



December 1, 2021

Schawanda White
Phillips Edison & Co.
11501 Northlake Drive
Cincinnati, OH 45249
Via Electronic Mail Only to sgrissom@phillipsedison.com

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure
Bright Cleaners, 7249 S. 76th St., Franklin, WI
BRRTS # 02-41-580017, FID # 241928940

Dear Schawanda White:

The Department of Natural Resources (DNR) considers the Bright Cleaners site closed. No further investigation or remediation is required at this time. Provide this letter to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided and is issued under Wis. Admin. Code ch. NR 726. The DNR reviewed the request for closure on October 7, 2021. The DNR reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. The DNR issued a remaining actions needed letter on October 27, 2021, and documentation that the conditions in that letter were met was received on November 12, 2021.

This former dry-cleaning business site is located in a strip mall. The source of contamination is the former dry-cleaning machine and former dry-cleaning operations. The contaminants of concern at the site include chlorinated volatile organic compounds (CVOCs). CVOCs were not identified in soil or groundwater at concentrations exceeding regulatory standards. CVOCs were previously identified in sub-slab vapor samples at concentrations exceeding the applicable small-commercial vapor risk screening level (VRSL). A vapor mitigation system was installed in the former dry-cleaning tenant space and operated from September 17, 2018 until it was shut down on December 13, 2018. Sub-slab vapor samples collected after the vapor mitigation system was shut down did not identify any CVOCs at concentrations exceeding any VRSLs. Petroleum volatile organic compounds were also identified in soil samples at concentrations below regulatory standards.

Sites with Contaminant Concentrations Less Than Residual Contaminant Levels (Wis. Admin. Code ch. NR 718) Soil contamination remains near the former dry-cleaning machine and in the alley behind the strip mall, as shown on the enclosed map (Figure B.2.a, Soil Sample Locations, 8/25/2021) and tables (A.2 Soil Analytical Tables). If soil in the location(s) shown on the map is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil. If sampling confirms that contamination is present, the property owner holder at the time of excavation must determine if the material is considered solid waste and ensure that any storage, treatment, or disposal complies with applicable standards and rules. Contaminated soil may be managed under Wis. Admin. Code ch. NR 718 with prior DNR approval.

Final Case Closure for Bright Cleaners
BRRTS # 02-41-580017
December 1, 2021

Page 2

Please be aware that the case may be reopened pursuant to Wis. Adm. Code, § NR 727.13, 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.

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, Joseph Martinez at 414-218-6042 or by email at joseph.martinez@wisconsin.gov.

Sincerely,



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

Attachments: Figure B.2.a, Soil Sample Locations, 8/25/2021
A.2 Soil Analytical Tables

cc: Steve Newlin – Apex Companies LLC (via e-mail)

A.2 - Soil Analytical Tables

Summary of Soil Data for
Volatile Organic Compounds (VOCs)
EPA Method 5035/8260B
Bright Cleaners - Franklin Centre
7249 South 76th Street, Franklin, Wisconsin
 concentrations in milligrams per kilogram (mg/kg)

Boring Number	TW-1	TW-2	TW-3	Residual Contaminant Levels		
				Direct Contact		Soil to Groundwater
Sample Depth (feet bgs)	14	11	12	Non-Industrial	Industrial	
Date Collected	8/31/2016					
Acetone	0.029	< 0.0016	< 0.0018	63,400	100,000	1.8383
Benzene	0.0018	0.00044	0.00045	1.6	7.07	0.0026
Bromodichloromethane	< 0.00039	< 0.00028	< 0.00031	0.418	1.83	0.0002
Bromoforn	< 0.00039	< 0.00028	< 0.00031	25.4	113	0.0012
Bromomethane	< 0.00049	< 0.00035	< 0.00039	9.6	43	0.0025
2-Butanone	< 0.0015	< 0.0011	< 0.0012	28,400	28,400	0.833
Carbon disulfide	0.00019	0.00051	< 0.00015	738	738	0.2959
Carbon tetrachloride	< 0.00029	< 0.00021	< 0.00023	0.916	4.03	0.0019
Chlorobenzene	< 0.00019	< 0.00014	< 0.00015	370	761	0.0679
Chloroethane	< 0.00039	< 0.00028	< 0.00031	2,120	2,120	0.1133
Chloroform	< 0.00019	< 0.00014	< 0.00015	0.454	1.98	0.0017
Chloromethane	< 0.00029	< 0.00021	< 0.00023	159	669	0.0078
Dibromochloromethane	< 0.00039	< 0.00028	< 0.00031	8.28	38.9	0.016
1,1-Dichloroethane	< 0.00029	< 0.00021	< 0.00023	5.06	22.2	0.2417
1,2-Dichloroethane	< 0.00058	< 0.00042	< 0.00046	0.652	2.87	0.0014
1,1-Dichloroethene	< 0.00029	< 0.00021	< 0.00023	320	1,190	0.0025
cis-1,2-Dichloroethene	< 0.00029	< 0.00021	< 0.00023	156	2,340	0.0206
trans-1,2-Dichloroethene	< 0.00029	< 0.00021	< 0.00023	1,560	1,850	0.0313
1,2-Dichloropropane	< 0.00039	< 0.00028	< 0.00031	0.406	1.78	0.0017
cis-1,3-Dichloropropene	< 0.00019	< 0.00014	< 0.00015	1,210	1,210	0.0001
trans-1,3-Dichloropropene	< 0.00029	< 0.00021	< 0.00023	1,510	1,510	0.0001
Ethylbenzene	0.00026	< 0.00007	< 0.000077	8.02	35.4	0.785
2-Hexanone	< 0.00078	< 0.00056	< 0.00062	237	1,760	NE
4-Methyl-2-pentanone	< 0.00029	< 0.00021	< 0.00023	2,450	2,450	0.1126
Methylene Chloride	0.0019	< 0.00056	< 0.00062	61.8	1,150	0.0013
Methyl tertiary-butyl ether	< 0.00019	< 0.00014	< 0.00015	63.8	282	0.0135
Styrene	< 0.00019	< 0.00014	< 0.00015	867	867	0.11
1,1,2,2-Tetrachloroethane	< 0.00019	< 0.00014	< 0.00015	0.81	3.6	0.0000782
Tetrachloroethene	< 0.00029	< 0.00021	< 0.00023	33	145	0.0023
Toluene	0.0017	0.00046	0.00041	818	818	0.5536
1,1,1-Trichloroethane	< 0.00019	< 0.00014	< 0.00015	640	640	0.0701
1,1,2-Trichloroethane	< 0.00049	< 0.00035	< 0.00039	1.59	7.01	0.0016
Trichloroethene	< 0.00019	< 0.00014	< 0.00015	1.3	8.41	0.0018
Vinyl chloride	< 0.00039	< 0.00028	< 0.00031	0.067	2.08	0.000069
Xylenes (total)	< 0.00039	< 0.00028	< 0.00031	260	260	1.98

A.2

**Summary of Soil Data for
Volatile Organic Compounds (VOCs)
EPA Method 5035/8260B
Bright Cleaners - Franklin Centre
7249 South 76th Street, Franklin, Wisconsin
concentrations in milligrams per kilogram (mg/kg)**

Boring Number	MW-1	MW-2	B-1	HA-1	HA-2	HA-3	SS-01	Residual Contaminant Levels		
								Direct Contact		Soil to Groundwater
								Non-Industrial	Industrial	
Sample Depth (feet bgs)	4	6	2	2	2	2	2.5			
Date Collected	8/11/2017			8/6/2019			1/11/2021			
1,1,1-Trichloroethane	< 0.00018	< 0.00017	< 0.00015	<0.0025	<0.0025	<0.0025	NT	640	640	0.0701
1,1,2,2-Tetrachloroethane	< 0.00018	< 0.00017	< 0.00015	<0.0038	<0.0038	<0.0038	NT	0.81	3.6	0.0000782
1,1,2-Trichloroethane	< 0.00045	< 0.00043	< 0.00037	<0.0024	<0.0024	<0.0024	NT	1.59	7.01	0.0016
1,1-Dichloroethane	< 0.00027	< 0.00026	< 0.00022	<0.0031	<0.0031	<0.0031	NT	5.06	22.2	0.2417
1,1-Dichloroethene	< 0.00027	< 0.00026	< 0.00022	<0.0026	<0.0026	<0.0026	NT	320	1,190	0.0025
1,2-Dichloroethane	< 0.00054	< 0.00052	< 0.00045	<0.00031	<0.00031	<0.00031	NT	0.652	2.87	0.0014
1,2-Dichloropropane	< 0.00036	< 0.00035	< 0.0003	<0.002	<0.002	<0.002	NT	0.406	1.78	0.0017
2-Butanone	0.011	0.0040	0.0099	NT	NT	NT	NT	28,400	28,400	0.833
2-Hexanone	< 0.00072	< 0.00069	< 0.0006	NT	NT	NT	NT	237	1,760	NE
4-Methyl-2-pentanone	< 0.00027	< 0.00026	< 0.00022	NT	NT	NT	NT	2,450	2,450	0.1126
Acetone	0.075	0.025	0.064	NT	NT	NT	NT	63,400	100,000	1.8383
Benzene	0.0025	0.0021	0.0015	<0.0021	<0.0021	<0.0021	NT	1.6	7.07	0.0026
Bromodichloromethane	< 0.00036	< 0.00035	< 0.0003	<0.0019	<0.0019	<0.0019	NT	0.418	1.83	0.0002
Bromoform	< 0.00036	< 0.00035	< 0.0003	<0.0062	<0.0062	<0.0062	NT	25.4	113	0.0012
Bromomethane	< 0.00045	< 0.00043	< 0.00037	<0.0046	<0.0046	<0.0046	NT	9.6	43	0.0025
Carbon disulfide	< 0.00018	< 0.00017	< 0.00015	NT	NT	NT	NT	738	738	0.2959
Carbon tetrachloride	< 0.00027	< 0.00026	< 0.00022	<0.0024	<0.0024	<0.0024	NT	0.916	4.03	0.0019
Chlorobenzene	< 0.00018	< 0.00017	< 0.00015	<0.0022	<0.0022	<0.0022	NT	370	761	0.0679
Chloroethane	< 0.00036	< 0.00035	< 0.0003	<0.0028	<0.0028	<0.0028	NT	2,120	2,120	0.1133
Chloroform	< 0.00018	< 0.00017	< 0.00015	<0.0025	<0.0025	<0.0025	NT	0.454	1.98	0.0017
Chloromethane	< 0.00027	< 0.00026	< 0.00022	0.0044 J	0.0089 J	0.0084	NT	159	669	0.0078
cis-1,2-Dichloroethene	< 0.00027	< 0.00026	< 0.00022	<0.0032	<0.0032	<0.0032	<0.0116	156	2,340	0.0206
cis-1,3-Dichloropropene	< 0.00018	< 0.00017	< 0.00015	<0.0043	<0.0043	<0.0043	NT	1,210	1,210	0.0001
Dibromochloromethane	< 0.00036	< 0.00035	< 0.0003	<0.0019	<0.0019	<0.0019	NT	8.28	38.9	0.016
Ethylbenzene	0.0013	0.00088	0.0010	<0.0026	<0.0026	<0.0026	NT	8.02	35.4	0.785
Methyl tertiary-butyl ether	< 0.00018	< 0.00017	< 0.00015	NT	NT	NT	NT	63.8	282	0.0135
Methylene Chloride	0.0015	< 0.00069	< 0.0006	<0.0021	<0.0021	<0.0021	NT	61.8	1,150	0.0013
Styrene	< 0.00018	< 0.00017	< 0.00015	<0.0091	<0.0091	<0.0091	NT	867	867	0.11
Tetrachloroethene	< 0.00027	< 0.00026	0.00067	<0.0037	<0.0037	<0.0037	<0.0211	33	145	0.0023
Toluene	0.0044	0.0028	0.0028	<0.0023	<0.0023	<0.0023	NT	818	818	0.5536
trans-1,2-Dichloroethene	< 0.00027	< 0.00026	< 0.00022	<0.0023	<0.0023	<0.0023	<0.0117	1,560	1,850	0.0313
trans-1,3-Dichloropropene	< 0.00027	< 0.00026	< 0.00022	<0.0016	<0.0016	<0.0016	NT	1,510	1,510	0.0001
Trichloroethene	< 0.00018	< 0.00017	0.0010	<0.0023	<0.0023	<0.0023	<0.02	1.3	8.41	0.0018
Vinyl chloride	< 0.00036	< 0.00035	< 0.0003	<0.0037	<0.0037	<0.0037	<0.011	0.067	2.08	0.000069
Xylenes (total)	0.0025	0.0012	0.0014	<0.0048	<0.0048	<0.0048	NT	260	260	1.98

Notes:

bgs = feet below ground surface

TW-2 = Soil boring

< = Not Detected: Concentration less than the indicated laboratory detection limit

Detected compounds are shown as **bold**

Sample collected post-remediation

NT = Not Tested

NE = Remedial Objective not established

RCLs (Non-Industrial Direct-Contact) = Residual Contaminant Levels per the U.S. EPA's Regional Screening Level Web-Calculator (updated March 2017) in accordance with Wisconsin Administrative Code NR 720

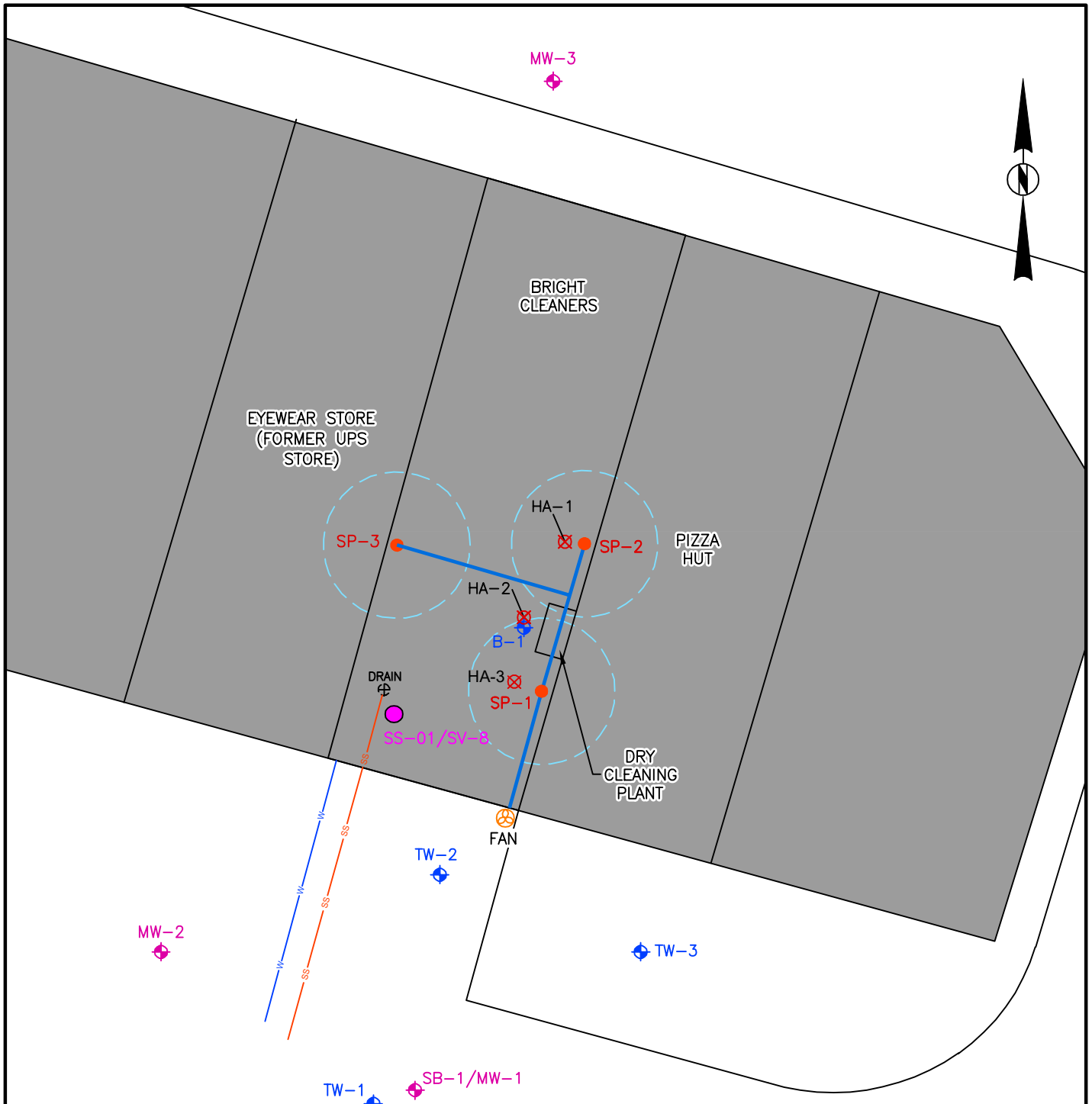
RCLs (Industrial Direct-Contact) = Residual Contaminant Levels per the U.S. EPA's Regional Screening Level Web-Calculator (updated March 2017) in accordance with Wisconsin Administrative Code NR 720

RCLs (Soil to Groundwater) = Soil to Groundwater Residual Contaminant Levels per the U.S. EPA Regional Screening Level Web-Calculator (updated June 2016) in accordance with Wisconsin Administrative Code NR 720

Concentrations in excess of RCLs are shaded yellow

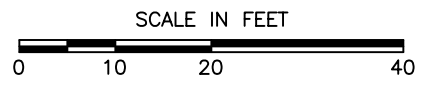
Exceeded RCLs are shaded green

B.2.a - Soil Sample Locations



LEGEND

- MONITORING WELL LOCATION
- SUCTION POINT
- SUB-SLAB VAPOR PROBE LOCATIONS
- VAPOR AND SOIL SAMPLE LOCATION
- SEWER LINE
- WATER LINE



CHECK BY	SN
DRAWN BY	OS
DATE	8-25-21
SCALE	AS SHOWN
CAD NO.	PECO_2017.101E
PRJ NO.	PECO_2017.101

SOIL SAMPLE LOCATIONS
BRIGHT CLEANERS – FRANKLIN CENTRE
7249 SOUTH 76th STREET
FRANKLIN, WISCONSIN



FIGURE
B.2.a