



May 25, 2023

Mr. Ray Rogus  
R&R Transmission Specialists  
731 8<sup>th</sup> Street South  
Wisconsin Rapids, WI 54494

**KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS**

**SUBJECT:** Case Closure with Continuing Obligations  
Former Normington Dry Cleaners, 821 Chestnut Street, Wisconsin Rapids, 54494  
BRRTS #: 02-72-257528, FID #: 772014650

Dear Mr. Rogus:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Normington Dry Cleaners Former WI Rapids case identified above met the requirements of Wisconsin Administrative (Wis. Admin.) Code chs. 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 Continuing Obligation Summary 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.

The Normington Dry Cleaners Former WI Rapids site was investigated for a discharge of hazardous substances and/or environmental pollution from historic use of tetrachloroethylene (PCE) as a dry-cleaning solvent. Case closure is granted for the contaminants that were associated with the hazardous substance discharge and/or environmental pollution as documented in the case file. The site investigation and/or remedial action addressed soil, groundwater, and vapors. The remedial action consisted of long term monitored nature attenuation. Contamination remains in soil at the former dry cleaner and in groundwater extending west of the source property as shown on the attached map, Figure B.3.B Groundwater Isoconcentration, 09/29/2022.

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The case closure decision and COs required are based on the current use of the source property at 821 Chestnut St for small commercial purposes, and the affected properties (listed in the table below) for commercial and residential purposes. The source property is currently zoned B2 – General Commercial, and the affected properties are currently zoned B2 - General Commercial, R2 – Mixed Residential, R3 – Multi-Family Medium Density Residential, and P1 – Park and Recreation. . 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 (CITY, WI)	COS APPLIED	DATE OF MAINTENANCE PLAN(S)
821 Chestnut Street (Source Property)	Residual soil contamination Residual groundwater contamination	N/A
Off-site properties affected by groundwater contamination are listed in attached document	Residual groundwater contamination	N/A

### 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 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 as indicated on the enclosed map (Figure B.2.b., Residual Soil Contamination, 12/21/2021). If soil in the location(s) 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 tetrachloroethylene (PCE) and trichloroethylene (TCE) is present as shown on the enclosed map (Figure B.3.b., Groundwater Isoconcentration, 09/29/2022). 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**

#### 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](http://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](http://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 following actions (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.

### 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](http://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 to the DNR using the RR Program Submittal Portal at [dnr.wi.gov](http://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 environmental program associate (EPA) for the regional DNR office. Visit [dnr.wi.gov](http://dnr.wi.gov), search “RR contacts” and select the EPA tab (<https://dnr.wi.gov/topic/Brownfields/Contact.html>).

### CLOSING

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact DNR project manager Matt Thompson at (715) 492-2304 or [matthewa.thompson@wisconsin.gov](mailto:matthewa.thompson@wisconsin.gov).

Sincerely,



Trevor Nobile, P.G., CPG  
Field Operations Director  
Remediation & Redevelopment Program

Attachments:

Off-site Properties Affected by Groundwater Contamination  
Figure B.3.b, Groundwater Isoconcentration, 09/29/2022  
Figure B.2.b., Residual Soil Contamination, 12/21/2021

cc. Andrew Delforge, REI Engineering, via email

Additional Resources:

The DNR fact sheets listed below can be obtained by visiting the DNR website at “[dnr.wi.gov](http://dnr.wi.gov),” search the DNR publication number.

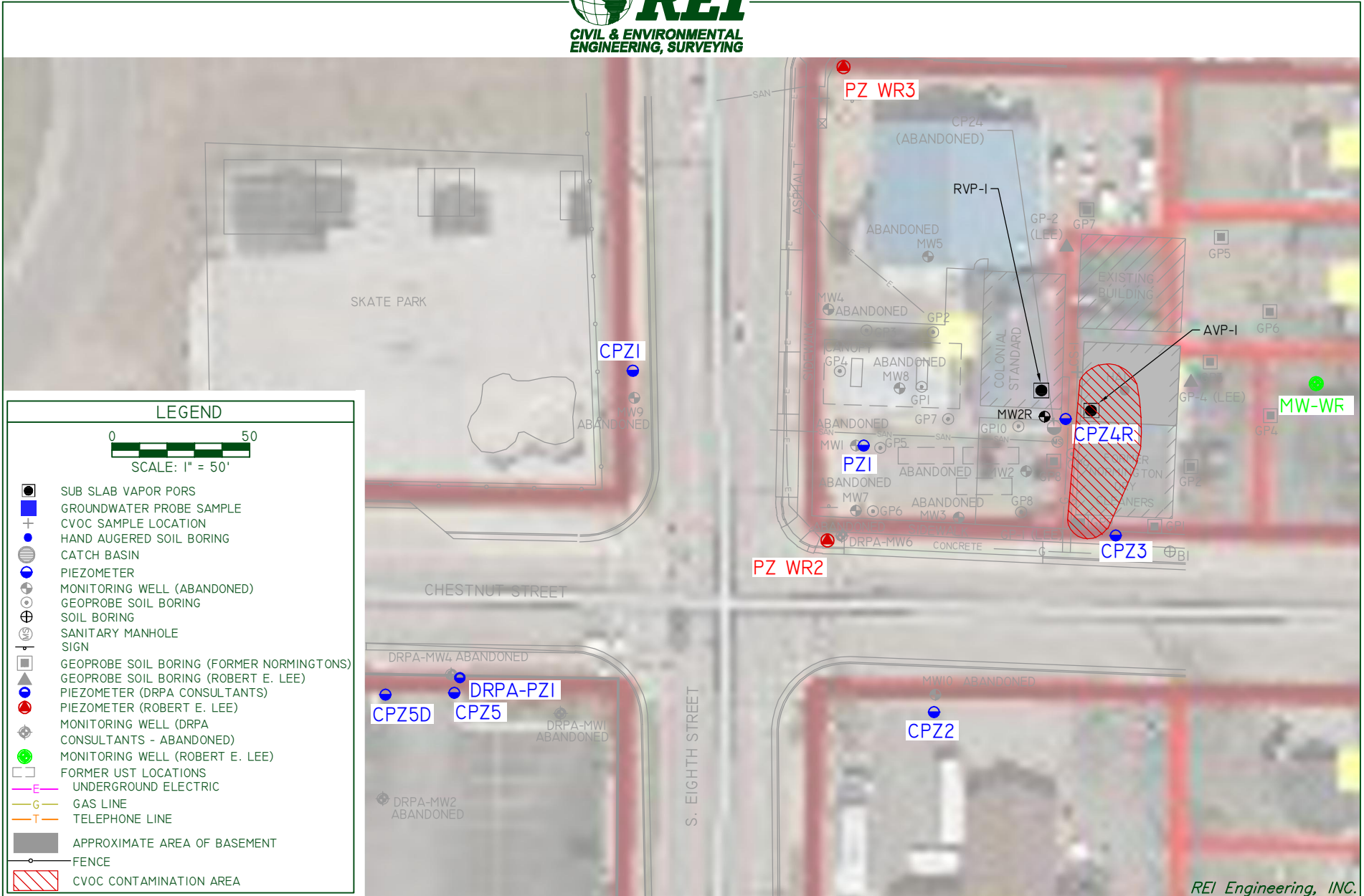
*Guidance for Electronic Submittals for the Remediation and Redevelopment Program (RR-690)*

*Continuing Obligations for Environmental Protection (RR-819)*

*Environmental Contamination and Your Real Estate (RR-973)*

*Post-Closure Modifications: Changes to Property Conditions after a State-Approved Cleanup (RR-987)*

*Using Natural Attenuation to Clean Up Contaminated Groundwater: What Landowners Should Know (RR-671)*



REI Engineering, INC.

FORMER NORMINGTON DRY CLEANERS  
 821 CHESTNUT STREET  
 WISCONSIN RAPIDS, WISCONSIN

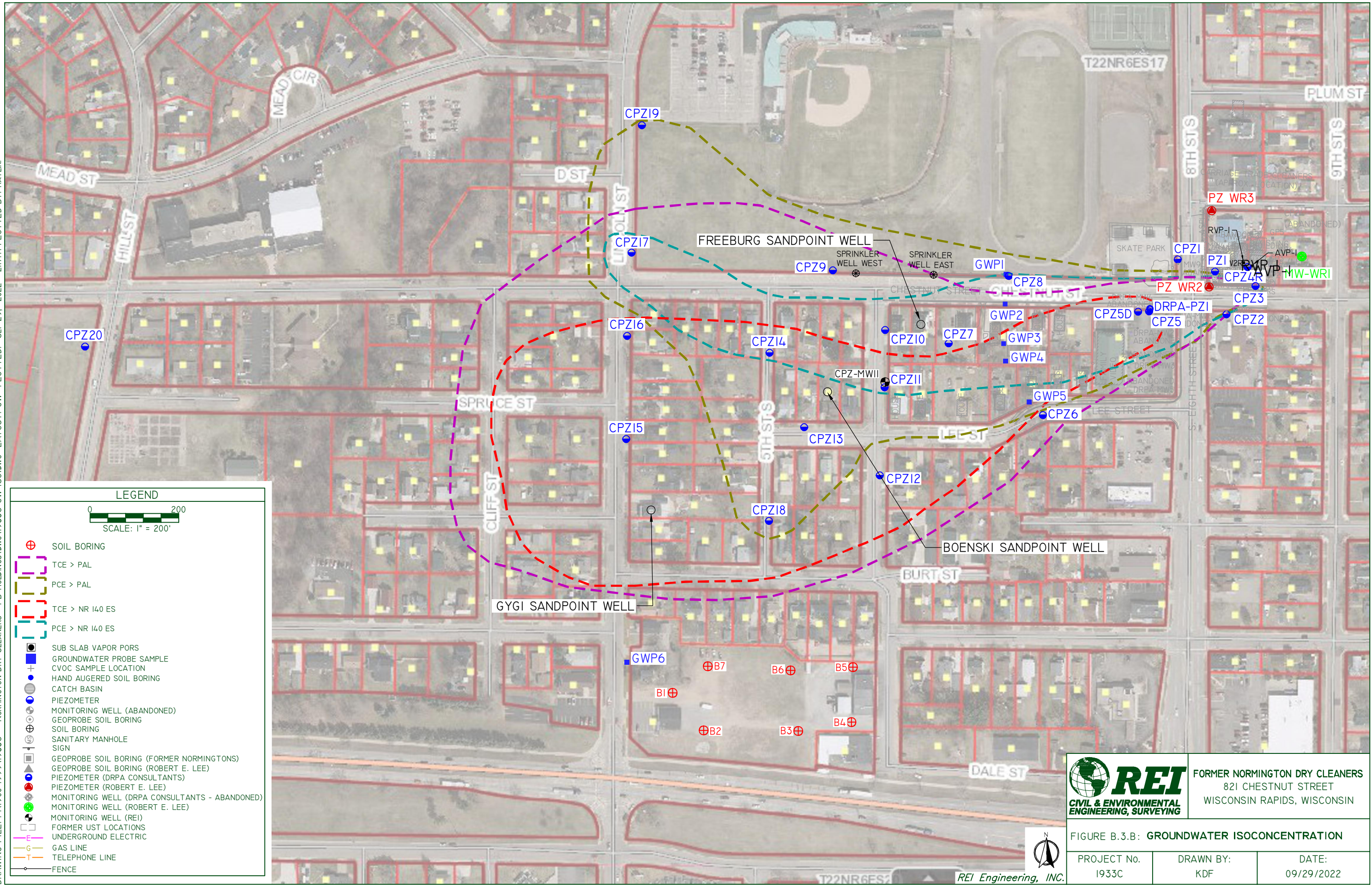


FIGURE B.2.B: RESIDUAL SOIL CONTAMINATION

PROJECT NO. 1933C	DRAWN BY: KDF	DATE: 12/21/2021
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DRAWING FILE: P:\1900-1999\1933C - NORMINGTON DRY CLEANERS - PB HOLDINGS\DWG\1933C-GW-ISO.DWG LAYOUT: GW PLOTTED: SEP 29, 2022 - 2:17PM PLOTTED BY: KAYLINF



**LEGEND**

0 200  
SCALE: 1" = 200'

- SOIL BORING
- TCE > PAL
- PCE > PAL
- TCE > NR I40 ES
- PCE > NR I40 ES
- SUB SLAB VAPOR PORS
- GROUNDWATER PROBE SAMPLE
- CVOC SAMPLE LOCATION
- HAND AUGERED SOIL BORING
- CATCH BASIN
- PIEZOMETER
- MONITORING WELL (ABANDONED)
- GEOPROBE SOIL BORING
- SOIL BORING
- SANITARY MANHOLE
- SIGN
- GEOPROBE SOIL BORING (FORMER NORMINGTONS)
- GEOPROBE SOIL BORING (ROBERT E. LEE)
- PIEZOMETER (DRPA CONSULTANTS)
- PIEZOMETER (ROBERT E. LEE)
- MONITORING WELL (DRPA CONSULTANTS - ABANDONED)
- MONITORING WELL (ROBERT E. LEE)
- MONITORING WELL (REI)
- FORMER UST LOCATIONS
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE LINE
- FENCE

**REI**  
CIVIL & ENVIRONMENTAL  
ENGINEERING, SURVEYING

FORMER NORMINGTON DRY CLEANERS  
821 CHESTNUT STREET  
WISCONSIN RAPIDS, WISCONSIN

**FIGURE B.3.B: GROUNDWATER ISOCONCENTRATION**

PROJECT No. 1933C	DRAWN BY: KDF	DATE: 09/29/2022
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REI Engineering, INC.



Affected Off-Site Property	Continuing Obligation Applied
820 8th Street South	Residual groundwater contamination
710 Chestnut Street	Residual groundwater contamination
711 Lee Street	Residual groundwater contamination
721 Lee Street	Residual groundwater contamination
680 Chestnut Street	Residual groundwater contamination
661 Lee Street	Residual groundwater contamination
660 Chestnut Street	Residual groundwater contamination
651 Lee Street	Residual groundwater contamination
640 Chestnut Street	Residual groundwater contamination
641 Lee Street	Residual groundwater contamination
630 Lee Street	Residual groundwater contamination
620 Chestnut Street	Residual groundwater contamination
621 Lee Street	Residual groundwater contamination
610 Lee Street	Residual groundwater contamination
1001 6th Street South	Residual groundwater contamination
610 Chestnut Street	Residual groundwater contamination
841 6th Street	Residual groundwater contamination
540 Chestnut Street, unit 101	Residual groundwater contamination
840 6th Street South	Residual groundwater contamination
910 6th Street South	Residual groundwater contamination
541 Dewey Street	Residual groundwater contamination
530 Chestnut Street	Residual groundwater contamination
531 Lee Street	Residual groundwater contamination
530 Lee Street	Residual groundwater contamination
520 Chestnut Street	Residual groundwater contamination
521 Lee Street	Residual groundwater contamination
520 Lee Street	Residual groundwater contamination
521 Dewey Street	Residual groundwater contamination
510 Chestnut Street	Residual groundwater contamination
511 Lee Street	Residual groundwater contamination
510 Lee Street	Residual groundwater contamination
511 Dewey Street	Residual groundwater contamination
478 Chestnut Street	Residual groundwater contamination
830 5th Street South	Residual groundwater contamination
840 5th Street South	Residual groundwater contamination
910 5th Street South	Residual groundwater contamination
920 5th Street South	Residual groundwater contamination
930 5th Street South	Residual groundwater contamination
1001 Lincoln St.	Residual groundwater contamination
479 Dewey Street	Residual groundwater contamination
476 Chestnut Street	Residual groundwater contamination
475 Dewey Street	Residual groundwater contamination
474 Chestnut Street	Residual groundwater contamination
472 Chestnut Street	Residual groundwater contamination
470 Chestnut Street	Residual groundwater contamination
831 Lincoln Street	Residual groundwater contamination

Affected Off-Site Property	Continuing Obligation Applied
841 Lincoln Street	Residual groundwater contamination
851 Lincoln Street	Residual groundwater contamination
861 Lincoln Street	Residual groundwater contamination
911 Lincoln Street	Residual groundwater contamination
921 Lincoln Street	Residual groundwater contamination
941 Lincoln Street	Residual groundwater contamination
1011 Lincoln Street	Residual groundwater contamination
1021 Lincoln Street	Residual groundwater contamination
810 Lincoln Street	Residual groundwater contamination
820 Lincoln Street	Residual groundwater contamination
840 Lincoln Street	Residual groundwater contamination
910 Lincoln Street	Residual groundwater contamination
930 Lincoln Street	Residual groundwater contamination
940 Lincoln Street	Residual groundwater contamination
1010 Lincoln Street	Residual groundwater contamination
1020 Lincoln Street	Residual groundwater contamination
460 Chestnut Street	Residual groundwater contamination
831 Cliff Street	Residual groundwater contamination
841 Cliff Street	Residual groundwater contamination
460 Spruce Street	Residual groundwater contamination
1011 Cliff Street	Residual groundwater contamination
1021 Cliff Street	Residual groundwater contamination
521 Lincoln Street	Residual groundwater contamination
Chestnut Street Right of Way	Residual groundwater contamination
Lincoln Street Right of Way	Residual groundwater contamination