

MAY 24, 2022

CONSTRUCTION DOCUMENTATION REPORT

**FORMER KLINKE CLEANERS – FOX RUN
2346 WEST ST. PAUL AVENUE
WAUKESHA, WISCONSIN**

BRRTS #: 02-68-535535 / FID #: 268188910

ENDPOINT PROJECT NO. 525-008-005

PREPARED FOR:

Fox RUN 3, LLC
c/o: VJS DEVELOPMENT GROUP
W233N2847 ROUNDY CIRCLE WEST
PEWAUKEE, WI 53072

PREPARED BY:

Endpoint Solutions

6871 South Lover's Lane
Franklin, Wisconsin 53132
(414) 427-1200

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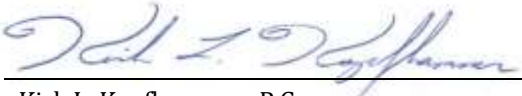
Prepared By:	 _____	May 24, 2022 _____
	Robert A. Cigale, P.G. Principal Geologist	Date
Reviewed By:	 _____	May 24, 2022 _____
	Kirk L. Kapfhammer, P.G. Principal Geologist	Date

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CERTIFICATION

HYDROGEOLOGIST

I, Robert A. Cigale, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.



Signature

332
P.G. number

May 24, 2022
Date



1.0 GENERAL INFORMATION

The purpose of this Construction Documentation Report (CDR) is to summarize the soil excavation and relocation activities performed at the Former Klinke Cleaners – Fox Run site located at 2346 West St. Paul Avenue in the City of Waukesha, Waukesha County, Wisconsin (the “Site” or “subject property”) between September 20, 2020 and November 2021 since redevelopment of the Site has started. The location of the Site is depicted on **Figure B.1.a –Location Map**. The bounds of the subject property are depicted on **Figure B.1.b – Detailed Site Map**.

1.1 SITE NAME AND ADDRESS

Klinke Cleaners – Fox Run
2346 West St. Paul Avenue
Waukesha, Wisconsin

BRRTS #: 02-68-535535
FID #: 268188910

1.2 LOCATIONAL INFORMATION

The Former Klinke Cleaners site is located on a parcel identified with Tax Key WAKC1328999001 totaling approximately 11.6-acres. The Site is the former location of four (4) separate structures including: a commercial strip mall (2306 to 2350 West St. Paul Avenue) where Klinke Cleaners was formerly located in the 2346 West St. Paul Avenue tenant space (2346 tenant space), a Sentry grocery store (2304 West St. Paul Avenue), an occupied Chase Bank branch (2302 West St. Paul Avenue) and a vacant former Denny’s restaurant (2300 West St. Paul Avenue). As part of the redevelopment process, the strip mall, Denny’s restaurant and Sentry grocery store were demolished. An unimproved 1.7815-acre parcel adjoins the aforementioned parcel to the west. The Site is located in the Southeast ¼ of the Southeast ¼ of Section 8, Township 6 North, Range 19 East. WTM coordinates for the approximate center of the Site are 661,073 / 281,170.

1.3 SITE OWNER / RESPONSIBLE PARTY

Fox Run 3, LLC
c/o VJS Development Group
W233N2847 Roundy Circle West
Pewaukee, WI 53072
Contact: Ms. Bailey Copeland
Phone: 262-893-1720
Email: bcopeland@vjsdevelopment.com

1.4 ENVIRONMENTAL CONSULTANT

Endpoint Solutions Corp. (Endpoint)
6871 South Lovers Lane
Franklin, WI 53132
Contact: Mr. Robert Cigale
Phone: 414-858-1202
Email: bob@endpointcorporation.com

1.5 SITE TOPOGRAPHY

The Site is relatively flat and is situated at an elevation of approximately 802 feet above mean sea level (ft amsl). The surface topography in the vicinity of the Site slopes gently to the east. The nearest surface water body is the Fox River located approximately 500 feet to the east. Based upon groundwater flow data previously collected on the Site and topographic map interpretation, the direction of shallow groundwater flow beneath the subject property is primarily to the northeast.

2.0 BACKGROUND

2.1 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. Based on a review of historical aerial photographs, 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.

In September 2004, Drake Environmental, Inc. (Drake) conducted a limited Phase II Environmental Assessment (EA) of the Klinke Cleaners site. Soil analytical results indicated elevated concentrations of tetrachloroethene (PCE) and groundwater analytical results indicated elevated concentrations of PCE, trichloroethene (TCE), toluene, cis-1,2-dichloroethene, isopropylbenzene and methyl tert-butyl ether (MTBE). Based on the results from the initial Phase II EA performed by Drake, additional assessment was recommended and the WDNR was notified of the contamination on October 29, 2004. The resulting open Wisconsin Department of Natural Resources (WDNR) Environmental Repair Program (ERP) case (BRRTS #: 02-68-535535) discussed herein is the only documented release on the Site. No other previously reported discharges have been noted on the subject property.

Following numerous iterations of investigative activities performed between 2004 and 2021, the extent of the contamination in the soil was delineated to the degree that the WDNR approved the proposed redevelopment plans for the Site, including the management of residually contaminated soils excavated as part of the proposed redevelopment in an onsite location (WDNR Letter – April 5, 2021). At the time the Soil Management Plan was approved, the WDNR requested that groundwater continued to be monitored through the construction phase to determine whether changes to the Site due to the proposed redevelopment affected the groundwater regime.

2.2 REDEVELOPMENT PLAN

The Site redevelopment includes three (3) two (2) story apartment buildings with a single level of underground parking in each. A depiction of the proposed redevelopment of the Site is shown on **Figure B.1.c**. Two (2) of the apartment buildings are located directly to the south of the delineated area of soil and groundwater contamination associated with the former dry-cleaning operation.

3.0 BACKGROUND

On February 9, 2021, Endpoint submitted a *NR 718 Material Management Plan* to the Wisconsin Department of Natural Resources (WDNR) to manage a small volume of potentially contaminated soil onsite for review and approval. Based on analytical results from soil samples collected during investigative activities, two (2) small isolated areas of low concentration PCE-contaminated soils were identified within areas that would require excavation as part of the redevelopment plan for the Site. A small area in the northeast corner of the 16-unit building was identified as having an estimated PCE concentration of 0.042 micrograms per kilogram ($\mu\text{g}/\text{kg}$) at six (6) to eight (8) feet below the ground surface (ft bgs). The subgrade elevation for the building at this location was approximately six and one-half (6.5) ft bgs. In addition, an area on the ramp to the underground parking level in the 24-unit building contained elevated concentrations of PCE ranging between 0.14 $\mu\text{g}/\text{kg}$ to 0.82 $\mu\text{g}/\text{kg}$ from the ground surface to approximately five and one-half (5.5) ft bgs. The required cut in this area was approximately three (3) ft bgs.

On April 5, 2021, the WDNR approved the Material Management Plan within the Area of Contamination as outlined in Figure B.2.c. The Material Management Plan proposed placing the potentially contaminated soils excavated from these two (2) locations within the screening berm constructed on the north side of the Site. The potentially contaminated soils were to be placed in the berm such that the contaminated soils would be covered with a minimum two (2) feet of clean compacted soil.

4.0 OBSERVATIONS AND DOCUMENTATION

4.1 SANITARY SEWER TRENCH ABANDONMENT

Prior to Site redevelopment activities, a gravity sanitary sewer was located approximately seven (7) feet south of the Property line and is located beneath the groundwater table and was assumed to be installed in an open trench. This sanitary sewer conveyed sanitary wastes from the former Denny's restaurant, the existing Chase Bank branch and the former Sentry grocery store on the east side of the Fox Run Shopping Center, then westward along the north property line. This sanitary sewer was abandoned as part of the redevelopment to be replaced with a new sewer on the south side of the proposed residential developments. On August 26, 2020, Endpoint witnessed Veit excavate the sanitary sewer trench immediately west of Manhole MH4 and immediately east of Manhole MH2 to sever the sanitary sewer pipe and to remove any granular bedding and/or backfill within the pipe trench. Once the pipes were severed and the majority of the granular bedding materials were removed, the resulting excavations were backfilled with clean silty clay soils excavated from other portions of the Site. Photo-documentation of the sanitary sewer trench abandonment activities are included in **Appendix A**.

4.2 CONTAMINATED SOIL EXCAVATION AND RELOCATION

The excavation of the two (2) areas of contaminated soils were performed on June 4, 2021 and July 28, 2021. Prior to excavation of the basement and the ramp area, the line depicting the approximate extent of the soils exceeding the soil-to-groundwater pathway residual contaminant level (RCL) was staked by a surveyor using real-time kinetic global positioning system (RTK GPS) technology. Once the extent of approximate RCL exceedances was surveyed, the areas requiring excavation within the delineated area were addressed.

On June 4, 2021, the area in the northeast corner of the 16-unit building was excavated. All soils excavated within the surveyed extent of contaminated soil within the building footprint from the ground surface to the building subgrade elevation was excavated and transported to the screening berm constructed on the north side of the Site. As the screening berm had already been partially constructed, the excavation contractor excavated an area within the screening berm sufficient to deposit the volume of soil to be excavated while allowing for a minimum of two (2) feet of cover over the contaminated soils.

On July 28, 2021, the area within the ramp to the underground level of parking beneath the 24-unit building was excavated. The excavation of the ramp proceeding in the same method as the excavation of the northeast corner of the 16-unit building. After the area of concern was surveyed, the excavator direct-loaded the spoils into dump trucks which delivered the soil to an area within the screening berm. An area of the screening berm to the east of the area which was exposed for the deposit of the soils excavated from the northeast corner of the 16-unit building was prepared for depositing the soils excavated from the ramp. Again, the screening berm was prepared by excavating an area sufficient for the proposed volume of the contaminated soils while allowing for a minimum of two (2) feet of clean cover over the contaminated soils.

The locations of the areas of excavation of the contaminated soils and the approximate locations where the contaminated soils were placed within the screening berm are depicted on **Figure B.2.c**.

Photographs taken during the excavation activities are provided in **Appendix B**.

5.0 CONCLUSIONS

Per the conditions of the April 5, 2021 *Approval to Manage Contaminated Soil within the Area of Contamination*, potentially contaminated soils excavated from the northeast corner of the 16-unit building and the ramp to the underground parking level for the 24-unit building were managed onsite within the north screening berm within the previously established area of contamination. We estimate approximately 135 cubic yards of potentially contaminated soils, approximately 43 cubic yards from the 16-unit building and approximately 92 cubic yards from the ramp area, were transported and placed within the north screening berm.

Based on the potentially contaminated soils being placed in the screening berm within the delineated area of contamination beneath a minimum two (2) feet of clean soil, it is our opinion the potentially contaminated soil has been managed in accordance with the requirements of the approved Material Management Plan. Furthermore, it is our opinion, the placement of the potentially contaminated soils in the berm within the delineated area of contamination is protective of human health and the environment.

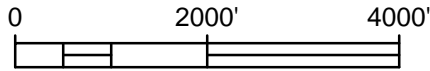
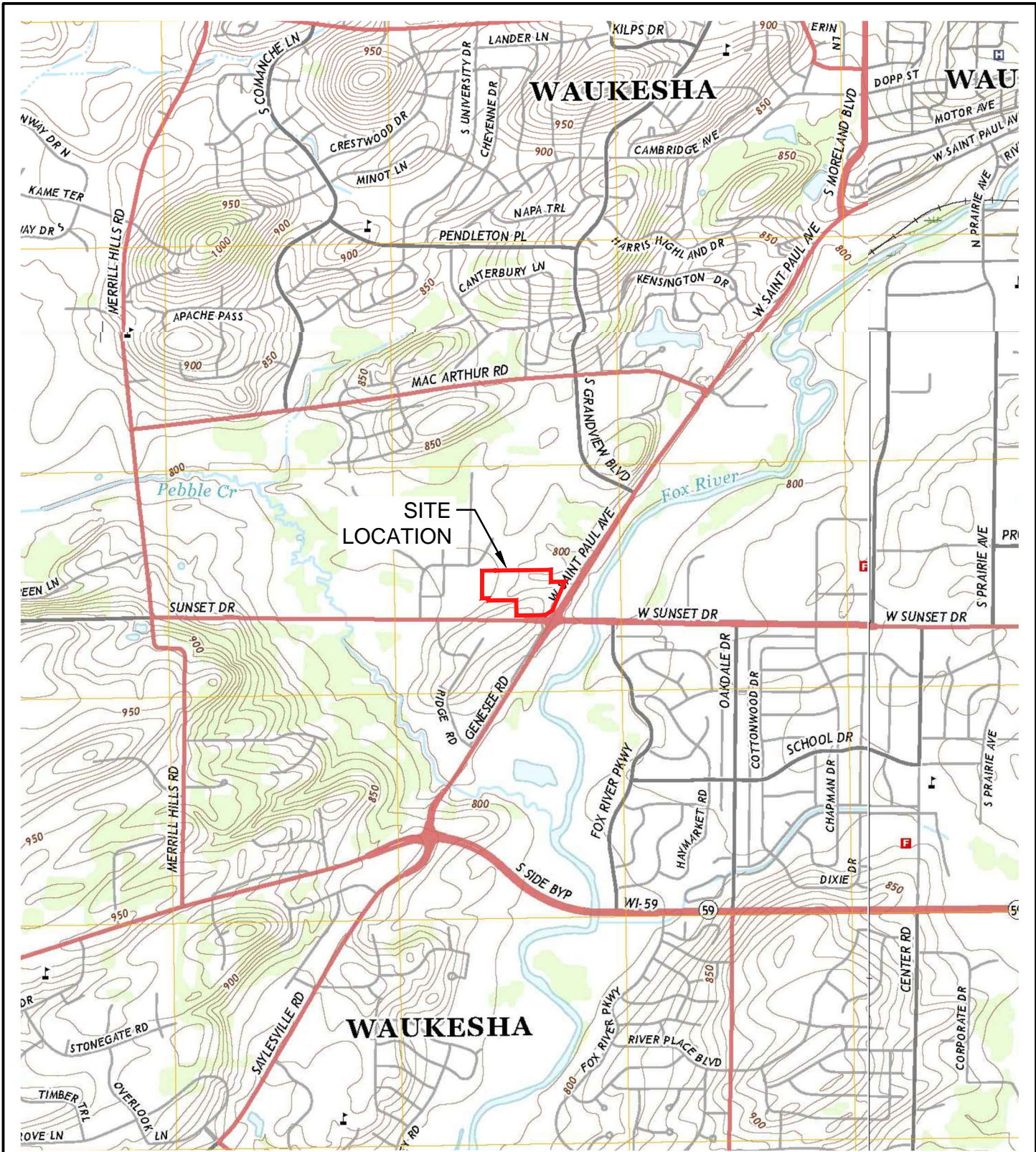
FIGURES

FIGURE B.1.A LOCATION MAP

FIGURE B.1.B DETAILED SITE MAP

FIGURE B.1.C PROPOSED SITE PLAN

FIGURE B.2.C CUT/FILL AREAS



LOCATION MAP

KLINKE CLEANERS - FOX RUN
 2346 W. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN 53188

Endpoint Solutions

6871 S. Lovers Lane
 Franklin, WI 53132

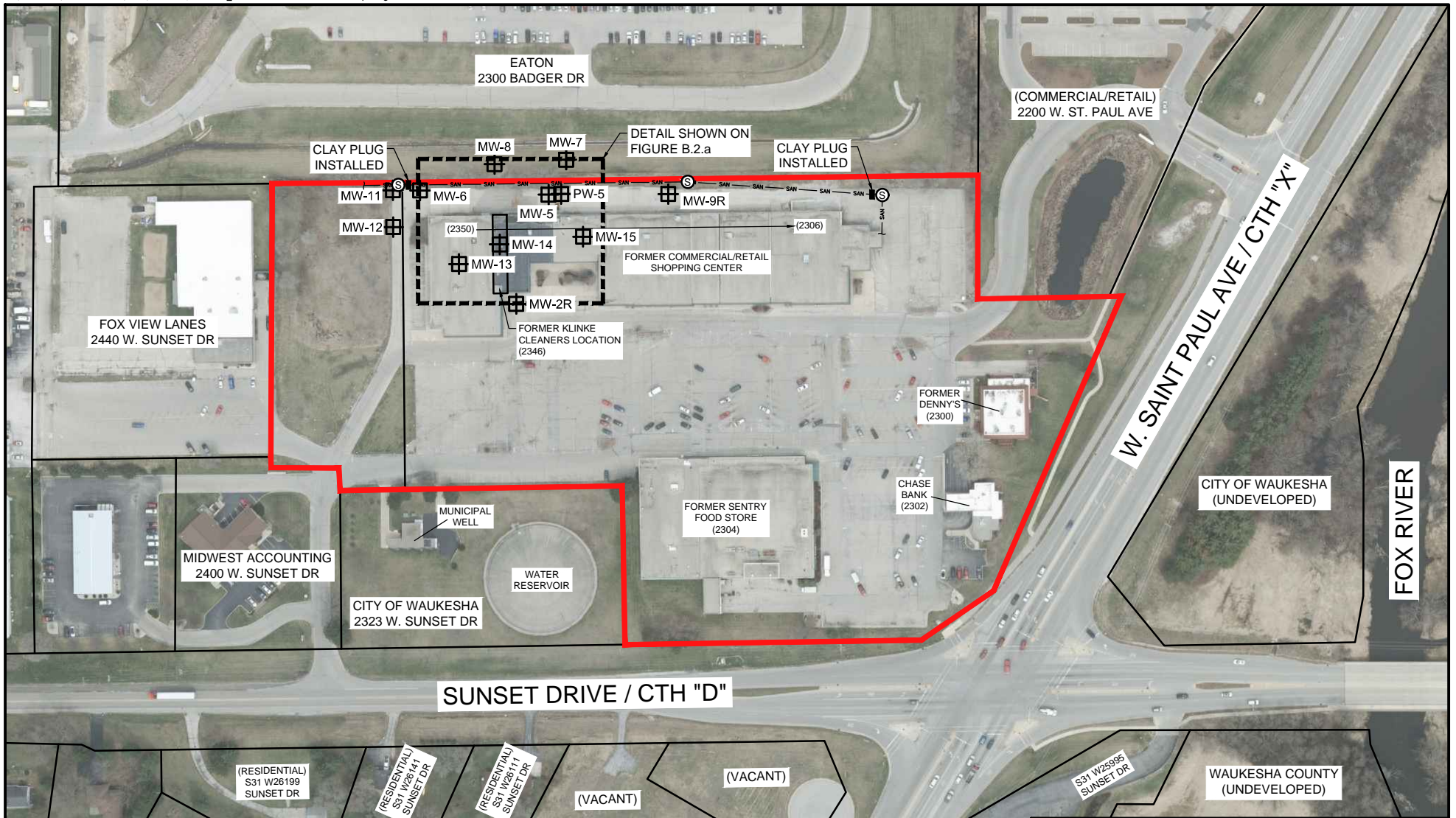
Phone: (414) 427-1200

Fax: (414) 427-1259

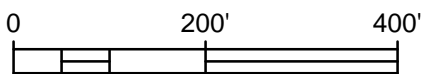
DRAWN BY: NWD DATE: 10/06/2020

REVIEWED BY: RAC PROJECT NO: 525-008-006

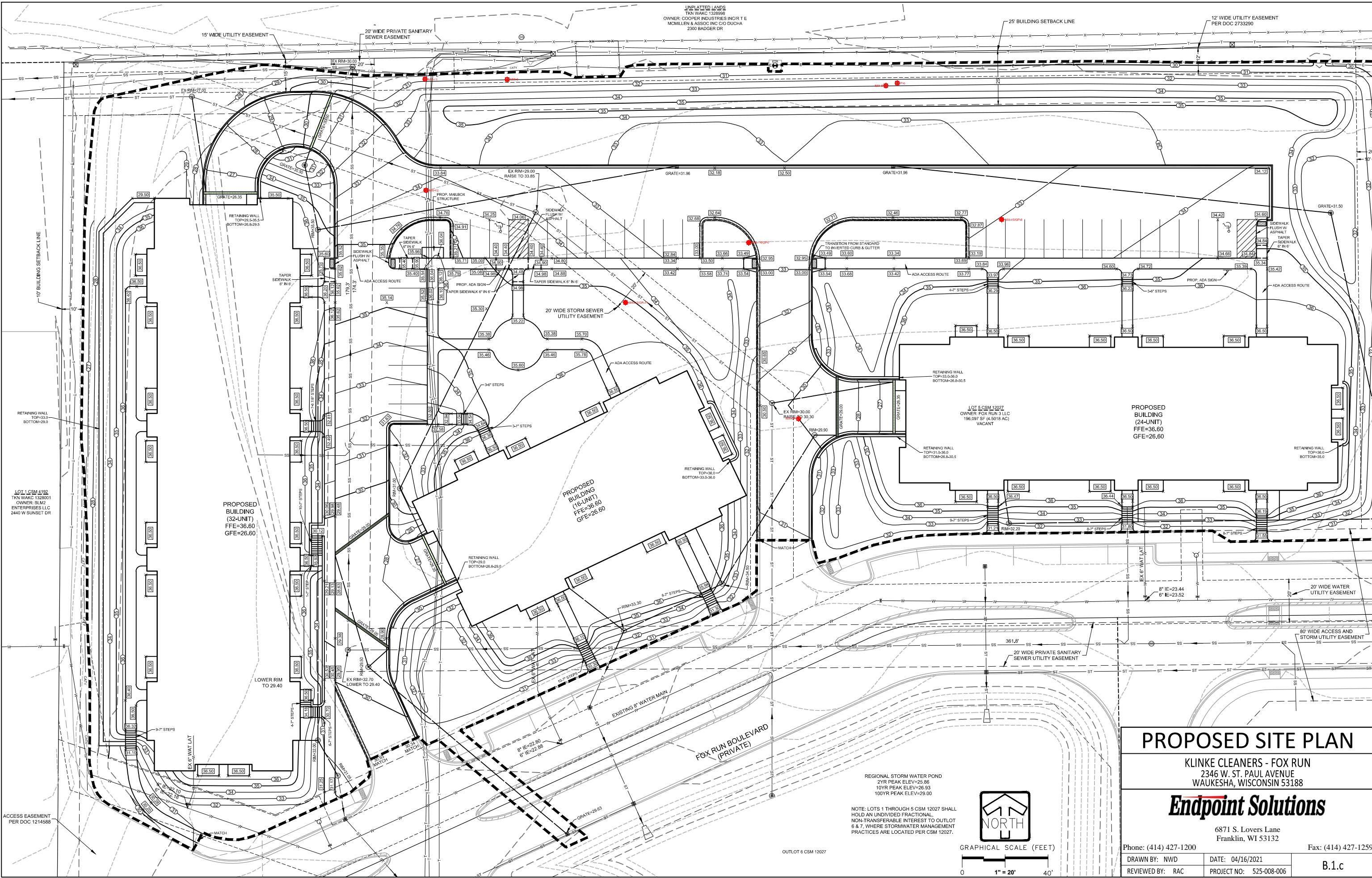
B.1.a



	SUBJECT PROPERTY
	SANITARY SEWER
	SANITARY SEWER MANHOLE
	MONITORING WELL LOCATION
(2304) -	ADDRESS ON W. ST. PAUL AVENUE



DETAILED SITE MAP		
KLINKE CLEANERS - FOX RUN 2346 W. ST. PAUL AVENUE WAUKESHA, WISCONSIN 53188		
Endpoint Solutions		
6871 S. Lovers Lane Franklin, WI 53132		
Phone: (414) 427-1200		Fax: (414) 427-1259
DRAWN BY: NWD	DATE: 10/06/2020	B.1.b
REVIEWED BY: RAC	PROJECT NO: 525-008-006	



UNPLATTED LANDS
 TKN WAKC 1328988
 OWNER: COOPER INDUSTRIES INC/RT E
 MCMLLEN & ASSOC INC C/O DUCHA
 2300 BADGER DR

LOT 1 CSM 4192
 TKN WAKC 1328001
 OWNER: BLM2
 ENTERPRISES LLC
 2440 W SUNSET DR

PROPOSED
 BUILDING
 (32-UNIT)
 FFE=36.60
 GFE=26.60

PROPOSED
 BUILDING
 (16-UNIT)
 FFE=36.60
 GFE=26.60

LOT 5 CSM 12027
 OWNER: FOX RUN 3 LLC
 196.097 SF (4.5018 AC)
 VACANT

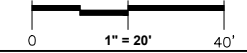
PROPOSED
 BUILDING
 (24-UNIT)
 FFE=36.60
 GFE=26.60

REGIONAL STORM WATER POND
 2YR PEAK ELEV=25.86
 10YR PEAK ELEV=26.93
 100YR PEAK ELEV=29.00

NOTE: LOTS 1 THROUGH 5 CSM 12027 SHALL
 HOLD AN UNDIVIDED FRACTIONAL
 NON-TRANSFERABLE INTEREST TO OUTLOT
 6 & 7, WHERE STORMWATER MANAGEMENT
 PRACTICES ARE LOCATED PER CSM 12027.



GRAPHICAL SCALE (FEET)



PROPOSED SITE PLAN

KLINKE CLEANERS - FOX RUN
 2346 W. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN 53188

Endpoint Solutions

6871 S. Lovers Lane
 Franklin, WI 53132

Phone: (414) 427-1200

Fax: (414) 427-1259

DRAWN BY: NWD

DATE: 04/16/2021

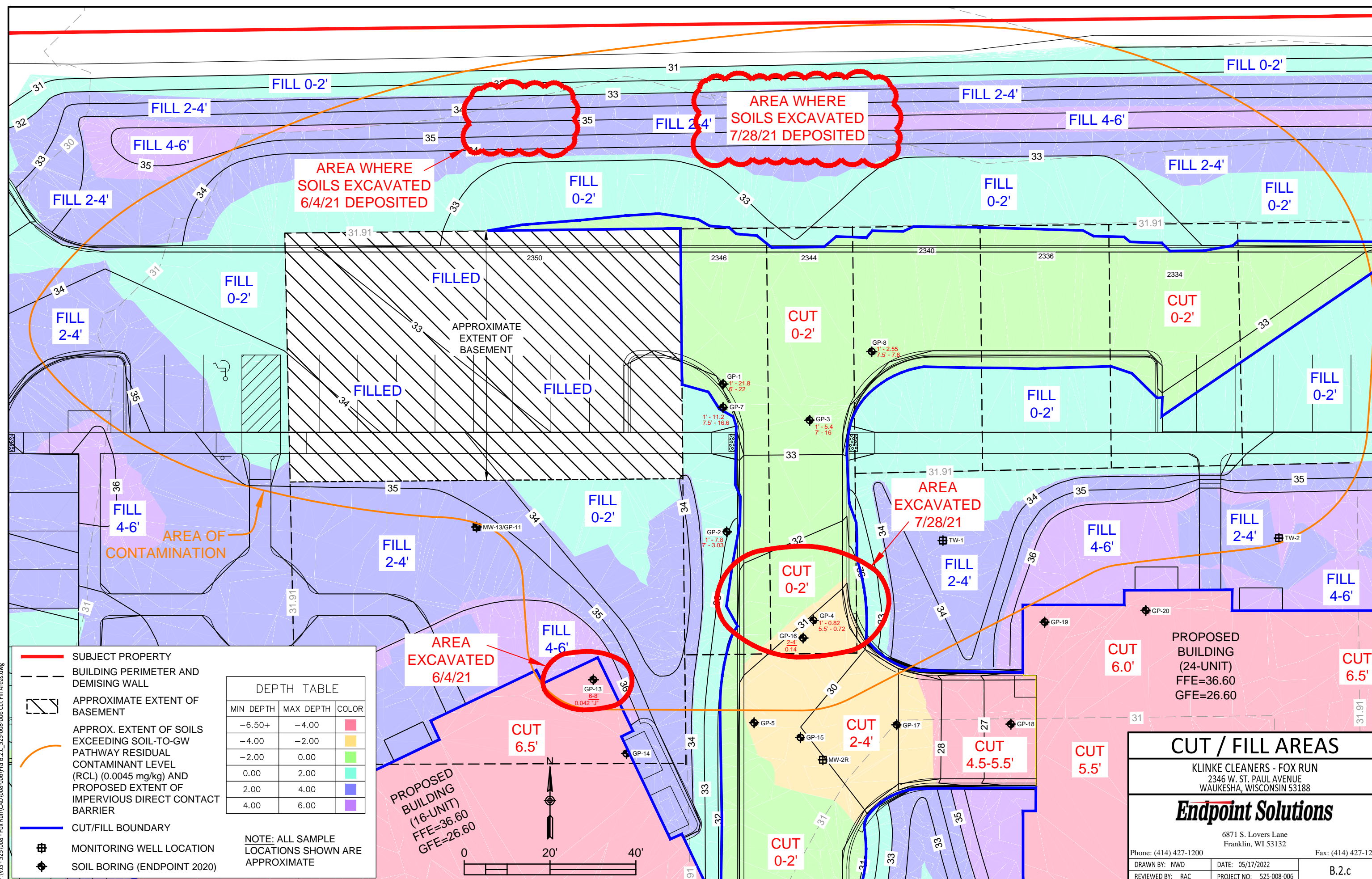
REVIEWED BY: RAC

PROJECT NO: 525-008-006

B.1.c

P:\VIS - 525\008 - Fox Run\CAD\008-006\FIG B.1.c_525-008-006 Proposed Site Plan.dwg

SOURCE: PINNACLE ENGINEERING GROUP GRADING PLAN REVISED 11-18-20



AREA WHERE SOILS EXCAVATED 6/4/21 DEPOSITED

AREA WHERE SOILS EXCAVATED 7/28/21 DEPOSITED

AREA EXCAVATED 7/28/21

AREA EXCAVATED 6/4/21

AREA OF CONTAMINATION

FILLED
APPROXIMATE EXTENT OF BASEMENT

PROPOSED BUILDING (24-UNIT)
FFE=36.60
GFE=26.60

PROPOSED BUILDING (16-UNIT)
FFE=36.60
GFE=26.60

DEPTH TABLE		
MIN DEPTH	MAX DEPTH	COLOR
-6.50+	-4.00	Red
-4.00	-2.00	Yellow
-2.00	0.00	Green
0.00	2.00	Cyan
2.00	4.00	Blue
4.00	6.00	Purple

NOTE: ALL SAMPLE LOCATIONS SHOWN ARE APPROXIMATE

- SUBJECT PROPERTY
- BUILDING PERIMETER AND DEMISING WALL
- APPROXIMATE EXTENT OF BASEMENT
- APPROX. EXTENT OF SOILS EXCEEDING SOIL-TO-GW PATHWAY RESIDUAL CONTAMINANT LEVEL (RCL) (0.0045 mg/kg) AND PROPOSED EXTENT OF IMPERVIOUS DIRECT CONTACT BARRIER
- CUT/FILL BOUNDARY
- MONITORING WELL LOCATION
- SOIL BORING (ENDPOINT 2020)

CUT / FILL AREAS

KLINKE CLEANERS - FOX RUN
2346 W. ST. PAUL AVENUE
WAUKESHA, WISCONSIN 53188

Endpoint Solutions
6871 S. Lovers Lane
Franklin, WI 53132
Phone: (414) 427-1200 Fax: (414) 427-1259

DRAWN BY: NWD DATE: 05/17/2022
REVIEWED BY: RAC PROJECT NO: 525-008-006 B.2.c

SOURCE: WAUKESHA COUNTY GIS & SAGA ENVIRONMENTAL & ENGINEERING, INC.

APPENDIX A

SANITARY SEWER TRENCH ABANDONMENT PHOTO-DOCUMENTATION



1. Six-inch (6") sanitary sewer pipe removed from west of MH 4 at the northeast corner of the Site.

2. Excavating sanitary sewer trench west of MH 4 at the northeast corner of the Site.



3. Excavating sanitary sewer trench west of MH 4 at the northeast corner of the Site.

SITE PHOTOGRAPHS	
2346 WEST ST. PAUL AVENUE	
WAUKESHA, WISCONSIN	
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4. Backfilling sanitary sewer trench with compacted clay west of MH 4 at the northeast corner of the Site.



5. Compacting clay within the sanitary sewer trench west of MH 4 at the northeast corner of the Site.



6. Compacted clay within the sanitary sewer trench west of MH 4 at the northeast corner of the Site.

SITE PHOTOGRAPHS	
2346 WEST ST. PAUL AVENUE	
WAUKESHA, WISCONSIN	
BRRS No: 02-68-535535	Endpoint



7. Compacted clay within the sanitary sewer trench west of MH 4 at the northeast corner of the Site.



8. Excavating east of MH 2 between two (2) underground fiber optic and one (1) underground electric utility in the northwest corner of the Site.



9. Excavating east of MH 2 with one (1) underground fiber optic utility exposed in the northwest corner of the Site.

SITE PHOTOGRAPHS	
2346 WEST ST. PAUL AVENUE	
WAUKESHA, WISCONSIN	
BRRS No: 02-68-535535	Endpoint



10. Excavating east of MH 2 with two (2) underground fiber optic and one (1) underground electric utility exposed in the northwest corner of the Site.

11. Backfilling sanitary sewer trench east of MH 2 with compacted clay.



12. Backfilled sanitary sewer trench east of MH 2 with compacted clay.

SITE PHOTOGRAPHS	
2346 WEST ST. PAUL AVENUE	
WAUKESHA, WISCONSIN	
BRRTS No: 02-68-535535	Endpoint

APPENDIX B

SOIL EXCAVATION AND RELOCATION PHOTO-DOCUMENTATION



1. 16-unit building excavation viewed from the east.

2. Approximate area of contaminated soils marked in northeast building corner.



3. View of the excavation profile looking into the area of contaminated soils.

SITE PHOTOGRAPHS	
FOX DEN APARTMENTS	
WAUKESHA, WISCONSIN	
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4. Screening berm along north boundary of the Site.



5. Area prepared in screening berm to accept contaminated soils.



6. Area prepared in screening berm to accept contaminated soils.

SITE PHOTOGRAPHS	
FOX DEN APARTMENTS	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-009	



7. Area prepared in screening berm to accept contaminated soils.

8. Location of prepared area of screening berm viewed from the south.



9. Excavation of contaminated soil area in progress.

SITE PHOTOGRAPHS	
FOX DEN APARTMENTS	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-009	Endpoint



10. First load of contaminated soil being deposited in the screening berm.

11. First load of contaminated soil being deposited in the screening berm.



12. Dozer spreading contaminated soil in prepared area of screening berm.

SITE PHOTOGRAPHS	
FOX DEN APARTMENTS	
WAUKESHA, WISCONSIN	
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13. First load deposited in screening berm.



14. Excavation of contaminated soils nearly complete.



15. Excavation of contaminated soils nearly complete.

SITE PHOTOGRAPHS	
FOX DEN APARTMENTS	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-009	Endpoint



16. Excavation of contaminated soils complete.

17. Contaminated soils placed in screening berm ready for clean soil cover.



SITE PHOTOGRAPHS	
FOX DEN APARTMENTS	
WAUKESHA, WISCONSIN	
PROJECT NO: 525-008-009	Endpoint

Endpoint Solutions

6871 South Lovers Lane
Franklin, Wisconsin 53132
Phone: 414-427-1200
Fax: 414-427-1259

www.endpointcorporation.com