





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8606  
TTY 711

September 25, 2007

Mr. Thomas McKay  
McKplaco, Inc. DBA Avenue Fabricare  
602 North 5th St.  
Milwaukee, WI 53203

FID# 241303920  
BRRTS# 02-41-378911

Subject: Final Case Closure with Land Use Limitations or Conditions for Avenue Fabricare, 602 N. 5th St., Milwaukee

Dear Mr. McKay:

On October 3, 2006, you were notified that the Southeast Region Closure Committee had granted conditional closure to this case. On September 13, 2007, the Wisconsin Department of Natural Resources (Department) received correspondence indicating that you have complied with the requirements of closure. These conditions were the abandonment of all monitoring wells, disposal of all investigative waste and the receipt of the cap maintenance plan. Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with any referenced maintenance plans are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the building and pavement that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment

or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property 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.

### Prohibited Activities

The following activities are prohibited on any portion of the property where pavement and the building foundation is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

### GIS Registry

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites for the following reasons:

Remaining Residual Groundwater Contamination

Remaining Residual Soil Contamination

Cover or Barrier

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

### Operating Dry Cleaners

You should know that in order to remain eligible for future reimbursement of cleanup costs from the Dry Cleaner Environmental Response Fund (DERF), within 90 days of the date of this letter, the owner or operator of the dry cleaning facility must implement enhanced pollution prevention measures found in Section 292.65(5)(a)2, Wis. Statutes, and NR 169.11(2), Wis Adm. Code. Currently, in accordance with Section 292.65(8)(f), Wis. Stats., the maximum amount of money that DERF can reimburse to any facility is \$500,000. The enhanced pollution prevention measures that must be implemented to remain eligible for DERF include:

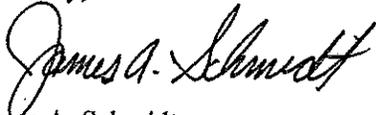
- all wastes must be managed in accordance with federal and state hazardous waste rules;
- dry cleaning product or wastewater may not be discharged into any sanitary sewers, septic tanks, or any waters of the State;
- a containment structure must entirely surround and be capable of containing any spill or release of a dry cleaning product from a dry cleaning machine or other equipment;

- the floor within any containment structure must be sealed and be impervious to dry cleaning product;
- perchloroethene must be delivered to the dry cleaning facility by means of a closed, direct coupled delivery system.

In order to retain eligibility, you will need to verify that you have implemented the pollution prevention measures described above. You may wish to keep documentation in your files, such as invoices and photographs, of any enhanced pollution prevention measures you implement, in order to provide future verification.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Brenda Boyce at (414) 263-8366.

Sincerely,



James A. Schmidt  
Remediation & Redevelopment Team Supervisor

Attachment – Cap Maintenance Plan

c: Dawn M. Gabardi – ARCADIS G&M, Inc.

# ENGINEERED CAP AND BUILDING BARRIER MAINTENANCE PLAN

August 1, 2007

Property Located at:  
602 North 5<sup>th</sup> Street  
FID No. 241303920, WNDR BRRTS #02-41-378911  
TAX PARCEL NO. 361-0739-120

## Introduction

The purpose of this document is to present a Maintenance Plan for an engineered cap and building barrier at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing slab on grade building and other paved surfaces occupying the area over the contaminated soil on-site. The contaminated soil is impacted by perchloroethene. The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the impacted soil, are identified in the attached map (Exhibit A).

## Engineered Cap Purpose

The paved surfaces and the building foundation over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundation also act as an infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the standards of NR 140 of the Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

## Annual Inspection

The paved surfaces and building foundation overlying the contaminated soil and as depicted in Exhibit A will be inspected once a year for cracks and other potential exposures to underlying soils. The inspections will be performed to evaluate damage to the floor due to exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections will be maintained by the business owner and is included as Exhibit B, *Cap Inspection Log*. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

## Maintenance Activities

If exposed soils are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can include patching and filling operations or they can include larger resurfacing or construction operations. The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces and/or the building overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the Wisconsin Department of Natural Resources ("WDNR") or its successor.

The business owner, in order to maintain the integrity of the building structure, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

## Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the business owner and its successors with the written approval of WDNR.

*Contact Information*  
*(as of August 1, 2007)*

Site Owner and Operator: Tom McKay  
602 North 5<sup>th</sup> Street, Milwaukee  
(414) 273-9054

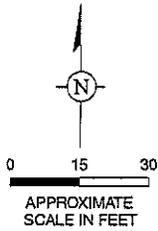
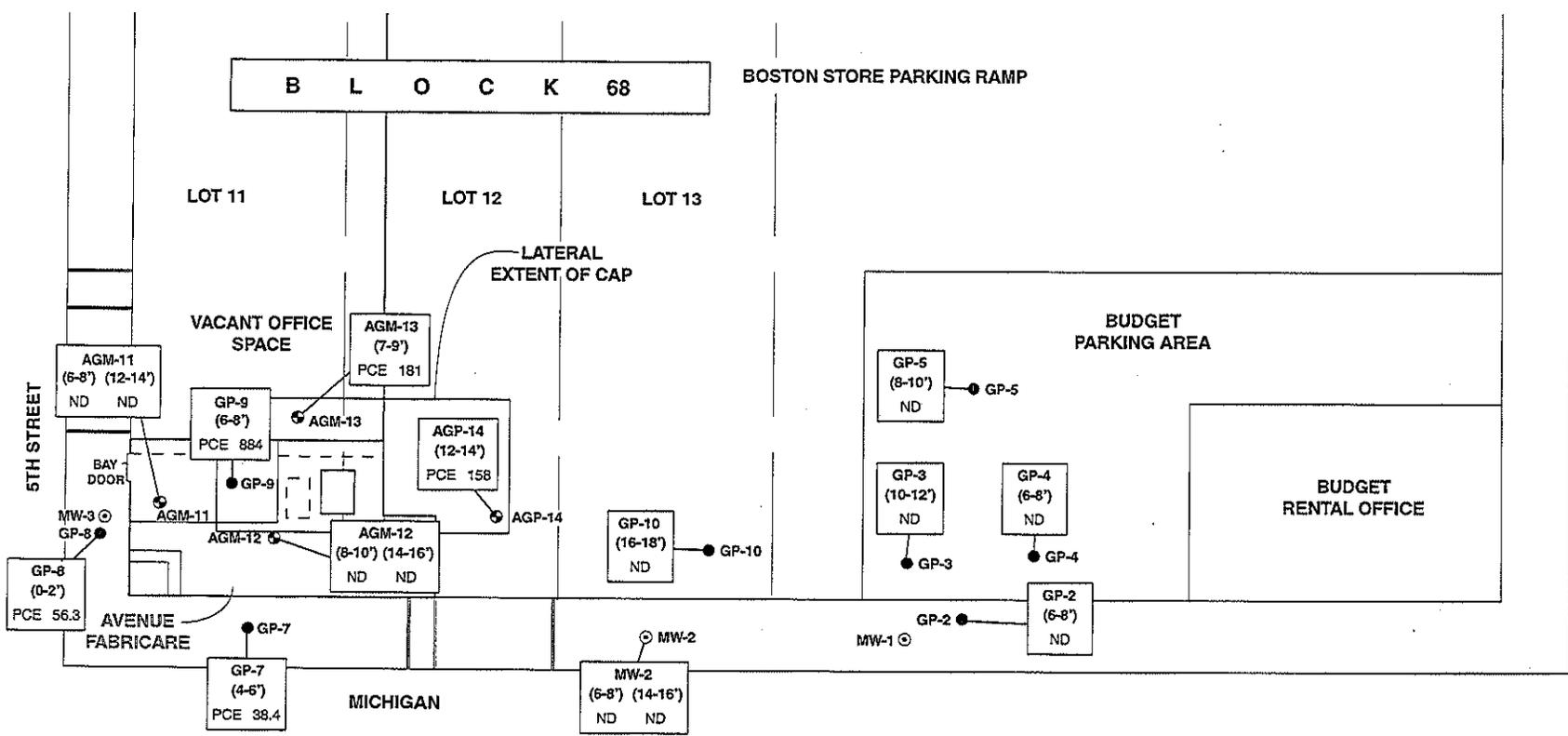
Consultant: Dawn Gabardi  
ARCADIS U.S., Inc.  
126 N. Jefferson Street, Suite 400, Milwaukee  
(414) 276-7742

WDNR: Brenda Boyce  
2300 N. Dr. Martin Luther King Drive, Milwaukee  
(414) 263-8366

**EXHIBIT B**

***BARRIER INSPECTION LOG***

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?



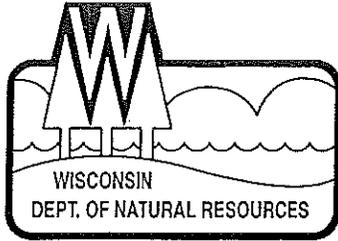
**LEGEND**

- PREVIOUS STS BORING
  - ⊕ ARCADIS BORING (8-10') SOIL SAMPLE DEPTH
  - ⊙ ARCADIS MONITORING WELL ND CHLORINATED VOCs NOT DETECTED
  - WATER PCE TETRACHLOROETHENE
  - ELECTRIC VOC VOLATILE ORGANIC COMPOUND
  - GAS
  - - - FORMER LOCATION OF DRY CLEANING MACHINE
  - ▭ CURRENT LOCATION OF DRY CLEANING MACHINE
- ALL CONCENTRATIONS IN MICROGRAMS PER KILOGRAM



**EXHIBIT A: CAP MAINTENANCE AREA**

AVENUE FABRICARE  
602 NORTH FIFTH STREET  
MILWAUKEE, WISCONSIN



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8606  
TTY 711

October 3, 2006

Mr. Thomas McKay  
McKplaco, Inc. DBA Avenue Fabricare  
602 North 5th St.  
Milwaukee, WI 53203

FID# 241303920  
BRRTS# 02-41-378911

Subject: Conditional Case Closure for Avenue Fabricare, 602 N. 5th St., Milwaukee

Dear Mr. McKay:

The Wisconsin Department of Natural Resources (Department) received your request for closure of the case described above on August 23, 2006. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Department has determined that the chlorinated solvent contamination on the site from the former dry cleaning operation appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

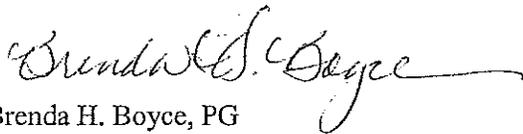
- The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Ms. Victoria Stovall on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dwg/gw/](http://www.dnr.state.wi.us/org/water/dwg/gw/) or provided by the Department of Natural Resources.
- Any remaining waste (soil piles, drilling spoil, and/or purge water) generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste has been removed once that work is completed.
- Due to the fact that no shallow soil or sub-slab vapor evaluation was conducted in the source location, the concrete floor and sealant must remain in place to prevent direct contact. Please submit a cap maintenance plan for Department review and approval.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed.

Avenue Fabricare  
October 3, 2006  
Page 2 of 2

We appreciate your efforts to investigate this release to the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8366.

Sincerely,

A handwritten signature in cursive script that reads "Brenda H. Boyce". The signature is written in black ink and is positioned above the typed name.

Brenda H. Boyce, PG  
Hydrogeologist  
Bureau for Remediation & Redevelopment

c: Dawn M. Gabardi – ARCADIS G&M, Inc.

WISCONSIN  
SPECIAL WARRANTY DEED

Document Number

Document Title

8017402

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED AT 9:36 AM

01-30-2001

WALTER R. BARCZAK  
REGISTER OF DEEDS

Recording Fee 28.00

Name and Return Address

QUARLES + BRADY LLP  
411 E. WISCONSIN AVE.  
MILWAUKEE, WI 53202  
ATTN. LAWRENCE J. JOST, ESQ.

361-0744-100-4

361-0739-120-1

Parcel Identification Number (PIN)

TRANSFER  
\$ 9,000.00  
FEE

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

DOCUMENT NO.

WISCONSIN SPECIAL WARRANTY DEED

This Deed, made between

PARISIAN, INC., an Alabama corporation  
c/o Saks, Incorporated  
750 Lakeshore Parkway  
Birmingham, Alabama 35211

Grantor, and

BOSTCO LLC, a Wisconsin limited liability company  
c/o WISPARK LLC  
231 W. Michigan Street  
Milwaukee, WI 53203

Grantee,

THIS SPACE RESERVED FOR RECORDING DATA

Return Document to:  
Quarles & Brady LLP  
411 E. Wisconsin Avenue  
Milwaukee, WI 53202  
Attn: Lawrence J. Jost, Esq.

Witnesseth, That the said Grantor, for a valuable consideration conveys

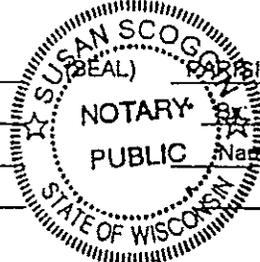
to Grantee the following described real estate in Milwaukee

County. Tax Parcel No: 361-0744-100-4; 361-0739-120-1

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And Grantor warrants title to said real estate and will defend the same against the lawful claims of all persons claiming by, through or under said grantor and none other, subject to those certain exceptions set forth on Exhibit B attached hereto and made a part hereof.

Dated this 26<sup>th</sup> day of January, 2001



PARISIAN, INC., an Alabama corporation (SEAL)

NOTARY PUBLIC Name: Paul E. Ruby, Senior Vice President

AUTHENTICATION

ACKNOWLEDGEMENT

Signature(s) of

STATE OF WISCONSIN

Milwaukee County. } SS.

Personally came before me this 26 day of

January 2001 the above named

Paul E. Ruby, Senior Vice President

authenticated this \_\_\_\_\_ day of \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

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

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

Susan Scoggin  
Notary Public Milwaukee County, Wis.

My Commission is permanent. (If not, state expiration date: 8/17/2003

THIS INSTRUMENT WAS DRAFTED BY

Kari B. Sheinfeld, Esq., Sidley & Austin, Bank One Plaza, 10 South Dearborn, Chicago, Illinois 60603

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

EXHIBIT A

OFFICE/RETAIL BUILDING LEGAL DESCRIPTION

PARCEL I:

Lots 2, 3, 6 and 7 and the North 1/2 of the vacated alley adjacent to the South of Lot 7 together with the West 1/2 of the vacated alley adjacent on the East, in Block 69, Plat of the Town of Milwaukee on the West Side of the River, in the Southeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

ALSO;

The South 1/2 of Lots 11 and 12, and the West 0.33 feet of Lot 13 adjacent; the West 30 feet of Lot 9 and the South 5 feet of the vacated alley to the North of the West 30 feet of Lot 9 and the East 1/2 of the vacated alley to the West of Lot 9; the East 49.67 feet of Lot 13 and the West 1/2 of the vacated alley to the East of Lot 13; the West 30 feet of Lot 14 and the East 1/2 of the vacated alley to the West of Lot 14, all in Block 69, Plat of the Town of Milwaukee on the West Side of the River, in the Southeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

EXCEPTING THEREFROM the land described in Quit Claim Deed recorded on August 11, 1998, as Document No. 7580640.

ALSO;

Lot 10 and the west 1/2 of the vacated alley adjacent on the East of Lot 10, and the Leasehold estate in and to Parcel II created by Indenture of Lease entered into by and between The City of Milwaukee, Lessor and Federated Department Stores, Inc. and Oscar F. Miller, Jr. and The Fourth National Bank of Columbus, State of Georgia, Trustee of the trusts created in and by the Last Will and Testament of Susie Miller Walker, deceased, Lessee, dated March 31, 1967 and recorded July 5, 1967, Reel 367, Image 1572, Document No. 4328226, as to Parcel II.

South 5 feet of vacated adjacent alley on the North of Lot 10; the North 1/2 of Lots 11 and 12, the West 0.33 feet of Lot 13, all in Block 69, Plat of the Town of Milwaukee on the West Side of the River, in the Southeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

The above Parcel I lands being more particularly described as follows:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE PRESENT SOUTH LINE OF WEST WISCONSIN AVENUE AND THE PRESENT EAST LINE OF NORTH 4TH STREET (ALSO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 69 IN PLAT OF THE TOWN OF MILWAUKEE ON THE WEST SIDE OF THE RIVER); THENCE N89°31'07" E ALONG THE SOUTH LINE OF WEST WISCONSIN AVENUE AND NORTH LINE OF SAID LOT 2, 160.46 FT (PLAT 160.00 FT) TO THE NORTHWEST CORNER OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4244; THENCE S00°04'02" E ALONG THE WEST LINE OF SAID PARCEL 2, 216.59 FT; THENCE N89°29'55" E, 40.23 FT TO THE NORTHWESTERLY CORNER OF CERTIFIED SURVEY MAP NO. 4034; THENCE S00°04'02" E ALONG SAID EAST LINE 55.39 FT; THENCE N89°29'55" E, 0.11 FT; THENCE S00°01'02" E ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NO. 4034, 151.18 FT TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 4034 AND THE PRESENT NORTH LINE OF WEST MICHIGAN STREET; THENCE S89°29'19" W ALONG THE PRESENT NORTH LINE OF WEST MICHIGAN STREET, 200.72 FT (200.00 FT PLAT) TO THE INTERSECTION OF THE PRESENT NORTH LINE OF WEST MICHIGAN STREET AND THE PRESENT EAST LINE OF NORTH 4TH STREET, ALSO THE SOUTHWEST CORNER OF LOT 11 IN SAID BLOCK 69; THENCE N00°03'39" W ALONG THE EAST LINE OF NORTH 4TH STREET, 423.25 FT (420.00 FT PLAT) TO THE POINT OF BEGINNING.

Tax Key No. 361-0744-100-4

ADDRESS: 331 W. Wisconsin Avenue

PARKING STRUCTURE LEGAL DESCRIPTION

PARCEL II:

Lots 11 to 16 inclusive, in Block 68 and that portion of vacated North - South alley adjoining, in Plat of the Town of Milwaukee, West of the River, in the Southeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

The above Parcel II lands being more particularly described as follows:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE PRESENT NORTH LINE WEST MICHIGAN STREET AND THE PRESENT EAST LINE OF NORTH 5TH STREET, ALSO THE SOUTHWEST CORNER OF LOT 11 IN BLOCK 68 IN THE PLAT OF THE TOWN OF MILWAUKEE WEST OF THE RIVER; THENCE N00°05'21" W ALONG SAID EAST LINE, 151.31 FT (150.00 FT PLAT) TO THE NORTHWEST CORNER OF LOT 11 IN SAID BLOCK 68; THENCE N89°29'37" E, 320.16 FT (320.00 FT PLAT) TO THE PRESENT WEST LINE OF NORTH 4TH STREET AND THE NORTHEAST CORNER OF LOT 14 IN SAID BLOCK 68; THENCE S00°03'39" E ALONG THE PRESENT WEST LINE OF NORTH 4TH STREET, 151.28 FT (150.00 FT PLAT) TO THE INTERSECTION OF THE PRESENT WEST LINE OF NORTH 4TH STREET AND THE PRESENT NORTH LINE OF WEST MICHIGAN STREET, ALSO THE SOUTHEAST CORNER OF LOT 16 IN SAID BLOCK 68; THENCE S89°29'19" W ALONG THE PRESENT NORTH LINE OF WEST MICHIGAN STREET 320.09 FT (320.00 FT PLAT) TO THE POINT OF BEGINNING.

Tax Key No. 361-0739-120-1

ADDRESS: 615 North 4th Street

W. WISCONSIN

AVE.

441

THRU

401

200'

120'

ST.

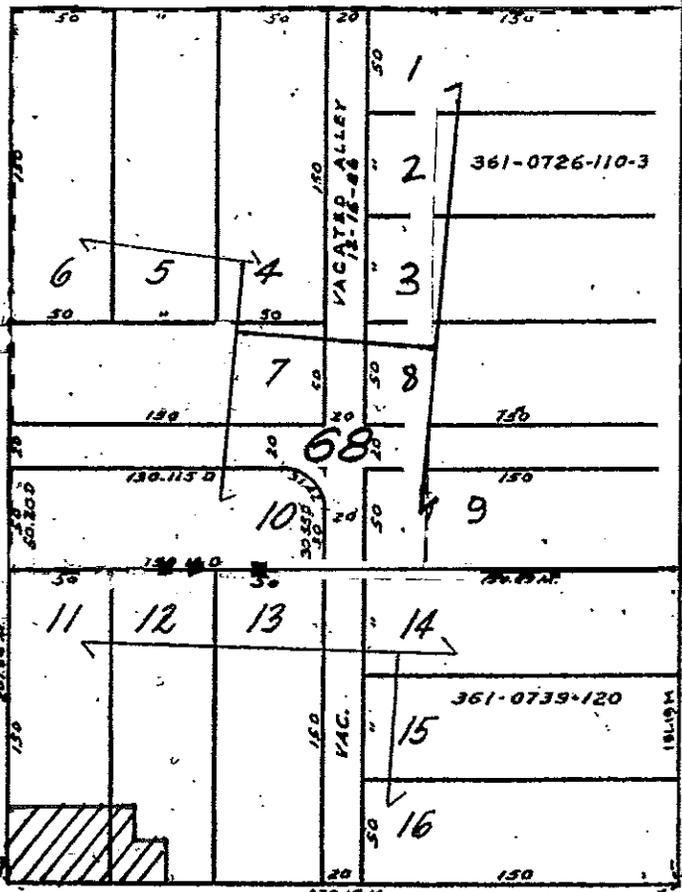
ST.

270'

270'

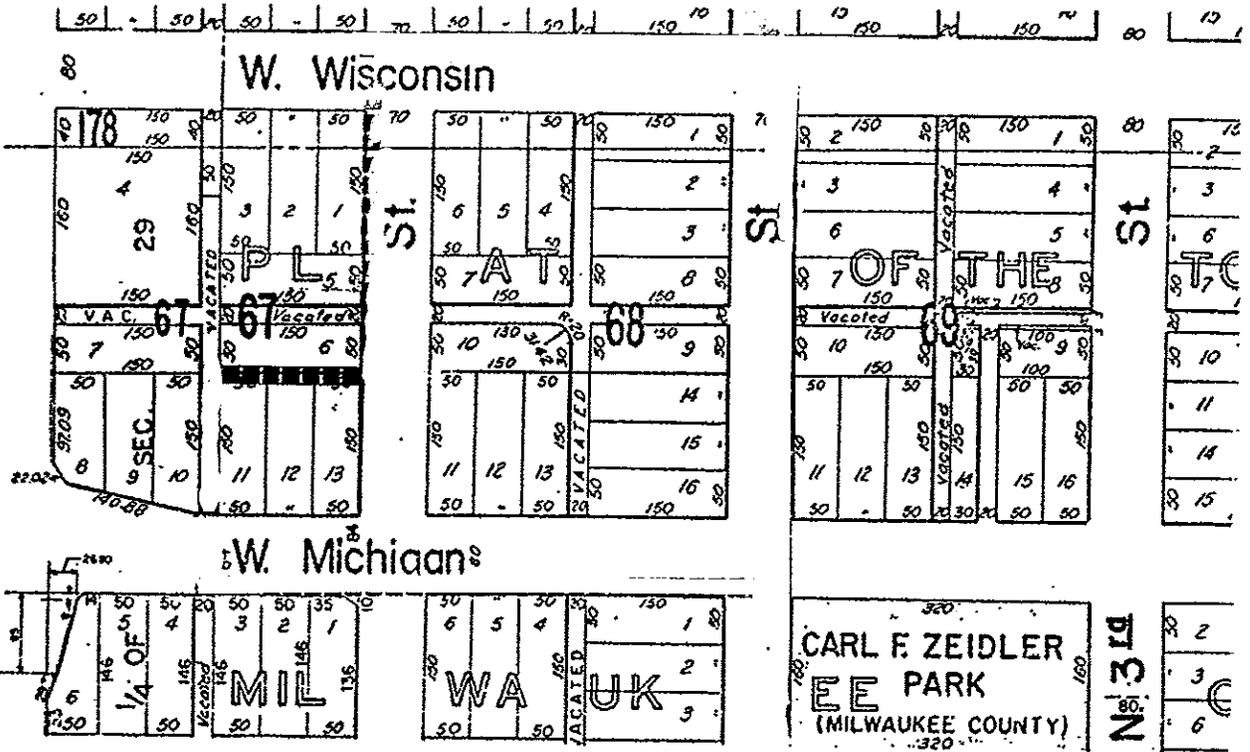
N. 5<sup>TH</sup>

N. 4<sup>TH</sup>



Avenue Fabricare  
 Facility  
 W. MICHIGAN ST.

ST.



**GIS Registry Packet Document**  
**McKPlaco, Inc. d/b/a Avenue Fabricare**  
**BRRTS #02-41-378911**

Parcel Identification Number (Includes more than one address)  
361-0739-120

Relevant Addresses:

- Avenue Fabricare: 602 North 5<sup>th</sup> Street, Milwaukee, Wisconsin 53203
- Boston Store Parking Structure: 615 North 4<sup>th</sup> Street, Milwaukee, Wisconsin 53203  
(Parking structure is adjacent to Avenue Fabricare and part of same property that Avenue Fabricare is located on)

Notes:

Parcel number applies to Block 68, Lots 11 through 16 and vacated alley adjoining Lot 13. Soil and groundwater impacts at the Avenue Fabricare Site are limited to the southern 1/3 of Lots 11, 12, and 13, of Block 68. Refer to attached Plat Map for reference.

Second tax parcel number shown on Warranty Deed (361-0744-100) refers to another property referenced as Block 69, located on east side of Fourth Street. Block 69 does not pertain to the Subject Site in any way.

Geographic Position

WTM91 Coordinates: E 689655, N 287096

DRAFTER: LMB

APPROVED:

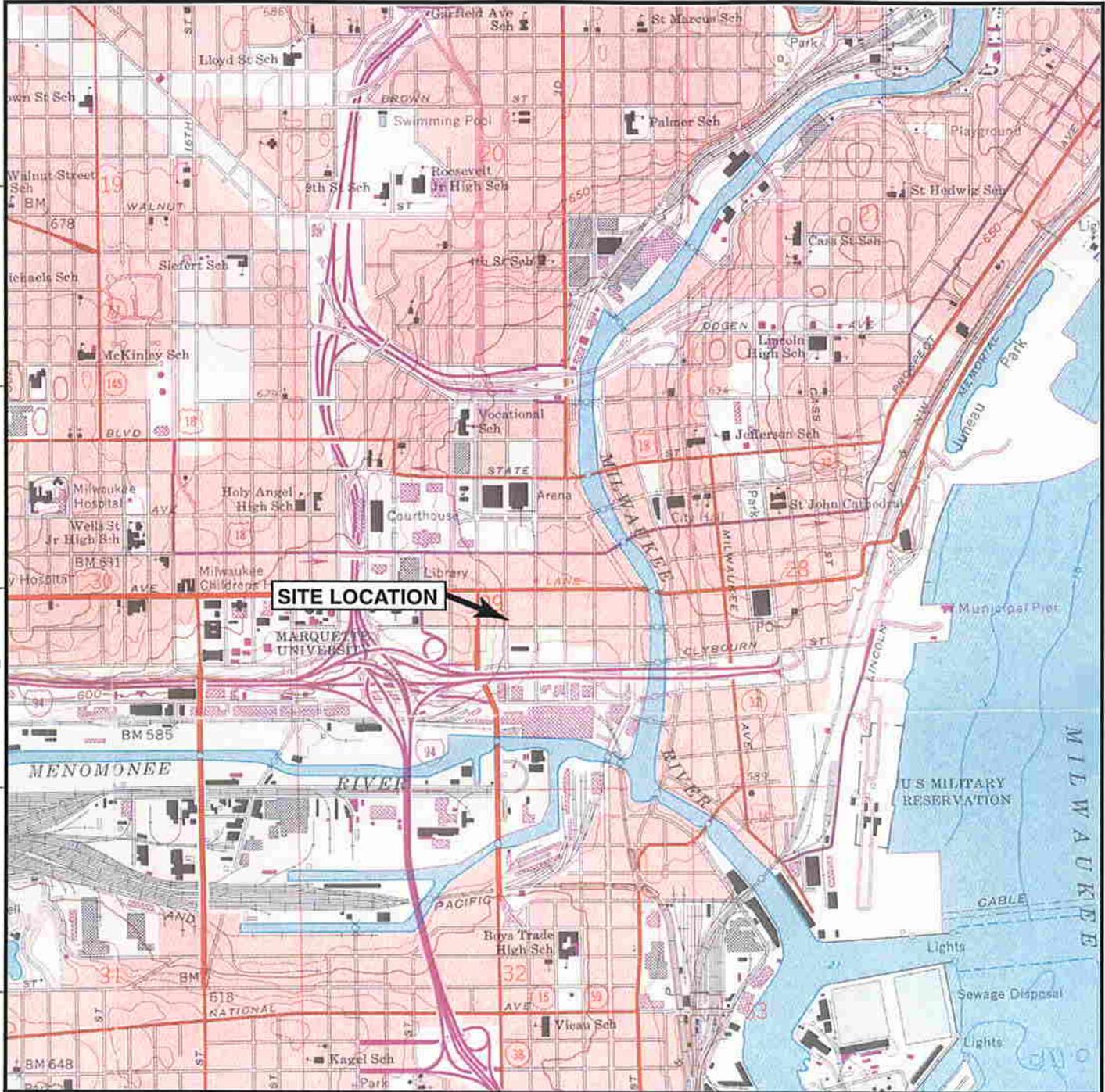
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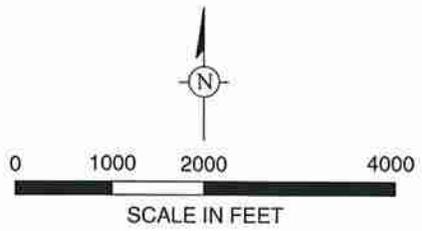
FILE NO.: GRAPHICS

PN: MCKPLACOWI1020AVENUE

DWG DATE: 12MAR03



SOURCE: USGS 7.5 Minute Topographic Map, Milwaukee, WISCONSIN Quadrangle, 1971

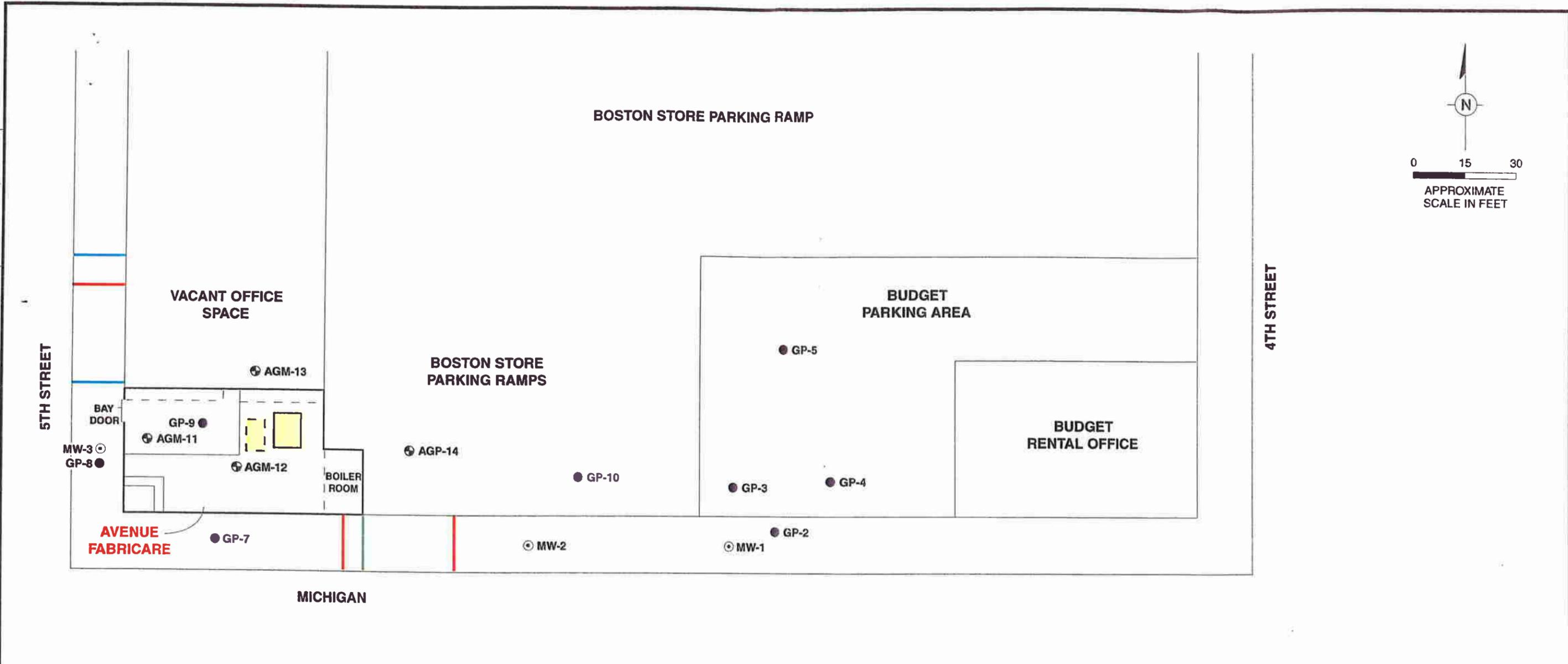
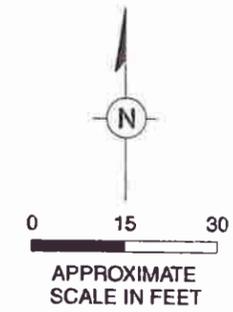


### SITE LOCATION MAP

AVENUE FABRICARE  
602 NORTH FIFTH STREET  
MILWAUKEE, WISCONSIN

FIGURE

1

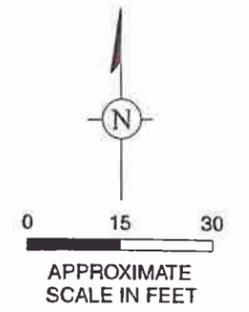
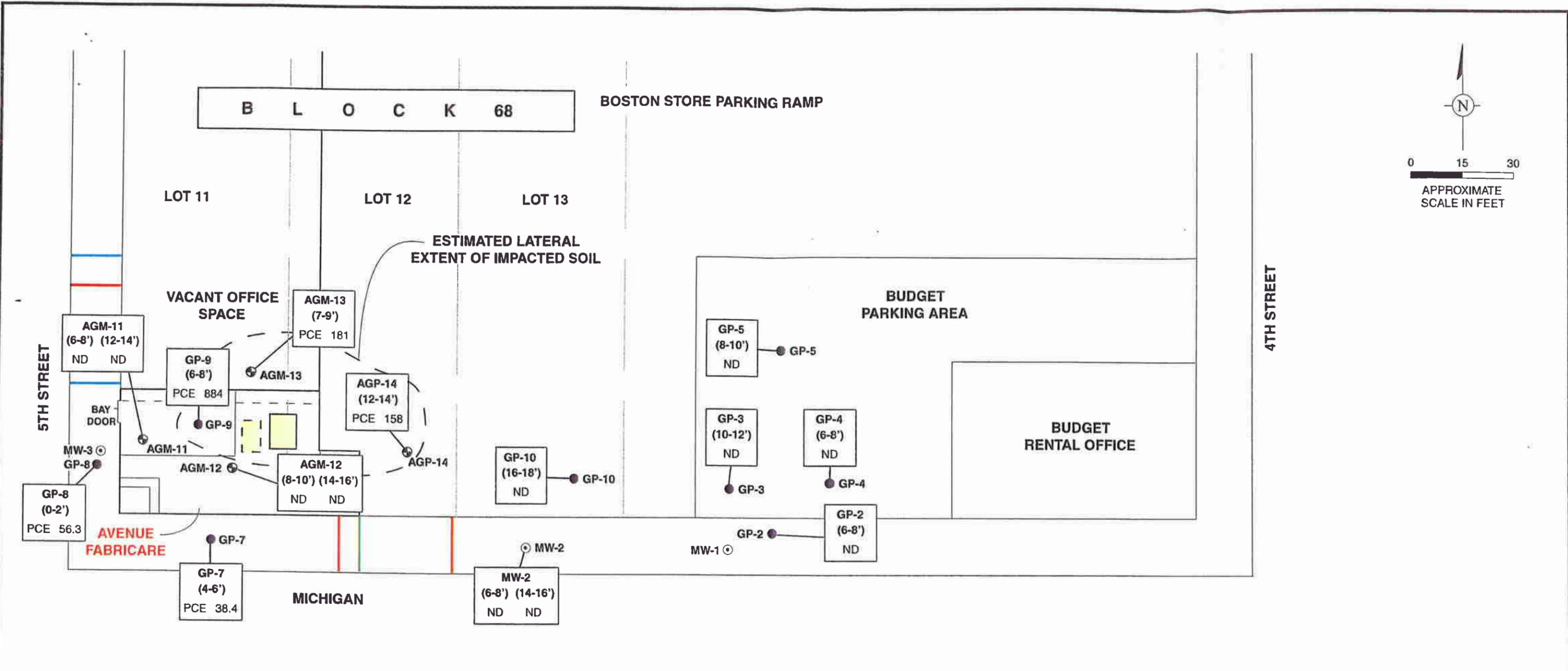


**LEGEND**

- PREVIOUS STS BORING
- ⊕ ARCADIS BORING
- ⊙ ARCADIS MONITORING WELL
- WATER
- ELECTRIC
- GAS
- ▭ FORMER LOCATION OF DRY CLEANING MACHINE
- ▭ CURRENT DRY CLEANING MACHINE LOCATION

	<p><b>SITE LAYOUT</b></p> <p>AVENUE FABRICARE 602 NORTH FIFTH STREET MILWAUKEE, WISCONSIN</p>	<p>FIGURE</p> <p><b>2</b></p>
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DWG DATE: 13JUL06 | P/N: MCKPLACOW11020\AVENUE | FILE NO.: GRAPHICS | DRAWING: VOC\_SOIL.A1 | CHECKED: DMG | APPROVED: | DRAFTER: LMB

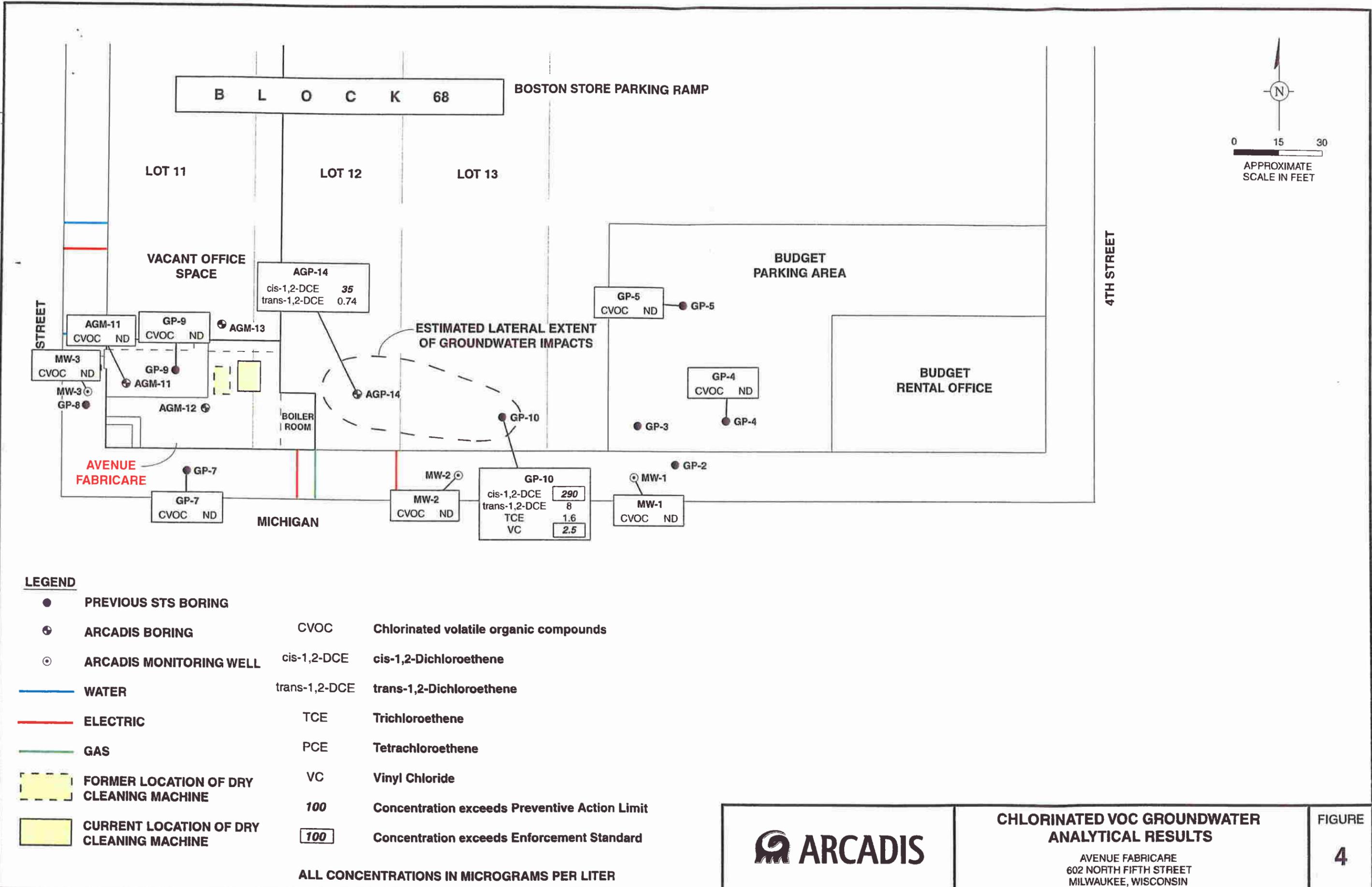


**LEGEND**

- PREVIOUS STS BORING
  - ⊕ ARCADIS BORING
  - ⊙ ARCADIS MONITORING WELL
  - WATER
  - ELECTRIC
  - GAS
  - ▭ FORMER LOCATION OF DRY CLEANING MACHINE
  - ▭ CURRENT LOCATION OF DRY CLEANING MACHINE
- (8-10') SOIL SAMPLE DEPTH  
 ND CHLORINATED VOCs NOT DETECTED  
 PCE TETRACHLOROETHENE  
 VOC VOLATILE ORGANIC COMPOUND
- ALL CONCENTRATIONS IN MICROGRAMS PER KILOGRAM

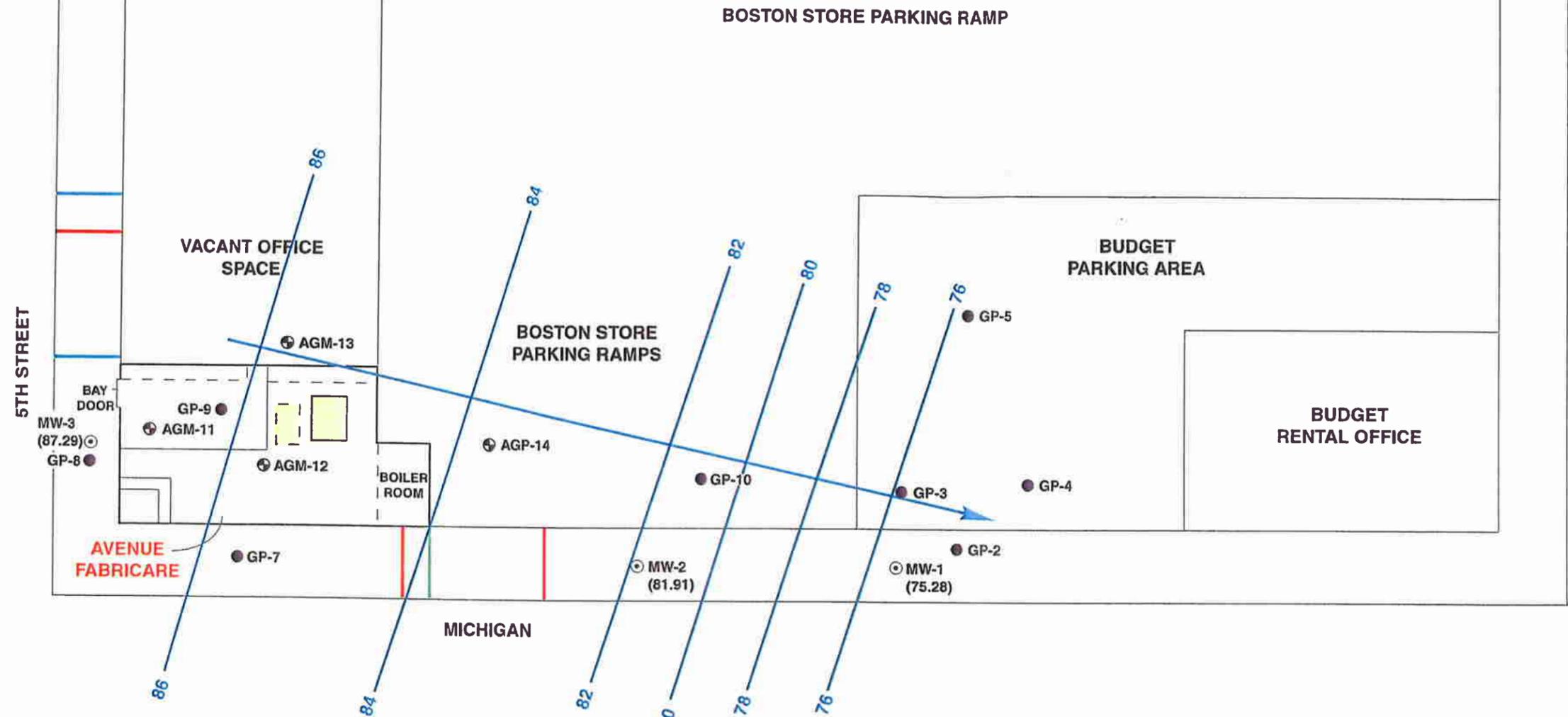
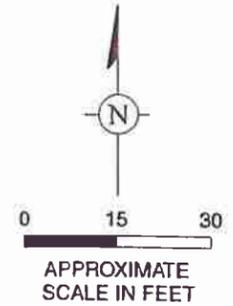
	<b>CHLORINATED VOC SOIL ANALYTICAL RESULTS</b> AVENUE FABRICARE 602 NORTH FIFTH STREET MILWAUKEE, WISCONSIN	FIGURE <b>3</b>
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DWG DATE: 13JUL06 | PN: MCKPLACOV11020AVENUE | FILE NO.: GRAPHICS | DRAWING: VOC\_GWA1 | CHECKED: DMG | APPROVED: | DRAFTER: LMB



	<b>CHLORINATED VOC GROUNDWATER ANALYTICAL RESULTS</b> AVENUE FABRICARE 602 NORTH FIFTH STREET MILWAUKEE, WISCONSIN	FIGURE <b>4</b>
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DWG DATE: 13JUL06 | PN: MCKPLACOW11020AVENUE | FILE NO.: GRAPHICS | DRAWING: CONTOURS.AI | CHECKED: DMG | APPROVED: | DRAFTER: LMB



**LEGEND**

- PREVIOUS STS BORING
- ⊕ ARCADIS BORING
- ⊙ ARCADIS MONITORING WELL
- WATER
- ELECTRIC
- GAS
- ▭ FORMER LOCATION OF DRY CLEANING MACHINE
- ▭ CURRENT LOCATION OF DRY CLEANING MACHINE
- (87.29) WATER TABLE ELEVATION
- 84— WATER TABLE CONTOUR
- ↘ GROUNDWATER FLOW DIRECTION



**WATER TABLE ELEVATIONS AND CONTOURS**  
**OCTOBER 14, 2005**  
 AVENUE FABRICARE  
 602 NORTH FIFTH STREET  
 MILWAUKEE, WISCONSIN

FIGURE  
**5**

# ARCADIS

Table 1. Summary of Soil Volatile Organic Compound Analytical Results, Avenue Fabricare, Milwaukee, Wisconsin.

Boring Name	GP-7	GP-8	GP-9	GP-10	AGM-11		AGM-12		AGM-13	AGP-14	MW-2	
Sample Depth	4-6'	0-2'	6-8'	16-18'	6-8'	12-14'	8-10'	14-16**	7-9'	12-14'	6-8'	14-16'
Sample Date	9/25/00	9/25/00	9/27/00	9/26/00	10/9/03	10/9/03	10/9/03	10/9/03	10/9/03	6/2/04	9/2/05	9/2/05
trans-1,2-Dichloroethene	<25	<25	<25	<200	<27	<57	<29	<29	<28	<28	<32	<34
cis-1,2-Dichloroethene	<25	<25	<25	<200	<27	<57	<29	<29	<28	<28	<32	<34
Tetrachloroethene	38.4	56.3	884	<200	<27	<57	<29	<29	181	158	<32	<34
Trichloroethene	<25	<25	<25	<200	<27	<57	<29	<29	<28	<28	<32	<34
Vinyl chloride	<25	<25	<25	<200	<37	<80	<41	<40	<40	<40	<45	<48

Soil results reported in micrograms per kilogram ( $\mu\text{g}/\text{kg}$ ).

\*Sample was collected from saturated soils because temporary well could not be installed for water sampling.  
 Samples collected in September 2000 were collected by other consultant during Phase II ESA.

# ARCADIS

**Table 2. Summary of Groundwater Volatile Organic Compound Analytical Results, Avenue Fabricare, Milwaukee, Wisconsin.**

Boring/Well Name	NR 140	NR 140	GP-4	GP-5	GP-7	GP-8	GP-9	GP-10	AGM-11	AGP-14
Sample Date	ES	PAL	9/27/00	9/27/00	9/25/00	9/25/00	9/27/00	9/26/00	10/10/03	6/11/04
trans-1,2-Dichloroethene	100	20	<0.150	<0.150	<0.150	<0.150	<0.150	8.021	<0.5	0.74
cis-1,2-Dichloroethene	70	7	<0.150	<0.150	<0.150	<0.150	<0.150	290	<0.5	35
Tetrachloroethene	5	0.5	<0.150	<0.150	<0.150	0.1833	<0.150	<0.150	<0.5	<0.5
Trichloroethene	5	0.5	<0.400	<0.400	<0.400	<0.400	<0.400	1.635	<0.25	<0.2
Vinyl chloride	0.2	0.02	<0.110	<0.110	<0.110	<0.110	<0.110	2.538	<0.25	<0.2

Results reported in micrograms per liter (µg/l).

**100** Concentration exceeds NR 140 PAL.

**100** Concentration exceeds NR 140 ES.

ES Enforcement Standard

PAL Preventive Action Limit

# ARCADIS

**Table 2. Summary of Groundwater Volatile Organic Compound Analytical Results, Avenue Fabricare, Milwaukee, Wisconsin.**

Boring/Well Name	MW-1	MW-2	MW-3
Sample Date	10/14/05	10/14/05	10/14/05
trans-1,2-Dichloroethene	<0.5	<0.5	<0.5
cis-1,2-Dichloroethene	<0.5	<0.5	<0.5
Tetrachloroethene	<0.5	<0.5	<0.5
Trichloroethene	<0.2	<0.2	<0.2
Vinyl chloride	<0.2	<0.2	<0.2

Results reported in micrograms per liter ( $\mu\text{g/l}$ ).

**100** Concentration exceeds NR 140 PAL.

**100** Concentration exceeds NR 140 ES.

ES Enforcement Standard

PAL Preventive Action Limit

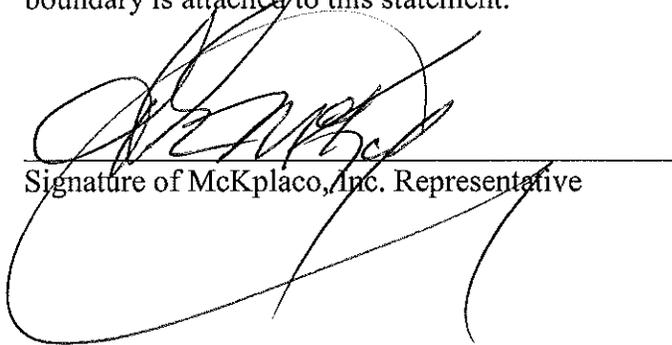
# ARCADIS

Table 3. Static Water Table Elevation Data, Avenue Fabricare, Milwaukee, Wisconsin.

Well Name	Top-of-Casing Elevation	Ground Surface Elevation	Top of Well Screen	Bottom of Well Screen	Measurement Date	Depth to Water (feet)	Water Table Elevation
MW-1	96.74	97.19	77.19	67.19	10/14/05	21.46	75.28
MW-2	97.51	98.02	85.02	75.02	10/14/05	15.60	81.91
MW-3	99.64	100.07	82.07	72.07	10/14/05	12.35	87.29

All elevations are relative to benchmark located at southwest corner of building.

I believe the legal description of the property that is within the contaminated site boundary is attached to this statement.

A handwritten signature in black ink, consisting of several loops and strokes, positioned above a horizontal line.

---

Signature of McKplaco, Inc. Representative



Infrastructure, environment, facilities

Lance Skala  
Wispark LLC  
10411 Corporate Drive  
Suite 100  
Pleasant Prairie, WI 53158

Subject:

Avenue Fabricare Site Investigation, 602 North 5<sup>th</sup> Street, Notification of Intent to Request Site Closure for Avenue Fabricare Facility.

Dear Mr. Skala:

ARCADIS is submitting this informational letter to you on behalf of Mckplaco, Inc. to inform you of investigation and closure activities completed at the Avenue Fabricare facility (the Site) referenced above. This letter is intended to notify you, as a representative of the property owner and Lessor to Mckplaco, Inc., that ARCADIS intends to request site closure from the WDNR for the chlorinated volatile organic compound (VOC) release associated with the Avenue Fabricare facility.

Due to the presence of low levels of residual VOCs that remain in soil and groundwater at the Site, the site closure process will include registration of the Site on the Wisconsin Geographic Information System (GIS) Registry of Closed Remediation Sites. ARCADIS notes that the Boston Store parking ramp referenced as 615 North 4<sup>th</sup> Street is already listed on the GIS registry due to the petroleum VOCs detected on the property during a Phase II Environmental Site Assessment conducted by STS Consultants in 2001 on behalf of WISPARK Corporation. The GIS registration for the Avenue Fabricare facility will be completed in the same manner as the GIS registration for the parking ramp.

If you have any questions or require any further information, please contact us at your convenience.

Sincerely,  
ARCADIS G&M, Inc.

Dawn Gabardi  
Project Hydrogeologist

Edmund A. Buc, PE  
Senior Engineer

copies:

Donald P. Gallo – Reinhart Boerner  
Tom McKay – Mckplaco, Inc.

Imagine the result

ARCADIS G&M Inc  
126 North Jefferson Street  
Suite 400  
Milwaukee  
Wisconsin 53202  
Tel 414 276 7742  
Fax 414 276 7603

ENVIRONMENT

Date:  
22 August 2006

Contact:  
Dawn Gabardi  
Ed Buc

Phone:  
414 276 7742

Email:  
dgabardi@arcadis-us.com

Our ref:  
WI001020.0002