

Dave;

Enclosed is a copy of the proposed building location on the Westby Dry Cleaners lot. It is just going to be a 30'x63'x10' Pole shed with a concrete floor, one overhead door on north end, one overhead door on east side, and one service door. The owner, (Sherman Erlandson) would just like a letter of approval from you so he feels comfortable in doing this project.

Thank You

Charles Burger
304 Melby St
Westby Wis
54667

Owner of Westby Dry Cleaners

Sherman Erlandson
506 Melby St.
Westby Wis.
54667

Phone # 608-634-4327

Melby Street

side walk

23'
Corker

Lot line North

20'

Proposed 30' x 63'
Building

15'

Lot line East side

33'

50'
Lot line South

Lot line west side 116'

1/16" to a foot scale

CAP Lots

North ↑



May 12, 2014

Ron Hoff
Vernon County Clerk
Room 108 Courthouse Annex
Viroqua, WI 54665

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Westby Drycleaners, 213 Melby Street, Westby WI
DNR BRRTS Activity #: 02-63-183796

Dear Mr. Hoff:

The Department of Natural Resources (DNR) considers the Westby Drycleaners site closed, with continuing obligations. 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.

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 West Central Region (WCR) Closure Committee reviewed the request for closure on January 16, 2014. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on January 22, 2014, and documentation that the conditions in that letter were met was received on May 5, 2014.

This former drycleaner had soil and groundwater contaminated with chlorinated VOCs. Responses include soil excavation and groundwater monitoring. The conditions of closure and continuing obligations required were based on the property being used for commercial 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 above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- A soil cover must be maintained over contaminated soil and the DNR must approve any changes to this barrier.
- Remaining soil contamination could result in vapor intrusion if future construction activities occur. Vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that vapor control technologies are not needed.

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 at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/clean.html>, 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, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, 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 <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

All site information is also on file at the Wisconsin Rapids DNR office, at 473 Griffith Ave, Wisconsin Rapids WI. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where a soil cover is required, as shown on the attached map (Post Remedial Soil PCE Contamination Map, Figure B.2.b, 10/2/13), unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- Changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

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 and the attached maintenance plan 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.

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Dave Rozeboom
473 Griffith Ave
Wisconsin Rapids, WI 54494

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 PCE Concentration Map, B.3.b, 7/22/13). If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. Affected property owners and right-of-way holders were notified of the presence of groundwater contamination.

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

Soil contamination remains on this property around the perimeter and at the base of the excavation as indicated on the attached map (Post Remedial Soil PCE Contamination Map, Figure B.2.b, 10/2/13). 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 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 to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

The soil cover that exists in the location shown on the attached map (Post Remedial Soil PCE Contamination Map, Figure B.2.b, 10/2/13) shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single family residence.

The cover approved for this closure was designed to be protective for a commercial or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The attached maintenance plan and inspection log (DNR form 4400-305) are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Future Concern: chlorinated VOC's remain in soil around the perimeter and at the base of the excavation, as shown on the attached map (Post Remedial Soil PCE Contamination Map, Figure B.2.b, 10/2/13), at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building if one is built. Therefore, before a building is constructed the property owner must notify the DNR at least 45 days before the change. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and DNR agrees that vapor control technologies are not needed.

In Closing

Please 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, please contact Dave Rozeboom at (715) 421-7873, or at David.Rozeboom@wi.gov.

Sincerely,

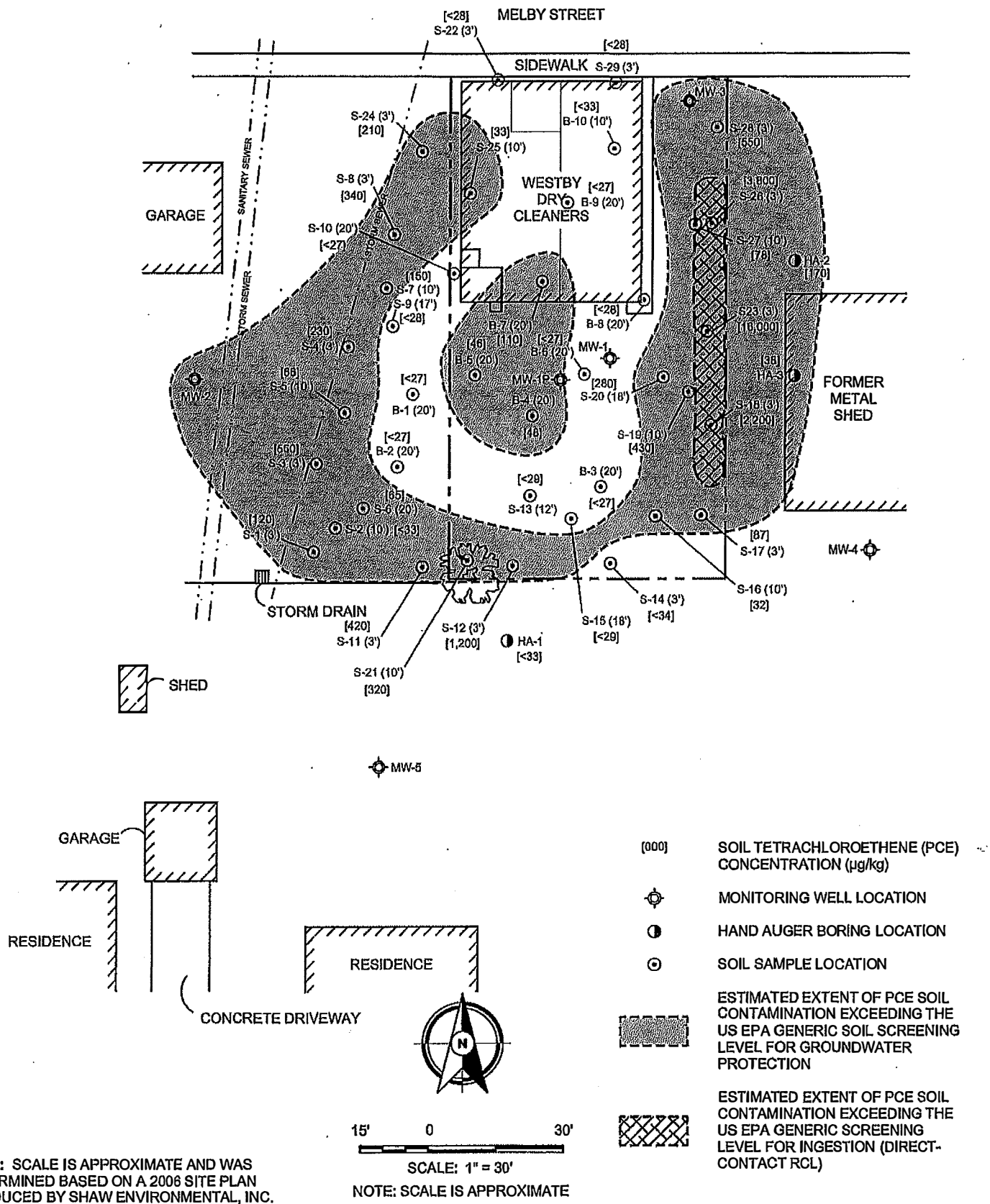


Connie Antonuk, Team Supervisor
West Central Region Remediation & Redevelopment Program

Attachments:

- Groundwater PCE Concentration Map, B.3.b, 7/22/13
- Post Remedial Soil PCE Contamination Map, Figure B.2.b, 10/2/13
- Maintenance plan, Attachment D, 10/2/13 The maintenance plan may be seen in Attachment D.
- inspection log, DNR Form 4400-305

cc: Kevin Nestingen, Braun Intertec



NOTE: SCALE IS APPROXIMATE AND WAS DETERMINED BASED ON A 2006 SITE PLAN PRODUCED BY SHAW ENVIRONMENTAL, INC.

SCALE: 1" = 30'
NOTE: SCALE IS APPROXIMATE

- (000) SOIL TETRACHLOROETHENE (PCE) CONCENTRATION ($\mu\text{g}/\text{kg}$)
- ⊙ MONITORING WELL LOCATION
- HAND AUGER BORING LOCATION
- ⊙ SOIL SAMPLE LOCATION
- ESTIMATED EXTENT OF PCE SOIL CONTAMINATION EXCEEDING THE US EPA GENERIC SOIL SCREENING LEVEL FOR GROUNDWATER PROTECTION
- ESTIMATED EXTENT OF PCE SOIL CONTAMINATION EXCEEDING THE US EPA GENERIC SCREENING LEVEL FOR INGESTION (DIRECT-CONTACT RCL)

Sheet of Fig. B.2.b	Project No:	LC0804945
	Drawing No:	LC0804945
	Scale:	1" = 30'±
	Drawn By:	JAG
	Date Drawn:	4/28/09
	Checked By:	KDN
Last Modified:	10/2/13	

POST REMEDIAL SOIL PCE CONTAMINATION MAP
CLOSURE REQUEST SUBMITTAL
FORMER WESTBY DRY CLEANERS
213 MELBY STREET
WESTBY, WISCONSIN

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020