

## 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:

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

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*



April 18, 2016

William Reilly and Leon Joseph  
Reilly Joseph Company  
117 North Jefferson Street #202  
Milwaukee, WI 53202

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Final Case Closure with Continuing Obligations  
Rainbow Cleaners, 2243 South 108<sup>th</sup> Street, West Allis, WI 53227  
DNR BRRTS Activity #: 02-41-560615  
FID #: 241597290

Dear Mr. Reilly and Mr. Joseph:

The Department of Natural Resources (DNR) considers Rainbow 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 chs. NR 726 and 727, Wis. Adm. Code. The Southeast Region (SER) Closure Committee received the revised request for closure on November 16, 2015. A request for revisions to the closure documentation was sent to your consultant on January 20, 2016, and the revisions were received on April 8, 2016. 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.

This site is a drycleaner that has soil and groundwater contaminated with chlorinated volatile organic compounds (CVOCs) in the vicinity of the back entrance and underneath the building. This site was investigated due to the presence of the drycleaner as one of the units of a sixteen unit retail center. Responses to the contamination include maintenance of the asphalt slab and building over the contamination. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present at or above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.

Rainbow Cleaners  
2243 South 108<sup>th</sup> St., West Allis, WI 53227  
WDNR BRRTs #: 02-41-560615  
FID #: 241597290

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

#### GIS Registry

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

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

All site information is also on file at the SER Regional DNR office, at 2300 N. Dr. Martin Luther King, Jr. Drive, Milwaukee, WI 53212. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

#### Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where pavement or a building foundation is required, as shown on Figure 3, Engineered Controls (12/16/13), unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

#### Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plan are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

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

Rainbow Cleaners  
2243 South 108<sup>th</sup> St., West Allis, WI 53227  
WDNR BRRTs #: 02-41-560615  
FID #: 241597290

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Department of Natural Resources  
Attn: David Hanson  
2300 N. Dr. Martin Luther King, Jr. Drive, Milwaukee, WI 53212

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on this contaminated property, as shown on Figure B.3.b, Groundwater Isoconcentration (2/24/14). If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Soil contamination remains below the building and in the vicinity of the back entrance as indicated on Figure B.2.c, Pre/Post Remaining Soil Contamination, (5/4/13). 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 ch. 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.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed 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.

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

The pavement or building that exists in the location shown on Figure 3, Engineered Controls (12/16/13) shall be maintained in compliance with the Cover (existing pavement and buildings) Maintenance Plan (12/16/13) in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code.

The cover approved for this closure was designed to be protective for a commercial or industrial 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 Cover (existing pavement and buildings) Maintenance Plan and Barrier Inspection and Maintenance 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.

General Wastewater Permits for Construction Related Dewatering Activities

The DNR's Water Quality Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits, or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids and oil and grease, a general permit for Pit/Trench Dewatering may be needed.

In Closing

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

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact the DNR Project Manager Paul Grittner at 414-263-8541, or at [Paul.Grittner@wisconsin.gov](mailto:Paul.Grittner@wisconsin.gov).

Sincerely,



Michele Norman  
SER Team Supervisor  
Remediation & Redevelopment Program

Attachments:

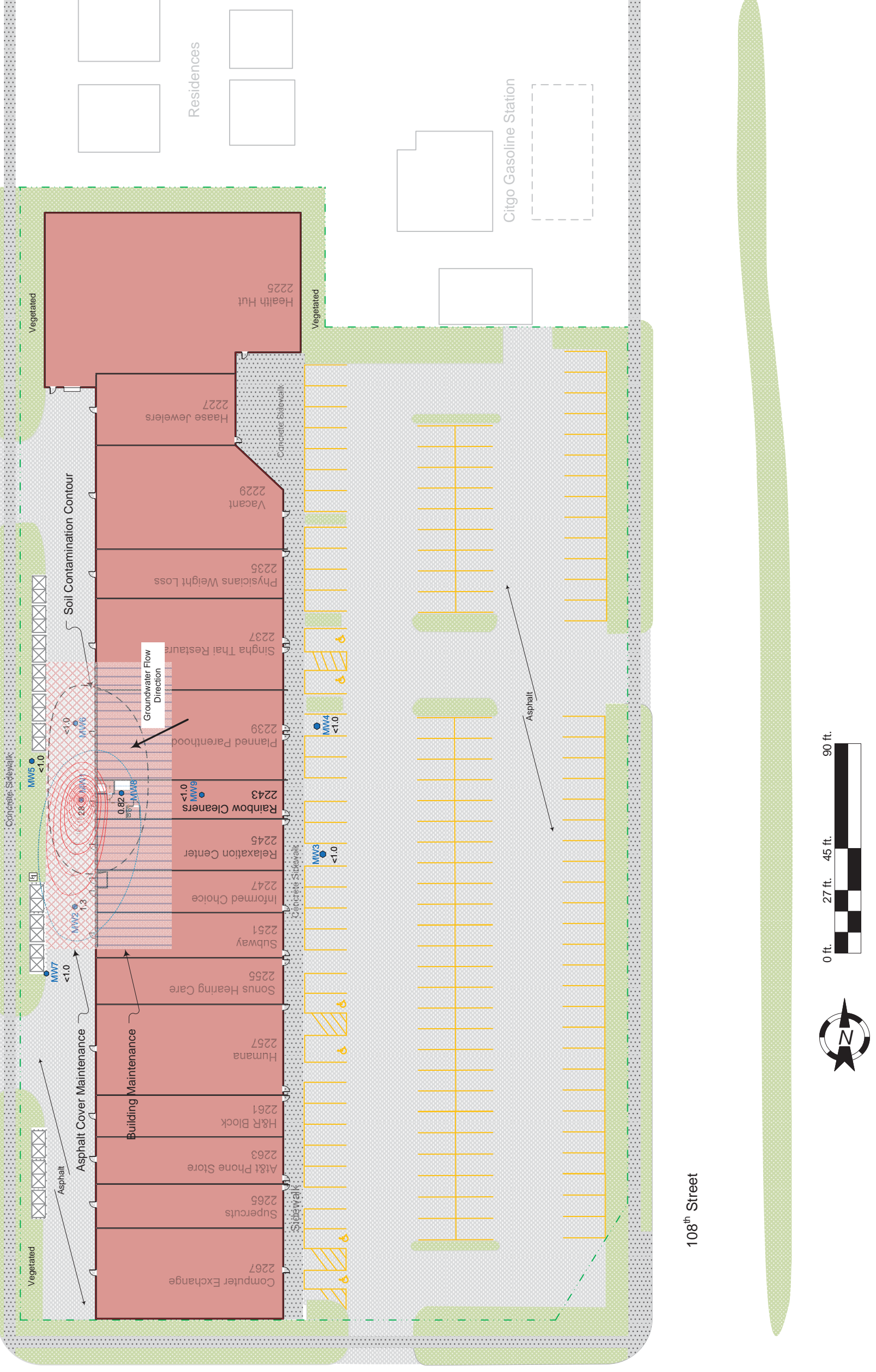
- Figure 3, Engineered Controls (12/16/13)
- Figure B.3.b, Groundwater Isoconcentration (2/24/14)
- Figure B.2.c, Pre/Post Remaining Soil Contamination, (5/4/13)
- Cover (existing pavement and buildings) Maintenance Plan (12/16/13)
- Inspection log, DNR Form 4400-305

Rainbow Cleaners  
2243 South 108<sup>th</sup> St., West Allis, WI 53227  
WDNR BRRTs #: 02-41-560615  
FID #: 241597290

cc: Mark H. Elliott, LPG, MHEnvironmental, Inc., 2016 North Cleveland Avenue 1S, Chicago,  
Illinois, 60614

Site Investigation  
 Lincoln Plaza  
 2243 108<sup>th</sup> Street  
 West Allis, Wisconsin  
 BRRTS # 02-41-560615

**MHENVIRONMENTAL, INC.**  
 2016 N. Cleveland Ave. 1S  
 Chicago, Illinois 60614  
 Phone: (773) 525-0813  
 Mobile: (312) 371-7889  
 E-Mail: mhenv@rcn.com



Contours represent Tetrachloroethene (PCE) groundwater impacts. Results and contour intervals are in ug/L (ppb). Contour interval is 2ug/L. Individual results are listed next to each well. The ES for PCE is 5 ug/L and the PAL is 0.5 ug/L.

Commercial Property

109<sup>th</sup> Street

108<sup>th</sup> Street

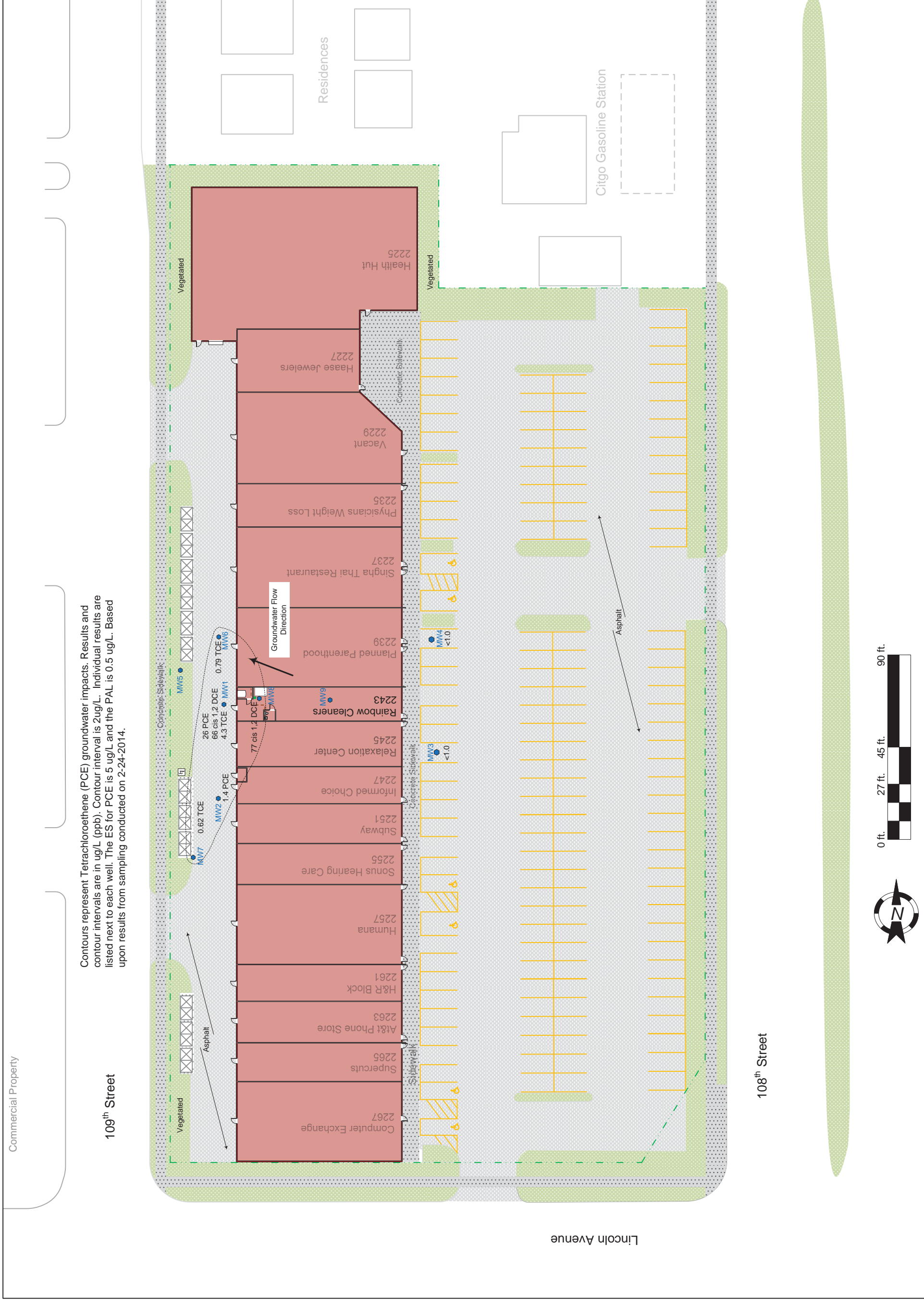
Lincoln Avenue

Figure 3, Engineered Controls

Case Closure - GIS Registry  
 Lincoln Plaza  
 2243 108<sup>th</sup> Street  
 West Allis, Wisconsin  
 BRRTS # 02-41-560615

2016 N. Cleveland Ave. 15  
 Chicago, Illinois 60614  
 Phone: (773) 525-0813  
 Mobile: (312) 371-7889  
 E-Mail: mhenv@rcn.com

# MHENVIRONMENTAL, INC.



Contours represent Tetrachloroethene (PCE) groundwater impacts. Results and contour intervals are in ug/L (ppb). Contour interval is 2ug/L. Individual results are listed next to each well. The ES for PCE is 5 ug/L and the PAL is 0.5 ug/L. Based upon results from sampling conducted on 2-24-2014.



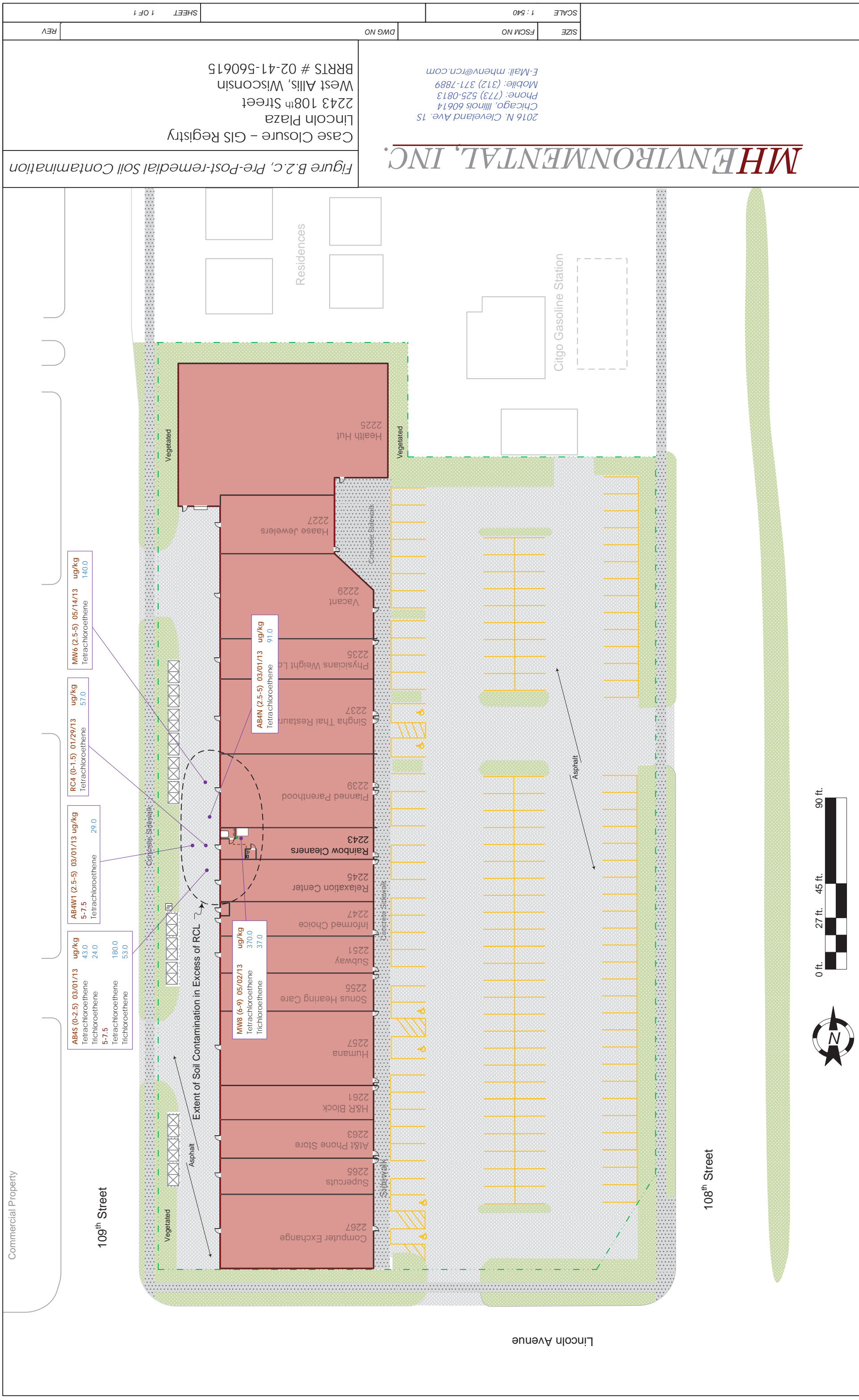


# MHENVIRONMENTAL, INC.

2016 N. Cleveland Ave. 1S  
Chicago, Illinois 60614  
Phone: (773) 525-0813  
Mobile: (312) 371-7889  
E-Mail: mhenv@rcn.com

Case Closure - GIS Registry  
Lincoln Plaza  
2243 108<sup>th</sup> Street  
West Allis, Wisconsin  
BRRIS # 02-41-560615

Figure B.2.c, Pre-Post-remedial Soil Contamination



Lincoln Avenue

109<sup>th</sup> Street

108<sup>th</sup> Street

Commercial Property

## COVER (EXISTING PAVEMENT AND BUILDINGS) MAINTENANCE PLAN

12/16/13

Property Located at:

2243 S 108<sup>th</sup> Street  
West Allis, WI 53227-1107

FID #241597290

WDNR BRRTS/Activity #02-41-560615

### LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 6, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID ¼ SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID ¼ SECTION 481.2 FEET TO A POINT; THENCE SOUTH 89° 55' 00" WEST AND PARALLEL TO THE SOUTH LINE OF SAID ¼ SECTION 190.00 FEET TO A POINT; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID ¼ SECTION 60.00 FEET TO A POINT IN THE SOUTH LINE OF BLOCK 8 IN KRANTZ PARK SUBDIVISION; THENCE SOUTH 89° 55' 00" WEST AND PARALLEL TO THE SOUTH LINE OF SAID ¼ SECTION; SAID LINE ALSO BEING THE SOUTH LINE OF BLOCK 8 OF KRANTZ PARK SUBDIVISION 160.00 FEET TO A POINT; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID ¼ SECTION 541.20 FEET TO A POINT IN THE SOUTH LINE OF SAID ¼ SECTION; THENCE NORTH 89° 55' 00" EAST ALONG THE SOUTH LINE OF SAID ¼ SECTION 350.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 30.00 FEET, THE EAST 60.00 FEET AND THE SOUTH 75.00 FEET THEREOF.

ALSO A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 6, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN. COMMENCING AT THE SOUTHWEST CORNER OF SAID ¼ SECTION; THENCE NORTH 0° 24' 26" WEST ALONG THE EAST LINE OF SAID ¼ SECTION 55.00 FEET; THENCE SOUTH 89° 30' 45" WEST PARALLEL WITH AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID ¼ SECTION 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 30' 45" WEST 230.00 FEET; THENCE NORTH 0° 24' 26" WEST ALONG THE EAST LINE OF SOUTH 109<sup>TH</sup> STREET 20.00 FEET; THENCE NORTH 89° 30' 45" EAST 242.00 FEET TO A POINT WHICH IS 78.00 FEET WEST OF THE EAST LINE OF SAID ¼ SECTION; THENCE SOUTH 30° 31' 43" WEST 23.34 FEET TO THE POINT OF BEGINNING BUT EXCLUDING THE FOLLOWING PARCEL OF LAND:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 6, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN. COMMENCING AT THE SOUTHEAST CORNER OF SAID ¼ SECTION; THENCE NORTH 0° 24' 26" WEST ALONG THE EAST LINE OF SAID ¼ SECTION 75.00 FEET; THENCE SOUTH 89° 30' 45" WEST PARALLEL WITH AND 75.00 FEET NORTH OF THE SOUTH LINE OF SAID ¼ SECTION 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 30' 45" WEST 18.00 FEET; THENCE NORTH 30° 31' 43" EAST 35.01 FEET; THENCE SOUTH 0° 24' 26" EAST PARALLEL WITH AND 60.00 FEET WEST OF THE EAST LINE OF SAID ¼ SECTION 30.00 FEET TO THE POINT OF BEGINNING.

TAX #481-9990-001

## **INTRODUCTION**

This document is the Maintenance Plan for a cover/barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing asphalt paving and buildings occupying the area over the contaminated groundwater plume and soil on-site.

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

- The case file in the DNR Southeast regional office;
- BRRTS on the Web at: [dnr.wi.gov/botw/SetUpBasicSearchForm.do](http://dnr.wi.gov/botw/SetUpBasicSearchForm.do)
- GIS Registry; and
- The DNR project manager for Milwaukee County.

## **Description of Contamination**

Soil contaminated by tetrachloroethene and decay by products is located in soil at a depth of between 3-6 feet at the rear of the current Rainbow Cleaners facility which is one of 16 units that comprise the Lincoln Plaza shopping center in West Allis, WI. Groundwater contaminated by tetrachloroethene and decay by products is located at an average depth of 6.3 feet centered at the rear of the Rainbow Cleaners unit. The extent of the soil contamination is shown on the attached Figure 1, Soil Contamination, and the extent of the groundwater contamination is shown on the attached Figure 2, Groundwater Contamination.

## **Description of the Cover to be maintained**

The Cover consists of existing asphalt drives and concrete slab on grade buildings. The relevant sections are located to both the interior and exterior rear of the existing Rainbow Cleaner Unit located at 2243 S 108<sup>th</sup> Street in West Allis as shown on the attached Figure 3, Engineered Controls.

### **Cover and Building Barrier Purpose**

The existing asphalt pavement and concrete slab on grade buildings over the contaminated groundwater plume and soil serve as a barrier that acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that may cause a violation of the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

### **Annual Inspection**

The existing pavement and buildings overlying the contaminated groundwater plume and soil as depicted in Figures 1 and 2 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 may allow 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 the inspection suggests that 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 Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas 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 problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations.

The owner must also sample any soil that is excavated from the impacted area 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 paving or building overlying the contaminated groundwater plume and soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the pavement and buildings, 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**

The following activities are prohibited on any portion of the property where pavement 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**

December, 2013

Site Owner and Operator:      Reilly Joseph Company  
   Attention: William Reilly  
   117 N Jefferson St #202  
   Milwaukee, WI 53202  
   (414) 271-5201

Signature: \_\_\_\_\_

Property Owner:                      Reilly Joseph Company  
   Attention: William Reilly  
   117 N Jefferson St #202  
   Milwaukee, WI 53202  
   (414) 271-5201

Signature: \_\_\_\_\_

Consultant:

MHEnvironmental, Inc.  
Attention: Mark H Elliott  
2016 N Cleveland, 1S  
Chicago, IL 60614  
(312) 371-7889

WDNR:

Paul Grittner  
2300 N DR MARTIN LUTHER KING DR  
MILWAUKEE, WI 53212  
(414) 263-8541

**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	BRRTS No.
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Inspections are required to be conducted (see closure approval letter): <input type="radio"/> annually <input type="radio"/> semi-annually <input type="radio"/> 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):
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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

# Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Page 2 of 2

BRRTS No. \_\_\_\_\_

Activity (Site) Name \_\_\_\_\_

{Click to Add/Edit Image}

Date added:

Title:

{Click to Add/Edit Image}

Date added:

Title:



**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. 02-41-560615	Parcel ID No. 481-9990-001		
BRRTS Activity (Site) Name Rainbow Cleaners	WTM Coordinates		
	X 67108	Y 283052	
Street Address 2243 S.108th Street	City West Allis	State WI	ZIP Code 53227-1107
Responsible Party (RP) Name William Reilly, Leon Joseph			
Company Name Reilly Joseph Company			
Street Address 117 N Jefferson St #202	City Milwaukee	State WI	ZIP Code 53202
Phone Number (414) 271-5201	Email reillyjosephco@sbcglobal.net		
<input checked="" type="checkbox"/> Check here if the RP is the owner of the source property.			
Environmental Consultant Name Mark H Elliott			
Consulting Firm MHEnvironmental, Inc			
Street Address 2016 N. Cleveland	City Chicago	State IL	ZIP Code 60614
Phone Number (773) 525-0813	Email mhenv@rcn.com		
Acres Ready For Use 2.72	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.*

- 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
  - \$350 Database Fee for Groundwater or Other Condition (MW Not Abandoned)
  - \$300 Database Fee for Soil

Total Amount of Payment \$ \$1,700.00
- 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.  
NW corner intersection of 108th Street and Lincoln Avenue, West Allis. Site is surrounded on the north by a Citgo Gasoline station, west by 109th Street beyond which is commercial property, south by Lincoln Avenue beyond which is commercial property, and east by 108th street beyond which is commercial property. Specific Site location information is SE¼ SE¼ of Section 6, Township 6N, and Range 21E, at Latitude 43 ° 0'12.37" N and Longitude 88 ° 2'51.81" W; WTM X 679108, Y 283052
- B. **Prior and current site usage:** Specifically describe the current and historic occupancy and types of use.  
Based upon review of historical aerials, topographic maps, and deed documents, prior to current development the Site was agriculture land/vacant; from approximate 1984 Site is as currently occupied as a 16 unit retail center.
- C. Describe how and when site contamination was discovered.  
As a result of concerns relative to the presence of a dry cleaning operation as one of the units of the owners 16 unit retail center a Site Investigation was conducted from January 2013 through February of 2014. No other reason to suspect a release existed.
- D. Describe the type(s) and source(s) or suspected source(s) of contamination.  
While actual source is unknown, based on Site inspection release is suspected to be related to a spill/incidental release of perchloroethene out of the back door of Rainbow Cleaner, or a spill at an interior waste storage area located near the same back door, or release at/under the dry cleaning equipment located not far from the back door of the Rainbow Cleaners unit. The current operator is unaware of any releases but the Site was occupied by a prior operator utilizing older equipment. No information about this prior owners activities are known.
- E. Other relevant site description information (or enter Not Applicable).  
Dry cleaner is one unit within a 16 unit, single story retail center. Neighboring units within the center include Planned Parenthood to the north, and Relaxation Center (massages) south.
- F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.  
Only current activity associated with Rainbow Cleaners BRRTS #02-41-560615.
- 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.  
One immediately adjacent Site Clark Oil Station #1286 BRRTS #03-41-004533 (now a Citgo Station) located just off of the NE corner of the property. Next closest is directly across 108th Street from property as a whole at northeast corner of 108th Street and Lincoln Avenue. The Site is the One Hour Martinizing BRRTS # 02-41-246246.
- H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).  
C-4 Regional Commercial District. Verified on City of West Allis database. See documents in Attachment G.

**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.  
Native soil type has been altered by development, however, prior to development, whole Site was mapped as Matherton silt loam 1 to 3 percent slopes, somewhat poorly drained, occasional frequency of ponding, with a moderately high to high ability to transmit water.
  - ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.  
With the exception of gravel fill sub-base under both the parking lots and building, none known or suspected.
  - iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.  
No bedrock was encountered during Site Investigations. A review of various publications, and boring logs obtained for area wells show that the depth to the Silurian dolomite of the Racine Formation bedrock near the Site averages in excess of 100 feet.
  - 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).  
With the exception of landscaping in areas along the margins of the property and some minimal areas near the building and in the parking lot the entire Site is covered by asphalt paving, concrete walks, or building.

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**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.  
Depth of obvious water while borings were conducted was at between 7 and 8 feet. Depth to water in the installed monitoring wells once stability was obtained is between 5.7 and 6.8 feet. Variation is due to natural slope of groundwater and topographic variations. Water is contained in sandy silt. No free product encountered. Longer discussion contained in Site Investigation Report in Attachment C .
- ii. **Discuss groundwater flow direction(s), shallow and deep.** Describe and explain flow variations, including fracture flow if present.  
Flow was measured as from east-southeast to west-northwest relative to wells installed at the Site. Flow direction is based upon a survey of well elevations utilizing a Sokkia Set 500 Total Station.
- iii. **Discuss groundwater flow characteristics:** hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.  
Conductivity measured during slug test as  $6.512 \times 10^{-5}$  cm/sec; storitivity of 0.01216, and a transmissivity of  $1.376 \times 10^{-2}$  cm<sup>2</sup>/sec, gradient of 0.005 ft/ft.
- iv. **Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.**  
Numerous historic wells were mapped in the area but area is now serviced by municipal water and wells are not currently known to be active. Closest mapped historic well was on the gasoline station property directly off of NE corner of Site. A complete representation of the various wells identified in the general area of the Site, and a copy of each wells log are included in the complete Site Investigation Report in Attachment C.

**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.

This is the initial submittal. On January 29, March 1 and 28, April 1 and 8, and May 2, and 14, 2013, and February 24, 2014 MHEEnvironmental Inc. (MHEEnvironmental) performed Site Investigation activities on the property. A total of 17 soil samples have been analyzed for VOC content. None of the soil samples contained individual contaminants that exceeded the direct soil contact RCL, however, a total of seven soil results exceed soil to groundwater RCL values.

A total of nine one inch groundwater monitoring wells (MW1 – MW9) have been installed at the Site. Wells MW1 and MW2 were sampled on 4-8-13, 5-13-13, and 2-24-14, MW3 and MW4 were sampled on 4-8-13 and 2-24-14, and wells MW5-MW9 were sampled on 5-13-13 and 2-14-14. On 7-9-14, 11-10-14, 4-15-15 and 8-11-15 wells MW1 and MW8 were sampled. The results document impacts that appear to be centered in the area from near the former PCE dry cleaning equipment to just outside the back door of the facility. The groundwater results were evaluated against Enforcement Standards (ES) and Preventive Action levels (PAL) as outlined in NR 140, and as a possible predictor of vapor intrusion into area buildings using VISL Screening values. The groundwater results revealed two wells that at various times exceeded ES values, and five wells that at various times exceeded PAL levels for Tetrachloroethene and/or Trichloroethene and/or cis 1-2 Dichloroethene and/or Vinyl Chloride. As of the sampling conducted on 8-11-15 MW1 has an ES exceedence for Tetrachloroethene, and PAL exceedences for cis 1-2 Dichloroethene and Trichloroethene, and MW8 has an ES exceedence for cis 1-2 Dichloroethene. both contaminants are contained on Site.

A soil vapor sample was collected on 2-24-14. Soil vapor results were extrapolated from the WDNR Indoor Air Vapor Action Levels for Various VOCs Quick Look-Up Table. The Vapor Risk Screening Levels (VRSL) were determined by applying an attenuation factor for sub slab samples at residential/small commercial buildings of 0.1 to indoor vapor values obtained from the November 2013 Regional Screening Level Summary Table. No compound exceeded the VRSL. No potential vapor intrusion concerns were identified.

- 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.**  
No off Site impacts have been identified.

- 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.**

No impediment to site investigation activities exist. The complete covering of all areas impacted with soil in excess of RCL soil to groundwater values, the limited groundwater impacted in excess of ES and PAL values coupled with a lack of off Site impacts, the inadequate quantity of impacts to represent a viable longterm off Site concern, soil and groundwater properties that do not encourage the migration of identified impacts, the elimination of PCE use from the Site, and the use of institutional restrictions on future groundwater use in the areas impacted, will provide protection

from potential exposures.

**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.

Soil impacts are limited to on Site area located near and directly outside of the back door of the Rainbow Cleaners unit.

- ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.

All identified soil contamination is related to Tetrachloroethene (PCE) use at the dry cleaner now managed as Rainbow Cleaners. Contamination consists of PCE and/or decadents. Soil concentrations of PCE of 43, 57, 91 and 140 ug/kg were identified in soil within the upper four feet from samples collected from under the asphalt drive located to the rear of the Rainbow Cleaners unit. Soils from under the concrete floor slab near the former location of the dry cleaning machine were 370 ug/kg. Soil concentrations of trichoroethene (TCE) were identified at levels of 24 and 53 ug/kg at two locations under the asphalt behind the building and from a sample collected near the former dry cleaning unit inside the building. The decadent cis 1,2-dichloroethene (DCE) was identified at one location outside the building at a concentration of 40 ug/kg.

- 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 soil results were compared to United State Environmental Protection Agency (USEPA) Residual Contaminant Levels (RCL) per the WDNR publication RR 890 and the accompanying DNR Remediation and Redevelopment Program's RCL Spreadsheet (RCL Spreadsheet).

**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.

All identified groundwater contamination is related to former use of Tetrachloroethene (PCE) at the dry cleaner now managed as Rainbow Cleaners. Contamination consists of PCE and/or decadents. Groundwater in excess of the chapter nr 140 ES level for Tetrachloroethene and PAL levels for cis 1,2 Dichloroethene and Trichloroethene was identified at one location (MW1); and in excess of ES levels for vinyl chloride, and cis 1,2 Dichloroethene at one location MW8; and PAL levels for Tetrachloroethene only at one location (MW2); and PAL levels for Trichloroethene only at two locations (MW6 and MW7). All affected wells are in the same area of the Site. The groundwater contamination was centered around MW1 and MW8 that are located just outside of the back door or near the former location of PCE dry cleaning equipment at the Rainbow Cleaners unit.

No water supply wells have been identified as impacted nor are impacts suspected. The volume of impacts identified are insufficient to represent an off Site concern. There are no building foundation drain systems present.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations.  
No free product identified.

**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.

Groundwater results were compared to levels in the USEPA Office of Superfund Remediation and Technology Innovation (OSRTI) Vapor Intrusion Screening Level (VISL) EXCEL Spreadsheet. The potential for groundwater contamination to impact air in the building is calculated on the VISL with the total carcinogenic target risk value adjusted to 10-5 per WDNR guidance. The groundwater levels at the Site were below these values.

A sub-slab soil vapor sample was collected on 2-24-14. The sample location was situated to maximize the potential of evaluating sub-grade vapor levels and minimize the potential of short circuiting. The soil gas survey was conducted consistent with ASTM D 5314-92(2006). Soil vapor results were extrapolated from the WDNR Indoor Air Vapor Action Levels for Various VOCs Quick Look-Up Table. The Vapor Risk Screening Levels (VRSL) were determined by applying an attenuation factor for sub slab samples at residential/small commercial buildings of 0.1 to indoor vapor values obtained from the November 2013 Regional Screening Level Summary Table. No PCE related compounds exceeded the VRSL.

- 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).

No indoor samples collected due to ongoing dry cleaning activities. Soil vapor results were extrapolated from the WDNR Indoor Air Vapor Action Levels for Various VOCs Quick Look-Up Table. The Vapor Risk Screening Levels

(VRSL) were determined by applying an attenuation factor for sub slab samples at residential/small commercial buildings of 0.1 to indoor vapor values obtained from the November 2013 Regional Screening Level Summary Table.

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.

No surface water or sediment impacts involved.

- 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.

No surface water involvement.

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 action history exists relative to 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 necessary.

- 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 taken or planned.

- 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.

1.) Soil in excess of RCL soil to groundwater value for tetrachloroethene only will remain on Site in four soil sampling locations (RC1, AB4N, AB4W1, and MW6); and for tetrachloroethene and trichloroethene at two locations (AB4S, and MW8). All affected locations are in close proximity to each other. 2.) Groundwater in excess of the chapter nr 140 ES level for tetrachloroethene and PAL levels for cis 1,2 dichloroethene and trichloroethene will remain on Site at one location (MW1); and in excess of ES levels for vinyl chloride and cis 1,2 dichloroethene at one location MW8; and PAL levels for tetrachloroethene only at one location (MW2); and PAL levels for trichloroethene only at two locations (MW6 and MW7). All affected wells are in the same area of the Site.

- 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.

No soils at the Site exceed a direct contact soil standard.

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

Soil in excess of RCL soil to groundwater value for tetrachloroethene only will remain on Site in four soil sampling locations (RC1, AB4N, AB4W1, and MW6); and for tetrachloroethene and trichloroethene at two locations (AB4S, and MW8). All affected locations are in close proximity to each other.

- 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 extent of the impacts, the confinement of impacts on Site, and the removal of PCE from use at the Site make the maintenance of existing asphalt, concrete and building cover, that overlay all the contamination identified at the Site, as a viable method of controlling exposure from remaining soil to groundwater impacted soil, and will aide in the control of the migration of impacted groundwater. Of primary importance in controlling future migration of the impacted groundwater is the demonstrated conductivity measured during slug testing as  $6.512 \times 10^{-5}$  cm/sec. In addition, while the contaminated groundwater is not contained in a viable aquifer, an institutional restriction will be placed upon the exploitation of groundwater at the Site.

- 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).

Even though given the limited area of impacts, the relatively low concentrations identified, the very low conductivity of the material the encountered water is contained in, the lack of an identified significant ongoing source, and the elimination of PCE use at the Site that will remove any future potential for a source, it is expected that concentrations in both the soil and groundwater will attenuate over time from physical, chemical, and possibly biological activities; natural attenuation is not being proposed as the primary method of controlling groundwater exposures.

- 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.  
The potential for exposure/risk requires four factors, contamination; exposed population; method for exposure; and adequate source quantity to represent a continued potential for exposure, to ALL be present before exposure/risk can exist. If you eliminate or control any of the four factors then exposure/risk is eliminated. In the case of situation at the Site the size of the source represented by the discovered groundwater impacts is limited in both extent and concentration. No groundwater is currently used on Site or within the extent of impacts identified. The physical Site conditions do not lend themselves to the migration of the limited source beyond the current areas of impact and future exposures can be controlled through a deed restriction restricting the use of groundwater at the Site and the current maintenance of the asphalt and concrete overlying the entire area identified as impacted to minimize the potential for water infiltration to limited impacted soil to further impact the water identified under the Site. In addition, PCE has been removed as a chemical used at the Site. The decommissioning of the current operations was carefully controlled that managed the remaining PCE thus no future impacts will occur.
- J. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.  
Once closure is obtained nothing is anticipated to remain.
- 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.  
The Site has two monitoring points that have levels in excess of ES standards and has been placed on the GIS registry. MW1 has registered ES levels above standards for tetrachloroethene and trichloroethene while MW8 has registered levels of cis-1,2-dichloroethene and vinyl chloride in excess of levels. With the exception of vinyl chloride in MW8 these wells have also alternated between ES and PAL exceedances for the same compounds. MW1 also registered PAL levels in excess of standards for cis-1,2-dichloroethene. Well MW2 registered PAL levels in excess of standards for tetrachloroethene, and wells MW6 and MW7 registered PAL exceedances for trichloroethene.
- 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.  
No PCE related compound DNR action levels exceeded in the sub-slab sample collected. In addition, no indication of vapor concerns were identified based upon groundwater sampling results. Indoor air sampling was not conducted and would not be affective due to the presence of an active dry cleaner that recently used tetrachloroethene and currently uses a naphtha based compound.
- 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.  
No surface water involvement.

**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

**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 checked="" 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 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/si/?Viewer=RR Sites](http://dnrmaps.wi.gov/si/?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)

Save...

*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 a 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.
- A model "template letter" for these mandatory notifications can be downloaded at: <http://dnr.wi.gov/files/PDF/pubs/rrr/RR919.pdf>.

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

	A. Impacted Source Property and Owner is not Conducting Cleanup	B. Impacted Right of Way	C. Impacted Off-Site Property Owner	Impacted Property Notification Situations: Ch. NR 726 Appendix A Letter
1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds Ch. NR 140 Wis. Administrative Code enforcement standards.
2.	<input 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 checked="" 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, \_\_\_\_\_ (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).

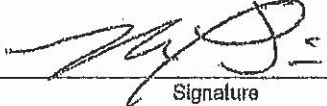
The response action(s) for this site addresses media other than groundwater.

**Engineering Certification**

I, Ryan LaDieu 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."

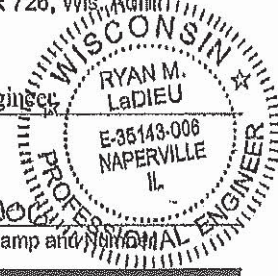
Ryan LaDieu  
Printed Name

Professional Engineer  
Title



03/14/14  
Date

E-35143-006  
P.E. Stamp and Number

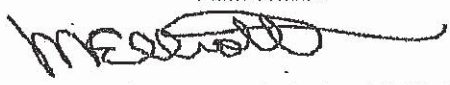


**Hydrogeologist Certification**

I, Mark H Elliott 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."

Mark H Elliott  
Printed Name

President  
Title



3/3/14  
Date

Signature

Date







**TABLE A.2.**  
**Pre-remedial Soil Analytical Table**  
Rainbow Cleaners  
West Allis, WI

Results in ug/kg

<b>PARAMETERS</b>	<b>RC1 0-1.5 1/29/13</b>	<b>RC2 0-1.5 1/29/13</b>	<b>RC3 0-1.5 1/29/13</b>	<b>RC4 0-1.5 1/29/13</b>	<b>AB4S 0-2.5 3/1/13</b>	<b>AB4S 5-7.5 3/1/13</b>	<b>AB4N 0-2.5 3/1/13</b>	<b>AB4N 2.5-5 3/1/13</b>	<b>AB4W1 2.5-5 3/1/13</b>	<b>AB4W1 5-7.5 3/1/13</b>	<b>AB4W2 2.5-5 3/1/13</b>	<b>AB4W2 5-7.5 3/1/13</b>	<b>RCL Non- Industrial Soil Standard</b>	<b>RCL Industrial Soil Standard</b>	<b>RCL Soil to Groundwater</b>
<b>VOLATILE ORGANIC COMPOUNDS (VOC)</b>															
Benzene	<13	<13	<13	<13	<9.7	<13	<10	<11	<11	<11	<11	<13	1,490	7,410	5.1
Bromobenzene	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	354,000	679,000	NA
Bromochloromethane	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	232,000	976,000	NA
Bromodichloromethane	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	390	1,960	0.3
Bromoform	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	23,600	115,000	2.3
Bromomethane	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	10,300	46,000	5.1
n-Butylbenzene	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	108,000	108,000	NA
sec- Butylbenzene	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	145,000	145,000	NA
tert-Butylbenzene	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	183,000	183,000	NA
Carbon tetrachloride	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	854	4,250	3.9
Chlorobenzene	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	392,000	761,000	136
Dibromochloromethane	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	7,600	34,100	32
Chloroethane (Ethyl Chloride)	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	2,120,000	2,120,000	227
Chloroform	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	423	2,130	3.3
Chloromethane	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	171,000	720,000	15.5
2-Chlorotoluene	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	907,000	907,000	NA
4-Chlorotoluene	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	253,000	253,000	NA
1,2-Dibromo-3-Chloropropane	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	8	99	0.2
1,2-Dibromoethane	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	47	230	0.028
Dibromomethane	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	36,600	154,000	NA

**Bold font** represents Soil Standard attainment or exceedance; *Italicized font* represents Soil to Groundwater RCL attainment or exceedance.

**TABLE A.2. (cont)**  
**Pre-remedial Soil Analytical Table**  
Rainbow Cleaners  
West Allis, WI

Results in ug/kg

<b>PARAMETERS</b>	<b>RC1 0-1.5 1/29/13</b>	<b>RC2 0-1.5 1/29/13</b>	<b>RC3 0-1.5 1/29/13</b>	<b>RC4 0-1.5 1/29/13</b>	<b>AB4S 0-2.5 3/1/13</b>	<b>AB4S 5-7.5 3/1/13</b>	<b>AB4N 0-2.5 3/1/13</b>	<b>AB4N 2.5-5 3/1/13</b>	<b>AB4W1 2.5-5 3/1/13</b>	<b>AB4W1 5-7.5 3/1/13</b>	<b>AB4W2 2.5-5 3/1/13</b>	<b>AB4W2 5-7.5 3/1/13</b>	<b>RCL Non- Industrial Soil Standard</b>	<b>RCL Industrial Soil Standard</b>	<b>RCL Soil to Groundwater</b>
1,2-Dichlorobenzene	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	376,000	376,000	1,168
1,3-Dichlorobenzene	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	297,000	297,000	1,152
1,4-Dichlorobenzene	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	3,480	17,500	144
Dichlorodifluoromethane	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	135,000	571,000	3.083
1,1-Dichloroethane	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	4,720	23,700	484
1,2-Dichloroethane	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	608	3,030	2.8
1,1-Dichloroethene	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	342,000	1,190,000	5
cis-1,2-Dichloroethene	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	156,000	1,850,000	41.2
trans-1,2-Dichloroethene	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	1,560,000	2,040,000	58.8
1,2-Dichloropropane	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	1,330	6,620	3.3
1,3-Dichloropropane	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	1,490,000	1,490,000	NA
2,2-Dichloropropane	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	191,000	191,000	NA
1,1-Dichloropropene	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	NA	NA	NA
cis-1,3-Dichloropropene	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	1,210,000	1,210,000	0.3
trans-1,3-Dichloropropene	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	1,510,000	1,510,000	0.3
isopropyl ether	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	2,260,000	2,260,000	NA
Ethylbenzene	<13	<13	<13	<13	<9.7	<13	<9.7	<11	<11	<11	<11	<13	7,470	37,000	1,570
Hexachlorobutadiene	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	1,510	7,450	NA
Isopropylbenzene (Cumene)	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	268,000	268,000	NA
p-Isopropyltoluene	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	162,000	162,000	NA
Methylene Chloride	<260	<270	<260	<260	<190	<270	<190	<220	<230	<220	<220	<250	60,700	1,070,000	2.6
Methyl-tert-butyl ether	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	59,400	293,000	27
Naphthalene	<100	<110	<100	<110	<78	<110	<82	<88	<91	<85	<88	<100	5,150	26,000	659

**Bold font** represents Soil Standard attainment or exceedance; *Italicized font* represents Soil to Groundwater RCL attainment or exceedance.



**TABLE A.2. (cont)**  
**Pre-remedial Soil Analytical Table**  
Rainbow Cleaners  
West Allis, WI

Results in ug/kg

<b>PARAMETERS</b>	<b>RC1 0-1.5 1/29/13</b>	<b>RC2 0-1.5 1/29/13</b>	<b>RC3 0-1.5 1/29/13</b>	<b>RC4 0-1.5 1/29/13</b>	<b>AB4S 0-2.5 3/1/13</b>	<b>AB4S 5-7.5 3/1/13</b>	<b>AB4N 0-2.5 3/1/13</b>	<b>AB4N 2.5-5 3/1/13</b>	<b>AB4W1 2.5-5 3/1/13</b>	<b>AB4W1 5-7.5 3/1/13</b>	<b>AB4W2 2.5-5 3/1/13</b>	<b>AB4W2 5-7.5 3/1/13</b>	<b>RCL Non- Industrial Soil Standard</b>	<b>RCL Industrial Soil Standard</b>	<b>RCL Soil to Groundwater</b>
n-Propylbenzene	<100	<110	<100	<110	<78	<110	<82	<88	<91	<85	<88	<100	264,000	264,000	NA
Styrene	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	867,000	867,000	220
1,1,1,2-Tetrachloroethane	<100	<110	<100	<110	<78	<110	<82	<88	<91	<85	<88	<100	2,590	12,900	53.3
1,1,2,2-Tetrachloroethane	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	753	3,690	0.2
Tetrachloroethene	<52	<53	<52	<i>57</i>	<i>43</i>	<i>180</i>	<41	<i>91</i>	<46	<i>29</i>	<44	<50	30,700	153,000	4.5
Toluene	<13	<13	<13	<13	<9.7	<13	<10	<11	<11	<11	<11	<13	818,000	818,000	1,107
1,2,3-Trichlorobenzene	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	69,400	818,000	NA
1,2,4-Trichlorobenzene	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	22,000	98,700	408
1,1,1-Trichloroethane	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	640,000	640,000	140
1,1,2-Trichloroethane	<52	<53	<52	<53	<39	<53	<41	<44	<46	<43	<44	<50	1,480	7,340	3.2
Trichloroethene	<26	<27	<26	<26	<i>24</i>	<i>53</i>	<20	<22	<23	<22	<22	<25	1,260	8,810	3.6
Trichlorofluoromethane	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	1,230,000	1,230,000	4,469
1,2,3-Trichloropropane	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	5	95	52
1,2,4-Trimethylbenzene	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	89,800	219,000	1,379.3
1,3,5-Trimethylbenzene	<100	<110	<100	<110	<78	<110	<82	<88	<91	<86	<88	<100	182,000	182,000	1,379.3
Vinyl Chloride	<13	<13	<13	<13	<9.7	<13	<10	<11	<11	<11	<11	<13	67	2,030	0.1
Total Xylenes	<26	<27	<26	<26	<19	<27	<20	<22	<23	<22	<22	<25	260,000	260,000	3,940

**Bold font** represents Soil Standard attainment or exceedance; *Italicized font* represents Soil to Groundwater RCL attainment or exceedance.

**TABLE A.2. (cont)**  
**Pre-remedial Soil Analytical Table**  
Rainbow Cleaners  
West Allis, WI

Results in ug/kg

PARAMETERS	MW5 5-7.5 5/02/13	MW6 2.5-5 5/02/13	MW7 10-12.5 5/02/13	MW8 6-9 5/02/13	MW9 12-15 5/02/13	RCL Non- Industrial Soil Standard	RCL Industrial Soil Standard	RCL Soil to Groundwater
<b>VOLATILE ORGANIC COMPOUNDS (VOC)</b>								
Benzene	<17	<15	<17	<16	<19	1,490	7,410	5.1
Bromobenzene	<130	<120	<140	<130	<150	354,000	679,000	NA
Bromochloromethane	<130	<120	<140	<130	<150	232,000	976,000	NA
Bromodichloromethane	<130	<120	<140	<130	<150	390	1,960	0.3
Bromoform	<130	<120	<140	<130	<150	23,600	115,000	2.3
Bromomethane	<130	<120	<140	<130	<150	10,300	46,000	5.1
n-Butylbenzene	<66	<51	<68	<64	<76	108,000	108,000	NA
sec- Butylbenzene	<66	<51	<68	<64	<76	145,000	145,000	NA
tert-Butylbenzene	<66	<51	<68	<64	<76	183,000	183,000	NA
Carbon tetrachloride	<66	<51	<68	<64	<76	854	4,250	3.9
Chlorobenzene	<66	<51	<68	<64	<76	392,000	761,000	136
Dibromochloromethane	<130	<120	<140	<130	<150	7,600	34,100	32
Chloroethane (Ethyl Chloride)	<130	<120	<140	<130	<150	2,120,000	2,120,000	227
Chloroform	<66	<51	<68	<64	<76	423	2,130	3.3
Chloromethane	<130	<120	<140	<130	<150	171,000	720,000	15.5
2-Chlorotoluene	<66	<51	<68	<64	<76	907,000	907,000	NA
4-Chlorotoluene	<66	<51	<68	<64	<76	253,000	253,000	NA
1,2-Dibromo-3-Chloropropane	<130	<120	<140	<130	<150	8	99	0.2
1,2-Dibromoethane	<130	<120	<140	<130	<150	47	230	0.028
Dibromomethane	<130	<120	<140	<130	<150	36,600	154,000	NA
1,2-Dichlorobenzene	<130	<120	<140	<130	<150	376,000	376,000	1,168
1,3-Dichlorobenzene	<130	<120	<140	<130	<150	297,000	297,000	1,152
1,4-Dichlorobenzene	<130	<120	<140	<130	<150	3,480	17,500	144
Dichlorodifluoromethane	<130	<120	<140	<130	<150	135,000	571,000	3.083
1,1-Dichloroethane	<66	<51	<68	<64	<76	4,720	23,700	484
1,2-Dichloroethane	<66	<51	<68	<64	<76	608	3,030	2.8
1,1-Dichloroethene	<66	<51	<68	<64	<76	342,000	1,190,000	5
cis-1,2-Dichloroethene	<66	<51	40	<64	<76	156,000	1,850,000	41.2
trans-1,2-Dichloroethene	<66	<51	<68	<64	<76	1,560,000	2,040,000	58.8
1,2-Dichloropropane	<66	<51	<68	<64	<76	1,330	6,620	3.3

**Bold font** represents Soil Standard attainment or exceedance; *Italicized font* represents Soil to Groundwater RCL attainment or exceedance.

**TABLE A.2. (cont)**  
**Pre-remedial Soil Analytical Table**  
Rainbow Cleaners  
West Allis, WI

Results in ug/kg

PARAMETERS	MW5 5-7.5 5/02/13	MW6 2.5-5 5/02/13	MW7 10-12.5 5/02/13	MW8 6-9 5/02/13	MW9 12-15 5/02/13	RCL Non- Industrial Soil Standard	RCL Industrial Soil Standard	RCL Soil to Groundwater
1,3-Dichloropropane	<66	<51	<68	<64	<76	1,490,000	1,490,000	NA
2,2-Dichloropropane	<66	<51	<68	<64	<76	191,000	191,000	NA
1,1-Dichloropropene	<66	<51	<68	<64	<76	NA	NA	NA
cis-1,3-Dichloropropene	<66	<51	<68	<64	<76	1,210,000	1,210,000	0.3
trans-1,3-Dichloropropene	<66	<51	<68	<64	<76	1,510,000	1,510,000	0.3
isopropyl ether	<130	<120	<140	<130	<150	2,260,000	2,260,000	NA
Ethylbenzene	<17	<15	<17	<16	<19	7,470	37,000	1,570
Hexachlorobutadiene	<130	<120	<140	<130	<150	1,510	7,450	NA
Isopropylbenzene (Cumene)	<130	<120	<140	<130	<150	268,000	268,000	NA
p-Isopropyltoluene	<130	<120	<140	<130	<150	162,000	162,000	NA
Methylene Chloride	<330	<300	<340	<330	<190	60,700	1,070,000	2.6
Methyl-tert-butyl ether	<130	<120	<140	<130	<150	59,400	293,000	27
Naphthalene	<130	<120	<140	<130	<150	5,150	26,000	659
n-Propylbenzene	<130	<120	<140	<130	<150	264,000	264,000	NA
Styrene	<66	<51	<68	<64	<76	867,000	867,000	220
1,1,1,2-Tetrachloroethane	<130	<120	<140	<130	<150	2,590	12,900	53.3
1,1,2,2-Tetrachloroethane	<66	<51	<68	<64	<76	753	3,690	0.2
Tetrachloroethene	<66	<i>140</i>	<68	<i>370</i>	<76	30,700	153,000	<i>4.5</i>
Toluene	<17	<15	<17	<16	<19	818,000	818,000	1,107
1,2,3-Trichlorobenzene	<130	<120	<140	<130	<150	69,400	818,000	NA
1,2,4-Trichlorobenzene	<130	<120	<140	<130	<150	22,000	98,700	408
1,1,1-Trichloroethane	<66	<51	<68	<64	<76	640,000	640,000	140
1,1,2-Trichloroethane	<66	<51	<68	<64	<76	1,480	7,340	3.2
Trichloroethene	<33	<30	<34	<i>37</i>	<38	1,260	8,810	3.6
Trichlorofluoromethane	<130	<120	<140	<130	<150	1,230,000	1,230,000	4,469
1,2,3-Trichloropropane	<130	<120	<140	<130	<150	5	95	52
1,2,4-Trimethylbenzene	<130	<120	<140	<130	<150	89,800	219,000	1,379.3
1,3,5-Trimethylbenzene	<130	<120	<140	<130	<150	182,000	182,000	1,379.3
Vinyl Chloride	<17	<15	<17	<16	<19	67	2,030	0.1
Total Xylenes	15	<30	<34	<32	<38	260,000	260,000	3,940

**Bold font** represents Soil Standard attainment or exceedance; *Italicized font* represents Soil to Groundwater RCL attainment or exceedance.

**Table A.3**

**Post-remedial Soil Analytical Tables**

No soil remediation was conducted thus no post remediation sampling was conducted.

**TABLE A.4.**  
**Pre and Post Remaining Soil Contamination**  
 Rainbow Cleaners  
 West Allis, WI

Results in ug/L

<b>PARAMETERS</b>	<b>RC4 0-1.5 1/29/13</b>	<b>AB4S 0-2.5 3/1/13</b>	<b>AB4S 5-7.5 3/1/13</b>	<b>AB4N 2.5-5 3/1/13</b>	<b>AB4W1 5-7.5 3/1/13</b>	<b>MW6 2.5-5 5/02/13</b>	<b>MW8 6-9 5/02/13</b>	<b>RCL Non- Industrial Soil Standard</b>	<b>RCL Industrial Soil Standard</b>	<b>RCL Soil to Groundwater</b>
Tetrachloroethene	57	43	180	91	29	140	370	30,700	153,000	4.5
Trichloroethene	<26	24	53	<22	<22	<30	37	1,260	8,810	3.6

**Table A.5**  
**Vapor Analytical Table**  
Rainbow Cleaners  
West Allis, Wisconsin

(Results reported as ug/m<sup>3</sup>)

PARAMETER	RCVS-1 (2/24/14)	Non-Residential Screening Levels	Residential Screening Levels
1,1,1-Trichloroethane	<11	220,000	52,000
1,1,2-Trichloroethane	<11	77	15
1,1-Dichloroethane	<8.1	770	150
1,1-Dichloroethene	<7.9	8,800	2,100
1,2,4-Trichlorobenzene	<74	88	21
1,2-Dichlorobenzene	<12	8,800	2,100
1,2-Dichloroethane	<8.1	47	9.4
1,2-Dichloropropane	<9.2	120	24
1,4-Dichlorobenzene	<12	110	22
1,4-Dioxane	<18	NA	NA
2-Butanone (MEK)	<29	220,000	52,000
Acetone	42 J	1,400,000	320,000
Benzene	<6.4	160	31
Bromoform	<21	NA	NA
Bromomethane	<7.8	220	52
Carbon disulfide	<16	31,000	730
Carbon tetrachloride	<13	200	41
Chlorobenzene	<9.2	2,200	520
Dibromochloromethane	<17	45	9.0
Chloroform	2.5 J	53	11
cis-1,2-Dichloroethene	<7.9	NA	NA
cis-1,3-Dichloropropene	<9.1	310	61
Bromodichloromethane	<13	33	6.6
Dichlorodifluoromethane	85	4,500	100
Ethylbenzene	<8.7	490	97
1,2-Dibromoethane (EDB)	<15	2.0	0.41
Isopropylbenzene	<20	18,000	4,200
Methyl-tert-butyl ether	<36	4,700	940
Methylene chloride	<17	26,000	6,300
m-Xylene & p-Xylene	<8.7	4,400	1,000
Naphthalene	23 J	36	7.2
1-Butanol	18 J	NA	NA
o-Xylene	<8.7	4,400	1,000
Styrene	<8.5	44,000	10,000
Tetrachloroethene	44	1,800	420
Toluene	<7.5	220,000	52,000
trans-1,2-Dichloroethene	<7.9	2,600	630
trans-1,3-Dichloropropene	<9.1	3,100	61
Trichloroethene	<11	88	21
Trichlorofluoromethane	<11	3,100	7,300
Vinyl acetate	<35	8,800	2,100
Vinyl chloride	<5.1	280	16
Xylenes, Total	<17	4,400	1,000

**Table A.6**

**Other Media of Concern (e.g; sediment surface water)**

No sediment or surface water in the area. No potential for Sediment and/or Surface water impacts.

**TABLE A.7.**  
**Water Level Elevations**  
 Rainbow Cleaners, West Allis, WI  
 4/8/13

Results in feet

<b>ELEVATION</b>	<b>MW-1</b>	<b>MW-2</b>	<b>MW-3</b>	<b>MW-4</b>
Top of Riser Elevation	100.0	100.07	99.489	99.59
Depth to Water	6.89	6.885	6.19	6.31
Groundwater Elevation	93.11	93.185	93.299	93.28

**5/14/13**

Results in Feet

<b>ELEVATION</b>	<b>MW-1</b>	<b>MW-2</b>	<b>MW-3</b>	<b>MW-4</b>	<b>MW-5</b>	<b>MW-6</b>	<b>MW-7</b>	<b>MW-8</b>	<b>MW-9</b>
Top of Riser Elevation	100.0	100.07	99.489	99.59	99.87	99.68	99.84	100.47	100.6
Depth to Water	6.5	6.52	5.47	5.665	6.57	6.205	6.36	6.72	6.765
Groundwater Elevation	93.5	93.55	94.019	93.925	93.3	93.475	93.48	93.75	93.835

**2/24/14**

Results in Feet

<b>ELEVATION</b>	<b>MW-1</b>	<b>MW-2</b>	<b>MW-3</b>	<b>MW-4</b>	<b>MW-5</b>	<b>MW-6</b>	<b>MW-7</b>	<b>MW-8</b>	<b>MW-9</b>
Top of Riser Elevation	100.0	100.07	99.489	99.59	99.87	99.68	99.84	100.47	100.6
Depth to Water	7.53	7.57	6.35	6.83	7.49	7.26	7.4	7.84	7.95
Groundwater Elevation	92.47	92.5	93.139	92.76	92.38	92.42	92.44	92.63	92.65

Survey datum of 100 feet was established for MW-1 based upon survey with Sokkia Set 500 Total Station.



**Table A.8**

**Other**

This information is not relevant to the Remedial method recommended. No engineered system other than existing asphalt paving and building as cover.

Numbers represent wells from files maintained by the Wisconsin Department of Natural Resources (WDNR) and the Wisconsin Geological Survey (WGS). Wells range in depth from 75+ feet in depth. The majority of the listed wells were constructed between 1937 and 1958 with a single well constructed in 1967. The area is now serviced by municipal water from Lake Michigan. None of the wells are known to currently be active.



Figure B.1.a, Site Location

**MHENVIRONMENTAL, INC.**

2016 N Cleveland 1S  
 Chicago, Ill 60614  
 Phone: (773) 525-0813  
 Mobile: (312) 371-7889  
 Email: mhenv@rcn.com

Site Investigation Activities  
 Lincoln Plaza  
 2225-2267 108<sup>th</sup> Street  
 West Allis, Wisconsin

Commercial Property

**Key**

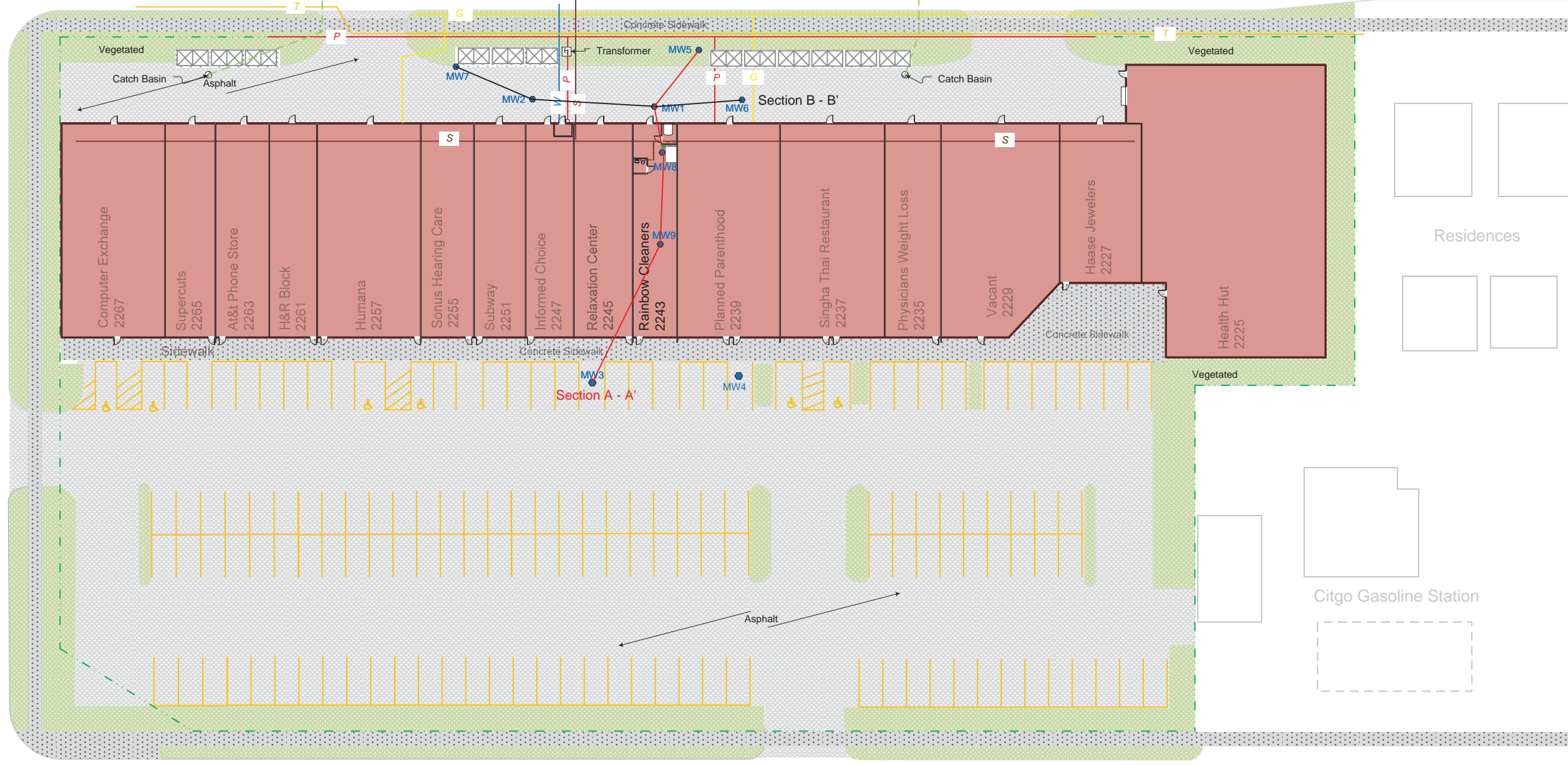
- G = Gas Line
- W = Water Line
- S = Sanitary Line
- SS = Storm Sewer
- P = Power Line
- T = Telephone
- MW = Monitoring Well

109<sup>th</sup> Street

All wells are to be removed post closure.

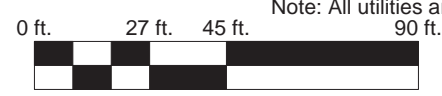
Lincoln Avenue

108<sup>th</sup> Street



Residences

Citgo Gasoline Station



Note: All utilities are underground.

Figure B.1.b., Detailed Site Plan

Case Closure - GIS Registry  
 Lincoln Plaza  
 2243 108<sup>th</sup> Street  
 West Allis, Wisconsin  
 BRRTS # 02-41-560615

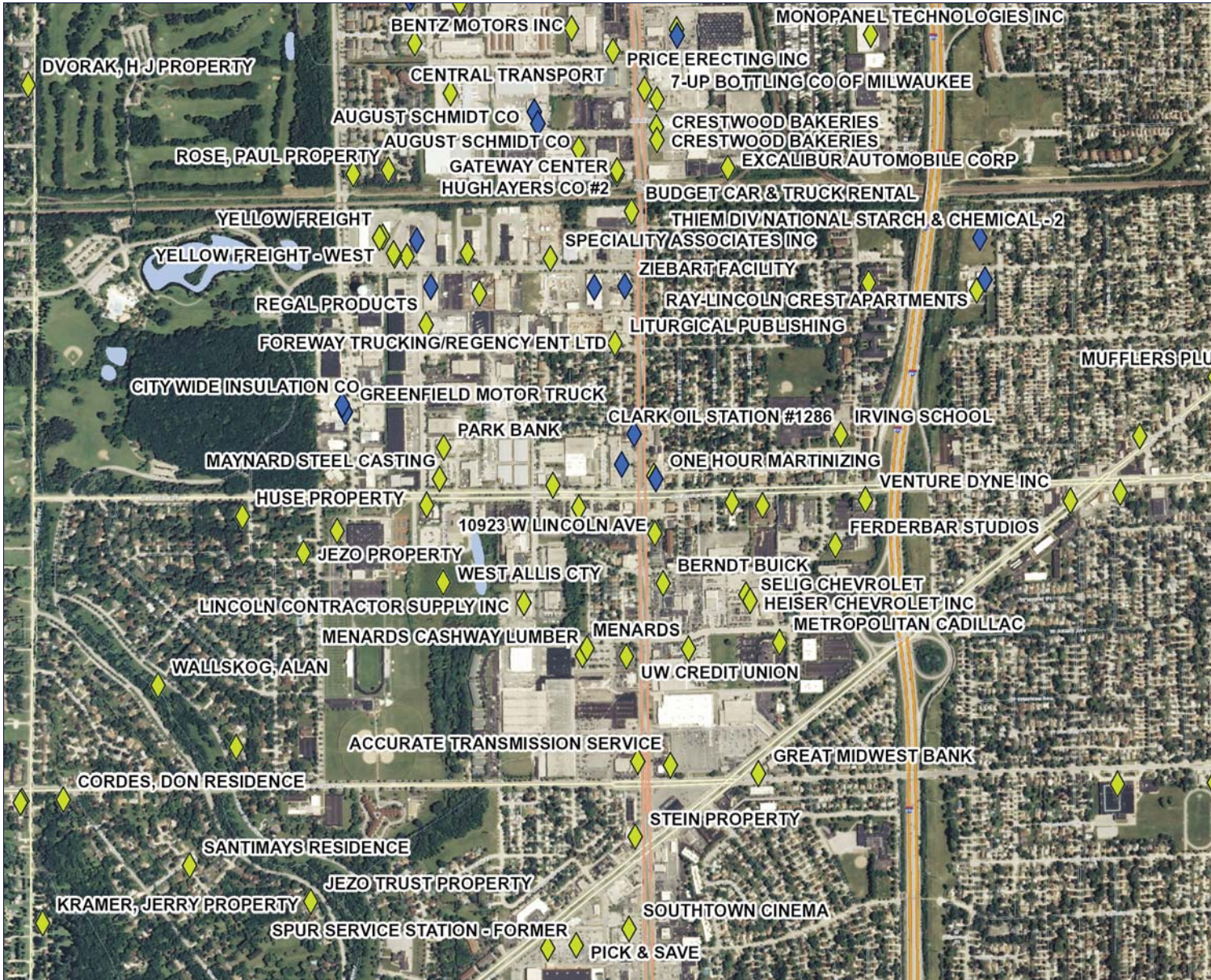
**MHENNVIROMENTAL, INC.**

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SIZE	FSCMNO	DWG NO	REV
SCALE	1 : 540	SHEET	1 OF 1



# Figure B.1.c RR Site Map



### Legend

- Open Site (ongoing cleanup)
- Open Site Boundary
- Closed Site (completed cleanup)
- Closed Site Boundary
- Airport
- Cities and Villages
  - Cities
  - Villages

0.5 0 0.27 0.5 Miles

NAD\_1983\_HARN\_Wisconsin\_TM

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1: 17,018



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Note: Not all sites are mapped.

### Notes

Rainbow Cleaners BRRTS #02-41-560615

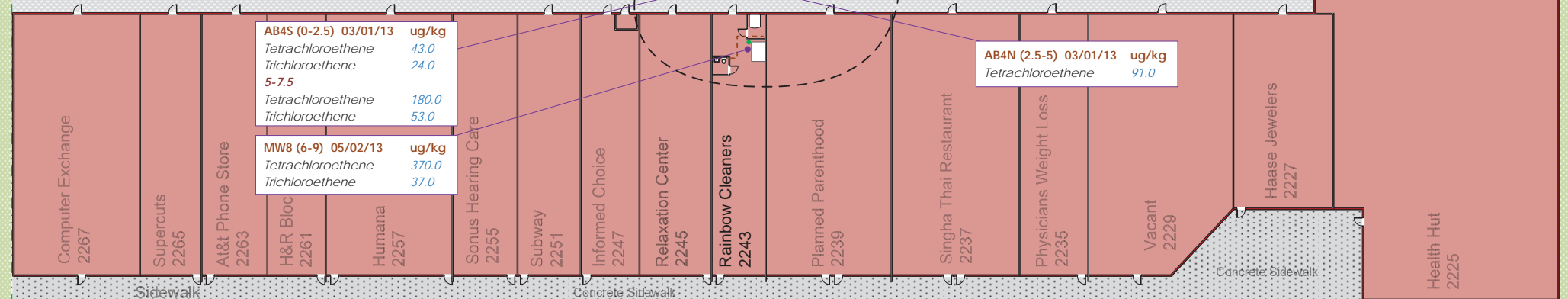
Commercial Property

109<sup>th</sup> Street

AB4W1 (5-7.5) 03/01/13 ug/kg Tetrachloroethene 29.0	RC4 (0-1.5) 01/29/13 ug/kg Tetrachloroethene 57.0	MW6 (2.5-5) 05/14/13 ug/kg Tetrachloroethene 140.0
--	--	---

AB4S (0-2.5) 03/01/13 ug/kg Tetrachloroethene 43.0 Trichloroethene 24.0 5-7.5 Tetrachloroethene 180.0 Trichloroethene 53.0	MW8 (6-9) 05/02/13 ug/kg Tetrachloroethene 370.0 Trichloroethene 37.0
---	---

AB4N (2.5-5) 03/01/13 ug/kg Tetrachloroethene 91.0
---



Residences

Citgo Gasoline Station

Lincoln Avenue

108<sup>th</sup> Street

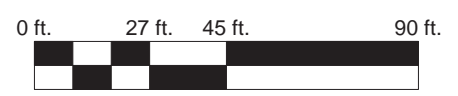


Figure B.2.a, Pre-remedial Soil Contamination

Case Closure – GIS Registry  
 Lincoln Plaza  
 2243 108<sup>th</sup> Street  
 West Allis, Wisconsin  
 BRRTS # 02-41-560615

**MHENVIRONMENTAL, INC.**

2016 N. Cleveland Ave. 1S  
 Chicago, Illinois 60614  
 Phone: (773) 525-0813  
 Mobile: (312) 371-7889  
 E-Mail: mhenv@rcn.com

SIZE	FSCM NO	DWG NO	REV
SCALE	1 : 540	SHEET	1 OF 1

## Figure B.2.b

### Post-remedial Soil Contamination

No soil remediation was conducted thus no post remediation sampling was conducted.

Commercial Property

109<sup>th</sup> Street

AB4S (0-2.5) 03/01/13	ug/kg
Tetrachloroethene	43.0
Trichloroethene	24.0
5-7.5	
Tetrachloroethene	180.0
Trichloroethene	53.0

AB4W1 (2.5-5) 03/01/13	ug/kg
5-7.5	
Tetrachloroethene	29.0

RC4 (0-1.5) 01/29/13	ug/kg
Tetrachloroethene	57.0

MW6 (2.5-5) 05/14/13	ug/kg
Tetrachloroethene	140.0

MW8 (6-9) 05/02/13	ug/kg
Tetrachloroethene	370.0
Trichloroethene	37.0

AB4N (2.5-5) 03/01/13	ug/kg
Tetrachloroethene	91.0

Extent of Soil Contamination in Excess of RCL

Vegetated

Asphalt

Concrete Sidewalk

Vegetated

Computer Exchange  
2267

Supercuts  
2265

AT&T Phone Store  
2263

H&R Block  
2261

Humana  
2257

Sonus Heating Care  
2255

Subway  
2251

Informed Choice  
2247

Relaxation Center  
2245

Rainbow Cleaners  
2243

Planned Parenthood  
2239

Singha Thai Restaurant  
2237

Physicians Weight Lo  
2235

Vacant  
2229

Haase Jewelers  
2227

Health Hut  
2225

Residences

Sidewalk

Concrete Sidewalk

Concrete Sidewalk

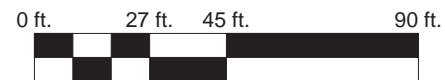
Vegetated

Lincoln Avenue

108<sup>th</sup> Street

Asphalt

Citgo Gasoline Station



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Figure B.2.c, Pre-Post-remedial Soil Contamination

Case Closure - GIS Registry  
 Lincoln Plaza  
 2243 108<sup>th</sup> Street  
 West Allis, Wisconsin  
 BRTS # 02-41-560615

DWG NO

FSCM NO

SIZE

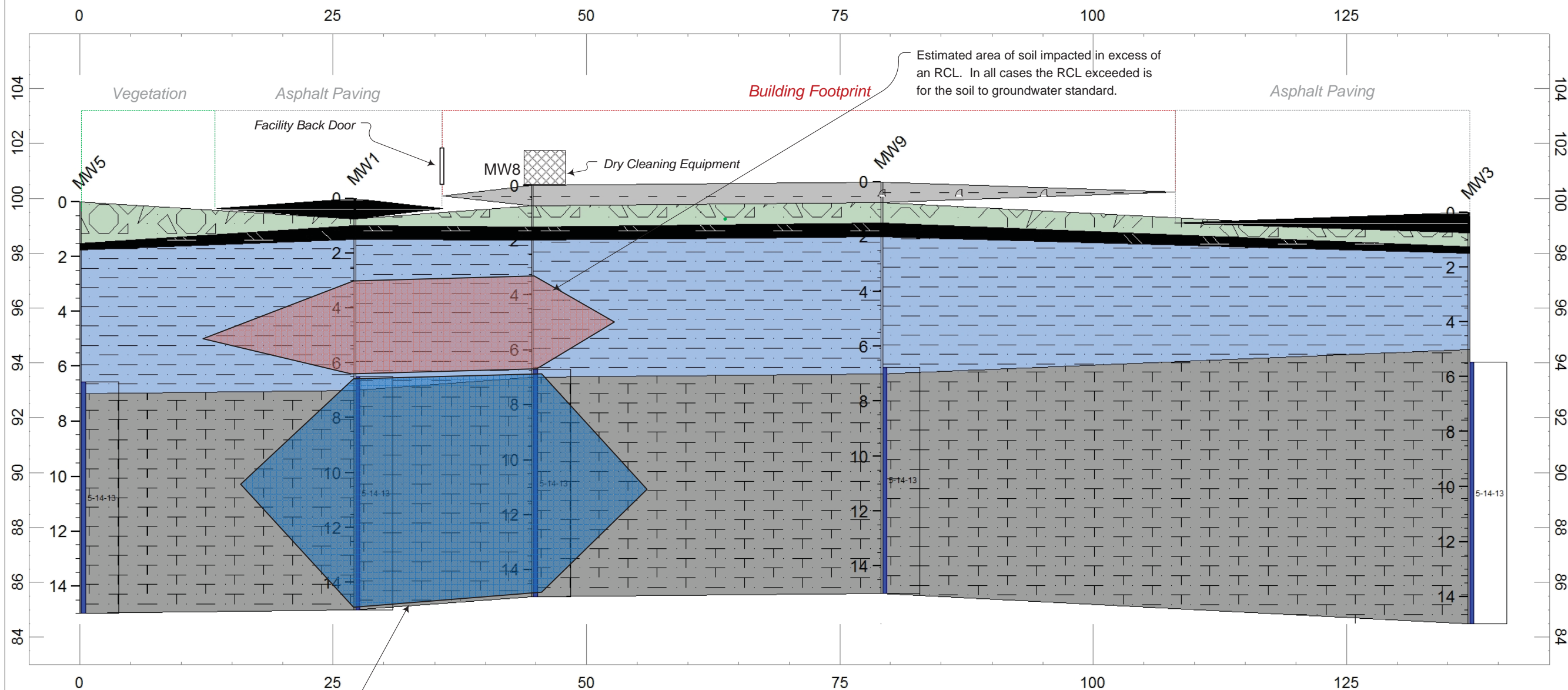
SCALE

REV

SHEET

1 OF 1

Rainbow Cleaners Cross Section A - A'



Estimated area of soil impacted in excess of an RCL. In all cases the RCL exceeded is for the soil to groundwater standard.

Estimated area of groundwater impacted in excess of an Enforcement Standard (ES). In the case of MW1 ES is exceeded for TCE and PCE. At MW8 ES is exceeded for cis 1,2 DCE

**Lithology**

- ASPHALT
- POORLY GRADED GRAVEL (GP)
- ORGANIC SOIL WITH SAND (OL/OH)
- SILTY CLAY (CL-ML)
- SILT (ML)
- CONCRETE

Groundwater Level on date shown

Figure B.3.a, Geologic Cross-Section A - A'

Case Closure - GIS Registry  
 Lincoln Plaza  
 2243 108<sup>th</sup> Street  
 West Allis, Wisconsin  
 BRRTS # 02-41-560615

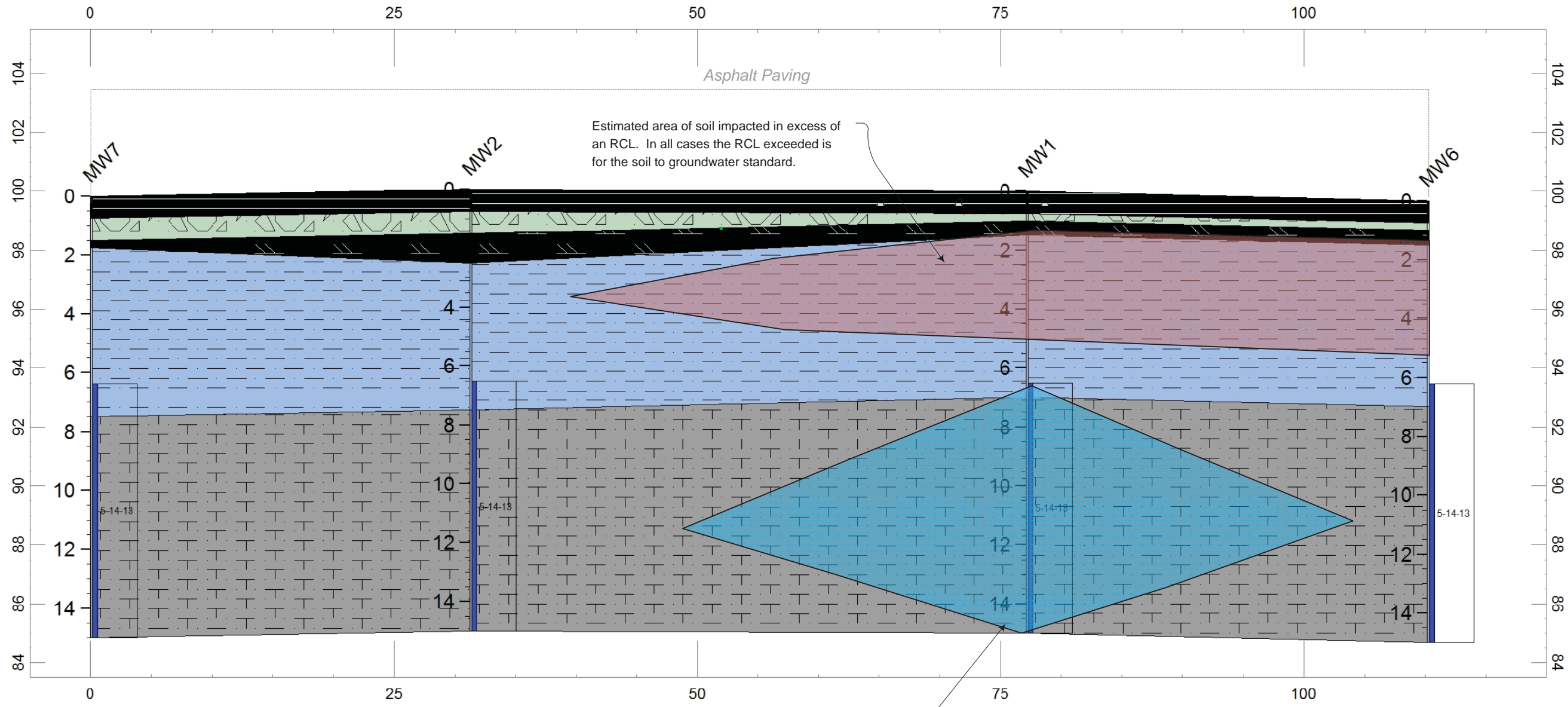
**MHENVIRONMENTAL, INC.**

2016 N. Cleveland Ave. 1S  
 Chicago, Illinois 60614  
 Phone: (773) 525-0813  
 Mobile: (312) 371-7889  
 E-Mail: mhenv@rcn.com

REV	
SHEET	1 OF 1
DWG NO	
FSCM NO	
SIZE	
SCALE	1 : 540



### Rainbow Cleaners Cross Section B - B'



**Lithology**

- ASPHALT
- POORLY GRADED GRAVEL (GP)
- ORGANIC SOIL WITH SAND (OL/OH)
- SILTY CLAY (CL-ML)
- SILT (ML)
- CONCRETE

Groundwater Level on date shown

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Figure B.3.a, Geologic Cross-Section B - B'

Case Closure - GIS Registry  
 Lincoln Plaza  
 2243 108<sup>th</sup> Street  
 West Allis, Wisconsin  
 BRRTS # 02-41-560615

REV	
SHEET	1 OF 1
DWG NO	
FSCM NO	
SIZE	
SCALE	1 : 540

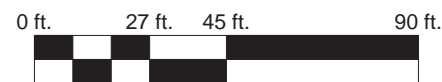
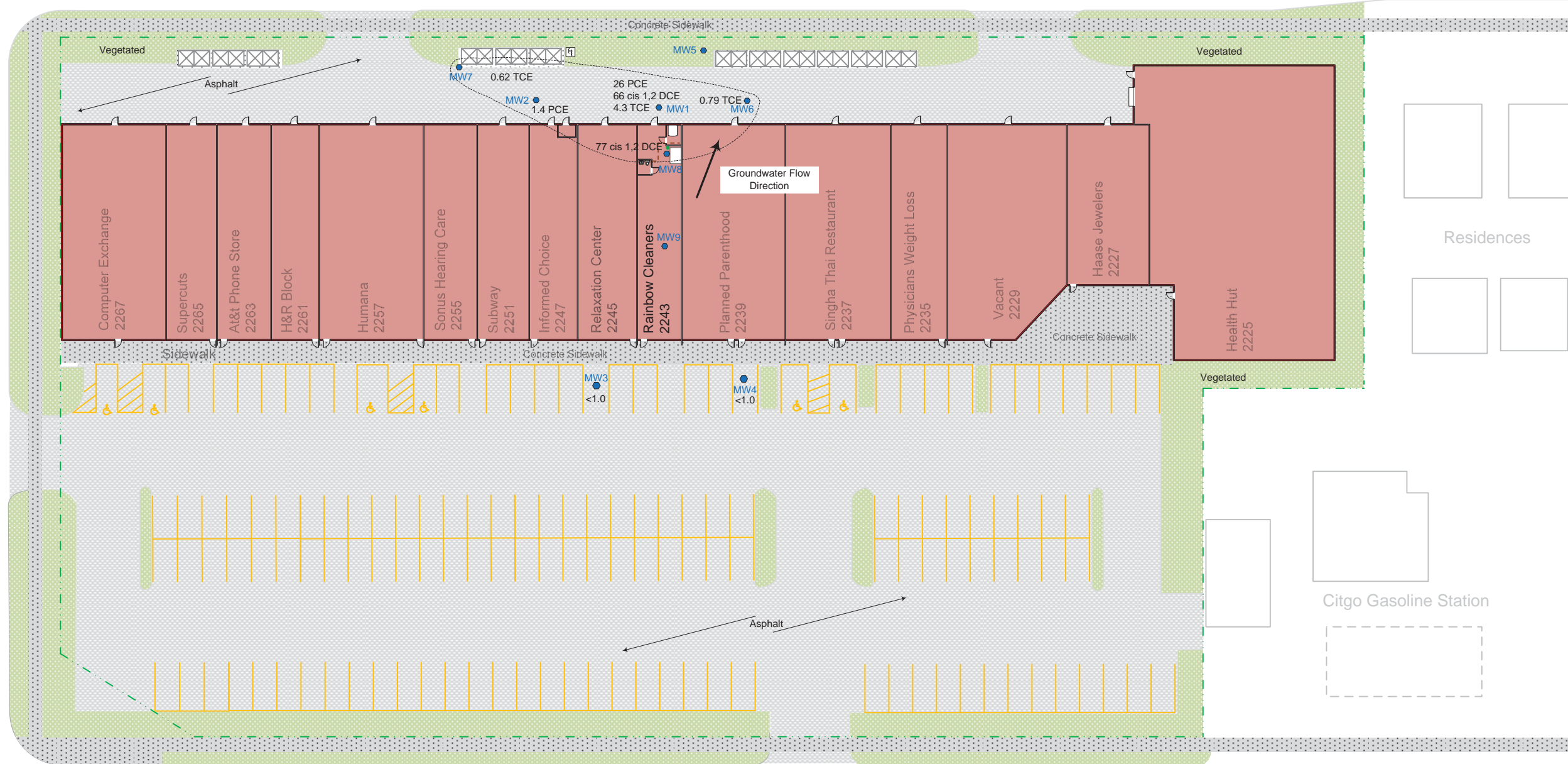
Commercial Property

109<sup>th</sup> Street

Contours represent Tetrachloroethene (PCE) groundwater impacts. Results and contour intervals are in ug/L (ppb). Contour interval is 2ug/L. Individual results are listed next to each well. The ES for PCE is 5 ug/L and the PAL is 0.5 ug/L. Based upon results from sampling conducted on 2-24-2014.

Lincoln Avenue

108<sup>th</sup> Street



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 E-Mail: mhenv@rcn.com

Case Closure - GIS Registry  
 Lincoln Plaza  
 2243 108<sup>th</sup> Street  
 West Allis, Wisconsin  
 BRRTS # 02-41-560615

DWG NO

FSCM NO

SCALE

REV

SHEET 1 OF 1

Commercial Property

109<sup>th</sup> Street

Lincoln Avenue

108<sup>th</sup> Street

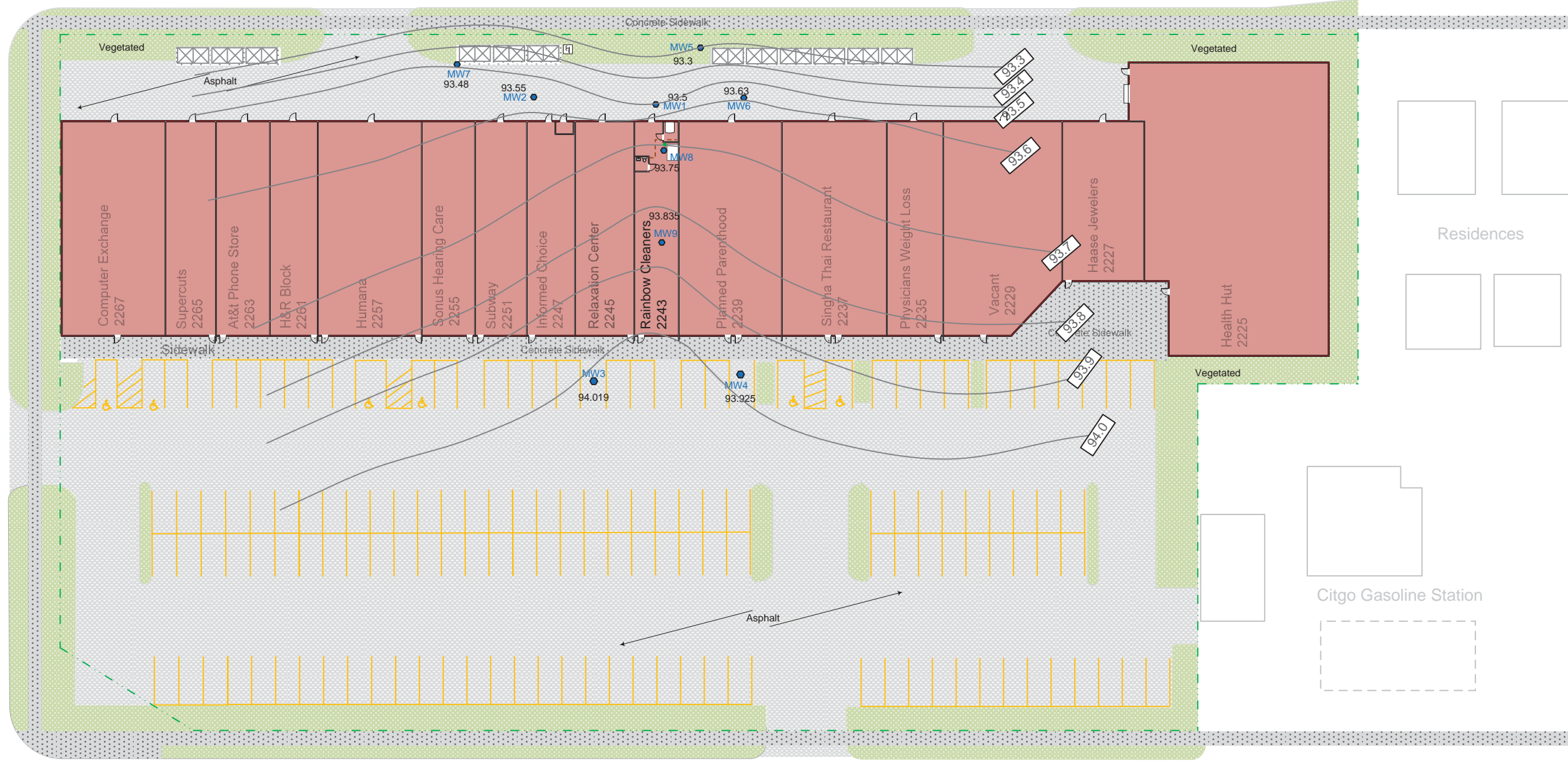


Figure B.3.c, Groundwater Flow Direction

Case Closure – GIS Registry  
 Lincoln Plaza  
 2243 108<sup>th</sup> Street  
 West Allis, Wisconsin  
 BRRTS # 02-41-560615

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 Mobile: (312) 371-7889  
 E-Mail: mhenv@rcn.com

DWG NO

FSCM NO

SIZE

SCALE 1 : 540

REV

SHEET 1 OF 1

Commercial Property

109<sup>th</sup> Street

All wells are to be removed post closure.

Lincoln Avenue

108<sup>th</sup> Street

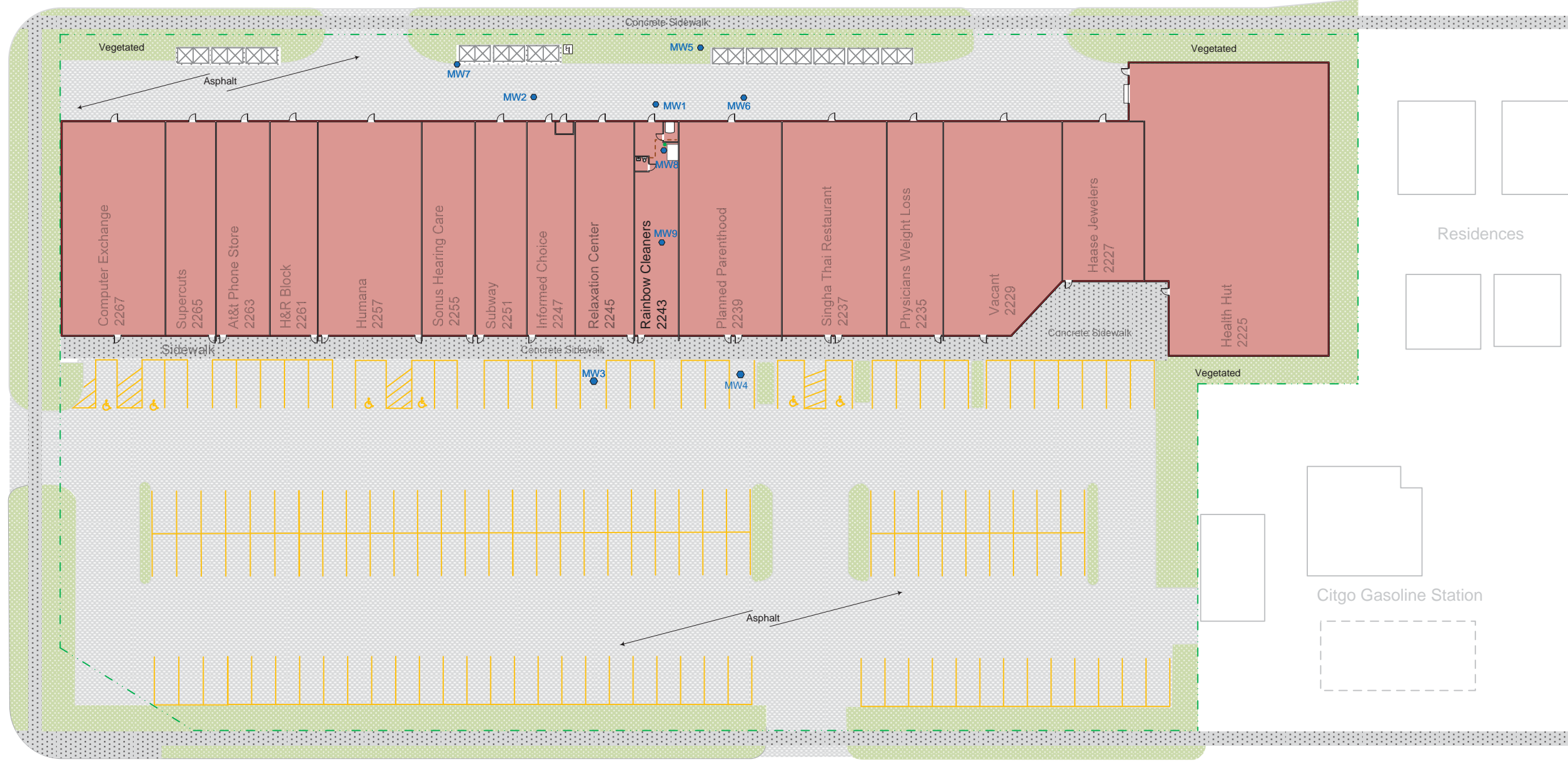
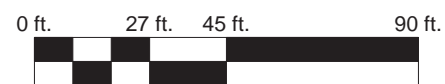


Figure B.3.d, Monitoring Wells

Case Closure – GIS Registry  
 Lincoln Plaza  
 2243 108<sup>th</sup> Street  
 West Allis, Wisconsin  
 BRRTS # 02-41-560615

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 Chicago, Illinois 60614  
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 E-Mail: mhenv@rcn.com



DWG NO

FSCM NO

SIZE

SCALE

REV

SHEET 1 OF 1

Commercial Property

109<sup>th</sup> Street

Lincoln Avenue

108<sup>th</sup> Street

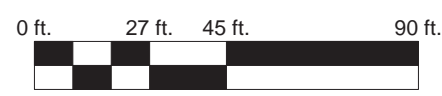
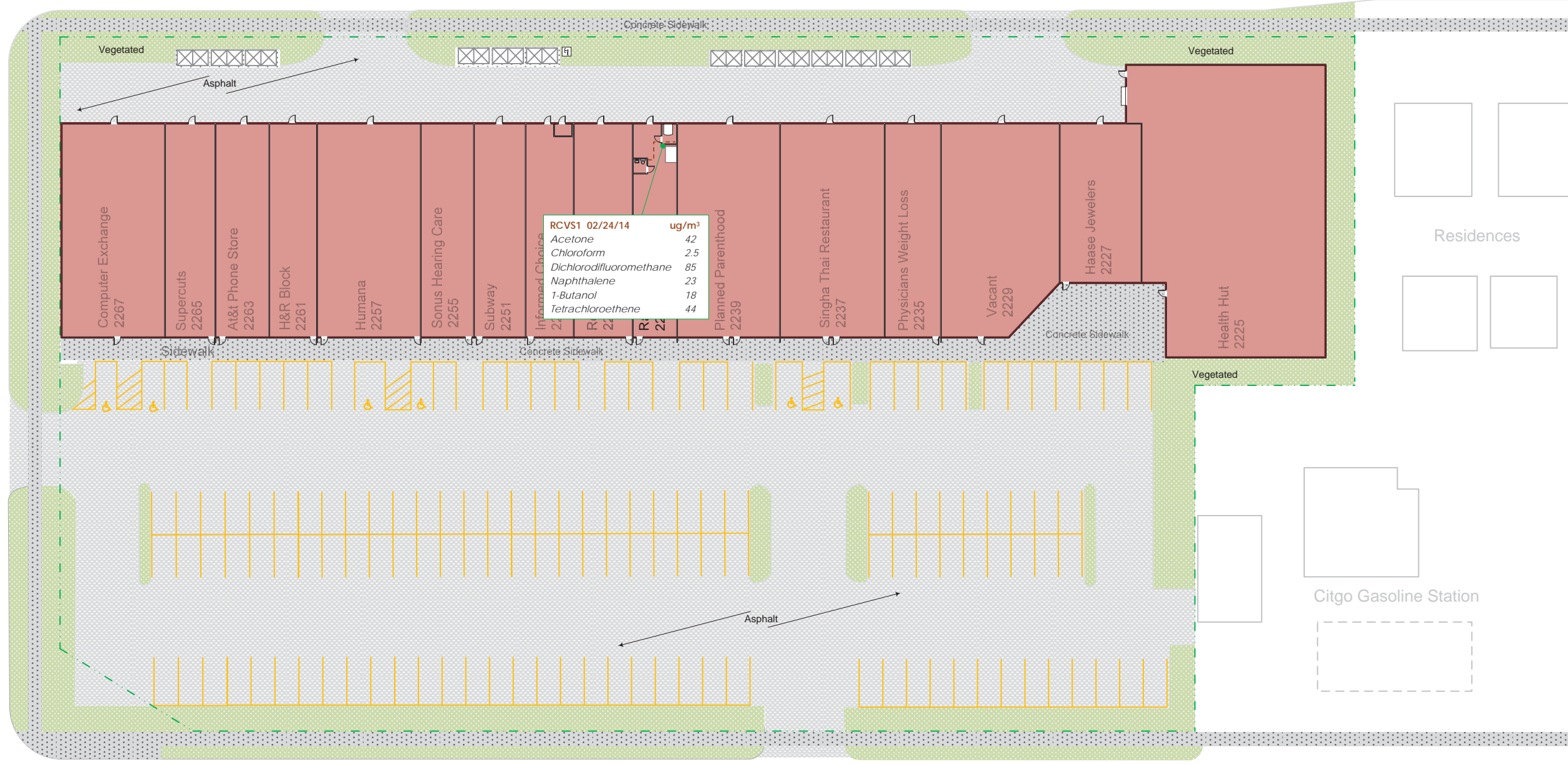


Figure B.4.a, Vapor Intrusion Map

Case Closure - GIS Registry  
 Lincoln Plaza  
 2243 108<sup>th</sup> Street  
 West Allis, Wisconsin  
 BRRTS # 02-41-560615

**MHENNVIRONMENTAL, INC.**

2016 N. Cleveland Ave. 1S  
 Chicago, Illinois 60614  
 Phone: (773) 525-0813  
 Mobile: (312) 371-7889  
 E-Mail: mhenv@rcn.com

SIZE	FSCM NO	DWG NO	REV
SCALE	1 : 540	SHEET	1 OF 1

## Figure B.4.b

### **Other Media of Concern (e.g; sediment surface water)**

No sediment or surface water in the area. No potential for Sediment and/or Surface water impacts.

## 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>



# ATTACHMENT D

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Maintenance Plan(s)



## 9.2 WORKERS' COMPENSATION INSURANCE

Agent shall, at Owner's expense, either maintain workers' compensation insurance covering all liability of the employer, if and as required under established workers' compensation insurance laws, or require all contractors/vendors providing services to the Project to have such compensation insurance.

## 9.3 HOLD HARMLESS, LABOR LAWS

Agent shall be responsible for compliance with all applicable state and federal labor laws.

## SECTION 10: MAINTENANCE AND REPAIR

Agent is authorized to make or cause to be made through contracted services or otherwise, all ordinary repairs and replacements reasonably necessary to preserve the Project in its present condition. Agent is also authorized, at Owners direction, to decorate the Project and to purchase or rent, on Owner's behalf, all equipment, tools, appliances, material, furniture, supplies, uniforms, and other items necessary for the management, maintenance, or operation of the Project. All such maintenance equipment, office equipment and/or decorating expenses shall be paid out of the Operating Account.

### 10.1 APPROVAL FOR EXCEPTIONAL MAINTENANCE EXPENSE

The expense to be incurred for any one item of maintenance, alteration, refurbishing, or repair shall not exceed the sum of \$5,000.00, unless such expense is included in the approved budget or specifically authorized by Owner, or is incurred under such circumstances as Agent shall reasonable deem to be an emergency. In an emergency where repairs are immediately necessary for the preservation and safety of the Project, or to avoid the suspension of any essential service to the Project, or to avoid danger to life or property, or to comply with federal, state or local law, such emergency repairs shall be made by Agent at Owner's expense without prior approval.

### 10.2 CONSTRUCTION MANAGEMENT

Agent will coordinate for Owner, all tenant improvement work in connection with new or expandable tenants, and/or any minor building improvements or capital work as may be requested and approved by Owner. Agent's coordination will include all preliminary planning, evaluation, costing, review, monitoring of work, and final payment preparation, on Owner's behalf, to assure efficient work value is received.

## SECTION 11: CONTRACTS, UTILITIES AND SERVICE

Agent is authorized to negotiate contracts for non-recurring items of expense, not to exceed \$5,000.00 or a greater amount as approved by Owner, and Agent may enter into agreements in Agent's name, as agent for Owner, for all necessary repairs, maintenance, minor alterations, and utility service. Agent shall, in Owner's name and at Owner's expense, make contracts on Owner's behalf for electricity, gas, telephone, fuel, or water and such other services as Agent shall deem necessary or prudent for the operation of the Project. All utility deposits shall be the Owner's responsibility, except that Agent may pay some from the Operating Account at Owner's request.

## COVER (EXISTING PAVEMENT AND BUILDINGS) MAINTENANCE PLAN

12/16/13

Property Located at:

2243 S 108<sup>th</sup> Street  
West Allis, WI 53227-1107

FID #241597290

WDNR BRRTS/Activity #02-41-560615

### LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 6, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID  $\frac{1}{4}$  SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID  $\frac{1}{4}$  SECTION 481.2 FEET TO A POINT; THENCE SOUTH  $89^{\circ} 55' 00''$  WEST AND PARALLEL TO THE SOUTH LINE OF SAID  $\frac{1}{4}$  SECTION 190.00 FEET TO A POINT; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID  $\frac{1}{4}$  SECTION 60.00 FEET TO A POINT IN THE SOUTH LINE OF BLOCK 8 IN KRANTZ PARK SUBDIVISION; THENCE SOUTH  $89^{\circ} 55' 00''$  WEST AND PARALLEL TO THE SOUTH LINE OF SAID  $\frac{1}{4}$  SECTION; SAID LINE ALSO BEING THE SOUTH LINE OF BLOCK 8 OF KRANTZ PARK SUBDIVISION 160.00 FEET TO A POINT; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID  $\frac{1}{4}$  SECTION 541.20 FEET TO A POINT IN THE SOUTH LINE OF SAID  $\frac{1}{4}$  SECTION; THENCE NORTH  $89^{\circ} 55' 00''$  EAST ALONG THE SOUTH LINE OF SAID  $\frac{1}{4}$  SECTION 350.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 30.00 FEET, THE EAST 60.00 FEET AND THE SOUTH 75.00 FEET THEREOF.

ALSO A PARCEL OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 6, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN. COMMENCING AT THE SOUTHWEST CORNER OF SAID  $\frac{1}{4}$  SECTION; THENCE NORTH  $0^{\circ} 24' 26''$  WEST ALONG THE EAST LINE OF SAID  $\frac{1}{4}$  SECTION 55.00 FEET; THENCE SOUTH  $89^{\circ} 30' 45''$  WEST PARALLEL WITH AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID  $\frac{1}{4}$  SECTION 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH  $89^{\circ} 30' 45''$  WEST 230.00 FEET; THENCE NORTH  $0^{\circ} 24' 26''$  WEST ALONG THE EAST LINE OF SOUTH 109<sup>TH</sup> STREET 20.00 FEET; THENCE NORTH  $89^{\circ} 30' 45''$  EAST 242.00 FEET TO A POINT WHICH IS 78.00 FEET WEST OF THE EAST LINE OF SAID  $\frac{1}{4}$  SECTION; THENCE SOUTH  $30^{\circ} 31' 43''$  WEST 23.34 FEET TO THE POINT OF BEGINNING BUT EXCLUDING THE FOLLOWING PARCEL OF LAND:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 6. TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN. COMMENCING AT THE SOUTHEAST CORNER OF SAID ¼ SECTION; THENCE NORTH 0° 24' 26" WEST ALONG THE EAST LINE OF SAID ¼ SECTION 75.00 FEET; THENCE SOUTH 89° 30' 45" WEST PARALLEL WITH AND 75.00 FEET NORTH OF THE SOUTH LINE OF SAID ¼ SECTION 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 30' 45" WEST 18.00 FEET; THENCE NORTH 30° 31' 43" EAST 35.01 FEET; THENCE SOUTH 0° 24' 26" EAST PARALLEL WITH AND 60.00 FEET WEST OF THE EAST LINE OF SAID ¼ SECTION 30.00 FEET TO THE POINT OF BEGINNING.

TAX #481-9990-001

## **INTRODUCTION**

This document is the Maintenance Plan for a cover/barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing asphalt paving and buildings occupying the area over the contaminated groundwater plume and soil on-site.

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

- The case file in the DNR Southeast regional office;
- BRRTS on the Web at: [dnr.wi.gov/botw/SetUpBasicSearchForm.do](http://dnr.wi.gov/botw/SetUpBasicSearchForm.do)
- GIS Registry; and
- The DNR project manager for Milwaukee County.

## **Description of Contamination**

Soil contaminated by tetrachloroethene and decay by products is located in soil at a depth of between 3-6 feet at the rear of the current Rainbow Cleaners facility which is one of 16 units that comprise the Lincoln Plaza shopping center in West Allis, WI. Groundwater contaminated by tetrachloroethene and decay by products is located at an average depth of 6.3 feet centered at the rear of the Rainbow Cleaners unit. The extent of the soil contamination is shown on the attached Figure 1, Soil Contamination, and the extent of the groundwater contamination is shown on the attached Figure 2, Groundwater Contamination.

## **Description of the Cover to be maintained**

The Cover consists of existing asphalt drives and concrete slab on grade buildings. The relevant sections are located to both the interior and exterior rear of the existing Rainbow Cleaner Unit located at 2243 S 108<sup>th</sup> Street in West Allis as shown on the attached Figure 3, Engineered Controls.

## **Cover and Building Barrier Purpose**

The existing asphalt pavement and concrete slab on grade buildings over the contaminated groundwater plume and soil serve as a barrier that acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that may cause a violation of the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

## **Annual Inspection**

The existing pavement and buildings overlying the contaminated groundwater plume and soil as depicted in Figures 1 and 2 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 may allow 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 the inspection suggests that 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 Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas 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 problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations.

The owner must also sample any soil that is excavated from the impacted area 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 paving or building overlying the contaminated groundwater plume and soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the pavement and buildings, 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**

The following activities are prohibited on any portion of the property where pavement 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**

December, 2013

Site Owner and Operator: Reilly Joseph Company  
Attention: William Reilly  
117 N Jefferson St #202  
Milwaukee, WI 53202  
(414) 271-5201

Signature: \_\_\_\_\_

Property Owner: Reilly Joseph Company  
Attention: William Reilly  
117 N Jefferson St #202  
Milwaukee, WI 53202  
(414) 271-5201

Signature: \_\_\_\_\_

Consultant:

MHEnvironmental, Inc.  
Attention: Mark H Elliott  
2016 N Cleveland, 1S  
Chicago, Il 60614  
(312) 371-7889

WDNR:

Paul Grittner  
2300 N DR MARTIN LUTHER KING DR  
MILWAUKEE, WI 53212  
(414) 263-8541



Photo 1  
View of front of Rainbow Cleaners, Relaxation Center and part of Planned Parenthood units of building that will form a portion of the maintained cover.



Photo 2  
Typical view of slab on grade floor of the buildings on Site.



Photo 3  
View of asphalt cover over drive directly outside of Rainbow Cleaners unit.



Photo 4  
View of asphalt coving drive to rear of the Rainbow Cleaners and Planned Parenthood units.

## ***MHEN*ENVIRONMENTAL, INC.**

2016 NORTH CLEVELAND AVENUE 1S  
CHICAGO, ILLINOIS 60614  
PHONE: (773) 525-0813  
MOBILE: (312) 371-7889  
EMAIL: [mhenv@rcn.com](mailto:mhenv@rcn.com)

### Site Photographs

Case Closure Request  
Lincoln Plaza  
2243 S. 108th Street  
West Allis, Wisconsin  
BRRTS # 02-41-560615

Photos Taken 1/10/13, 1/29/13, 3/1/13, 3/28/13 or 5/2/13



Photo 5  
Additional view of asphalt coving drive to rear of the Rainbow Cleaners and Planned Parenthood units.



Photo 6  
View of asphalt coving to rear of the Rainbow Cleaners, Relaxation Center, and Informed Choice units.

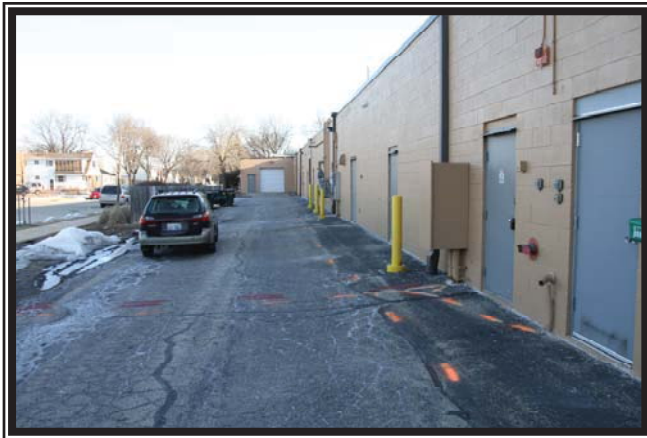


Photo 7  
View of asphalt drive located to rear of Lincoln Plaza from Informed Choice unit to Health Hut unit.



Photo 8  
View of asphalt at rear of Planned Parenthood unit.

## ***MHEN*ENVIRONMENTAL, INC.**

2016 NORTH CLEVELAND AVENUE 1S  
CHICAGO, ILLINOIS 60614  
PHONE: (773) 525-0813  
MOBILE: (312) 371-7889  
EMAIL: [mhenv@rcn.com](mailto:mhenv@rcn.com)

### Site Photographs

Case Closure Request  
Lincoln Plaza  
2243 S. 108th Street  
West Allis, Wisconsin  
BRRTS # 02-41-560615

Photos Taken 1/10/13, 1/29/13, 3/1/13, 3/28/13 or 5/2/13



Commercial Property

109<sup>th</sup> Street

AB4S (0-2.5) 03/01/13	ug/kg
cis 1,2 Dichloroethene	<39
Tetrachloroethene	43.0
Trichloroethene	24.0
5-7.5	
cis 1,2 Dichloroethene	<53
Tetrachloroethene	180.0
Trichloroethene	53.0

AB4W1 (2.5-5) 03/01/13	ug/kg
cis 1,2 Dichloroethene	<46
Tetrachloroethene	<46
Trichloroethene	<23
5-7.5	
cis 1,2 Dichloroethene	<43
Tetrachloroethene	29.0
Trichloroethene	<22

RC4 (0-1.5) 01/29/13	ug/kg
cis 1,2 Dichloroethene	<53
Tetrachloroethene	57.0
Trichloroethene	<26

MW6 (2.5-5) 05/14/13	ug/kg
cis 1,2 Dichloroethene	<51
Tetrachloroethene	140.0
Trichloroethene	<30
Total Xylenes	<30

MW8 (5-7.5) 05/14/13	ug/kg
cis 1,2 Dichloroethene	<64
Tetrachloroethene	370.0
Trichloroethene	37.0
Total Xylenes	<32

AB4N (0-2.5) 03/01/13	ug/kg
cis 1,2 Dichloroethene	<41
Tetrachloroethene	<41
Trichloroethene	<20
2.5-5	
cis 1,2 Dichloroethene	<44
Tetrachloroethene	91.0
Trichloroethene	<22

Extent of Soil Contamination in Excess of RCL

Lincoln Avenue

108<sup>th</sup> Street

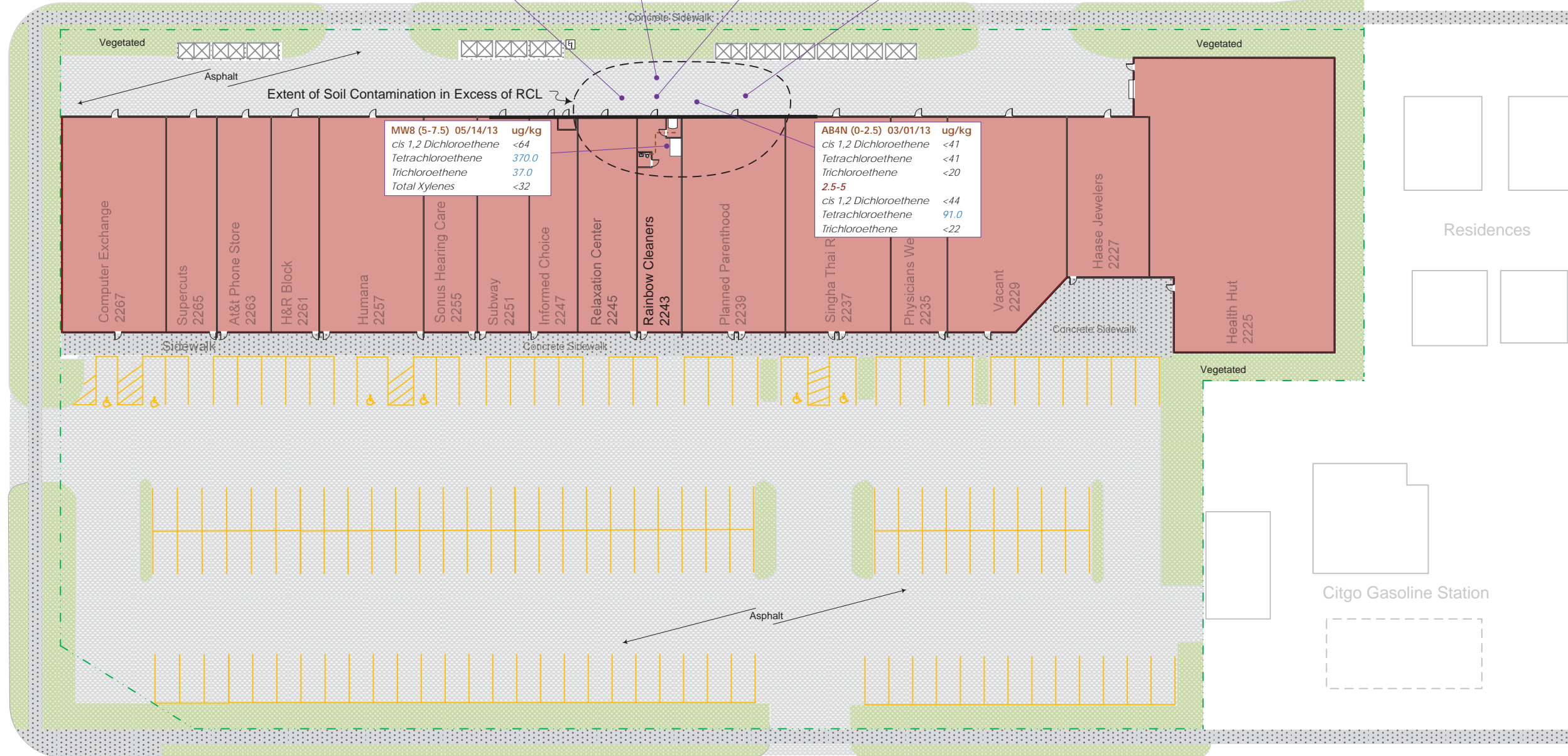
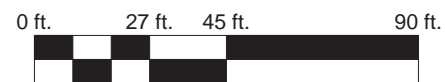


Figure 1, Soil Contamination

Site Investigation  
 Lincoln Plaza  
 2243 108<sup>th</sup> Street  
 West Allis, Wisconsin  
 BRTS # 02-41-560615

**MHENVIRONMENTAL, INC.**

2016 N. Cleveland Ave. 1S  
 Chicago, Illinois 60614  
 Phone: (773) 525-0813  
 Mobile: (312) 371-7889  
 E-Mail: mhenv@rcn.com



SIZE	FSCM NO	DWG NO
SCALE	1 : 540	

REV	
SHEET	1 OF 1

Commercial Property

109<sup>th</sup> Street

Contours represent Tetrachloroethene (PCE) groundwater impacts. Results and contour intervals are in ug/L (ppb). Contour interval is 2ug/L. Individual results are listed next to each well. The ES for PCE is 5 ug/L and the PAL is 0.5 ug/L.

Lincoln Avenue

108<sup>th</sup> Street

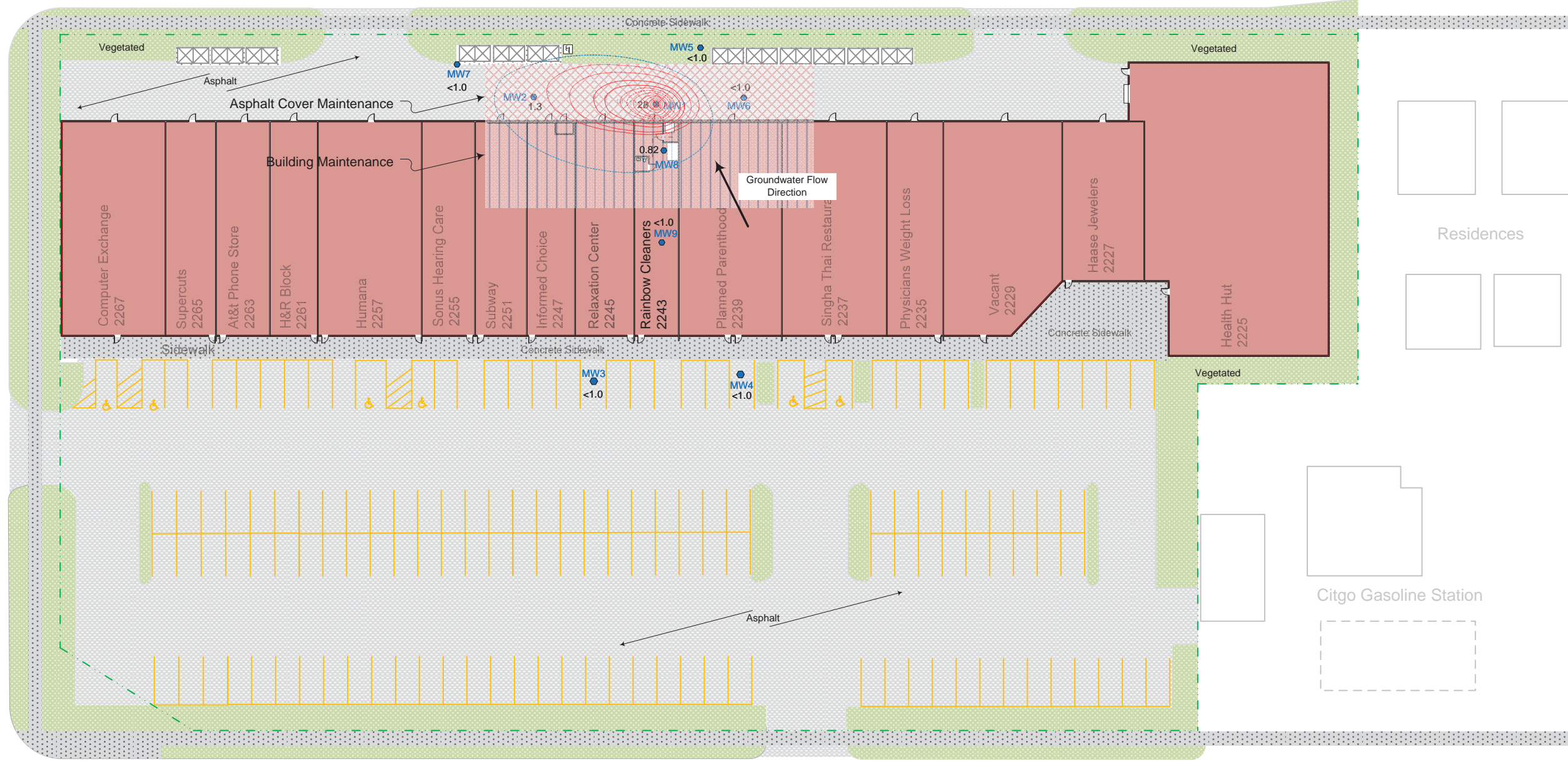
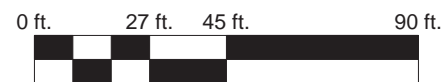


Figure 2, Groundwater Contamination

Site Investigation  
Lincoln Plaza  
2243 108<sup>th</sup> Street  
West Allis, Wisconsin  
BRTS # 02-41-560615

**MHENVIRONMENTAL, INC.**

2016 N. Cleveland Ave. 1S  
Chicago, Illinois 60614  
Phone: (773) 525-0813  
Mobile: (312) 371-7889  
E-Mail: mhenv@rcn.com



DWG NO

FSCM NO

SIZE

SCALE

REV

SHEET

1 OF 1

Commercial Property

109<sup>th</sup> Street

Contours represent Tetrachloroethene (PCE) groundwater impacts. Results and contour intervals are in ug/L (ppb). Contour interval is 2ug/L. Individual results are listed next to each well. The ES for PCE is 5 ug/L and the PAL is 0.5 ug/L.

Lincoln Avenue

108<sup>th</sup> Street

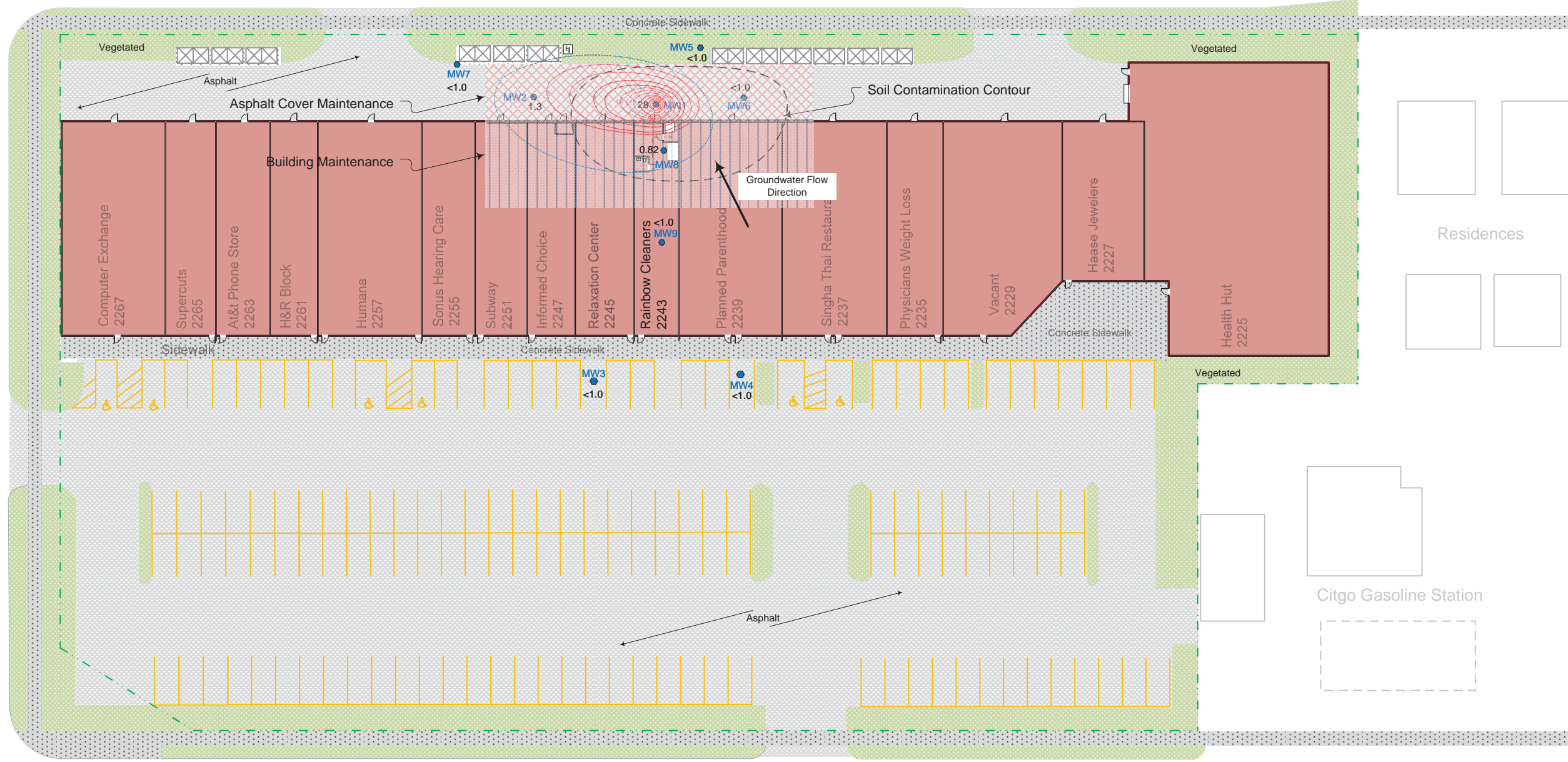
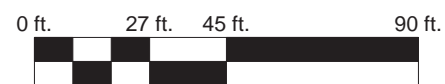


Figure 3, Engineered Controls

Site Investigation  
Lincoln Plaza  
2243 108<sup>th</sup> Street  
West Allis, Wisconsin  
BRTS # 02-41-560615

**MHENVIRONMENTAL, INC.**

2016 N. Cleveland Ave. 1S  
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E-Mail: mhenv@rcn.com



DWG NO

FSCM NO

SIZE

SCALE 1 : 540

REV

SHEET 1 OF 1



## **ATTACHMENT E**

All monitoring wells will be removed upon obtainment of closure. Per the Monitoring Well Information section of form 4400-202 (R 11/13) DNR Form 4400-113 A and B are only required for "wells that will remain in-use, be transferred to another party or that could not be located."

## **ATTACHMENT F**

No offsite impacts have been identified, thus, no notifications are necessary.

*G.1.*

---

Deeds

State Bar of Wisconsin Form 1-2003  
WARRANTY DEED

DOC.# 09818628

REGISTER'S OFFICE  
Milwaukee County, WI

RECORDED  
11/27/2009 02:34PM

JOHN LA FAVE  
REGISTER OF DEEDS  
AMOUNT: \$13.00  
TRANSFER FEE: \$16,006.80  
FEE EXEMPT #: 0  
LAZOG

\*\* The above recording information  
verifies that this document has  
been electronically recorded and  
returned to the submitter. \*\*

Document Number

Document Name

THIS DEED, made between Mount Pleasant Manor Company, a Wisconsin  
general partnership

\_\_\_\_\_  
("Grantor," whether one or more),  
and Leon Joseph, an undivided one-half interest as tenant-in-common, and  
William V. Reilly, Jr., an undivided one-half interest as tenant-in-common

\_\_\_\_\_  
("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real  
estate, together with the rents, profits, fixtures and other appurtenant interests, in  
\_\_\_\_\_ County, State of Wisconsin ("Property") (if more space is  
needed, please attach addendum):

See Exhibit A attached hereto and made a part hereof.

Recording Area

Name and Return Address  
Ann K. Comer  
Quarles & Brady LLP  
411 East Wisconsin Avenue  
Milwaukee, WI 53202

See Exhibit A.

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, general taxes levied in the year of this deed, and any mortgage encumbering the Property on the date of this deed.

Dated As of November 30, 2009

Mount Pleasant Manor Company, a Wisconsin general  
partnership

(SEAL) By: \_\_\_\_\_ (SEAL)  
\* Leon Joseph, General Partner

(SEAL) By: \_\_\_\_\_ (SEAL)  
\* William V. Reilly, Jr., General Partner

AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated on \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 ) ss.  
Milwaukee COUNTY )

Personally came before me on 11/25/09  
the above named Leon Joseph and William V. Reilly, Jr.

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

to me known to be the person(s) who executed the foregoing  
instrument and acknowledge the same.

THIS INSTRUMENT DRAFTED BY:

Ann K. Comer, Esq.

Quarles & Brady LLP

\* Geraldine M. Beckwith  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: 9/11/2013)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.  
WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003

\*Type name below signatures.



Exhibit A

A parcel of land in the Southeast 1/4 of the Southeast 1/4 of Section 6, Town 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of said 1/4 Section; thence North along the East line of said 1/4 Section 481.20 feet to a point; thence South 89° 55' 00" West and parallel to the South line of said 1/4 Section 190.00 feet to a point; thence North and parallel to the East line of said 1/4 Section 60.00 feet to a point in the South line of Block 8 in Krantz Park Subdivision; thence South 89° 55' 00" West and parallel to the South line of said 1/4 Section; said line also being the South line of Block 8 of Krantz Park Subdivision 160.00 feet to a point; thence South and parallel to the East line of said 1/4 Section 541.20 feet to a point in the South line of said 1/4 Section; thence North 89° 55' 00" East along the South line of said 1/4 Section 350.00 feet to the point of beginning.

EXCEPTING THEREFROM the West 30.00 feet, the East 60.00 feet and the South 75.00 feet thereof.

ALSO a Parcel of land located in the Southeast 1/4 of Section 6, Town 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

Commencing at the Southeast corner of said 1/4 Section; thence North 0° 24' 26" West along the East line of said 1/4 Section 55.00 feet; thence South 89° 30' 45" West parallel with and 55.00 feet North of the South line of said 1/4 Section 90.00 feet to the point of beginning; thence continuing South 89° 30' 45" West 230.00 feet; thence ~~North 0° 24' 26" West along the East line of South 109th Street 20.00 feet; thence North~~ 89° 30' 45" East 242.00 feet to a point which is 78.00 feet West of the East line of said 1/4 Section; thence South 30° 31' 43" West 23.34 feet to the point of beginning but excluding the following parcel of land:

A Parcel of land located in the Southeast 1/4 of Section 6, Town 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

Commencing at the Southeast corner of said 1/4 Section; thence North 0° 24' 26" West along the East line of said 1/4 Section 75.00 feet; thence South 89° 30' 45" West parallel with and 75.00 feet North of the South line of said 1/4 Section 60.00 feet to the point of beginning; thence continuing South 89° 30' 45" West 18.00 feet; thence North 30° 31' 43" East 35.01 feet; thence South 0° 24' 26" East parallel with and 60.00 feet West of the East line of said 1/4 Section 30.00 feet to the point of beginning.

Tax Key No. 481-9990-001-9

UNOFFICIAL COPY

PLAT PAGE NO.		QUARTER SECTION		TAXING UNIT				
481		SE 1/4 Sec. 6-6-21		City of West Allis 481-9990-001				
REEL	IMAGE	DOC. NO.	DOC.	DATE OF DEED	GRANTOR AND GRANTEE	2223 S. 108th St.	DATE PROC.	BY
1573	374	5658501	W.D.	10-3-83	Ervin P. Jelinek & Marie P. Jelinek to Evergreen Developments, Inc.	(1)	10-13-83	JSR
1622	655	5702002	Q.C.D.	3/13/84	Evergreen Developments, Inc. to Lincoln Plaza Associates	(1)	4/24/84	ECD
					Grootemaat Investment management, partner			
					Susan J. Sardina, vice-President			

(1) Same as deed desc (3) on card attached.

TR DESC: E 350 ft of S 541.20 ft of SE 6-6-21 exc N 60 ft of E 190 ft thereof & exc sts

PLAT PAGE NO. 481      QUARTER SECTION SE $\frac{1}{4}$  Sec. 6-6-21      TAXING UNIT City of West Allis      481-9990-001

REEL	IMAGE	DOC. NO.	DOC. Ch from JT to T. in C.	DATE OF DEED	GRANTOR AND GRANTEE	DATE PROC.	BY
1332	717	5434374		10-8-80	Ervin P. Jelinek & Marie P. h/w to Ervin P. Jelinek & Marie P. h/w as Tenants in Common	10/31/80	GRS
1353	1255	5455080		1/21/81	Ervin P. Jelinek to Ervin P. Jelinek & Heritage Trust Co. Co-Trstees of Ervin P. Jelinek Living Trust u/a/d 1-21-81( $\frac{1}{2}$ int as TC)	2-3-81	GRS
1353	1256	5455081		1/21/81	Marie P. Jelinek to Marie P. Jelinek Living Trust u/a/d 1-21-81 by Co-Trstees ( $\frac{1}{2}$ int as TC)	2-3-81	GRS
1558	138	5644290	Resol.	Adopted 8-16-83 Rec. 8-18-83	Vacating a portion of W. Lincoln Ave from S 108th St to S 109th St.	(1) 10-28-83	JSR
1566	387	5651834	Q.C.D.	8-2-83 Rec. 9-13-83	Chester L. Bendixen & Antoinette h/w to City of West Allis (2)	10-28-83	JSR
1566	388	5651835	Q.C.D.	8-2-83 Rec. 9-13-83	Ervin P. Jelinek & The Heritge Trust Co to City of West Allis Co-Trstees of Marie P. Jelinek Living Trust u/a/d 1-21-81(2)	10-28-83	JSR
1566	389	5651836	Q.C.D.	8-2-83 Rec. 9-13-83	Ervin P. Jelinek & Heritage Trust Co, Trstees of Ervin P. Jelinek Living Trust u/a/d 1-21-81 to City of West Allis (2)	10-28-83	JSR
1573	369	5658499	W.D.	8-31-83	Chester L. Bendixen & Antoinette Bendixen to Ervin P. Jelinek & Marie P. Jelinek(3)	10-28-83	JSR
1573	371	5658500	W.D.	9-29-83	Ervin P. Jelinek & The Heritage Trust Co to Evergreen Developments, Inc Co-Trstees of Ervin P. Jelinek Living Trust( $\frac{1}{2}$ int) & (Ditto) Co-Trstees of Marie P. Jelinek Living Trust( $\frac{1}{2}$ int)(3)	10-28-83	JSR

A parcel of land in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  Sec 6-6-21 bnd & desc as follows: Com at the SE cor of sd  $\frac{1}{4}$  Sec; th N alg E li sd  $\frac{1}{4}$  Sec 481.20 ft; th S 89° 55' W & par to S li sd  $\frac{1}{4}$  Sec 190 ft; th N 60 ft to a pt in the S li of Blk 8 in Krantz Park Subd; th S 89° 55' W & par to the S li sd  $\frac{1}{4}$  Sec, sd li being the S li of Blk 8 in Krantz Park Subd 160 ft; th S 541.20 ft to a pt in the S li of sd  $\frac{1}{4}$  Sec; th N 89° 55' E alg the S li sd  $\frac{1}{4}$  Sec 350 ft to beg, excepting therefrom the W 30 ft, the E 60 ft & the S 75 ft for road purposes.

- (1) A parcel of land located in the SE $\frac{1}{4}$  Sec. 6-6-21... Com at the SE cor of sd  $\frac{1}{4}$  Sec; th N 0° 24' 26" W alg the E li sd  $\frac{1}{4}$  Sec, 55 ft; th S 89° 30' 45" W par with & 55 ft N of the S li of sd  $\frac{1}{4}$  Sec, 90 ft to the POB; th continuing S 89° 30' 45" W, 230 ft; th N 0° 24' 26" W alg the E li of S 109th St 20 ft; th N 89° 30' 45" E, 242 ft to a pt which is 78 ft W of the E li of sd  $\frac{1}{4}$  Sec; th S 30° 31' 43" W 23.34 ft to POB.
- (2) A parcel of land located in the SE 6-6-21... Com at the SE cor sd  $\frac{1}{4}$  Sec; th N 0° 24' 26" W alg the E li sd  $\frac{1}{4}$  Sec, 75 ft; th S 89° 30' 45" W pa with & 75 ft N of the S li of sd  $\frac{1}{4}$  Sec 60 ft to POB; th continuing S 89° 30' 45" W. 18 ft; th N 30° 31' 43" E, 35.01 ft; th S 0° 24' 26" E par with & 60 ft W of the E li sd  $\frac{1}{4}$  Sec, 30 ft to POB.
- (3) The same as uncoded deed description above with the following added: "... Also including the following vacated parcel of land:(Same as desc (1) above) ... but excluding the following parcel of land: (Same as desc (2) above)"

TR DESC: E 350 ft of S 541.20 ft of SE 6-6-21 exc N 60 ft of E 190 ft thereof & exc sts

RECORDED -  
See card attached  
11-2-83  
JC

PLAT PAGE NO. QUARTER SECTION TAXING UNIT  
481 SE 1/4 SEC. 6-6-21 City of West Allis 481 9990 001

REEL	IMAGE	DOC. NO.	DOC.	DATE OF DEED	GRANTOR AND GRANTEE	DATE PROC.	BY
1332	717	5434374	Changing From Jt Ten to Ten in Com	10/8/80	Ervin P. Jelinek to Ervin P. Jelinek & Marie P. h/w	10/31/80	GRS
1353	1255	5455080	QCD	1/21/81	Ervin P. Jelinek to Ervin P. Jelinek	2/3/81	GRS
					Heritage Trust Company, Milw., Wis. (Co-Trustees) of the Ervin P. Jelinek Living Trust u/a/d January 21, 1981 (Und 1/2 Int) (Ten-in-Comm)		
1353	1256	5455081	QCD	1/21/81	Marie P. Jelinek to Marie P. Jelinek Living Trust u/a/d Jan. 21, 1981		
					...By Co-Trustees (Und 1/2 Int) (Ten-in-Comm)		
1573	369	5658499	W.D.	8-31-83	Chester L. Bendixen & Antoinette Bendixen to Ervin P. Jelinek & Marie P. Jelinek	10-13-83	JSR
1573	371	5658500	W.D.	9-29-83	Ervin P. Jelinek & The Heritage Trust Co, to Evergreen Developments, Inc. Co-trstees of Ervin P. Jelinek Living Trust (1/2 int) & (Ditto) Co-trstees of Marie P. Jelinek Living Trust (1/2 int)	10-13-83	JSR

A parcel of land in the SE 1/4 of the SE 1/4 SEC. 6-6-21 in the City of West Allis whis is bounded & described as follows: Com at the SE cor of sd 1/4 SEC; th N alg the E li of sd 1/4 SEC 481.20 ft to a pt; th S 89°55'00" & par to S li of sd 1/4 SEC 190.00 ft to a pt; th N & par to the E li of sd 1/4 SEC 60.00 ft to a pt in the S li of Blk 8 in Krantz Park Subd; th S 89° 55' 00" W & par to the S li of sd 1/4 SEC, sd li being the S li of Blk 8 in Krantz Park Subd 160.00 ft to a pt; th S & par to the E li of sd 1/4 SEC 541.20 ft to a pt in the S li of sd 1/4 SEC; th N 89° 55' 00" E alg the S li of sd 1/4 SEC 350.00 ft to beg, excepting therefrom th W 30.00 ft the E 60.00 ft and the S 75.00 ft for rd purposes.

(1) Same as uncoded deed desc above with the addition of the following: "Also, including the following vacated parcel of land: A parcel of land located in the SE 6-6-21: Com at the SE cor sd 1/4 Sec; th N 0° 24'26" W 55 ft; th S 89° 30'45" W par with & 55ft N of the S li sd 1/4 Sec, 90 ft to POB; th continuing S 89° 30'45" W, 230 ft; th N 0° 24'26" W 20 ft; th N 89° 30'45" E 242 ft to a pt wh is 78 ft west of the east line of sd 1/4 Sec; th S 30° 31' 43" W 23.34 ft to POB;" but excluding the following parcel of land: A parcel of land located in SE 6-6-21: Com at the SE cor sd 1/4 Sec; th N 0° 24'26" W 75 ft; th S 89° 30'4 45" W par with & 75 ft N of S li sd 1/4 Sec 60 ft to POB; th continuing S 89° 30'45" W 18 ft; th N 30° 31'43" E 35.01 ft; th S 0° 24'26" E par with & 60 ft W of E li sd 1/4 Sec, 30 ft to POB."

1558	138	5644290	(# 21049) Resol.	Rec. 8-18-83	Vacating a portion of W. Lincoln Ave from S 108th St to S 109th St. (Desc the same as the pt of (1) that starts & ends with a(*)	10-28-83	JSR
1566	387	5651834	Q.C.D.	8-2-83	Chester L. Bendixen & Antoinette h/w to City of West Allis (2)(Same as the exclusion desc in (1) above) (FOR STREET PURPOSES)	10-28-83	JSR
1566	388	5651835	Q.C.D.	8-2-83	Ervin P. Jelinek & Heritage Trust Co., to City of West Allis Trustees of Marie P. Jelinek Living Trust u/a/d 1-21-81 (2)	10-28-83	JSR
1566	389	5651836	Q.C.D.	8-2-83	Ervin P. Jelinek & Heritage Trust Co., Trustees of Ervin P. Jelinek Living Trust u/a/d 1-21-81 (2) to CITY OF WEST ALLIS	10-28-83	JSR

UNOFFICIAL COPY

TAX ROLL KEY NO. AND DESCRIPTION: 481

CITY OF WEST ALLIS		481 9990 001
SEC 6-6-1	APR 19 '54	6732-1

~~1953: E 350 ft of S 541.20 ft of SE 1/4 Sec 6-6-21 exc N 60 of E 190 ft thereof~~

VOL.	PAGE	DOC. NO.	DOC.	DATE	GRANTOR AND GRANTEE
	2993 243	3095999	WD	3-17-52	Frank Clark G.W To Chester L. Bendixen
R 726	I 2117	4768887	L.C.	3/23/73	Chester L. Bendixen & Antoinette h/w to Ervin P. Jelinek & Marie P. h/w 6/20/73
R 898	1639	4969703	L.C.	12/23/75	Ervin P. Jelinek to Ronald G. Barton & Marie P. Jelinek 1/2/76 (2)
R 1267	1063	5372801	F.J.	8/2/79 REC 12/18/79	It is adjudged that the Deft. Ronald G. Barton, & all personal claiming under him, be & they are forever barred & foreclosed of all right, title, lien, interest, claim or equity of redemption in and to the property described under (2). 1/3/80
R 1332	717	5434374		Changing 10/8/80 from 10/8/80	...It is further adjudged & decreed: That possession of sd premises be forthwith delivered to the Plaintiffs, Ervin P. Jelinek & Marie P. h/w to Ervin P. Jelinek & Marie P. h/w (As Ten in Com)

DEED DESCRIPTION: Pt of SE 1/4 of Sec 6-6-21 Com at the SE cor of sd 1/4 th N alg E li of sd 1/4 SEC 541.20 ft th S 89° 55' W par to S li of sd 1/4 SEC 350 ft th S par to E li of sd 1/4 SEC 541.20 ft to S li of sd 1/4 th N 89° 55' E alg the S li of sd 1/4 SEC 350 ft to pt of beg. contg 4.35 acs more or less, reserving W 30 ft for street and the S 55 ft and the E 60 ft for street widths.

Part subs. conveyed - refer to Key 6732-2.  
 Part subs conveyed for street refer to card attached  
 TR DESC: E 350 ft of S 541.20 ft of SE 6 6 21 exc N 60 ft of E 190 ft thereof & exc streets.

(2) A parcel of land in the SE 1/4 of the SE 1/4 SEC 6-6-21 in the City of West Allis, which is bounded & described as follows:  
 Com at the SE cor of sd 1/4 SEC; th N alg the E li of sd 1/4 SEC 481.20 ft to a pt; th S 89° 55' 00" W & par to the S li of sd 1/4 Sec 190.00 ft to a pt; th N & par to the E li of sd 1/4 SEC 60.00 ft to a pt in the S li of Blk 8 in Krantz Park Subd; th S 89° 55' 00" W & par to the S li of sd 1/4 SEC, sd li being the S li of Blk 8 of Krantz Park Subd 160.00 ft to a pt; th S & par to the E li of sd 1/4 SEC 541.20 ft to a pt in the S li of sd 1/4 SEC; th N 89° 55' 00" E alg the S li of sd 1/4 SEC 350.00 ft to the pt of beginning, excepting therefrom the W 30.00 ft., the E 60.00 ft and the S 75.00 ft for road purposes.

UNOFFICIAL COPY

481

CITY OF WEST ALLIS

SE 1/4 SEC 6 6 21

VOL.	PAGE	DOC. NO.	DOC.	DATE OF DEED	GRANTOR AND GRANTEE	DATE PROC.
3493	41	3435141	QCD	6-14-55	Chester L Bendixen & w. to City of West Allis	11-21-55
4008	33	3789890	QCD	12-7-59	C. L. Bendixen & W. to City of West Allis (2)	4/14/60

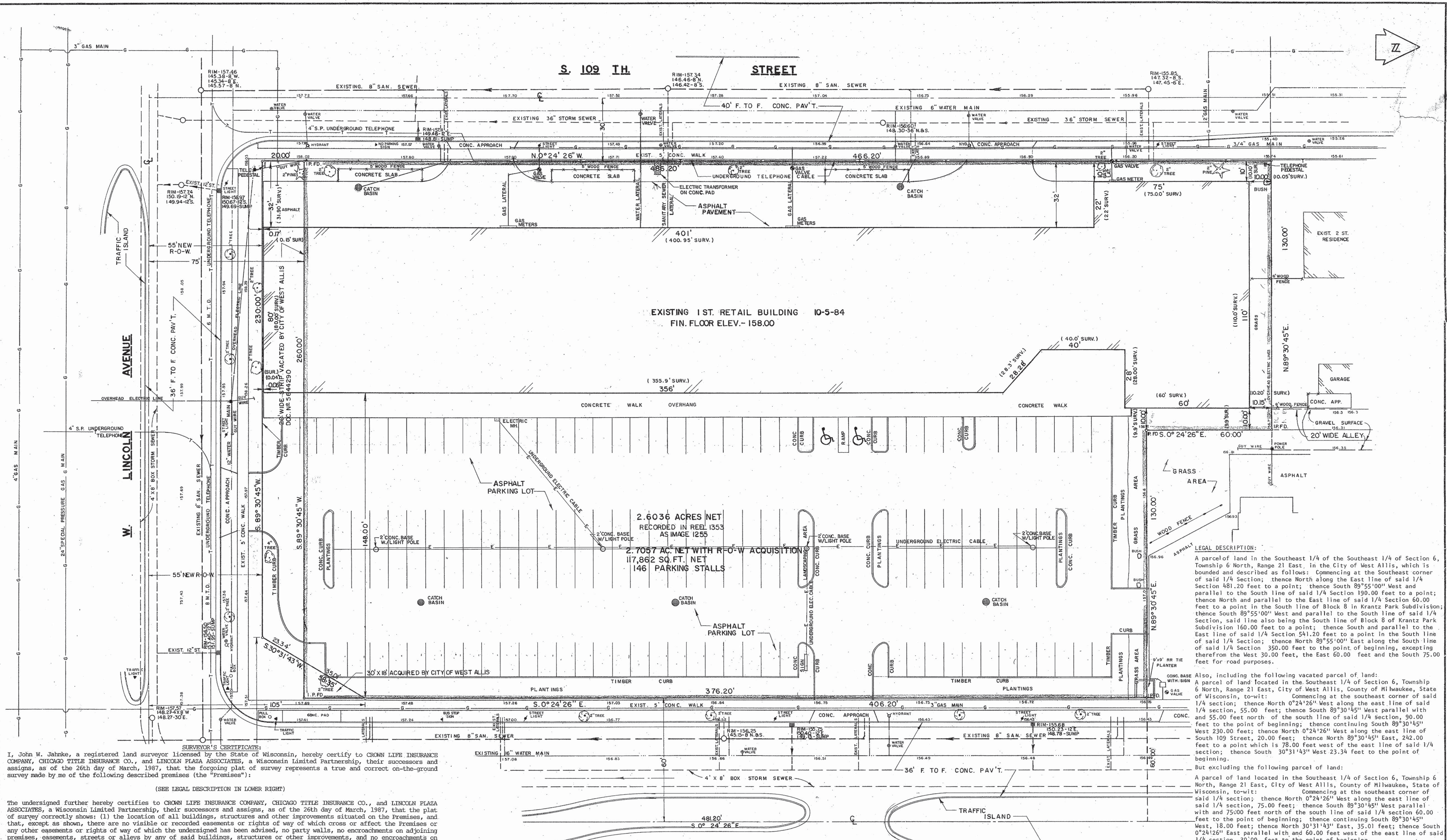
Pt of the SE 1/4 Sec 6-6-21 Com at the SE cor of sd 1/4; th W alg the S li of sd 1/4 350' to center li of S 109th St; th N par to E li of sd 1/4 24.75 ft to pt of beg; th N par to E li of sd 1/4 50.25 ft; th E par to S li of sd 1/4 290 ft; th N par to E li of sd 1/4 406.20 ft; th E par to S li of sd 1/4 35.25'; th S par to E li of sd 1/4 456.45'; th W par to S li of sd 1/4 325.25 ft to the pt of beg, for street and highway purposes.

(2) Pt of the SE 1/4 SEC. 6-6-21. Com at the SE cor of sd 1/4; th W alg S li of sd 1/4 320 ft; th N 75 ft to pt of beg; th W 30 ft; th N 466.20 ft; th E 30 ft; th S 466.20 ft to beg.

G.2.

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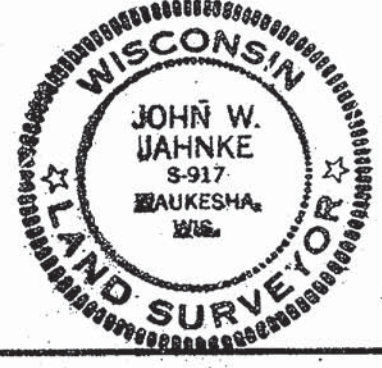
Certified Survey Map



**SURVEYOR'S CERTIFICATE:**  
 I, John W. Jahnke, a registered land surveyor licensed by the State of Wisconsin, hereby certify to CROWN LIFE INSURANCE COMPANY, CHICAGO TITLE INSURANCE CO., and LINCOLN PLAZA ASSOCIATES, a Wisconsin Limited Partnership, their successors and assigns, as of the 26th day of March, 1987, that the foregoing plat of survey represents a true and correct on-the-ground survey made by me of the following described premises (the "Premises"):

The undersigned further certifies to CROWN LIFE INSURANCE COMPANY, CHICAGO TITLE INSURANCE CO., and LINCOLN PLAZA ASSOCIATES, a Wisconsin Limited Partnership, their successors and assigns, as of the 26th day of March, 1987, that the plat of survey correctly shows: (1) the location of all buildings, structures and other improvements situated on the Premises, and that, except as shown, there are no visible or recorded easements or rights of way which cross or affect the Premises or any other easements or rights of way of which the undersigned has been advised, no party walls, no encroachments on adjoining premises, easements, streets or alleys by any of said buildings, structures or other improvements, and no encroachments on the Premises by buildings, structures, or improvements on adjoining premises; (2) the courses and measured distances of the exterior property lines of the Premises; (3) the location and number of parking spaces and the total square foot area of the Premises and any easements located on or affecting the Premises; (4) the dimensions of all improvements on the Premises at ground surface level, the distance therefrom to the nearest facing exterior property line of the Premises, and to any applicable set-back lines and to other buildings on the Premises, and to any above-ground projections of improvements beyond the ground level dimensions thereof; (5) all curb cuts and means of ingress to and egress from the Premises; and (6) the scale, the north direction, the beginning point, the distance to the nearest intersecting street and the point of reference from which the Premises are measured, the width of the street or streets on which the Premises abut, the lot and block number shown on any recorded plat to which reference is made in the legal description of the Premises, together with the filing data and recording data of such plat, and an accurate reference to the appropriate real estate records of the County of Milwaukee, State of Wisconsin, identifying all easements of record crossing or affecting the Premises. The undersigned further certifies: (I) that all streets abutting the Premises and all means of ingress to and egress from the Premises have been completed, dedicated and accepted for public maintenance and public use by the City of West Allis, Wisconsin, and are adequate for utilization of the Premises; (II) that all utilities and water lines for the improvements enter the Premises from abutting public streets; and (III) that the Premises are not situated within the flood hazard area, as defined by the Flood Disaster Protection Act of 1973, as amended from time to time.

S. 108 TH. STREET



JOHN W. JAHNKE - Wis. Reg. No. 9-917  
 Dated this 26th day of MARCH, 1987.

S. I.H. "100"

FOUNDATION SURVEY: 10/5/89 - Foundation constructed and located as shown.  
 3/26/87 - FIELD CHECKED & RECERTIFIED!

**LEGAL DESCRIPTION:**  
 A parcel of land in the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 6 North, Range 21 East, in the City of West Allis, which is bounded and described as follows: Commencing at the Southeast corner of said 1/4 Section; thence North along the East line of said 1/4 Section 481.20 feet to a point; thence South 89°55'00" West and parallel to the South line of said 1/4 Section 190.00 feet to a point; thence North and parallel to the East line of said 1/4 Section 60.00 feet to a point in the South line of Block 8 in Krantz Park Subdivision; thence South 89°55'00" West and parallel to the South line of said 1/4 Section, said line also being the South line of Block 8 of Krantz Park Subdivision 160.00 feet to a point; thence South and parallel to the East line of said 1/4 Section 51.20 feet to a point in the South line of said 1/4 Section; thence North 89°55'00" East along the South line of said 1/4 Section 350.00 feet to the point of beginning, excepting therefrom the West 30.00 feet, the East 60.00 feet and the South 75.00 feet for road purposes.

Also, including the following vacated parcel of land:  
 A parcel of land located in the Southeast 1/4 of Section 6, Township 6 North, Range 21 East, City of West Allis, County of Milwaukee, State of Wisconsin, to-wit: Commencing at the southeast corner of said 1/4 section; thence North 0°24'26" West along the east line of said 1/4 section, 55.00 feet; thence South 89°30'45" West parallel with and 55.00 feet north of the south line of said 1/4 section, 90.00 feet to the point of beginning; thence continuing South 89°30'45" West 230.00 feet; thence North 0°24'26" West along the east line of South 109 Street, 20.00 feet; thence North 89°30'45" East, 242.00 feet to a point which is 78.00 feet west of the east line of said 1/4 section; thence South 30°31'43" West 23.34 feet to the point of beginning.

But excluding the following parcel of land:  
 A parcel of land located in the Southeast 1/4 of Section 6, Township 6 North, Range 21 East, City of West Allis, County of Milwaukee, State of Wisconsin, to-wit: Commencing at the southeast corner of said 1/4 section; thence North 0°24'26" West along the east line of said 1/4 section, 75.00 feet; thence South 89°30'45" West parallel with and 75.00 feet north of the south line of said 1/4 section 60.00 feet to the point of beginning; thence continuing South 89°30'45" West, 18.00 feet; thence North 30°31'43" East, 35.01 feet; thence South 0°24'26" East parallel with and 60.00 feet west of the east line of said 1/4 section, 30.00 feet to the point of beginning.

**PLAT OF SURVEY**  
 RE: LINCOLN PLAZA  
 PART OF SE.1/4, SECTION 6, T6N, R21E.  
 CITY OF WEST ALLIS  
 MILWAUKEE COUNTY, WISCONSIN

**JAHNKE & JAHNKE ASSOCIATES INC.**  
 PLANNERS & PROFESSIONAL ENGINEERS  
 WAUKESHA - WISCONSIN

SCALE: 1"=20'	DATE: 10-11-83
DRAWN BY: J.R.S. CHECKED BY: J.W.J.	FILE NO.: M.L.W. 106 B
BOOK NO. M.L.W. 14	JOB S-2004
	SHEET 1 OF 1

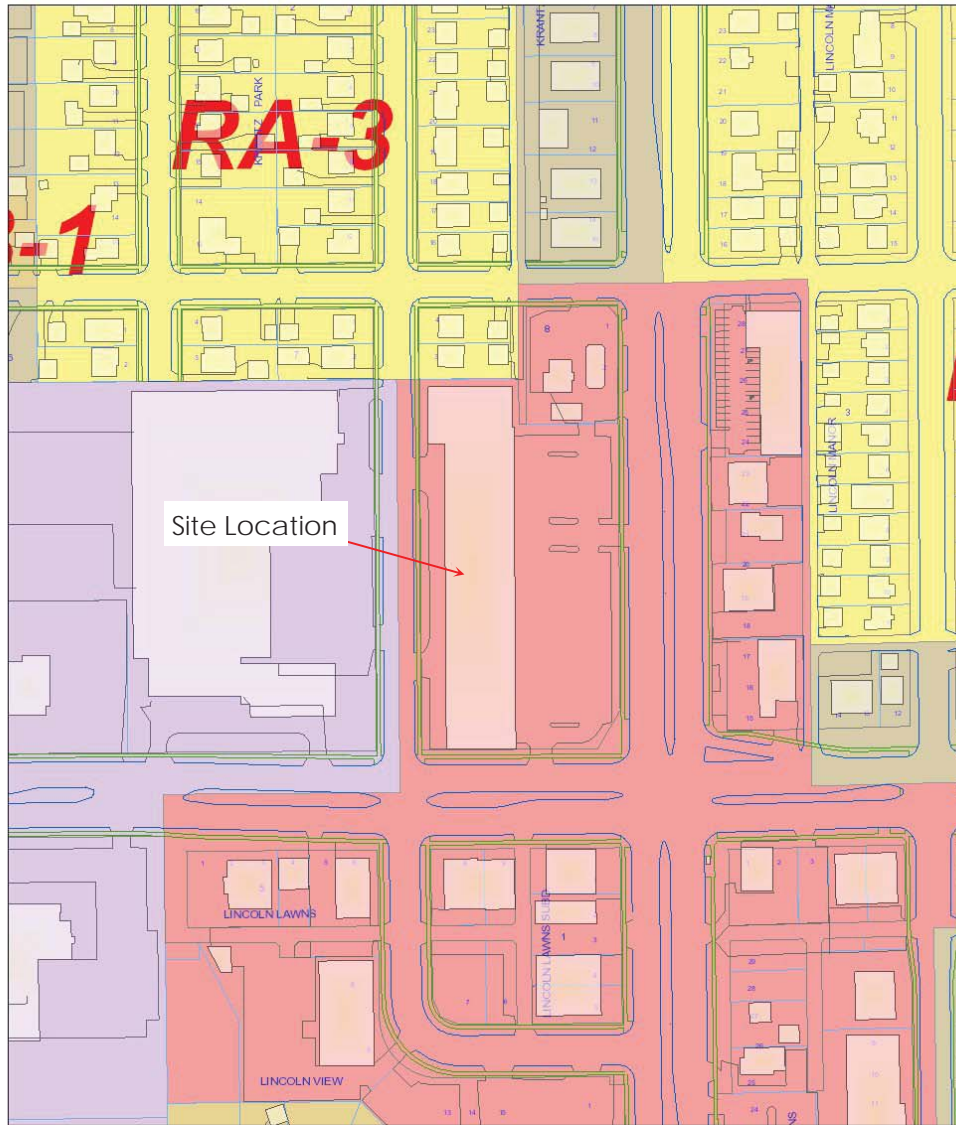


## G.3.

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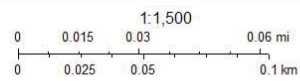
Verification of Zoning

# GIS Parcel Map Lincoln Plaza



August 28, 2013

- |   |   |
|---|---|
| — Curbs                                 | ■ RA-4 Residence District               |
| — Walks                                 | ■ RB-1 Residence District               |
| — Drives                                | ■ RB-2 Residence District               |
| ■ Water Ponds                           | ■ RC-2 Residence District               |
| ■ City Structures                       | ■ RC-1 Residence District               |
| ■ Structures                            | ■ C-1 Central Business District         |
| — Right of Way                          | ■ C-2 Neighborhood Commercial Dist      |
| ■ Tax Key Parcel Values                 | ■ C-3 Community Commercial District     |
| ■ PDD-1 Planned Development Residential | ■ C-4 Regional Commercial District      |
| ■ PDD-2 Planned Development Commercial  | ■ M-1 Manufacturing                     |
| ■ RE Residential Estate District        | ■ SF State Fair Park District           |
| ■ RA-1 Residence District               | ■ P-1 Park District                     |
| ■ RA-2 Residence District               | ■ PDD-1 Planned Development Residential |
| ■ RA-3 Residence District               | ■ PDD-2 Planned Development Commercial  |



West Allis GIS  
West Allis GIS Parcel Map

## *MHEN*ENVIRONMENTAL, INC.

2016 NORTH CLEVELAND AVENUE 1S  
CHICAGO, ILLINOIS 60614  
PHONE: (773) 525-0813  
MOBILE: (312) 371-7889

Figure G.3, Verification of Zoning

Site Investigation Report  
Rainbow Cleaners  
2243 S 108th Street  
West Allis, Wisconsin

6/4/13

North to Top



## Property Search

### Commercial/Manufacturing Property Information



**Address:** 2225 S 108 ST  
**Tax Key Number:** 481-9990-001  
**Property Type:** Commercial  
**Neighborhood:** Greenfield Park  
**Neighborhood Group:** Commercial  
**Zip Code:** 53227  
**Zoning:** C-4: Regional Commercial District  
**Water/Sewer Account(s):** 26919-526397,26921-526383,26923-526385,26925-526387,26927-526389,26929-529082,26931-526395,26933-529084,26935-526415,26937-526413,26939-526399,26941-526401,26943-526403,26945-526405,26947-526407,26949-526409,26951-526391,26953-529086,26955-26506

**Interactive Property Map:**

[View map](#)

[Show All Property Information](#)

GIS Parcel data updated 8/24/2013

Assessor data updated 8/24/2013



#### Assessor's Office

City Hall Room 102  
(414) 302-8230  
Fax: (414) 302-8238  
[Email](#)

#### City Assessor

Charles Ruud

#### GIS Coordinator

Information  
Technology  
Division  
City Hall Room  
G03  
(414) 302-8328  
[Email](#)

#### West Allis City Hall

7525 W. Greenfield  
Ave  
West Allis, WI  
53214  
(414) 302-8200  
8:00 am - 5:00 pm  
M-F

*G.4.*

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Signed Statement

# **REILLY-JOSEPH COMPANY**

**117 NORTH JEFFERSON STREET, SUITE 202  
MILWAUKEE, WISCONSIN 53202-6104**

**William V. Reilly, Jr. J.D.  
Leon Joseph**

**Phone (414) 271-5201  
Fax (414) 271-5652**

Wisconsin Department of Natural Resources  
c/o Mark H. Elliot, LPG, President  
MHEnvironmental, INC  
2016 N. Cleveland Ave. 1s  
Chicago, IL 60614

December 16, 2013

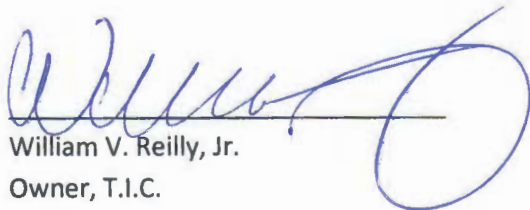
Re: Case Closure Request  
Lincoln Plaza/Rainbow Cleaners  
West Allis, WI

To Whom It May Concern;

As the Owner of the subject property I hereby stipulate as follows;

Per the requirements of Section G.4 of Case Closure – GIS Registry Form 4400-202 (R 11/13), it is my belief that the legal description relative to activities conducted in connection with BRTTS# 02-41-560615 for Rainbow Cleaners located at 2243 S. 108<sup>th</sup> ST. in West Allis accurately describes the correct contaminated property.

Copy of legal description attached.

  
\_\_\_\_\_  
William V. Reilly, Jr.  
Owner, T.I.C.

LEGAL DESCRIPTION LINCOLN PLAZA PROPERTY

A PARCEL OF LAND IN THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 6, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID  $\frac{1}{4}$  SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID  $\frac{1}{4}$  SECTION 481.2 FEET TO A POINT; THENCE SOUTH  $89^{\circ} 55' 00''$  WEST AND PARALLEL TO THE SOUTH LINE OF SAID  $\frac{1}{4}$  SECTION 190.00 FEET TO A POINT; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID  $\frac{1}{4}$  SECTION 60.00 FEET TO A POINT IN THE SOUTH LINE OF BLOCK 8 IN KRANTZ PARK SUBDIVISION; THENCE SOUTH  $89^{\circ} 55' 00''$  WEST AND PARALLEL TO THE SOUTH LINE OF SAID  $\frac{1}{4}$  SECTION; SAID LINE ALSO BEING THE SOUTH LINE OF BLOCK 8 OF KRANTZ PARK SUBDIVISION 160.00 FEET TO A POINT; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID  $\frac{1}{4}$  SECTION 541.20 FEET TO A POINT IN THE SOUTH LINE OF SAID  $\frac{1}{4}$  SECTION; THENCE NORTH  $89^{\circ} 55' 00''$  EAST ALONG THE SOUTH LINE OF SAID  $\frac{1}{4}$  SECTION 350.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 30.00 FEET, THE EAST 60.00 FEET AND THE SOUTH 75.00 FEET THEREOF.

ALSO A PARCEL OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 6, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

COMMENCING AT THE SOUTHWEST CORNER OF SAID  $\frac{1}{4}$  SECTION; THENCE NORTH  $0^{\circ} 24' 26''$  WEST ALONG THE EAST LINE OF SAID  $\frac{1}{4}$  SECTION 55.00 FEET; THENCE SOUTH  $89^{\circ} 30' 45''$  WEST PARALLEL WITH AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID  $\frac{1}{4}$  SECTION 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH  $89^{\circ} 30' 45''$  WEST 230.00 FEET; THENCE NORTH  $0^{\circ} 24' 26''$  WEST ALONG THE EAST LINE OF SOUTH 109<sup>TH</sup> STREET 20.00 FEET; THENCE NORTH  $89^{\circ} 30' 45''$  EAST 242.00 FEET TO A POINT WHICH IS 78.00 FEET WEST OF THE EAST LINE OF SAID  $\frac{1}{4}$  SECTION; THENCE SOUTH  $30^{\circ} 31' 43''$  WEST 23.34 FEET TO THE POINT OF BEGINNING BUT EXCLUDING THE FOLLOWING PARCEL OF LAND:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 6. TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN. COMMENCING AT THE SOUTHEAST CORNER OF SAID  $\frac{1}{4}$  SECTION; THENCE NORTH  $0^{\circ} 24' 26''$  WEST ALONG THE EAST LINE OF SAID  $\frac{1}{4}$  SECTION 75.00 FEET; THENCE SOUTH  $89^{\circ} 30' 45''$  WEST PARALLEL WITH AND 75.00 FEET NORTH OF THE SOUTH LINE OF SAID  $\frac{1}{4}$  SECTION 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH  $89^{\circ} 30' 45''$  WEST 18.00 FEET; THENCE NORTH  $30^{\circ} 31' 43''$  EAST 35.01 FEET; THENCE SOUTH  $0^{\circ} 24' 26''$  EAST PARALLEL WITH AND 60.00 FEET WEST OF THE EAST LINE OF SAID  $\frac{1}{4}$  SECTION 30.00 FEET TO THE POINT OF BEGINNING.