

## Source Property Information

CLOSURE DATE:

BRRTS #:

FID #:

ACTIVITY NAME:

DATCP #:

PROPERTY ADDRESS:

PECFA#:

MUNICIPALITY:

PARCEL ID #:

**\*WTM COORDINATES:**

**WTM COORDINATES REPRESENT:**

X:  Y:

Approximate Center Of Contaminant Source

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

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

### CONTINUING OBLIGATIONS

#### Contaminated Media for Residual Contamination:

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 Information,  
Form 4400-246")*

*(note: for list of off-source properties  
see "Impacted Off-Source Property Information,  
Form 4400-246")*

#### Site Specific Obligations:

Soil: maintain industrial zoning (220)

Cover or Barrier (222)

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

Direct Contact

Soil to GW Pathway

Structural Impediment (224)

Vapor Mitigation (226)

Site Specific Condition (228)

Maintain Liability Exemption (230)

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

#### Monitoring Wells:

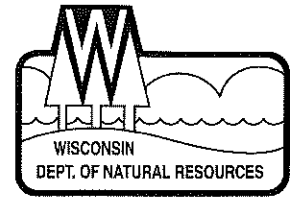
Vapor - Site Specific Use  
Restricted to Commercial/  
Industrial

Are all monitoring wells properly abandoned per NR 141? (234)

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*



March 28, 2016

Richard Strauss  
G-Town Cleaners  
N112 W16560 Mequon Rd.  
Germantown, WI 53022

Sheldon Oppermann  
Compass Properties Germantown, LLC  
735 N. Water St., Suite M180  
Milwaukee, WI 53202

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Final Case Closure with Continuing Obligations  
G Town Cleaners, N112 W16560 Mequon Rd., Germantown, WI  
BRRTS #: 02-67-552213, FID #: 267165030

Dear Mr. Strauss and Mr. Oppermann:

This closure letter is being reissued due to the original not being addressed to both the Responsible Party (RP) and the property owner. The original continuing obligations remain the same; this letter does not change any of the responsibilities on the part of the RP or the owner of the property.

The Wisconsin Department of Natural Resources (DNR) considers G Town Cleaners 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 §§ NR 726 and 727, Wis. Adm. Code. The Southeast Region Closure Committee reviewed the request for closure on April 2, 2015. The DNR Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases.

The property is currently an active dry cleaner and plans to continue that use. A release of perchloroethylene (PCE, dry cleaning solvent) occurred to the soil, confined to a small area under the floor slab near the dry-clean machine. Vapor intrusion testing revealed that the sub-slab concentrations were below the DNR vapor risk screening level for a commercial use, but above the residential level. Your consultant stated that there are no residential uses or sensitive receptors/users, like a day-care, in the strip-mall where the dry cleaner is located. Continuing obligations under the closure include a commercial land use restriction and a barrier maintenance plan. Please note that any use change will require further environmental work.

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
- The floor slab of the building must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.
- Site-specific vapor exposure assumptions were used based on commercial 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 § 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 Regional DNR office, at 1155 Pilgrim Road, Plymouth, Wisconsin 53075. 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 the building foundation is required, as shown on the **attached map**, Figure D.1, Cap Location Map G-Town Cleaners, March 27, 2015, 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 the current property owner 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 § 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 (§ NR 718, §§ 500 to 536, Wis. Adm. Code or § 289, Wis. Stats.)

Soil contamination remains under the floor near the dry-cleaning machine as indicated on the **attached map** Figure B.2.a, Pre-Remedial Soil Contamination, April 23, 2013. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder 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 or right-of-way holder 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 § NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders 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 (§ 292.12 (2) (a), Wis. Stats., § NR 726.15, § NR 727.07 Wis. Adm. Code)

The building that exists in the location shown on the **attached map**, Figure D.1, Cap Location Map G-Town Cleaners, March 27, 2015, 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 § NR 140, Wis. Adm. Code.

The cover approved for this closure was designed to be protective for a commercial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

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 (§ 292.12 (2), Wis. Stats., § NR 726.15, § 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.

Commercial/Industrial Use: Soil beneath the drycleaner area of 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: the property use will remain as a drycleaner or industrial. Therefore, use of this property is restricted to the following uses: commercial or industrial. 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.

In Closing

Please be aware that the case may be reopened pursuant to § 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 § 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 John Feeney at (920) 893-8523, or at [johnm.feeney@wisconsin.gov](mailto:johnm.feeney@wisconsin.gov).

Sincerely,



Pamela A. Mylotta  
Southeast Region Team Supervisor  
Remediation & Redevelopment Program

Attachments:

- Extent of cap map, Attachment D.1
- Remaining soil contamination map, Attachment B.2.a
- Maintenance plan, Attachment D
- Inspection log, DNR Form 4400-305



Project Mgr:	TPW	Project No.	58087015
Drawn By:	AGC	Scale:	AS SHOWN
Checked By:	TPW	File No.	58087015 SD
Approved By:	TPW	Date:	4/23/13

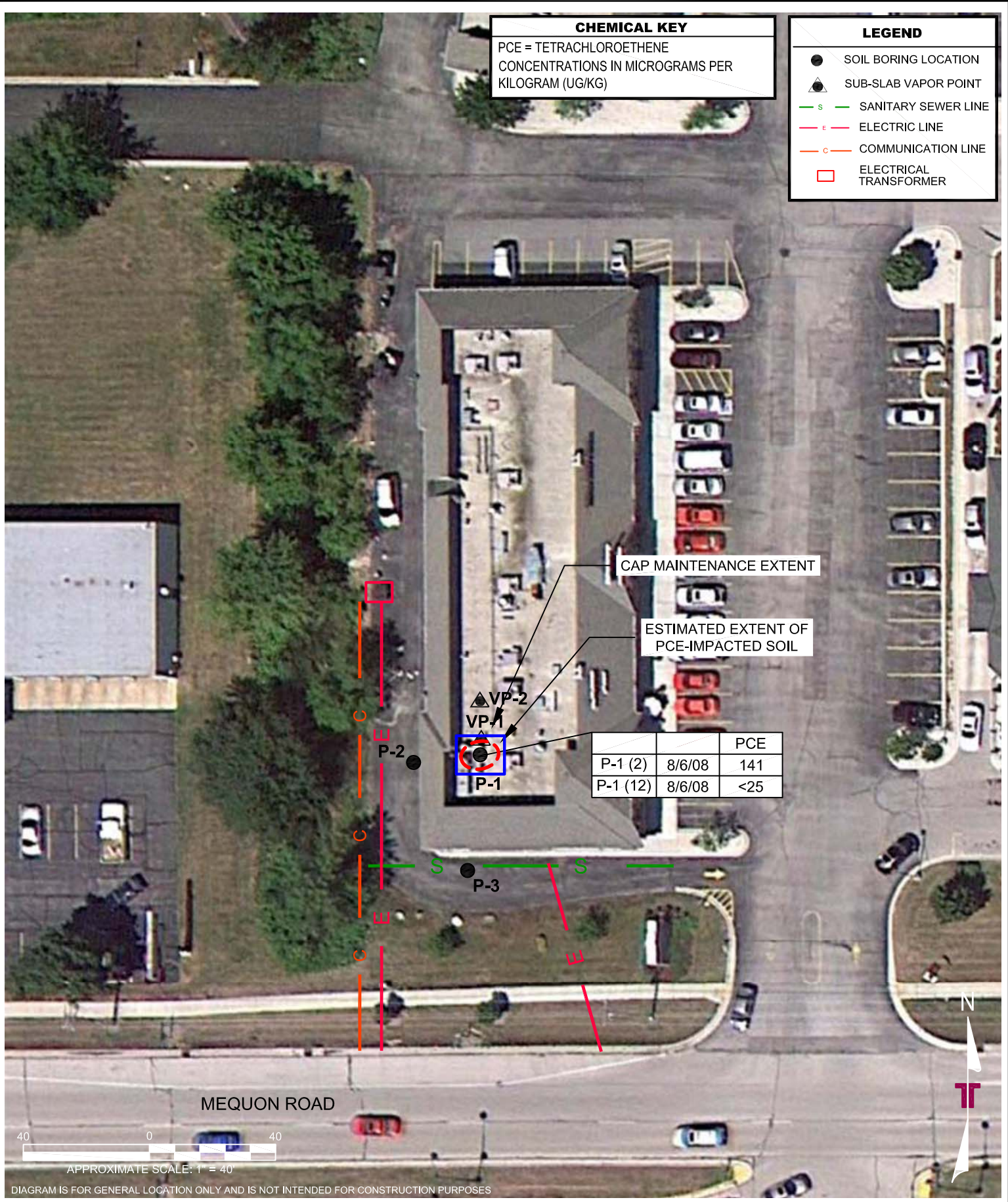
**Terracon**  
Consulting Engineers and Scientists

9856 SOUTH 57th STREET FRANKLIN, WI 53132  
PH. (414) 423-0255 FAX. (414) 423-0566

PRE-REMEDIAL SOIL CONTAMINATION

G-TOWN CLEANERS  
122W16560 MEQUON ROAD  
GERMANTOWN WISCONSIN

FIGURE  
B.2.a  
(AERIAL)



Project Mgr:	TPW	Project No.	58087015
Drawn By:	AGC	Scale:	AS SHOWN
Checked By:	TPW	File No.	58087015 SD
Approved By:	TPW	Date:	4/23/13

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**CAP MAINTENANCE LOCATION MAP**

G-TOWN CLEANERS  
N122W16560 MEQUON ROAD  
GERMANTOWN WISCONSIN

**FIGURE**

**D.1**  
(AERIAL)

## BUILDING COVER AND MAINTENANCE PLAN

March 27, 2015

Property Located at: G-Town Cleaners  
N112 W16560 Mequon Road  
Germantown, Washington County, Wisconsin  
WDNR BRRTS/Activity # 02-67-552213

Legal Description: Lot 2 CSM 5588 as referenced on the attached property deed

Tax Parcel Number: # 223851

### Introduction

This document is the Maintenance Plan for the cap maintenance extent as presented as the blue rectangular area shown on Figure D.1, for 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 cap overlying impacted soils in the G-Town Cleaners tenant space. Specifically, the G-Town Cleaners leased tenant space is located in the southernmost portion of the strip mall. The leased spaces within the strip mall are single-story with slab on grade construction.

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

- The case file in the DNR Southeastern Region Office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>; and
- The DNR project manager for the property: Mr. John Feeney

### Description of Contamination

Tetrachloroethene (PCE) was detected in soil from boring P-1 at a concentration of 141 micrograms per kilogram (ug/kg), which was above its residual contaminant level (RCL) for the protection of groundwater (January 2015). The PCE-impacted soil appears to be limited in extent to the area immediately adjacent to the dry cleaning machine in the building's interior. The estimated extent and location of the impacted soil is shown on the attached Figure D1.

### Description of the Barrier to be Maintained

The cap consists of a portion of the G-Town Cleaners tenant space building footprint. A location of the cap area to be maintained under this agreement is presented on the attached Figure D1.

### Cover Purpose

The building surface over the soil serves as a partial infiltration barrier. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

### Annual Inspection

The existing building surface overlying the contaminated soil, as depicted on Figure D1, 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 additional infiltration into underlying soils. The inspections will be performed by the property owner or their designated representative. 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 exposed and where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as Form 4400-305, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

### **Maintenance Activities**

If exposed soils 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 is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the building in the area of the barrier (as shown on Figure D1) is 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 building surface, 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 of DNR Prior to Actions Affecting a Cover or Cap**

The following activities are prohibited on any portion of the property where a paved surface or building is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources:

- 1) Removal of the existing barrier
- 2) Replacement with another barrier
- 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 WDNR.

**Contact Information (March 2015)**

Site Owner and Operator: Compass Properties Germantown, LLC  
735 N. Water Street  
Suite M180  
Milwaukee, Wisconsin 53202  
(414) 765-0305  
Contact: Mr. Sheldon Oppermann

Printed Name: SHELDON OPPERMANN, AUTHORIZED AGENT FOR  
EXECUTIVE VICE PRESIDENT COMPASS PROPERTIES GERMANTOWN,  
COMPASS PROPERTIES LLC

Signature: Sheldon Oppermann

Consultant: Terracon Consultants Inc.  
9856 South 57<sup>th</sup> Street  
Franklin, WI 53132  
(414) 423-0255  
Contact: Tim Welch

WDNR: Wisconsin Department of Natural Resources  
Southeast Region-Plymouth Office  
1155 Pilgrim Parkway  
Plymouth, Wisconsin 53073  
(920) 892-8756  
Contact: John Feeney

**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 <b>G-Town Cleaners</b>	BRRTS No. <b>02-67-552213</b>
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Inspections are required to be conducted (see closure approval letter):

- annually
- semi-annually
- other – specify \_\_\_\_\_

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

{Click to Add/Edit Image}	Date added:
Title:	

{Click to Add/Edit Image}	Date added:
Title:	



**Photo #1** View of building interior and soil boring P-1 location. (Photo taken: 11/6/2008).



**Photo #2** View of building interior looking east. (Photo Taken: 11/6/2008)



**Photo #3** View of west side of strip mall looking north. G-Town Cleaners tenant space on southwest building corner. (Photo Taken: 11/12/2012)



**Photo #4** G-Town tenant space on southwest corner of strip mall, looking east. (Photo Taken: 11/12/2012)

**SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN**

**Notice:** Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided. Any section of the form not relevant to the case closure request must be fully filled out or explained on a separate page and attached to the relevant section of this form. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. 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.).

**Site Information**

BRRTS No. 02-67-552213	Parcel ID No. 223851		
BRRTS Activity (Site) Name G-Town Cleaners	WTM Coordinates		
Street Address N122 W16560 Mequon Road	X 643083.9	Y 307114.5	
Responsible Party (RP) Name Richard Strauss	City Germantown	State WI	ZIP Code 53022
Company Name G-Town Cleaners			
Street Address N122 W16560 Mequon Road	City Germantown	State WI	ZIP Code 53022
Phone Number (262) 251-5555	Email richstrauss@att.net		

Check here if the RP is the owner of the source property.

Environmental Consultant Name Timothy P. Welch	Consulting Firm Terracon Consultants, Inc.		
Street Address 9856 South 57th Street	City Franklin	State WI	ZIP Code 53132
Phone Number (414) 423-0255	Email tpwelch@terracon.com		
Acres Ready For Use 4.58	Voluntary Party Liability Exemption Site? <input type="radio"/> Yes <input checked="" type="radio"/> No		

**Fees and Mailing of Closure Request**

*If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.*

1. **Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR regional Environmental Program Associate at <http://dnr.wi.gov/topic/Brownfields/Contact.html>. Check all fees that apply:

\$1,050 Closure Fee

\$300 Database Fee for Soil

\$350 Database Fee for Groundwater or Other Condition (MW Not Abandoned)

Total Amount of Payment \$ \$1,350.00

2. **Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as unbound, separate documents in the order and with the titles prescribed by this form. For electronic document submittal requirements, see <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

## Site Summary

*If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.*

### 1. General Site Information and Site History

- A. **Site Location:** Describe the physical location of the site, both generally and specific to its immediate surroundings.  
The site lies in a mixed residential and commercial area in the Village of Germantown in Washington County. The site is a leased space located in a strip mall. G-Town Cleaners is an occupant of the multi-tenant strip mall. The leased spaces within the strip mall are single-story, with slab on grade construction. The Washington County geographic information system (GIS) system identifies the site as part of a larger 4.59-acre irregularly-shaped parcel. The site is developed with a paved parking lot. The G-Town cleaners tenant space occupies the southernmost portion of the strip mall.
- B. **Prior and current site usage:** Specifically describe the current and historic occupancy and types of use.  
Prior site history is unknown. The site is currently being used for dry cleaning purposes. The other tenant spaces in the strip mall are used for commercial activities.
- C. Describe how and when site contamination was discovered.  
On August 6, 2008, Terracon performed a limited site investigation (LSI) at the site which included the installation of one soil boring (P-1) in the building interior. Soil boring P-1 was advanced inside the building approximately 9 feet southwest of the dry cleaning machine to approximately 16 feet below ground surface (bgs). Soil samples were collected and analyzed for volatile compounds (VOCs). Tetrachloroethene (a.k.a perchloroethene, perc or PCE) was detected in the soil sample collected at 2 feet bgs beneath the building floor in P-1.
- D. Describe the type(s) and source(s) or suspected source(s) of contamination.  
PCE was detected in soil samples collected and the source is likely related to dry cleaning activities inside the building.
- E. Other relevant site description information (or enter Not Applicable).  
Not Applicable: No other relevant site description information is provided.
- F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.  
No other activities at this site.
- G. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to this site, and those impacted by contamination from this site.  
Not Applicable
- H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).  
The site is currently zoned "Commercial". The information was obtained from the Village of Germantown's web site.

### 2. General Site Conditions

- A. Soil/Geology
- i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.  
In general, the soils encountered beneath the asphalt consisted of silty clay, with intervals of clay, sandy silt, and fine-coarse sand. In soil boring P-2, silty clay was present from beneath the asphalt base course to approximately 12 feet bgs. A medium grained sand interval was noted from 15.5 to 18 feet bgs, which was underlain by silty sand to the boring terminus. In soil boring P-3, silty clay was present from beneath the asphalt base course to approximately 3 feet bgs. Gravel, believed to be associated with the sanitary sewer backfill, was present from approximately 3 to 12 feet bgs, which was underlain by clay from 12 to 14 feet bgs, and a fine to medium grained sand was present from 14 to 16 feet bgs. In soil boring P-4, silty clay was present from beneath the asphalt base course to approximately 15 feet bgs. A sandy silt interval was noted from 15.5 to 17 feet bgs, which was underlain by silty clay to the boring terminus.
  - ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.  
Not Applicable: No fill or waste deposits were encountered at the site.
  - iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.  
Not Applicable: Bedrock was not encountered during this investigation.
  - iv. Describe the nature and locations of current surface cover(s) across the site (e.g. natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).  
The surface covers at the site consist of the strip mall building, paved walkways and asphalt parking lots.

B. Groundwater

- i. **Discuss depth to groundwater and piezometric elevations.** Describe and explain depth variations, and whether free product affects measurement or water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.  
Groundwater was encountered at depths ranging from 10.5 feet bgs to 15.5 feet bgs in the three temporary groundwater monitoring wells.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.  
Not Applicable: Groundwater flow was not assessed during this investigation.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.  
Not Applicable: Groundwater flow was not assessed during this investigation.
- iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.  
Terracon contacted the Village of Germantown's Engineering Department, and they stated that two municipal wells (#5 & #7) are located approximately 1,275 feet northwest of the site, and are cased to approximately 102 feet bgs.

3. Site Investigation Summary

A. General

- i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.  
On August 6, 2008, Terracon performed a LSI at the site which included the installation of one soil boring P-1 in the building interior to approximately 16 feet bgs. Soil samples were collected and submitted for laboratory analysis of VOCs. PCE was detected in a soil sample collected from P-1. The results of the LSI were documented in the August 19, 2008, Terracon report (DERF LSI Scoping Report). On November 12, 2012, Terracon initiated a site investigation which included the installation of three direct-push soil borings (P-2 to P-4) advanced at locations surrounding the exterior of the building. Soil samples were collected and submitted for laboratory analysis of VOCs. The soil borings were converted to temporary groundwater monitoring wells, and groundwater samples were submitted for laboratory analysis of VOCs. One, sub-slab vapor monitoring point (VP-1) was installed through the concrete floor, and a 24-hour sub-slab vapor sample was submitted for laboratory analysis of VOCs. The results of the Site Investigation were documented in the June 10, 2013 Terracon report (Site Investigation Report). The WDNR reviewed the Site Investigation report, and requested that an additional sub-slab vapor monitoring point (VP-2) be installed in the tenant space immediately north of G-Town Cleaners. The second vapor monitoring point was installed in the space north of G-Town Cleaners. On September 15, 2014, a 24-hour sub-slab vapor sample was submitted for analysis of PCE and trichloroethene laboratory analysis.
- ii. Identify whether contamination extends beyond the source property boundary, describe the off-site media (e.g., soil, groundwater, etc.) impacted, and the vertical and horizontal extent of off-site impacts.  
There was no soil or groundwater contamination detected in the samples collected from the buildings exterior; therefore, no off-site media are impacted.
- iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.  
There were no structural impediments to the completion of the site investigation.

B. Soil

- i. Describe degree and extent of **soil contamination** at and from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways.  
PCE was detected at a concentration of 141 micrograms per kilogram (ug/kg) in soil boring P-1 at a depth of 2 feet bgs. No other VOCs were detected in the soil samples collected from the borings installed on the building exterior. Soil boring P-1 is located in the building interior, adjacent to the dry-cleaning machine. There are no known potential receptors/migration pathways in the vicinity.
- ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.  
PCE was detected at a concentration of 141 ug/kg in soil boring P-1 at a depth of 2 feet bgs.



- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

The method used to establish soil cleanup standards for the site was utilizing Residual Contaminant Levels (RCLs) for non-industrial, direct-contact and soil to groundwater from the guidance Protection of Groundwater per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Calculator, PUB-RR-890, January 2015.

C. Groundwater

- i. Describe degree and extent of groundwater contamination at or from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

Groundwater samples were collected from the three temporary groundwater monitoring wells during the site investigation; however, no VOCs were detected at concentrations above laboratory method detection limits.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations.  
Free product was not observed during site investigation activities.

D. Vapor

- i. Describe how the vapor migration pathway was assessed, including locations where vapor or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.

The vapor migration pathway was assessed with the installation of two sub-slab vapor monitoring points. VP-1 was installed inside G-Town Cleaners, and per the WDNR request, VP-2 was installed in the retail space north of G-Town Cleaners. Sub-slab vapor samples were collected utilizing summa cannisters and submitted for TO-15 VOC laboratory analysis.

- ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).

Per the WDNR request, Non-Residential Vapor Risk Screening Levels (VRSLs) were used and compared to sub-slab vapor sample concentrations during this investigation. There were no VRSL exceedances in the two sub-slab vapor samples submitted for laboratory analysis.

E. Surface Water and Sediment

- i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.

Not Applicable: Since exterior soil and groundwater samples were not impacted, and the closest known surface water body is approximately 3,500 feet north of the site, surface water and sediment were not assessed during this investigation.

- ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.

Not Applicable: Since the surface water and sediment pathways were not assessed, there were no WDNR action levels reached or exceeded.

**4. Remedial Actions Implemented and Residual Levels at Closure**

- A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

No remedial actions were performed at the site.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

No immediate or interim actions were taken at the site.

- C. Describe the *active* remedial actions taken at the site, including: type of remedial system(s) used for each media impacted; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

No active remedial actions were taken at the site.

- D. Provide a discussion of the nature, degree and extent of residual contamination that will remain at the site or on off-site affected properties after case closure.

PCE was detected in soil from boring P-1 at a concentration of 141 ug/kg, which was above its RCL for the protection of groundwater. The PCE-impacted soil appears to be limited in extent to the area immediately adjacent to the dry cleaning

machine in the buildings interior. There are no off-site affected properties.

- E. Describe the remaining soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds Residual Contaminant Levels established under s. NR 720. 12 , the ch. NR720, Wis. Adm. Code, for protection of human health from direct contact.

There is no soil contamination within four feet of the ground surface which attains or exceeds non-industrial, direct-contact RCLs.

- F. Describe the remaining soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.

An isolated area of shallow soil at boring P-1 will remain with PCE concentrations above the applicable RCL based on protection of groundwater. These impacts have been delineated laterally and vertically. In addition, VOCs were not detected above the laboratory method detection limit in the three groundwater samples collected in the vicinity. Based on its isolated extent and results of groundwater sampling, the remaining PCE-impacted soil at boring P-1 does not appear to pose a potential threat to groundwater quality.

- G. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.

The limited area of PCE-impacted soil is expected to attenuate over time.

- H. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration, (e.g. stable or receding groundwater plume).

Not Applicable: Groundwater is not impacted; therefore, data in support of natural attenuation is not needed.

- I. Identify how all exposure pathways were removed and/or adequately addressed by immediate and/or remedial action(s) described above in paragraphs, B, C, D, E and F.

Not Applicable: No immediate and/or remedial actions were performed.

- J. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.

Not Applicable: No system hardware was installed; therefore, no hardware will be left in place.

- K. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.

Not Applicable: Groundwater contamination was not identified at the site; therefore, a WAC PAL or ES exemption is not warranted.

- L. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.

Not Applicable: Vapor exceedences were not identified during this investigation.

- M. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.

Not Applicable: Surface water and sediment were not assessed during this investigation.

**5. Continuing Obligations: Situations where a maintenance plan(s) and inclusion on DNR's GIS Registry are required.**

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: Maintenance Plans and GIS Registry	Maintenance Plan (s) Required in Attachment D	GIS Registry Listing
	A. On-Site	B. Off-Site			
i.	<input type="checkbox"/>	<input type="checkbox"/>	Engineering Control/Barrier for Direct Contact	✓	✓
ii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineering Control/Barrier for Groundwater Infiltration	✓	✓
iii.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor Mitigation - post closure passive system	✓	✓
iv.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor Mitigation - post closure active system	✓	✓
v.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None of the above scenarios apply to this case closure	NA	NA

Save...

**6. Continuing Obligations: Situations where inclusion on DNR's GIS Registry is required.**

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: GIS Registry Only	GIS Registry Listing
	A. On-Site	B. Off-Site		
i.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 generic or site-specific RCLs	✓
ii.	<input type="checkbox"/>	<input type="checkbox"/>	Sites with groundwater contamination equal to or greater than the ch. NR 140, enforcement standards (ES)	✓
iii.	<input type="checkbox"/>	<input type="checkbox"/>	Monitoring wells: lost, transferred or remaining in use	✓
iv.	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment (not as a performance standard)	✓
v.	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination remaining at ch. NR 720 Industrial Use levels	✓
vi.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vapor intrusion may be future, post-closure issue if building use or land use changes	✓
vii.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None of the above scenarios apply to this case closure	NA

**7. Underground Storage Tanks**

- A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action?  Yes  No
- B. Do any upgraded tanks meeting the requirements of ch. SPS 310, Wis. Adm. Code, exist on the property?  Yes  No
- C. If the answer to question 7b is yes, is the leak detection system currently being monitored?  Yes  No

**Data Tables (Attachment A)**

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

**General directions for Data Tables:**

- Use bold and italics font on information of importance on tables and figures. Use **bold font** for ch. NR 140, Wis. Adm. Code, groundwater enforcement standard (ES) attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, groundwater preventive action limit (PAL) standard attainments or exceedances.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e. do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15 (3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Pre-remedial Soil Analytical Table, etc).
- For required documents, each table (e.g., A.1., A.2., etc.,) should be a separate PDF.

**A. Data Tables**

- A.1. **Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates, for all groundwater sampling points e.g. monitoring wells, temporary wells, sumps, extraction wells, any potable wells and any other wells, extraction wells and any potable wells for which samples have been collected.
- A.2. **Pre-remedial Soil Analytical Table(s):** Table(s) showing the soil analytical results and collection dates - prior to conducting the interim and/or remedial action. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).
- A.3. **Post-remedial Soil Analytical Table(s):** Table(s) showing the post-remedial action soil analytical results and collection dates. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).
- A.4. **Pre and Post Remaining Soil Contamination Soil Analytical Table(s):** Table(s) showing only the pre and post remedial action soil analytical results that exceed a Residual Contaminate Level (RCL) or a Site-Specific Residual Level (SSRCL).
- A.5. **Vapor Analytical Table:** Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method

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and results of communication testing.

- A.6. **Other Media of Concern (e.g., sediment or surface water):** Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, time period for sample collection, method and results sampling.
- A.7. **Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.
- A.8. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

### Maps and Figures (Attachment B)

*If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.*

#### General Directions for all Maps and Figures:

If any map or figure is not relevant to the case closure request, you must fully explain the reason(s) why and attach that explanation (properly labeled with the map/ figure title) in Attachment B.

Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11x17 inches, in a portable document format (pdf) readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.

Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis Adm. Code.

Do not use shading or highlights on any of the analytical tables.

Include all sample locations.

Contour lines should be clearly labeled and defined.

Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).

For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.

#### B.1. Location Maps

- B.1.a. **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 impacted and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.
- B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for on-site and applicable off-site properties, 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) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.
- B.1.c. **RR Site Map:** From RR Sites Map ([http://dnrmaps.wi.gov/sl/?Viewer=RR Sites](http://dnrmaps.wi.gov/sl/?Viewer=RR%20Sites)) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

#### B.2. Soil Figures

- B.2.a. **Pre-remedial Soil Contamination:** Figure(s) showing the sample location of all pre-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeded a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.
- B.2.b. **Post-remedial Soil Contamination :** Figure(s) showing the sample location of all post-remedial, unsaturated 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) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.
- B.2.c. **Pre/Post Remaining Soil Contamination:** Figure(s) showing the only location of all pre and post remedial residual soil sample location(s) where unsaturated contaminated soil remains after remediation and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

#### B.3. Groundwater Figures

- B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered.

Display on one or more figures all of the following:

- Source location(s) and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
- Source location(s) and lateral and vertical extent if groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES)
- Surface features, including buildings and basements, and show surface elevation changes.
- Any areas of active remediation within the cross section path, such as excavations or treatment zones.
- Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1b)

- B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, Preventive Action Limit (PAL) and/or an Enforcement Standard (ES). Indicate the date and direction of groundwater flow based on the most recent sampling data.
- B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.
- B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been previously abandoned.

**B.4. Vapor Maps and Other Media**

- B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway, in relation to remaining soil and groundwater contamination, including sub-slab, indoor air, soil vapor, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.
- B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.
- B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank)

**Documentation of Remedial Action (Attachment C)**

*If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.*

**General Directions:**

Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc).

If the documentation requested below is "not applicable" to the site-specific circumstances, include a brief explanation to support that conclusion.

If the documentation requested below has already been submitted to the Department, please note the title and date of the report for that particular document requested.

- C.1. **Site investigation documentation**, that has not otherwise been previously submitted.
- C.2. **Investigative waste** disposal documentation.
- C.3. **Provide a description of the methodology used along with all supporting documentation if the Residual Contaminant Levels are different than those contained in the Department's RCL Spreadsheet available at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html>.**
- C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
- C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment upon receiving conditional closure.
- C.6. **Photos.** For sites or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system. Include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features should be visible and discernible. Photographs must be labeled with the site name, the features shown, location and the date on which the photograph was taken.
- C.7. **Other.** Include any other relevant documentation not otherwise noted above. (This section may remain blank)

**Maintenance Plan(s) and Photographs (Attachment D)**

*If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.*

When one or more "maintenance plans" are required for a site closure, include in each maintenance plan all required information listed below, and attach the plan(s) in Attachment D. The following "model" maintenance plans can be located at: (1) Maintenance plan for an engineering control or cover: <http://dnr.wi.gov/topic/Brownfields/documents/maintenance-plan.pdf>; and (2) Maintenance plan for vapor intrusion: [http://dnr.wi.gov/topic/Brownfields/documents/appendix5\\_606.pdf](http://dnr.wi.gov/topic/Brownfields/documents/appendix5_606.pdf).

- D.1. **Location map(s)** which show(s): (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) and all property boundaries.
- D.2. **Brief descriptions** of the type, depth and location of residual contamination.
- D.3. **Description of maintenance action(s)** required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter.
- D.5. **Contact information**, including the name, address and phone number of the individual or facility who will be conducting the maintenance.
- D.6. Photographs
  - D.6.a. For site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible.
  - D.6.b. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.

**Monitoring Well Information (Attachment E)**

*If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.*

**General Directions:**

Attach monitoring well construction and development forms (DNR FORM 4400-113 A and B: [http://dnr.wi.gov/topic/groundwater/documents/forms/4400\\_113\\_1\\_2.pdf](http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf)) for all wells that will remain in-use, be transferred to another party or that could not be located. A figure of these wells should be included in Attachment B.3.d.

**Select One:**

- No monitoring wells were required as part of this response action.
- All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- Select One or More:**
  - Not all monitoring wells can be located, despite good faith efforts. Attachment E must include description of efforts made to locate the "lost" wells.
  - One or more wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s).
  - One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason(s) the well(s) will remain in use.

**Notifications to Owners of Impacted Properties (Attachment F)**

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

**General Directions:**

State law requires that the responsible party provide a 30-day, written advance notice (i.e., a letter) to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned.

Use of Form 4400-286, Notification of Residual Contamination and Continuing Obligations, is required under ch. NR 725 for notifying property owners and right-of-way holders about residual contamination affecting their properties, and of continuing obligations which may be imposed. This form can be downloaded at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>.

**Check all that apply to the site-specific circumstances of this case closure:**

	<b>A. Impacted Source Property and Owner is not Conducting Cleanup</b>	<b>B. Impacted Right of Way</b>	<b>C. Impacted Off-Site Property Owner</b>	<b>Impacted Property Notification Situations: Ch. NR 726 Appendix A Letter</b>
1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds Ch. NR 140 Wis. Administrative Code enforcement standards.
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination that attains or exceeds standards is present after the remedial action is complete, and must be properly managed should it be excavated or removed.
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An engineered cover or a soil barrier (e.g. pavement) must be maintained over contaminated soil for direct contact or groundwater infiltration concerns.
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Industrial land use soil standards were used for the clean-up standard.
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A vapor mitigation system (or other specific vapor protection) must be operated and maintained.
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor assessment needed if use changes.
7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural impediment.
8.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lost, transferred or open monitoring wells.
9.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Not Applicable.

If any of the previous boxes in rows 1 thru 8 were checked, include the following as part of Attachment F:

FORM 4400-246;

Copy of each letter sent, 30 days or more prior to requesting closure; and

Proof of receipt for each letter.

For this site closure,   1   (number) property (ies) has/have been impacted, the owners have been notified, and copies of the letters and receipts are included in Attachment F.

**Source Legal Documents (Attachment G)**

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Include all of the following documents, in this order, in Attachment G:

G.1. **Deeds - Source Property and Other Impacted Properties:** The most recent deed with legal descriptions clearly labeled for (1) the **Source Property** (where the contamination originated) and (2) all **off-source** (off-site) properties where letters were required to be sent per the ch. NR 700, Wis. Adm. Code, rule series (e.g., off-site cover maintenance required, lost monitoring well, off-site cover property impacts to groundwater exceeding the ch. NR 140, Wis. Adm. Code).

**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.

G.2. **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)).

G.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.

G.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

**Signatures and Findings for Closure Determination**

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Check the correct box for this case closure request, and have either a professional engineer or a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code, sign this document.

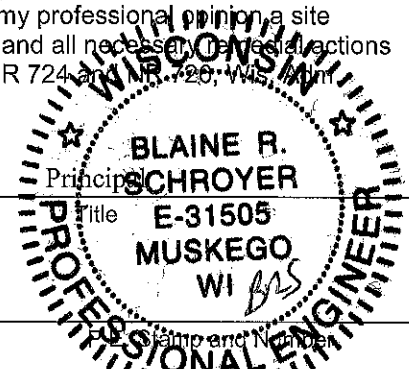
A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies).

The response action(s) for this site addresses media other than groundwater.

**Engineering Certification**

I Blaine R. Schroyer hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this case closure request has been prepared by me or prepared under my supervision in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Blaine R. Schroyer  
Printed Name



[Handwritten Signature]  
Signature

3/6/15  
Date

**Hydrogeologist Certification**

I \_\_\_\_\_ hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared by me or prepared under my supervision and, in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



02-67-552213

G-Town Cleaners

BRRTS No.

Activity (Site) Name

## TABLE OF CONTENTS

Case Closure – GIS Registry

### Attachment A: Data Tables

A.1. Groundwater Analytical Table(s) : Not Applicable: Groundwater was not encountered at concentrations above analytical method detection limits in the three temporary groundwater monitoring wells; therefore, a groundwater analytical table was not prepared.

A.2. Pre-Remedial Soil Analytical Table

A.3. Post-Remedial Soil Analytical Table(s): Not Applicable: No interim or remedial actions were performed; therefore, the Pre-Remedial Soil Analytical Table also serves as the Post-Remedial Soil Analytical Table

A.4. Pre and Post Remaining Soil Contamination Soil Analytical Table(s): Not Applicable: The Pre-Remedial Soil Analytical Table also serves as the Pre and Post Remaining Soil Analytical Soil Contamination Table

A.5. Vapor Analytical Table

A.6. Other Media of Concern (e.g., sediment or surface water): Not Applicable: There were no other tables completed relevant to this case closure request.

A.7. Water Level Elevations: Not Applicable: Temporary groundwater monitoring wells were installed; therefore, a groundwater elevation table was not prepared.

A.8. Other: Not Applicable: There were no other tables completed relevant to this case closure request.

**Table A.2  
Pre-Remedial Soil Analytical Table**

**G-Town Cleaners  
Germantown, Wisconsin  
Terracon Project No. 58087015**

				Volatile Organic Compounds (VOC) µg/kg
Sample ID	Sample Depth	PID	Sample Date	Tetrachloroethene (PCE)
P-1 (2)	2	5.4	8/6/2008	<b>141</b>
P-1 (12)	12	<1	8/6/2008	<25
P-2 (2)	2	<1	11/12/2012	<25
P-2 (11)	11	1	11/12/2012	<25
P-3 (4)	4	<1	11/12/2012	<25
P-3 (12)	12	<1	11/12/2012	<25
P-4 (3)	3	1	11/12/2012	<25
P-4 (10)	10	3	11/12/2012	<25
RCL Direct Contact Non-Industrial <sup>1</sup>				<b><u>30,700</u></b>
RCL Soil to Groundwater Pathway <sup>2</sup>				<b>4.5</b>

**Notes:**

Only compounds detected above the laboratory Limit of Detection are listed

<sup>1</sup> Non-Industrial Residual Contaminant Levels (RCLs) for Direct Contact per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator PUB-RR-890, dated January 2015

<sup>2</sup> Protection of Groundwater RCLs per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator PUB-RR-890, dated January 2015

"µg/kg" indicates micrograms per kilogram

**Bold** indicates compound was detected above the Residual Contaminant Level (RCL) for Protection of Groundwater

**Table A.5  
Vapor Analytical Table  
Detected Compounds Only**

**G-Town Cleaners  
N122 W16560 Mequon Road  
Germantown, Wisconsin  
Terracon Project No. 58087015**

					Volatile Organic Compounds (VOCs)										
Sample ID	Sample Date	Sample Method	Sample Type	Units	Acetone	2-Butanone (MEK)	Ethanol	Ethylbenzene	4-Ethyltoluene	Tetrachloroethane	Trichloroethane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	m&p-Xylene	o-Xylene
VP-1	11/14/2012	6-Liter Summa Canister with 24-hour grab sample	sub-slab	µg/m <sup>3</sup>	99.8	8.6	42.0	9.9	7.8	1,080	39.6	14.0	10.4	20.3	8.4
VP-2	9/15/2014	6-Liter Summa Canister with 30-minute grab sample	sub-slab	µg/m <sup>3</sup>	--	--	--	--	--	2.1	1.5	--	--	--	--
Sub-slab and Soil Gas Vapor Risk Screening Levels - Non-Residential <sup>1</sup>				µg/m <sup>3</sup>	1,400,000	--	--	490	--	1,800	880	310	--	4,440	4,440
Non-Residential Vapor Action Level <sup>2</sup>				µg/m <sup>3</sup>	140,000	--	--	49	--	180	8.8	31	--	440	440

**Notes:**

µg/m<sup>3</sup> = All concentrations are expressed in micrograms per cubic meter

<sup>1</sup> Vapor Risk Screening Level is the Vapor Action Level adjusted for sub-slab and soil-gas vapor to indoor air by applying an attenuation factor of 10 for comparison with the analytical results.

<sup>2</sup> Vapor Action Level for non-residential indoor air given as the lesser of 1:100,000 lifetime cancer risk or noncancer hazard index of 1 value in generic U.S EPA Tables at the web address: [http://www.epa.gov/reg3hwmd/risk/human/rb-concentration\\_table/Generic\\_Tables/index.htm](http://www.epa.gov/reg3hwmd/risk/human/rb-concentration_table/Generic_Tables/index.htm) and modified for Wisconsin Vapor Intrusion Guidance PUB-RR-800 lifetime cancer risk (1:100,000) (April 2014)

**BOLD TYPE** = Values indicate EPA non-residential indoor air screening level exceedances

-- = Not established or not sampled

02-67-552213

G-Town Cleaners

BRRTS No.

Activity (Site) Name

## TABLE OF CONTENTS

Case Closure – GIS Registry

### Attachment B: Maps and Figures

#### B.1. Location Maps

B.1.a. Location Map

B.1.b. Detailed Site Map

B.1.c. RR Site Map

#### B.2. Soil Figures

B.2.a. Pre-remedial Soil Contamination

B.2.b. Post-remedial Soil Contamination: Not Applicable: Remediation was not performed; therefore, the Post-Remedial Soil Contamination Map is the same as the Pre-Remedial Soil Contamination Map.

B.2.c. Pre/Post Remaining Soil Contamination: Not Applicable: Remediation was not performed; therefore, the Pre/Post Remedial Soil Contamination Map is the same as the Pre-Remedial Soil Contamination Map.

#### B.3. Groundwater Figures

B.3.a. Geologic Cross-Section Figure(s)

B.3.b. Groundwater Isoconcentration: Not Applicable: Groundwater monitoring wells were not installed; therefore, a groundwater isoconcentration map was not prepared.

B.3.c. Groundwater Flow Direction: Not Applicable: Groundwater monitoring wells were not installed; therefore, a groundwater flow direction map was not prepared.

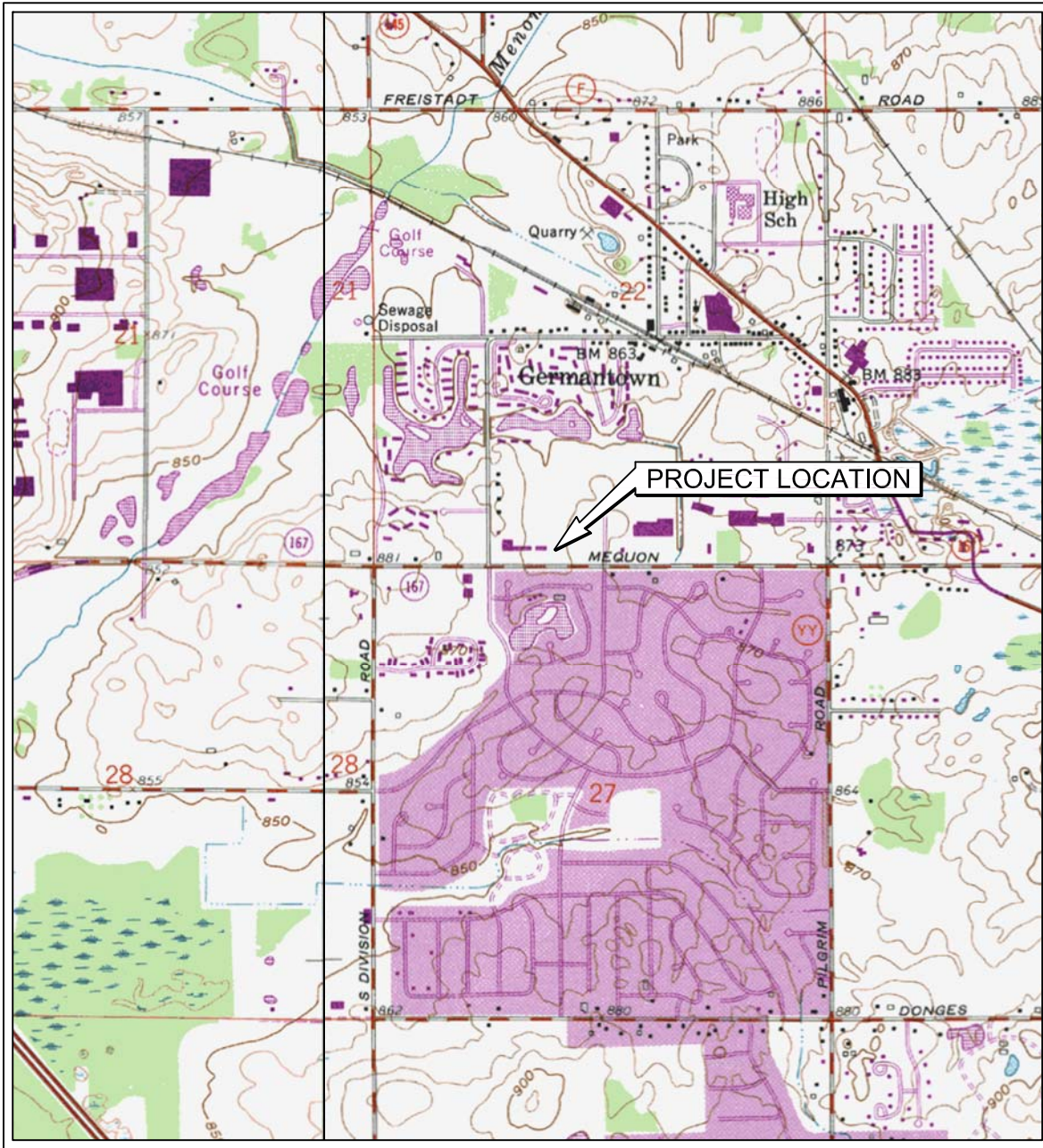
B.3.d. Monitoring Wells: Monitoring wells were not installed during this investigation, therefore, a monitoring well map was not prepared.

B.4 Vapor Maps and Other Media

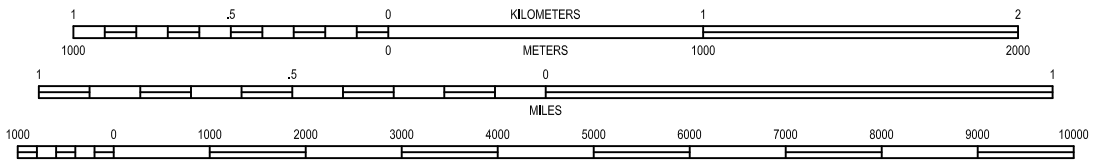
B.4.a Vapor Intrusion Map

B.4.b. Other Media of Concern (e.g. sediment or surface water): Not Applicable:  
Sediment and surface water were not assessed during site investigation.

B.4.c. Other: Not Applicable: There are no other relevant maps/figures which were prepared for this case closure request.



SCALE 1:24 000

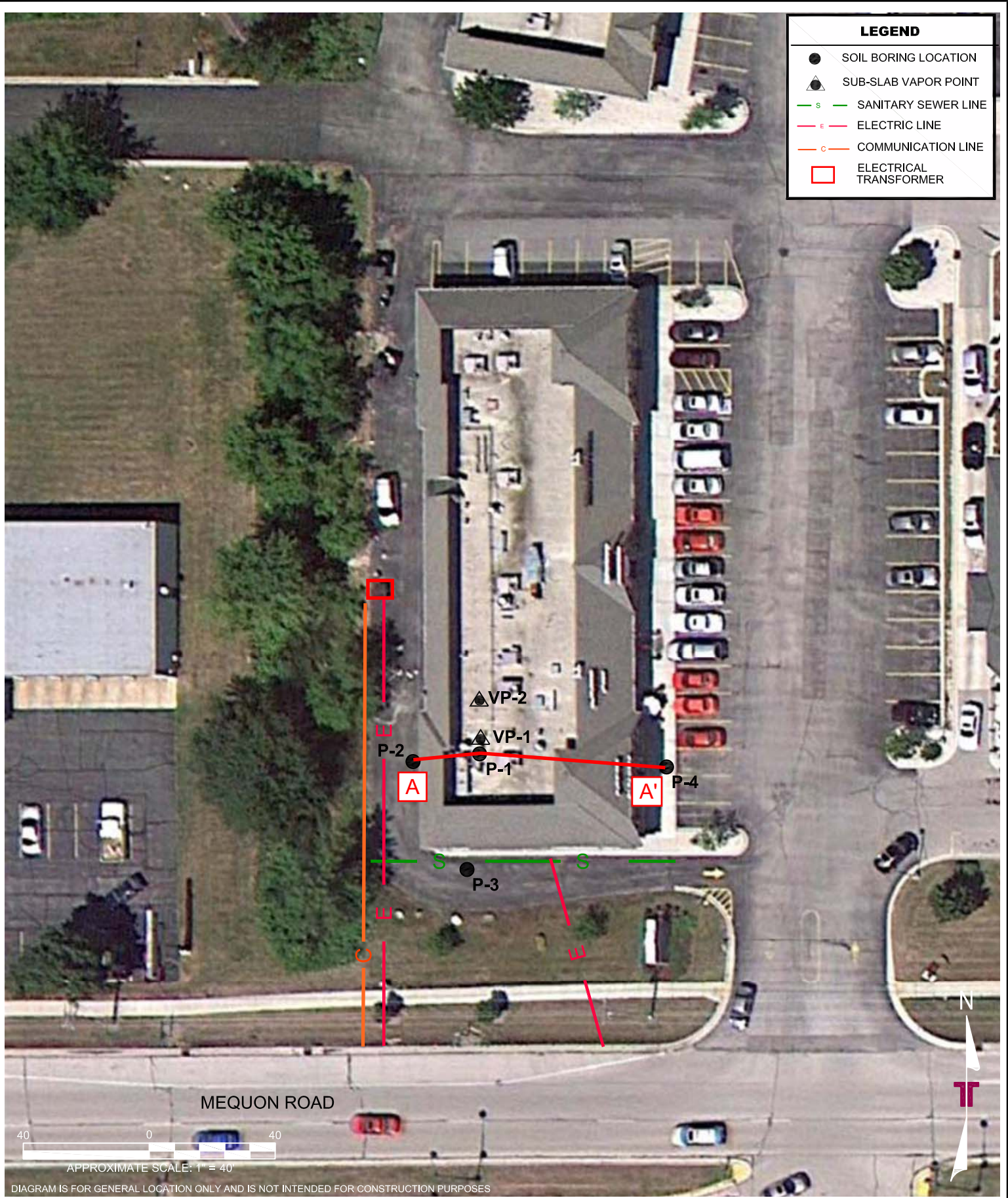


CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

MENOMONEE FALLS QUADRANGLE  
WISCONSIN - WAUKESHA COUNTY  
1958 REVISED 1994  
7.5 MINUTE SERIES (TOPOGRAPHIC)

DIAGRAM IS FOR GENERAL LOCATION ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr: TPW	Project No. 58087015		Location Map	FIGURE
Drawn By: AGC	Scale: AS SHOWN		G-TOWN CLEANERS N122W16560 MEQUON ROAD	B.1.A
Checked By: TPW	File No. 58087015 SL	9856 SOUTH 57th STREET FRANKLIN, WI 53132 PH. (414) 423-0255 FAX. (414) 423-0566	GERMANTOWN	WISCONSIN
Approved By: TPW	Date: 4/23/13			



LEGEND	
●	SOIL BORING LOCATION
▲	SUB-SLAB VAPOR POINT
— S —	SANITARY SEWER LINE
— E —	ELECTRIC LINE
— C —	COMMUNICATION LINE
□	ELECTRICAL TRANSFORMER

40 0 40

APPROXIMATE SCALE: 1" = 40'

DIAGRAM IS FOR GENERAL LOCATION ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MEQUON ROAD

Project Mgr:	TPW	Project No.	58087015
Drawn By:	AGC	Scale:	AS SHOWN
Checked By:	TPW	File No.	58087015 SD
Approved By:	TPW	Date:	4/23/13

**Terracon**  
Consulting Engineers and Scientists

9856 SOUTH 57th STREET FRANKLIN, WI 53132  
PH. (414) 423-0255 FAX. (414) 423-0566

<p>DETAILED SITE MAP</p> <p>G-TOWN CLEANERS N122W16560 MEQUON ROAD</p> <p>GERMANTOWN WISCONSIN</p>
--

<p>FIGURE</p> <p>B.1.b</p>
----------------------------



# B.1.c - RR Sites Map



## Legend

- Open Site (ongoing cleanup)
- Open Site Boundary
- Closed Site (completed cleanup)
- Closed Site Boundary
- Cities
- Villages
- Airport
- 2010 Air Photos (WROC)

## Notes



NAD\_1983\_HARN\_Wisconsin\_TM

© Latitude Geographics Group Ltd.

1: 25,997



DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

Note: Not all sites are mapped.





Project Mgr:	TPW	Project No.	58087015
Drawn By:	AGC	Scale:	AS SHOWN
Checked By:	TPW	File No.	58087015 SD
Approved By:	TPW	Date:	4/23/13

**Terracon**  
Consulting Engineers and Scientists

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PRE-REMEDIAL SOIL CONTAMINATION

G-TOWN CLEANERS  
122W16560 MEQUON ROAD  
GERMANTOWN WISCONSIN

FIGURE  
B.2.a  
(AERIAL)



LEGEND	
●	SOIL BORING LOCATION
▲	SUB-SLAB VAPOR POINT
— s —	SANITARY SEWER LINE
— e —	ELECTRIC LINE
— c —	COMMUNICATION LINE
□	ELECTRICAL TRANSFORMER

MEQUON ROAD



APPROXIMATE SCALE: 1" = 40'

DIAGRAM IS FOR GENERAL LOCATION ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

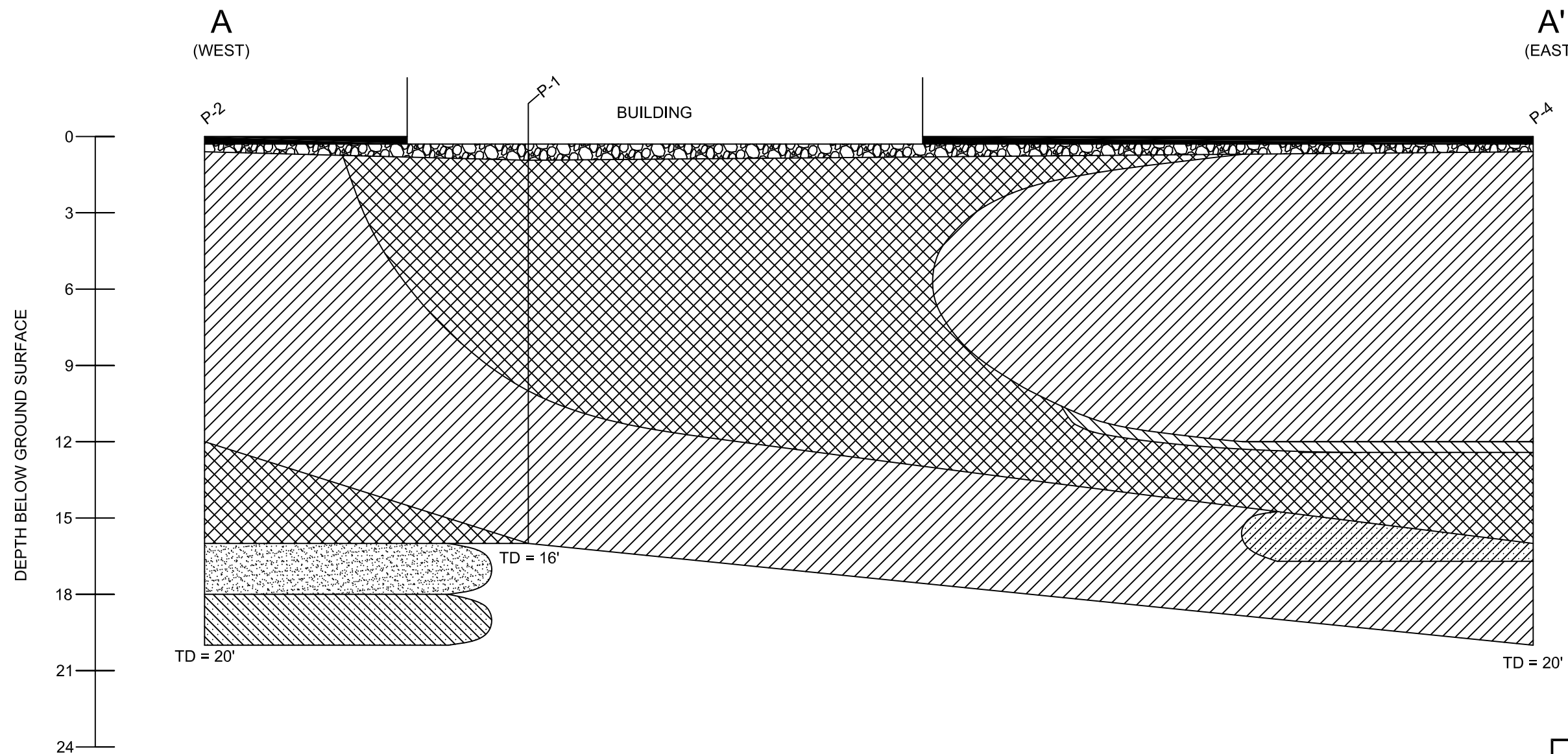
Project Mgr:	TPW	Project No.	58087015
Drawn By:	AGC	Scale:	AS SHOWN
Checked By:	TPW	File No.	58087015 SD
Approved By:	TPW	Date:	4/23/13

**Terracon**  
 Consulting Engineers and Scientists  
 9856 SOUTH 57th STREET FRANKLIN, WI 53132  
 PH. (414) 423-0255 FAX. (414) 423-0566

CROSS-SECTION LOCATION MAP

G-TOWN CLEANERS  
 N122W16560 MEQUON ROAD  
 GERMANTOWN WISCONSIN

FIGURE  
**B.3.a**  
 (AERIAL)



DEPTH BELOW GROUND SURFACE

A  
(WEST)

A'  
(EAST)

BUILDING

P-2

P-1

P-4

0  
3  
6  
9  
12  
15  
18  
21  
24

TD = 20'

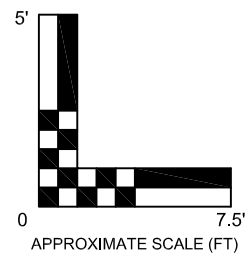
TD = 16'

TD = 20'

SOIL UNITS	
	ASPHALT
	FILL AND GRAVEL
	SILTY CLAY
	SILT
	SILTY SAND
	SANDY SILT
	SAND
	CLAY

LEGEND	
TD	TOTAL DEPTH
	SOIL CONTACT LINE

**NOTES:**  
1) SOIL STRATIGRAPHY CLASSIFICATION IS BASED ON DRILLED LOCATIONS, AND IS INFERRED BETWEEN DRILLING LOCATIONS.



Project Mngr:	TPW	Project No.	58087015
Drawn By:	JMN	Scale:	AS SHOWN
Checked By:	TPW	File No.	58087015 CS
Approved By:	TPW	Date:	1/5/2015

**Terracon**  
Consulting Engineers and Scientists  
9856 SOUTH 57th STREET FRANKLIN, WI 53132  
PH. (414) 423-0255 FAX. (414) 423-0666

GEOLOGIC CROSS-SECTION A-A'  
G-TOWN CLEANERS  
N122 W16560 MEQUON ROAD  
GERMANTOWN WISCONSIN

FIGURE  
B.3.a

**CHEMICAL KEY**

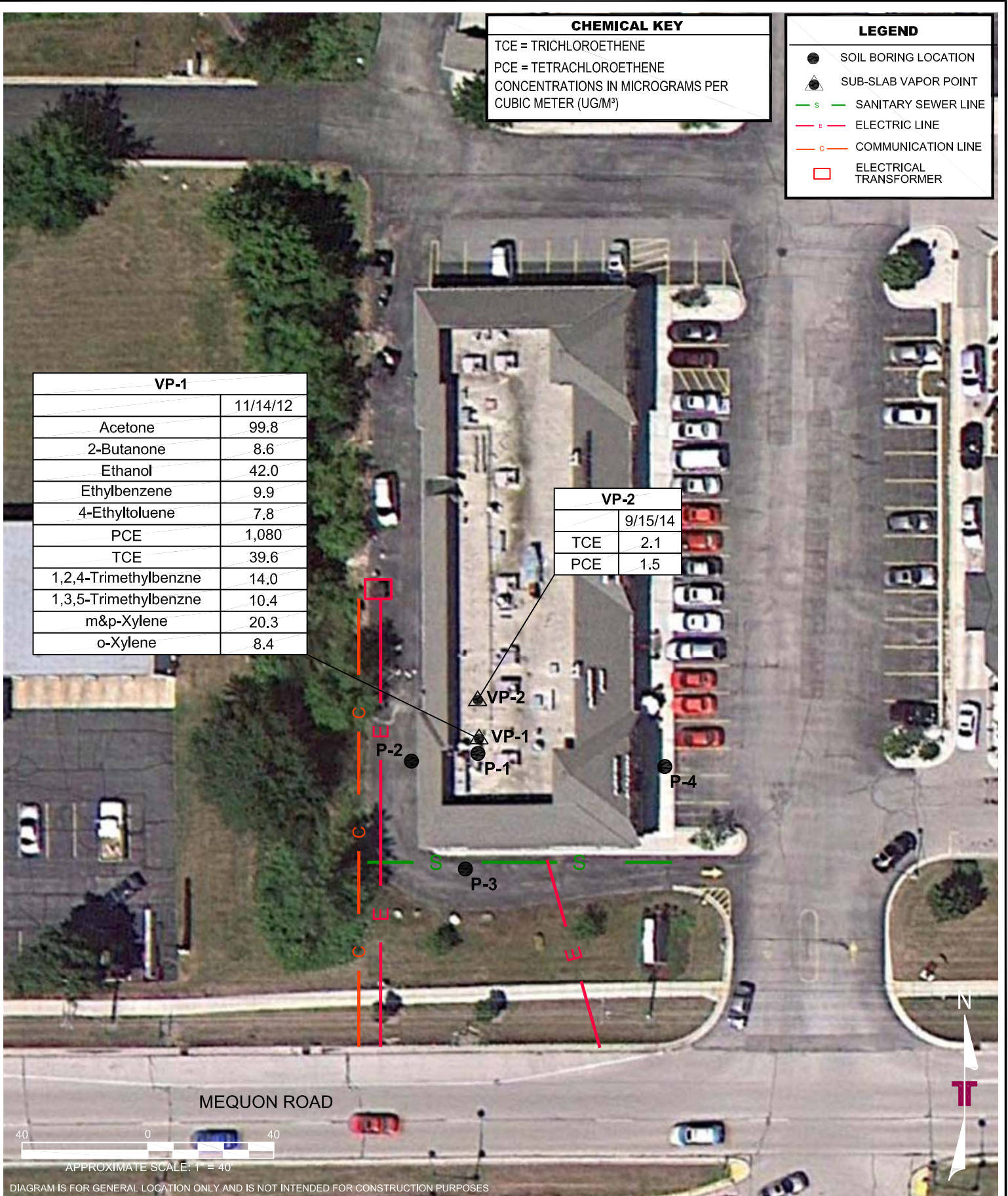
TCE = TRICHLOROETHENE  
 PCE = TETRACHLOROETHENE  
 CONCENTRATIONS IN MICROGRAMS PER CUBIC METER (UG/M<sup>3</sup>)

**LEGEND**

- SOIL BORING LOCATION
- ▲ SUB-SLAB VAPOR POINT
- s — SANITARY SEWER LINE
- e — ELECTRIC LINE
- c — COMMUNICATION LINE
- ELECTRICAL TRANSFORMER

VP-1	
	11/14/12
Acetone	99.8
2-Butanone	8.6
Ethanol	42.0
Ethylbenzene	9.9
4-Ethyltoluene	7.8
PCE	1,080
TCE	39.6
1,2,4-Trimethylbenzne	14.0
1,3,5-Trimethylbenzne	10.4
m&p-Xylene	20.3
o-Xylene	8.4

VP-2	
	9/15/14
TCE	2.1
PCE	1.5



MEQUON ROAD



APPROXIMATE SCALE: 1" = 40'

DIAGRAM IS FOR GENERAL LOCATION ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mng'r:	TPW	Project No.	58087015
Drawn By:	AGC	Scale:	AS SHOWN
Checked By:	TPW	File No.	58087015 SD
Approved By:	TPW	Date:	4/23/13

**Terracon**  
 Consulting Engineers and Scientists  
 9856 SOUTH 57th STREET FRANKLIN, WI 53132  
 PH. (414) 423-0255 FAX. (414) 423-0566

VAPOR INTRUSION MAP (DETECTED COMPOUNDS ONLY)
G-TOWN CLEANERS 1222W16560 MEQUON ROAD WISCONSIN

FIGURE
B.4.a
(AERIAL)

## Documentation of Remedial Action (Attachment C)

# DISCLAIMER

Documents contained in Attachment C of the Case Closure – GIS Registry (Form 4400-202) are not included in the electronic version (GIS Registry Packet) available on RR Sites Map to limit file size.

For information on how to obtain a copy or to review the file, please contact the Remediation & Redevelopment (RR) Environmental Program Associate (EPA) at <http://dnr.wi.gov/topic/Brownfields/Contact.html>



## BUILDING COVER AND MAINTENANCE PLAN

March 27, 2015

Property Located at: G-Town Cleaners  
N112 W16560 Mequon Road  
Germantown, Washington County, Wisconsin  
WDNR BRRTS/Activity # 02-67-552213

Legal Description: Lot 2 CSM 5588 as referenced on the attached property deed

Tax Parcel Number: # 223851

### Introduction

This document is the Maintenance Plan for the cap maintenance extent as presented as the blue rectangular area shown on Figure D.1, for 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 cap overlying impacted soils in the G-Town Cleaners tenant space. Specifically, the G-Town Cleaners leased tenant space is located in the southernmost portion of the strip mall. The leased spaces within the strip mall are single-story with slab on grade construction.

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

- The case file in the DNR Southeastern Region Office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>; and
- The DNR project manager for the property: Mr. John Feeney

### Description of Contamination

Tetrachloroethene (PCE) was detected in soil from boring P-1 at a concentration of 141 micrograms per kilogram (ug/kg), which was above its residual contaminant level (RCL) for the protection of groundwater (January 2015). The PCE-impacted soil appears to be limited in extent to the area immediately adjacent to the dry cleaning machine in the building's interior. The estimated extent and location of the impacted soil is shown on the attached Figure D1.

### Description of the Barrier to be Maintained

The cap consists of a portion of the G-Town Cleaners tenant space building footprint. A location of the cap area to be maintained under this agreement is presented on the attached Figure D1.

### Cover Purpose

The building surface over the soil serves as a partial infiltration barrier. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

### Annual Inspection

The existing building surface overlying the contaminated soil, as depicted on Figure D1, 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 additional infiltration into underlying soils. The inspections will be performed by the property owner or their designated representative. 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 exposed and where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as Form 4400-305, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

### **Maintenance Activities**

If exposed soils 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 is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the building in the area of the barrier (as shown on Figure D1) is 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 building surface, 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 of DNR Prior to Actions Affecting a Cover or Cap**

The following activities are prohibited on any portion of the property where a paved surface or building is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources:

- 1) Removal of the existing barrier
- 2) Replacement with another barrier
- 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 WDNR.

**Contact Information (March 2015)**

Site Owner and Operator: Compass Properties Germantown, LLC  
735 N. Water Street  
Suite M180  
Milwaukee, Wisconsin 53202  
(414) 765-0305  
Contact: Mr. Sheldon Oppermann

Printed Name: SHELDON OPPERMANN, AUTHORIZED AGENT FOR  
EXECUTIVE VICE PRESIDENT COMPASS PROPERTIES GERMANTOWN,  
COMPASS PROPERTIES LLC

Signature: Sheldon Oppermann

Consultant: Terracon Consultants Inc.  
9856 South 57<sup>th</sup> Street  
Franklin, WI 53132  
(414) 423-0255  
Contact: Tim Welch

WDNR: Wisconsin Department of Natural Resources  
Southeast Region-Plymouth Office  
1155 Pilgrim Parkway  
Plymouth, Wisconsin 53073  
(920) 892-8756  
Contact: John Feeney





Project Mgr:	TPW	Project No.	58087015
Drawn By:	AGC	Scale:	AS SHOWN
Checked By:	TPW	File No.	58087015 SD
Approved By:	TPW	Date:	4/23/13

**Terracon**  
Consulting Engineers and Scientists

9856 SOUTH 57th STREET FRANKLIN, WI 53132  
PH. (414) 423-0255 FAX. (414) 423-0566

**CAP MAINTENANCE LOCATION MAP**

G-TOWN CLEANERS  
122W16560 MEQUON ROAD  
GERMANTOWN WISCONSIN

**FIGURE**

**D.1**  
(AERIAL)

**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 <b>G-Town Cleaners</b>	BRRTS No. <b>02-67-552213</b>
--	----------------------------------

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

annually  
 semi-annually  
 other – specify \_\_\_\_\_

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

{Click to Add/Edit Image}

Date added:

Title:

{Click to Add/Edit Image}

Date added:

Title:



**Photo #1** View of building interior and soil boring P-1 location. (Photo taken: 11/6/2008).



**Photo #2** View of building interior looking east. (Photo Taken: 11/6/2008)



**Photo #3** View of west side of strip mall looking north. G-Town Cleaners tenant space on southwest building corner. (Photo Taken: 11/12/2012)



**Photo #4** G-Town tenant space on southwest corner of strip mall, looking east. (Photo Taken: 11/12/2012)

02-67-552213

G-Town Cleaners

BRRTS No.

Activity (Site) Name

## TABLE OF CONTENTS

Case Closure – GIS Registry

### Attachment E: Monitoring Well Information

Not Applicable: Groundwater monitoring wells were not installed during this investigation; therefore, no monitoring well information is presented.





**EXHIBIT A**  
**Legal Description**

**Grantor:** Germantown Market Place, Inc.

**Grantee:** Compass Properties Germantown, LLC

**PARCEL A:**

Parcel 1 of Certified Survey Map No. 3414, recorded July 7, 1989, in Volume 20 of Certified Survey Maps on Pages 253 to 255 as Document No. 545725, being a division of a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Tax Key No. GTNV 224-986

ADDRESS: N112 W16200 Mequon Road

**PARCEL B:**

Lot 1 and 2 of Certified Survey Map No. 5588, recorded February 27, 2003, in Volume 40 of Certified Survey Maps on Pages 149 to 158 as Document No. 976899, being a redivision of Parcel 2 of Certified Survey Map No. 4657, all being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Part of Tax Key No. GTNV 223-980



**EXHIBIT B**  
**Exceptions to Title**  
**Page 1 of 4**

1. General Taxes for the year 2003.
2. Easements, Reservations and Limitations on Access as set forth on the Certified Survey Maps described on Exhibit A.
3. Easement recorded as Document No. 137900.
4. Sanitary Sewer Easement recorded as Document No. 351785.
5. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 448808.
6. Easement recorded as Document No. 466278.
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8. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 560987.
9. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 566242.
10. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 683020.
11. Permanent Limited Easement set forth in Deed recorded as Document No. 706915.
12. Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Germantown Market Place Declaration of Covenants and Restrictions, recorded as Document No. 716129, providing for no forfeiture or revision of title in case of violation.
13. ~~Easement set forth in Warranty Deed recorded as Document No. 716130.~~
14. Permanent Limited Easement recorded as Document No. 718616.

*AL J.*  
*TN*

**EXHIBIT B**  
**Exceptions to Title**  
**Page 2 of 4**

15. Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Germantown Market Place Declaration of Covenants and Restrictions, recorded as Document No. 727465, providing for no forfeiture or revision of title in case of violation.
16. Ingress/Egress Easement Agreement recorded as Document No. 727466.
17. Utility Easement granted to Wisconsin Bell, Inc. d/b/a Ameritech - Wisconsin recorded as Document No. 734268
18. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 736862.
19. Right-of-Way recorded as Document No. 745510.
20. Utility Easement granted to Wisconsin Electric Power Company and Ameritech - Wisconsin recorded as Document No. 791652.
21. Water Main Easement granted to Village of Germantown recorded as Document No. 815048.
22. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 880516.
23. Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Germantown Market Place Declaration of Covenants and Restrictions, recorded as Document No. 884120, providing for no forfeiture or revision of title in case of violation.
24. Mortgage, according to the terms and provisions thereof, from GERMANTOWN MARKET PLACE, INC., a Wisconsin close corporation to St. Francis Bank, F.S.B., to secure the originally stated indebtedness of \$11,300,000.00 and any other amount payable under the terms thereof dated March 5, 1998 and recorded March 6, 1998, Volume 1793, Page 652 as Document No. 772224.

**EXHIBIT B**  
**Exceptions to Title**  
**Page 3 of 4**

25. Assignment of Leases and Rents, given as additional security for the payment of the mortgage described in Paragraph 24 above, executed by GERMANTOWN MARKET PLACE, INC., a Wisconsin close corporation, dated march 5, 1998 and recorded as Document No. 772225.
26. Security interest of St. Francis Bank FSB, 2545 S. Kinnickinnic Avenue, Milwaukee, WI 53234-3700 secured party, as disclosed by Financing Statement filed on March 6, 1998 as No. 329533 executed by GERMANTOWN MARKET PLACE, INC., a Wisconsin close corporation, debtor, in certain chattels on the subject premises.
27. Restrictive Covenant between Germantown Market Place, Inc. and Walgreen Co. dated November 2, 2000, and recorded with the Washington County Register of Deeds on April 30, 2001, as Document No. 884120.
28. Cross Easements and Covenants Agreement dated February 17, 2003, between Germantown Market Place, Inc. and the Howard A. Farrell and Frances C. Farrell Joint living and Devolution Trust U/T/A Dated July 16, 1998, and recorded with the Washington County Register of Deeds on February 27, 2003, as Document No. 976900.
29. Rights of the following tenants under leases of portions of the property:
  - a. Jondex Corp.
  - b. Associated Bank, N.A.
  - c. Tyke, Inc. d/b/a Trysting Place
  - d. Dr. Keith Radermacher d/b/a Radermacher Chiropractic Clinic
  - e. G-Town Cleaners, Ltd.
  - f. Zhong Ren Zheng d/b/a Chinatown Kitchen
  - g. Beihoff Music Corp.
  - h. Wil-Kar, Inc. d/b/a Video Update
  - i. Brian Murphy d/b/a Flying Dog
  - j. Cigarette Outlet, Inc. d/b/a Smokes II
  - k. Lisa Novitski d/b/a Freedom Air
  - l. Lake Country Bagels, LLC d/b/a Big Apple Bagels
  - m. Chicken King Enterprises, LLC
  - n. Christine Bulgrin and Lynn Zehms d/b/a Cake N' Bake
  - o. The Jabez Group II, LLC d/b/a Curves for Women
  - p. Jamie and David Sichler d/b/a Moxie Shoes
  - q. Charles Reuter d/b/a Netcess
  - r. Transcom Resources, Inc.
  - s. Edward D. Jones & Co.
  - t. H & R Block Eastern Tax Services, Inc.

**Page 4 of 4**

- u. The Barbers, Hairstyling for Men and Women, d/b/a Cost Cutters
  - v. Mack's Statewide Cellular, Inc.
  - w. Lori Snow d/b/a Lori Ann's
  - x. Frances and James Paquette d/b/a Allied Digital Photo
  - y. C.S.W. Group, LLC d/b/a Jimmy John's
30. Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services and recorded building and use restrictions.

1:\HW\51\W&K\CASES\Germanow\GMP\Mattew\Closing Documents\EdhibitA1.rpt

2 22

BRRTS No.

Activity (Site) Name

TABLE OF CONTENTS

Case Closure – GIS Registry

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2 22

BRRTS No. Activity (Site) Name

TABLE OF CONTENTS

Case Closure – GIS Registry

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2

2

**Include this completed page as an attachment with all notifications provided under sections A and B.**

### Contact Information

**Responsible Party:** The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name G Town Cleaners

Contact Person Last Name Strauss	First Richard	MI	Phone Number (include area code) (262) 251-5555
Address N122 W 16560 Mequon Road	City Germantown	State WI	ZIP Code 53022
E-mail <u>RichStrauss@att.net</u>			

### Name of Party Receiving Notification:

Title Mr.	Last Name Oppermann	First Sheldon	MI	Phone Number (include area code) (414) 765-0305
Address 735 North Water Street		City Milwaukee	State WI	ZIP Code 53202

### Site Name and Source Property Information:

Site (Activity) Name G Town Cleaners

Address N122 W 16560 Mequon Road	City Germantown	State WI	ZIP Code 53022
DNR ID # (BRRTS#) 02-67-552213	(DATCP) ID #		

### Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

**Environmental Consultant:** Terracon Consultants

Contact Person Last Name Welch	First Timothy	MI P	Phone Number (include area code) (414) 423-0255
Address 9856 S. 57th Street	City Franklin	State WI	ZIP Code 53132
E-mail <u>tpwelch@terracon.com</u>			

### Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

**Department of:** Natural Resources (DNR)

Address 1155 Pilgrim Parkway	City Plymouth	State WI	ZIP Code 53073
Contact Person Last Name Feeney	First John	MI	Phone Number (include area code) (920) 893-8523
E-mail (Firstname.Lastname@wisconsin.gov) <u>John.Feeney@wisconsin.gov</u>			

### The affected property is:

- the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- a deeded property affected by contamination from the source property
- a right-of-way (ROW)
- a Department of Transportation (DOT) ROW

**Section A: Deeded Property Notification: Residual Contamination and/or Continuing Obligations****KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

735 North Water Street  
Milwaukee, WI, 53202

Dear Mr. Oppermann:

I am providing this letter to inform you of the location and extent of contamination remaining on your property, and of certain long-term responsibilities (continuing obligations) for which you may become responsible.

I have investigated a release of  
chlorinated solvents

on N122 W 16560 Mequon Road, Germantown, WI, 53022

that has shown that contamination remains on this source property. I have conducted a cleanup, and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

**You have 30 days to comment on the attached legal description of your property and on the proposed closure request:**

Please review the enclosed legal description of your property, and notify Timothy Welch at 9856 S. 57th Street, Franklin, WI, 53132 within the next 30 days if the legal description is incorrect.

The DNR will not review my closure request for at least 30 days after the date of receipt of this letter. As an affected property owner, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information that is relevant to this closure request, you should mail that information to the DNR contact: John Feeney at 1155 Pilgrim Parkway, Plymouth, WI, 53073.

**Your Long-Term Responsibilities as a Property Owner and Occupant:**

The cleanup included

a subsurface investigation including the installation/sampling of sub-slab vapor monitoring points

The continuing obligations I am proposing that affect your property are listed below, under the heading **Continuing Obligations**. Under s. 292.12 (5), Wis. Stats., current and future owners and occupants of this property are responsible for complying with continuing obligations imposed as part of an approved closure.

The fact sheet "Continuing Obligations for Environmental Protection" (DNR publication RR 819) has been included with this letter, to help explain the responsibilities you may have for maintenance of a certain continuing obligation, the limits of any liability for investigation and cleanup of contamination, and how these differ. If the fact sheet is lost, you may obtain copies at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

**Contract for responsibility for continuing obligations:**

Before I request closure, I will need to inform the DNR as to whom will be responsible for the continuing obligation on your property.

[Indicate if any agreement or contract has been worked out between the RP and affected party.]

Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on you or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. If you need more time to finalize an agreement on the responsibility for residual soil exceeds standards.

, you may request additional time from the DNR contact identified in **Contact Information**.

(Note: Future property owners would need to negotiate a new agreement.)

**Remaining Contamination:**



**Soil Contamination:**

Soil contamination remains at

Residual soil contamination exists below a portion of the G-Town Cleaners building.

The remaining contaminants include  
tetrachloroethene

at levels which exceed the soil standards found in ch. NR 720, Wis. Adm. Code. The following steps have been taken to address any exposure to the remaining soil contamination.

Sub-slab vapor sampling has been performed.

**Continuing Obligations on Your Property:** As part of the cleanup, I am proposing that the following continuing obligations be used at your property, to address future exposure to residual contamination. If my closure request is approved, you will be responsible for the following continuing obligations.

To construct a new well or to reconstruct an existing well, the property owner at the time of construction or reconstruction will need to obtain prior approval from the DNR. See the paragraph **GIS Registry and Well Construction Requirements**. Typically, this results in casing off a portion of the aquifer during drilling, when needed, to protect the water supply.

**Residual Soil Contamination:**

If soil is excavated from the areas with residual contamination, the property owner at the time of excavation will be responsible for the following:

- determine if contamination is present
- determine whether the material would be considered solid or hazardous waste
- ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

Contaminated soil may be managed in-place, in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval. In addition, all current and future property owners and occupants of the property and right-of-way holders 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 during excavation activities to prevent a health threat to humans.

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

**Maintenance and Audits of Continuing Obligations:**

If compliance with a maintenance plan is required as part of a continuing obligation, an inspection log will need to be filled out periodically, and kept available for inspection by the DNR.

Submittal of the inspection log may also be required. You will also need to notify any future owners or occupants of this property of the need to maintain the continuing obligation and to document that maintenance in the inspection log.

Periodic audits of these continuing obligations may be conducted by the DNR, to ensure that potential exposure to residual contamination is being addressed. The DNR provides notification before conducting site visits as part of the audit.

**GIS Registry and Well Construction Requirements:**

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at <http://dnr.wi.gov/topic/Brownfields/clean.html>. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in 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. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

SOURCE  
PROPERTY

**Notification of Continuing Obligations  
and Residual Contamination**


Form 4400-286 (10/13)

Page 7 of 10

**Site Closure:**

If the DNR grants closure, you will receive a letter which defines the specific continuing obligations on your property. The status of the site (open or closed) may also be checked by searching BRRTS on the Web. You may view or download a copy of the closure letter (sent to the responsible party) from BRRTS on the Web. You may also request a copy of the closure letter from the **responsible party** or by writing to the DNR contact, at John Feeney, John.Feeney@wisconsin.gov, (920) 893-8523 . The final closure letter will contain a description of the continuing obligation, any prohibitions on activities and will include any applicable maintenance plan.

If you have any questions regarding this notification, I can be reached at (262) 251-5555, RichStrauss@att.net.

<i>Signature of responsible party/environmental consultant for the responsible party</i> 	<i>Date Signed</i> 11/14/2014
---	----------------------------------

Attachment: Contact Information

**Legal Description for each Parcel:**

**Checklist of Documents to Submit**

**Factsheets:**

- RR 819, Continuing Obligations for Environmental Protection

Welch, Tim

From: Escobar, Annetta  
Sent: Tuesday, November 18, 2014 12:10 PM  
To: Welch, Tim  
Subject: FW: FedEx Shipment 771866542534 Delivered

**From:** [trackingupdates@fedex.com](mailto:trackingupdates@fedex.com) [<mailto:trackingupdates@fedex.com>]  
**Sent:** Tuesday, November 18, 2014 11:32 AM  
**To:** Escobar, Annetta  
**Subject:** FedEx Shipment 771866542534 Delivered

fedex.com | Ship | Track | Manage | Learn | Office/Print Services

## Your package has been delivered

Tracking # 771866542534

Ship (P/U) date:  
**Friday, 11/14/14**

**Anne Escobar**  
Terracon Consultants Inc  
Franklin, WI 53132  
US

Delivery date:  
**Tuesday, 11/18/14  
11:28 AM**

**Sheldon Oppermann**  
Compass Properties  
Germantown LLC  
735 North Water Street  
MILWAUKEE, WI 53202  
US



**Delivered**

### Shipment Facts

Our records indicate that the following package has been delivered.

<b>Tracking number:</b>	<a href="#">771866542534</a>
<b>Status:</b>	Delivered: 11/18/2014 11:28 AM Signed for By: C.TAYLOR
<b>Reference:</b>	58087015
<b>Signed for by:</b>	C.TAYLOR
<b>Delivery location:</b>	MILWAUKEE, WI
<b>Delivered to:</b>	Receptionist/Front Desk
<b>Service type:</b>	FedEx 2Day
<b>Packaging type:</b>	FedEx Envelope

2 22

BRRTS No. Activity (Site) Name

TABLE OF CONTENTS

Case Closure – GIS Registry

Attachment G Source Legal Documents

2

2

WARRANTY DEED

Document Number

DOC#: 984405



This Deed, made between Germantown Market Place, Inc., a Wisconsin corporation

Grantor, and Compass Properties Germantown, LLC, a Wisconsin limited liability company

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Washington County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum): **See Exhibit A attached.**

Recorded  
APR. 08, 2003 AT 11:10AM  
SHARON A. MARTIN  
REGISTER OF DEEDS  
WASHINGTON COUNTY, WI  
Fee Amount: \$21.00  
Transfer fee: \$35700.00

Recording Area

Name and Return Address

Kevin A. Delorey, Esq.  
Quarles & Brady LLP  
P.O. Box 2113  
Madison, WI 53701-2113

21-6

TRANSFER  
\$ 35,700.00  
FEE

GTNV 224-986, Part of  
GTNV 223-980

Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except those set out on Exhibit B attached and Grantor will defend title against lawful claims of all persons claiming by, through or under Grantor, but none other.

Dated this 31st day of March, 2003.

GERMANTOWN MARKET PLACE, INC.

*Howard A. Farrell*  
\* Howard A. Farrell, President

AUTHENTICATION

Signature(s) of Howard A. Farrell

authenticated this 31st day of March, 2003

\* David C. Keating

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

David C. Keating

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

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 ) ss.  
\_\_\_\_\_ County. )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_ the above named

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

\*  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_.)

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

WARRANTY DEED

STATE BAR OF WISCONSIN

FORM No. 1-2000

Walsh and Keating 1505 Wauwatosa Ave., Wauwatosa WI 53213

Phone: (414) 257-9929

Fax: (414) 257-9959

Walsh & Keating, S.C.

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035, (800) 383-9805

T4638943.ZFX

**EXHIBIT A**  
**Legal Description**

**Grantor:** Germantown Market Place, Inc.

**Grantee:** Compass Properties Germantown, LLC

**PARCEL A:**

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Tax Key No. GTNV 224-986

ADDRESS: N112 W16200 Mequon Road

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Part of Tax Key No. GTNV 223-980

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*AL. J.*  
*TN*

**EXHIBIT B**  
**Exceptions to Title**  
**Page 2 of 4**

15. Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Germantown Market Place Declaration of Covenants and Restrictions, recorded as Document No. 727465, providing for no forfeiture or revision of title in case of violation.
16. Ingress/Egress Easement Agreement recorded as Document No. 727466.
17. Utility Easement granted to Wisconsin Bell, Inc. d/b/a Ameritech - Wisconsin recorded as Document No. 734268
18. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 736862.
19. Right-of-Way recorded as Document No. 745510.
20. Utility Easement granted to Wisconsin Electric Power Company and Ameritech - Wisconsin recorded as Document No. 791652.
21. Water Main Easement granted to Village of Germantown recorded as Document No. 815048.
22. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 880516.
23. Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Germantown Market Place Declaration of Covenants and Restrictions, recorded as Document No. 884120, providing for no forfeiture or revision of title in case of violation.
24. Mortgage, according to the terms and provisions thereof, from GERMANTOWN MARKET PLACE, INC., a Wisconsin close corporation to St. Francis Bank, F.S.B., to secure the originally stated indebtedness of \$11,300,000.00 and any other amount payable under the terms thereof dated March 5, 1998 and recorded March 6, 1998, Volume 1793, Page 652 as Document No. 772224.



**EXHIBIT B**  
**Exceptions to Title**  
**Page 3 of 4**

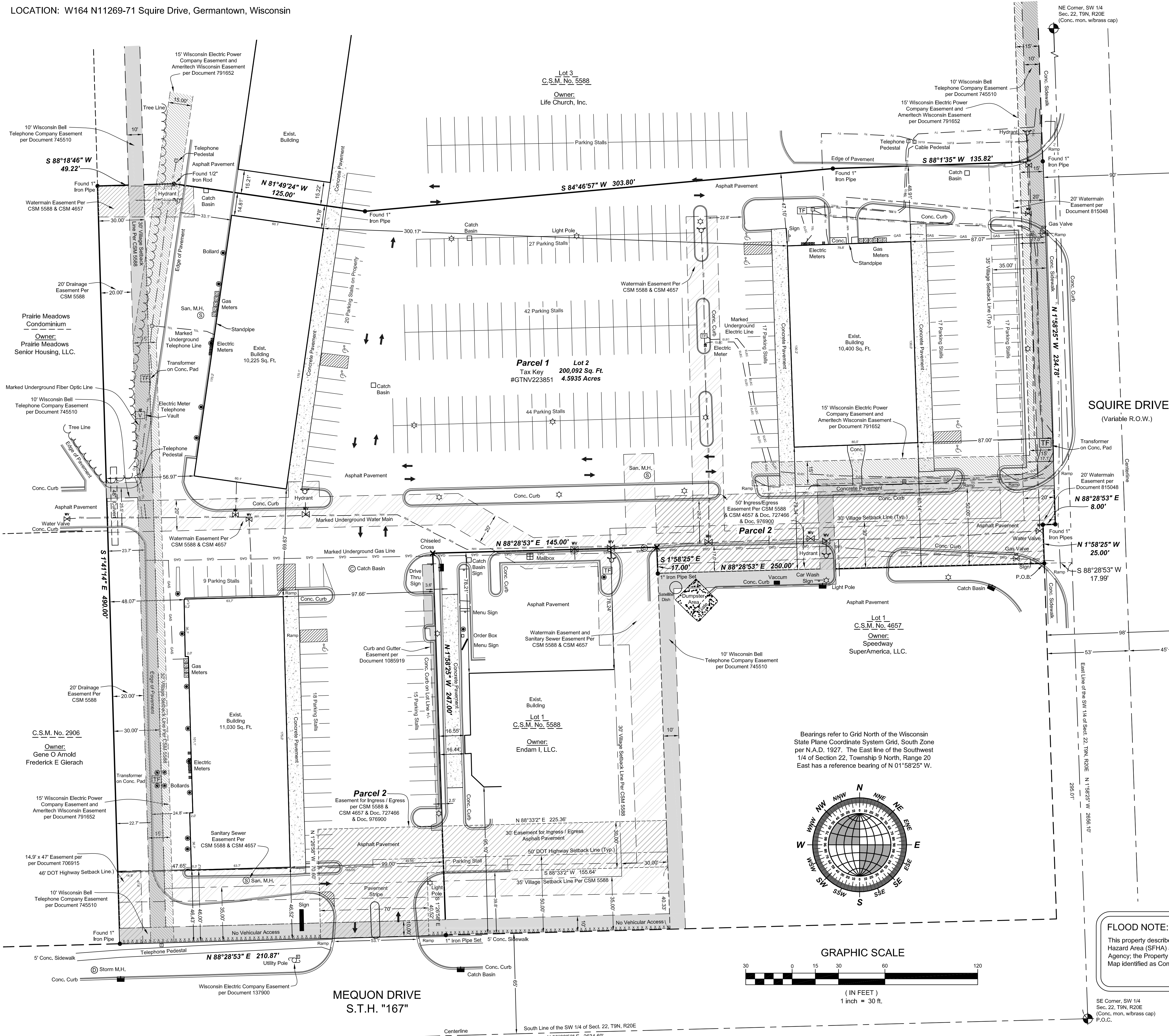
25. Assignment of Leases and Rents, given as additional security for the payment of the mortgage described in Paragraph 24 above, executed by GERMANTOWN MARKET PLACE, INC., a Wisconsin close corporation, dated march 5, 1998 and recorded as Document No. 772225.
26. Security interest of St. Francis Bank FSB, 2545 S. Kinnickinnic Avenue, Milwaukee, WI 53234-3700 secured party, as disclosed by Financing Statement filed on March 6, 1998 as No. 329533 executed by GERMANTOWN MARKET PLACE, INC., a Wisconsin close corporation, debtor, in certain chattels on the subject premises.
27. Restrictive Covenant between Germantown Market Place, Inc. and Walgreen Co. dated November 2, 2000, and recorded with the Washington County Register of Deeds on April 30, 2001, as Document No. 884120.
28. Cross Easements and Covenants Agreement dated February 17, 2003, between Germantown Market Place, Inc. and the Howard A. Farrell and Frances C. Farrell Joint living and Devolution Trust U/T/A Dated July 16, 1998, and recorded with the Washington County Register of Deeds on February 27, 2003, as Document No. 976900.
29. Rights of the following tenants under leases of portions of the property:
  - a. Jondex Corp.
  - b. Associated Bank, N.A.
  - c. Tyke, Inc. d/b/a Trysting Place
  - d. Dr. Keith Radermacher d/b/a Radermacher Chiropractic Clinic
  - e. G-Town Cleaners, Ltd.
  - f. Zhong Ren Zheng d/b/a Chinatown Kitchen
  - g. Beihoff Music Corp.
  - h. Wil-Kar, Inc. d/b/a Video Update
  - i. Brian Murphy d/b/a Flying Dog
  - j. Cigarette Outlet, Inc. d/b/a Smokes II
  - k. Lisa Novitski d/b/a Freedom Air
  - l. Lake Country Bagels, LLC d/b/a Big Apple Bagels
  - m. Chicken King Enterprises, LLC
  - n. Christine Bulgrin and Lynn Zehms d/b/a Cake N' Bake
  - o. The Jabez Group II, LLC d/b/a Curves for Women
  - p. Jamie and David Sichler d/b/a Moxie Shoes
  - q. Charles Reuter d/b/a Netcess
  - r. Transcom Resources, Inc.
  - s. Edward D. Jones & Co.
  - t. H & R Block Eastern Tax Services, Inc.

**Page 4 of 4**

- u. The Barbers, Hairstyling for Men and Women, d/b/a Cost Cutters
  - v. Mack's Statewide Cellular, Inc.
  - w. Lori Snow d/b/a Lori Ann's
  - x. Frances and James Paquette d/b/a Allied Digital Photo
  - y. C.S.W. Group, LLC d/b/a Jimmy John's
30. Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services and recorded building and use restrictions.

1:\HWPS\1\W&K\CASES\Germanow\GMP\Mattew\Closing Documents\Edhibit(A).wpd

PLAT OF SURVEY

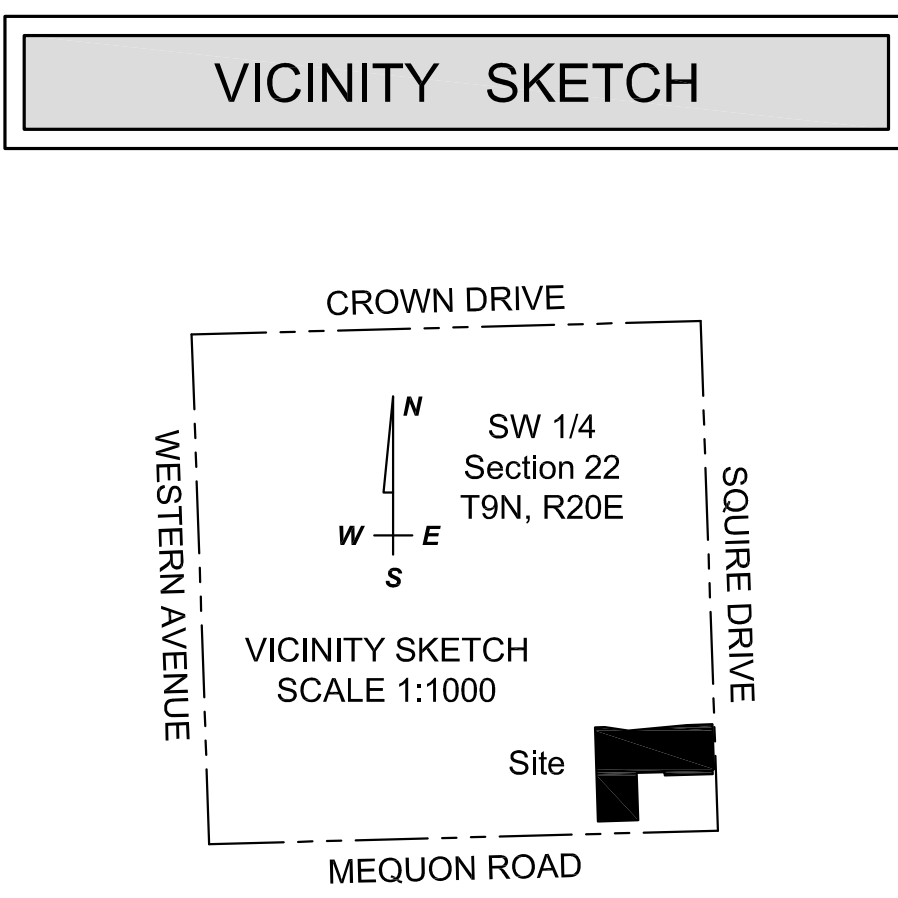


**LEGAL DESCRIPTION:**

**PARCEL 1:**  
 Lot 2, CERTIFIED SURVEY MAP NO. 5588, recorded February 27, 2003, in Volume 40 of Certified Survey Maps on Page 149 to 158 as Document No. 976899, being a revision of Parcel 2 of Certified Survey Map No. 4657, all being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

**PARCEL 2:**  
 A non-exclusive easement for ingress and egress as set forth in Easement and Covenants Agreement recorded February 23, 2003, as Document No. 976900.

The above described parcel is the same land as described in CHICAGO TITLE INSURANCE COMPANY Letter Report 245360.

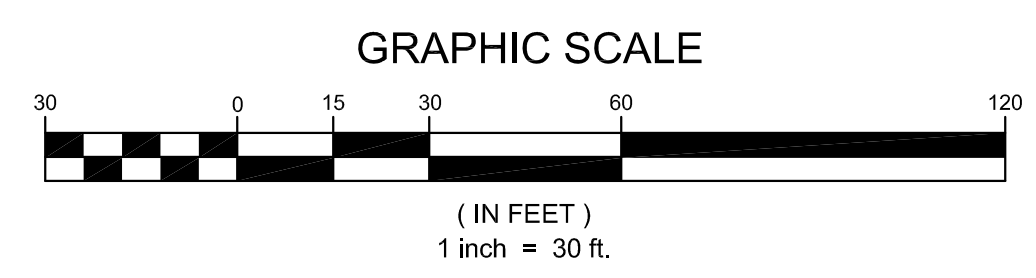


- Notes:**
- The location and size of underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but DAAR Engineering, Inc. does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline.
  - Underground gas, electric, telephone, water main and cable utilities were marked in the field as of June 15, 2012 by Diggers Hotline Ticket #20122317917.
  - There exists 219 regular parking spaces and 7 handicap parking spaces on the subject property. Parking Stalls = 226 Total.
  - Subject property serviced by public sewer and water.
  - The total of all Building Areas (based upon exterior footprint of building on ground surface, not interior useable floor space) is 31,655 Sq. Ft.
  - The Land Area of the subject property is 200,092 Square Feet or 4.5935 Acres as described in the legal description.
  - At the time of Survey there was no evidence of earth moving or construction.
  - At the time of Survey there was no evidence that the property is used as a solid waste dump, sump or sanitary landfill.
  - No Wetlands located on any part of the Surveyed property.
  - No evidence was found for Cemetery or burial grounds on or adjacent to the site.

LEGEND OF SYMBOLS & ABBREVIATIONS

	Water Valve	Conc.	= Concrete		Underground Cable TV Line
	Hydrant	Exist.	= Existing		Underground Watermain
	Square Catch Basin	M.H.	= Manhole		Underground Telephone
	Sanitary Sewer Manhole	San.	= Sanitary		Underground Gas Line
	Curb Inlet Catch Basin	EL.	= Elevation		Underground Electric
	Electric Meters	Rec.	= Record		Overhead Wires
	Chiseled Cross	Typ.	= Typical		Underground Sanitary Sewer
	Gas Valve	A/C	= Air Conditioners		Water Shut Off
	Sign	T.O.C.	= Top of Curb		Bollard
	Light Pole	USGS	=United States Geological Survey		Catch Basin Round
	Utility Pole	Sec.	= Section		Electric Manhole
	Telephone Manhole	Mon.	= Monument		Traffic Direction Arrow
	Transformer	P.O.B.	=Point of Beginning		Handicap
	Cable Pedestal	P.O.C.	=Point of Commencement		
	Telephone Pedestal	NWFB	=Northwest Flange Bolt		
	Lot Corner				
	Guy Wire				
	Flag Pole				
	Storm Sewer Manhole				
	Mailbox				
	Ground Light				
	Gas Meter				
	Telephone Vault				

**FLOOD NOTE:**  
 This property described on this Survey does not lie within a Special Flood Hazard Area (SFHA) as defined by the Federal Emergency Management Agency; the Property lies within in Zone "X" of the Flood Insurance Rate Map identified as Community Panel No. 5504720008 dated May 3, 1982.



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

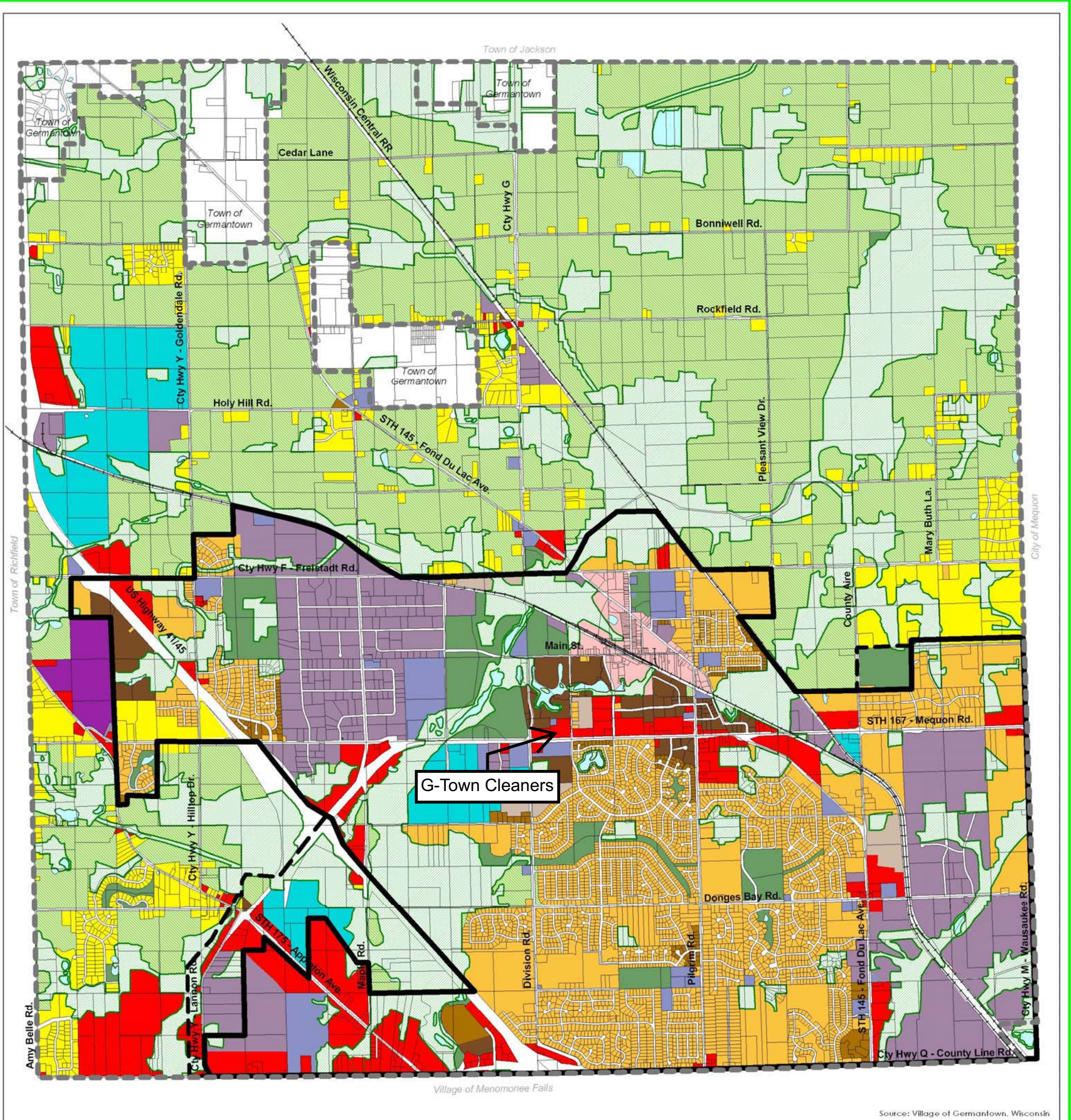
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED: *William R. Henrichs*  
 William R. Henrichs, Registered Land Surveyor S-2419



**DAAR ENGINEERING, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 518 West Cherry Street, Milwaukee, WI 53212  
 PHONE (414) 604-0674 FAX (414) 604-0677  
 www.daarcorp.com

DRAWING BY: ST  
 FIELD WORK BY: JZ



Source: Village of Germantown, Wisconsin

### Future Land Use Categories

- |  |  |   |
|--|--|---|
|  Agricultural/Conservation Residential (5 Acre lots) |  Commercial                 |  Environmental Corridors/ Isolated Natural Areas |
|  Rural Residential (1 Ac. Min. Lot Size)             |  Village Mixed Use          |  2010 Sanitary Sewer Service Area                |
|  Low Density Residential (2 d.u./Acre)               |  Mixed Use                  |  2020 Sanitary Sewer Service Area Extension      |
|  Medium Density Residential (4 d.u./Acre)            |  Industrial/Office          |  Municipal Boundary                              |
|  High Density Residential (8 d.u./Acre)              |  Mineral Extraction         |   |
|  Elderly Residential                                 |  Institutional/Governmental |   |
|  |  Park/Recreation Area       |   |
|  |  Rivers, Lakes and Streams  |   |

### Map 8 - 3 : 2010-2020 Future Land Use

Comprehensive Plan  
Village of Germantown, Wisconsin

JJR

September, 2004



**Statement of Accurate Legal Description**

To the best of my knowledge, the attached property legal description depicted on the current deed (Document #984405) is complete, accurate, and identifies the site located at N112 W16560 Mequon Road in the Village of Germantown, Wisconsin, parcel tax key number GTNV 224-986, Part of GTNV 223-980.

Sheldon Oppermann  
Printed Name

11/14/14  
Date

  
Signature