

# GIS REGISTRY

## Cover Sheet

August 2011  
(RR-5367)

### Source Property Information

BRRTS #: 02-65-551834

ACTIVITY NAME: WALWORTH ONE HOUR CLEANERS

PROPERTY ADDRESS: 541 Kenosha St Garden Plaza

MUNICIPALITY: Walworth

PARCEL ID #: VWP 00292

CLOSURE DATE: Feb 29, 2012

FID #: 265010020

DATCP #:

PECFA#:

#### \*WTM COORDINATES:

X: 635813 Y: 229693

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

#### WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

### Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

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

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic  
development corporation was directed to  
take a response action)*

### 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 #: 02-65-551834 (No Dashes) PARCEL ID #: VWP 00292

ACTIVITY NAME: Walworth One-Hour Cleaners

**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.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- 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 #: A Title: Assessors Plat--Village of Walworth**
- 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 11 x 17 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 Map**
- 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 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 #: 3 Title: Aerial Extent of Soil Contamination**

BRRTS #: 02-65-551834

ACTIVITY NAME: Walworth One-Hour Cleaners

**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 #: NA Title:

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 #: NA Title:

**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 #: NA Title:

Figure #: Title:

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 11 x 17 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 #: 1 Title: **Soil Laboratory Analytical Results (Borings)**

**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 #: 2 Title: **Groundwater Laboratory Analytical Results (Monitoring Well)**

**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 #: 3 Title: **Groundwater Field Data**

**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 #: 02-65-551834

ACTIVITY NAME: Walworth One-Hour Cleaners

**NOTIFICATIONS**

**Source Property**

**Not Applicable**

- 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.

**Not Applicable**

- 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: 0**

- 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.
- 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:**

- 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: 0**



February 29, 2012

Mr. Mark Stricker  
48 N. Ayer St.  
Harvard IL 60033

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Final Case Closure with Continuing Obligations  
Walworth One-Hour Cleaners, Elkhorn, Wisconsin  
WDNR BRRTS Activity # 02-65-551834

Dear Mr. Stricker

The Department of Natural Resources (DNR) considers Walworth One-Hour Cleaners closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and the attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The DNR's South Central Regional Closure Committee reviewed the request for closure on October 18<sup>th</sup> and November 8<sup>th</sup>, 2011. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on November 11, 2011, and documentation that the conditions in that letter were met was received on January 19, 2012.

The site is a strip mall that formerly housed a drycleaning operation. It appears that some tetrachloroethylene was released from a sewer line underneath the strip mall. The concentrations of contaminants are relatively low. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- 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 DNR must approve any changes to this barrier.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can

be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the South Central Regional DNR office, at 3911 Fish Hatchery Road, Fitchburg, WI. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. 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>.

#### Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with, and migration of vapors from, the remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where the building slab is required, as shown on the **attached map**, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

#### Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR 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.

Soil contamination remains at the north side of the building as indicated on the **attached map** (figure 3). If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if 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 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.

The entire building slab that exists in the location shown on the **attached map** (figure 2), acts as a vapor barrier, and, shall be maintained in compliance with the **attached maintenance plan** in order to prevent or limit vapor intrusion into the building.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

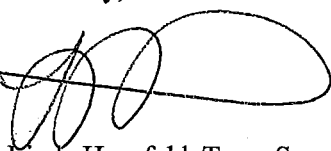
In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Please send written notifications in accordance with the above requirements to the 3911 Fish Hatchery Road, Fitchburg, WI, 53711-5397, to the attention of the Remediation and Redevelopment Program.

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.

The DNR 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 Jeff Ackerman at 608-275-3323.

Sincerely,



Linda Hanefeld, Team Supervisor  
South Central Remediation & Redevelopment Program

**Attachments:**


- remaining soil contamination map
- extent of cap map
- maintenance plan

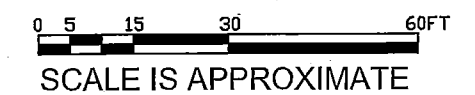
cc: Dave Nemetz, Newfields

# KENOSHA STREET

## EXPLANATION

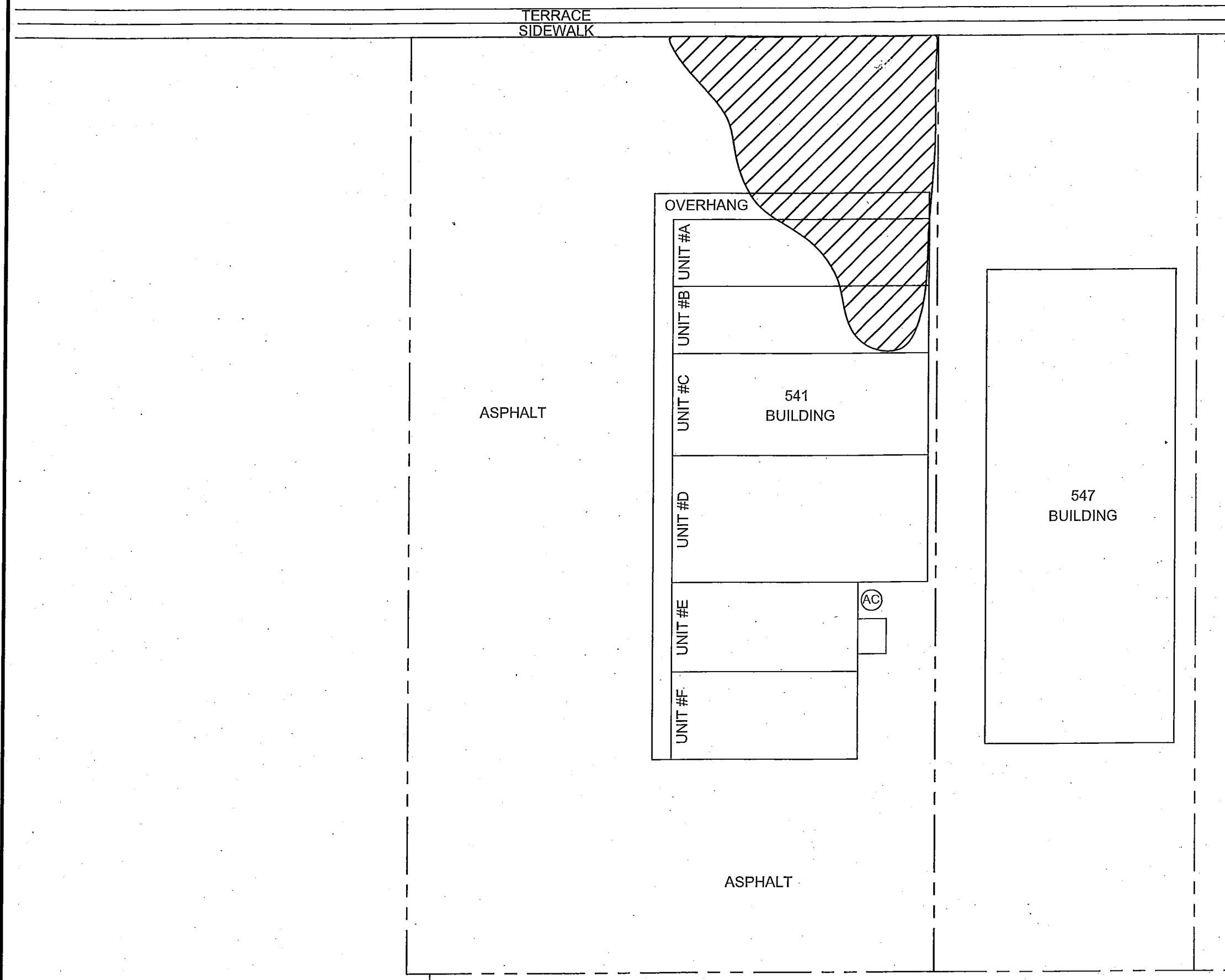
- Approximate property line
- Approximate site property line (magenta)

 Approximate aerial extent of PCE in soil relevant for vapor intrusion



FILE: C:\Projects\WalworthOne-Hour\CAD\SITEPLAN.DWG [soil-Fig1]  
 DATE: 10/12/2011 DRAWN BY: DAN CHECKED BY: DPT  
 SOURCE:  
 Walworth County web GIS and field notes.

AERIAL EXTENT OF SOIL CONTAMINATION  
 FORMER WALWORTH ONE-HOUR CLEANERS  
 541 KENOSHA STREET  
 WALWORTH, WISCONSIN



2110 LUANN LANE, SUITE 101  
 MADISON, WI 53713  
 (608) 442-5223

FIGURE

3



# KENOSHA STREET

< Sewer Flow — SW — SW — SW — SW — SW — SW —

TERRACE  
SIDEWALK

MW-A

OVERHANG

EXTENT OF  
SLAB / BARRIER

JM  
2-29-12

541  
BUILDING

EXTENT OF  
SLAB / BARRIER

547  
BUILDING

ASPHALT

ASPHALT

## EXPLANATION

- Approximate property line
- Approximate site property line (magenta)
- ▣ Former dry cleaner wet site

MW-A ● Monitoring well location with identifier

### UTILITIES

- ELEC — Buried electric line
- DVR — Overhead electric line
- PH — Buried phone line
- — Buried natural gas line
- WAT — Buried water line
- SW — Buried sanitary sewer line
- Electrical pole

N

0 5 15 30 60FT

SCALE IS APPROXIMATE

FILE: J:\WalworthOne-Hour\CAD\SITEPLAN.DWG [site-GIS]

DATE: 2/26/2010 DRAWN BY: DAN CHECKED BY: DDZ

SOURCE:  
Walworth County web GIS and field notes.

### SITE PLAN

FORMER WALWORTH ONE-HOUR CLEANERS  
541 KENOSHA STREET  
WALWORTH, WISCONSIN

### FIGURE



2110 LUANN LANE, SUITE 101  
MADISON, WI 53713  
(608) 442-5223

**EXHIBIT G2****PROTECTIVE BARRIER MAINTENANCE PLAN  
October 2011****Property**

Address: 541 Kenosha Street, Walworth, WI 53184  
Parcel: VWP 00292  
FID: 265010020  
BRRTS: 02-65-551834 (Walworth One-Hour Cleaners)

**Introduction**

This document is the Maintenance Plan for a protective barrier at the above-referenced property in accordance with the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing slab-on-grade concrete building floor, which overlies contaminated soil on-site.

More site-specific information about this property may be found in:

The case file in the DNR South Central regional office

BRRTS on the Web (DNR's internet based data base of contaminated sites):  
<http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>

GIS Registry PDF file for further information on the nature and extent of contamination:  
<http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>; and

The DNR project manager for Walworth County.

**Description of Contamination**

Soil contaminated by tetrachloroethene (PCE) is located at a depth of 5 to 20 feet at the northern portion of the property. The extent of the soil contamination is shown on the attached **Figure 1**.

**Description of the Protective Barrier**

The protective barrier consists of the building floor made of slab-on-grade concrete. The thickness of the floor varies but is at least three inches thick. It is located as shown on the attached **Figure 2**.

**Purpose of the Protective Barrier**

The protective barrier over the contaminated soil serves to prevent direct human contact with PCE vapors that might otherwise enter indoor air and pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

**EXHIBIT G2****Annual Inspection**

The concrete building floor overlying the contaminated soil as depicted in Figure 1 and Figure 2 will be inspected once a year, normally in the spring, for deterioration, cracks and other potential problems that can cause exposure to underlying vapors. 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.

The inspections will be performed by the property owner or their designated representative. A log of the inspections and any repairs will be maintained by the property owner and is included as the attached Barrier Inspection Log. The log will include recommendations for necessary repair of 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 kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

**Maintenance Activities**

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger replacement or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the building overlying the contaminated soil is replaced, the replacement barrier must be equally impervious for any new building constructed over contaminated soil. Any replacement barrier 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 building, will keep 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.

**Prohibition of Activities and Notification of DNR Prior to Actions Affecting Barrier**

The following activities are prohibited on any portion of the property where the building floor is required as shown on the attached maps, 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; or 3) construction or placement of a building or other structure.

**EXHIBIT G2**

**Amendment or Withdrawal of Maintenance Plan**

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

**Contact Information as of October 2011**

Site Owner and Operator: Anton and Shirley Stricker Trust #1 c/o Mark Stricker  
48 N. Ayer Street, Harvard, IL 60033  
(815) 943-8788

Consultant: NewFields Companies, LLC  
2110 Luann Lane, Suite 101, Madison, WI 53713  
(608) 442-5223

WDNR: Jeff Ackerman  
3911 Fish Hatchery Road, Fitchburg, WI 53711  
(608) 275-3323

# KENOSHA STREET

< Sewer Flow — SW — SW — SW — SW — SW — SW —

TERRACE  
SIDEWALK

MW-A

OVERHANG

EXTENT OF  
SLAB / BARRIER

JM  
2-29-12

541  
BUILDING

EXTENT OF  
SLAB / BARRIER

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BUILDING

ASPHALT

ASPHALT

## EXPLANATION

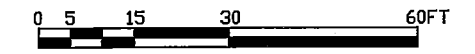
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MW-A ● Monitoring well location with identifier

### UTILITIES

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- SW — Buried sanitary sewer line
- Electrical pole

N



SCALE IS APPROXIMATE

FILE: J:\WalworthOne-Hour\CAD\SITEPLAN.DWG [site-GIS]  
 DATE: 2/26/2010 DRAWN BY: DAN CHECKED BY: DDZ  
 SOURCE:  
 Walworth County web GIS and field notes.

## SITE PLAN

FORMER WALWORTH ONE-HOUR CLEANERS  
 541 KENOSHA STREET  
 WALWORTH, WISCONSIN



2110 LUANN LANE, SUITE 101  
 MADISON, WI 53713  
 (608) 442-5223

## FIGURE

2





November 11, 2011

Mr. Mark Stricker  
48 N. Ayer St.  
Harvard IL 60033

Subject: Conditional Closure Decision, With Requirements to Achieve Final Closure  
Walworth One-Hour Cleaners, Elkhorn, Wisconsin  
WDNR BRRTS Activity # 02-65-551834

Dear Mr. Stricker:

On October 18<sup>th</sup> and November 8<sup>th</sup>, 2011, the Department of Natural Resources' South Central Region Closure Committee reviewed your request for closure of the case described above. The 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 committee determined that the chlorinated solvent contamination on the site appears 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 two conditions are satisfied:

**SAMPLE POINT ABANDONMENT**

The monitoring well at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted on DNR Form 3300-005, which can be found at <http://dnr.wi.gov/org/water/dwg/gw/> or can be provided upon request.

Soil vapor sampling ports should be permanently sealed to prevent migration of soil vapors into the building.

**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.

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 on this project. If you have any questions, please contact me.

Sincerely,

Jeff Ackerman  
Hydrogeologist  
(608) 275-3323

cc: David Nemetz, Newfields

STATE BAR OF WISCONSIN FORM 3 - 2000  
QUIT CLAIM DEED

727268



Document Number

This Deed, made between Anton Stricker, Shirley Stricker,  
a/k/a Shirley J. Stricker and Anton and Shirley  
Stricker Trust

\_\_\_\_\_, Grantor,  
and Anton Stricker, as Trustee under the provisions of a Declaration of  
Trust dtd 11-21-2007, and known as the Anton Stricker Revocable Trust, as  
to an undivided one-half (1/2) interest and Anton Stricker (one of the  
within named Grantors), as Trustee under the provisions of a Declaration  
of Trust dtd 11-21-2007, and known as the Shirley J. Stricker, Grantee.  
Revocable Trust, as to an undivided one-half (1/2) interest

Grantor quit claims to Grantee the following described real estate in  
Walworth County, State of Wisconsin (if more space is needed,  
please attach addendum):

SEE ATTACHED

Recorded  
JAN. 10, 2008 AT 11:09AM  
CONNIE J WOODLEVER  
REGISTER OF DEEDS  
WALWORTH COUNTY, WI  
Fee Amount: \$13.00  
Fee Exempt 77.25-(16)

Name and Return Address  
Attorney Richard P. Rasmussen  
P.O. Box 250  
Walworth, WI 53184  
1300

VWP 00292,  
VA329300001 and VA323900003  
Parcel Identification Number (PIN)

This is not homestead property.  
~~(is)~~ (is not)

Together with all appurtenant rights, title and interests.

Dated this 25 day of December, 2007

Anton Stricker (SEAL)  
\* Anton Stricker

\* Shirley Stricker a/k/a Shirley J. Stricker (SEAL)

\_\_\_\_\_  
\* \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
\* \_\_\_\_\_ (SEAL)

AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_

ACKNOWLEDGMENT  
State of Illinois,

Personally came before me this 25<sup>th</sup> day of  
December, 2007, the above named  
Anton Stricker and Shirley Stricker  
a/k/a Shirley J. Stricker

to me known to be the person S who executed the foregoing  
instrument and acknowledge the same.

\* Mark A Stricker  
Notary Public, State of Illinois  
My commission is permanent. (If not, state expiration date: \_\_\_\_\_)

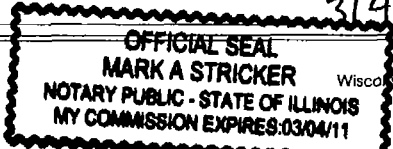
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Richard P. Rasmussen  
P.O. Box 250, Walworth, WI 53184

(Signatures may be authenticated or acknowledged. Both are not necessary.)



Wisconsin Legal Blank Co., Inc.  
Milwaukee, Wis.



## ADDENDUM TO WISCONSIN FORM 3 - QUIT CLAIM DEED

STRICKER - STRICKER

---

LEGAL DESCRIPTION AS FOLLOWS:

Parcel 1: That part of Outlot 218 of the Assessor's Plat of the Village of Walworth, Walworth County, Wisconsin, described as follows, to-wit: Beginning at the Northeast corner of said Outlot 218 which point is also the middle of Quarter Section corner of Section 22, Town 1 North, Range 16 East of the Third Principal Meridian; thence Southerly along the East line of said Outlot 218, 300 feet; thence Westerly parallel to the North line of said Outlot 218, 150 feet; thence Northerly parallel to the East line of said Outlot 218, 300 feet to the North line of said Outlot 218 which point is also the center of State Trunk Highway No. 67, 150 feet to the place of beginning, in Walworth County, Wisconsin. thence Easterly

Parcel 2: Lot 1 of Certified Survey Map No. 3293, being all of Lot 2 of Certified Survey Map No. 3239 and located in the Northeast Quarter of the Southwest Quarter of Section 22, Town 1 North, Range 16 East of the Third Principal Meridian, in the Village of Walworth, Walworth, Wisconsin.

Parcel 3: Lot 3 of Certified Survey Map No. 3239, being a redivision of part of Outlot 218 of the Assessor's Plat of the Village of Walworth, and a part of the Northwest Quarter of the Southeast Quarter, all in Section 22, Town 1 North, Range 16 East of the Third Principal Meridian, in the Village of Walworth, Walworth County, Wisconsin.



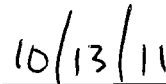
CERTIFICATION OF PROPERTY DESCRIPTION

Parcel 1: That part of Outlot 218 of the Assessor's Plat of the Village of Walworth, Walworth County, Wisconsin, described as follows, to-wit: Beginning at the Northeast corner of said Outlot 218 which point is also the middle of Quarter Section corner of Section 22, Town 1 North, Range 16 East of the Third Principal Meridian; thence Southerly along the East line of said Outlot 218, 300 feet; thence Westerly parallel to the North line of said Outlot 218, 150 feet; thence Northerly parallel to the East line of said Outlot 218, 300 feet to the North line of said Outlot 218 which point is also the center of State Trunk Highway No. 67, 150 feet to the place of beginning, in Walworth County, Wisconsin. thence Easterly

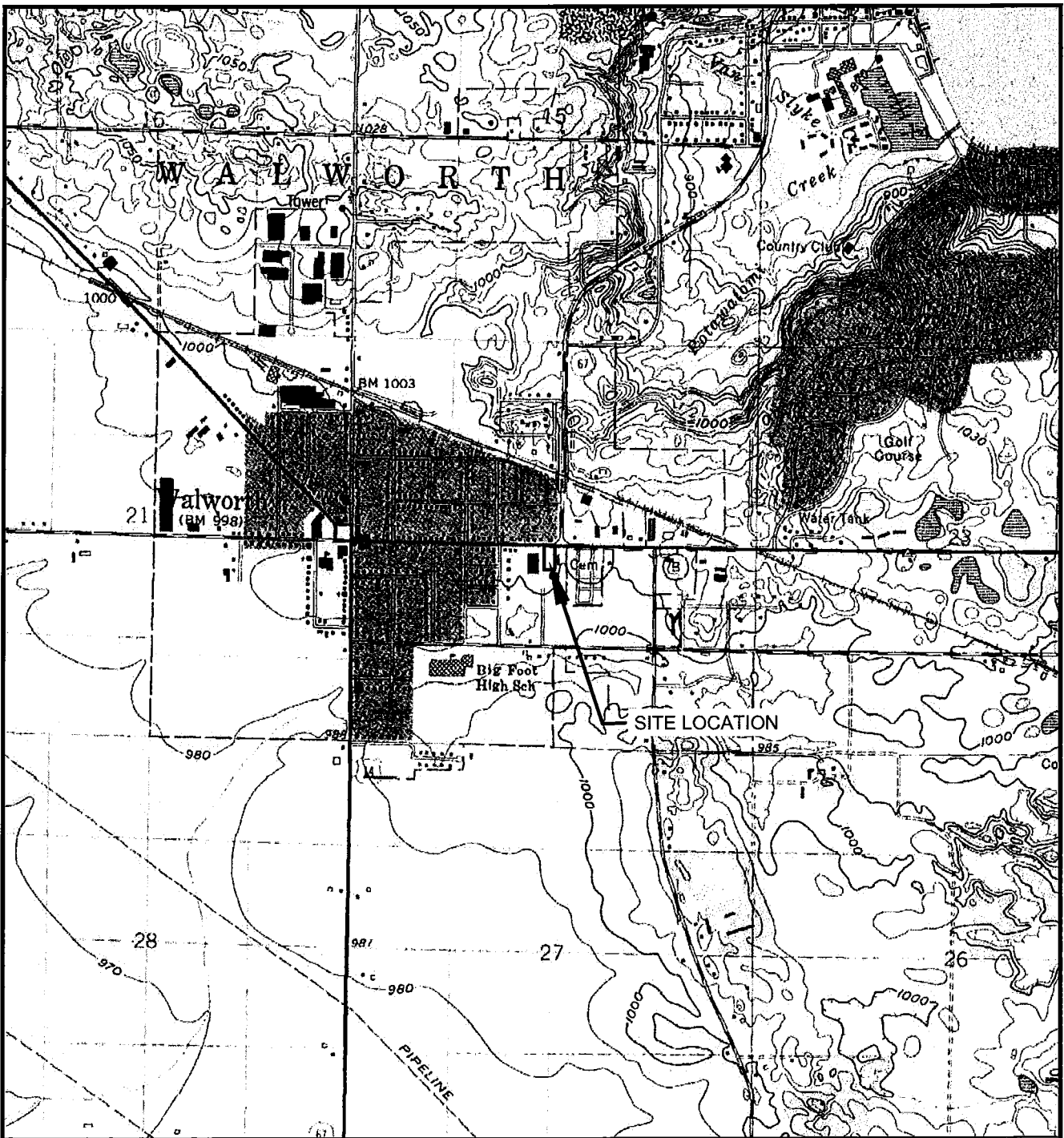
I, Mark Stricker, hereby certify that, to the best of my knowledge, the above legal description is complete and accurate for the property with soil contamination requiring to be listed on the GIS Registry at the time that regulatory closure was requested.



Mark Stricker, Anton and Shirley Stricker Trust #1

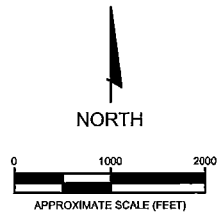


Date



BASE MAP SOURCE: USGS TOPOGRAPHIC QUADRANGLE - 7.5 MINUTE SERIES, WALWORTH, WI, 1994.

SITE LOCATION: Township 1N, Range 16E, Section 22, NE¼ of SW¼



SCALE 1:24,000

**FIGURE 1  
SITE LOCATION MAP**

**FORMER WALWORTH ONE-HOUR CLEANERS  
541 KENOSHA STREET  
WALWORTH, WISCONSIN**

DRAWN BY DAN

PROJECT 1324-001-800

DATE 9/14/2009

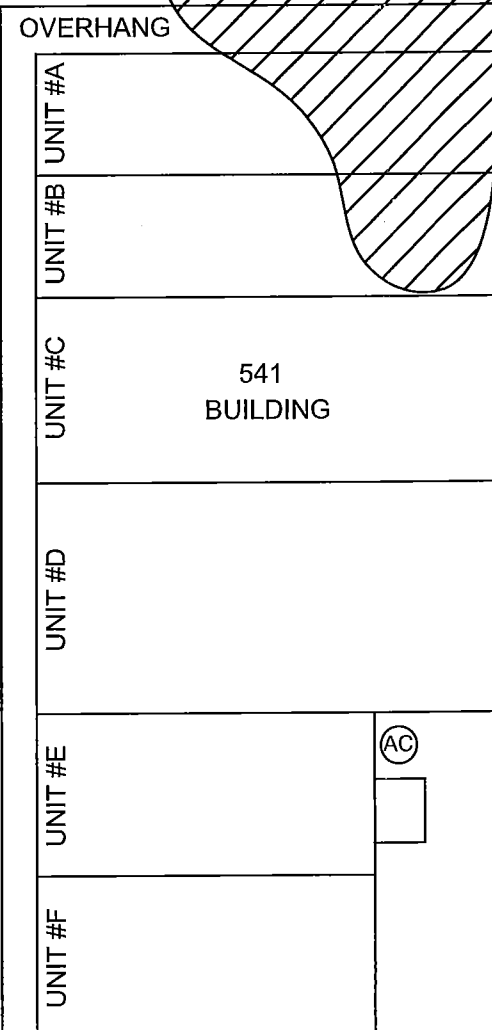
**NEWFIELDS**



# KENOSHA STREET

TERRACE  
SIDEWALK


ASPHALT



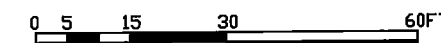
ASPHALT

## EXPLANATION

- Approximate property line
- Approximate site property line (magenta)

 Approximate aerial extent of PCE in soil relevant for vapor intrusion

N



SCALE IS APPROXIMATE

FILE: C:\Projects\WalworthOne-Hour\CAD\SITEPLAN.DWG [soil-Fig1]

DATE: 10/12/2011 DRAWN BY: DAN CHECKED BY: DPT

SOURCE:  
Walworth County web GIS and field notes.

AERIAL EXTENT OF SOIL CONTAMINATION  
FORMER WALWORTH ONE-HOUR CLEANERS  
541 KENOSHA STREET  
WALWORTH, WISCONSIN

**NEWFIELDS** 2110 LUANN LANE, SUITE 101  
MADISON, WI 53713  
(608) 442-5223

FIGURE

3

**Table 1**  
**Soil Laboratory Analytical Results (Borings)**  
Former Walworth One-Hour Cleaners  
Walworth, Wisconsin

May 1, 2008										
Boring-->	B-1	B-2	FD-1	B-3	B-4	B-5	B-6	Methanol	NR 720	EPA
Depth-->	4'-6'	6'-8'		6'-8'	14'-16'	6'-8'	4'-6'	Blank	RCL	DC SSL
FIELD SCREENING										
Photoionization Meter (vppm)	9.2	28.6		1.1	1.9	4.5	1.1		-	-
VOLATILES (µg/kg)										
Tetrachloroethene (PCE)	<25	<25	<25	<25	110	190	<25	<25	-	932
Toluene	27	<25	<25	<25	<25	<25	<25	<25	1,500	-
April 27, 2009										
Boring-->	B-7	B-7	B-8	B-8	B-9b#	B-10	Dup-1	B-10	NR 720	EPA
Depth-->	6'-8'	10'-13'	2'-4'	12'-13'	10'-11'	6'-8'		10'-12'	RCL	DC SSL
FIELD SCREENING										
Photoionization Meter (vppm)	1.5	1.1	1.4	0.3	1.2	1.2		0.8	-	-
VOLATILES (µg/kg)										
Tetrachloroethene (PCE)	43	35	<33	51	130	<31	<32	<27	-	932
Toluene	<34	<28	<33	<28	<26	<31	<32	<27	1,500	-
Boring-->	B-11	B-12	B-12	MW-A	MW-A	MW-A	Lab	Methanol	NR 720	EPA
Depth-->	0'-2'	8'-10'	14'-15'	5'-7'	11'-13'	17'-19'	Blank	Blank	RCL	DC SSL
FIELD SCREENING										
Photoionization Meter (vppm)	8.0	0.9	0.7	1.3	0.9	1.3			-	-
VOLATILES (µg/kg)										
Tetrachloroethene (PCE)	<26	<26	<30	50	68	<23	<25	<25	-	932
Toluene	100	<26	<30	<34	<29	<23	<25	<25	1,500	-

Notes:

Analytes not shown if not detected in any samples. Blank cell indicates analysis not performed.

FD-1 Field duplicate (for B-2 @ 6'-8')

Dup-1 Field duplicate (for B-10 @ 6'-8')

RCL NR 720 residual contaminant level

DC SSL U.S. EPA generic direct contact soil screening level (lowest value for pathways of ingestion and inhalation)

# B-9 was first drilled until refusal at a depth of 10' (boring B-9a) and then offset one foot where refusal was encountered at a depth of 11' (boring B-9b)

< below method detection limits

- no RCL established or no SSL calculated

vppm vapor parts per million

µg/kg micrograms per kilogram (parts per billion)

Results in **bold black** indicate contaminant above generic NR 720 RCL

Results in **bold purple** indicate contaminant above direct contact EPA SSL per NR 720.19(5)

**Table 2**  
**Groundwater Laboratory Analytical Results (Monitoring Well)**

Former Walworth One-Hour Cleaners  
Walworth, Wisconsin

VOLATILES (µg/l)	MW-A	Dup-1	Trip Blank	PAL	ES
May 13, 2009					
Chloroform	0.21*	<0.20	0.93	<i>0.6</i>	<b>6</b>
1,2,4-Trimethylbenzene#	0.25*	0.27*	<0.20	<i>96</i>	<b>480</b>
May 21, 2010					
Tetrachloroethene (PCE)	0.30*		<0.21	<i>0.5</i>	<b>5</b>

Notes:

Only analytes detected in samples at concentrations above method detection limits are listed on this table  
Trip blank contained trace concentrations of several analytes but appears to be unrelated to sampling event.

Blank cell indicates analysis not performed.

Dup-1 = Field duplicate (MW-A)

PAL = NR 140 Preventive Action Limit

ES = NR 140 Enforcement Standard

< = below method detection limits

\* = value between limit of detection and limit of quantification

# = PAL and ES for total trimethylbenzenes (1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene)

- = no PAL/ES established

µg/l = micrograms per liter (parts per billion)

Results in *italics* indicate contaminant above current PAL

Results in **bold** indicate contaminant above current ES



**Table 3  
Groundwater Field Data**

Former Walworth One-Hour Cleaners  
Walworth, Wisconsin

Location=>	Units	MW-A	MW-10	MW-14
		Site	northwest	southwest
<b>May 21, 2010</b>				
Top of Riser Elevation (apx. NGVD)	feet	1001.68	1003.14	999.70
Depth to Water (from TOR)	feet	51.49	52.40	48.42
Water Table Elevation	feet	950.19	950.74	951.28
Depth to Bottom (from TOR)	feet	62.01	63.56	65.60
Height of Liquid Column	feet	10.52	11.16	17.18
Four Well Volumes	gallons	7.3		
Volume Purged	gallons	31		
<b>May 13, 2009</b>				
Top of Riser Elevation (apx. NGVD)	feet	1001.68	1003.14	999.70
Depth to Water (from TOR)	feet	48.65	49.56	45.49
Water Table Elevation	feet	953.03	953.58	954.21
Depth to Bottom (from TOR)	feet	62.01	63.56	65.60
Height of Liquid Column	feet	13.36	14.00	20.11
Four Well Volumes	gallons	9.2		
Volume Purged	gallons	35		

Notes:

NGVD = National Geodetic Vertical Datum of 1929

MW-A surveyed 5-21-10