

January 26, 2023

MS VICKI RICHARDSON
W8392 PARKVIEW RD
LADYSMITH WI 54848

KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Case Closure with Continuing Obligations
Doug's Tire (Former), 811 Lake Avenue, Ladysmith, Wisconsin
BRRTS #03-55-000408, FID #855039790

Dear Ms. Richardson:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Doug's Tire (Former) case identified above met the requirements of Wisconsin Administrative (Wis. Admin.) Code chapters 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 Summary of Continuing Obligation 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 case 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.

Since the 1940s, the property was a retail gas station. The underground storage tanks (USTs) were removed in the 1990s. The property currently is used for automobile sales and repair. This site was bundled through the Petroleum Environmental Cleanup Fund Act with the former Auto Stop site (BRRTS # 03-55-282548) as part of a joint remedial effort to remove free-phase petroleum product by using a soil vapor extraction (SVE) system.

The Doug's Tire (Former) site was investigated for a discharge of hazardous substances from USTs, dispensers and piping located on the northern and southern portions of the property. The groundwater plume appears to be comingled with the adjacent Auto Stop site. Case closure is granted for the petroleum compounds that were associated with the hazardous substance discharge as documented in the case file. The site investigation and remedial action addressed soil and groundwater. The remedial action consisted of an excavation of the USTs and contaminated soil on the northern portion of the property, groundwater monitoring, free-phase petroleum product removal and the use of an SVE system. Residual soil contamination remains on the site and extends beneath

Highways 8 and 27. Groundwater contamination remains on site and extends beneath Highways 8 and 27, an alleyway, and beneath affected off-site properties.

The case closure decision and COs required are based on the current use of the source property at 811 Lake Avenue for commercial purposes, and the affected properties (listed in the table below) for commercial and residential purposes. The source property and the affected properties are currently zoned commercial. Based on the land use and zoning, the site, including both the source property and the affected properties, 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 (Ladysmith, WI)	COS APPLIED	DATE OF MAINTENANCE PLAN(S)
811 Lake Avenue (Source Property)	Residual Soil Contamination Cover (for soil) Structural Impediment - Existing Building Residual Groundwater Contamination	June 2020
209 West 9 th Street North	Residual Groundwater Contamination	Not Applicable
807 Lake Avenue West	Residual Groundwater Contamination	Not Applicable
818 Pederson Avenue West	Residual Groundwater Contamination	Not Applicable
Rights-of-ways (Highways 8 and 27) and alleyway between West 8 th and West 9 th Streets	Residual Soil Contamination Residual Groundwater Contamination	Not Applicable

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 and the maintenance plan dated, June 2020, 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 at the site as indicated on the enclosed map (Figure B.2.b., Residual Soil Contamination, prepared by Meridian Environmental Consulting, LLC (Meridian) and dated June 20, 2020). If

soil in the locations 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.

Cover (for soil) (Wis. Stat. § 292.12(2)(a), Wis. Admin. Code §§ NR 724.13(1) and (2), NR 726.15(2)(d) and/or (e), NR 727.07(1))

The asphalt cover is located over the entire site with the exception of the existing building, as shown on the enclosed map (Figure D.2, Cap Location Map, prepared by Meridian and dated June 15, 2020), and shall be maintained in compliance with the enclosed Attachment D.1 Cap Maintenance Plan, prepared by Meridian and dated June 2020. The purpose of the cover is to minimize the infiltration of water through contaminated soil and prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The cover approved for this closure was designed to be protective for commercial or industrial land uses. Before using the property for residential purposes and before taking an action, the property owner must notify the DNR to determine if additional response actions are warranted. A cover intended for industrial land uses or certain types of commercial land uses may not be protective if the property changes to a residential use. 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 designed for multi-family residential housing use may not be appropriate for use at a single-family residence.

To modify or replace a cover, the property owner must submit a request to the DNR under Wis. Admin. Code ch. NR 727. The DNR approval must be obtained before implementation. The replacement or modified cover must be a structure of similar permeability or be protective of the revised use of the property until contaminant levels no longer exceed Wis. Admin. Code ch. NR 720 groundwater pathway residual contaminant levels and/or direct contact residual contaminant levels (RCLs).

Structural Impediment (Wis. Stat. § 292.12(2)(b), Wis. Admin. Code §§ NR 726.15(2)(f), NR 727.07(2))

The existing building as shown on the enclosed map (Figure B.2.b., Residual Soil Contamination), and Figure B.5: Structural Impediment photos, prepared by Meridian, made complete site investigation and remediation of the contamination on this property impracticable. Upon removal of the structural impediment, the property owner shall investigate the degree and extent of soil contamination obstructed by the structural impediment. If contamination is found at that time, the property owner shall remediate the contamination in accordance with Wis. Admin. Code chs. NR 700 to 799.

GROUNDWATER

Continuing Obligations to Address Groundwater Contamination and/or Monitoring Wells

Residual Groundwater Contamination (Wis. Admin. Code ch. NR 140 and § NR 812.09(4)(w))

Groundwater contamination which equals or exceeds the enforcement standards for petroleum compounds is present over most of the site and extends into rights-of-ways, an alley, and onto several affected off-site properties, as shown on the enclosed map (Figure B.3.b., Ground Water Contamination, prepared by Meridian and dated June 23, 2020). To construct a new well or reconstruct an existing well, the property owner must obtain prior DNR approval. Additional casing may be necessary to prevent contamination of the well.

OTHER CLOSURE REQUIREMENTS

Maintenance Plan and Inspection Log (Wis. Admin. Code §§ NR 726.11(2), NR 726.15(1)(d), NR 727.05(1)(b)3., Wis. Admin. Code § NR 716.14(2) for monitoring wells)

The property owner is required to comply with the enclosed Attachment D.1 Cap Maintenance Plan for the cover, to conduct inspections annually, and to use the inspection log (DNR Form 4400-305) to document the required inspections. The maintenance plan and inspection log are to be kept up-to-date and on-site. The property owner shall submit the inspection log to the DNR only upon request, using the RR Program Submittal Portal. See the DNR Notification and Approval Requirements section below for more information on how to access the Submittal Portal.

The limitations on activities are identified in the enclosed maintenance plan. The following activities are prohibited on any portion of this property where the asphalt cover is required, without prior DNR approval.

- Before removing a cover or any portion of a cover
- Replacement with another barrier
- Excavating or grading of the land surface
- Filling on capped 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 residential exposure setting (e.g., single or multi-family residences, school, daycare, senior center, hospital, etc.)

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 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, search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

General Wastewater Permits for Construction-related Dewatering Activities (Wis. Admin. Code ch. NR 200)

The DNR's Water Quality Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits, or to the ground surface. This includes discharges from construction-related dewatering activities, including utility work and building construction.

If the property owner or any other person plans to conduct such activities, that person must contact the Water Quality Program and, if necessary, apply for the required discharge permit. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for discharge of *Contaminated Groundwater from Remedial Action Operations* may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids, oil and grease, a general permit for pit/trench *Dewatering Operations* may be needed. Additional information can be obtained by visiting the DNR website at "dnr.wi.gov," search "wastewater general permits."

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 actions listed above in the Other Closure Requirements section of the letter, as well as prior to removing a structural impediment (Wis. Admin. Code §§ NR 727.07, NR 726.15 (2), Wis. Stat. § 292.12(6)).

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. Compliance with the maintenance plan is considered when evaluating the reopening criteria.

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 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 to the DNR using the RR Program Submittal Portal at 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 contact below or to the environmental program associate (EPA) for the regional DNR office. Visit dnr.wi.gov, search "RR contacts" and select the EPA tab (<https://dnr.wi.gov/topic/Brownfields/Contact.html>).

CLOSING

We appreciate your efforts to restore the environment at this site. If you have any questions regarding the information in this letter, please contact Carrie Stoltz at (715) 360-1966 or by email at Carrie.Stoltz@Wisconsin.gov. You can also contact me at (715) 208-4004 or by email at Christopher.Saari@Wisconsin.gov.

Sincerely,



Christopher A. Saari
Northern Region Team Supervisor
Remediation and Redevelopment Program

Attachments:

- Figure B.2.b, Residual Soil Contamination, Meridian, June 20, 2020
- Figure B.5: Structural Impediment photos, Meridian
- Figure B.3.b, Ground Water Contamination, Meridian, June 23, 2020
- Attachment D.1. Cap Maintenance Plan, Meridian, June 2020

cc: Ken Shimko – Meridian Environmental Consulting, LLC (via email)
WisDOT HazMat Unit (via email)
Carrie Stoltz – DNR Rhinelander (via email)

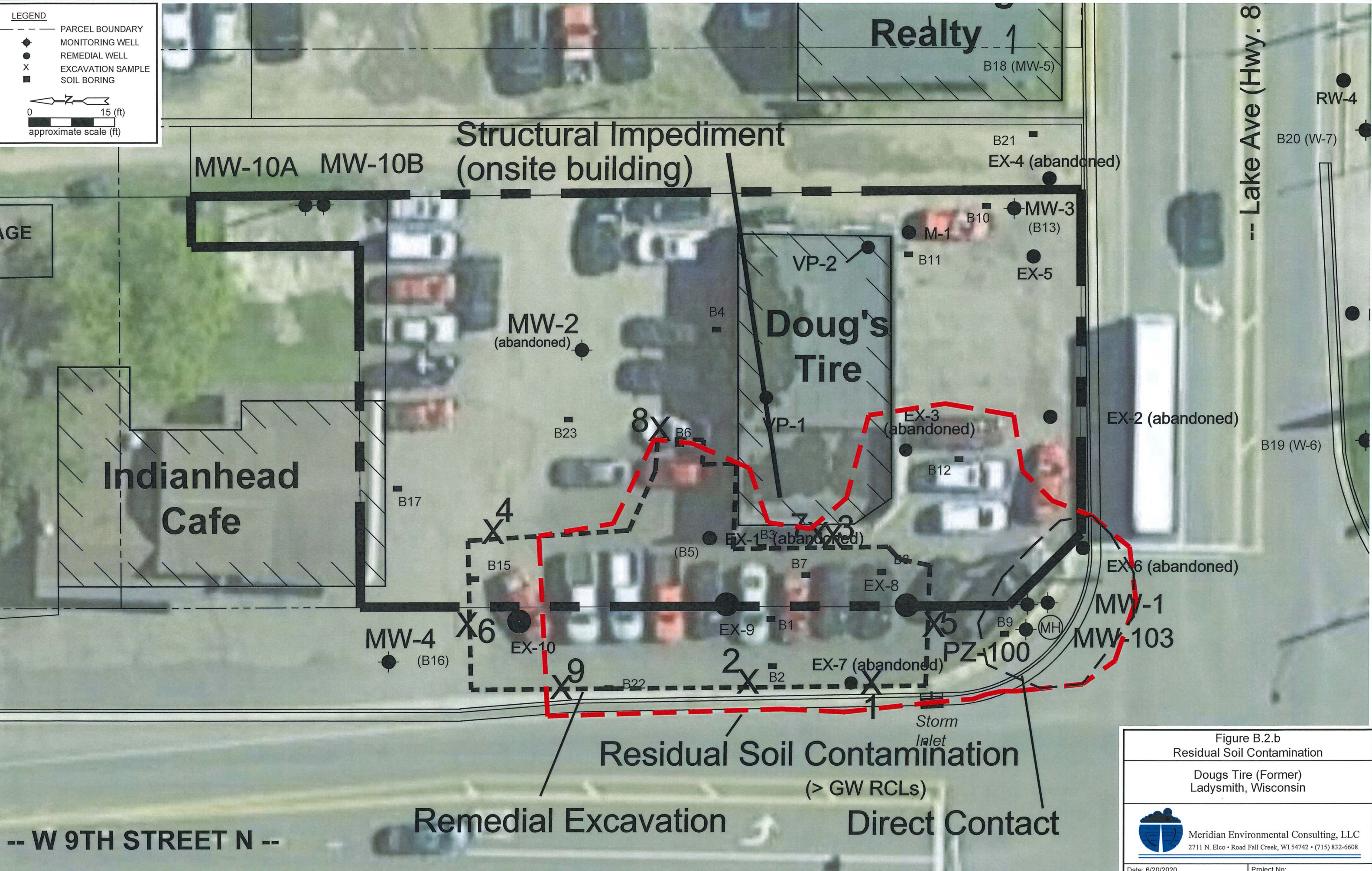


Figure B.2.b
Residual Soil Contamination

Dougs Tire (Former)
Ladysmith, Wisconsin

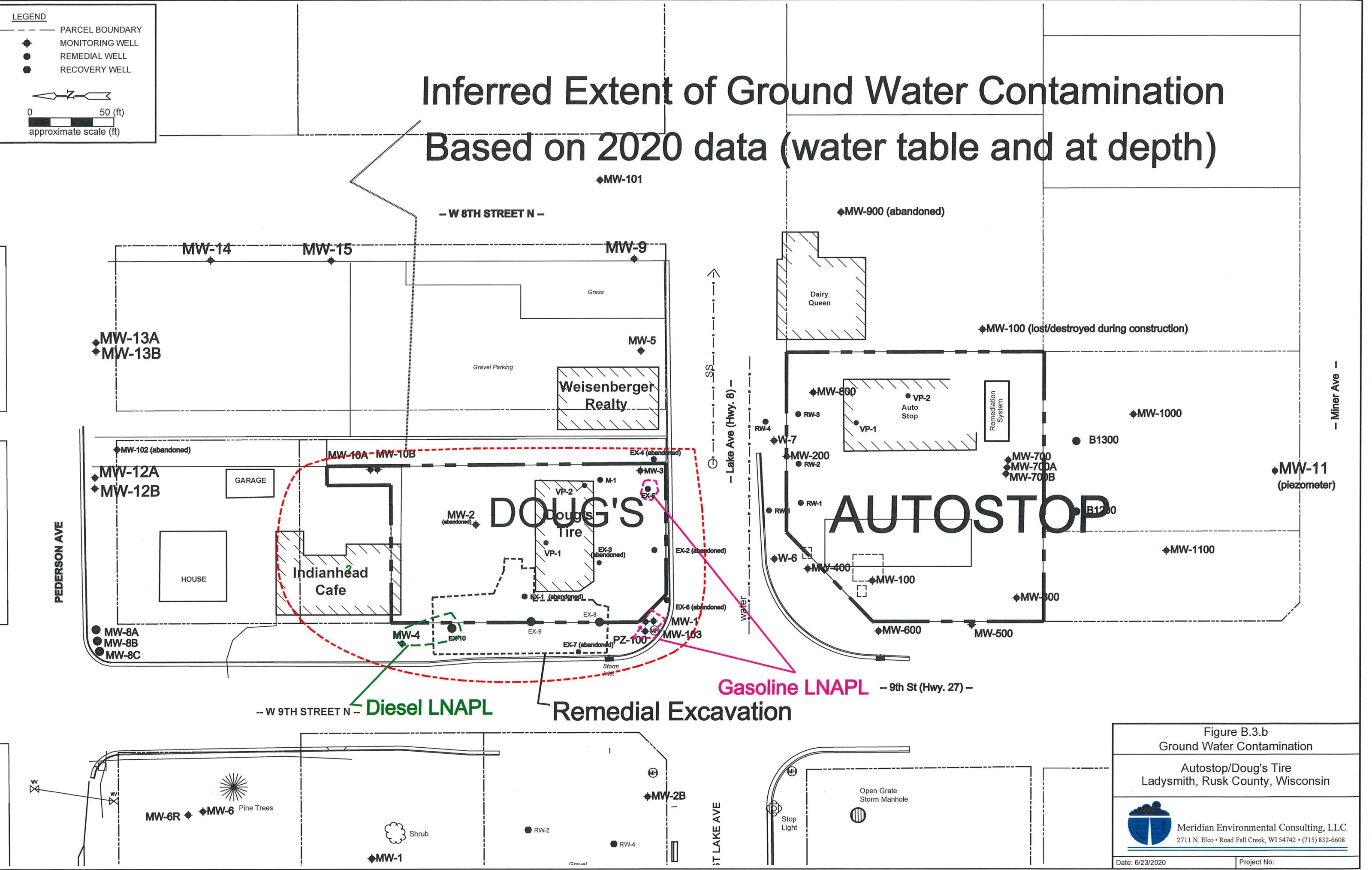


Figure B.3.b
Ground Water Contamination

Autostop/Doug's Tire
Ladysmith, Rusk County, Wisconsin

Meridian Environmental Consulting, LLC
2711 N. Elco • Road Fall Creek, WI 54742 • (715) 832-6608

Date: 6/23/2020 Project No:

D.1

CAP MAINTENANCE PLAN

June 2020

Property Located at:

811 Lake Ave
Ladysmith, Wisconsin 54848
(Rusk County)

D.1 Descriptions

Site Reference Information:

DNR BRRTS No. 03-55-000408
PECFA No. 54848-1215-11
Rusk County Parcel#: 246-02643-0000

Introduction

This document is the Cap Maintenance Plan for above-referenced property in accordance with the requirements of s.NR724.13(2), Wis. Adm. Code. The maintenance activities relate to the impermeable (asphalt) parking area over an area of petroleum contaminated soil.

More site-specific information about this property may be found with:

- The DNR case file
- BRRTS on the Web (DNR's internet based data base of contaminated sites) which contains the link to a PDF with site-specific information at the time of closure and continuing obligations
- RR Sites Map/GIS Registry layer for a map view of the site
- The DNR project manager for Rusk County sites

Description of Contamination

Soil contaminated by petroleum is located onsite (see Figure). The extent of the soil contamination is shown on the attached Figure.

Description of the Impermeable Cap

The area of impacted soil and ground water is capped by asphalt associated with the parking drive areas. The asphalt thickness is estimated to be at least 2 inches thick. This will require little maintenance.

Purpose of Impermeable Cap

The purpose of the impermeable cap is to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The impermeable cap acts as a partial infiltration

D.1

barrier to minimize future soil-to-ground water contamination migration that would violate the ground water standards in ch. NR140, Wisconsin Adm. Code. Based on the current use of the property (storage), the barrier should function as intended unless disturbed.

Annual Inspection

The impermeable cap will be inspected once per year (June) for deterioration, cracks and other potential problems that can cause infiltration and/or human contact to the underlying soils. The inspections will be performed by the property owner. The inspections will be performed to evaluate damage due to settling, exposure to the elements, traffic wear, age, and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included with this Plan (Form 4400-305, Continuing Obligations Inspections and Maintenance Log). The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the maintenance plan and inspection log will be kept at the site and will be provided to DNR representatives upon request.

Maintenance Activities

If problems are noted during the annual inspection or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). 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 impermeable surface is replaced, the replacement 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 DNR or its successor.

The property owner, in order to maintain the integrity of the impermeable surface, will keep a copy of this maintenance plan at the site and provide it to all interested parties (e.g., on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover/Barrier

The following activities are prohibited on any portion of the property where the impermeable barrier is required as shown on the attached map, unless prior written approval has been obtained from the WDNR:

- 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
- 6) construction or placement of a building or other structure
- 7) changing the use or occupancy of the property to residential exposure setting (e.g., single or multi-family residences, school, day care, senior center, hospital, etc.)

If removal, replacement or other changes to the impermeable barrier are considered, the property owner will contact DNR at least 45 days before taking such an action to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s.NR727.07, Wis. Adm. Code.


Amendment or Withdrawal of Maintenance Plan

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

Contact Information

Site Owner and Operator:

Vicki Richardson
W8392 Parkview Rd
Ladysmith, WI 54848

Signature:  Kenneth Shimko Date: 6-23-2020
Environmental
Consultant

Consultant:

Kenneth Shimko
Meridian Environmental Consulting, LLC
2711 North Elco Road
Fall Creek, WI 54742
(715)832-6608

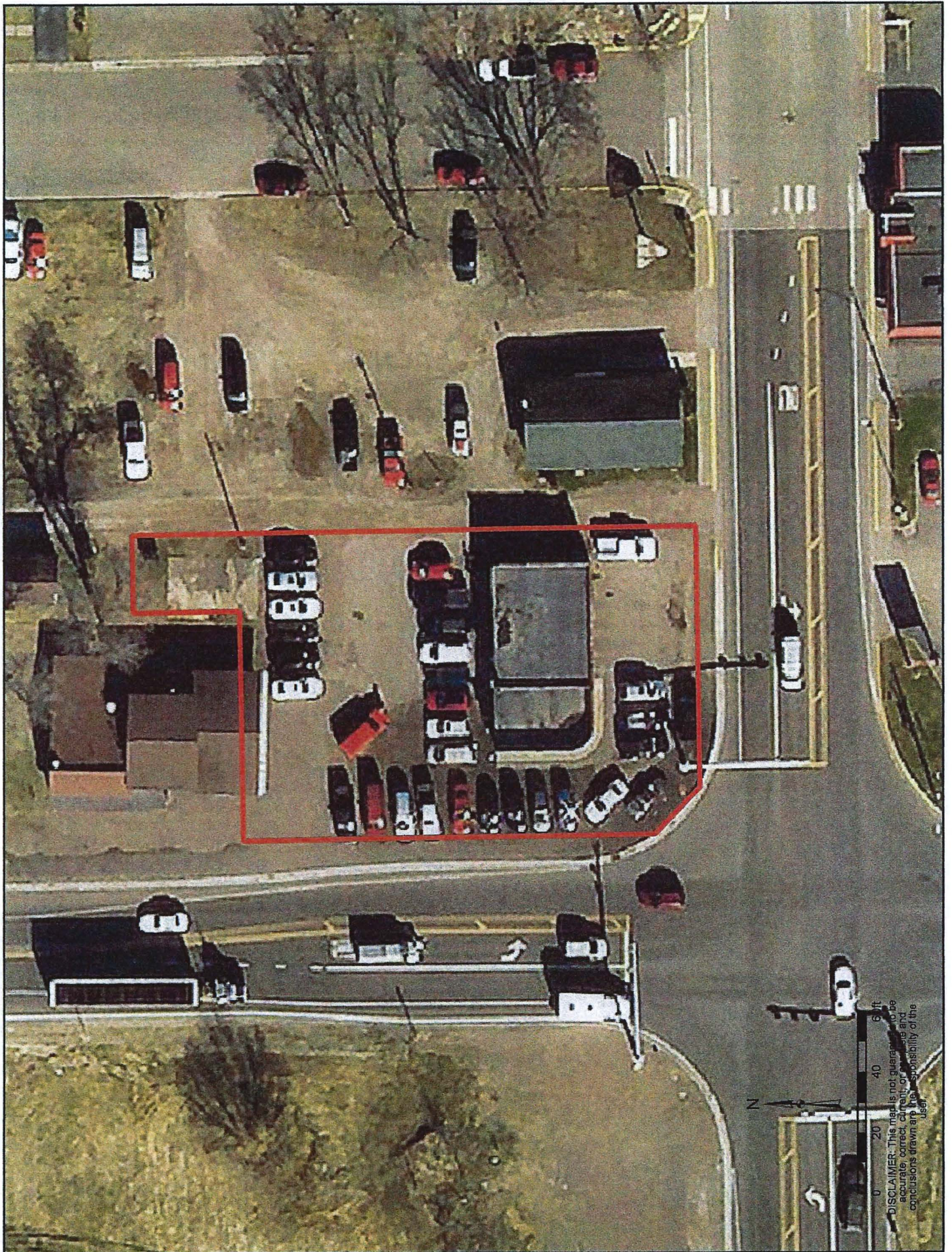
DNR Project Manager

Carrie Stoltz
Wisconsin Department of Natural Resources
107 Sutliff Ave
Rhinelander, Wisconsin 54501

D.2 Cap Location Map (attached)

D.3 Photographs of Impermeable Barrier (pavement) (attached)

D.4 Continuing Obligations Inspection and Maintenance Log (attached)



0 20 40 60 ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

D.4

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. 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.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name Doug's Tire (former)	BRRTS No. 03-55-000408
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Inspections are required to be conducted (see closure approval letter):

- ☒ annually
☐ semi-annually
☐ other – specify _____

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input checked="" type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

D.4

03-55-000408

Dougs Tire (former)

BRRTS No.

Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Page 2 of 2

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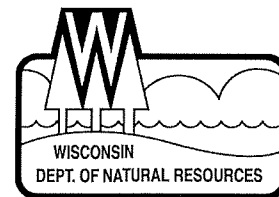
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Date added:

Title:

Title:



January 26, 2023

JAAKOLA TRUST
ATTN: BILLIE C. JAAKOLA
209 W 9TH ST
LADYSMITH WI 54548

MR DOUGLAS E PAVLIK
209 W 9TH ST
LADYSMITH WI 54548

SUBJECT: Notice of Completion of Response Actions at Doug's Tire (Former)
811 Lake Avenue, Ladysmith, Wisconsin
BRRTS #03-55-000408, FID #855039790

Dear Ms. Jaakola and Mr. Pavlik:

The Wisconsin Department of Natural Resources (DNR) recently approved the completion of the response actions conducted at the Doug's Tire (Former) site, located at 811 Lake Avenue (Site). This letter describes how that approval affects your property located at 209 West 9th Street, parcel ID# 246-02645-0000. You are not required to take any action in response to this letter.

State remedial action laws found in Wisconsin Statute (Wis. Stat.) chapter 292 direct parties responsible for the discharge of a hazardous substance or environmental pollution to take necessary actions to restore the environment to the extent practicable and minimize harmful effects from the discharge to the air, lands, or waters of this state. The law allows some contamination to remain in the environment if it does not pose a threat to public health, safety, welfare, or the environment.

On November 3, 2022, you received information from Meridian Environmental Consulting, LLC (via a letter from the DNR) about the petroleum contamination from the Site remaining in groundwater beneath your property. Over time, this contamination will naturally biodegrade on its own. Per Wis. Stat. § 292.13, you are not responsible for cleaning up contamination that has migrated beneath your property from the Site.

Your drinking water is not affected by the contamination. Your drinking water is provided by a municipal water supply system, which is routinely tested to ensure the water meets federal and state drinking water standards.

DNR approval is required under Wis. Admin. Code § NR 812.09(4)(w) before well construction or reconstruction for all properties identified as having residual contamination. 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." The form should be submitted to the DNR Drinking Water and Groundwater Program's regional water supply specialist, identified by visiting dnr.wi.gov, and searching "private water supply specialist." A well driller can help complete this form. The form can be obtained online at dnr.wi.gov, search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

The DNR's Water Quality Program regulates discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction-related dewatering activities, including utility work and building construction.

If the Property owner or any other person plans to conduct such activities on your property, that person must contact the DNR Water Quality Program and, if necessary, apply for the required Wisconsin Pollutant Discharge Elimination System (WPDES) permit for the discharge. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering and the person intends to discharge that water to a water of the state, that person may need to apply for the Contaminated Groundwater from Remedial Action Operations WPDES General Permit (WI-0046566). If water collecting in a pit/trench that requires dewatering is expected to be free of any soil or groundwater contamination and the person intends to discharge that water to a water of the state, that person may need to apply for the Dewatering Operations WPDES General Permit (WI-0049344). Discharging the water to a sanitary sewer system does not require a WPDES permit. For further information on WPDES general permits and submittal requirements, visit <https://dnr.wisconsin.gov>, search "wastewater general permits."

Additional information about this case is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) at dnr.wi.gov, search "BOTW." Enter 03-55-000408 in the **activity number** field, then click **search**. Scroll down and click on the **CO Packet** link for information about the completion of the response actions. The Site may also be seen on the map viewer, RR Sites Map. RR Sites Map can be found online at dnr.wi.gov by searching "RRSM." If you cannot access BOTW or RR Sites Map, please contact the DNR project manager for information regarding this Site.

If you have any questions regarding this closure decision or anything outlined in this letter, please contact Carrie Stoltz at (715) 360-1966 or at Carrie.Stoltz@Wisconsin.gov. You can also contact me at (715) 208-4404 or by email at Christopher.Saari@wisconsin.gov.

Sincerely,

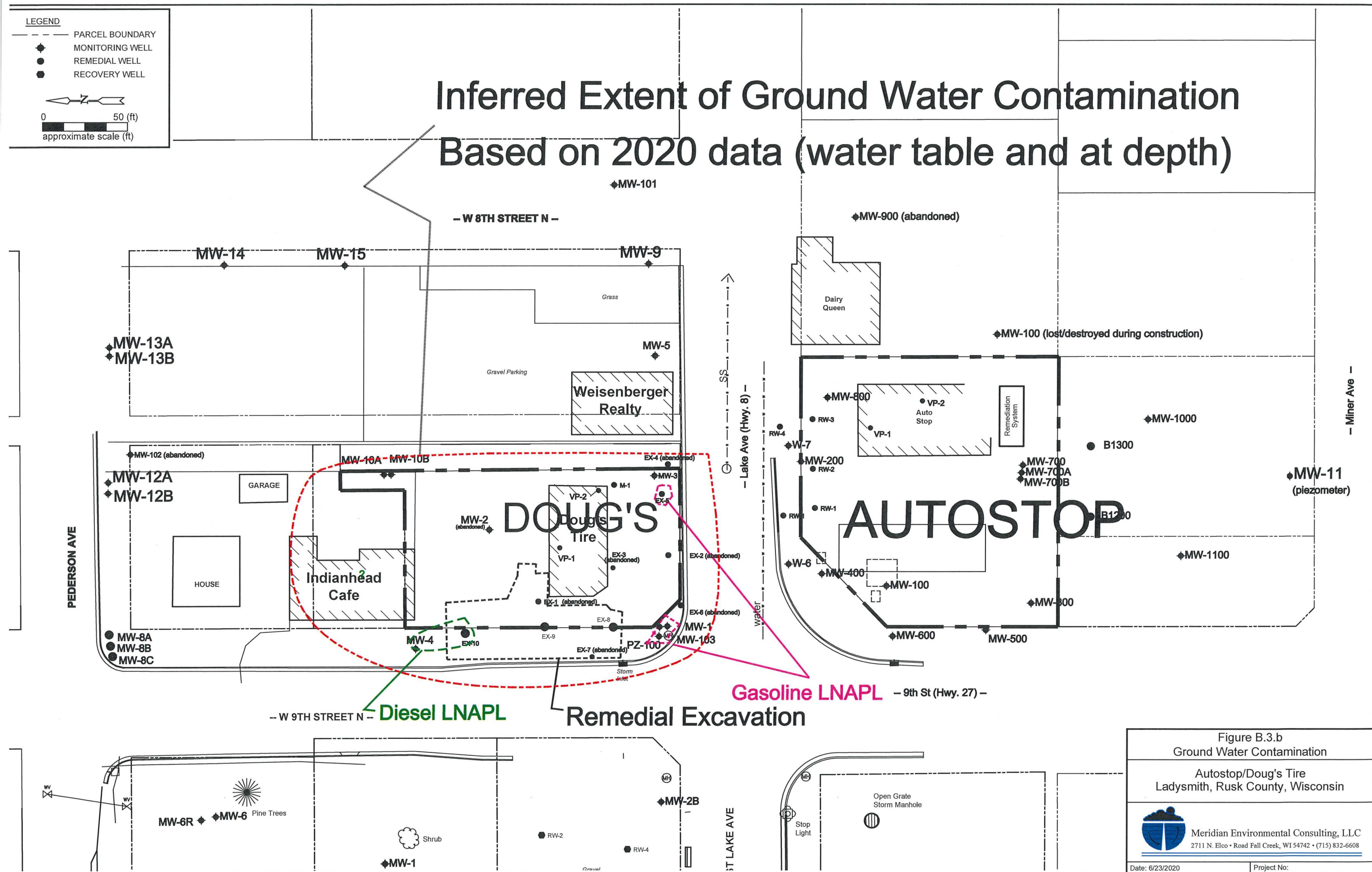


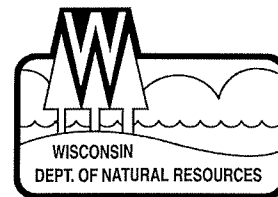
Christopher A. Saari
Northern Region Team Supervisor
Remediation and Redevelopment Program

Attachment:

- Case Closure with Continuing Obligations, DNR, January 26, 2023
- Figure B.3.b, Ground Water Contamination, Meridian Environmental Consulting, LLC, June 23, 2020

cc: Vicki Richardson
Ken Shimko – Meridian Environmental Consulting, LLC (via email)
Carrie Stoltz – DNR Rhinelander (via email)





January 26, 2023

JAAKOLA TRUST
ATTN: BILLIE C. JAAKOLA
209 W 9TH ST
LADYSMITH WI 54548

MR DOUGLAS E PAVLIK
209 W 9TH ST
LADYSMITH WI 54548

SUBJECT: Notice of Completion of Response Actions at Doug's Tire (Former)
811 Lake Avenue, Ladysmith, Wisconsin
BRRTS #03-55-000408, FID #855039790

Dear Ms. Jaakola and Mr. Pavlik:

The Wisconsin Department of Natural Resources (DNR) recently approved the completion of the response actions conducted at the Doug's Tire (Former) site, located at 811 Lake Avenue (Site). This letter describes how that approval affects your property located at 818 Pederson Avenue West, parcel ID# 246-02647-0000. You are not required to take any action in response to this letter.

State remedial action laws found in Wisconsin Statute (Wis. Stat.) chapter 292 direct parties responsible for the discharge of a hazardous substance or environmental pollution to take necessary actions to restore the environment to the extent practicable and minimize harmful effects from the discharge to the air, lands, or waters of this state. The law allows some contamination to remain in the environment if it does not pose a threat to public health, safety, welfare, or the environment.

On November 3, 2022, you received information from Meridian Environmental Consulting, LLC (via a letter from the DNR) about the petroleum contamination from the Site remaining in groundwater beneath your property. Over time, this contamination will naturally biodegrade on its own. Per Wis. Stat. § 292.13, you are not responsible for cleaning up contamination that has migrated beneath your property from the Site.

Your drinking water is not affected by the contamination. Your drinking water is provided by a municipal water supply system, which is routinely tested to ensure the water meets federal and state drinking water standards.

DNR approval is required under Wis. Admin. Code § NR 812.09(4)(w) before well construction or reconstruction for all properties identified as having residual contamination. 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." The form should be submitted to the DNR Drinking Water and Groundwater Program's regional water supply specialist, identified by visiting dnr.wi.gov, and searching "private water supply specialist." A well driller can help complete this form. The form can be obtained online at dnr.wi.gov, search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

The DNR's Water Quality Program regulates discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction-related dewatering activities, including utility work and building construction.

If the Property owner or any other person plans to conduct such activities on your property, that person must contact the DNR Water Quality Program and, if necessary, apply for the required Wisconsin Pollutant Discharge Elimination System (WPDES) permit for the discharge. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering and the person intends to discharge that water to a water of the state, that person may need to apply for the Contaminated Groundwater from Remedial Action Operations WPDES General Permit (WI-0046566). If water collecting in a pit/trench that requires dewatering is expected to be free of any soil or groundwater contamination and the person intends to discharge that water to a water of the state, that person may need to apply for the Dewatering Operations WPDES General Permit (WI-0049344). Discharging the water to a sanitary sewer system does not require a WPDES permit. For further information on WPDES general permits and submittal requirements, visit <https://dnr.wisconsin.gov>, search "wastewater general permits."

Additional information about this case is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) at dnr.wi.gov, search "BOTW." Enter 03-55-000408 in the **activity number** field, then click **search**. Scroll down and click on the **CO Packet** link for information about the completion of the response actions. The Site may also be seen on the map viewer, RR Sites Map. RR Sites Map can be found online at dnr.wi.gov by searching "RRSM." If you cannot access BOTW or RR Sites Map, please contact the DNR project manager for information regarding this Site.

If you have any questions regarding this closure decision or anything outlined in this letter, please contact Carrie Stoltz at (715) 360-1966 or at Carrie.Stoltz@Wisconsin.gov. You can also contact me at (715) 208-4404 or by email at Christopher.Saari@wisconsin.gov.

Sincerely,

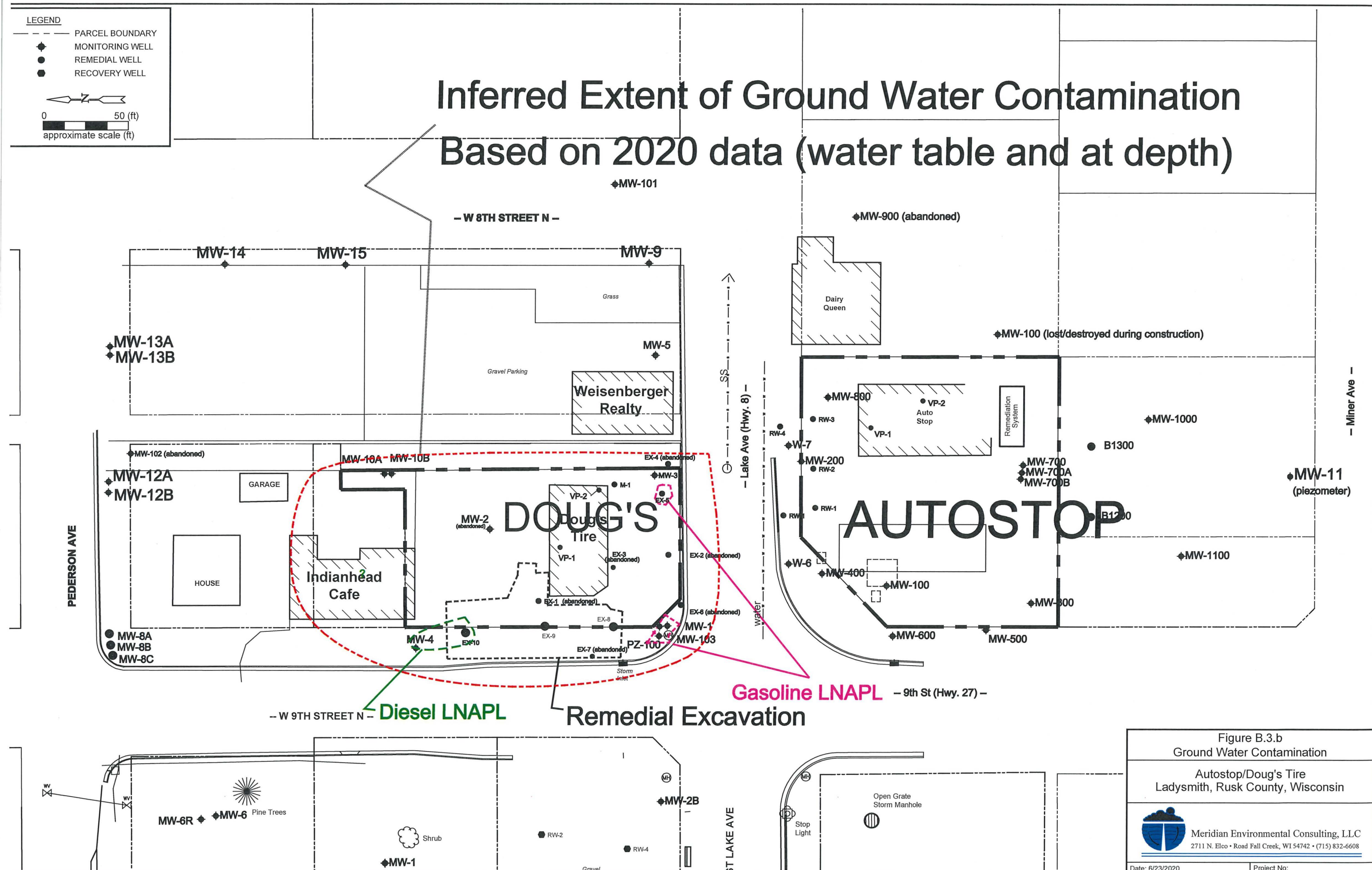


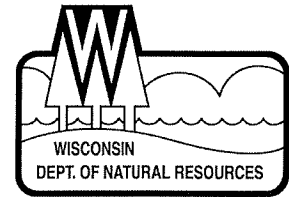
Christopher A. Saari
Northern Region Team Supervisor
Remediation and Redevelopment Program

Attachment:

- Case Closure with Continuing Obligations, DNR, January 26, 2023
- Figure B.3.b, Ground Water Contamination, Meridian Environmental Consulting, LLC, June 23, 2020

cc: Vicki Richardson
Ken Shimko – Meridian Environmental Consulting, LLC (via email)
Carrie Stoltz – DNR Rhinelander (via email)





January 26, 2023

WEISENBERGER REALTY LLC
ATTN: NICOLE WEISENBERGER
807 LAKE AVE W
LADYSMITH WI 54848

SUBJECT: Notice of Completion of Response Actions at Doug's Tire (Former)
811 Lake Avenue, Ladysmith, Wisconsin
BRRTS #03-55-000408, FID #855039790

Dear Ms. Weisenberger:

The Wisconsin Department of Natural Resources (DNR) recently approved the completion of the response actions conducted at the Doug's Tire (Former) site, located at 811 Lake Avenue (Site). This letter describes how that approval affects your property located at 807 Lake Avenue West, parcel ID# 246-02642-0000. You are not required to take any action in response to this letter.

State remedial action laws found in Wisconsin Statute (Wis. Stat.) chapter 292 direct parties responsible for the discharge of a hazardous substance or environmental pollution to take necessary actions to restore the environment to the extent practicable and minimize harmful effects from the discharge to the air, lands, or waters of this state. The law allows some contamination to remain in the environment if it does not pose a threat to public health, safety, welfare, or the environment.

On June 23, 2020, you received information from Meridian Environmental Consulting, LLC, about the petroleum contamination from the Site remaining in groundwater beneath your property. Over time, this contamination will naturally biodegrade on its own. Per Wis. Stat. § 292.13, you are not responsible for cleaning up contamination that has migrated beneath your property from the Site.

Your drinking water is not affected by the contamination. Your drinking water is provided by a municipal water supply system, which is routinely tested to ensure the water meets federal and state drinking water standards.

DNR approval is required under Wis. Admin. Code § NR 812.09(4)(w) before well construction or reconstruction for all properties identified as having residual contamination. 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." The form should be submitted to the DNR Drinking Water and Groundwater Program's regional water supply specialist, identified by visiting dnr.wi.gov, and searching "private water supply specialist." A well driller can help complete this form. The form can be obtained online at dnr.wi.gov, search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

The DNR's Water Quality Program regulates discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction-related dewatering activities, including utility work and building construction.

If the Property owner or any other person plans to conduct such activities on your property, that person must contact the DNR Water Quality Program and, if necessary, apply for the required Wisconsin Pollutant Discharge Elimination System (WPDES) permit for the discharge. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering and the person intends to discharge that water to a water of the state, that person may need to apply for the Contaminated Groundwater from Remedial Action Operations WPDES General Permit (WI-0046566). If water collecting in a pit/trench that requires dewatering is expected to be free of any soil or groundwater contamination and the person intends to discharge that water to a water of the state, that person may need to apply for the Dewatering Operations WPDES General Permit (WI-0049344). Discharging the water to a sanitary sewer system does not require a WPDES permit. For further information on WPDES general permits and submittal requirements, visit <https://dnr.wisconsin.gov>, search “wastewater general permits.”

Additional information about this case is available in the DNR’s Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) at dnr.wi.gov, search “BOTW.” Enter 03-55-000408 in the **activity number** field, then click **search**. Scroll down and click on the **CO Packet** link for information about the completion of the response actions. The Site may also be seen on the map viewer, RR Sites Map. RR Sites Map can be found online at dnr.wi.gov by searching “RRSM.” If you cannot access BOTW or RR Sites Map, please contact the DNR project manager for information regarding this Site.

If you have any questions regarding this closure decision or anything outlined in this letter, please contact Carrie Stoltz at (715) 360-1966 or at Carrie.Stoltz@Wisconsin.gov. You can also contact me at (715) 208-4404 or by email at Christopher.Saari@wisconsin.gov.

Sincerely,



Christopher A. Saari
Northern Region Team Supervisor
Remediation and Redevelopment Program

Attachment:

- Case Closure with Continuing Obligations, DNR, January 26, 2023
- Figure B.3.b, Ground Water Contamination, Meridian Environmental Consulting, LLC, June 23, 2020

cc: Vicki Richardson
Ken Shimko – Meridian Environmental Consulting, LLC (via email)
Carrie Stoltz – DNR Rhinelander (via email)

LEGEND

- PARCEL BOUNDARY
- MONITORING WELL
- REMEDIAL WELL
- RECOVERY WELL

0 50 (ft)
approximate scale (ft)

Inferred Extent of Ground Water Contamination Based on 2020 data (water table and at depth)

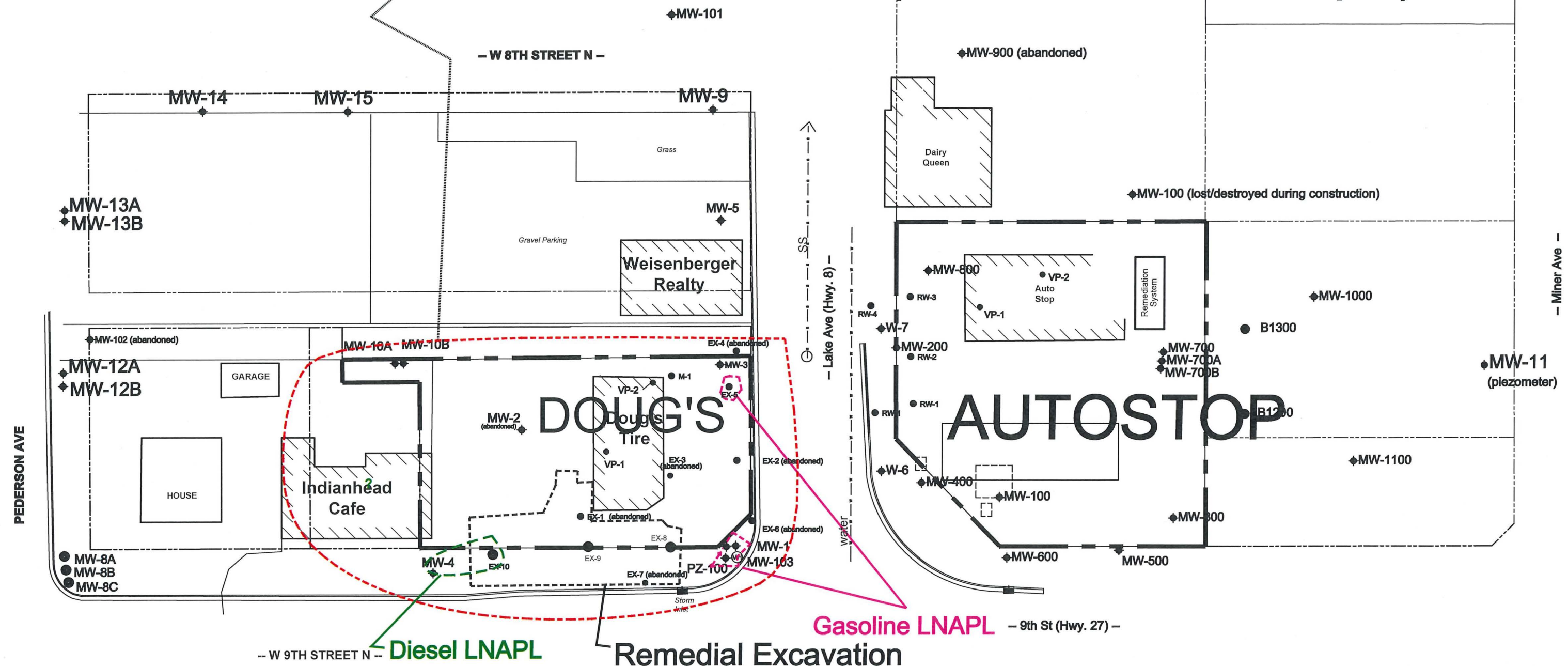


Figure B.3.b
Ground Water Contamination

Autostop/Doug's Tire
Ladysmith, Rusk County, Wisconsin

Meridian Environmental Consulting, LLC
2711 N. Elco • Road Fall Creek, WI 54742 • (715) 832-6608

Date: 6/23/2020 Project No:

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2501 Golf Course Rd.
Ashland WI 54806-3505

Tony Evers, Governor
Adam N. Payne, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



January 26, 2023

MR KURT GORSEGNER
DIRECTOR OF PUBLIC WORKS
CITY OF LADYSMITH
PO BOX 341
LADYSMITH WI 54548

SUBJECT: Notice of Closure Approval with Continuing Obligations for Rights-of-Way Holders at 811 Lake Avenue and the Alleyway between West 8th and West 9th Streets, Ladysmith, Wisconsin
Case Closure for Doug's Tire (Former), 811 Lake Avenue, Ladysmith, Wisconsin
BRRTS #03-55-000408, FID #855039790

Dear Mr. Gorsegner:

The Wisconsin Department of Natural Resources (DNR) recently approved the completion of the response actions conducted at the site identified above (the Site). This letter describes how that approval applies to the right-of-way (ROW) at 811 Lake Avenue, rights-of ways located at Highways 8 (aka Lake Avenue) and 27 (aka 9th Street) and the alleyway between West 8th and West 9th Streets. As the ROW holder, you are responsible for complying with continuing obligations for any work you conduct in the ROW.

State law - Wisconsin Statute (Wis. Stat.) chapter 292 - directs parties responsible for the discharge of a hazardous substance or environmental pollution to take necessary actions to restore the environment to the extent practicable and minimize harmful effects from the discharge to the air, lands, or waters of this state. The law allows some contamination to remain in the environment if it does not pose a threat to public health, safety, welfare, or the environment.

On January 28, 2021, you received information from Meridian Environmental Consulting, LLC (Meridian) about the petroleum contamination from the Site remaining in the soil and groundwater beneath the rights-of-ways of Highways 8 and 27 adjacent to 811 Lake Avenue and the alleyway located between West 8th and West 9th Streets, and about the continuing obligations necessary to limit exposure to remaining contamination.

APPLICABLE CONTINUING OBLIGATIONS

The continuing obligations that apply to this ROW are described below and are consistent with Wis. Stat. § 292.12 and Wisconsin Administrative Code (Wis. Admin. Code) chs. NR 700 to 799.

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 at the site as indicated on the enclosed map (Figure B.2.b., Residual Soil Contamination, prepared by Meridian and dated June 20, 2020). If soil in the locations 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

Continuing Obligations to Address Groundwater Contamination and/or Monitoring Wells

Residual Groundwater Contamination (Wis. Admin. Code ch. NR 140 and § NR 812.09(4)(w))

Groundwater contamination which equals or exceeds the enforcement standards for petroleum compounds is present over most of the site and extends into rights-of-ways, an alley, and onto several affected off-site properties, as shown on the enclosed map (Figure B.3.b., Ground Water Contamination, prepared by Meridian and dated June 23, 2020). To construct a new well or reconstruct an existing well, the property owner must obtain prior DNR approval. Additional casing may be necessary to prevent contamination of the well.

ADDITIONAL 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 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 to the DNR using the RR Program Submittal Portal at dnr.wi.gov, search "RR submittal portal." 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, search "RR contacts" and select the EPA tab.

If you have any questions regarding this closure decision or anything outlined in this letter, please contact Carrie Stoltz at (715) 360-1966 or at Carrie.Stoltz@Wisconsin.gov. You can also contact me at (715) 208-4404 or by email at Christopher.Saari@wisconsin.gov.

Sincerely,

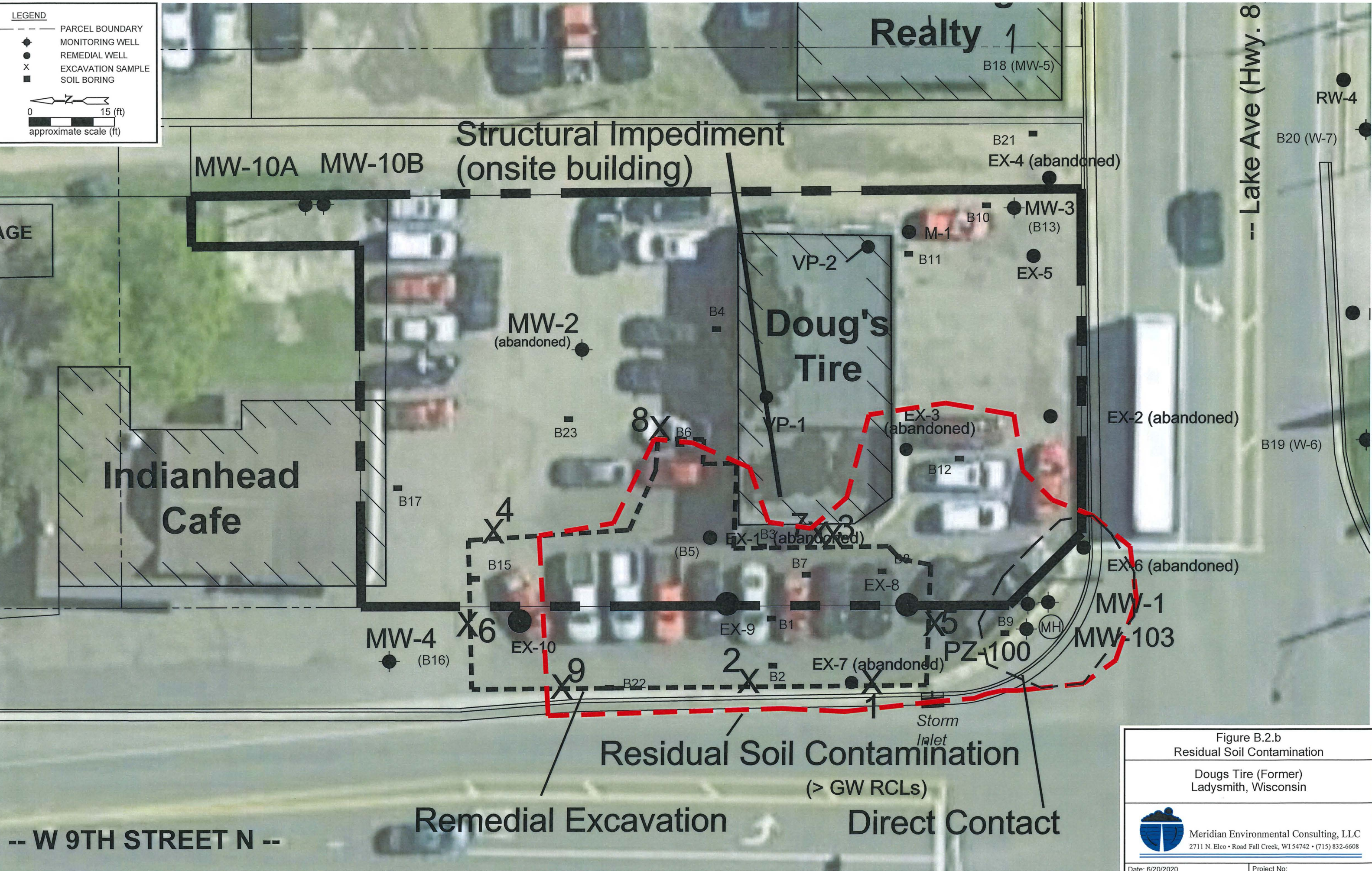


Christopher A. Saari
Northern Region Team Supervisor
Remediation and Redevelopment Program

Attachment:

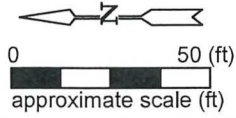
- Case Closure with Continuing Obligations, DNR, January 26, 2023
- Figure B.2.b, Residual Soil Contamination, Meridian, June 20, 2020
- Figure B.3.b, Ground Water Contamination, Meridian, June 23, 2020

cc: Vicki Richardson
Ken Shimko – Meridian Environmental Consulting, LLC (via email)
Carrie Stoltz – DNR Rhinelander (via email)



LEGEND

- PARCEL BOUNDARY
- ◆ MONITORING WELL
- REMEDIAL WELL
- RECOVERY WELL



Inferred Extent of Ground Water Contamination Based on 2020 data (water table and at depth)

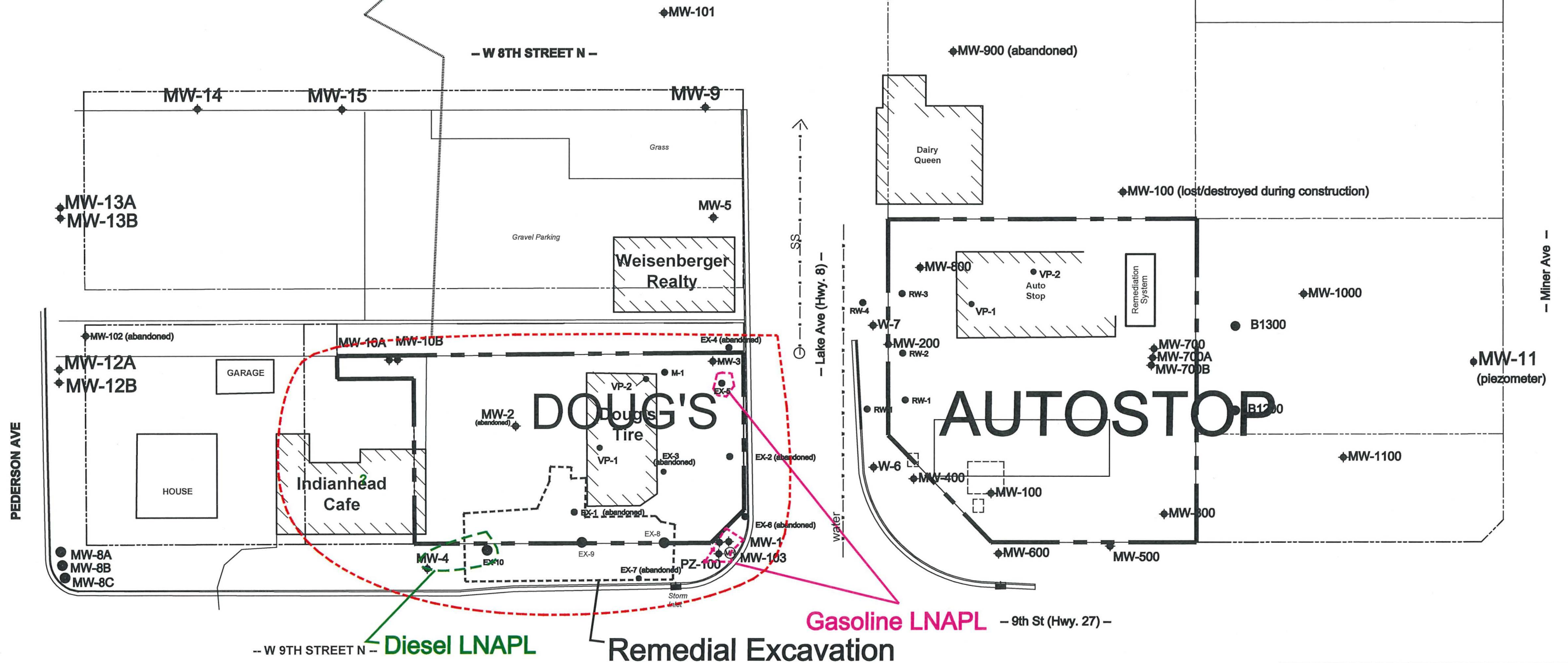


Figure B.3.b
Ground Water Contamination
Autostop/Doug's Tire
Ladysmith, Rusk County, Wisconsin



Data Tables

Tables that follow are for reference only and were not included in the Department's closure documentation sent to affected parties

Table A.1: Ground Water Analytical Results

Doug's Tire

Well	Date	Benzene	Toluene	Ethylbenzene	Total Xylenes	Total TMB	MTBE	Naphthalene
NR 140 ES		5	800	700	2,000	480	60	100
NR 140 PAL		0.5	160	140	400	96	12	10
Units		ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l
MW-1								
	10/29/91	19,000	19,000	1,100	7,600	NA	NA	NA
	02/03/92	17,000	14,000	1,100	5,600	NA	NA	NA
	05/30/97	19,000	13,000	1,300	5,000	740	<80	<3200
	01/20/98	21,000	14,000	1,000	5,100	530	<110	<500
	07/15/98	18,000	13,000	1,200	5,900	860	37	220
	12/15/00	4,410	1,590	<50	1,310	108.5	45.5	<80.0
	04/05/01	24,000	15,000	1,200	6,200	800	<47	230
	05/06/03	9,800	2,800	140	2,320	390	75	52
	08/12/03	24,000	15,000	1,300	6,000	560	<120	180
	11/18/03	20,000	13,000	1,500	5,900	890	<120	300
	05/11/04	23,000	18,000	1,400	5,900	500	<120	160
	11/16/04	25,000	15,000	1,100	6,100	570	<120	150
	06/07/05	17,000	14,000	1,200	6,700	1,040	<120	260
	01/09/08	20,000	14,000	1,200	5,200	420	<150	<180
	05/28/08	19,300	14,200	1,350	5,870	641	<122	204
	01/21/09	18,600	13,500	1,330	5,560	877	<122	197
	05/20/09	20,600	16,900	1,870	7,780	1,207	<122	312
	03/18/10	10,400	8,590	762	3,369	334	<122	<178
	01/16/12	19,000	15,900	1,880	7,840	1,368	<61.0	288J
	04/05/12	22,100	13,900	1,370	5,570	629	<122	<178
	05/15/18	13,400	653	1,510	4,180	1,087	<32	284
	05/30/19	6,270	232	790	2,577	576	<1.2	173
	04/30/20	20,600	669	1,950	6,180	1,487	<311	342J
MW-2								
	10/29/91	<5	<5	<5	<5	NA	NA	NA
	02/03/92	<5	<5	<5	<5	NA	NA	NA
	01/20/98	<0.21	<1.5	<0.68	<1.78	<1.86	2.1	<1
	07/15/98	<0.32	<0.35	<0.34	<0.98	<0.99	<0.31	<0.88
	12/15/00	3.58	<5.00	<5.00	<5.00	<10.00	<0.500	<8.00
	04/05/01	5.3	<0.37	<0.4	<1.43	<1.03	<0.47	<0.53
	07/26/01	40.0	1.2	2.2	5.6	0.35	<0.46	<0.69
	05/06/03	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	08/12/03	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	11/18/03	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	05/11/04	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	11/16/04	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	06/07/05	<0.41	<0.67	<0.54	<2.63	<1.8	<0.61	<0.74
	01/31/06	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	06/20/06	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/22/07	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	07/10/07	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/10/08	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	05/28/08	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/21/09	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	05/20/09	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	03/18/10	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/16/12	<0.41	1.4	<0.54	<2.63	<1.80	<0.61	<0.89
	04/05/12	<0.41	0.70J	<0.54	<2.63	<1.80	<0.61	<0.89
	05/15/18	<.31	<.49	<.33	<.98	<.67	<.32	<.51
	05/30/19	<.25	<.17	<.22	<.73	<1.71	<1.2	<1.2
	04/30/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
	07/02/20	abandoned due to paving						

Table A.1: Ground Water Analytical Results

Doug's Tire

Well	Date	Benzene	Toluene	Ethylbenzene	Total Xylenes	Total TMB	MTBE	Naphthalene
NR 140 ES		5	800	700	2,000	480	60	100
NR 140 PAL		0.5	160	140	400	96	12	10
Units		ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l
MW-3								
	02/03/92	18,000	48,000	10,000	52,000	NA	NA	NA
	04/05/01	21,000	23,000	2,900	17,900	3,200	<24	610
	05/30/19	Could not locate - paved over						
	07/02/20	abandoned due to paving						
MW-4								
	02/24/98	500	8	6.3	1.6	2.8	<0.21	110
	07/15/98	3,200	190	25	35	<20	<6.2	110
	12/15/00	2,730	23.1	206	22.6	<10.0	3.87	59.0
	04/05/01	1,200	20	140	<29	<21	<9.4	26
	07/26/01	1,900	300	240	170	<30	<23	68
	05/06/03	7,800	680	900	830	196	<30	150
	08/12/03	7,500	590	720	800	94	<30	120
	11/18/03	6,800	1,000	830	1,180	160	<61	220
	05/11/04	6,000	680	630	900	178	<24	150
	11/16/04	8,000	690	850	980	196	<30	150
	06/07/05	5,200	100	730	<272	<90	<30	170
	01/31/06	6,100	230	790	443	135	<30	200
	06/20/06	5,500	130	750	279	87	<15	140
	01/22/07	5,500	<84	550	<320	<220	<76	140
	07/10/07	1,800	<17	290	<66	<45	<15	50
	01/10/08	5,600	360	760	436	79	<15	120
	05/28/08	2,690	82.4	413	<131.5	<90	<30.5	62.1
	01/21/09	5,740	1,240	753	707	<225	<76.2	126
	05/20/09	2,150	48.0	405	73.2	24.8	<15.2	86.3
	03/18/10	1,660	25.5	404	<52.6	<36.0	<12.2	48.0
	01/16/12	5,210	4,190	1,070	1,603	374	<30.5	178J
	04/12/12	7,180	4,350	1,040	1,525	397	<30.5	155J
	August 2013	Remedial Excavation						
	05/30/19	LNAPL (3 FT DIESEL -BAILS TO 8 INCHES)						
	04/30/20	LNAPL (3 FT DIESEL)						
MW-5								
	02/24/98	46	<1.5	<0.68	<1.78	<1.86	<0.21	2.2
	07/15/98	36	1.4	0.70	<0.98	<0.99	<0.31	1.2
	12/15/00	50.1	<5.00	<5.00	<5.00	<10.00	<0.500	<8.00
	04/05/01	80	1.4	<0.4	<1.43	<1.03	<0.47	<0.53
	05/11/04	59	1.2	<0.54	<2.63	<1.80	<0.61	<0.74
	11/16/04	56	0.91	<0.54	<2.63	<1.80	<0.61	<0.74
	06/07/05	44	0.76	<0.54	<2.63	<1.80	<0.61	<0.74
	01/31/06	57	0.79	<0.54	<2.63	<1.80	<0.61	<0.74
	06/20/06	45	<1.3	<1.1	<5.3	<3.6	<1.2	<1.5
	01/22/07	24	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	07/10/07	36	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/10/08	37	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	05/28/08	18.4	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/21/09	32.4	<0.67	<0.54	<2.63	<1.80	<0.61	<0.89
	05/20/09	18.3	<0.67	<0.54	<2.63	<1.80	<0.61	<0.89
	03/22/10	18.7	<0.67	<0.54	<2.63	<1.80	<0.61	<0.89
	01/16/12	19.7	<0.67	<0.54	<2.63	<1.80	<0.61	<0.89
	04/05/12	20.3	<0.67	<0.54	<2.63	<1.80	<0.61	<0.89
	05/15/19	.93J	3.30	1.0J	5.8	5.2	<.32	3.7
	05/30/19	<.25	<.17	<.22	<.73	<1.71	<1.2	<1.2
	09/30/19	<.25	<.17	<.22	<.73	<1.71	<1.2	<1.2
	12/19/19	<.25	<.17	<.22	<.73	<1.71	<1.2	<1.2
	04/30/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2

Table A.1: Ground Water Analytical Results

Doug's Tire

Well	Date	Benzene	Toluene	Ethylbenzene	Total Xylenes	Total TMB	MTBE	Naphthalene
NR 140 ES		5	800	700	2,000	480	60	100
NR 140 PAL		0.5	160	140	400	96	12	10
Units		ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l
MW-6 (on Autostop property - labelled "W-6" on Autostop Table)(results from Doug's sampling - does not match Autostop results)								
	02/24/98	6,500	7,500	1,400	5,500	1,140	<11	390
	04/05/01	5,600	8,200	1,700	7,900	2,510	<9.4	610
	05/30/19	2,630	414	964	2,069	918	<62.3	224J
	09/30/19	2,460	502	1,320	4,460	1,308	<12.5	325
	12/19/19	1,380	369	929	2,660	552	<24.9	189
	04/29/20	2,060	716	1,400	5,200	1,246	<49.8	348
MW-7 (on Autostop property - labelled "W-7" on Autostop Table)(results from Doug's sampling - does not match Autostop results)								
	04/05/01	3,000	7,600	2,200	13,700	3,240	<9.4	560
	05/06/03	6,300	740	420	2,040	3,600	<30	180
	08/12/03	580	62	73	191	280	<3.0	22
	11/18/03	410	40	66	160	219	<6.1	18
	05/11/04	470	55	45	143	170	<3.0	14
	11/16/04	530	30	63	125.4	215	<3.0	16
	06/07/05	480	41	66	101	142	<6.1	16
	01/31/06	580	42	51	75	143	<3.0	22
	06/20/06	500	30	47	81	127	<3.0	15
	01/22/07	430	43	37	43	84	<6.1	9.8
	07/10/07	320	38	26	41.2	59	<3.0	6.8
	01/10/08	500	44	40	70.0	59	<6.1	7.8
	05/28/08	634	85.1	31.3	83.5	65.9	<3.0	6.5
	01/21/09	507	69.2	35.0	32.1	49.2	<3.0	6.3
	05/20/09	437	29.6	27.2	24.1	33.9	<3.0	4.9
	03/18/10	685	93.8	50.4	73.3	55.6	<3.0	8.1
	01/16/12	289	14.4	49.5	38.0	51.6	<0.61	7.1
	05/30/19	149	21.9	5.4	51.4	16.7	<1.2	4.6J
	09/30/19	.67J	.6J	<.22	14.6	44.9	<1.2	2.2J
	12/19/19	.26J	.2J	<.22	5.6	18.4	<1.2	1.2J
	04/29/20	<.25	.64J	.62J	17.4	50.9	<1.2	3.4J
MW-8A (installed 9/19/19)								
	09/30/19	<.25	<.17	<.22	<.73	<1.71	<1.2	<1.2
	12/19/19	<.25	<.17	<.22	<.73	<1.71	<1.2	<1.2
	04/30/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
	05/28/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
MW-8B (installed 9/19/19)								
	09/30/19	<.25	<.17	<.22	<.73	<1.71	<1.2	<1.2
	12/19/19	<.25	<.17	<.22	<.73	<1.71	<1.2	<1.2
	04/30/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
	05/28/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
MW-8C (installed 4/14/2020)								
	04/30/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
	05/28/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
MW-9 (installed 4/15/2020)								
	04/30/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
	05/28/20	<.25	.44J	<.32	.62J	<1.71	<1.2	<1.2
MW-10A (installed 5/21/2020)								
	05/28/20	5.2	<.27	<.32	<.73	<1.71	<1.2	<1.2
MW-10B (installed 4/16/2020)								
	04/30/20	2,010	94.8	79.1	76.6	26.4	<1.2	43.5
	05/28/20	2,460	288.0	157.0	161.0	38.3	<1.2	68.6

Doug's Tire

Well	Date	Benzene	Toluene	Ethylbenzene	Total Xylenes	Total TMB	MTBE	Naphthalene
NR 140 ES		5	800	700	2,000	480	60	100
NR 140 PAL		0.5	160	140	400	96	12	10
<i>Units</i>		<i>ug/l</i>	<i>ug/l</i>	<i>ug/l</i>	<i>ug/l</i>	<i>ug/l</i>	<i>ug/l</i>	<i>ug/l</i>
MW-11 (installed April 2020)								
	04/30/20	.85J	<.27	<.32	<.73	<1.71	<1.2	<1.2
	05/28/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
MW-12A (installed May 2020)								
	05/28/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
MW-12B (installed April 2020)								
	05/28/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
MW-13A (installed May 2020)								
	05/28/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
MW-13B (installed May 2020)								
	05/28/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
MW-14 (installed May 2020)								
	05/28/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
MW-15 (installed May 2020)								
	05/28/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
MW-100 (on Dairy Queen property - LOST/DESTROYED)								
	07/26/01	<0.21	<0.41	<0.22	<0.69	<0.60	<0.46	<0.69
	05/06/03	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	08/12/03	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	11/18/03	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	05/11/04	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	11/16/04	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	06/07/05	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/31/06	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	06/20/06	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/22/07	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	07/10/07	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/10/08	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	05/28/08	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	05/20/09	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	03/22/10	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/16/12	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.89
	04/05/12	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.89
	05/30/19	COULD NOT LOCATE - PRESUMED LOST/DESTROYED						

Doug's Tire

Well	Date	Benzene	Toluene	Ethylbenzene	Total Xylenes	Total TMB	MTBE	Naphthalene
NR 140 ES		5	800	700	2,000	480	60	100
NR 140 PAL		0.5	160	140	400	96	12	10
Units		ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l
MW-101								
	07/26/01	<0.21	<0.41	<0.22	<0.69	<0.60	<0.46	<0.69
	05/06/03	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	08/12/03	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	11/18/03	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	05/11/04	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	11/16/04	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	06/07/05	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/31/06	<0.41	<0.67	<0.54	<2.63	<1.80	<0.74	<0.74
	06/20/06	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/22/07	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	07/10/07	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/10/08	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	05/28/08	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/21/09	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.89
	05/20/09	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.89
	03/22/10	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.89
	01/16/12	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.89
	04/05/12	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.89
	05/30/19	<.25	<.17	<.22	<.73	<1.71	<1.2	<1.2
	09/30/19	<.25	<.17	<.22	<.73	<1.71	<1.2	<1.2
	12/19/19	<.25	<.17	<.22	<.73	<1.71	<1.2	<1.2
MW-102								
	07/26/01	<0.21	<0.41	<0.22	<0.69	<0.60	<0.46	<0.69
	08/12/03	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	11/18/03	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	05/11/04	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	11/16/04	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	06/07/05	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/31/06	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	06/20/06	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/22/07	<0.41	1.6	<0.54	<2.63	<1.80	<0.61	<0.74
	07/10/07	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	05/28/08	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.74
	01/21/09	<0.41	<0.67	<0.54	<2.63	<1.80	<0.61	<0.89
	05/30/19	DAMAGED						
	09/20/19	ABANDONED						
MW-103								
	07/26/01	27,000	31,000	2,200	12,500	1,780	<230	<350
	05/30/19	LNAPL (8 INCH OF GASOLINE - BAILS READILY TO FILM)						
PZ-100								
	07/26/01	3,200	260	54	123	20	<230	45
	05/06/03	4,900	<17	74	<66	<45	<15	<18
	08/12/03	14,000	290	370	670	<180	<61	<74
	11/18/03	12,000	810	440	940	<180	<61	<74
	05/11/04	16,000	1,100	480	960	<180	<61	<74
	11/16/04	16,000	2,600	420	1,040	<360	<120	<150
	06/07/05	16,000	4,100	870	3,070	<360	<120	<150
	01/31/06	13,000	4,200	660	2,410	<180	<61	<74
	06/21/06	14,000	4,300	690	2,680	332	<30	84
	01/22/07	12,000	25,000	3,400	18,100	10,100	<120	4,200
	07/10/07	14,000	6,400	750	4,400	220	<61	78
	01/09/08	15,000	15,000	2,400	14,300	5,240	<150	2,700
	05/28/08	16,100	20,100	4,410	25,230	11,820	<76.2	3,200
	05/29/09	11,800	21,000	6,280	37,800	30,440	<122	8,430
	01/16/12	11,800	6,300	1,440	7,360	2,436	<61.0	390J
	04/05/12	14,400	5,330	1,100	5,570	1,536	<152	257J
	05/30/19	DAMAGED/PLUGGED WITH BENTONITE						

Table A.1: Ground Water Analytical Results

Doug's Tire

Well	Date	Benzene	Toluene	Ethylbenzene	Total Xylenes	Total TMB	MTBE	Naphthalene
NR 140 ES		5	800	700	2,000	480	60	100
NR 140 PAL		0.5	160	140	400	96	12	10
Units		ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l
Remediation Wells								
M-1								
	04/30/20	1,260	5,230	557	8,090	5,061	<156	1,910
EX-4								
	04/30/20	2,850	4,270	886	7,050	3,448	<62.3	628
	07/09/20	abandoned due to paving						
EX-5								
	04/30/20	2 inches LNAPL (gasoline)						
EX-8								
	04/30/20	24,600	33,900	1,900	17,550	3,001	<623	<588
	07/02/20	abandoned due to paving						
EX-9								
	04/30/20	610	932	2,180	9,860	1,907	<62.3	404
	07/02/20	abandoned due to paving						
EX-10								
	04/30/20	8 inches LNAPL (diesel)						
RW-1								
	04/29/20	3,950	5,550	1,240	11,680	2,647	<125	551
RW-2								
	04/29/20	587	1,830	95	3,360	1,325	<31.1	1,010
RW-3								
	04/29/20	1,940	5,630	644J	4,700	2,870	<1250	22,800
RW-4								
	04/29/20	<.25	<.27	<.32	<.73	<1.71	<1.2	<1.2
RW-5								
	04/29/20	6,610	9,930	2,270	11,480	1,888	<156	542J

TABLE A.3: Residual Soil Contamination

Doug's Tire
Ladysmith, Wisconsin

Sample	Date	Depth (feet bgs)	Saturated/ Unsaturated	GRO (ppm)	DRO (ppm)	Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	Total TMB	Total Xylenes	Naphthalene	Total Lead**
Units		ft		mg/kg	mg/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
NTEDC						1600	8020	63800	818000	219000	182000		260000	260000	NS
Soil to GW RCL						5.1	1570	27	1107			1378.7	3960	3960	13.5
B-5	8/28/1991	7	unsaturated	NA	NA	<50	1,900	NA	1,800	NA	NA	NA	11,000	NA	NA
		15	unsaturated	NA	NA	<50	600	NA	1,600	NA	NA	NA	10,000	NA	NA
B-12	1/7/1992	3	unsaturated	NA	NA	170	27	NA	82	NA	NA	NA	110	NA	NA
MW-103	6/26/2001	15-17	unsaturated	<10	<10	47	<25	<25	34	<25	<25	<50	82	<10	NA
EX-3; S-1	11/02/02	0-2	unsaturated	<2.8	110	30	<25	<25	140	<25	<25	<50	87	12*	NA
EX-6; S-1	11/03/02	0-2	unsaturated	33	98	4,300	370	120	540	130	85	215	980	16*	NA
Excavation Confirmation Samples (numbering cross-referenced with Figure)															
1. C-EX-7 3 1/2	09/12/13	3.5	unsaturated	NA	NA	36.6J	62.7J	<25	248	171	50.5J	222	375	<25	NA
2. B-W Tank End 3 1/2'	09/12/13	3.5	unsaturated	NA	NA	30.2J	<25	<25	55.3J	61.9J	<25	61.9J	<75	65.3J	NA
3. C-E 3'	09/12/13	3	unsaturated	NA	NA	163	296	<25	1290	263	84.3	347	1490	28.6J	NA
5. C-S 3'	09/12/13	3	unsaturated	NA	NA	50.7J	77.8	<25	389	202	58.4J	260	538	29.7J	NA
7. C-E 10'	09/12/13	10	unsaturated	NA	NA	71.3	88.1	<25	426	118	36.3J	154	459	33.2J	NA
8. Wedge E-3'	09/12/13	3	unsaturated	NA	NA	110	342	<25	1010	482	159	640	1800	232	NA
9. A-W 3 1/2	09/12/13	3.5	unsaturated	NA	NA	488	1450	<25	5220	700	273	973	6790	30.4J	NA

Notes:

All results listed in parts-per-billion unless otherwise indicated

Bold Indicates sample exceeds one or more of the listed standards.

DCA - dichloroethane

DRO - diesel range organics

GRO - gasoline range organics

MTBE - methyl tert-butyl ether

NA - not analyzed

NS - no standard

RCL - residual contaminant level

TMB - trimethylbenzene

** - Total Lead is naturally occurring in these soils