



April 14, 2021

Mr. Joseph Martinez  
State of Wisconsin  
Department of Natural Resources  
Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-3128

Re: Per- and Polyfluoroalkyl Substances  
Bright Cleaners Tenant Space, Franklin Centre  
7249 South 76th Street, Franklin, Wisconsin  
Wisconsin DNR Facility Identification #241928940  
Wisconsin DNR BRRTS Activity #02-41-580017

Dear Mr. Martinez:

Franklin Station LLC retained Apex to conduct a Site Investigations at the Bright Cleaners dry cleaner tenant space at 7249 South 76th Street. This tenant space is located within Franklin Centre, a retail strip mall located at 7199-7255 South 76<sup>th</sup> Street in Franklin, Milwaukee County, Wisconsin (Site).

Historical records show dry cleaning operations were conducted in the tenant space from 1995 to 2019. Soil, groundwater and sub-slab vapor testing was conducted to assess the nature and extent of chlorinated volatile organic compounds (cVOCs) impacts near the tenant space. To address cVOCs identified beneath the dry cleaners, a soil vapor extraction (SVE) system was installed and operated for a period of three months to remediate sub-slab soil vapors at the Site. After operation of the SVE system was discontinued Apex conducted further investigations in accordance with our approved work plan dated October 28, 2020. The results from post remediation investigations, including the most recent submittal dated February 9, 2021, have demonstrated that the sub-slab vapors have been successfully remediated.

In an email dated March 9, 2021, Apex was asked by the Wisconsin Department of Natural Resources (DNR) whether per- and polyfluoroalkyl substances (PFAS), would be chemicals of concern (COC) at the Site. Apex is not aware of the use of products that could be a source of PFAS at the Site. Attempts have been made to contact the former owner of the dry cleaners to inquire about use of such products. However, after many attempts, Apex was unsuccessful in our attempts to speak with the former owner.

We know that products used in the weatherproofing of clothes can be a source of PFAS. However, based on the information obtained, Apex does not have any knowledge of waterproofing performed at the Site.

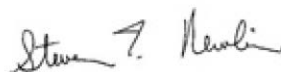
Apex conducted several rounds of investigation at the Site in response to the release of cVOCs. During those investigations cVOC impacts were not identify in soil at concentrations in excess of the Residual Contaminant Levels (RCLs) for direct contact or soil to groundwater. Additionally, two rounds of groundwater sampling/analysis were conducted in August 17, 2017 and December 22, 2021 and did not detect cVOCs at concentrations above the laboratory's reporting limits.

Given the lack of a known source of PFAS at the Site, along with the fact that the cVOCs impacts were limited to sub-slab vapors, Apex does not believe PFAS are a COC at the Site and does not believe a PFAS investigation is warranted for the Site.

If you have any questions regarding this letter, please contact Steve Newlin at (847) 956-8589 x3210. Thank you for attention to this matter.

Respectfully Submitted,

**Apex Companies, LLC**



Jane Allan  
Senior Project Manager

Steve Newlin  
Senior Project Manager

cc: Mr. Tom Meyers, Franklin Station LLC  
Attachment