



July 12, 2022

Robert Jenior  
Jenior-Bagneski, LLC  
N85W16345 Arthur Avenue  
Menomonee Falls, WI 53051  
*Via Electronic Mail Only to [Robert.jenior@yahoo.com](mailto:Robert.jenior@yahoo.com)*

**KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Case Closure with Continuing Obligations  
Bay Cleaners - SW Door, 201-207 South Main Street, Thiensville, WI 53092  
BRRTS #: 02-46-587191, FID #: 246042170

Dear Mr. Jenior:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Bay Cleaners – SW Door case identified above met the requirements of Wisconsin Administrative (Wis. Admin.) Code chs. NR 700 to 799 for case closure with continuing obligations (COs). COs are legal requirements to address potential exposure to remaining contamination. No further investigation or remediation is required at this time for the reported hazardous substance discharge and/or environmental pollution.

However, you, future property owners and occupants of the property must comply with the COs as explained in this letter, which may include maintaining certain features and notifying the DNR and obtaining approval before taking specific actions. You must provide this letter and all enclosures to anyone who purchases, rents or leases this property from you. Some COs also apply to other properties or rights of way (ROWs) affected by the contamination as identified in the Continuing Obligation Summary section of this letter.

This case closure decision is issued under Wis. Admin. Code chs. NR 700 to 799 and is based on information received by the DNR to date. The DNR reviewed the closure request for compliance with state laws and standards and determined the case closure request met the notification requirements of Wis. Admin. Code ch. NR 725, the response action goals of Wis. Admin. Code § NR 726.05(4), and the case closure criteria of Wis. Admin. Code §§ NR 726.05, 726.09 and 726.11, and Wis. Admin. Code ch. NR 140.

The Bay Cleaners - SW Door site was investigated for a discharge of hazardous substances and/or environmental pollution outside the southwest man door from Bay Cleaners. The site investigation was conducted inside the Bay Cleaners building and outside the southwest access door and on the offsite property to the south. Case closure is granted for the chlorinated volatile organic compounds that were associated with the hazardous substance discharge and/or environmental pollution as documented in the case file. The site investigation and/or remedial action addressed soil, groundwater, vapor, surface water and sediments. The remedial action consisted of an excavation. Contamination remains in soil on the south side of the site.

The case closure decision and COs required are based on the current use of the source property at 201-207 South Main Street for commercial purposes, and the affected property (listed in the table below) for residential purposes. The source property is currently zoned commercial, and the affected property is currently zoned multi-family residential. Based on the land use and zoning, the site, including both the source property and the affected

property, meets the non-industrial land use classification under Wis. Admin. Code § NR 720.05(5) for application of residual contaminant levels in soil.

### SUMMARY OF CONTINUING OBLIGATIONS

COs are applied at the following locations:

ADDRESS (CITY, WI)	COS APPLIED
201-207 South Main Street, Thiensville, WI (Source Property)	- Residual Soil Contamination - VI – Future Concern
213 South Main Street, Thiensville, WI	- Residual Soil Contamination

### CLOSURE CONDITIONS

Closure conditions are legally required conditions which include both COs and other requirements for case closure (Wis. Stat. § 292.12(2)). Under Wis. Stat. § 292.12(5), you, any subsequent property owners and occupants of the property must comply with the closure conditions as explained in this letter. The property owner must notify occupants for any condition specified in this letter under Wis. Admin. Code §§ NR 726.15(1)(b) and NR 727.05(2). If an occupant is responsible for maintenance of any closure condition specified in this letter, you and any subsequent property owner must include the condition in the lease agreement under Wis. Admin. Code § NR 727.05(3) and provide the maintenance plan to any occupant that is responsible.

DNR staff may conduct periodic pre-arranged inspections to ensure that the conditions included in this letter are met (Wis. Stat. § 292.11(8)). If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. ch. 292 to ensure compliance with the closure conditions.

### SOIL

#### *Continuing Obligations to Address Soil Contamination*

Residual Soil Contamination (Wis. Admin. Code chs. NR 718, NR 500 to 599, and § NR 726.15(2)(b), and Wis. Stat. ch. 289)

Soil contamination remains beneath the south side of the site and on the north side of the offsite 213 South Main Street property as indicated on the enclosed map (Figure B.2.b., Residual Soil Contamination, March 22, 2022). If soil in the location(s) shown on the map 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. If sampling confirms that contamination is present, the property owner or right of way holder at the time of excavation will need to 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.

In addition, all current and future property owners, occupants and right of way holders need to be aware that excavation of the contaminated soil may pose an inhalation and direct contact hazard; special precautions may be needed to prevent a threat to human health.

## GROUNDWATER

### *Other Groundwater or Monitoring Well Related Closure Information*

#### Wis. Admin. Code Ch. NR 140 Exemption (Wis. Admin. Code ch. NR 140)

Recent groundwater monitoring data at this site indicates that for tetrachloroethene and trichloroethene at MW-2 and tetrachloroethene at SP/SD-10 and TW-4, contaminant levels exceed the NR 140 preventive action level (PAL) but are below the enforcement standard (ES), as shown on the enclosed map (Figure B.3.b, Groundwater Isoconcentration, May 31, 2022). The DNR may grant an exemption to a PAL for substance of public health concern, other than nitrate, under Wis. Admin. Code § NR 140.28(2)(b) if all the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. (Note: at this site the point of standards application is all points where groundwater is monitored.)
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the DNR believes that these criteria have been or will be met. The exemption criteria have been met because an excavation has been conducted to remove the highest contaminated soil. Therefore, under Wis. Admin. Code § NR 140.28, an exemption to the PAL is granted for tetrachloroethene and trichloroethene at MW-2 and tetrachloroethene at SP/SD-10 and TW-4. This letter serves as your exemption.

## VAPOR

### *Continuing Obligations to Address Vapor Contamination*

Vapor intrusion (VI) is the movement of vapors coming from volatile chemicals in the soil or groundwater or within preferential pathways into buildings where people may breathe air contaminated by the vapors.

VI - Future Concern: (Wis. Stat. § 292.12(2), Wis. Admin. Code § NR 726.15(2)(L) or (m), as applicable. Chlorinated volatile organic compounds remain in soil and groundwater beneath and south of the building, as shown on the enclosed map, (Figure B.4.a., Vapor Intrusion Map – Expanded View, February 26, 2022), at concentrations that may be of concern for vapor intrusion in the future, if a building is constructed, renovated or expanded in an area where no building currently exists or if an existing building is remodeled. At the time of closure, the building is vacant.

Vapor control technologies are required for new construction or for modification of occupied buildings on the property unless the property owner assesses the vapor pathway and the DNR agrees that vapor control technologies are not needed. The property owner shall maintain the current building use and layout.

## OTHER CLOSURE REQUIREMENTS

#### Pre-Approval Required for Well Construction (Wis. Admin. Code § NR 812.09(4)(w))

DNR approval is required before well construction or reconstruction for all sites identified as having residual contamination and/or COs. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, the property owner is required to complete and submit Form 3300-254, Continuing

Obligations/Residual Contamination Well Approval Application, to the DNR Drinking Water and Groundwater program's regional water supply specialist. A well driller can help complete this form. The form can be obtained online at [dnr.wi.gov](http://dnr.wi.gov), search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

### DNR NOTIFICATION AND APPROVAL REQUIREMENTS

Certain activities are limited at closed sites to maintain protectiveness to human health and the environment. The property owner is required to notify the DNR at least 45 days before and obtain approval from the DNR prior to taking the following actions (Wis. Admin. Code §§ NR 727.07, NR 726.15(2), Wis. Stat. § 292.12(6)).

- Before constructing a building and/or modifying use of or the construction of an existing building or changing property use. Certain activities are limited at closed sites to reduce the risk of exposure to residual contamination via vapor intrusion. For properties with a continuing obligation for addressing the future risk of vapor intrusion when buildings exist at the time of closure approval, changes to the current building use and layout are prohibited without prior DNR approval. This includes any change in building construction, reconstruction or partial demolition. The DNR may require additional actions may be required at that time to re-assess for vapor intrusion and mitigate, as appropriate.

The DNR may require additional investigation and/or cleanup actions if necessary, to be protective of human health and the environment. The case may be reopened under Wis. Admin. Code § NR 727.13 if additional information indicates that contamination on or from the site poses a threat, or for a lack of compliance with a CO or closure requirement.

### SUBMITTALS AND CONTACT INFORMATION

Site, case-related information and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to [dnr.wi.gov](http://dnr.wi.gov) and search "BOTW." Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching "RRSM."

Send written notifications and inspection logs and monitoring well filling and sealing forms to the DNR using the RR Program Submittal Portal at [dnr.wi.gov](http://dnr.wi.gov), search "RR submittal portal" (<https://dnr.wi.gov/topic/Brownfields/Submittal.html>). Questions on using this portal can be directed to the Project Manager below or to the environmental program associate (EPA) for the regional DNR office. Visit [dnr.wi.gov](http://dnr.wi.gov), search "RR contacts" and select the EPA tab (<https://dnr.wi.gov/topic/Brownfields/Contact.html>).

### CLOSING

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact the DNR Project Manager, Alice Egan at 414-639-4007, or at [alice.egan@wisconsin.gov](mailto:alice.egan@wisconsin.gov).

Sincerely,



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

Attachments:

Figure B.2.b., Residual Soil Contamination, March 22, 2022  
Figure B.3.b., Groundwater Isoconcentration, May 31, 2022  
Figure B.4.a., Vapor Intrusion Map – Expanded View, February 26, 2022

cc.

Dave Lennon, Moraine Environmental, Inc. - moraine@execpc.com  
William Phelps, DNR, William.Phelps@Wisconsin.gov

Additional Resources:

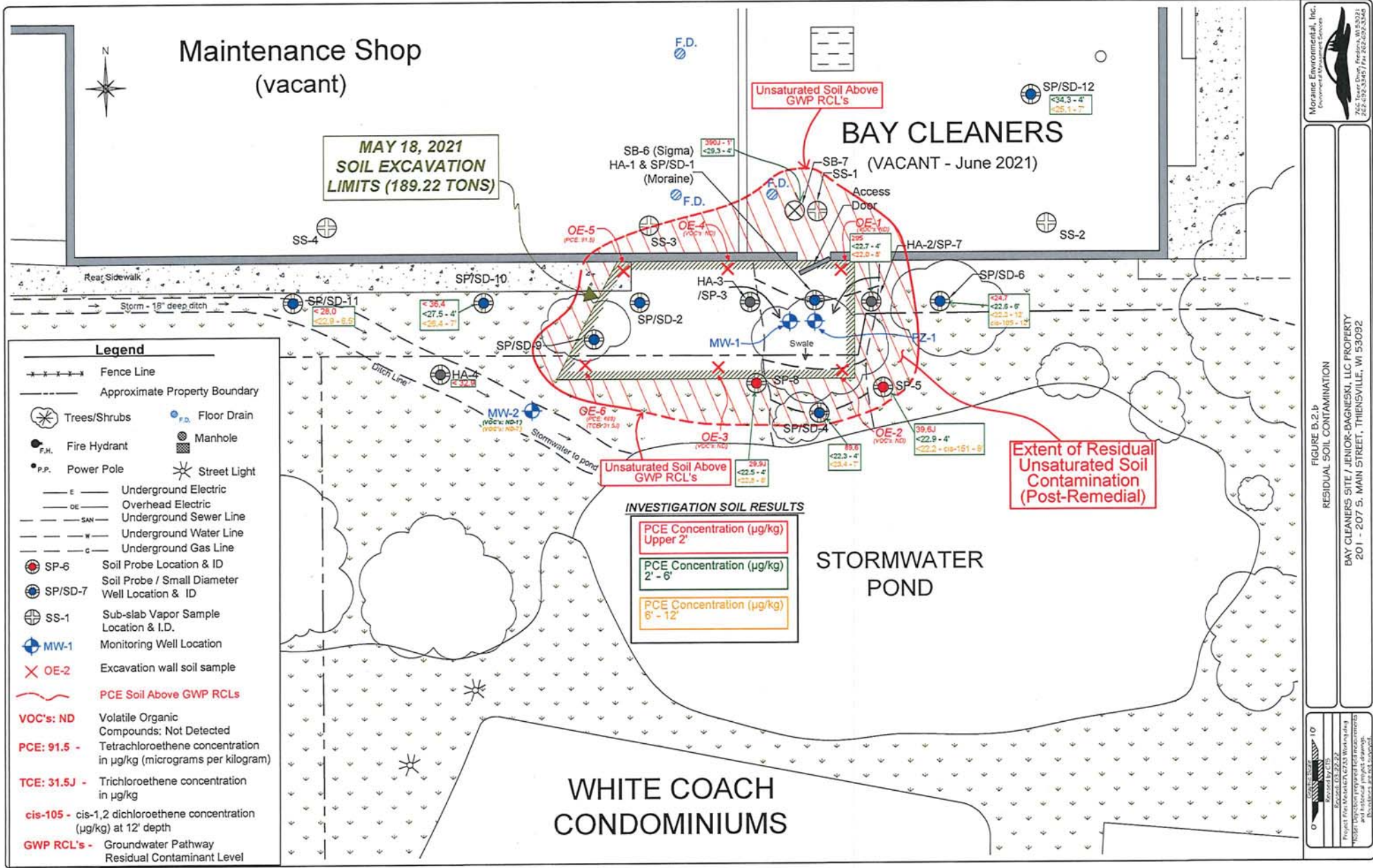
The DNR fact sheets can be obtained by visiting the DNR website at "dnr.wi.gov" and searching DNR publication number.

*Guidance for Electronic Submittals for the Remediation and Redevelopment Program (RR-690)*

*Continuing Obligations for Environmental Protection (RR-819)*

*Environmental Contamination and your Real Estate ((RR-973)*

*Post-Closure modifications: Changes to Property Conditions after a State-Approved Cleanup (RR-987)*



Maintenance Shop  
(vacant)

**MAY 18, 2021  
SOIL EXCAVATION  
LIMITS (189.22 TONS)**

**BAY CLEANERS**  
(VACANT - June 2021)

STORMWATER  
POND

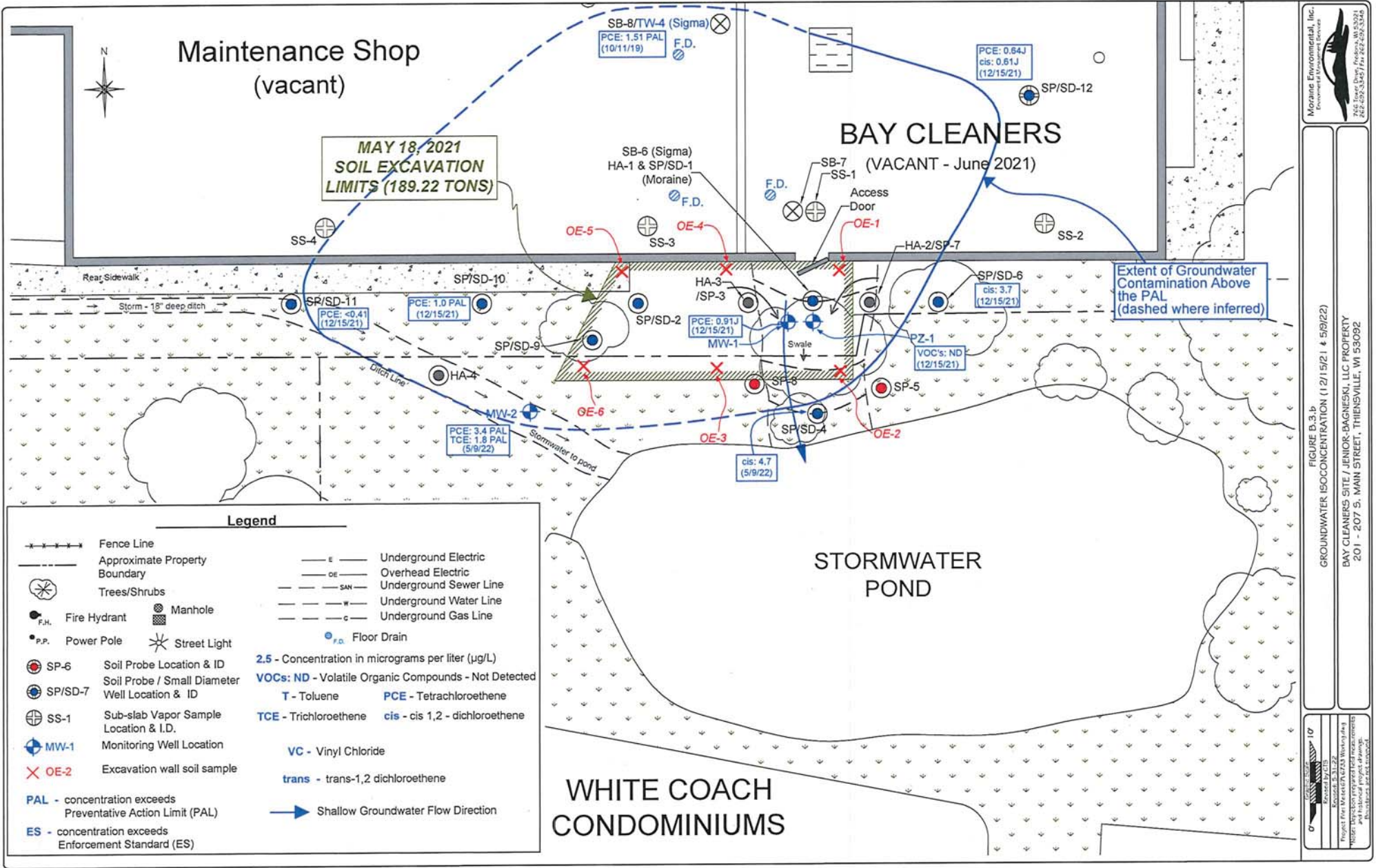
WHITE COACH  
CONDOMINIUMS

**Extent of Residual  
Unsaturated Soil  
Contamination  
(Post-Remedial)**

**INVESTIGATION SOIL RESULTS**

PCE Concentration (µg/kg) Upper 2'
PCE Concentration (µg/kg) 2' - 6'
PCE Concentration (µg/kg) 6' - 12'

- Legend**
- Fence Line
  - Approximate Property Boundary
  - ⊗ Trees/Shrubs
  - ⊙ F.D. Fire Hydrant
  - ⊙ P.P. Power Pole
  - ⊙ F.D. Floor Drain
  - ⊙ Manhole
  - ⊙ Street Light
  - E --- Underground Electric
  - OE --- Overhead Electric
  - SAN --- Underground Sewer Line
  - W --- Underground Water Line
  - G --- Underground Gas Line
  - ⊙ SP-6 Soil Probe Location & ID
  - ⊙ SP/SD-7 Soil Probe / Small Diameter Well Location & ID
  - ⊙ SS-1 Sub-slab Vapor Sample Location & I.D.
  - ⊙ MW-1 Monitoring Well Location
  - ⊗ OE-2 Excavation wall soil sample
  - ~ PCE Soil Above GWP RCL's
  - VOC's: ND Volatile Organic Compounds: Not Detected
  - PCE: 91.5 - Tetrachloroethene concentration in µg/kg (micrograms per kilogram)
  - TCE: 31.5J - Trichloroethene concentration in µg/kg
  - cis-105 - cis-1,2 dichloroethene concentration (µg/kg) at 12' depth
  - GWP RCL's - Groundwater Pathway Residual Contaminant Level



**MAY 18, 2021  
SOIL EXCAVATION  
LIMITS (189.22 TONS)**

**Extent of Groundwater  
Contamination Above  
the PAL  
(dashed where inferred)**

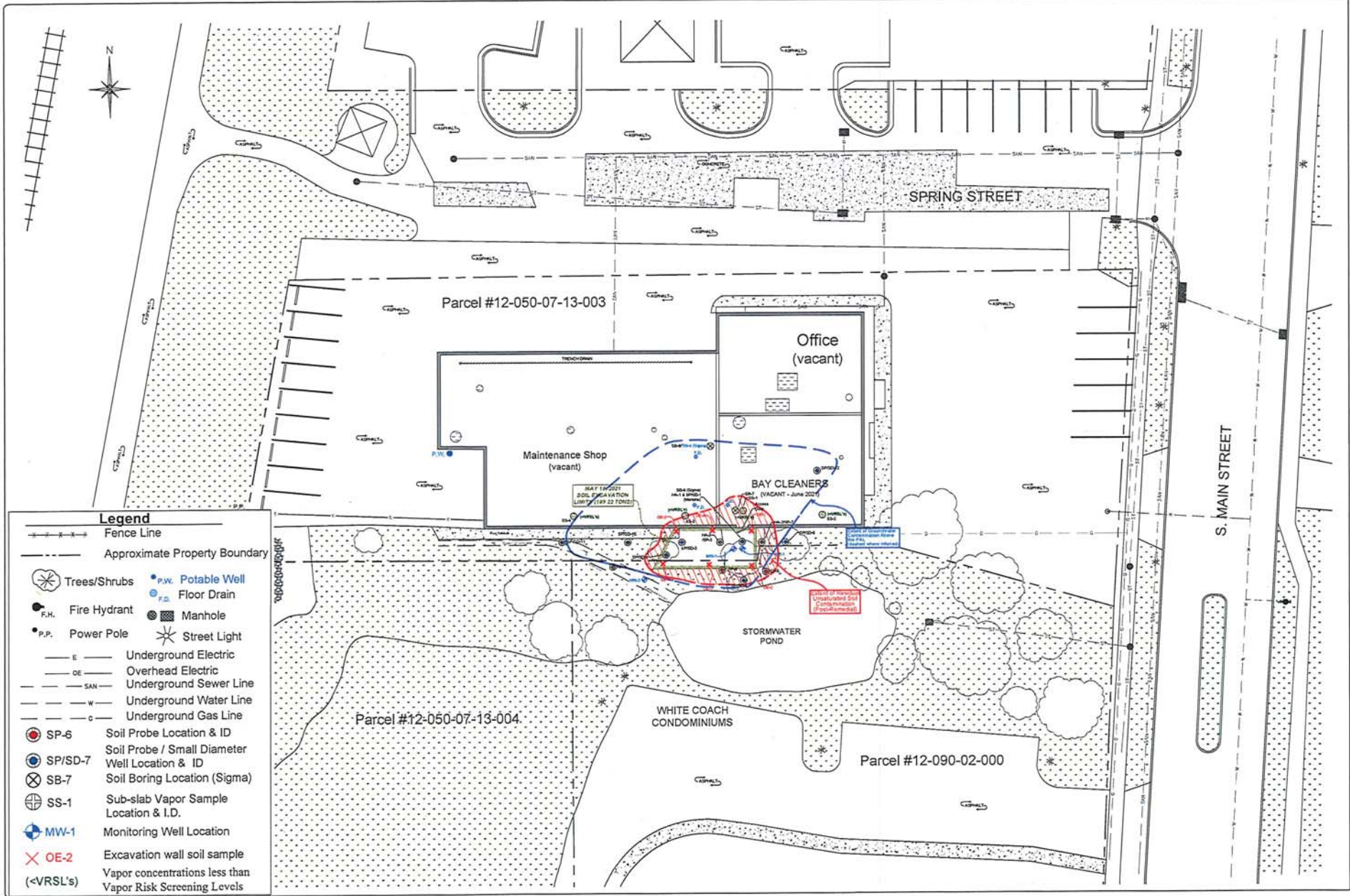
**Legend**

- Fence Line
- - - - - Approximate Property Boundary
- (\*) Trees/Shrubs
- (F.H.) Fire Hydrant
- (P.P.) Power Pole
- (M) Manhole
- (S) Street Light
- (E) Underground Electric
- (OE) Overhead Electric
- (SAN) Underground Sewer Line
- (W) Underground Water Line
- (G) Underground Gas Line
- (F.D.) Floor Drain
- (SP-6) Soil Probe Location & ID
- (SP/SD-7) Soil Probe / Small Diameter Well Location & ID
- (SS-1) Sub-slab Vapor Sample Location & I.D.
- (MW-1) Monitoring Well Location
- (X) OE-2 Excavation wall soil sample
- (PAL) - concentration exceeds Preventative Action Limit (PAL)
- (ES) - concentration exceeds Enforcement Standard (ES)
- 2.5 - Concentration in micrograms per liter (µg/L)
- VOCs: ND - Volatile Organic Compounds - Not Detected
- T - Toluene
- TCE - Trichloroethene
- VC - Vinyl Chloride
- trans - trans-1,2 dichloroethene
- Shallow Groundwater Flow Direction

Moraine Environmental, Inc.  
Environmental Management Services  
245 Beaver Dam Road, Andover, MA 03021  
978-479-3345 Fax 978-479-3346

FIGURE B.3.b  
GROUNDWATER BIOCONCENTRATION (1/21/9/21 & 5/9/22)  
BAY CLEANERS SITE / JENIOR-BAGNISKI, LLC PROPERTY  
201 - 207 S. MAIN STREET, THENSVILLE, WI 53092

Project File Number: 747233 Working.dwg  
Access: 5/11/22  
Author: [illegible]  
Title: [illegible]





**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. 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.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

Site Information			
BRRTS No.	VPLE No.		
02-46-587191			
Parcel ID No.			
12-050-07-13-003			
FID No.	WTM Coordinates		
	X	683636	Y 308051
246042170			
BRRTS Activity (Site) Name	WTM Coordinates Represent:		
Bay Cleaners - SW Door	<input checked="" type="checkbox"/> Source Area <input type="checkbox"/> Parcel Center		
Site Address	City	State	ZIP Code
201-207 S Main St	Thiensville	WI	53092
Acres Ready For Use	0.69		

Responsible Party (RP) Name			
Robert Jenior			
Company Name			
Jenior-Bagneski, LLC			
Mailing Address	City	State	ZIP Code
N85W16345 Arthur Avenue	Menomonee Falls	WI	53051
Phone Number	Email		
(414) 630-2428	robert.jenior@yahoo.com		

Check here if the RP is the owner of the source property.

Environmental Consultant Name			
David M. Lennon			
Consulting Firm			
Moraine Environmental, Inc.			
Mailing Address	City	State	ZIP Code
766 Tower Dr	Fredonia	WI	53021
Phone Number	Email		
(262) 692-3345	moraine@execpc.com		

**Fees and Mailing of Closure Request**

1. **Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR Regional EPA (Environmental Program Associate) at <http://dnr.wi.gov/topic/Brownfields/Contact.html#tabx3>. Check all fees that apply:

- \$1,050 Closure Fee
  \$300 Database Fee for Soil  
 \$350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned)
  Resubmittal, Fees Previously Paid  
 Total Amount of Payment \$ \_\_\_\_\_

2. **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 portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will 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.  
The site is located in the NE 1/4 of the SE 1/4 of Section 22, Township 09 North, Range 21 East, Ozaukee County at 201-207 S Main Street, Thiensville, WI.
- B. Prior and current site usage: Specifically describe the current and historic occupancy and types of **use**.  
The property and building are currently vacant. Bay Cleaners had operated in the southeast building section from 1999 to July 2021. The subject property was first developed as a filling station sometime between 1950 and 1963. The property was a retail gas station up to the early 1970s, when it had expanded to auto repair as well as retail gas sales, with a new, larger service building. Fuel sales ceased in 1996, and automotive maintenance operations continued through 2018.
- C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).  
The commercial property is zoned B-4 Highway Business District, according to the Thiensville zoning map provided as Attachment F.3.
- D. Describe how and when site contamination was discovered.  
Dry cleaning VOCs were identified in 2019 during a Phase II ESA completed by The Sigma Group (Sigma) for a prospective buyer of the property, The Boucher Group (Boucher).
- E. Describe the type(s) and source(s) or suspected source(s) of contamination.  
CVOCs from past dry cleaning operations by the former Bay Cleaners operation on-site from 1999 to July 2021.
- F. Other relevant site description information (or enter Not Applicable).  
Not Applicable
- G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.  
Bay Cleaners; BRRTS #02-46-587191 - Open ERP  
Phillips 66 Gas Station; BRRTS #03-46-003888 - Closed LUST
- H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.  
None

### 2. General Site Conditions

- A. Soil/Geology
- Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.  
Subsurface characteristics observed at the Bay Cleaners site included unconsolidated silt, clayey silt and sandy silt with some gravel observations throughout the investigated interval at depths from the near surface to 15 feet bgs. Bedrock was not encountered during Moraine's investigation. Cobble was encountered during the installation of PZ-1 at depths from 15 feet to 32 feet below grade.
  - Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.  
No fill or waste deposits were identified during the investigation or remedial soil excavation.
  - Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.  
Bedrock was not encountered during the investigation. Logs from historic wells installed in the vicinity of the subject site indicated limestone bedrock lies at various depths, from 30 to 80 feet below grade. The on-site potable well log (well located near west end of building), indicated limestone bedrock at 46 feet.
  - Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).  
Areas east, north, and west of the site building are asphalt or concrete paved. The area to the south of the building along the south property line is earthen and covered with vegetation, except for a 4' wide section of remaining sidewalk on the western 1/2 of the building along the building's south wall.
- B. Groundwater

- i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.  
The shallow monitoring/small diameter wells were screened in clayey or sandy silt, with an observed depth to groundwater of about 5 feet below ground surface (bgs). One piezometer (PZ-1) was screened in clayey silt with cobble from 26-31 feet bgs. Depth to groundwater elevations, both shallow and deep, did not show great variation over time.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.  
Static water level measurements indicate the shallow groundwater flow direction in the area of investigation/source release is southerly, toward the off-site stormwater pond. Regional groundwater flow is northeasterly, toward the Milwaukee River. Deep groundwater flow was not calculated as we have only one piezometer installed necessary to complete the investigation.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.  
Hydraulic conductivity testing was not performed. However, based on the clayey silts observed near the water table and at well screen depths, with an estimated hydraulic conductivity of  $5.0 \times 10^{-5}$  cm/sec, the seepage velocity can be estimated:  
Using Darcy's Law equations, the seepage velocity across the site was determined from the following equation:  $VS = VD/n$  where  $VS =$  Seepage Velocity;  $VD =$  Darcy Velocity;  $n =$  soil porosity. Further  $VD =$  Hydraulic Conductivity  $\times$  Gradient. Using a gradient of 0.0046 ft/ft; hydraulic conductivity of  $5.0 \times 10^{-5}$  cm/sec; and a porosity of 0.40 for the soil material within and below the water table, the seepage velocity is estimated to be 0.6 feet per year from the former source area on the south side of the building, southerly, toward the stormwater pond.
- iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).  
Municipal potable water supply in Thiensville is supplied by treated water from Lake Michigan. There are also in-use potable wells within the Village of Thiensville within 1200 feet of the site, as shown on Figure B.1.a. There is a potable well on-site which is in-use. The on site potable well log indicates gravel from the surface to 28'; Hardpan to 40'; clay to 46'; and limestone from 46'-121'. The on-site well was cased to 121'.  
  
The next nearest in-use potable well is at 192 S Main St and is located approximately 130' northeast of the subject site. The well construction log for the 192 S Main St well indicates gravel from the surface to 3'; blue clay to 37'; gravel to 43'; blue clay to 57'; dolomite to 493'; and shale to 545'. This well was cased to 167'.

### 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.  
The site investigation included sampling and analysis of soil, groundwater and vapor necessary to define the extent of dry cleaner solvent contamination. Moraine completed and submitted the Site Investigation & Interim Action Report on October 7, 2021, to the WDNR. Site Investigation Addendum letter reports, dated February 28, 2022 and May 31, 2022, were also submitted to WDNR.
- ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts.  
Shallow residual soil contamination remains on the south adjacent 213 S Main St. property in a small area along the north side of the off-site storm water detention pond. PCE and or TCE were identified at four (4) locations at levels above respective groundwater pathway RCLs as follows: PCE (668 ug/kg) and TCE (31.5 J ug/kg) from 8' at OE-6; PCE of 29.9 J ug/kg from 0-1' at SP-8; PCE of 89.6 ug/kg from 0-1' and PCE of 23.4 J ug/kg at 7' from SP/SD-4; PCE of 39.6 J ug/kg from 0-1' at SP-5.
- 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.  
There were no structural impediments to completion of the investigation and/or remediation. No direct contact RCL exceedances were observed during the investigation, so no structure is needed to act as a performance standard barrier. Where observed, remaining groundwater pathway RCLs in soil have resulted in only low-level PAL exceedances in groundwater, so future barrier placement to protect the groundwater pathway is not necessary.

**B. Soil**

- i. Describe degree and extent of soil contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways.

Elevated VOC concentrations were identified in a small swale outside the rear (south) man door originating from the former Bay Cleaners dry cleaning operation and to a lesser extent in areas west and south of the man door. An interim action by excavation of highly contaminated soil material was completed in May 2021. Post remedial (post-excavation) unsaturated soil contamination, consisting primarily of low-level PCE Groundwater Pathway exceedances, remains on and off-site in a narrow, u-shaped buffer around the excavation area along the south side of the building, extending onto the south adjacent property. Although residual soil contaminants above respective groundwater pathway RCL's remains, the soil concentrations are low-level and result only in groundwater contamination PAL exceedances.

- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column.

25 soil samples within the upper 4 feet of soil column were analyzed for VOCs. No compounds were detected at levels above respective direct contact pathway RCLs. Groundwater pathway (GWP) RCL exceedances of PCE, TCE, or cis-1,2-DCE were identified in 14 of the 25 sample locations. Nine (9) of the 14 soil sample locations with GWP RCLs were removed during the interim action (soil excavation) completed in May 2021. The remaining five (5) locations with residual GWP RCLs were all collected within the upper 2' of soil column and each was a PCE detection above its GWP RCL of 4.54 ug/kg as follows: SB-7 (390 J ug/kg); HA-2 (295 ug/kg); SP-4 (89.6 ug/kg); SP-5 (39.6 J ug/kg); and SP-8 (29.9 J 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 RCLs from the Department's RCL Spreadsheet available at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html> were used to evaluate subsurface soil conditions. The subject site would be considered non-industrial.

**C. Groundwater**

- i. Describe degree and extent of groundwater contamination. 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.

Groundwater from the on-site potable well, located to the west of the former CVOC source area, was analyzed twice and each time resulted in no VOC detections. Data collected from soil samples during installation of PZ-1 indicated no VOC soil contaminants in samples collected from 14', 20', and 30' bgs; additionally, no VOCs were detected in the groundwater sample collected from PZ-1 from the final two groundwater monitoring events in September and December 2021. The vertical extent of groundwater contamination in the source area is defined both vertically and horizontally, with no apparent risk of contamination to the site potable well or any off-site potable well. The building is slab on grade so there are no building foundation drain systems to act as a groundwater contaminant migration pathway.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.

Free product was not identified during investigative or interim action (excavation) activities.

**D. Vapor**

- i. Describe how the vapor migration pathway was assessed, including locations where vapor, soil gas, or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.

Sub-slab vapor samples were collected two times from each of four locations (SS-1 through SS-4) to assess the vapor migration pathway. The building is slab on grade. Two samples (SS-1 and SS-2) were collected along the south interior of the former Bay Cleaners operation area. Two samples (SS-3 and SS-4) were collected along the south interior of the former service garage area. Each sample was analyzed for VOCs by analytical method TO-15. Although several analytes were detected in each of SS-1 through SS-4, no concentration exceeded residential VRSL's, either of the two vapor monitoring events. The site is considered small commercial or large commercial (high bay area in maintenance shop) when evaluating vapor data. Vapor analytical results are provided in Table A.4.

- 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).

The land use classification for vapor assessment at this site is considered small commercial in the eastern half of the building which has low ceilings; the western portion of the building (maintenance shop) has high bay ceilings and would be considered large commercial. No DNR action levels were exceeded in any sub-slab vapor sample location (all results were less than residential VRSLs). Vapor assessment guidance recommends two rounds of vapor sample collection (one collected in the winter months when frost is in the ground). The second round of sub-slab vapor sample collection was completed on January 6, 2022.

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.

The south adjacent storm water detention pond water was analyzed for VOCs in June and September 2021. No VOCs were detected in analysis of either sample. Surface water sample results from the "Pond" are included with the groundwater analytical results in Table A.1. The "Pond" sample collected in December 2021 resulted in a detection of vinyl chloride at 0.22 J ug/L. Analysis of surface water sample from the "Pond" collected May 9, 2022, resulted in no VOC detections. Two sediment samples (shallow and deep) plus a duplicate were collected in the pond on May 9, 2022 and analyzed for VOCs. There were no CVOC detections and the only detections were of "J" flagged methylene chloride. Methylene chloride, a common lab contaminant, was also detected in the laboratory method blank.

- 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 (pond sample had no detected VOCs) or sediment action levels (no action level for methylene chloride per RR-088) were used to assess this pathway.

**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.

A remedial excavation was completed as an interim action in May 2021, and described in Moraines's October 2021 SI and Interim Action Report. Summary provided below in item 4.B.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

On May 18, 2021, Moraine and our subcontractor Horizon Construction & Exploration (Horizon) excavated and removed from the south side of the property 189.22 tons of chlorinated solvent contaminated soils. The excavation was in an approximate 14' x 32' area of contaminated unsaturated and saturated soil encompassing the source area located south and west of the former Bay Cleaners rear man door. Soil excavation depths were down to 11 feet bgs along the building edge and in the swale outside the rear man-door and decreased to 8 feet bgs as the excavation moved south, toward the off-site stormwater pond.

- C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; 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.

Excavation details in 4.B., above

- D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.

None

- E. Describe the nature, degree and extent of residual contamination that will remain at the source property or on other affected properties after case [closure](#).

Post remedial (post-excavation) unsaturated soil contamination, consisting primarily of low-level PCE Groundwater Pathway RCL exceedances, remains onsite in a narrow, u-shaped buffer around the excavation area along the south side of the building, extending onto the south adjacent property, and north inside the former Bay Cleaners work area. There are five (5) remaining locations with residual unsaturated GWP RCLs all within the upper 2' of soil column and each was a PCE detection above its GWP RCL of 4.54 ug/kg as follows: SB-7 (390 J ug/kg); HA-2 (295 ug/kg); SP-4 (89.6 ug/kg); SP-5 (39.6 J ug/kg); and SP-8 (29.9 J ug/kg).

- F. Describe the residual soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.

There were no soil Direct Contact RCLs identified during the investigation.

- G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.

There are five (5) remaining locations with residual GWP RCLs all within the upper 2' of soil column and each was a PCE detection above its GWP RCL of 4.54 ug/kg as follows: SB-7 (390 J ug/kg); HA-2 (295 ug/kg); SP-4 (89.6 ug/kg); SP-5 (39.6 J ug/kg); and SP-8 (29.9 J ug/kg).

- H. 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.

Residual soil contamination will require a continuing obligation post closure, for proper soil management.

- I. 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).  
Not Applicable. The interim action by excavation of source area chlorinated solvents has had an immediate effect on the groundwater quality as previous elevated CVOC ES's are now only PAL exceedances or below PALs, as evidenced by the pre-remedial groundwater results at SP/SD-1 compared to post-remedial groundwater results at MW-1 (below the PAL as of 12/15/21) in the swale/source area.
- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).  
The interim action by soil excavation has reduced the groundwater contaminant levels to below ES's and has also removed the need for identification of the site as a future vapor intrusion risk. The vapor data collected indicates there are currently no vapor risks or need to install an SSDS. Remaining residual soil contamination will require a continuing obligation for proper soil management should the soil in this area be exposed for any reason (building addition, utility lateral, etc...)
- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.  
No remedial systems were installed.
- L. 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.  
Residual groundwater contamination above respective PALs requiring an exemption are as follows: PCE at MW-1; TCE and cis-1,2-DCE at SD-4; PCE at SD-10; PCE at SD-12; and PCE at TW-4
- M. 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 vapor action levels were exceeded.
- N. 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.  
Two (2) surface water samples from the south adjacent storm water pond were analyzed for VOCs and resulted in no detections from the June and September 2021 sampling events. Vinyl chloride was detected at 0.21 J ug/L in December 2021. No DNR Action levels have been established for surface water sample results.

**5. Continuing Obligations: Includes all affected properties and rights-of-way (ROWs). In certain situations, maintenance plans are also required, and must be included in Attachment D.**

Directions: For each of the 3 property types below, check all situations that apply to this closure request.

(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

This situation applies to the following property or Right of Way (ROW):			Case Closure Situation - Continuing Obligation (database fees will apply, ii. - xiv.)	Maintenance Plan Required	
Property Type:					
Source Property	Affected Property (Off-Source)	ROW			
i.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None of the following situations apply to this case closure request.	NA
ii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Not Abandoned (filled and sealed)	NA
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Continued Monitoring (requested or required)	Yes
v.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Commercial/industrial exposure assumptions used.	NA
xiii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site-specific situation: (e. g., fencing, methane monitoring, other) ( <i>discuss with project manager before submitting the closure request</i> )	Site specific

**6. 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. ATCP 93, Wis. Adm. Code, exist on the property?  Yes  No
- C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored?  Yes  No

## General Instructions

All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.

## Data Tables (Attachment A)

### Directions for Data Tables:

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- 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. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (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, potable wells) for which samples have been collected.
- A.2. **Soil Analytical Results Table(s):** Table(s) showing **all** soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).
- A.3. **Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.
- A.4. **Vapor Analytical Table(s):** 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 and results of communication testing.
- A.5. **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, and time period for sample collection.
- A.6. **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.7. **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, Figures and Photos (Attachment B)

### Directions for Maps, Figures and Photos:

- 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 11 x 17 inches, in a 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.
- 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.
- Maps, figures and photos should be dated to reflect the most recent revision.

### B.1. Location Maps

- B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected 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 all affected 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 attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.
- B.1.c. **RR Sites Map:** From RR Sites Map ([http://dnrmaps.wi.gov/sl/?Viewer=RR Sites](http://dnrmaps.wi.gov/sl/?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. **Soil Contamination:** Figure(s) showing the location of **all** identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).
- B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedance (0-4 foot depth).

**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 an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
  - Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 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.1.b.)
- 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, PAL and/or an 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 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 residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, 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).

- B.5. Structural Impediment Photos:** One or more photographs documenting the structural impediment feature(s) which precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated on Figures B.2.a and B.2.b.

**Documentation of Remedial Action (Attachment C)**

**Directions for Documentation of Remedial Action:**

- 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 has already been submitted to the DNR, please note the title and date of the report for that particular document requested.
  - C.1. **Site investigation documentation**, that has not otherwise been submitted with the Site Investigation Report.
  - C.2. **Investigative waste** disposal documentation.
  - C.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs 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.
  - C.6. **Other.** Include any other relevant documentation not otherwise noted above (This section may remain blank).

**Maintenance Plan(s) and Photographs (Attachment D)**

**Directions for Maintenance Plans and Photographs:**

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3>

- D.1. **Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:**
  - Provide brief descriptions of the type, depth and location of residual contamination.

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
  - Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
  - Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.
- D.2. **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) all property boundaries.
- D.3. **Photographs** 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. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: <http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf>.

**Monitoring Well Information (Attachment E)**

**Directions for Monitoring Well Information:**

For all wells that will remain in use, be transferred to another party, or that could not be located; 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))

**Select One:**

- No monitoring wells were installed 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 a description of efforts made to locate the wells.
  - 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. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.
  - One or more monitoring 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). Provide documentation from the party accepting future responsibility for monitoring well(s).

**Source Legal Documents (Attachment F)**

**Directions for Source Legal Documents:**

Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

- F.1. **Deed:** The most recent deed with legal description clearly listed.  
*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.*
- F.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. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- F.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- F.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. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

**Notifications to Owners of Affected Properties (Attachment G)****Directions for Notifications to Owners of Affected Properties:**

Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. 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.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements <http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf>.

State law requires that the responsible party provide a 30-day, written advance notification 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. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation.

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.  
*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.*
- **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. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.



**Signatures and Findings for Closure Determination**

This page has been updated as of February 2019 to comply with the requirements of Wis. Admin. Code ch. NR 712.

Check the correct box for this case closure request and complete the corresponding certification statement(s) listed below to demonstrate that the requirements of Wis. Admin. Code ch. NR 712 have been met. The responsibility for signing the certification may not be delegated per Wis. Admin. Code § NR 712.09 (1). Per Wis. Admin. Code § 712.05 (1), the work must be conducted or supervised by the person certifying.

- The investigation and/or response action(s) for this site evaluated and/or addressed groundwater (including natural attenuation remedies). Both a professional engineer and a hydrogeologist must sign this document per Wis. Admin. Code ch. NR 712.
- The investigation and the response action(s) for this site did not evaluate or address groundwater. A professional engineer must sign this document per Wis. Admin. Code ch. NR 712.

**Engineering Certification**

I, David M Lennon, 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 document has been prepared 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 document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature David M. Lennon

P. E. #

Title Senior Project Manager - Moraine Environmental, Inc.

P.E. Stamp



**Hydrogeologist Certification**

I, Neil W Rismeyer, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature Neil W Rismeyer

Title Senior Hydrogeologist

Date

03/03/22

Revised 06/09/22 DML

## **ATTACHMENT A**

### **DATA TABLES**

Table A.1.

Groundwater Analytical Results  
 Bay Cleaners/Jenior-Bagneski, LLC Property  
 201-207 S Main St.  
 Thiensville, WI 53092

Monitoring Well ID	NR 140 Preventive Action Limit (PAL)	NR 140 Enforcement Standard (ES)	Same Location																							
			Pre-Remedial									Post-Remedial (well/piezo nest)														
			SP/SD-1			MW-1			PZ-1			SP/SD-2			SP/SD-4			Pond			SP/SD-6					
Sample Collection Date			2/7/20	1/19/21	6/23/21	9/20/21	12/15/21	6/23/21	9/20/21	12/15/21	1/19/21	1/19/21	6/23/21	9/20/21	12/15/21	5/9/22	6/23/21	9/20/21	12/15/21	5/9/22	1/19/21	6/23/21	9/20/21	12/15/21		
Detected Volatile Organic Compounds (µg/L)			<0.84	<2.1	<0.45	<0.45	<0.45	0.77 J	<0.45	<0.45	1.0 J	2.3 J	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	
1,2,4-Trimethylbenzene	NS	NS	<1.3	<3.2	<1.2	<1.2	<1.2	2.2 J	<1.2	<1.2	<1.3	<1.3	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	
Chloroform	0.6	6	<0.22	<0.80	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	0.39 J	0.39 J	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	
Ethylbenzene	140	700	25.7	270	14.7	2.5	0.91 J	<0.41	<0.41	<0.41	28.2	<0.33	0.95 J	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	
Tetrachloroethene (PCE)	0.5	5	0.41 J	<0.67	<0.29	<0.29	<0.29	0.51 J	<0.29	<0.29	0.84 J	1.0	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	
Toluene	160	800	30.0	139	1.1	<0.32	<0.32	<0.32	<0.32	<0.32	16.4	<0.26	<0.32	0.76 J	0.72 J	0.78 J	<0.32	<0.32	<0.32	<0.32	<0.32	<0.32	0.26 J	<0.32	0.37 J	
Trichloroethene (TCE)	0.5	5	<0.17	<0.44	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	0.22 J	<0.17	<0.17	<0.17	<0.17	<0.17	
Vinyl chloride	0.02	0.2	154	55.5	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	5.5	50	15.1	30.7	17.6	4.7	<0.47	<0.47	<0.47	1.7	<0.47	<0.47	1.5	2.9	6.6	3.7
cis-1,2-Dichloroethene	7	70	<0.47	<1.2	<0.70	<0.70	<0.70	<0.70	<0.70	<0.70	1.4 J	1.2 J	<0.70	<0.70	<0.70	<0.70	<0.70	<0.70	<0.70	<0.70	<0.70	<0.70	<0.70	<0.70	<0.70	
m&p-Xylene	NS	NS	<0.26	<0.65	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	0.57 J	0.51 J	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	
o-Xylene	NS	NS	<1.1	<1.2	<0.53	<0.53	<0.53	<0.53	<0.53	<0.53	<0.46	2.4	0.75 J	0.92 J	<0.53	<0.53	<0.53	<0.53	<0.53	<0.53	<0.53	<0.53	<0.53	<0.53	<0.53	
trans-1,2-Dichloroethene	20	100	<1.71	<4.3	<0.81	<0.81	<0.81	0.77 J	<0.81	<0.81	1.0 J	2.3 J	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	
Total Trimethylbenzene	96	480	<0.73	<1.85	<1.05	<1.05	<1.05	<1.05	<1.05	<1.05	1.97 J	1.71 J	<1.05	<1.05	<1.05	<1.05	<1.05	<1.05	<1.05	<1.05	<1.05	<1.05	<1.05	<1.05	<1.05	
Total Xylenes	400	2,000																								

All concentrations expressed in µg/L (micrograms per liter).  
 VOCs - Volatile Organic Compounds  
 PAL - Preventive Action Limit, as established in Wisconsin Administrative Code Chapter NR 140  
 ES - Enforcement Standard, as established in Wisconsin Administrative Code Chapter NR 140  
 NS - No Standard established for this analyte  
 < - less than the specified detection limit  
 J - Estimated concentration at or above the limit of detection and below the limit of quantitation  
 -- - sample not analyzed for this parameter  
 - - no sample collected from this location  
*Italics* - concentration exceeds NR 140 PAL  
**Bold** - concentration exceeds NR 140 ES  
 Abd 5/18/21 - Well abandoned during soil excavation activities on 5/18/21

Table A.1.

Groundwater Analytical Results  
 Bay Cleaners/Jenior-Bagneski, LLC Property  
 201-207 S Main St.  
 Thiensville, WI 53092

Monitoring Well ID	NR 140 Preventive Action Limit (PAL)	NR 140 Enforcement Standard (ES)	Abd 5/18/21																	Potable Well			
			SP/SD-9					MW-2					SP/SD-10				SP/SD-11			SP/SD-12			TW-4 (Sigma)
Sample Collection Date			2/24/21	6/23/21	9/20/21	12/15/21	1/24/22	5/9/22	2/24/21	6/23/21	9/20/21	12/15/21	2/24/21	6/23/21	9/20/21	12/15/21	8/17/21	9/20/21	12/15/21	10/11/19	8/17/21	9/20/21	
<b>Detected Volatile Organic Compounds (µg/L)</b>																							
1,2,4-Trimethylbenzene	NS	NS	1.1 J	<0.45	<0.45	<0.45	<0.45	<0.45	0.84 J	<0.45	<0.45	<0.45	<0.84	<0.45	<0.45	<0.45	<0.45	<0.45	<0.45	<0.8	<0.45	<0.45	
Chloroform	0.6	6	<1.3	<1.2	<1.2	<1.2	<1.2	<1.2	<1.3	<1.2	<1.2	<1.2	<1.3	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<0.26	<1.2	
Ethylbenzene	140	700	0.41 J	<0.33	<0.33	<0.33	<0.33	<0.33	0.34 J	<0.33	<0.33	<0.33	<0.32	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.26	<0.33	
Tetrachloroethene (PCE)	0.5	5	20.7	<0.41	<0.41	<0.41	<0.41	3.4	2.5	2.1	1.8	1.0	<0.33	0.52 J	1.7	<0.41	1.1	0.77 J	0.64 J	1.51	<0.41	<0.41	
Toluene	160	800	1.2	<0.29	<0.29	<0.29	<0.29	<0.29	0.95 J	0.31 J	0.33 J	<0.29	<0.27	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	0.28 J	<0.29	
Trichloroethene (TCE)	0.5	5	8.5	<0.32	<0.32	0.42 J	<0.32	1.8	<0.26	<0.32	<0.32	<0.32	<0.26	<0.32	<0.32	<0.32	<0.32	<0.32	<0.32	<0.32	0.49 J	<0.32	
Vinyl chloride	0.02	0.2	<0.17	<0.17	<0.17	5.4	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.2	<0.17	
cis-1,2-Dichloroethene	7	70	<0.27	6.4	0.74 J	2.5	<0.47	0.68 J	<0.27	<0.47	<0.47	<0.47	<0.27	<0.47	<0.47	<0.47	0.59 J	0.49 J	0.61 J	0.62 J	<0.47	<0.47	
m&p-Xylene	NS	NS	1.0 J	<0.70	<0.70	<0.70	<0.70	<0.70	0.83 J	<0.70	<0.70	<0.70	<0.47	<0.70	<0.70	<0.70	<0.70	<0.70	<0.70	<0.70	<0.43	<0.70	
o-Xylene	NS	NS	0.33 J	<0.35	<0.35	<0.35	<0.35	<0.35	0.32 J	<0.35	<0.35	<0.35	<0.26	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.29	<0.35	
trans-1,2-Dichloroethene	20	100	<0.46	<0.53	<0.53	<0.53	<0.53	<0.53	<0.46	<0.53	<0.53	<0.53	<0.46	<0.53	<0.53	<0.53	<0.53	<0.53	<0.53	<0.53	<0.34	<0.53	
Total Trimethylbenzene	96	480	1.1 J	<0.81	<0.81	<0.81	<0.81	<0.81	0.84 J	<0.81	<0.81	<0.81	<1.71	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	<0.81	<1.43	<0.81	
Total Xylenes	400	2,000	1.33 J	<1.05	<1.05	<1.05	<1.05	<1.05	1.15 J	<1.05	<1.05	<1.05	<0.73	<1.05	<1.05	<1.05	<1.05	<1.05	<1.05	<1.05	<0.72	<1.05	

All concentrations expressed in µg/L (micrograms per liter).

VOCs - Volatile Organic Compounds

PAL - Preventive Action Limit, as established in Wisconsin Administrative Code Chapter NR 1

ES - Enforcement Standard, as established in Wisconsin Administrative Code Chapter NR 14

NS - No Standard established for this analyte

< - less than the specified detection limit

J - Estimated concentration at or above the limit of detection and below the limit of quantitation

-- sample not analyzed for this parameter

- - no sample collected from this location

*Italics* - concentration exceeds NR 140 PAL

**Bold** - concentration exceeds NR 140 ES

Abd 5/18/21 - Well abandoned during soil excavation activities on 5/18/21



**Table A.2.**  
**Soil Analytical Results**  
**Bay Cleaners/Jenior-Bagneski, LLC Property**  
**201-207 S Main St., Thiensville, WI 53092**

Sample ID	WDNR Soil Standards			Same Location								Same Location		Same Location		Same Location		Same Location		Same Location		Same Location					
				Moraine				Moraine				Moraine		Moraine		Moraine		Moraine		Moraine		Moraine					
				SB-6	HA-1	SP-1	PZ-1	SB-7	HA-2	SP-7	HA-3	SP-3	SP-2	SP-4	SP-5	SP-2	SP-4	SP-5	SP-2	SP-4	SP-5	SP-2	SP-4	SP-5			
Depth BGS (feet)				1	2	2-4	4-6	14	20	30	1	4	2	4	8	2	4	8	0-1	4	11	0-1	4	7	0-1	4	8
Date Collected				10/10/19	1/7/20	2/7/20	2/7/20		6/16/21		10/10/19	8/6/21	1/7/20	1/15/21	1/7/20	1/15/21			1/15/21				1/15/21			1/15/21	
Saturated/Unsaturated (S/U)				U	U	U	S	S	S	S	U	U	U	S	U	U	S	U	U	S	U	U	S	U	U	S	S
Detected VOCs (µg/kg)																											
Tetrachloroethene (PCE)	4.5d	<b>33,000</b>	<b>145,000</b>	5400	6000	502	3650	<24.4	<22.8	<22.9	390 J	<29.3	295	<22.7	<22.0	449	72.1	193	225	27.2 J	504	89.6	<22.3	23.4 J	39.6 J	<22.9	<22.2
Toluene	1,107.00	<b>818,000</b>	<b>818,000</b>	<32	---	<25.0	<25.0	<15.8	<14.8	<14.9	<32	<19.0	---	<14.8	<14.3	---	<14.5	<15.6	<17.3	<15.9	<15.5	<16.8	23.5 J	38.3 J	<16.5	<14.9	<14.4
Trichloroethene (TCE)	3.60	<b>1,300</b>	<b>8,410</b>	<41	<25.0	105	219	<23.5	<22.0	<22.1	<41	<28.2	<25.0	23.1 J	<21.2	<25.0	<21.6	65.4	<25.7	<23.6	24.8 J	<24.9	<21.5	<21.4	<24.5	<22.1	<21.4
cis-1,2-Dichloroethene	41.20	<b>156,000</b>	<b>2,840,000</b>	<32	<25.0	53.9 J	<25.0	<13.4	<12.6	<12.6	<32	<16.1	<25.0	<12.5	15.8 J	<25.0	<12.3	<13.2	<14.7	<13.5	<13.2	<14.2	22.9 J	31.5 J	<14.0	<12.6	151

Soil RCLs calculated using the USEPA Regional Screening Level Web Calculator (PIU-88-890).  
 All values expressed in µg/kg (micrograms per kilogram).  
 BGS - feet below ground surface  
 DC - Direct Contact  
 VOCs - volatile organic compounds  
 RCL - Residual Contaminant Level  
 NS - No Standard established for this analyte  
 < - less than the specified detection limit  
 J - Estimated concentration at or above the limit of detection and below the limit of quantitation  
 --- - sample not analyzed for this parameter  
 -- - no sample collected from this location  
 /italic - concentration exceeds Groundwater Pathway RCL  
 /bold - concentration exceeds Non-Industrial Direct Contact RCL  
 /bold underline - concentration exceeds Industrial Direct Contact

**Table A.2.**  
**Soil Analytical Results**  
**Bay Cleaners/Jenior-Bagneski, LLC Property**  
**201-207 S Main St., Thiensville, WI 53092**

Sample ID	WDNR Soil Standards												Excavation Confirmation Samples																						
	Groundwater Pathway RCL	Non-Industrial DC Pathway RCL	Industrial DC Pathway RCL	SP-6			SP-8			SP-9			SP-10			SP-11			HA-4	MW-2			SP-12			OE-1	OE-2	OE-3	OE-4	OE-5	OE-6				
				0-1	6	12	0-1	4	8	0-1	6	12	0-1	4	7	0-1	6.5	0-1	1	7	4	7	11	7	9	10	10	10	8						
				1/15/21			1/15/21			2/18/21			2/18/21			2/18/21			2/18/21			6/16/21			8/6/21			5/18/21			5/18/21			5/18/21	
U S S			U S S			U S S			U S S			U S S			U S S			U	U S S			U S S			U S S			U S S			U S S				
Saturated/Unsaturated (S/U)			Saturated/Unsaturated (S/U)			Saturated/Unsaturated (S/U)			Saturated/Unsaturated (S/U)			Saturated/Unsaturated (S/U)			Saturated/Unsaturated (S/U)			Saturated/Unsaturated (S/U)			Saturated/Unsaturated (S/U)			Saturated/Unsaturated (S/U)			Saturated/Unsaturated (S/U)			Saturated/Unsaturated (S/U)			Saturated/Unsaturated (S/U)		
Detected VOCs (µg/kg)			Detected VOCs (µg/kg)			Detected VOCs (µg/kg)			Detected VOCs (µg/kg)			Detected VOCs (µg/kg)			Detected VOCs (µg/kg)			Detected VOCs (µg/kg)			Detected VOCs (µg/kg)			Detected VOCs (µg/kg)			Detected VOCs (µg/kg)			Detected VOCs (µg/kg)			Detected VOCs (µg/kg)		
Tetrachloroethene (PCE)	4.54	33,000	<b>145,000</b>	<24.7	<22.5	<22.3	29.9 J	<22.5	<22.8	87.5	77	38.9 J	<36.4	<27.5	<26.4	<28.0	<22.9	<32.9	<25.9	<27.6	<34.3	<25.1	<25.5	<25.3	<25.0	<26.1	91.5	688							
Toluene	1,107.00	818,000	<b>818,000</b>	22.5 J	<14.6	28.9	57.3 J	17.8 J	<14.8	<18.5	<16.8	<15.2	<23.7	<17.9	<17.1	<18.2	<14.9	<21.4	<16.8	<17.9	<22.3	<16.3	<16.6	<16.4	<16.2	<16.9	<17.2	<16.6							
Trichloroethene (TCE)	3.60	1,300	<b>8,410</b>	<23.8	<21.7	<21.5	<23.4	<21.7	<21.9	<27.5	<25.0	<22.6	<35.1	<26.5	<25.4	<27.0	<22.1	<31.7	<25.0	<26.6	<33.1	<24.2	<34.6	<24.3	<24.1	<25.1	<25.5	31.5 J							
66-1,2-Dichloroethene	41.20	156,000	<b>2,340,000</b>	<13.6	<12.4	105	<13.4	<12.4	24.0 J	<15.7	<14.3	<12.9	<20.1	<15.2	<14.6	<15.5	<12.7	<18.1	<14.3	<15.2	<18.9	<13.9	<14.1	<13.9	<13.8	<14.4	<14.6	<14.1							

Soil BCLs calculated using the USEPA Regional Screening Level Web Calculator (PUB-88-880).  
 All values expressed in µg/kg (micrograms per kilogram).  
 BG5 - feet below ground surface  
 DC - Direct Contact  
 VOCs - volatile organic compounds  
 RCL - Residual Contaminant Level  
 NS - No Standard established for this analyte  
 < - less than the specified detection limit  
 J - Estimated concentration at or above the limit of detection and below the limit of quantitation  
 --- - sample not analyzed for this parameter  
 - - - - no sample collected from this location  
*Italics* - concentration exceeds Groundwater Pathway RCL  
**Italic Bold** - concentration exceeds Non-Industrial Direct Contact RCL  
**Italic Bold Underlined** - concentration exceeds Industrial Direct Contact

**Table A.3.**

**Residual Soil Contamination Analytical Results**

**Bay Cleaners/Jenior-Bagneski, LLC Property**

**201-207 S Main St., Thiensville, WI 53092**

Sample ID	WDNR Soil Standards			Sigma	Same Location				
	Groundwater Pathway RCL	Non-Industrial DC Pathway RCL	Industrial DC Pathway RCL	SB-7	HA-2	SP-7	SP-4	SP-5	SP-8
Depth BGS (feet)							1	2	4
Date Collected				10/10/19	1/7/20	1/15/21	1/15/21	1/15/21	1/15/21
Saturated/Unsaturated (S/U)				U	U	U	U	U	U
<b>VOCs (µg/kg)</b>									
Tetrachloroethene (PCE)	<i>4.54</i>	<b>33,000</b>	<b><u>145,000</u></b>	<i>390 J</i>	<i>295</i>	<22.7	<i>89.6</i>	<i>39.6 J</i>	<i>29.9 J</i>
Trichloroethene (TCE)	<i>3.60</i>	<b>1,300</b>	<b><u>8,410</u></b>	<41	<25.0	<i>23.1 J</i>	<24.9	<24.5	<23.4
cis-1,2-Dichloroethene	<i>41.20</i>	<b>156,000</b>	<b><u>2,340,000</u></b>	<32	<25.0	<12.5	<14.2	<14.0	<13.4

Soil RCLs calculated using the USEPA Regional Screening Level Web Calculator (PUB-RR-890)

All values expressed in µg/kg (micrograms per kilogram).

BGS - feet below ground surface

DC - Direct Contact

VOCs - volatile organic compounds

RCL - Residual Contaminant Level

NS - No Standard established for this analyte

< - less than the specified detection limit

J - Estimated concentration at or above the limit of detection and below the limit of quantitation

-- - sample not analyzed for this parameter

-- - no sample collected from this location

*Italics* - concentration exceeds Groundwater Pathway RCL

**Bold** - concentration exceeds Non-Industrial Direct Contact RCL

**Bold Underlined** - concentration exceeds Industrial Direct Contact

**Table A.4.**  
**Vapor Analytical Results**  
**Bay Cleaners/Jenior-Bagneski, LLC Property**  
**201-207 S Main St**  
**Thiensville, WI 53092**

Sample ID	Bay Cleaners Area				Maintenance Shop Area				WDNR Standards							
	SS-1		SS-2		SS-3		SS-4		Residential		Small Commercial		Large Commercial			
	Date Collected	2/21/20	1/6/22	8/17/21	1/6/22	8/17/21	1/6/22	8/17/21	1/6/22	AF = 0.03	AF = 0.03	AF = 0.03	AF = 0.03	AF = 0.01		
AA-Ambient Air/SS-Sub-Slab	SS	SS	SS	SS	SS	SS	SS	SS	SS	Indoor Air VAL	Sub-Slab VRSL	Indoor Air VAL	Sub-Slab VRSL	Indoor Air VAL	Sub-Slab VRSL	
<b>Volatile Organic Compounds (µg/m<sup>3</sup>) by EPA Method TO-15</b>																
1,1,1-Trichloroethane	<0.57	<0.33	<0.33	<0.33	<0.33	<0.33	1.3 J	<0.33	5,200	170,000	22,000	730,000	22,000	2,200,000		
1,1,2,2-Tetrachloroethane	<0.57	<0.67	<0.65	<0.67	<0.65	<0.65	<0.67	<0.67	0.48	16	2.1	70	2	210		
1,1,2-Trichloroethane	<0.44	<0.35	<0.34	<0.35	<0.34	<0.34	<0.35	<0.35	1.8	60	7.7	260	7.7	770		
1,1,2-Trichlorotrifluoroethane	<1.0	<0.52	0.82 J	<0.52	1.3 J	<0.51	0.56 J	<0.52	---	---	---	---	---	---		
1,1-Dichloroethane	<0.41	<0.30	<0.29	<0.30	<0.29	<0.29	<0.30	<0.30	18	590	77	2,600	77	7,700		
1,1-Dichloroethene	<0.50	<0.25	<0.24	<0.25	<0.24	<0.24	<0.25	<0.25	210	7,000	880	29,000	880	88,000		
1,2,4-Trichlorobenzene	<6.8	10.1 J	<8.5	10.0 J	<8.5	9.7 J	<8.7	10.0 J	21	700	88	2,900	88	8,800		
1,2,4-Trimethylbenzene	80.4	4.8	70.6	4.7	68.0	9.3	61.7	6.1	63	2,100	260	8,800	260	26,000		
1,2-Dibromoethane (EDB)	<0.67	<0.54	<0.52	<0.54	<0.52	<0.54	<0.54	<0.54	0.047	1.6	0.2	6.7	0.2	20		
1,2-Dichlorobenzene	<0.91	<0.72	<0.71	<0.72	<0.71	<0.71	<0.72	<0.72	210	7,000	880	29,000	880	88,000		
1,2-Dichloroethane	<0.27	<0.35	0.80 J	<0.35	<0.34	<0.34	0.57 J	<0.35	1.1	36	4.7	160	4.7	470		
1,2-Dichloropropane	<0.42	<0.48	<0.47	<0.48	<0.47	<0.47	<0.48	<0.48	3	93	12	400	12	1,200		
1,3,5-Trimethylbenzene	25.6	1.8	21.6	1.8	19.8	3.6	19.0	2.2	63	2,100	260	8,800	260	26,000		
1,3-Butadiene	<0.23	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21	0.94	31	4.1	137	4.1	410		
1,3-Dichlorobenzene	<1.1	<0.91	<0.89	<0.91	3.1 J	<0.89	<0.91	<0.91	---	---	---	---	---	---		
1,4-Dichlorobenzene	<1.8	<1.6	<1.5	<1.6	<1.5	2.7 J	<1.6	2.8 J	2.6	87	11	370	11	1,100		
2-Butanone (MEK)	21.2	<0.83	29.9	3.5 J	29.7	<0.81	22.0	<0.83	5,200	170,000	22,000	730,000	22,000	2,200,000		
2-Hexanone	<1.4	<0.79	2.4 J	<0.79	2.1 J	<0.77	2.4 J	<0.79	31	1,000	130	4,300	130	13,000		
2-Propanol	7.3	3.0 J	29.8	1.6 J	13.3	<0.89	21.5	1.4 J	---	---	---	---	---	---		
4-Ethyltoluene	25.6	2.1 J	24.6	2.9 J	20.7	2.2 J	19.6	3.1 J	---	---	---	---	---	---		
4-Methyl-2-pentanone (MIBK)	12.5	2.1 J	24.7	2.1 J	20.1	2.0 J	21.2	2.7 J	3,100	100,000	13,000	430,000	13,000	1,300,000		
Acetone	76.5	191	151	139	146	105	114	132	32,000	1,070,000	140,000	4,700,000	140,000	14,000,000		
Benzene	30	9.8	39.0	9.4	29.2	8.5	21.7	9.3	3.6	120	16	520	16	1,600		
Benzyl chloride	<2.2	<1.6	<1.6	<1.6	<1.6	<1.6	<1.6	<1.6	0.57	19	2.5	84	2.5	250		
Bromodichloromethane	1.3 J	<0.42	<0.41	<0.42	<0.41	<0.41	<0.42	<0.42	0.76	25	3.3	110	3.3	330		
Bromoform	<2.6	<1.9	<1.8	<1.9	<1.8	<1.9	<1.9	<1.9	26	870	110	3,670	110	11,000		
Bromomethane	<0.42	<0.27	<0.26	<0.27	<0.26	<0.26	<0.27	<0.27	5.2	170	22	730	22	2,200		
Carbon disulfide	1.6	2.2	0.47 J	0.24 J	0.68 J	0.80 J	<0.23	0.80 J	<0.23	730	24,000	3,100	100,000	3,100	310,000	
Carbon tetrachloride	<0.79	<0.50	<0.49	<0.50	<0.49	<0.49	<0.50	<0.50	4.7	160	20	680	20	2,000		
Chlorobenzene	<0.50	<0.28	<0.27	<0.28	<0.27	<0.28	<0.28	<0.28	52	1,700	220	7,330	220	22,000		
Chloroethane	<0.48	<0.40	<0.39	<0.40	<0.39	<0.39	<0.40	<0.40	---	---	---	---	---	---		
Chloroform	3.1	<0.33	<0.32	<0.33	<0.32	<0.32	<0.33	<0.33	1.2	41	5.3	180	5.3	530		
Chloromethane	<0.29	<0.15	0.73 J	<0.15	0.77	<0.15	<0.15	<0.15	94	3,100	390	13,000	390	39,000		
Cyclohexane	147	24.8	<0.39	24.4	<0.39	22.4	<0.40	24.5	6,300	21,000	26,000	870,000	26,000	2,600,000		
Dibromochloromethane	<1.3	<0.92	<0.90	<0.92	<0.90	<0.92	<0.92	<0.92	---	---	---	---	---	---		
Dichlorodifluoromethane	2.8	2.1	2.5	2.0	2.5	2.0	2.4	2.0	100	3,500	440	15,000	440	44,000		
Dichlorotetrafluoroethane	<0.80	<0.36	<0.35	<0.36	<0.35	<0.35	<0.36	<0.36	---	---	---	---	---	---		
Ethanol	421	103	373	100	312	84.4	171	98.7	---	---	---	---	---	---		
Ethyl acetate	<0.35	<0.23	3.4	<0.23	3.4	<0.23	2.1	<0.23	73	2,400	310	10,000	310	31,000		
Ethylbenzene	69.3	6.0	51.6	6.0	36.0	39.1	7.0	7.0	11	370	49	1,600	49	4,900		
Hexachloro-1,3-butadiene	<3.6	<2.2	<2.2	<2.2	<2.2	<2.2	<2.2	<2.2	1.3	43	5.6	190	5.6	560		
Methyl-tert-butyl ether	<1.2	<0.23	<0.22	<0.23	<0.22	<0.23	<0.23	<0.23	110	3,600	470	16,000	470	47,000		
Methylene Chloride	5.0 J	<1.1	1.7 J	<1.1	<1.0	<1.0	<1.1	<1.1	630	21,000	2,600	88,000	2,600	260,000		
Naphthalene	23.4	<3.9	9.3	<3.9	10.7	<3.8	8.6	<3.9	0.83	28	3.6	120	3.6	360		
Propylene	<0.26	<0.23	<0.23	<0.23	<0.23	<0.23	<0.23	<0.23	3,100	100,000	13,000	430,000	13,000	1,300,000		
Styrene	3.6	1.5 J	5.2	1.5 J	3.6	1.5	3.7	1.6	1,000	330,000	4,400	150,000	4,400	44,000		
Tetrachloroethane	180	13.1	45.2	13.0	7.4	12.4	200	14.8	42	1,400	180	5,800	180	18,000		
Tetrahydrofuran	<0.48	2.0 J	36.2	2.2 J	32.7	2.0 J	24.7	2.4 J	---	---	---	---	---	---		
Toluene	545	119	354	117	178	111	156	130	5,200	170,000	22,000	730,000	22,000	2,200,000		
Trichloroethane	1.5	<0.35	<0.34	<0.35	<0.34	<0.34	<0.35	<0.35	2.1	70	8.8	290	8.8	880		
Trichlorofluoromethane	1.5 J	<0.42	1.3 J	<0.42	1.2 J	<0.41	1.2 J	<0.42	---	---	---	---	---	---		
Vinyl acetate	<0.49	<0.37	<0.36	<0.37	<0.36	<0.36	<0.37	<0.37	210	7,000	880	29,000	880	88,000		
Vinyl chloride	<0.23	<0.16	<0.15	<0.16	<0.15	<0.15	<0.16	<0.16	1.7	56	28	930	28	2,800		
cis-1,2-Dichloroethane	<0.40	<0.35	<0.34	<0.35	<0.34	<0.34	<0.35	<0.35	---	---	---	---	---	---		
cis-1,3-Dichloropropene	<0.56	<0.46	<0.45	<0.46	<0.45	<0.45	<0.46	<0.46	---	---	---	---	---	---		
m,p-Xylene	247	19.4	178	19.7	125	20.1	128	22.7	100	3,500	440	15,000	440	44,000		
n-Heptane	96.8	20.2	82.6	20.8	65.3	19.2	60.8	22.3	---	---	---	---	---	---		
n-Hexane	105	32.4	68.2	22.1	63.8	16.1	63.7	18.4	730	24,000	3,100	100,000	3,100	310,000		
o-Xylene	86.2	6.2	63.5	6.3	48.2	6.7	49.8	7.3	100	3,500	440	15,000	440	44,000		
trans-1,2-Dichloroethane	<0.52	<0.30	<0.29	<0.30	<0.29	<0.29	<0.30	<0.30	42	1,400	180	5,800	180	18,000		
trans-1,3-Dichloropropene	<0.81	<0.97	<0.95	<0.97	<0.95	<0.95	<0.97	<0.97	7	230	31	1,000	31	3,100		

Note:  
 Sub-slab and soil gas samples collected for an approximate 30 minute duration; ambient air samples collected for an approximate 24 hour duration  
 Sub-slab samples collected using the water dam and shut-in test methods. No leaks detected.  
 µg/m<sup>3</sup> = micrograms per cubic meter  
 AF = Attenuation Factor  
 VAL = Vapor Action Level  
 VRSL = Vapor Risk Screening Level  
 --- No standard or parameter not analyzed  
 J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.  
*Italicized text exceeds Residential Standards*  
**Bold text exceeds Small Commercial Standards**  
**Bold & Underlined text exceeds Large Commercial Standards**

## **A.5.**

### **Other Media of Concern**

Surface water samples were collected from the stormwater pond on the south adjacent property. Results are tabulated and provided in Table A.1.

**A.6.  
Water Level Elevations**

Bay Cleaners/Jenior-Bagneski, LLC Property  
201-207 S Main St., Thiensville, WI 53092

		Nested										
		MW-1	PZ-1	MW-2	Pond	SD-4	SD-6	SD-10	SD-11	SD-12		
Date of Install		6/16/21	6/16/21	6/16/21		1/15/21	1/15/21	2/18/21	2/18/21	8/6/21		
Consultant		Moraine	Moraine	Moraine		Moraine	Moraine	Moraine	Moraine	Moraine		
Total Well Depth	(feet)	9	31	10		6.4	10.5	8	8	11.8		
Length of Screen	(feet)	5	5	5		5	5	5	5	10		
Ground Surface	(ft-MSL)	662.93	662.98	662.65		661.77	663.75	664.53	664.34	664.72		
PVC Top	(ft-MSL)	664.96	666.00	665.18		664.13	665.97	666.43	666.46	667.81		
Screen Top	(ft-MSL)	658.66	637.00	657.58		659.33	658.47	661.43	661.46	662.88		
Screen Bottom	(ft-MSL)	653.66	632.00	652.58		654.33	653.47	656.43	656.46	652.88		

Date	DTW (ft)	(ft-MSL)	DTW (ft)	(ft-MSL)	DTW (ft)	(ft-MSL)	DTW (ft)	(ft-MSL)	DTW (ft)	(ft-MSL)	DTW (ft)	(ft-MSL)	DTW (ft)	(ft-MSL)	DTW (ft)	(ft-MSL)	DTW (ft)	(ft-MSL)
1/19/21	---	---	---	---	---	---	---	---	4.65	659.48	6.56	659.41	---	---	---	---	---	---
2/24/21	---	---	---	---	---	---	---	---	---	---	---	---	6.84	659.59	6.16	660.30	---	---
6/23/21	5.73	659.23	8.60	657.40	5.95	659.23	---	659.16	4.95	659.18	6.73	659.24	7.19	659.24	7.23	659.23	---	---
8/17/21	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	9.11	658.70
9/20/21	5.87	659.09	8.75	657.25	6.06	659.12	---	658.83	5.10	659.03	6.91	659.06	7.30	659.13	7.33	659.13	9.73	658.08
12/15/21	5.56	659.40	8.23	657.77	5.78	659.40	---	659.26	4.84	659.29	6.53	659.44	7.02	659.41	7.03	659.43	9.56	658.25
5/9/22	4.85	660.11	---	---	5.08	660.10	---	659.95	4.14	659.99	5.75	660.22	6.33	660.10	6.29	660.17	8.40	659.41

--- - not measured

ft-MSL - Feet Mean Sea Level

**Table A.7.**

**Pond Sediment Analytical Results**

**Bay Cleaners/Jenior-Bagneski, LLC Property**

**201-207 S Main St., Thiensville, WI 53092**

Sample ID	WDNR Soil Standards/RR-088 CBSQG's			Same Location		
	Depth (inches) Below Water Surface	Groundwater Pathway RCL/CBSQG Standards	Non-Industrial DC Pathway RCL/CBSQG Standards	Industrial DC Pathway RCL/CBSQG Standards	Sed-1A	Sed-Dup
Date Collected						
				5/9/22	5/9/22	5/9/22
<b>Detected VOCs (µg/kg)</b>						
Methylene Chloride	<i>2.56/NS</i>	<b>61800/NS</b>	<b><u>1150000/NS</u></b>	<i>94.0 J</i>	<i>123 J</i>	<i>47.9 J</i>

**NOTE: Methylene Chloride is a common lab contaminant, and was detected in the laboratory method blank at 21.4 J ug/kg**

CBSQG - Consensus-Based Sediment Quality Guidelines. **There are no CBSQG's for methylene Chloride**

Soil RCLs calculated using the USEPA Regional Screening Level Web Calculator (PUB-RR-890)

All values expressed in µg/kg (micrograms per kilogram).

BGS - feet below ground surface

DC - Direct Contact

VOCs - volatile organic compounds

RCL - Residual Contaminant Level

**NS** - No Standard established for this analyte

< - less than the specified detection limit

J - Estimated concentration at or above the limit of detection and below the limit of quantitation

-- - sample not analyzed for this parameter

- - no sample collected from this location

*Italics* - concentration exceeds Groundwater Pathway RCL

**Bold** - concentration exceeds Non-Industrial Direct Contact RCL

**Bold Underlined** - concentration exceeds Industrial Direct Contact

**ATTACHMENT B**

**MAPS, FIGURES AND PHOTOS**





# B.1.a. Location Map - Bay Cleaners 201-207 S. Main Street, Thiensville, WI



### Legend

- Facility-wide Site
- Dryclean Environmental Response Fund (DERF)
- Green Space Grant (2004-2009)
- Ready for Reuse
- Site Assessment Grant (2001-2009)
- Sustainable Urban Development Zone (SUDZ)
- PLSS Townships
- PLSS Sections
- PLSS Q-Q Sections

0.1      0      0.06      0.1 Miles

NAD\_1983\_HARN\_Wisconsin\_TM

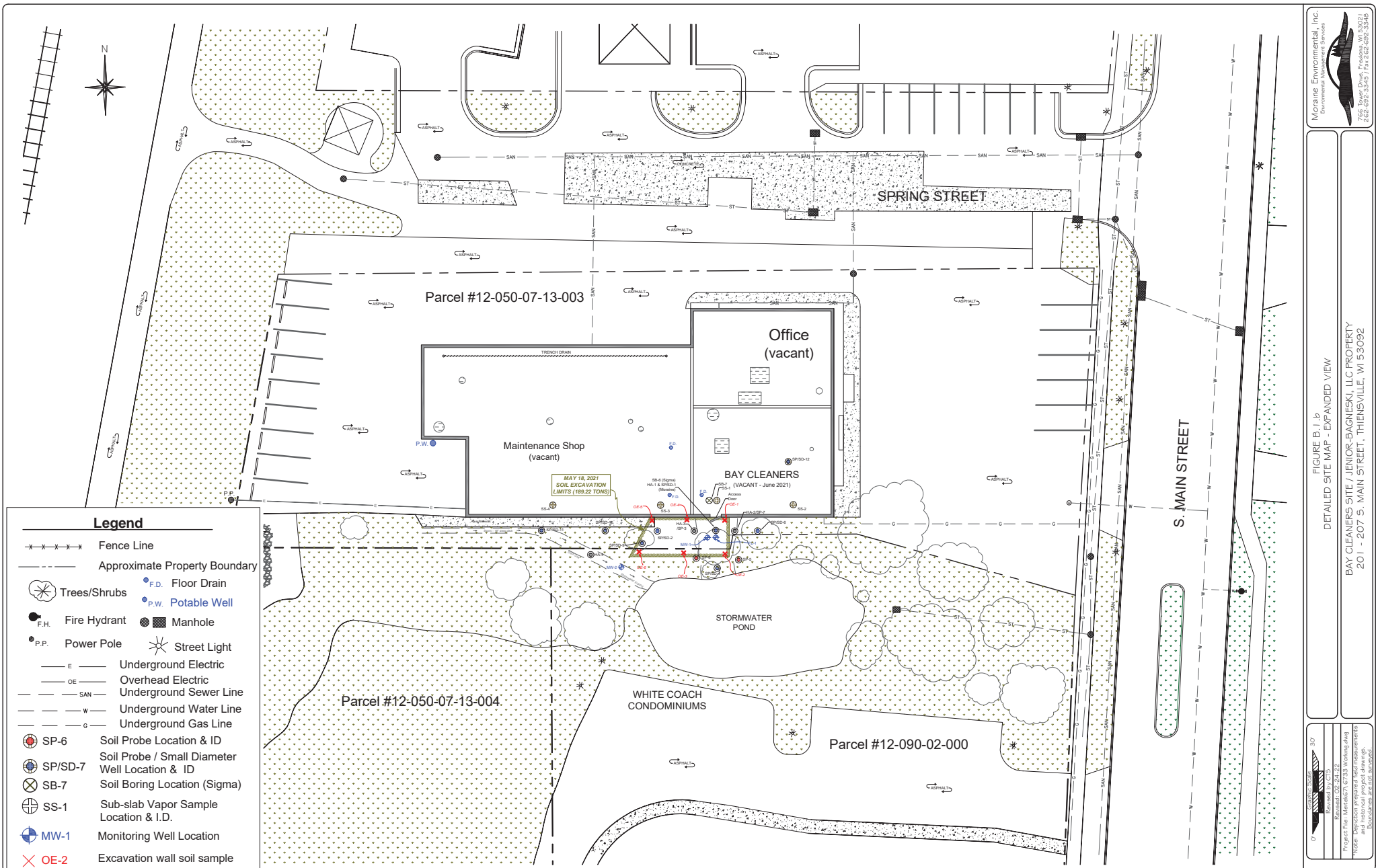
1:3,960



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*Note: Not all sites are mapped.*

### Notes



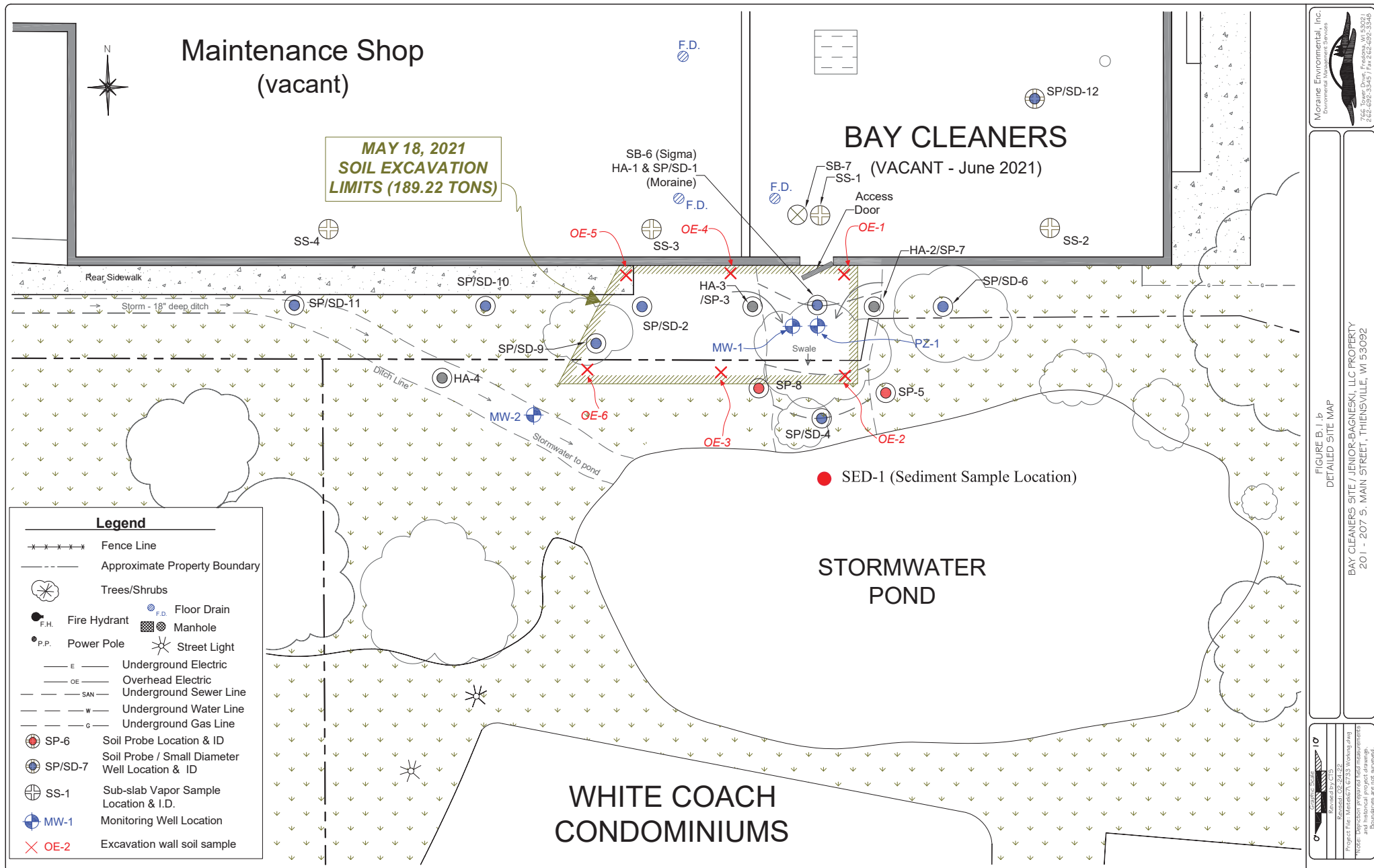
**Legend**

- \*\*\*\*\* Fence Line
- - - - - Approximate Property Boundary
- Trees/Shrubs
- F.H. Fire Hydrant
- P.P. Power Pole
- F.D. Floor Drain
- P.W. Potable Well
- Manhole
- Street Light
- E Underground Electric
- OE Overhead Electric
- SAN Underground Sewer Line
- W Underground Water Line
- G Underground Gas Line
- SP-6 Soil Probe Location & ID
- SP/SD-7 Soil Probe / Small Diameter Well Location & ID
- SB-7 Soil Boring Location (Sigma)
- SS-1 Sub-slab Vapor Sample Location & I.D.
- MW-1 Monitoring Well Location
- OE-2 Excavation wall soil sample

Moran Environmental, Inc.  
 Environmental Engineers  
 7620 Rose Drive, Fresno, WI 53092  
 Tel: 425-453-5353 | Fax: 425-453-5354

FIGURE B.1.1.b  
 DETAILED SITE MAP - EXPANDED VIEW  
 BAY CLEANERS SITE / JUNIOR-BAGNESKI, LLC PROPERTY  
 201 - 207 S. MAIN STREET, THIENSVILLE, WI 53092

Graphic Scale: 1" = 50'  
 Prepared by: CTS  
 Revised by: CTS  
 Project File: 2021-22-0003.dwg  
 Notes: This is a conceptual project drawing and historical project drawings. Boundaries are not guaranteed.



Maintenance Shop  
(vacant)

BAY CLEANERS  
(VACANT - June 2021)

MAY 18, 2021  
SOIL EXCAVATION  
LIMITS (189.22 TONS)

● SED-1 (Sediment Sample Location)

WHITE COACH  
CONDOMINIUMS

**Legend**

- \* \* \* \* \* — Fence Line
- - - - - Approximate Property Boundary
- (\*) Trees/Shrubs
- F.H. Fire Hydrant
- P.P. Power Pole
- F.D. Floor Drain
- Manhole
- Street Light
- E Underground Electric
- OE Overhead Electric
- SAN Underground Sewer Line
- W Underground Water Line
- G Underground Gas Line
- SP-6 Soil Probe Location & ID
- SP/SD-7 Soil Probe / Small Diameter Well Location & ID
- SS-1 Sub-slab Vapor Sample Location & I.D.
- MW-1 Monitoring Well Location
- OE-2 Excavation wall soil sample

Moraine Environmental, Inc.  
Environmental Engineers

7620 Oak Drive, Fennell, WI 53021  
Tel: 425-234-1171 Fax: 425-234-1172

FIGURE B.1.1.b  
DETAILED SITE MAP

BAY CLEANERS SITE / JENIOR-BAGNESKI, LLC PROPERTY  
201 - 207 S. MAIN STREET, THIENSVILLE, WI 53092

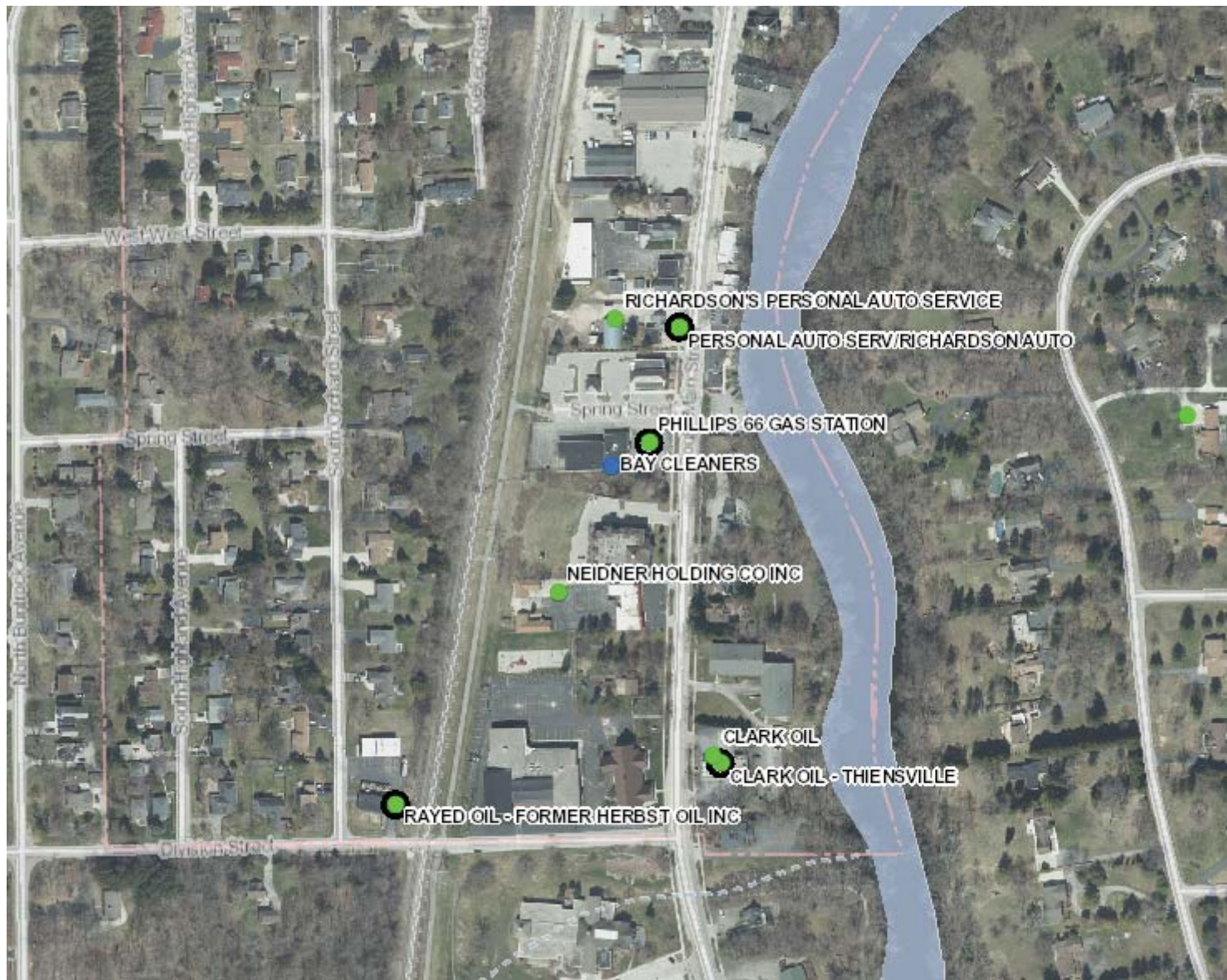
Scale: 1" = 10'

Revised: 02/27/21  
Prepared by: CTS

Project: Fennell, WI 53021  
Water resources project (excavation) and historical project drawings.  
Boundaries are not surveyed.



# B.1.c RR Sites Map - Bay Cleaners 201 S. Main Street, Thiensville, WI



### Legend

- Open Site
- Closed Site
- Continuing Obligations Apply
- Facility-wide Site



NAD\_1983\_HARN\_Wisconsin\_TM

1:3,960



DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

Note: Not all sites are mapped.

### Notes

Maintenance Shop  
(vacant)



F.D.

Unsaturated Soil Above  
GWP RCL's

BAY CLEANERS

SP/SD-12  
<34.3 - 4'  
<25.1 - 7'

SB-6 (Sigma)  
HA-1 & SP/SD-1  
(Moraine)

SB-7  
SS-1  
(VACANT - June 2021)

SS-4

F.D.

Access  
Door

HA-2/SP-7

SS-2

Rear Sidewalk

Storm - 18" deep ditch

SP/SD-11  
<28.0  
<22.9 - 6.5

SP/SD-10

<36.4  
<27.5 - 4'  
<26.4 - 7'

HA-3  
/SP-3

225  
27.2J - 4'  
504 - 11'

SP/SD-6

<24.7  
<22.3 - 12'  
cis-105 - 12'

SP/SD-9

87.5  
77 - 6'  
38.9J - 12'

MW-1

Swale

EZ-1

**Legend**

- Fence Line
- Approximate Property Boundary
- Trees/Shrubs
- F.D. Floor Drain
- F.H. Fire Hydrant
- Manhole
- P.P. Power Pole
- Street Light
- E --- Underground Electric
- OE --- Overhead Electric
- SAN --- Underground Sewer Line
- W --- Underground Water Line
- G --- Underground Gas Line
- SP-6 Soil Probe Location & ID
- SP/SD-7 Soil Probe / Small Diameter Well Location & ID
- SS-1 Sub-slab Vapor Sample Location & I.D.
- MW-1 Monitoring Well Location
- PCE Soil Above GWP RCL's
- VOC's: ND** Volatile Organic Compounds: Not Detected
- PCE: 91.5 -** Tetrachloroethene concentration in µg/kg (micrograms per kilogram)
- TCE: 31.5J -** Trichloroethene concentration in µg/kg
- cis-105 -** cis-1,2 dichloroethene concentration (µg/kg) at 12' depth
- GWP RCL's -** Groundwater Pathway Residual Contaminant Level

Ditch Line

HA-4  
E 32.9

MW-2  
(VOC's: ND-7)  
(VOC's: ND-7)

Stormwater to pond

Unsaturated Soil Above  
GWP RCL's

**INVESTIGATION SOIL RESULTS**

PCE Concentration (µg/kg)  
Upper 2'

PCE Concentration (µg/kg)  
2' - 6'

PCE Concentration (µg/kg)  
6' - 12'

STORMWATER  
POND

WHITE COACH  
CONDOMINIUMS

Moraine Environmental, Inc.  
Environmental Services  
7620 20th Ave., Fresno, WI 53021  
Phone: (414) 745-8800 Fax: (414) 745-8801

FIGURE B.2.a  
SOIL CONTAMINATION

0' 10'  
Scale  
Reviewed by: CTS  
Prepared by: CTS  
Project: 08-22-27-0000 (Woking #10)  
Water resources project (Phase 1) - Environmental  
Investigation and Remedial Project drawing  
Boundaries are not accurate.

BAY CLEANERS SITE / JUNIOR-BAGNESKI, LLC PROPERTY  
201 - 207 S. MAIN STREET, THIENSVILLE, WI 53092

Maintenance Shop  
(vacant)

**MAY 18, 2021  
SOIL EXCAVATION  
LIMITS (189.22 TONS)**

**BAY CLEANERS**  
(VACANT - June 2021)

**STORMWATER  
POND**

**WHITE COACH  
CONDOMINIUMS**

**Extent of Residual  
Unsaturated Soil  
Contamination  
(Post-Remedial)**

**INVESTIGATION SOIL RESULTS**

PCE Concentration (µg/kg) Upper 2'
PCE Concentration (µg/kg) 2' - 6'
PCE Concentration (µg/kg) 6' - 12'

**Legend**

- Fence Line
- - - Approximate Property Boundary
- ☐ Trees/Shrubs
- ⊙ F.D. Floor Drain
- ⊙ F.H. Fire Hydrant
- ⊙ P.P. Power Pole
- ⊙ Manhole
- ⊙ Street Light
- E — Underground Electric
- OE — Overhead Electric
- SAN — Underground Sewer Line
- W — Underground Water Line
- G — Underground Gas Line
- ⊙ SP-6 Soil Probe Location & ID
- ⊙ SP/SD-7 Soil Probe / Small Diameter Well Location & ID
- ⊙ SS-1 Sub-slab Vapor Sample Location & I.D.
- ⊙ MW-1 Monitoring Well Location
- ✕ OE-2 Excavation wall soil sample
- ~ PCE Soil Above GWP RCLs

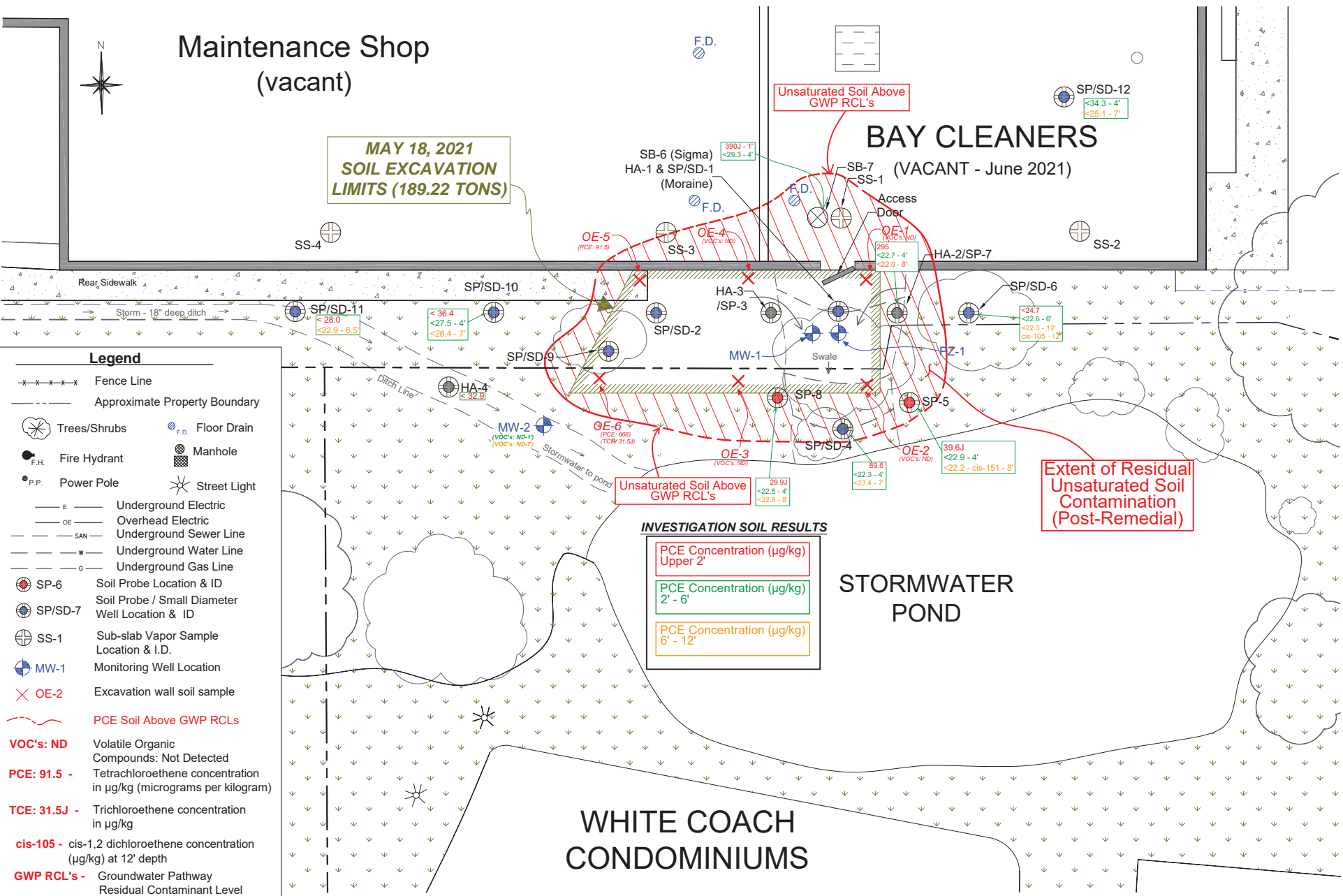
**VOC's: ND** Volatile Organic Compounds: Not Detected

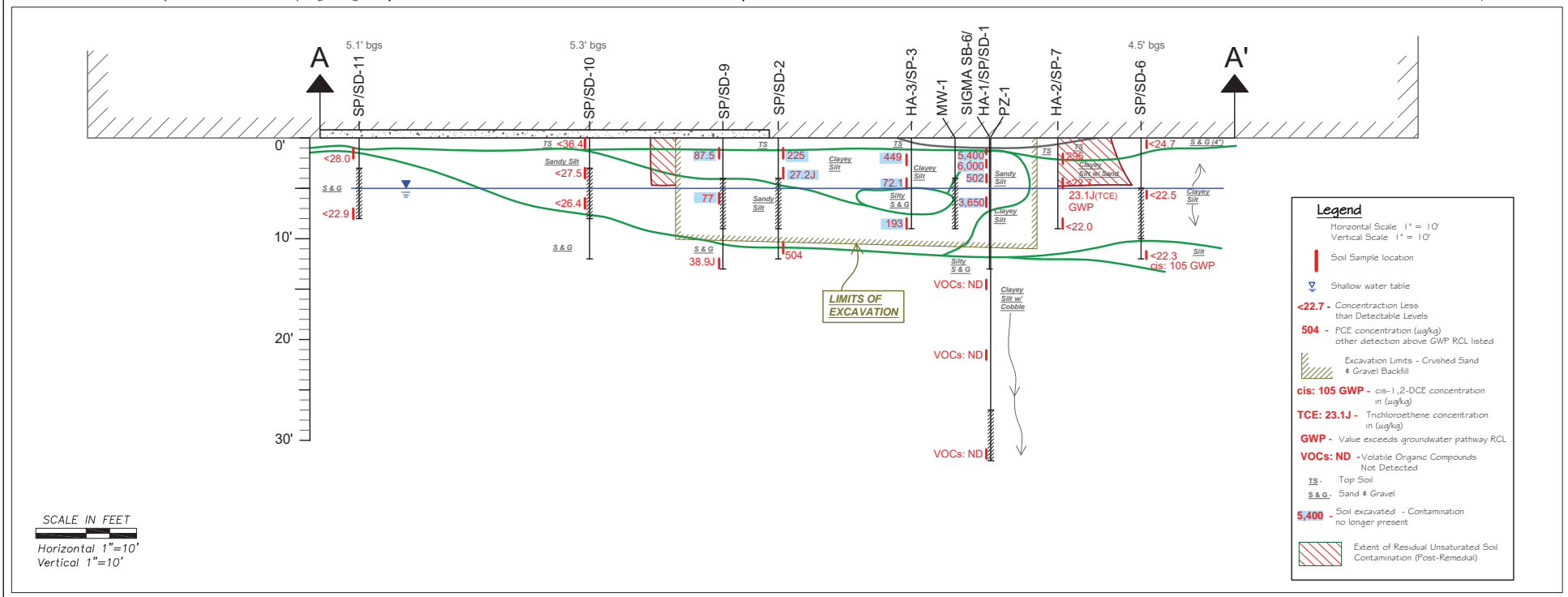
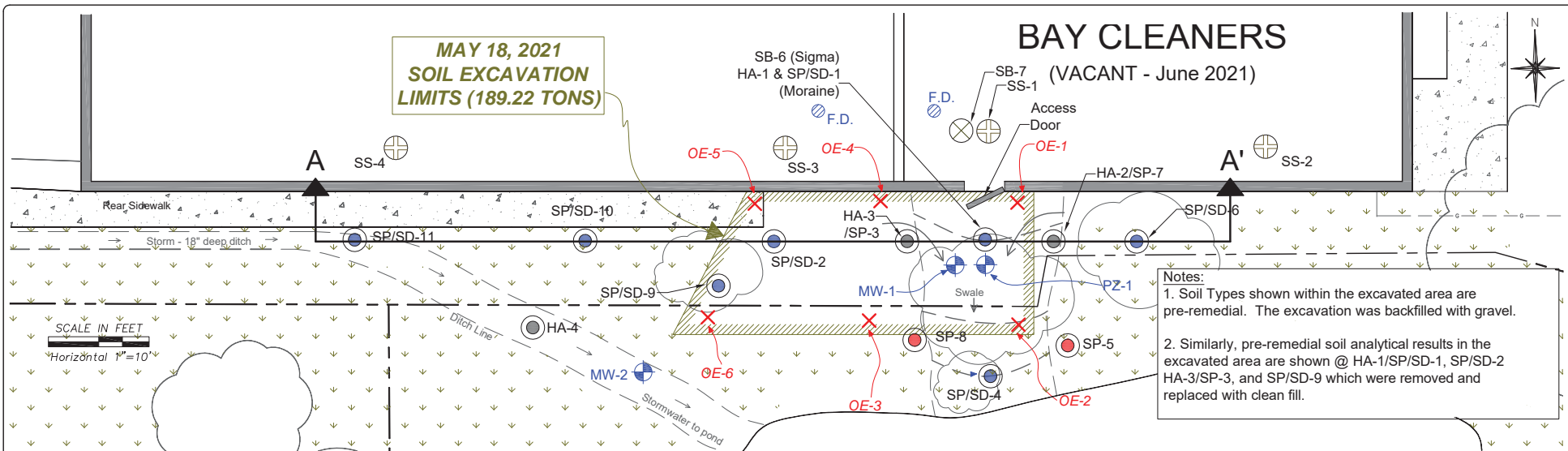
**PCE: 91.5 -** Tetrachloroethene concentration in µg/kg (micrograms per kilogram)

**TCE: 31.5J -** Trichloroethene concentration in µg/kg

**cis-105 -** cis-1,2 dichloroethene concentration (µg/kg) at 12' depth

**GWP RCL's -** Groundwater Pathway Residual Contaminant Level

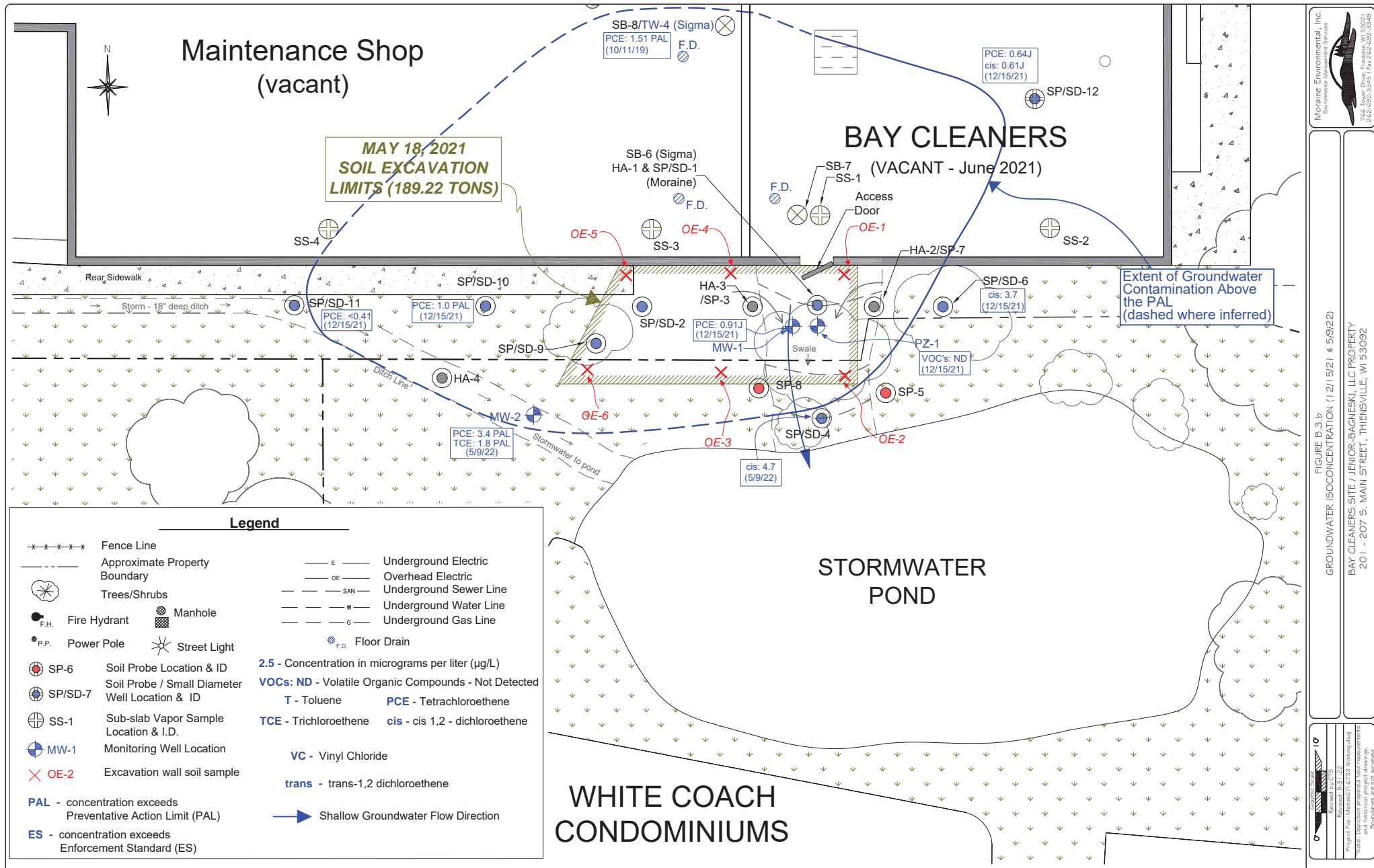




Moraine Environmental, Inc.  
Remediation Services  
7620 20th Ave., Fennell, WI 53092  
Fax: 414-253-1313 | Fax: 414-253-1314

FIGURE B.3.a  
GEOLOGIC CROSS-SECTION  
BAY CLEANERS SITE / JUNIOR-BAGNESKI, LLC PROPERTY  
201 - 207 S. MAIN STREET, THIENSVILLE, WI 53092

Scale: 1"=10'  
Revised by: CTS  
Project File: 10/25/2019 Working File  
Water resources project location, excavation limits and historical project drawings.  
Boundaries are not shown.



Maintenance Shop  
(vacant)

BAY CLEANERS  
(VACANT - June 2021)

MAY 18, 2021  
SOIL EXCAVATION  
LIMITS (189.22 TONS)

Extent of Groundwater  
Contamination Above  
the PAL  
(dashed where inferred)

**Legend**

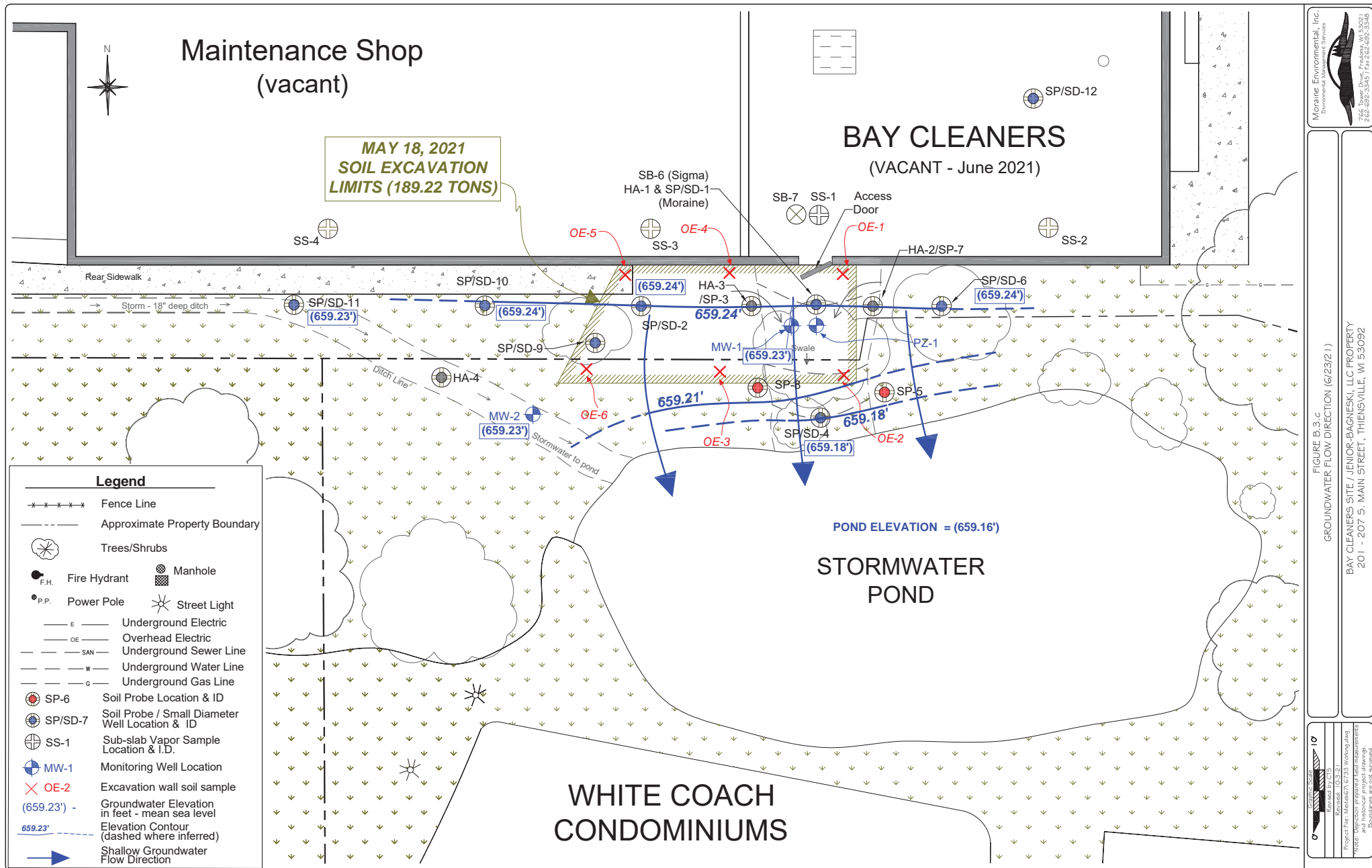
- Fence Line
- Approximate Property Boundary
- ☼ Trees/Shrubs
- F.H. Fire Hydrant
- P.P. Power Pole
- ⊕ SP-6 Soil Probe Location & ID
- ⊕ SP/SD-7 Soil Probe / Small Diameter Well Location & ID
- ⊕ SS-1 Sub-slab Vapor Sample Location & I.D.
- ⊕ MW-1 Monitoring Well Location
- ✕ OE-2 Excavation wall soil sample
- PAL - concentration exceeds Preventative Action Limit (PAL)
- ES - concentration exceeds Enforcement Standard (ES)
- E — Underground Electric
- OE — Overhead Electric
- SAN — Underground Sewer Line
- W — Underground Water Line
- G — Underground Gas Line
- ⊕ F.D. Floor Drain
- 2.5 - Concentration in micrograms per liter (µg/L)
- VOCs: ND - Volatile Organic Compounds - Not Detected
- T - Toluene
- TCE - Trichloroethene
- VC - Vinyl Chloride
- trans - trans-1,2 dichloroethene
- Shallow Groundwater Flow Direction

Moraine Environmental, Inc.  
Environmental Engineers  
7620 20th Ave., Fresno, WI 53021  
Tel: 425-234-1171 Fax: 425-234-1172

FIGURE D-3-b  
GROUNDWATER ISOCONCENTRATION (1/21/521 & 5/9/22)  
BAY CLEANERS SITE / JENIOR-BAGNESKI, LLC PROPERTY  
201 - 207 S. MAIN STREET, THIENSVILLE, WI 53092

0 10  
Scale  
Project File: 201-207 S. Main St. Working File  
Water resources professional seal and stamp  
Boundaries are not shown





Maintenance Shop  
(vacant)

**MAY 18, 2021  
SOIL EXCAVATION  
LIMITS (189.22 TONS)**

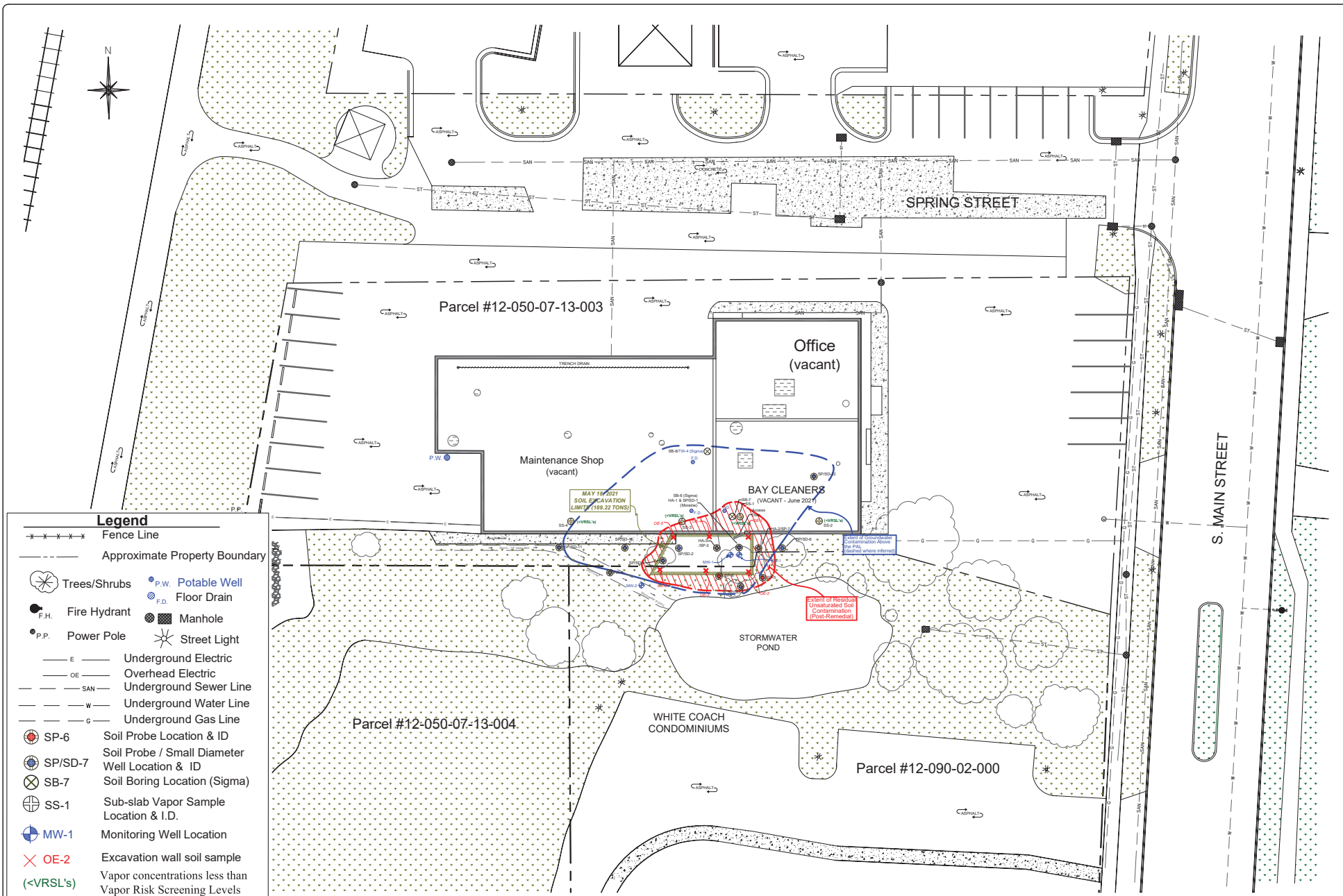
**BAY CLEANERS**  
(VACANT - June 2021)

**STORMWATER  
POND**

**WHITE COACH  
CONDOMINIUMS**

**Legend**

- x — x — x — x — Fence Line
- - - - - Approximate Property Boundary
- Trees/Shrubs
- F.H. Fire Hydrant
- P.P. Power Pole
- Manhole
- Street Light
- F.D. Floor Drain
- Access Door
- E Underground Electric
- OE Overhead Electric
- SAN Underground Sewer Line
- W Underground Water Line
- G Underground Gas Line
- SP-6 Soil Probe Location & ID
- SP/SD-7 Soil Probe / Small Diameter Well Location & ID
- SS-1 Sub-slab Vapor Sample Location & I.D.
- MW-1 Monitoring Well Location
- OE-2 Excavation wall soil sample
- ABD - Abandoned
- TBA - To Be Abandoned



**Legend**

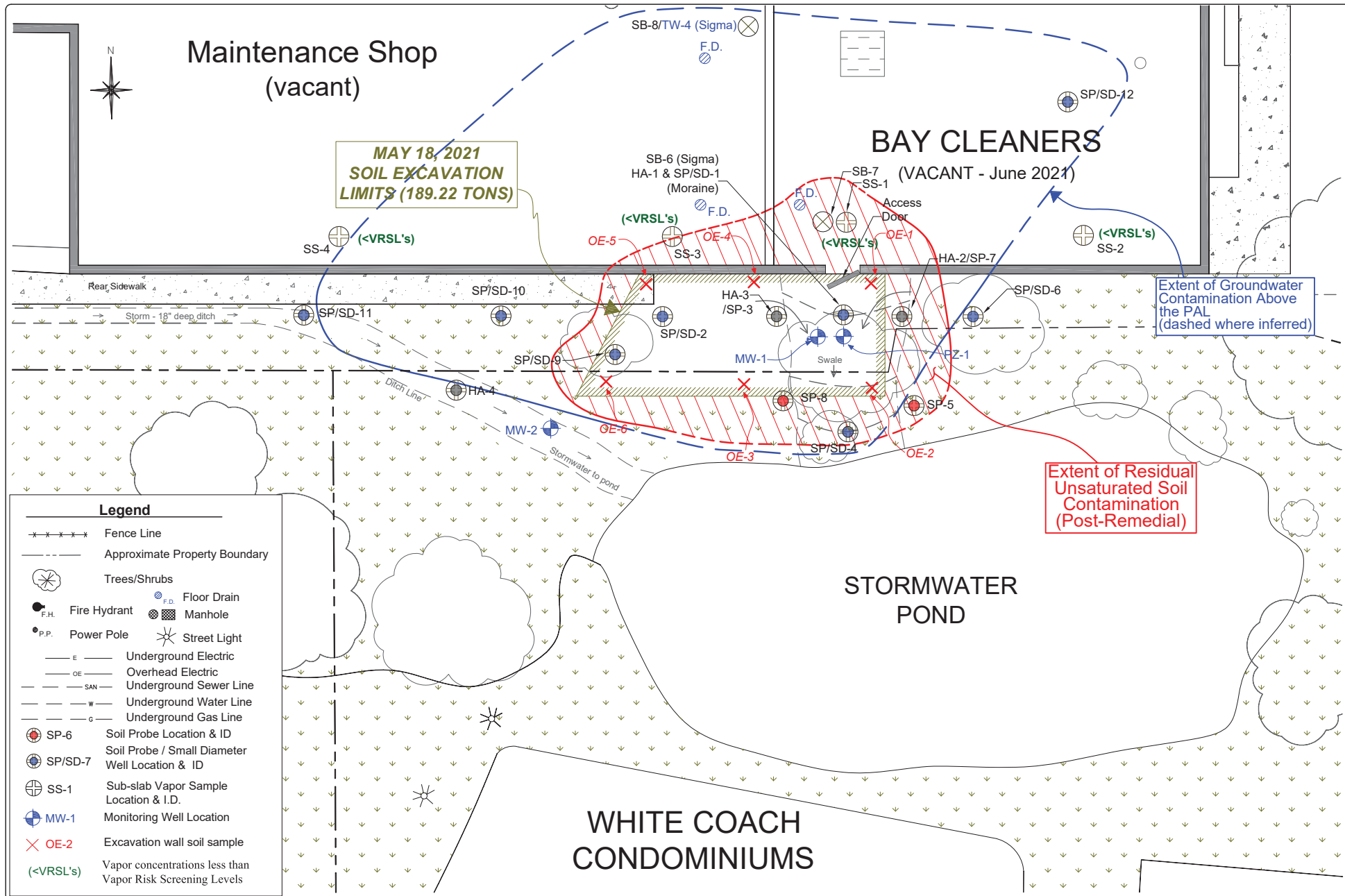
- \*---\*---\*---\*--- Fence Line
- - - - - Approximate Property Boundary
- Trees/Shrubs
- F.H. Fire Hydrant
- P.P. Power Pole
- Manhole
- Street Light
- E Underground Electric
- OE Overhead Electric
- SAN Underground Sewer Line
- W Underground Water Line
- G Underground Gas Line
- SP-6 Soil Probe Location & ID
- SP/SD-7 Soil Probe / Small Diameter Well Location & ID
- SB-7 Soil Boring Location (Sigma)
- SS-1 Sub-slab Vapor Sample Location & I.D.
- MW-1 Monitoring Well Location
- OE-2 Excavation wall soil sample
- (<VRSL's) Vapor concentrations less than Vapor Risk Screening Levels



Moraine Environmental, Inc.  
 Environmental Engineers  
 7620 Oak Drive, Fresno, WI 53092  
 Fax: 402-253-1343 | Fax: 402-253-1344

FIGURE B.4.a  
 VAPOR INTRUSION MAP - EXPANDED VIEW  
 BAY CLEANERS SITE / JENIOR-BAGNESKI, LLC PROPERTY  
 201 - 207 S. MAIN STREET, THiensVILLE, WI 53092

0' 10' 20' 30'  
 Scale  
 Revised by CTS  
 Project File: 2-202-253-1343.dwg  
 Notes: This map was prepared using current and historical project drawings and historical project data.  
 Boundaries are not guaranteed.



Maintenance Shop  
(vacant)

**MAY 18, 2021  
SOIL EXCAVATION  
LIMITS (189.22 TONS)**

**BAY CLEANERS**  
(VACANT - June 2021)

Extent of Groundwater Contamination Above the PAL (dashed where inferred)

Extent of Residual Unsaturated Soil Contamination (Post-Remediation)

STORMWATER POND

WHITE COACH CONDOMINIUMS

**Legend**

- Fence Line
- - - - - Approximate Property Boundary
- (Tree symbol) Trees/Shrubs
- F.H. Fire Hydrant
- P.P. Power Pole
- Street Light
- E --- Underground Electric
- OE --- Overhead Electric
- SAN --- Underground Sewer Line
- W --- Underground Water Line
- G --- Underground Gas Line
- SP-6 Soil Probe Location & ID
- SP/SD-7 Soil Probe / Small Diameter Well Location & ID
- SS-1 Sub-slab Vapor Sample Location & I.D.
- MW-1 Monitoring Well Location
- OE-2 Excavation wall soil sample
- (<VRSL's) Vapor concentrations less than Vapor Risk Screening Levels

Moraine Environmental, Inc.  
Remediation Services  
7620 20th Ave., Fremont, WI 53002  
Tel: 414-253-3343 Fax: 414-253-3344

FIGURE B-1.a  
VAPOUR INTRUSION MAP

BAY CLEANERS SITE / JENIOR-BAGNESKI, LLC PROPERTY  
201 - 207 S. MAIN STREET, THIENSVILLE, WI 53092

Scale: 1" = 10' (Graphic Scale)

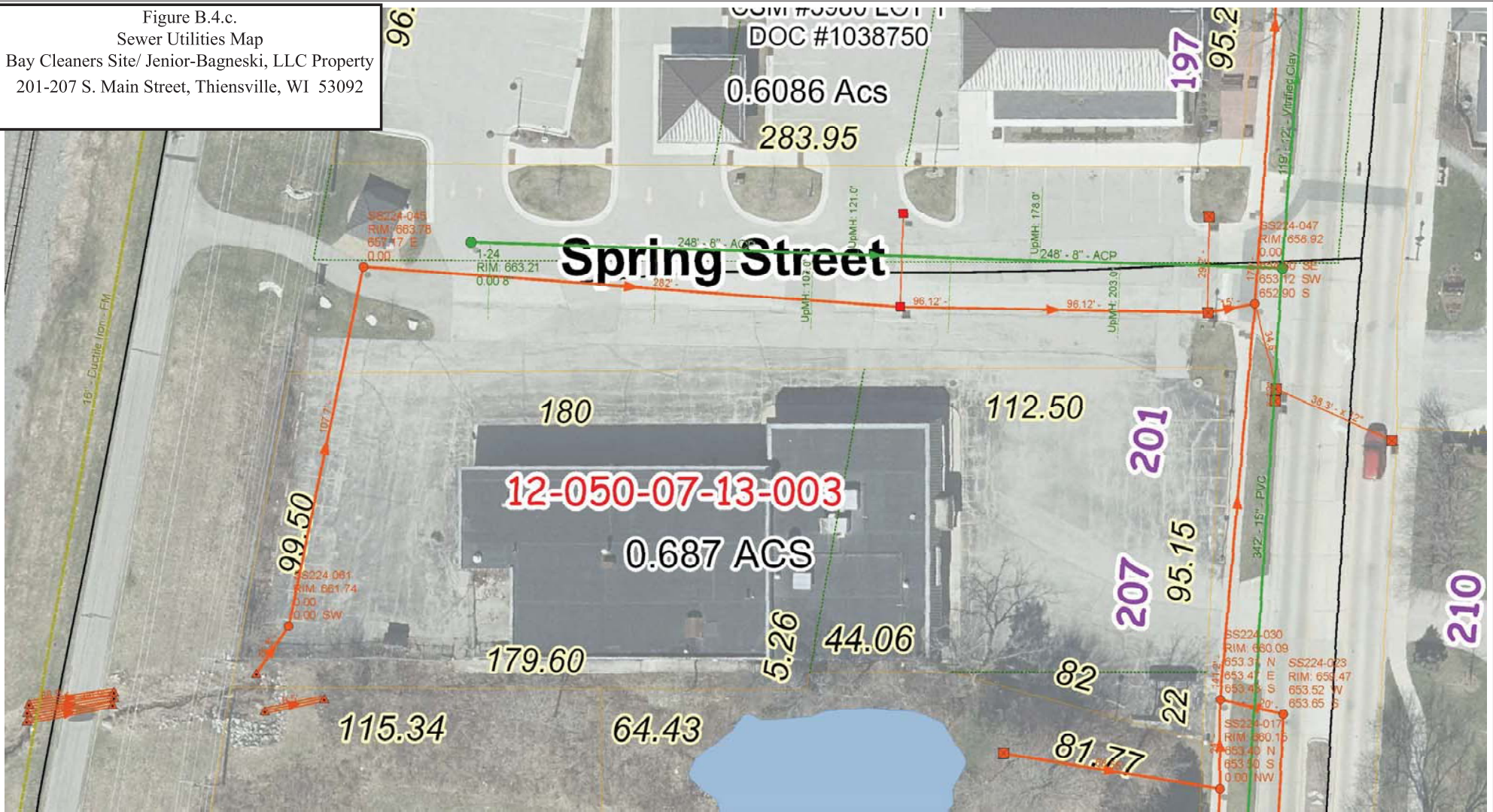
Prepared by: [Name]  
Reviewed by: [Name]  
Project No.: [Number]  
Revision: [Number]  
Date: [Date]  
Notes: [Text]  
This map was prepared using aerial photography and historical project drawings. Boundaries are not guaranteed.

## **B.4.b.**

### **Other Media of Concern**

Surface water samples were collected from the stormwater pond on the south adjacent property. Tabulated results are provided in Table A.1 Groundwater Analytical Results.

Figure B.4.c.  
 Sewer Utilities Map  
 Bay Cleaners Site/ Jenior-Bagneski, LLC Property  
 201-207 S. Main Street, Thiensville, WI 53092



Village of Thiensville



SCALE: 1 = 40'



Village of Thiensville  
 250 Elm Street  
 Thiensville, WI 53092  
 262-242-3720

DISCLAIMER: The Village of Thiensville does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

Print Date: 7/26/2021

## **B.5.**

### **Structural Impediment Photos**

Not applicable. There were no structural impediments to completion of the investigation or interim action.

**ATTACHMENT C**

**DOCUMENTATION OF REMEDIAL ACTION**



## **C.1.**

### **Site Investigation Documentation**

Investigation documentation was provided to WDNR in Moraine's October 7, 2021 Site Investigation & Interim Action Report; and February 28, 2022 Site Investigation Addendum Letter Report.

## **C.2.**

### **Investigative Waste**

One drum of purge water remains on-site. Waste disposal and documentation will be provided with well abandonment forms after well abandonment is completed with WDNR approval.

## **C.3.**

### **Description of Methodology**

The RCLs from the Department's RCL Spreadsheet available at:  
<http://dnr.wi.gov/topic/Brownfields/Professionals.html> were used to evaluate subsurface soil conditions.

## **C.4.**

### **Construction Documentation**

Not applicable. No constructed remedial actions or interim actions specified in s NR724.02(1) were conducted.

An interim action which included excavation of source area soil was documented in Moraines October 2021 Site Investigation & Interim Action Report

## **C.5.**

### **Decommissioning of Remedial Systems**

Not applicable. No remedial systems were installed.

## **ATTACHMENT D**

### **MAINTENANCE PLAN AND PHOTOGRAPHS**

Not Applicable. Soil contaminants above respective direct contact RCLs were not identified during the investigation. Therefore, a maintenance plan is not required and presentation of D.1. Description of Maintenance Action; D.2. Location Map; D.3. Photographs; and D.4. Inspection Log are not necessary.

## **ATTACHMENT E**

### **MONITORING WELL INFORMATION**

All monitoring wells have been located and will be properly abandoned upon the WDNR's approval.

**ATTACHMENT F**

**SOURCE LEGAL DOCUMENTS**



DOCUMENT NO.

1996 NOV -8 PM 1:50

This Deed, made between Tolocko  
Family Trust

\_\_\_\_\_, Grantor,  
and Jenior-Bagneski, L.L.C.

\_\_\_\_\_, Grantee,  
Witnesseth, That the said Grantor, for a valuable consideration  
one dollar

conveys to Grantee the following described real estate in \_\_\_\_\_  
County, State of Wisconsin:

See attached

*Ronald W. Dwyer*  
REGISTER OF DEEDS  
MILWAUKEE COUNTY, WI  
TRANSPORT  
\$4650.00  
FEE

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS  
Attorney Stanley L. Lind  
135 W. Wells #620  
Milwaukee, Wisconsin 53203

*\$14/PA*

12-050-07-13-003\*  
(Parcel Identification Number)

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And \_\_\_\_\_

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except None

and will warrant and defend the same.

Dated this 1st day of November, 1996.

*Alfonso L. Tolocko* (SEAL) \_\_\_\_\_ (SEAL)

\* Alfonso L. Tolocko \_\_\_\_\_ \*

as Trustee of Tolocko Family (SEAL) \_\_\_\_\_ (SEAL)  
Trust

\* \_\_\_\_\_ \*

AUTHENTICATION

Signature(s) Alfonso L. Tolocko  
*W. Dwyer*

authenticated this 1st day of November, 1996

\* *Stanley Lind*

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Stanley L. Lind

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

\_\_\_\_\_ County. } ss.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ the above named

to me known to be the person \_\_\_\_\_ who executed the foregoing instrument and acknowledge the same.

\* \_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Wis.  
My commission is permanent. (If not, state expiration date: \_\_\_\_\_, 19\_\_\_\_.)

\*Names of persons signing in any capacity should be typed or printed below their signatures.

---

**COMMITMENT NO. OZ-40660**

---

**Exhibit "A"****PARCEL A:**

That part of Loc Fourteen (14) of Block Seven (7) in the ASSESSOR'S PLAT of the Village of Thiensville, being a part of the Northeast 1/4 of the Southeast 1/4 (NE 1/4 SE 1/4) of Section Twenty-two (22), Township Nine (9) North, Range Twenty-one (21) East, in the Village of Thiensville, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the point of intersection of the Easterly boundary line of the Wisconsin Electric Power Company right-of-way and the North line of Spring Street; thence South 10° 24' West 58.50 feet along the Easterly boundary line of said right-of-way to the West end point of the South line of said Spring Street, the point of beginning of the parcel of land to be described; thence continuing South 10° 24' West 99.50 feet along said Easterly boundary line of said right-of-way to the Southwest corner of said Lot 14, Block 7; thence South 89° 17' 53" East 179.60 feet along the South line of said Lot 14, Block 7; thence North 10° 24' East 101.75 feet on a line parallel to the Easterly boundary line of the Wisconsin Electric Power Company right-of-way; thence West 180.00 feet along the South line of said Spring Street to the point of beginning.

**PARCEL B:**

A parcel of land in the Northeast Quarter of the SOUTHEAST Quarter (NE 1/4 SE 1/4) of Section Twenty-two (22), Township Nine (9) North, Range Twenty-one (21) East, in the Village of Thiensville, bounded and described as follows, to-wit:

Commencing at a point on the West line of Milwaukee and Cedarburg Plank Road, now known as North Green Bay Road, Highway 57 and being the Southeast corner of a piece of land formerly owned by Mrs. Caroline Mueller, lying West of aforesaid Road and East of the Chicago, Milwaukee and St. Paul Railroad; thence South 3° 09' West on and along the Westerly line of said Road 22 feet to a point; thence North 73° 54' West 82.0 feet to a point in the South line of a piece of land formerly owned by Caroline Mueller; thence South 89° 27' East on and along the South line of said piece of land, 80 feet to the place of beginning. This real estate is part of Lot 13, Block 7, Assessor's Plat of the Village of Thiensville.

**PARCEL C:**

- Continued -

---

COMMITMENT NO. OZ-40660

---

Page 2

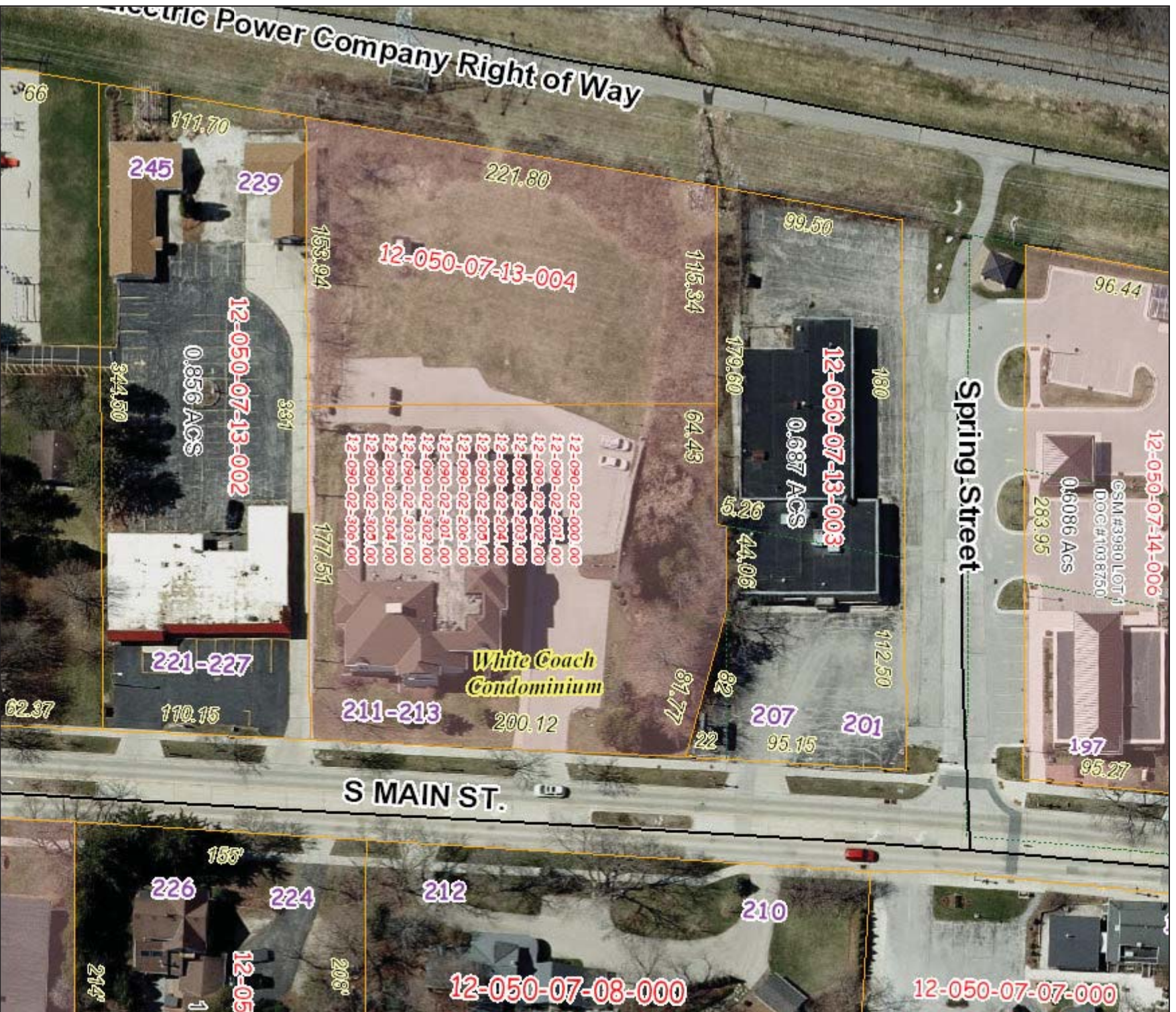
## Exhibit "A" Continued

That part of Lot Fourteen (14) of Block Seven (7) in the ASSESSOR'S PLAT of the Village of Thiensville, in the North 1/2 of the Southeast 1/4 (N 1/2 SE 1/4) of Section Twenty-two (22), Township Nine (9) North, Range Twenty-one (21) East, in Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at a point which is 2810.7 feet South (the North line of Section 22, Township 9 North, Range 21 East bearing West) of the Northeast corner of Section 22 aforesaid; thence West on a line 113.86 feet to a point in the center of the Green Bay road, also known as State Trunk Highway 57; thence South 7° 21' West along the center line of said road and its extension 255.90 feet to a point in the south line of Spring Street, extended; thence West along the extension of the South line of Spring Street 24.00 feet to a point in the Westerly line of the Green Bay Road; thence West along the South line of Spring Street 112.50 feet to a point; thence South 10° 07' West on a line 96.50 feet to a point; thence East on a line 124.15 feet to a point in the Western line of the Green Bay Road; thence 3° 16' East along the Westerly line of the Green Bay Road 95.15 feet to the place of beginning.

Tax Key No. 12-050-07-13-003

567867



**Legend**

- Tax Parcel
- CSM
- US Highway
- Gap
- Cemetery Plat
- State Highway
- Overlap
- Condominium Plat
- Curved Road
- Historical Parcel Lines
- Subdivision Plat
- Ramp
- Assessors Plat
- Plat of Survey
- Private Road
- Town/Public Road
- Railroad Centreline

**Product of the LAND INFORMATION OFFICE**



9/29/2021, 11:04:36 AM

9/29/2021, 11:04:36 AM

0 0.003750075 0.015 0.0225 0.03

0 0.003750075 0.015 0.0225 0.03















DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled.

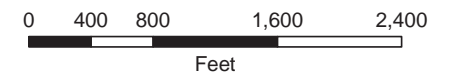





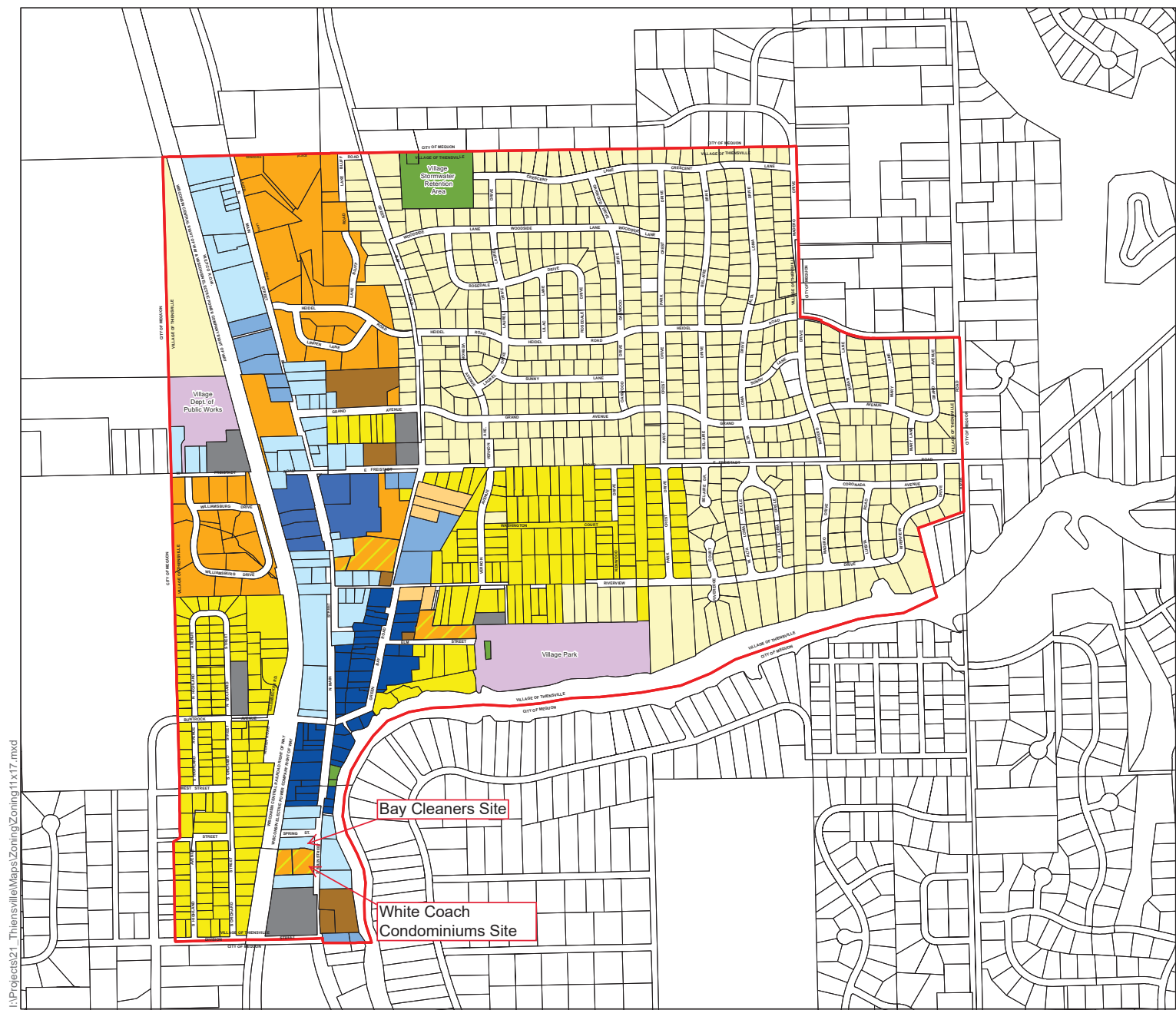
# Zoning Map

## Legend

-  R-1 Single Family Residential District
-  R-2 Single Family Residential District
-  R-3 Two Family Residential District
-  R-4 Multiple-Family Residential District
-  R-5 Multiple-Family Residential District
-  B-1 Central Business District
-  B-2 Shopping Center Business District
-  B-3 Office/Professional Business District
-  B-4 Highway Business District
-  I-1 Institutional District
-  P-1 Park District
-  Mixed
-  Planned Development Overlay District
-  Civil Divisions



I:\Projects\21\_Thiensville\Maps\Zoning\Zoning11x17.mxd



F.4. Signed Statement

Jenior-Bagneski, LLC Property  
201-207 S Main St., Thiensville, WI 53092  
Bay Cleaners Site; BRRTS No. 02-46-587191  
FID No. 246042170

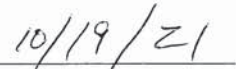
To whom it may concern:

I certify that, to the best of my knowledge, the property legal description provided in the case closure request accurately describes the correct source property, as described in the Warranty Deed, document number 567867, recorded on November 8, 1996, with the Ozaukee County Register of Deeds Office.

Sincerely,



\_\_\_\_\_  
David M. Lennon, P.E.  
Senior Project Manager  
Moraine Environmental, Inc.

  
\_\_\_\_\_  
Date

## **ATTACHMENT G**

### **NOTIFICATIONS TO OWNERS OF AFFECTED PROPERTIES**

The south adjacent property is owned by the White Coach Condominium Association. All information relating to the off-site property legal description, deeds, and Certified Survey Map were obtained in person from the Ozaukee County Register of Deeds office. The Zoning Map and signed statement are included.

AFFECTED  
A  
PROPERTY

7019 0700 0001 6128 8361

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Mequon, WI 53092

**OFFICIAL USE**

Certified Mail Fee	\$3.75
\$	\$3.05
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.76
\$	\$1.76
Total Postage and Fees	\$8.56
\$	\$8.56

0021  
06  
Postmark  
Here  
11/12/2021

Sent To  
*Stacy Curial - Hunt Management*  
Street and Apt. No., or PO Box No.  
*10520 N. Baehr Rd*  
City, State, ZIP+4®  
*Mequon, WI 53092*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

USPS TRACKING #



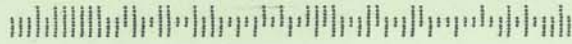
9590 9402 5184 9122 4036 49

First-Class Mail  
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USPS  
Permit No. G-10

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

*Motome Environmental  
766 Tower Dr.  
Fredonia, WI 53024*





**Notification of Continuing Obligations  
and Residual Contamination**

**Section A: Deeded Property Notification: Residual Contamination and/or Continuing Obligations**

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

10520 N Baehr Rd., Suite Q  
Mequon, WI, 53092

Dear Ms. Curiel:

I am providing this letter to inform you of the location and extent of contamination remaining on your property, and of certain long-term responsibilities (continuing obligations) for which you may become responsible.

I have investigated a release of:

dry cleaning volatile organic compounds (VOCs) from the former Bay Cleaners operation on 201-207 S Main Street, Thiensville, WI, 53092 that has shown that contamination has migrated onto your property. I have responded to the release and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

**You have 30 days to comment on the attached legal description of your property and on the proposed closure request:**

Please review the enclosed legal description of your property, and notify David Lennon at 766 Tower Dr, Fredonia, WI, 53021 within the next 30 days if the legal description is incorrect.

The DNR will not review my closure request for at least 30 days after the date of receipt of this letter. As an affected property owner, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information that is relevant to this closure request, or if you want to waive the 30 day comment period, you should mail that information to the DNR contact: 2300 North Martin Luther King Drive, Milwaukee, WI, 53212, or at [alice.egan@wisconsin.gov](mailto:alice.egan@wisconsin.gov).

**Your Long-Term Responsibilities as a Property Owner and Occupant:**

The responses included that remaining low-level soil contamination will require a continuing obligation. The continuing obligations I am proposing that affect your property are listed below, under the heading **Continuing Obligations**. Under s. 292.12 (5), Wis. Stats., current and future owners and occupants of this property are responsible for complying with continuing obligations imposed as part of an approved closure.

The fact sheet "Continuing Obligations for Environmental Protection" (DNR publication RR 819) has been included with this letter, to help explain the responsibilities you may have for maintenance of a certain continuing obligation, the limits of any liability for investigation and cleanup of contamination, and how these differ. If the fact sheet is lost, you may obtain copies at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

**Contract for responsibility for continuing obligation:**

Before I request closure, I will need to inform the DNR as to whom will be responsible for the continuing obligation/s on your property.

Continuing obligations for proper soil management on the north side of your stormwater detention pond will be required should this soil be exposed for any type of development or construction in the future.

Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on you or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. If you need more time to finalize an agreement on the responsibility for the continuing obligations on your Property, you may request additional time from the DNR contact identified in **Contact Information**.

*(Note: Future property owners would need to negotiate a new agreement.)*

**Notification of Continuing Obligations  
and Residual Contamination****Remaining Contamination:*****Soil Contamination:***

Soil contamination remains at :

OE-6, SP/SD-4, SP-5, and SP-8 on the 213 S Main St., Thiensville, property, as shown on Figure B.2.b. Figure B.1. b. is also provided to identify the area relative to your north property boundary.

The remaining contaminants include:

tetrachloroethene (PCE) & trichloroethene (TCE)

at levels which exceed the soil standards found in ch. NR 720, Wis. Adm. Code. The following steps have been taken to address any exposure to the remaining soil contamination.

A continuing obligation for proper soil management will be required should the soil in this area along your north property line near the stormwater pond be exposed for any type of development or construction in the future.

**Continuing Obligations on Your Property:** As part of the cleanup, I am proposing that the following continuing obligations be used at your property, to address future exposure to residual contamination. If my closure request is approved, you will be responsible for the following continuing obligations.

To construct a new well or to reconstruct an existing well, the property owner at the time of construction or reconstruction will need to obtain prior approval from the DNR. See **Well Construction Requirements**. Typically, this results in casing off a portion of the aquifer during drilling, when needed, to protect the water supply.

***Residual Soil Contamination:***

If soil is excavated from the areas with residual contamination, the property owner at the time of excavation will be responsible for the following:

- determine if contamination is present
- determine whether the material would be considered solid or hazardous waste
- ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

Contaminated soil may be managed in-place, in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval. In addition, all current and future property 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 during excavation activities to prevent a 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 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.

**Maintenance and Audits of Continuing Obligations:**

If compliance with a maintenance plan is required as part of a continuing obligation, an inspection log will need to be filled out periodically, and kept available for inspection by the DNR. Submittal of the inspection log may also be required. You will also need to notify any future owners or occupants of this property of the need to maintain the continuing obligation and to document that maintenance in the inspection log. Periodic audits of these continuing obligations may be conducted by the DNR, to ensure that potential exposure to residual contamination is being addressed. The DNR provides notification before conducting site visits as part of the audit.

**Well Construction Requirements:**

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at <https://dnr.wi.gov/topic/Brownfields/WRRD.html>. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. The property owner needs to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. A well driller can help complete this form. The well construction application, form 3300-254, is on the internet at <https://dnr.wi.gov/files/PDF/forms/3300/3300-254.pdf>.

**Notification of Continuing Obligations  
and Residual Contamination**

**Site Closure:**

If the DNR grants closure, you will receive a letter which defines the specific continuing obligations on your property. The status of the site (open or closed) may also be checked by searching BRRTS on the Web. You may view or download a copy of the closure letter (sent to the responsible party) from BRRTS on the Web. You may also request a copy of the closure letter from the **responsible party** or by writing to the DNR contact, at Alice Egan, alice.egan@wisconsin.gov, (414) 639-4007. The final closure letter will contain a description of the continuing obligation, any prohibitions on activities and will include any applicable maintenance plan.

If you have any questions regarding this notification, I can be reached at: (262) 692-3345  
moraine@execpc.com

---

David M. Lennon - Moraine Environmental, Inc. Date Signed 11/12/21  
*Signature of responsible party/environmental consultant for the responsible party*

**Attachments**

**Contact Information**

**Legal Description for each Parcel:**

**Maps:**

**Maintenance plan**

**Factsheets:**

RR 819, Continuing Obligations for Environmental Protection

**Notification of Continuing Obligations  
and Residual Contamination**

**The affected property is:**

- the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- a deeded property affected by contamination from the source property
- a right-of-way (ROW)
- a Department of Transportation (DOT) ROW

**Include this completed page as an attachment with all notifications provided under sections A and B.**

**Contact Information**

**Responsible Party:** The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name Jenior-Bagneski, LLC

Contact Person Last Name Jenior	First Robert	MI	Phone Number (include area code) (414) 630-2428
Address N85W16345 Arthur Avenue	City Menomonee Falls	State WI	ZIP Code 53051
E-mail <u>robert.jenior@yahoo.com</u>			

**Name of Party Receiving Notification:**

Business Name, if applicable: White Coach Condominium Association; c/o Hunt Management, Inc.

Title Ms.	Last Name Curiel	First Stacy	MI	Phone Number (include area code) (262) 238-1480
Address 10520 N Baehr Rd., Suite Q	City Mequon	State WI	ZIP Code 53092	

**Site Name and Source Property Information:**

Site (Activity) Name Bay Cleaners

Address 201-207 S Main Street	City Thiensville	State WI	ZIP Code 53092
DNR ID # (BRRTS#) 02-46-587191	(DATCP) ID #		

**Contacts for Questions:**

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

**Environmental Consultant:** Moraine Environmental, Inc.

Contact Person Last Name Lennon	First David	MI M	Phone Number (include area code) (262) 692-3345
Address 766 Tower Dr	City Fredonia	State WI	ZIP Code 53021
E-mail <u>moraine@execpc.com</u>			

**Department Contact:**

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

**Department of:** Natural Resources (DNR)      **Office:** Milwaukee

Address 2300 North Martin Luther King Drive	City Milwaukee	State WI	ZIP Code 53212
Contact Person Last Name Egan	First Alice	MI	Phone Number (include area code) (414) 639-4007
E-mail (Firstname.Lastname@wisconsin.gov) <u>alice.egan@wisconsin.gov</u>			

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A  
PROPERTY



8 3 1 1 3 0 6

Tx:4272451

**1043280**

**RONALD A. VOIGT  
OZAUKEE COUNTY  
REGISTER OF DEEDS**

**RECORDED ON  
12/09/2016 10:12 AM**

**REC FEE: 30.00**

**PAGES: 31**

**EXEMPT #:**

**Second Amendment to Declaration of  
White Coach Condominiums**

Document Number

Title of Document

See Legal Description to the Attached Exhibit "A"

Record this document with the Register of Deeds

Name and Return Address:

Attorney Thomas G. Schmitzer  
720 Clinton Street  
P.O. Box 766  
Waukesha, WI 53187-0766

\$30

120900220500, 120900230400,

120900220100, 120900220600, \*

(Parcel Identification Number)

\*120900230100, 120900230300, 12090030200,  
120900230500, 120900220400, 120900220200,  
120900220300, 120900230600, 120500713004

Document Prepared By:

Attorney Thomas G. Schmitzer, Sr.  
Hippenmeyer, Reilly, Moodie & Blum, S.C.  
720 Clinton Street  
P.O. Box 766  
Waukesha, WI 53187-0766

2

31

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PROPERTY

**CERTIFIED SURVEY MAP NO. 3976**

Sheet 4 of 6

Being a redivision of White Coach Condominiums  
Being a part of the NE 1/4 of the SE 1/4 of Section 22, Town 9 North, Range 21 East  
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being a remapping of the White Coach Condominium, a condominium and its expansion lands being a part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Town 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin, further bounded and described as follows:

Commencing at the northeast corner of said Southeast Quarter (SE 1/4) of Section 22, Town 9 North; Range 21 East being marked by a concrete monument with brass cap; thence South 01°40'53" East along the east line of said Southeast Quarter (SE 1/4) 737.47 feet; thence South 88°49'33" West 194.47 feet to the west right-of-way line of S. Main Street (S.T.H. "57") and the place of beginning of the lands to be hereinafter described; thence continuing South 88°49'33" West 331.45 feet along the south line of abovesaid White Coach Condominium to the east line of a Wisconsin Electric Power Company right-of-way; thence North 08°51'02" East along said east line 221.80 feet to a point on the east line of said Wisconsin Electric Power Company right-of-way which is 99.50 feet south of the south right-of-way line of Spring Street; thence North 89°26'32" East 179.77 feet; thence North 09°26'53" East 5.26 feet; thence North 88°44'16" East 44.06 feet; thence South 75°38'37" East 81.77 feet to the west right-of-way line of S. Main Street (S.T.H. "57"); thence South 01°53'52" West along said west right-of-way line 200.12 feet to the place of beginning. Containing a net area of 68.820 square feet or 1.5798 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Thiensville in surveying, dividing and mapping the same.



*John R. Stigler*  
JOHN R. STIGLER - Wis. Reg. No. S-1820

STATE OF WISCONSIN)ss  
WAUKESHA COUNTY )

The above certificate subscribed and sworn to me this 6<sup>TH</sup> day of JULY, 2016.

My commission expires July 5, 2019.

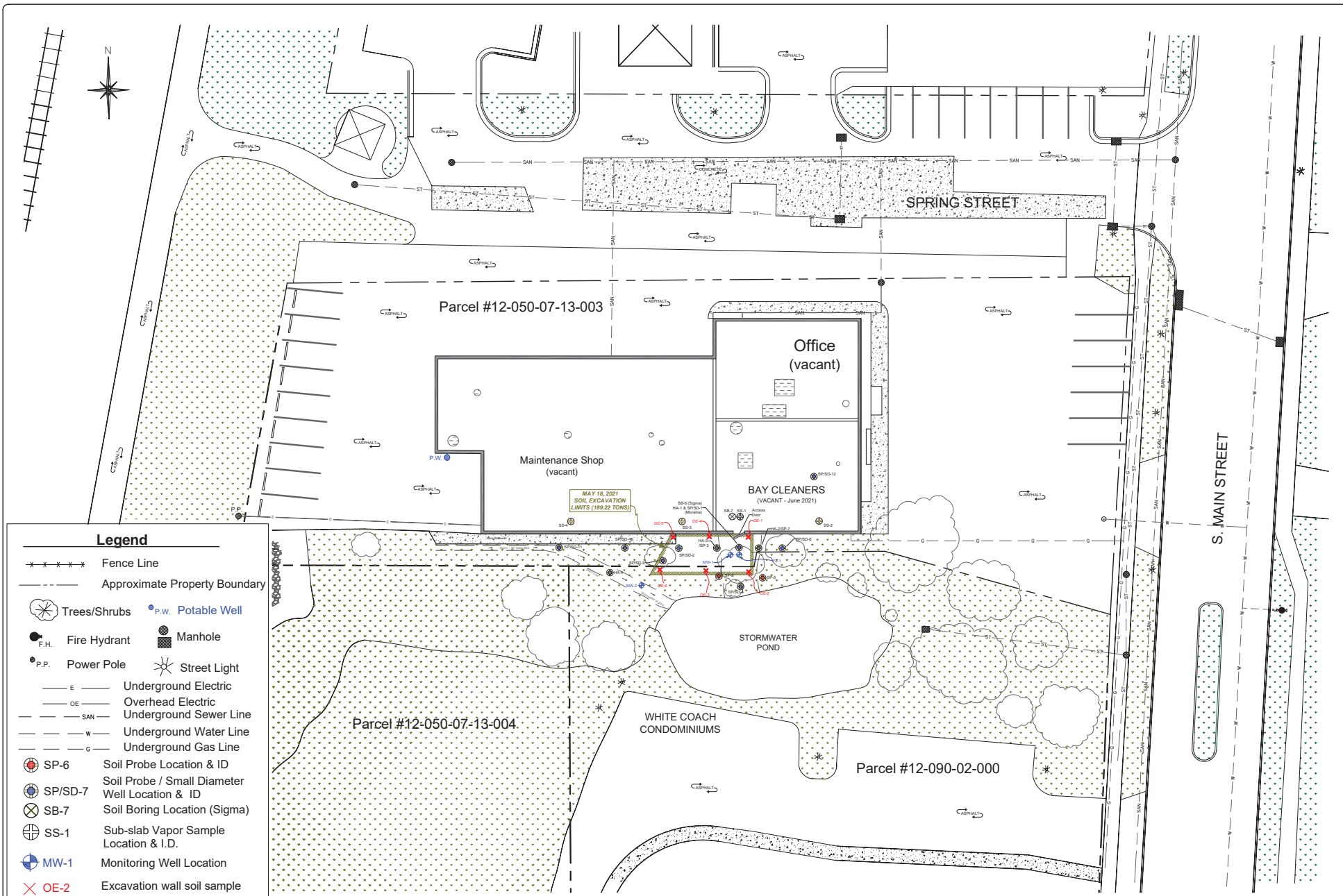
*Peter A. Muehl*  
PETER A. MUEHL - NOTARY PUBLIC



OWNER: C/O HIPPENMEYER-REILLY MOODIE & BLUM

Instrument drafted by John R. Stigler

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PROPERTY**



Moran Environmental, Inc.  
Environmental Engineers  
7620 20th Ave., Fresno, WI 53092  
Tel: 425-453-5353 | Fax: 425-453-5349

FIGURE B.1.1.b  
DETAILED SITE MAP - EXPANDED VIEW  
BAY CLEANERS SITE / JUNIOR-BAGNESKI, LLC PROPERTY  
201 - 207 S. MAIN STREET, THIENSVILLE, WI 53092

0' 10' 20' 30'  
Graphic Scale  
Reviewed by CTS  
Project File: 10272 - Working File  
Water resources professional engineering  
and hydrological project drawings  
Boundaries are not accurate.

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**Maintenance Shop  
(vacant)**

**BAY CLEANERS  
(VACANT - June 2021)**

**MAY 18, 2021  
SOIL EXCAVATION  
LIMITS (189.22 TONS)**

**INVESTIGATION SOIL RESULTS**

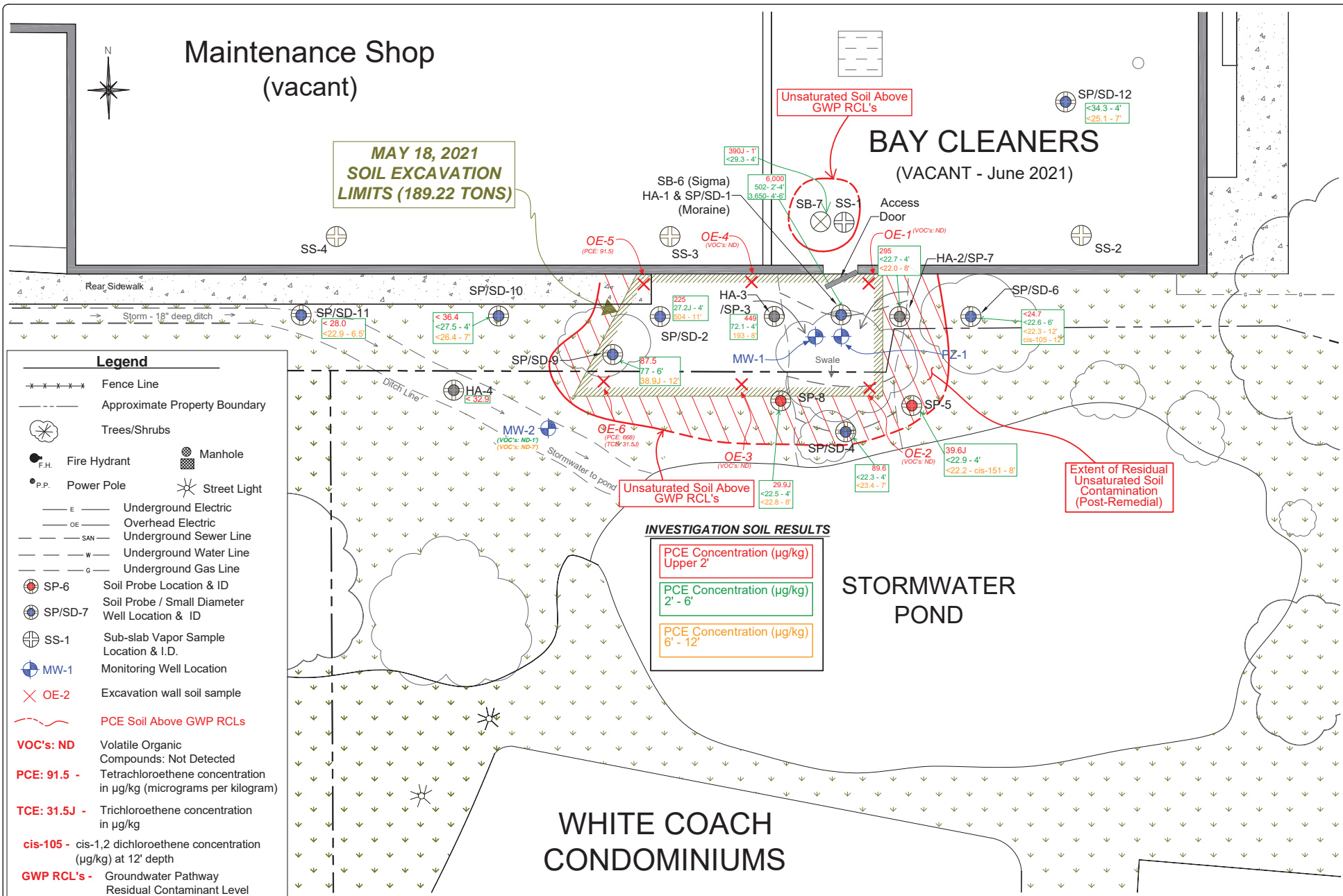
PCE Concentration (µg/kg) Upper 2'
PCE Concentration (µg/kg) 2' - 6'
PCE Concentration (µg/kg) 6' - 12'

**WHITE COACH  
CONDOMINIUMS**

**Extent of Residual  
Unsaturated Soil  
Contamination  
(Post-Remedial)**

**Legend**

- Fence Line
- Approximate Property Boundary
- ☼ Trees/Shrubs
- F.H. Fire Hydrant
- P.P. Power Pole
- E — Underground Electric
- OE — Overhead Electric
- SAN — Underground Sewer Line
- W — Underground Water Line
- G — Underground Gas Line
- ⊙ SP-6 Soil Probe Location & ID
- ⊙ SP/SD-7 Soil Probe / Small Diameter Well Location & ID
- ⊕ SS-1 Sub-slab Vapor Sample Location & I.D.
- ⊕ MW-1 Monitoring Well Location
- ✕ OE-2 Excavation wall soil sample
- ~ PCE Soil Above GWP RCLs
- VOC's: ND** Volatile Organic Compounds: Not Detected
- PCE: 91.5 -** Tetrachloroethene concentration in µg/kg (micrograms per kilogram)
- TCE: 31.5J -** Trichloroethene concentration in µg/kg
- cis-105 -** cis-1,2 dichloroethene concentration (µg/kg) at 12' depth
- GWP RCL's -** Groundwater Pathway Residual Contaminant Level



Moraine Environmental, Inc.  
Environmental Services  
7620 20th Ave, Fresno, WI 53021  
(920) 423-3333 | Fax: (920) 423-3334

**FIGURE B.2.a  
SOIL CONTAMINATION**

BAY CLEANERS SITE / JENIOR-BAGNESKI, LLC PROPERTY  
201 - 207 S. MAIN STREET, THIENSVILLE, WI 53092

0' 10'  
Scale  
Reviewed by: CTS  
Project File: 2021-09-29-2021-09-29-2021-09-29  
Water resources project final environmental  
and historical project drawing.  
Boundaries are not accurate.



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PROPERTY



8 3 1 1 3 0 6  
Tx:4272451

**Second Amendment to Declaration of  
White Coach Condominiums**

Document Number

Title of Document

See Legal Description to the Attached Exhibit "A"

**1043280**  
**RONALD A. VOIGT**  
**OZAUKEE COUNTY**  
**REGISTER OF DEEDS**  
**RECORDED ON**  
**12/09/2016 10:12 AM**  
**REC FEE: 30.00**  
**PAGES: 31**  
**EXEMPT #:**

Record this document with the Register of Deeds

Name and Return Address:

Attorney Thomas G. Schmitzer  
720 Clinton Street  
P.O. Box 766  
Waukesha, WI 53187-0766

\$30

120900220500, 120900230400, .

120900220100, 120900220600, \*

(Parcel Identification Number)

\*120900230100, 120900230300, 12090030200,  
120900230500, 120900220400, 120900220200,  
120900220300, 120900230600, 120500713004

Document Prepared By:

Attorney Thomas G. Schmitzer, Sr.  
Hippenmeyer, Reilly, Moodie & Blum, S.C.  
720 Clinton Street  
P.O. Box 766  
Waukesha, WI 53187-0766

2

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**CERTIFIED SURVEY MAP NO. 3976**

Sheet 4 of 6

Being a redivision of White Coach Condominiums  
Being a part of the NE 1/4 of the SE 1/4 of Section 22, Town 9 North, Range 21 East  
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being a remapping of the White Coach Condominium, a condominium and its expansion lands being a part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Town 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin, further bounded and described as follows:

Commencing at the northeast corner of said Southeast Quarter (SE 1/4) of Section 22, Town 9 North; Range 21 East being marked by a concrete monument with brass cap; thence South 01°40'53" East along the east line of said Southeast Quarter (SE 1/4) 737.47 feet; thence South 88°49'33" West 194.47 feet to the west right-of-way line of S. Main Street (S.T.H. "57") and the place of beginning of the lands to be hereinafter described; thence continuing South 88°49'33" West 331.45 feet along the south line of abovesaid White Coach Condominium to the east line of a Wisconsin Electric Power Company right-of-way; thence North 08°51'02" East along said east line 221.80 feet to a point on the east line of said Wisconsin Electric Power Company right-of-way which is 99.50 feet south of the south right-of-way line of Spring Street; thence North 89°26'32" East 179.77 feet; thence North 09°26'53" East 5.26 feet; thence North 88°44'16" East 44.06 feet; thence South 75°38'37" East 81.77 feet to the west right-of-way line of S. Main Street (S.T.H. "57"); thence South 01°53'52" West along said west right-of-way line 200.12 feet to the place of beginning. Containing a net area of 68.820 square feet or 1.5798 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Thiensville in surveying, dividing and mapping the same.



*John R. Stigler*  
JOHN R. STIGLER - Wis. Reg. No. S-1820

STATE OF WISCONSIN)ss  
WAUKESHA COUNTY )

The above certificate subscribed and sworn to me this 6<sup>TH</sup> day of JULY, 2016.

My commission expires July 5, 2019.

*Peter A. Muehl*  
PETER A. MUEHL - NOTARY PUBLIC



OWNER: C/O HIPPENMEYER-REILLY MOODIE & BLUM

Instrument drafted by John R. Stigler

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A  
PROPERTY

STATE BAR OF WISCONSIN FORM 8 -  
2000  
CONDOMINIUM DEED

**1107870**  
**RONALD A. VOIGT**  
**OZAUKEE COUNTY**  
**REGISTER OF DEEDS**  
**RECORDED ON**  
**12/11/2020 08:06 AM**  
**REC FEE: 30.00**  
**TRANS FEE: 684.00**  
**PAGES: 1**  
**EXEMPT #:**  
**ELECTRONICALLY RECORDED**

Document Number

**This Deed**, made between **Elizabeth Schaaf** a single person, Grantor, and **Jaime M. Lewis**, Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate together with the rents, profits, fixtures and other appurtenant interests in **Ozaukee** County, State of Wisconsin:

UNIT 201, IN BUILDING 2, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT, IN WHITE COACH CONDOMINIUMS, A CONDOMINIUM CREATED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON OCTOBER 29, 2004, AS DOCUMENT NO. 805290, AND ANY AND ALL AMENDMENTS, ADDENDUMS AND/OR CORRECTIONS THERETO. INCORPORATED HEREIN BY THIS REFERENCE THERETO IS THE REAL ESTATE DESCRIBED IN AND MADE SUBJECT TO SAID DECLARATION, WHICH IS LOCATED IN THE VILLAGE OF THIENSVILLE, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

Recording Area

Name and Return Address

**Jaime M. Lewis**  
**213 South Main Street, Unit 201,**  
**Thiensville, WI 53092**

**12-090-02-201.00**  
Parcel Identification Number (PIN)  
This is homestead property.

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and

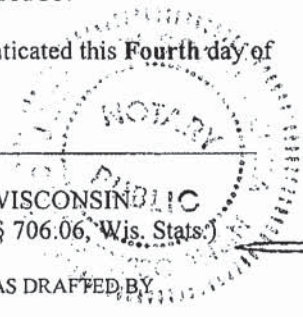
Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

Dated this **2nd** day of **December, 2020**.

  
Elizabeth Schaaf

**AUTHENTICATION**

Signature(s) **Elizabeth Schaaf**, authenticated this **Fourth** day of **December, 2020**.



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

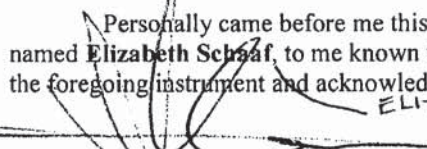
THIS INSTRUMENT WAS DRAFTED BY  
Attorney Ronald E. Jacquart

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

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
Ozaukee County ) ss.

Personally came before me this **December 2, 2020** the above named **Elizabeth Schaaf**, to me known to be the person who executed the foregoing instrument and acknowledged the same.

  
**ELIZABETH SCHAAF**  
**Joseph W. Scherwenka** JOSEPH W SCHERWENKA  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_)

\*Names of persons signing in any capacity must be typed or printed below their signature.

1186968

AFFECTED  
A  
PROPERTY

STATE BAR OF WISCONSIN FORM 8-  
2003  
CONDOMINIUM DEED

F191048700Z  
Document Number

1086037

RONALD A. VOIGT  
OZAUKEE COUNTY  
REGISTER OF DEEDS  
RECORDED ON

11/20/2019 10:39 AM

REC FEE: 30.00

TRANS FEE: 723.00

PAGES: 2

EXEMPT #:

ELECTRONICALLY RECORDED

**This Deed**, made between **Sherri L Bannister, unmarried Grantor, and Steven B Borenstein and Sandra J Bernstein Revocable Trust Grantee.**

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in **Ozaukee County, State of Wisconsin**("Property"):

See attached legal

Recording Area

Name and Return Address

Steven B Borenstein and Sandra J Bernstein Revocable Trust  
1509 N. Prospect Ave  
Milwaukee WI 53202

12-090-02-202.00

Parcel Identification Number (PIN)

This ( is) homestead property.

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

Dated this 14<sup>th</sup> day of November, 2019.

X Sherri L. Bannister  
Sherri L Bannister

AUTHENTICATION

Signature(s) Sherri L. Bannister authenticated this  
14<sup>th</sup> day of November, 2019.

Luke J. Chiarelli  
Luke J. Chiarelli

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY:

Sherri L Bannister

Signatures may be authenticated or acknowledged. Both are not necessary

\*Names of persons signing in any capacity must be typed or printed below their signature.

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 )  
 \_\_\_\_\_ COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_  
the above named Sherri L Bannister

executed the foregoing instrument and acknowledged the same.

X \_\_\_\_\_

Notary Public, State of Wisconsin, \_\_\_\_\_ County  
My Commission (is permanent) (expires: \_\_\_\_\_)

AFFECTED  
A  
PROPERTY

Legal

THAT PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3976 RECORDED ON AUGUST 17, 2016, AS DOCUMENT NO. 1037336 AND CORRECTED BY AFFIDAVIT RECORDED ON AUGUST 14, 2017 AS DOCUMENT NO. 1053460, DESCRIBED AS UNIT 202, BUILDING 2, PARKING SPACES 6 AND 9 AND STORAGE LOCKER D, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT IN WHITE COACH CONDOMINIUM, A CONDOMINIUM CREATED AND EXISTING UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY A DECLARATION RECORDED ON OCTOBER 29, 2004, AS DOCUMENT NO. 805290 AND ANY AND ALL AMENDMENTS THERETO, INCORPORATED HEREIN BY THIS REFERENCE IS THE REAL ESTATE DESCRIBED IN AND MADE SUBJECT TO SAID DECLARATION, BEING IN THE VILLAGE OF THIENSVILLE, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

AFFECTED  
A  
PROPERTY

State Bar of Wisconsin Form 8-2003  
CONDOMINIUM DEED  
Document Name

Document Number

0839255

RONALD A. VOIGT  
OZAUKEE COUNTY  
REGISTER OF DEEDS  
PORT WASHINGTON, WI  
TXID: 38522

RECORDED ON  
04/06/2006 11:02AM

REC FEE: 13.00  
TRANS FEE: 624.00  
PAGES: 2  
EXEMPT #: 0

THIS DEED, made between  
WHITE COACH DEVELOPMENT, LLC, a Wisconsin limited  
liability company

("Grantor," whether one or more), and  
RANDY A. DION AND PATTI A. HAMMEL-DION

("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  
OZAUKEE County, State of Wisconsin ("Property")(If more space is  
needed, please attach addendum):

Unit 203, Building 2, Parking Spaces 23 and 24 and Storage  
Locker L, together with said unit's undivided interest in  
the common elements and the exclusive use of the limited  
common elements appurtenant to said unit, all in White  
Coach Condominiums, a condominium declared and existing  
under and by virtue of the Condominium Ownership Act of  
the State of Wisconsin and recorded by a Declaration as

Name and Return Address  
Randy A. Dion \$13  
Patti A. Hammel-Dion  
213 South Main Street #203  
Thiensville, WI 53092  
06001877

120900220300 \*

Parcel Identification Number (PIN)

This is not homestead property  
(is)(is not)

continued

Grantor warrants that the title is good, indefeasible in fee simple and clear of encumbrances,  
except terms, provisions, conditions and restrictions contained in the Condominium Ownership  
Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of  
the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the  
Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or  
Bylaws), and all amendments to any of those Condominium Documents and:  
municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded  
building and use restrictions and covenants, and general taxes levied in the year of closing.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions  
and conditions of the Condominium Documents and all amendments thereto.

Dated 3-21-06  
WHITE COACH DEVELOPMENT, LLC, a Wisconsin limited liability  
company BY PETER OGDEN, MEMBER

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WISCONSIN  
Ozaukee COUNTY } ss.

Personally came before me on 3-21-06  
the above named PETER OGDEN

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

Margaret K. Roubin  
Notary Public, State of Wisconsin  
My commission (is permanent)(expires 03-23-08)

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. S706.06)

THIS INSTRUMENT DRAFTED BY:  
ATTORNEY JEFFREY P. PATTERSON

(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.

Legal Description Continued

AFFECTED  
A  
PROPERTY

Order No: 230990

such condominium in the Office of the Register of Deeds for Ozaukee County, Wisconsin, on October 29, 2004, as Document No. 805290 and Amendment to Condominium Declaration for White Coach Condominiums recorded September 9, 2005, as Document No. 826089, said condominium being located in the Village of Thiensville, County of Ozaukee, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Tax Key No. 12-090-02-203-00

ADDRESS: 213 S. Main Street, Unit 203

AFFECTED  
A  
PROPERTY

State Bar of Wisconsin Form 8-2003  
CONDOMINIUM DEED

**1055351**  
RONALD A. VOIGT  
OZAUKEE COUNTY  
REGISTER OF DEEDS  
RECORDED ON  
09/25/2017 12:49 PM  
REC FEE: 30.00  
TRANS FEE: 495.00  
PAGES: 2  
EXEMPT #:  
ELECTRONICALLY RECORDED

THIS DEED, made between Rosemarie Nemchek, unmarried  
RH PH ("Grantor," whether one or more), and  
Pearlie Henry and Joann Henry  
("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 Ozaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Attached Exhibit A

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and:

Name and Return Address

~~Pearlie Henry~~  
**Joann Henry**  
213 South Main Street  
Thiensville, WI 53092

12 090 02 204 00

Parcel Identification Number (PIN)

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

Municipal and zoning ordinances and agreements entered under them; recorded easements for the distribution of utility, municipal and association services, easements for association services, easements for performances of association duties, recorded building and use restrictions and covenants, general taxes levied in the year of closing, Wisconsin Condominium Act, condominium declaration and plat and association articles of incorporation, bylaws and rules and amendments to the above.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

Dated 9-20-17

Rosemarie Nemchek (SEAL) \_\_\_\_\_ (SEAL)  
\* Rosemarie Nemchek \* \_\_\_\_\_

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) \_\_\_\_\_ STATE OF WISCONSIN )  
authenticated on \_\_\_\_\_ Ozaukee COUNTY ) ss.

\* \_\_\_\_\_ Personally came before me on 9-20-2017,  
the above-named Rosemarie Nemchek,  
I know to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Rosemarie Nemchek/kl

\* Susan M Steldt  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: 1-18-19)

(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.

CONDOMINIUM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 8-2003

\* Type name below signatures.



AFFECTED  
A  
PROPERTY

## Exhibit A

Unit 204, Building 2, together with an undivided interest in and to the common elements and facilities set forth in the declaration of condominium for White Coach Condominiums, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, according to the declaration of condominium recorded in the Office of the Register of Deeds on October 29, 2004 as Document No. 805290 and as amended. Located in the Village of Thiensville, Ozaukee County, Wisconsin.

Also described as Lot One (1), of Certified Survey Map No. 3976, recorded in the Register of Deeds Office for Ozaukee County, on August 17, 2016, as Document No. 1037336, being a redivision of White Coach Condominiums, being a part of the Northeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twenty-two (22), Township Nine (9) North, Range Twenty-one (21) East, Village of Thiensville, Ozaukee County, Wisconsin.

\*

AFFECTED  
A  
PROPERTY

DOCUMENT NO.

TRUSTEE'S DEED

**1045675**  
RONALD A. VOIGT  
OZAUKEE COUNTY  
REGISTER OF DEEDS  
RECORDED ON  
01/31/2017 10:50 AM  
REC FEE: 30.00  
TRANS FEE: 444.00  
PAGES: 2  
EXEMPT #:  
ELECTRONICALLY RECORDED

THIS DEED, made between Helen A. Mutz, as Trustee of Helen A. Mutz Survivor's Trust created under the Frank P. Mutz and Helen A. Mutz Joint Revocable Trust dated November 10, 1993 ("Grantor," whether one or more), and Michael James Hollice Allen ("Grantee," whether one or more). Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Ozaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

RECORDING  
Return to  
Michael James Hollice Allen  
213 S Main St # 205  
Thiensville WI 53092

Parcel Identification Number (Pin): 12-090-02-205.00

See legal description on page 2

Dated this 26<sup>th</sup> day of January, 2017.

Helen A. Mutz Survivor's Trust created under the Frank P. Mutz and Helen A. Mutz Joint Revocable Trust dated November 10, 1993

\* Helen A. Mutz, Trustee  
By Helen A. Mutz, Trustee

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) \_\_\_\_\_

STATE OF WISCONSIN )  
Ozaukee County. )

authenticated this \_\_\_\_\_ day of, \_\_\_\_\_ 20\_\_\_\_

Personally came before me this 26<sup>th</sup> day of January, 2017 the above named **Helen A. Mutz** to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

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

Ellen Ostermann

THIS INSTRUMENT WAS DRAFTED BY  
Mark Reol

\* Ellen Ostermann

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

Notary Public, Ozaukee County, Wis.

My Commission is expired  
(If not state expiration date) 3-12-17

\* Names of persons signing in any capacity should be typed or printed below their signatures.



Trustee's Deed Page 2

Parcel Identification Number (Pin): 12-090-02-205.00

Unit 205, in Building 2, together with an undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said Unit in White Coach Condominiums, a condominium created and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, and by Declaration of Condominium dated October 20, 2004, and recorded in the Register of Deeds office for Ozaukee County, on October 29, 2004, as Document No. 805290; and by Amendment to Declaration recorded in the Register of Deeds office for Ozaukee County, on September 9, 2005, as Document No. 826089. Incorporated herein by this reference thereto is the real estate described in and subject to said Declaration which is located in the Village of Thiensville. The Post Office Address of the above described Unit is 213 South Main Street, Thiensville, Wisconsin.

Also described as Lots 1 and 2 of Certified Survey Map No. 3976, recorded in the Register of Deeds office for Ozaukee County, on August 17, 2016, as Document No. 1037336, being a redivision of White Coach Condominiums, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin.

AFFECTED  
A  
PROPERTY

State Bar of Wisconsin Form 8-2003  
CONDOMINIUM DEED

Document Number

Document Name

**THIS DEED**, made between

Catherine M. Hunt, a single person

("Grantor," whether one or more), and

Joseph Francis Obert and Catherine Ann Obert, a married couple

("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 Ozaukee County, State of Wisconsin ("Property") (If more space is needed, please attach addendum):

**1104759**  
**RONALD A. VOIGT**  
**OZAUKEE COUNTY**  
**REGISTER OF DEEDS**  
**RECORDED ON**  
**10/28/2020 12:30 PM**  
**REC FEE: 30.00**  
**TRANS FEE: 629.70**  
**PAGES: 2**  
**EXEMPT #:**  
**ELECTRONICALLY RECORDED**

Recording Area

Name and Return Address:  
Joseph Francis Obert and Catherine Ann Obert  
213 South Main Street, Unit 206  
Thiensville, WI 53092

12-090-02-206.00  
Parcel Identification Number (PIN)

This is homestead property.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and:

Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year hereof, and will warrant and defend the same.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

Dated: 10-16-2020

Catherine M. Hunt  
Catherine M. Hunt

**AUTHENTICATION**

Signature(s): Catherine M. Hunt, a single person authenticated on

\_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:  
Mark Reel



**ACKNOWLEDGMENT**

STATE OF Wisconsin  
COUNTY OF Waukesha

I Margaret A Mielke, do hereby certify that Catherine M. Hunt personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16<sup>th</sup> day of Oct 2020

Margaret A Mielke  
Notary Public

My Commission Expires: 5-17-23

(SEAL)

(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.

AFFECTED  
A  
PROPERTY

**EXHIBIT "A"**

Unit 206, in Building 2, together with an undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said Unit in White Coach Condominiums, a condominium created and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, and by Declaration of Condominium dated October 20, 2004, and recorded in the Register of Deeds office for Ozaukee County, on October 29, 2004, as Document No. 805290; and by Amendment to Declaration recorded in the Register of Deeds office for Ozaukee County, on September 9, 2005, as Document No. 826089. Incorporated herein by this reference thereto is the real estate described in and subject to said Declaration which is located in the Village of Thiensville. The Post Office Address of the above described Unit is 213 South Main Street, Thiensville, Wisconsin. Also described as Lots 1 and 2 of Certified Survey Map No. 3976, recorded in the Register of Deeds office for Ozaukee County, on August 17, 2016, as Document No. 1037336, being a redivision of White Coach Condominiums, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin.

Tax ID No. 12-090-02-206.00

(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.**

CONDOMINIUM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 8-2003

\* Type name below signatures

AFFECTED  
A  
PROPERTY

STATE BAR OF WISCONSIN FORM 7 - 2003  
TRUSTEE'S DEED

Document Number

Document Name

**1049522**  
RONALD A. VOIGT  
OZAUKEE COUNTY  
REGISTER OF DEEDS  
RECORDED ON  
05/16/2017 8:37 AM  
REC FEE: 30.00  
TRANS FEE: 510.00  
PAGES: 2  
EXEMPT #:  
ELECTRONICALLY RECORDED

THIS DEED, made between **Linda A Bendix, Trustee** of the **Linda A Bendix Revocable Living Trust, under agreement dated July 12, 2012**  
("Grantor"),  
and **Patricia Jackson, a single person**  
("Grantee").

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in **OZAUKEE** County, State of Wisconsin:

Recording Area  
Name and Return Address  
Patricia Jackson  
213 South Main Street Unit 301  
Thiensville, WI 53092

12-090-02-301.00

Parcel Identification Number (PIN)

**SEE ATTACHED EXHIBIT A**

Grantor warrants that title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

Dated this 2 day of May, 2017.

Linda A Bendix (SEAL)  
\*By: Linda A Bendix, Trustee

AUTHENTICATION  
Signature(s) \_\_\_\_\_  
Authenticated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\*  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
Authorized by §706.06, Wis. Stats.)  
THIS INSTRUMENT WAS DRAFTED BY  
Jeffrey P. Patterson  
State Bar Wisconsin No. 1005690

(Signatures may be authenticated or acknowledged. Both are not necessary.)  
201719084

ACKNOWLEDGEMENT  
State of Wisconsin, }  
Ozaukee County. } SS.  
Personally came before me this 2 day of May, 2017, the above named **Linda A Bendix, Trustee** to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.  
Bob Zeese  
\* Bob Zeese  
Notary Public, State of Wisconsin  
My commission is permanent. (If not, state expiration date:  
2-1-19.)

BOB ZEESE  
NOTARY PUBLIC  
STATE OF WISCONSIN

\* Names of persons signing in any capacity must be typed or printed below their signature.

AFFECTED  
A  
PROPERTY

Grantor: Linda A Bendix Revocable Living Trust, under agreement dated July 12, 2012  
Grantee: Patricia Jackson  
Tax Key No.: 12-090-02-301.00  
Property Address: 213 South Main Street Unit 301, Thiensville, WI

### Legal Description

#### EXHIBIT A

**Unit 301, Building 2**, together with said unit's undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said unit, all in **White Coach Condominiums**, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Ozaukee County, Wisconsin, on October 29, 2004, as Document No. 805290 and Amendment to Condominium Declaration for White Coach Condominiums recorded September 9, 2005, as Document No. 826089, said condominium being located in the Village of Thiensville, County of Ozaukee, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Together with the use of Parking Spaces 7 and 8, and Storage Locker A, limited common elements appurtenant to said unit.

AFFECTED  
A  
PROPERTY

APPLICATION FOR THE  
TERMINATION OF DECEDENT'S INTEREST  
AND CONFIRMATION OF APPLICANT'S INTEREST IN PROPERTY



8 0 8 7 1 7 9  
Tx:4067084

**0989012**  
**RONALD A. VOIGT**  
**OZAUKEE COUNTY**  
**REGISTER OF DEEDS**  
**RECORDED ON**  
**07/02/2013 12:53 PM**  
**REC FEE: 30.00**  
**PAGES: 3**  
**EXEMPT #:**

DECEDENT'S NAME Michael A. Ruvolo	DATE OF DEATH May 18, 2013		
ADDRESS OF DECEDENT AT DATE OF DEATH 1023 RIVER OAKS COURT	CITY VENICE	ST FL	ZIP 34293

**PRESENTATION OF DEATH CERTIFICATE**  
I certify that I have viewed a certified copy of the decedent's death certificate.

*Janet F. Resnick, Deputy*      7-2-2013  
REGISTER OF DEEDS SIGNATURE      DATE

Recording area

THE INTEREST OF THE DECEDENT IN THE PROPERTY NOTED HEREIN IS HEREBY TERMINATED/CONFIRMED UNDER THE FOLLOWING STATUTE: (please check appropriate statute)

s. 867.045 which pertains to real property in which the decedent was a joint tenant, had a vendor's or mortgagee's interest, or had a life estate. (You must provide a copy of the document establishing interest in the real property.)

s. 867.046 which pertains to property of a decedent specified in a marital property agreement; survivorship marital property; or a third party confirmation; or a nonprobate transfer on death as described in s.705.10(1). (You must provide a copy of the document establishing interest in property.)

Presentation of recorded document establishing interest in real estate.

DOCUMENT #	VOLUME/REEL	PAGE/IMAGE	RECORDS/DEEDS
0986156			

Name and return address:

Marie A. Ruvolo  
213 South Main Street, #302  
Thiensville, Wisconsin 53092

\$30

12-090-02-302-00

Parcel Identification Number  
SEND TAX STATEMENT TO:

Marie A. Ruvolo  
1023 River Oaks Court  
Venice, Florida 34293

Description of the real estate.       See Attached

Unit 302, Building 2, Parking Spaces 15 and 16 and Storage Locker H, together with said unit's undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said unit, all in White Coach Condominiums, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Ozaukee County, Wisconsin, on October 29, 2004, as Document No. 805290 and Amendment to Condominium Declaration for White Coach Condominiums recorded September 9, 2005, as Document No. 826089, said condominium being located in the Village of Thiensville, County of Ozaukee, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Description of personal property (if any) being transferred.

You may list savings accounts, checking accounts and securities on attached pages. Indicate person(s) receiving property. DECLARATION: I(We) declare that this document is, to the best of my(our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes.

Name and Address (List all remaindermen/beneficiaries. If more space is needed, attach pages.)	Applicant's Interest in Property (ie: spouse, remainderman, beneficiary)	Applicant Signature (Notarized) (Print or type name below signature)	Date
Marie A. Ruvolo 1023 River Oaks Court Venice, Florida	Spouse	<i>Marie A Ruvolo</i> Marie A. Ruvolo	7-1-13

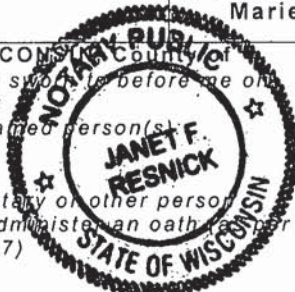
This document was drafted by:(print or type name below)

Attorney Janet F. Resnick

STATE OF WISCONSIN  
Subscribed and sworn to before me on

by the above named person(s)

Signature of Notary or other person authorized to administer an oath (Chapter s 706.06, 706.07)



Milwaukee

7/1/2013  
Marie A. Ruvolo

NOTE: SEE DIRECTIONS.  
Wisconsin Register of Deeds  
Association Form HT-110  
Website Version 05/2010

*Janet F. Resnick*



AFFECTED  
**A**  
PROPERTY

*Print or type name:*

\_\_\_\_\_  
\_\_\_\_\_  
*Janet F. Resnick*

*Title:* Attorney

*Date Commission Expires:* is permanent

THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

AFFECTED  
A  
PROPERTY

STATE BAR OF WISCONSIN FORM 8 - 2003  
CONDOMINIUM DEED

Document Number

Document Name

This Deed, made between HANS C HARGENS AND GAIL A HARGENS, HUSBAND AND WIFE, (Grantor), and MICHAEL A RUVOLO AND MARIE A RUVOLO, HUSBAND AND WIFE (Grantee).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in OZAUKEE County, State of Wisconsin.

0986156  
RONALD A. VOIGT  
OZAUKEE COUNTY  
REGISTER OF DEEDS  
RECORDED ON  
05/13/2013 2:09 PM  
REC FEE: 30.00  
TRANS FEE: 477.00  
PAGES: 1  
EXEMPT #:  
ELECTRONICALLY RECORDED

Recording Area

Name and Return Address

Michael A Ruvolo and Marie A Ruvolo  
213 South Main Street #302  
Thiensville, WI 53092

12-090-02-302.00

Parcel Identification Number (PIN)

This is homestead property.

Unit 302, Building 2, Parking Spaces 15 and 16 and Storage Locker H, together with said unit's undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said unit, all in White Coach Condominiums, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Ozaukee County, Wisconsin, on October 29, 2004, as Document No. 805290 and Amendment to Condominium Declaration for White Coach Condominiums recorded September 9, 2005, as Document No. 826089, said condominium being located in the Village of Thiensville, County of Ozaukee, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Grantor warrants that title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

Dated this 10 day of May, 2013.

*Hans C Hargens* (SEAL)  
Hans C Hargens  
*Gail A Hargens* (SEAL)  
Gail A Hargens

AUTHENTICATION  
Signature(s) \_\_\_\_\_  
Authenticated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

ACKNOWLEDGEMENT  
State of Wisconsin, } ss.  
*Ozaukee* County.

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
Authorized by §706.06, Wis. Stats.)  
THIS INSTRUMENT WAS DRAFTED BY  
*Jeffrey P. Patterson*  
State Bar Wisconsin No. 1005690

Personally came before me on this 10 day of May, 2013, the above-named Hans C Hargens and Gail A Hargens to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*Andrea Acosta*  
Notary Public, State of WI  
My commission is permanent. (If not, state expiration date: 4/5/15)



(Signatures may be authenticated or acknowledged. Both are not necessary.)  
201312936

\* Names of persons signing in any capacity must be typed or printed below their signature.  
CONDOMINIUMDEED

AFFECTED  
A  
PROPERTY

APPLICATION FOR THE  
TERMINATION OF DECEDENT'S INTEREST  
AND CONFIRMATION OF APPLICANT'S INTEREST IN PROPERTY



8 0 3 3 1 1 7  
Tx:4025441

0945504

RONALD A. VOIGT  
OZAUKEE COUNTY  
REGISTER OF DEEDS  
RECORDED ON  
60/09/2011 1:11 PM  
REC FEE: 30.00  
PAGES: 3  
EXEMPT #:

DECEDENT'S NAME Richard A. Jones	DATE OF DEATH 5/07/2011		
ADDRESS OF DECEDENT AT DATE OF DEATH 213 S. MAIN STREET - UNIT 303	CITY THIENSVILLE	ST WI	ZIP 53092

**PRESENTATION OF DEATH CERTIFICATE**  
I certify that I have viewed a certified copy of the decedent's death certificate.

*Ronald A. Voigt*  
REGISTER OF DEEDS SIGNATURE

6-9-11  
DATE

Recording area

THE INTEREST OF THE DECEDENT IN THE PROPERTY NOTED HEREIN IS HEREBY TERMINATED/CONFIRMED UNDER THE FOLLOWING STATUTE: (please check appropriate statute)

s. 867.045 which pertains to real property in which the decedent was a joint tenant, had a vendor's or mortgagee's interest, or had a life estate. (You must provide a copy of the document establishing interest in the real property.)

s. 867.046 which pertains to property of a decedent specified in a marital property agreement; survivorship marital property; or a third party confirmation; or a nonprobate transfer on death as described in s.705.10(1). (You must provide a copy of the document establishing interest in property.)

Presentation of recorded document establishing interest in real estate.

DOCUMENT #	VOLUME/REEL	PAGE/IMAGE	RECORDS/DEEDS
0870219			

Description of the real estate.

See Attached

Name and return address:

Jerome H. Iverson  
Attorney at Law  
5215 N. Ironwood Road, Suite 101  
Milwaukee, WI 53217

\$30

12-090-02-303-00

Parcel Identification Number  
SEND TAX STATEMENT TO:

Barbara Ann Jones  
213 S. Main Street, Unit 303  
Thiensville, WI 53092

Description of personal property (if any) being transferred.

You may list savings accounts, checking accounts and securities on attached pages. Indicate person(s) receiving property. DECLARATION: I(We) declare that this document is, to the best of my(our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes.

Name and Address (List all remaindermen/ beneficiaries. If more space is needed, attach pages.)	Applicant's Interest in Property (ie: spouse, remainderman, beneficiary)	Applicant Signature (Notarized) (Print or type name below signature)	Date
Barbara Ann Jones 213 S. Main Street Unit 303 Thiensville, WI 53092	Surviving Spouse	<i>Barbara Ann Jones</i> Barbara Ann Jones	5/24/2011

This document was drafted by: (print or type name below)

Jerome H. Iverson  
Attorney at Law  
State Bar No. 1018981

STATE OF WISCONSIN, County of MILWAUKEE  
Subscribed and sworn to before me on: May 24, 2011

by the above named person(s):

Barbara Ann Jones

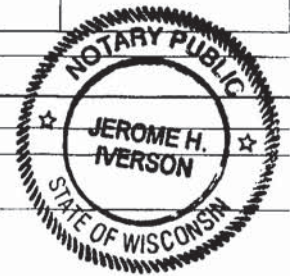
Signature of Notary or other person authorized to administer an oath (as per s 706.06, 706.07)

Print or type name:  
Title: Attorney at Law

Jerome H. Iverson

Date Commission Expires: is Permanent.

NOTE: SEE DIRECTIONS.  
Wisconsin Register of Deeds  
Association Form HT-110  
Website Version 05/2010



THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

AFFECTED  
A  
PROPERTY

State Bar of Wisconsin Form 3-2003  
QUIT CLAIM DEED

Document Number

Document Name

0870219

RONALD A. VOIGT  
OZAUKEE COUNTY  
REGISTER OF DEEDS  
PORT WASHINGTON, WI  
TXID: 53760

RECORDED ON  
09/14/2007 03:27PM

REC FEE: 11.00  
TRANS FEE: 0.00  
PAGES: 1  
EXEMPT #: 77.25(8M)

THIS DEED, made between Richard A. Jones and Barbara Ann Westfahl, as joint tenants with right of survivorship  
\_\_\_\_\_  
("Grantor," whether one or more),  
and Richard A. Jones and Barbara Ann Jones, husband and wife, as survivorship marital property  
\_\_\_\_\_  
("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Ozaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Unit 303, Building 2, Parking Spaces 13 and 14 and Storage Locker G, together with said unit's undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said unit, all in White Coach Condominiums, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by Declaration as such condominium in the Office of the Register of Deeds for Ozaukee County, Wisconsin, on October 29, 2004, as Document No. 805290 and Amendment to Condominium Declaration for White Coach Condominiums recorded September 9, 2005, as Document No. 826089, said condominium being located in the Village of Thiensville, County of Ozaukee, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Recording Area

Name and Return Address

JEROME H. IVERSON  
Attorney at Law  
5215 North Ironwood Road, Suite 101  
Milwaukee, WI 53217

\$11 E

12-090-02-303-00 \*

Parcel Identification Number (PIN)

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

FOR REFERENCE ONLY: Property Address: 213 S. Main Street, Unit 303

Dated September 14, 2007

[Signature] (SEAL) \_\_\_\_\_ (SEAL)  
\* Richard A. Jones \*  
[Signature] (SEAL) \_\_\_\_\_ (SEAL)  
\* Barbara Ann Westfahl \*

AUTHENTICATION

Signature(s) of Richard A. Jones and Barbara Ann Westfahl  
authenticated on September 14, 2007

[Signature]  
\* Jerome H. Iverson  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 ) ss.  
\_\_\_\_\_ COUNTY )

Personally came before me on \_\_\_\_\_,  
the above-named \_\_\_\_\_  
to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:  
Jerome H. Iverson - Attorney at Law  
Wisconsin State Bar No. 1018981

\* \_\_\_\_\_  
Notary Public; State of Wisconsin  
My Commission (is permanent) (expires: \_\_\_\_\_)

AFFECTED  
A  
PROPERTY

VILLAGE THIENSVILLE  
250 ELM ST  
THIENSVILLE, WI 53092

**OZAUKEE COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2010  
REAL ESTATE**

JONES, RICHARD A  
BARBARA ANN JONES

Parcel Number: 45186 120900230300  
Bill Number: 7311

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

**Location of Property/Legal Description**  
213 S MAIN ST UNIT 303

0870219 0834905 0833652 UNIT 303 BUILDING 2 WHITE  
COACH CONDOMINIUMS  
0.000 ACRES



7311/45186 1209002303001208 1208  
RICHARD A JONES  
BARBARA ANN JONES  
213 S MAIN ST UNIT 303  
THIENSVILLE WI 53092

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE (Does NOT reflect credits)	NET PROPERTY TAX
27,400	153,100	180,500	0.986115597	0.01907226	3302.23
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit	244.92
27,800	155,300	183,100			
TAXING JURISDICTION	2009 EST. STATE AIDS ALLOCATED TAX DIST	2010 EST. STATE AIDS ALLOCATED TAX DIST	2009 NET TAX	2010 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	35.50	31.06	-12.5%
OZAUKEE COUNTY	78,857	82,174	351.35	318.90	-9.2%
VILLAGE THIENSVILLE	336,993	363,135	1,486.70	1,339.83	-9.9%
SCHOOL #3479	266,842	281,851	1,538.24	1,401.50	-8.9%
TECH SCHOOL	98,786	104,097	399.68	351.25	-12.1%
<b>TOTAL</b>	<b>781,478</b>	<b>831,257</b>	<b>3,811.47</b>	<b>3,442.54</b>	<b>-9.7%</b>
FIRST DOLLAR CREDIT			-62.01	-62.06	0.1%
LOTTERY AND GAMING CREDIT			-70.74	-78.25	10.6%
<b>NET PROPERTY TAX</b>			<b>3,678.72</b>	<b>3,302.23</b>	<b>-10.2%</b>

**TOTAL DUE: \$3,302.23**  
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:  
**JANUARY 31, 2011**  
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.  
Failure to pay on time. See reverse.

PAY 1ST INSTALLMENT OF: \$1,611.99      PAY 2ND INSTALLMENT OF: \$1,690.24      PAY FULL AMOUNT OF: \$3,302.23

PAY 1ST INSTALLMENT OF: \$1,611.99 BY JANUARY 31, 2011 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: VILLAGE THIENSVILLE 250 ELM ST THIENSVILLE, WI 53092 PIN# 45186 120900230300 JONES, RICHARD A BILL NUMBER: 7311	PAY 2ND INSTALLMENT OF: \$1,690.24 BY JULY 31, 2011 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: OZAUKEE COUNTY TREASURER 121 W MAIN ST PO BOX 994 PORT WASHINGTON, WI 53074-0994 PIN# 45186 120900230300 JONES, RICHARD A BILL NUMBER: 7311	PAY FULL AMOUNT OF: \$3,302.23 BY JANUARY 31, 2011 AMOUNT ENCLOSED <u>3302.23</u> MAKE CHECK PAYABLE AND MAIL TO: VILLAGE THIENSVILLE 250 ELM ST THIENSVILLE, WI 53092 PIN# 45186 120900230300 JONES, RICHARD A BILL NUMBER: 7311
---	---	--

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

AFFECTED  
A  
PROPERTY

CONDOMINIUM DEED

DOCUMENT NO.

**1041179**  
**RONALD A. VOIGT**  
**OZAUKEE COUNTY**  
**REGISTER OF DEEDS**  
**RECORDED ON**  
**10/31/2016 11:49 AM**  
**REC FEE: 30.00**  
**TRANS FEE: 483.00**  
**PAGES: 2**  
**EXEMPT #:**  
**ELECTRONICALLY RECORDED**

**THIS DEED**, made between Heather Lotz, a single person ("Grantor", whether one or more), and The Scott D. Cornwell Trust dated October 21, 1999 ("Grantee," whether one or more). Grantor, for valuable consideration conveys to Grantee, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Ozaukee County, State of Wisconsin ("Property"):

See legal description on reverse

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and:

RECORDING

Return to

Scott Cornwell  
3 Black Creek  
Ladue, MO 63124

Parcel Identification Number (Pin): 12-090-02-304.00

This is homestead property.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provision and conditions of the Condominium Documents and all amendments thereto.

Dated this 21<sup>st</sup> day of October, 2016.

  
\_\_\_\_\_  
Heather Lotz

\_\_\_\_\_  
\_\_\_\_\_

AUTHENTICATION


ACKNOWLEDGMENT

Signature(s) \_\_\_\_\_

STATE OF WISCONSIN )  
Deborah J. Brown County. )

authenticated this \_\_\_\_\_ day of, \_\_\_\_\_ 20\_\_

Personally came before me this 19<sup>th</sup> day of October, 2016 the above named Heather Lotz to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

  
\_\_\_\_\_  
\* Deborah J. Brown

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

Notary Public, Waukesha County, Wis.  
My Commission is permanent. (If not state expiration date: \_\_\_\_\_)

THIS INSTRUMENT WAS DRAFTED BY  
Mark Reel

3/24/20

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



\* Names of persons signing in any capacity should be typed or printed below their signatures.

AFFECTED  
A  
PROPERTY

### LEGAL DESCRIPTION:

Unit 304, in Building 2, together with an undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said Unit in White Coach Condominiums, a condominium created and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, and by Declaration of Condominium dated October 20, 2004, and recorded in the Register of Deeds office for Ozaukee County, on October 29, 2004, as Document No. 805290; and by Amendment to Declaration recorded in the Register of Deeds office for Ozaukee County, on September 9, 2005, as Document No. 826089. Incorporated herein by this reference thereto is the real estate described in and subject to said Declaration which is located in the Village of Thiensville. The Post Office Address of the above described Unit is 213 South Main Street, Thiensville, Wisconsin.

Also described as Lots 1 and 2 of Certified Survey Map No. 3976, recorded in the Register of Deeds office for Ozaukee County, on August 17, 2016, as Document No. 1037336, being a redivision of White Coach Condominiums, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin.

**AFFECTED  
A  
PROPERTY**



8 1 5 4 7 3 8  
Tx: 4118092

State Bar of Wisconsin Form 9-2009  
**DESIGNATION OF TOD BENEFICIARY**  
Under Wis. Stat. § 705.15

**1036804**  
RONALD A. VOIGT  
OZAUKEE COUNTY  
REGISTER OF DEEDS  
RECORDED ON  
**08/08/2016 11:05 AM**  
REC FEE: 30.00  
PAGES: 2  
EXEMPT #: 77.25(10M)

Document Number

Document Name

THIS DESIGNATION is made by Loretta M. Johnson

(collectively, "Owner") of the following  
described real estate located in Ozaukee County, State of Wisconsin (the "Property")  
See attached legal description

Recording Area

Name and Return Address  
Roland L. Pieper  
W175 N11081 Stonewood Drive  
Suite 213  
Germantown, WI 53022

\$ 30

12-090-02-305-00

Parcel Identification Number (PIN)

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

Owner transfers the Property without probate upon death of the sole owner, or upon the last to die of multiple owners, to the following TOD beneficiary, without warranties:

Select A or B: **Daniel P. Johnson and Carl E. Johnson, tenants in common**

- A. Daniel P. Johnson and Carl E. Johnson Insert name of beneficiary, whether one or more. This revokes all previous TOD beneficiary designationsRepresentation.
- B. The sole purpose of this instrument is to revoke all previous TOD beneficiary designations.

This designation is effective only upon the recording of this instrument.

This transaction is Fee Exempt under Wis. Stat. § 77.25(10m), and exempt from the filing of a transfer return under Wis. Stat. § 77.21(1).

Dated 08-04-2016

Loretta M. Johnson (SEAL)  
\* Loretta M. Johnson \*

\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
\* \_\_\_\_\_ \*

**AUTHENTICATION**

Signature(s) of  
Loretta M. Johnson  
authenticated on 8/4/16

\* Roland L. Pieper

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

THIS INSTRUMENT DRAFTED BY:  
Roland L. Pieper

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
 ) ss.  
\_\_\_\_\_ COUNTY )

Personally came before me on \_\_\_\_\_,  
the above-named \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: \_\_\_\_\_)

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

\* Type name below signatures.



Legal Description

Unit 305, Building 2, Parking Spaces 17 and 18 and Storage Locker J, together with said unit's undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said unit, all in White Coach Condominiums, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration. Being a part of the Northwest 1/4 of Section 23, Township 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin.

AFFECTED  
A  
PROPERTY



# QUIT CLAIM DEED

**THE GRANTORS, John C. Radke and Elma Y. Radke, husband and wife**, whose tax mailing address is **213 S. Main Street, Unit 306, Thiensville, WI 53092** for and in consideration of Ten and No/100 Dollars (\$10), and other consideration, in hand paid, **CONVEY and QUIT CLAIM to John C. Radke and Elma Y. Radke, Trustees or Successor Trustees of The John & Elma Radke Trust** Dated **October 4<sup>th</sup>, 2017 at 213 S. Main Street, Unit 306, Thiensville, WI 53092.**

**1056216**  
**RONALD A. VOIGT**  
**OZAUKEE COUNTY**  
**REGISTER OF DEEDS**  
**RECORDED ON**  
**10/16/2017 11:13 AM**  
**REC FEE: 30.00**  
**PAGES: 1**  
**EXEMPT #: 77.25 (16)**

All interest in the following described Real Estate situated in the County of **Ozaukee** in the State of **Wisconsin**, to wit:

Unit 306, Building 2, Parking Spaces 3 and 4 and Storage Locker B, together with said unit's undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said unit, all in White Coach Condominiums, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Ozaukee County, Wisconsin on October 29, 2004, as Document No. 805290 and Amendment to Condominium Declaration for White Coach Condominiums recorded September 9, 20005, as Document No. 826089. Said Condominium being located in the Village of Thiensville, County of Ozaukee, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Recording Area

Mail to:  
**John C. Radke & Elma Y. Radke**  
Trustees  
**213 S. Main Street, Unit 306**  
**Thiensville, WI 53092**

\$30  
E

Tax Key # 12-090-02-306.00

This IS homestead property.

Hereby releasing and waiving all rights and by virtue of the Homestead Exemption Laws of the State of Wisconsin.

Address(es) of Real Estate: **213 S. Main Street, Unit 306, Thiensville, WI 53092 Ozaukee County**

Dated this **11<sup>th</sup>** day of **October, 2017**

Signed:   
Name: **John C. Radke**

**Elma Y. Radke**

State of Wisconsin, County of **Waukesha**: ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **John C. Radke and Elma Y. Radke**, personally known to me (or proved to me on the basis of satisfactory evidence) be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, the **11<sup>th</sup>** day of **October, 2017**.

Notary Signature:   
**Crystal Peterson**

Residing in: **Kenosha, WI**

Commission Expires: **3/29/2019**

**Crystal Peterson**  
**Notary Public**  
**State of Wisconsin**

AFFECTED  
A  
PROPERTY

CSM 3976



8 1 5 5 4 9 3  
Tx:4118638

Document Number

Document Title

**1037336**  
**RONALD A. VOIGT**  
**OZAUKEE COUNTY**  
**REGISTER OF DEEDS**  
**RECORDED ON**  
**08/17/2016 3:56 PM**  
**REC FEE: 30.00**  
**PAGES: 7**  
**EXEMPT #:**

Recording Area

Name and Return Address

Hippenmeyer, Reilly, Moodie &  
Blum, S.C.  
720 Clinton St. PO BOX 766  
Waukesha, WI 53187 \$30

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m) WRDA 2/99

AFFECTED  
A  
PROPERTY

**CERTIFIED SURVEY MAP NO. 3976**

Sheet 1 of 6

Being a redivision of White Coach Condominiums  
Being a part of the NE 1/4 of the SE 1/4 of Section 22, Town 9 North, Range 21 East  
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

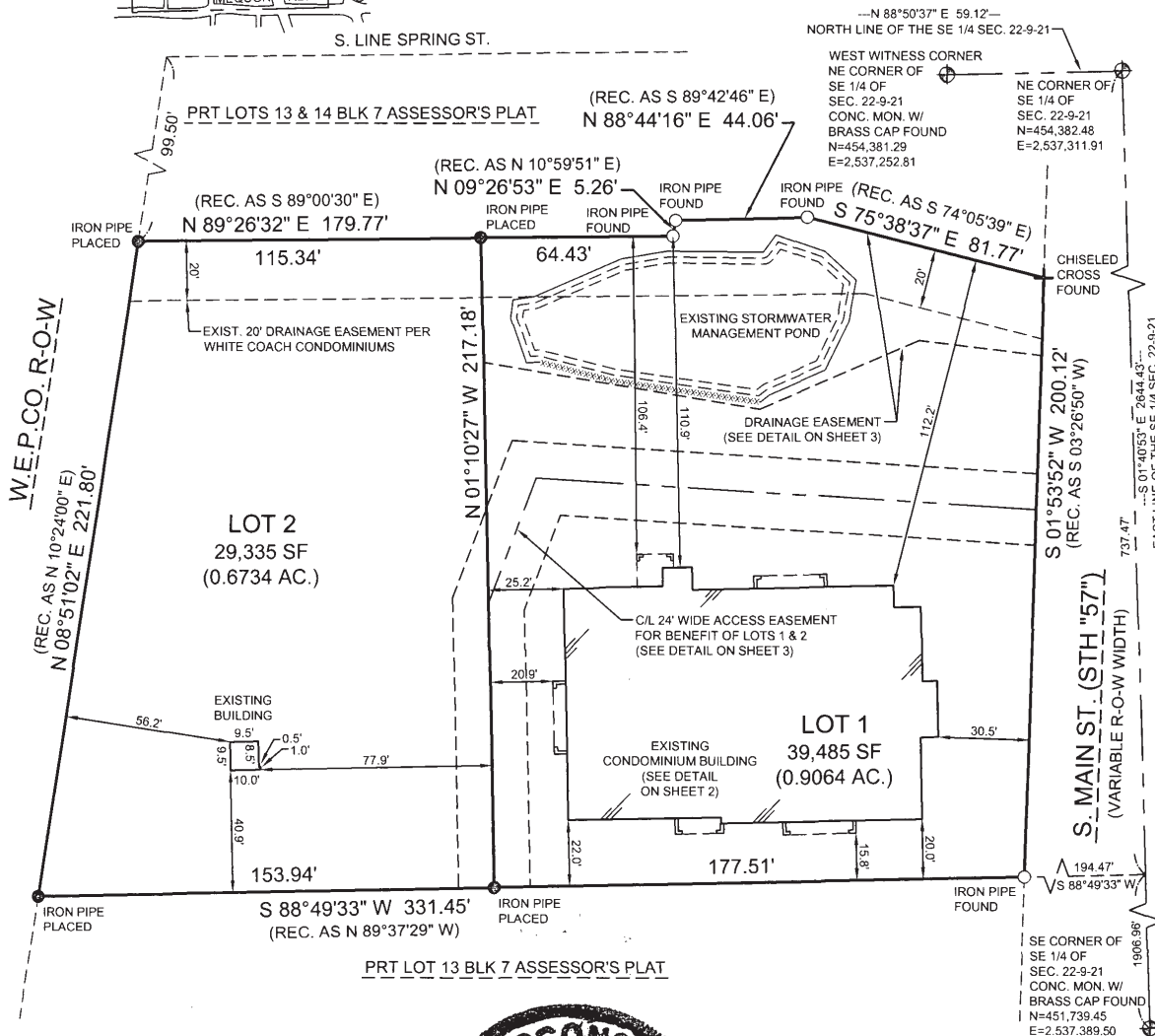
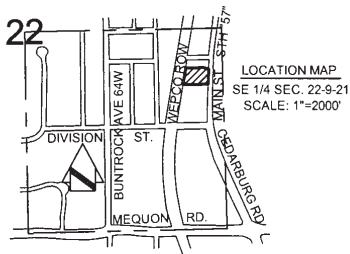
- LEGEND:
- -IRON PIPE 18" x 1" NOMINAL DIA. (PLACED)  
1.13+ LBS. PER LIN. FT.
  - -IRON PIPE 18" x 1" NOMINAL DIA. (FOUND)  
1.13+ LBS. PER LIN. FT.
  - ⊕ -CONC. MONUMENT (FOUND)
  - + -CHISELED CROSS (FOUND)
- REC. AS -RECORDED AS

REFERENCE BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWN 9 NORTH, RANGE 21 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 01°40'53" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).



OWNER:  
C/O HIPPENMEYER-REILLY MOODIE & BLUM  
ATTN: ROB MOODIE  
720 CLINTON ST  
WAUKESHA, WI. 53186  
PHONE (262) 549-8181

SURVEYOR/ENGINEER:  
JAHNKE & JAHNKE ASSOC. INC.  
ATTN: JOHN R. STIGLER, PLS  
711 W. MORELAND BLVD.  
WAUKESHA, WI. 53188-2479  
PHONE:(262) 542-5797



*John R. Stigler*  
JOHN R. STIGLER - Wis. Reg. No. S-1820  
DATED THIS 30th DAY OF JUNE, 2016

INSTRUMENT DRAFTED BY JOHN R. STIGLER

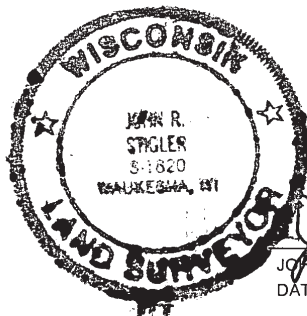
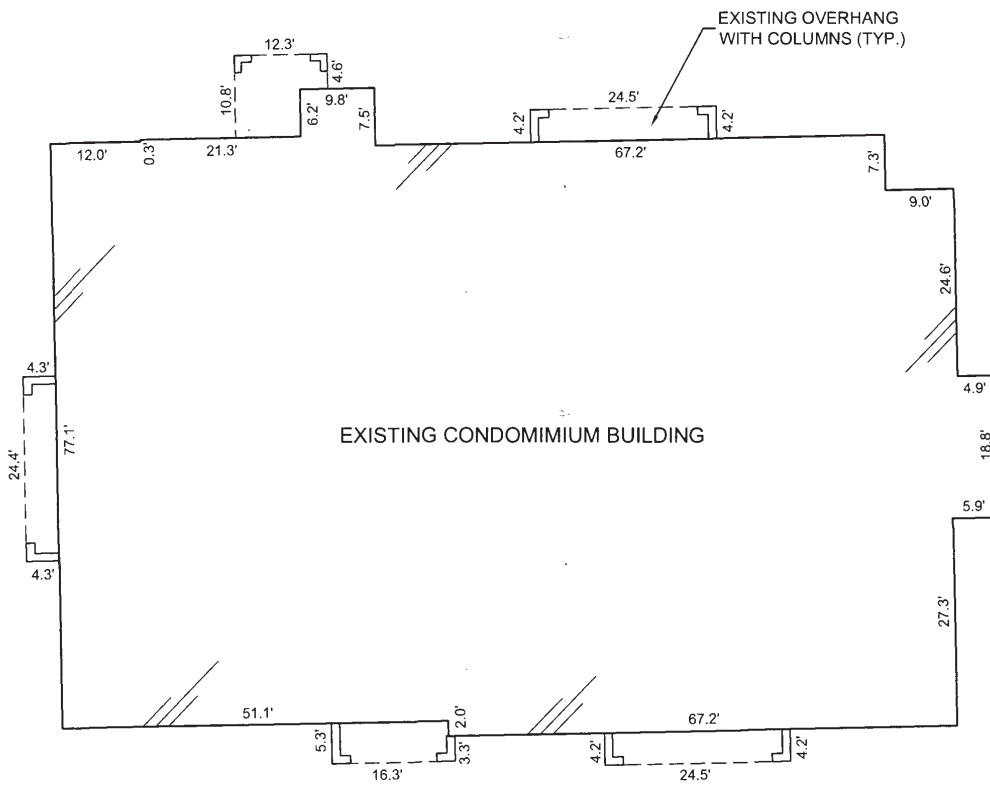
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PROPERTY

CERTIFIED SURVEY MAP NO. 3976

Sheet 2 of 6

Being a redivision of White Coach Condominiums  
Being a part of the NE 1/4 of the SE 1/4 of Section 22, Town 9 North, Range 21 East  
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

BUILDING DETAIL



*John R. Stigler*

JOHN R. STIGLER - Wjs. Reg. No. S - 1820  
DATED THIS 30th DAY OF JUNE, 2016

OWNER: C/O HIPPENMEYER-REILLY MOODIE & BLUM  
FILE NAME: S8500CSM.DWG  
P.S. OZAUKEE 553

INSTRUMENT DRAFTED BY JOHN R. STIGLER

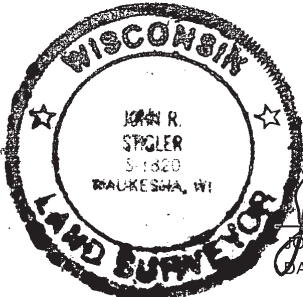
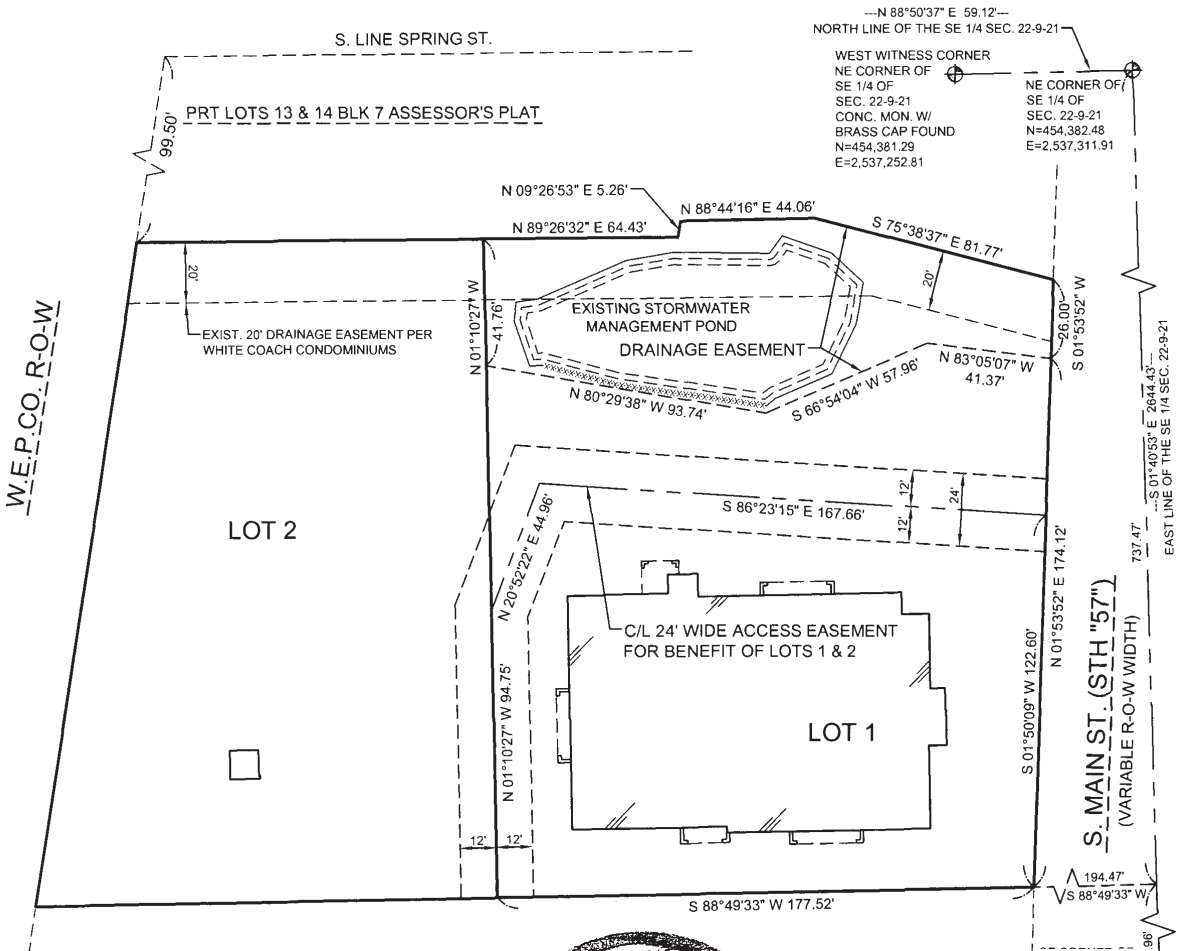
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PROPERTY

CERTIFIED SURVEY MAP NO. **3976**

Sheet 3 of 6

Being a redivision of White Coach Condominiums  
Being a part of the NE 1/4 of the SE 1/4 of Section 22, Town 9 North, Range 21 East  
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

EASEMENTS DETAIL



*John R. Stigler*  
JOHN R. STIGLER - Wis. Reg. No. S-1820  
DATED THIS 30th DAY OF JUNE, 2016

OWNER: C/O HIPPENMEYER-REILLY MOODIE & BLUM  
FILE NAME: S8500CSM.DWG  
P.S. OZAUKEE 553

INSTRUMENT DRAFTED BY JOHN R. STIGLER

AFFECTED  
A  
PROPERTY

**CERTIFIED SURVEY MAP NO. 3976**

Sheet 4 of 6

Being a redivision of White Coach Condominiums  
Being a part of the NE 1/4 of the SE 1/4 of Section 22, Town 9 North, Range 21 East  
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being a remapping of the White Coach Condominium, a condominium and its expansion lands being a part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Town 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin, further bounded and described as follows: Commencing at the northeast corner of said Southeast Quarter (SE 1/4) of Section 22, Town 9 North; Range 21 East being marked by a concrete monument with brass cap; thence South 01°40'53" East along the east line of said Southeast Quarter (SE 1/4) 737.47 feet; thence South 88°49'33" West 194.47 feet to the west right-of-way line of S. Main Street (S.T.H. "57") and the place of beginning of the lands to be hereinafter described; thence continuing South 88°49'33" West 331.45 feet along the south line of abovesaid White Coach Condominium to the east line of a Wisconsin Electric Power Company right-of-way; thence North 08°51'02" East along said east line 221.80 feet to a point on the east line of said Wisconsin Electric Power Company right-of-way which is 99.50 feet south of the south right-of-way line of Spring Street; thence North 89°26'32" East 179.77 feet; thence North 09°26'53" East 5.26 feet; thence North 88°44'16" East 44.06 feet; thence South 75°38'37" East 81.77 feet to the west right-of-way line of S. Main Street (S.T.H. "57"); thence South 01°53'52" West along said west right-of-way line 200.12 feet to the place of beginning. Containing a net area of 68.820 square feet or 1.5798 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Thiensville in surveying, dividing and mapping the same.



*John R. Stigler*  
JOHN R. STIGLER – Wis. Reg. No. S-1820

STATE OF WISCONSIN)ss  
WAUKESHA COUNTY )

The above certificate subscribed and sworn to me this 6<sup>TH</sup> day of JULY, 2016.

My commission expires July 5, 2019.

*Peter A. Muehl*  
PETER A. MUEHL – NOTARY PUBLIC



OWNER: C/O HIPPENMEYER-REILLY MOODIE & BLUM

Instrument drafted by John R. Stigler

P. S. Ozaukee 553

AFFECTED  
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PROPERTY

CERTIFIED SURVEY MAP NO. 3976

Sheet 5 of 6

Being a redivision of White Coach Condominiums  
Being a part of the NE 1/4 of the SE 1/4 of Section 22, Town 9 North, Range 21 East  
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

OWNERS CERTIFICATION:

As owners, we hereby certify that we caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Village of Thiensville

WHITE COACH CONDOMINIUM ASSOCIATION, INC.

Thomas Hornby  
THOMAS HORNBY - PRESIDENT

John Radke  
JOHN RADKE - SECRETARY

STATE OF WISCONSIN)ss  
WAUKESHA COUNTY)

Personally came before me this 19<sup>th</sup> day of JULY, 2016, the above named THOMAS HORNBY, PRESIDENT OF WHITE COACH CONDOMINIUM ASSOCIATION, INC. and JOHN RADKE, ITS SECRETARY OF WHITE COACH CONDOMINIUMS, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires is permanent

Robert B. Moodie  
NOTARY PUBLIC - ROBERT B. MOODIE

CONSENT OF CORPORATE MORTGAGEE

FIDELITY NATIONAL, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, dedicating and mapping of the land described on this map, and does hereby consent to the above certificate of WHITE COACH CONDOMINIUMS.

FIDELITY NATIONAL

BY \_\_\_\_\_ ITS

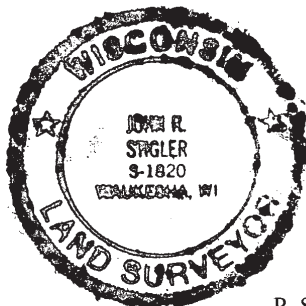
STATE OF WISCONSIN)ss  
COUNTY)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2016, the above named \_\_\_\_\_, to me known to be such \_\_\_\_\_, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

My commission expires \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

John R. Stigler  
JOHN R. STIGLER - Wis. Reg. No. S-1820  
Dated this 6<sup>TH</sup> day of JULY, 2016



OWNER: C/O HIPPENMEYER-REILLY MOODIE & BLUM

Instrument drafted by John R. Stigler

P. S. Ozaukee 553



AFFECTED  
A  
PROPERTY

CERTIFIED SURVEY MAP NO. 3976

Sheet 6 of 6

Being a redivision of White Coach Condominiums  
Being a part of the NE 1/4 of the SE 1/4 of Section 22, Town 9 North, Range 21 East  
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

VILLAGE OF THIENSVILLE PLANNING COMMISSION APPROVAL:

Approved by the Village of Thiensville Planning Commission, this 10<sup>th</sup> day August, 2016.

Van A. Mobley  
VAN A. MOBLEY - CHAIRMAN

Dianne S. Robertson  
DIANNE S. ROBERTSON - VILLAGE ADMINISTRATOR



John R. Stigler  
JOHN R. STIGLER - Wis. Reg. No. S-1820  
Dated this 6<sup>th</sup> day of July, 2016

OWNER: C/O HIPPENMEYER-REILLY MOODIE & BLUM

Instrument drafted by John R. Stigler















P. S. Ozaukee 553

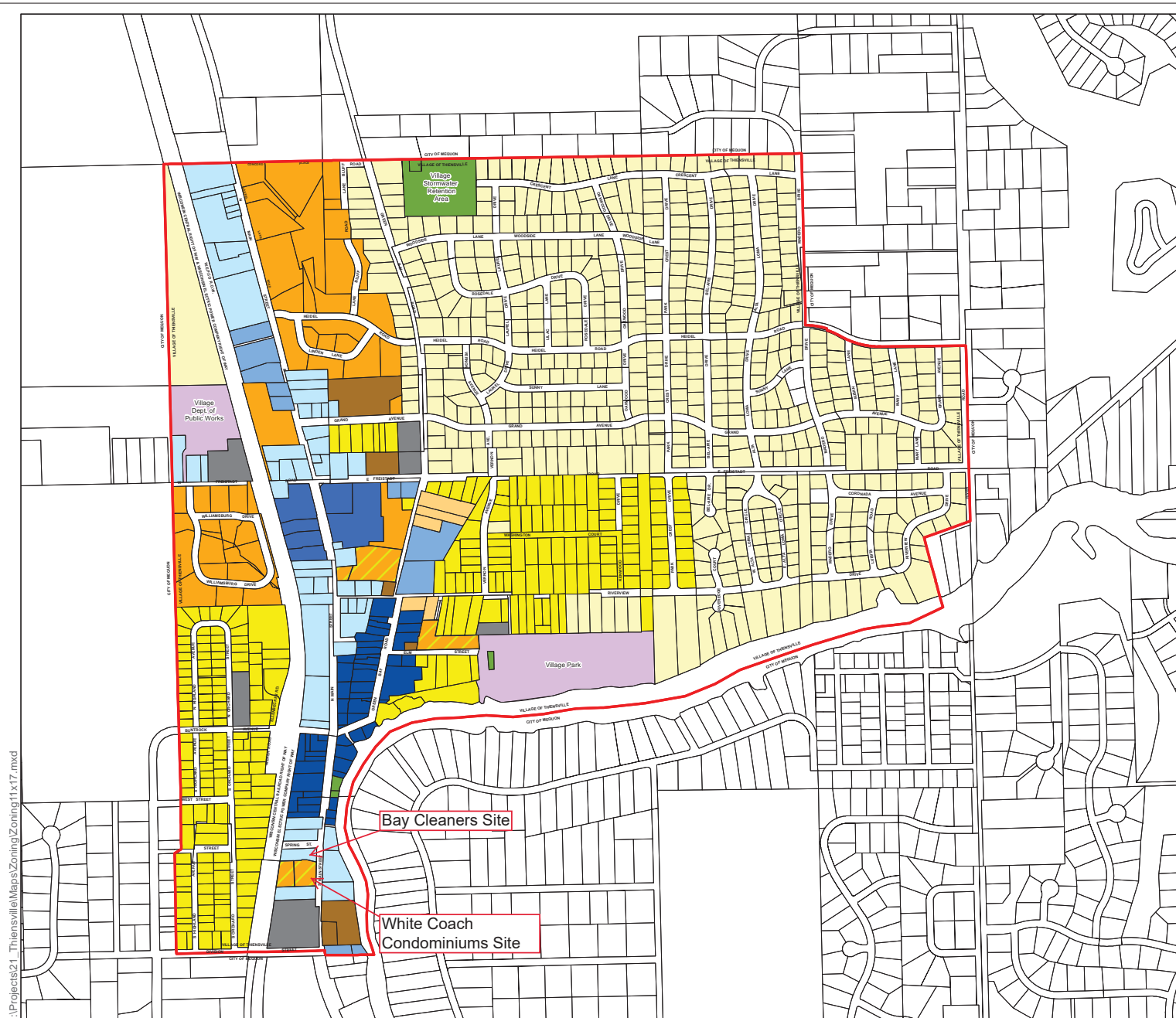
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## Zoning Map

### Legend

-  R-1 Single Family Residential District
-  R-2 Single Family Residential District
-  R-3 Two Family Residential District
-  R-4 Multiple-Family Residential District
-  R-5 Multiple-Family Residential District
-  B-1 Central Business District
-  B-2 Shopping Center Business District
-  B-3 Office/Professional Business District
-  B-4 Highway Business District
-  I-1 Institutional District
-  P-1 Park District
-  Mixed
-  Planned Development Overlay District
-  Civil Divisions



G.4. Signed Statement

White Coach Condominium Property  
213 S Main St., Thiensville, WI 53092

To whom it may concern:

I certify that, to the best of my knowledge, the property legal description provided in the case closure request accurately describes the correct off-site affected property, as described in the Second Amendment to Declaration of Ownership of White Coach Condominiums, document number 1043280, recorded on December 2, 2016, with the Ozaukee County Register of Deeds Office.

Sincerely,

*David M. Lennon*

\_\_\_\_\_  
David M. Lennon, P.E.  
Senior Project Manager  
Moraine Environmental, Inc.

*11-19-21*

\_\_\_\_\_  
Date

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
1027 W. Saint Paul Avenue  
Milwaukee WI 53233

Tony Evers, Governor  
Preston D. Cole, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



July 12, 2022

Stacy Curiel  
Hunt Management  
10520 North Baehr Road, Suite Q  
Mequon, WI 53092

**KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Continuing Obligations and Property Owner Requirements for White Coach Condominium Association, 213 South Main Street, Thiensville, WI  
Parcel Identification Number: 12-090-02-000  
Final Case Closure for Bay Cleaners – SW Door, Thiensville, Wisconsin  
BRRTS #: 02-46-587191, FID #: 246042170

Dear Ms. Curiel:

The purpose of this letter is to notify you that you are responsible for certain continuing obligations applied to your property at 213 South Main Street, Thiensville, WI, parcel ID number 12-090-02-000 (Property) due to contamination remaining on the Property. The continuing obligations are part of the cleanup and case closure approved by the Wisconsin Department of Natural Resources (DNR) for the Bay Cleaners – SW Door site, located at 201-207 South Main Street, Thiensville, WI (Site). The Site is referenced by the location of the source of contamination, i.e., the property where the original hazardous substance discharge or environmental pollution occurred, prior to contamination migrating to the Property. The continuing obligations that apply to the Property are included in this letter and are stated as conditions in the closure approval letter and are consistent with Wisconsin Statute (Wis. Stat.) § 292.12 and Wisconsin Administrative Code (Wis. Admin. Code) chs. NR 700-799. Continuing obligations are intended to limit exposure to remaining environmental contamination at the Property. These continuing obligations will also apply to future owners of the Property, until the conditions no longer exist. The DNR recommends this information is shared with owners of the condominium units on the Property.

It is common for properties to have continuing obligations as part of case closure approvals when contamination remains in the environment for a specific reason. Information on the continuing obligations associated with this Site, including the case closure approval letter, is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) at [dnr.wi.gov](http://dnr.wi.gov), search "BOTW." Enter 02-46-587191 in the **Activity Number** field and then click **Search**. Scroll down and click on the **CO Packet** link for information about the completion of the environmental work. The Site may also be seen on the map viewer, RR Sites Map. RR Sites Map can be found online at [dnr.wi.gov](http://dnr.wi.gov), search "RRSM."

The DNR reviewed and approved the case closure request regarding the chlorinated volatile organic compounds contamination in soil at this Site, based on information submitted by Moraine Environmental, Inc. on behalf of Robert Jenior. As required by state law, you received notification about the requested case closure from the person conducting the cleanup on November 12, 2021. No further investigation or cleanup is required at this time. However, the case closure decision is conditioned upon long-term compliance with the continuing obligations at the Property.

Notification of Closure Approval with Continuing Obligations  
White Coach Condominium Association, 213 South Main Street, Thiensville  
BRRTS #: 02-46-587191  
July 12, 2022

#### Continuing Obligations Applicable to the Property

Continuing obligations associated with the Site are described in the attached case closure letter to Robert Jenior, dated July 12, 2022. However, only the following continuing obligations apply to the Property.

#### Residual Soil Contamination (Wis. Admin. Code chs. NR 718, NR 500 to 599, and § NR 726.15(2)(b), and Wis. Stat. ch. 289)

Soil contamination remains beneath the south side of the site and on the north side of the offsite 213 South Main Street property as indicated on the enclosed map (Figure B.2.b., Residual Soil Contamination, March 22, 2022). If soil in the location(s) shown on the map 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. If sampling confirms that contamination is present, the property owner or right of way holder at the time of excavation will need to 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.

In addition, all current and future property owners, occupants and right of way holders need to be aware that excavation of the contaminated soil may pose an inhalation and direct contact hazard; special precautions may be needed to prevent a threat to human health.

#### Pre-Approval is Required for Well Construction (Wis. Admin. Code § NR 812.09 (4) (w))

DNR approval is required before well construction or reconstruction for all sites identified as having residual contamination and/or continuing obligations. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, the property owner is required to complete and submit Form 3300-254, "Continuing Obligations/Residual Contamination Well Approval Application," to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help complete this form. The form can be obtained online at [dnr.wi.gov](http://dnr.wi.gov), search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

#### Property Owner Responsibilities (Wis. Stat. § 292.12 & § 709.02, Wis. Admin. Code § NR 727.05)

The Property owner (you and any subsequent Property owner) is responsible for compliance with the continuing obligations in this letter, pursuant to Wis. Stat. § 292.12. You are required to notify anyone who purchases the Property from you of the responsibility to comply with the continuing obligations in this letter, in accordance with Wis. Admin. Code § NR 727.05 (2). For residential property transactions, you are required to make disclosures under Wis. Stat. § 709.02.

If you lease or rent the Property to an occupant who will be responsible for maintaining a continuing obligation, you must include that responsibility in a lease agreement, in accordance with Wis. Admin. Code § NR 727.05 (3).

#### Other Closure Information

The DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" explains a property owner's responsibility for continuing obligations on their property. This fact sheet should have been sent to you when you received a notification letter before the case closure request was submitted to the DNR. You may obtain a copy at [dnr.wi.gov](http://dnr.wi.gov) by searching "RR-819."

Under Wis. Stat. § 292.13 owners of properties affected by contamination from another property are generally exempt from investigating or cleaning up a hazardous substance discharge that migrated onto a property from another property. However, the exemption under Wis. Stat. § 292.13 does not exempt the property owner from the responsibility to maintain a continuing obligation placed on the property in accordance with Wis. Stat. § 292.12.

Notification of Closure Approval with Continuing Obligations  
White Coach Condominium Association, 213 South Main Street, Thiensville  
BRRTS #: 02-46-587191  
July 12, 2022

To maintain this exemption, that statute requires the current property owner and any subsequent property owners to meet the conditions in the statute, including:

- Granting reasonable access to the DNR, responsible party, or their contractors;
- Avoiding interference with response actions taken; and
- Avoiding actions that make the contamination worse (e.g., demolishing a structure and causing or worsening the discharges to the environment).

The DNR appreciates your cooperation to restore the environment at this site. If you have any questions regarding this closure decision or anything stated in this letter, please contact the DNR Project Manager, Alice Egan at 414-639-4007 or [alice.egan@wisconsin.gov](mailto:alice.egan@wisconsin.gov).

Sincerely,



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

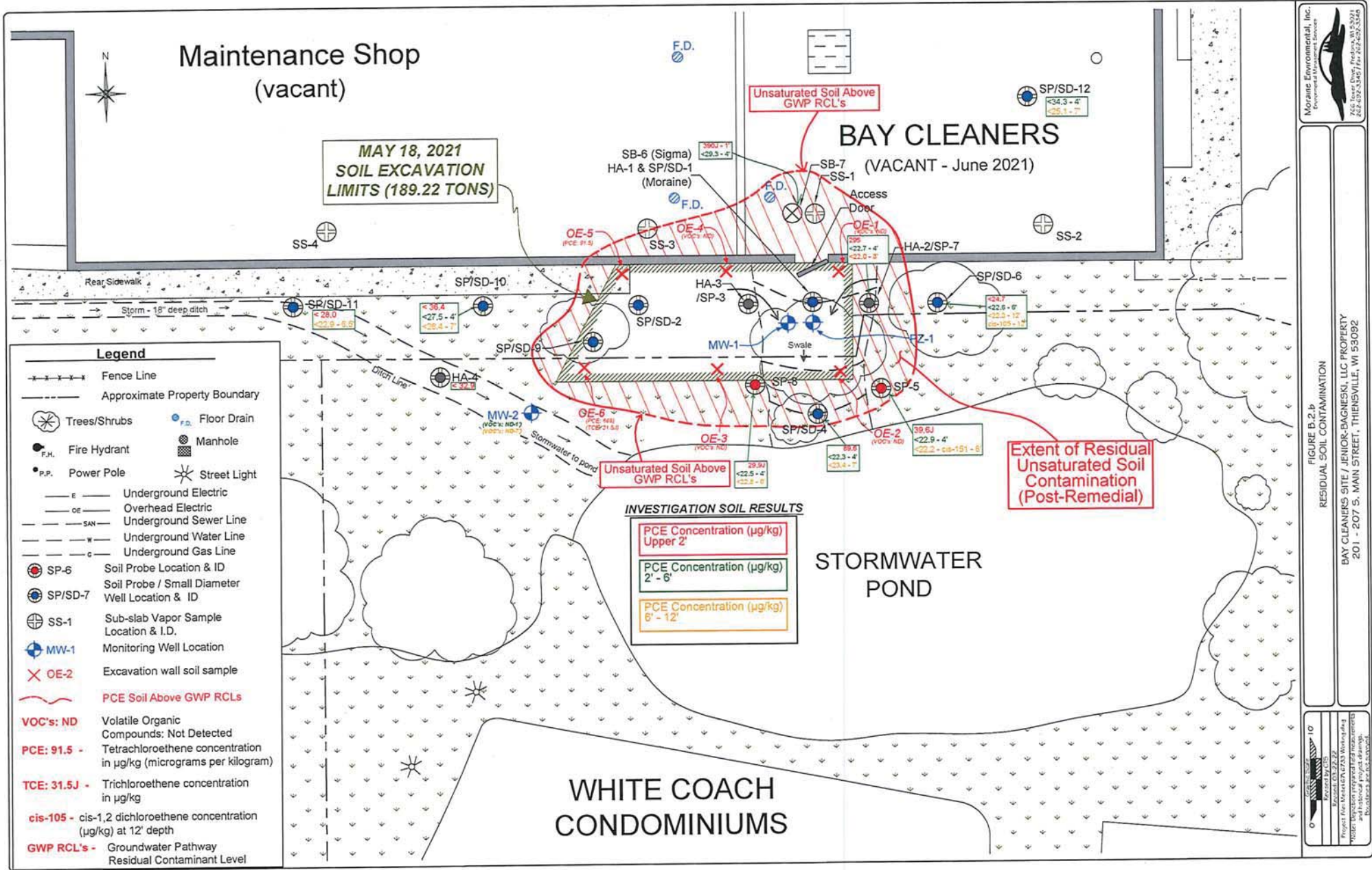
Attachments:

Figure B.2.b., Residual Soil Contamination, March 22, 2022

Final Case Closure with Continuing Obligations, Bay Cleaners – SW Door, dated July 12, 2022

cc: Robert Jenior, [Robert.jenior@yahoo.com](mailto:Robert.jenior@yahoo.com)  
Dave Lennon, Moraine Environmental, Inc., [moraine@execpc.com](mailto:moraine@execpc.com)

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PROPERTY



Morane Environmental, Inc.  
Environmental Science  
200 Bay Street, Suite 200  
Thiensville, WI 53092  
Tel: 262.333.3345  
Fax: 262.333.3346

FIGURE B.2.4  
RESIDUAL SOIL CONTAMINATION  
BAY CLEANERS SITE / JENIOR-BAGNESKI, LLC PROPERTY  
201 - 207 S. MAIN STREET, THIENSVILLE, WI 53092

10  
Report No. 2021-03-22-22  
Project: Fox Morane Environmental, LLC  
Model: Investigation report for maximum  
Remediation and/or  
Remediation and/or

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
1027 W. Saint Paul Avenue  
Milwaukee WI 53233

Tony Evers, Governor  
Preston D. Cole, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



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PROPERTY

July 12, 2022

Robert Jenior  
Jenior-Bagneski, LLC  
N85W16345 Arthur Avenue  
Menomonee Falls, WI 53051  
*Via Electronic Mail Only to [Robert.jenior@yahoo.com](mailto:Robert.jenior@yahoo.com)*

**KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Case Closure with Continuing Obligations  
Bay Cleaners - SW Door, 201-207 South Main Street, Thiensville, WI 53092  
BRRTS #: 02-46-587191, FID #: 246042170

Dear Mr. Jenior:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Bay Cleaners – SW Door case identified above met the requirements of Wisconsin Administrative (Wis. Admin.) Code chs. NR 700 to 799 for case closure with continuing obligations (COs). COs are legal requirements to address potential exposure to remaining contamination. No further investigation or remediation is required at this time for the reported hazardous substance discharge and/or environmental pollution.

However, you, future property owners and occupants of the property must comply with the COs as explained in this letter, which may include maintaining certain features and notifying the DNR and obtaining approval before taking specific actions. You must provide this letter and all enclosures to anyone who purchases, rents or leases this property from you. Some COs also apply to other properties or rights of way (ROWS) affected by the contamination as identified in the Continuing Obligation Summary section of this letter.

This case closure decision is issued under Wis. Admin. Code chs. NR 700 to 799 and is based on information received by the DNR to date. The DNR reviewed the closure request for compliance with state laws and standards and determined the case closure request met the notification requirements of Wis. Admin. Code ch. NR 725, the response action goals of Wis. Admin. Code § NR 726.05(4), and the case closure criteria of Wis. Admin. Code §§ NR 726.05, 726.09 and 726.11, and Wis. Admin. Code ch. NR 140.

The Bay Cleaners - SW Door site was investigated for a discharge of hazardous substances and/or environmental pollution outside the southwest man door from Bay Cleaners. The site investigation was conducted inside the Bay Cleaners building and outside the southwest access door and on the offsite property to the south. Case closure is granted for the chlorinated volatile organic compounds that were associated with the hazardous substance discharge and/or environmental pollution as documented in the case file. The site investigation and/or remedial action addressed soil, groundwater, vapor, surface water and sediments. The remedial action consisted of an excavation. Contamination remains in soil on the south side of the site.

The case closure decision and COs required are based on the current use of the source property at 201-207 South Main Street for commercial purposes, and the affected property (listed in the table below) for residential purposes. The source property is currently zoned commercial, and the affected property is currently zoned multi-family residential. Based on the land use and zoning, the site, including both the source property and the affected



property, meets the non-industrial land use classification under Wis. Admin. Code § NR 720.05(5) for application of residual contaminant levels in soil.

**SUMMARY OF CONTINUING OBLIGATIONS**

COs are applied at the following locations:

<b>ADDRESS (CITY, WI)</b>	<b>COS APPLIED</b>
201-207 South Main Street, Thiensville, WI (Source Property)	- Residual Soil Contamination - VI – Future Concern
213 South Main Street, Thiensville, WI	- Residual Soil Contamination

**CLOSURE CONDITIONS**

Closure conditions are legally required conditions which include both COs and other requirements for case closure (Wis. Stat. § 292.12(2)). Under Wis. Stat. § 292.12(5), you, any subsequent property owners and occupants of the property must comply with the closure conditions as explained in this letter. The property owner must notify occupants for any condition specified in this letter under Wis. Admin. Code §§ NR 726.15(1)(b) and NR 727.05(2). If an occupant is responsible for maintenance of any closure condition specified in this letter, you and any subsequent property owner must include the condition in the lease agreement under Wis. Admin. Code § NR 727.05(3) and provide the maintenance plan to any occupant that is responsible.

DNR staff may conduct periodic pre-arranged inspections to ensure that the conditions included in this letter are met (Wis. Stat. § 292.11(8)). If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. ch. 292 to ensure compliance with the closure conditions.

**SOIL**

*Continuing Obligations to Address Soil Contamination*

Residual Soil Contamination (Wis. Admin. Code chs. NR 718, NR 500 to 599, and § NR 726.15(2)(b), and Wis. Stat. ch. 289)

Soil contamination remains beneath the south side of the site and on the north side of the offsite 213 South Main Street property as indicated on the enclosed map (Figure B.2.b., Residual Soil Contamination, March 22, 2022). If soil in the location(s) shown on the map 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. If sampling confirms that contamination is present, the property owner or right of way holder at the time of excavation will need to 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.

In addition, all current and future property owners, occupants and right of way holders need to be aware that excavation of the contaminated soil may pose an inhalation and direct contact hazard; special precautions may be needed to prevent a threat to human health.

## GROUNDWATER

### *Other Groundwater or Monitoring Well Related Closure Information*

#### Wis. Admin. Code Ch. NR 140 Exemption (Wis. Admin. Code ch. NR 140)

Recent groundwater monitoring data at this site indicates that for tetrachloroethene and trichloroethene at MW-2 and tetrachloroethene at SP/SD-10 and TW-4, contaminant levels exceed the NR 140 preventive action level (PAL) but are below the enforcement standard (ES), as shown on the enclosed map (Figure B.3.b, Groundwater Isoconcentration, May 31, 2022). The DNR may grant an exemption to a PAL for substance of public health concern, other than nitrate, under Wis. Admin. Code § NR 140.28(2)(b) if all the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. (Note: at this site the point of standards application is all points where groundwater is monitored.)
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the DNR believes that these criteria have been or will be met. The exemption criteria have been met because an excavation has been conducted to remove the highest contaminated soil. Therefore, under Wis. Admin. Code § NR 140.28, an exemption to the PAL is granted for tetrachloroethene and trichloroethene at MW-2 and tetrachloroethene at SP/SD-10 and TW-4. This letter serves as your exemption.

## VAPOR

### *Continuing Obligations to Address Vapor Contamination*

Vapor intrusion (VI) is the movement of vapors coming from volatile chemicals in the soil or groundwater or within preferential pathways into buildings where people may breathe air contaminated by the vapors.

VI - Future Concern: (Wis. Stat. § 292.12(2), Wis. Admin. Code § NR 726.15(2)(L) or (m), as applicable. Chlorinated volatile organic compounds remain in soil and groundwater beneath and south of the building, as shown on the enclosed map, (Figure B.4.a., Vapor Intrusion Map – Expanded View, February 26, 2022), at concentrations that may be of concern for vapor intrusion in the future, if a building is constructed, renovated or expanded in an area where no building currently exists or if an existing building is remodeled. At the time of closure, the building is vacant.

Vapor control technologies are required for new construction or for modification of occupied buildings on the property unless the property owner assesses the vapor pathway and the DNR agrees that vapor control technologies are not needed. The property owner shall maintain the current building use and layout.

## OTHER CLOSURE REQUIREMENTS

#### Pre-Approval Required for Well Construction (Wis. Admin. Code § NR 812.09(4)(w))

DNR approval is required before well construction or reconstruction for all sites identified as having residual contamination and/or COs. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, the property owner is required to complete and submit Form 3300-254, Continuing

Case Closure of Bay Cleaners – SW Door  
BRRTS # 02-46-587191  
July 12, 2022

Page 4

Obligations/Residual Contamination Well Approval Application, to the DNR Drinking Water and Groundwater program's regional water supply specialist. A well driller can help complete this form. The form can be obtained online at [dnr.wi.gov](http://dnr.wi.gov), search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

### DNR NOTIFICATION AND APPROVAL REQUIREMENTS

Certain activities are limited at closed sites to maintain protectiveness to human health and the environment. The property owner is required to notify the DNR at least 45 days before and obtain approval from the DNR prior to taking the following actions (Wis. Admin. Code §§ NR 727.07, NR 726.15(2), Wis. Stat. § 292.12(6)).

- Before constructing a building and/or modifying use of or the construction of an existing building or changing property use. Certain activities are limited at closed sites to reduce the risk of exposure to residual contamination via vapor intrusion. For properties with a continuing obligation for addressing the future risk of vapor intrusion when buildings exist at the time of closure approval, changes to the current building use and layout are prohibited without prior DNR approval. This includes any change in building construction, reconstruction or partial demolition. The DNR may require additional actions may be required at that time to re-assess for vapor intrusion and mitigate, as appropriate.

The DNR may require additional investigation and/or cleanup actions if necessary, to be protective of human health and the environment. The case may be reopened under Wis. Admin. Code § NR 727.13 if additional information indicates that contamination on or from the site poses a threat, or for a lack of compliance with a CO or closure requirement.

### SUBMITTALS AND CONTACT INFORMATION

Site, case-related information and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to [dnr.wi.gov](http://dnr.wi.gov) and search "BOTW." Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching "RRSM."

Send written notifications and inspection logs and monitoring well filling and sealing forms to the DNR using the RR Program Submittal Portal at [dnr.wi.gov](http://dnr.wi.gov), search "RR submittal portal" (<https://dnr.wi.gov/topic/Brownfields/Submittal.html>). Questions on using this portal can be directed to the Project Manager below or to the environmental program associate (EPA) for the regional DNR office. Visit [dnr.wi.gov](http://dnr.wi.gov), search "RR contacts" and select the EPA tab (<https://dnr.wi.gov/topic/Brownfields/Contact.html>).

### CLOSING

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact the DNR Project Manager, Alice Egan at 414-639-4007, or at [alice.egan@wisconsin.gov](mailto:alice.egan@wisconsin.gov).

Sincerely,



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

Case Closure of Bay Cleaners – SW Door  
BRRTS # 02-46-587191  
July 12, 2022

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Attachments:

Figure B.2.b., Residual Soil Contamination, March 22, 2022  
Figure B.3.b., Groundwater Isoconcentration, May 31, 2022  
Figure B.4.a., Vapor Intrusion Map – Expanded View, February 26, 2022

cc.

Dave Lennon, Moraine Environmental, Inc. - moraine@execpc.com  
William Phelps, DNR, William.Phelps@Wisconsin.gov

Additional Resources:

The DNR fact sheets can be obtained by visiting the DNR website at "dnr.wi.gov" and searching DNR publication number.

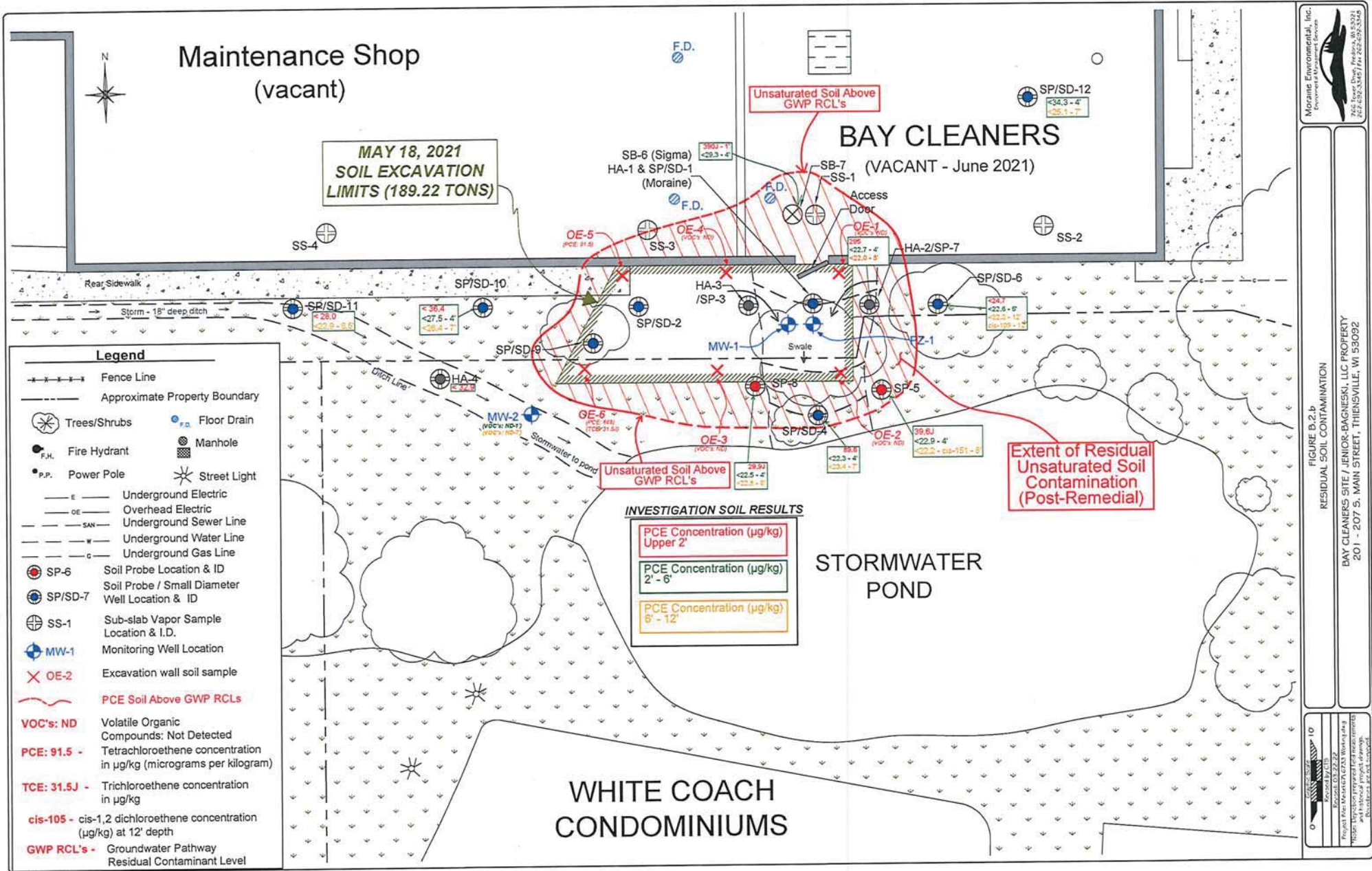
*Guidance for Electronic Submittals for the Remediation and Redevelopment Program (RR-690)*

*Continuing Obligations for Environmental Protection (RR-819)*

*Environmental Contamination and your Real Estate ((RR-973)*

*Post-Closure modifications: Changes to Property Conditions after a State-Approved Cleanup (RR-987)*

**AFFECTED  
A  
PROPERTY**

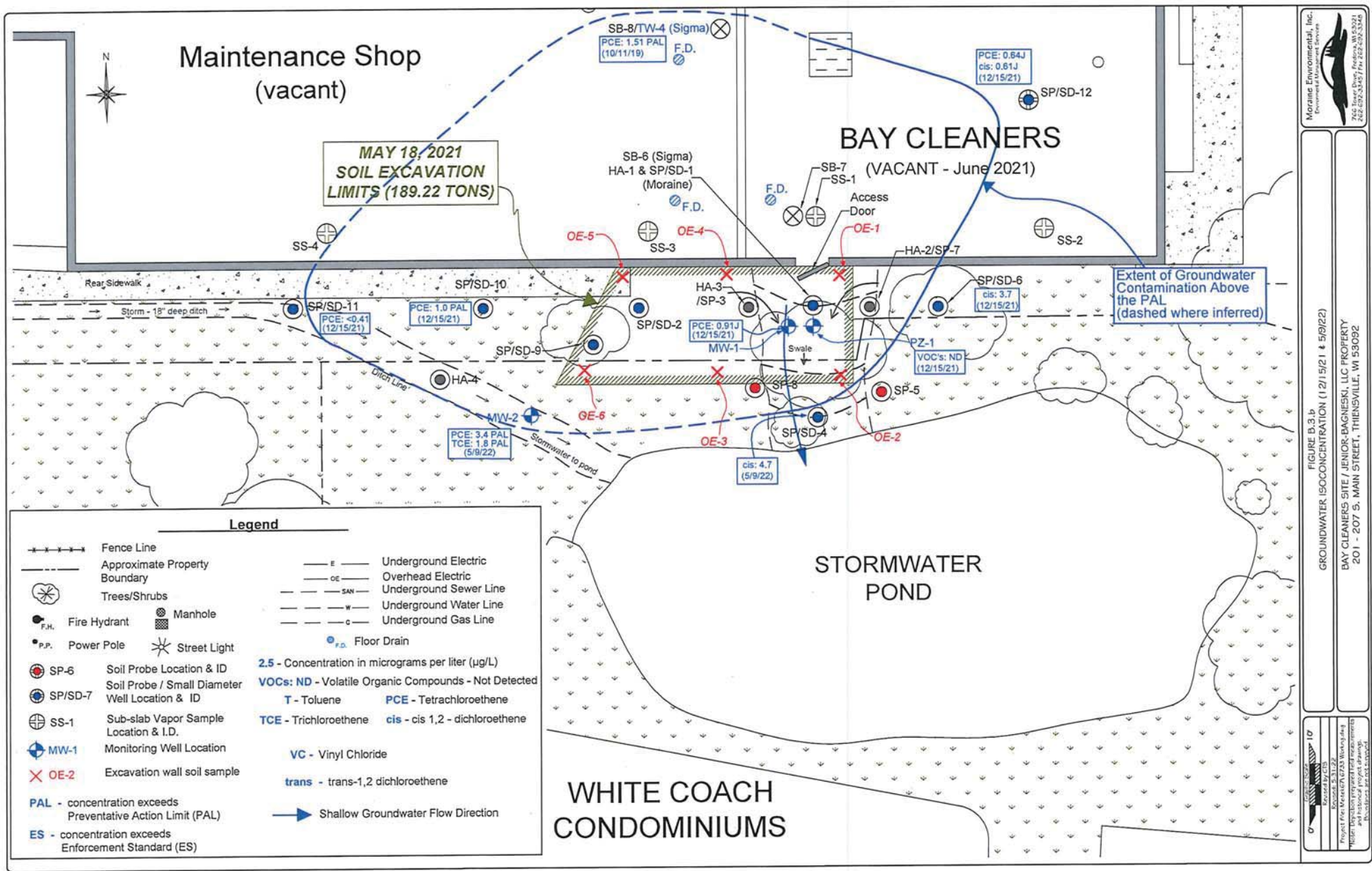


Moraine Environmental, Inc.  
Government of Wisconsin  
2525 North Street, Racine, WI 53401  
262-432-3307 Fax 262-592-3348

FIGURE B.2.b  
RESIDUAL SOIL CONTAMINATION  
BAY CLEANERS SITE / JUNIOR-BAGNIESKI, LLC PROPERTY  
201 - 207 S. MAIN STREET, THiensVILLE, WI 53092

Scale: 1" = 10'  
Project File: Moraine\_PCE\_Racine\_BayCleaners  
Revision: 03/22/22  
Notes: This map was prepared for the purposes of the Remedial Investigation and Feasibility Study and is not intended for any other use.  
Recorded as per state subchapter

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**Legend**

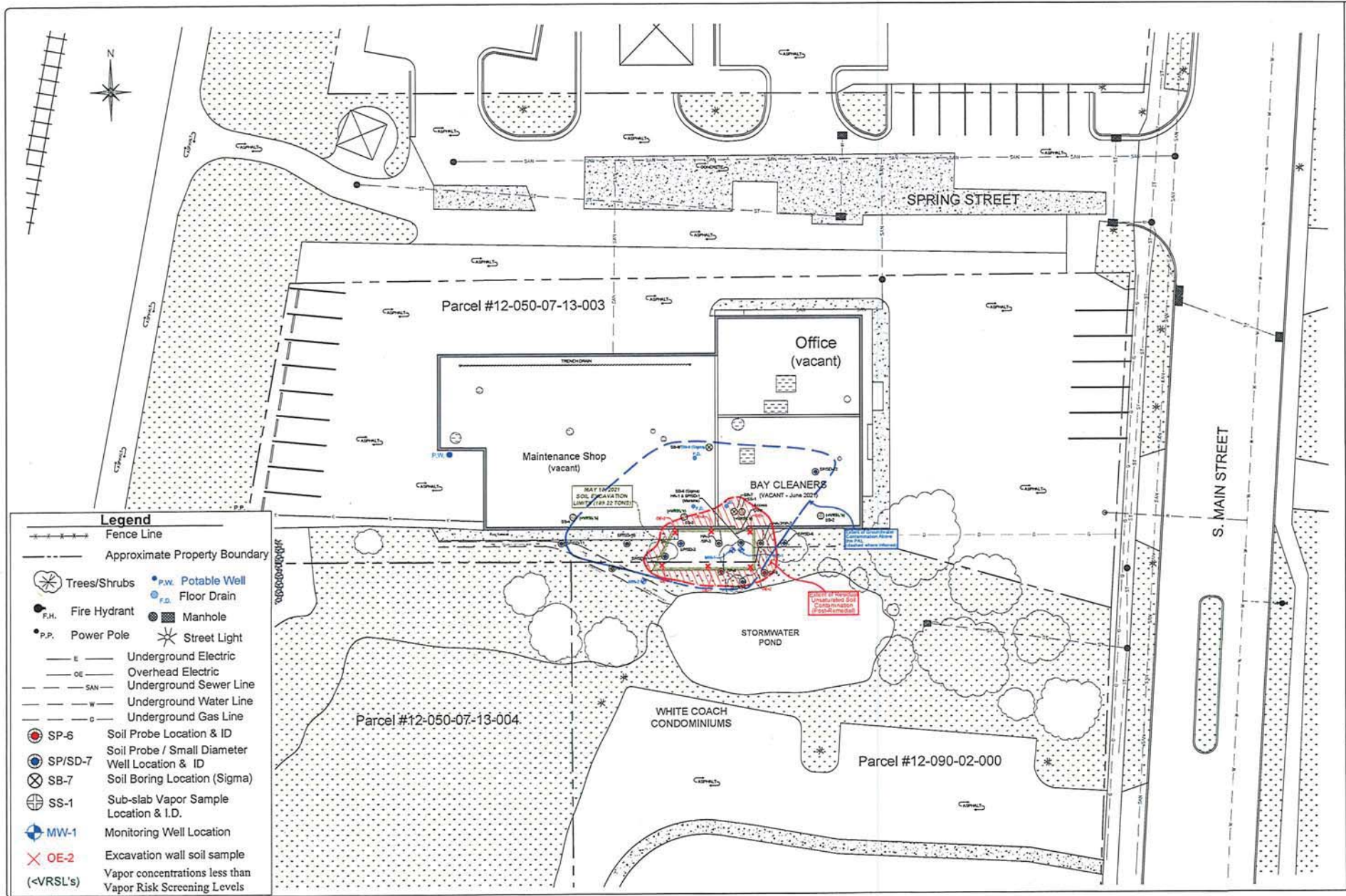
- +---+---+ Fence Line
- - - - - Approximate Property Boundary
- (\*) Trees/Shrubs
- (F.H.) Fire Hydrant
- (P.P.) Power Pole
- (M) Manhole
- (\*) Street Light
- (SP-6) Soil Probe Location & ID
- (SP/SD-7) Soil Probe / Small Diameter Well Location & ID
- (SS-1) Sub-slab Vapor Sample Location & I.D.
- (MW-1) Monitoring Well Location
- (X) OE-2 Excavation wall soil sample
- (PAL) - concentration exceeds Preventative Action Limit (PAL)
- (ES) - concentration exceeds Enforcement Standard (ES)
- (E) Underground Electric
- (OE) Overhead Electric
- (SAN) Underground Sewer Line
- (W) Underground Water Line
- (C) Underground Gas Line
- (F.D.) Floor Drain
- 2.5 - Concentration in micrograms per liter (µg/L)
- VOCs: ND - Volatile Organic Compounds - Not Detected
- T - Toluene
- PCE - Tetrachloroethene
- TCE - Trichloroethene
- cis - cis 1,2 - dichloroethene
- VC - Vinyl Chloride
- trans - trans-1,2 dichloroethene
- Shallow Groundwater Flow Direction

Moraine Environmental, Inc.  
Environmental Management Services  
202-209-3345 / Fax: 202-209-3346

FIGURE B.3.b  
GROUNDWATER ISOCOCONTRATION (1/21/5/21 & 5/9/22)  
BAY CLEANERS SITE / JENIOR-BAGNISKI, LLC PROPERTY  
201 - 207 S. MAIN STREET, THIENSVILLE, WI 53092

Scale: 1" = 10'  
Revised by: CTS  
Date: 5/11/22  
This is a preliminary drawing. It is not intended for construction and is subject to change without notice.

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Environmental & Remediation Services  
202-270-3300 / Fax 202-270-2350

FIGURE B-4.a  
VAPOR INTRUSION MAP - EXPANDED VIEW  
BAY CLEANERS SITE / JENIOR-BAGNESKI, LLC PROPERTY  
201 - 207 S. MAIN STREET, THIENSVILLE, WI 53092

Scale: 1" = 20'  
Reviewed by: JCS  
Project Date: 02/27/2023  
Notes: This map is for informational purposes only. It is not a final report and should not be used for any legal or regulatory purposes. All necessary permits should be obtained from the appropriate authorities.