

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 10/21)

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Section 1. Contact and Recipient Information
Requester Information

This is the person requesting technical assistance or a post-closure modification review, that his or her liability be clarified or a specialized agreement and is identified as the requester in Section 7. DNR will address its response letter to this person.

Last Name Cass	First Brian	MI	Organization/ Business Name OHM Holdings
Mailing Address W229N2494 County Hwy F			City Waukesha
			State WI
			ZIP Code 53186
Phone # (include area code) (262) 521-9710	Fax # (include area code)	Email brian@ohmholdings.com	

The requester listed above: (select all that apply)

- Is currently the owner
- Is currently considering selling the Property
- Is renting or leasing the Property
- Is currently considering acquiring the Property
- Is a lender with a mortgagee interest in the Property
- Other. Explain the status of the Property with respect to the applicant:

Contact Information (to be contacted with questions about this request) Select if same as requester

Contact Last Name Kappen	First Brian	MI	Organization/ Business Name EnviroForensics LLC
Mailing Address N16W23390 Stone Ridge Drive, Suite G			City Waukesha
			State WI
			ZIP Code 53188
Phone # (include area code) (262) 290-4001	Fax # (include area code)	Email bkappen@enviroforensics.com	

Environmental Consultant (if applicable)

Contact Last Name Kappen	First Brian	MI	Organization/ Business Name
Mailing Address			City
			State
			ZIP Code
Phone # (include area code)	Fax # (include area code)	Email	

Section 2. Property Information

Property Name One Hour Martinizing	FID No. (if known) 241176650		
BRRTS No. (if known) 02-41-543260	Parcel Identification Number 2420227000		
Street Address 285 E Hampton Avenue	City Milwaukee		
		State WI	
		ZIP Code 53217	
County Milwaukee	Municipality where the Property is located <input checked="" type="radio"/> City <input type="radio"/> Town <input type="radio"/> Village of	Property is composed of: <input checked="" type="radio"/> Single tax parcel <input type="radio"/> Multiple tax parcels	Property Size Acres 0.23

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1. Is a response needed by a specific date? (e.g., Property closing date) Note: Most requests are completed within 60 days. Please plan accordingly.

No Yes

Date requested by: _____

Reason: _____

2. Is the "Requester" enrolled as a Voluntary Party in the Voluntary Party Liability Exemption (VPLE) program?

No. **Include the fee that is required for your request in Section 3, 4 or 5.**

Yes. **Do not include a separate fee.** This request will be billed separately through the VPLE Program.

Fill out the information in Section 3, 4 or 5 which corresponds with the type of request:

Section 3. Technical Assistance or Post-Closure Modifications;

Section 4. Liability Clarification; or Section 5. Specialized Agreement.

Section 3. Request for Technical Assistance or Post-Closure Modification

Select the type of technical assistance requested: [Numbers in brackets are for WI DNR Use]

- No Further Action Letter (NFA) (Immediate Actions) - NR 708.09, [183] - Include a fee of \$350. Use for a written response to an immediate action after a discharge of a hazardous substance occurs. Generally, these are for a one-time spill event.
- Review of Site Investigation Work Plan - NR 716.09, [135] - **Include a fee of \$700.**
- Review of Site Investigation Report - NR 716.15, [137] - **Include a fee of \$1050.**
- Approval of a Site-Specific Soil Cleanup Standard - NR 720.10 or 12, [67] - **Include a fee of \$1050.**
- Review of a Remedial Action Options Report - NR 722.13, [143] - **Include a fee of \$1050.**
- Review of a Remedial Action Design Report - NR 724.09, [148] - **Include a fee of \$1050.**
- Review of a Remedial Action Documentation Report - NR 724.15, [152] - **Include a fee of \$350**
- Review of a Long-term Monitoring Plan - NR 724.17, [25] - **Include a fee of \$425.**
- Review of an Operation and Maintenance Plan - NR 724.13, [192] - **Include a fee of \$425.**

Other Technical Assistance - s. 292.55, Wis. Stats. [97] (For request to build on an abandoned landfill use Form 4400-226)

- Schedule a Technical Assistance Meeting - **Include a fee of \$700.**
- Hazardous Waste Determination - **Include a fee of \$700.**
- Other Technical Assistance - **Include a fee of \$700.** Explain your request in an attachment.

Post-Closure Modifications - NR 727, [181]

- Post-Closure Modifications: Modification to Property boundaries and/or continuing obligations of a closed site or Property; sites may be on the GIS Registry. This also includes removal of a site or Property from the GIS Registry. **Include a fee of \$1050, and:**
 - Include a fee of \$300 for sites with residual soil contamination; and
 - Include a fee of \$350 for sites with residual groundwater contamination, monitoring wells or for vapor intrusion continuing obligations.

Attach a description of the changes you are proposing, and documentation as to why the changes are needed (if the change to a Property, site or continuing obligation will result in revised maps, maintenance plans or photographs, those documents may be submitted later in the approval process, on a case-by-case basis).

Section 4. Request for Liability Clarification

Select the type of liability clarification requested. Use the available space given or attach information, explanations, or specific questions that you need answered in DNR's reply. Complete Sections 6 and 7 of this form. [Numbers in brackets are for DNR Use]

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"Lender" liability exemption clarification - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the real Property, and/or the personal Property and fixtures;
- (2) an environmental assessment, in accordance with s. 292.21, Wis. Stats.;
- (3) the date the environmental assessment was conducted by the lender;
- (4) the date of the Property acquisition; for foreclosure actions, include a copy of the signed and dated court order confirming the sheriff's sale.
- (5) documentation showing how the Property was acquired and the steps followed under the appropriate state statutes.
- (6) a copy of the Property deed with the correct legal description; and,
- (7) the Lender Liability Exemption Environmental Assessment Tracking Form (Form 4400-196).
- (8) If no sampling was done, please provide reasoning as to why it was **not** conducted. Include this either in the accompanying environmental assessment or as an attachment to this form, and cite language in s. 292.21(1)(c)2., h.-i., Wis. Stats.:
 - h. The collection and analysis of representative samples of soil or other materials in the ground that are suspected of being contaminated based on observations made during a visual inspection of the real Property or based on aerial photographs, or other information available to the lender, including stained or discolored soil or other materials in the ground and including soil or materials in the ground in areas with dead or distressed vegetation. The collection and analysis shall identify contaminants in the soil or other materials in the ground and shall quantify concentrations.
 - i. The collection and analysis of representative samples of unknown wastes or potentially hazardous substances found on the real Property and the determination of concentrations of hazardous waste and hazardous substances found in tanks, drums or other containers or in piles or lagoons on the real Property.

"Representative" liability exemption clarification (e.g. trustees, receivers, etc.) - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the Property;
- (2) the date of Property acquisition by the representative;
- (3) the means by which the Property was acquired;
- (4) documentation that the representative has no beneficial interest in any entity that owns, possesses, or controls the Property;
- (5) documentation that the representative has not caused any discharge of a hazardous substance on the Property; and
- (6) a copy of the Property deed with the correct legal description.

Clarification of local governmental unit (LGU) liability exemption at sites with: (select all that apply)

- hazardous substances spills - s. 292.11(9)(e), Wis. Stats. [649];
- Perceived environmental contamination - [649];
- hazardous waste - s. 292.24 (2), Wis. Stats. [649]; and/or
- solid waste - s. 292.23 (2), Wis. Stats. [649].

❖ **Include a fee of \$700, a summary of the environmental liability clarification being requested, and the following:**

- (1) clear supporting documentation showing the acquisition method used, and the steps followed under the appropriate state statute(s).
- (2) current and proposed ownership status of the Property;
- (3) date and means by which the Property was acquired by the LGU, where applicable;
- (4) a map and the ¼, ¼ section location of the Property;
- (5) summary of current uses of the Property;
- (6) intended or potential use(s) of the Property;
- (7) descriptions of other investigations that have taken place on the Property; and
- (8) (for solid waste clarifications) a summary of the license history of the facility.

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Section 4. Request for Liability Clarification (cont.)

Lease liability clarification - s. 292.55, Wis. Stats. [646]

❖ **Include a fee of \$700 for a single Property, or \$1400 for multiple Properties and the information listed below:**

- (1) a copy of the proposed lease;
- (2) the name of the current owner of the Property and the person who will lease the Property;
- (3) a description of the lease holder's association with any persons who have possession, control, or caused a discharge of a hazardous substance on the Property;
- (4) map(s) showing the Property location and any suspected or known sources of contamination detected on the Property;
- (5) a description of the intended use of the Property by the lease holder, with reference to the maps to indicate which areas will be used. Explain how the use will not interfere with any future investigation or cleanup at the Property; and
- (6) all reports or investigations (e.g. Phase I and Phase II Environmental Assessments and/or Site Investigation Reports conducted under s. NR 716, Wis. Adm. Code) that identify areas of the Property where a discharge has occurred.

General or other environmental liability clarification - s. 292.55, Wis. Stats. [682] - Explain your request below.

❖ **Include a fee of \$700 and an adequate summary of relevant environmental work to date.**

No Action Required (NAR) - NR 716.05, [682]

❖ **Include a fee of \$700.**

Use where an environmental discharge has or has not occurred, and applicant wants a DNR determination that no further assessment or clean-up work is required. Usually this is requested after a Phase I and Phase II environmental assessment has been conducted; the assessment reports should be submitted with this form. This is not a closure letter.

Clarify the liability associated with a "closed" Property - s. 292.55, Wis. Stats. [682]

❖ **Include a fee of \$700.**

- Include a copy of any closure documents if a state agency other than DNR approved the closure.

Use this space or attach additional sheets to provide necessary information, explanations or specific questions to be answered by the DNR.

Section 5. Request for a Specialized Agreement

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: dnr.wi.gov/topic/Brownfields/Igu.html#tabx4.

Tax cancellation agreement - s. 75.105(2)(d), Wis. Stats. [654]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description.

Agreement for assignment of tax foreclosure judgement - s.75.106, Wis. Stats. [666]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description.

Negotiated agreement - Enforceable contract for non-emergency remediation - s. 292.11(7)(d) and (e), Wis. Stats. [630]

❖ **Include a fee of \$1400, and the information listed below:**

- (1) a draft schedule for remediation; and,
- (2) the name, mailing address, phone and email for each party to the agreement.

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Section 6. Other Information Submitted

Identify all materials that are included with this request.

Send both a paper copy of the signed form and all reports and supporting materials, and an electronic copy of the form and all reports, including Environmental Site Assessment Reports, and supporting materials on a compact disk.

Include one copy of any document from any state agency files that you want the Department to review as part of this request. The person submitting this request is responsible for contacting other state agencies to obtain appropriate reports or information.

- Phase I Environmental Site Assessment Report - Date: _____
- Phase II Environmental Site Assessment Report - Date: _____
- Legal Description of Property (required for all liability requests and specialized agreements)
- Map of the Property (required for all liability requests and specialized agreements)

Analytical results of the following sampled media: Select all that apply and include date of collection.

- Groundwater
- Soil
- Sediment
- Other medium - Describe: _____

Date of Collection: _____

- A copy of the closure letter and submittal materials
- Draft tax cancellation agreement
- Draft agreement for assignment of tax foreclosure judgment
- Other report(s) or information - Describe: Status Update and Closure Evaluation

For Property with newly identified discharges of hazardous substances only: Has a notification of a discharge of a hazardous substance been sent to the DNR as required by s. NR 706.05(1)(b), Wis. Adm. Code?

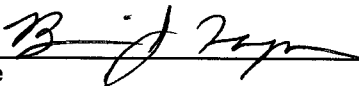
- Yes - Date (if known): _____
- No

Note: The Notification for Hazardous Substance Discharge Form - Non-Emergency Only (Form 4400-225) is accessible through the RR Program Submittal Portal application. Directions for using the form and the Submittal Portal application are available on the [Submittal Portal web page](#).

Section 7. Certification by the Person who completed this form

- I am the person submitting this request (requester)
- I prepared this request for: Brian Cass
Requester Name

I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge. I also certify I have the legal authority and the applicant's permission to make this request.


Signature

12/6/2021
Date Signed

Senior Project Manager
Title

(262) 290-4001
Telephone Number (include area code)

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Section 8. DNR Contacts and Addresses for Request Submittals

Send or deliver one paper copy and one electronic copy on a compact disk of the completed request, supporting materials, and fee to the region where the property is located to the address below. Contact a DNR regional brownfields specialist with any questions about this form or a specific situation involving a contaminated property. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

DNR NORTHERN REGION

Attn: RR Program Assistant
Department of Natural Resources
223 E Steinfest Rd Antigo, WI 54409

DNR NORTHEAST REGION

Attn: RR Program Assistant
Department of Natural Resources
2984 Shawano Avenue
Green Bay WI 54313

DNR SOUTH CENTRAL REGION

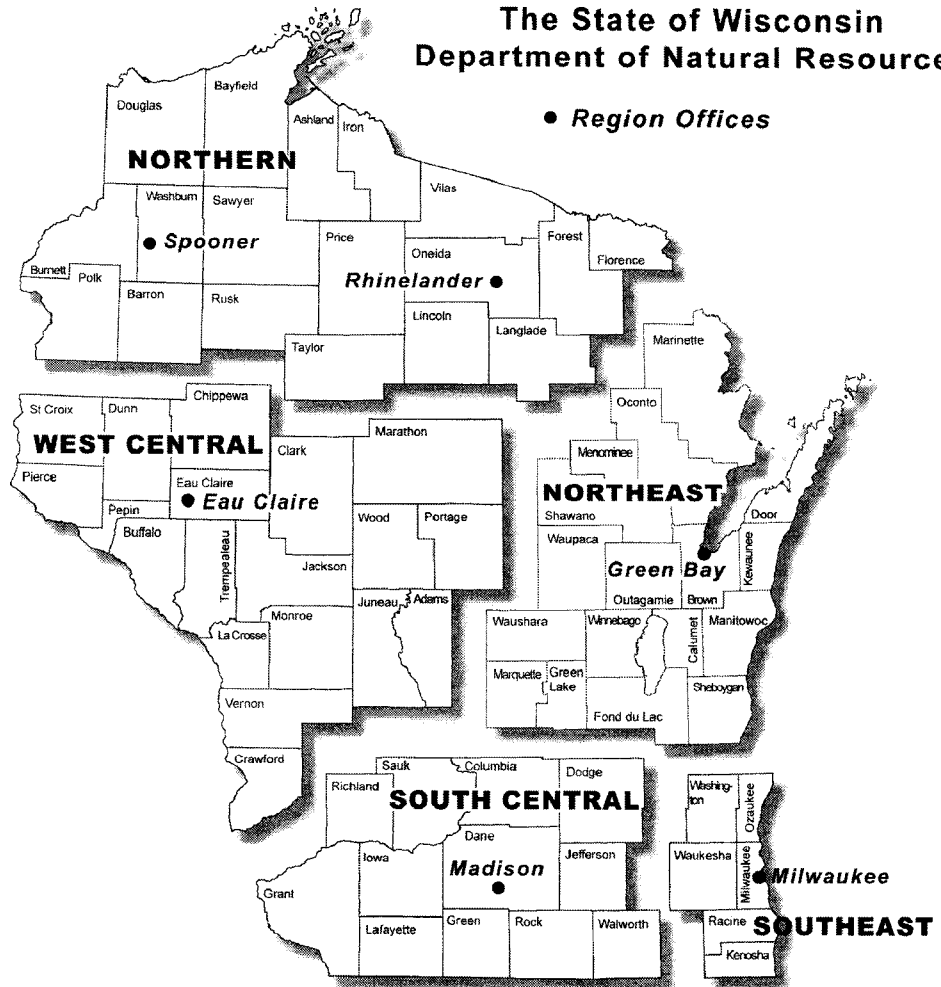
Attn: RR Program Assistant
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg WI 53711

DNR SOUTHEAST REGION

Attn: RR Program Assistant
Milwaukee DNR Office
1027 West St. Paul Ave
Milwaukee WI 53233

DNR WEST CENTRAL REGION

Attn: RR Program Assistant
Department of Natural Resources
1300 Clairemont Ave.
Eau Claire WI 54702



Note: These are the Remediation and Redevelopment Program's designated regions. Other DNR program regional boundaries may be different.

DNR Use Only			
Date Received	Date Assigned	BRRTS Activity Code	BRRTS No. (if used)
DNR Reviewer		Comments	
Fee Enclosed? <input type="radio"/> Yes <input type="radio"/> No	Fee Amount \$	Date Additional Information Requested	Date Requested for DNR Response Letter
Date Approved	Final Determination		

PREPARED BY
EnviroForensics, LLC
N16W23390 Stone Ridge Drive, Suite G
Waukesha, WI 53188



December 6, 2021

Linda Michalets
Wisconsin Department of Natural Resources
1027 W. St. Paul Ave
Milwaukee, WI 53233

**Subject: Status Update and Closure Evaluation
 One Hour Martinizing
 285 E. Hampton Avenue
 Milwaukee, WI 53217
 BRRTS# 02-41-543260**

Dear Ms. Michalets:

EnviroForensics LLC (EnviroForensics) is pleased to present this Status Update and Closure Evaluation for the One Hour Martinizing (OHM) facility located at 285 E. Hampton Avenue in Milwaukee, Wisconsin (the Site). A detailed site map is presented as **Figure B.1.b**. A Case Closure request was submitted to the Wisconsin Department of Natural Resources (WDNR) on August 24, 2020. In response, the WDNR issued a Closure Not Recommended letter on November 23, 2020 which requested the following:

- Additional off-site vapor intrusion investigation;
- An evaluation of the potential for contaminants to migrate through sub-surface utilities;
- Further consideration regarding the identification of off-site buildings as structural impediments to completing the investigation; and
- An emerging contaminants evaluation.

EnviroForensics submitted a letter dated December 15, 2020 which presented a scope of work to complete the requested tasks. EnviroForensics has completed each task and the findings are discussed in detail below.

ADDITIONAL OFF-SITE VAPOR INTRUSION INVESTIGATION

Off-site vapor intrusion sampling had not been performed since 2015. As such, prior agreements were outdated and EnviroForensics pursued access to the following off-site properties for vapor intrusion investigation purposes:

1. The Dairy Queen building (245 E. Hampton Avenue), owned by Hampton WFB, LLC. One of the business owners verbally agreed to access during an initial visit in early February 2021. However, when we called later to schedule the sampling we were told that a second business owner would not allow access to the building.
2. The four-tenant building with addresses of 249, 251, 257, and 261 E. Hampton Avenue, owned by Hampton WFB, LLC and identified herein as the Hampton WFB building. At the time of sampling the four (4) units were leased by Upper Crust Pizza, a laundromat, Vapin USA, and Aliota's Pub, respectively. EnviroForensics was granted access to three (3) of the four (4) units; the owner of the Aliota's Pub business refused access.
3. The Confluence Graphics building located at 265 E. Hampton Avenue. The owner of this property granted access, and the business owners also cooperated provided printing operations would not be interrupted.

EnviroForensics personnel performed paired sub-slab vapor and indoor air sampling in the three (3) accessible units of the Hampton WFB building and the Confluence Graphics building in late February/early March 2021. A second sampling event was performed in the Confluence Graphics building in July 2021.

The sub-slab vapor sample analytical results and indoor air sample analytical results are summarized in **Table A.4.b** and **Table A.4.c**, respectively, along with all previous vapor intrusion sampling results associated with the Site. The sample locations and cumulative vapor intrusion sample results are illustrated on **Figure B.4.a**. Tetrachloroethene (PCE) was detected in each of the sub-slab vapor samples at concentrations well below the vapor risk screening level (VRSL). Trichloroethene (TCE) was detected in the sub-slab vapor samples collected from Confluence Graphics in July 2021 at concentrations less than its VRSL. No other compounds of concern were detected in the vapor samples.

There were no detections in the indoor air samples with the exception of TCE in the sample collected from the basement of Confluence Graphics in July 2021. TCE was detected at a concentration of 14.8 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in the air sample. Confluence Graphics advised EnviroForensics field staff that print production would occur during the 8-hour sampling period, including the use of ink solvents. If the TCE in indoor was related to vapor intrusion, the attenuation of both TCE and PCE across the slab would be expected to be similar. However, PCE was detected in sub-slab vapor at a much higher concentration (up to 1,230 $\mu\text{g}/\text{m}^3$) but was not present in the indoor air sample. Therefore, it appears the TCE detection in the indoor air sample was a result of business activities rather than vapor intrusion.

EVALUATION OF VAPOR MIGRATION ALONG SUB-SURFACE UTILITIES

The sanitary sewer and water utility lines pass through the basement walls or floors of the adjacent buildings, and floor drains are present in the basement of each of the assessed off-site buildings. The potential risk is for vapor to preferentially migrate within pipes or along the backfill and enter buildings through the conduit openings or compromised floor drains (i.e., a broken and dry plumbing trap). If this scenario were occurring, contamination would be expected to pass through basement wall or floor openings, or compromised drains, and affect basement indoor air quality. Because contamination was not detected in the indoor air samples from adjacent buildings, utilities are not suspected of acting as preferential vapor migration pathways.

STRUCTURAL IMPEDIMENT AND ENGINEERED CAP ASSESSMENT

The August 2020 Case Closure request identified the Confluence Graphics building and Shovers Realty building (4771 N. Santa Monica Blvd) as structural impediments to completing the Site investigation. Upon further review, the structural impediment designations can be eliminated from both buildings for the following reasons:

- Contaminants are detected in sub-slab vapor samples beneath the Confluence Graphics building. While the contaminant concentrations are below screening levels, their presence suggests there is some minor contamination in soil beneath the building. Furthermore, soil contamination was detected in borings near the north and south walls of the building (SB-26 and SB-27 as shown on the attached **Figures B.2.a.1 and B.2.b**), suggesting soil contamination is likely under the building as well.
- Contamination was detected in soil samples close to the Shovers Realty building on three (3) sides by which contamination can be inferred under the building. The relevant sample locations are WS-2, EB-1, EB-2, EB-3, and SB-12, shown on **Figures B.2.a.2 and B.2.b**.

The Case Closure request also included cap maintenance requirements for portions of the Hampton WFB property and Clark Station property located at 4751 N Santa Monica Blvd. Upon further consideration, the burden of a cap maintenance obligation is not warranted for these two properties because 1) residual contamination extends onto only a very small portion of the properties, and 2) residual contaminant concentrations are very low, and any impacts potentially caused by downward contaminant migration would be minimal in comparison to residual groundwater contamination in the source area.

EMERGING CONTAMINANTS EVALUATION

A Scoping Statement Regarding Emerging Contaminants is presented in **Attachment 1**.

CONCLUSIONS AND RECOMMENDATIONS

The additional off-site vapor intrusion assessments requested in the Closure Not Recommended letter were completed and no risks were identified. A vapor intrusion assessment of the Dairy Queen building does not appear to be needed. The vapor intrusion assessments of the buildings closer to the Site and residual contamination did indicate a risk. As such, there is no reason to suspect a vapor intrusion risk at the Dairy Queen building. Further, there is no evidence to indicate preferential vapor migration along utility corridors. No additional vapor intrusion assessment activities are recommended.

Based on the historical use of the Site and information provided by OHM, a release of emerging contaminants to the subsurface is extremely unlikely and no further evaluation or sampling assessments are warranted.

EnviroForensics recommends the following next steps:

1. Prepare and submit a revised and updated closure request incorporating the recent vapor intrusion sampling data and modifications to the structural impediment and engineered cap requirements.

EnviroForensics is requesting a formal review and written response to these recommendations. The review fee will be submitted to the southeast region environmental program associate. Please contact me with any questions about this submittal.

Sincerely,
EnviroForensics, LLC

A handwritten signature in blue ink, appearing to read "Brian Kappen".

Brian Kappen
Senior Project Manager

Attachments:

Table A.4.b – Sub-Slab Vapor Sample Analytical Results

Table A.4.c – Indoor Air Sample Analytical Results

Figure B.1.b – Detailed Site Map

Figure B.4.a – Vapor Intrusion Map

Figure B.2.a.1 – Soil Contamination

Figure B.2.a.2 – Soil Contamination – Excavation Area

Figure B.2.b – Residual Soil Contamination

Attachment 1 - Scoping Statement Regarding Emerging Contaminants

Table A.4.b
Sub-Slab Vapor Sample Analytical Results

One Hour Martinizing
285 East Hampton Avenue
Milwaukee, Wisconsin

Sample Address	Property Owner/ Occupant	Sample Identification	Sample Date	Tetrachloroethene	Trichloroethene	Dichlorodifluoromethane	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene
Small Commercial Vapor Risk Screening Level ($\mu\text{g}/\text{m}^3$)				5,800	290	15,000	730,000	8,700	8,700
Residential Vapor Risk Screening Level ($\mu\text{g}/\text{m}^3$)				1,400	70	3,300	170,000	2,100	2,100
4771 N Santa Monica Blvd	Shovers Realty	6194-Shovers-SSV-1	6/3/2013	450	< 11	1,100	8.7	<9.8	<9.8
		6194-Shovers-SSV-1	4/8/2014	240	<10.7	NA	NA	NA	NA
		6194-Shovers-SSV-2	6/3/2013	380	< 11	26	7.6	<9.8	<9.8
		6194-Shovers-SSV-2	4/8/2014	463	<10.7	NA	NA	NA	NA
249 E Hampton Ave	Hampton WFB/ Upper Crust	6194-SSV-10	7/10/2014	1,050	12.4	<495	<37,700	<49.2	<49.2
		6194-249-SSV-10	2/26/2021	14.7	<1.07	NA	NA	NA	NA
251 E Hampton Ave	Hampton WFB/ Laundromat	6194-SSV-9	7/10/2014	<31.9	<10.7	<495	<37,700	<49.2	<49.2
		6194-251-SSV-9	3/5/2021	5.22	<1.07	NA	NA	NA	NA
257 E Hampton Ave	Hampton WFB/ Vapin USA	6194-SSV-8	7/10/2014	73.3	<10.7	<495	<37,700	<49.2	<49.2
		6194-257-SSV-8	2/26/2021	8.48	<1.07	NA	NA	NA	NA
261 E Hampton Ave	Hampton WFB/Aliota's	6194-SSV-7	7/10/2014	1,520	30.1	<495	<37,700	<49.2	<49.2
265 E Hampton Ave	Confluence Graphics	6194-SSV-6/ 6194-SSV-11	7/21/2014	<31.9	<10.7	<495	<37,700	471	251
			10/7/2014	3,770	<10.7	<495	<37,700	<49.2	<49.2
			1/9/2015	357	<10.7	NA	NA	NA	NA
		6194-265-SSV-14	2/26/2021	16.5	<1.07	NA	NA	NA	NA
			7/29/2021	88.9	16.7	NA	NA	NA	NA
		6194-265-SSV-15	2/26/2021	49	<1.07	NA	NA	NA	NA
7/29/2021	1,230		41.4	NA	NA	NA	NA		
285 E Hampton Ave	One Hour Martinizing	6194-SSV-1	6/4/2013	210	< 11	< 9.9	< 7.5	< 9.9	< 7.5
			5/19/2015	4,960	122	NA	NA	NA	NA
		6194-SSV-2	6/4/2013	12,000	< 120	< 110	< 82	< 110	< 82
		6194-SSV-3	6/4/2013	6,700	200	< 48	< 37	< 48	< 37
		6194-SSV-4	5/19/2015	4,260	<10.7	NA	NA	NA	NA
		6194-SSV-12	8/23/2018	21,400	13.3	NA	NA	NA	NA
6194-SSV-13	8/23/2018	539	<10.7	NA	NA	NA	NA		

Notes:

Vapor Risk Screening Levels (VRSLs) calculated according to the procedures described in WDNR Publication RR-800

All concentrations reported in units of micrograms per cubic meter ($\mu\text{g}/\text{m}^3$)

Bolded values exceed the Vapor Risk Screening Level for small commercial buildings

Bolded and Italicized values exceed the Vapor Risk Screening Level for residential buildings

NA = Not analyzed

Table A.4.c
Indoor Air Sample Analytical Results

One Hour Martinizing
285 East Hampton Avenue
Milwaukee, Wisconsin

Sample Address	Property Owner/ Occupant	Sample Identification	Sample Date	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl Chloride	Benzene	Chloromethane	Dichlorodifluoromethane	1,3-Dichlorobenzene	Ethylbenzene	Methylene Chloride	Styrene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Trichlorofluoromethane	m&p Xylenes	o Xylene		
Small Commercial Vapor Action Level (µg/m3)				180	8.8	NE	NE	28	16	390	440	NE	49	2,600	4,400	22,000	260	260	NE	440	440		
Residential Vapor Action Level (µg/m3)				42	2.1	NE	NE	1.7	3.6	94	100	NE	11	630	1,000	5,200	63	63	NE	100	100		
4771 N Santa Monica Blvd	Shovers Realty	6194-Shovers-OA	5/31/2013	1.7	<1.1	<0.79	NA	<0.51	3.8	2.5	2.5	4.4	<0.87	2.0	<0.85	3.6	<0.98	<0.98	2.1	1.5	<0.87		
		6194-Shovers-IA-1	5/31/2013	3.8	<1.1	<0.79	NA	<0.51	2.8	5.0	6.9	<1.2	2.0	<1.7	1.3	13	24	6.1	3.4	7.5	3.2		
249 E Hampton Ave	Hampton WFB/Upper Crust	6194-249-IA-B	2/26/2021	<3.19	<1.07	<19.8	<39.6	<1.28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
251 E Hampton Ave	Hampton WFB/Laundromat	6194-251-IA-B	2/26/2021	<3.19	<1.07	<19.8	<39.6	<1.28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
257 E Hampton Ave	Hampton WFB/Vapin USA	6194-257-IA-B	2/26/2021	<3.19	<1.07	<19.8	<39.6	<1.28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
265 E Hampton Ave	Confluence Graphics	6194-CG-IA-1	1/8/2015	<3.19	<1.07	<19.8	<39.6	<1.28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
		6194-CG-IA-B	1/8/2015	<3.19	<1.07	<19.8	<39.6	<1.28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
		6194-CG-OA-1	1/8/2015	<3.19	<1.07	<19.8	<39.6	<1.28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
		6194-265-IA-B	2/25/2021	<3.19	<1.07	<19.8	<39.6	<1.28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
		6194-265-IA-B	7/29/2021	<3.19	14.8 *	<19.8	<39.6	<1.28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
285 E Hampton Ave	One Hour Martinizing	6194-OHM-IA-1	5/18/2015	1,570	<1.07	<19.8	<39.6	<1.28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
			8/23/2018	<3.19	<1.07	<19.8	<39.6	<1.28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
		6194-OHM-OA-1	5/18/2015	<3.19	<1.07	<19.8	<39.6	<1.28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			8/23/2018	<3.19	<1.07	<19.8	<39.6	<1.28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
		6194-285-OA	2/25/2021	<3.19	<1.07	<19.8	<39.6	<1.28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes:

Vapor Action Levels are based on U.S. E.P.A.'s Regional Screening Levels (RSL's) for small commercial buildings and calculated according to the procedures described in WDNR Publication RR-800

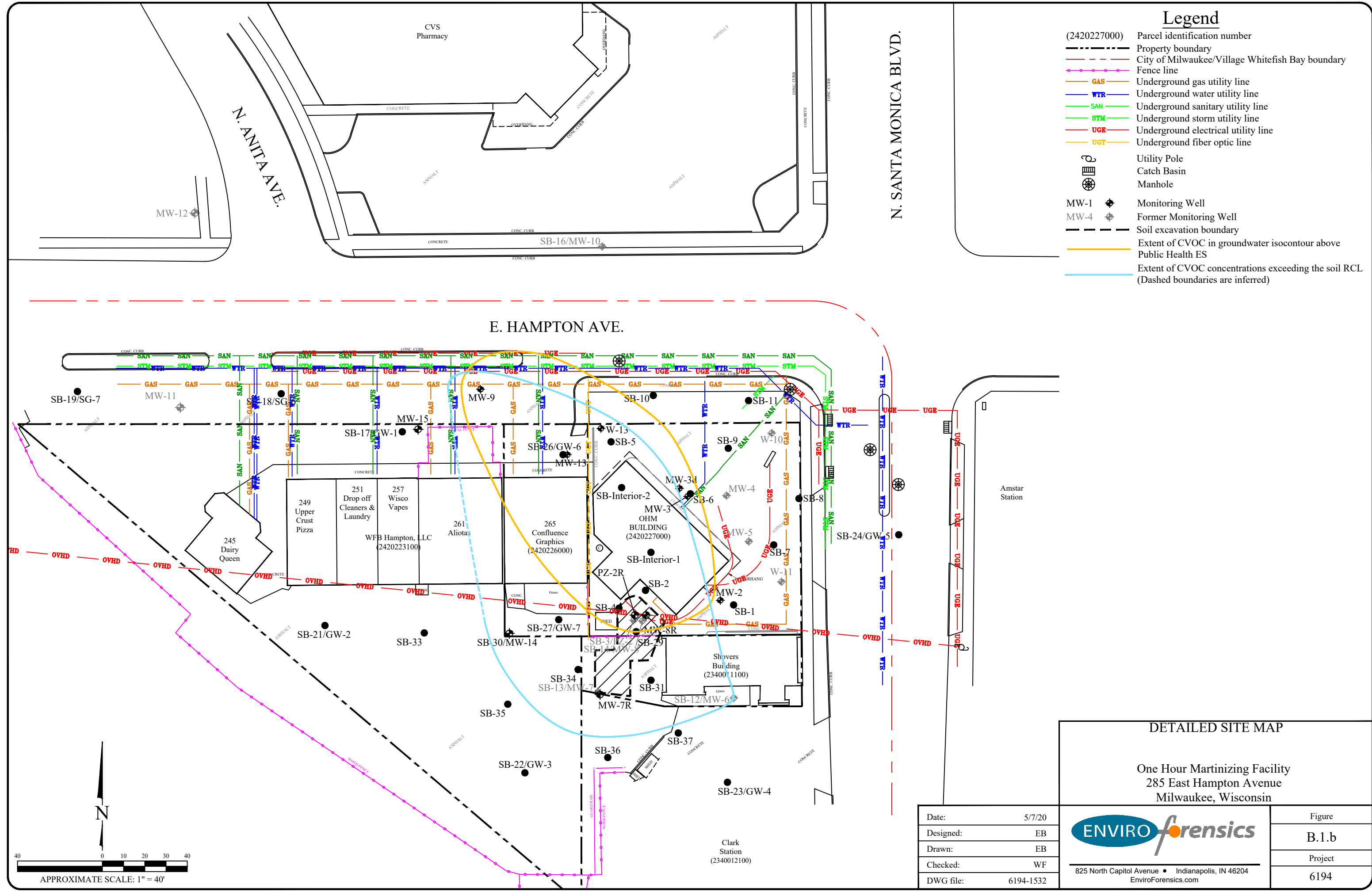
All concentrations reported in units of micrograms per cubic meter (µg/m³)

Bolded values exceed the Vapor Action Level for small commercial buildings

* = Solvents in use by printing business during sample collection

NA = Not analyzed

NE = Not Established

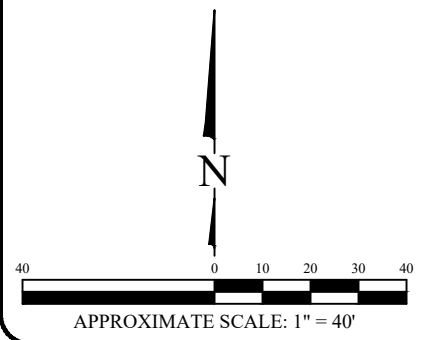


Legend

- (2420227000) Parcel identification number
- Property boundary
- - - City of Milwaukee/Village Whitefish Bay boundary
- - - Fence line
- GAS Underground gas utility line
- WTR Underground water utility line
- SAN Underground sanitary utility line
- STM Underground storm utility line
- UGE Underground electrical utility line
- UGT Underground fiber optic line
- Utility Pole
- Catch Basin
- Manhole
- MW-1 Monitoring Well
- MW-4 Former Monitoring Well
- Soil excavation boundary
- Extent of CVOC in groundwater isocontour above Public Health ES
- Extent of CVOC concentrations exceeding the soil RCL (Dashed boundaries are inferred)

E. HAMPTON AVE.

DETAILED SITE MAP
 One Hour Martinizing Facility
 285 East Hampton Avenue
 Milwaukee, Wisconsin



Date:	5/7/20
Designed:	EB
Drawn:	EB
Checked:	WF
DWG file:	6194-1532

ENVIROforensics
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Figure	B.1.b
Project	6194

Legend

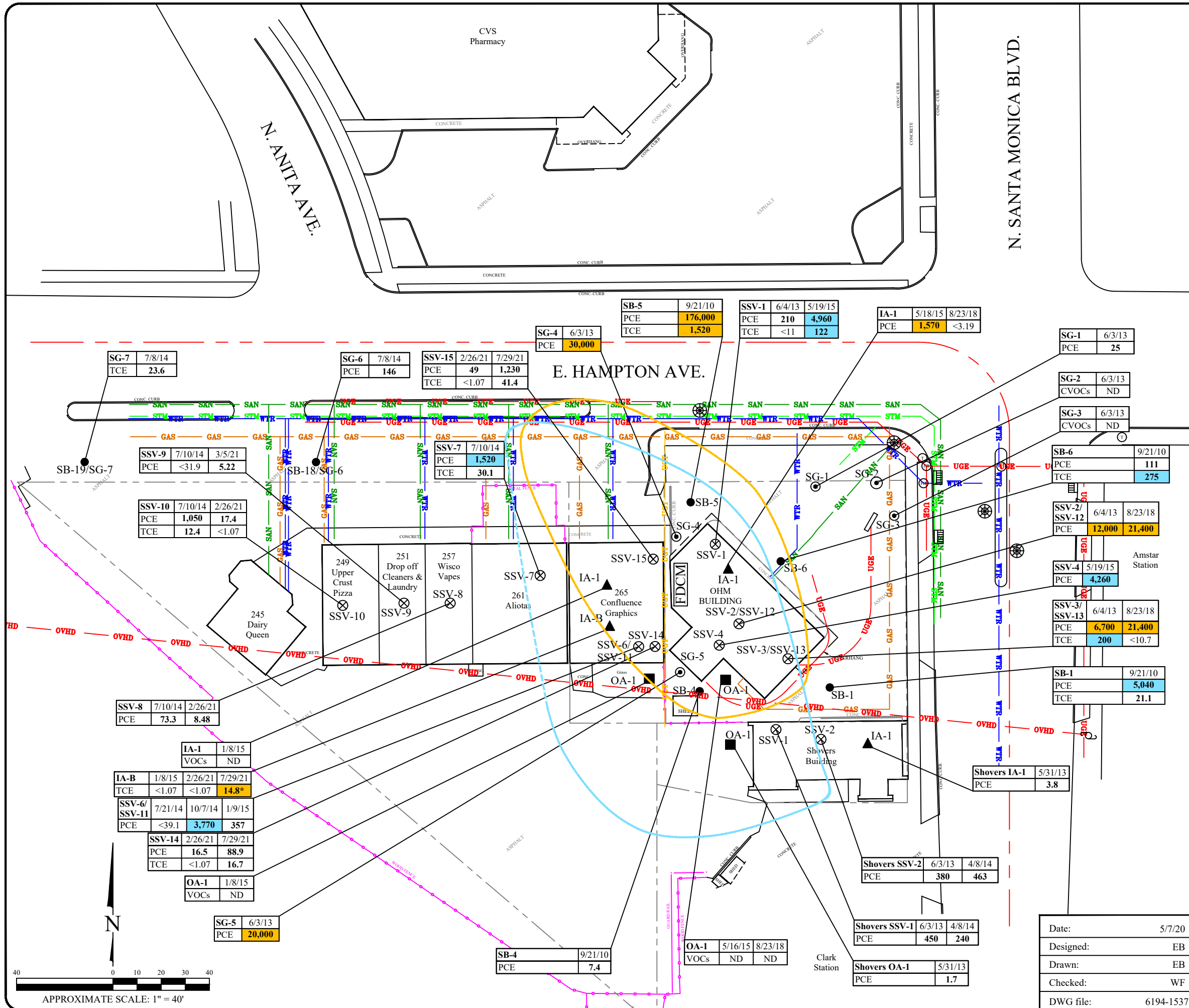
- Property boundary
- City of Milwaukee/Village Whitefish Bay boundary
- Fence line
- GAS - Underground gas utility line
- WTR - Underground water utility line
- SAN - Underground sanitary utility line
- STM - Underground storm utility line
- UGE - Underground electrical utility line
- UGT - Underground fiber optic line

- Utility Pole
- Catch Basin
- Manhole
- Fire Hydrant
- Electrical Box
- SB-1 - Soil Boring
- SG-1 - Soil Gas Sample
- SSV-1 - Sub-Slab Vapor Sample Location
- OA-1 - Outdoor Air Sample
- IA-1 - Indoor Air Sample
- FDCM - Former dry cleaning machine locations

Analyte	Sub-slab/Shallow Soil gas vapor	Indoor Air	Sub-slab/Shallow Soil gas vapor	Indoor Air
	Small Commercial VRSL	Small Commercial VAL	Residential	Residential
PCE	5,800	180	1,400	42
TCE	290	8.8	70	2.1

- Note:
- Bold and shaded values exceed Vapor Risk Screening Levels
 - Bold values equal or exceed laboratory detection limits
 - All results reported in micrograms per cubic meter (ug/m³)
 - NE = Not established
 - PCE = Tetrachloroethene
 - TCE = Trichloroethene
 - VOCs = Volatile Range Organics
 - ND = Not detected
 - VRSL = Vapor Risk Screening Level
 - VAL = Vapor Action Level
 - * solvents in use by printing business during sample collection

- Extent of CVOC in groundwater isocontour above Public Health ES
- Extent of CVOC concentrations exceeding the soil RCL (Dashed boundaries are inferred)



VAPOR INTRUSION MAP

One Hour Martinizing Facility
285 East Hampton Avenue
Milwaukee, Wisconsin

Date:	5/7/20	<p>825 North Capitol Avenue • Indianapolis, IN 46204 EnviroForensics.com</p>	Figure
Designed:	EB		B.4.a
Drawn:	EB		Project
Checked:	WF		6194
DWG file:	6194-1537		

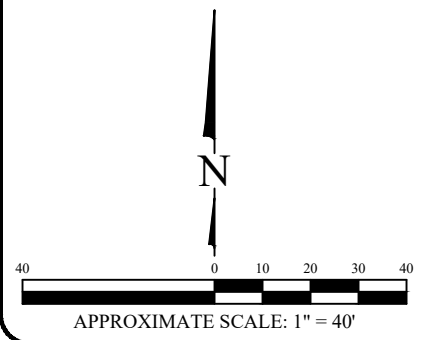
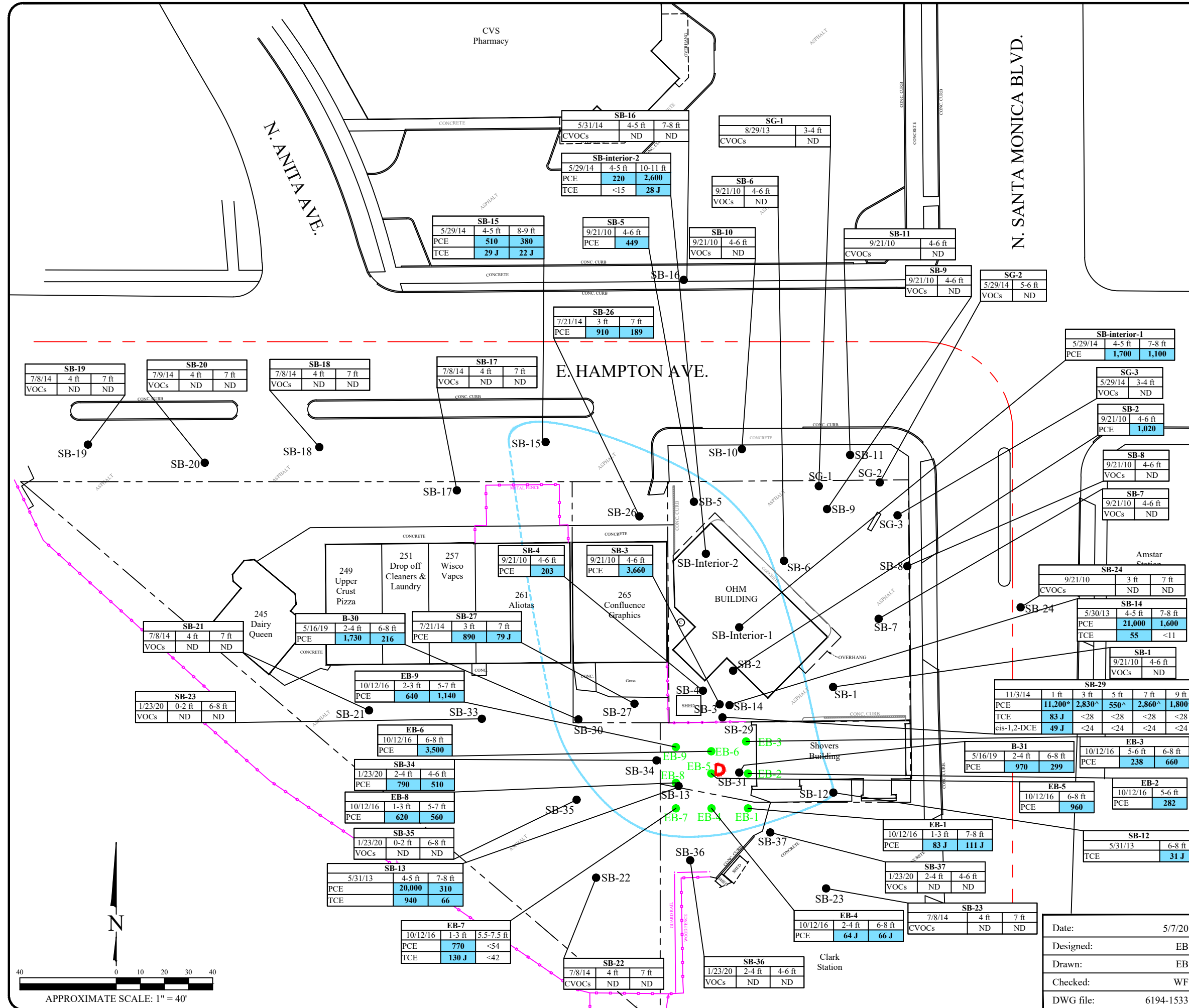
Legend

- Property boundary
- City of Milwaukee/Village Whitefish Bay boundary
- Fence line
- Soil Boring
- Characterization soil boring for excavating purposes
- Extent of residual CVOC impacts in soil above non-industrial RCLs
- Extent of CVOC concentrations exceeding the soil to groundwater RCL (Dashed boundaries are inferred)

Analyte	Soil to Groundwater Residual Contaminant Level	Non-Industrial Direct Contact RCL	Industrial Direct Contact RCL
PCE	4.5	33,000	145,000
TCE	3.6	1,300	8,410
cis-1,2-DCE	41.2	156,000	2,340,000

Note:

1. Bolded and blue shaded values exceed the Soil to Groundwater Residual Contaminant Level
2. Bolded values are above detection limits
3. J = Analyte concentration less than the laboratory reporting limit
4. Samples analyzed using EPA SW-846 Method 8260
5. All results reported in units of micrograms per liter (ug/L)
6. PCE = Tetrachloroethene
7. TCE = Trichloroethene
8. cis-1,2-DCE = cis-1,2-Dichloroethene
9. RCL = Residual Contaminant Level
10. ND = Not detected
11. VOCs = Violate Organic Compounds
12. CVOCs = Chlorinated Violate Organic Compounds
13. * = Toxicity Characteristic Leaching Procedure (TCLP) analysis of the sample yielded 0.081 milligrams per liter (mg/L)
15. ^ = Toxicity Characteristic Leaching Procedure (TCLP) analysis of the sample yielded <0.05 milligrams per liter (mg/L)



SOIL CONTAMINATION

One Hour Martinizing Facility
285 East Hampton Avenue
Milwaukee, Wisconsin

Date: 5/7/20 Designed: EB Drawn: EB Checked: WF DWG file: 6194-1533	Figure B.2.a.1 Project 6194
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Confluence Graphics
265 E. Hampton Ave.

OHM BUILDING
285 E. Hampton Ave.

Legend

- Property boundary
- City of Milwaukee/Village Whitefish Bay boundary
- Fence line
- GAS - Underground gas utility line
- WTR - Underground water utility line
- SAN - Underground sanitary utility line
- STM - Underground storm utility line
- UGE - Underground electrical utility line
- UGT - Underground fiber optic line

- Utility Pole
- Catch Basin
- Manhole
- Fire hydrant
- Electrical box

FDCM Former dry cleaning machine location

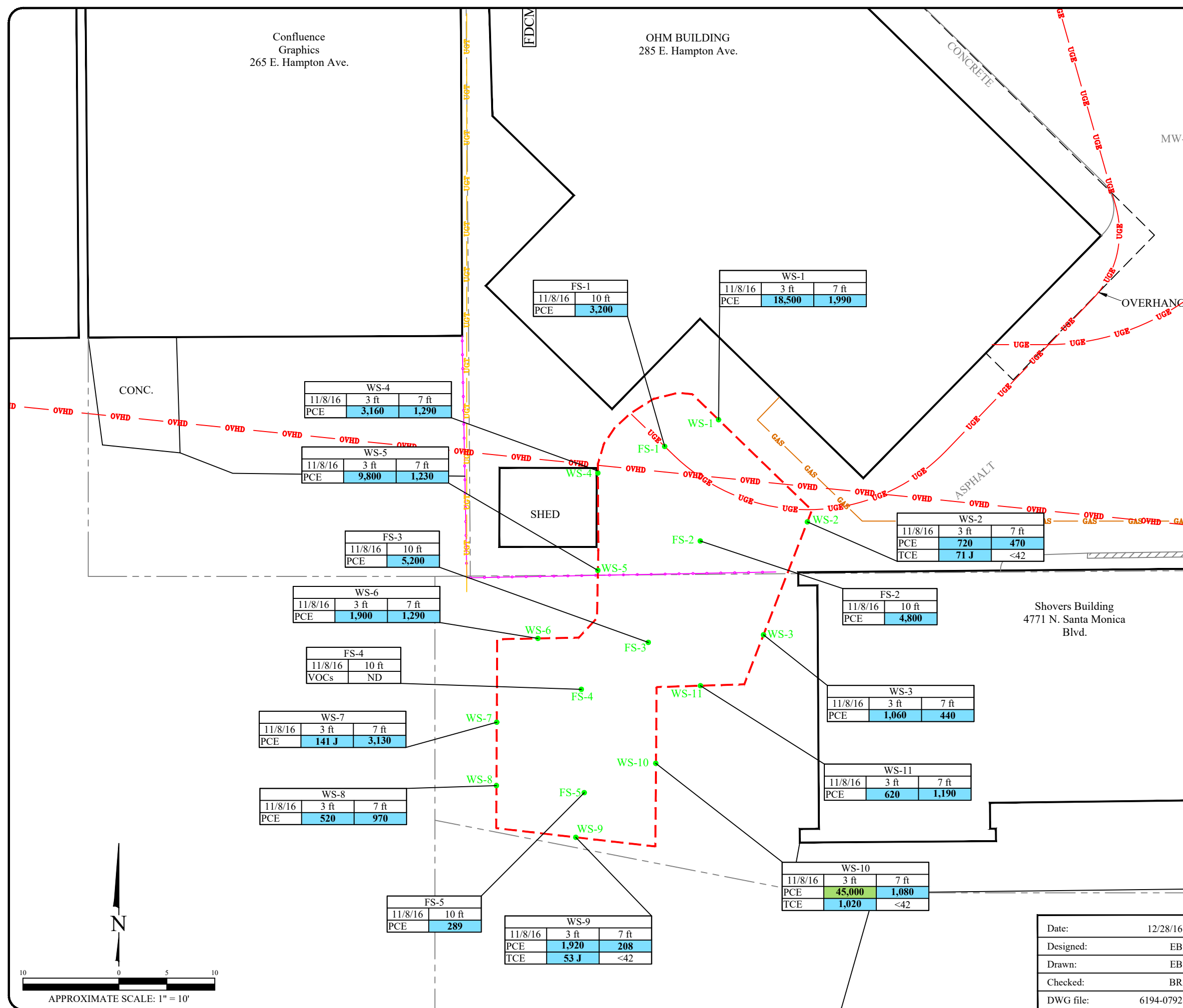
- WS-1 - Excavation wall sample
- FS-1 - Excavation floor sample

Soil excavation boundary

Analyte	Soil to Groundwater RCL	Non-Industrial DC RCL	Industrial DC RCL
PCE	4.5	33,000	145,000
TCE	3.6	1,300	8,410

Note:

1. Bolded values are above detection limits
2. Bolded and green shaded values exceed the Non-Industrial Residual Contaminant Level
3. J = Estimated concentration less than laboratory reporting limits
4. Samples analyzed using EPA SW-846 Method 8260
5. All results reported in units of micrograms per kilogram (µg/kg)
6. PCE = Tetrachloroethene
7. TCE = Trichloroethene
8. VOCs = Volatile Organic Compounds
9. ND = Not detected
10. DC = Direct Contact
11. RCL = Residual Contaminant Level



FS-1		WS-1	
11/8/16	10 ft	11/8/16	7 ft
PCE	3,200	PCE	18,500

WS-4	
11/8/16	7 ft
PCE	3,160

WS-5	
11/8/16	7 ft
PCE	9,800

FS-3	
11/8/16	10 ft
PCE	5,200

WS-6	
11/8/16	7 ft
PCE	1,900

FS-4	
11/8/16	10 ft
VOCs	ND

WS-7	
11/8/16	7 ft
PCE	141 J

WS-8	
11/8/16	7 ft
PCE	520

FS-5	
11/8/16	10 ft
PCE	289

WS-9	
11/8/16	7 ft
PCE	1,920
TCE	53 J

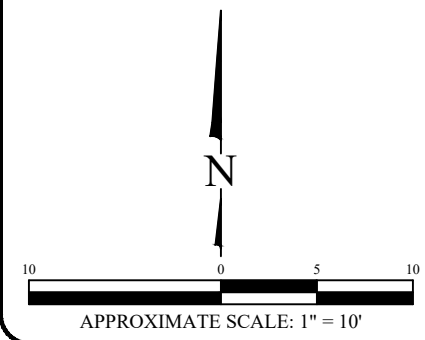
WS-2	
11/8/16	7 ft
PCE	720
TCE	71 J

FS-2	
11/8/16	10 ft
PCE	4,800

WS-3	
11/8/16	7 ft
PCE	1,060

WS-11	
11/8/16	7 ft
PCE	620

WS-10	
11/8/16	7 ft
PCE	45,000
TCE	1,020



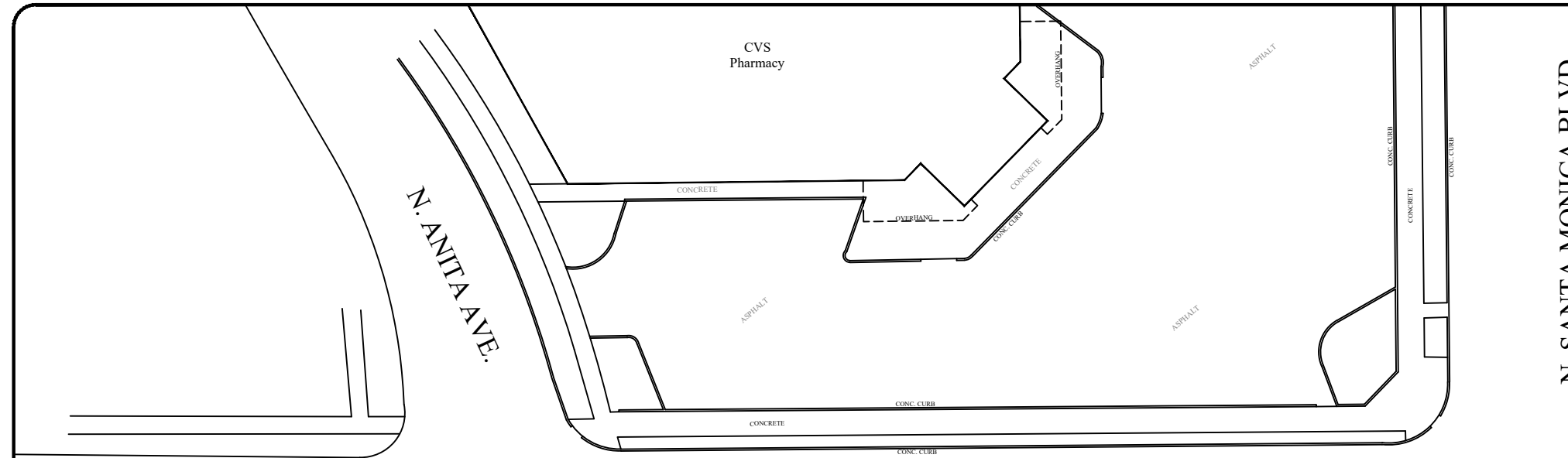
SOIL CONTAMINATION - EXCAVATION AREA

One Hour Martinizing Facility
285 East Hampton Avenue
Milwaukee, Wisconsin

Date:	12/28/16
Designed:	EB
Drawn:	EB
Checked:	BR
DWG file:	6194-0792

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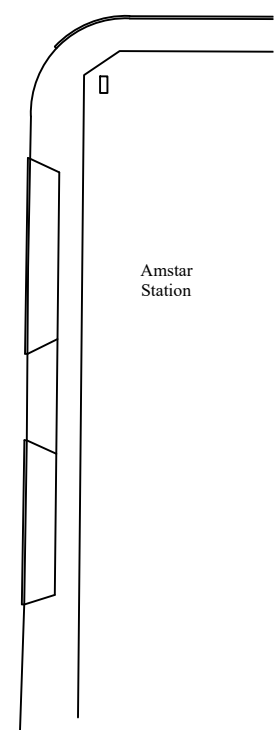
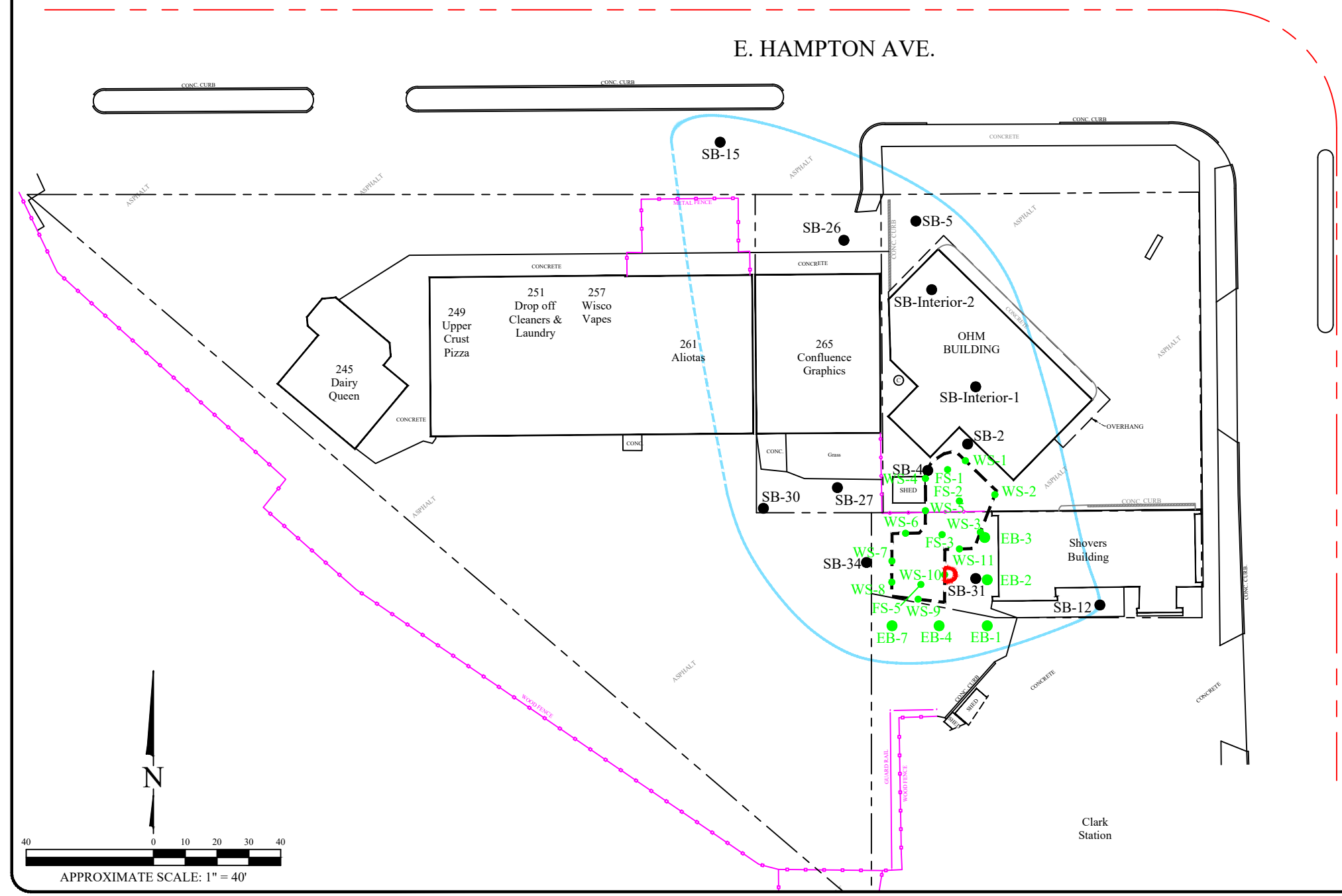
Figure	B.2.a.2
Project	6194



N. SANTA MONICA BLVD.

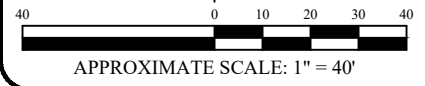
- ### Legend
- Property boundary
 - City of Milwaukee/Village Whitefish Bay boundary
 - Fence line
 - SB-1 ● Soil Boring
 - EB-1 ● Characterization soil boring for excavating purposes
 - Soil excavation boundary
 - Extent of residual CVOC impacts in soil above non-industrial RCLs
 - Extent of CVOC concentrations exceeding the soil to groundwater RCL (Dashed boundaries are inferred)
 - WS-1 ● Excavation wall sample

E. HAMPTON AVE.



Amstar Station

Clark Station



RESIDUAL SOIL CONTAMINATION

One Hour Martinizing Facility
285 East Hampton Avenue
Milwaukee, Wisconsin

Date:	5/7/20
Designed:	EB
Drawn:	EB
Checked:	WF
DWG file:	6194-1549

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Figure	B.2.b
Project	6194

Attachment 1

Scoping Statement Regarding Emerging Contaminants

One Hour Martinizing, 285 East Hampton Avenue, Milwaukee, Wisconsin 53217
BRRTS #02-41-543260

Per Wis Admin. Code § NR 716.07 and Wis. Admin. Code § NR 716.09, site investigation scoping and work plans should include evaluating potential emerging contaminants that were historically or are presently produced, used, handled, or stored at a site. Most notably, emerging contaminants include 1,4-dioxane and per- and poly-fluorinated alkyl substances (PFAS). The evaluation includes any available information on the use of any products containing these chemicals in any services process; the duration of the suspected chemical product use; the type of chemical contained in the product; and any areas of a site where products containing these chemicals may have been used, stored, managed, or discarded.

According to documents prepared by the U.S. Environmental Protection Agency, several State Regulatory Agencies, the Department of Defense, and various other sources of toxic chemical information, dioxane is typically used by industry as a catalytic solvent during the manufacturing of adhesives, resins, oils, waxes, pharmaceuticals, and certain plastics and rubbers. It is also used to stabilize chlorinated hydrocarbons when being transported in aluminum containers. Dioxane is also a known byproduct of the production of polyethylene terephthalate (PET) plastic.

PFAS are very ubiquitous in the environment and occur in many common everyday products such as Teflon® coatings, fast food wrappers and popcorn bags, stain and water repellents, some cosmetics, some insect repellents, and some sunscreen products, to name a few. In the 1940s, the manufacturing of these products incorporated PFAS due to their inherent hydrophobic (water repellent) and non-stick properties. PFAS are also components of fire-fighting foams.

The Site operated as a gasoline service station from 1953 to 1979, and as a plant-on-premises dry cleaning facility from 1980 to 2007. In 2007, OHM centralized active cleaning and the Site was subsequently used as a customer service location for garments dry cleaned elsewhere. Tetrachloroethene (PCE) was utilized as the solvent for the cleaning process.

Conclusion

Since 1953, the Site operated as a gasoline service station and a dry cleaning business. There is no history of manufacturing, and no reason to suspect 1,4-dioxane would have been used, stored, or discarded at the site. The emerging contaminants are decidedly not associated with the petroleum fuel products that were historically used, handled, and stored at the Site.

The dry cleaning industry has been identified as a potential contributor to PFAS contamination because of suspected PFAS accumulation in dry cleaning waste. Our research of waterproofing/stain repellent products used at other dry cleaner sites indicates that many of the commonly used products didn't contain PFAS compounds. In the attached questionnaire, the responsible party indicated that no waterproofing or stain-repellent treatments were applied at the Site, and no related chemicals or products were stored at the Site. As such, there was no pathway for PFAS to enter the dry cleaning waste stream.

Considering the Site history and operations, the release of PFAS to the subsurface is extremely unlikely. Therefore, no further evaluation or sampling assessments are warranted.



PFAS Questionnaire

Purpose: The WDNR has requested an evaluation of the potential for use or releases(s) of perfluoroalkyl and polyfluoroalkyl substances (PFAS) at various sites in Wisconsin as part of an evaluation of emerging contaminants.

Background: PFAS-containing products have application in many industries, including consumer products such as carpets, clothing, furniture, outdoor equipment, food packaging. Examples of products *potentially* used in the dry cleaning industry are products applied to fabrics for stain-resistance and waterproofing.

Site Name: One Hour Martinizing

BRRTS No. or FID: 02-41-543260

Address: 285 E Hampton Ave, Milwaukee, WI

Interviewer: B. Kappen

Site Representative/Title: Brian Cass

Current Use of the Site: Customer service (garment drop-off location)

Historical Site Use(s): Dry cleaning

Please answer the following questions to the best of your knowledge.

1. Are you aware whether any waterproofing products or stain repellants were used at the site at any time?
 - a. If so, what were the trade names of the product(s) and when were they used?

Product Name	When Used	Quantities (estimated)
None		

PFAS Questionnaire

2. For any product listed in Question #1, please answer the following:
- In which area(s) of the site were the products used?

N/A

- In which area(s) of the site were products stored or managed?

N/A

- Describe where and how the products were discarded.

N/A

3. For any of the products listed in Question #1, please provide any safety data sheets or other product documentation you may have.

4. Please state when you installed secondary containment for the transfer of sludge from the dry cleaning machine still.

1990

5. Describe the process for managing and disposing of sludge. Attach any waste disposal manifests if available. Please indicate if your site used a third party waste disposal service at any time.

3rd party waste hauler.
Manifests on file with DNR.

6. Describe the location and purpose of any condenser or dry cleaning vents to the outdoors.

By signing below, you are certifying that this information is true and accurate to the best of your knowledge.

Signature



Printed Name

Brian Cass

Date

10/14/21