

**From:** Ken Ebbott <ken.ebbott@sandcountyenv.com>  
**Sent:** Tuesday, March 19, 2024 10:12 AM  
**To:** Michalets, Linda M - DNR; Tom Mckay; Hani Ahmad (hani2991@gmail.com)  
**Cc:** Ken Ebbott  
**Subject:** FW: BRRTS #02-41-548391 One Hour Fabricare (Former) Status Request  
**Attachments:** 2020.08.06 Fig 1 Vapor Sample Locations.pdf; Tbl 1 SCC Vapor Table.pdf

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Linda, Tom, Hani,

Sand County Environmental has been hired to complete additional environmental work at the Former One Hour Fabricare facility in Milwaukee.

This email is intended to serve as the Work Plan requested by the WDNR.

As you know, the site is no longer a drycleaner, the Responsible Party is retired, and funds are severely limited on this project.

#### Scope of Work

The following work is proposed. A copy of the vapor sample test locations and the vapor data from 2020 is attached for reference.

- Work Plan to WDNR (this email serves as the Work Plan), Project Management
- Revise Access Agreement with North Neighbor (3119 N. 47<sup>th</sup> Street) for Additional Vapor Testing
- One Round Groundwater Monitoring at 8 Wells. The groundwater was last sampled at this facility in April 2013 – 11 years ago.
- Indoor Two Vapor Samples at North neighbor – one from the crawl space, and one from the interior living space. We will use 24 hour Summa canisters and test for the same parameters as previously tested to include ten VOC's per TO-15 Method (benzene, Cis DCE, Ethylbenzene, Naphthalene, PCE, TCE, VC, Toluene, and m, p, o-Xylenes.
- Hire a subcontractor and oversee the installation of a Vapor Mitigation System beneath the former drycleaning space of the Former Fabricare building (western ¼ of the single story, slab on grade building), with communication testing to document capture.
- Data Evaluation, Figures, Email Update to DNR summarizing the findings.

#### DERF Approval

The site is eligible for DERF coverage, but the DERF fund is essentially insolvent, with request for funds far exceeding revenue from the funding source for the program. Please advise if you have heard of any efforts to further fund or support the DERF program.

Unless a new source of revenue is found to make the program solvent, it appears unnecessary to continue to complete the project in a manner that meets the requirements of the DERF program. The DERF requirements add time and cost to the project, and include requirements be met to maintain eligibility of expenses, including WDNR and client approval of the budget for each phase of work, compliance with consultant and contractor selection methods, billing and expense limitations based on prior bids from approximately 20 years ago, etc. For these reasons, at this time, we do not plan to conduct the project in a manner that meets all the requirements for DERF coverage.

We can and will manage the project in a thrifty manner, but if there is no potential for DERF reimbursement, we believe managing the project per the DERF program requirements is not necessary for either the DNR or the consultant.

When you respond to this email, please advise with your thoughts on the DERF aspect of this project. We can provide you with the budget and a Change Order for this proposed scope of work if you think it matters.

I look forward to hearing from you.

Thanks,

Ken

Regards,

**Ken Ebbott, PG, CGWP**

**Senior Project Manager/Senior Geologist**

**Sand County Environmental, Inc.** (fka Sand Creek Consultants, Inc.)

W5877 Pheasant Lane | Plymouth, WI 53073

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**From:** Ken Ebbott

**Sent:** Monday, March 11, 2024 9:41 AM

**To:** Michalets, Linda M - DNR <[Linda.Michalets@wisconsin.gov](mailto:Linda.Michalets@wisconsin.gov)>; Tom Mckay <[tmck602@gmail.com](mailto:tmck602@gmail.com)>

**Cc:** Hani Ahmad ([hani2991@gmail.com](mailto:hani2991@gmail.com)) <[hani2991@gmail.com](mailto:hani2991@gmail.com)>

**Subject:** RE: BRRTS #02-41-548391 One Hour Fabricare (Former) Status Request

Linda and Tom,

Just a quick note to let you know Sand County Environmental has been hired to move ahead with the following scope of work:

Installation of a vapor mitigation system beneath the former drycleaner space of the building at 4704 W. Burleigh Street, Milwaukee.

Resampling of air for analytical testing of VOCs from the crawlspace, and sampling of the indoor air of the house at the adjacent neighbor to the north, where earlier testing indicated trace detections of drycleaning chemicals.

Obtain current groundwater samples from the 8 site monitoring wells for analysis of VOCs. The groundwater was last sampled in 2013, and several of the wells have only been sampled once.

The information from these activities will be tabulated and mapped to convey the findings.

Once we receive a signed contract from Mr. McKay, which is in process, we will send you an email with further details on the proposed scope of work and methods.

We can also discuss costs and approvals, as this site is eligible for DERF coverage, but due to the insolvency of the DERF fund, compliance with DERF requirements may be curtailed.

Ken

Regards,

**Ken Ebbott, PG, CGWP**

**Senior Project Manager/Senior Geologist**

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**From:** Michalets, Linda M - DNR <[Linda.Michalets@wisconsin.gov](mailto:Linda.Michalets@wisconsin.gov)>

**Sent:** Friday, February 16, 2024 9:45 AM

**To:** Tom McKay <[tmck602@gmail.com](mailto:tmck602@gmail.com)>

**Cc:** Hani Ahmad ([hani2991@gmail.com](mailto:hani2991@gmail.com)) <[hani2991@gmail.com](mailto:hani2991@gmail.com)>; Ken Ebbott <[ken.ebbott@sandcountyenv.com](mailto:ken.ebbott@sandcountyenv.com)>

**Subject:** BRRTS #02-41-548391 One Hour Fabricare (Former) Status Request

Mr. McKay,

The DNR is requesting an update on the investigation of contamination at your former One Hour Fabricare site, 4704 W. Burleigh St., Milwaukee. The letter is attached for your records. Please let me know if you have any questions about the letter.

Regards,  
Linda

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Linda Michalets**

she/her/hers

Hydrogeologist – Remediation and Redevelopment Program

Wisconsin Department of Natural Resources

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[linda.michalets@wisconsin.gov](mailto:linda.michalets@wisconsin.gov)

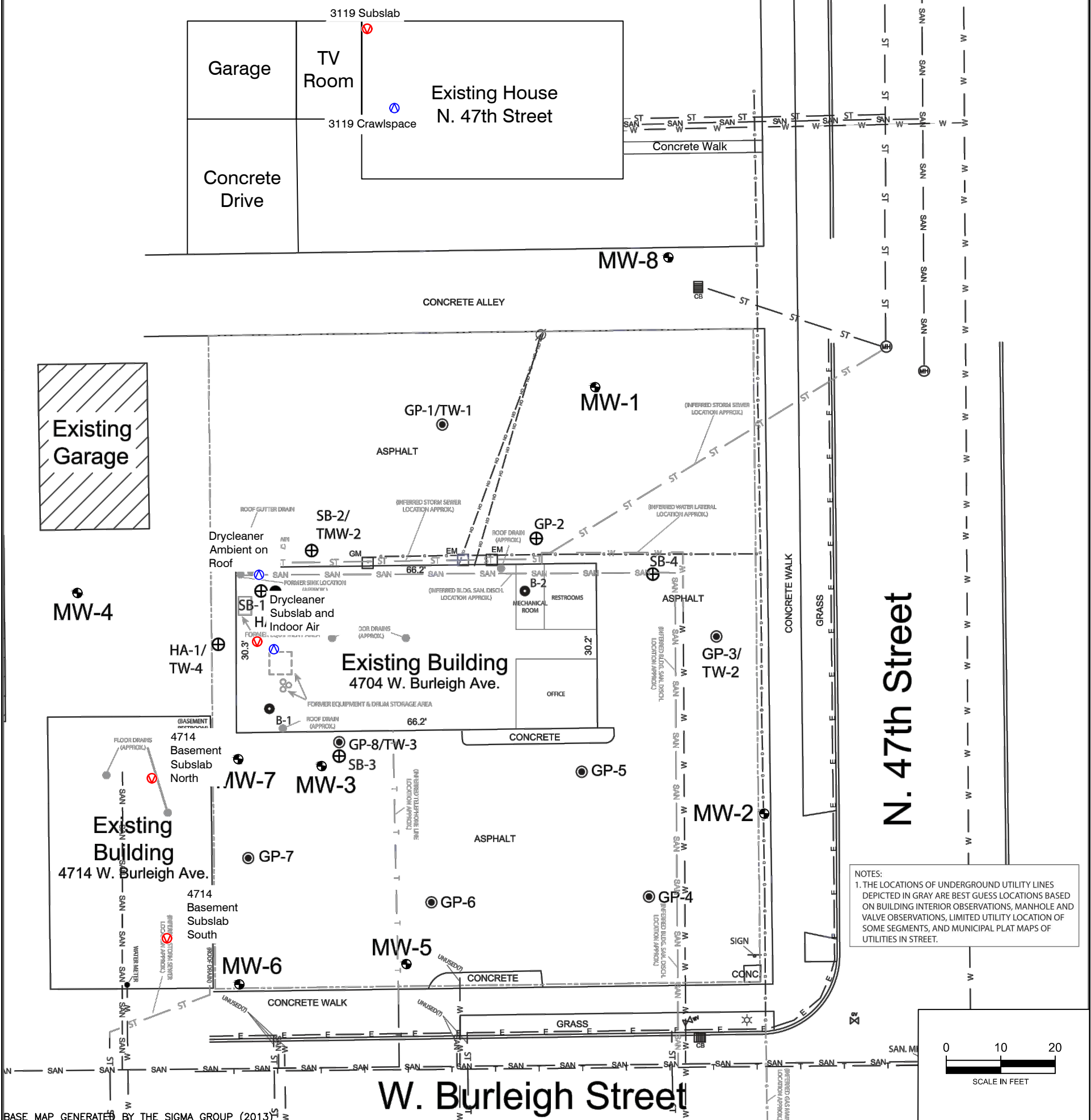
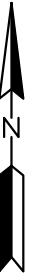


[dnr.wi.gov](http://dnr.wi.gov)

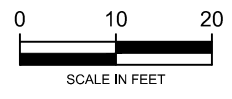


**LEGEND**

- SSV- Sub-Slab Vapor Sample Location
- ⊕ HA- / TW- Hand Auger Boring & Temporary Well Location (06/02/2009)
- ⊕ SB- Soil Boring Location (10/09/2006)
- ⊕ SB- / TMW- Soil Boring & Temporary Well Location (10/09/2006)
- ⊙ GP- Soil Boring Location (06/02/2009 and 03/12/2013)
- ⊙ GP- / TW- Soil Boring & Temporary Well Location (06/02/2009)
- B- Soil Boring Location (03/12/2013 and 04/04/2013)
- ⊕ MW- Monitoring Well Location (05/05/2010 and 03/12/2013)
- ⊙ Subslab Vapor Sample
- ⊙ Indoor Air Sample



NOTES:  
 1. THE LOCATIONS OF UNDERGROUND UTILITY LINES DEPICTED IN GRAY ARE BEST GUESS LOCATIONS BASED ON BUILDING INTERIOR OBSERVATIONS, MANHOLE AND VALVE OBSERVATIONS, LIMITED UTILITY LOCATION OF SOME SEGMENTS, AND MUNICIPAL PLAT MAPS OF UTILITIES IN STREET.



BASE MAP GENERATED BY THE SIGMA GROUP (2013)

<p><b>VAPOR SAMPLE LOCATIONS JUNE 10 AND 11, 2020</b></p>	<b>FORMER ONE HOUR FABRICARE 4704 WEST BURLEIGH STREET MILWAUKEE, WISCONSIN</b>	
	DATE: AUGUST 2020	DRAWN BY: ASR
	SCALE: 1"=20'	APPROVED BY: XX
<b>FIGURE 1</b>		

**Table 1**  
**Vapor Chemistry Results**  
**Former One Hour Fabricare and Adjacent Commercial and Residential Structures**  
**4704 W. Burleigh Avenue**  
**Milwaukee, Wisconsin**

**Indoor Air Vapor Samples ( $\mu\text{g}/\text{m}^3$ )**

Sample ID	Location	Date	Benzene	cis-1,2-Dichloro-ethene	Ethyl benzene	Naphthalene	Tetrachloro-ethene (PCE)	Toluene	Trichloro-ethene (TCE)	Vinyl Chloride	m & p-Xylene separately	o-Xylenes	Conclusions
<b>Indoor Air Vapor Action Levels<sup>1</sup></b>													
<b>Small Commercial Standards</b>			16	--	49	3.6	180	22,000	8.8	28	440	440	
Ambient (8-hour)	Former Drycleaner Roof at 4704 W. Burleigh	6/10/2020	<0.19	<0.17	0.24 J	<1.9	<0.40	3.1	<0.33	<0.14	0.87 J	0.35 J	Ambient Air has no Drycleaning Chemicals
Indoor Air 4704 W. Burleigh (8-hour)	At Former Drycleaning Machine, 3.5' height	6/10/2020	2.6	<0.17	1.8	<1.9	4.9	9.5	<0.33	<0.14	6.5	2.1	Indoor Air of Former Drycleaner meets Standards
<b>Residential Standards</b>			3.6	--	11	<b>0.83</b>	<b>42</b>	5,200	2.1	1.7	100	100	
Crawlspace 3119 N 47th St. (24-hour)	6' E, 10' N of SW Corner of Crawlspace beneath residence; 1.7' Height in 3' Space	6/10-11/2020	<0.19	<0.17	0.31 J	<b>136</b>	<b>227</b>	2.3	<0.33	<0.14	1.1 J	1.2 J	Crawlspace of Adjacent Residence has elevated PCE and Naphthalene. Levels are higher than observed in subslab

**Sub-Slab Vapor Samples ( $\mu\text{g}/\text{m}^3$ )**

Sample ID	Location	Date	Benzene	cis-1,2-Dichloro-ethene	Ethyl benzene	Naphthalene	Tetrachloro-ethene (PCE)	Toluene	Trichloro-ethene (TCE)	Vinyl Chloride	n, m, o-Xylene separately	Xylenes mix	Conclusions
<b>Sub-Slab Vapor Screening Levels<sup>2</sup></b>													
<b>Small Commercial Standards</b>			530	--	1,600	120	6,000	730,000	290	930	15,000	15,000	
Subslab Drycleaner 4704 W Burleigh (30 min. grab)	Subslab at Former Dry Cleaning Machine	6/11/2020	4.0	3.1	3.7	<2.3	<b>8,460</b>	74.3	104	<0.17	11.0	3.9	Subslab Air at Former Dryclean Machine has elevated PCE, But Indoor Air Is below Standards
Subslab North 4716 W. Burleigh (30 min. Grab)	Subslab of Commercial Building Basement to West	6/10/2020	2.2	<0.21	2.8	<2.3	943	108	16.3	<0.27	10.7	3.9	Subslab Air of Adjacent Parcel to West meets Standards
Subslab South 4716 W. Burleigh (30 min. Grab)		6/10/2020	3.6	2.5	3.2	<3.5	42.2	116	27.7	<0.17	8.6	3.0	
<b>Residential Standards</b>			120	--	370	28	1,400	170,000	70	57	3,300	3,300	
Subslab 3119 N 47th (30 min. Grab)	Beneath Cement Floor, 2.5' S, 1.25' E of Crawlspace Entry NW Internal Wall at Closet Entryway	6/11/2020	3.7	<0.22	3.6	<2.4	77	109	<0.41	<0.18	11.4	4.0	Subslab Air at Adjacent Residence to North meets Standards

Notes:

<sup>1</sup> Wisconsin Vapor Quick Look-UP Table Indoor Air Vapor Action Levels based on **November 2017 USEPA Regional Screening Levels** [http://dnr.wi.gov/topic/Brownfields/documents/vapor/vapor-quick.pdf].

<sup>2</sup> Screening level for Residential/Small Commercial Buildings (attenuation factor of 0.03).

$\mu\text{g}/\text{m}^3$ : micrograms per cubic meter.

<0.22 = Substance not detected above indicated detection limit.

**Bold** indicate concentration exceeds associated Vapor Action Level for Setting.

J = Analyte was detected but is below the reporting limit. The concentration is estimated.