

# GIS REGISTRY

## Cover Sheet

May, 2009  
(RR 5367)

### Source Property Information

CLOSURE DATE:

BRRTS #:

FID #:

ACTIVITY NAME:

DATCP #:

PROPERTY ADDRESS:

COMM #:

MUNICIPALITY:

PARCEL ID #:

#### \*WTM COORDINATES:

#### WTM COORDINATES REPRESENT:

X:  Y:

Approximate Center Of Contaminant Source

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

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

#### Contaminated Media:

Groundwater Contamination > ES (236)

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

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

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

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

#### Land Use Controls:

N/A (Not Applicable)

Cover or Barrier (222)

Soil: maintain industrial zoning (220)

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

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

Vapor Mitigation (226)

Structural Impediment (224)

Maintain Liability Exemption (230)

Site Specific Condition (228)

*(note: local government or economic  
development corporation)*

#### 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 #: 02-41-543523 + 03-41-543524 PARCEL ID #: 344-0172-00

ACTIVITY NAME: ONE HOUR MARTINIZING WTM COORDINATES: X: 682808 Y: 287484

**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: Site Location and Local Topography

**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 #: 2 Title: Site Layout - w/ MAINTENANCE PLAN

**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 #: 2 Title: Site Layout

BRRTS #: 02-41-543523 + 02-41-543524

ACTIVITY NAME: ONE HOUR MARTINIZING

**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

Figure #: Title:

**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 #: 7 Title: Groundwater Contours June 11, 2008

**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 #: 7 Title: Groundwater Contours, June 11, 2008

Figure #: Title:

**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 #: 2 Title:

**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 #: 3 Title:

**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:

**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).

BRRTS #: 02-41-543523 + 03-41-543524 ACTIVITY NAME: ONE HOUR MARTINIZING

**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.

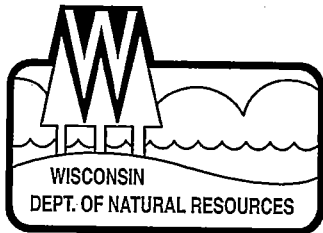
- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.  
*Note: Letters sent 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:** |



**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8716  
TTY 414-263-8713

November 13, 2009

Mr. Robert Reuschlein  
Jomblee, Inc.  
6425 Odana Rd.  
Madison, WI 53719-1127

File Ref: FID#241085680  
BRRTS# 02-41-543523  
# 03-41-543524

**SUBJECT:** Final Case Closure with Continuing Obligations  
Jomblee, Inc., 7027 W. North Avenue, Wauwatosa, WI

Dear Mr. Reuschlein:

On February 7, 2009, the Southeast Region Closure Committee reviewed the above referenced case to determine whether natural attenuation in groundwater had been demonstrated. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. The property was formerly a gas station, but also contains an operating dry cleaning business. Volatile organic compounds (VOCs) related to petroleum and drycleaner products were found in soil and groundwater beneath the site, primarily on the north side of the property, and beneath the existing building. The site investigation indicated that the extent and degree of the residual contamination have been defined and that natural attenuation processes are occurring. To prevent direct contact and limit rain infiltration, the existing surface barriers (the building and pavement) will be maintained after case closure. Tetrachloroethene, the main drycleaner product VOC, was found in soil vapor samples collected from beneath the building floor, at levels that would pose a long-term risk to human health via inhalation, if allowed to migrate into indoor air spaces. A sub-slab depressurization system was installed and will be maintained after case closure, in order to prevent VOC vapors from migrating into the indoor air space from the subsurface.

On September 23, 2009, you were notified that the Closure Committee had granted conditional closure to this case. On October 21, 2009, the Department received information or documentation indicating that you have complied with the requirements for final closure. Specifically, well abandonment forms were received for the groundwater monitor wells previously installed for this project. 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 GIS Registry. The specific reasons 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
- Vapor intrusion pathway must be re-assessed if land use changes
- A sub-slab soil vapor mitigation system must be operated and maintained
- Groundwater contamination is present above Chapter NR 140 enforcement standards

This letter and information that was submitted with your closure request application will be included on the GIS Registry. 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 DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <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 the information about these continuing obligations 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 referenced maintenance plans, are met.

#### **1. Cover or Barrier**

Pursuant to s. 292.12(2)(a), Wis. Stats., the building, pavement or other impervious cap that currently exists on the property, shown on the attached map, 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, to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health, and to limit vapor intrusion to indoor air spaces.

If soil is excavated from the property 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 plan and inspection log are to be kept up-to-date and on-site. Please submit the inspection log to the Department annually, beginning one year from the date of this letter.

The following activities are prohibited on any portion of the property where pavement, a building foundation, soil cover, engineered cap or other barrier is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 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.

## 2. Notification and Vapor Intrusion Pathway Reassessment Upon Change in Use

The current use of the property is an operating dry cleaner, which uses tetrachloroethene (PCE). The operations introduce PCE into the indoor air space, making assessment of the vapor intrusion pathway for this building impracticable. Case closure is possible based on site-specific conditions, which include the building occupants' exposure to PCE is regulated by the federal Occupational Safety and Health Administration (OSHA), and sub-slab vapor levels of PCE do not exceed one tenth of the current OSHA acceptable PCE exposure levels for workers in a dry cleaning business. In addition, a sub-slab vapor mitigation system has been installed and will be operated after case closure to interrupt possible vapor intrusion pathways for this building. If the building usage changes in the future, allowing for any occupants that are not subject to OSHA PCE exposure restrictions and regulations, the property owner shall notify the Department of Natural Resources before the land use or occupancy change, and shall conduct a re-assessment of the vapor intrusion pathway and any required remedial actions in accordance with applicable statutes and rules. Possible required actions may include assessment of indoor air quality, re-assessment of the vapor mitigation system effectiveness, and increased frequency of vapor mitigation system inspection or additional remedial action.

## 3. Operation and Maintenance of the Vapor Mitigation System

Soil vapor beneath the building contains PCE 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 should be run and inspected in accordance with the attached maintenance plan. Annual inspections, and any system repairs, must be documented in the inspection log. A copy of the inspection log must be submitted to the Department on an annual basis, beginning one year from the date of this letter.

## 4. Residual Groundwater Contamination

Groundwater impacted by benzene, cis-1,2-dichloroethene, and vinyl chloride contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on this contaminated property, and has been extrapolated to extend into the W. North Avenue and N. 71<sup>st</sup> Street right-of-ways. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

## 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
- Changing the building occupancy or land use, requiring re-assessment of the vapor intrusion pathway risk
- Discontinuing operation and maintenance or changes to the soil vapor mitigation system

Please send written notifications in accordance with the above requirements to the Wisconsin Department of Natural Resources, Southeast Region, Remediation and Redevelopment Program, to the attention of Ms. Victoria Stovall, RR Program Associate. Please use a heading of "Changed Conditions".

### **Construction, Redevelopment and Vapor Migration**

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 building control technologies such as a vapor barrier or other measures, must be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

### **Dewatering Permits**

The Department's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction. Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://www.dnr.state.wi.us/org/water/wm/www/>

### **PECFA Reimbursement Information**

Section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

### **Operating Dry Cleaners and Dry Cleaner Environmental Response Fund**

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;
- PCE must be delivered to the dry cleaning facility by means of a closed, direct coupled delivery system.

In order to retain DERF 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 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 Pam Mylotta at (414) 263-8758.

Sincerely,

A handwritten signature in black ink that reads "James A. Schmidt". The signature is written in a cursive style with a large initial "J" and "S".

James A. Schmidt, Team Supervisor  
Southeast Region Remediation & Redevelopment Program

Attachments: Pavement Covers and Building Barrier Maintenance Plan and Subslab Mitigation System and Vapor Barrier Maintenance Plan – July 27, 2009

cc: Christopher Hatfield - Bonestroo

**PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN  
AND  
SUBSLAB MITIGATION SYSTEM AND VAPOR BARRIER MAINTENANCE PLAN**

July 27, 2009

7027 West North Avenue, Wauwatosa, Wisconsin  
WDNR BRRTS #02-41-543523

Continuation of Inglewood North 70 Feet of Lots 7 and 8, Block 8, Northwest ¼ of Section 22 (Parcel ID #344-0172-00), Wauwatosa, Wisconsin

**INTRODUCTION**

This document is a Maintenance Plan for existing pavement and building cover at the above-referenced property (the Property) according to the requirements of section NR 724, 13(2), Wisconsin Administrative Code. The maintenance activities relate to paved surfaces and a building occupying the Property. Contaminated soil remaining at the Property is affected by volatile organic compounds (VOCs). Paved surfaces and the Property building, which encompass the entire Property extent, will be maintained according to the Maintenance Plan. In addition, the Maintenance Plan will also include maintenance activities of the sub-slab mitigation system and vapor barrier (i.e., concrete floor within building).

**COVER AND BARRIER PURPOSE**

The paved surfaces and the concrete floor of the building over the contaminated soil and soil vapor serve as a barrier to prevent direct human contact with residual soil contamination or vapors that might otherwise pose a threat to human health. The paved surfaces also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration. Based on the current and future use of the Property, the barrier should function as intended unless disturbed.

**SUB-SLAB MITIGATION SYSTEM PURPOSE**

The sub-slab depressurization mitigation system installed prevents VOC vapors from entering the Property building. The system consists of one suction point located in the boiler room of the Site building. Three-inch schedule 40 polyvinyl chloride (PVC) piping extends from the suction point to up the interior wall of the building and is vented to the outside approximately 1 foot above roof level. A KTA 150 type II high-velocity centrifugal fan was connected to the PVC piping to provide suction on the sub-slab air. The location of the mitigation system is included in Exhibit A.

**ANNUAL INSPECTION**

**COVER AND BARRIER**

The existing paved surfaces at the Property will be inspected once a year (normally in the spring after all snow and ice are gone) for deterioration, cracks, and other potential problems that can cause additional infiltration into or exposure to 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 B, Cap and Mitigation System Inspection Log. The log will include recommendations for necessary repair or 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 sent to the Wisconsin Department of Natural Resources (WDNR) at least annually, unless otherwise directed in the case closure letter.

**SUB-SLAB MITIGATION SYSTEM**

The sub-slab mitigation system will be inspected once a year to ensure high velocity centrifugal fan is still operating. A vacuum measuring sight tube located in the mechanical room should read "1" as shown in

the attached photograph. This indicates a vacuum of approximately 1 atmosphere is being applied to the sub-slab. In addition, the building floor will be inspected for deterioration, cracks, and other potential problems that can cause additional vapor intrusion into the building from underlying contaminated soil. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap and Mitigation System Inspection Log.

### **MAINTENANCE ACTIVITIES**

If problems are noted during the annual inspections or at any other time during the year, repairs to paved surfaces or mitigation system will be scheduled as soon as practical. Pave surface repairs can include patching and filling operations, or 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-exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that is excavated from the site before disposal to ascertain if contamination remains. The soil must be treated, stored, and disposed of by the owner according to applicable local, state, and federal law.

In the event the paved surfaces and/or the building overlying the soil are removed or replaced, the replacement barrier must be equally impervious. A sub-slab mitigation system would also be required in any new buildings constructed at the Property. Any replacement barrier or sub-slab mitigation system 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.

### **AMENDMENT OR WITHDRAWAL OF MAINTENANCE PLAN**

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

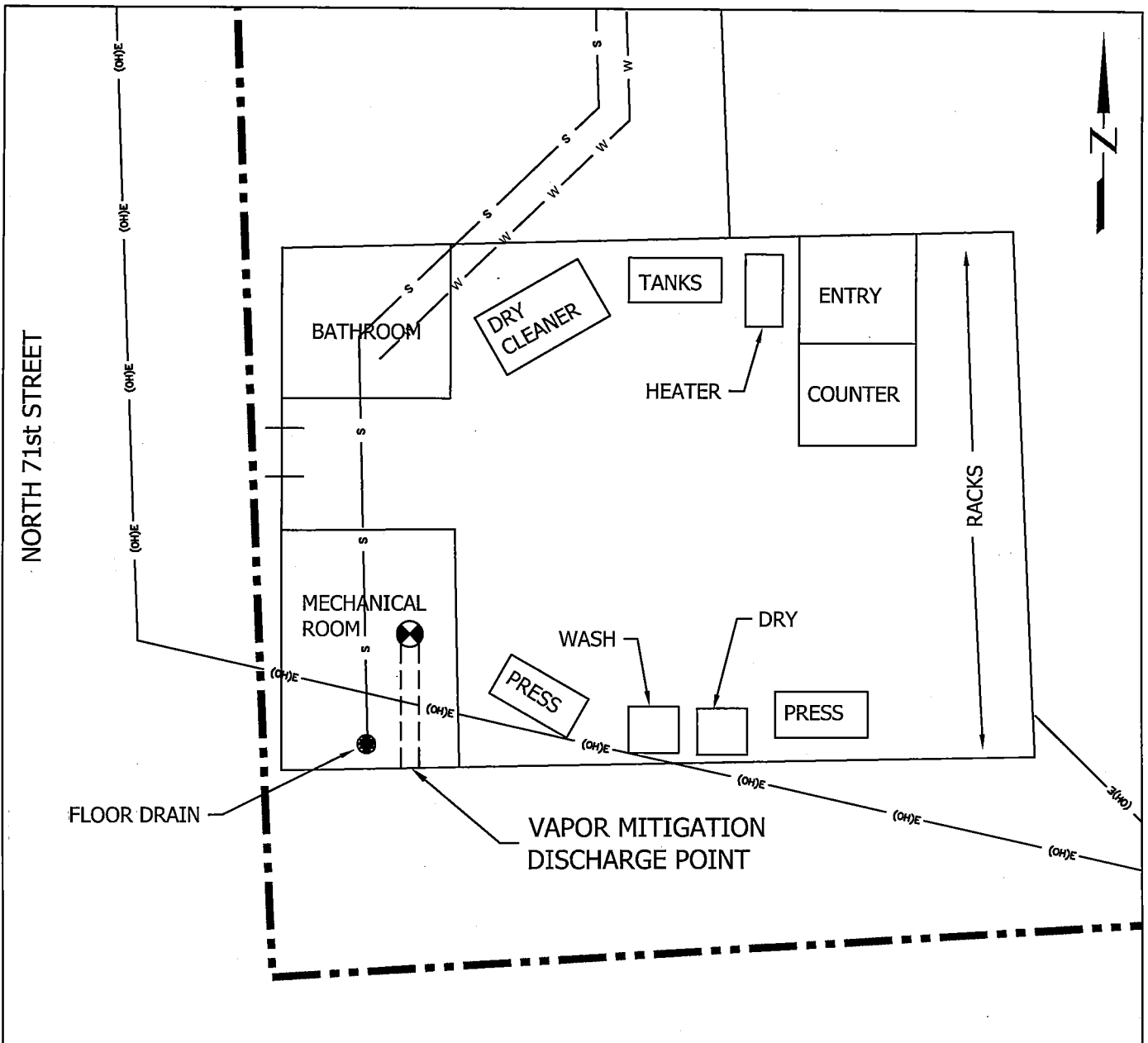
### **CONTACT INFORMATION**

Site Owner: Mr. Robert Reuschlein  
Jomblee, Incorporated  
6425 Odana Road  
Madison, Wisconsin 53709  
608-288-9192

Consultant: Mr. Christopher C. Hatfield  
Bonestroo, Inc.  
12075 Corporate Parkway, Suite 200  
Mequon, Wisconsin 53092  
262-643-9171

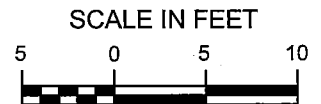
WDNR: Ms. Pamela Mylotta  
Southeast Region Headquarters  
2300 North Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212  
414-263-8758





**LEGEND**

- · · · — PROPERTY BOUNDARY
- W — W — WATER LINE
- S — SANITARY SEWER LINE
- (OH/E) — OVERHEAD ELECTRIC LINE
- ⊗ VAPOR MITIGATION SYSTEM SUCTION POINT AND VACUUM MEASURING SIGHT TUBE LOCATION

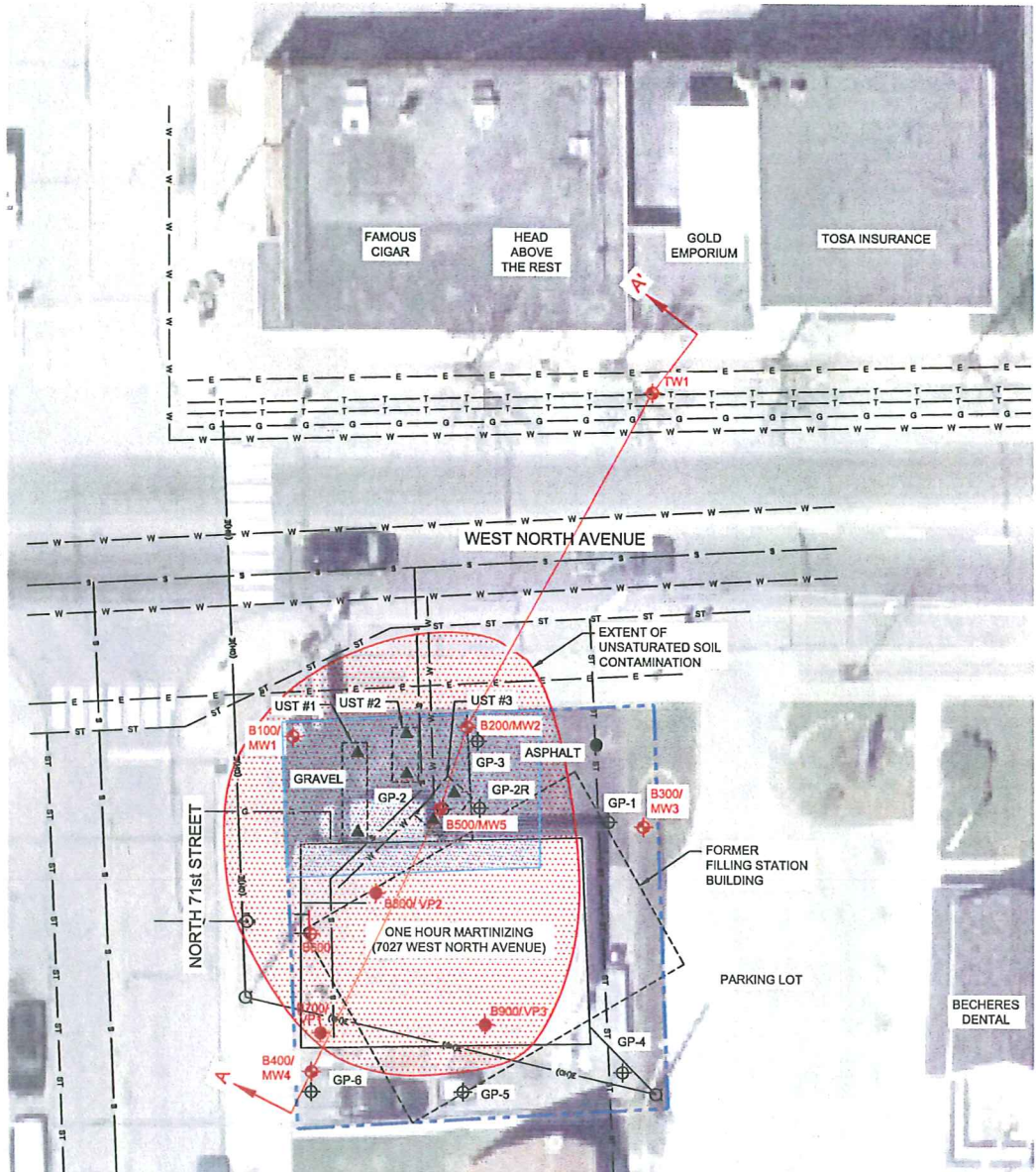


**DRY CLEANING FACILITY LAYOUT**

ONE HOUR MARTINIZING  
WAUWATOSA, WISCONSIN

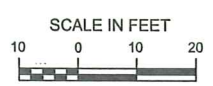
FIGURE: EXHIBIT A



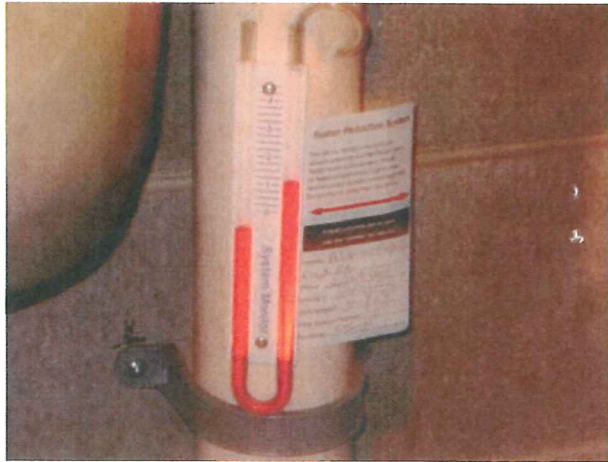


**LEGEND**

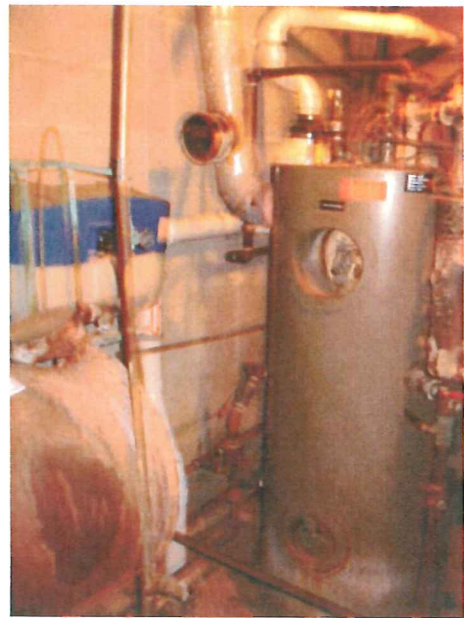
- B100/MW1** MONITORING WELL LOCATION AND IDENTIFICATION
- B700/VP1** BOREHOLE / VAPOR PROBE LOCATION AND IDENTIFICATION
- B600** BOREHOLE LOCATION AND IDENTIFICATION
- SOIL SAMPLE - BRAUN INTERTEC
- BOREHOLE - BRAUN INTERTEC
- UST #1 = 3000-GALLON GASOLINE
- UST #2 = 1000-GALLON GASOLINE
- UST #3 = 1000-GALLON USED MOTOR OIL
- CATCH BASIN
- HYDRANT
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- BURIED ELECTRIC LINE
- GEOLOGIC CROSS-SECTION
- ASPHALT & BUILDING CAP AREA TO PREVENT DIRECT CONTACT EXPOSURE
- EXTENT OF SOIL WITH VOC CONCENTRATIONS EXCEEDING EPA SOIL STANDARDS



<p><b>Northern Environmental</b><sup>SM</sup> Hydrologists • Engineers • Surveyors • Scientists 12075 North Corporate Parkway, Suite 210, Mequon, Wisconsin 53092 Phone: 800-776-7140 Fax: 262-241-8222</p> <p>WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA</p> <p><small>This drawing and all information contained therein is the property of Northern Environmental. Northern Environmental will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.</small></p>		<p><b>SITE LAYOUT</b></p>	
<p>ONE HOUR MARTINIZING WAUWATOSA, WISCONSIN</p>		<p>PROJECT NUMBER: 003696-09002-0</p>	
DATE: 09/09/08	REVISED: 05/21/09 MSM	DRAWN BY: BMP	FIGURE 2



**Vacuum Measuring Sight Tube Showing Reading while Mitigation System is Operating Properly**



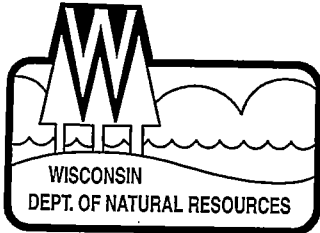
**Vacuum Measuring Site Tube Location**



**Concrete Floor Condition**



**Concrete Floor Condition**



September 23, 2009

**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8716  
TTY 414-263-8713

Mr. Robert Reuschlein  
Jomblee, Inc.  
6425 Odana Rd.  
Madison, WI 53719-1127

File Ref: FID#241085680  
BRRTS# 02-41-543523  
# 03-41-543524

Subject: Conditional Closure Decision,  
With Requirements to Achieve Final Closure  
Jomblee, Inc., 7027 W. North Avenue, Wauwatosa, WI

Dear Mr. Reuschlein:

The Department of Natural Resources has reviewed your request for closure of the cases referenced above. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Department has determined that the petroleum hydrocarbon release from the former site gas station underground storage tanks and drycleaner solvent contamination from spills related to the drycleaner on the site appear to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

**Monitoring Well Abandonment**

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to the Department on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

**Purge Water, Waste and/or Soil Pile Removal**

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, addressed to:

Ms. Victoria Stovall, Remediation & Redevelopment Program  
Wisconsin Department of Natural Resources, Southeast Region Headquarters  
2300 N. Dr. M.L. King Jr., Dr.  
Milwaukee, WI 53212



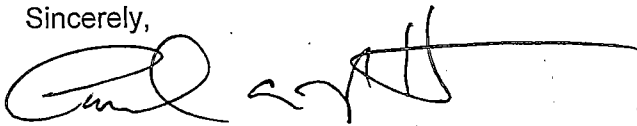
After receipt of the required documentation, the Department will issue a final case closure letter. Please read the final closure letter carefully, as it will contain closure conditions that must be complied with in the future, including maintenance of site barriers and a sub-slab mitigation system.

Upon final case closure, your site will be listed on the DNR Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8758.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pamela A. Mylotta', with a long horizontal line extending to the right.

Pamela A. Mylotta, Hydrogeologist  
Remediation & Redevelopment Program  
Southeast Region, Milwaukee Service Center

cc: Christopher Hatfield - Bonestroo

TRANSFER  
265.00  
EP

WARRANTY DEED

THIS DEED, made between EMTEK-VON HAGKE CORPORATION, a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, and EMTEK-HANSEN ENTERPRISES, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Delaware (said corporations being hereinafter referred to as the "Grantors"), and JOMBLEE, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin (hereinafter referred to as the "Grantee").

WITNESSETH, that the said Grantors, for a valuable consideration, \$1.00 and other good and valuable consideration, convey to Grantee the following described real estate in the County of Milwaukee, State of Wisconsin:

The North 70 feet of Lot 7 and the North 70 feet of Lot 8, in Block 8 in the Continuation of Inglewood in the Northwest 1/4 of Section 22, Township 7 North Range 21 East, in the City of Wauwatosa.

Tax Key No. 344-0172

This is not homestead property.

5351294  
REGISTER'S OFFICE  
Milwaukee County, WI } 88 AM  
RECORDED AT 2 M  
SEP 26 1979  
REEL 1245 IMAGE 787-788  
REGISTER  
OF DEEDS  
DOC # 5351294 #  
REC'D 2.00  
RHX 85.00

Together with all and singular the hereditaments and appurtenances thereunto belonging; and the Grantors warrant that the title is good, indefeasible in fee simple and free and clear of incumbrances except municipal and zoning ordinances; recorded easements for public utilities; recorded building restrictions; and general taxes levied on and after January 1, 1979; and will warrant and defend same.

Dated this 6<sup>th</sup> day of September, 1979.

F CASH F 75.00

EMTEK-VON HAGKE CORPORATION  
By: Volkmar von Hagke  
Volkmar von Hagke, President  
And: Michael A. Gehl  
Michael A. Gehl, Secretary

EMTEK-HANSEN ENTERPRISES, INC.  
By: Frederick F. Hansen  
Frederick F. Hansen, President  
And: Rudolph Hoppe  
R. T. Hoppe, Secretary  
NS4527 0001 R01 T14:34

STATE OF WISCONSIN )  
                          ) ss.  
COUNTY OF MILWAUKEE )

SEP 26 79

Personally came before me, this 6<sup>th</sup> day of September, 1979, Volkmar von Hagke, President, and Michael A. Gehl, Secretary of Emtek-Von Hagke Corporation, to me known to

300



April 29, 2009


Mr. Chris Hatfield  
Northern Environmental Technologies, Incorporated  
12075 North Corporate Parkway, Suite 210  
Mequon, Wisconsin 53092

RE: Signed Statement; 7027 West North Avenue, Wauwatosa, Wisconsin

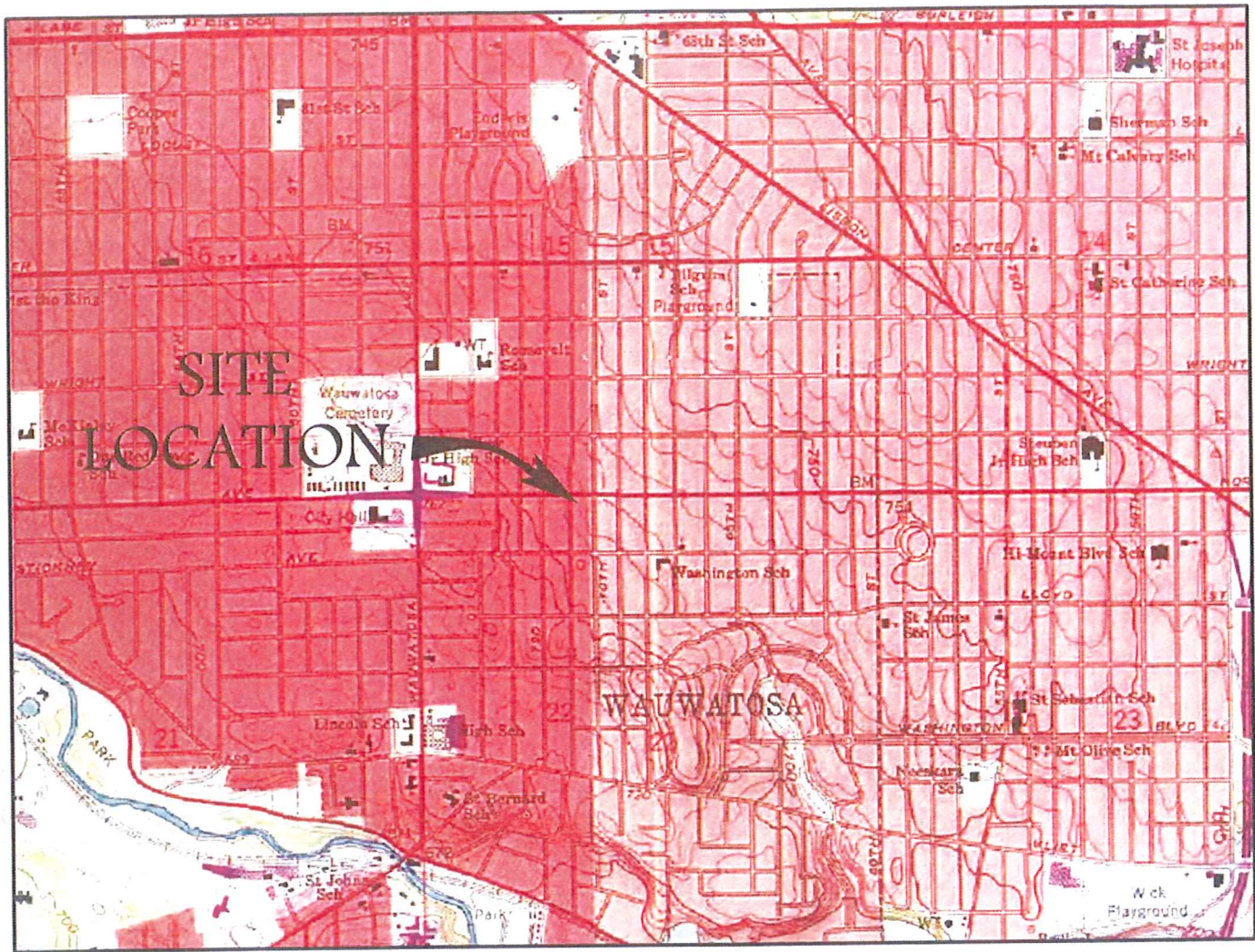
Dear Mr. Hatfield:

The parcel ID number for the above-referenced site from the Milwaukee County Register of Deeds is 344-0172-00. The most-recent deed is enclosed. I, Robert Reuschlein, am providing a signed statement that the legal descriptions and attachments to this statement are, to the best of my knowledge, complete and accurate.

Sincerely,

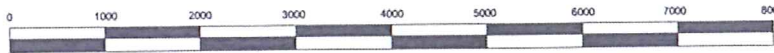
  
Robert Reuschlein  
president Nambles, Inc.

Enclosures



SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, WAUWATOSA, WISCONSIN, 1976 (NATIONAL GEOGRAPHIC HOLDINGS, INC.)

**Northern Environmental** <sup>SM</sup>  
Hydrologists • Engineers • Surveyors • Scientists

12075 North Corporate Parkway, Suite 210, Mequon, Wisconsin 53092  
Phone: 800-776-7140 Fax: 262-241-8222

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## SITE LOCATION & LOCAL TOPOGRAPHY

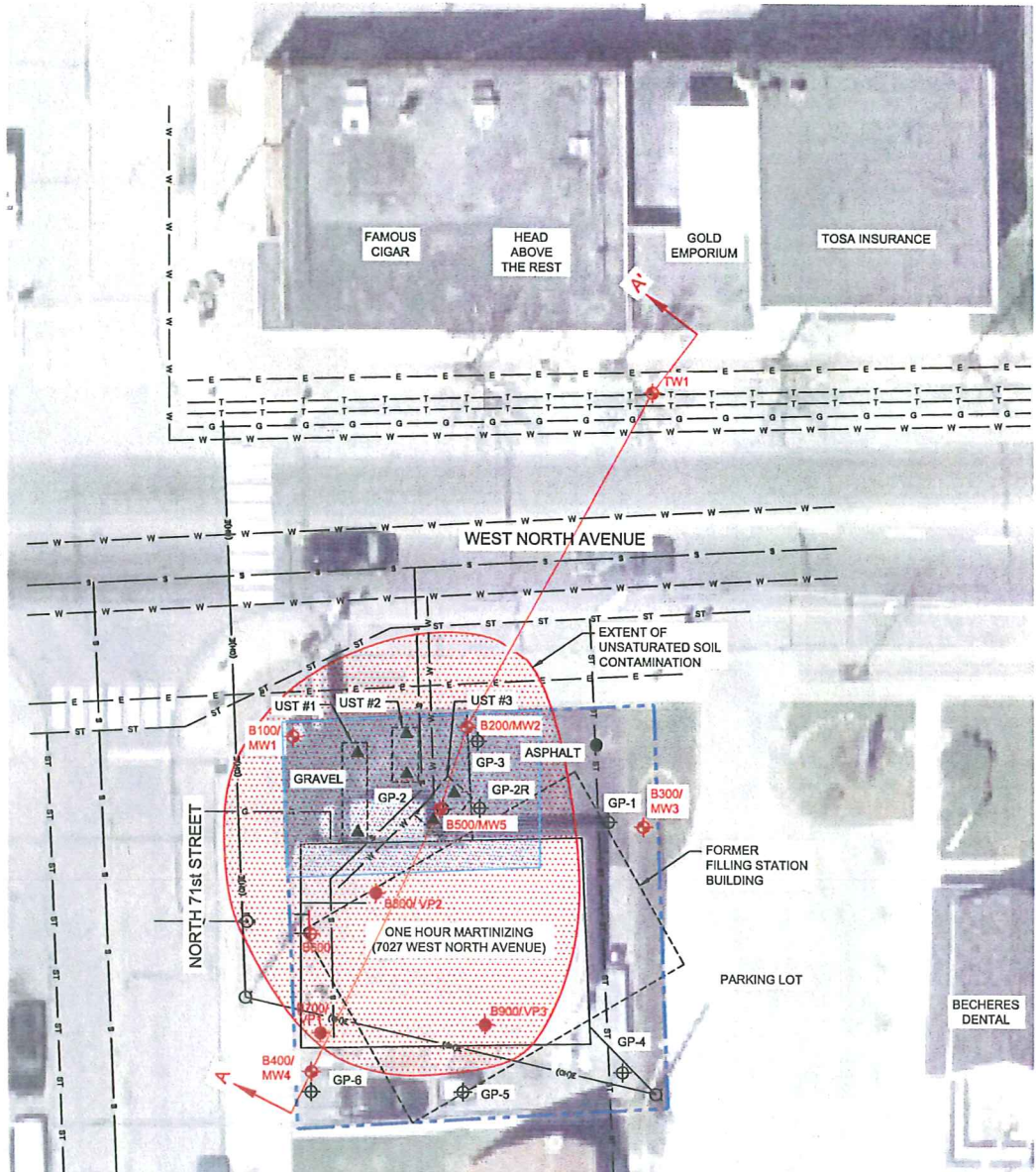
ONE HOUR MARTINIZING  
WAUWATOSA, WISCONSIN

DATE: 06/30/08

DRAWN BY: BMP

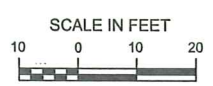
PROJECT NUMBER: 100-1153

FIGURE 1

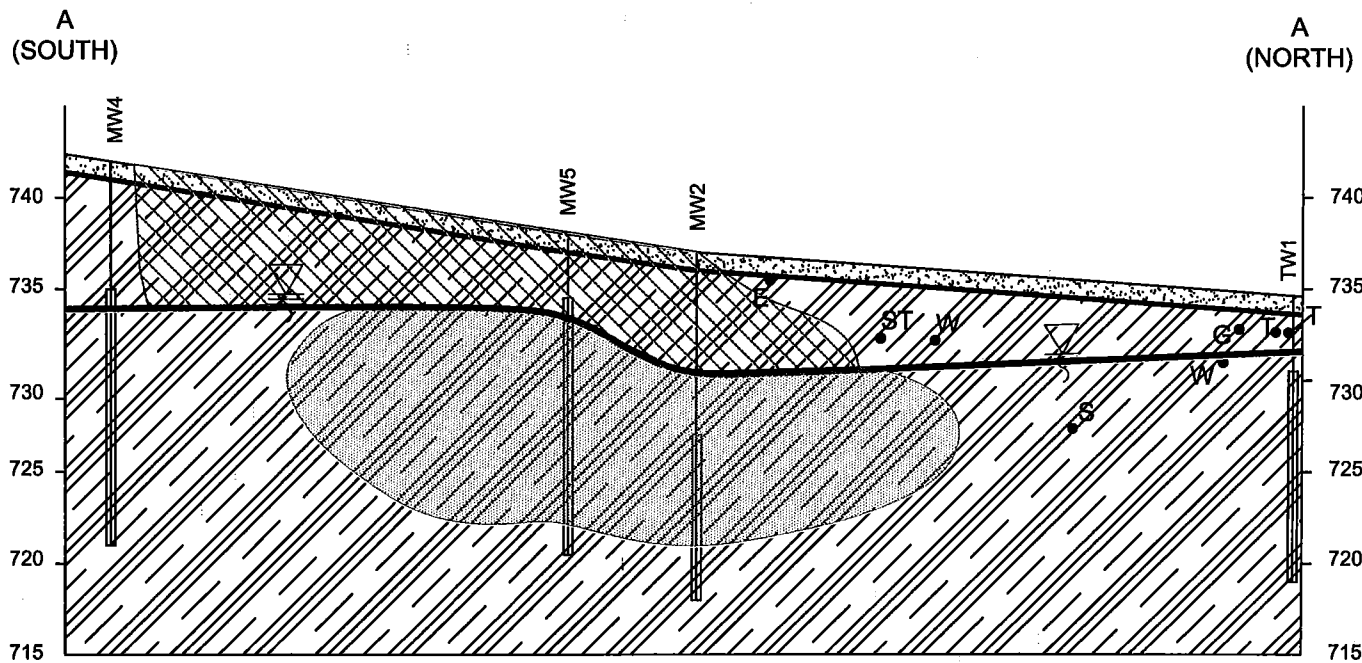


**LEGEND**

- B100/MW1** MONITORING WELL LOCATION AND IDENTIFICATION
- B700/VP1** BOREHOLE / VAPOR PROBE LOCATION AND IDENTIFICATION
- B600** BOREHOLE LOCATION AND IDENTIFICATION
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- BOREHOLE - BRAUN INTERTEC
- UST #1 = 3000-GALLON GASOLINE
- UST #2 = 1000-GALLON GASOLINE
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- ASPHALT & BUILDING CAP AREA TO PREVENT DIRECT CONTACT EXPOSURE
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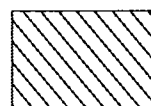
<p><b>Northern Environmental</b><sup>SM</sup> Hydrologists • Engineers • Surveyors • Scientists 12075 North Corporate Parkway, Suite 210, Mequon, Wisconsin 53092 Phone: 800-776-7140 Fax: 262-241-8222</p> <p>WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA</p> <p><small>This drawing and all information contained therein is the property of Northern Environmental. Northern Environmental will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.</small></p>		<b>SITE LAYOUT</b>	
ONE HOUR MARTINIZING WAUWATOSA, WISCONSIN			
DATE: 09/09/08	REVISED: 05/21/09 MSM	DRAWN BY: BMP	PROJECT NUMBER: 003696-09002-0
			FIGURE 2

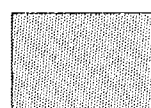


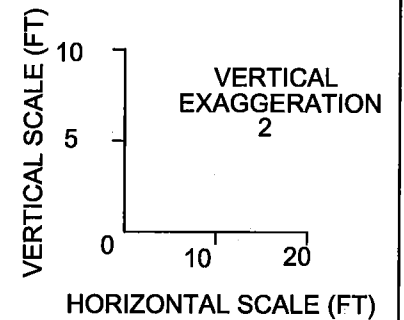
 GROUNDWATER TABLE

 SILTY CLAY TILL

 SILTY SAND, GRAVEL, FILL

 EXTENT OF UNSATURATED SOIL WITH VOC CONCENTRATIONS EXCEEDING EPA SOIL STANDARDS

 EXTENT OF GROUNDWATER WITH VOC CONCENTRATIONS EXCEEDING NR140 ES



- E ELECTRIC
- T TELEPHONE - 2 fbg
- G NATURAL GAS - 4 fbg
- W WATER - 4 fbg
- S SANITARY - 8 fbg
- ST STORM - 4 fbg

**Northern Environmental**<sup>SM</sup>

Hydrologists • Engineers • Surveyors • Scientists

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**GEOLOGIC CROSS SECTION A - A'**

**ONE HOUR MARTINIZING WAUWATOSA, WISCONSIN**

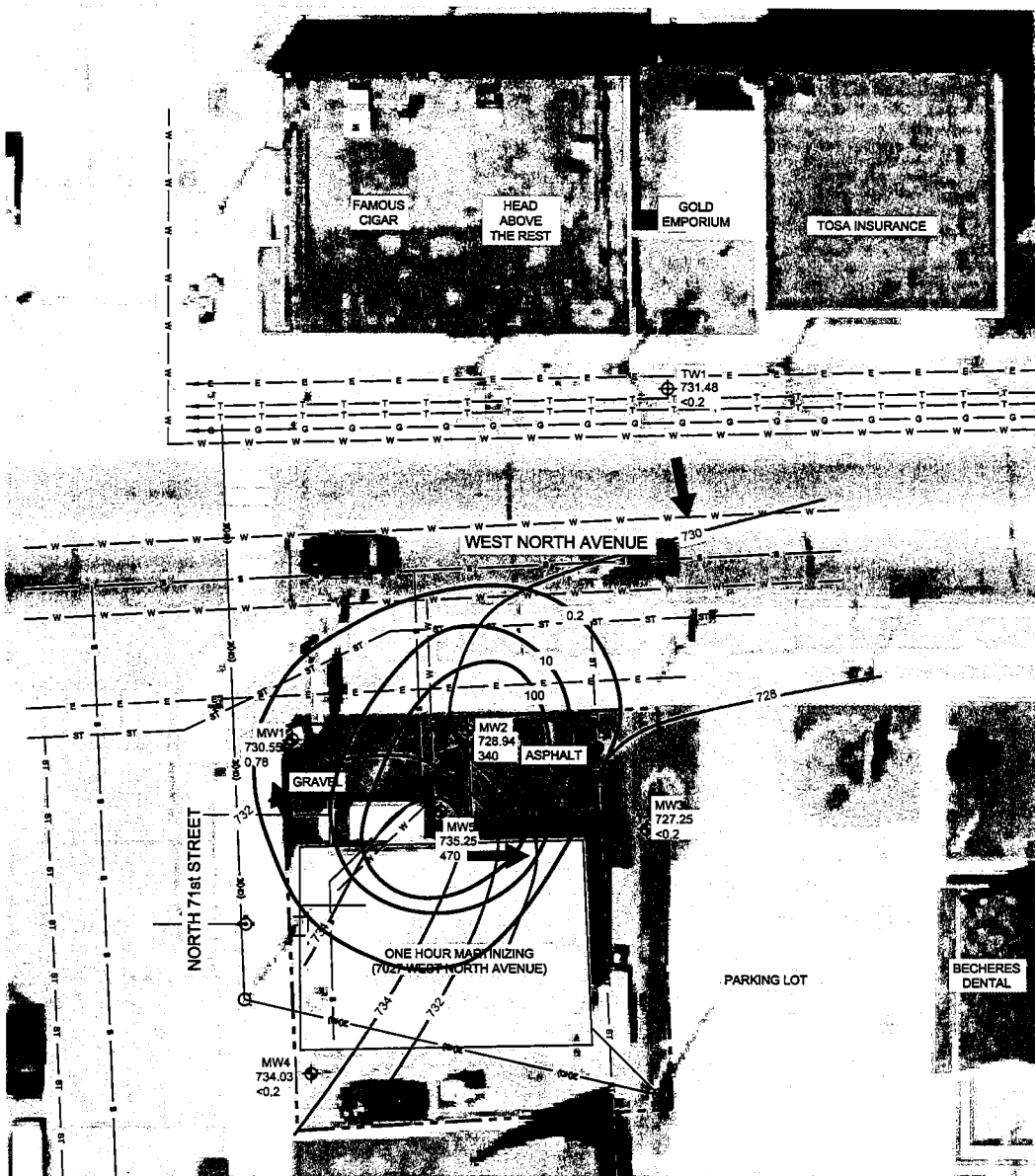
DATE: 09/09/08

REVISED: 05/21/09 MSM

DRAWN BY: BMP

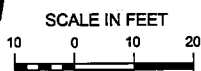
PROJECT NUMBER: 003696-09002-0

FIGURE 4



**LEGEND**

- PROPERTY BOUNDARY
- T-T- TELEPHONE LINE
- w-w- WATER LINE
- o-o- NATURAL GAS LINE
- OVERHEAD ELECTRIC LINE
- ST STORM SEWER LINE
- S S SANITARY SEWER LINE
- e-e- BURIED ELECTRIC LINE
- TW1 731.48  $\oplus$  TEMPORARY WELL LOCATION AND IDENTIFICATION WITH GROUNDWATER ELEVATION IN FEET ABOVE MEAN SEA LEVEL AND VINYL CHLORIDE CONCENTRATION IN GROUNDWATER
- MW1 730.55  $\oplus$  MONITORING WELL LOCATION AND IDENTIFICATION WITH GROUNDWATER ELEVATION IN FEET ABOVE MEAN SEA LEVEL AND VINYL CHLORIDE CONCENTRATION IN GROUNDWATER
- CATCH BASIN
- ⊙ HYDRANT
- ⊠ LIGHT POLE
- ← GROUNDWATER FLOW DIRECTION
- 730 — GROUNDWATER ELEVATION CONTOUR
- 10 — VINYL CHLORIDE ISO CONCENTRATION LINE



**Northern Environmental**<sup>SM</sup>  
 Hydrologists • Engineers • Surveyors • Scientists  
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DATE: 08/20/08    REVISED: 05/21/09 MSM    DRAWN BY: BMP

**GROUNDWATER CONTOURS**  
 JUNE 11, 2008

---

ONE HOUR MARTINIZING  
 WAUWATOSA, WISCONSIN

---

PROJECT NUMBER: 003696-09002-0    FIGURE 7



**Table 2 Soil Sample Field Screening and Laboratory Analytical Results, One Hour Martinizing, Wauwatosa, Wisconsin**

Borehole Number	Sample Number	Date Sampled	Sample Depth (feet)	Photoluminescence Detector Response (Instrument units as isobutylene)	Description	Gasoline Range Organics (milligrams per kilogram)	Diesel Range Organics (milligrams per kilogram)	Lead (milligrams per kilogram)	Detected Volatile Organic Compounds Analytical Results (micrograms per kilogram)																	
									Benzene	sec-Butylbenzene	n-Butylbenzene	cis-1,2-Dichloroethene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Naphthalene	n-Propylbenzene	Tetrachloroethene	Toluene	Trichloroethene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride	Total Xylenes		
Section NR 720.09, Wisconsin Administrative Code Residual Contaminant Level						250	250	50	5.5	NE	NE	NE	NE	2900	NE	NE	NE	NE	NE	1500	0.0055	NE	NE	NE	4100	
Section NR 746.06 Wisconsin Administrative Code Table 1 Values						NE	NE	NE	8500	NE	NE	NE	NE	4600	NE	NE	2700	NE	NE	38,000	9	83,000	11,000	NE	42,000	
Section NR 746.06 Wisconsin Administrative Code Table 2 Values						NE	NE	NE	1100	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	1.2	NE	NE	NE	NE	NE	
USEPA Site-Specific Soil Screening Levels for Soil to Groundwater						NA	NA	NA	NA	NA	NA	NA	55	NA	NA	NA	NA	NA	NA	4.1	NA	3.7	NA	NA	1.3	NA
USEPA Site-Specific Soil Screening Levels for Ingestion						NA	NA	NA	NA	NA	NA	NA	156,000	NA	NA	NA	NA	NA	NA	1230	NA	160	NA	NA	42	NA
USEPA Site-Specific Soil Screening Levels for Inhalation of Fugitive Dust						NA	NA	NA	NA	NA	NA	NA	7.74x10 <sup>11</sup>	NA	NA	NA	NA	NA	NA	1.71x10 <sup>6</sup>	NA	1.71x10 <sup>6</sup>	NA	NA	2.14x10 <sup>7</sup>	NA
USEPA Site-Specific Soil Screening Levels for Inhalation Volatiles						NA	NA	NA	NA	NA	NA	NA	1,300,000	NA	NA	NA	NA	NA	2100	NA	14	NA	NA	56	NA	
Braun Intertec Corporation Samples	GP-1	06/23/05	2-4	-	-	-	-	-	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	870	30	<28	<28	<28	<28	<28	
	GP-2	06/23/05	14-15	-	-	-	-	-	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	870	30	<28	<28	<28	<28	
	GP2-R	06/23/05	2.5	-	-	-	-	-	3300	<2900	<2900	4300	190,000	29,000	10,000	120,000	130,000	<2900	38,000	<2900	940,000	170,000	<4000	1,100,000		
	GP-3	06/23/05	6-8	-	-	-	-	-	<1400	<1400	<1400	4600	10,000	1400	5300	5000	<1400	2300	<1400	31,000	6100	<39	<39	37,000		
	GP-3	06/23/05	2-4	-	-	-	-	-	<28	32	43	<28	39	<28	54	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	
	GP-3	06/23/05	8-10	-	-	-	-	-	2200	<28	<28	530	67	<28	<28	<28	<28	<28	84	<28	36	<28	<28	<28	<28	
	GP-4	06/23/05	2-4	-	-	-	-	-	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	
GP-4	06/23/05	12-14	-	-	-	-	-	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28		
GP-5	06/23/05	2-4	-	-	-	-	-	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30		
GP-5	06/23/05	14-16	-	-	-	-	-	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	870	30	<28	<28	<28	<28		
GP-6	06/23/05	2-4	-	-	-	-	-	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	260	870	30	<29	<29	<29		
GP-6	06/23/05	14-16	-	-	-	-	-	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	870	30	<28	<28	<28	<28		
B100	B101	08/22/06	2-4	1	Silty clay, till	<10	<10	39	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	2050	<25	<25	<25	<25	<25		
	B102	08/22/06	4.5-6.5	10	Silty clay, till	16	<10	21	49	<25	<25	<25	<25	1440	<25	73	124	<25	148	<25	162	<25	105	<25		
	B103	08/22/06	7-9	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	B104	08/22/06	9.5-11.5	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	B105	08/22/06	12-14	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	B106	08/22/06	14.5-16.5	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	B107	08/22/06	17-19	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
B200	B201	08/22/06	2-4	0	Silty clay, till	<10	<10	9.7	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	25.3 "J"	<25	<25	<25	<25	<25		
	B202	08/22/06	4.5-6.5	61	Silty clay, till	46	11.6	10	<25	390	860	<25	208	266	87	226	1140	<25	<25	<25	<25	<25	<25			
	B203	08/22/06	7-9	10	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	B204	08/22/06	9.5-11.5	19	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	B205	08/22/06	12-14	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	B206	08/22/06	14.5-16.5	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	B207	08/22/06	17-19	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
B300	B301	08/22/06	2-4	0	Silty sand, fill	<10	23.3	32	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			
	B302	08/22/06	4.5-6.5	8	Silty clay, till	<10	115	9.2	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			
	B303	08/22/06	7-9	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	B304	08/22/06	9.5-11.5	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	B305	08/22/06	12-14	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	B306	08/22/06	14.5-16.5	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	B307	08/22/06	17-19	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
B400	B401	08/22/06	2-4	0	Silty clay, till	<10	<10	22	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			
	B402	08/22/06	4.5-6.5	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	B403	08/22/06	7-9	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	B404	08/22/06	9.5-11.5	0	Silty clay, till	<10	<10	9.7	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			
	B405	08/22/06	12-14	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	B406	08/22/06	14.5-16.5	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	B407	08/22/06	17-19	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
B500	B501	08/14/07	1-3	59	Silty clay, sand, gravel, fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
	B502	08/14/07	3.5-5.5	179	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
	B503	08/14/07	6-8	212	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
	B504	08/14/07	8.5-10.5	4	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
	B505	08/14/07	11-13	2	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
	B506	08/14/07	13.5-15.5	2	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
B600	B601	08/14/07	2.3	1	Silty sand, clay, gravel, fill	-	-	-	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	65 "J"	<25	<25	<25	<25			
B700	B701	08/14/07	2	2	Silty sand, gravel, clay, fill	-	-	-	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	81	<25	<25	<25	<25			

**Table 2 Soil Sample Field Screening and Laboratory Analytical Results, One Hour Martinizing, Wauwatosa, Wisconsin**

Borehole Number	Sample Number	Date Sampled	Sample Depth (feet)	Pneumatization Detection Results (fracture types as isobutylfene)	Description	Gasoline Range Organics (milligrams per kilogram)	Diesel Range Organics (milligrams per kilogram)	Lead (milligrams per kilogram)	Detected Volatile Organic Compounds Analytical Results (micrograms per kilogram)																
									Benzene	sec-Butylbenzene	n-Butylbenzene	cis-1,2-Dichloroethene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Napthalene	n-Propylbenzene	Tetrachloroethene	Toluene	Trichloroethene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride	Total Xylenes	
Section NR 720.09, Wisconsin Administrative Code Residual Contaminant Level						250	250	50	5.5	NE	NE	NE	NE	2900	NE	NE	NE	NE	NE	1500	0.0055	NE	NE	NE	4100
Section NR 746.06 Wisconsin Administrative Code Table 1 Values						NE	NE	NE	8500	NE	NE	NE	NE	4600	NE	NE	2700	NE	NE	38,000	9	83,000	11,000	NE	42,000
Section NR 746.06 Wisconsin Administrative Code Table 2 Values						NE	NE	NE	1100	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	1.2	NE	NE	NE	NE	
USEPA Site-Specific Soil Screening Levels for Soil to Groundwater						NA	NA	NA	NA	NA	NA	NA	55	NA	NA	NA	NA	NA	4.1	NA	3.7	NA	NA	1.3	NA
USEPA Site-Specific Soil Screening Levels for Ingestion						NA	NA	NA	NA	NA	NA	NA	156,000	NA	NA	NA	NA	NA	1230	NA	160	NA	NA	42	NA
USEPA Site-Specific Soil Screening Levels for Inhalation of Fugitive Dust						NA	NA	NA	NA	NA	NA	NA	7.74x10 <sup>11</sup>	NA	NA	NA	NA	NA	1.71x10 <sup>6</sup>	NA	1.71x10 <sup>6</sup>	NA	NA	2.14x10 <sup>7</sup>	NA
USEPA Site-Specific Soil Screening Levels for Inhalation Volatiles						NA	NA	NA	NA	NA	NA	NA	1,300,000	NA	NA	NA	NA	NA	2100	NA	14	NA	NA	56	NA
B800	B801	08/14/07	2	2	Silty sand, clay, gravel, fill	-	-	-	<25	<25	<25	<25	<25	<25	<25	<25	<25	174	<25	<25	<25	<25	<25	<75	
B900	B901	08/14/07	2	2	Silty sand, gravel, clay, fill	-	-	-	<25	<25	<25	<25	<25	<25	<25	<25	<25	60 "J"	<25	<25	<25	<25	<25	<75	
TW1	TW1-1	05/19/08	0-2	0	Asphalt, then concrete; silty sandy gravel, fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TW1-2	05/19/08	2-4	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TW1-3	05/19/08	4-6	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TW1-4	05/19/08	6-8	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TW1-5	05/19/08	8-10	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TW1-6	05/19/08	10-12	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TW1-7	05/19/08	12-14	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TW1-8	05/19/08	14-16	0	Silty clay, till	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Note:

- NE = not established
- NA = not applicable
- <x = compound not detected to a detection limit of x
- = not laboratory analyzed
- J = analyte detected between the limit of detection and the limit of quantitation

XXX = exceeds Chapter NR 720, Wisconsin Administrative Code residual contaminant levels  
 XXX = exceeds USEPA Site-Specific Soil Screening Levels for Soil to Groundwater

**Table 3 Groundwater Analytical Results, One-Hour Martinizing, 7027 West North Avenue, Milwaukee, Wisconsin**

Well ID	Date Sampled	Water Table Elevation (feet below ground)	Relevant and Significant Volatile Organic Compounds (micrograms per liter)														Total Xylenes	
			Lead	Benzene	Chloro-methane	1,2-Dichloro-ethane	1,1-Dichloro-ethene	cis-1,2-Dichloro-ethene	trans-1,2-Dichloro-ethene	Ethylbenzene	Naphthalene	n-Propylbenzene	Tetachloro-ethene	Toluene	Trichloro-ethene	Trimethylbenzenes		Vinyl Chloride
NR 140, Wis. Adm. Code Preventive Action Limit			5	0.5	0.3	0.5	0.7	7	20	140	8	NE	0.5	200	0.5	96	0.02	1000
NR 140, Wis. Adm. Code Enforcement Standard			5	5	3	5	7	70	100	700	40	NE	5	1000	5	480	0.2	10,000
MW1	09/19/06	733.05	<0.7	<0.17	<0.091	<0.72	<0.3	<0.5	<0.65	<0.2	<2.2	<0.61	<0.37	<0.59	<0.39	<1.36	<0.11	<1.28
	08/31/07	733.70	-	<0.47	<1	1.25 "J"	<0.64	<0.68	<0.95	<0.38	<1.8	<0.38	<0.52	<0.46	<0.44	<1.57	0.84	<0.99
	11/28/07	730.68	-	<0.47	<1	1.49	<0.64	<0.68	<0.95	<0.38	<1.8	<0.38	<0.52	<0.46	<0.44	<1.57	0.40 "J"	<0.99
	06/11/08	730.55	-	<0.24	<0.5	<0.41	<0.5	<0.44	<0.61	<0.35	<1.8	<0.54	<0.5	<0.39	<0.47	<0.74	0.78	<1.67
MW2	09/19/06	732.47	<0.7	1.25	<0.091	<0.72	<0.3	19.9	<0.65	0.46 "J"	<2.2	<0.61	<0.37	<0.59	<0.39	<1.36	19.3	<1.28
	08/31/07	733.09	-	12.9	<1	0.96 "J"	<0.64	210	9.5	<0.38	<1.8	<0.38	<0.52	1.39 "J"	<0.44	<1.57	410	0.82 "J"
	* 08/31/07	-	-	13.5	<1	0.87 "J"	<0.64	340	10.6	<0.38	<1.8	<0.38	<0.52	1.75	<0.44	<1.57	530	0.89 "J"
	11/28/07	728.68	-	7.6 "J"	<1	<4.5	<6.4	289	12.4 "J"	<3.8	<18	<3.8	<5.2	<4.6	<4.4	<15.7	450	<9.9
	* 11/28/07	-	-	8.2 "J"	<1	<4.5	<6.4	291	11.8 "J"	<3.8	<18	<3.8	<5.2	<4.6	<4.4	<15.7	490	<9.9
06/11/08	728.94	-	9.9	<5	<4.1	<5	222	6.8 "J"	<3.5	<18	<5.4	<5	<3.9	<4.7	<7.4	340	<16.7	
MW3	09/19/06	730.13	<0.7	<0.17	<0.091	<0.72	<0.3	<0.5	<0.65	<0.2	<2.2	<0.61	<0.37	<0.59	<0.39	<1.36	<0.11	<1.28
	08/31/07	733.08	-	<0.47	<1	<0.45	<0.64	<0.68	<0.95	<0.38	<1.8	<0.38	<0.52	<0.46	<0.44	<1.57	<0.2	<0.99
	11/28/07	728.75	-	<0.47	<1	<0.45	<0.64	<0.68	<0.95	<0.38	<1.8	<0.38	<0.52	<0.46	<0.44	<1.57	<0.2	<0.99
	06/11/08	727.25	-	<0.24	0.58 "J"	<0.41	<0.5	<0.44	<0.61	<0.35	<1.8	<0.54	<0.5	<0.39	<0.47	<0.74	<0.2	<1.67
MW4	09/19/06	731.60	<0.7	<0.17	<0.091	<0.72	<0.3	<0.5	<0.65	<0.2	<2.2	<0.61	<0.37	<0.59	<0.39	<1.36	<0.11	<1.28
	08/31/07	734.72	-	<0.47	<1	<0.45	<0.64	<0.68	<0.95	<0.38	<1.8	<0.38	<0.52	<0.46	<0.44	<1.57	<0.2	<0.99
	11/28/07	729.90	-	<0.47	<1	<0.45	<0.64	<0.68	<0.95	<0.38	<1.8	<0.38	<0.52	<0.46	<0.44	<1.57	<0.2	<0.99
	06/11/08	734.03	-	<0.24	<0.5	<0.41	<0.5	<0.44	<0.61	<0.35	<1.8	<0.54	<0.5	<0.39	<0.47	<0.74	<0.2	<1.67
MW5	08/31/07	734.99	-	5.6	<1	2.46	0.98 "J"	4850	28.5	3.08	<1.8	0.71 "J"	21.5	3.8	28.6	1.76 "J"	169	4.58
	11/28/07	733.85	-	<23.5	<1	<22.5	<32	6800	96 "J"	38 "J"	<90	<19	<26	44 "J"	58 "J"	20 "J"	840	23 "J"
	06/11/08	735.25	-	27.5 "J"	<25	<20.5	<25	5700	75 "J"	84	<90	<27	46 "J"	29.5 "J"	50 "J"	<37.0	570	<83.5
	* 06/11/08	-	-	27 "J"	<25	<20.5	<25	5100	70 "J"	66	<90	<27	<25	30 "J"	32 "J"	<37.0	470	<83.5
TW1	06/11/08	731.48	-	<0.24	<0.5	<0.41	<0.5	<0.44	<0.61	<0.35	<1.8	<0.54	<0.5	<0.39	<0.47	<0.74	<0.2	<1.67
Trip Blank	08/31/07	-	-	<0.47	<1	<0.45	<0.64	<0.68	<0.95	<0.38	<1.8	<0.38	<0.52	<0.46	<0.44	<1.57	<0.2	<0.99

Key:  
 NE = not established  
 - = Not analyzed  
 J = analyte detected between Limit of Detection and Limit of Quantitation  
 <X = not detected above laboratory Limit of Detection of X  
 \* = duplicate sample

XXX = exceeds Chapter NR 140, Wisconsin Administrative Code (NR 140, Wis. Adm. Code) preventive action limit

XXX = exceeds NR 140, Wis. Adm. Code enforcement standard

**Table 1 Water Level Data, One Hour Martinizing, Wauwatosa, Wisconsin**

Well ID	Ground Surface Elevation (feet)	Reference Point Elevation * (feet)	Date	Depth to Water (feet below grade)	Water Table Elevation (feet)
MW1	739.41	739.09	09/19/06	6.04	733.05
			08/14/07	5.45	733.64
			08/28/07	5.44	733.65
			08/31/07	5.39	733.70
			11/28/07	8.41	730.68
			06/11/08	8.54	730.55
MW2	737.97	737.31	09/19/06	4.84	732.47
			08/14/07	4.33	732.98
			08/28/07	4.29	733.02
			08/31/07	4.22	733.09
			11/28/07	8.63	728.68
			06/11/08	8.37	728.94
MW3	738.32	737.85	09/19/06	7.72	730.13
			08/14/07	5.28	732.57
			08/28/07	5.18	732.67
			08/31/07	4.77	733.08
			11/28/07	9.10	728.75
			06/11/08	10.60	727.25
MW4	740.98	740.52	09/19/06	8.92	731.60
			08/14/07	7.96	732.56
			08/28/07	6.53	733.99
			08/31/07	5.80	734.72
			11/28/07	10.62	729.90
			06/11/08	6.49	734.03
MW5	739.66	739.30	08/28/07	4.44	734.86
			08/31/07	4.31	734.99
			11/28/07	5.45	733.85
			06/11/08	4.05	735.25
TW1	735.63	735.41	06/11/08	3.93	731.48

Key:

\* = top of well casing

Note: Bench mark is the Northeast bolt on the fire hydrant on the West side of the building (742.29 feet above mean sea level)

**Table 4 Air Quality Laboratory Results, One-Hour Martinizing, 7027 West North Avenue, Wauwatosa, Wisconsin**

Sample Point	Date Sampled	Date Analyzed	Sample Location	Sample Duration	Detected Compounds (parts per billion by volume)						
					Freon 12	Ethanol	Acetone	Benzene	Trichloroethene	Toluene	Tetrachloroethene
Target Indoor Air Concentration (micrograms per cubic meter) *					NR	NR	140,000	1.6	6.1	22,000	2.1
Target Shallow Gas Concentration (micrograms per cubic meter) *					NR	NR	1,400,000	16	61	220,000	21
VP1	08/31/07	09/16/07	Sub-floor	Grab	5.3	60	35	<3.3	<b>370</b>	4.4	<b>390</b>
VP2 **	08/31/07	09/16/07	Sub-floor	Grab	<100	180	<190	<64	<b>440</b>	<20	<b>35,000</b>
	08/31/07	09/16/07	Sub-floor	Grab	<100	180.0	<190	<64	<b>420</b>	<20	<b>34,000</b>
VP3	08/31/07	09/16/07	Sub-floor	Grab	7.7	150	54	3.8	<b>200</b>	7.4	<b>1900</b>

Note:

NR = not regulated

\* = screening levels from EOA Region 3 Screening Level Table - Industrial Air, April 2009

\*\* = duplicate sample

**XXX** = exceeds applicable U.S. Environmental Protection Agency (USEPA) generic screening levels

April 29, 2009

Director of Public Works  
City of Wauwatosa  
11100 West Walnut Road  
Wauwatosa, Wisconsin 53226

RE: GIS Registry Closure Requirements

To Whom It May Concern:

Solvent-contaminated soil and groundwater that originated from a dry cleaning business (WDNR BRRTS #02-41-515150) located at 7027 West North Avenue, Wauwatosa, Wisconsin has migrated onto the City of Wauwatosa's West North Avenue and North 71<sup>st</sup> Street right-of-ways. The levels of solvent contamination in soil in these right-of-ways are above the U.S. Environmental Protection Agency Soil Screening Levels for Protection of Groundwater. The levels of solvent contamination in the groundwater within these right-of-ways are also above the state groundwater enforcement standards (ES) found in Chapter NR 140, Wisconsin Administrative Code (NR 140, Wis. Adm. Code). The enclosed figures illustrate the extent of solvent concentrations above regulatory limits in soil and groundwater. Our environmental consultant has advised us that the released solvents have been investigated and remediated, and the residual groundwater contaminant plume is stable or receding and will naturally degrade over time. Based on that information, we believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in NR 726, Wis. Adm. Code, and we will be requesting that the Wisconsin Department of Natural Resources (WDNR) accept natural attenuation as the final remedy and grant case closure. Closure means that the WDNR will not require any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the above-described gasoline-related groundwater contamination is not 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 you and any subsequent owners comply with the requirements of Section 292.13, Wisconsin Statutes (s.292.13, Wis. Stats), including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of s. 292.13, Wis. Stats., you may call (800) 367-6076 for calls originating in Wisconsin or (608) 264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the WDNR publication #RR-589, *Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination*.

The WDNR will not review our 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 WDNR to provide any technical information that you may have that indicates that closure should not be granted to this site. If you would like to submit information to the WDNR that is relevant to this closure request, you should mail that information to:

Ms. Victoria Stovall  
Wisconsin Department of Natural Resources  
2300 North Dr. Martin Luther King Jr. Drive  
Milwaukee, Wisconsin 53212

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds the NR 140, Wis. Adm. Code groundwater ES and soil contamination exceeds the United States Environmental Protection Agency Soil Screening Levels for Protection of Groundwater will be listed on the WDNR's 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 NR 140, Wis. Adm. Code ES was found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR's Internet web site.

Once the WDNR makes a decision on my closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information you may contact Mr. Chris Hatfield (Northern Environmental) at (262) 241-3133.

Sincerely,



Robert Reuschlein

*president*  
Title Jombley, Inc.

c: Chris Hatfield, Northern Environmental  
Victoria Stovall, WDNR