

**From:** Chronert, Roxanne N - DNR  
**Sent:** Wednesday, November 2, 2022 11:18 AM  
**To:** bbrand@kellybrandlaw.com; qefnez@yahoo.com  
**Cc:** Schultz, Josie M - DNR; Pelczar, Jennifer S - DNR  
**Subject:** One Hour Martinizing 02-05-217270

Ben – I have included a few items discussed and promised during the Innovative Properties Group, LLC/One Hour Martinizing 02-05-217270 enforcement conference on November 1, 2022.

[Wis. Stat. ch. 292](#) and the [Wis. Admin. Code NR 700 rule series](#) include DNR's regulatory authority for contaminated sites in Wisconsin. A summary of the NR 700 Process and Timeline is outlined in Fact Sheet [RR967](#).

Wis. Admin Code ch. NR 716 outlines what is needed for a proper investigation. Various site investigation related resources/guidance can be found at DNR's Site Investigation Toolkit website: <https://dnr.wisconsin.gov/topic/Brownfields/SIToolkit.html>.

Soil Standards: Soil Residual Contaminant Levels (RCLs) for soil to groundwater pathway and direct contact (non-industrial and industrial) pathway can be found at the following DNR website: <https://dnr.wisconsin.gov/topic/Brownfields/soil.html>, then under the Soil RCLs tab, click the link: RCL Spreadsheet for use with macro-enabled Excel program. Soil to groundwater pathway and non-industrial direct contact RCLs would apply for a commercial contaminated gas station site.

Groundwater Standards: (Enforcement Standards and Preventive Action Limits) can be found in Table 1 of Wis. Admin. Code ch. NR 140, Groundwater Quality at the following link: [https://docs.legis.wisconsin.gov/code/admin\\_code/nr/100/140.pdf](https://docs.legis.wisconsin.gov/code/admin_code/nr/100/140.pdf).

Vapor Screening Levels: Vapor Risk Screening Levels (VRSLs) for sub-slab/soil gas vapors and vapor action levels (VALs) for indoor air can be found at the following DNR website: <https://dnr.wisconsin.gov/topic/Brownfields/Vapor.html>, then under the Screening Levels tab, click the link Wisconsin Vapor Quick Look-Up Table for Indoor Air VALs and VRSLs. This link includes a table of the volatile organic compounds (VOCs) frequently encountered at contaminated sites. VRSLs and VALs on the table are listed for Residential, Small Commercial, and Large Commercial/Industrial settings. For other chemicals not listed on this table, refer to the link on this webpage for calculating other vapor screening levels. The indoor air standard of 180 ug/m<sup>3</sup> referenced during the call is outlined in the Guidance Wisconsin Vapor Quick Look-up Table Indoor Air Vapor Action Levels and Vapor Risk Screening Levels, [Guidance Wisconsin Vapor Quick Look-U Table](#).

The DNR cannot recommend consultants/contractors. Here is a link to the full list of contractors [RR-024](#). Per your specific request, here are a few of the consultants working on other dry cleaner sites in the area: Enviroforensics, SCS, AECOM, Bay West, Fehr Graham, and Stantec. I pulled these contractors by searching the DNR online database, BRRTS on the Web ([BOTW](#)), for other open dry cleaner sites and identified what consultants were working on the sites. The consulting firms' contact information are on the full list of contractors [RR-024](#).

On the call you verbally requested a copy of the site file for One Hour Martinizing, which can be found at this [link on BOTW](#). Documents dated 2019 to present are uploaded as individual PDF documents. Documents dated pre-2019 have been scanned and uploaded to BOTW as a single





searchable PDF (see screen shot below). Please note a few of the key documents pre-2019 are also uploaded as individual documents.

For future reference, here is a link to the [DNR open record request](#) page.

If you have any other questions on the above information, please feel free to reach out to us.

## ACTIVITY DETAILS

### 02-05-217270 ONE HOUR MARTINIZING

<b>Status</b>		<b>Activity Type</b>		<b>Jurisdiction</b>				
OPEN		ERP		DNR RR				
<b>Location Name</b>			<b>County</b>		<b>DNR Region</b>			
MARTINIZING DRY CLEANING & LAUNDRY SERVICE			BROWN		NORTHEAST			
<b>Address</b>				<b>Municipality</b>				
1233 S MILITARY AVE				GREEN BAY				
<b>PLSS Description</b>		<b>Latitude (WGS84)</b>	<b>Longitude (WGS84)</b>	<b>Google Maps</b>	<b>RR Sites Map</b>			
NW 1/4 of the NW 1/4 of Sec 34, T24N, R20E		44.5160839	-88.0684033	<a href="#">CLICK TO VIEW</a>	<a href="#">CLICK TO VIEW</a>			
<b>Additional Location Description</b>								
<b>Additional Activity Details</b>					<b>Acres</b>			
					UNKNOWN			
<b>Facility ID</b>	<b>PECFA No.</b>	<b>EPA ID</b>	<b>Start Date</b>	<b>End Date</b>				
405008780			1999-03-31					
<b>Characteristics</b>								
<b>PECFA Funds Eligible</b>	<b>EPA Superfund</b>	<b>EPA NPL Site</b>	<b>Above Ground Petrol Tank</b>	<b>Underground Petrol Tank</b>	<b>Drycleaner</b>	<b>PFAS</b>	<b>Sediments</b>	<b>WI DOT Site</b>
					•			
<b>Site Files</b>								
<p>The document(s) below contain permanent records available at the time the paper file for this Activity was scanned and uploaded. The paper file may have been divided into multiple scanned documents because of size. Records withheld by the department due to confidentiality, attorney-client privilege, lab data, and other sensitive documents, are not included. Additional records associated with this Activity may, or may not, be available through an open records request.</p>								
<b>Name</b>					<b>File</b>			
SITE FILE FOR YEARS 1999 THRU 2017								
<b>Actions and Documents</b>								
<b>Date</b>	<b>Code</b>	<b>Name</b>	<b>File</b>	<b>Comment</b>				
1999-03-31	1	Notification of Hazardous Substance Discharge						
1999-04-01	2	Responsible Party (RP) letter sent						
1999-04-19	111	DERF - Site Investigation Scoping Report Received						
1999-04-19	29	Phase II Environmental Site Assessment (ESA) Rpt Received		Individual document				
1999-04-30	35	Site Investigation Workplan (SIWP) Received (non-fee)						
1999-05-05	30	Site Investigation Workplan (SIWP) Notice to Proceed (NTP)						
1999-09-07	43	Site Activity Status Update Received		SOIL & GW SAMPLING RESULTS				
2000-04-21	37	Site Investigation Report (SIR) Received (non-						

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**Roxanne Nelezen Chronert**

Northeast Region Remediation and Redevelopment Team Supervisor

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