

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor George E. Meyer, Secretary Ruthe E. Badger, Regional Director South Central Region Headquarters 3911 Fish Hatchery Road Fitchburg, Wisconsin 53711-5397 Telephone 608-275-3266 FAX 608-275-3338 TDD 608-275-3231

File Ref: 02-13-256630

January 3, 2001

Mr. Chuck Cass RGC Laundry, Inc. N42 W27251 Hwy JJ

Pewaukee, WI 53072

Modification actions taken after continuing obligations were applied.
Refer to BOTW for further information.

Subject: Closure, Former Superior Health Linen, 1509 Emil Street, Madison, WI

Dear Mr. Cass:

On June 21, 2000, your site was reviewed for closure by the South Central Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On July 7, 2000, you were notified that the Closure Committee had granted conditional closure to this case.

On January 2, 2001 and November 27, 2000, the Department received correspondence indicating that you have complied with the conditions of closure. The groundwater monitoring wells were properly abandoned and groundwater use restriction has been attached to the property deed. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

However, please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at the number below.

Sincerely,

Dino Tsoris, P.G. Hydrogeologist

Remediation & Redevelopment Program

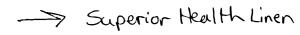
Telephone (608) 275-3299

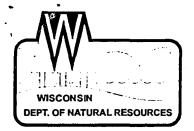
Cc: Mr. Thomas Shannon, Fox, O'Neil & Shannon, 622 North Water Street, Milwaukee, WI 53202

Ms. Rebecca Forbort, ARCADIS, Geraghty & Miller, 126 North Jrfferson Street, Suite 400,

Milwaukee, WI







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July 7, 2000

FILE REF: New

Mr. Chuck Cass One Hour Martinizing, Inc. N42 W27251 Hwy JJ Pewaukee, WI 53072

Subject: No Further Action, Former Superior Health Linen, 1509 Emil Street, Madison, WI

Dear Mr. Cass:

On June 21, 2000, your request for closure of the case described above was reviewed by the South Central Region Closure Committee. This committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the contamination appears to have been investigated and actively remediated to the extent practicable under site conditions. Your case will be closed under s. NR 726.05, Wis. Adm. Code, if the following conditions are satisfied:

MONITORING WELL ABANDONMENT The monitoring wells MW-1, MW-2 and MW-3 at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code, unless long term groundwater monitoring is going to be conducted. Documentation of well abandonment must be submitted to Dino Tsoris at WDNR South Central Region on forms provided by the Department of Natural Resources

GROUNDWATER USE RESTRICTION Section NR 726.05(2)(b), Wis. Adm. Code, provides that if groundwater contamination still exceeds NR 140 enforcement standards when a closure request is submitted, a case may only be closed if a groundwater use restriction is recorded for each property where enforcement standards are exceeded (including street or highway rights-of-way). Therefore, recording the required groundwater use restriction is an option that the Department can offer to you in order to close this case. If you choose not to accept this option, you may be required to conduct additional groundwater monitoring and may choose to perform additional investigation and cleanup of the remaining contamination in order to qualify for unconditional closure. However, you should note that additional investigation or cleanup work may not be eligible for reimbursement from the Petroleum Environmental Cleanup Fund Award (PECFA) Program. You should contact the Department of Commerce to determine if the additional work will be eligible for reimbursement.

To assist us in drafting the groundwater use restriction document, you should submit a copy of the property deed or deeds to me along with the draft document. Once the DNR has drafted the document, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded at the Dane County Register of Deeds Office, and then submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a groundwater use restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you



will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

NOTICE OF RESIDUAL SOIL CONTAMINATION The closure committee has required that a deed notice be signed and recorded to give notice of the remaining soil contamination associated with the site. Residual soil contamination remains at GP-2 and GP-3 at locations adjacent to (<10 ft) the building along the east side, as indicated in the information submitted to the Department. If soil in this location (or these locations) is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to humans. The purpose of the notice is to notify all future owners that excavation of the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation.

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

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, 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.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at the telephone number shown below.

Sincerely,

Dino Tsoris, P.G. Hydrogeologist

Remediation & Redevelopment Program

Telephone (608) 275-3299

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Cc: Ms. Rebecca Forbort, ARCADIS Geraghty & Miller, 126 North Jefferson Street, Suite 400,

Milwaukee, WI 53202

Mr. Thomas Shannon, Fox, O'Neill, & Shannon, 622 North Water Street, Milwaukee, WI 53202

GROUNDWATER USE RESTRICTION

DANE COUNTY REGISTER OF DEEDS

3257008

10-09-2000 12:34 PM

Trans. Fee

Rec. Fee 14.00

Dane County, Wisconsin, and the Easterly 30 feet of that part of vacated Ida Street DNR SOUTH CENTRAL REGION

Tax key number 60-0709-344-0206-0 STATE OF WISCONSIN

>) ss COUNTY OF DANE

WHEREAS, John G. Schroeckenthaler is the owner of the above described property.

Declaration of Restrictions

In re: The North ½ of Lots 10 and 11, Madison Shops Plat, in the City of Madison,

lying West of the North ½ of Lots 10 and 11, Madison Shops Plat.

WHEREAS, one or more volatile organic compound discharges may have occurred on this property. Volatile organic compound contaminated groundwater above NR 140, Wis. Adm. Code, enforcement standards existed on this property on the following dates at the following locations as referenced to Figure 4 attached hereto: (1) a water sample taken from monitoring well MW-1 ("MW-1") on February 22, 2000 reflected a tetrachloroethene concentration of 6.5 micrograms per liter (µg/l); (2) a

water sample taken from location MW-2 on February 22, 2000 reflected a tetrachloroethene concentration of 7.1 µg/l; and (3) a water sample taken from location MW-2 on March 21, 2000 reflected a tetrachloroethene concentration of 7.4 micrograms per liter (µg/l). The locations of the monitoring wells are provided on Figure 4 attached and made a part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

Thomas P. Shannon, Esq. Fox, O'Neill & Shannon, S.C. 622 N. Water Street, Suite 500 Milwaukee, Wisconsin 53202

PIN # 60-0709-344-0206-0

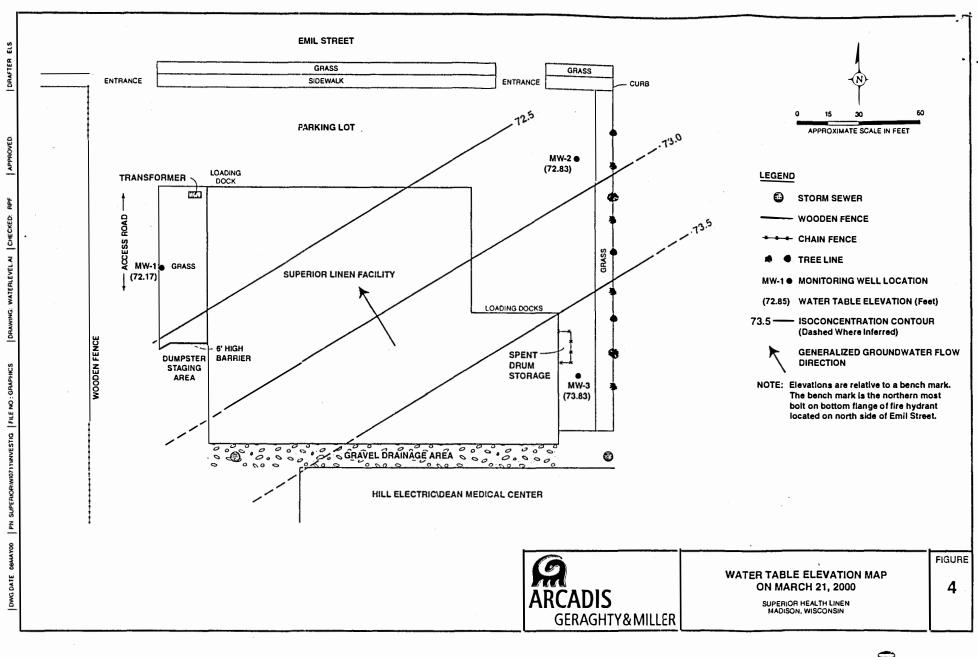
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 27 day of September, 2000.

Subscribed and sworn to before me this **37** day of September, 2000.

Notary Public, State of Wisconsin,
My commission expires: 4-/5-0/

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This document was drafted by Thomas P. Shannon, Attorney-at-law.



DEED NOTICE

3257009

DAME COUNTY REGISTER OF DEEDS

10-09-2000 12:34 PM

Trans. Fee

Rec. Fee 12,00 Pages

000579

Deed Notice

In re: The North 1/2 of Lots 10 and 11, Madison Shops Plat, in the City of Madison, Dane County, Wisconsin, and the Easterly 30 feet of that part of vacated Ida Street lying West of the North 1/2 of Lots 10 and 11, Madison Shops Plat.

Tax key number 60-0709-344-0206-0

STATE OF WISCONSIN) ss COUNTY OF DANE

John G. Schroeckenthaler, being first duly sworn, on oath, deposes and says:

1. He is the owner of the above described property.

That approval has been given by the Wisconsin Department of Natural Resources for the close-out of an environmental contamination case involving the above described property on the condition that a notification of the existence of residual contamination on the property is

Return to: Thomas P. Shannon, Esq. Fox, O'Neill & Shannon, S.C. 622 N. Water Street, Suite 500 Milwaukee, Wisconsin 53202

PIN # 60-0709-344-0206-0

recorded at the Office of the Register of Deeds in the county where the above-described property is located.

3. That this affidavit is being recorded for the purpose of notifying prospective purchasers and other interested parties that soil contaminated with volatile organic compounds from a spill or spills remains on the property in the following locations, as referenced to Figure 2 attached hereto: (1) a soil sample taken from location geoprobe-2 ("GP-2"), on February 3, 1999 at a depth of 2'-4' reflected a cis-1,2-dichloroethene concentration of 199 micrograms per kilogram (µg/kg), a trichloroethene concentration of less than 31 µg/kg, and a tetrachloroethene concentration of 97 µg/kg; and (2) a soil sample taken from location GP-3, on February 3, 1999 at a depth of 0'-2' reflected a cis-1,2-dichloroethene concentration of 2,180 μg/kg, a trichloroethene concentration of 149 μg/kg, and a tetrachloroethene concentration of 1,260 μg/kg. If soil in these locations is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat or dispose of any excavated materials, based on the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to humans. The purpose of this notice is to notify all future owners that excavation of the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation.

IN WITNESS WHEREOF, the owner of the property has executed this Deed Notice on this ____ day of September, 2000.

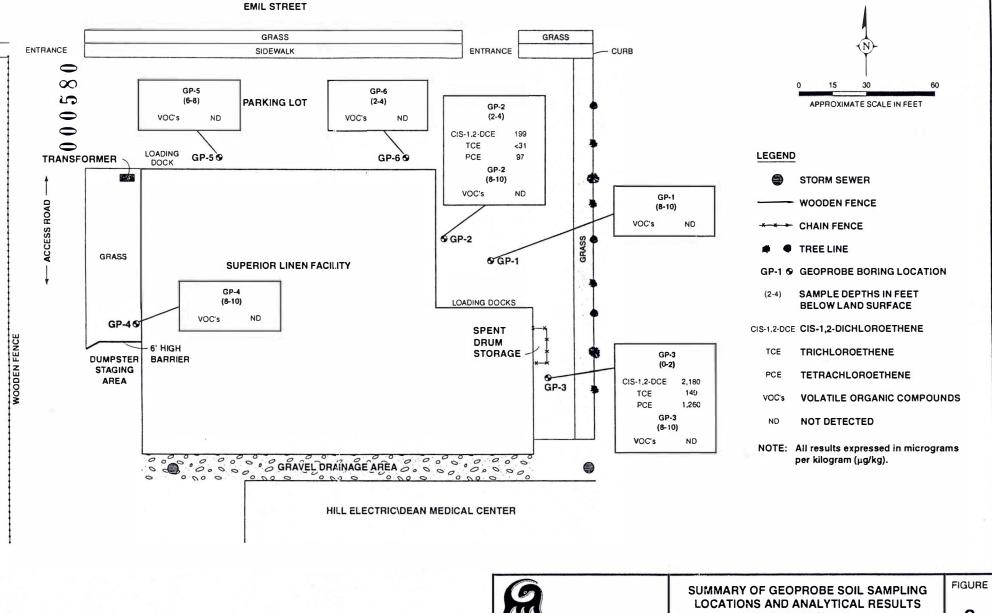
John G. Schroeckenthaler

Subscribed and sworn to before me this 27 day of September, 2000.

Notary Public, State of Wisconsin

CON CON WISC

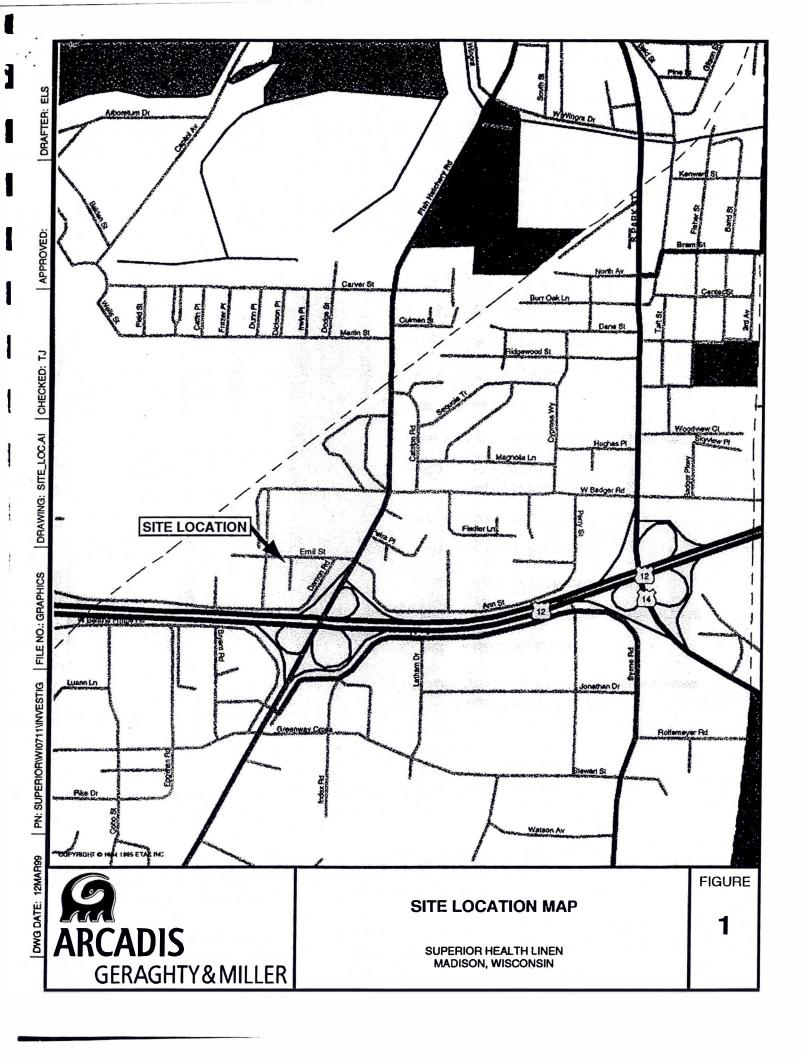
This document was drafted by Thomas P. Shannon, Attorney-at-law.

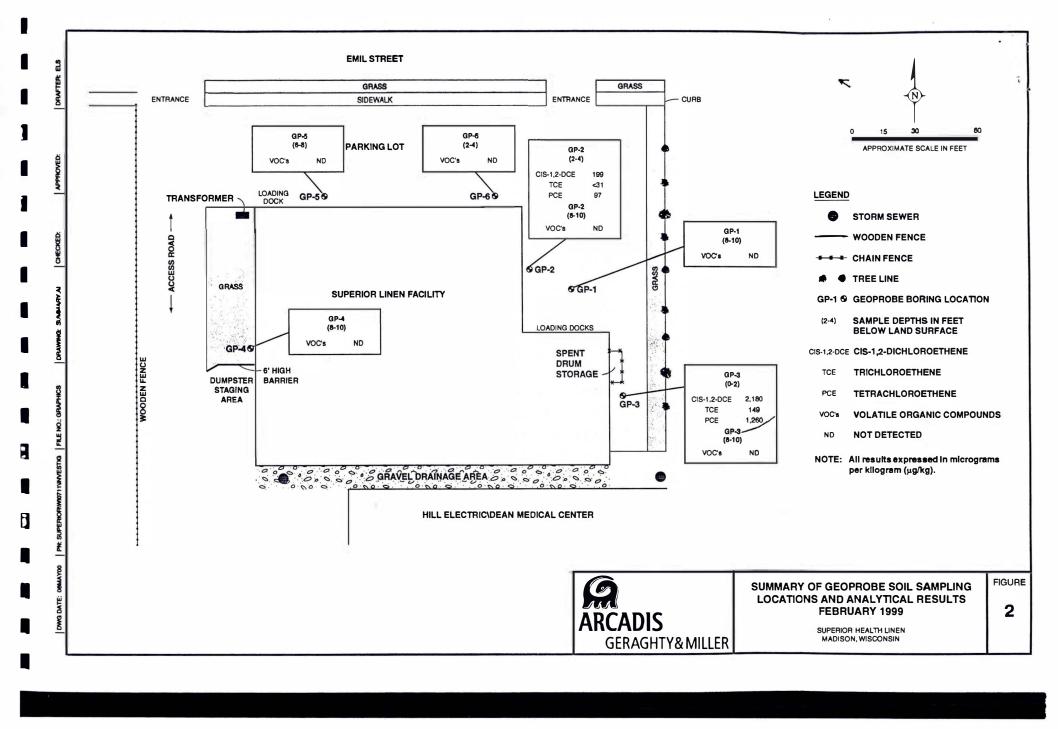


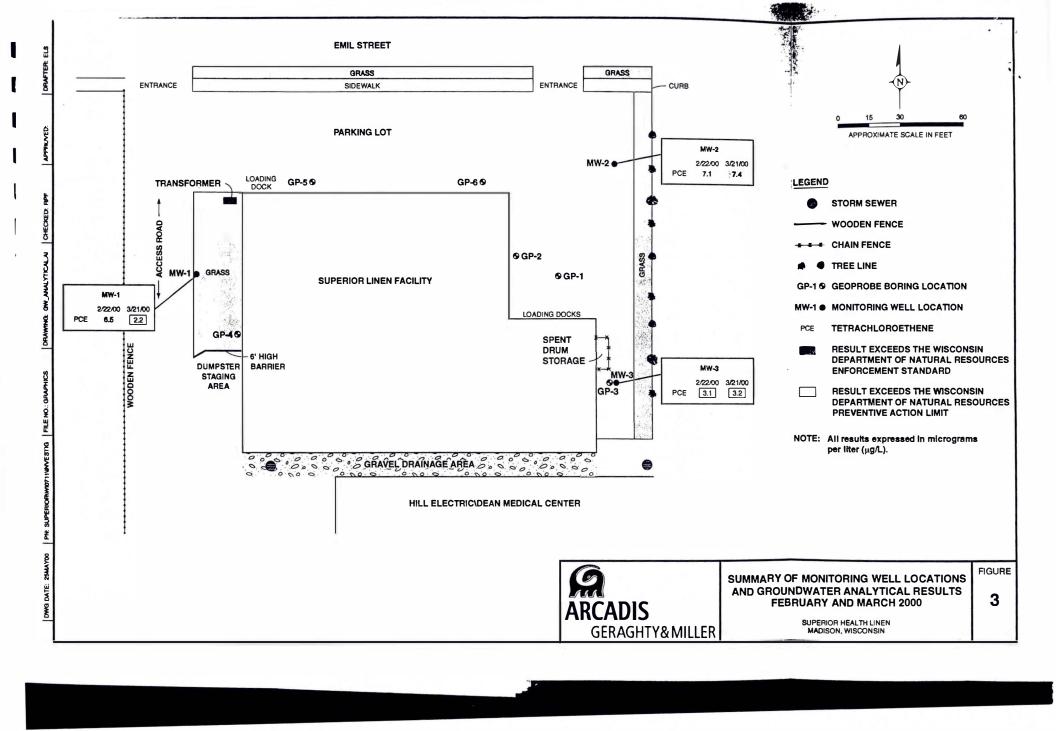


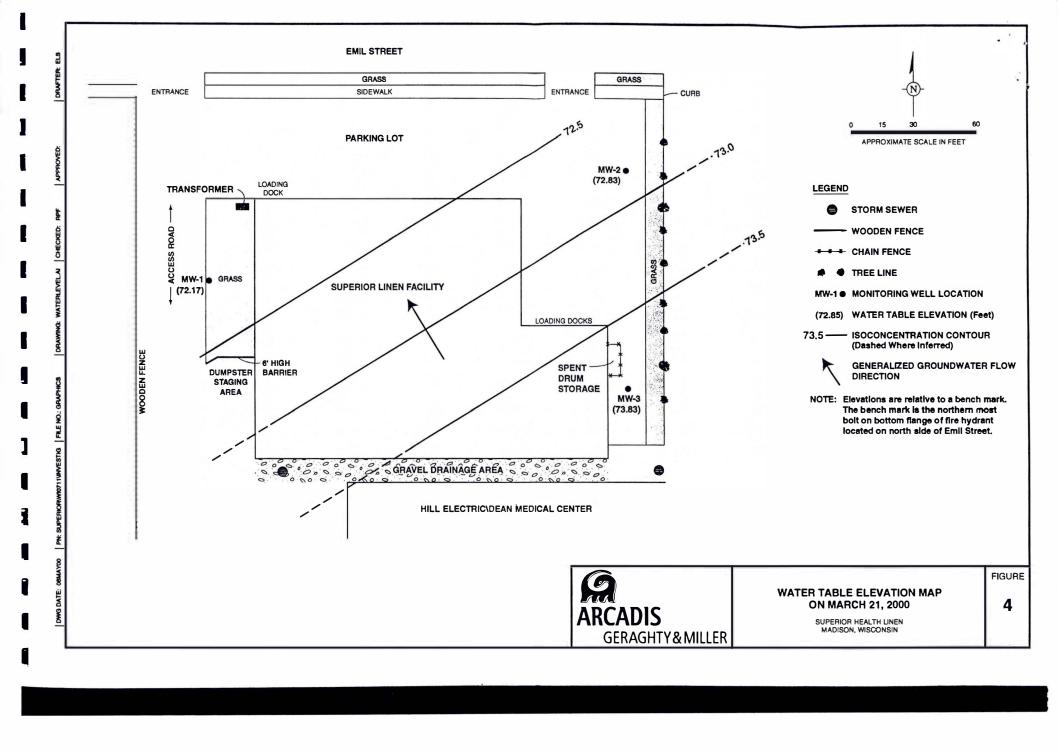
FEBRUARY 1999

SUPERIOR HEALTH LINEN MADISON, WISCONSIN









ARCADIS GERAGHTY&MILLER

Table 1. Groundwater Elevation Data, Superior Health Linen, Madison, Wisconsin.

Well	MW-1		MW-2		MW-3	
Sample Date	Top of Casing = Depth to Water	99.65 Elevation	Top of Casing = Depth to Water	98.98 Elevation	Top of Casing = Depth to Water	100.36 Elevation
02/22/00	27.30	72.35	25.93	73.05	26.34	74.02
03/21/00	27.48	72.17	26.15	72.83	26.53	73.83

The depth to water is measured in feet below the top of casing.

The elevations are measured in feet relative to a common bench mark.

Bench mark is the northern most bolt on the bottom flange of the fire hydrant located on the north side of Emil Street.

g:\superior\well_install\tables\gwtrelev.xls 05/25/00 3:32 PM

ARCADIS GERAGHTY&MILLER

Table 2. Summary of Volatile Organic Compounds Groundwater Analytical Results, Superior Health Linen, Madison, Wisconsin.

Well	MW-1		MW-2		MW-3		ES	PAL
Sample Date	02/22/00	03/21/00	02/22/00	03/21/00	02/22/00	03/21/00		
Tetrachloroethene	6.5	2.2	7.1	7.4	3.1	3.2	5	0.5
VOCs	ND	ND	ND	ND	ND	ND		

Results are reported in micrograms per liter (µg/L).

Not detected. ND

Volatile organic compounds. Enforcement Standard. VOC

ES Preventive Action Limit. PAL

Value exceeds the Wisconsin Department of Natural Resources, ES.

Value exceeds the Wisconsin Department of Natural Resources, PAL. Bold