

**From:** Wayne Fassbender <wfassbender@enviroforensics.com>  
**Sent:** Monday, March 27, 2023 12:23 PM  
**To:** Egan, Alice M - DNR  
**Cc:** Andy Skwierawski  
**Subject:** RE: One Hour Martinizing site, 1035 W. Summit Ave., Oconomowoc (BRRS #02-68-582951)  
**Attachments:** 200009-0342-Fig.B.3.b GW isoconcentrations.pdf; 200009-0033-Fig.B.1.b Detailed site map.pdf; 200009-0157-Fig.B.2.a Soil contamination.pdf; 200009-0159-Fig.B.4.a Vapour intrusion map.pdf

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Hi Alice:

Attached are the revised figures showing the location of the sanitary lateral as best determined by visual observations of sewer cleanouts, subsurface utility surveys, and interviews with the property maintenance manager. There appears to be two water service lines running within the alleyway. It is hard to see on the figures because many of the utilities are in the same trench, but the water service to the west part of the building (laundromat and former dry-cleaning space) comes into the northwest corner of the building (thin blue line on the figures). EnviroForensics reviewed the location of municipal wells and found none within 1200 feet of the site (refer to last paragraph on page 4 of the report. There are no private wells within the City of Oconomowoc limits.

**Wayne Fassbender**, Senior Project Manager  
**EnviroForensics®**  
**Wisconsin Office/P.O. Box 128/Oconomowoc, WI/53066**  
262-490-6472 | [wfassbender@enviroforensics.com](mailto:wfassbender@enviroforensics.com)

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**From:** Egan, Alice M - DNR <[Alice.Egan@wisconsin.gov](mailto:Alice.Egan@wisconsin.gov)>  
**Sent:** Thursday, March 23, 2023 4:28 PM  
**To:** Wayne Fassbender <[wfassbender@enviroforensics.com](mailto:wfassbender@enviroforensics.com)>  
**Cc:** Andy Skwierawski <[mas@hallingcayo.com](mailto:mas@hallingcayo.com)>  
**Subject:** RE: One Hour Martinizing site, 1035 W. Summit Ave., Oconomowoc (BRRS #02-68-582951)

Hi Wayne,  
Since the municipal wells are not within 1,200 feet, you don't need to include those on figures. Are there any private potable wells within 1,200'?

As for the figure revisions, add the sanitary and water lines to the detailed site map, soil, and groundwater figures. You can email those to me. If there are any private potable wells within 1,200', add those to the detailed site map.

Thanks.

Alice

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Alice Egan**

Hydrogeologist

Wisconsin Department of Natural Resources

Bureau for Remediation and Redevelopment

Phone: 414-639-4007

[alice.egan@wisconsin.gov](mailto:alice.egan@wisconsin.gov)



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**From:** Wayne Fassbender <[wfassbender@enviroforensics.com](mailto:wfassbender@enviroforensics.com)>

**Sent:** Thursday, March 23, 2023 3:31 PM

**To:** Egan, Alice M - DNR <[Alice.Egan@wisconsin.gov](mailto:Alice.Egan@wisconsin.gov)>

**Cc:** Andy Skwierawski <[mas@hallingcayo.com](mailto:mas@hallingcayo.com)>

**Subject:** RE: One Hour Martinizing site, 1035 W. Summit Ave., Oconomowoc (BRRTS #02-68-582951)

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Hi Alice:

I believe the closest municipal well is between 1,800 and 1,900 feet away but will need to verify this with the City. The sanitary lateral runs east-west throughout the building on that end and ties into the main running along the alleyway. I will update the figures. As far as the building owner and OHM recall, the dry-cleaning unit was remodeled a bit (walls moved around), but they were essentially in the same location. Can I send some revised figures and if a separate figure needs to show the location of nearest City well, I would submit that as well? I don't want to revise the entire report and re-submit if that is ok with you.

**Wayne Fassbender**, Senior Project Manager

EnviroForensics®  
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**From:** Egan, Alice M - DNR <[Alice.Egan@wisconsin.gov](mailto:Alice.Egan@wisconsin.gov)>  
**Sent:** Thursday, March 23, 2023 12:21 PM  
**To:** Wayne Fassbender <[wfassbender@enviroforensics.com](mailto:wfassbender@enviroforensics.com)>  
**Cc:** [askwierawski@dkattorneys.com](mailto:askwierawski@dkattorneys.com); [brian@ohmholdings.com](mailto:brian@ohmholdings.com); [jenningsrealestate@sbcglobal.net](mailto:jenningsrealestate@sbcglobal.net)  
**Subject:** One Hour Martinizing site, 1035 W. Summit Ave., Oconomowoc (BRRTS #02-68-582951)

Hi Wayne,

I am reviewing the site investigation report you submitted for the One Hour Martinizing (OHM) site in Oconomowoc. I have several questions. See below:

Are there any potable wells within 1,200 feet of the site?

When the northside of the multi-tenant building was remodeled when the Walgreens building was constructed, was the One Hour Martinizing space changed?

Where does the sanitary sewer line exit the One Hour Martinizing space? Provide an updated figure with the location of the utilities in and out of the space.

Thanks.

Alice

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**Alice Egan**

Hydrogeologist

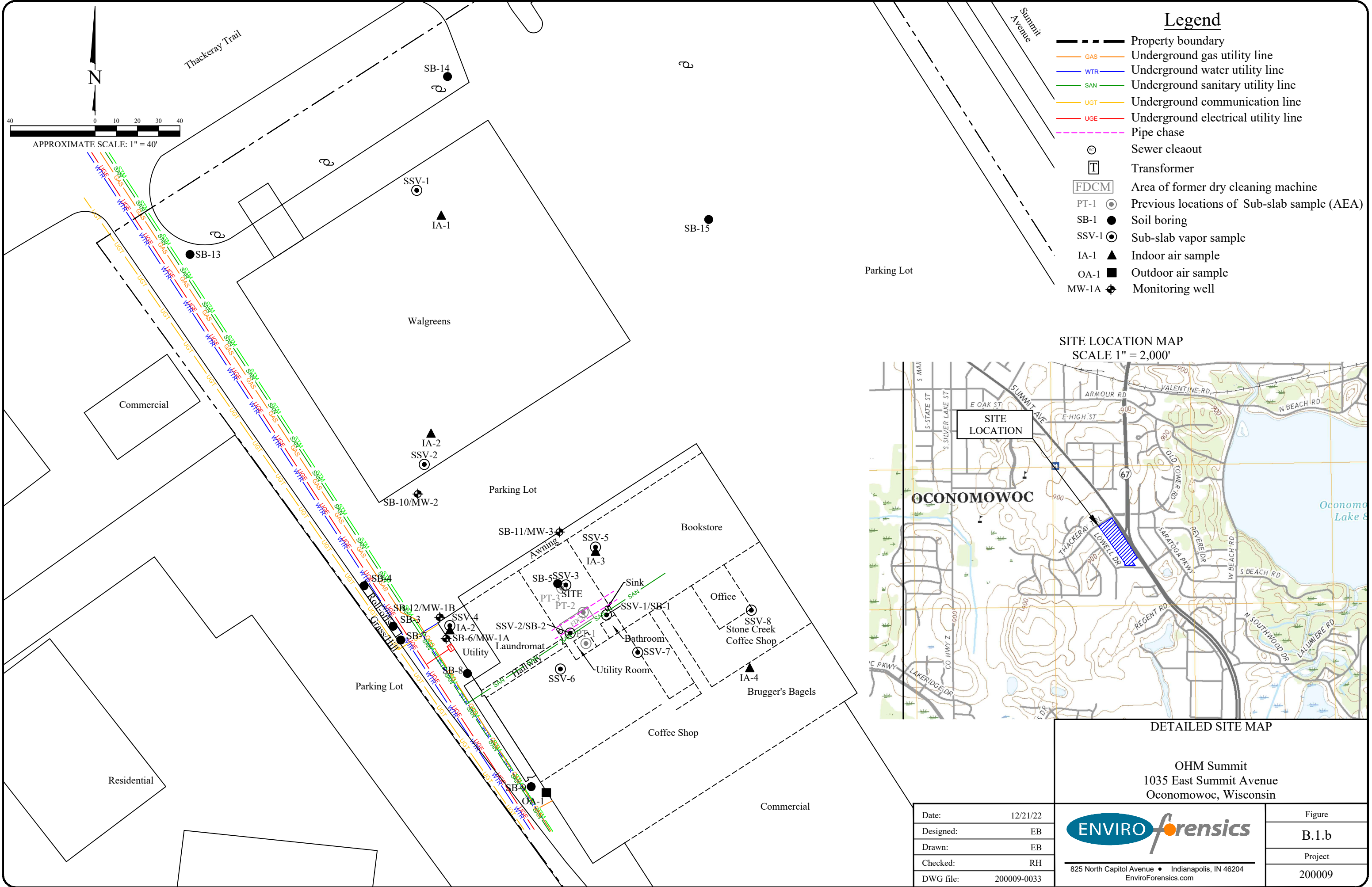
Wisconsin Department of Natural Resources

Bureau for Remediation and Redevelopment

Phone: 414-639-4007

[alice.egan@wisconsin.gov](mailto:alice.egan@wisconsin.gov)



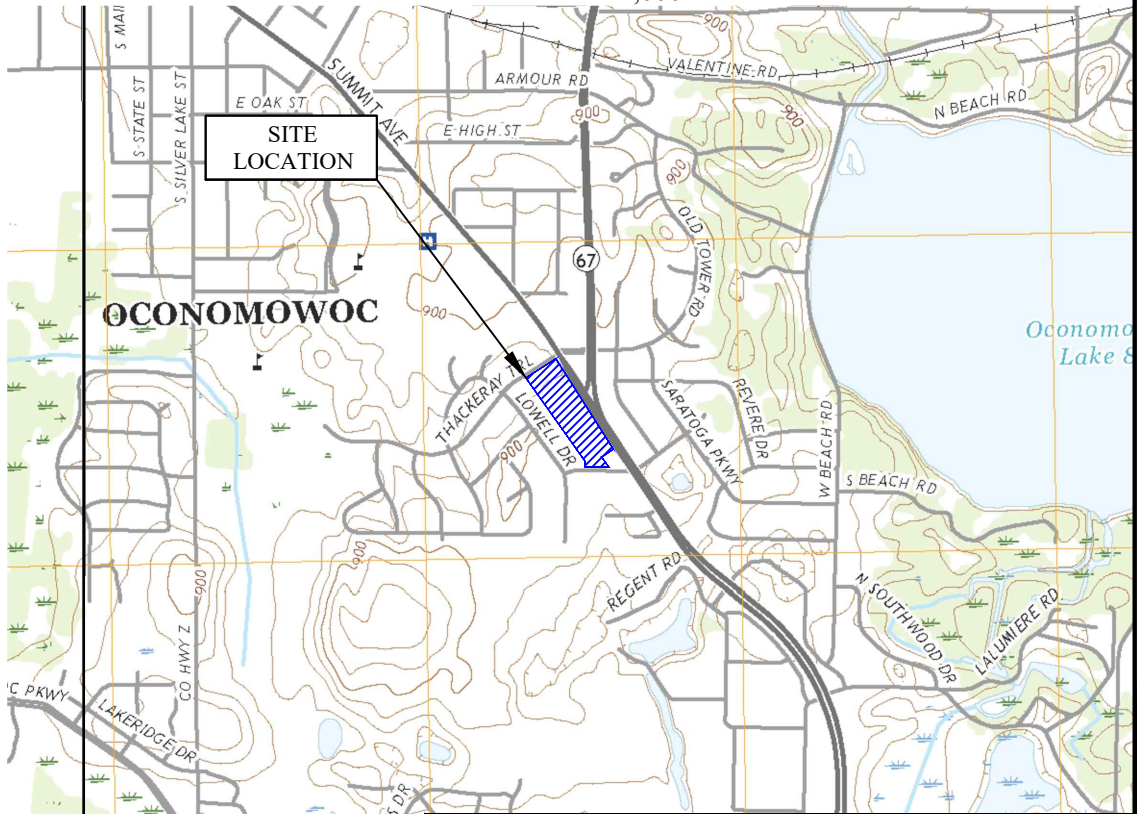


**Legend**

- Property boundary
- GAS Underground gas utility line
- WTR Underground water utility line
- SAN Underground sanitary utility line
- UGT Underground communication line
- UGE Underground electrical utility line
- Pipe chase
- Sewer cleatout
- Transformer
- Area of former dry cleaning machine
- PT-1 Previous locations of Sub-slab sample (AEA)
- SB-1 Soil boring
- SSV-1 Sub-slab vapor sample
- IA-1 Indoor air sample
- OA-1 Outdoor air sample
- MW-1A Monitoring well

APPROXIMATE SCALE: 1" = 40'

**SITE LOCATION MAP**  
SCALE 1" = 2,000'



**DETAILED SITE MAP**

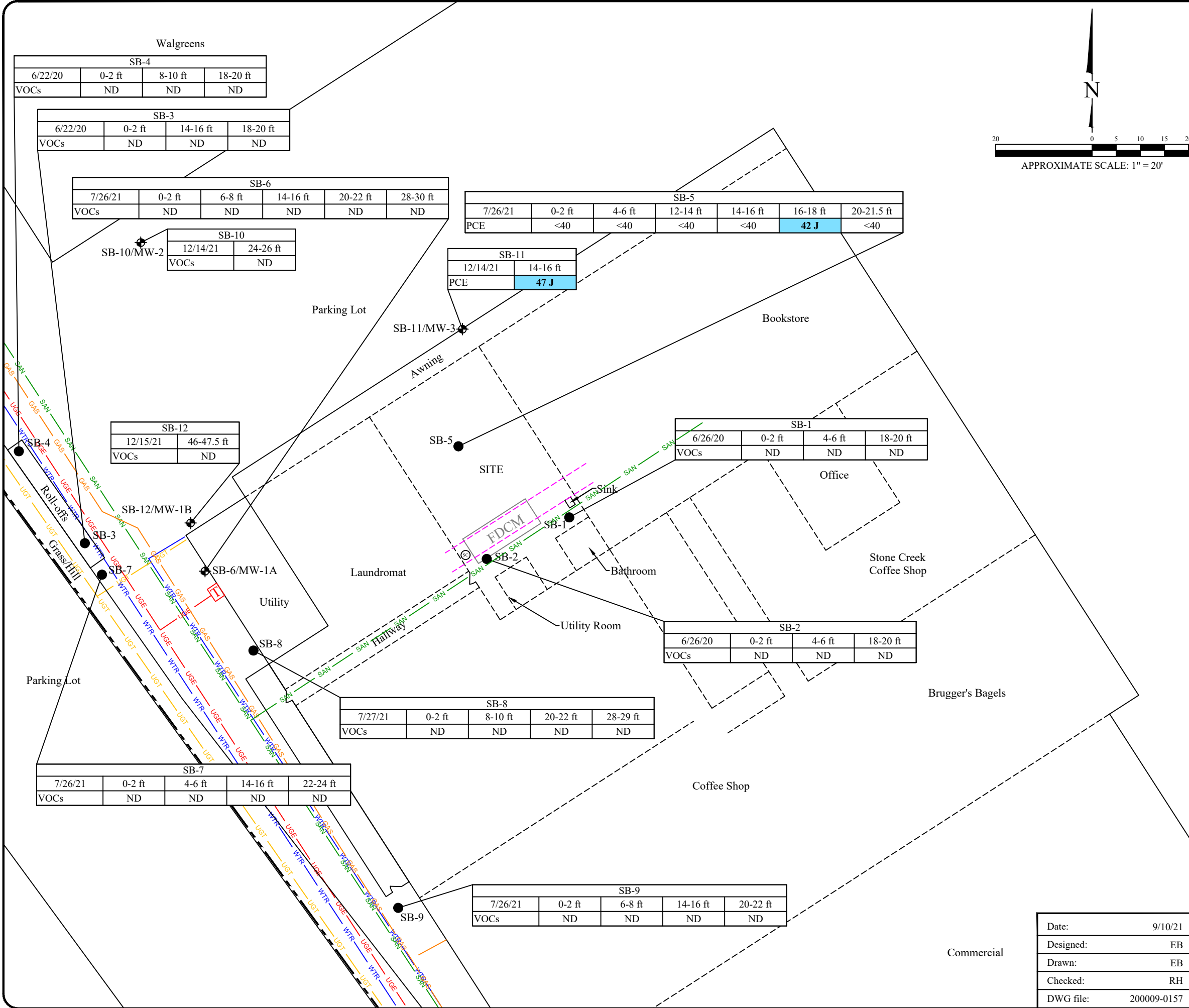
OHM Summit  
1035 East Summit Avenue  
Oconomowoc, Wisconsin

Date:	12/21/22
Designed:	EB
Drawn:	EB
Checked:	RH
DWG file:	200009-0033



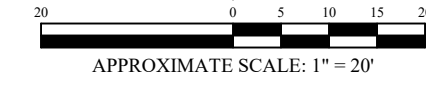
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EnviroForensics.com

Figure	B.1.b
Project	200009



### Legend

- Property boundary
- GAS - Underground gas utility line
- WTR - Underground water utility line
- SAN - Underground sanitary utility line
- UGT - Underground communication line
- UGE - Underground electrical utility line
- Pipe chase
- Sewer cleatout
- Transformer
- Area of former dry cleaning machine
- SB-1 - Soil boring
- MW-1 - Monitoring well



Analyte	Soil to Groundwater Residual Contaminant Level	Residential Residual Contaminant Level	Industrial Residual Contaminant Level
PCE	<b>2.3</b>	<b>33,000</b>	<b>145,000</b>

- Note:
- Bolded and blue shaded values exceed the Soil to Groundwater Residual Contaminant Level
  - Bolded values are above detection limits
  - J = Analyte concentration less than laboratory detection limits
  - WDNR Residual Contaminant Levels (RCLs) were calculated according to the procedures described in WDNR Publication RR-890
  - Samples analyzed using EPA SW-846 Method 8260
  - All results reported in units of micrograms per liter (µg/L)
  - PCE = Tetrachloroethene
  - ND = Not detected
  - VOCs = Violate Organic Compounds

SB-4			
6/22/20	0-2 ft	8-10 ft	18-20 ft
VOCs	ND	ND	ND

SB-3			
6/22/20	0-2 ft	14-16 ft	18-20 ft
VOCs	ND	ND	ND

SB-6					
7/26/21	0-2 ft	6-8 ft	14-16 ft	20-22 ft	28-30 ft
VOCs	ND	ND	ND	ND	ND

SB-5					
7/26/21	0-2 ft	4-6 ft	12-14 ft	14-16 ft	20-21.5 ft
PCE	<40	<40	<40	<40	<b>42 J</b>

SB-10	
12/14/21	24-26 ft
VOCs	ND

SB-11	
12/14/21	14-16 ft
PCE	<b>47 J</b>

SB-12	
12/15/21	46-47.5 ft
VOCs	ND

SB-1			
6/26/20	0-2 ft	4-6 ft	18-20 ft
VOCs	ND	ND	ND

SB-2			
6/26/20	0-2 ft	4-6 ft	18-20 ft
VOCs	ND	ND	ND

SB-8				
7/27/21	0-2 ft	8-10 ft	20-22 ft	28-29 ft
VOCs	ND	ND	ND	ND

SB-7				
7/26/21	0-2 ft	4-6 ft	14-16 ft	22-24 ft
VOCs	ND	ND	ND	ND

SB-9				
7/26/21	0-2 ft	6-8 ft	14-16 ft	20-22 ft
VOCs	ND	ND	ND	ND

Date:	9/10/21
Designed:	EB
Drawn:	EB
Checked:	RH
DWG file:	200009-0157

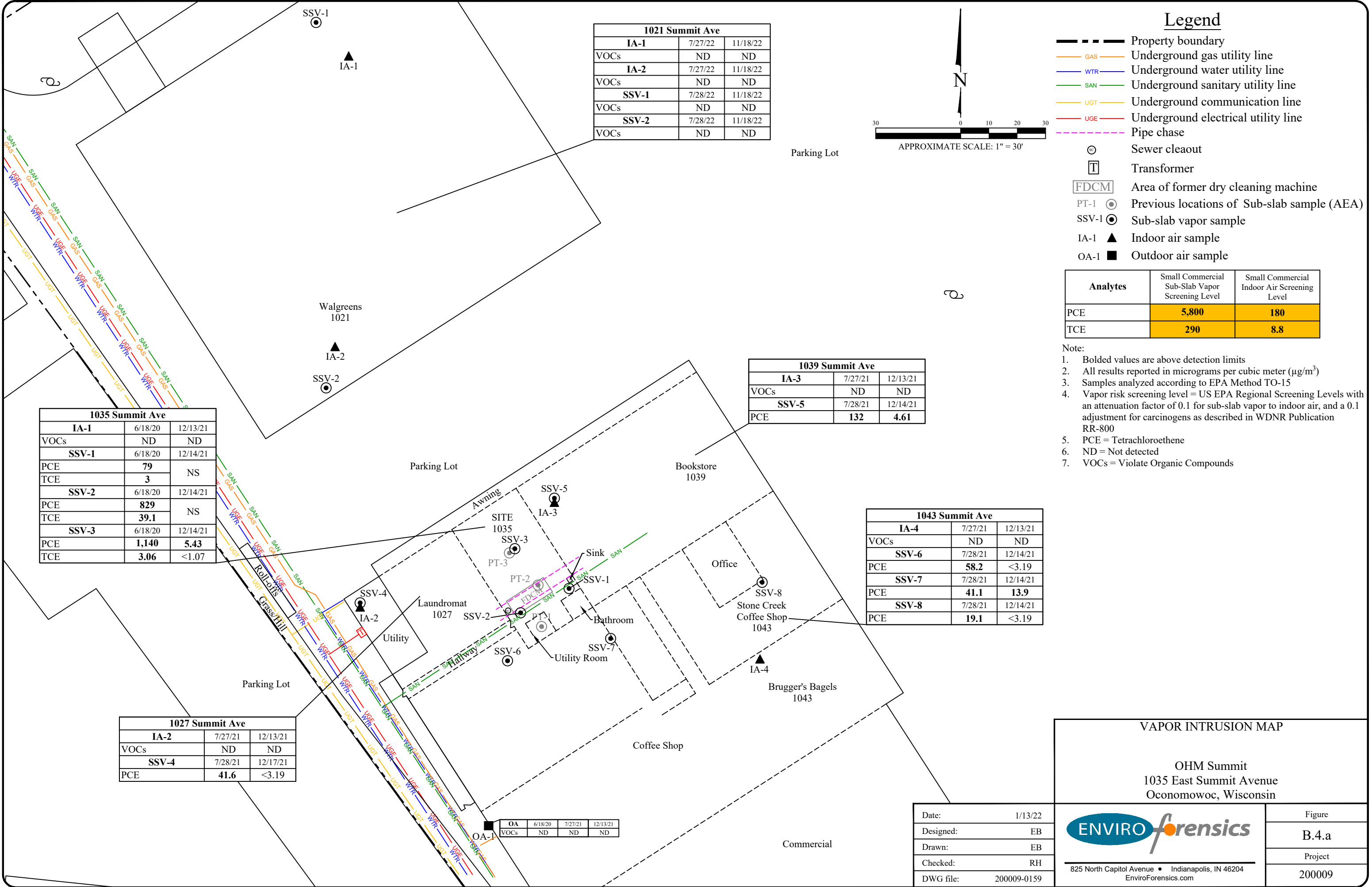
SOIL CONTAMINATION

OHM Summit  
1035 East Summit Avenue  
Oconomowoc, Wisconsin

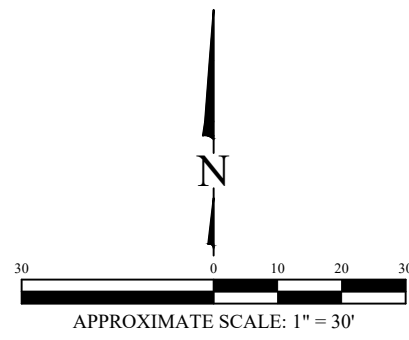
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Figure	B.2.a
Project	200009





1021 Summit Ave		
IA-1	7/27/22	11/18/22
VOCs	ND	ND
IA-2	7/27/22	11/18/22
VOCs	ND	ND
SSV-1	7/28/22	11/18/22
VOCs	ND	ND
SSV-2	7/28/22	11/18/22
VOCs	ND	ND



- ### Legend
- Property boundary
  - GAS Underground gas utility line
  - WTR Underground water utility line
  - SAN Underground sanitary utility line
  - UGT Underground communication line
  - UGE Underground electrical utility line
  - Pipe chase
  - Sewer cleout
  - Transformer
  - Area of former dry cleaning machine
  - PT-1 Previous locations of Sub-slab sample (AEA)
  - SSV-1 Sub-slab vapor sample
  - IA-1 Indoor air sample
  - OA-1 Outdoor air sample

Analytes	Small Commercial Sub-Slab Vapor Screening Level	Small Commercial Indoor Air Screening Level
PCE	<b>5,800</b>	<b>180</b>
TCE	<b>290</b>	<b>8.8</b>

- Note:
- Bolded values are above detection limits
  - All results reported in micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ )
  - Samples analyzed according to EPA Method TO-15
  - Vapor risk screening level = US EPA Regional Screening Levels with an attenuation factor of 0.1 for sub-slab vapor to indoor air, and a 0.1 adjustment for carcinogens as described in WDNR Publication RR-800
  - PCE = Tetrachloroethene
  - ND = Not detected
  - VOCs = Violate Organic Compounds

1035 Summit Ave		
IA-1	6/18/20	12/13/21
VOCs	ND	ND
SSV-1	6/18/20	12/14/21
PCE	<b>79</b>	NS
TCE	<b>3</b>	NS
SSV-2	6/18/20	12/14/21
PCE	<b>829</b>	NS
TCE	<b>39.1</b>	NS
SSV-3	6/18/20	12/14/21
PCE	<b>1,140</b>	<b>5.43</b>
TCE	<b>3.06</b>	<1.07

1039 Summit Ave		
IA-3	7/27/21	12/13/21
VOCs	ND	ND
SSV-5	7/28/21	12/14/21
PCE	<b>132</b>	<b>4.61</b>

1043 Summit Ave		
IA-4	7/27/21	12/13/21
VOCs	ND	ND
SSV-6	7/28/21	12/14/21
PCE	<b>58.2</b>	<3.19
SSV-7	7/28/21	12/14/21
PCE	<b>41.1</b>	<b>13.9</b>
SSV-8	7/28/21	12/14/21
PCE	<b>19.1</b>	<3.19

1027 Summit Ave		
IA-2	7/27/21	12/13/21
VOCs	ND	ND
SSV-4	7/28/21	12/17/21
PCE	<b>41.6</b>	<3.19

OA			
VOCs	6/18/20	7/27/21	12/13/21
	ND	ND	ND

VAPOR INTRUSION MAP

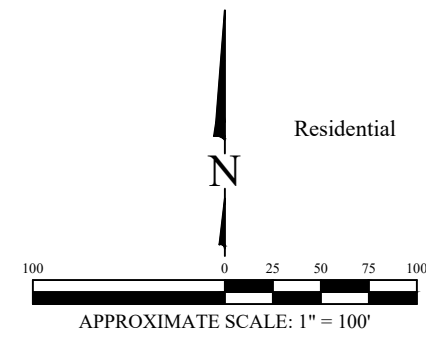
OHM Summit  
1035 East Summit Avenue  
Oconomowoc, Wisconsin

825 North Capital Avenue • Indianapolis, IN 46204  
EnviroForensics.com

Date: 1/13/22	Figure
Designed: EB	B.4.a
Drawn: EB	Project
Checked: RH	200009
DWG file: 200009-0159	

# Legend

- Property boundary
- GAS Underground gas utility line
- WTR Underground water utility line
- SAN Underground sanitary utility line
- STM Underground storm utility line
- UGT Underground communication line
- UGE Underground electrical utility line
- Pipe chase

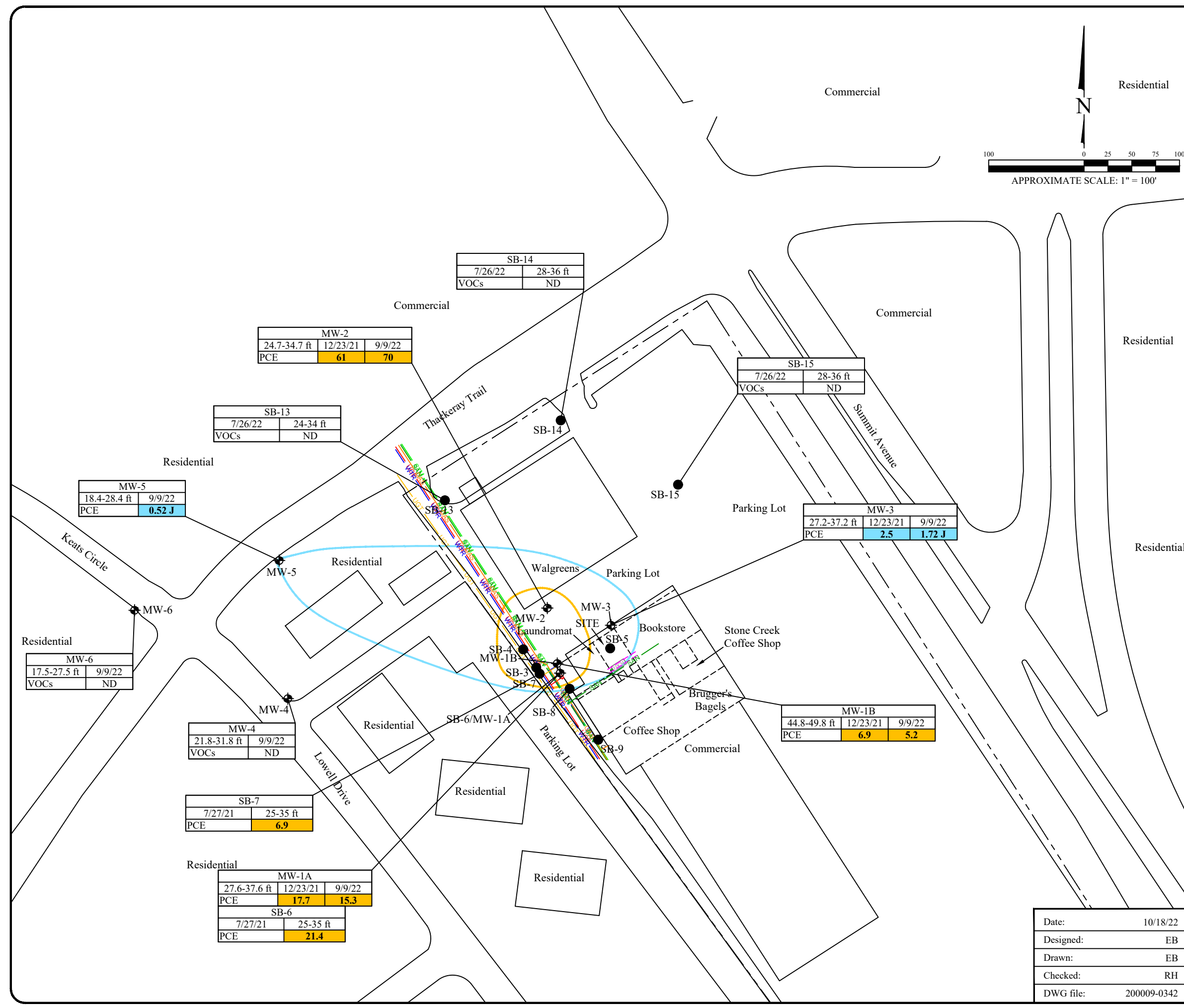


- FDCM Area of former dry cleaning machine
- MW-1A Monitoring well
- SB-1 Soil boring

Analyte	Public Health Preventive Action Limit	Public Health Enforcement Standard
PCE	<b>0.5</b>	<b>5</b>

- Note:
- Bolded and orange shaded values exceed the Public Health Enforcement Standard
  - Bolded and blue shaded values exceed the Public Health Preventive Action Limit
  - Bolded values are above detection limits
  - Samples analyzed using EPA SW-846 Method 8260
  - All results reported in units of micrograms per liter (µg/L)
  - PCE = Tetrachloroethene

- PCE concentrations above Public Health Preventive Action Limit
- PCE concentrations above Public Health Enforcement Standard



## GROUNDWATER ISOCONCENTRATION

OHM Summit  
1035 East Summit Avenue  
Oconomowoc, Wisconsin

Date:	10/18/22
Designed:	EB
Drawn:	EB
Checked:	RH
DWG file:	200009-0342

825 North Capitol Avenue • Indianapolis, IN 46204  
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Figure	B.3.b
Project	200009

SB-14		
7/26/22	28-36 ft	
VOCs	ND	

MW-2		
24.7-34.7 ft	12/23/21	9/9/22
PCE	<b>61</b>	<b>70</b>

SB-13		
7/26/22	24-34 ft	
VOCs	ND	

MW-5		
18.4-28.4 ft	9/9/22	
PCE	<b>0.52 J</b>	

MW-6		
17.5-27.5 ft	9/9/22	
VOCs	ND	

MW-4		
21.8-31.8 ft	9/9/22	
VOCs	ND	

SB-7		
7/27/21	25-35 ft	
PCE	<b>6.9</b>	

MW-1A		
27.6-37.6 ft	12/23/21	9/9/22
PCE	<b>17.7</b>	<b>15.3</b>

SB-6		
7/27/21	25-35 ft	
PCE	<b>21.4</b>	

SB-15		
7/26/22	28-36 ft	
VOCs	ND	

MW-3		
27.2-37.2 ft	12/23/21	9/9/22
PCE	<b>2.5</b>	<b>1.72 J</b>

MW-1B		
44.8-49.8 ft	12/23/21	9/9/22
PCE	<b>6.9</b>	<b>5.2</b>