

GIS REGISTRY

Cover Sheet

March, 2010
(RR 5367)

Source Property Information

CLOSURE DATE: 2/28/2012

BRRTS #: 02-68-552108

FID #: 268095520

ACTIVITY NAME: OHM - Hartland

DATCP #: None

PROPERTY ADDRESS: 418 Merton Avenue, Hartland, WI 53029

COMM #: None

MUNICIPALITY: Hartland

PARCEL ID #: HAV 0428.982

*WTM COORDINATES:

WTM COORDINATES REPRESENT:

X: 655684 Y: 294458

Approximate Center Of Contaminant Source

* Coordinates calculated
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" form)

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

Land Use Controls:

N/A (Not Applicable)

Cover or Barrier (222)

Soil: maintain industrial zoning (220)

(note: maintenance plan for
groundwater or direct contact)

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

Vapor Mitigation (226)

Structural Impediment (224)

Maintain Liability Exemption (230)

Site Specific Condition (228)

(note: local government 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 #:	02-68-552108	PARCEL ID #:	HAV 0428.982
ACTIVITY NAME:	OHM-Hartland		

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 #: 1 Title: CERTIFIED SURVEY MAP #3575

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 #: US Topo Title: Hartland Quadrangle

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 #: 3 Title: Site Map Including Property Boundaries

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 #: 4 Title: Sample Locations and Contour Map

BRRTS #: 02-68-552108

ACTIVITY NAME: OHM-Hartland

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 #: 5 Title: Geologic Cross Section Map

Figure #: 6 Title: Geologic Cross Section (A to A') Map

- 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 #: 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 #: 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 Analytical Results

- 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 #: Title:

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-68-552108

ACTIVITY NAME: OHM-Hartland

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:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Waukesha Service Center
141 NW Barstow St
Waukesha WI 53188

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



February 28, 2012

Mr. Brian Cass
W229 N2494 Highway F
Waukesha, WI 53188

Mr. Jeffrey Metz
RE Enterprises, LLC
P.O. Box 78
Hartland, WI 53029

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Closure for One Hour Martinizing-Hartland
418 Merton Avenue, Hartland, WI 53029
FID# 268095520 BRRTS# 02-68-552108

Dear Mr. Cass & Mr. Metz:

The Department of Natural Resources (DNR) considers the One Hour Martinizing-Hartland site 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 any attached maintenance plan to anyone who purchases this property from you. For residential property transactions, you are required to make disclosures under s. 709.02, Wis. Stats.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The DNR regional close out committee reviewed the request for closure. The DNR reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

The One Hour Martinizing-Hartland site has soil impacted with chlorinated solvent contamination. The degree and extent of the soil impacts has been defined. It was determined that groundwater was not impacted. 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 at least in the current integrity (photo attached) over contaminated soil.

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 on file at the Southeast Region DNR office, at 141 MW Barstow Street, Room 180, Waukesha, WI 53186. 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 any 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 pavement or a building foundation is required, as shown on the attached map (Figure 1), 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.

Residual Soil Contamination (ch. NR 718, or ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)

Soil contamination remains east of the building and under the slab of the former dry cleaners as shown on the attached map (Figure 1). 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 be needed to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats)

The pavement that exists in the location shown on Figure 1 and the attached photos, shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. As shown on the attached two photos, the existing pavement for the cover is in a weathered state. Based on the levels of soil impacts remaining, the DNR has determined that the condition of the pavement will adequately address the groundwater infiltration and direct contact concerns.

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.

The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, is included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Please send written notifications in accordance with the above requirements (with the site FID# and BRRTS# noted) to: Victoria Stovall, Wisconsin Department of Natural Resources, 2300 N. Dr. ML King Dr., Milwaukee, WI 53212

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 Jim Delwiche at the Waukesha Service Center (262) 574-2145.

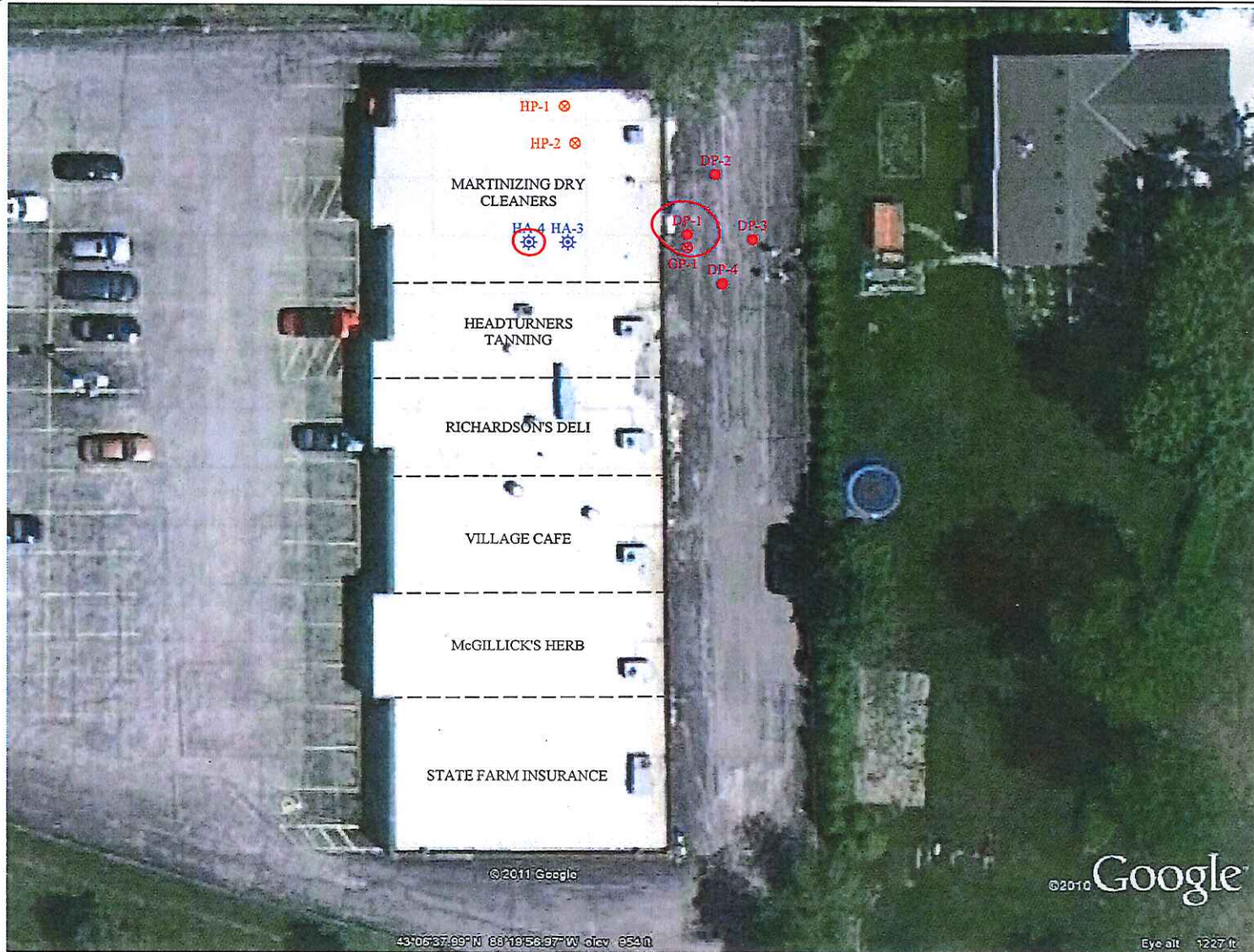
Sincerely,



Frances Koonce
Team Supervisor
Southeast Region, Remediation & Redevelopment Program

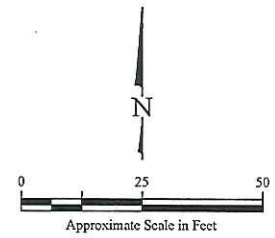
Attachments: Figure 1 – Remaining Soil Contamination and Extent of Cap Map
Photos I & II – Condition of Pavement
Maintenance Plans – Paved Asphalt/Concrete Foundation Cover
Attachment A – Cover Inspection Log
RR-819

cc: Jim Delwiche – WDNR Waukesha
Adam Herrmann – Environmental Forensic Investigations
SER Case File



Legend

- HP-1 ⊗ Hand probe location - GEA
- GP-1 ⊗ Soil boring location - GEA
- HA-3 ⊗ Hand auger location
- DP-1 ● Soil boring location - EnviroForensics
- Residual soil contamination contour



EXTENT OF SOIL CONTAMINATION AND ASPHALT/CONCRETE COVER
 One Hour Martinizing Dry Cleaning
 418 Merton Avenue
 Hartland, Wisconsin

43°06'37.98"N 88°19'58.97"W elev 854ft

Date:	9/20/11
Designed:	SP
Drawn:	SP
Checked:	AH
DWG file:	65419-11

ENVIROforensics
 ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC.
 602 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204
 EnviroForensics.com

Figure	1
Project	6141





PAVED ASPHALT/CONCRETE FOUNDATION COVER MAINTENANCE PLAN

OCTOBER 25, 2011

Property Located at:

**418 Merton Avenue
Hartland, Wisconsin 53029
Facility ID#:268095520, WDNR BRRTS#:0268552108**

**Parcel 1 CERT SURV 3575 VOL 27/170 0.928 AC PT
SE1/4 SEC 35 T8N R18E DOC# 3455366**

TAX ID#: HAV 0428982

INTRODUCTION

This document is the Maintenance Plan for an asphalt/concrete building foundation cover for soil at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing asphalt/concrete building foundation cover in its present condition which occupies the area over the contaminated soil on-site.

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

- The case file in the DNR Waukesha regional office
- BRRTS on the Web (DNR' internet based data of contaminated sites):
<http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>; and
- The DNR project manager for Waukesha County.

DESCRIPTION OF CONTAMINATION

Soil contaminated by tetrachloroethene (PCE), a common dry-cleaning compound, is located at a depth of approximately 2-4 feet in the area under the Martinizing Dry Cleaning facility and directly east of the east wall of the Martinizing Dry Cleaning facility. Groundwater has not been encountered at depths of 20 feet below ground surface. The extent of soil contamination and the extent of the presently covered area which needs to be maintained to prevent direct contact with the contaminated soil are identified on the attached Figure 1.

PURPOSE ASPHALT/CONCRETE BUILDING FOUNDATION COVER

The existing asphalt/concrete building foundation cover located over the contaminated soil, in its present condition, serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The existing asphalt/concrete building foundation cover, in its present condition (see attached photo), will also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code.

Based on the current and future use of the property, the existing barrier in its present condition should function as intended unless disturbed.

The existing asphalt/concrete building foundation cover, in its present condition, overlying the contaminated soil as depicted in Figure 1 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils. The existing asphalt surface is partially degraded due to its age and some cracking and pitting are noted (see attached photos). Even in its present state, this asphalt will serve the purpose of acting as a barrier to direct contact with underlying soils and will significantly reduce infiltration of precipitation. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Attachment A, Asphalt/Concrete Building Foundation Cover 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 the 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 or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that's 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 asphalt/concrete building foundation cover overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. 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 asphalt/concrete building foundation cover, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

PROHIBITION OF ACTIVITIES AND NOTIFICATION

NOTIFICATION WITH THE WDNR MUST BE DONE PRIOR TO ACTIONS AFFECTING THE ASPHALT/CONCRETE BUILDING FOUNDATION COVER

The following activities are prohibited on any portion of the property where an asphalt/concrete building foundation cover is required as depicted on the attached Figure 1, unless prior written approval has been obtained from the WDNR: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

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 the WDNR.

CONTACT INFORMATION

Site Owner and Operator: ONE HOUR MARTINIZING – HARTLAND
Brain Cass
W 229 N 2494 Highway F
Waukesha, Wisconsin 53186

Signature: _____

Property Owner: Hartland Retail, LLC and Central Ventures, LLC
1243 N 10th Street, Suite 300
Milwaukee, Wisconsin 53205

Signature: _____

Consultant: Environmental Forensic Investigations, Inc.
Jeff Carnahan, LPG
602 North Capitol Avenue, Suite 210
Indianapolis, IN 46204
(317) 972-7870




WDNR: Jim Delwiche
1320 Pewaukee Road
Waukesha, WI 53188
(262) 574-2145

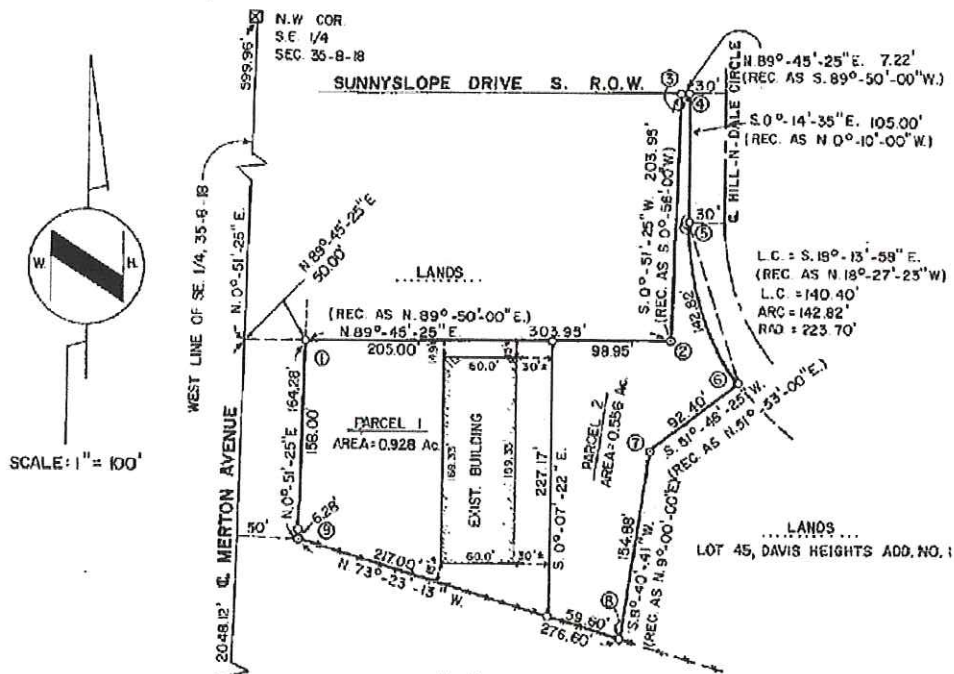
CERTIFIED SURVEY MAP NO. 3575

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 35, T.8N.,
R.18E., VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR
NORMAN C. HANSON R.L.S. 1147
WELCH, HANSON & ASSOC. INC.
P.O. BOX 698
OCONOMOWOC, WI. 53066

SURVEY FOR
LARRY WALTERS
H 30 W 29435 HILLCREST DR.
PEWAUKEE, WI. 53072

LEGEND
 - CONC. MON. W/ BRASS CAP
 - CHAIN LINK FENCE
 - IRON PIPE FOUND



SCALE: 1" = 100'

S. 1/4 COR.
SEC. 35-8-18

U.S. HWY. "16"



BEARINGS ARE REFERENCED TO STATE PLANE COORDINATES ON THE WEST LINE OF THE SE 1/4, SEC. 35-8-18, AS BEARING N.0°-51'-25"E.

INTERIOR ANGLES

1. 91°-06'-00"
2. 268°-54'-00"
3. 91°-06'-00"
4. 90°-00'-00"
5. 197°-59'-23"
6. 109°-57'-37"
7. 223°-07'-44"
8. 82°-03'-54"
9. 105°-45'-22"

LOCATION SKETCH



170

CERTIFIED SURVEY MAP
One Hour Martinizing Dry Cleaning
418 Merton Avenue
Hartland, Wisconsin

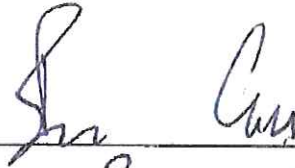
Date:	9/20/11
Designed:	SP
Drawn:	SP
Checked:	AH
DWG file:	65421-11

ENVIROforensics
ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC.
602 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204
EnviroForensics.com

Figure	1
Project	
6141	

STATEMENT REGARDING SOURCE LEGAL DOCUMENTS

I, Brian Cass, DULY APPOINTED REPRESENTATIVE OF ONE HOUR MARTINIZING -
HARTLAND, do state that it is my belief that the preceding legal description accurately describes the
correct contaminated property, specifically, the property located at 418 Merton Avenue in the village of
Hartland, county of Waukesha, in the State of Wisconsin.

Signed: 

Date: 9/16/11

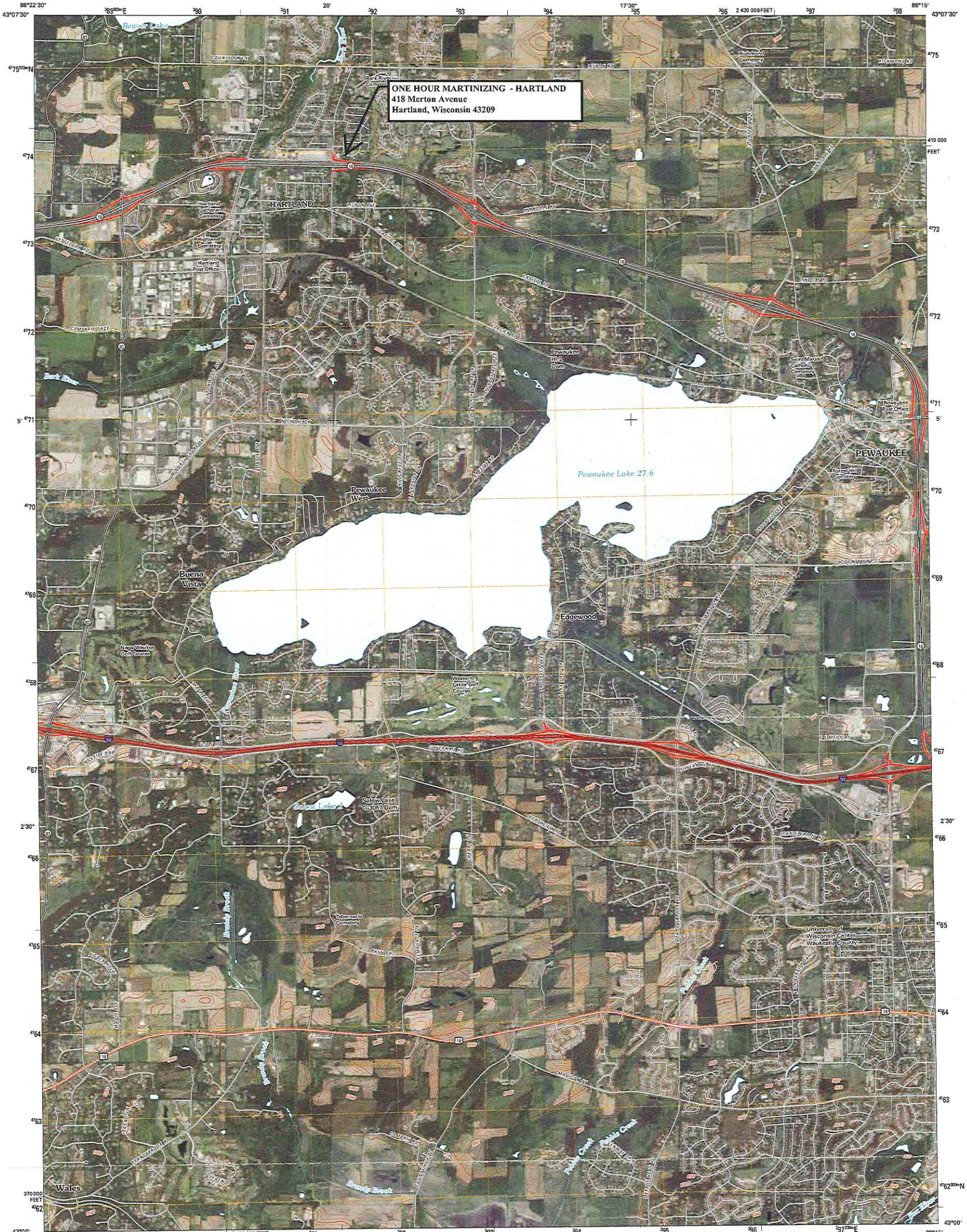
Printed: Brian Cass



U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY



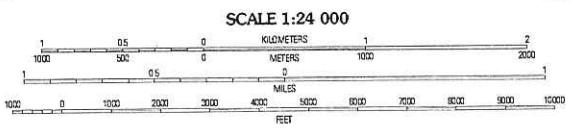
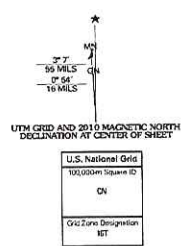
HARTLAND QUADRANGLE
WISCONSIN
7.5-MINUTE SERIES



ONE HOUR MARTINIZING - HARTLAND
418 Merton Avenue
Hartland, Wisconsin 43209

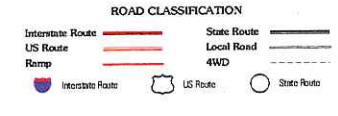
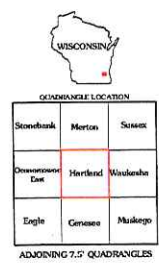
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 16T
10 000-foot scale: Wisconsin Coordinate System of 1983
(south zone)

Imagery: NADIP, July 2008
Roads: ©2006-2010 Tele Atlas
Names: ©2006-2010 Tele Atlas
Hydrography: National Hydrography Dataset, 2008
Contours: National Elevation Dataset, 1999

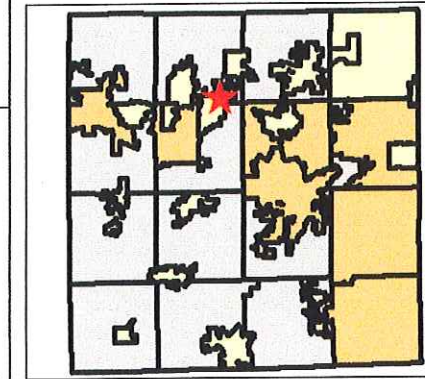


CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with version 0.5.10 of the
draft USGS Standards for 7.5-Minute Quadrangle Maps.
A metadata file associated with this product is draft version 0.5.11



HARTLAND, WI
2010



Legend

Points of Interest

- Type
- Airport
- Cemetery
- Fire Station
- Government Building
- Hospital
- Library
- Post Office
- Park or Recreation
- School
- Unincorporated Place
- County Parks
- Police Station
- Sheriff Substation
- Civil Division Boundaries
- Surrounding Counties
- PLSS Section Lines
- PLSS Quarter Section Lines

Cartographic Elements

- Type
- Easement Line (Major)
- Dimension arrow
- Extended Tie Line
- Identification Arrow
- Meander Line
- Note Leader
- Parcel Line (Water)
- Tangency Tie
- Tie Hook
- Tie Line
- ROW Centerline
- RR ROW Centerline
- ROW Radius
- Sub Block 100
- Sub Block 200
- Parcels
- Shared Interest Parcels

Road Rights of Way

- ROW Type
- Dedicated
- Proposed
- Reserved
- Vacated
- Assessor Plat
- Condo Plat
- CSM
- Subdivision Plat

Railroad Rights of Way

- RR ROW Status
- Active
- Retired

Lakes and Rivers

- Lakes and Rivers
- Streams and Creeks

Waukesha County 2010 RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Map Generated: Sep 20, 2011

The information and depictions found on this site are for informational purposes only and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

SITE MAP INCLUDING PROPERTY LINES
One Hour Martinizing Dry Cleaning
418 Merton Avenue
Hartland, Wisconsin

Date:	9/20/11
Designed:	SP
Drawn:	SP
Checked:	AH
DWG file:	65421-11

ENVIROforensics
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Figure	3
Project	6141

Merton Avenue

Sidewalk

Grass

Trees

Shed



SSV-1	6/07/11
PCE	110
TCE	0.60

HA-4	8/06/10
Depth	2-4 ft
PCE	93.1

HA-3	8/06/10
Depth	2-4 ft
PCE	<25

Parking

SSV-2	6/07/11
PCE	130
TCE	1.2

HP-1	5/8/08	
Depth	2-4 ft	8-10 ft
PCE	<31	<29

HP-2	5/8/08
Depth	2-4 ft
PCE	<30

DP-2	11/5/09	
Depth	2-4 ft	10-12 ft
PCE	<25	<25

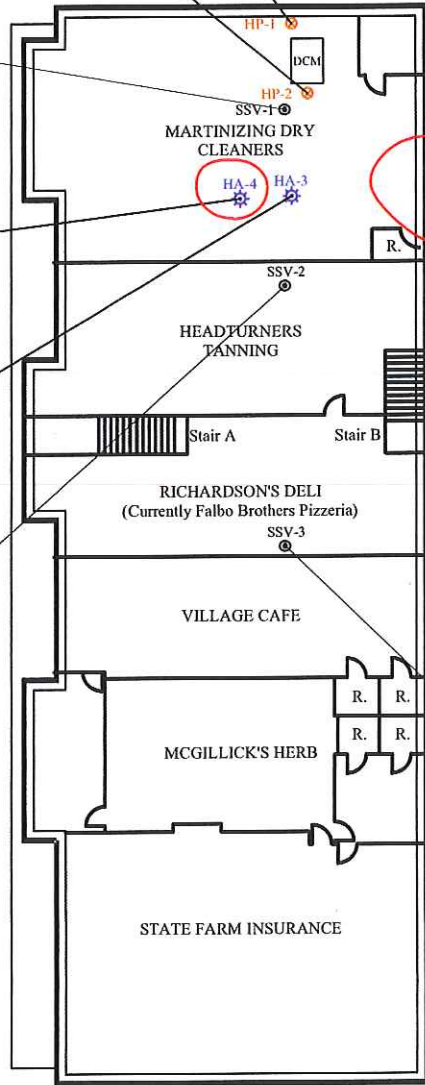
DP-1	11/5/09
Depth	5 ft
PCE	263

DP-3	11/5/09	
Depth	2-4 ft	10-12 ft
PCE	<25	<25

DP-4	11/5/09	
Depth	2-4 ft	10-12 ft
PCE	<25	<25

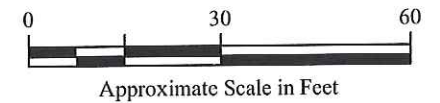
GP-1	5/8/08	
Depth	2-4 ft	18-20 ft
PCE	130	<26

SSV-3	6/07/11
PCE	93
TCE	0.76
cis-1,2-DCE	0.56



Legend

- Property boundary
- Hand probe location - GEA
- Soil boring location - GEA
- Hand auger location
- Soil boring location - EnviroForensics
- Sub-slab sampling location
- Dry cleaning machine
- Residual soil contamination contour



SOIL SAMPLE LOCATIONS AND CONTOUR MAP
 One Hour Martinizing Dry Cleaning
 418 Merton Avenue
 Hartland, Wisconsin

State Road 16

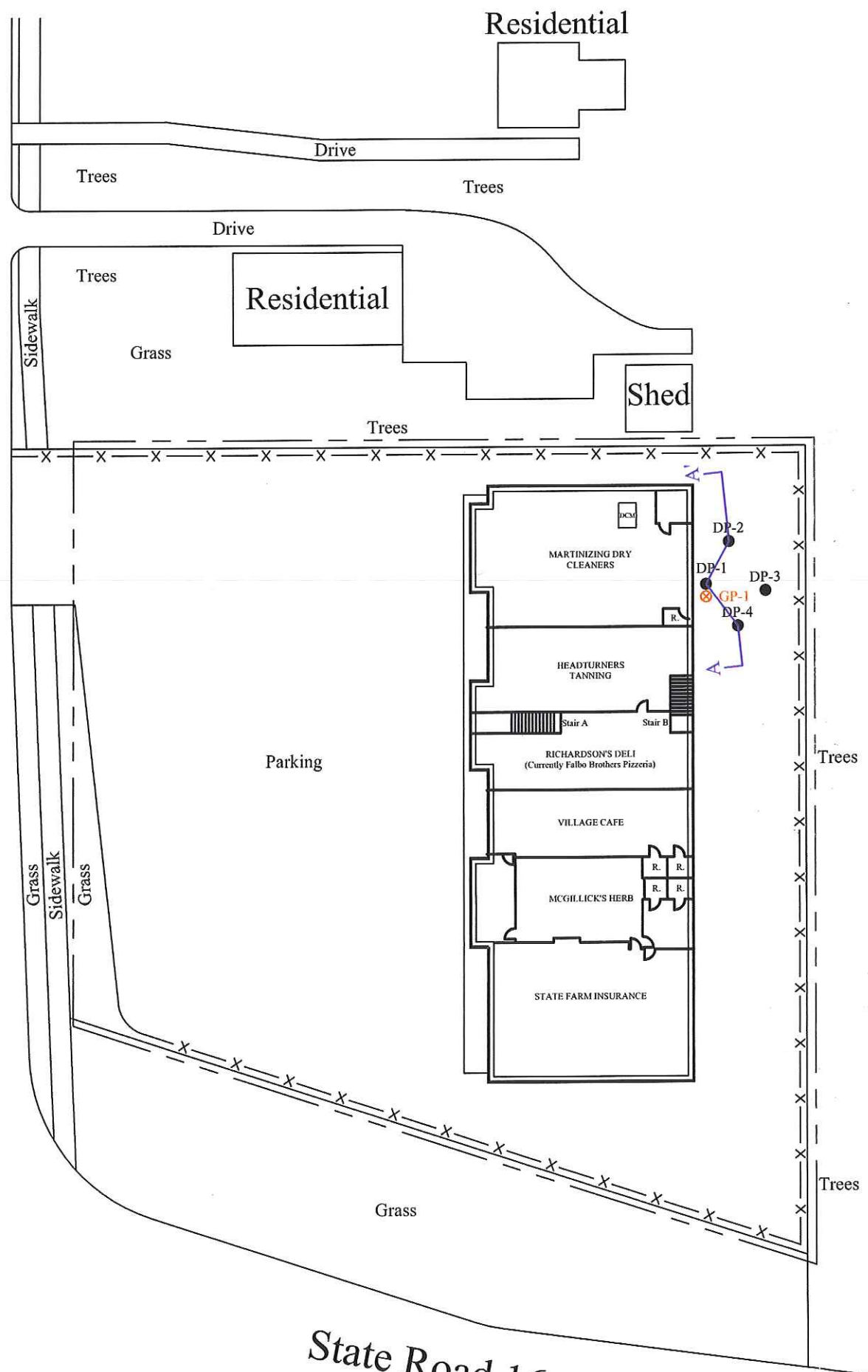
Date:	9/20/11
Designed:	SP
Drawn:	SP
Checked:	KG
DWG file:	61885-10

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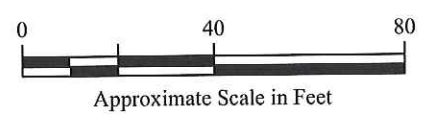
Figure	4
Project	6141



Merton Avenue



- Legend**
- Property boundary
 - GP-1 ⊗ Soil boring location - GEA
 - DP-1 ● Soil boring location - EnviroForensics
 - A—A' Geologic Cross-Section



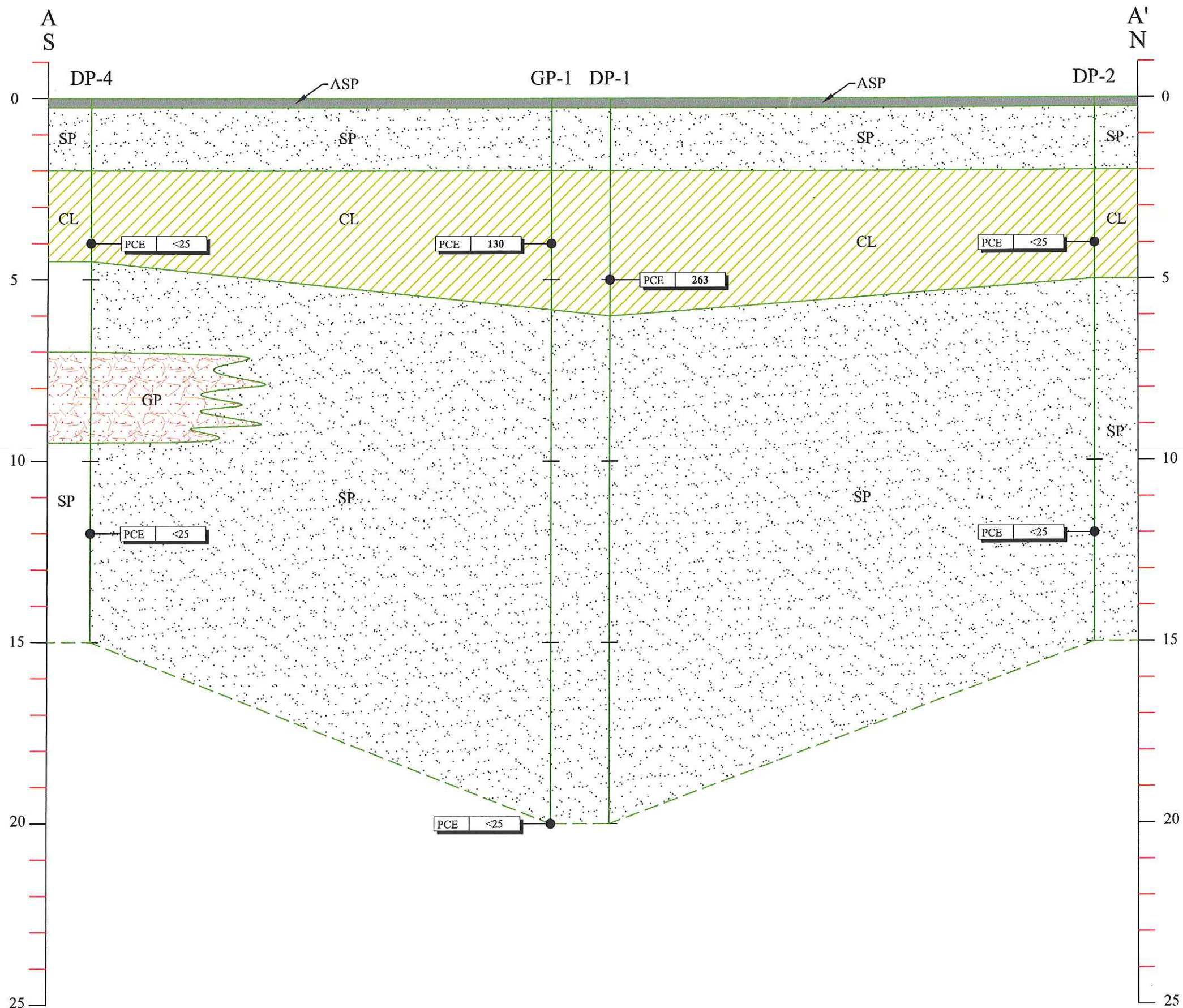
GEOLOGIC CROSS-SECTION MAP
 One Hour Martinizing Dry Cleaning
 418 Merton Avenue
 Hartland, Wisconsin

Date:	9/20/11
Designed:	SP
Drawn:	SP
Checked:	KG
DWG file:	61885-10

ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC.
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Figure	5
Project	6141

State Road 16



Legend		
	AS	Asphalt
	GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
	SP	Poorly-graded sands, gravelly sands, little or no fines
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays

Notes:
 1. PCE = Tetrachloroethene
 2. All results displayed in ug/kg.

GEOLOGIC CROSS SECTION A-A' MAP
 One Hour Martinizing Dry Cleaning
 418 Merton Avenue
 Hartland, Wisconsin

Date:	9/20/11	 ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC. 602 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204 EnviroForensics.com	Figure
Designed:	SP		6
Drawn:	SP		Project
Checked:	AH		6141
DWG file:	65418-11		

TABLE 1
SOIL ANALYTICAL RESULTS

Case Closure Request
One Hour Martinizing - Hartland
Hartland, WI

Boring Identification	Location	Sample Depth (ft bgs)	Date Sampled	Tetrachloroethene µg/kg	Trichloroethene µg/kg	cis-1,2-Dichloroethene µg/kg	trans-1,2-Dichloroethene µg/kg	Vinyl chloride µg/kg	Methylene Chloride µg/kg
HA-4	Interior of facility near south wall, west of HA-3	2-4	8/6/2010	93.1	<25	<25	<25	<25	135
HA-3	Interior of facility near south wall	2-4	8/6/2010	<25	<25	<25	<25	<25	148
DP-4	Approximately 15 feet southeast of DP-1	10-12	11/5/2009	<25	<25	<25	<25	<25	NA
		2-4	11/5/2009	<25	<25	<25	<25	<25	NA
DP-3	Approximately 15 feet east of DP-1	10-12	11/5/2009	<25	<25	<25	<25	<25	NA
		2-4	11/5/2009	<25	<25	<25	<25	<25	NA
DP-2	Approximately 15 feet northeast of DP-1	10-12	11/5/2009	<25	<25	<25	<25	<25	NA
		2-4	11/5/2009	<25	<25	<25	<25	<25	NA
DP-1/GP-1	Directly adjacent to GP-1	5	11/5/2009	263	<25	<25	<25	<25	NA
GP-1	Exterior of facility near east wall	18-20	5/1/2008	<25	<25	<25	<25	<25	<25
		2-4	5/1/2008	130	<25	<25	<25	<25	<25
HP-2	Inside facility south of DCM	2-4	5/1/2008	<25	<25	<25	<25	<25	<25
HP-1	Inside facility north of DCM	8-10	5/1/2008	<25	<25	<25	<25	<25	<25
HP-1	Inside facility north of DCM	2-4	5/1/2008	<25	<25	<25	<25	<25	<25
Laboratory Detection Limits (µg/kg)				25	25	25	25	25	25

Notes:

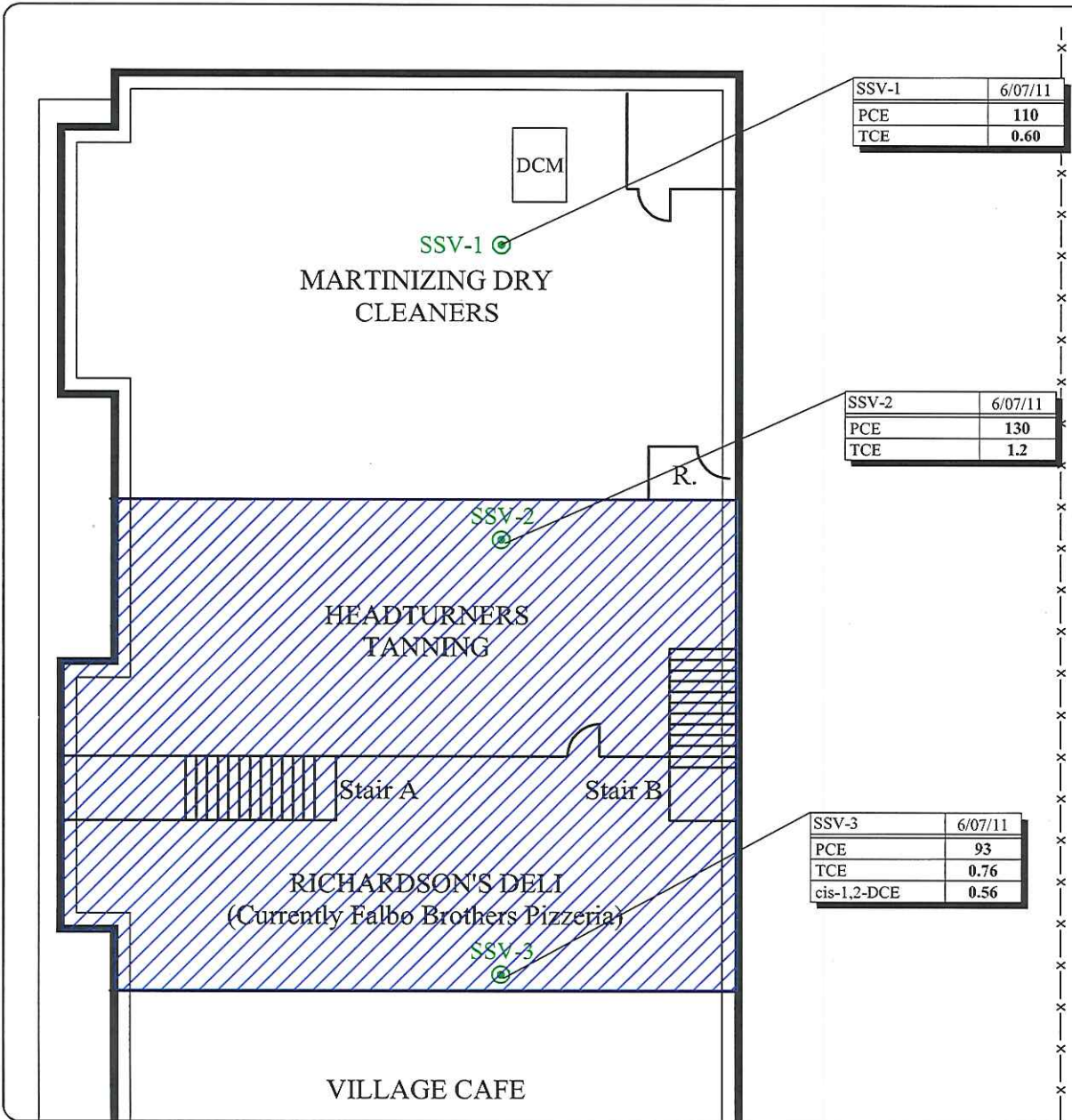
µg/kg = micrograms per kilogram
ft bgs = feet below ground surface

Samples analyzed using EPA SW-846 Method 8260

Bolded values are above Laboratory Detection Limits

DCM = Dry Cleaning Machine





SSV-1	6/07/11
PCE	110
TCE	0.60

SSV-2	6/07/11
PCE	130
TCE	1.2

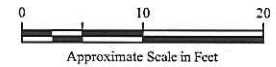
SSV-3	6/07/11
PCE	93
TCE	0.76
cis-1,2-DCE	0.56

Analyte (ug/m ³)	Target Sub-Slab Gas Concentration Regional Screening Levels
PCE	210
TCE	610
cis-1,2-DCE	N.L.

- Notes:
1. Bold, shaded green values exceed U.S. E.P.A.'s Target Sub-Slab Gas Concentration Regional Screening Levels (RSL's) June 2011.
 2. Bold values equal or exceed laboratory detection limits
 3. Results reported in micrograms per cubic meter = ug/mg³.
 4. PCE = Tetrachloroethene
 5. TCE = Trichloroethene
 6. cis-1,2-DCE = cis-1,2-Dichloroethene
 7. Results shown for chlorinated VOCs; all additional compounds detected, yet below RSLs, are presented in Table 1.

Legend

- SSV-1 Proposed sub-slab sampling location
- Basement area



SUB-SLAB VAPOR RESULTS
 One Hour Martinizing Dry Cleaning
 418 Merton Avenue
 Hartland, Wisconsin

Date:	8/12/11
Designed:	SP
Drawn:	SP
Checked:	KG
DWG file:	61885-10

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Figure	5
Project	6141



TABLE 2
SUB-SLAB ANALYTICAL RESULTS
Vapor Intrusion Assessment
 OHM-Hartland
 Hartland, Wisconsin

Sampling Identification	Date Sampled	Tetrachloroethene (µg/m ³)	Trichloroethene (µg/m ³)	cis-1,2-Dichloroethene (µg/m ³)	Acetone (µg/m ³)	1,4-Dioxane (µg/m ³)	Toluene (µg/m ³)	1,2,4 Trimethylbenzene (µg/m ³)	1,3,5 Trimethylbenzene (µg/m ³)	1,2 Dichloroethane (µg/m ³)	1,4 Dichlorobenzene (µg/m ³)	2,2,4-trimethylpentane (µg/m ³)	4-ethyltoluene (µg/m ³)	Benzene (µg/m ³)	Carbon Disulfide (µg/m ³)	Carbon tetrachloride (µg/m ³)	Chloroform (µg/m ³)	Chloromethane (µg/m ³)	Cyclohexane (µg/m ³)	Ethyl acetate (µg/m ³)	Ethylbenzene (µg/m ³)	Freon 11 (µg/m ³)	Freon 113 (µg/m ³)	Freon 12 (µg/m ³)	Heptane (µg/m ³)	Hexane (µg/m ³)	Isopropyl Alcohol (µg/m ³)	m&p Xylene (µg/m ³)	o-Xylene (µg/m ³)	Methyl Ethyl Ketone (µg/m ³)	Methyl Isobutyl Ketone (µg/m ³)	Methylene chloride (µg/m ³)	Tetrahydrofuran (µg/m ³)
6141-SSV-1	6/7/2011	110	0.60	<0.60	150	18	7	10	6.6	1.2	1.3	<0.71	4.4	0.91	0.47	<0.96	0.65	1.5	<0.52	3.0	4.1	4.5	<1.2	3.0	2.7	<0.54	35	13	3.1	13	3.3	<0.53	<0.45
6141-SSV-2	6/7/2011	130	1.2	<0.60	210	<1.1	38	16	5.4	3.2	3.4	1.0	5.1	6.9	1.7	1.2	1.0	<0.31	10	<0.92	14	3.1	1.1	3.1	22	16	30	26	9.3	17	<0.55	5.10	10
6141-SSV-3	6/7/2011	93	0.76	0.56	160	<1.1	28	18	5.9	2.5	3.8	1.20	5.9	6.8	0.95	0.96	1.2	1.8	10	3.3	15	3.3	0.93	3.3	19	14	28	23	9.3	21	3.2	<0.53	5.9
Target Sub-Slab Gas Concentration		210	610	NL	1,400,000	160	220,000	310	NL	NL	NL	NL	NL	16	3,100	NL	NL	390	26,000	NL	49	NL	NL	NL	NL	3,100	NL	NL	NL	NL	13,000	NL	NL

Notes:
 Units in micrograms per cubic meter = ug/m³
 Bolded values are above detection limits
 NL = No screening level
 * = Laboratory Reporting Limit exceeds Target indoor air concentration level





February 3, 2012

Inland Companies, Inc.
Attn: David Knight
1243 N. 10th Street, Suite 300
Milwaukee, WI 53205

**Re: Case Closure Notification and Acknowledgement
One Hour Martinizing Cleaners – Hartland
418 Merton Avenue,
Hartland, WI. 53209
WI BRRTS# 02-68-552108**

Mr. Knight:

On behalf of One Hour Martinizing (OHM) – Hartland, Environmental Forensic Investigations, Inc. (EnviroForensics) has prepared this letter to inform you that environmental case closure is being requested from the Wisconsin Department of Environmental Management (WDNR) for the OHM facility located at 418 Merton Avenue in Hartland, Wisconsin.

A Preliminary Site Assessment (PSA) was completed at the Site in May, 2008, during which tetrachloroethylene (PCE) was identified in soil samples and reported to the WDNR. The WDNR subsequently requested that a site investigation be performed to delineate the nature and extent of impacts.

OHM has completed the required site investigation activities and delineated the nature and extent of soil impacts at 418 Merton Avenue in Hartland, Wisconsin. Due to the fact that the low-levels of residual PCE impacted soils have been fully delineated at the Site and no potential exposure pathways exists, it is appropriate that site closure be pursued under NR 726 of the Wisconsin Administrative Code (WAC). Subsequent actions will be required following the administrative closure to ensure that the residual impacts remain isolated in-place. These conditions consist primarily of annual pavement inspections, which are outlined in the Maintenance Plan; enclosed with this letter.



Further information regarding this closure can be ascertained by contacting the WDNR Project Manager, Jim Delwiche, at (262) 574-2145.

Per NR726 WAC requirements, please acknowledge that you understand the conditions of site closure by signing below and returning a copy to EnviroForensics or OHM– Hartland.

Signature

Title

Date

Your cooperation is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Herrmann".

Adam Herrmann
Project Manager

A handwritten signature in black ink, appearing to read "Jeff Carnahan".

Jeff Carnahan, L.P.G.
Senior Project Manager

Copy: Brian Cass - OHM