



February 16, 2022

Mr. Brian Cass
OHM Holdings LLC
W229N2494 County Rd. F
Waukesha, WI 53186
Electronic mail only to brian@ohmholdings.com

Subject: Technical Assistance Review
One Hour Martinizing, 285 East Hampton Avenue, Milwaukee, WI
BRRTS #02-41-543260, FID #241176650

Dear Mr. Cass:

The Wisconsin Department of Natural Resources (DNR) received the Status Update and Closure Evaluation letter report (Report), dated December 6, 2021, by EnviroForensics, LLC for the site referenced above. On December 13, 2021, the DNR received the applicable technical assistance fee in accordance with Wis. Admin. Code § NR 749.04 (1) for providing a review and response. The DNR has been corresponding with EnviroForensics to clarify questions about the emerging contaminants evaluation and off-site capping plans.

EnviroForensics conducted off-site vapor sampling activities to address the additional requirements outlined in the DNR's Closure Not Recommended letter dated November 23, 2020. Preferential pathways for vapor migration and emerging contaminants were also evaluated. Continuing obligations for structural impediments and off-site cap maintenance plans were reassessed and revisions proposed.

The DNR has reviewed the Report and concurs that no additional vapor monitoring is needed. The DNR also agrees with the following revisions to the continuing obligations for off-site properties at the time of case closure:

- The Confluence Graphics building adjacent to the west and the Shovers Realty building adjacent to the south will not be identified as structural impediments.
- A cap will not be required on the eastern portion of the property at 249-261 E. Hampton Ave.
- A cap will not be required on the northern portion of the gas station property at 4751 N. Santa Monica Blvd.

The DNR also reviewed the cap proposed for the Confluence Graphics property at 265 E. Hampton Avenue. The building foundation and the vegetated area south of the building should be maintained to minimize infiltration and soil-to-groundwater contaminant migration. The property owner must be notified of this expanded capping requirement prior to closure. Include the notification documentation and revised cap maintenance plan in the closure request.

A copy of the operation, maintenance and monitoring plan for the on-site sub-slab depressurization system must be included in the closure packet.

The DNR agrees that based on the information provided, it is unlikely that emerging contaminants were used, stored, or handled on the site. Therefore, no additional sampling is needed to complete the investigation at this time.

Until case closure is granted, your site will remain “open” and you are required to submit semi-annual progress reports, per Wis. Admin. Code § NR 700.11. You are also responsible for any operation and maintenance activities required under Wis. Admin. Code § NR 724.13.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding the information in this letter, please contact me at Linda.Michalets@wisconsin.gov or 414-435-8010.

Sincerely,



Linda Michalets
Hydrogeologist
Remediation and Redevelopment Program

cc: Brian Kappen, EnviroForensics, LLC (bkappen@enviroforensics.com)