#### **GIS REGISTRY INFORMATION**

SITE NAME: Home town Dry Clearers	
BRRTS #: 02-67-548 786 FID # (if appropriate): 267179000	1
COMMERCE # (if appropriate):	-
CLOSURE DATE: 5/21/08	_
STREET ADDRESS: 1251 Highway 175	_
CITY: Hubertus	
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 66 7296 Y= 308422	-
CONTAMINATED MEDIA: Groundwater Soil Both	
OFF-SOURCE GW CONTAMINATION >ES: Yes	
IF YES, STREET ADDRESS 1:	
GPS COORDINATES (meters in WTM91 projection): X=Y=	-
OFF-SOURCE SOIL CONTAMINATION > Generic or Site- Specific RCL (SSRCL):  Yes	
IF YES, STREET ADDRESS 1:	
GPS COORDINATES (meters in WTM91 projection): X=Y=	-
CONTAMINATION IN RIGHT OF WAY:	
DOCUMENTS NEEDED:	/
Closure Letter, and any conditional closure letter or denial letter issued	
Copy of any maintenance plan referenced in the final closure letter.	NA
Copy of (soil or land use) deed notice if any required as a condition of closure	NA
Copy of most recent deed, including legal description, for all affected properties	1/
Certified survey map or relevant portion of the recorded plat map ( <i>if referenced in the legal description</i> ) for all affected properties County Parcel ID number, <i>if used for county</i> , for all affected properties	<i>V</i>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	
<b>Detailed Site Map(s) for all affected properties,</b> showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	~
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	<b>∠</b>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	W
<b>Isoconcentration map(s), if required for site investigation (SI) (</b> 8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	MA
GW: Table of water level elevations, with sampling dates, and free product noted if present GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	KKL
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	
Geologic cross-sections, if required for SI. (8.5x14' if paper copy)	MA
RP certified statement that legal descriptions are complete and accurate	V
Copies of off-source notification letters (if applicable)	NA
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	NA



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor Matthew J. Frank, Secretary Gloria L. McCutcheon, Regional Director Waukesha Service Center 141 NW Barstow St Waukesha, Wisconsin 53188 Telephone 262-574-2100 FAX 262-574-2117 TTY Access via relay - 711

May 21, 2008

Hometown Dry Cleaners Gordon Helman 1251 Hwy 175 Hubertus, WI 53033

Subject:

Final Case Closure

Hometown Dry Cleaners, 1251 Hwy 175, Hubertus, Wisconsin

WDNR BRRTS Activity # 02-67-548786

Dear Mr. Helman:

On March 4, 2008, the Regional Closure Committee reviewed your request for closure of the case described above. The Regional Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. On March 4, 2008, you were notified that the Closure Committee had granted conditional closure to this case.

On May 8, 2008 the Department received correspondence indicating that you have complied with the requirements of closure which included monitoring well abandonment and investigation waste removal.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

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

#### GIS Registry

The conditions of case closure set out below in this letter require that your site 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

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: <a href="http://dnr.wi.gov/org/aw/rr/gis/index.htm">http://dnr.wi.gov/org/aw/rr/gis/index.htm</a>. If your 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 <a href="http://dnr.wi.gov/org/water/dwg/3300254.pdf">http://dnr.wi.gov/org/water/dwg/3300254.pdf</a> or at the web address listed above for the GIS Registry.

#### Remaining Residual Soil Contamination

Residual soil contamination remains at B4 which is under the building as indicated in the information submitted to the Department of Natural Resources. If soil in the specific location described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, 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 would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards 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 to prevent a direct contact health threat to humans.

### Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates exceedances of the NR 140 preventive action limit (PAL) for tetrachloroethene at monitoring wells MW1, MW2, MW3 and PZ1, but compliance with the NR 140 enforcement standard. The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

- 1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
- Compliance with the PAL is either not technically or economically feasible.
- 3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.
- 4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for tetrachloroethene at MW1, MW2, MW3 and PZ1. This letter serves as your exemption.

### Operating Dry Cleaners

You should know that in order to remain eligible for future reimbursement of cleanup costs from the Dry Cleaner Environmental Response Fund (DERF), within 90 days of the date of this letter, the owner or operator of the dry cleaning facility must implement enhanced pollution prevention measures found in

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

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

In order to retain eligibility, you will need to verify that you have implemented the pollution prevention measures described above. 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 Mark Drews at 262-574-2146.

Sincerely,

Mark Drews, P.Ğ.

Hydrogeologist

Bureau for Remediation & Redevelopment

Cc: Chris Hatfield, Northern Environmental, 12075 N. Corporate Pkwy, Suite 210, Mequon, WI 53092 SER File



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

Jim Doyle, Governor Matthew J. Frank, Secretary Gloria L. McCutcheon, Regional Director Waukesha Service Center 141 NW Barstow St Waukesha, Wisconsin 53188 Telephone 262-574-2100 FAX 262-574-2117 TTY Access via relay - 711

March 4, 2008

Hometown Dry Cleaners Gordon Helman 1251 Hwy 175 Hubertus, WI 53033

Subject:

Conditional Closure Decision,

With Requirements to Achieve Final Closure

Hometown Dry Cleaners, 1251 Hwy 175, Hubertus, Wisconsin

WDNR BRRTS Activity # 02-67-548786

Dear Mr. Helman:

On March 4, 2008, the Regional Closure Committee reviewed your request for closure of the case described above. The Regional Closure Committee 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 Closure Committee has determined that the chlorinated solvent contamination on the site from the dry cleaning operation appears to have been investigated to the extent practicable under site conditions. Your case meets the requirements of ch. NR 726, 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 on Form 3300-005 found at <a href="http://dnr.wi.gov/org/water/dwg/gw/">http://dnr.wi.gov/org/water/dwg/gw/</a> or provided by the Department of Natural Resources.

#### PURGE WATER, WASTE, AND 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, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. 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: <a href="http://dnr.wi.gov/org/aw/rr/gis/index.htm">http://dnr.wi.gov/org/aw/rr/gis/index.htm</a>.

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



threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 262-574-2146.

Sincerely,

Mark Drews, P.G.

Hydrogeologist

Bureau for Remediation & Redevelopment

Cc: Chris Hatfield, Northern Environmental, 12075 N. Corporate Pky., Suite 210, Mequon, WI 53092

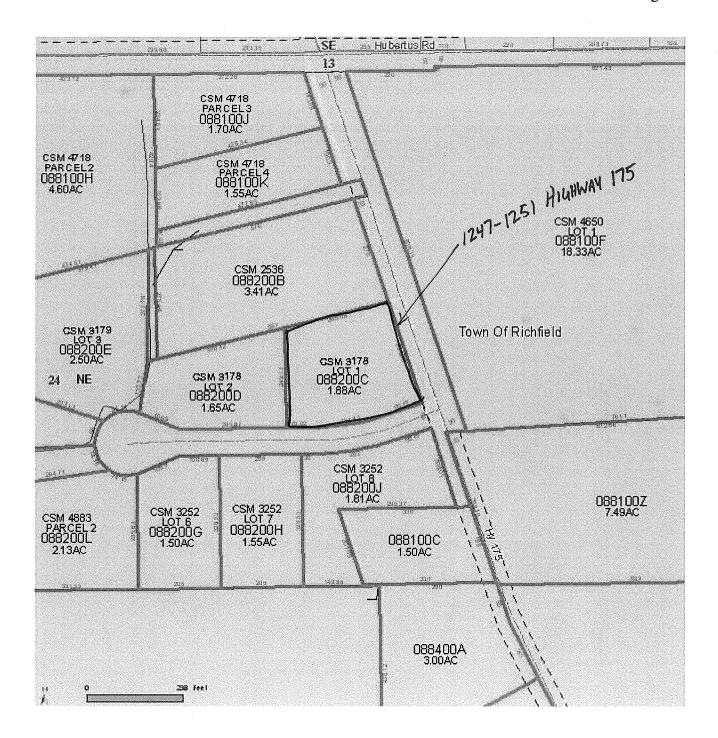
SER File

VOL 17,76 PAGE 104 - 766326 RECORDED  $v_{1}$  and  $v_{2}$ DOCUMENT NO. QUIT CLAIM DEED 98 JAN 15 PH 12: 4757 DEC 30 WEYER PROPERTY MANAGEMENT, INC a Wisconsin Corporation quit-claims to WEYER 2 LIMITED PARTNERSHIP the following described real estate in Washington State of Wisconsin: This document is re-recorded to clarify corporate authority of the signatory on the deed recorded RETURN TO on 12-30-97 in Vol. 1771 on Page 81-82 as Document No. 766326. Shanebrook Law Office P.O. Box 87 West Bend, WI 53095 An undivided 2% interest in the following property: Tax Parcel No.: PARCEL 1: Lot One (1) of CERTIFIED SURVEY MAP No. 3462, recorded in the Washington County Registry on October 5, 1989 in Volume 21 of Certified Survey Maps on pages 59-61, as Document No. 550028, and being a redivision of Lots 3 & 4 of Certified Survey Map Number 2695, being a part of the NW 1/4 of the SW 1/4 of Section 17, Township 10 North, Range 19 East, Village of Slinger, Washington County, Wisconsin. Tax Key No.: V5-0320-00B (Village of Slinger) PARCEL 2: Lot One (1) of CERTIFIED SURVEY MAP No. 3178, recorded in the Washington County Registry on January 28, 1988 in Volume 18 of Certified Survey Maps on pages 251-252, as Document No. 523189 and being a part of the Northeast 1/4 of Section 24, Township 9 North, Range 19 East, Town of Richfield, Washington County, Wisconsin. Tax Key No.: T10-0882-00C (Town of Richfield) (Legal description continued on reverse) is not homestead property EXEMPT under Sec. 77.25(15m), Wis. Stats. (is) (is not) Norbert M. Weyer, (SEAL) (SEAL) AUTHENTICATION ACKNOWLEDGMENT Signature(s) Norbert M. Weyer STATE OF WISCONSIN \_ County. Personally came before me this \_ \_, 19\_\_\_\_ the above named Elaine A. Shanebrook TITLE: MEMBER STATE BAR OF WISCONSIN authorized by S. 706.06, Wis. Stats.) to me known to be the person \_\_\_\_ who executed the foregoing instrument and acknowledge the same. THIS INSTRUMENT WAS DRAFTED BY Attorney Elaine A. Shanebrook West Bend, WI 53095 Notary Public . County, Wis. My Commission is permanent. (If not, state expiration date:

Names of persons signing in any capacity should be typed or printed below their signatures.

(Signatures may be authenticated or acknowledged.

Both are not necessary.)



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

RE: Signed Statement; 1245-1251 Highway 175, Hubertus, Wisconsin

Dear Mr. Hatfield:

The parcel ID # for the above-referenced site from the Washington County Register of Deeds is T10 0882 00C. The most-recent deed is enclosed. The legal descriptions and attachments to this statement are, to the best of my knowledge, complete and accurate.

Sincerely,

Mr. Gordon Helman Hometown Dry Cleaners

**Enclosures** 

COSE VOL 1776 MASE 105

Vol. 1771 PAR 82

PARCEL 3:

That portion described by CERTIFIED SURVEY MAP No. 2536, recorded in the Washington County Registry on May 4, 1983 in Volume 14 of Certified Survey Maps on pages 2-3, as Document No. 453797 and being a part of the Northeast 1/4 of Section 24, Township 9 North, Range 19 East, Town of Richfield, Washington County, Wisconsin.

Formerly known as:

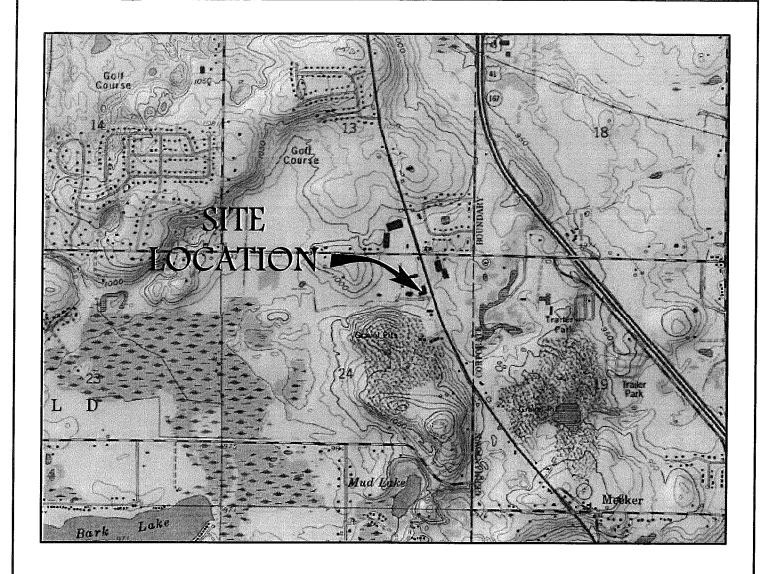
Part of the NE 1/4 of Section 24, T9N, R19B, Town of Richfield, Washington County, Wisconsin, described as follows:

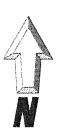
Commencing at the Northeast corner of Section 24, thence N89° 38' W 1109.80 feet to the centerline of S.T.H. "175"; thence S17° 33' B on said centerline 375.00 feet; thence S77° 08' E 33.11 feet to the point of beginning; thence S17° 33'E 270.00 feet; thence S77° 08'W 591.00 feet; thence N00° 30' 34"W 275.49 feet; thence N77° 08'E 510.00 feet to the point of beginning.

This deed also transfers all right, title and interest of grantor in and to an easement located on and across a parcel of real estate known as Lot Two (2) of CERTIFIED SURVEY MAP No. 3178, recorded in the Washington County Registry on January 28, 1988 in Volume 18 of Certified Survey Maps on pages 251-252, as Document No. 523189 and being a part of the Northeast 1/4 of Section 24, Township 9 North, Range 19 East, Town of Richfield, Washington County, Wisconsin.

Tax Key No.: T10-0882-00B

(Town of Richfield)





# 1" = 2000' 1000 2000 3000 4000 5000 6000 7000 8000

NATIONAL GEODETIC VERTICAL DATUM OF 1929

SCALE IN FEET

CONTOUR INTERVAL 10 FEET



QUADRANGLE LOCATION

BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, SUSSEX, WISCONSIN, 1959 (NATIONAL GEOGRAPHIC HOLDINGS, INC.)

## Morthern Environmental

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

WISCONSIN MICHIGAN ILLINOIS IOWA

This drawing and all information contained thereon is the property of Northem Environmental. Northem 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.

HOMETOWN DRY CLEANERS HUBERTUS, WISCONSIN

SITE LOCATION

& LOCAL TOPOGRAPHY

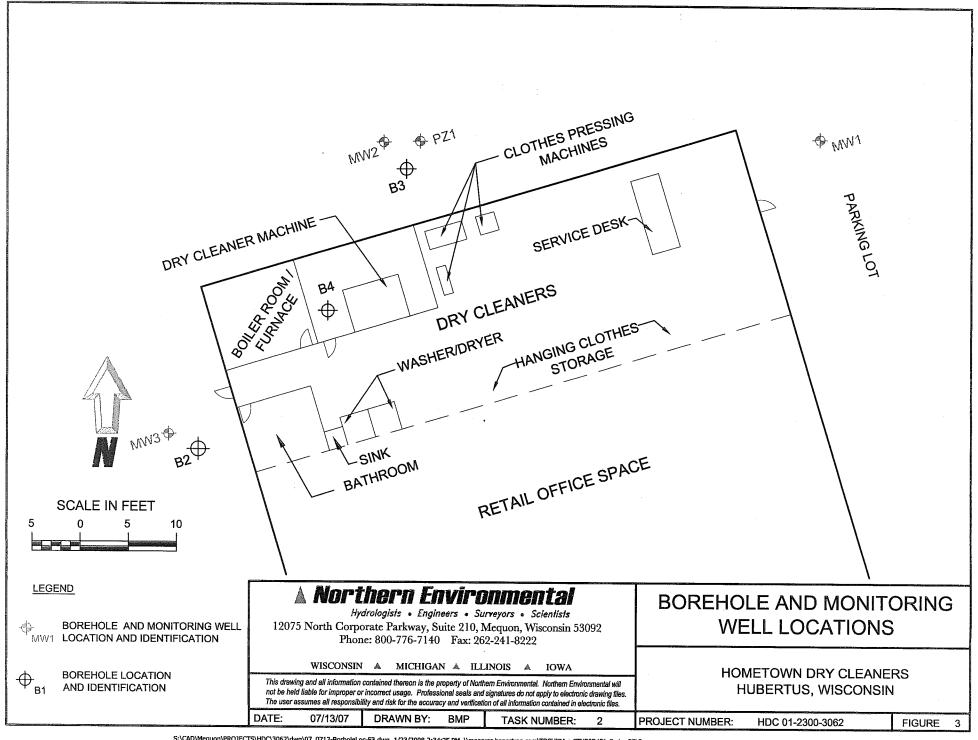
DATE: 07/18/07 DRAWN BY: BMP TASK NUMBER:

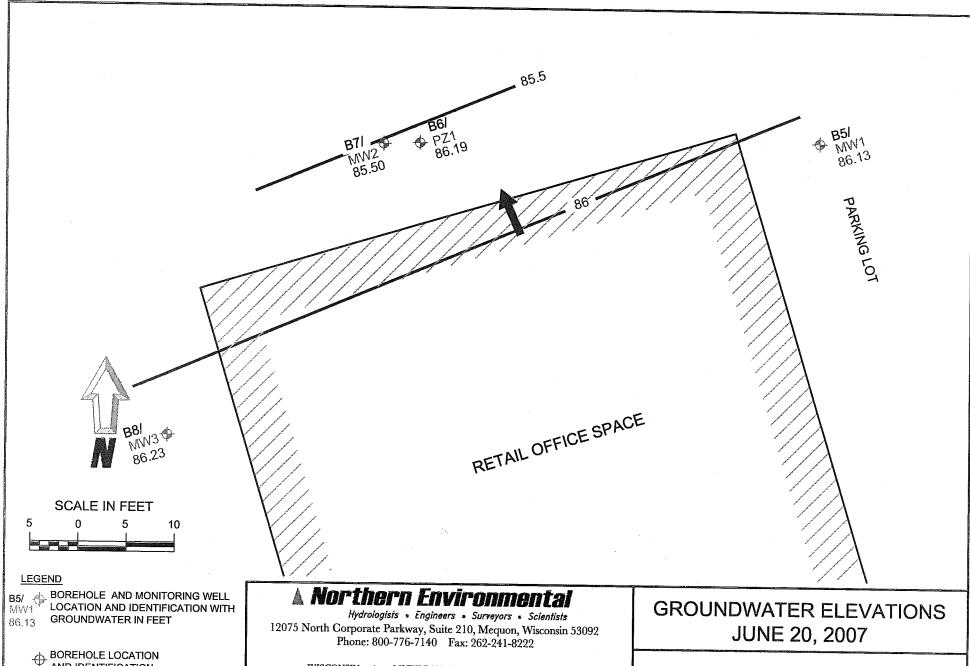
PROJECT NUMBER:

HDC 01-2300-3062

FIGURE







BOREHOLE LOCATION
 AND IDENTIFICATION

GROUNDWATER CONTOUR

**GROUNDWATER FLOW** DIRECTION

WISCONSIN & MICHIGAN & ILLINOIS & IOWA

This drawing and all information contained thereon 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.

TASK NUMBER:

The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files. DATE: 02/08/08 DRAWN BY: **BMP** 

PROJECT NUMBER:

HDC 01-2300-3062

**HOMETOWN DRY CLEANERS** 

HUBERTUS, WISCONSIN

**FIGURE** 

Table 1 Soil Sample Field Screening and Laboratory Analytical Results Hometown Dry Cleaners, Hubertus, Wisconsin

						Detected VOCs (µg/kg)
Borehole Number	Sample Number	Date Sampled	Sample Depth (feet)	PID Response (iui)	Description	Tetrachloroethene
US Environmental Protection Agency Soil Screening Level for Soil to Groundwater						4.1
US Environmental Protection Agency Soil Screening Level for Inhalation of Volatiles						2100
В1	S101	01/24/07	0-2	3	Gravelly sand	<25
B2	S207	01/24/07	12-14	3	Sand	<25
В3	S308	01/24/07	14-16	1	Sand	<25
В4	S403	01/24/07	1.5-2	3	Gravelly sand	74
B5	S501 S502 S503 S504 S505 S506 S507 S508	06/18/07 06/18/07 06/18/07 06/18/07 06/18/07 06/18/07 06/18/07	1-3 3.5-5.5 6-8 8.5-10.5 11-13 13.5-15.5 16-18 18.5-20.9	5 4 7 7 10 10 8 9	Silty sand Silty clay Sand Sand Sand Sand Sand Sand Sand	<25 - - - - - - <25
В6	\$601 \$602 \$603 \$604 \$605 \$606 \$607	06/18/07 06/18/07 06/18/07 06/18/07 06/18/07 06/18/07	16-18 18.5-20.5 21-23 23.5-25.5 26-28 28.5-30.5 31-33	10 11 9 10 8 9	Sand Sand Sand Sand Sand Sand Clay	- - - - -

Note:

VOCs = volatile organic compounds  $\mu g/kg$  = micrograms per kilogram PID = photoionization detector

iui = instrument units as isobutylene

< x = compound not detected to a detection limit of x

- = not analyzed

Table 2 Groundwater Elevation Data, Hometown Dry Cleaners, Hubertus, Wisconsin

Well ID	Reference Point Elevation (feet)	Date	Depth to Water (feet)	Water Table Elevation (feet)
MW1	98.99	06/20/07 09/25/07	12.86 12.23	86.13 86.76
MW2	98.61	06/20/07 09/25/07	13.11 12.50	85.50 86.11
MW3	99.45	06/20/07 09/25/07	13.22 12.65	86.23 86.80
PZ1	99.04	06/20/07 09/25/07	12.85 12.26	86.19 86.78

## Key:

Reference Point is top of polyvinyl chloride riser. Local benchmark is designated as 100 feet and is located at the eastern-most concrete corner of the sliding door on the north side of Hometown Dry Cleaners

Table 3 Groundwater Analytical Results, Hometown Dry Cleaners, Hubertus, Wisconsin

Well ID	Date Sampled	Detected Volatile Organic Compounds (micrograms per liter)							
		Benzene	Chloroform	cis-1,2- Dichloroethene	p-Isopropyl- benzene	Tetrachloro- ethene	Trichloroethene (TCE)	Toluene	
NR 140, Wis. A	Adm. Code PAL	0.5	0.6	7.0	NE	0.5	0.5	200	
NR 140, Wis.	Adm. Code ES	5	6	70	NE	5	5	1000	
B1	01/24/07	0.51 "J"	0.65 "J"	<0.68	<0.81	1.18 "J"	<0.44	1.45 "J"	
B2	01/24/07	<0.47	<0.61	<0.68	<0.81	2.22	<0.44	0.82 "J"	
B3	01/24/07	<0.47	<0.61	<0.68	<0.81	1.63	<0.44	< 0.59	
MW1	06/20/07	<0.47	<0.48	<0.68	<0.35	0.95 "J"	<0.44	<0.46	
***************************************	09/25/07	<0.47	<0.48	<0.68	< 0.35	1.04 "J"	<0.44	<0.46	
MW2	06/20/07	<0.47	<0.48	<0.68	1.06 "J"	<0.52	<0.44	0.66 "J"	
	09/25/07	< 0.47	<0.48	< 0.68	< 0.35	1.06 "J"	<0.44	<0.46	
	* 09/25/07	<0.47	<0.48	<0.68	< 0.35	0.99 "J"	<0.44	< 0.46	
MW3	06/20/07	< 0.47	<0.48	<0.68	<0.35	1.22 "J"	<0.44	<0.46	
	09/25/07	<0.47	<0.48	<0.68	< 0.35	1.79	<0.44	<0.46	
PZ1	06/20/07	<0.47	<0.48	<0.68	<0.35	0.71 "J"	< 0.44	<0.46	
*	66/20/07	< 0.47	<0.48	< 0.68	< 0.35	0.71 "J"	<0.44	< 0.46	
***************************************	09/25/07	<0.47	<0.48	<0.68	< 0.35	1.6	<0.44	< 0.46	
Water Supply Well	6/18/20071	< 0.47	<0.48	1.4"J"	<0.35	<0.52	<0.44	<0.46	
	9/25/2007 <sup>2</sup>	< 0.47	< 0.48	2.5	< 0.35	0.24 "J"	0.54 "J"	< 0.46	
	$11/5/2007^2$	< 0.19	< 0.21	2.95	< 0.25	0.4 "J"	0.54 "J"	< 0.21	
	1/2/2008 <sup>2</sup>	<0.19	< 0.21	2.56	< 0.25	< 0.21	0.44 "J"	< 0.21	

Key:

NE = not established

= not detected above laboratory Limit of Detection of X

"J" = analyte detected between Limit of Detection and Limit of Quantitation

1 = sampled at outdoor faucet

<sup>2</sup> = sampled at sink adjacent to pressure tank

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

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

<sup>\* =</sup> duplicate sample