



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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#07-63-262277

January 17, 2001

Mrs. Louise Bender
436 N. Mt. Nebo Street
Viola, WI 54664

Subject: Clarification of Environmental Liability and Present Environmental Status of
Property known as Bender's Cleaners Site Closure, 117 E. Terhune St., Viroqua,
Vernon County BRRTS #02-63-256001

Dear Mrs. Bender:

The purpose of this letter is to provide you with clarifications as to environmental liabilities and the present environmental status of the property known as the Bender's Cleaners site located at 117 E. Terhune St., Viroqua, Vernon County, Wisconsin, which will be referred to in this letter as "the Property". You have requested information concerning your potential future liability for investigating and remediating environmental contamination that was discovered during the site investigations of the site. The Wisconsin Department of Natural Resources ("Department") provides the following information concerning the Property.

Background

The Property operated as Bob's Cleaners as a petroleum-based dry cleaner from 1954 until 1961, at which point the property was sold to a new owner, converted to a tetrachloroethylene (a.k.a. perchloroethylene or "PCE") based dry cleaners, and began operations as Jeffery's Cleaners. In 1984, the business was sold to Mr. Byron Bender and operated as Bender's Cleaners until closing in 1998.

Associated with a potential property transaction in 2000, a limited site investigation was conducted for the potential purchaser consisting of soil samples from four soil borings at the Property. Results of this sampling were provided to the Department and indicated the presence of PCE at a concentration of 0.165 milligrams per kilogram (equal to parts per million or "ppm") in soil boring GP-2 and toluene at a concentration of 0.0737 ppm in soil boring GP-1. Based on this information, an environmental site assessment was performed by the Department under the Brownfields Environmental Site Assessment Program, and consisted of seven additional soil borings to determine the degree and extent of any potential contamination. Soil samples from the property were analyzed for volatile organic compounds, with the results indicating the presence of PCE in the five of the soil borings. Concentrations were very low in these samples, ranging

from 0.000046 to 0.018 ppm, with the exception of shallow soil sample S-09, which had a PCE concentration of 0.262 ppm.

Determination

As you know, the Hazardous Substance Spills statute, s. 292.11, Wis. Stats., imposes potential liability on the owner of property where contamination is present based on possession and control of the contaminants. However, based on the information provided by the recent site assessment and investigation of the Property, no further investigation or clean-up action is required at this site at this time. It appears that the soil contamination at the site is quite limited and does not represent a threat to public health, welfare and safety, or the environment.

The Department supports your efforts and if you have any questions or additional concerns, please call me at 608/795-9973.

Sincerely,



David L Carper, P.E., P.G.
Remediation & Redevelopment Program

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