

# **Endpoint Solutions**

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Mr. Paul Grittner  
Wisconsin Department of Natural Resources  
2300 North Martin Luther King Jr. Drive  
Milwaukee, WI 53212

January 28, 2021

**Subject: Emerging Contaminant Evaluation**

Klinke Cleaners Fox Run at 2346 W St. Paul Avenue, Waukesha  
DNR BRRTS Activity #: 02-68-535535; FID #: 268188910

Dear Paul:

Endpoint Solutions Corp. (Endpoint) on behalf of Fox Run 3 LLC has prepared this Addendum to the Comprehensive Site Investigation Report (SIR)/Remedial Action Plan (RAP) previously submitted to the Wisconsin Department of Natural Resources (WDNR) on May 27, 2020 for the site identified as Klinke Cleaners Fox Run located at 2346 West St. Paul Avenue in the City of Waukesha, Waukesha County, Wisconsin (the "Site" or "subject property"). Specifically, this addendum provides an evaluation of the potential for emerging contaminants on the Site.

## **SITE HISTORY**

The original development on the subject property consisted of a farmstead in the southeast corner of the subject property near the intersection of Sunset Drive and St. Paul Avenue. The remainder of the subject property appeared to have been utilized as a cultivated field. The agricultural use of the subject property was observed from prior to 1941 through circa 1970. By 1980, the farmstead had been removed and the Site was developed with three (3) structures consisting of the Fox Run Shopping Center along the north portion of the Site, the Sentry store in the southwest corner of the Site and the former Denny's restaurant in the eastern portion of the Site, with the majority of the remaining area paved for use as parking around the buildings.

The former Klinke Cleaners dry cleaning facility was located in the western portion of the Fox Run Shopping Center along the northern portion of the Site. Historical operations at the former Klinke Cleaners facility caused the release of chlorinated volatile organic compounds (CVOCs) to the subsurface in the northwest portion of the Site. The Fox River Shopping Center was identified by the addresses of 2306 to 2350 West St. Paul Avenue with Klinke Cleaners formerly located in the 2346 West St. Paul Avenue tenant space.

As part of the environmental due diligence performed at the Site, a Phase I Environmental Site Assessment (ESA) was completed in October 2019. As part of the ESA process, historical aerial photos and city directory listings were utilized to create a historical record of the Site development and uses.

## **HISTORIC AERIAL PHOTOGRAPHS**

Endpoint reviewed historic aerial photographs of the subject property and surrounding area obtained from the Waukesha County GIS-based Land Information System website. Aerial photographs were reviewed for the following years: 1941, 1950, 1963, 1970, 1980, 1990, 1995, 2000, 2005, 2007, 2008, 2010, 2013, 2015 and 2017.

1941 to 1970: The subject property and general area surrounding the Site is primarily utilized as cultivated fields. A large farmstead with a residence and several outbuildings is located in the southeast corner of the subject property. Between 1950 and 1963, the City of Waukesha municipal well and water storage structure was constructed adjoining the subject property to the southwest.

1980: The structures associated with the farmstead previously observed on the subject property have been removed and replaced with three (3) structures consisting of the strip mall along the north portion of the Site, the Sentry store in the southwest corner of the Site and the former Denny's restaurant in the eastern portion of the Site, with the majority of the remaining area paved for use as parking around the buildings. Ground disturbance is noted on the west portion of the Site, as well as the adjoining properties to the north, west and southwest.

1990: The Sentry structure has been expanded with an addition to the west of the original structure, and the Chase Bank branch building has been constructed on the east side of the Site. The Foxx View Lanes structure on the adjoining property to the west has been constructed.

1995: The conditions on the subject property appear relatively unchanged. The first indication of development on the Eaton manufacturing property adjoining the subject property to the north is observed.

2000 to 2017: Conditions on the subject property appear relatively unchanged and consistent with their current configuration. Between 1995 and 2000, the Midwest Accounting structure has been developed on the adjoining property to the southwest of the subject property. Otherwise, conditions on the adjoining properties appear relatively unchanged and consistent with the current conditions.

Copies of the historic aerial photographs are attached in **Appendix A**.

## **SANBORN FIRE INSURANCE MAPS**

Sanborn Fire Insurance maps were developed in the late 1800s and early to mid-1900s as an assessment tool for establishing fire insurance rates in urbanized areas. In general, Sanborn Fire Insurance maps were prepared until approximately 1969. As the historical aerial photos indicate development of the Site occurred post-1969, no Sanborn Fire Insurance maps were available for review.

## **HISTORIC CITY DIRECTORIES**

The uses of the Site were researched using historic city directories from 1983, 1988, 1992, 1995, 2000, 2005, 2010 and 2014.

The following addresses associated with the Site were identified in the historic city directories:

- 2306, 2308, 2312, 2316, 2320, 2330, 2332, 2334, 2336, 2340, 2344, 2346 and 2350 West St. Paul Avenue.

Based on the review of the historic City Directories, the historical uses of the Site were primarily financial institutions, stores, dental practices, a laundromat, a hair salon, a dry-cleaning establishment and a hardware store. Previous uses/occupants by tenant space are as follows:

2306: Financial institutions (savings & loan and banks)

2308: Liquor store

2312: Drug store

2316: Video and party supply store

2320: Variety (dime) store

2330: Dental practice, jewelry store

2332: Financial institution (credit union)

2334: Financial institution (credit union), framing shop

2336: Laundromat

2340: Real estate office, dental practice

2344: Hair salon, travel agency

2346: Dry-cleaner

2350: Hardware store

Copies of the pertinent pages of the historic City Directories are attached as **Appendix B**.

## **EMERGING CONTAMINANTS ASSESSMENT**

### **MANUFACTURING SOURCES OF PFAS**

Using guidance provided by the Interstate Technology & Regulatory Council (ITRC) and the United States Environmental Protection Agency (USEPA), Endpoint is providing the following information to conform with the WDNR's request to evaluate for the potential for the threat of emerging contaminants at the Site. The ITRC provides the following list of industries that have utilized per- and polyfluoroalkyl substances (PFAS) since the 1950s in the production of commercial products, including:

- Aviation and Aerospace
- Automotive
- Biocides
- Building & Construction
- Cable & Wiring
- Cosmetics & Personal Care Products
- Electronics
- Energy

- Firefighting
- Food Processing
- Household Products
- Medical Products
- Metal Plating
- Oil Production
- Paper & Packaging
- PFAS Production
- Photolithography
- Semi-conductors
- Textiles, Leather and Apparel
- Mining

The development history of the Site consists of cultivated fields until development as the shopping center circa 1980. As such, the Site does not have any history of manufacturing; therefore, none of the likely sources of PFAS via manufacturing have ever been present at the Site.

#### **SITE CONDITIONS**

The Phase I ESA process also included performing a Site reconnaissance to evaluate the physical condition of the Site. No indications of the presence of fire suppression systems were observed within the Fox Run Shopping Center structure. None of the tenant spaces appeared to be sprinklered. Photographs taken at the time of the Phase I ESA are attached as **Appendix C**.

#### **CLOSING**

Based on the historical information regarding the Site as well as the observed physical condition of the Site, it is our opinion there are no known sources of emerging contaminants on the Site; and therefore, no further assessment is warranted. We trust this information is sufficient to support our opinion that an evaluation for PFAS contamination at the Site is not required. Should you have any questions, please feel free to contact me directly at 414-858-1202.

Sincerely,

***Endpoint Solutions***



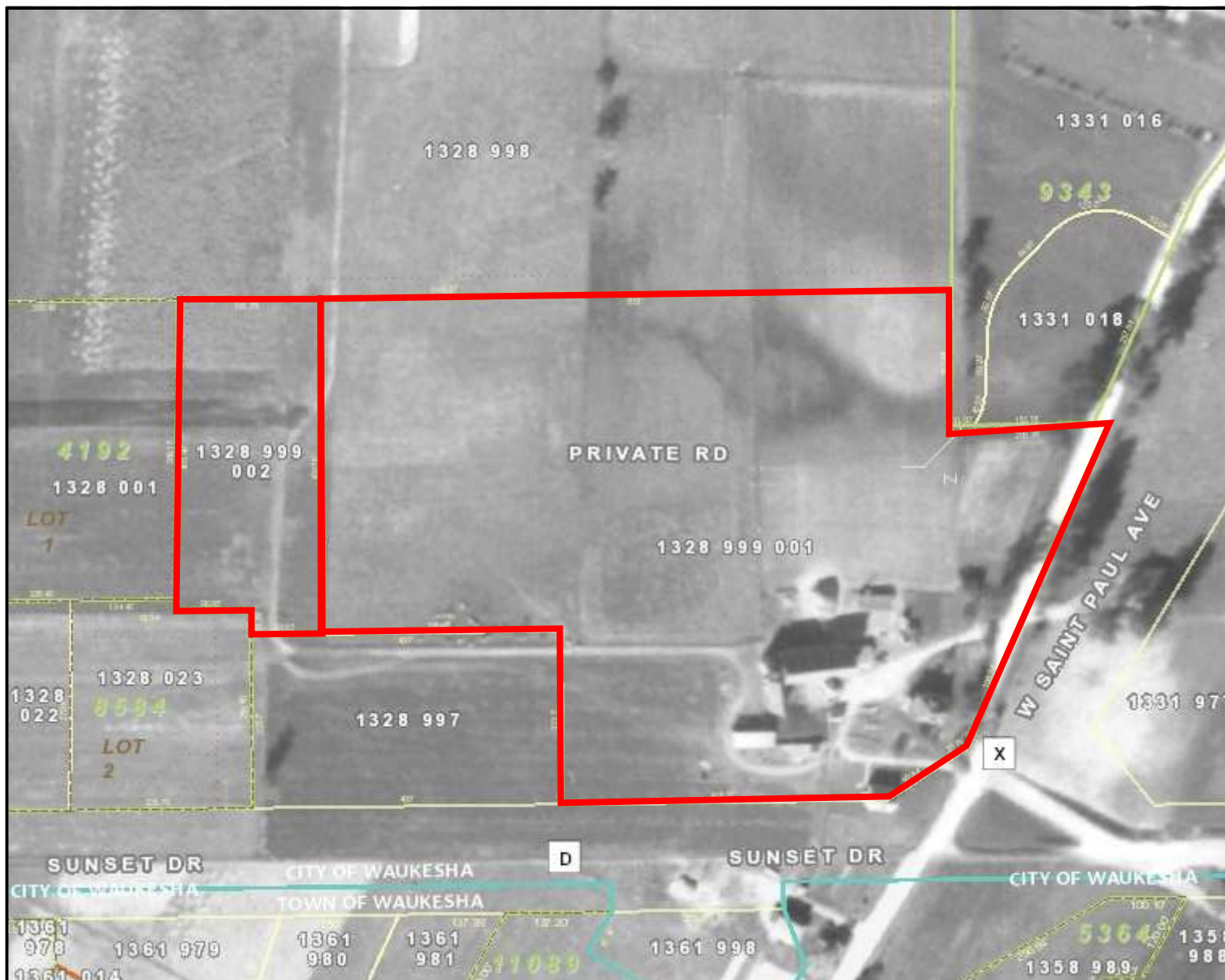
Robert A. Cigale, P.G.  
Principal

#### Attachments

- Appendix A
- Appendix B
- Appendix C

## **APPENDIX A**

HISTORIC AERIAL PHOTOGRAPHS



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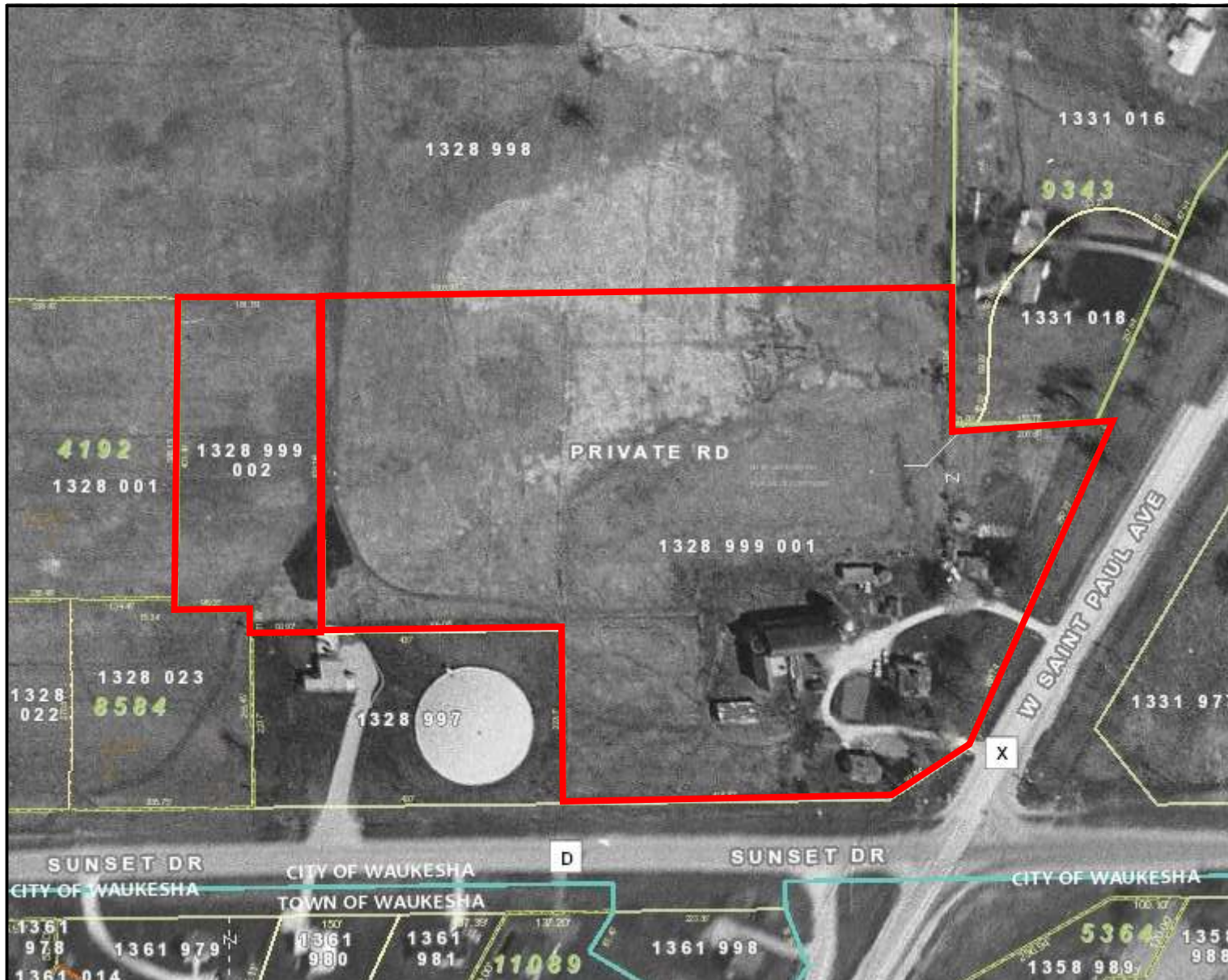


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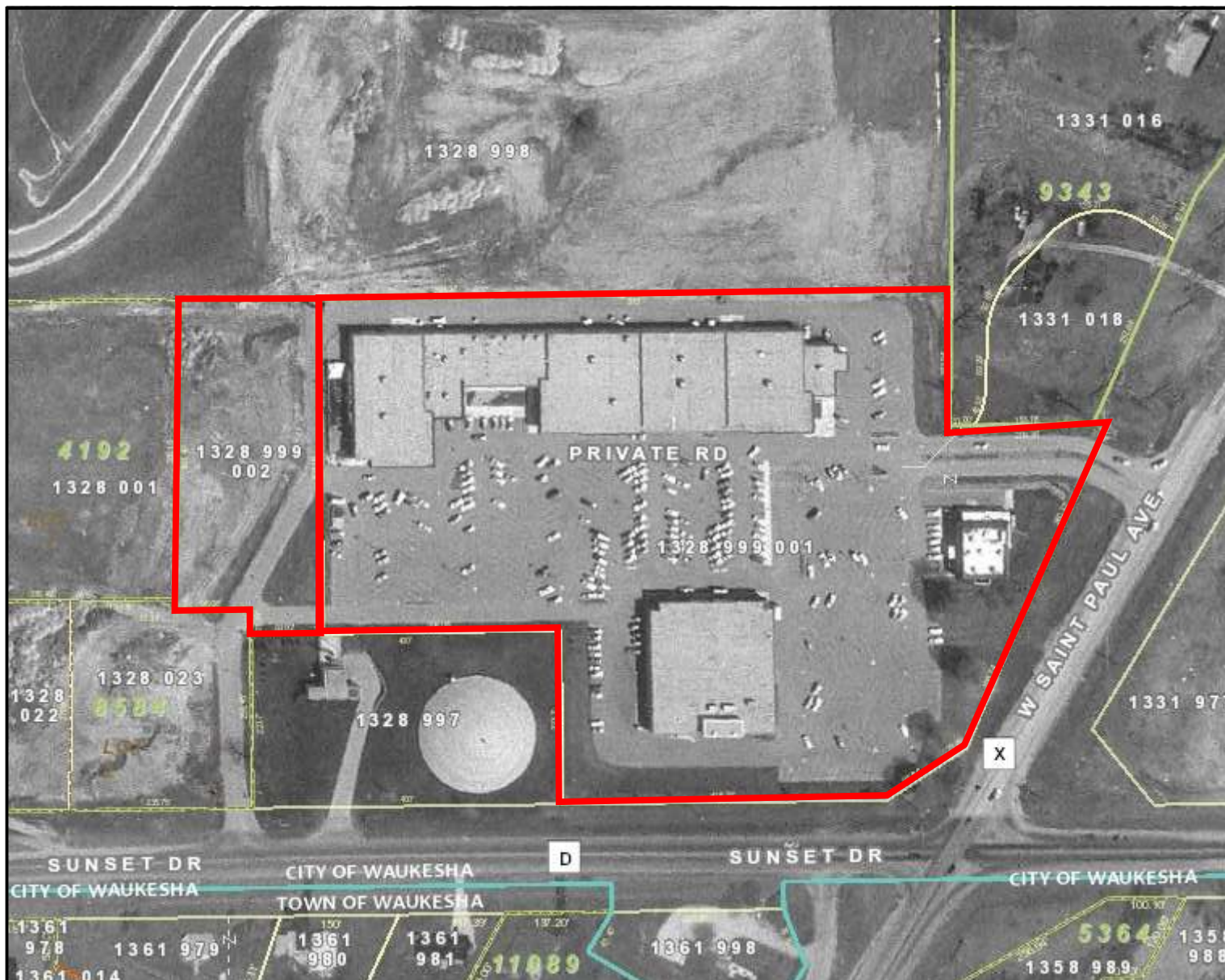
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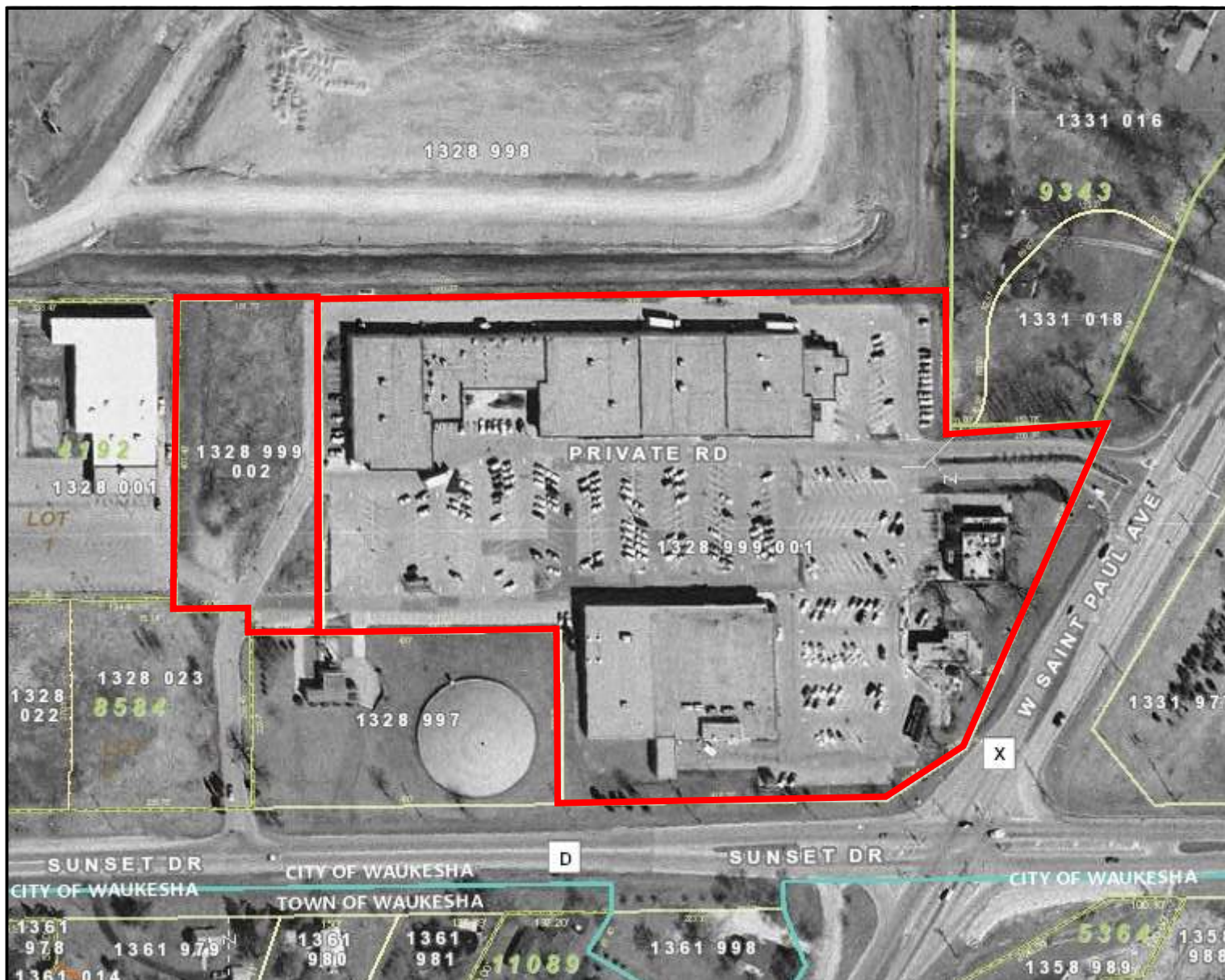
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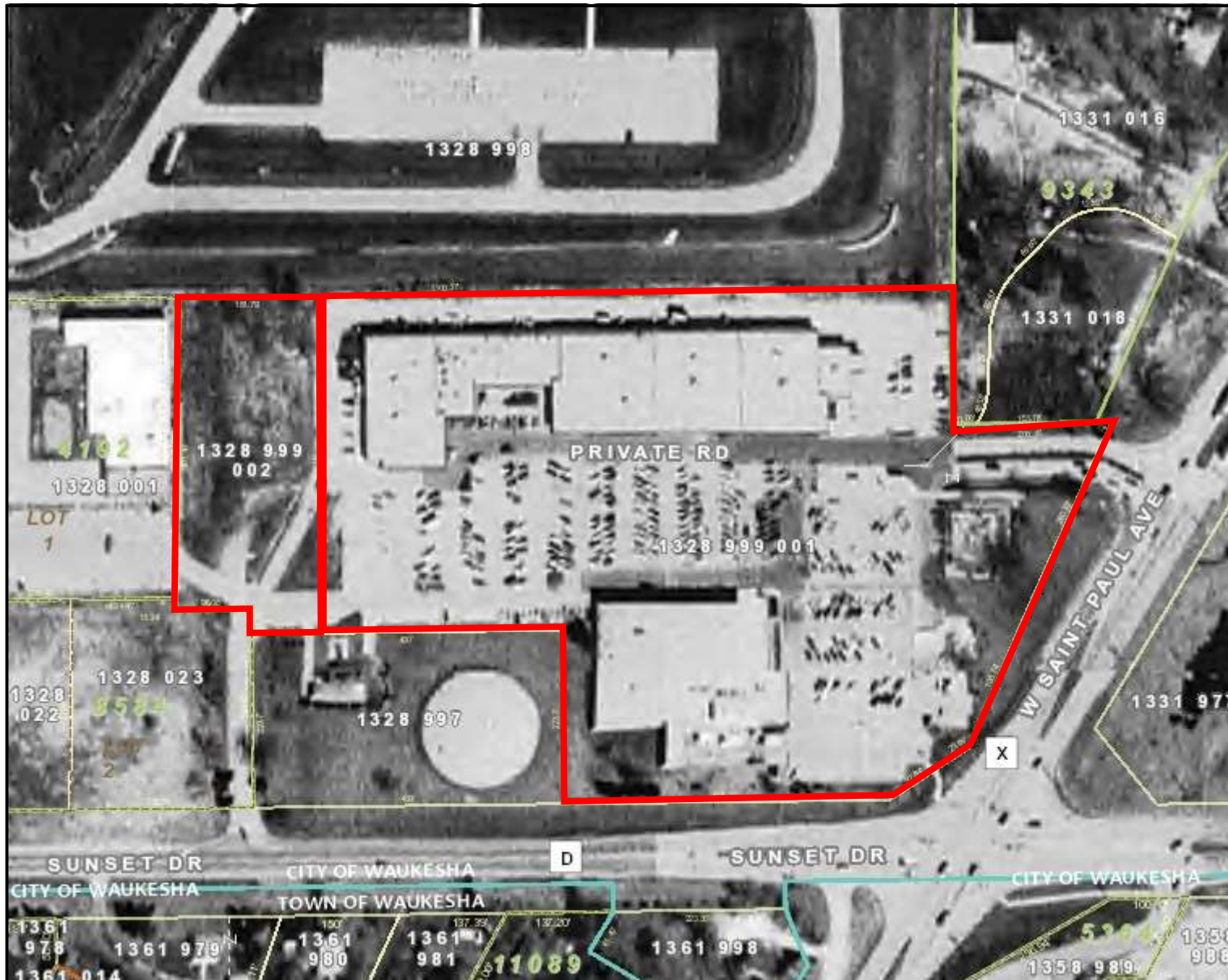


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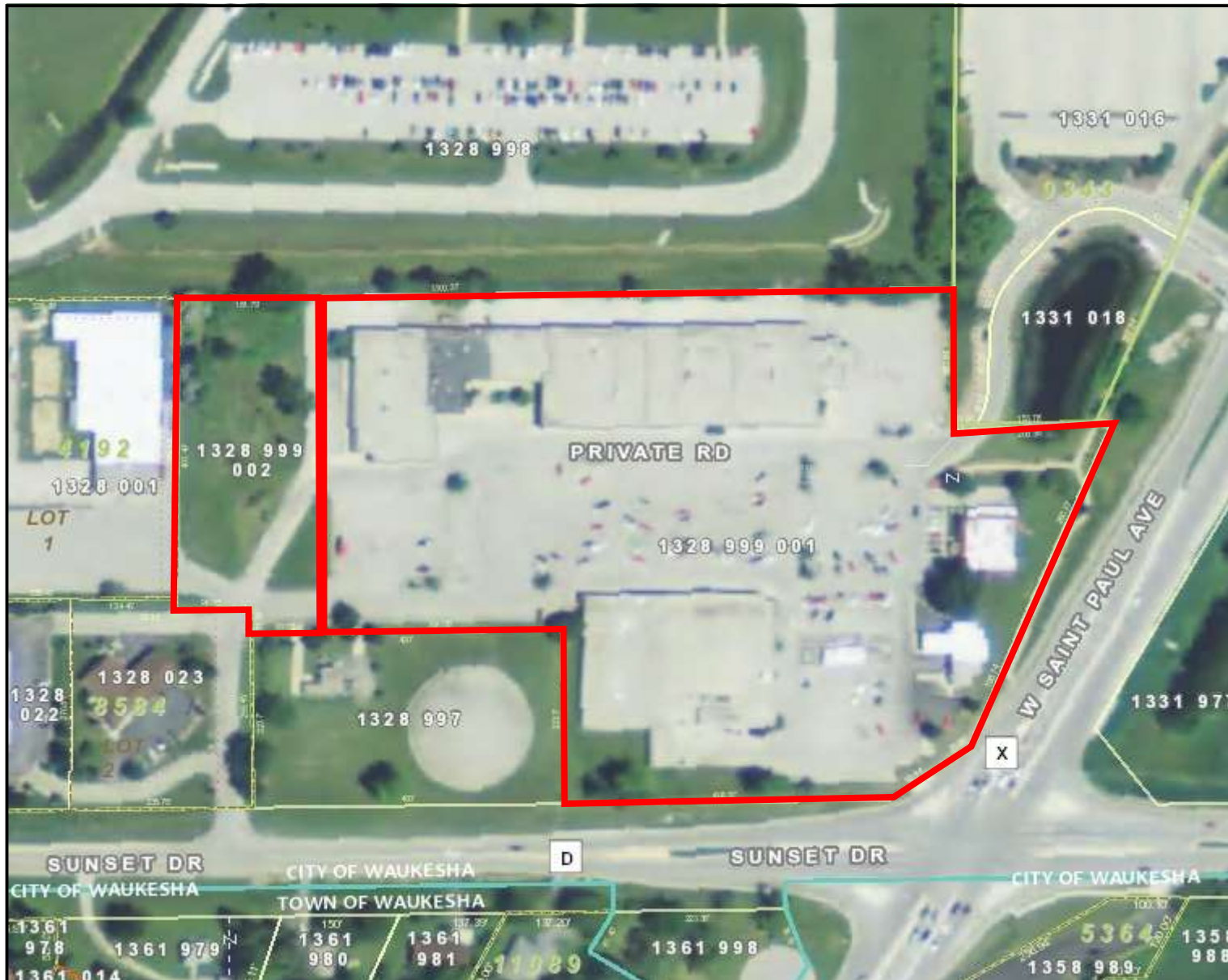
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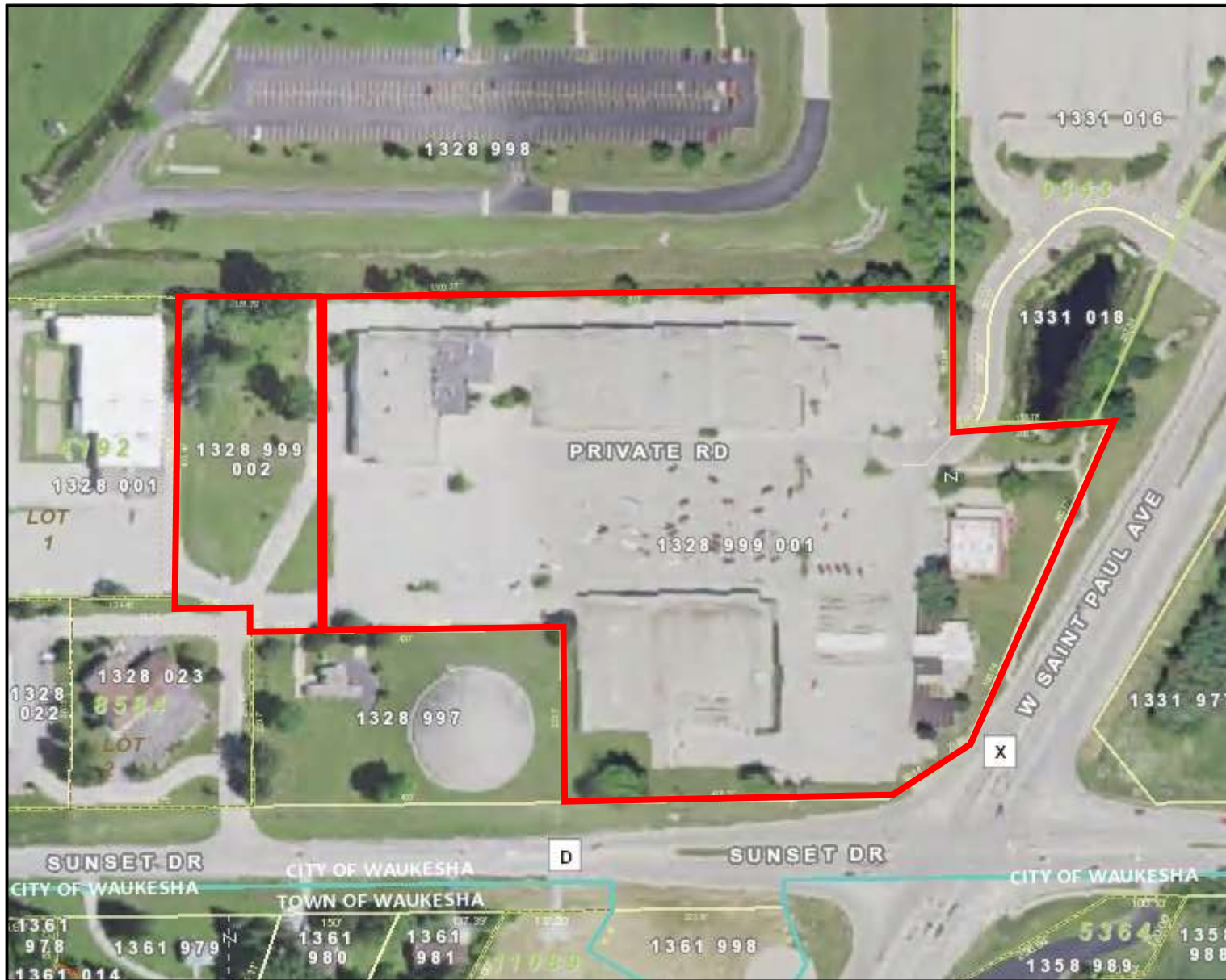
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**APPENDIX B**

HISTORIC CITY DIRECTORIES

**Fox Run**

2300 W St. Paul Avenue  
Waukesha, WI 53188

Inquiry Number: 5836161.5  
October 29, 2019

# The EDR-City Directory Image Report

## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

***Thank you for your business.***  
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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2014	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1988	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wright's City Directory
1983	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wright's City Directory
1978	<input type="checkbox"/>	<input type="checkbox"/>	Wright's City Directory
1973	<input type="checkbox"/>	<input type="checkbox"/>	Wright's City Directory
1968	<input type="checkbox"/>	<input type="checkbox"/>	Wright's City Directory
1964	<input type="checkbox"/>	<input type="checkbox"/>	Wright's City Directory



## FINDINGS

### TARGET PROPERTY STREET

2300 W St. Paul Avenue  
Waukesha, WI 53188

Year            CD Image            Source

### W SAINT PAUL AVE

2014	pg A2	EDR Digital Archive	
2010	pg A5	EDR Digital Archive	
2005	pg A8	EDR Digital Archive	
2000	pg A11	EDR Digital Archive	
1995	pg A14	EDR Digital Archive	
1992	pg A17	EDR Digital Archive	
1988	pg A20	Wright's City Directory	
1988	pg A21	Wright's City Directory	
1983	pg A23	Wright's City Directory	
1978	-	Wright's City Directory	Target and Adjoining not listed in Source
1973	-	Wright's City Directory	Target and Adjoining not listed in Source
1968	-	Wright's City Directory	Target and Adjoining not listed in Source
1964	-	Wright's City Directory	Target and Adjoining not listed in Source

# FINDINGS

## CROSS STREETS

Year                      CD Image                      Source

### BADGER DR

2014	pg. A1	EDR Digital Archive	
2010	pg. A4	EDR Digital Archive	
2005	pg. A7	EDR Digital Archive	
2000	pg. A10	EDR Digital Archive	
1995	pg. A13	EDR Digital Archive	
1992	pg. A16	EDR Digital Archive	
1988	pg. A19	Wright's City Directory	
1983	-	Wright's City Directory	Target and Adjoining not listed in Source
1978	-	Wright's City Directory	Street not listed in Source
1973	-	Wright's City Directory	Street not listed in Source
1968	-	Wright's City Directory	Street not listed in Source
1964	-	Wright's City Directory	Street not listed in Source

### W SUNSET DR

2014	pg. A3	EDR Digital Archive	
2010	pg. A6	EDR Digital Archive	
2005	pg. A9	EDR Digital Archive	
2000	pg. A12	EDR Digital Archive	
1995	pg. A15	EDR Digital Archive	
1992	pg. A18	EDR Digital Archive	
1988	pg. A22	Wright's City Directory	
1983	pg. A24	Wright's City Directory	
1978	-	Wright's City Directory	Target and Adjoining not listed in Source
1973	-	Wright's City Directory	Target and Adjoining not listed in Source
1968	-	Wright's City Directory	Target and Adjoining not listed in Source
1964	-	Wright's City Directory	Target and Adjoining not listed in Source

## **City Directory Images**

**BADGER DR 2014**

- 2300 COOPER POWER SYSTEMS LLC  
COOPER POWER SYSTEMS TRNSP CO  
WESTERN POWER PRODUCTS INC
- 2301 KILPATRICK ENGINE & TRANSM
- 2302 CAP WOOD PRODUCTS INC  
PENSKE TRUCK RENTAL
- 2305 ANCORA LLC  
ENERGY SAVING SYSTEMS INC
- 2307 KINATEDER MASONRY INC  
KMI CONSTRUCTION LLC  
ROOFING CONSULTANTS LIMITED
- 2308 SUMMER SNOW
- 2311 PROFESSNAL TRNST MGT OF WKESHA  
WAUKESHA CITY OF
- 2315 SPRING CITY LIGHTING LLC  
VERONA LLC

**W SAINT PAUL AVE 2014**

2000 BANKABLE SEARCH SOLUTIONS  
MEDVED, DAWN M  
2004 DINICOLA, DAMON A  
2008 OCCUPANT UNKNOWN,  
2016 ADAMSON, BRIAN R  
LSS HS WAUKESHA HKRY FLAT INC  
2140 COUSINS SUBS  
EDWARD D JONES & CO LP  
EVANS C L DDS  
GREAT CLIPS FOR HAIR  
KOHLS DEPARTMENT STORES INC  
LE GONG GOURMET  
PARADISE TAN  
SALLY BEAUTY SUPPLY LLC  
SOLAR NAILS  
2300 DENNYS  
2302 JPMORGAN CHASE BANK NAT ASSN  
2344 AUSTRALIA FIRST

**W SUNSET DR 2014**

1220	PICK N SAVE PHARMACY
1230	DOLLAR TREE INC NOW GET IT
1240	BROWN SHOE COMPANY INC MAURICES INCORPORATED PETCO ANIMAL SUPPLIES INC
1241	REEVES HOME IMPROVEMENTS
1250	TARGET STORES INC
2400	L J SUTKIEWICZ & ASSOCIATES PAYROLL EXPRESS INC WAUKESHA APPLIANCE INC
2440	FOX RUN LANES
2480	RICHLONNS INC
2500	NEVS INK INC
2510	MCCANN OUTDOOR POWER

**BADGER DR 2010**

- 2300 COOPER POWER SYSTEMS LLC  
COOPER POWER SYSTEMS TRNSP CO  
WESTERN POWER PRODUCTS INC
- 2301 KILPATRICK ENGINE & TRANSM
- 2302 CAP WOOD PRODUCTS INC  
PENSKE TRUCK RENTAL
- 2303 PROJECT 2 CUSTOMS LLC
- 2305 ENERGY SAVING SYSTEMS INC
- 2307 KINA TEDER MASONRY  
KINATEDER MASONRY INC  
WAUKESHA GLASS BLOCK CO LLC  
WAUKESHA VAPOR BARRIER & DAMP
- 2308 A DESIGNERS VIEW  
T B A DESIGN INC
- 2311 JUST IN TIME SERVICES  
PROFESSNAL TRNST MGT OF WKESHA  
WAUKESHA CITY OF
- 2315 SPRING CITY LIGHTING LLC

**W SAINT PAUL AVE 2010**

2000 BANKABLE SEARCH SOLUTIONS  
SKIBA, WILLIAM D  
2004 BENNETT, ZOILA M  
2008 JAKAB, MARIA A  
2016 ADAMSON, BRIAN R  
2140 DURGHA  
EDWARD D JONES & CO LTD PARTNR  
EVANS C L DDS  
KOHLS CORPORATION  
LE GONG GOURMET  
PARADISE TAN  
SALLY BEAUTY SUPPLY LLC  
SOLAR NAILS  
T G P ENTERPRISES INC  
ULTIMATE BEACH LTD  
2300 DENNYS  
2302 JPMORGAN CHASE BANK NAT ASSN  
2306 ASSOCIATED BANK NATIONAL ASSN  
2316 LETS CELEBRATE INC  
2340 VOELKER THOMAS F DDS SC  
2344 AUSTRALIA FIRST  
HAIR ARTISTRY LTD  
2350 JENKINS TRUE VALUE HARDWARE



**W SUNSET DR 2010**

1230 NOW GET IT  
1240 OPUS NORTH CORPORATION  
1241 REEVES HOME IMPROVEMENTS  
1250 TARGET CORPORATION  
1260 ERJ DINING  
1269 JARAMILLO JUAN L  
1273 FLORES  
2400 HAINES JOHN E  
L J SUTKIEWICZ & ASSOCIATES  
PAYROLL EXPRESS INC  
WAUKESHA APPLIANCE INC  
2440 FOX RUN LANES  
2480 RICHLONNS INC  
2500 NEVS INK INC  
2510 MIDWEST POWER EQUIPMENT  
MOAT ENTERPRISES LLC

**BADGER DR 2005**

2300 COOPER INDUSTRIES INC  
COOPER POWER SYSTEMS INC  
WESTERN POWER PRODUCTS INC  
2301 KILPATRICK ENGINE & TRANSM  
2302 CAP WOOD PRODUCTS INC  
2303 PROJECT 2 CUSTOMS LLC  
2305 ENERGY SAVING SYSTEMS INC  
2307 GKZ HOLDINGS LTD  
KINATEDER FRED A MASONRY INC  
WAUKESHA GLASS BLOCK CO LLC  
WAUKESHA VAPOR BARRIER & DAMP  
2308 T B A DESIGN INC  
2311 PROFESSNAL TRNST MGT OF WKESHA  
WAUKESHA CITY OF

**W SAINT PAUL AVE 2005**

2000	OCCUPANT UNKNOWN,
2004	DINICOLA, DAMON A
2008	JAKAB, JOHN C
2016	GADZIENKI, JIM A
2140	CIGAR HUT
	EDWARD D JONES & CO LP
	KOHL'S DEPARTMENT STORES INC
	LE GONG GOURMET
	PARADISE TAN
	PARADISE, TAN
	SALLY BEAUTY COMPANY INC
	SOLAR NAILS
2229	CLIFTON, JERALD
2300	DENNYS
	DENNYS 7000
2302	CHASE BANK
2306	ASSOCIATED BANK NATIONAL ASSN
	ASSOCIATED INVESTMENT SERVICES
2308	CENTURY LIQUORS
	RML FOODS INC
2312	FOXRIDGE HEALTHCARE INC
2316	LETS CELEBRATE INC
2320	HAYDEN G W INC
2330	CURVES FOR WOMEN
	JEWELRY NOOK
2334	PHOTO MATT CORP
2336	JAEGER-OSWALT ENTERPRISE
2340	VOELKER THOMAS F DDS SC
2344	AUSTRALIA FIRST
	FIRST CHOICE TRAVEL AND CRUISE
	HAIR ARTISTRY LTD
2350	JENKINS TRUE VALUE HARDWARE

**W SUNSET DR 2005**

1269	BEIZA PLEASURE ISLAND TANNING INC
2400	EMEE REAL ESTATE LLC WAUKESHA APPLIANCE INC
2440	FOX RUN LANES
2474	MILWAUKEE MORTGAGE GROUP LLC
2480	RICHLONNS INC
2500	NEVS INK INC
2510	MOAT ENTERPRISES LLC

**BADGER DR 2000**

- 2300 COOPER PAC CORPORATION  
COOPER POWER SYSTEMS INC  
WESTERN POWER PRODUCTS INC
- 2301 KILPATRICK ENGINE & TRANSM
- 2302 CAP WOOD PRODUCTS INC
- 2303 J R L MACHINING INC
- 2305 ENERGY SAVING SYSTEMS INC
- 2307 KINATEDER FRED A MASONRY INC
- 2308 T B A DESIGN INC
- 2311 TRANSIT MGT WAUKESHA INC  
WAUKESHA CITY OF
- 2315 CONSTRUCTION MANAGEMENT  
GROWE, ROBERT

**W SAINT PAUL AVE 2000**

1308 MANTEAU, ERIC P  
1800 CHASES COLLECTORS SHOWPLACE  
1809 KWIK TRIP INC  
2000 ALONSO, JOSEPH J  
2302 BANC ONE WISCONSIN  
2306 ASSOCIATED BANK MILWAUKEE  
ASSOCIATED INVESTMENT SERVICES  
2308 CENTURY LIQUORS  
FLEMING COMPANIES INC  
2320 HAYDEN G W INC  
2330 JEWELRY NOOK  
2340 VOELKER THOMAS F DDS SC  
2344 FIRST CHOICE TRAVEL AND CRUISE  
HAIR ARTISTRY LTD  
2350 JENKINS TRUE VALUE HARDWARE

**W SUNSET DR 2000**

2400	WAUKESHA APPLIANCE INC
2440	FOX RUN LANES
2480	RICHLONNS INC
2500	NEVS INK INC
2510	HEARTLAND INDUSTRIES INC (DE)
	MIDWEST POWER EQUIPMENT INC

**BADGER DR 1995**

2300 BRADLEY, THOMAS  
COOPER INDUSTRIES INC  
COOPER POWER SYSTEMS INC  
2301 KILPATRICK ENGINE & TRANSM  
2302 CAP WOOD PRODUCTS  
2303 J R L MACHINING INC  
2307 KINATEDER FRED A MASONRY INC  
2308 T B A DESIGN INC  
2311 TRANSIT COORDINATOR  
TRANSIT MGT WAUKESHA INC  
WAUKESHA CITY OF  
2315 CONSTRUCTION MANAGEMENT



**W SAINT PAUL AVE 1995**

1320 BLOEDE, JOHN  
1800 CHASES COLLECTORS SHOWPLACE  
1809 KWIK TRIP INC  
2300 RESTAURANTS OF WAUKESHA INC  
2302 BANK ONE MILWAUKEE N A  
2304 FLEMING SUPERMARKETS INC  
2306 FIRST FINANCIAL BANK FSB  
2308 JAYS WINE & LIQUOR  
2312 FLEMING SUPERMARKETS INC  
2316 VIDEO USA ASSCTS-2 D LTD PRTNR  
2320 HAYDEN G W INC  
2330 JEWELRY NOOK  
VOELKER T F  
2332 STATE CENTRAL CREDIT UNION  
2340 GROH DAVID J  
2344 FIRST CHOICE TRAVEL AND CRUISE  
HAIR ARTISTRY LTD  
2346 BASK INC  
2350 JENKINS TRUE VALUE HARDWARE

**W SUNSET DR 1995**

2440	FOX VIEW RECREATION INC
2500	INWAY TRUCKING
	NEVS INK INC
	SURVEILLANCE SPECIALISTS INC
2510	MIDWEST POWER EQUIPMENT INC

**BADGER DR 1992**

2300	COOPER POWER SYSTEMS INC
2301	KILPATRICK ENGINE & TRANSM
2302	CAP WOOD PRODUCTS
2303	ALL CITY GLASS SERVICE INC
2308	DOOR PROFESSIONALS INC T B A UPHOLSTERY & SUPPLY
2311	TRANSIT MGT WAUKESHA INC WAUKESHA CITY OF
2315	CONSTRUCTION MANAGEMENT

**W SAINT PAUL AVE 1992**

1300 HARTZ, TIMOTHY J  
1304 ZINDLER AUCTION SERVICE  
ZINDLER, GORDON C  
1308 MANTEAU, LESTER E  
1800 CHASES COLLECTORS SHOWPLACE  
1809 KWIK TRIP INC  
2004 MJ THERAPY AND ASSOCIATES  
NYFFELER, GREGORY A  
2300 RESTAURANT ENTPS GROUP INC  
2302 BANK ONE MILWAUKEE N A  
2304 SENTRY MARKETS INC  
2306 FIRST FINANCIAL BANK FSB  
2312 SENTRY DRUGS INC  
2316 VIDEO USA ASSCTS-2 D LTD PRTR  
2320 RAHART INCORPORATED  
2330 VOELKER T F  
2332 STATE CENTRAL CREDIT UNION  
2350 JENKINS TRUE VALUE HARDWARE  
3215 BOPP, JOHN H  
7282 ZAGORSKI, STEVEN  
7283 COTTS, MARK S

**W SUNSET DR 1992**

2440	FOX VIEW RECREATION
2500	NEVS INK INC
2510	MIDWEST GOLF CARS INC

BADGER DR 1988

11

**BADGER DR -FROM SUNSET DR  
NORTH AND EAST 1 WEST OF W ST  
PAUL AV**

ZIP CODE 53186

2300 R T E Corp (Fab & Plant 5) 547-3846

2311 Waukesha Metro Transit bus rte info  
549-5555

2315 S & S Heating 542-2322

**W SAINT PAUL AVE 1988**

1304 Zindler Gordon C © 547-4200

1308 Manteau Lester E © 544-5498

1800 Marges Glitter Shop costume rental  
544-9094

1809 Kickapoo Oil Co 547-1450

Kwik Shop sausage & cheese 547-1450

2300 Fox Run Shopping Center

Cocos Restaurant 547-4243

2302 Bank One Waukesha 544-6111

2304 Sentry Foods gro 548-6980

2306 First Financial Savings 544-0880

2308 Jay's Wine & Liquor ret 542-8850

2312 Sentry Drugs 544-5800

**W SAINT PAUL AVE 1988****W ST PAUL AV-Contd**

- 2316 Video U S A video recording equip  
542-5505
- 2320 Ben Franklin genl mdse 542-4938
- 2330 Voelker Thomas dentist 544-0171
- 2332 State Central Credit Union 547-0550
- 2334 State Central Credit Union (Addl Sp)  
547-0550
- 2336 Fox Run Laundry Mat self serv  
547-9893
- 2340 Merrill Lynch Realty 549-4005
- 2344 Fox Run Stylists 549-4622  
Fox Run Stylists 549-4633
- 2346 Fox Run Fabricare dry clnrs 549-4211
- 2344a Electrolysis By Cordelle 549-4622  
Fox Run Electrolysis 549-4622
- 2350 John's True Value hdw 542-8080
- 2440 Foxview Lanes bowling alley 544-2010



**W SUNSET DR 1988**

---

**W SUNSET DR-Contd**

1277 Wingert Paul © 544-9575

1279★Zindars Larry 544-5320

1281★Eschenburg Michl 542-5215

1283★Lutkus David 549-1167

2440 Fox View Bowling Lanes 544-2010

2500 Under Constn

2510 Under Constn

---

**W SAINT PAUL AVE 1983**

Industries Inc) gas eng mtrs 547-5511

**MORELAND AV INTERSECTS****1300 Mundt Mark © 542-0095****1304 Zindler Gordon C © 547-6613****1308 Manteau Lester E © 544-5498****11****1800 Vacant****1809 Kickapoo Oil Co 547-1450****Kountry Stores sausage and cheese  
547-1450****2300 Fox Run Shopping Center****Jo Jos Restaurant 547-4243****2302 Under Constn****2304 Sentry Foods gro 542-9155****2306 First State Savings And Loan 544-0880****2308 Jay's Wine & Liquor ret 542-8850****2312 Sentry Drugs 544-5800****2316 Venus De Milo Figure Salon 544-5219****2320 V & S Variety Store genl mdse  
549-4141****2330 Voelker Thomas dentist 544-0171****Norwich Susan dentist 544-0171****2332 State Central Credit Union 547-0550****2334 Thorp Finance Corp loans 544-1144****2336 Fox Run Laundry Mat self serv****2340 Merrill Lynch Realty 549-4005****2344a Gentlemen's Preference Hairstyling  
549-4622****2344b Ladies' Preference Hairstyling 549-4633****2346 Fox Run One Hour Fabricare (Div Bask  
Inc) dry clnrs 549-4211****2350 John's True Value hdw 542-8080**

W SUNSET DR 1983

**1275 vacant**

**1275 Rogness Ray 542-2699**

**1277 Lightfoot Lance L 549-1689**

**1279 O'Brien James 549-5292**

**1281 Wagner Ross A 547-5910**

**1283 Krueger Victor C 547-2769**

**2440 Under Constn**

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## **APPENDIX C**

PHOTOS FROM PHASE I ESA



1. East elevation of Chase Bank Branch at 2302 West St. Paul Avenue.

2. View to the south from the southeast corner of the subject property.



3. View to the east from the southeast corner of the subject property.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-001	<b>Endpoint</b>



4. View to the northwest onto the subject property from the southeast corner.

5. View to the west along Sunset Drive from the southeast corner of the subject property.



6. South elevation of the Chase Bank Branch at 2302 West St. Paul Avenue.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
<b>PROJECT NO:</b> 525-008-001	



7. East elevation of the Sentry Food Store at 2304 West St. Paul Avenue.

8. West elevation of the former Denny's Restaurant building at 2300 West St. Paul Avenue.



9. Pad-mounted transformer on the north side of the Chase Bank Branch at 2302 West St. Paul Avenue.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-001	<b>Endpoint</b>



10. East elevation of the former Denny's Restaurant building.



11. Northeast elevation of the former Denny's Restaurant building.



12. Large pad-mounted transformer adjoining the subject property to the northeast along the St. Paul Avenue right-of-way.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
<b>PROJECT NO:</b> 525-008-001	<b>Endpoint</b>





13. Small pad-mounted transformer adjoining the subject property to the northeast along the St. Paul Avenue right-of-way.

14. Storm water retention pond adjoining the subject property to the north with adjoining commercial/retail property at 2200 West St. Paul Avenue beyond.



15. Pad-mounted transformer on the north side of the former Denny's Restaurant building at 2300 West St. Paul Avenue.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
<b>PROJECT NO:</b> 525-008-001	



16. Minor staining on concrete pad for transformer on north side of former Denny's Restaurant building.

17. East elevation of former Fox Run Strip Mall building (2306 - 2350 West St. Paul Avenue).



18. Sanitary sewer discharge adjacent to the northwest corner of the former Denny's Restaurant building.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-001	<b>Endpoint</b>



19. Bales of cardboard stored along the south edge of the subject property near the Sentry Food Store at 2304 West St. Paul Avenue.

20. AT&T electronics enclosure on the south side of the subject property.



21. Cardboard compactor on the south side of the Sentry Food Store.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-001	<b>Endpoint</b>



22. South elevation of the Sentry Food Store at 2304 West St. Paul Avenue.



23. North elevation of the Sentry Food Store at 2304 West St. Paul Avenue.



24. West elevation of the Sentry Food Store at 2304 West St. Paul Avenue.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-001	<b>Endpoint</b>



25. Municipal well pumphouse adjoining the subject property to the west.

26. Midwest Accounting building adjoining the subject property to the southwest at 2400 West Sunset Drive.



27. Fox View Lanes adjoining the subject property to the west at 2440 West Sunset Drive.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
<b>PROJECT NO:</b> 525-008-001	



28. Unimproved western portion of the subject property.



29. Unimproved western portion of the subject property.



30. Unimproved western portion of the subject property.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
<b>PROJECT NO:</b> 525-008-001	



31. West elevation of the Fox Run Strip Mall building (2306 – 2350 West St. Paul Avenue).

32. Eaton facility adjoining the subject property to the north at 2300 Badger Drive.



33. Eaton facility adjoining the subject property to the north at 2300 Badger Drive.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-001	<b>Endpoint</b>



34. Eaton facility adjoining the subject property to the north at 2300 Badger Drive.

35. North elevation of the Fox Run Strip Mall building viewed from the west.



36. North elevation of the Fox Run Strip Mall building viewed from the east.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-001	<b>Endpoint</b>





37. South elevation of the east end of the Fox Run Strip Mall building.



38. South elevation of the center section of the Fox Run Strip Mall building viewed from the east.



39. South elevation of the east end of the Fox Run Strip Mall building viewed from the west.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
<b>PROJECT NO:</b> 525-008-001	



40. South elevation of the east end of the Fox Run Strip Mall building viewed from the east.

41. South elevation of the Fox Run Strip Mall building viewed from the west.



42. Monitoring wells located on the north side of the Fox Run Strip Mall building.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-001	<b>Endpoint</b>



43. Interior of former dry cleaner in the 2346 West St. Paul Avenue tenant space.

44. Soil boring location and sub-slab vapor sampling point in the interior of former dry cleaner in the 2346 West St. Paul Avenue tenant space.

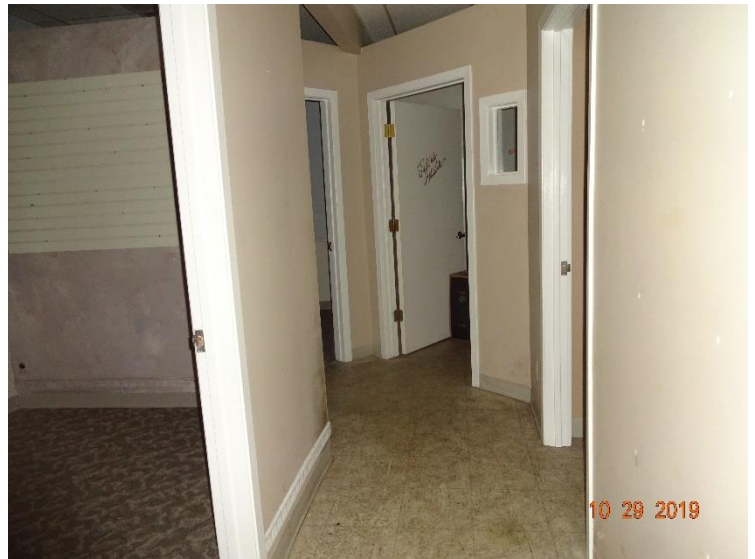


45. Interior of former dry cleaner in the 2346 West St. Paul Avenue tenant space.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-001	<b>Endpoint</b>



46. Interior of former dry cleaner in the 2346 West St. Paul Avenue tenant space.



47. Interior of the former hair stylist tenant space at 2344 West St. Paul Avenue.



48. Interior of the former hardware store tenant space at 2350 West St. Paul Avenue.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-001	<b>Endpoint</b>



49. Interior of the former hardware store tenant space at 2350 West St. Paul Avenue.



50. Interior of the former hardware store tenant space at 2350 West St. Paul Avenue.



51. Basement in the 2350 West St. Paul Avenue tenant space.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
<b>PROJECT NO:</b> 525-008-001	<b>Endpoint</b>



52. Basement in the 2350 West St. Paul Avenue tenant space.



53. Slop sink in 2350 West St. Paul Avenue tenant space.



54. Interior of former liquor store in 2306 West St. Paul Avenue tenant space.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-001	<b>Endpoint</b>



55. Interior of former liquor store in 2306 West St. Paul Avenue tenant space.



56. Interior of former liquor store in 2306 West St. Paul Avenue tenant space.



57. Cardboard compactor in northwest corner of former liquor store in 2306 West St. Paul Avenue tenant space.

<b>SITE PHOTOGRAPHS</b>	
FOX RUN SHOPPING CENTER	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-001	<b>Endpoint</b>