

→ Andy Beecher, HQ

# GIS REGISTRY

## Cover Sheet

July, 2008

(RR 5367)

### Source Property Information

CLOSURE DATE: 10/31/08

BRRTS #: 0276551851

ACTIVITY NAME: Ruth Anne's River Center Dry Cleaners

FID #: 276134790

PROPERTY ADDRESS: 6093 W. Mequan Rd., Mequan

DATCP #: \_\_\_\_\_

MUNICIPALITY: Mequan

COMM #: \_\_\_\_\_

PARCEL ID #: A-050-04-02-001

#### \*WTM COORDINATES:

#### WTM COORDINATES REPRESENT:

X: 683754 Y: 307267

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:

Soil: maintain industrial zoning (220)

Cover or Barrier (222)

(note: soil contamination concentrations between residential and industrial levels)

(note: maintenance plan for groundwater or direct contact)

Structural Impediment (224)

Vapor Mitigation (226)

Site Specific Condition (228)

Maintain Liability Exemption (230)

(note: local government or economic development corporation)

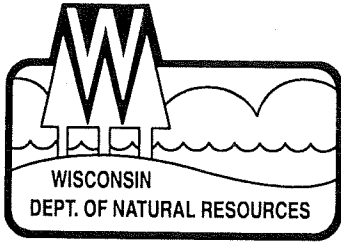
Monitoring wells properly abandoned? (234)

Yes  No  N/A

NA

\*Residual Contaminant Level

\*\*Site Specific Residual Contaminant Level



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

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

Plymouth Service Center  
1155 Pilgrim Rd.  
P.O. Box 408  
Plymouth, Wisconsin 53073-0408  
Telephone 920-892-8756  
FAX 920-892-6638

October 31, 2008

Ruth Anne and Steve Proko  
River Center Dry Cleaners  
6093 West Mequon Rd.  
Mequon, WI 53092

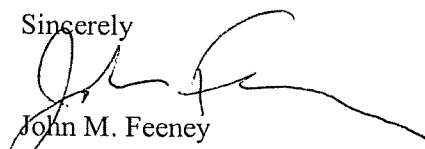
Dear Mr. and Mrs. Proko:

Subject: Case closure, Ruth Anne's River Center Dry Cleaners, 6093 West Mequon Rd., Mequon, file reference FID #246134790, BRRTS #0246551851.

Thank you for submitting a closure request and a Geographic Information System soil registry package. The Wisconsin Department of Natural Resources (WDNR) considers this case closed based on the investigative and remedial documentation provided, having determined that no further action is necessary at the site at this time. However, 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 the environment. If residual soil contamination is excavated at the site in the future, it must be properly characterized and disposed of, and the WDNR must be notified.

I grant variance under s. NR 140.28 for having concentrations in ground water in exceedence of the preventative action limit listed in ch. NR 140 at the location of temporary monitoring wells WB-2 and WB-3. These minor concentrations should naturally degrade. If you have any questions about this letter, please call me at 920-892-8756 extension 3023.

Sincerely

  
John M. Feeney  
Wisconsin Department of Natural Resources

Cc: PEP Environmental Services, Inc.  
SER File

WARRANTY DEED

This Deed, made between River Centre Limited Partnership, a Wisconsin limited partnership, by GIC Development, Inc., its general partner

and Leo R. Lichter, Trustee of the Lichter Trust, Grantor,

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Ozaukee County, State of Wisconsin:

RETURN TO Mark G. Styles Petrie & Stocking S.C. 111 East Wisconsin Ave. #1500 Milwaukee, WI 53202

See Attached Legal Description.

Tax Parcel No: 14-050-04-02-001

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services serving the property, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

and will warrant and defend the same.

Dated this 1st day of March, 1995

River Centre Limited Partnership By: GIC Development, Inc., its general partner

(SEAL) (SEAL)

\* By: John O. Graham (SEAL)

\* By: Kenneth R. Skow

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN

authenticated this day of, 19

Milwaukee County, ss.

Personally came before me this 1st day of March, 1995 the above named John O. Graham and Kenneth R. Skow

TITLE: MEMBER STATE BAR OF WISCONSIN

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

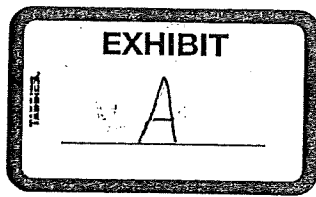
to me known to be the person who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

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

Notary Public County, Wis. My Commission is permanent. (If not, state expiration date: 19)

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



All that part of the Northeast 1/4 of Section 27 and the Northwest 1/4 of Section 26, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of Section 27, thence South 88° 38' 31" West, along the North line of said 1/4 Section, 237.36 feet to a point; thence South 01° 21' 29" East, 87.00 feet to the point of beginning of the Parcel of land to be described; thence South 88° 38' 31" West, and parallel to the North line of said 1/4 Section, 128.78 feet to a point; thence South 01° 21' 29" East 152.76 feet to a point; thence South 88° 38' 31" West, and parallel to the North line of said 1/4 Section 75.39 feet to a point; thence North 18° 54' 32" West 160.22 feet to a point; thence South 88° 38' 31" West and parallel to the North line of said 1/4 Section, 52.24 feet to a point on the Northeasterly line of the Wisconsin Electric Power Company right-of-way; thence South 18° 54' 32" East, along said right-of-way, 485.67 feet to a point; thence North 88° 38' 31" East, and parallel to the North line of said 1/4 Section, 394.09 feet to a point, said point lying on the East line of said 1/4 Section; thence North 89° 05' 31" East, and parallel to the North line of the Northwest 1/4 of Section 26, 331.05 feet to a point; thence North 67° 01' 51" East 124.00 feet to a point 60 feet Westerly of, as measured normal to, the centerline of Cedarburg Road, also known as S T H 57

thence North 22° 58' 09" West, 269.89 feet to a point; thence South 72° 29' 28" West, 109.50 feet to a point; thence North 22° 58' 09" West 54.00 feet to a point; thence South 89° 05' 31" West, and parallel to the North line of the Northwest 1/4 of Section 26, 220.976 feet to a point; thence South 88° 38' 31" West, and parallel to the North line of the Northeast 1/4 of Section 27, 236.701 feet to a point; thence North 01° 21' 29" West 147.590 feet to the point of beginning.

All lands lying in the Assessor's Plat of the City of Mequon, Lots 3, 5, 6 and part of Lot 2, Block 4.

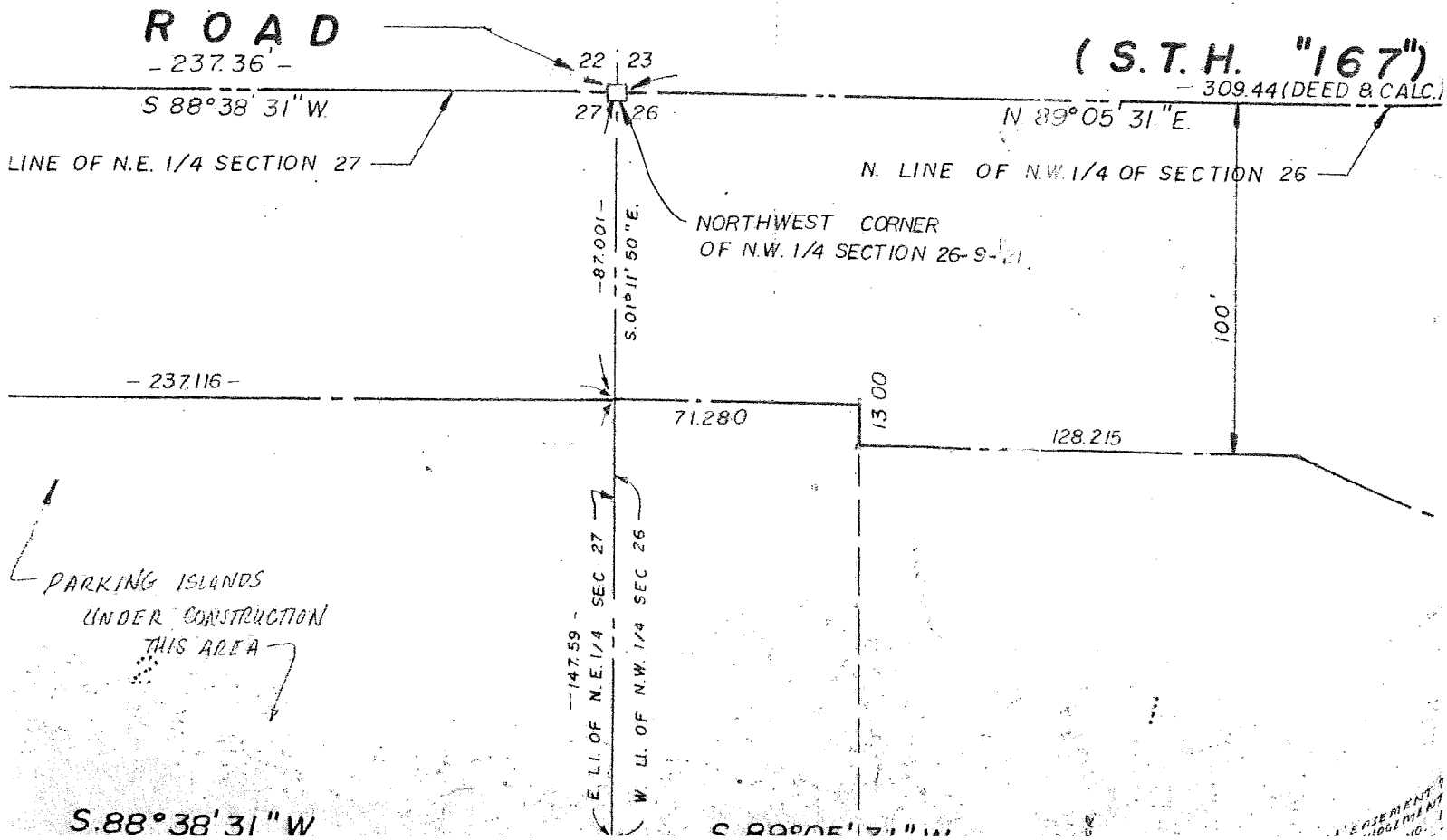
Tax Key No. 14-050-04-02-001

# PLAT OF SURVEY

FOR: G I C MANAGEMENT

LOCATION: 11122 N. CEDARBURG RD.

## RIVER CENTRE SHOPPING CENTER



LEGAL DESCRIPTION:

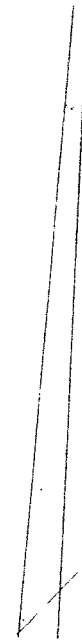
All that part of the Northeast 1/4 of Section 27 and the Northwest 1/4 of Section 26, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

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Tax Key No. 14-050-04-02-001

(CONTAINS 286,088.49 SQ. FT.  
6.5677 ACRES)





SCALE 1" = 50'

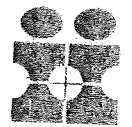
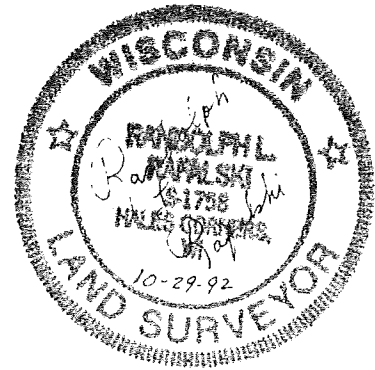
SURVEY CERTIFICATE

State of Wisconsin)  
Milwaukee County)

SS I certify that I have surveyed the above described (property) and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Randolph L. Rafalski 5-1758



**INTERLINE SURVEY SERVICES, INC.**  
11221 W. FOREST HOME AVE  
HALES CORNERS, WISCONSIN 53130  
PHONE 425-2060

PROPOSED PARKING = 391 SPACES.  
INCLUDING 6 SPACES FOR HANDICAPPED



September 12, 2008

Mr. John Feeney  
WDNR  
2300 N. Dr. Martin Luther King, Jr., Dr.  
Milwaukee, WI 53212

Re: GIS Registry Certification: Ruthanne's River Center Dry Cleaners site, 6093 West Mequon Road, Mequon, Ozaukee County, Wisconsin (Figure 1). WDNR BRRTS #: 02-46-551851 and PEP Project #: 28006.01

Dear Mr. Feeney:

I, Mr. Steve Proko, Representative of Ruthanne's River Center Dry Cleaners, certify that to the best of my knowledge, the information and legal descriptions submitted in support of the attached GIS registry packet are complete and accurate.

Sincerely,



Mr. Steve Proko  
Responsible Party and Representative for Ruthanne's River Center Dry Cleaners

# FIG. 7 - SITE LOCATION MAP

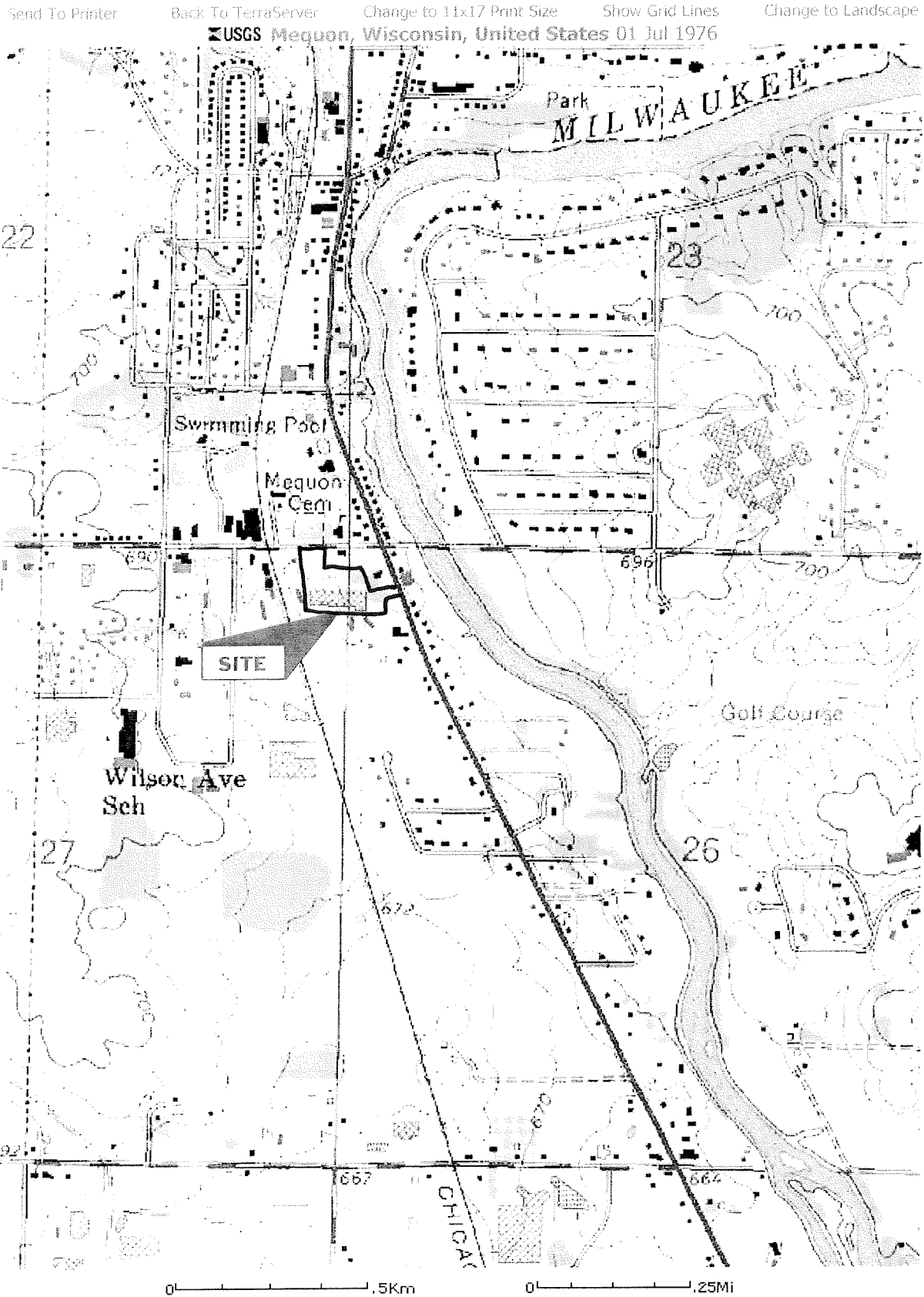
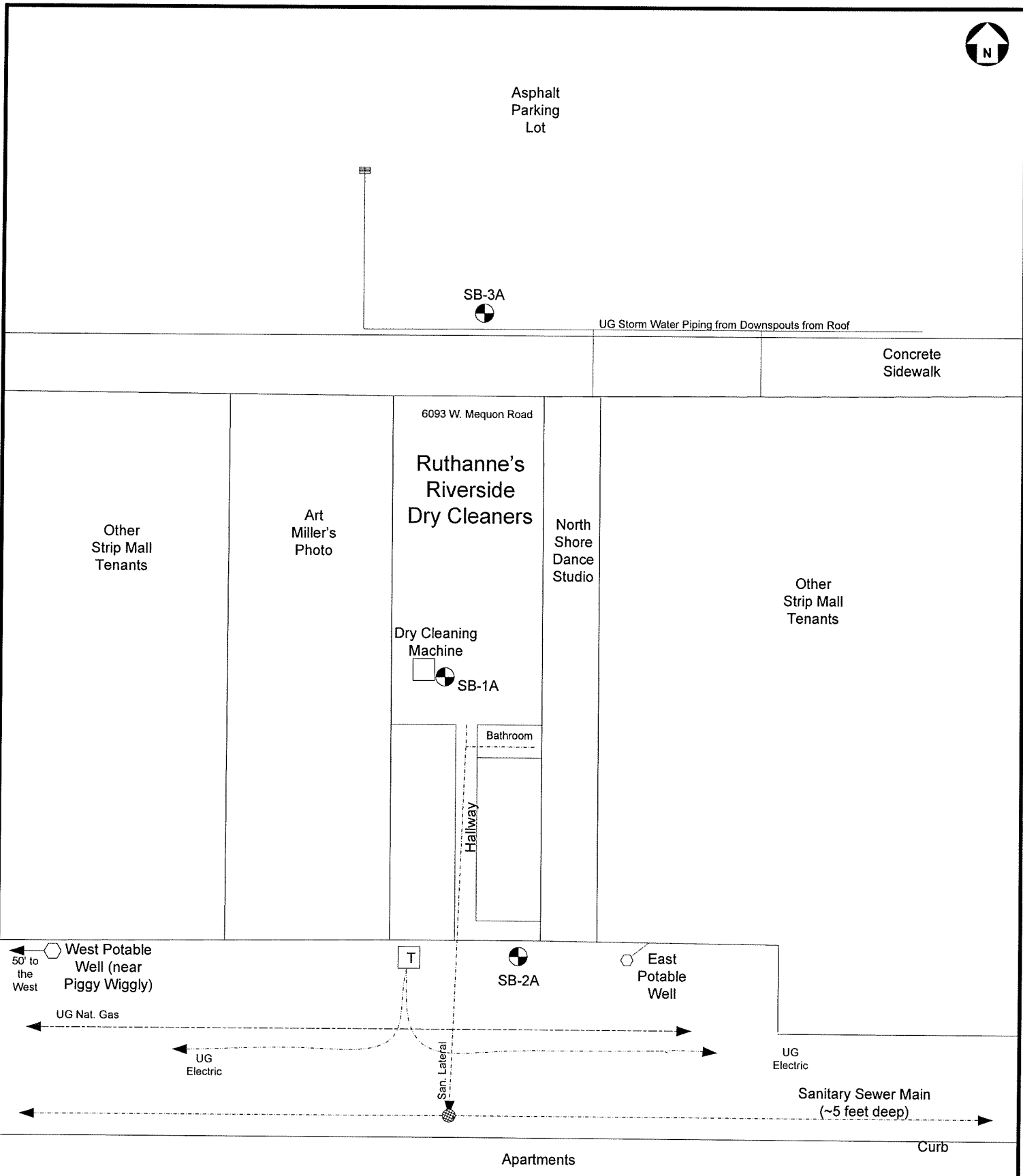


Image courtesy of the U.S. Geological Survey  
 © 2004 Microsoft Corporation.    [Terms of Use](#)    [Privacy Statement](#)

# Figure 2 - Site Features and Boring Locations

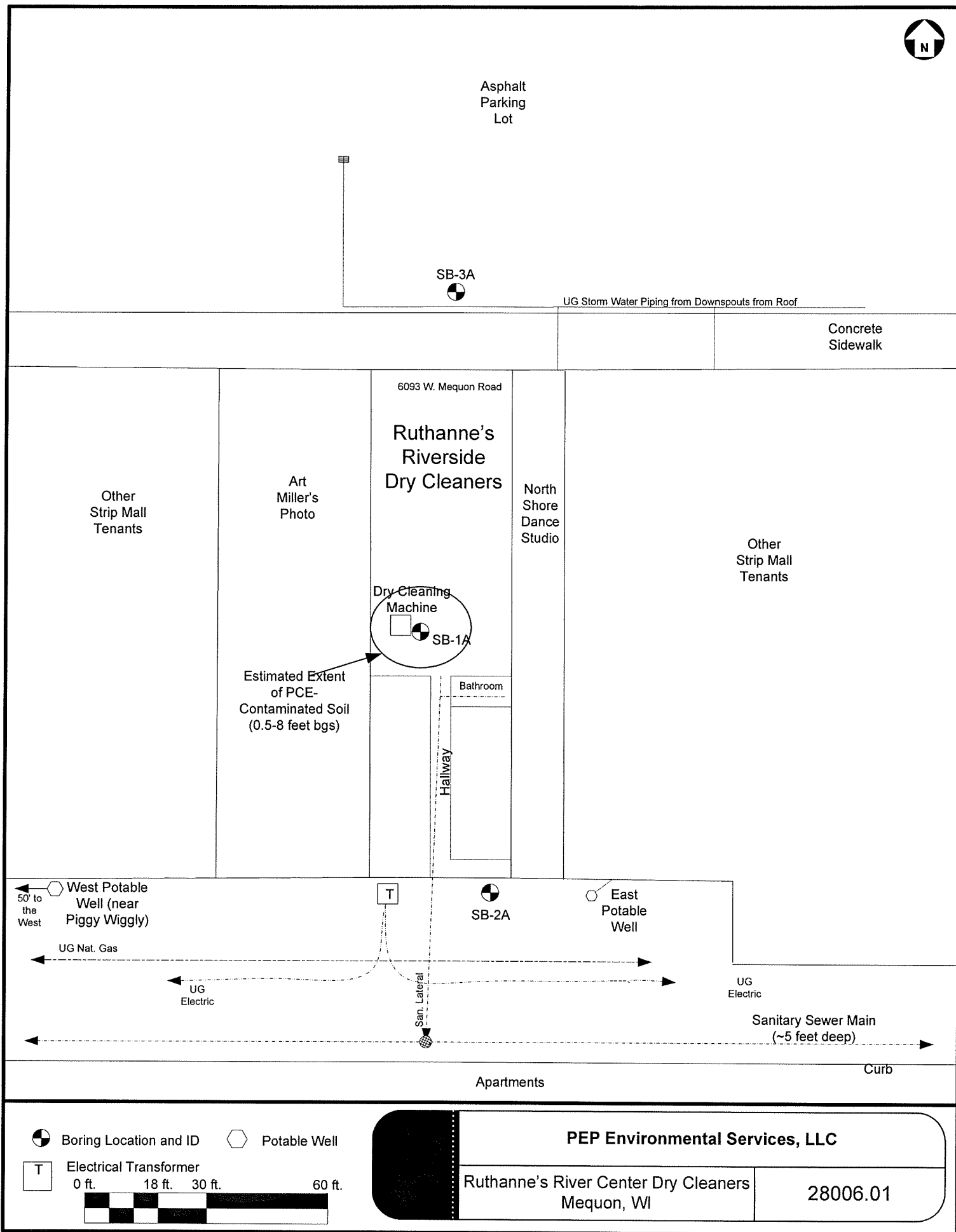




Boring Location and ID    
 Potable Well  
 Electrical Transformer  
 0 ft.    18 ft.    30 ft.    60 ft.


**PEP Environmental Services, LLC**

Ruthanne's River Center Dry Cleaners Mequon, WI	28006.01
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# Figure 3 - Estimated Extent of Soil Contamination



 Boring Location and ID    
  Potable Well

 Electrical Transformer

0 ft.    18 ft.    30 ft.    60 ft.

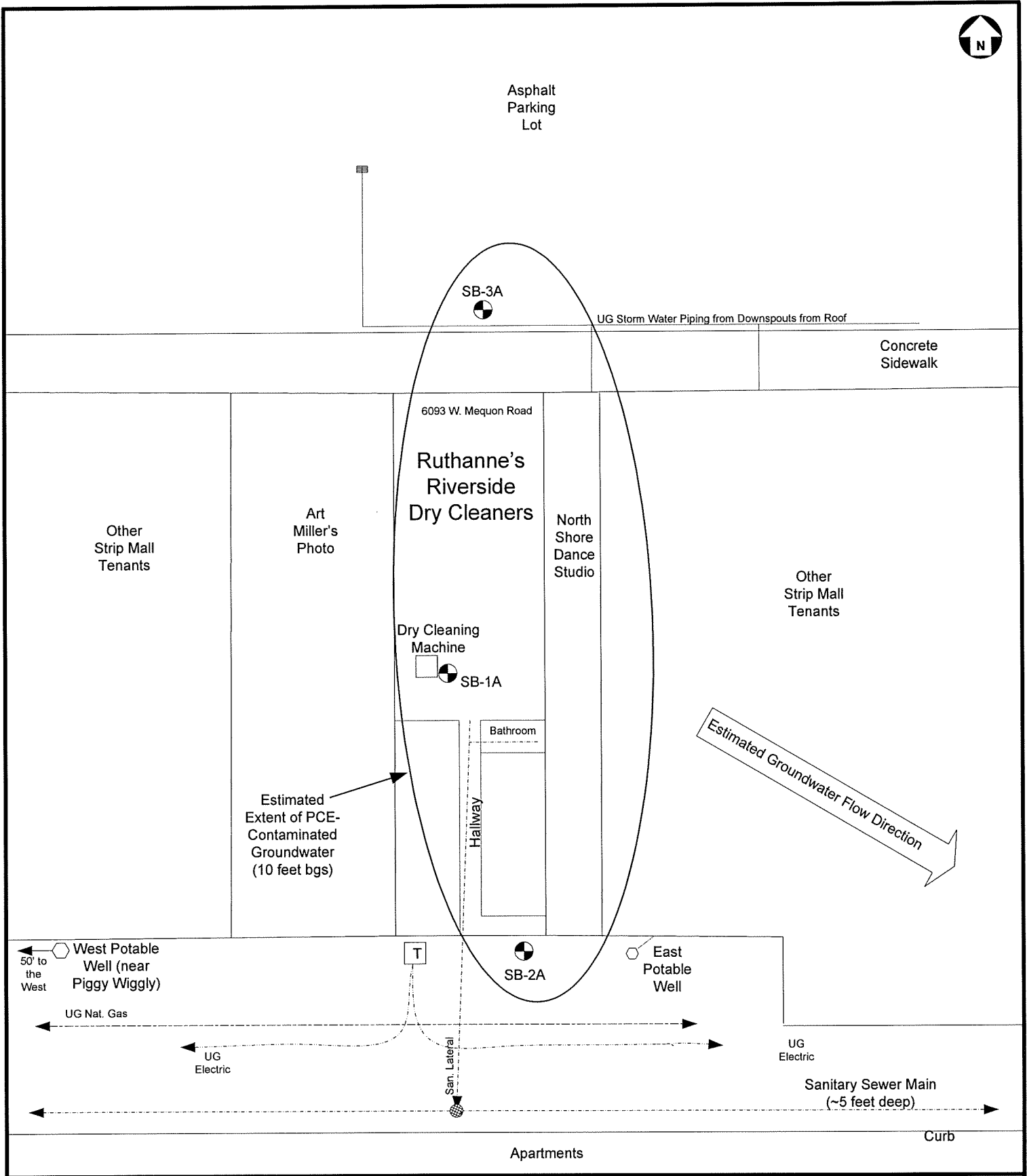


**PEP Environmental Services, LLC**

Ruthanne's River Center Dry Cleaners  
Mequon, WI

28006.01

# Figure 4 - Estimated Extent of Groundwater Contamination



Boring Location and ID          Potable Well	<b>PEP Environmental Services, LLC</b>	
Electrical Transformer 0 ft.    18 ft.    30 ft.    60 ft.	Ruthanne's River Center Dry Cleaners Mequon, WI	28006.01

**TABLE 1  
ANALYTICAL RESULTS-SOIL  
RUTHANNE'S RIVER CENTER DRY CLEANERS SITE  
6093 WEST MEQUON ROAD, MEQUON, OZAUKEE COUNTY, WISCONSIN**

Sample Name	NR 720 GENERIC RCLs	COMM 46 Table 1 Values (Groundwater Protection)	COMM 46 Table 2 Values (Direct Contact - Top 4 Feet)	Samples			
				SB-1A	SB-2A	SB-3A	TRIP BLANK
Boring				B-1	B-2	B-3	
Depth (feet)				0.5-1.0	8-10	8-10	
Date				6/5/2008	6/5/2008	6/5/2008	6/5/2008
PID Reading				0	0	0	NA
<b>VOCS (ppb)</b>							
Benzene	5.5	8,500	1,100	< 26	< 27	< 26	< 25
1,1-Dichloroethene	NS	NS	NS	< 26	< 27	< 26	< 25
cis-1,2-Dichloroethene	NS	NS	NS	< 26	< 27	< 26	< 25
trans-1,2-Dichloroethene	NS	NS	NS	< 26	< 27	< 26	< 25
Ethylbenzene	2,900	4,600	NS	< 26	< 27	< 26	< 25
MTBE	NS	NS	NS	< 26	< 27	< 26	< 25
Naphthalene	400	2,700	NS	< 52	< 54	< 53	< 50
Tetrachloroethene (PCE)	NS	NS	NS	740	39	< 26	< 25
Toluene	1,500	38,000	NS	< 26	< 27	< 26	< 25
1,1,2-Trichloroethane	NS	NS	NS	< 26	< 27	< 26	< 35
Trichloroethene	NS	NS	NS	< 26	< 27	< 26	< 25
1,2,4-TMB	NS	83,000	NS	< 26	< 27	< 26	< 25
1,3,5-TMB	NS	11,000	NS	< 26	< 27	< 26	< 25
Total Xylenes	4,100	42,000	NS	< 88	< 92	< 90	< 85

NS = no standard has been established for this compound

RCLs = residual contaminant levels

Underlined values exceed the Generic RCL.

Bolding indicates concentrations above the Table 1 and/or Table 2 (direct contact, top 4 feet) values.

NA = Not analyzed

TMB = trimethylbenzene

MTBE = methyl-tert-butyl-ether

For a complete list of VOCs analyzed, see the laboratory report.

**TABLE 2  
ANALYTICAL RESULTS - GROUNDWATER  
RUTHANNE'S RIVER CENTER DRY CLEANER SITE  
6093 WEST MEQUON ROAD, MEQUON, OZAUKEE COUNTY, WISCONSIN**

Sample Name	WB-2	WB-3	West Potable Well Sample	East Potable Well Sample	Water Trip Blank	<i>NR 140 Remedial Action Limits</i>	
Location	Temp. Well in B-2	Temp. Well in B-3	West Potable Well near Piggy Wiggly	East Potable Well, Southeast of Ruthanne's	QA/QC		
Date	6/5/2008	6/5/2008	6/19/2008	6/19/2008	6/5/2008		
						<i>ES</i>	<i>PAL</i>
<b>VOCs (ppb)</b>							
Benzene	0.31	<u>0.56</u>	< 0.20	< 0.20	< 0.20	5	0.5
Chloromethane	0.35	< 0.30	< 0.30	< 0.30	0.49	NS	NS
1,1-Dichloroethene	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	7	0.7
cis-1,2-Dichloroethene	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	70	7
trans-1,2-Dichloroethene	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	100	20
Ethylbenzene	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	700	140
MTBE	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	60	12
Naphthalene	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	40	8
Tetrachloroethene (PCE)	<u>2.4</u>	<u>3.1</u>	< 0.50	< 0.50	< 0.50	5	0.5
Toluene	1.3	1.5	< 0.50	< 0.50	< 0.50	1,000	200
1,1,2-Trichloroethane	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	5	0.5
Trichloroethene (TCE)	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	5	0.5
1,2,4-Trimethylbenzene	0.53	0.48	< 0.20	< 0.20	< 0.20	480	96
1,3,5-Trimethylbenzene	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20		
Xylene (total)	0.96	0.95	< 0.50	< 0.50	< 0.50	10,000	1,000

ND = not detected

NS = no standards

MTBE = methyl-tert-butyl-ether

Bolded values indicate concentrations above ES.

Underlined values indicate concentrations above PAL.

For a complete list of VOCs and detection limits, see Appendix C.

NA = Not Analyzed

# **PEP Environmental Services, LLC**

September 27, 2008

Mr. Lance Lichter  
Wave Management, Inc.  
W63 N674 Washington Avenue, Suite B  
Cedarburg, WI 53012-1928

RE: Notification of Case Closure Request for the Ruthanne's River Center Dry Cleaners site, 6093 West Mequon Road, Mequon, Ozaukee County, Wisconsin.  
WDNR BRRTS #: 02-46-551851 and PEP Project #: 28006.01

Dear Mr. Lichter:

Low levels of tetrachloroethene (PCE) have been detected in soil and shallow groundwater near the Ruthanne's River Center Dry Cleaners. PCE is the dry cleaning solvent used at the site. The levels of PCE in the soil are below 1 part per million and are primarily located below the building slab. PCE contamination in groundwater on your property is above the preventive action levels (PALs), but below the groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code (WAC). However, the environmental consultant who has investigated this contamination has determined that the soil and groundwater contamination is not a significant threat to human health or the environment. Water samples collected from each potable well on the property did not contain PCE. I will be requesting that the Wisconsin Department of Natural Resources (WDNR) grant case closure based on the minimal concentrations of PCE detected at the site. Closure means that the WDNR will not be requiring any further investigation or cleanup action be taken.

The WDNR will not review my closure request for at least 15 days after the date of this letter. As an affected property owner, you have the right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the WDNR that is relevant to this closure request, you should mail that information to: Mr. John Feeney WDNR, 2300 N. Dr. Martin Luther King, Jr., Dr., Milwaukee, WI 53212.

If this case is closed, the property will be registered on the WDNRs' geographic information system (GIS) Registry of Closed Remediation Sites. This GIS Registry will be available to the general public on the WDNRs' internet web site.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the WDNR if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

**PEP Environmental Services, LLC**  
7147 Cedar Sauk Road, Saukville, WI 53080-2452  
Phone: 414-801-1730 Fax: 262-675-2062 Email: pepenviro@core.com

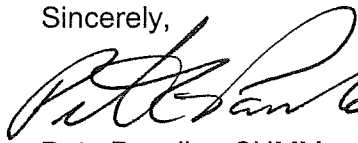


Page Two  
Ruthanne's River Center Dry Cleaners

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 [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). 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 me at PEP Environmental Services, Cedar Sauk Road, Saukville, WI 53080, or 414-801-1730, or you may contact John Feeney at the WDNR at 920-892-8756, ext. 3023.

Sincerely,



Pete Pavalko, CHMM  
President



Cc: Mr. John Feeney, WDNR, 2300 N. Dr. Martin Luther King, Jr., Dr., Milwaukee, WI 53212  
Steve Proko, Ruthanne's River Center Dry Cleaners, 6093 W. Mequon Road, Mequon, WI 53092

28006 Source Property Notification letter.doc

RECEIPT SIGNATURE:  
DELIVERED ON 9-30-08

