



October 20, 2020

Mr. Michael Skaife
6832 US Highway 18
Fennimore, WI 53809

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Speaker Property, 6832 US Highway 18, Town of Mount Ida, WI
DNR BRRTS Activity #: 03-22-178494

Dear Mr. Skaife:

The Department of Natural Resources (DNR) considers Speaker Property closed, with continuing obligations. The closure applies to petroleum volatile organic compounds (PVOCs) and Naphthalene in soil and groundwater. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you. For residential property transactions, you may be required to make disclosures under s. 709.02, Wis. Stats. Certain continuing obligations also apply to affected property owners or rights-of-way (ROW) holders. These are identified within each continuing obligation.

This final closure decision is based on the correspondence and data provided and is issued under chs. NR 726 and 727, Wis. Adm. Code. The South Central Region (SCR) Closure Committee reviewed the request for closure on June 22, 2020. The SCR Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases.

This former gasoline station had soil and groundwater contaminated with PVOCs plus naphthalene. An excavation was performed, and 658.1 tons of contaminated soil was removed and taken to a licensed landfill. The conditions of closure and continuing obligations required were based on the property being used for residential purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present at or above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- One or more monitoring wells were not located and must be properly filled and sealed if found.
- If a structural impediment that obstructed a complete site investigation and/or cleanup is removed or modified, additional environmental work must be completed.

The DNR fact sheet “Continuing Obligations for Environmental Protection,” RR-819, helps to explain a property owner’s responsibility for continuing obligations on their property. The fact sheet may be obtained online at dnr.wi.gov and search “RR-819”.

DNR Database

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) online at dnr.wi.gov and search “BOTW”, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, at dnr.wi.gov and search “RRSM”.

The DNR’s 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. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program’s regional water supply specialist. This form can be obtained on-line at dnr.wi.gov and search “3300-254”.

All site information is also on file at the SCR Regional DNR office, at 3911 Fish Hatchery Road, Fitchburg, WI. This letter and information that was submitted with your closure request application, including any maps, can be found as a Portable Document Format (PDF) in BOTW.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
3911 Fish Hatchery Road
Fitchburg, WI 53711

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property, as shown on the attached map Groundwater Isoconcentration, Attachment B.3.b., May 2020. If you intend to construct a new well, or reconstruct an existing well, you’ll need prior DNR approval. Affected property owners were notified of the presence of groundwater contamination. This continuing obligation also applies to the owners of 6846 US Highway 18, 6858 US Highway 18, US Highway 18 WDOT Right-Of-Way, and US Highway 18 Right-Of-Way Town of Mount Ida.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains in the area of the former tanks between the residence and the garage as indicated on the attached map, Residual Soil Contamination, Attachment B.2.b., May 2020. If soil in the specific locations described above 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 to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

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 to prevent a direct contact 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 newly placed 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.

Monitoring Wells that could not be Properly Filled and Sealed (ch. NR 141, Wis. Adm. Code)

Monitoring well MW-6S located on the adjacent property located at 6846 US Highway 18 as shown on the attached map, Monitoring Wells, Attachment B.3.d., May 2020, could not be properly filled and sealed because it was missing due to being damaged during site remediation activities. Your consultant made a reasonable effort to locate the well and to determine whether it was properly filled and sealed but was unsuccessful. The property owner at 6846 US Highway 18 may be held liable for any problems associated with the monitoring well if it creates a conduit for contaminants to enter groundwater. If the groundwater monitoring well, MW-6S is found, the then current owner of the property on which the well is located is required to notify the DNR, to properly fill and seal the well and to submit the required documentation to the DNR.

Structural Impediments (s. 292.12 (2) (b), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

The southwest corner of the residence, as shown on the attached map, Residual Soil Contamination, Attachment B.2.b., May 2020, made complete investigation and/or remediation of the soil contamination on this property impracticable. If the structural impediment is to be removed, the property owner shall notify the DNR at least 45 days before removal and conduct an investigation of the degree and extent of petroleum soil contamination below the structural impediment. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules.

In Closing

Be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, contact Janet DiMaggio at (608) 275-3295, or at janet.dimaggio@wisconsin.gov.

Sincerely,



Steven L. Martin, P.G.
SCR Team Supervisor
Remediation & Redevelopment Program

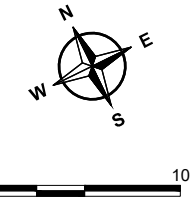
Attachments:

- Groundwater Isoconcentration, Attachment B.3.b., May 2020
- Residual Soil Contamination, Attachment B.2.b., May 2020
- Monitoring Wells, Attachment B.3.d., May 2020

c: Brian Youngwirth, General Engineering Company - byoungwirth@generalengineering.net (e-copy)

PARCEL #040-00705-0000

GRASS

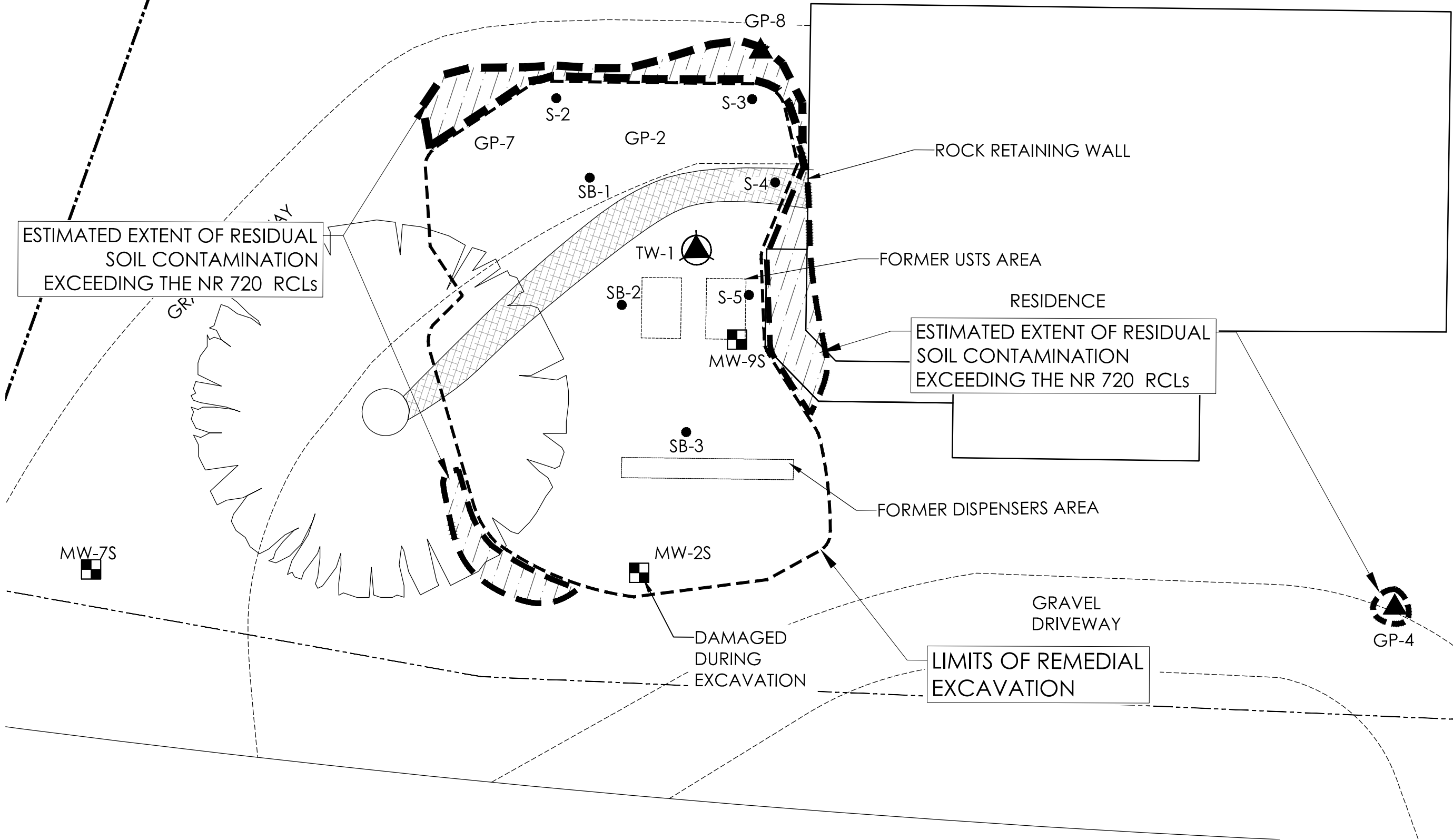


GEC

General Engineering Company

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RESIDUAL SOIL CONTAMINATION

SPEAKER PROPERTY
6832 HWY 18
TOWN OF MT. IDA
GRANT COUNTY, WI

EXPLANATION

	SOIL BORING & MONITORING WELLS
	SMALL DIAMETER MONITORING WELL LOCATION
	GEOPROBE LOCATION
	VAPOR TEST
	HAND AUGER

DRAWN BY	KSP
REVIEWED BY	LMB
ISSUE DATE	MAY 2020
GEC FILE NO.	0610-133
SHEET NO.	

B.2.b



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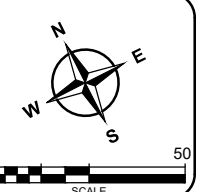
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GROUNDWATER ISOCONCENTRATION

SPEAKER PROPERTY
6832 HWY 18
TOWN OF MT. ADA
GRANT COUNTY, WI

LEGEND

- MONITORING WELLS - FORMER KREYER PROPERTY
- MONITORING WELLS - SPEAKER PROPERTY
- SMALL DIAMETER MONITORING WELL LOCATION



DRAWN BY: KSP
 REVIEWED BY: LMB
 ISSUE DATE: MAY 2020
 GEC FILE NO.: 0610-133
 SHEET NO.:

B.3.b

FORMER UST EXPLANATION

FORMER KREYER PROPERTY

- 1 - 300 GALLON UNLEADED GASOLINE UST
- 1 - 500 GALLON UNLEADED GASOLINE UST
- 1 - 300 GALLON FUEL OIL UST

SPEAKER PROPERTY

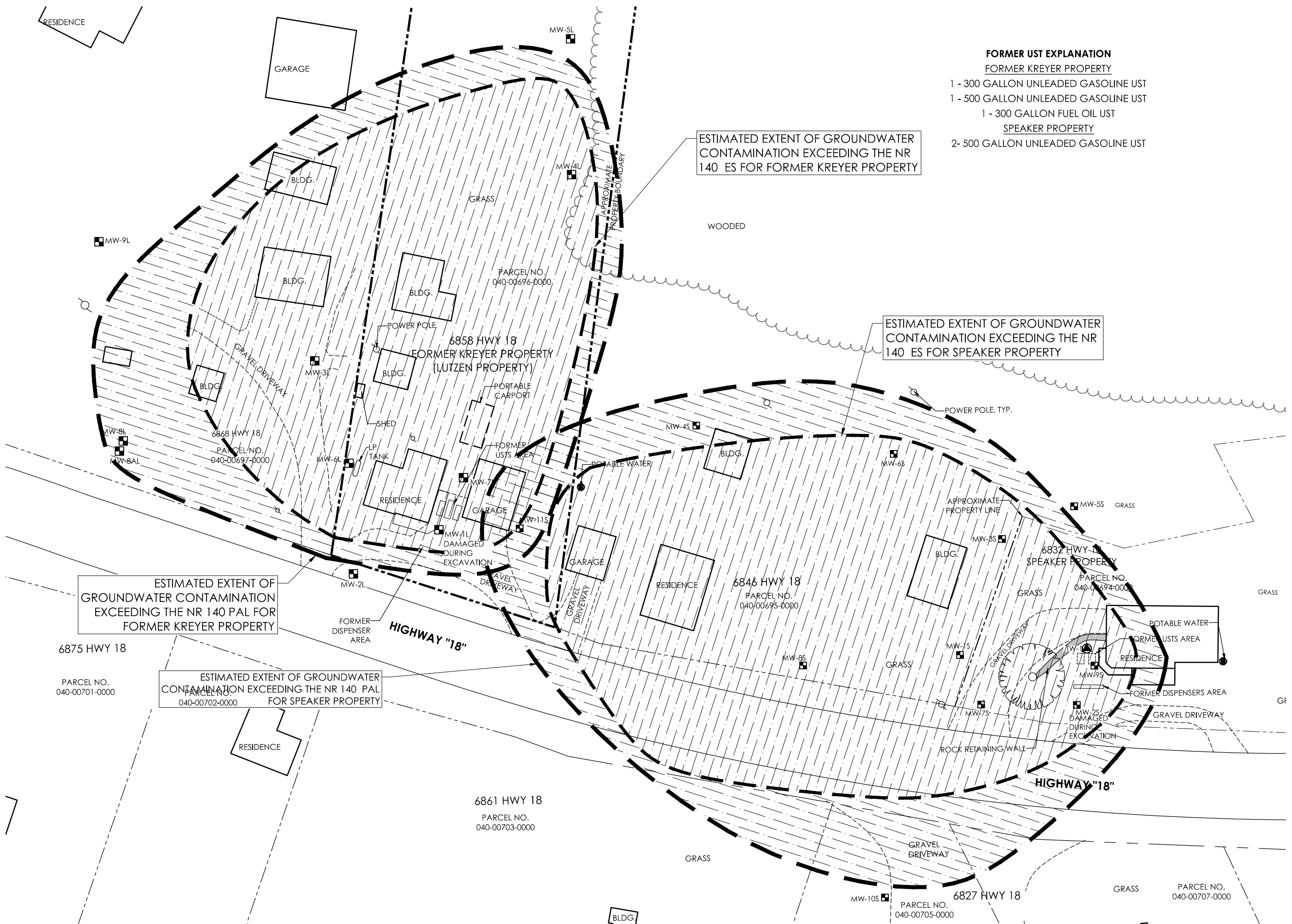
- 2- 500 GALLON UNLEADED GASOLINE UST

ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING THE NR 140 ES FOR FORMER KREYER PROPERTY

ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING THE NR 140 ES FOR SPEAKER PROPERTY

ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING THE NR 140 PAL FOR FORMER KREYER PROPERTY

ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING THE NR 140 PAL FOR SPEAKER PROPERTY



RESIDENCE

GARAGE

BLDG.

BLDG.

BLDG.

BLDG.

BLDG.

MW-9L

MW-8L

MW-8AL

MW-3L

MW-6L

MW-2L

MW-7L

MW-11L

MW-12L

MW-5L

MW-4L

MW-4S

MW-6S

MW-5S

MW-8S

MW-1S

MW-9S

MW-2S

MW-7S

MW-10S

PARCEL NO. 040-00696-0000

PARCEL NO. 040-00697-0000

PARCEL NO. 040-00695-0000

PARCEL NO. 040-00694-0000

6875 HWY 18

PARCEL NO. 040-00701-0000

PARCEL NO. 040-00702-0000

6861 HWY 18

PARCEL NO. 040-00703-0000

6827 HWY 18

PARCEL NO. 040-00705-0000

PARCEL NO. 040-00707-0000

6858 HWY 18
FORMER KREYER PROPERTY
(LUTZEN PROPERTY)

6846 HWY 18

6832 HWY 18
SPEAKER PROPERTY

RESIDENCE

RESIDENCE

RESIDENCE

RESIDENCE

BLDG.

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BLDG.

GRASS

WOODED

GRASS

GRASS

GRASS

GRASS

GRASS

HIGHWAY "18"

HIGHWAY "18"

GRAVEL DRIVEWAY

SHED

LP TANK

RESIDENCE

GARAGE

GRAVEL DRIVEWAY

FORMER DISPENSER AREA

RESIDENCE

PARCEL NO.

040-00703-0000

GRAVEL DRIVEWAY

6861 HWY 18

PARCEL NO.

040-00705-0000

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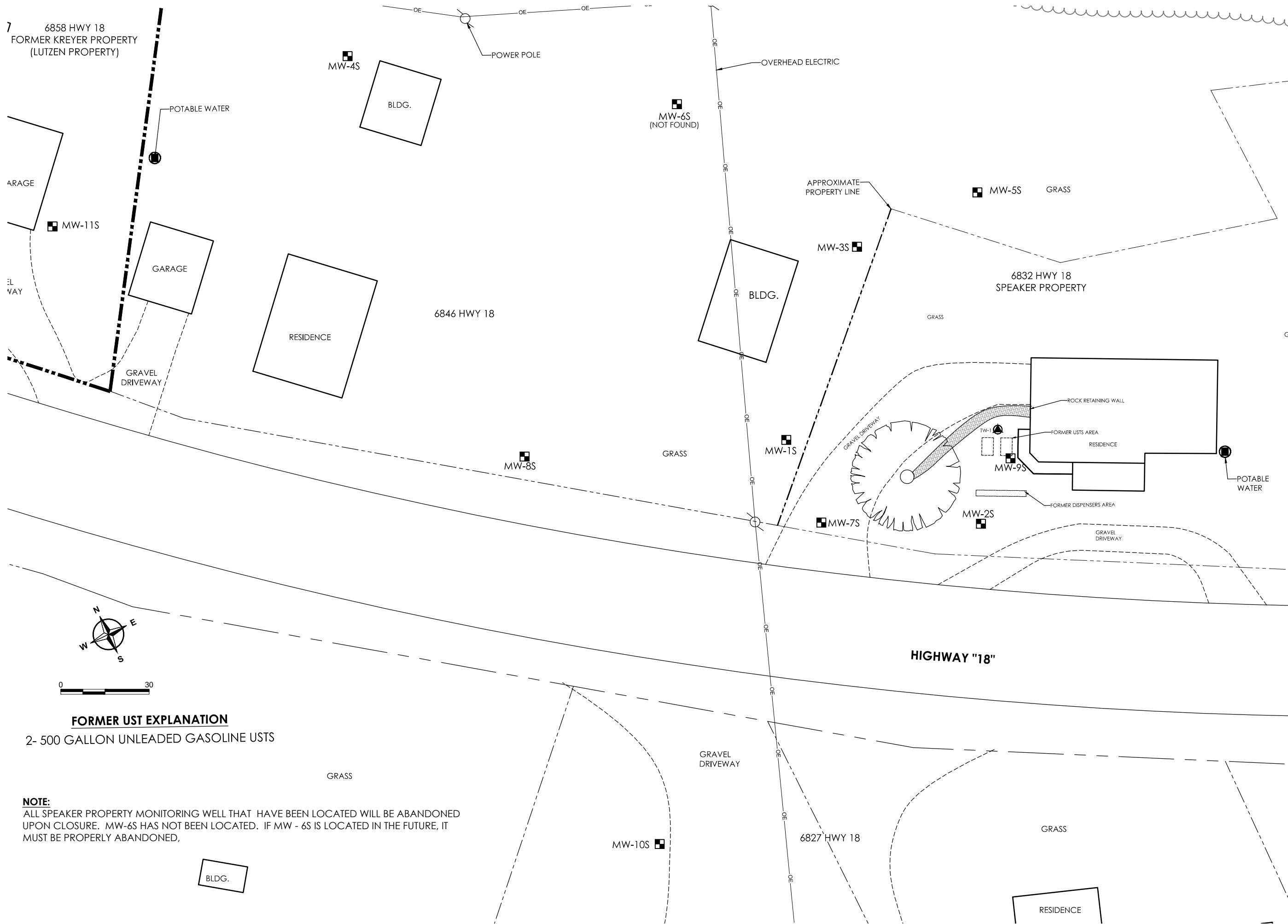
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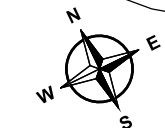
GRAVEL DRIVEWAY

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7 6858 HWY 18
FORMER KREYER PROPERTY
(LUTZEN PROPERTY)



FORMER UST EXPLANATION

2- 500 GALLON UNLEADED GASOLINE USTS

NOTE:
ALL SPEAKER PROPERTY MONITORING WELL THAT HAVE BEEN LOCATED WILL BE ABANDONED UPON CLOSURE. MW-6S HAS NOT BEEN LOCATED. IF MW - 6S IS LOCATED IN THE FUTURE, IT MUST BE PROPERLY ABANDONED,



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MONITORING WELLS
SPEAKER PROPERTY
6832 HWY 18
TOWN OF MT. IDA
GRANT COUNTY, WI

EXPLANATION
MONITORING WELL LOCATION SPEAKER PROPERTY
SMALL DIAMETER MONITORING WELL LOCATION
POTABLE WELLS
APPROXIMATE PROPERTY LINE

DRAWN BY KSP
REVIEWED BY LMB
ISSUE DATE MAY 2020
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SHEET NO.

B.3.d