

Source Property Information

BRRTS #:	<input type="text" value="02-46-552192"/>	CLOSURE DATE:	<input type="text" value="12/14/2016"/>
ACTIVITY NAME:	<input type="text" value="A1 CLEANERS"/>	FID #:	<input type="text" value="246118180"/>
PROPERTY ADDRESS:	<input type="text" value="10000 N Port Washington Rd"/>	DATCP #:	<input type="text"/>
MUNICIPALITY:	<input type="text" value="Mequon"/>	PECFA#:	<input type="text"/>
PARCEL ID #:	<input type="text" value="150320700200"/>		

***WTM COORDINATES:**

X: Y:

** 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)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

- | | |
|---|--|
| <input type="checkbox"/> Groundwater Contamination > ES (236) | <input checked="" type="checkbox"/> Soil Contamination > *RCL or **SSRCL (232) |
| <input type="checkbox"/> Contamination in ROW | <input type="checkbox"/> Contamination in ROW |
| <input type="checkbox"/> Off-Site Contamination | <input type="checkbox"/> Off-Site Contamination |

Site Specific Obligations:

- | | |
|--|---|
| <input type="checkbox"/> Soil: maintain industrial zoning (220)
<i>(note: soil contamination concentrations
between non-industrial and industrial levels)</i> | <input checked="" type="checkbox"/> Cover or Barrier (222) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Direct Contact |
| <input type="checkbox"/> Site Specific Condition (228) | <input checked="" type="checkbox"/> Soil to GW Pathway |
| | <input checked="" type="checkbox"/> Vapor Mitigation (226) |
| | <input type="checkbox"/> Maintain Liability Exemption (230)
<i>(note: local government unit or economic
development corporation was directed to
take a response action)</i> |

Cover also required for vapor mitigation -
Vapor: System and Land Use PAL Exemption

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 #: 02-46-552192

PARCEL ID #: 15-032-07-002.00

ACTIVITY NAME: A-1 Cleaners

WTM COORDINATES: X: 688685 Y: 305092

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 #: **Title: Certified Survey Map**
- 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 and Local Topography
- 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 Layout
- 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 #: 2 Title: Site Layout

BRRTS #: 02-46-552192

ACTIVITY NAME: A-1 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 #: 3 Title: Geologic Cross Section A - A'

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 #: 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.

VAPOR: Figure #: 4 Title: Sub-slab Vapor Samples

Figure #: 5 Title: PFE Testing

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 Sampling Field Screening and Laboratory Analysis 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 #: 2 Title: Groundwater Sample Laboratory Analysis Results

vapor data table
 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 #: 1 Title: Air Quality Laboratory Results

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 #: 02-46-552192

ACTIVITY NAME: A-1 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. *(property owner initials & document)*

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:



December 14, 2016

Mr. Peter Seo
A-1 Cleaners
10000 N. Port Washington Rd.
Mequon, WI 53092

Mr. William Kratzke
Park Avenue Plaza, LLC
10000 N. Port Washington Rd.
Mequon, WI 53092

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
A-1 Cleaners, 10000 N. Port Washington Rd., Mequon, WI
DNR BRRTS Activity # 02-46-552192 FID # 246118180

Dear Mr. Seo and Mr. Kratzke:

The Wisconsin Department of Natural Resources (DNR) considers the A-1 Cleaners case closed with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property 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 attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The DNR Southeast Region project manager reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases.

This property is occupied by a four-unit commercial building. A-1 Cleaners operates a dry cleaning business in one of the units. Dry cleaning operations have contaminated soil and soil gas with chlorinated volatile organic compounds. Residual contamination will be addressed by maintenance of an impermeable barrier over contaminated soil and operation of an active sub-slab depressurization system that was installed below the building to mitigate the potential for soil gas to enter the building. 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 and the building floor must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.
- A sub-slab depressurization system must be operated and maintained, and inspections must be documented.

- Site-specific vapor exposure assumptions were used, based on commercial or industrial use. Current land or property use must be maintained to be protective. If changes to the current property use or land use are planned, an assessment must be made of whether the closure will be protective of the proposed use.

The DNR fact sheet “Continuing Obligations for Environmental Protection,” RR-819, helps to explain a property owner’s responsibility for continuing obligations on their property. The fact sheet may be obtained at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/clean.html>, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

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. This requirement applies to private drinking water wells and high capacity wells. 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/topic/wells/documents/3300254.pdf>.

All site information is also on file at the Southeast Region DNR office, at 2300 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, WI. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

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 the building foundation is required, as shown on the attached map, *Figure 1. Exhibit A – Cover and Barrier Maintenance Area Map (3/2/2011)*, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- 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 plan are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
2300 N. Dr. Martin Luther King, Jr. Dr.
Milwaukee, WI 53212

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

Soil contamination remains below the building and pavement as indicated on the attached map, *Figure 2. Site Layout* (9/8/2010). 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. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

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.

Cover or Barrier (s. 292.12(2)(a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)

The asphalt pavement and concrete building floor that exists in the locations shown on the attached map, *Figure 1. Exhibit A – Cover and Barrier Maintenance Area Map* (3/2/2011), shall be maintained in compliance with the attached maintenance plan, *Sub-Slab Depressurization System, Pavement Cover and Building Barrier Maintenance Plan* (October 2016), 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. The building floor also serves to prevent or limit vapor intrusion into the building.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. 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. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the 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. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single family residence.

The **attached maintenance plan and inspection log (DNR form 4400-305)** are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Vapor Mitigation System: Soil vapor beneath the building contains chlorinated volatile organic compounds at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building on the property. The vapor mitigation system must be operated, maintained and inspected in accordance with the attached maintenance plan. System components must be repaired or replaced immediately upon discovery of a malfunction. Annual and quarterly inspections and any system repairs must be documented in the inspection log (DNR form 4400-305). The inspection log shall be kept up-to-date and on-site. Inspections shall be conducted

annually and quarterly, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

If a decision is made to no longer use the vapor mitigation system, or to make a change to the vapor mitigation system, the property owner must notify the DNR at least 45 days before shutting the vapor mitigation system off, or before making any other change to the system, and evaluate whether conditions are protective of public health and safety. Additional response actions may be necessary.

The integrity of the building floor, shown on the attached map, *Figure 1. Exhibit A – Cover and Barrier Maintenance Area Map (3/2/2011)*, must be maintained in compliance with the maintenance plan. This will help ensure proper functioning of the vapor mitigation system, limiting vapor intrusion to indoor air spaces.

Commercial/Industrial Use: Soil vapor beneath the building contains vapors at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building. Case closure is based on the following site-specific exposure assumptions: non-residential property use. Therefore, use of this property is restricted to the following uses: non-residential. If changes in property or land use are planned, the property owner must notify the DNR at least 45 days before changing the use, and evaluate whether the closure is protective for the proposed use. Additional response actions may be necessary.

Chapter NR 140, Wis. Adm. Code Exemption

Groundwater monitoring data at this site indicates that for tetrachloroethene at MW-1, the contaminant level exceeds the NR 140 preventive action limit (PAL) but is below the enforcement standard (ES). The DNR may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28 (2) (b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the DNR believes that these criteria have been or will be met. Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for tetrachloroethylene at MW-1. Please keep this letter, because it serves as your exemption.

Operating Dry Cleaners

In order to remain eligible for future reimbursement of cleanup costs from the Dry Cleaner Environmental Response Fund (DERF), the owner or operator of the dry cleaning facility must implement enhanced pollution prevention measures within 90 days of the date of this letter. These measures are found in Section 292.65 (5) (a) 2, Wis. Stats., and NR 169.11 (2), Wis. Adm. Code. In accordance with Section 292.65 (8) (f), Wis. Stats., the maximum amount of money that DERF can reimburse to any facility is \$500,000. The enhanced pollution prevention measures include:

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

- perchloroethene/tetrachloroethene must be delivered to the dry cleaning facility by means of a closed, direct coupled delivery system.

In order to retain eligibility, you will need to verify that you have implemented these pollution prevention measures. Additional documentation, such as invoices and photographs of any enhanced pollution prevention measures you implement, can be used to provide verification.

In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- 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,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

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 Nancy Ryan at (414) 263-8533, or at nancy.ryan@wisconsin.gov.

Sincerely,



Michele R. Norman
Southeast Region Team Supervisor
Remediation & Redevelopment Program

Attachments:

- *Figure 1. Exhibit A – Cover and Barrier Maintenance Area Map (3/2/2011)*
- *Figure 2 Site Layout (9/8/2010)*
- *Sub-Slab Depressurization System, Pavement Cover and Building Barrier Maintenance Plan (October 2016)*

cc: Chris Hatfield, Stantec – electronic copy
Bill Phelps, DG/5 – electronic copy



LEGEND

- VP3 VAPOR POINT LOCATION & IDENTIFICATION
- SUCTION POINTS - SUB SLAB AREA WITHOUT BASEMENT
- MITIGATION SYSTEM EXHAUST POINT 2 FT ABOVE ROOF

- SUCTION POINT - CONNECTED TO DRAIN TILE BENEATH BASEMENT AND MITIGATION SYSTEM VACUUM GAUGE
- DRY CLEANING MACHINE
- APPROXIMATE SITE BOUNDARY
- 3" PVC PIPING INSIDE BASEMENT
- DRAIN TILE
- INTERIOR GROUND FLOOR WALL

- SANITARY SERVICE
 - WATER SERVICE
 - BARRIER MAINTENANCE AREA
- SCALE IN FEET
- 25 0 25 50
-

*OZAUKEE COUNTY AERIAL DATED 2005



Bonestroom

12075 N CORPORATE PKWY, STE. 200
 MEQUON, WISCONSIN 53092
 P: 262-241-4466 F: 262-241-4901

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Exhibit A - Cover and Barrier Maintenance Area Map

A-1 CLEANERS
 10000 NORTH PORT WASHINGTON ROAD
 MEQUON, WISCONSIN

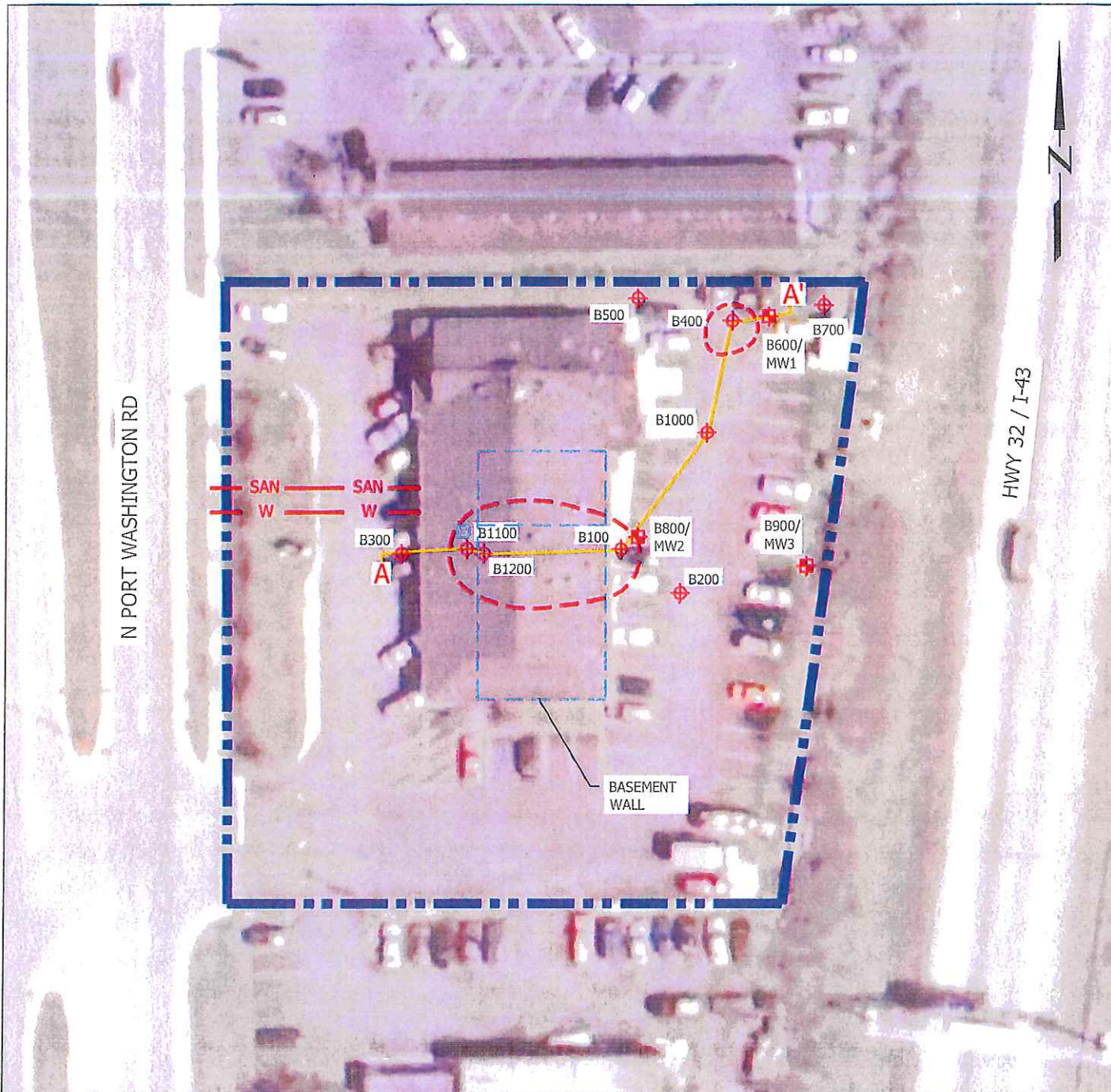
DATE: 08/30/10

DRAWN BY: MSM


REVISED: 03-02-11

PROJECT NUMBER: 004180-10001-0

FIGURE: 1



<p>B100 BOREHOLE LOCATION & IDENTIFICATION</p> <p>B600/MW1 TEMPORARY MONITORING WELL LOCATION & IDENTIFICATION</p> <p> DRY CLEANING MACHINE</p> <p>* OZAUKEE COUNTY AERIAL DATED 2005</p>	<p>LEGEND</p> <p> ESTIMATED EXTENT OF SOIL WITH PCE CONCENTRATIONS EXCEEDING EPA SOIL SCREENING LEVEL FOR GROUNDWATER PROTECTION</p> <p> APPROXIMATE SITE BOUNDARY</p> <p> GEOLOGIC CROSS-SECTION</p> <p> SANITARY SERVICE</p> <p> WATER SERVICE</p>	<p>SCALE IN FEET</p>
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Bonestroo

12075 N CORPORATE PKWY, STE. 200
 MEQUON, WISCONSIN 53092
 P: 262-241-4466 F: 262-241-4901

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 N:\4180\4180100010\CAD\DWG\004180100010_FIG 2 - SITE LAYOUT.DWG PRINTED: 2010-09-08

SITE LAYOUT

A-1 CLEANERS
 10000 NORTH PORT WASHINGTON ROAD
 MEQUON, WISCONSIN

DATE: 08/30/10	DRAWN BY: MSM	REVISED: 09/08/10 JKT	PROJECT NUMBER: 004180-10001-0	FIGURE: 2
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Sub-Slab Depressurization System, PAVEMENT COVER, AND BUILDING BARRIER MAINTENANCE PLAN

October 20, 2016

Property located at:
10000 North Port Washington Road, Mequon, Wisconsin
WDNR BRRTS #02-46-552192

Lot 1 of Certified Survey Map Number 2282 recorded in the Ozaukee County Registry in Volume 17 of Certified Survey Maps on pages 16-18, as Document No. 444868, being part of the Southwest ¼ of the Northwest ¼ of Section 32, Township 9 North, Range 22 East, and the North ½ of vacated Zedler Lane (Parcel ID #15-032-07-002.00) in the City of Mequon, Ozaukee County, Wisconsin

INTRODUCTION

This document is the cap and vapor mitigation Maintenance Plan for the existing pavement and building cover and sub-slab depressurization system (SSDS) at the above-referenced property (the Property) created according to the requirements of section NR 724, 13(2), Wisconsin Administrative Code. Contaminated soil and subsurface vapors remaining at the Property are affected by chlorinated volatile organic compounds (CVOCs). Paved surfaces and the Property building floor, which collectively cover the areas of soil and sub-surface vapor contamination, and the SSDS will be maintained according to this Maintenance Plan.

The Property is located on the east side of Port Washington Road and is occupied by a four-unit commercial business building surrounded by asphalt paved drives and parking lot. Contaminated soil and subsurface vapors are located beneath the Property building and in the parking area east of the building. The area of the building floor and pavement on the Property to be maintained is shown in the attached Exhibit A - Cover & Barrier Maintenance Area Map.

COVER AND BARRIER PURPOSE

The paved surfaces and the concrete floor of the building over the contaminated soil act as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The paved surfaces also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration. The integrity of the building floor must also be maintained to ensure proper function of the SSDS. Based on the current and future use of the Property, the barrier should function as intended unless disturbed.

SUB-SLAB MITIGATION SYSTEM PURPOSE

A SSDS was installed to prevent migration of soil vapors into the building. The SSDS consists of a suction point extending through the basement floor and connected to the basement drain tile and a suction point extending through the west basement wall (shown on attached Exhibit A) of the Site building. The basement sump connected to the drain tile system is sealed to prevent air flow out of the sump. Three-inch schedule 40 polyvinyl chloride (PVC) piping extends from the suction points to the attic of the building to a fan venting to the outside approximately 1 foot above roof level. A RP 265 type II high-velocity centrifugal fan was connected to the PVC piping to provide suction on the sub-slab air. An electrical switch located in the attic adjacent to the fan controls electricity to only the SSDS. The general layout of the mitigation system is included in Exhibit B - SSDS Layout Map. A U-tube liquid column manometer was installed on the riser pipe as shown on Exhibit B. The manometer displays the pressure differential between the sub-slab and indoor air and is used to verify that the sub-slab system is functioning as designed.

ANNUAL INSPECTION

COVER AND BARRIER

The existing paved surfaces overlying contaminated soil at the Property will be inspected once a year (normally in the spring after all snow and ice are gone) for deterioration, cracks, and other potential problems that can cause additional infiltration into or exposure to underlying soils. In addition, the concrete floors of the building will be inspected once a year for cracks and other potential problems that could allow sub-slab soil vapor to enter the building. 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 logged on the enclosed annual O&M inspection form and 4400-305 form. The logs will include recommendations for necessary repair or any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection logs. A copy of the inspection logs will be kept at the address of the Property owner or on-site and be available for submittal or inspection by the Wisconsin Department of Natural Resources (WDNR) representatives upon their request.

SUB-SLAB MITIGATION SYSTEM

The SSDS liquid column manometer will be inspected quarterly (i.e. four times/year) to ensure high-velocity centrifugal fan is still operating and sub-slab depressurization is occurring. System operation can be verified by the liquid column manometer located in the basement near the system piping extending through the basement floor. When the SSDS system is operating as designed, the manometer will look as shown to the left.



As illustrated in the picture, the red liquid will be higher on the left than on the right. Visual inspection of the mitigation fans to verify system operation and electrical component integrity must also be performed in conjunction with the annual cap inspection.

Annual visual inspection of the existing floor, the sealed basement sump, and all riser pipe seals and system components for cracking, defect or general deterioration shall also be completed annually.

Inspection and maintenance activities shall be documented on the attached O&M Inspection form and on Form 4400-305 (WDNR Form 4400-305 "Continuing Obligations Inspection and Maintenance Log"). The property owner will maintain a copy of the logs.

MAINTENANCE ACTIVITIES

If problems are noted during the annual inspections or at any other time during

the year, repairs to paved surfaces, mitigation system, or building floor will be scheduled as soon as practical. Paved-surface repairs can include patching and filling operations, or they can include 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-exposure hazard and provide them with appropriate personal protection equipment. The owner must also sample any soil that is excavated from the site before disposal to ascertain if contamination remains. The soil must be treated, stored, and disposed of by the owner according to applicable local, state, and federal law.

In the event the paved surfaces and/or the building overlying the soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier system 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.

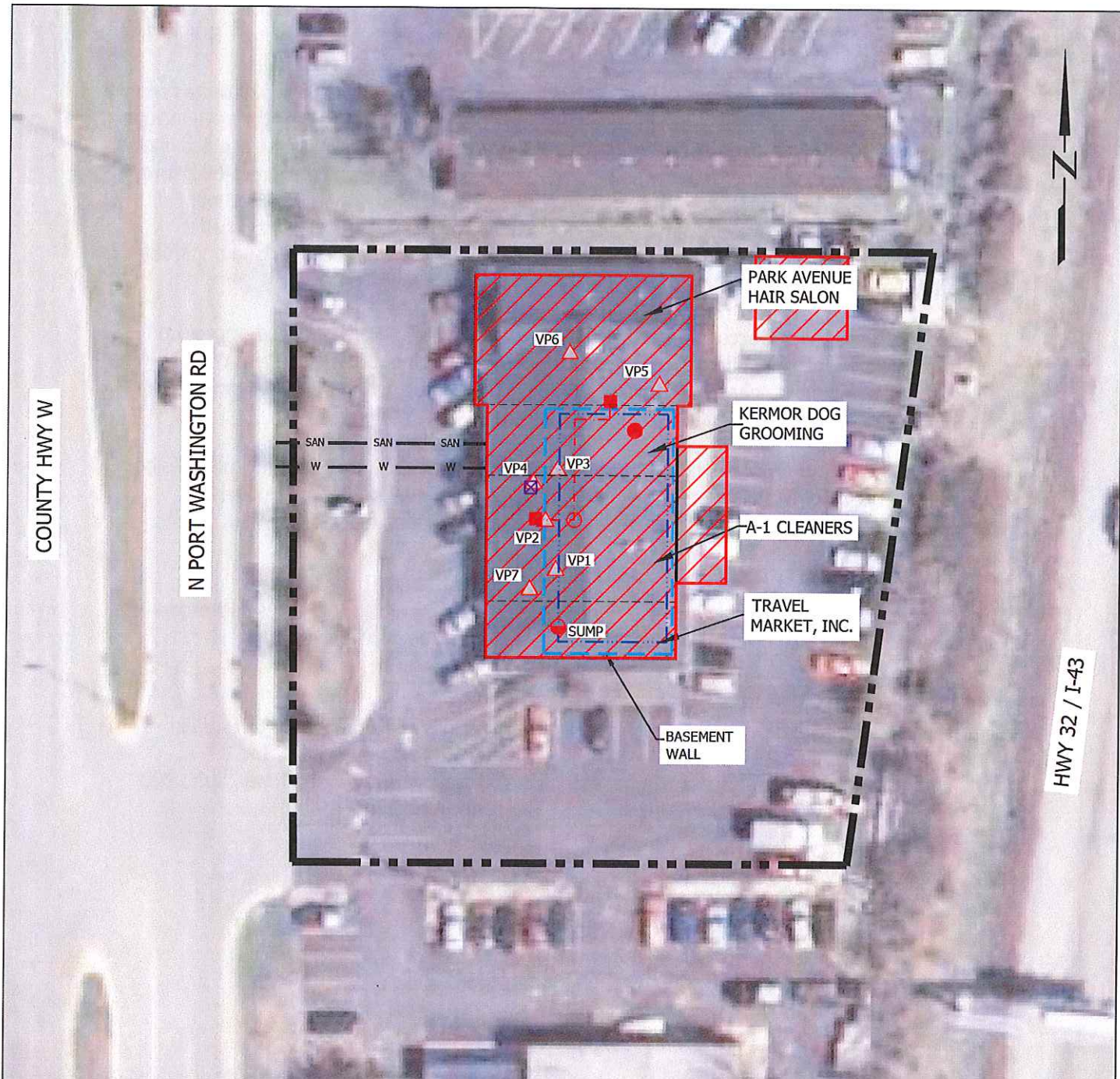
The property owner, in order to maintain the integrity of the paved surfaces and/or the building, will maintain a copy of this Maintenance Plan on site and make it available to all interested parties (i.e., on-site employees, contractors, future property owners, etc.) for viewing.

AMENDMENT OR WITHDRAWAL OF MAINTENANCE PLAN

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

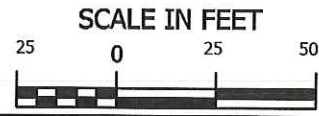
CONTACT INFORMATION

Site Owner:	Bill Kratzke Park Avenue Plaza, LLC 10000 North Port Washington Rd Mequon, Wisconsin 53092 (414) 247-2000	Consultant: Mr. Christopher C. Hatfield Stantec Consulting Services, Inc. 12075 North Corporate Parkway, Suite 200 Mequon, Wisconsin 53092 (262) 643-9171
WDNR:	Ms. Nancy Ryan Southeast Region Headquarters 2300 North Dr. Martin Luther King, Jr. Drive Milwaukee, Wisconsin 53212 Nancy.ryan@wisconsin.gov (414) 263-8533	




LEGEND

- VP3 VAPOR POINT LOCATION & IDENTIFICATION
- SUCTION POINTS - SUB SLAB AREA WITHOUT BASEMENT
- MITIGATION SYSTEM EXHAUST POINT 2 FT ABOVE ROOF
- SUCTION POINT - CONNECTED TO DRAIN TILE BENEATH BASEMENT AND MITIGATION SYSTEM VACUUM GAUGE
- DRY CLEANING MACHINE
- APPROXIMATE SITE BOUNDARY
- 3" PVC PIPING INSIDE BASEMENT
- DRAIN TILE
- INTERIOR GROUND FLOOR WALL
- SANITARY SERVICE
- WATER SERVICE
- BARRIER MAINTENANCE AREA



*OZAUKEE COUNTY AERIAL DATED 2005



Bonestroo
 12075 N CORPORATE PKWY, STE. 200
 MEQUON, WISCONSIN 53092
 P: 262-241-4466 F: 262-241-4901

Exhibit A - Cover and Barrier Maintenance Area Map

A-1 CLEANERS
 10000 NORTH PORT WASHINGTON ROAD
 MEQUON, WISCONSIN

THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF BONESTROO INCORPORATED AND SHALL NOT BE REPRODUCED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

N:\4180\4180100010\CAD\Dwg\004180100010_FIG 1_SiteLayout.dwg

Exhibit B
SSDS Layout Map
A1 Cleaners, Mequon, WI

PFE Testing;

10000 N. Port Washington Road
 Mequon, WI 53092

Measurements in thousandths
 of inches of water column (WC).

- #1... -.004
- #2... -.007
- #3... -.004
- #4... -.004
- #5... -.003
- #6... -.004
- #7... -.012
- #8... -.017
- #9... -.014
- #10... -.004
- #11... -.002
- #12... -.008/-.007
- #13... -.005/-.006/-.008
- #14... -.004
- #15... -.008
- #16... -.008
- #17... -.004
- #18... -.003
- #19... -.004
- #20... Impossible Location
- #21... -.004
- #22... -.024
- #23... -.007

- W#1... -.004/-.003
- W#2... -.011/-.013
- W#3... -.004
- W#4... -.011/-.014
- W#5... -.011/-.010
- W#6... -.010/-.007/-.008

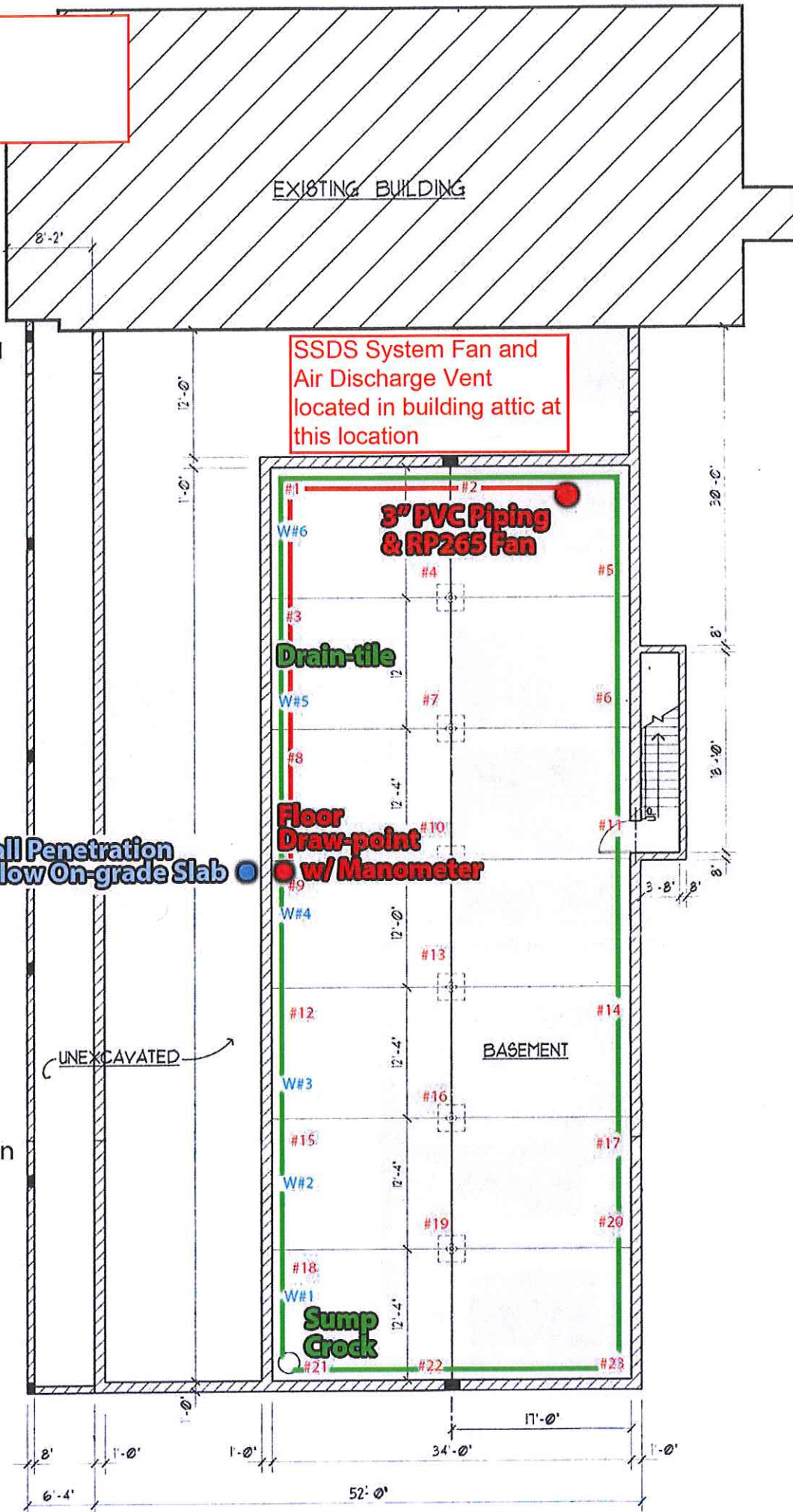




Photo #1 U-Tube Liquid Manometer Located In Building Basement

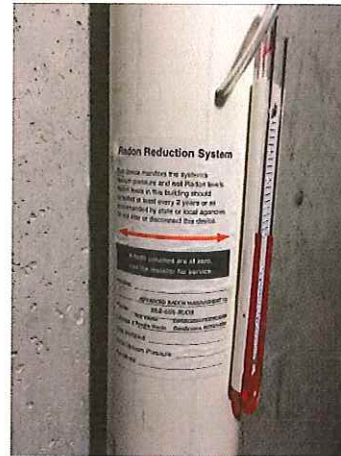


Photo #2 SSDS System Label near Manometer



Photo #3 Existing Building and Pavement Cap



Photo #4 Existing Building and Pavement Cap

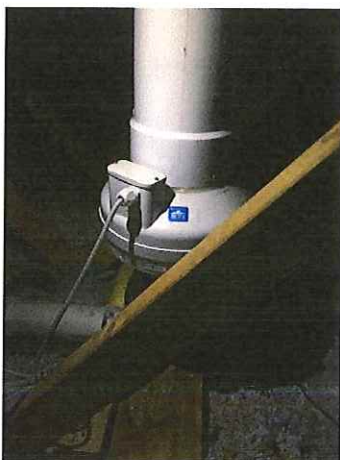


Photo #5 SSDS System Fan and Permanent Electrical Connection.

Stantec Project Number: 193704695
A-1 Cleaners
Photos Taken: September 16 2016



Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name A-1 Cleaners	BRRTS No. 02-46-552192
---	----------------------------------

Inspections are required to be conducted (see closure approval letter):

annually
 semi-annually
 other – specify check SSDS operation quarterly

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

Sub-Slab Depressurization Systems – Annual O&M Inspection Form

Tenant's Name: _____
 Owner's Name: William Kratsky
 Owner's Address (If Different than Property):
10000 Port Washington Road

Temperature (Ambient): _____
 Temperature (House): _____
 Barometric Pressure: _____
 Weather Conditions: _____

Inspector Name: _____
 Date: _____
 Time: _____

System Inspection

Is fan operating?	Yes	No	NA
Any unusual fan noises?	Yes	No	
Are vent piping and piping joints intact?	Yes	No	
Any caulking required around piping penetrations?	Yes	No	
Is O&M manual present?	Yes	No	
Any areas in need of additional sealing?	Yes	No	
List areas to be sealed:	_____		
List any necessary system repairs	_____		

Tenant/Owner Observations

Any change in fan noise or vibration?	Yes	No	
Have you turned the fan OFF for any period of time?	Yes	No	NA
Reason?	_____		
Is differential pressure in the Manometer outside of normal operating range?	Yes	No	NA
Is the system Manometer steady?	Yes	No	
Have you or the owner mad any changes to the basement or other foundation?	Yes	No	
Is so, what were the changes:	_____		

Quarterly Manometer Measurements

Sample Point ID	Minimum Vacuum (in w.c.)	Inspection			Post Repair (If Necessary)		
		Date	Time	Pressure (in w.c.)	Date	Time	Pressure (in w.c.)
Manometer – Q1	0.25						
Manometer – Q2	0.25						
Manometer – Q3	0.25						
Manometer – Q4	0.25						

Comments (Any repairs made while visiting, etc.): _____

Repairs

Additional sealing completed: _____ Date: _____
 System repairs completed: _____ Date: _____

Annual maintenance/inspection of engineered barrier has been completed and documented by property owner. Date of inspection: _____

STATE BAR OF WISCONSIN FORM 3 - 1982
QUIT CLAIM DEED

RECORDED

DOCUMENT NO.

DARLENE BIGELOW and JERRY BIGELOW,
husband and wife

quit-claims to PARK AVENUE PLAZA, LLC

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

Lot One (1) of Certified Survey Map No. 2282,
recorded in the Ozaukee County Registry in
Volume 17 of Certified Survey Maps on pages
16-18, as Document No. 444868, being part of the
Southwest 1/4 of the Northwest 1/4 of Section
32, Township 9 North, Range 22 East, and the North
1/2 of vacated Zedler Lane, in the City of Mequon,
Ozaukee County, Wisconsin.

1997 DEC 30 PM 3:45

Ronald H. Vait
REGISTER OF DEEDS
OZAUKEE COUNTY, WI

77.25 (155)

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

William S. Porter, Atty
622 N. Water Street
Suite 404
Milwaukee, WI 53202

\$10

15-032-07-002.00 *
PARCEL IDENTIFICATION NUMBER

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

Dated this 19th day of December, 1996

(SEAL)

(SEAL)

Darlene Bigelow (SEAL)
Darlene Bigelow
Jerry Bigelow (SEAL)
Jerry Bigelow
JEROME

AUTHENTICATION

Signature(s) of Darlene Bigelow and Jerry Bigelow
Bigelow

authenticated this 19th day of December, 1996

• William S. Porter

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not,
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
William S. Porter, Atty
622 N. Water Street, Milw., WI

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

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

QUIT CLAIM DEED

STATE BAR OF WISCONSIN
Form No. 3 - 1982

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

ACKNOWLEDGMENT

State of Wisconsin, } ss.

Personally came before me this _____ day of
_____, 19____, the above named

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

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

WPK

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWN 9 NORTH, RANGE 22 EAST, AND THE NORTH 1/2 OF VACATED ZEDLER LANE, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, MATTHEW E. WEST, Registered Land Surveyor do hereby certify that I have surveyed, divided and mapped a part of the Southwest 1/4 of the Northwest 1/4 of Section 32, Town 9 North, Range 22 East and the North 1/2 of vacated Zedler Lane, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said 1/4 Section, thence East along the South line of said 1/4 Section 65.00 feet to the point of beginning, said point also being on the East right-of-way line of N. Port Washington Road and the center line of Vacated Zedler Lane; thence N 00°14'30" E, parallel with West line of said 1/4 Section and along the East right-of-way line of said Road 33.00 feet; thence West parallel to the South line of said 1/4 Section 5.00 feet to a point on the East right-of-way line of said Road; thence N 00°14'30" E parallel to the West line of said 1/4 Section and along the East right-of-way line of said Road 120.00 feet; thence West parallel to the South line of said 1/4 Section 60.00 feet to a point on the West line of said 1/4 Section; thence N 00°14'30" E along the West line of said 1/4 Section and the center line of said Road 49.00 feet; thence East parallel to the South line of said 1/4 Section 278.06 feet a point on the West right-of-way line of U.S. HIGHWAY "I-43"; thence S 06°19'41" W along the West right-of-way line of said Highway 203.24 feet to a point in the on the South line of said 1/4 Section and a point on the center line of said vacated Lane; thence West along the south line of said 1/4 Section and the center line of said vacated Lane 191.51 feet to the point of beginning. EXCEPTING THERE FROM those portions dedicated for public street purposes. Containing 1.03 acres of land more or less.

THAT I have made such survey and map by the direction of DARLENE E. BIGELOW owner of said land.

THAT such plat is a correct representation of the exterior boundaries of the land survey and map thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 3 of the City of Mequon Code of Ordinances in surveying, dividing and mapping the same.

Dated this 19th day of March, 1991.

Matthew E. West
WISCONSIN REGISTERED LAND SURVEYOR
MATTHEW E. WEST S-1854



THIS INSTRUMENT WAS DRAFTED BY MATTHEW E. WEST

SHEET 2 OF 3

MW

444868

2282

CONCEPT APPROVAL
PRELIM. APPROVAL
FINAL APPROVAL

JAN 28 1991

DENIED
MEQUON PLAN COMMISSION

VOL 17 PAGE 16

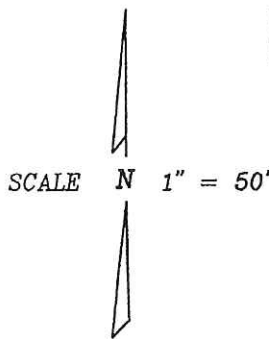
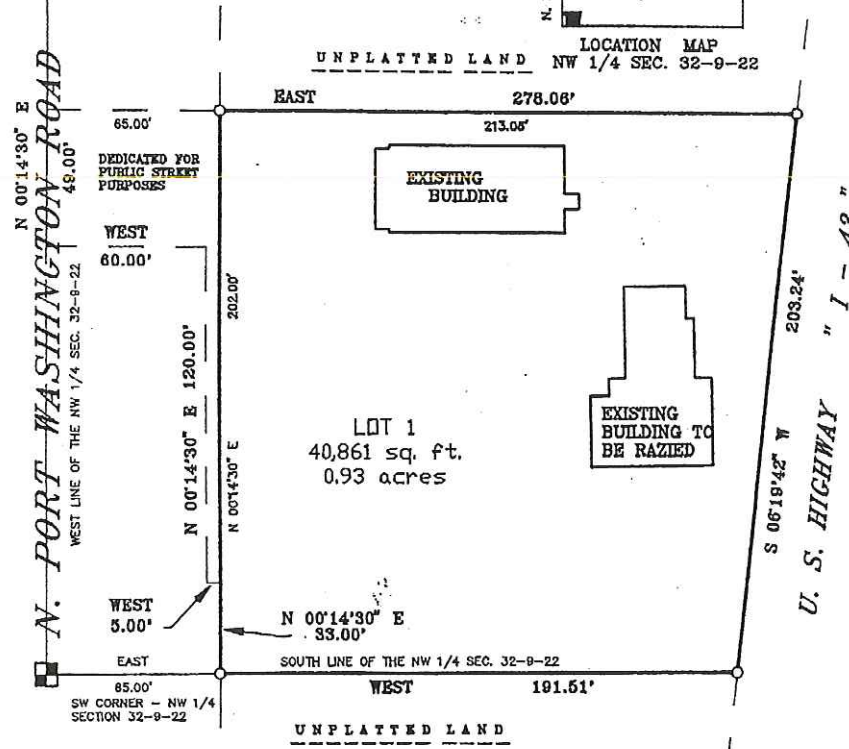
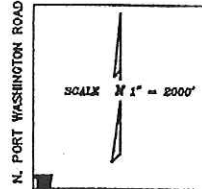
CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWN 9 NORTH, RANGE 22 EAST, AND THE NORTH 1/2 OF VACATED ZEDLER LANE, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

○ - DENOTES 1" IRON PIPE - FOUND

BEARINGS BASED ON THE WEST LINE OF THE NW 1/4 OF SECTION 32-9-22 ASSUMEND BEARING N 00°14'30" E

ALL DIMENSIONS MEASURES AND SHOWN TO THE NEAREST HUNDEREDTH OF A FOOT.



NIENOW ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
7181 N. PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
414-351-1820
(FAX) 414-351-1823
PROJ. NO. 91180



Matthew E. West
WISCONSIN REGISTERED LAND SURVEYOR
MATTHEW E. WEST S-1854

THIS INSTRUMENT WAS DRAFTED BY MATTHEW E. WEST

MAR. 18 1991

SHEET 1 OF 3

ME

September 3, 2010


Mr. Chris Hatfield
Bonestroo, Inc.
12075 North Corporate Parkway, Suite 210
Mequon, Wisconsin 53092

RE: Signed Statement; 10000 North Port Washington Road, Mequon, Wisconsin

Dear Mr. Hatfield:

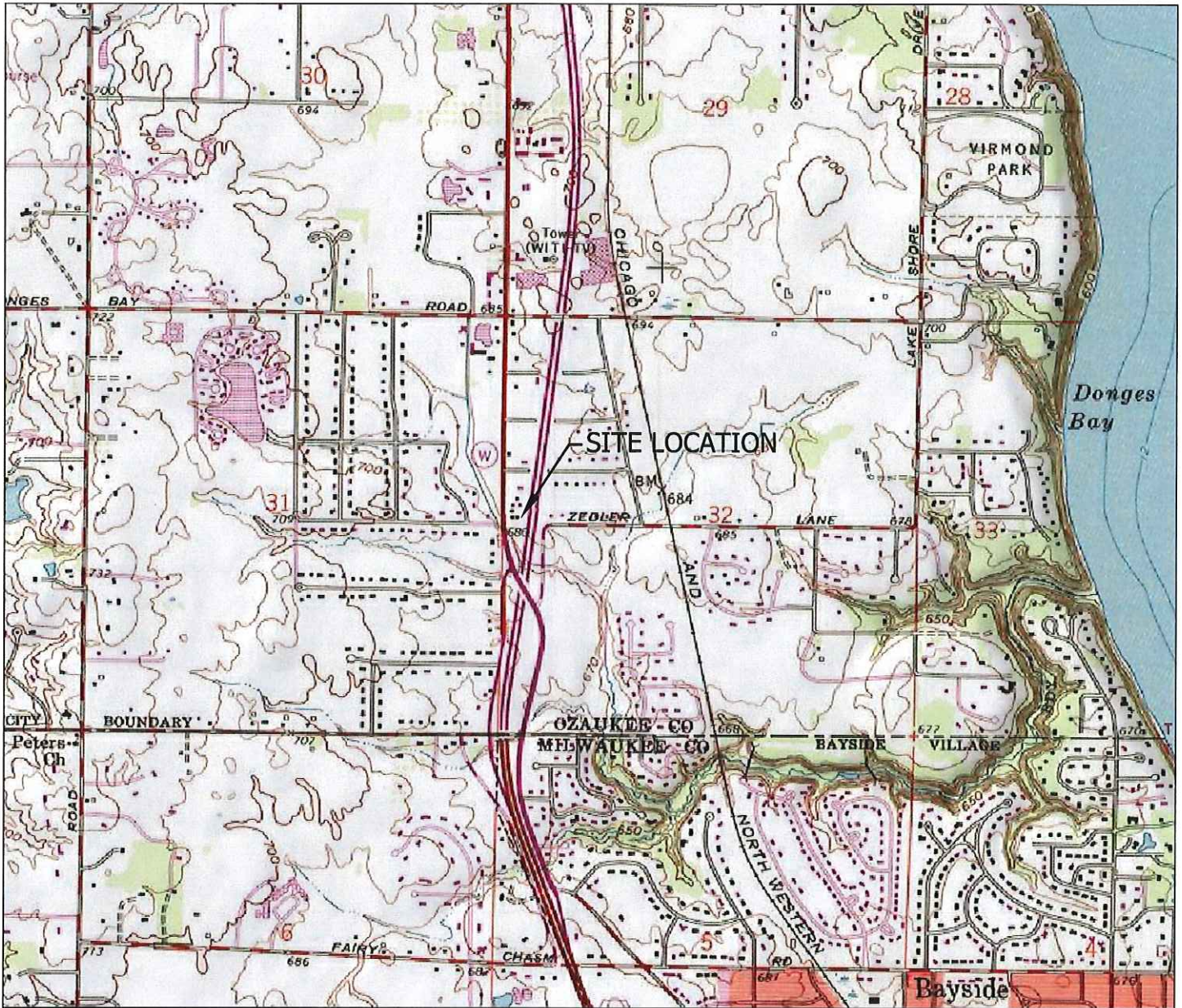
The parcel ID number for the above-referenced site from the Ozaukee County Register of Deeds is 15-032-07-002.00. The most-recent deed is enclosed. I, Peter Seo, am providing a signed statement that the legal descriptions and attachments to this statement are, to the best of my knowledge, complete and accurate.

Sincerely,



Peter Seo - A-1 Cleaners

Enclosures



SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM



QUADRANGLE LOCATION

SITE LOCATION & LOCAL TOPOGRAPHY

A-1 CLEANERS
1000 NORTH PORT WASHINGTON ROAD
MEQUON, WISCONSIN



12075 N CORPORATE PKWY, STE 200
MEQUON, WISCONSIN 53092
P: 262-241-4466 F: 262-241-4901

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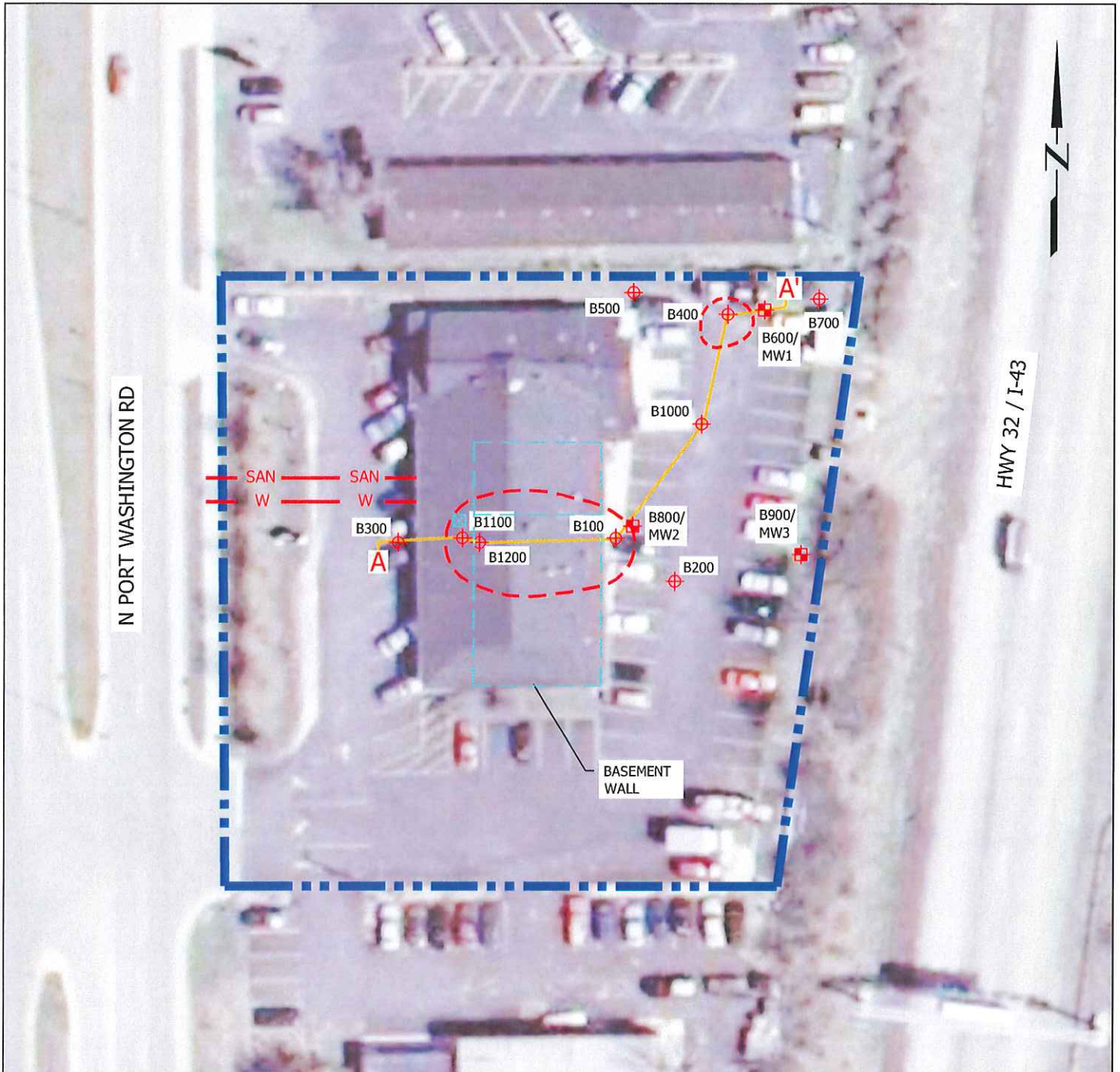
DATE: 08/30/10

DRAWN BY: MSM

REVISED:

PROJECT NUMBER: 004180-10001-0

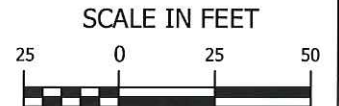
FIGURE: 1



- B100 BOREHOLE LOCATION & IDENTIFICATION
- B600/MW1 TEMPORARY MONITORING WELL LOCATION & IDENTIFICATION
- DRY CLEANING MACHINE

LEGEND

- ESTIMATED EXTENT OF SOIL WITH PCE CONCENTRATIONS EXCEEDING EPA SOIL SCREENING LEVEL FOR GROUNDWATER PROTECTION
- APPROXIMATE SITE BOUNDARY
- GEOLOGIC CROSS-SECTION
- SANITARY SERVICE
- WATER SERVICE



* OZAUKEE COUNTY AERIAL DATED 2005



12075 N CORPORATE PKWY, STE. 200
 MEQUON, WISCONSIN 53092
 P: 262-241-4466 F: 262-241-4901

SITE LAYOUT

A-1 CLEANERS
 10000 NORTH PORT WASHINGTON ROAD
 MEQUON, WISCONSIN

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N:\4180\4180100010\CAD\DWG\004180100010_FIG 2- SITE LAYOUT.DWG PRINTED: 2010-09-08

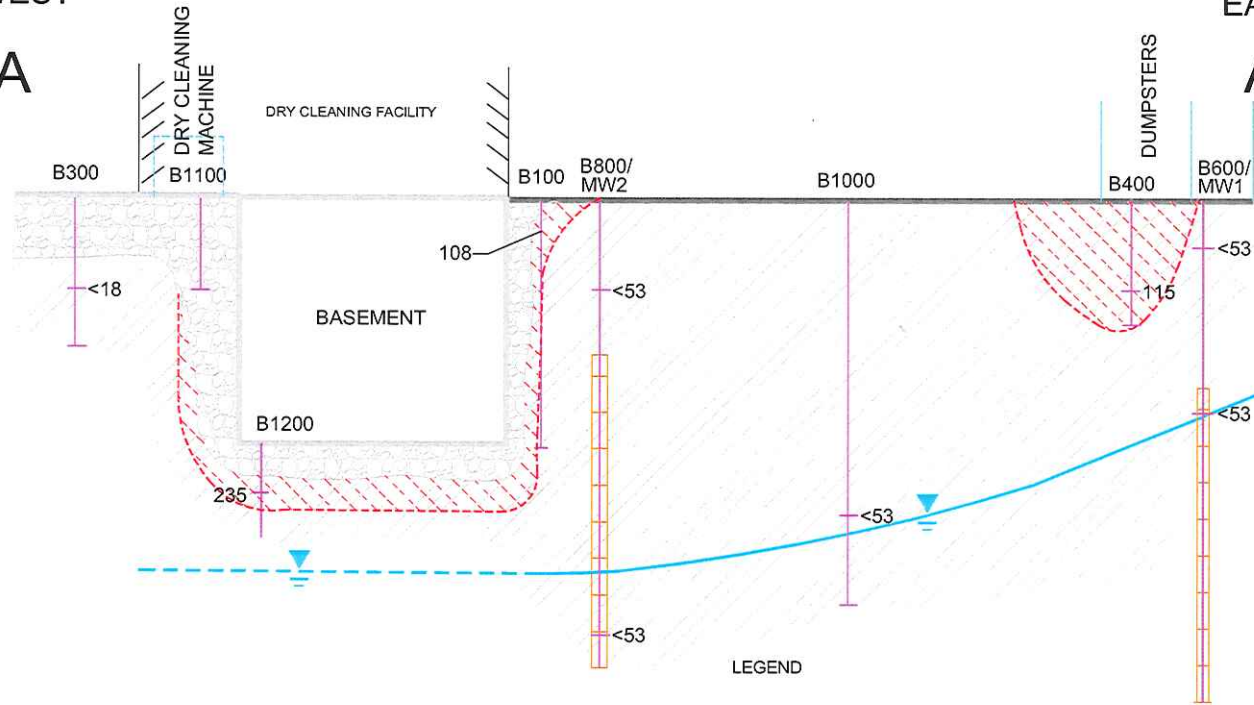
DATE: 08/30/10	DRAWN BY: MSM	REVISED: 09/08/10 JKT	PROJECT NUMBER: 004180-10001-0	FIGURE: 2
----------------	---------------	-----------------------	--------------------------------	-----------

WEST

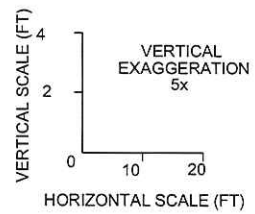
EAST

A

A'



LEGEND



- CONCRETE
- ASPHALT
- GRAVEL FILL
- SILTY CLAY TILL
- ESTIMATED EXTENT OF SOIL WITH PCE CONCENTRATIONS EXCEEDING EPA SOIL SCREENING LEVEL FOR GROUNDWATER PROTECTION

B400
115 BOREHOLE LOCATION AND IDENTIFICATION WITH PCE CONCENTRATION IN SOIL (µg/kg)

WATER TABLE

MW1 BOREHOLE/TEMPORARY MONITORING WELL LOCATION AND IDENTIFICATION, AND SCREENED INTERVAL



12075 North Corporate Parkway, Suite
210, Mequon, Wisconsin 53092
Phone: 262-241-4466

GEOLOGIC CROSS-SECTION A-A'

A-1 CLEANERS
10000 NORTH PORT WASHINGTON ROAD
MEQUON, WISCONSIN

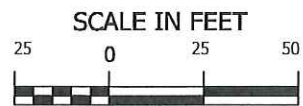
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N:\4180\4180100010\CAD\DWG\1024180100010_FIG 4 - GEOLOGIC CROSS SECTION_2010-09-07.DWG PRINTED: 2010-09-08

DATE: 2010-09-08	DRAWN BY: JKT	TASK NUMBER: 1	PROJECT NUMBER: 4180-10001	FIGURE 3
------------------	---------------	----------------	----------------------------	----------



LEGEND

- VP4 1350 ▲ VAPOR POINT LOCATION IN AREA WITHOUT BASEMENT WITH SOIL VAPOR PCE CONCENTRATION IN $\mu\text{g}/\text{m}^3$
- VP3 5790 ▲ VAPOR POINT LOCATION IN BASEMENT WITH SOIL VAPOR PCE CONCENTRATION IN $\mu\text{g}/\text{m}^3$
- SUCTION POINTS - SUB SLAB AREA WITHOUT BASEMENT
- MITIGATION SYSTEM EXHAUST POINT 2 FT ABOVE ROOF
- SUCTION POINT - CONNECTED TO DRAIN TILE BENEATH BASEMENT AND MITIGATION SYSTEM VACUUM GAUGE
- ⊠ DRY CLEANING MACHINE
- ▨ AREA OF BUILDING CONTAINING BASEMENT
- SAN — SAN — SANITARY SERVICE
- W — W — WATER SERVICE
- — — — — APPROXIMATE SITE BOUNDARY
- · — · — · 3" PVC PIPING INSIDE BASEMENT
- · — · — · DRAIN TILE
- — — — — INTERIOR GROUND FLOOR WALL



*OZAUKEE COUNTY AERIAL DATED 2005

Bonestroo
 12075 N CORPORATE PKWY, STE. 200
 MEQUON, WISCONSIN 53092
 P: 262-241-4466 F: 262-241-4901
 N:\4180\4180100010\CAD\Dwg\004180100010_FIG 1.1_SiteLayout.dwg

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SITE LAYOUT

A-1 CLEANERS
 10000 NORTH PORT WASHINGTON ROAD
 MEQUON, WISCONSIN

DATE: 08/30/10	DRAWN BY: MSM	REVISED: 05-23-2011 AJS	PROJECT NUMBER: 004180-10001-0	FIGURE: 4
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Revised 12/8/16 by WDR

Figure 4. Sub-slab vapor samples

Figure 5.

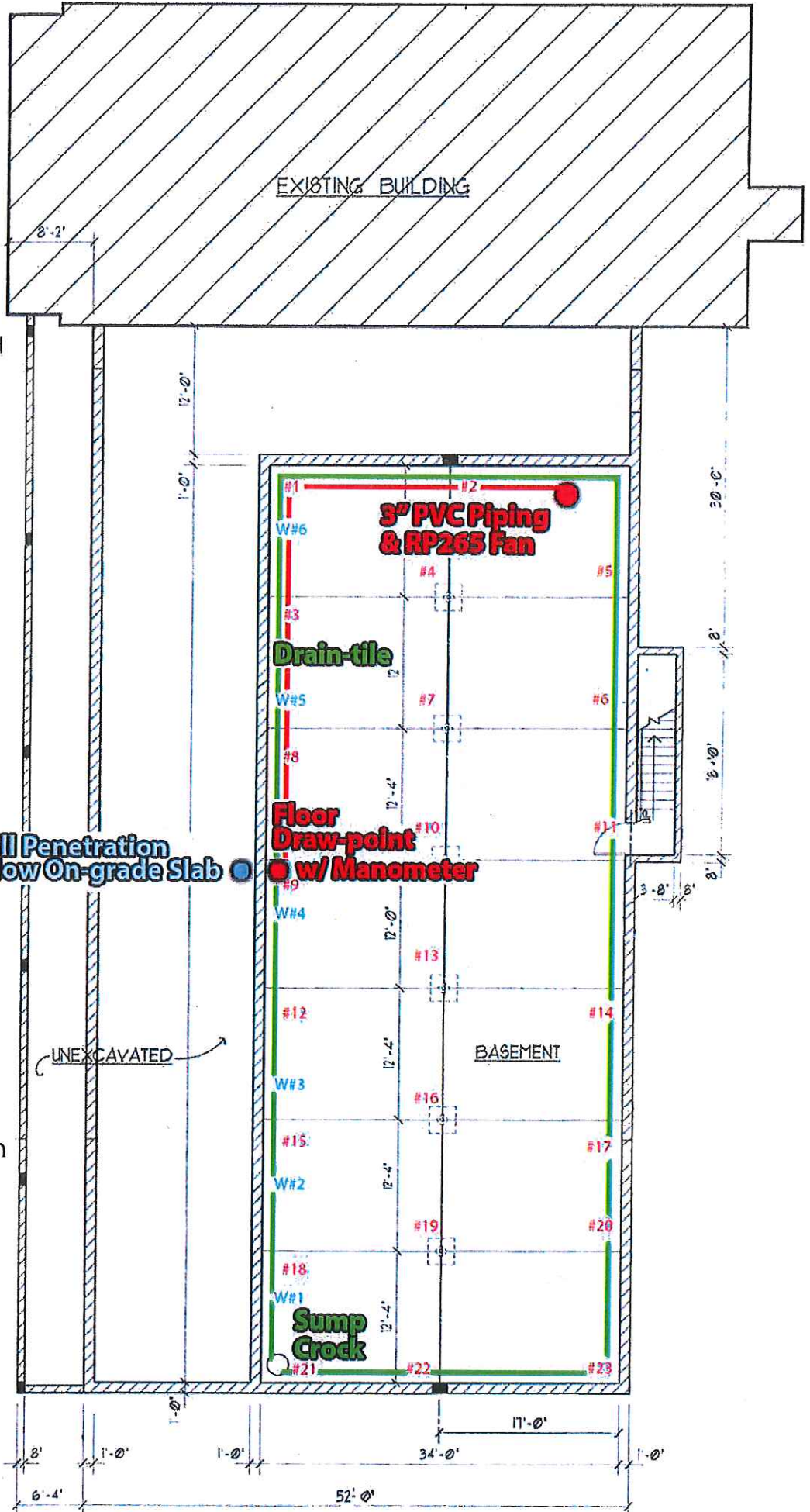
PFE Testing;

10000 N. Port Washington Road
Mequon, WI 53092

Measurements in thousandths
of inches of water column (WC).

- #1... -.004
- #2... -.007
- #3... -.004
- #4... -.004
- #5... -.003
- #6... -.004
- #7... -.012
- #8... -.017
- #9... -.014
- #10... -.004
- #11... -.002
- #12... -.008/-.007
- #13... -.005/-.006/-.008
- #14... -.004
- #15... -.008
- #16... -.008
- #17... -.004
- #18... -.003
- #19... -.004
- #20... Impossible Location
- #21... -.004
- #22... -.024
- #23... -.007

- W#1... -.004/-.003
- W#2... -.011/-.013
- W#3... -.004
- W#4... -.011/-.014
- W#5... -.011/-.010
- W#6... -.010/-.007/-.008



Revised by WDNIR 12/8/16

Table 1 Soil Sample Field Screening and Laboratory Analytical Results, A-1 Cleaners, Mequon, Wisconsin

Borehole Number	Sample Number	Date Sampled	Sample Depth (feet)	PID Response (iui)	Description	Detected VOCs (micrograms per kilogram)
						Tetrachloroethene
Calculated Site-Specific Soil Screening Level for Groundwater Protection					Non-Industrial	4.1
Calculated Site-Specific Soil Screening Level for Ingestion Risk					Non-Industrial	1230
Calculated Site-Specific Soil Screening Level for Inhalation Risk					Non-Industrial	2100
B100	B101	07/24/08	0-2	0	Silty clay, gravel, fill	108
	B102	07/24/08	2-4	0	Silty clay, gravel, fill	-
	B103	07/24/08	4-6	0	Silty clay, gravel, fill	-
	B104	07/24/08	6-8	0	Silty clay, gravel, fill Refusal at 8 feet, concrete	-
B200	B201	07/24/08	0-2	-	Blind drilled	-
	B202	07/24/08	2-4	-	Blind drilled	-
	B203	07/24/08	4-6	-	Blind drilled	-
	B204	07/24/08	6-8	2.7	Silty clay, till	<18
	B205	07/24/08	8-10	2	Silty clay, till	-
B300	B301	07/24/08	0-2	3	Silty sand, gravel, fill	-
	B302	07/24/08	2-4	3.9	Silty clay, fill	<18
	B303	07/24/08	4-6	1.2	Silty clay, fill Refusal at 5 feet, concrete	-
B400	B401	07/24/08	0-2	4.1	Topsoil, silty clay, till	-
	B402	07/24/08	2-4	4.7	Silty clay, till	115
B500	S501	08/12/10	0-2	14	Topsoil, silty clay	-
	S502	08/12/10	2-4	19	Topsoil, silty clay	<53
	S503	08/12/10	4-6	7.4	Topsoil, sandy silt, silty clay	-
	S504	08/12/10	6-8	7.0	Silty clay	-
	S505	08/12/10	8-10	7.4	Silty clay	-
	S506	08/12/10	10-12	2.9	Silty clay	<53
B600	S601	08/12/10	0-2	9.9	Topsoil	<53
	S602	08/12/10	2-4	7.1	Silty clay	-
	S603	08/12/10	4-6	8.7	Silty clay	-
	S604	08/12/10	6-8	8	Silty clay	<53
	S605	08/12/10	8-10	-	No Recovery	-
	S606	08/12/10	10-12	-	No Recovery	-
	S607	08/12/10	12-14	-	No Recovery	-
	S608	08/12/10	14-15	-	No Recovery	-
B700	S701	08/12/10	0-2	9.2	Topsoil, silty clay	-
	S702	08/12/10	2-4	5.5	Silty clay	-
	S703	08/12/10	4-6	8.6	Silty clay	-
	S704	08/12/10	6-8	11.3	Silty clay	<53
	S705	08/12/10	8-10	7.3	Silty clay	-
	S706	08/12/10	10-12	8	Silty clay	-
	S707	08/12/10	12-13	12.3	Silty clay	<53

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						Tetrachloroethene
Calculated Site-Specific Soil Screening Level for Groundwater Protection					Non-Industrial	4.1
Calculated Site-Specific Soil Screening Level for Ingestion Risk					Non-Industrial	1230
Calculated Site-Specific Soil Screening Level for Inhalation Risk					Non-Industrial	2100
B800	S801	08/12/10	0-2	6	Asphalt, silty clay	-
	S802	08/12/10	2-4	15	Silty clay	<53
	S803	08/12/10	4-6	6.6	Silty clay	-
	S804	08/12/10	6-8	8.9	Silty clay	-
	S805	08/12/10	8-10	11	Silty clay	-
	S806	08/12/10	10-12	8.4	Silty clay	-
	S807	08/12/10	12-14	9.3	Silty clay	-
	S808	08/12/10	14-15	10	Silty clay	<53
B900	S901	08/12/10	0-2	7	Topsoil, silty clay	-
	S902	08/12/10	2-4	7	Silty clay	-
	S903	08/12/10	4-6	13	Silty clay	<53
	S904	08/12/10	6-8	10	Silty clay	-
	S905	08/12/10	8-10	7	Silty clay	-
	S906	08/12/10	10-12	6	Silty clay	-
	S907	08/12/10	12-14	7	Silty clay	-
	S908	08/12/10	14-15	6	Silty clay	-
B1000	S1001	08/12/10	0-2	6	Asphalt, silty clay	-
	S1002	08/12/10	2-4	7.1	Silty clay	-
	S1003	08/12/10	4-6	10.3	Silty clay	-
	S1004	08/12/10	6-8	10.3	Silty clay	-
	S1005	08/12/10	8-10	7.1	Silty clay	-
	S1006	08/12/10	10-12	11.0	Silty clay	<53
	S1007	08/12/10	12-13	10.0	Silty clay	-
B1100	S1101	08/18/10	0.5 - 3	-	Concrete, coarse gravel	-
B1200	S1201	08/18/10	1-2	-	Concrete, gravel, silty clay	235

Note:

PID = photoionization detector

iui = instrument units as isobutylene

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

- = not laboratory analyzed

X = exceeds calculated site-specific soil screening level for groundwater protection

Table 2 Groundwater Analytical Results, A-1 Cleaners, Mequon, Wisconsin

Well ID	Date Sampled	Water Table Elevation (feet below grade)	Detected Volatile Organic Compounds	
			Tetrachloroethene	Trichloroethene (TCE)
NR 140, Wis. Adm. Code Preventive Action Limit			0.5	0.5
NR 140, Wis. Adm. Code Enforcement Standard			5	5
MW1	08/18/10		2.4	0.42 "J"
MW2	08/18/10		<0.43	<0.39

Key:

"J" = analyte detected between the limit of detection and the limit of quantitation

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

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

Table 1 Air Quality Laboratory Results, A-1 Cleaners, Mequon, Wisconsin

Sample Point	Date Sampled	Sample Location	Sample Duration	Detected Compounds (micrograms per cubic meter [$\mu\text{g}/\text{m}^3$])												
				Acetone	Dichlorodifluoromethane	1,4-Dichlorobenzene	Ethanol	Ethyl acetate	2-Butanone (MEK)	n-Hexane	Methylene Chloride	2-Propanol	Tetrachloroethene	Trichloroethene	Toluene	1,2,4-Trimethylbenzene
Target Indoor Air Concentration ($\mu\text{g}/\text{m}^3$) *				32,000	210	0.22	NE	NE	5200	730	5.2	NE	0.41	1.2	5200	NE
Target Sub-Slab Gas Concentration ($\mu\text{g}/\text{m}^3$) **				320,000	2100	2.20	NE	NE	52,000	7,300	52.0	NE	4.10	12	52,000	NE
VP1	09/16/10	Subslab	Grab	10.2 "J"	<42.5	<30.0	N/A	<18.2	<15.0	<18.0	<17.8	N/A	4960	13.8 "J"	<19.2	<24.8
VP2	04/30/10	Subslab	Grab	78.5	30.6 "J"	<45.1	N/A	<27.4	<22.6	<27.1	<26.7	N/A	6030	<41.4	90.4	<37.2
VP3	04/22/10	Subslab	Grab	559	16.0 "J"	<38.2	N/A	<23.2	11.4 "J"	<22.9	<22.6	N/A	5790	19.4 "J"	701.0	<31.5
VP4	04/22/10	Subslab	Grab	484	75.8	<43.2	N/A	<26.3	31.1	<25.9	<25.6	N/A	1350	<39.6	48.1	<35.6
VP5	02/11/11	Subslab	Grab	164	75.8	<11.9	740	6.0J	<6.0	14.9	201	73.4	12.9	<5.5	13.7	5.5"J"
VP6	02/11/11	Subslab	Grab	576	<29.6	35.3"J"	3880	12.7"J"	10.4"J"	11.5"J"	131	476	57.3	<16.3	17.8"J"	21.0"J"
VP7	02/11/11	Subslab	Grab	2090	<3790	<4550	12900	<2770	<2270	<2730	<2690	<9470	150000	<2080	<2920	<3750

Notes:

* = screening levels from EPA Region 3 Screening Level Table - Residential Air, November 2010 and representing 1 in 100,000 cancer risk (if applicable)

** = 0.1 attenuation factor of target indoor air concentration used to calculate target sub-slab gas concentration per Wisconsin Department of Natural Resources draft guidance PUB-RR-800, June 2010.

NE = not established by EPA

"J" = analyte detected between the adjusted method detection limit and adjusted reporting limit

xxx = Concentration exceeds target shallow gas concentrations

September 3, 2010

Park Avenue Plaza, LLC
c/o Mr. Bill Kratzke
10000 North Port Washington Road
Mequon, Wisconsin 53092

RE: GIS Registry Closure Requirements

Dear Mr. Kratzke:

Solvent-contaminated soil that originated from A-1 Cleaners (WDNR BRRTS #02-46-552192) is present on your property at 10000 North Port Washington Road, Mequon, Wisconsin (the Property). The levels of solvent contamination in soil at the Site are above the U.S. Environmental Protection Agency Soil Screening Levels for Protection of Groundwater. The enclosed figure illustrates the extent of solvent concentrations above regulatory limits in soil. Our environmental consultant has advised us that the released solvents have been investigated and remediation is not necessary. Based on that information, we believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in NR 726, Wis. Adm. Code, and we will be requesting that the Wisconsin Department of Natural Resources (WDNR) accept natural attenuation as the final remedy and grant case closure. Closure means that the WDNR will not require any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

The WDNR will not review our closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted to this site. If you would like to submit information to the WDNR that is relevant to this closure request, you should mail that information to:


Ms. Nancy Ryan
Wisconsin Department of Natural Resources
2300 North Dr. Martin Luther King Jr. Dr.
Milwaukee, Wisconsin 53212

If this case is closed, all properties within the site boundaries where soil contamination exceeds the United States Environmental Protection Agency Soil Screening Levels for Protection of Groundwater will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above NR 140, Wis. Adm. Code ES was found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR's Internet web site.

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 <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brts2>. 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 Mr. Chris Hatfield (Bonestroo) at (262) 241-3133.

Sincerely,



Peter Seo – Owner A-1 Cleaners

c: Chris Hatfield, Bonestroo
Nancy Ryan, WDNR

