State of Wisconsin Department of Natural Resources PO Box 7921, Madison WI 53707-7921

Remediation & Redevelopment Continuing Obligation Review

Form 4400-232 (R 5/15)

Page 1 of 7

BRRTS II	No. <u>02-</u>	52-5522	.5					
Reviewer	Reviewer: Paul Grittner & Riley Neumann				on: Southeast	Review Date:	07/06/2016	
Site Name	Site Name: Perfect Touch Cleaners							
follow up number.	; ** denot Use the N	e RP/pro	s <u>http://intranet.dnr.stat</u> perty owner follow up. I ea in each section to ad	f auditing a V	PLE site, use the ap	plicable LUST or E	an * denote DNR ERP BRRTS	
File Review		and the	file if needed, to identify	the File Revie	w information:			
Site Addre		and the	The fi fleeded, to identify	the rile itevit	City		ZIP Code	
					Racine		53402	
1216 Douglas Avenue County Parcel Identification Number (PIN)				·	FID Number			
01950000		moduom	turnoor (1 111)		252129680			
	esponsible	e Person			232129000			
Richard (0,000						
		en transf	erred since the continuing	obligation was	recorded/applied?	No Yes		
	urrent Pro			- Joshigadon Wat	- Toodiada, applica.	<u> </u>		
11 100.	anont re	perty Ov						
F	hone Num	ber	Ema	ail				
Select all	continuing	obligation	ns applied (at case closur	re or RAP appr	oval or letter to LGU)):		
Add to	AC in							
BRRTS	BRRTS	AC		Actio	on Code (AC) Meani	ng		
		51	Deed notice			ē)		
		52	Deed restriction for soil					
		730	Groundwater use restricti					
	18	95	Deed instrument condition notice)	ns met <i>(for auc</i>	its, use if deed restri	ction was updated b	y filing a deed	
		101	GIS Registry PDF modifie	ed - date DNR	etter sent			
	X	104	Site removed from GIS R	egistry - date D	NR letter sent			
	3,	696	Continuing obligation requ	uired of LGU to	maintain liability exe	emption		
		605	Green Space Grant award	ded (deed rest	iction)	in the state of th		
	X	56	Continuing Obligation app		codes 220-238)			
		220	Soil at industrial use level					
	X	222	Cover/engineered contain			; etc.)	ři .	
	X	224	Structural impediment (bu		r structures)			
	×	226	Vapor mitigation/response					
		228	Site-specific (identify in co					
	X	230 232	LGU was directed to take Residual soil contamination			20 222 2241		
			Monitoring well needs to be		NOLS (USE WILLI AC Z	20, 222, 224)		
	X	236	Site closed with groundwa		ion > ES			
	/\	238	Maintenance and inspecti			ıbmitted		
	X	185	Closure Compliance Revi					
	/ \	186	Closure Compliance Revi		up needed			
	£.	187	Closure Compliance Revi					
		99	Use this code with comme			186 (i.e. submittal	of inspection	
			reports)					

Remediation & Redevelopment Continuing Obligation Review Form 4400-232 (R 5/15) Page 2 of

Page 2 of 7

How was site selected for	audit? (AC = BRRTS Action Code)					
	226 Green Space Grant AC 605 Age of Remedy					
	56 AC 220, 222, 224, 228, or 230 Complaint Received					
☐ Enforcement Follow	Enforcement Follow-up Deed Restriction AC 52 or 696 (LGU) Regional Priority					
Other:						
Date of:						
Final Closure	12/18/2012 Remedial Action Plan Approval					
Certificate of Compl	etion General Liability Clarification Letter					
Green Space Grant	Local Gov't Unit (LGU) Letter					
Describe any site-specific	requirements (AC 228) that the site owner and/or responsible party needed to address:					
Is the site on the GIS Regi	stry? No – Add it to the GIS Registry*					
Were neighboring propertion	es affected? O Yes No					
If yes, are these prope	rties listed on the GIS Registry and in BRRTS? Yes No – Update the GIS Registry/BRRTS, use form 4400-246*					
Was a maintenance plan r	equired at closure? ONA ONO Yes – It is: O in the file PDF omissing					
	n was required, offer the property owner the template model with inspection log, and note in the follow that one was provided on the audit date					
Was/were the appropriate	restriction(s) recorded with the Register of Deeds? Yes No NA					
Has a restriction been	amended, or been nullified by DNR? O No					
	Was the GIS Registry PDF updated? ○ Yes ○ No*					
Notes:						
Site is still owned by	the Caradines & still zoned commercial.					
Site Visit:						
2. Contact the site own conducted for a CO v	er for access. Provide a copy of the maintenance plan, if applicable. If the audit is being which would now require a maintenance plan, provide a template version if no maintenance closure, for the property owner's use (voluntary).					
Walk the site (ideally documented at closu or template.	with the owner or responsible party) to review the site conditions against the conditions re/other to verify or change answers to questions in #1. Discuss use of the maintenance plan					
4. With the site owner/F	RP (if possible), answer the following for DNR RR records:					
Did the site owner know ab	out the continuing obligation(s)? Yes No					
Have site conditions chang associated with the site?	ed since closure that would affect either a deed restriction or other restrictions or requirements					
No						
○ Yes - Explain:						
Examples:	1) a building has been razed and investigation and remediation occurred. 2) excavation or residential development has occurred in a restricted area.					

Remediation & Redevelopment Continuing Obligation Review

Form 4400-232 (R 5/15)

Page 3 of 7

Has a pavement (asphalt or concrete) cover, soil cover or other sort of cover, such as a building, been removed or is it in disrepair? No/NA
Yes – Should it be replaced or repaired? Yes** No
If a performance standard was the final remedy, has it been altered? No
○ Yes - Explain:
Was the DNR notified? Yes No
Have local zoning changes occurred since closure? No/NA
 Yes – Does it appear to impact the effectiveness of the restriction? No Yes – Describe:
Is soil sampling needed to determine if the final remedy has been modified such that a direct contact threat exists? No
○ Yes - Describe:
For example, an asphalt cover has been removed or is in disrepair, or a new contaminated site is present upgradient, etc.
Has additional monitoring or remediation been done since the site was closed? No
○ Yes - Describe:
Does a new threat to public health or the environment exist (e.g. new sources or exposure routes)?
No Yes – Does sampling need to be performed?
 ○ No ○ Yes** – Describe what should be done to address the problem, and by whom:
Is the vapor mitigation system or sub-slab depressurization system (SSDS) operating as designed? (pressure gradient being maintained)
 Yes No** − Describe any follow up needed: NA
Have any of the exposure assumptions used for closure changed at this site? NA
NoYes – Describe any follow up needed:
Has the land use at this site changed such that a vapor intrusion pathway may now exist?
No
○ Yes − Describe any follow up needed:

Remediation & Redevelopment Continuing Obligation Review Form 4400-232 (R 5/15) Page 4 of

Page 4 of 7

Has the land use changed such that there are either health or safety issues?
No
Madaga
Notes:
COMPLIANCE AND FOLLOW-UP SUMMARY:
5. Identify compliance and any follow up needed.
Is the site in compliance with the continuing obligations/closure approval document?
Yes
○ No – Describe what's not in compliance and the reasons for noncompliance:
(May depend on extent of non-compliance, non-maintenance of remedy or changed ownership or conditions. If case is out of compliance, it should be prioritized by the region, for new casework or enforcement, as needed.)
Has the maintenance agreement required at closure been followed?
Yes
○ No - Describe:
○ NA
Was the property owner reminded to complete and document the (yearly) inspections?
(Yes
○ No – Why not?
○ NA
Was a maintenance plan or template provided to the property owner at the site visit?
○ Yes
No − If no, why not? Mr. Caradine already had the maintenance plan.
O NA
6.** Are additional actions by the RP property owner warranted at the site? The intent is to return the site to compliance with continuing obligation. If a significant land use change has occurred, and/or further remedial action is needed, determine if the site meets the NR 726 reopening criteria.)
No
○ Yes - Summarize the actions needed to return the site to compliance and identify who is responsible:
Notes:

Add AC 186 for RP/property owner follow-up required. Use AC 99 if a reminder was provided to the property owner to complete and document inspections.

Remediation & Redevelopment Continuing Obligation Review

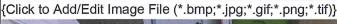
Form 4400-232 (R 5/15)

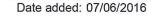
Page 5 of 7

7. '	' Does	the	site	require	follow	up	bv	DNR?
------	--------	-----	------	---------	--------	----	----	------

• I	10	
() Y	'es: [contact or enforcement to return site to compliance with continuing obligation
	[updating the GIS Registry (adding or modifying a packet)
	[reopen site (add ACs 186, 12 and 13)
	Г	othor

- 8. * Attach photographs of the site, documenting site conditions. Label the photos with the site name/BRRTS Activity number/date/view. If a follow-up letter is sent, include a copy with the audit. (audit/photos/follow-up letter)
- 9. * Save a copy of the audit using the following naming convention: BRRTS#_COAUDIT_Year.pdf (example: 0365001149_COAUDIT_2008.pdf).
- 10. Update applicable BRRTS action codes on the Table on page 1. Send a copy of the audit to your Regional EPA for updating ACs and uploading the PDF into BRRTS.
- 11. Notify Central Office when the audit has been completed and loaded into BRRTS.







Title: Area of Former Drycleaner, Facing NW (7/6/2016) - Perfect Touch Cleaners: BRRTS # 02-52-552215

Remediation & Redevelopment Continuing Obligation Review

Form 4400-232 (R 5/15)

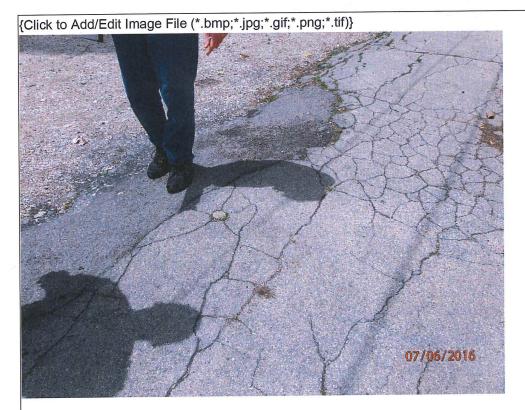
Page 6 of 7

{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}



Date added: 07/06/2016

Title: Area of Former Drycleaner, Facing SW (7/6/2016) - Perfect Touch Cleaners: BRRTS # 02-52-552215



Date added: 07/06/2016

Title: Outdoors Portion of Cap, Facing SW (7/6/2016) - Perfect Touch Cleaners: BRRTS # 02-52-552215

Remediation & Redevelopment Continuing Obligation Review

Form 4400-232 (R 5/15)

Page 7 of 7

{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}



Date added: 07/06/2016

Title: Outdoors Portion of Cap, Facing E (7/6/2016) - Perfect Touch Cleaners: BRRTS # 02-52-552215