



August 31, 2017

Mr. John Schroeckenthaler  
Schrek Properties  
511 Kilian Trail  
Cottage Grove, WI 53527

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Final Case Closure with Continuing Obligations  
Superior Health Linen, Madison, WI  
DNR BRRTS Activity #: 02-13-256630

Dear Mr. Schroeckenthaler:

The Department of Natural Resources (DNR) considers the Superior Health Linen 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 WDNR Project Manager reviewed the request for closure on August 31, 2017. The DNR Project Manager reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases.

This site was closed in 2001 with residual chlorinated soil and groundwater contamination. The site was closed with a groundwater use restriction. No vapor sampling was done in 2001. 2013 vapor sampling showed the need for the current active vapor system. 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 at or above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- The existing heat exchange system must be operated and maintained for vapor control, and inspections must be documented.

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/wrrd.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 South Central Regional DNR office, at 3911 Fish Hatchery Road, Fitchburg, WI. This letter and information that was submitted with your closure request application, including any maintenance plans 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 vapor mitigation system is required. When a mitigation system 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 the vapor mitigation system is required, unless prior written approval has been obtained from the DNR:

- changing construction of a building that has a mitigation system in place

#### 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: Remediation and Redevelopment Program Environmental Program Associate  
3911 Fish Hatchery Road  
Fitchburg, WI, 53711

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

Groundwater contamination greater than enforcement standards is present on this contaminated property. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Soil contamination remains on site. If this contaminated soil 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.

#### 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.

Vapor Mitigation System: Soil vapor beneath the building contains chlorinated compounds at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building on the property. The existing vapor mitigation system must be operated, maintained and inspected in accordance with the **attached** maintenance plan. System components must be repaired or replaced immediately upon discovery of a malfunction. Annual

inspections and any system repairs must be documented in the inspection log (DNR form 4400-305). The inspection log shall be kept up-to-date and on-site.

If a decision is made to no longer use the vapor mitigation system, or to make a change to the vapor mitigation system, the property owner must notify the DNR at least 45 days before shutting the system off, or before making any other change to the system, and evaluate whether conditions are protective of public health and safety. Additional response actions may be necessary.

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 Michael Schmoller at 608-275-3303.

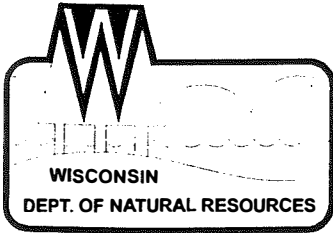
Sincerely,



Steven L. Martin, P.G.  
South Central Region Team Supervisor  
Remediation & Redevelopment Program

cc: Robyn Seymour, Seymour Environmental

→ Superior Health Linen



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

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 Tsois 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

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

From: MS

Re: Groundwater Use Restriction  
GIS Registry Data

Site Name/Address

SUPERIOR HEATH LINEN

1509 EMIL STREET

MADISON, WI

BRTS #:

02-13-256630

Date of Closure Decision:

1/3/01

GPS data:

Off-site Contamination

Right-of-way Contamination

Packet Contents:

- FINAL Closure Letter
- CONDITIONAL closure letter
- All property deeds with 140 ES exceedances
- Groundwater Use Restriction
- Metes/bounds legal description (certified survey)
- Tax parcel number
- GPS data for each affected property
- General location map
- Detailed location map showing all parcels affected by 140 ES exceedances, property boundaries, buildings, etc.
- Latest map showing gw flow direction, MW, possible wells. ~~Additional: ~~metes/bounds~~ maps of compounds -> ES~~
- Latest map showing extent or outline of contamination plume and gw flow direction
- Latest table of analytical results
- Geologic cross section

**Notice:** Use this form to request a **written response (on agency letterhead)** from the Department of Natural Resources (DNR) regarding technical assistance, a post-closure change to a site, a specialized agreement or liability clarification for Property with known or suspected environmental contamination. A fee will be required as is authorized by s. 292.55, Wis. Stats., and NR 749, Wis. Adm. Code., unless noted in the instructions below. 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.].

## Definitions

**"Property"** refers to the subject Property that is perceived to have been or has been impacted by the discharge of hazardous substances.

**"Liability Clarification"** refers to a written determination by the Department provided in response to a request made on this form. The response clarifies whether a person is or may become liable for the environmental contamination of a Property, as provided in s. 292.55, Wis. Stats.

**"Technical Assistance"** refers to the Department's assistance or comments on the planning and implementation of an environmental investigation or environmental cleanup on a Property in response to a request made on this form as provided in s. 292.55, Wis. Stats.

**"Post-closure modification"** refers to changes to Property boundaries and/or continuing obligations for Properties or sites that received closure letters for which continuing obligations have been applied or where contamination remains. Many, but not all, of these sites are included on the GIS Registry layer of RR Sites Map to provide public notice of residual contamination and continuing obligations.

## Select the Correct Form

This form should be used to request the following from the DNR:

- Technical Assistance
- Liability Clarification
- Post-Closure Modifications
- Specialized Agreements (tax cancellation, negotiated agreements, etc.)

**Do not use this form if one of the following applies:**

- Request for an **off-site liability exemption or clarification** for Property that has been or is perceived to be contaminated by one or more hazardous substances that originated on another Property containing the source of the contamination. Use DNR's Off-Site Liability Exemption and Liability Clarification Application Form 4400-201.
- Submittal of an Environmental Assessment for the **Lender Liability Exemption**, s 292.21, Wis. Stats., **if no response or review by DNR is requested**. Use the Lender Liability Exemption Environmental Assessment Tracking Form 4400-196.
- Request for an **exemption to develop on a historic fill site** or licensed landfill. Use DNR's Form 4400-226 or 4400-226A.
- **Request for closure** for Property where the investigation and cleanup actions are completed. Use DNR's Case Closure - GIS Registry Form 4400-202.

All forms, publications and additional information are available on the internet at: [dnr.wi.gov/topic/Brownfields/Pubs.html](http://dnr.wi.gov/topic/Brownfields/Pubs.html).

## Instructions

1. Complete sections 1, 2, 6 and 7 for all requests. Be sure to provide adequate and complete information.
2. Select the type of assistance requested: Section 3 for technical assistance or post-closure modifications, Section 4 for a written determination or clarification of environmental liabilities; or Section 5 for a specialized agreement.
3. Include the fee payment that is listed in Section 3, 4, or 5, unless you are a "Voluntary Party" enrolled in the Voluntary Party Liability Exemption Program **and** the questions in Section 2 direct otherwise. Information on to whom and where to send the fee is found in Section 8 of this form.
4. Send the completed request, supporting materials and the fee to the appropriate DNR regional office where the Property is located. See the map on the last page of this form. A paper copy of the signed form and all reports and supporting materials shall be sent with an electronic copy of the form and supporting materials on a compact disk. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/r/RR690.pdf>

The time required for DNR's determination varies depending on the complexity of the site, and the clarity and completeness of the request and supporting documentation.

# Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

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## Section 1. Contact and Recipient Information

### Requester Information

This is the person requesting technical assistance or a post-closure modification review, that his or her liability be clarified or a specialized agreement and is identified as the requester in Section 7. DNR will address its response letter to this person.

Last Name Schroeckenthaler	First John	MI	Organization/ Business Name Schreck Properties
Mailing Address 511 Killian Trail		City Cottage Grove	State WI
		ZIP Code 53527-8153	
Phone # (include area code) (608) 575-8011	Fax # (include area code)	Email John_Schreck@msn.com	

The requester listed above: (select all that apply)

- Is currently the owner
  Is considering selling the Property  
 Is renting or leasing the Property
  Is considering acquiring the Property  
 Is a lender with a mortgagee interest in the Property  
 Other. Explain the status of the Property with respect to the applicant:

### Contact Information (to be contacted with questions about this request)

Select if same as requester

Contact Last Name Seymour	First Robyn	MI A	Organization/ Business Name Seymour Environmental Services
Mailing Address 2531 Dyreson Road		City McFarland	State WI
		ZIP Code 53558	
Phone # (include area code) (608) 838-9120	Fax # (include area code)	Email rseymour@chorus.net	

### Environmental Consultant (if applicable)

Contact Last Name Seymour	First Robyn	MI A	Organization/ Business Name Seymour Environmental Services
Mailing Address 2531 Dyreson Road		City McFarland	State WI
		ZIP Code 53558	
Phone # (include area code) (608) 838-9120	Fax # (include area code)	Email rseymour@chorus.net	

## Section 2. Property Information

Property Name Former Superior Health Linen	FID No. (if known) 113147100
BRRTS No. (if known) 02-13-256630	Parcel Identification Number 070934402060
Street Address 1509 Emil Street	City Madison
County Dane	State WI
Municipality where the Property is located <input checked="" type="radio"/> City <input type="radio"/> Town <input type="radio"/> Village of Madison	Property is composed of: <input checked="" type="radio"/> Single tax parcel <input type="radio"/> Multiple tax parcels
	Property Size Acres 1



# Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

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1. Is a response needed by a specific date? (e.g., Property closing date) Note: Most requests are completed within 60 days. Please plan accordingly.

No  Yes

Date requested by: \_\_\_\_\_

Reason: \_\_\_\_\_

2. Is the "Requester" enrolled as a Voluntary Party in the Voluntary Party Liability Exemption (VPLE) program?

No. **Include the fee that is required for your request in Section 3, 4 or 5.**

Yes. **Do not include a separate fee.** This request will be billed separately through the VPLE Program.

**Fill out the information in Section 3, 4 or 5 which corresponds with the type of request:**

**Section 3. Technical Assistance or Post-Closure Modifications;**

**Section 4. Liability Clarification; or Section 5. Specialized Agreement.**

## Section 3. Request for Technical Assistance or Post-Closure Modification

Select the type of technical assistance requested: [Numbers in brackets are for WI DNR Use]

- No Further Action Letter (NFA) (Immediate Actions) - NR 708.09, [183] - **Include a fee of \$350.** Use for a written response to an immediate action after a discharge of a hazardous substance occurs. Generally, these are for a one-time spill event.
- Review of Site Investigation Work Plan - NR 716.09, [135] - **Include a fee of \$700.**
- Review of Site Investigation Report - NR 716.15, [137] - **Include a fee of \$1050.**
- Approval of a Site-Specific Soil Cleanup Standard - NR 720.10 or 12, [67] - **Include a fee of \$1050.**
- Review of a Remedial Action Options Report - NR 722.13, [143] - **Include a fee of \$1050.**
- Review of a Remedial Action Design Report - NR 724.09, [148] - **Include a fee of \$1050.**
- Review of a Remedial Action Documentation Report - NR 724.15, [152] - **Include a fee of \$350**
- Review of a Long-term Monitoring Plan - NR 724.17, [25] - **Include a fee of \$425.**
- Review of an Operation and Maintenance Plan - NR 724.13, [192] - **Include a fee of \$425.**

Other Technical Assistance - s. 292.55, Wis. Stats. [97] (For request to build on an abandoned landfill use Form 4400-226)

- Schedule a Technical Assistance Meeting - **Include a fee of \$700.**
- Hazardous Waste Determination - **Include a fee of \$700.**
- Other Technical Assistance - **Include a fee of \$700.** Explain your request in an attachment.

Post-Closure Modifications - NR 727, [181]

- Post-Closure Modifications: Modification to Property boundaries and/or continuing obligations of a closed site or Property; sites may be on the GIS Registry. This also includes removal of a site or Property from the GIS Registry. **Include a fee of \$1050, and:**
  - Include a fee of \$300 for sites with residual soil contamination; and
  - Include a fee of \$350 for sites with residual groundwater contamination, monitoring wells or for vapor intrusion continuing obligations.

Attach a description of the changes you are proposing, and documentation as to why the changes are needed (if the change to a Property, site or continuing obligation will result in revised maps, maintenance plans or photographs, those documents may be submitted later in the approval process, on a case-by-case basis).

**Skip Sections 4 and 5 if the technical assistance you are requesting is listed above and complete Sections 6 and 7 of this form.**

# Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

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## Section 4. Request for Liability Clarification

Select the type of liability clarification requested. Use the available space given or attach information, explanations, or specific questions that you need answered in DNR's reply. Complete Sections 6 and 7 of this form. **[Numbers in brackets are for DNR Use]**

"Lender" liability exemption clarification - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the real Property, and/or the personal Property and fixtures;
- (2) an environmental assessment, in accordance with s. 292.21, Wis. Stats.;
- (3) the date the environmental assessment was conducted by the lender;
- (4) the date of the Property acquisition; for foreclosure actions, include a copy of the signed and dated court order confirming the sheriff's sale.
- (5) documentation showing how the Property was acquired and the steps followed under the appropriate state statutes.
- (6) a copy of the Property deed with the correct legal description; and,
- (7) the Lender Liability Exemption Environmental Assessment Tracking Form (Form 4400-196).
- (8) If no sampling was done, please provide reasoning as to why it was **not** conducted. Include this either in the accompanying environmental assessment or as an attachment to this form, and cite language in s. 292.21(1)(c)2., h.-i., Wis. Stats.:
  - h. The collection and analysis of representative samples of soil or other materials in the ground that are suspected of being contaminated based on observations made during a visual inspection of the real Property or based on aerial photographs, or other information available to the lender, including stained or discolored soil or other materials in the ground and including soil or materials in the ground in areas with dead or distressed vegetation. The collection and analysis shall identify contaminants in the soil or other materials in the ground and shall quantify concentrations.
  - i. The collection and analysis of representative samples of unknown wastes or potentially hazardous substances found on the real Property and the determination of concentrations of hazardous waste and hazardous substances found in tanks, drums or other containers or in piles or lagoons on the real Property.

"Representative" liability exemption clarification (e.g. trustees, receivers, etc.) - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the Property;
- (2) the date of Property acquisition by the representative;
- (3) the means by which the Property was acquired;
- (4) documentation that the representative has no beneficial interest in any entity that owns, possesses, or controls the Property;
- (5) documentation that the representative has not caused any discharge of a hazardous substance on the Property; and
- (6) a copy of the Property deed with the correct legal description.

Clarification of local governmental unit (LGU) liability exemption at sites with: (select all that apply)

- hazardous substances spills - s. 292.11(9)(e), Wis. Stats. [649];
- Perceived environmental contamination - [649];
- hazardous waste - s. 292.24 (2), Wis. Stats. [649]; and/or
- solid waste - s. 292.23 (2), Wis. Stats. [649].

❖ **Include a fee of \$700, a summary of the environmental liability clarification being requested, and the following:**

- (1) clear supporting documentation showing the acquisition method used, and the steps followed under the appropriate state statute(s).
- (2) current and proposed ownership status of the Property;
- (3) date and means by which the Property was acquired by the LGU, where applicable;
- (4) a map and the ¼, ¼ section location of the Property;
- (5) summary of current uses of the Property;
- (6) intended or potential use(s) of the Property;
- (7) descriptions of other investigations that have taken place on the Property; and
- (8) (for solid waste clarifications) a summary of the license history of the facility.

**Section 4. Request for Liability Clarification (cont.)**

Lease liability clarification - s. 292.55, Wis. Stats. [646]

❖ **Include a fee of \$700 for a single Property, or \$1400 for multiple Properties and the information listed below:**

- (1) a copy of the proposed lease;
- (2) the name of the current owner of the Property and the person who will lease the Property;
- (3) a description of the lease holder's association with any persons who have possession, control, or caused a discharge of a hazardous substance on the Property;
- (4) map(s) showing the Property location and any suspected or known sources of contamination detected on the Property;
- (5) a description of the intended use of the Property by the lease holder, with reference to the maps to indicate which areas will be used. Explain how the use will not interfere with any future investigation or cleanup at the Property; and
- (6) all reports or investigations (e.g. Phase I and Phase II Environmental Assessments and/or Site Investigation Reports conducted under s. NR 716, Wis. Adm. Code) that identify areas of the Property where a discharge has occurred.

General or other environmental liability clarification - s. 292.55, Wis. Stats. [682] - Explain your request below.

❖ **Include a fee of \$700 and an adequate summary of relevant environmental work to date.**

No Action Required (NAR) - NR 716.05, [682]

❖ **Include a fee of \$700.**

Use where an environmental discharge has or has not occurred, and applicant wants a DNR determination that no further assessment or clean-up work is required. Usually this is requested after a Phase I and Phase II environmental assessment has been conducted; the assessment reports should be submitted with this form. This is not a closure letter.

Clarify the liability associated with a "closed" Property - s. 292.55, Wis. Stats. [682]

❖ **Include a fee of \$700.**

- Include a copy of any closure documents if a state agency other than DNR approved the closure.

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Use this space or attach additional sheets to provide necessary information, explanations or specific questions to be answered by the DNR.

Environmental assessment activities were conducted in beginning in 1999 and the site was closed by WDNR in September 2001 with a GIS Registry for residual soil and groundwater contamination.

In 2013 a Phase I ESA was performed in preparation for real estate transfer. The report recommended vapor intrusion assessment be conducted based on the historic usage as a dry cleaner.

Subslab vapor sampling was conducted at the site beginning in March 2013 . The data showed that dry cleaning chemicals were present above WDNR VALs in the vapors below the floor in the production area. Additionally, a small area of soil contamination was identified near the north drain . This information was previously submitted to WDNR.

A heat recovery ventilator was installed at the site to ensure breathing air quality in the office area was acceptable. This system removed air from the office and replaces it with fresh air from outside. No vapor mitigation system was installed in the production portion of the building since it is open and has a high exchange rate with outside air.

We are requesting the site be closed with a continuing obligation for operation of the vapor mitigation system in the office area.

# Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

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## Section 5. Request for a Specialized Agreement

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: [dnr.wi.gov/topic/Brownfields/Igu.html#tabx4](http://dnr.wi.gov/topic/Brownfields/Igu.html#tabx4).

Tax cancellation agreement - s. 75.105(2)(d), Wis. Stats. [654]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description; and,
- (3) a draft 75.105 agreement based on the DNR's model ([dnr.wi.gov/topic/brownfields/documents/mod75-105agrmt.pdf](http://dnr.wi.gov/topic/brownfields/documents/mod75-105agrmt.pdf)).

Agreement for assignment of tax foreclosure judgement - s.75.106, Wis. Stats. [666]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description; and,
- (3) a draft 75.105 agreement based on the DNR's model ([dnr.wi.gov/topic/brownfields/documents/mod75-106agrmt.pdf](http://dnr.wi.gov/topic/brownfields/documents/mod75-106agrmt.pdf)).

Negotiated agreement - Enforceable contract for non-emergency remediation - s. 292.11(7)(d) and (e), Wis. Stats. [630]

❖ **Include a fee of \$1400, and the information listed below:**

- (1) a draft schedule for remediation; and,
- (2) the name, mailing address, phone and email for each party to the agreement.

## Section 6. Other Information Submitted

Identify all materials that are included with this request.

**Include one copy of any document from any state agency files that you want the Department to review as part of this request. The person submitting this request is responsible for contacting other state agencies to obtain appropriate reports or information.**

Phase I Environmental Site Assessment Report - Date: \_\_\_\_\_

Phase II Environmental Site Assessment Report - Date: \_\_\_\_\_

Legal Description of Property (required for all liability requests and specialized agreements)

Map of the Property (required for all liability requests and specialized agreements)

Analytical results of the following sampled media: Select all that apply and include date of collection.

Groundwater     Soil     Sediment     Other medium - Describe: Vapors

Date of Collection: 03/22/2013

A copy of the closure letter and submittal materials

Draft tax cancellation agreement

Draft agreement for assignment of tax foreclosure judgment

Other report(s) or information - Describe: Vapor Mitigation Maintenance Plan and Inspection form

For Property with newly identified discharges of hazardous substances only: Has a notification of a discharge of a hazardous substance been sent to the DNR as required by s. NR 706.05(1)(b), Wis. Adm. Code?

Yes - Date (if known): \_\_\_\_\_

No

Note: The Notification for Hazardous Substance Discharge (non-emergency) form is available at: [dnr.wi.gov/files/PDF/forms/4400/4400-225.pdf](http://dnr.wi.gov/files/PDF/forms/4400/4400-225.pdf).

**Technical Assistance, Environmental Liability  
Clarification or Post-Closure Modification Request**

Form 4400-237 (R 9/15)

Page 7 of 8

**Section 7. Certification by the Person who completed this form**

I am the person submitting this request (requester)

I prepared this request for: John Schroeckenthaler

Requester Name

I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge. I also certify I have the legal authority and the applicant's permission to make this request.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Title

\_\_\_\_\_  
Telephone Number (include area code)

# Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

Page 8 of 8

## Section 8. DNR Contacts and Addresses for Request Submittals

Send or deliver one paper copy and one electronic copy on a compact disk of the completed request, supporting materials, and fee to the region where the property is located to the address below. Contact a [DNR regional brownfields specialist](#) with any questions about this form or a specific situation involving a contaminated property. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

### DNR NORTHERN REGION

Attn: RR Program Assistant  
Department of Natural Resources  
223 E Steinfest Rd Antigo, WI 54409

### DNR NORTHEAST REGION

Attn: RR Program Assistant  
Department of Natural Resources  
2984 Shawano Avenue  
Green Bay WI 54313

### DNR SOUTH CENTRAL REGION

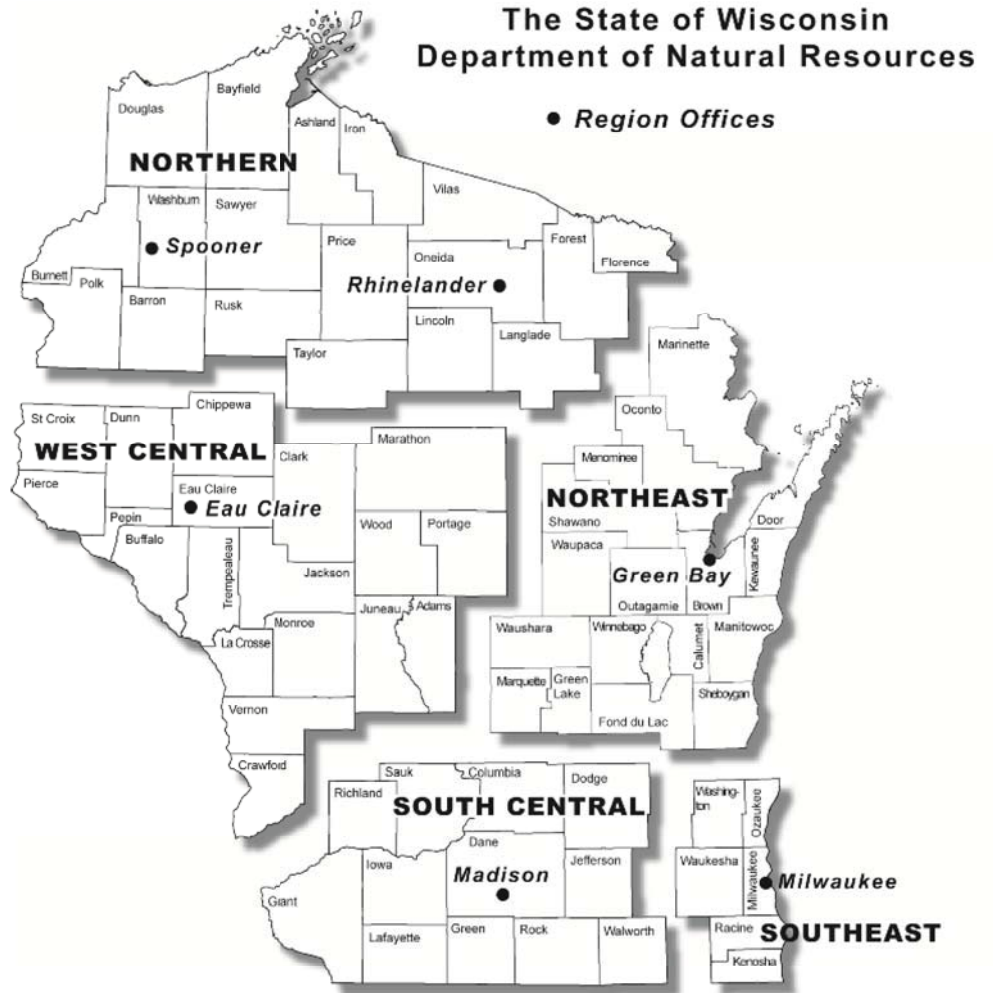
Attn: RR Program Assistant  
Department of Natural Resources  
3911 Fish Hatchery Road  
Fitchburg WI 53711

### DNR SOUTHEAST REGION

Attn: RR Program Assistant  
Department of Natural Resources  
2300 North Martin Luther King Drive  
Milwaukee WI 53212

### DNR WEST CENTRAL REGION

Attn: RR Program Assistant  
Department of Natural Resources  
1300 Clairemont Ave.  
Eau Claire WI 54702



Note: These are the Remediation and Redevelopment Program's designated regions. Other DNR program regional boundaries may be different.

DNR Use Only			
Date Received	Date Assigned	BRRTS Activity Code	BRRTS No. (if used)
DNR Reviewer		Comments	
Fee Enclosed? <input type="radio"/> Yes <input type="radio"/> No	Fee Amount \$	Date Additional Information Requested	Date Requested for DNR Response Letter
Date Approved	Final Determination		

# **ATTACHMENT A**

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

Well Sample Date	MW-1		MW-2		MW-3	
	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.



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

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

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

ND Not detected.

VOC Volatile organic compounds.

ES Enforcement Standard.

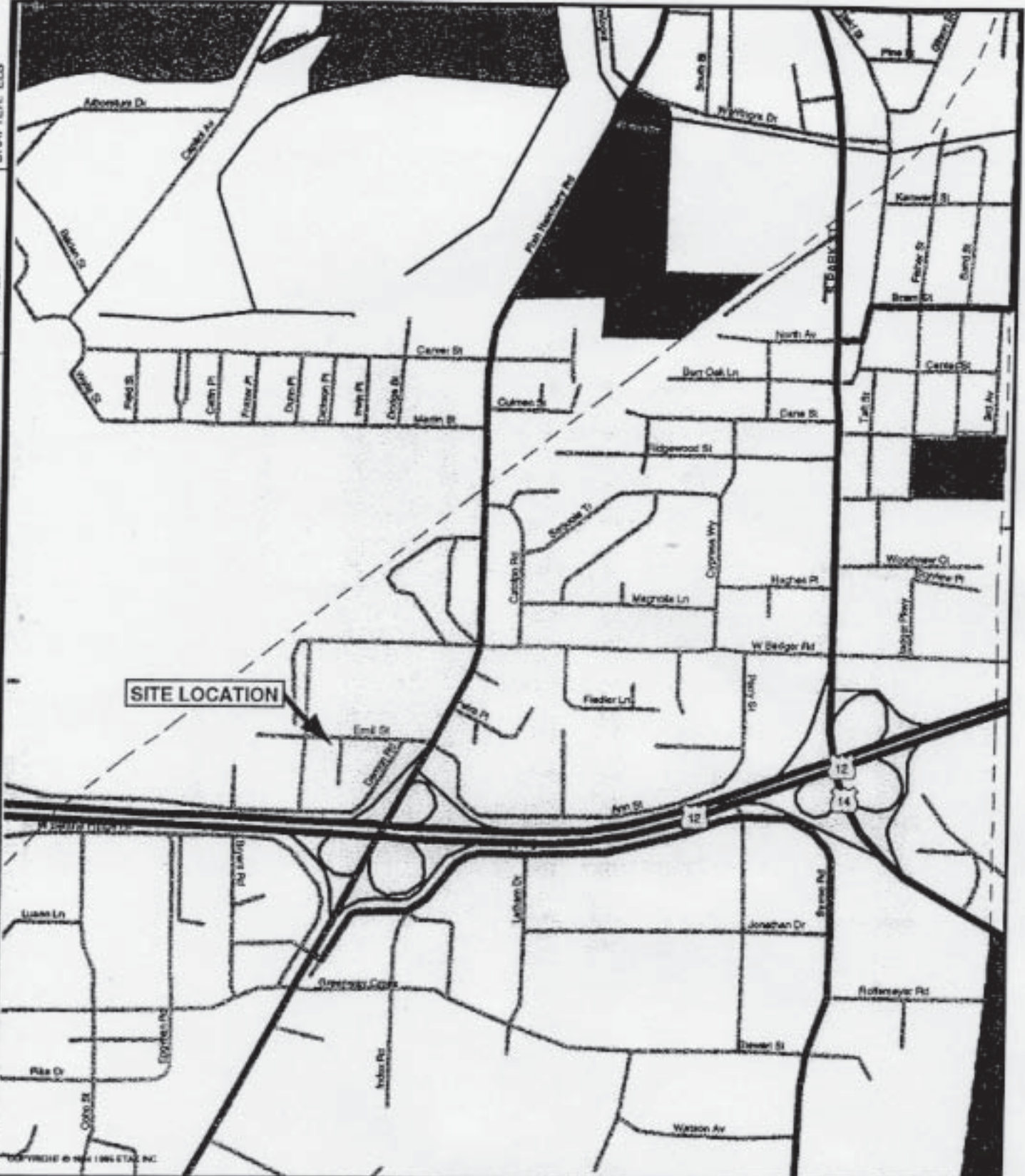
PAL Preventive Action Limit.

  Value exceeds the Wisconsin Department of Natural Resources, ES.

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

# **ATTACHMENT B**

DWG DATE: 12/01/99 | PN: SUPERIOR/0711/INVESTIG | FILE NO.: GRAPHICS | DRAWING: SITE\_LOC.A1 | CHECKED: TJ | APPROVED: | DRAFTER: ELS



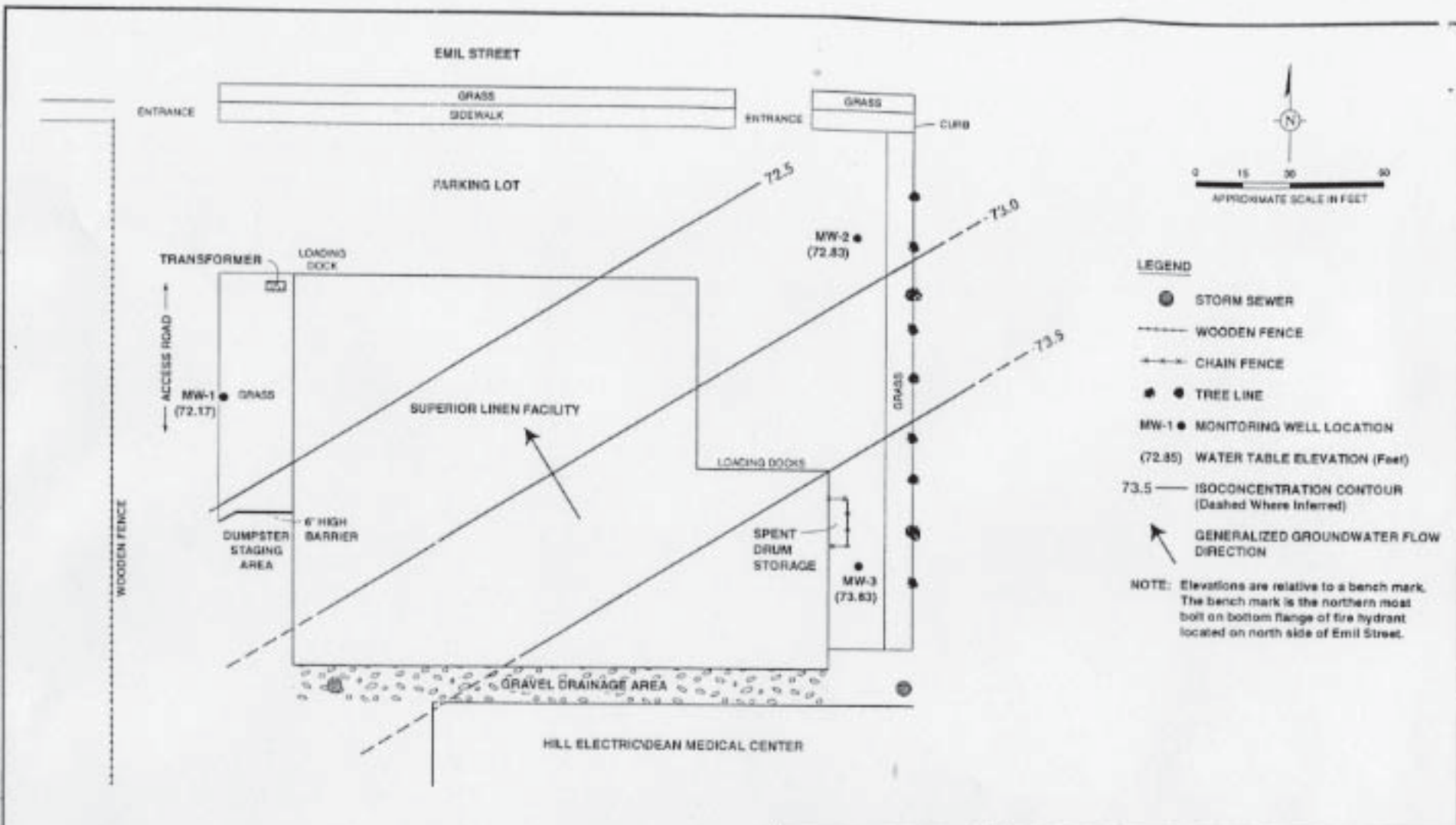
**ARCADIS**  
GERAGHTY & MILLER

**SITE LOCATION MAP**

SUPERIOR HEALTH LINEN  
MADISON, WISCONSIN

FIGURE  
**1**

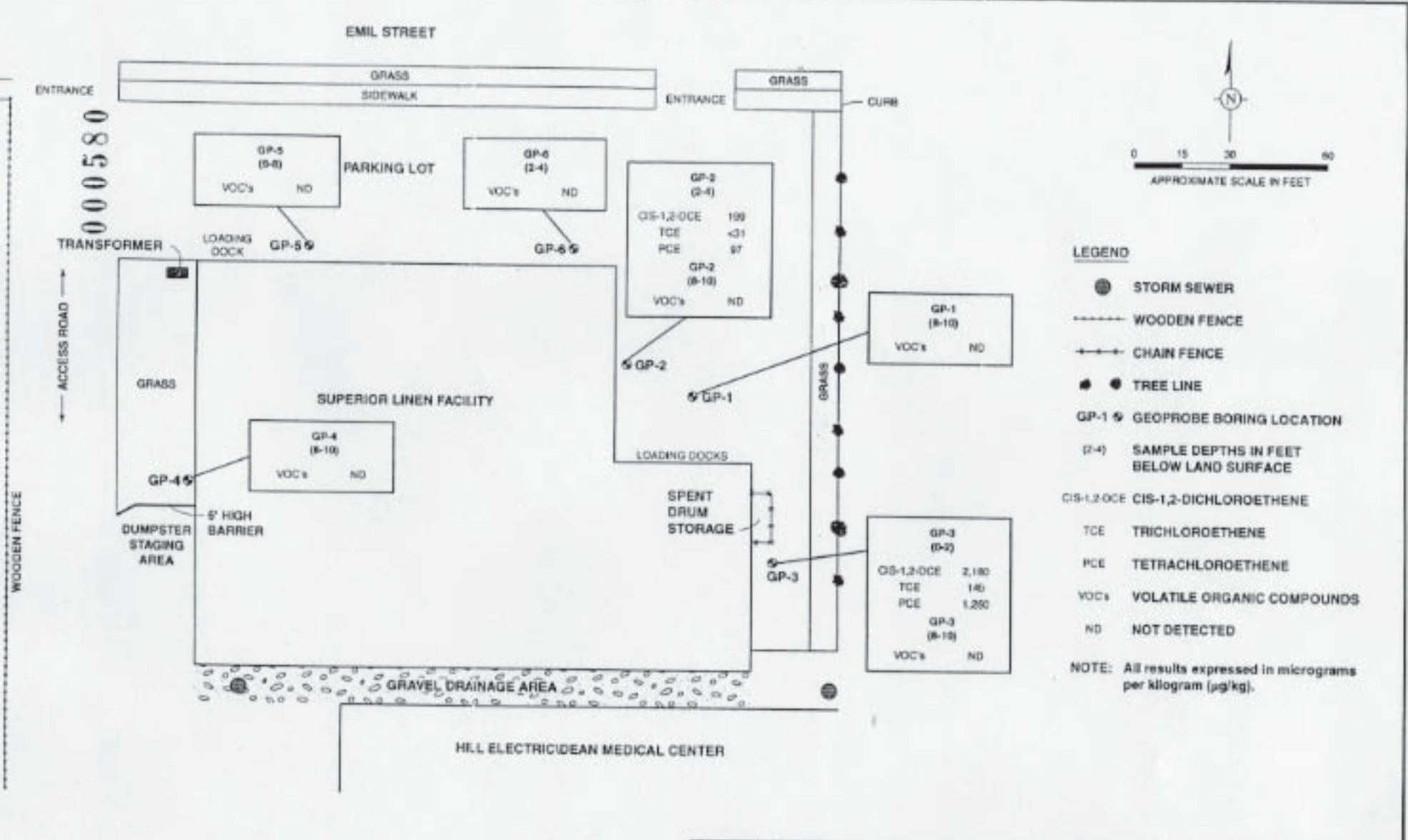
[DWS] DATE: 8/24/00 [MR] SUPERVISOR: J. K. [FSE] NO.: 024934 [DRAWING WATER LEVEL] [CHECKED: BDF] [APPROVED] [DRAWN: ELS]



**WATER TABLE ELEVATION MAP**  
**ON MARCH 21, 2000**  
 SUPERIOR HEALTH LINEN  
 MADISON, WISCONSIN

FIGURE  
**4**

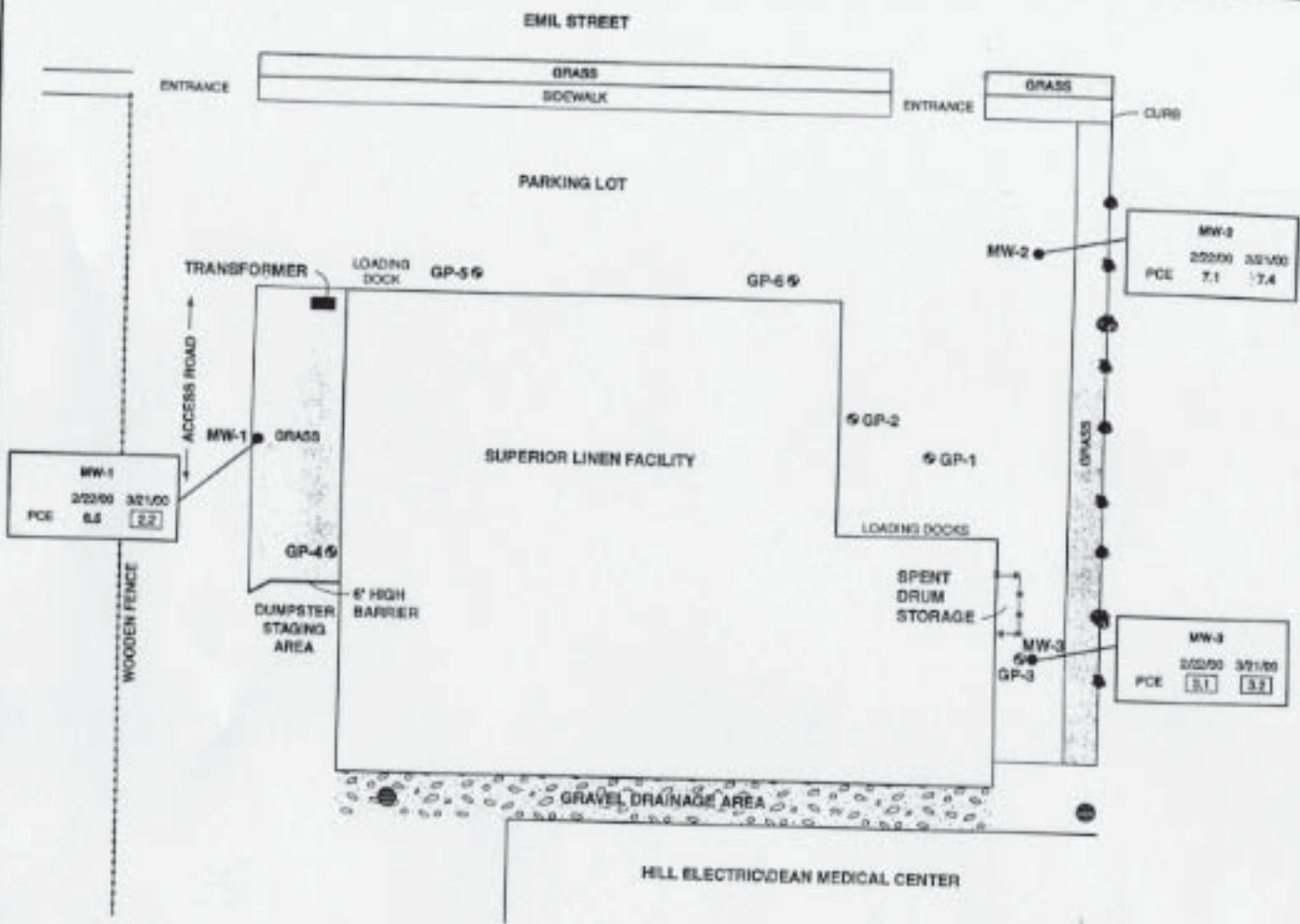
000578



	<b>SUMMARY OF GEOPROBE SOIL SAMPLING LOCATIONS AND ANALYTICAL RESULTS</b> <b>FEBRUARY 1999</b>	<b>FIGURE</b>  <b>2</b>
	SUPERIOR HEALTH LINEN MADISON, WISCONSIN	



DWS DATE: 2/24/00 | ON: SUPERIOR/MDT/1/1/00/00 | FILE NO.: 0416103 | DRAWING: GW\_ANALYTICAL\_A | CHECKED: RFP | APPROVED: | DRAFTER: ELS



- LEGEND**
- STORM SEWER
  - WOODEN FENCE
  - - - - - CHAIN FENCE
  - TREE LINE
  - GP-1 ● GEOPROBE BORING LOCATION
  - MW-1 ● MONITORING WELL LOCATION
  - PCE TETRACHLOROETHENE
  - RESULT EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES ENFORCEMENT STANDARD
  - RESULT EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PREVENTIVE ACTION LIMIT

NOTE: All results expressed in micrograms per liter (µg/L).

MW-1	2/22/00	3/21/00
PCE	6.5	2.2

MW-2	2/22/00	3/21/00
PCE	7.1	7.4

MW-3	2/22/00	3/21/00
PCE	3.1	3.2

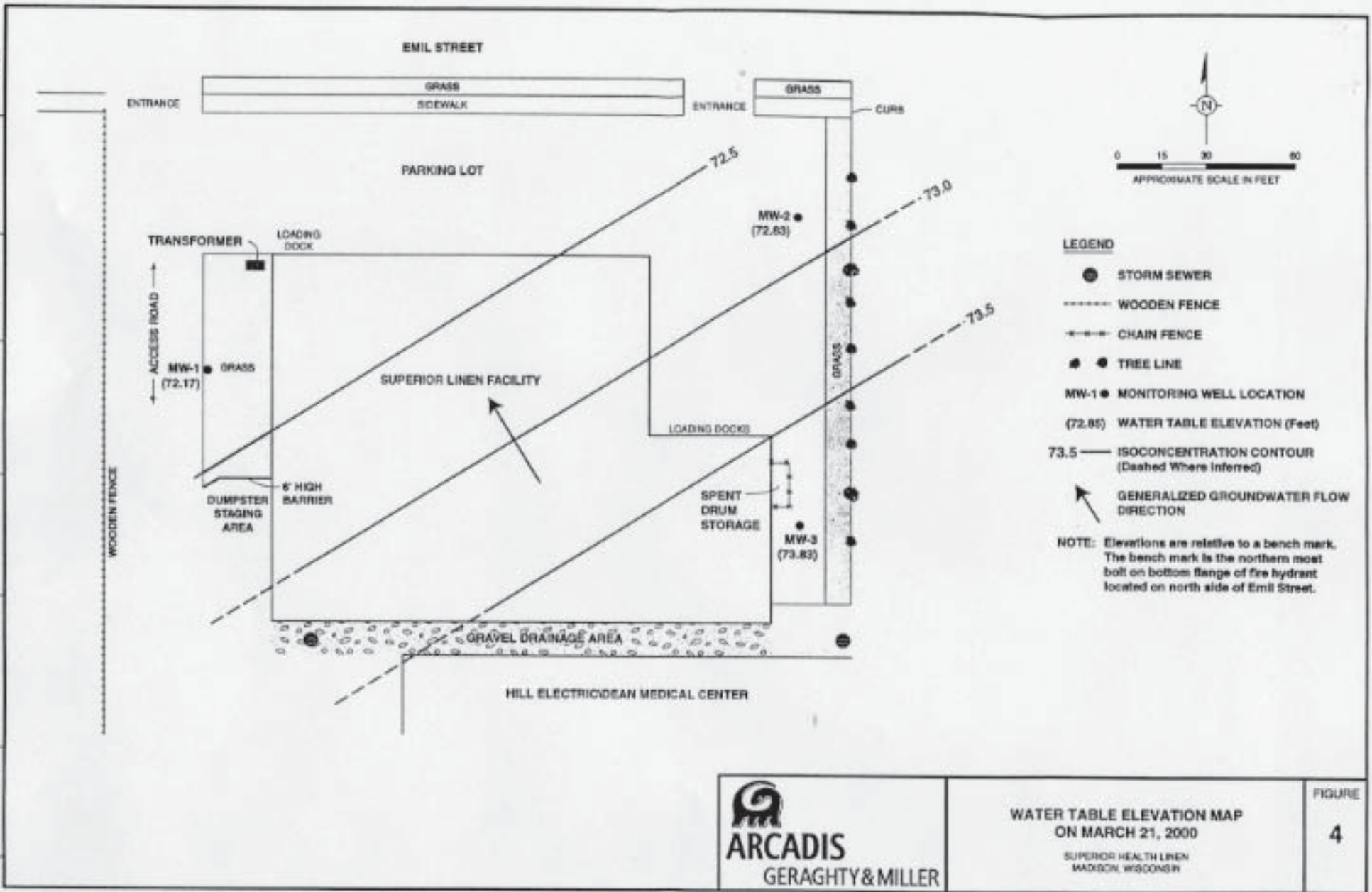


SUMMARY OF MONITORING WELL LOCATIONS AND GROUNDWATER ANALYTICAL RESULTS  
FEBRUARY AND MARCH 2000

SUPERIOR HEALTH LINEN  
MADISON, WISCONSIN

FIGURE  
3

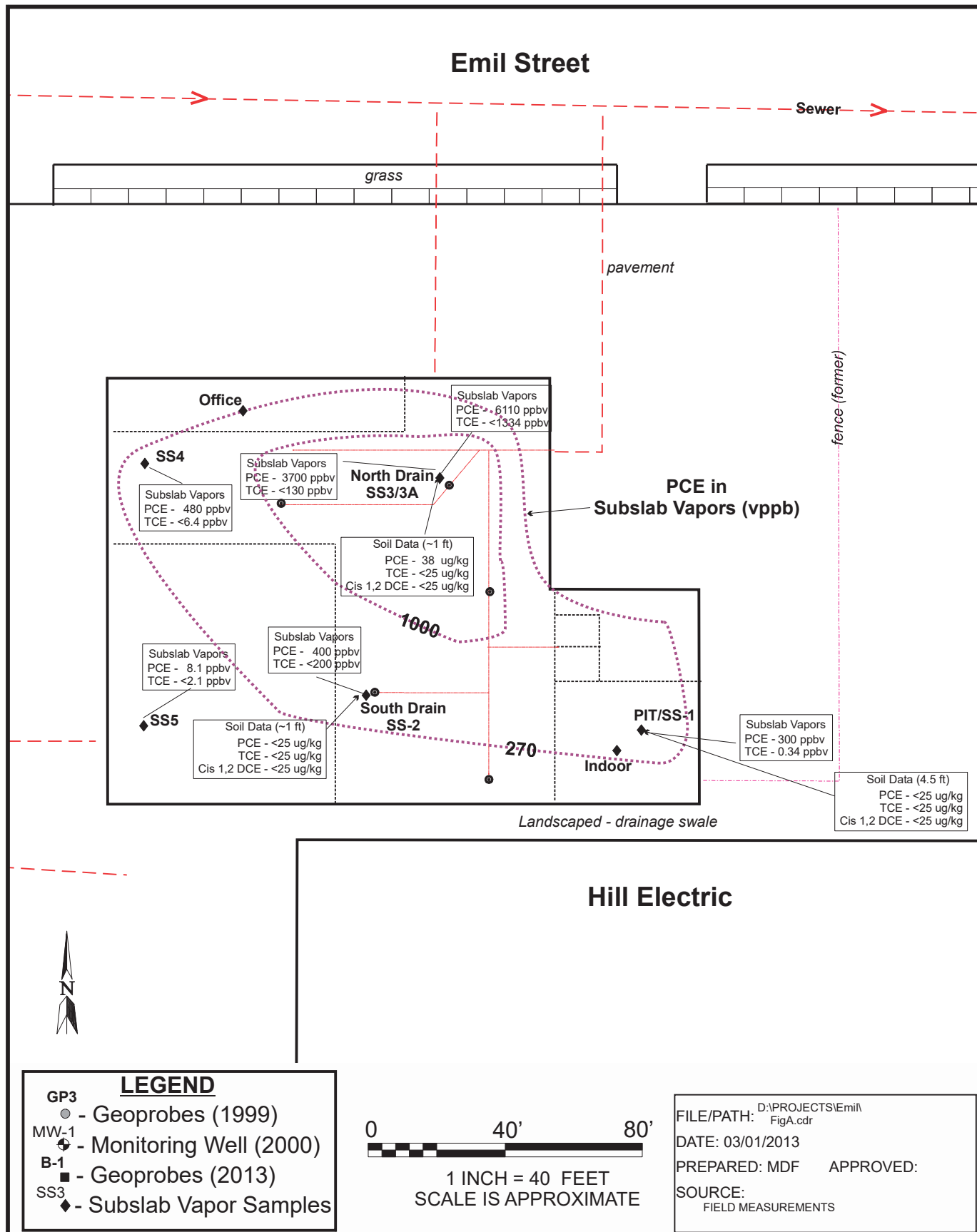
DWA DATE: 08/14/00 | FILE NO.: 0000000000 | DRAWING: WATER/LEVEL | CHECKED: JPP | APPROVED: | DRAFTER: ELS



- LEGEND**
- STORM SEWER
  - WOODEN FENCE
  - - - - - CHAIN FENCE
  - ● TREE LINE
  - MW-1 ● MONITORING WELL LOCATION
  - (72.85) WATER TABLE ELEVATION (Feet)
  - 73.5 — ISOCENTRATION CONTOUR (Dashed Where Inferred)
  - ↖ GENERALIZED GROUNDWATER FLOW DIRECTION
- NOTE:** Elevations are relative to a bench mark. The bench mark is the northern most bolt on bottom flange of fire hydrant located on north side of Emil Street.

	<b>WATER TABLE ELEVATION MAP</b> <b>ON MARCH 21, 2000</b> SUPERIOR HEALTH LINEN MADISON, WISCONSIN	<b>FIGURE</b>  <b>4</b>
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**SEYMOUR ENVIRONMENTAL SERVICES, INC.**

**POST CLOSURE SUBSLAB VAPOR and SOIL DATA**  
 Former Superior Health Linen  
 1509 Emil Street  
 Madison, Wisconsin

**FIGURE**  
**A**

# ATTACHMENT C

# ATTACHMENT D

**ACTIVE VAPOR MITIGATION SYSTEM MAINTENANCE PLAN  
1509 EMIL STREET  
MADISON, WISCONSIN**

September 14, 2016

Property Located at:

1509 Emil Street  
Madison, Wisconsin 53713  
WDNR BRRTS Activity: #02-13-256630 - Superior Health Linen

**LEGAL DESCRIPTION**

Madison Shops Plat, the North 1/2 of Lots 10 and 11 and the easterly 30 feet of that part of the vacated Ida Street Lying west of the N1/2 of Lots 10 and 11, Madison Shops Plat.

Parcel Number: 251/070709-344-0206-0

WTM Location: (X / Y) 568182 / 285052

**Introduction**

This document is a Maintenance Plan for a vapor mitigation system installed at the site to protect against inhalation exposure at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. Elevated levels of chlorinated volatile organic compounds were identified in vapors beneath the building slab in the manufacturing portion of the building. The contaminant levels noted in the subslab vapors are not a concern in the manufacturing area of the building because of the open air construction and high air exchange rates. However, there is a potential for hazardous vapor intrusion in the office area because of the building construction. The maintenance activities relate to the air exchanger installed in the office area to ensure adequate ventilation with fresh outside air.

More site-specific information about this property is available from the following sources:

- The case file in the DNR South Central regional office,
- [BRRTS on the Web](#) (DNR's internet based database of contaminated sites),
- [GIS Registry PDF](#) file for further information on the nature and extent of contamination, and
- The DNR project manager for Dane County.

**Description of Vapor Mitigation System to be Maintained**

The vapor mitigation system at the office area is comprised of a single air exchanger unit. The air exchanger is a heat recovery ventilator (Venmar HRV Construsto 1.5 ES). The unit takes in both ambient air from inside the office area and fresh air from outside of the building. The heat is transferred from the interior air to heat the fresh outside air prior to discharge into the office area. Heat transfer is accomplished using a heat recovery core; no direct contact occurs between the interior and exterior air streams.

**ACTIVE VAPOR MITIGATION SYSTEM MAINTENANCE PLAN (P. 2)**  
**1509 EMIL STREET**  
**MADISON, WISCONSIN**

**Vapor Mitigation System Design and Construction**

The vapor mitigation system is comprised of a single primary component, the heat exchanger. Ambient air from the office is collected through the HVAC return ductwork from the office to the furnace. Heat from the conditioned air is transferred to fresh outside air within the heat exchanger unit; the outside fresh air intake is located on the roof of the building directly above the heat exchanger. The inside air removed from the office is discharged outside of the building after the heat transfer operation at a vent located on the roof approximately 20 feet to the east of the exchanger. The preheated fresh outside air is routed to the HVAC intake plenum and circulated in the office through the supply ductwork attached to the force air HVAC system. The primary components of the vapor mitigation system are shown on Figure 1.

**System Maintenance**

The vapor mitigation system at the site requires minimal preventative maintenance activities. The blower within the heat recovery ventilator is a sealed unit which requires no periodic lubrication. Thermal overload protection on the units is equipped with an automatic reset. The system has a design life cycle of 15 years.

**Annual Inspection**

The indoor air vapor mitigation system will be inspected once a year. The inspection will be performed by the property owner or their designated representative. The inspections will be performed to evaluate operability of the air handler. Specifically, observations of the control panel records will be noted. Additionally damage of the exterior venting system due exposure to the weather, increasing age and other factors will be noted. A log of the inspections and any repairs will be maintained by the property owner and is attached. The log will include recommendations for necessary repairs made during annual inspections. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the site and at the address of the property owner and made available for submittal or inspection by the Wisconsin Department of Natural Resources (WDNR) representatives upon their request.

**Maintenance Activities**

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include normal equipment maintenance of the air handler including replacement of the unit. If replacement of the air handler is required the replacement unit must be able to provide similar air exchange rates (175 cfm) to the existing unit. Any replacement component will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by WDNR or its successor.

The property owner, in order to maintain the integrity of the vapor mitigation system, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

**ACTIVE VAPOR MITIGATION SYSTEM MAINTENANCE PLAN (P. 3)**  
**1509 EMIL STREET**  
**MADISON, WISCONSIN**

**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 Wisconsin Department of Natural Resources.

**Contact Information**

Site Owner and Operator:

Schreck Properties LLP  
Mr. John Schroeckenthaler  
511 Killian Trail  
Cottage Grove, WI 5527-8153  
608-575-8011

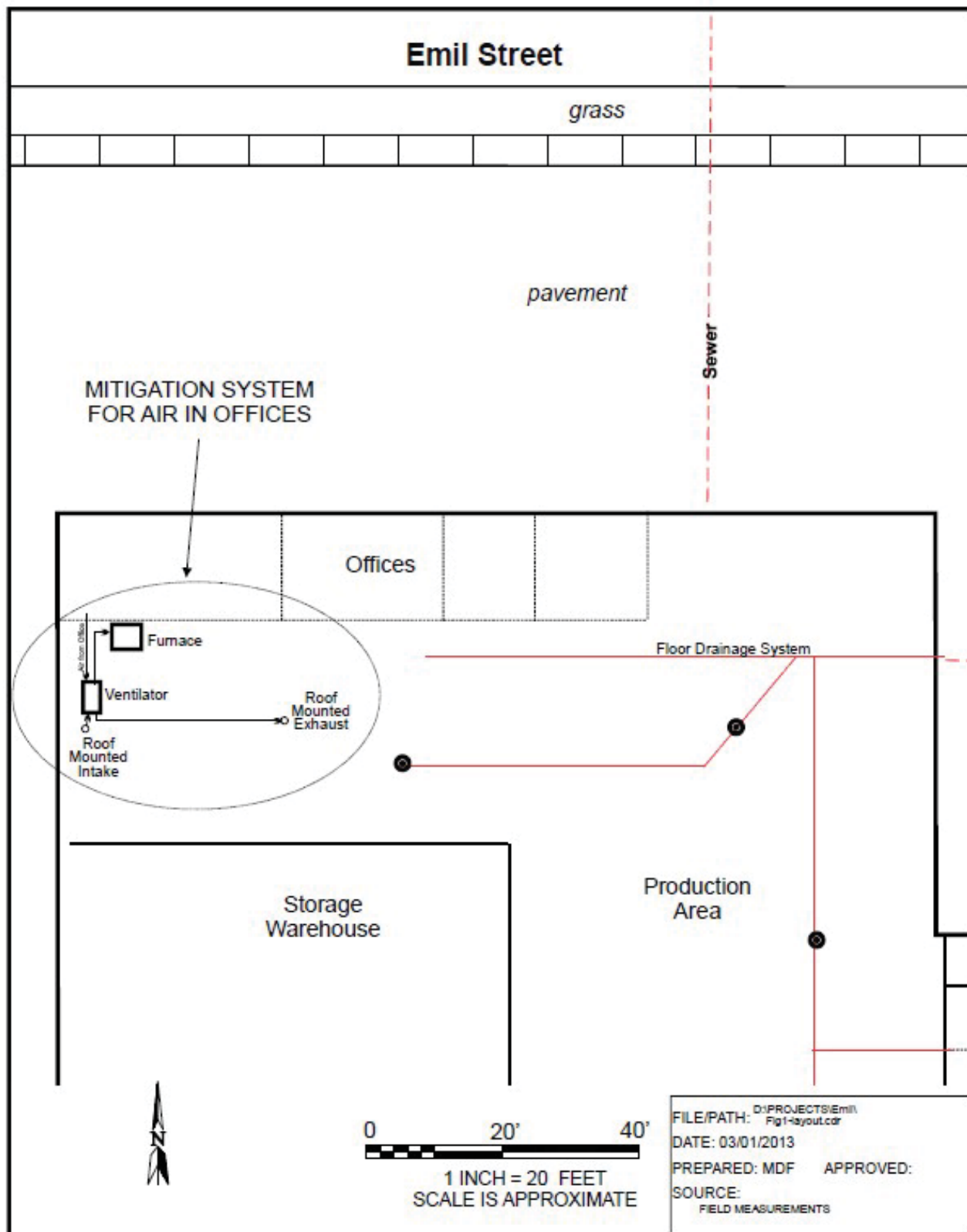
Consultant:

Seymour Environmental Services, Inc.  
2531 Dyreson Road  
McFarland, Wisconsin 53558  
608-838-9120

Signature: \_\_\_\_\_

WDNR:

Will Myers  
3911 Fish Hatchery Road  
Madison, Wisconsin 53711  
608-273-5613



**SEYMOUR  
ENVIRONMENTAL  
SERVICES, INC.**

**VAPOR MITIGATION SYSTEM LAYOUT**  
Former Superior Health Linen  
1509 Emil Street  
Madison, Wisconsin

**FIGURE**

**1**

**EQUIPMENT DOCUMENTATION PHOTOGRAPHS**

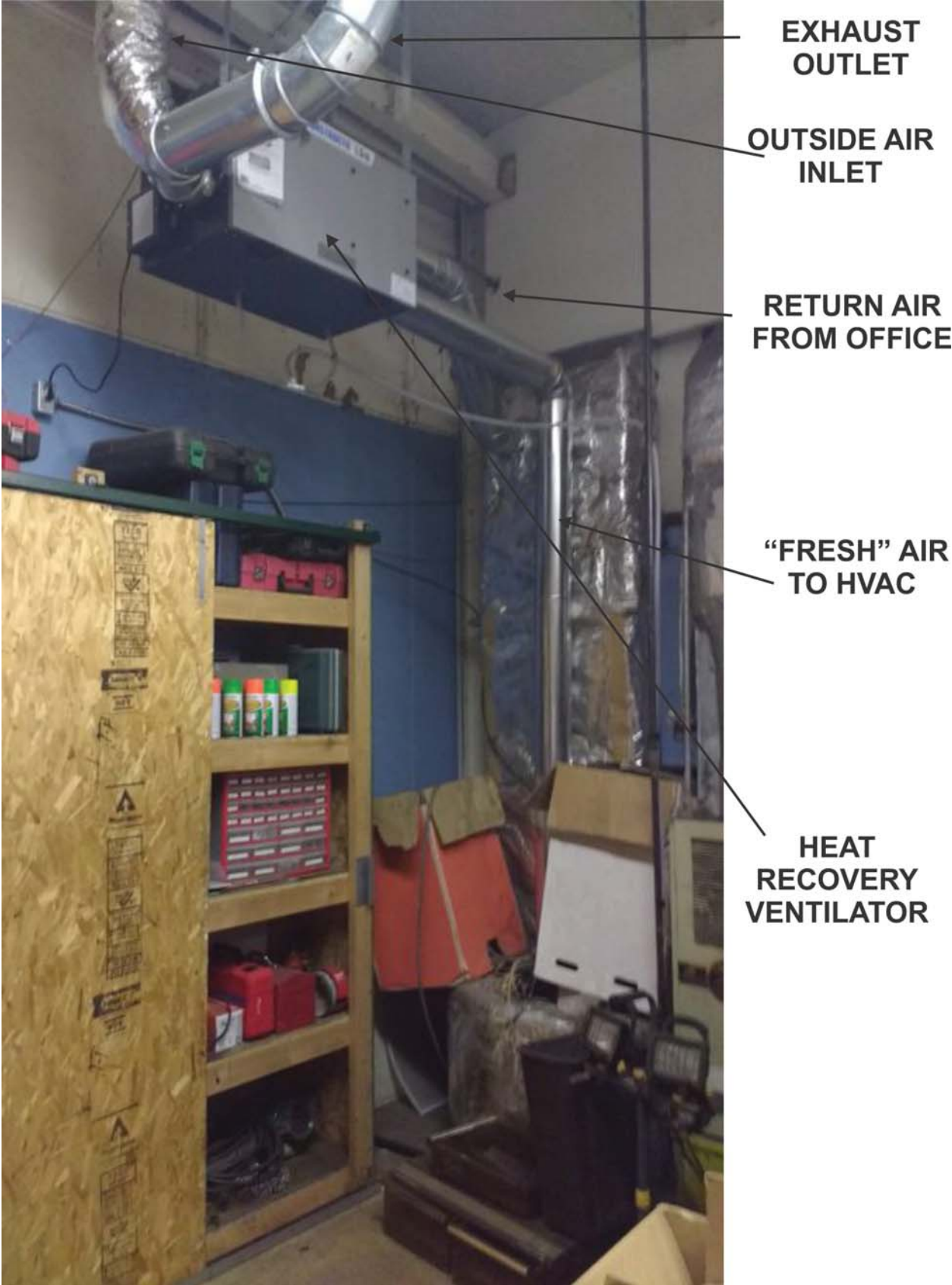


PHOTO 1 - Heat Exchange Ventilator and ducting components. In northwest corner of shop.





PHOTO 2 - Ductwork showing the roof penetrations for ventilator the intake and exhaust air.

**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 <b>Superior Health Linen</b>	BRRTS No. <b>02-13-256630</b>
--	----------------------------------


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?
05/18/2017	Mark Fryman Seymour Env.	<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input checked="" type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:	Initial Inspection	None. System is operating appropriately.	<input type="radio"/> Y <input type="radio"/> N	<input checked="" 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


{Click to Add/Edit Image} Date added: 05/19/2017



Labels in image:  
EXHAUST OUTLET  
OUTSIDE AIR INLET  
RETURN AIR FROM OFFICE  
"FRESH" AIR TO HVAC  
HEAT RECOVERY VENTILATOR

Title: AIR EXCHANGER AND DUCTING


{Click to Add/Edit Image} Date added: 05/19/2017



Labels in image:  
EXHAUST AIR  
OUTSIDE AIR INLET  
HEAT RECOVERY VENTILATOR

Title: OUTSIDE AIR INTAKE AND EXHAUST (note separation)

{Click to Add/Edit Image} Date added: 05/19/2017



Labels in image:  
FRESH AIR FROM HEAT RECOVERY VENTILATOR  
HVAC INTAKE

Title: FRESH OUTSIDE AIR INTO HVAC SYSTEM

# **ATTACHMENT E**

# **ATTACHMENT F**



# **ATTACHMENT G**