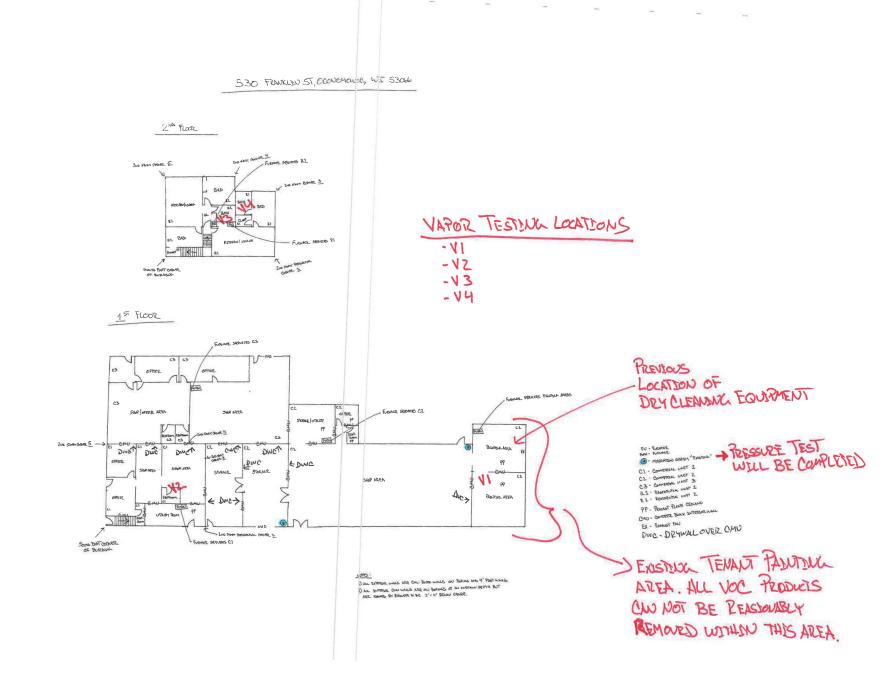
Notes:

Results are shown in ug/m3 = micrograms per cubic meter

(j) = Estimated concentration at or above the limit of detection (LOD) and below the limit of quantitation (LOQ) VRSL = Vapor Risk Screening Levels

^{- - :} No Standard Established

⁽¹⁾Vapor Action Levels (VAL) are based on a hazard index of 1 or a life-time excess cancer risk of 10⁻⁵, per WDNR Pub-RR-800 . WDNR Quick-Look-up Table, from the EPA RSL calculator, updated September 2021



2242 West Harrison St., Suite 200, Chicago, IL 60612-3766
Tel: (312) 733-0551 Fax: (312) 733-2386 STATinfo@STATAnalysis.com
Accreditations: IEPA ELAP 100445; ORELAP IL300001; AIHA-LAP, LLC 101160; NVLAP LabCode 101202-0

March 15, 2022

L.F. Green Development, LLC 5600 W Brown Deer Rd. Milwaukee, WI 53223 Telephone: (414) 254-4813 Fax:

Analytical Report for STAT Work Order: 22030064 Revision 0

RE: 530 Franklin

Dear L.F. Green Development, LLC:

STAT Analysis received 4 samples for the referenced project on 3/2/2022 10:50:00 AM. The analytical results are presented in the following report.

All analyses were performed in accordance with the requirements of 35 IAC Part 186 / NELAP standards. Analyses were performed in accordance with methods as referenced on the analytical report. Those analytical results expressed on a dry weight basis are also noted on the analytical report.

All analyses were performed within established holding time criteria, and all Quality Control criteria met EPA or laboratory specifications except when noted in the Case Narrative or Analytical Report. If required, an estimate of uncertainty for the analyses can be provided. A listing of accredited methods/parameters can also be provided.

Thank you for the opportunity to serve you and I look forward to working with you in the future. If you have any questions regarding the enclosed materials, please contact me at (312) 733-0551.

Sincerely,

Craig Chawla Project Manager

The information contained in this report and any attachments is confidential information intended only for the use of the individual or entities named above. The results of this report relate only to the samples as received and tested. If you have received this report in error, please notify us immediately by phone. This report shall not be reproduced, except in its entirety, unless written approval has been obtained from the laboratory. This analytical report shall become property of the Customer upon payment in full. Otherwise, STAT will be under no obligation to support, defend or discuss the analytical report.

Date: March 15, 2022

Client:

L.F. Green Development, LLC

Project: Work Order: 530 Franklin

22030064 Revision 0

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Tag Number	Collection Date	Date Received	
22030064-001A	60310		2/28/2022 9:54:00 AM	3/2/2022	
22030064-002A	60371		2/28/2022 10:00:00 AM	3/2/2022	
22030064-003A	60303		2/28/2022 10:03:00 AM	3/2/2022	
22030064-004A	60311		2/28/2022 10:05:00 AM	3/2/2022	

Date: March 15, 2022

CLIENT:

L.F. Green Development, LLC

Project:

530 Franklin

Work Order:

22030064 Revision 0

CASE NARRATIVE

Project information of 530 Franklin provided by customer via e-mail.

TO-15 results that are reported in $\mu g/m^3$ are calculated based on a temperature of 25°C, atmospheric pressure of 760 mm Hg, and the molecular weight of the analyte.

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Accreditations:IEPA ELAP 100445;ORELAP IL300001;AIHA-LAP, LLC 101160;NVLAP LabCode 101202-0

Report Date:

March 15, 2022

ANALYTICAL RESULTS

Print Date:

March 15, 2022

Client:

L.F. Green Development, LLC

Client Sample ID: 60310

Work Order:

22030064 Revision 0

Tag Number:

Project:

530 Franklin

Collection Date: 2/28/2022 9:54:00 AM

Lab ID:

22030064-001A

Matrix: Air

Analyses	Result	RL	Qualifier	Units	DF	Date Analyzed
Volatile Organic Compounds in Air by GC/MS	TO-15			Prer	Date: 3/2/2022	Analyst: MAS
1,1,1-Trichloroethane	ND	0.59		ppbv	2	3/3/2022
1,1,2,2-Tetrachloroethane	ND	0.59		ppbv	2	3/3/2022
1,1,2-Trichloroethane	ND	0.59		ppbv	2	3/3/2022
1,1-Dichloroethane	ND	0.59		ppbv	2	3/3/2022
1,1-Dichloroethene	ND	0.59		ppbv	2	3/3/2022
1,2-Dichloroethane	ND	0.59		ppbv	2	3/3/2022
Bromodichloromethane	ND	0.59		ppbv	2	3/3/2022
Chloroethane	ND	0.59		ppbv	2	3/3/2022
Chloromethane	ND	1.5		ppbv	2	3/3/2022
cis-1,2-Dichloroethene	ND	0.59		ppbv	2	3/3/2022
Tetrachloroethene	5.2	0.59		ppbv	2	3/3/2022
trans-1,2-Dichloroethene	ND	0.59		ppbv	2	3/3/2022
Trichloroethene	ND	0.59		ppbv	2	3/3/2022
Vinyl chloride	ND	0.59		ppbv	2	3/3/2022
Volatile Organic Compounds in Air by GC/MS	TO-15			Pre	Date: 3/2/2022	Analyst: MAS
1,1,1-Trichloroethane	ND	3.2		µg/m³	2	3/3/2022
1,1,2,2-Tetrachloroethane	ND	4.0		µg/m³	2	3/3/2022
1,1,2-Trichloroethane	ND	3.2		µg/m³	2	3/3/2022
1,1-Dichloroethane	ND	2.4		µg/m³	2	3/3/2022
1,1-Dichloroethene	ND	2.3		µg/m³	2	3/3/2022
1,2-Dichloroethane	ND	2.4		µg/m³	2	3/3/2022
Bromodichloromethane	ND	3.9		µg/m³	2	3/3/2022
Chloroethane	ND	1.6		μg/m³	2	3/3/2022
Chloromethane	ND	3.0		µg/m³	2	3/3/2022
cis-1,2-Dichloroethene	ND	2.3		µg/m³	2	3/3/2022
Tetrachloroethene	36	4.0		µg/m³	2	3/3/2022
trans-1,2-Dichloroethene	ND	2.3		µg/m³	2	3/3/2022
Trichloroethene	ND	3.2		µg/m³	2	3/3/2022
Vinyl chloride	ND	1.5		µg/m³	2	3/3/2022

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

HT - Sample received past holding time

* - Non-accredited parameter

RL - Reporting / Quantitation Limit for the analysis

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

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Accreditations:IEPA ELAP 100445;ORELAP IL300001;AIHA-LAP, LLC 101160;NVLAP LabCode 101202-0

Report Date:

March 15, 2022

ANALYTICAL RESULTS

Print Date:

March 15, 2022

Client:

L.F. Green Development, LLC

Client Sample ID: 60371

Work Order:

22030064 Revision 0

Tag Number:

Project:

530 Franklin

Collection Date: 2/28/2022 10:00:00 AM

Lab ID:

22030064-002A

Matrix: Air

Analyses	Result	RL	Qualifier	Units	DF	Date Analyzed
Volatile Organic Compounds in Air by GC/MS	TO-15			Pres	Date: 3/2/2022	Analyst: MAS
1,1,1-Trichloroethane	ND	0.62		ppbv	2	3/3/2022
1,1,2,2-Tetrachloroethane	ND	0.62		ppbv	2	3/3/2022
1,1,2-Trichloroethane	ND	0.62		ppbv	2	3/3/2022
1,1-Dichloroethane	ND	0.62		ppbv	2	3/3/2022
1,1-Dichloroethene	ND	0.62		ppbv	2	3/3/2022
1,2-Dichloroethane	ND	0.62		ppbv	2	3/3/2022
Bromodichloromethane	ND	0.62		ppbv	2	3/3/2022
Chloroethane	ND	0.62		ppbv	2	3/3/2022
Chloromethane	ND	1.6		ppbv	2	3/3/2022
cis-1,2-Dichloroethene	ND	0.62		ppbv	2	3/3/2022
Tetrachloroethene	2.1	0.62		ppbv	2	3/3/2022
trans-1,2-Dichloroethene	ND	0.62		ppbv	2	3/3/2022
Trichloroethene	ND	0.62		ppbv	2	3/3/2022
Vinyl chloride	ND	0.62		ppbv	2	3/3/2022
Volatile Organic Compounds in Air by GC/MS	TO-15			Pre	p Date: 3/2/2022	Analyst: MAS
1,1,1-Trichloroethane	ND	3.4		µg/m³	2	3/3/2022
1,1,2,2-Tetrachloroethane	ND	4.3		µg/m³	2	3/3/2022
1,1,2-Trichloroethane	ND	3.4		µg/m³	2	3/3/2022
1,1-Dichloroethane	ND	2.5		µg/m³	2	3/3/2022
1,1-Dichloroethene	ND	2.5		µg/m³	2	3/3/2022
1,2-Dichloroethane	ND	2.5		µg/m³	2	3/3/2022
Bromodichloromethane	ND	4.2		µg/m³	2	3/3/2022
Chloroethane	ND	1.6		µg/m³	2	3/3/2022
Chloromethane	ND	3.2		µg/m³	2	3/3/2022
cis-1,2-Dichloroethene	ND	2.5		µg/m³	2	3/3/2022
Tetrachloroethene	14	4.2		µg/m³	2	3/3/2022
trans-1,2-Dichloroethene	ND	2.5		µg/m³	2	3/3/2022
Trichloroethene	ND	3.3		µg/m³	2	3/3/2022
Vinyl chloride	ND	1.6		µg/m³	2	3/3/2022

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

HT - Sample received past holding time

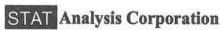
* - Non-accredited parameter

RL - Reporting / Quantitation Limit for the analysis

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range



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Tel: (312) 733-0551 Fax: (312) 733-2386 STATinfo@STATAnalysis.com

Accreditations: IEPA ELAP 100445; ORELAP IL300001; AIHA-LAP, LLC 101160; NVLAP LabCode 101202-0

Report Date:

March 15, 2022

ANALYTICAL RESULTS

Print Date:

March 15, 2022

Client:

L.F. Green Development, LLC

Client Sample ID: 60303

Work Order:

22030064 Revision 0

Tag Number:

Project:

530 Franklin

Collection Date: 2/28/2022 10:03:00 AM

Lab ID:

22030064-003A

Matrix: Air

Analyses	Result	RL	Qualifier	Units	DF	Date Analyzed
Volatile Organic Compounds in Air by GC/MS	TO-15			Pret	Date: 3/2/2022	Analyst: MAS
1,1,1-Trichloroethane	ND	0.61		ppbv	2	3/3/2022
1,1,2,2-Tetrachloroethane	ND	0.61		ppbv	2	3/3/2022
1,1,2-Trichloroethane	ND	0.61		ppbv	2	3/3/2022
1,1-Dichloroethane	ND	0.61		ppbv	2	3/3/2022
1,1-Dichloroethene	ND	0.61		ppbv	2	3/3/2022
1,2-Dichloroethane	ND	0.61		ppbv	2	3/3/2022
Bromodichloromethane	ND	0.61		ppbv	2	3/3/2022
Chloroethane	ND	0.61		ppbv	2	3/3/2022
Chloromethane	ND	1.5		ppbv	2	3/3/2022
cis-1,2-Dichloroethene	ND	0.61		ppbv	2	3/3/2022
Tetrachloroethene	2.3	0.61		ppbv	2	3/3/2022
trans-1,2-Dichloroethene	ND	0.61		ppbv	2	3/3/2022
Trichloroethene	ND	0.61		ppbv	2	3/3/2022
Vinyl chloride	ND	0.61		ppbv	2	3/3/2022
Volatile Organic Compounds in Air by GC/MS	TO-15			Pre	p Date: 3/2/2022	Analyst: MAS
1,1,1-Trichloroethane	ND	3.4		µg/m³	2	3/3/2022
1,1,2,2-Tetrachloroethane	ND	4.2		µg/m³	2	3/3/2022
1,1,2-Trichloroethane	ND	3.4		µg/m³	2	3/3/2022
1,1-Dichloroethane	ND	2.5		μg/m³	2	3/3/2022
1,1-Dichloroethene	ND	2.4		µg/m³	2	3/3/2022
1,2-Dichloroethane	ND	2.5		µg/m³	2	3/3/2022
Bromodichloromethane	ND	4.1		µg/m³	2	3/3/2022
Chloroethane	ND	1.6		µg/m³	2	3/3/2022
Chloromethane	ND	3.2		µg/m³	2	3/3/2022
cis-1,2-Dichloroethene	ND	2.4		µg/m³	2	3/3/2022
Tetrachloroethene	16	4.2		µg/m³	2	3/3/2022
trans-1,2-Dichloroethene	ND	2.4		µg/m³	2	3/3/2022
Trichloroethene	ND	3.3		µg/m³	2	3/3/2022
Vinyl chloride	ND	1.6		µg/m³	2	3/3/2022

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

HT - Sample received past holding time

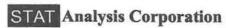
* - Non-accredited parameter

RL - Reporting / Quantitation Limit for the analysis

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range



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Accreditations:IEPA ELAP 100445;ORELAP IL300001;AIHA-LAP, LLC 101160;NVLAP LabCode 101202-0

Report Date:

March 15, 2022

ANALYTICAL RESULTS

Print Date:

March 15, 2022

Client:

L.F. Green Development, LLC

Client Sample ID: 60311

Work Order:

22030064 Revision 0

Tag Number:

Project:

530 Franklin

Collection Date: 2/28/2022 10:05:00 AM

Lab ID:

22030064-004A

Matrix: Air

2200000100112				1144661	at Till	
Analyses	Result	RL	Qualifier	Units	DF	Date Analyzed
Volatile Organic Compounds in Air by GC/MS	TO-15			Prep	Date: 3/2/2022	Analyst: MAS
1,1,1-Trichloroethane	ND	0.60		ppbv	2	3/4/2022
1,1,2,2-Tetrachloroethane	ND	0.60		ppbv	2	3/4/2022
1,1,2-Trichloroethane	ND	0.60		ppbv	2	3/4/2022
1,1-Dichloroethane	ND	0.60		ppbv	2	3/4/2022
1,1-Dichloroethene	ND	0.60		ppbv	2	3/4/2022
1,2-Dichloroethane	ND	0.60		ppbv	2	3/4/2022
Bromodichloromethane	ND	0.60		ppbv	2	3/4/2022
Chloroethane	ND	0.60		ppbv	2	3/4/2022
Chloromethane	ND	1.5		ppbv	2	3/4/2022
cis-1,2-Dichloroethene	ND	0.60		ppbv	2	3/4/2022
Tetrachloroethene	ND	0.60		ppbv	2	3/4/2022
trans-1,2-Dichloroethene	ND	0.60		ppbv	2	3/4/2022
Trichloroethene	ND	0.60		ppbv	2	3/4/2022
Vinyl chloride	ND	0.60		ppbv	2	3/4/2022
Volatile Organic Compounds in Air by GC/MS	TO-15			Prep	Date: 3/2/2022	Analyst: MAS
1,1,1-Trichloroethane	ND	3.3		µg/m³	2	3/4/2022
1,1,2,2-Tetrachloroethane	ND	4.2		µg/m³	2	3/4/2022
1,1,2-Trichloroethane	ND	3.3		µg/m³	2	3/4/2022
1,1-Dichloroethane	ND	2.4		µg/m³	2	3/4/2022
1,1-Dichloroethene	ND	2.4		µg/m³	2	3/4/2022
1,2-Dichloroethane	ND	2.4		µg/m³	2	3/4/2022
Bromodichloromethane	ND	4.1		µg/m³	2	3/4/2022
Chloroethane	ND	1.6		µg/m³	2	3/4/2022
Chloromethane	ND	3.1		µg/m³	2	3/4/2022
cis-1,2-Dichloroethene	ND	2.4		µg/m³	2	3/4/2022
Tetrachloroethene	ND	4.1		µg/m³	2	3/4/2022
trans-1,2-Dichloroethene	ND	2.4		µg/m³	2	3/4/2022
Trichloroethene	ND	3.3		µg/m³	2	3/4/2022
Vinyl chloride	ND	1.5		µg/m³	2	3/4/2022

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

HT - Sample received past holding time

* - Non-accredited parameter

RL - Reporting / Quantitation Limit for the analysis

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

STAT Analysis Corporation
2242 W. Harrison Suite 200, Chicago, Illinois 60612 Phone: (312) 733-0551 Fax: (312) 733-2386 e-mail address: STATinfo@STATAnalysis.com

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