

# GIS REGISTRY

## Cover Sheet

August 2011  
(RR-5367)

### Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

#### \*WTM COORDINATES:

X:  Y:

*\* Coordinates are in  
WTM83, NAD83 (1991)*

#### WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

#### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property" form)*

Soil Contamination > \*RCL or \*\*SRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property" form)*

#### Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations  
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for  
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic  
development corporation was directed to  
take a response action)*

#### Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 02-68-543070

PARCEL ID #: MSKC 2198981

ACTIVITY NAME: Jill's Dry Cleaners

WTM COORDINATES: X: 673048 Y: 272628

**CLOSURE DOCUMENTS** (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

**SOURCE LEGAL DOCUMENTS**

**Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.

*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

**Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: Title:

**Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

**MAPS** (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

**Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.

*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*

Figure #: 1 Title: General Site Location Map

**Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 1 Title: Site Layout Map

**Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 9 Title: Aerial Extent of Residual Soil Impact - PCE

BRRTS #: 02-68-543070

ACTIVITY NAME: Jill's Dry Cleaners

**MAPS (continued)**

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

**Figure #: 4 Title: Geologic Cross-Section A-A'**

**Figure #: 5 Title: Geologic Cross-Section B-B'**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

*Note: This is intended to show the total area of contaminated groundwater.*

**Figure #: 11 Title: Aerial Extent of Groundwater Impacts - PCE**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

**Figure #: 1 Title: Groundwater Contour Map 5/6/09**

**Figure #: 2 Title: Groundwater Contour Map 2/9/10**

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.  
**Note:** This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

**Table #: 3 Title: Summary of Soil Sample Analytical Results**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

**Table #: 1 Title: Groundwater Monitoring Analytical Results**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

**Table #: 1 Title: Groundwater and Top of Casing Elevations for Monitoring Wells**

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

**Note:** If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

**Note:** If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

**Figure #: Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

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ACTIVITY NAME: Jill's Dry Cleaners

**NOTIFICATIONS**

**Source Property**

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

**Off-Source Property**

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.  
*Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.*

**Number of "Off-Source" Letters:**

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

**Number of "Governmental Unit/Right-Of-Way Owner" Letters: 1**

## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="Freedom Sqaure Park (Parkland Dr) Muskego"/>	<input type="text" value="MSKC2198984003"/>	<input type="text" value="673044"/>	<input type="text" value="272641"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
Waukesha Service Center  
141 NW Barstow Street Room 180  
Waukesha WI 53188

Scott Walker, Governor  
Cathy Stepp, Secretary  
John Hammen, Acting Regional Director  
Telephone 262-574-2100  
FAX 262-574-2128  
TTY Access via relay - 711



August 31, 2011

Ms. Jill Fitzgerald  
Jill's Dry Cleaners  
S74 W16834 Janesville Road  
Muskego, WI 53150

Subject: Final Closure with Continuing Obligations  
Jill's Dry Cleaners, S74 W16834 Janesville Road, Muskego, WI 53150  
FID# 268077480, BRRTS# 02-68-543070

Dear Ms. Fitzgerald:

The Department of Natural Resources (the Department) reviewed the above referenced case for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. The Department has recently received information or documentation indicating that you have complied with the requirements for final closure. The proper site maps have been submitted and all the groundwater monitoring wells have been abandoned. The abandonment forms have been submitted to the Department.

The Department reviewed the case closure request regarding the chlorinated solvent contamination in both the soil and groundwater at this site. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible GIS Registry, to provide notice of residual contamination, and of any continuing obligations. The continuing obligations for this site are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier.
- Groundwater contamination is present above Chapter NR 140 enforcement standards.
- A vapor mitigation system must be operated and maintained, and inspections must be documented.

All site information, including the soil barrier maintenance and vapor mitigation plans, is on file at the Southeast Region DNR office, at 141 MW Barstow Street, Room 180, Waukesha, WI 53186. This letter and information that was submitted with your closure request application, including the maintenance plans, will be included on the GIS Registry, in a PDF attachment. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4) (w),

Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the Department's Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

### Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. You must pass on both the information about these continuing obligations and the soil barrier and vapor mitigation maintenance plans to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with the attached maintenance plans are met.

Pursuant to s. 292.12(2)(a), Wis. Stats., the engineered cap (consisting of asphalt and the building) that currently exists in the specific location shown on Figure 12 (attached) shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

Approximately 300 cubic yards of residual soil contamination remains beneath the cap between one to four feet in depth, as shown on Figure 12 (attached) and in the information submitted to the Department. If soil in the specific locations as shown on the attached map is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plans and inspection logs are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

### Prohibited Activities

The following activities are prohibited on any portion of the property where pavement and a building foundation is required as shown on the attached map (Figure 12), unless prior written approval has been obtained from the Department: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

Upon Department approval to replace the existing barrier, the replacement barrier must be one of similar permeability, until contaminant levels no longer exceed the applicable standards.

### Residual Groundwater Contamination

Groundwater impacted by chlorinated compound contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on this contaminated property and off-site under city owned Freedom Park, as shown on Figure 11 (attached). The off-source property owner (the City of Muskego) has also been notified of the presence of groundwater contamination.

### Vapor Mitigation

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Soil vapor beneath the building contains chlorinated VOC compounds at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building on the property. The vapor mitigation system, installed on April 23 –24, 2009, must be operated, maintained and inspected in accordance with the attached vapor system maintenance plan. System components must be repaired or replaced immediately upon discovery of a malfunction. Annual inspections and any system repairs must be documented in the inspection log. The inspection log shall be maintained on site and made available to the DNR or its contractors, upon request.

The integrity of the floor, building, and pavement or other impervious cap that exists on the property, shown on the Figure 12 (attached), must be maintained in compliance with the attached maintenance plans. This will help ensure proper functioning of the vapor mitigation system, limiting vapor intrusion to indoor air spaces.

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

### Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil.
- Disturbance, construction on, change or removal in whole or part of the Vapor Mitigation System.

Please send written notifications in accordance with the above requirements (with the site FID# and BRRS# noted) to: Victoria Stovall, Wisconsin Department of Natural Resources, 2300 N. Dr. ML King Dr., Milwaukee, WI 53212

### Operating Dry Cleaners

You should know that in order to remain eligible for future reimbursement of cleanup costs from the Dry Cleaner Environmental Response Fund (DERF), within 90 days of the date of this letter, the owner or



operator of the dry cleaning facility must implement enhanced pollution prevention measures found in Section 292.65(5)(a)2, Wis. Statutes, and NR 169.11(2), Wis Adm. Code. Currently, in accordance with Section 292.65(8)(f), Wis. Stats., the maximum amount of money that DERF can reimburse to any facility is \$500,000. The enhanced pollution prevention measures that must be implemented to remain eligible for DERF include:

- all wastes must be managed in accordance with federal and state hazardous waste rules;
- dry cleaning product or wastewater may not be discharged into any sanitary sewers, septic tanks, or any waters of the State;
- a containment structure must entirely surround and be capable of containing any spill or release of a dry cleaning product from a dry cleaning machine or other equipment;
- the floor within any containment structure must be sealed and be impervious to dry cleaning product;
- perchloroethene must be delivered to the dry cleaning facility by means of a closed, direct coupled delivery system.

In order to retain eligibility, you will need to verify that you have implemented these pollution prevention measures. You may wish to keep documentation in your files, such as invoices and photographs, of any enhanced pollution prevention measures you implement, in order to provide future verification.

The Department fact sheet, RR-819, "Continuing Obligations for Environmental Protection" helps to explain a property owner's responsibility for continuing obligations on their property. You may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Jim Delwiche at the Waukesha Service Center at (262) 574-2145.

Sincerely,



Frances Koonce  
Team Supervisor  
Southeast Region, Remediation & Redevelopment Program

Attachments: Figure 12 – Remaining Soil Contamination and Extent of Cap Map  
Figure 11 – Remaining Groundwater Contamination Map  
Maintenance Plans – Barrier/Cap and Vapor Mitigation System  
Inspection Logs – Barrier/Cap and Vapor Mitigation System

cc: Jim Delwiche – WDNR Waukesha  
Patrick Allenstein - KPRG  
SER Case File

PAVEMENT COVER , BUILDING BARRIER and VENTING SYSTEM  
MAINTENANCE PLAN

April, 2010

Property Located at:  
S74 W16834 Janesville Road  
Muskego, Wisconsin 53150

FID # 268077480, WDNR BRRTS # 02-68-543070

Legal Description: PT NW ¼ SEC 10 T5N R20E COM SW COR S1 E 109.75 FT N62 27' E 1020.69 FT N56 01' E 411.95 FT N33 58' W60 FT THE BGN N33 58' W200 FT N56 01' E 75 FT S33 58' E200 FT S56 01' W 75 FT TO BGN R253/670 R999/133 WD 5/88 in the City of Muskego, County of Waukesha, State of Wisconsin.

Parcel ID # MSKC 2198981

Introduction

This document is the Maintenance Plan for an asphalt/pavement/building barrier at the above referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code, The maintenance activities relate to the existing barriers occupying the area over the impacted soil on-site.

More site-specific information about this property may be found in:

- The case file in the DNR Southeast regional office
- BRRTS on the web
- GIS Registry file; and
- The DNR project manager.

Cover and Building Barrier Purpose

The paved surfaces and the building foundation over the contaminated soil serve as a barrier to minimize future soil-to-groundwater migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code and potential direct contact hazards. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Sub-Slab Depressurization System Purpose

Since site closure includes residual PCE impacts to soils beneath the building, an active depressurization system has been installed to mitigate the potential for vapor intrusion of volatile organic compounds from beneath the building into the interior space. The soil venting system includes two RadonAway Model GP501 fans that were installed in accordance with manufacturer requirements. A vacuum tube is installed on the inside of

the facility directly opposite from the fans of the exterior of the building. At installation and system start-up the readings on each tube were 0.7 inches of water column (IWC) indicating that the system is operating at maximum capacity of approximately 115 cubic feet per minute (cfm) of air draw. The minimum required air draw to meet vapor intrusion mitigation objectives is estimated at 10 cfm.

#### Annual Inspection – Cover and Building Barrier

The paved surfaces and building slab/foundation overlying the impacted soil will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as **Exhibit A**. The log shall include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be provided to the Wisconsin Department of Natural Resources (WDNR) upon request.

#### Maintenance Activities – Cover and Building Barrier

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (“PPE”). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law. In the event the paved surfaces and/or the building overlying the impacted soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces and/or the building, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

#### Inspection – Venting System

The venting system should be inspected on a semi-annual basis. The inspection will be visual to check for any piping damage or other readily observable changes (i.e., sound of

the blower, etc.). The reading on the vacuum tube will be checked. The inspection observations and vacuum readings will be recorded on the inspection sheet provided in **Exhibit B**. A copy of the inspection log will be provided to the WDNR upon request.

#### Maintenance Activities – Venting System

If problems are noted during the semi-annual inspection, or at any other time during the year, with regard to cracks in the piping or blower malfunction, the required repairs will be initiated as soon as the problem is detected. If the blower efficiency is noted to drop below 10 cfm (i.e., a reading of greater than 4 IWC on the magnehelic gauge), the manufacturer will be contact to determine appropriate potential repairs and/or the blower unit will be replaced with an equivalent new unit.

#### Amendment or Withdrawal of Maintenance Plan

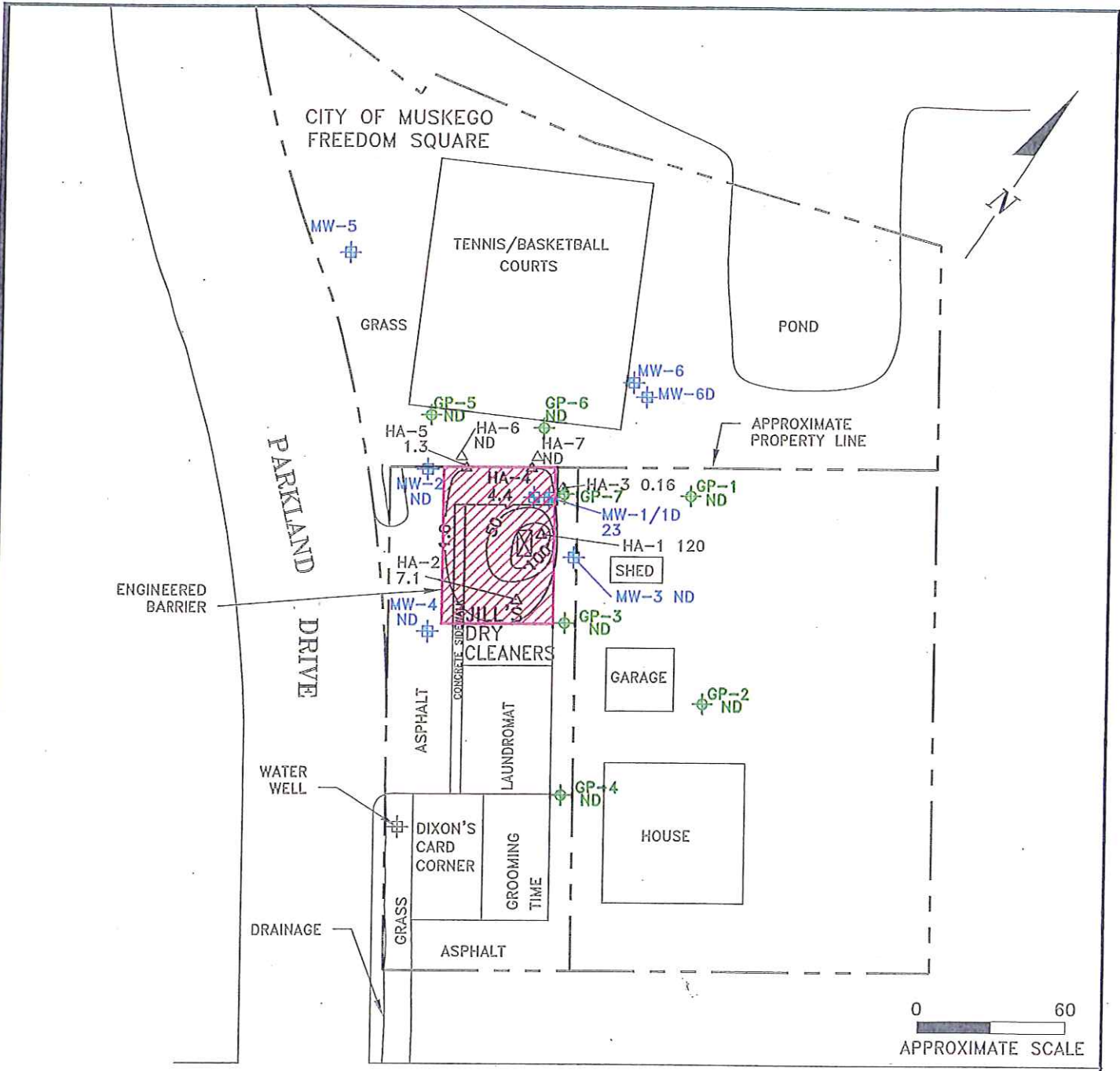
This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

#### Contact Information – April 2010







Owner and Operator: Jill's Dry Cleaners  
Ms. Jill Fitzgerald  
S74 W16834 Janesville Road  
Muskego, Wisconsin 53150  
262-679-2121

Consultant: KPRG and Associates, Inc.  
Richard R. Gnat, P.G.  
14665 W. Lisbon Road, Suite 2B  
Brookfield, Wisconsin 53005  
262-781-0475

WDNR: Mr. Jim Delwiche  
141 NW Barstow Street, Room 180  
Waukesha, Wisconsin 53188  
262-574-2145



**LEGEND**

-  ENGINEERED BARRIER
-  SOIL PCE ISOCONCENTRATION CONTOUR LINE (mg/kg)
-  LOCATION OF DRY CLEANING MACHINE
-  GEOPROBE BORING
-  MONITORING WELL LOCATION
-  HAND AUGER BORING

ENVIRONMENTAL CONSULTATION & REMEDIATION

**AREAL EXTENT OF SOIL IMPACT-PCE AND ENGINEERED BARRIER**

**K P R G**

KPRG and Associates, Inc.

JILL'S DRY CLEANERS  
MUSKEGO, WISCONSIN

14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478

Scale: 1" = 60'

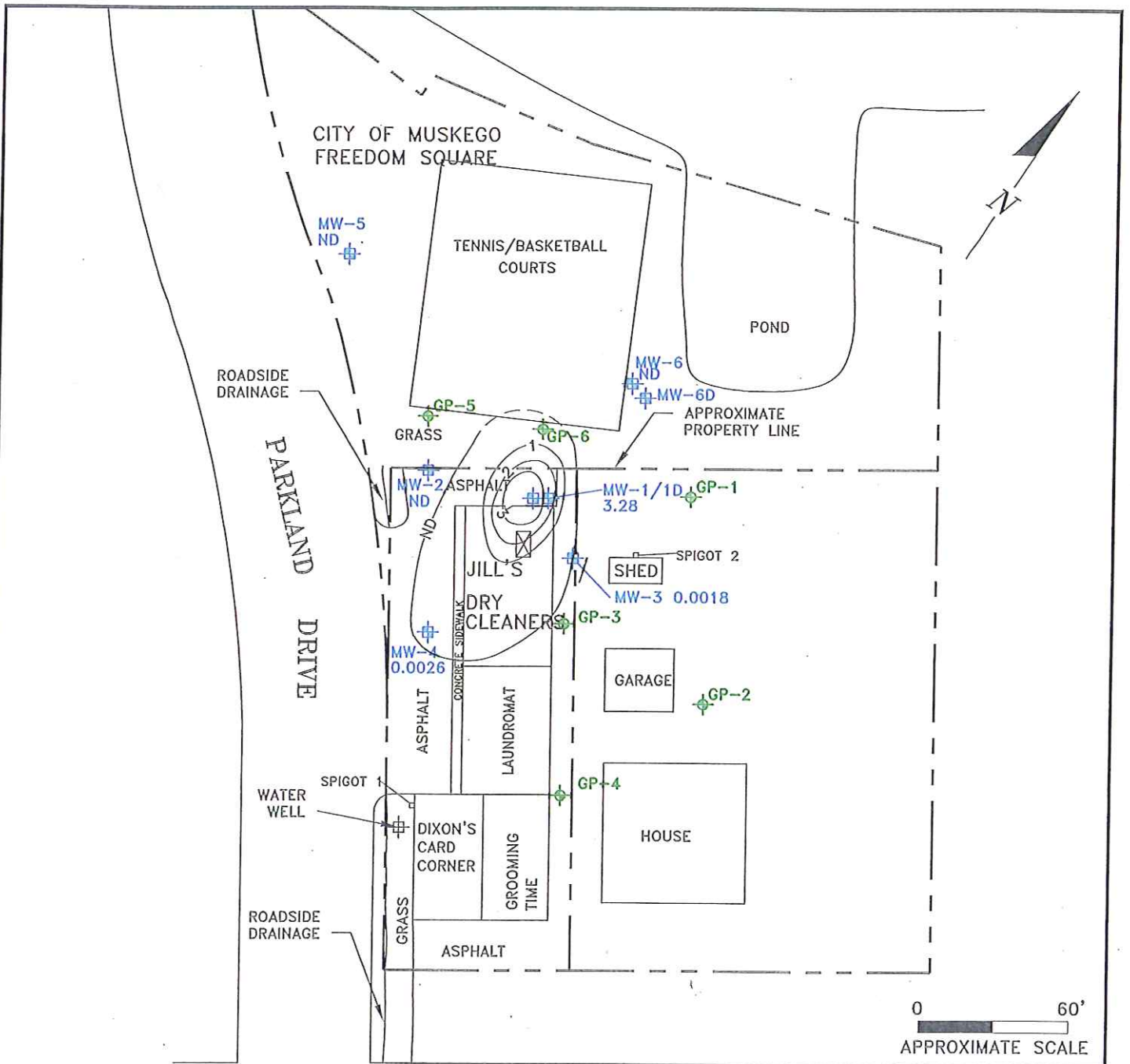
Date: March 25, 2011

414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

KPRG Project No. 13905

FIGURE 12

T:\c-050\proj\13905\jill's dry cleaners\c-050\mxd\figure12.mxd



JANESVILLE ROAD

**LEGEND**

- LOCATION OF DRY CLEANING MACHINE
- GROUNDWATER PCE ISOCONCENTRATION CONTOUR LINE (mg/l)
- INFERRED BASED ON AT DEPTH SOIL DATA AT GP-6
- GP-2 GEOPROBE BORING
- MW-4 MONITORING WELL LOCATION

ENVIRONMENTAL CONSULTATION & REMEDIATION

**K P R G**

KPRG and Associates, Inc.

14655 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478

414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

AREAL EXTENT OF GROUNDWATER IMPACTS-PCE - FEBRUARY 9, 2010

JILL'S DRY CLEANERS  
MUSKEGO, WISCONSIN

Scale: 1" = 60'

Date: July 18, 2011

KPRG Project No. 13905

FIGURE 11







1. Debtor (if App Name Of Entity Or Last Name If An Individual) Toutant First Name Cynthia Middle Initial M.  
 1A. Mailing Address 775 W18708 Kingston Drive  
 1B. City, State, Zip Code Muskego, Wisconsin 53150 1C. Social Security or Federal Tax ID No. 396-58-4287  
 2. Additional Debtor (if Any) (Legal Name Of Entity Or Last Name If An Individual) \_\_\_\_\_ First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_  
 2C. Social Security or Federal Tax ID No. \_\_\_\_\_  
 3. Additional Debtor (if Any) (Legal Name Of Entity Or Last Name If An Individual) \_\_\_\_\_ First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_

Filing # - 00783903

Filed - 03/07/2001 - 11:35 AM

Page 1 of 2

WAUKESHA COUNTY REGISTER OF DEEDS



3A. Mailing Address \_\_\_\_\_  
 3B. City, State, Zip Code \_\_\_\_\_ 3C. Social Security or Federal Tax ID No. \_\_\_\_\_

4. Assignee Of Secured Party (if any)  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_  
 Zip Code \_\_\_\_\_

4. Secured Party  
 Name Jill Fitzgerald  
 Address S69 W17997 Muskego Drive  
 City, State, Zip Code Muskego, Wisconsin 53150

10. Number of Additional Sheets Presented: \_\_\_\_\_  
 (Attaching additional pages requires non-standard fee.)

5. This Financing Statement covers the following types (or items) of collateral or leased goods:  
 See Exhibit "A" attached hereto and incorporated herein by reference as if set forth in full, including all such items which are, or become attached to or utilized with the realty located at 374 W16834 Janesville Road, Muskego, WI so as to become indistinguishable from fixtures to said realty and therefore become a part thereof.

CK 2364 50.00

5A. Proceeds of collateral are covered unless checked  5B. Products of collateral are covered unless checked   
 6. If checked here  the term "Debtor" refers to a "Lessor," the "Secured Party" refers to a "Lessor" and this filing is made as a fixture filing for leased goods that are or are to become fixtures.  
 7. This Financing Statement is to be filed in the Real Estate Records. It covers  the above goods (Property) which are or are to become fixtures,  timber to be cut,  minerals or the like (including oil and gas) or  accounts subject to s.409.10(3) Wis. Stats. A Legal Description of the Real Estate is:

PT NW1/4 SEC 10 T5N R20E COM SW COR S1 E 109.75 FT N62 27' E 1020.69 FT N56 01' E 411.95 FT N33 58' W 60 FT THE BGN N33 58' W 200 FT N56 01' E 75 FT S33 58' E 200 FT S56 01' W 75 FT TO BGN R253/670 R999/133 WD 5/88, in the City of Muskego, County of Waukesha, Wisconsin  
 Tax Key No. 2198981 Street Address: 374 W16834 Janesville Road

11. If checked , a "Continuing Business Relationship" under s.409.40(1)(c), Wis. Stats., exists. Jill Fitzgerald

12. Cynthia M. Toutant  
 NAME OF DEBTOR (IF ENTITY)  
 BY: [Signature] TITLE \_\_\_\_\_  
 SIGNATURE OF INDIVIDUAL DEBTOR \_\_\_\_\_  
 SIGNATURE OF INDIVIDUAL DEBTOR \_\_\_\_\_  
 SIGNATURE OF INDIVIDUAL DEBTOR \_\_\_\_\_

13. [Signature]  
 SIGNATURE OF SECURED PARTY OR ASSIGNEE OR ITS REPRESENTATIVE - TITLE  
 (Signature of Secured Party if required)

- Signature of Secured Party permitted in lieu of Debtor's signature when (if applicable, you must check one of the following boxes.)
- A. Collateral is subject to a security interest in another jurisdiction, and
    - Collateral is brought into this state; or
    - Debtor's location was changed to this state; or
  - B. Other situations when Debtor's signature is not required
    - Proceeds, see s.409.40(2) Wis. Stats.; or
    - Collateral to which filing legend; or
    - Collateral acquired after change of name, identity or corporate structure of Debtor.

14. RETURN COPIES TO:  
 Sindic Law Offices S.C.  
 757 N. Broadway, #700  
 Milwaukee, WI 53202

15. Jill Fitzgerald  
 CONTACT PERSON  
 (262) 679-2121  
 PHONE NUMBER

NOTE: PLEASE COMPLETE #15 AND #16

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State \_\_\_\_\_  
 Zip Code \_\_\_\_\_

Filing Officer Copy

EXHIBIT "A"

All personal property, lease rights, accounts receivable, equipment, furnishings, lighting, heating, ventilating, air-conditioning, sprinkling and plumbing fixtures, water and power systems, engines and machinery, boilers, furnaces, oil burners, elevators and motors, communication systems, dynamos, transformers, electrical equipment and all other fixtures of every description located in or on, or used, or intended to be used in connection with the Land or any building now or hereafter located thereon (excluding, however, fixtures owned by tenants occupying space in any building now or hereafter located on the Land); and (iii) all hereditament, easements, appurtenances, riparian rights, rents, issues, profits, condemnation awards, mineral rights and water rights now or hereafter belonging or in any way pertaining to the Land or to any building now or hereafter located thereon and all the estates, rights and interests of the Mortgagor in the Land; (iv) all building materials, furniture, furnishings, maintenance equipment and all other personal property now or hereafter located in, or on, or used, or intended to be used in connection with the Land or any building now or hereafter located thereon and all replacements and additions thereto (excluding personal property owned by tenants occupying space in any building now or hereafter located on the Land); and (v) all additions, accessions, increases, parts, fittings, accessories, replacements, substitutions, betterments, repairs and proceeds to any and all of the foregoing.

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1988  
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

1479706

REGISTER'S OFFICE  
WAUKESHA COUNTY, WIS. } SS

This Deed, made between Charles Damaske, A  
single person

1988 MAY 18 AM 10:30

Grantor,  
and Michael P. Fitzgerald and Jill C. Fitzgerald,  
as survivorship marital property

REC'D 1989 MAY 0133

Grantee,  
Witnesseth, That the said Grantor, for ~~XXXXXXXXXXXXXX~~  
One dollar (\$1.00) and other good and valuable  
consideration, has granted the following described real estate in Waukesha  
County, State of Wisconsin:

1479706

RETURN TO  
Attorney Donald J. Murn  
10533 W. National Ave  
Milwaukee, WI 53227-2041

Tax Parcel No. MSKC 2198.981

See Reverse Side for Legal.

TRANSFER  
\$ 192.00  
FEE

This ~~is~~ <sup>is not</sup> homestead property.  
~~XXXX (XXXX)~~

Together with all and singular the hereditaments and appurtenances thereto belonging:  
And Charles Damaske and his undivided one-half interest  
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except taxes,  
special assessments, if any, levied and assessed after the first day of  
January 1, 1988 and recorded easements, restrictions and municipal and  
zoning ordinances,  
and will warrant and defend the same.

Dated this 5th day of May, 19 88  
(SEAL) (SEAL)  
Charles Damaske  
Charles Damaske (SEAL) (SEAL)

AUTHENTICATION

Signature (M) Charles Damaske  
authenticated this 5th day of May, 19 88  
Hans A. Buehler  
Hans A. Buehler, ESQ.  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(if not  
authorized by § 706.06, Wis. Stats.)

ACKNOWLEDGMENT

STATE OF WISCONSIN  
County, } ss.  
Personally came before me this 5th day of May, 19 88 the above named  
to me known to be the person who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS CHAFFED BY  
Hans A. Buehler, ESQ

(Signatures may be authenticated or acknowledged. Both are not necessary.)

Notary Public  
My Commission is permanent (if not, state expiration date: 10)  
County, Wis.

\*Names of persons signing to any capacity should be typed or printed below their signatures.

Folded Image

That part of the Northwest One-quarter (1/4) of Section Ten (10), Township Five (5) North, Range Twenty (20) East, in the City of Muskego, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said 1/4 Section; thence South 1° 00' East along the West line of the Southwest 1/4 of said Section 10, 109.75 feet to its intersection with the centerline of State Trunk Highway "24"; thence North 62° 27' East along the centerline of said highway 1020.69 feet to an angle point in said highway; thence North 56° 01' 12" East along the centerline of said highway 411.95 feet to a point; thence North 33° 58' 48" West along the Southeasterly extension of the Northeasterly line of Parkland Drive 60.00 feet to a point in the Northwesterly line of said highway, said point being the point of beginning of the land to be described; thence continuing North 33° 58' 48" West along the Northeasterly line of said Parkland Drive 200.00 feet to a point; thence North 56° 01' 12" East on a line parallel to the centerline of said highway 75.00 feet to a point thence South 33° 58' 48" East on line parallel to the Northeasterly line of said Parkland Drive 200.00 feet to a point in the Northwesterly line of said highway; thence South 56° 01' 12" West along the Northwesterly line of said highway 75.00 feet to the point of beginning.

POOR ORIGINAL

# METROPOLITAN ENGINEERING, INC.

ENGINEERS - LAND SURVEYORS  
 20875 CROSSROADS CIRCLE, SUITE 150 WAUKESHA, WI 53186  
 (262) 782-2221 FAX 782-4426

## PLAT OF SURVEY

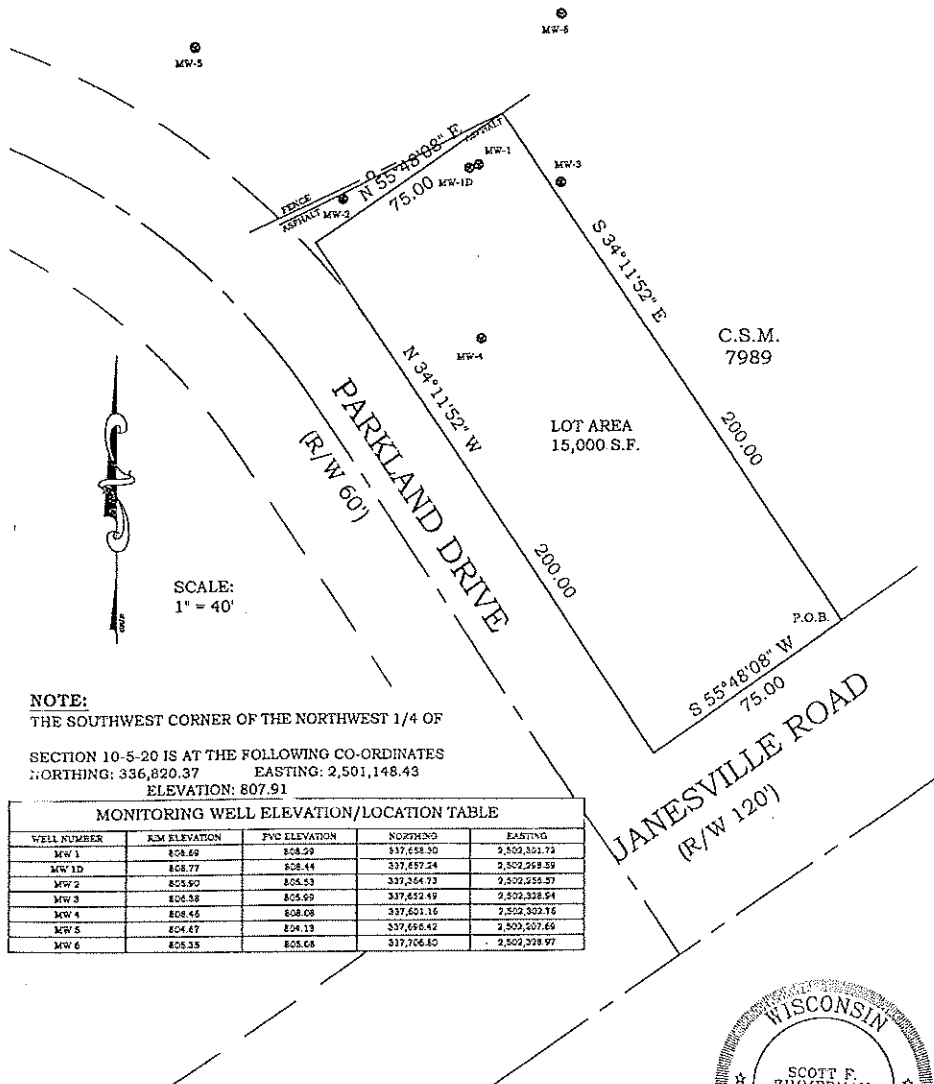
PREPARED FOR: KPRG & ASSOCIATES

LOCATION: 16834 JANESVILLE ROAD, MUSKEGO

LEGAL DESCRIPTION: A parcel of land in the Northwest 1/4 of Section 10, Town 5 North, Range 20 East, in the City of Muskego, Waukesha County, Wisconsin, bounded and described as follows:  
 COMMENCING at the Southwest Corner of said Northwest 1/4 of Section 10; thence South 01°13'04" East, 109.75 feet; thence North 62°13'56" East, along the Centerline of Janesville Road, 486.95 feet; thence North 55°48'08" East, along the Centerline of Janesville Road, 486.95 feet; thence North 34°11'52" West, 60.00 feet to the point of beginning; thence South 55°48'08" West, 75.00 feet; thence North 34°11'52" West, 200.00 feet; thence North 55°48'08" East; thence South 34°11'52" East, along the Westerly line of Certified Survey Map No. 7989, 200.00 feet to the point of beginning.

July 14, 2006

Survey No. 206139



NOTE:  
 THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 10-5-20 IS AT THE FOLLOWING CO-ORDINATES  
 NORTHING: 336,820.37      EASTING: 2,501,148.43  
 ELEVATION: 807.91

MONITORING WELL ELEVATION/LOCATION TABLE				
WELL NUMBER	R.M. ELEVATION	F.V.C. ELEVATION	NORTHING	EASTING
MW-1	828.69	828.29	337,238.30	2,502,351.72
MW-1D	828.77	828.44	337,287.24	2,502,269.59
MW-2	825.90	825.53	337,264.73	2,502,255.57
MW-3	826.38	825.92	337,452.49	2,502,338.54
MW-4	828.45	828.08	337,601.16	2,502,302.16
MW-5	824.67	824.13	337,695.42	2,502,307.66
MW-6	825.35	825.68	337,706.80	2,502,308.97

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.



Signed

Property Tax Listing - Register of Deeds/Treasurer - County Data Warehouse - version 1.1

[Search Options](#) | [View Tax Bill](#) | [View GIS Image](#) | [Help](#)

Search by

### Tax Listing Details

2010 REAL PROPERTY TAX LISTING

Effective Date: 3/21/2010

Tax Key **MSKC2198981**

View: [Previous Year](#)

Address **S74W16834 JANESVILLE**

Legal Description: PT NW1/4 SEC 10 T5N R20E COM SW COR S1 E 109.75 FT N62 27' E 1020.69 FT N56 01' E 411.95 FT N33 58' W 60 FT THE BGN N33 58' W 200 FT N56 01' E 75 FT S33 58' E 200 FT S56 01' W 75 FT TO BGN R253/670 R999/133 WD 5/88

Description

Assessment Year: 2010      Active for Assessment Year: Yes  
 First Roll Year:              Retired Roll Year:  
 Assessed With Others: No      Referral: No  
 Burial Site: No

Listed To:  
 MICHAEL & JILL FITZGERALD  
 S69W17997 MUSKEGO DR  
 MUSKEGO, WI 53150

Assessment Information

Assessed By: LOCAL      Assessment Type: FULL  
 Approved Value Year: 2009      Board of Review Date: 5/13/2009  
 Assessment Ratio: 100.93%      Assessment Ratio Year: 2009

Property Values:

Property Class	Acres	Land	Improvement	Total
MERCANTILE	0.34	\$105,000.00	\$241,100.00	\$346,100.00
<b>Total:</b>	<b>0.34</b>	<b>\$105,000.00</b>	<b>\$241,100.00</b>	<b>\$346,100.00</b>

Districts:

District Type	District Name	DOR Code
CITY	MUSKEGO	251
SCHOOL	SCH D OF MUSKEGO-NORWAY	3857
TCDB	WAUKESHA TECH COLLEGE DIST	08
TIF	TIF DIST 8	
SEWER	MMSD 1000 FT RULE	
WATER	SANITARY DIST	
OTHER	CDA DISTRICT #2	

County Web Site

Internet user

This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be inconsistency in data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding tax listing, contact the County Register of Deed's Office at (262)548-7577 . For questions regarding County Tax Bills, contact the County Treasurer's Office at (262)548-7029 .



[Legal Notices](#) | [Privacy Notices](#) | [Acceptable Use Policy](#)

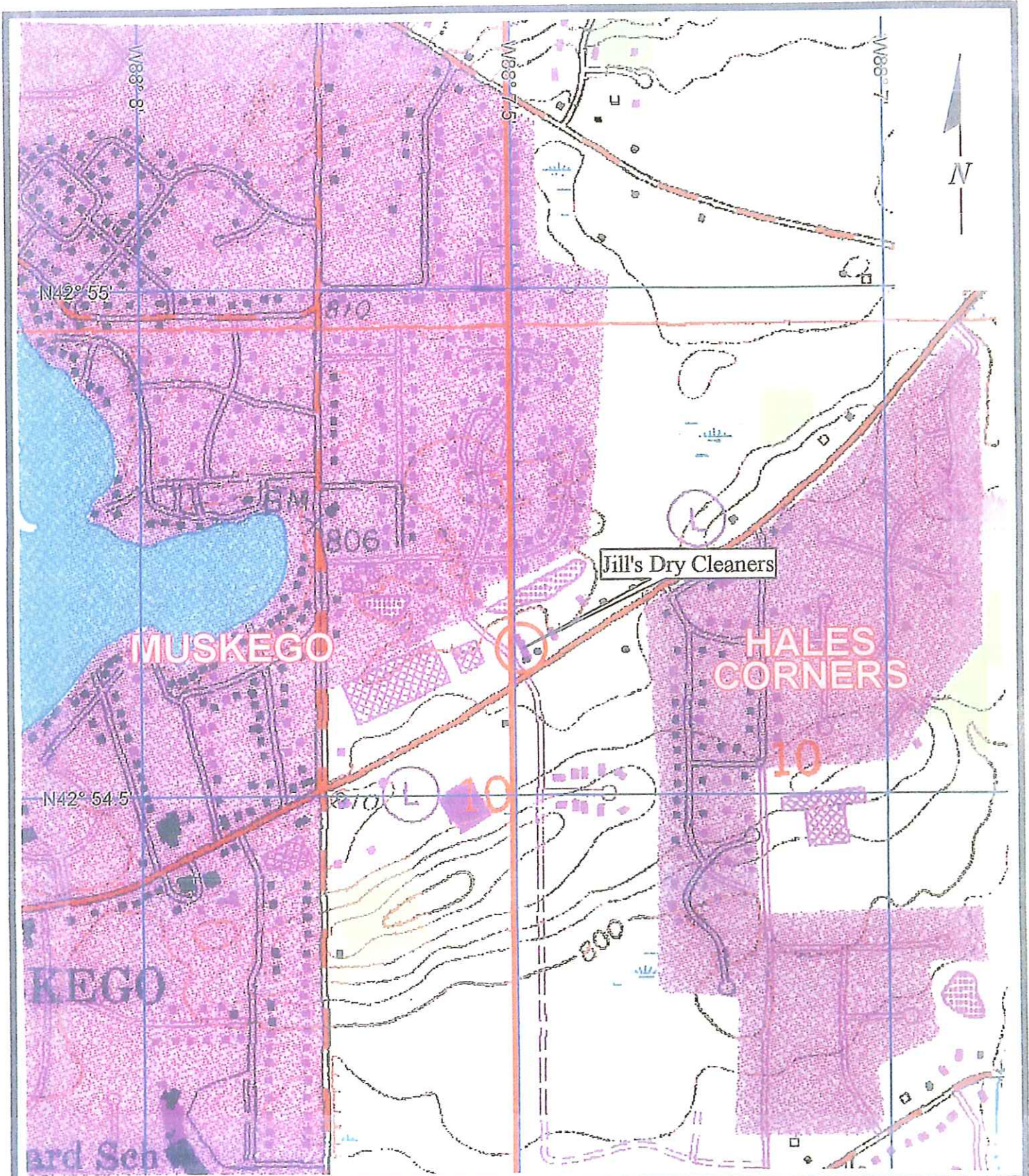
Questions, comments, and concerns regarding this web site should be directed to [Webmaster](#) We are not responsible for the content of links outside of our site. © Copyright 2000 Waukesha County, All Rights Reserved.

SIGNED STATEMENT BY RESPONSIBLE PARTY

I hereby certify that the legal descriptions of all properties within or partially within the site boundaries provided in this closure package are correct to the best of my knowledge.

  
\_\_\_\_\_  
Jill's Dry Cleaners

\_\_\_\_\_  
Date



ENVIRONMENTAL CONSULTATION & REMEDIATION

JILL'S DRY CLEANERS

**K P R G**

KPRG and Associates, Inc.

GENERAL SITE LOCATION MAP

14685 West Litchia Road, Suite 20 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0470  
 414 Plaza Drive, Suite 103 Westmont, Illinois 60559 Telephone 630-329-1500 Facsimile 630-329-1593  
 1053 Kilamoy Drive Dyer, Indiana 46311 Telephone 219-665-6848 Facsimile 219-665-8997

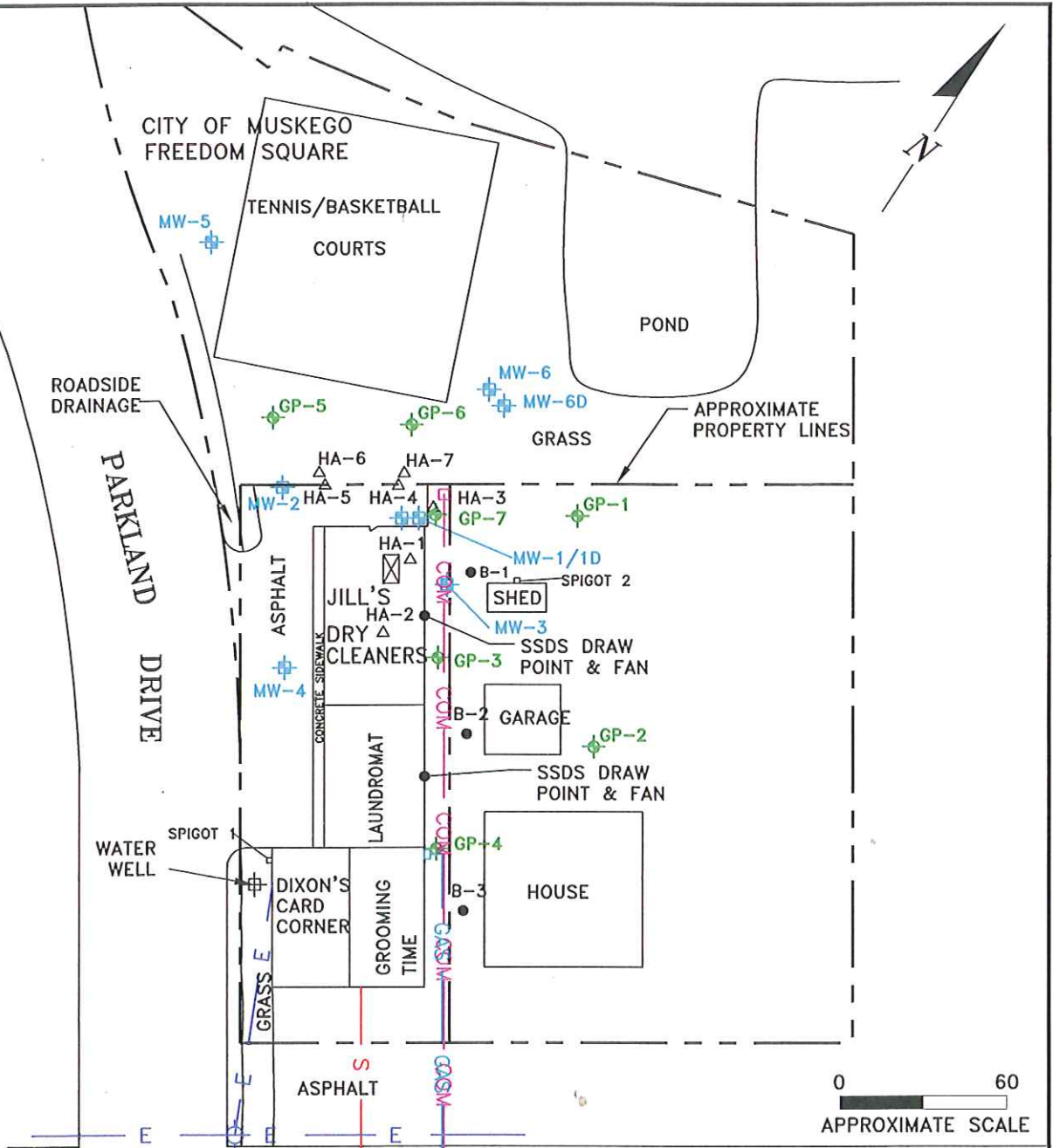
Scale: 1:9,600

Date: November 7, 2005

KPRG Project No. 13905

FIGURE 1





**LEGEND**

- MW-4 MONITORING WELL LOCATION
- GP-2 GEOPROBE BORING
- HA-1 HAND AUGER BORING
- B-1 BENCHMARK ENVIRONMENTAL BORING
- LOCATION OF DRY CLEANING MACHINE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- GAS
- COMMUNICATIONS

ENVIRONMENTAL CONSULTATION & REMEDIATION



KPRG and Associates, Inc.

**SITE LAYOUT MAP**

JILL'S DRY CLEANERS  
MUSKEGO, WISCONSIN

Scale: 1" = 60'

Date: July 18, 2011

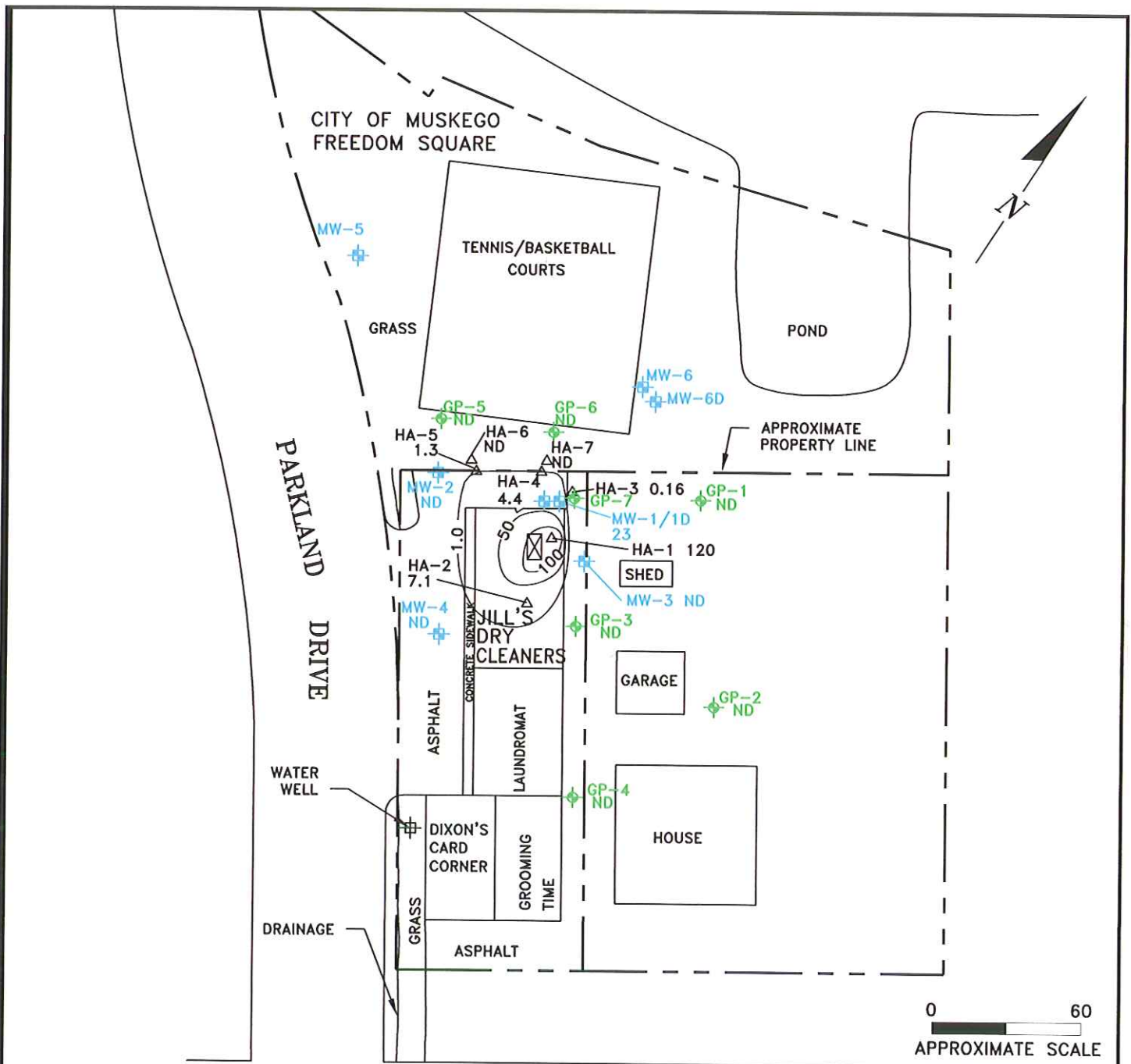
KPRG Project No. 13905

FIGURE 1

14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478

414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-925-1300 Facsimile 630-925-1593

X:\c-2010\projects\jill's dry cleaners\closure pack\env\figure 1.mxd.dwg

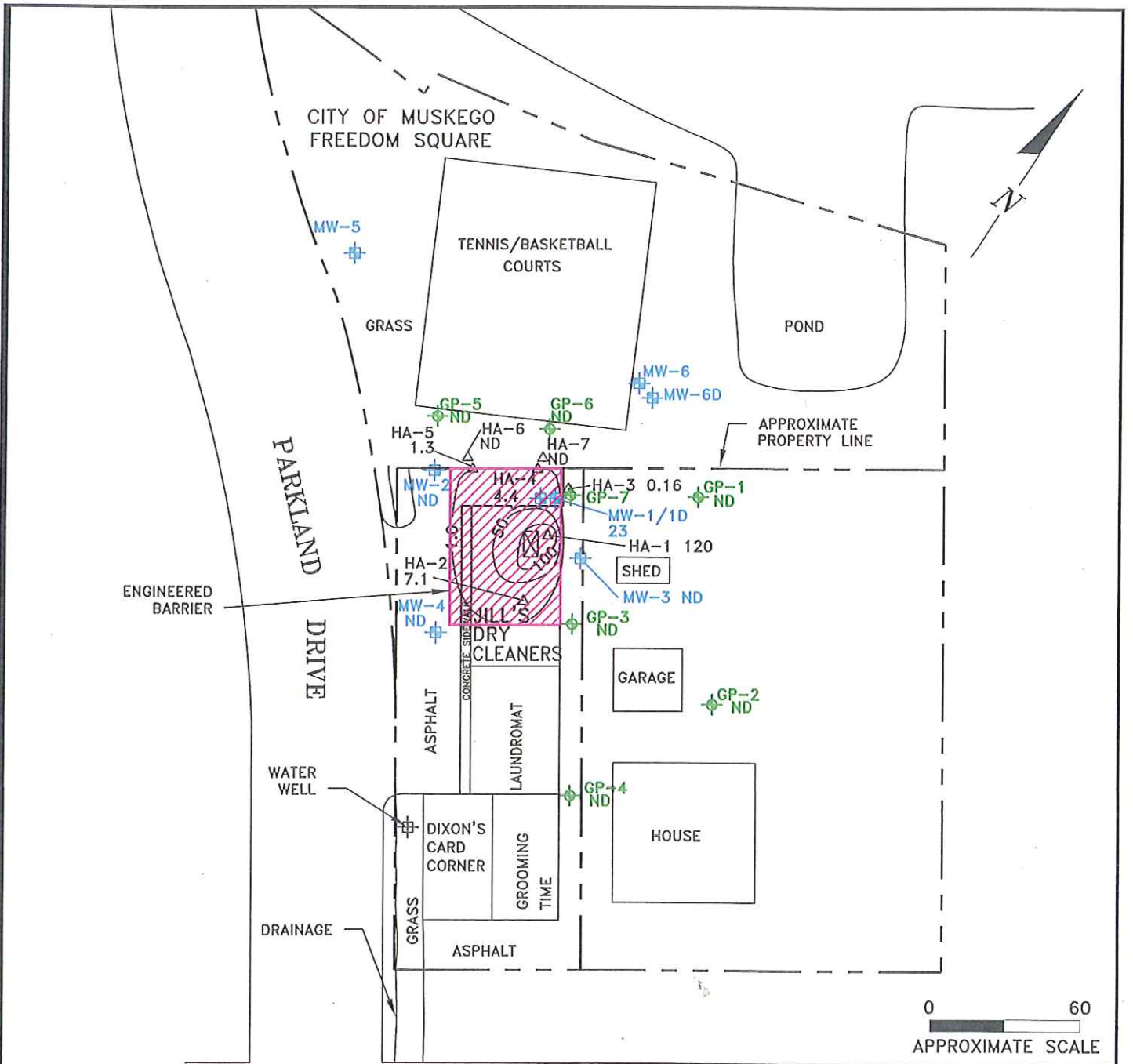


**LEGEND**

- LOCATION OF DRY CLEANING MACHINE
- SOIL PCE ISOCONCENTRATION CONTOUR LINE (mg/kg)
- GP-2 GEOPROBE BORING
- MW-4 MONITORING WELL LOCATION
- HA-1 HAND AUGER BORING

T:\v-pdp\projects\jill's dry cleaners\closure\_packages\figures\13905\_addr\_closure\_fig9.dwg

ENVIRONMENTAL CONSULTATION & REMEDIATION		AREAL EXTENT OF SOIL IMPACT-PCE	
<span style="font-size: small; vertical-align: middle;">KPRG and Associates, inc.</span>		JILL'S DRY CLEANERS MUSKEGO, WISCONSIN	
14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478		Scale: SEE BARSCALE	Date: March 25, 2011
414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593		KPRG Project No. 13905	FIGURE 9



**LEGEND**

LOCATION OF DRY CLEANING MACHINE

GP-2 GEOPROBE BORING

SOIL PCE ISOCONCENTRATION CONTOUR LINE (mg/kg)

MW-4 MONITORING WELL LOCATION

ENGINEERED BARRIER

HA-1 HAND AUGER BORING

ENVIRONMENTAL CONSULTATION & REMEDIATION

**AREAL EXTENT OF SOIL IMPACT—PCE AND ENGINEERED BARRIER**

**K P R G**

KPRG and Associates, Inc.

JILL'S DRY CLEANERS  
MUSKEGO, WISCONSIN

14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478

Scale: 1" = 60'

Date: March 25, 2011

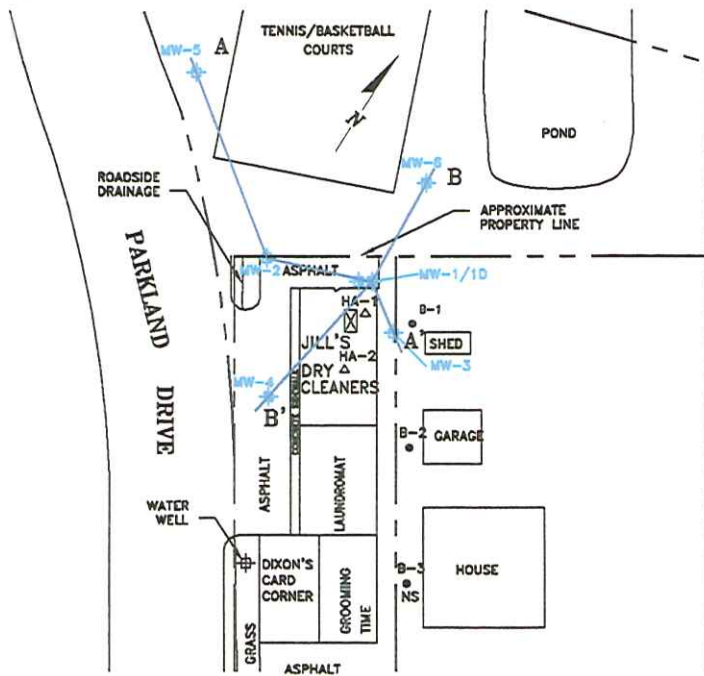
414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

KPRG Project No. 13905

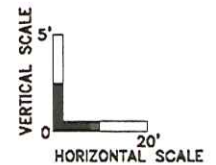
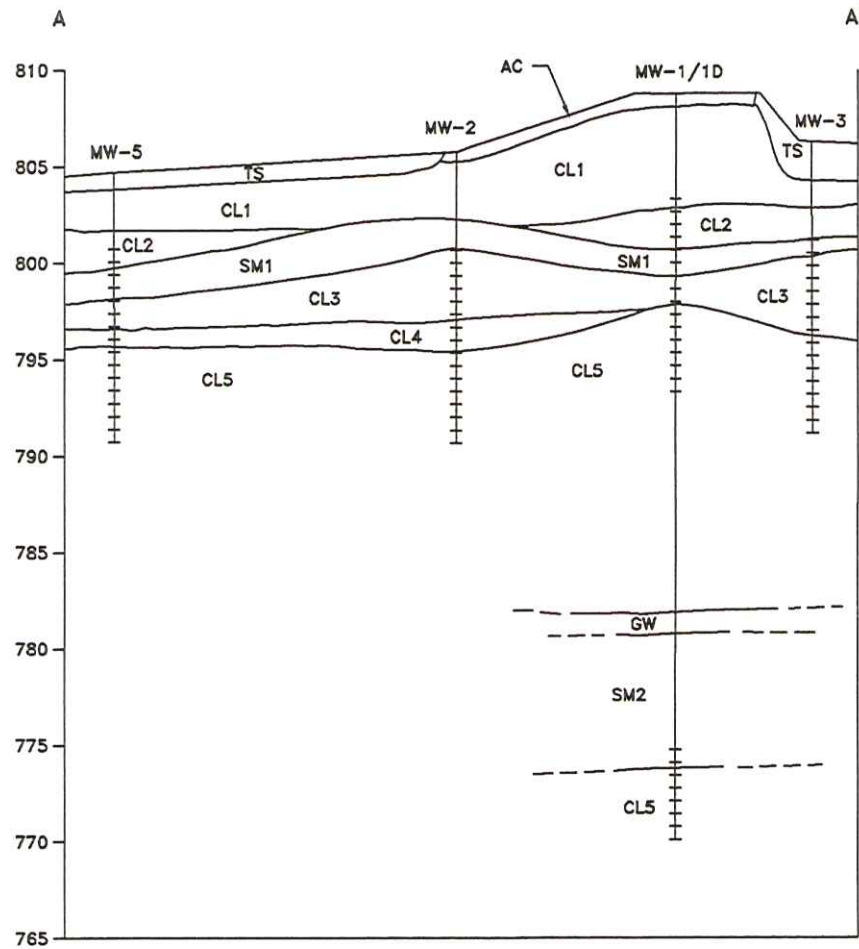
FIGURE 12

**LEGEND**

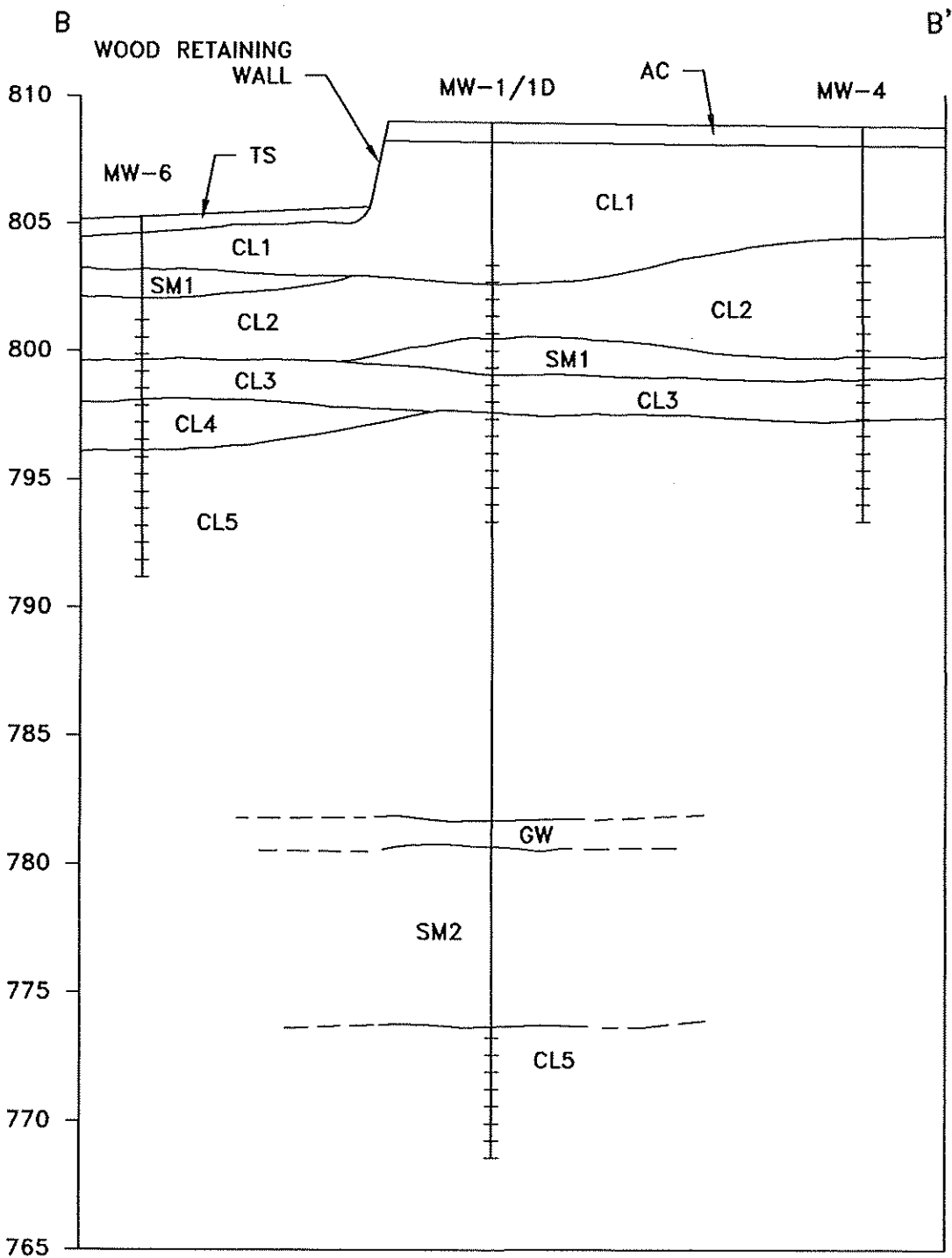
- TS GRASS AND BLACK TOPSOIL, CLAY WITH LITTLE SILT, SAND, AND GRAVEL, SLIGHTLY MOIST
- AC ASPHALT WITH SANDY GRAVEL BASE ROCK
- C1 CLAY, DARK BROWN TO BLACK, SOME SILT AND SAND
- C2 CLAY, GREENISH GRAY TO ORANGE BROWN, SOME MOTTLING, LITTLE SILT, TRACE MEDIUM SAND, SLIGHTLY MOIST
- SM1 SILT AND FINE SAND, BROWN WITH SOME GRAY MOTTLING, MOIST TO WET
- CL3 CLAY, BROWN, LITTLE SILT, TRACE MEDIUM SAND, SLIGHTLY MOIST
- CL4 CLAY, MOTTLED GRAY AND BROWN, LITTLE SILT, TRACE MEDIUM SAND, SLIGHTLY MOIST TO MOIST
- CL5 CLAY, GRAY, TRACE MEDIUM SAND, MOIST.
- GW GRAVEL, SAND AND COBBLES
- SM2 SILT, GRAY, WET



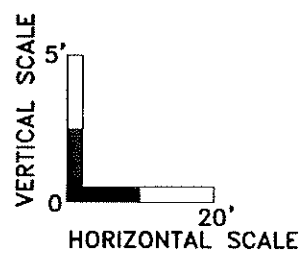
CROSS SECTION LOCATION MAP



ENVIRONMENTAL CONSULTATION & REMEDIATION		GEOLOGIC CROSS-SECTION A-A'	
 <small>KPRG and Associates, Inc.</small>		JILL'S DRY CLEANING MUSKEGO, WISCONSIN	
		Scale: SEE BARSCALE	Date: January 22, 2007
<small>414 Plaza Drive, Suite 105 Westmont, Elkhart 46526 Telephone 630-325-1300 Facsimile 630-325-1053</small>		KPRG Project No. 13905	FIGURE 4
<small>14885 West Libben Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0478 Facsimile 262-781-0478</small>			



NOTE: SEE FIGURE 4 FOR LEGEND AND CROSS SECTION LOCATION



ENVIRONMENTAL CONSULTATION & REMEDIATION

GEOLOGIC CROSS-SECTION B-B'

**K P R G**

KPRG and Associates, Inc.

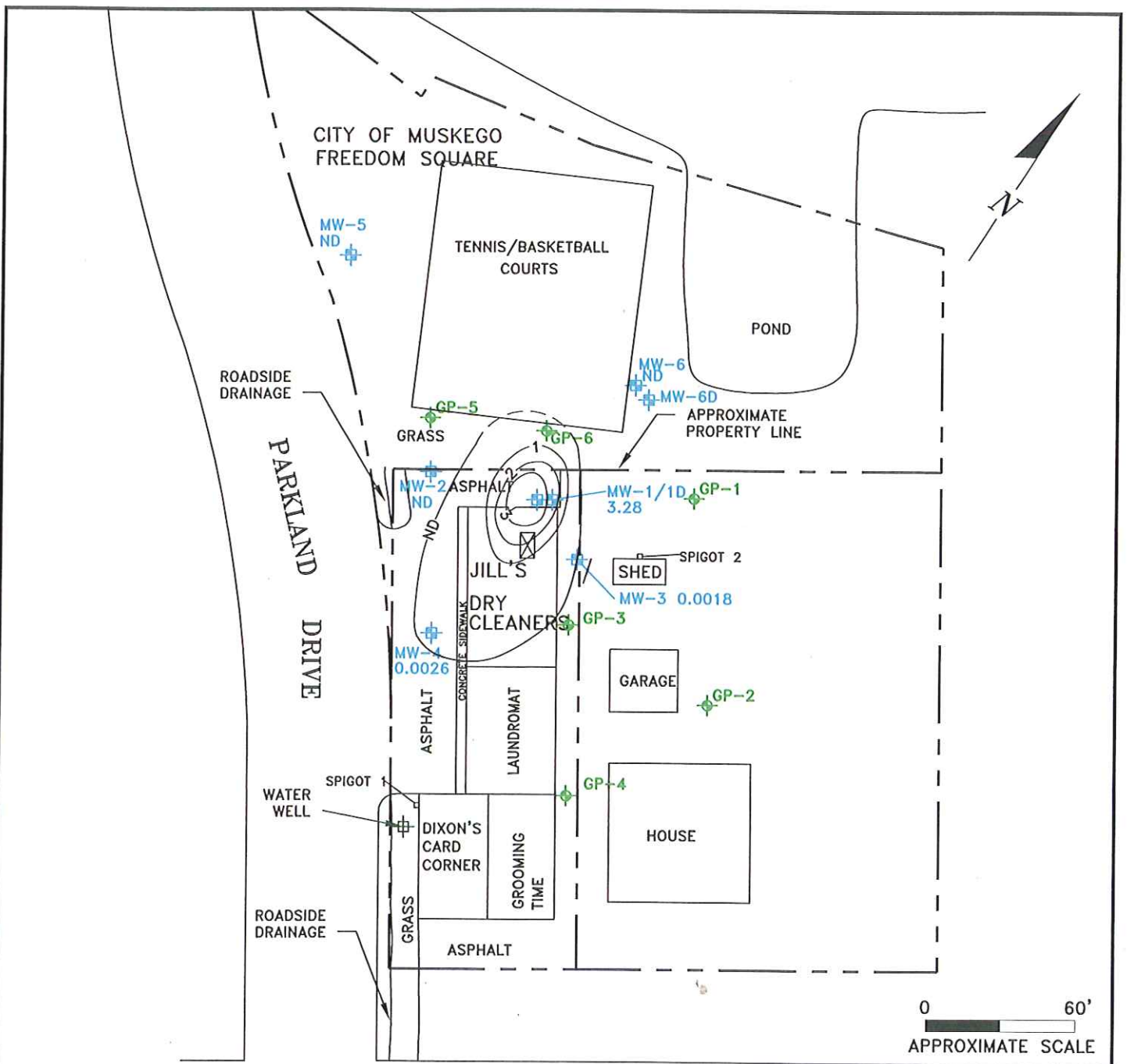
JILL'S DRY CLEANING  
MUSKEGO, WISCONSIN

14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478  
414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 830-325-1300 Facsimile 830-325-1593

Scale: SEE BARSCALE | Date: January 22, 2006

KPRG Project No. 13905

FIGURE 5

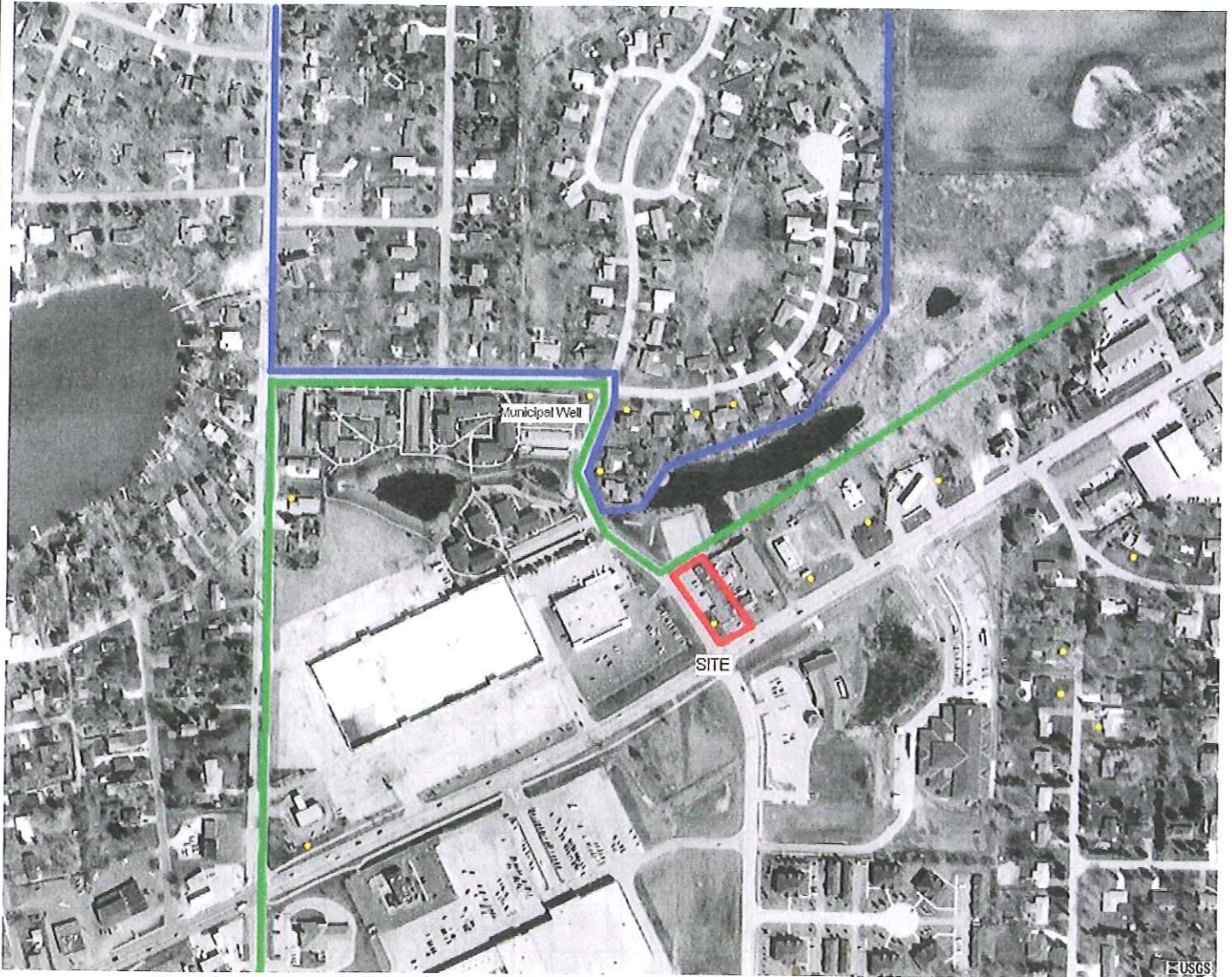


JANESVILLE ROAD

**LEGEND**

- LOCATION OF DRY CLEANING MACHINE
- GROUNDWATER PCE ISOCONCENTRATION CONTOUR LINE (mg/l)
- INFERRED BASED ON AT DEPTH SOIL DATA AT GP-6
- GP-2 GEOPROBE BORING
- MW-4 MONITORING WELL LOCATION

ENVIRONMENTAL CONSULTATION & REMEDIATION		AREAL EXTENT OF GROUNDWATER IMPACTS-PCE - FEBRUARY 9, 2010	
 KPRG and Associates, inc.		JILL'S DRY CLEANERS MUSKEGO, WISCONSIN	
		Scale: 1" = 60'	Date: July 18, 2011
14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478 414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593		KPRG Project No. 13905	FIGURE 11



**LEGEND**

- MUNICIPAL WELL WATER
- PRIVATE WELL WATER
- AVAILABLE WELL CONSTRUCTORS REPORTS

ENVIRONMENTAL CONSULTATION & REMEDIATION

**K P R G**

KPRG and Associates, inc.

14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478

414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

**WATER USE SURVEY RESULTS**

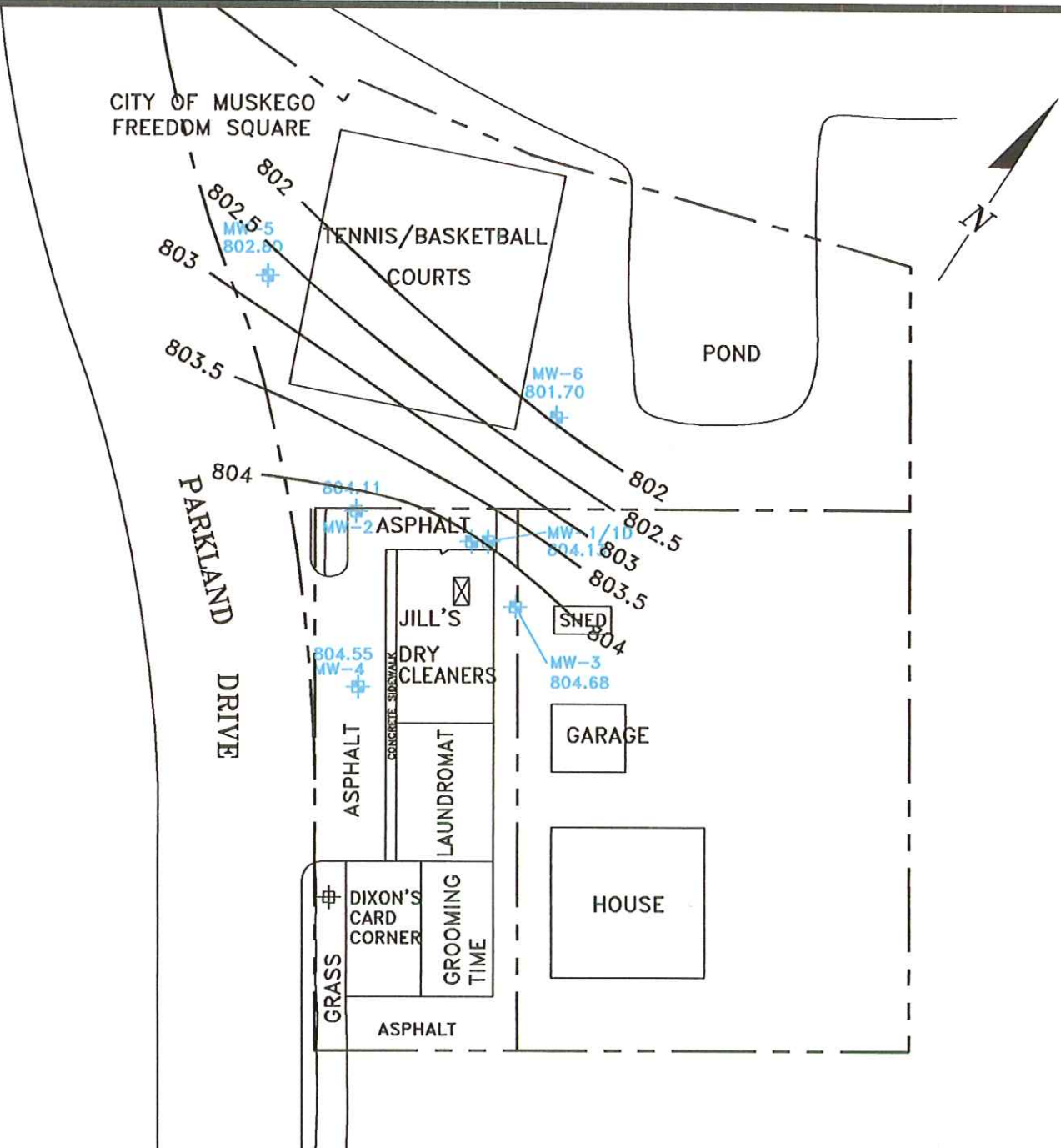
JILL'S DRY CLEANERS  
MUSKEGO, WISCONSIN

Scale: NONE

Date: January 24, 2007

KPRG Project No. 13905

FIGURE 14



**LEGEND**

☒ LOCATION OF DRY CLEANING MACHINE

MW-4  
 MONITORING WELL LOCATION

GROUNDWATER CONTOUR LINE

0 60  
 APPROXIMATE SCALE

JANESVILLE ROAD

ENVIRONMENTAL CONSULTATION & REMEDIATION

**K P R G**

KPRG and Associates, Inc.

GROUNDWATER CONTOUR MAP 5/6/09

JILL'S DRY CLEANERS  
 MUSKEGO, WISCONSIN

Scale: 1"=60'

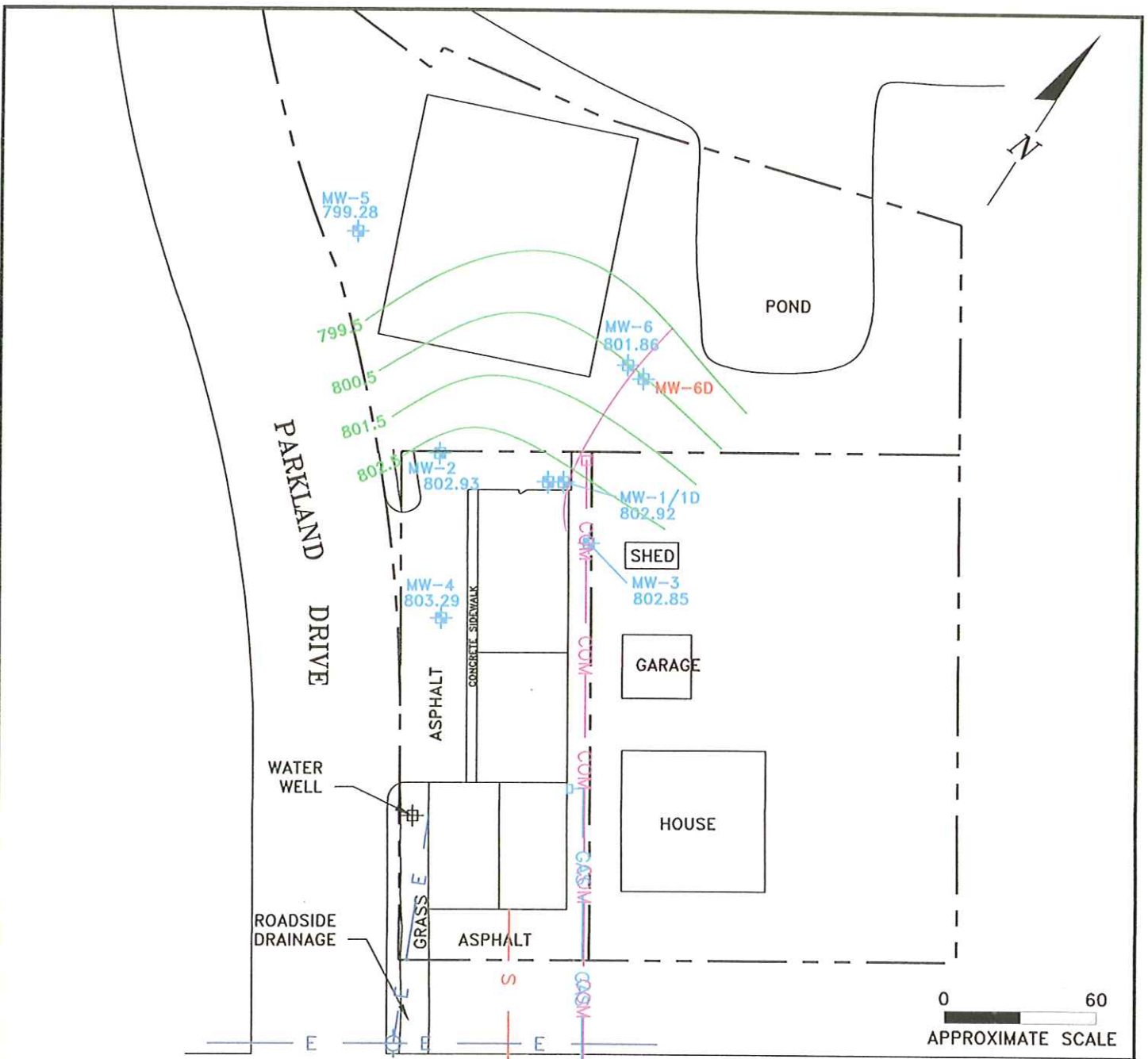
Date: May 21, 2009

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KPRG Proposal No. 13905

FIGURE 1





**LEGEND**

-  LOCATION OF DRY CLEANING MACHINE
-  MONITORING WELL LOCATION
-  SANITARY SEWER
-  GAS
-  COMMUNICATIONS
-  OVERHEAD ELECTRIC

ENVIRONMENTAL CONSULTATION & REMEDIATION



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GROUNDWATER CONTOUR MAP (2/9/10)

JILL'S DRY CLEANERS  
 MUSKEGO, WISCONSIN

Scale: SEE BARSCALE | Date: March 22, 2010

KPRG Project No. 13905

FIGURE 2

Table 3. Summary of Soil Sample Analytical Results - Jills Dry Cleaners, Muskego, WI

Sample ID and Depth		SSRCLs		HA-1 (3.5-4.5)	HA-1A (9-10)	HA-2 (1.5-3)	HA-2A (6-8)	HA-3 (0.5-1.5)	HA-4 (0.5-1.5)	HA-5 (0.5-1.5)	HA-6 (0.5-1.5)	HA-7 (0.5-1.5)
Parameter	Date	Ingestion	Soil-GW	3/28/2006	10/3/2007	3/28/2006	10/3/2007	12/14/2006	12/14/2006	12/14/2006	3/24/2011	3/24/2011
cis-1,2-Dichloroethene		156,000	77	< 310	< 5,000	< 25	< 25	< 25	870	32 Q	< 25	< 25
Tetrachloroethene		1,230	20	<b>120,000</b>	<b>2,000,000</b>	<b>7,100</b>	<b>5,400</b>	160	<b>4,400</b>	<b>1,300</b>	< 25	< 25
Trichloroethene		160	20	<b>700</b>	< 5,000	< 25	< 25	< 25	<b>920</b>	<b>320</b>	< 25	< 25
Total Organic Carbon (mg/kg)		NS	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA

Sample ID and Depth		SSRCLs		MW-1 (2-4)	MW-2 (1-3)	MW-3 (1-3)	MW-3 (7-8)	MW-4 (1-2.5)	MW-4 (6-8)
Parameter	Date	Ingestion	Soil-GW	3/27/2006	3/27/2006	3/28/2006	3/28/2006	3/28/2006	3/28/2006
cis-1,2-Dichloroethene		156,000	77	75	< 25	< 25	< 25	< 25	< 25
Tetrachloroethene		1,230	20	<b>23,000</b>	< 25	< 25	< 25	< 25	< 25
Trichloroethene		160	20	<b>580</b>	< 25	< 25	< 25	< 25	< 25
Total Organic Carbon (mg/kg)		NS	NS	NA	21,000	4,400	NA	7,800	NA

Sample ID and Depth		SSRCLs		GP-1 (1-3)	GP-2 (1-3)	GP-3 (1-3)	GP-3 (6-8)	GP-4 (1-3)	GP-5 (3-4)	GP-6 (1-1.5 HA)	GP-6 (6-7)	GP-7 (7-8)
Parameter	Date	Ingestion	Soil-GW	3/28/2006	3/28/2006	3/28/2006	3/28/2006	3/28/2006	10/3/2007	10/19/2007	10/3/2007	10/3/2007
cis-1,2-Dichloroethene		156,000	77	< 25	< 25	< 25	< 25	< 25	32	< 25	< 250	< 250
Tetrachloroethene		1,230	20	< 25	< 25	< 25	< 25	< 25	< 25	< 25	<b>42,000</b>	<b>53,000</b>
Trichloroethene		160	20	< 25	< 25	< 25	< 25	< 25	< 25	< 25	<b>660</b>	<b>480</b>
Total Organic Carbon (mg/kg)		NS	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA

All values in ug/kg unless otherwise noted.  
 SSRCL - Soil Screening Residual Contaminant Level      NS - No Standard      **Bold** - Exceeds Soil to Groundwater SSRCL  
 Soil-GW - Soil-to-Groundwater                                      NA - Not Analyzed                                      **Italics** - Exceeds Ingestion SSRCL

Table 1. Ground Water Monitoring Analytical Results - Jill's Dry Cleaners, Muskego, WI  
 All values in µg/l unless otherwise noted.

WELL ID.	WDR NR 140 Standards	MW-1										MW-1D									
		PARAMETER	DATE	PAL	ES	04/05/06	06/28/06	09/27/06	01/02/07	10/03/07	05/06/09	08/31/09	12/09/09	02/09/10	04/05/06	06/28/06	09/27/06	01/02/07	10/03/07	05/06/09	08/31/09
		7	70	74 Q	61 Q	49	78 Q	71	70.4	80.7	59	75.6	9.0 Q	< 4.1	2.8 Q	5.6	4.0	< 0.83	< 0.83	1.4	< 0.83
		20	100	< 36	< 22	< 8.9	< 44	< 25	< 35.6	< 35.6	< 35.6	< 22.2	< 4.4	< 4.4	< 2.2	< 0.89	< 1.0	< 0.89	< 0.89	< 0.89	< 0.89
		0.5	5.0	3,700	1,800	810	3,300	3,300	3,980	9,400	4,100	3,280	540	300	310	130	180	75.9	123	84	89
		0.5	5.0	95	49	35	98	120	144	353	170	129	14	12	15	7.8	11	3.1	6.1	5.6	5.2
		0.02	0.2	< 7.2	< 4.5	< 1.8	< 9.0	< 25.0	< 7.2	< 7.2	< 7.2	< 4.5	< 0.9	< 0.9	< 0.45	< 0.18	< 1.0	< 0.18	< 0.18	< 0.18	< 0.18
		NE	NE	5.5	0.51	1.84	0.44	1.4	0.5	0.11	0.68	0.88	4.14	0.63	2.65	1.89	2.3	2.59	0.23	0.0	0.63
		NE	NE	208	083	052	011	-030	001	-114	111	041	175	-008	010	002	-052	-006	-140	80.2	026

WELL ID.	WDR NR 140 Standards	MW-2										MW-3									
		PARAMETER	DATE	PAL	ES	04/05/06	06/28/06	09/27/06	01/02/07	10/03/07	05/06/09	08/31/09	12/09/09	02/09/10	04/05/06	06/28/06	09/27/06	01/02/07	10/03/07	05/06/09	08/31/09
		7	70	38	13	25	16	24	26.7	38.7	31.6	29.8	< 0.83	< 0.83	< 0.83	2.1 Q	< 1.0	< 0.83	< 0.83	< 0.83	< 0.83
		20	100	1.9 Q	< 0.89	1.5 Q	1.2 Q	1.0	2.1	3.0	2.1	2.1	< 0.89	< 0.89	< 0.89	< 0.89	< 1.0	< 0.89	< 0.89	< 0.89	< 0.89
		0.5	5.0	0.75Q	0.75Q	< 0.45	< 0.45	< 1.0	< 0.45	< 0.45	< 0.45	< 0.45	29	1.3 Q	< 0.45	18	0.69	4.7	1.3	2.5	1.8
		0.5	5.0	1.4 Q	< 0.48	0.59 Q	< 0.48	< 1.0	0.53 J	0.77 J	1.2	0.71 J	4.4	< 0.48	< 0.48	4.6	< 1.0	1.1	0.74 J	0.98 J	0.74 J
		0.02	0.2	1.9	0.50Q	1.4	0.66	1.0	1.3	1.4	0.76J	0.94J	< 0.18	< 0.18	< 0.18	< 0.18	< 1.0	< 0.18	< 0.18	< 0.18	< 0.18
		NE	NE	3.83	1.11	0.22	0.07	1.5	0.3	0.09	0.22	0.13	6.01	0.48	0.30	0.45	2.0	0.3	0.12	0.66	0.92
		NE	NE	194	002	014	001	-035	-007	-101	60.1	-005	229	-027	-027	008	-064	-007	-80.2	34.5	4.5

WELL ID.	WDR NR 140 Standards	MW-4										MW-5									
		PARAMETER	DATE	PAL	ES	04/05/06	06/28/06	09/27/06	01/02/07	10/03/07	05/06/09	08/31/09	12/09/09	02/09/10	04/05/06	06/28/06	09/27/06	01/02/07	10/03/07	05/06/09	08/31/09
		7	70	< 0.83	< 0.83	< 0.83	< 0.83	< 1.0	< 0.83	< 0.83	< 0.83	< 0.83	NI	< 0.83	< 0.83	< 0.83	< 1.0	< 0.83	< 0.83	< 0.83	< 0.83
		20	100	< 0.89	< 0.89	< 0.89	< 0.89	< 1.0	< 0.89	< 0.89	< 0.89	< 0.89	NI	< 0.89	< 0.89	< 0.89	< 1.0	< 0.89	< 0.89	< 0.89	< 0.89
		0.5	5.0	1.9	0.52 Q	0.59 Q	1.9	0.82	1.8	3.1	2.3	2.6	NI	< 0.45	< 0.45	< 0.45	< 1.0	< 0.45	< 0.45	< 0.45	< 0.45
		0.5	5.0	< 0.48	< 0.48	< 0.48	< 0.48	< 1.0	< 0.48	< 0.48	< 0.48	< 0.48	NI	< 0.48	< 0.48	< 0.48	< 1.0	< 0.48	< 0.48	< 0.48	< 0.48
		0.02	0.2	< 0.18	< 0.18	< 0.18	< 0.18	< 1.0	< 0.18	< 0.18	< 0.18	< 0.18	NI	< 0.18	< 0.18	< 0.18	< 1.0	< 0.18	< 0.18	< 0.18	< 0.18
		NE	NE	4.22	0.8	0.42	0.63	4.0	0.4	0.2	0.7	1.1	NI	3.95	0.3	0.22	2.8	0.41	0.25	0.17	0.49
		NE	NE	147	016	058	001	-030	-004	-119	097	017	NI	001	-034	-051	-054	-006	-115	015	012

WELL ID.	WDR NR 140 Standards	MW-6										MW-6D					
		PARAMETER	DATE	PAL	ES	04/05/06	06/28/06	09/27/06	01/02/07	10/03/07	05/06/09	08/31/09	12/09/09	02/09/10	10/03/07	05/06/09	08/31/09
		7	70	NI	5.2	7.2	11	9.0	11.4	17.5	14.6	13.4	< 1.0	< 0.83	< 0.83	< 0.83	< 0.83
		20	100	NI	< 0.89	< 0.89	1.2 Q	1.0	1.3	1.4	< 0.89	< 0.89	< 1.0	< 0.89	< 0.89	< 0.89	< 0.89
		0.5	5.0	NI	< 0.45	< 0.45	< 0.45	< 1.0	< 0.45	< 0.45	< 0.45	< 0.45	< 1.0	< 0.45	< 0.45	< 0.45	< 0.45
		0.5	5.0	NI	< 0.48	< 0.48	< 0.48	< 1.0	< 0.48	< 0.48	< 0.48	< 0.48	< 1.0	< 0.48	< 0.48	< 0.48	< 0.48
		0.02	0.2	NI	< 0.18	< 0.18	< 0.18	< 1.0	0.30 J	< 0.18	< 0.18	< 0.18	< 1.0	< 0.18	< 0.18	< 0.18	< 0.18
		NE	NE	NI	4.31	0.6	0.22	1.4	0.34	0.25	0.29	0.63	3.6	1.47	0.29	2.65	0.7
		NE	NE	NI	058	-018	-004	-123	-007	-129	006	013	-024	-008	-137	83	-40.6

PAL - Preventative Action Limit      NE - Not Established      Italics - Exceeds Preventative Action Limit  
 ES - Enforcement Standard          NI - Not Installed          Bold - Exceeds Enforcement Standard

Q/J - Analyte detected between limit of detection and limit of quantification. The result is qualified due to the uncertainty of analyte concentrations within this range.

Table 3. Geoprobe Ground Water Monitoring Analytical Results - Jill's Dry Cleaners, Muskego, WI  
 All values in µg/l unless otherwise noted.

WELL NO. Sample Date	WDNR NR 140 Standards		GP-1W	GP-2W	GP-3W	GP-4W
	PAL	ES	03/31/06	03/31/06	03/31/06	03/28/06
cis-1,2-Dichloroethene	7	70	< 0.83	< 0.83	< 0.83	< 0.83
Tetrachloroethene	0.5	5.0	< 0.45	< 0.45	< 0.45	< 0.45
Trichloroethene	0.5	5.0	< 0.48	< 0.48	< 0.48	< 0.48
Vinyl Chloride	0.02	0.2	< 0.18	< 0.18	< 0.18	< 0.18

PAL - Preventative Action Limit  
 ES - Enforcement Standard

Table 4. Ground Water Monitoring Analytical Results - Jill's Dry Cleaners, Muskego, WI

All values in µg/l unless otherwise noted.

WELL ID.	WDNR NR 140 Standards	MW-1			MW-1D			MW-2			MW-3			
		PAL	ES	04/05/06	06/28/06	09/27/06	04/05/06	06/28/06	09/27/06	04/05/06	06/28/06	09/27/06	04/05/06	06/28/06
cis-1,2-Dichloroethene	7	70	74 Q	61 Q	49	9.0 Q	< 4.1	2.8 Q	38	13	25	< 0.83	< 0.83	< 0.83
trans-1,2-Dichloroethene	20	100	< 36	< 22	< 8.9	< 4.4	< 4.4	< 2.2	1.9 Q	< 0.89	1.5 Q	< 0.89	< 0.89	< 0.89
Tetrachloroethene	0.5	5.0	3,700	1,800	810	540	300	310	0.75 Q	0.75 Q	< 0.45	29	1.3 Q	< 0.45
Trichloroethene	0.5	5.0	95	49	35	14	12	15	1.4 Q	< 0.48	0.59 Q	4.4	< 0.48	< 0.48
Vinyl Chloride	0.02	0.2	< 7.2	< 4.5	< 1.8	< 0.9	< 0.9	< 0.45	1.9	0.50 Q	1.4	< 0.18	< 0.18	< 0.18
Ethane	NE	NE	< 10	NA	< 10	< 10	NA	< 10	< 10	NA	< 10	< 10	NA	< 10
Ethene	NE	NE	< 10	NA	< 10	< 10	NA	< 10	< 10	NA	< 10	< 10	NA	< 10
Methane	NE	NE	< 10	NA	< 10	< 10	NA	< 10	< 10	NA	< 10	< 10	NA	< 10
Nitrogen, Nitrate (mg/l)	2	10	3.4 H	NA	0.42	0.24 QH	NA	< 0.088	0.65 H	NA	< 0.088	1.3 H	NA	0.12 Q
Nitrogen, Nitrite (mg/l)	0.2	1.0	NA	NA	< 0.04	NA	NA	< 0.04	NA	NA	< 0.04	NA	NA	< 0.04
Sulfide (mg/l)	NE	NE	< 2.5	NA	NA	< 2.5	NA	NA	< 2.5	NA	NA	< 2.5	NA	NA
Sulfate (mg/l)	125 <sup>a</sup>	250 <sup>a</sup>	71	NA	86	19	NA	22	54	NA	79	67	NA	170
TOC (mg/l)	NE	NE	2.5 Q	NA	2.0 QX	< 0.80	NA	560	< 0.80	NA	3.2	1.1 Q	NA	2.1 Q
Dissolved Oxygen (mg/l)	NE	NE	5.5	0.51	1.64	4.14	0.63	2.65	3.83	1.11	0.22	6.01	0.48	0.30
Oxidation-Reduction Potential	NE	NE	208	083	052	175	-008	010	194	002	014	229	-027	-027

WELL ID.	WDNR NR 140 Standards	MW-4			MW-5			MW-6			Spigot-1	Spigot-2	
		PAL	ES	04/05/06	06/28/06	09/27/06	04/05/06	06/28/06	09/27/06	04/05/06	06/28/06	09/27/06	06/28/06
cis-1,2-Dichloroethene	7	70	< 0.83	< 0.83	< 0.83	NS	< 0.83	< 0.83	NS	5.2	7.2	< 0.83	< 0.83
trans-1,2-Dichloroethene	20	100	< 0.89	< 0.89	< 0.89	NS	< 0.89	< 0.89	NS	< 0.89	< 0.89	< 0.89	< 0.89
Tetrachloroethene	0.5	5.0	1.9	0.52 Q	0.59 Q	NS	< 0.45	< 0.45	NS	< 0.45	< 0.45	< 0.45	< 0.45
Trichloroethene	0.5	5.0	< 0.48	< 0.48	< 0.48	NS	< 0.48	< 0.48	NS	< 0.48	< 0.48	< 0.48	< 0.48
Vinyl Chloride	0.02	0.2	< 0.18	< 0.18	< 0.18	NS	< 0.18	< 0.18	NS	< 0.18	< 0.18	< 0.18	< 0.18
Ethane	NE	NE	< 10	NA	< 10	NS	NA	< 10	NS	NA	< 10	NA	NA
Ethene	NE	NE	< 10	NA	< 10	NS	NA	< 10	NS	NA	< 10	NA	NA
Methane	NE	NE	< 10	NA	< 10	NS	NA	47	NS	NA	190	NA	NA
Nitrogen, Nitrate (mg/l)	2	10	23 H	NA	12	NS	NA	< 0.088	NS	NA	< 0.088	NA	NA
Nitrogen, Nitrite (mg/l)	0.2	1.0	NA	NA	< 0.04	NS	NA	< 0.04	NS	NA	< 0.04	NA	NA
Sulfide (mg/l)	NE	NE	< 2.5	NA	NA	NS	NA	NA	NS	NA	NA	NA	NA
Sulfate (mg/l)	125 <sup>a</sup>	250 <sup>a</sup>	48	NA	94	NS	NA	140	NS	NA	160	NA	NA
TOC (mg/l)	NE	NE	1.0 Q	NA	3.0	NS	NA	2.2 Q	NS	NA	2.8	NA	NA
Dissolved Oxygen (mg/l)	NE	NE	4.22	0.8	0.42	NS	3.95	0.3	NS	4.31	0.6	NA	NA
Oxidation-Reduction Potential	NE	NE	147	016	058	NS	001	-034	NS	058	-018	NA	NA

PAL - Preventative Action Limit  
 ES - Enforcement Standard  
 TOC - Total Organic Carbon

NE - Not Established  
 NA - Not Analyzed  
 NS - Not Sampled

*Italics* - Exceeds Preventative Action Limit  
**Bold** - Exceeds Enforcement Standard  
 a - Indicates the value is a Public Welfare Groundwater Quality Standard

Spigot-1 - From on-site private well  
 Spigot-2 - From municipal well

Lab Notes: Q - Analyte detected between limit of detection and limit of quantification. The result is qualified due to the uncertainty of analyte concentrations within this range.  
 X - Unable to achieve 10% RPD on consecutive samples. An average of 5 injections was reported.  
 H - Analysis performed past hold time.

Table 4. Detect Data Summary of Water Well/Spigot Samples  
Jill's Dry Cleaners SI  
All Values in ug/l

Sample No.	Spigot 1	Spigot 2*
Detected Parameters		
Bromodichloromethane	<0.97	3.4
Bromoform	<0.94	3
Chlorodibromomethane	<0.81	3.3
Chloroform	<0.37	3.6

Spigot 1 - Jill's Dry Cleaners Water Well  
Spigot 2 - Adjacent East Property

\* - Determined to be connected to municipal water supply and site well is no longer in use.

Table 1. Groundwater and Top of Casing Elevations for Monitoring Wells  
Jill's Dry Cleaners, Muskego, WI

WELL	GROUND ELEVATION	TOC ELEVATION	04/05/2006		06/28/2006		09/27/2006		01/02/2007		10/03/2007		10/19/2007	
			Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation
MW-1	808.69	808.29	2.88	805.41	4.20	804.09	4.33	803.96	3.75	804.54	3.75	804.54	2.80	805.49
MW-1D	808.77	808.44	14.66	793.78	7.57	800.87	8.10	800.34	6.54	801.90	6.78	801.66	7.95	800.49
MW-2	805.90	805.53	0.38	805.15	1.96	803.57	2.23	803.30	1.33	804.20	1.22	804.31	0.42	805.11
MW-3	806.38	805.99	0.10	805.89	1.95	804.04	1.48	804.51	1.25	804.74	1.61	804.38	0.30	805.69
MW-4	808.46	808.08	2.44	805.64	3.80	804.28	4.17	803.91	3.46	804.62	3.44	804.64	2.60	805.48
MW-5	804.67	804.13	nm	nm	4.48	799.65	3.13	801.00	5.83	798.30	1.94	802.19	0.89	803.24
MW-6	805.35	805.08	nm	nm	9.68	795.40	3.29	801.79	3.21	801.87	3.31	801.77	0.93	804.15
MW-6D	805.29	804.73	nm	nm	nm	nm	nm	nm	nm	nm	9.95	794.78	4.58	800.15

WELL	GROUND ELEVATION	TOC ELEVATION	05/06/2009		08/26/2009		12/08/2009		02/09/2010	
			Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation	Depth to Groundwater	Groundwater Elevation
MW-1	808.69	808.29	4.16	804.13	3.50	804.79	4.80	803.49	5.37	802.92
MW-1D	808.77	808.44	7.44	801.00	6.77	801.67	12.71	795.73	6.73	801.71
MW-2	805.90	805.53	1.42	804.11	1.11	804.42	2.35	803.18	2.60	802.93
MW-3	806.38	805.99	1.37	804.62	1.90	804.09	2.49	803.50	3.14	802.85
MW-4	808.46	808.08	3.53	804.55	3.46	804.62	4.38	803.70	4.79	803.29
MW-5	804.67	804.13	1.33	802.80	2.98	801.15	4.25	799.88	4.85	799.28
MW-6	805.35	805.08	3.38	801.70	3.07	802.01	2.96	802.12	3.22	801.86
MW-6D	805.29	804.73	4.51	800.22	13.74	790.99	3.14	801.59	14.84	789.89

All Elevations are in feet above Mean Sea Level.  
 Depth to Groundwater are in feet below Top of Casing.  
 nm - Not Measured, the well was not yet installed.

## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:

02-68-543070

ACTIVITY NAME:

JILL'S DRY CLEANERS

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	Freedom Sqaure Park (Parkland Dr) Muskego	MSKC2198984003	673044	272641
B				
C				
D				
E				
F				
G				
H				
I				



KPRG and Associates, Inc.

NOTIFICATION OF ENVIRONMENTAL IMPACT

April 8, 2011

Mr. David Simpson, City Engineer  
City of Muskego  
P.O. Box 749  
Muskego, WI 53150

Via Certified Mail –Return Receipt Requested

KPRG Project No. 13905

Re: Potential Residual Tetrachloroethene Groundwater Impacts  
Jill's Dry Cleaners, Muskego, WI

Dear Mr. Simpson:

KPRG and Associates, Inc. (KPRG) is providing this notification on behalf of Jill's Dry Cleaners, the owner of the above referenced dry cleaning facility. Jill's Dry Cleaners is located at S74 W16834 Janesville Road in Muskego, Wisconsin. KPRG has completed a site investigation/remediation of the property in response to a release of the dry cleaning solvent tetrachloroethene (a.k.a., perchloroethene [PCE]). The results of the site investigation and remediation work have been presented to the Wisconsin Department of Natural Resources (WDNR). Based on the results of the site investigation and remediation, the WDNR has deemed that no additional investigation or remediation work appears to be needed and that the owner can apply for closure.

Some groundwater impacts that appear to have originated on the property may have migrated onto City of Muskego property known as Freedom Park. Although no PCE impacts have been documented on your property in wells MW-5, MW-6 and MW-6D, trace amounts of cis-1,2-dichloroethene, a breakdown product of PCE, has been detected in well MW-6. Our investigation has determined that this groundwater contaminant plume is stable or receding and will naturally degrade over time. Allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and we will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

As the source of the groundwater contamination is determined to not be on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as the City and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for future environmental investigation or cleanup if access is required. To obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination, you may visit <http://www.dnr.wi.gov>.

The WDNR will not finalize the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to: Jim Delwiche, Wisconsin Department of Natural Resources, 141 NW Barstow Street, Room 180, Waukesha, WI 53188.

If this case is closed, the properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by writing to the agency address given above or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/r/r/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a drinking water well on your property, special well construction standards may be necessary to protect the well from residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in WDNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://www.dnr.wi.gov>, or may be accessed through the GIS Registry web address in the preceding paragraph.

If there are any questions, please contact me at 262-781-0475.

Sincerely,  
KPRG and Associates, Inc.



Richard R. Gnat, P.G.  
Principal

cc: Ms. Jill Fitzgerald, Jill's Dry Cleaners

OFF-SOURCE  
A  
PROPERTY

KPRG

ENVIRONMENTAL CONSULTATION & REMEDIATION

KPRG and Associates, Inc.

NOTIFICATION OF ENVIRONMENTAL IMPACT

April 8, 2011

Mr. David Simpson, City Engineer  
City of Muskego  
P.O. Box 749  
Muskego, WI 53150

Via Certified Mail - Return Receipt Requested

KPRG Project No. 13905

Re: Potential Residual Tetrachloroethene Groundwater Impacts  
Jill's Dry Cleaners, Muskego, WI

Dear Mr. Simpson:

KPRG and Associates, Inc. (KPRG) is the owner of the above referenced d...  
W16834 Janesville Road in M...  
investigation/remediation of the...

U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at www.usps.com.

**OFFICIAL USE**

1045 1045  
Postage \$30.44  
Certified Mail \$2.80  
Return Receipt Fee (Endorsement Required) \$2.30  
Restricted Delivery Fee (Endorsement Required) \$0.00  
Total Postage & Fees \$35.54

Postmark  
BROOKFIELD, WI  
APR 15 2011

Sent to  
Street, Apt. No.: DAVID SIMPSON - CITY OF MUSKEGO  
or PO Box No.: PO Box 749  
City, State, ZIP+4: MUSKEGO, WI 53150

PS Form 3800, August 2008

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
MR. DAVID SIMPSON  
CITY ENGINEER  
CITY OF MUSKEGO  
PO BOX 749  
MUSKEGO, WI 53150

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature: [Signature] Agent  Addressed  Delivery   
B. Received by (Printed Name): [Signature] Yes  No   
D. Is delivery address different from item 1? Yes  No   
If YES, enter delivery address below:

3. Service Type  
 Certified Mail  
 Registered Mail  
 Insured Mail  
 Express Mail  
 Return Receipt for Merchandise  
 C.O.D.  
 Yes  
 No

4. Restricted Delivery? (Extra Fee)  
 Yes  
 No

Article Number: 7010 2780 0001 3334 0027  
 (Transfer from service label)  
 Domestic Return Receipt  
 PS Form 3811, February 2004

1972930

Freedom Square Condominium Association, Inc., a  
Wisconsin non-stock corporation

quit-claim to City of Muskego, a Wisconsin municipal  
corporation

the following described real estate in Waukesha County,  
State of Wisconsin:

All that part of the Northwest 1/4 of Section 10, Town 5 North, Range 20 East,  
in the City of Muskego, County of Waukesha, State of Wisconsin, bounded and  
described as follows:

Commencing at the West 1/4 corner of Section 10; thence South 01° 00' 00"  
East along the West line of said Section, 109.75 feet to the center line of State  
Trunk Highway 24; thence North 62° 27' 00" East along said center line  
1020.69 feet to an angle point; thence continuing North 56° 01' 12" East along  
said center line, 411.95 feet to point in the East line of Parkland Drive; thence  
North 33° 58' 48" West along the East line of Parkland Drive, 160.00 feet to  
the point of beginning of the parcel hereinafter described; thence Northerly  
along the Easterly line of said Parkland Drive on a curved line (whose center  
lies to the South and West having a radius of 445.00 feet with a chord of  
168.969 feet bearing North 44° 55' 27" West) a distance of 170.00 feet; thence  
North 55° 52' 06" West along the Easterly line of said Parkland Drive, 100.69  
feet; thence continuing along the Easterly line of Parkland Drive on a curved  
line (whose center lies to the North and East having a radius of 209.00 feet with  
a chord of 77.248 feet bearing North 45° 13' 07" West) a distance of 77.695  
feet; thence South 85° 02' 05" East on a line, a distance of 125.08 feet; thence  
North 03° 18' 55" East on a line 10.00 feet to a point; thence North 82° 00'  
00" East on a line, 70.00 feet to a point; thence North 73° 34' 00" East on a  
line 145.159 feet to a point; thence South 33° 58' 48" East on a line, 90.00 feet  
to a point; thence South 56° 01' 12" West on a line 220.00 feet to a point;  
thence South 33° 58' 48" East on a line, 100.00 feet to the point of beginning.

RETURN TO City of Muskego  
W182 S8200 Racine Ave.  
Muskego, WI 53150

Tax Parcel No: MEKC 2198.984.003

FEE  
# 77.25 (29)  
EXEMPT

10/

Freedom Square Condominium Association, Inc. acts as the association of unit owners  
of Freedom Square Condominium.

This is not  
(in) (is not) homestead property.

Dated this 23<sup>rd</sup> day of May, 1994  
FREEDOM SQUARE CONDOMINIUM ASSOCIATION, INC. of

By: Michael H. Butwill, President

Attest: Patricia J. Zerwic, Secretary

AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of May, 1994.

John A. Graettinger  
TITLE: MEMBER STATE BAR OF WISCONSIN.

(If not authorized by § 700.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY:  
Atty. John A. Graettinger

(Signatures may be authenticated or acknowledged, both  
are not necessary.)

ACKNOWLEDGMENT

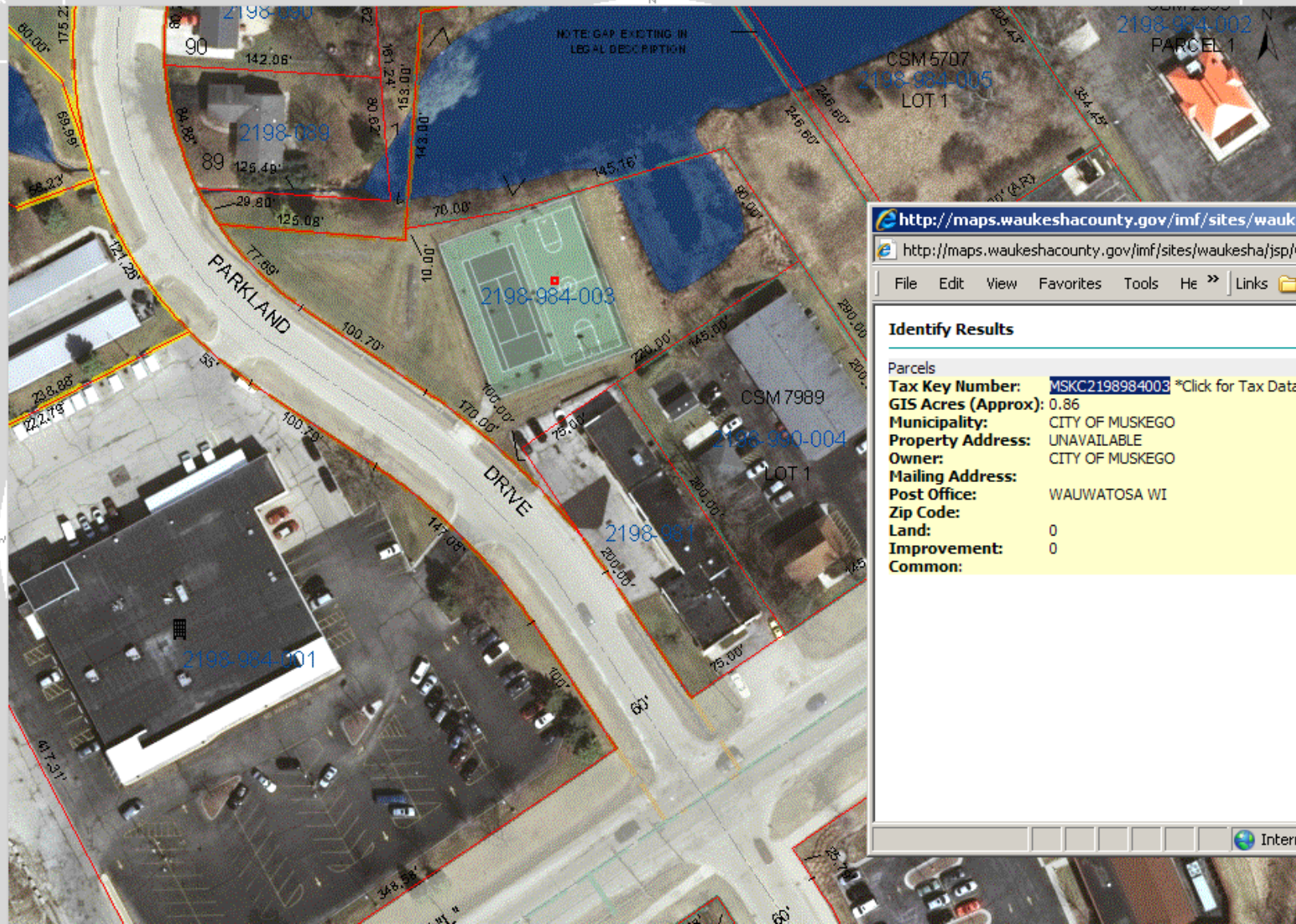
STATE OF WISCONSIN

Waukesha County, ss.  
Personally came before me this 23<sup>rd</sup> day of  
May, 1994, the above named  
Michael H. Butwill & Patricia J. Zerwic

to me known to be the person who executed the  
foregoing instrument and acknowledge the same.

David Cameron  
Notary Public, Waukesha County, Wis.  
My Commission is permanent. (If not, state expiration  
date: 2/1/8, 1996...)

5/10



Clear Selections and User Added Graphi

Selected set cleared:  
Parcels

<http://maps.waukeshacounty.gov/imf/sites/waukesha/jsp/wauIdentifyC...>

<http://maps.waukeshacounty.gov/imf/sites/waukesha/jsp/wauIdentifyCustom.jsp?sessionId=af>

File Edit View Favorites Tools He >> Links RR Bookmarks >>

### Identify Results

Parcels

<b>Tax Key Number:</b>	<b>MSKC2198984003</b> *Click for Tax Data*
<b>GIS Acres (Approx):</b>	0.86
<b>Municipality:</b>	CITY OF MUSKEGO
<b>Property Address:</b>	UNAVAILABLE
<b>Owner:</b>	CITY OF MUSKEGO
<b>Mailing Address:</b>	
<b>Post Office:</b>	WAUWATOSA WI
<b>Zip Code:</b>	
<b>Land:</b>	0
<b>Improvement:</b>	0
<b>Common:</b>	

Internet 100%