



February 28, 2020

Mr. Tom Walker
1500 Walker Road
Gratiot, Wisconsin 53541

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Walkers One Stop Coop, 10410 Bridge St, Gratiot, WI 53541
DNR BRRTS Activity #: 03-33-001415

Dear Mr. Tom Walker:

The Department of Natural Resources (DNR) considers Walkers One Stop Coop closed, with continuing obligations. The closure applies to petroleum contamination in soil and groundwater. 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. Certain continuing obligations also apply to both affected property owners and rights-of-way holders. These are identified within each continuing obligation.

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 South Central Region (SCR) Closure Committee reviewed the request for closure on January 16, 2020. The DNR Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases. A request for **remaining actions needed** was issued by the DNR on January 21, 2020, and documentation that the conditions in that letter were met was received on February 27, 2020.

This site operated as a gas station beginning in the 1940's until the 1990's. In 1992, during an UST removal soil and groundwater contamination was observed. In 2014 an excavation occurred on site to remove the most contaminated soil. 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.
- A cap must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.

- If a structural impediment that obstructed a complete site investigation and/or cleanup is removed or modified, additional environmental work must be completed.

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 online at dnr.wi.gov and search “RR-819”.

DNR Database

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) online at dnr.wi.gov and search “BOTW”, 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, at dnr.wi.gov and search “RRSM”.

The DNR’s approval prior to well construction or reconstruction is required 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 dnr.wi.gov and search “3300-254”.

All site information is also on file at the SCR Regional DNR office, at 3911 Fish Hatchery Road, Fitchburg WI 53711-5397. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BOTW.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier 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 a cap is required, as shown on the **attached map** Location Map, Figure D.2., 02/05/2019, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

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 53711-5397

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

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property, as shown on the **attached map** Groundwater Isoconcentration (09/30/19), Figure B.3.b., 10/30/2019. If you intend to construct a new well, or reconstruct an existing well, you will need prior DNR approval. Affected property owners and right-of-way holders were notified of the presence of groundwater contamination. This continuing obligation also applies to the owners of 5895 Main Street, Gratiot, WI 53541, and the ROW holders for State Highway 11 (Bridge Street), State Highway 78 (Main Street).

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

Soil contamination remains as indicated on the **attached map** Residual Soil Contamination, Figure B.2.b., 02/05/2019. If soil in the specified locations 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. This continuing obligation also applies to the ROW holders for State Highway 11 (Bridge Street), State Highway 78 (Main Street).

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.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)

The cap that exists in the location shown on the **attached map** Location Map, Figure D.2., 02/05/2019 shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

In this case, the building is also considered a structural impediment, and additional investigation and response requirements apply as described in the section titled Structural Impediments.

The cover approved for this closure was designed to be protective for a commercial or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to, single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single-family residence.

The **attached maintenance plan and inspection log (DNR form 4400-305)** are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

Structural Impediments (s. 292.12 (2) (b), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

The remaining building as shown on the **attached map** Detailed Site Map, Figure B.1.b, 02/05/2019, made complete investigation and/or remediation of the soil contamination on this property impracticable. If the structural impediment is to be removed, the property owner shall notify the DNR at least 45 days before removal and conduct an investigation of the degree and extent of soil and groundwater contamination below the structural impediment. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules.

Other Closure Information

General Wastewater Permits for Construction Related Dewatering Activities

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 and building construction.

If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at dnr.wi.gov and search "wastewater permits". 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 and oil and grease, a general permit for Pit/Trench Dewatering may be needed.

PECFA Reimbursement

Per Wis. Stats. 292.63 (2) (ac), a claim for Petroleum Environmental Cleanup Fund Award (PECFA) reimbursement must be submitted within 180 days of incurring costs, or by June 30, 2020, whichever comes first, or the costs will not be eligible for PECFA reimbursement.

In addition, Wis. Stats. 292.63 (4) (cc) requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site, or by June 30, 2020, whichever comes first, or interest costs will not be eligible for PECFA reimbursement.

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 Caroline Rice at (608) 275-3224, or at caroline.rice@wisconsin.gov.

Sincerely,



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

Attachments:


- Groundwater Isoconcentration (09/30/19), Figure B.3.b., 10/30/2019
- Residual Soil Contamination, Figure B.2.b., 02/05/2019
- Location Map, Figure D.2., 02/05/2019
- Detailed Site Map, Figure B.1.b., 02/05/2019
- Cap Maintenance Plan, Attachment D.1., 02/19/2019
- Inspection and Maintenance Log, Form 4400-305, Attachment D.4.

cc: Ron Anderson, 709 Gillette Street Suite 3, La Crosse, Wisconsin 54603

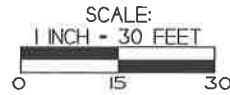
B.3.b GROUNDWATER ISOCONCENTRATION (9/30/19)
WALKER'S ONE STOP

METCO
 709 Gillette St. Ste. 3
 La Crosse, WI 54603
 Tel: (608) 781-8879
 Fax: (608) 781-8853

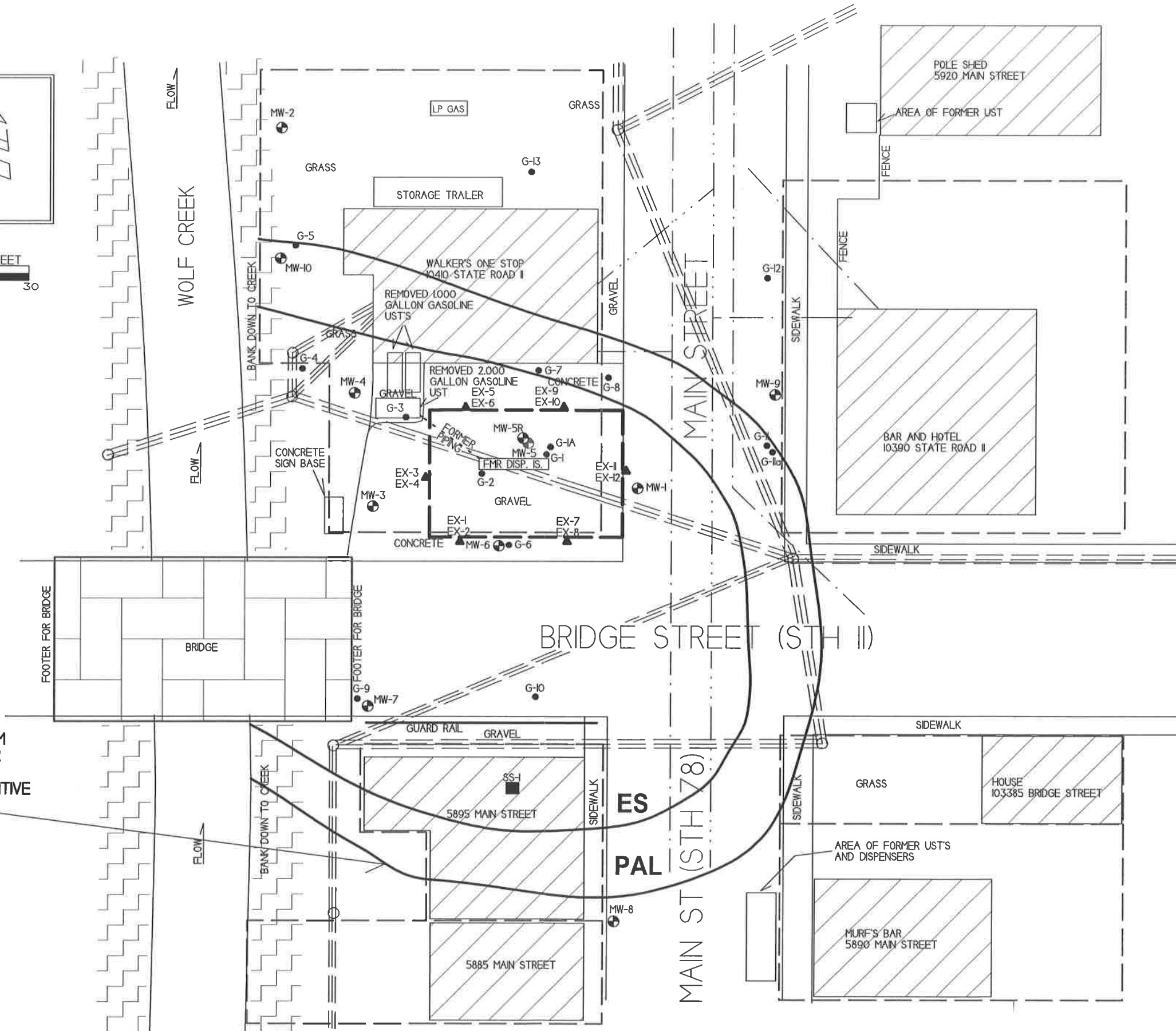
GRATIOT WISCONSIN
 DRAWN BY: ED EDITED BY: RW
 DATE: 1/7/1 DATE: 10/30/19



NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER



- - GEOPROBE BORING LOCATION
 - ⊕ - MONITORING WELL LOCATION
 - ⊖ - ABANDONED MONITORING WELL LOCATION
 - ▲ - EXCAVATION SOIL SAMPLE LOCATION
 - - SUB-SLAB VAPOR SAMPLING LOCATION
- — — — — - PROPERTY LINE
 - ≡ ≡ ≡ ≡ ≡ - OVERHEAD LINES
 - · - · - · - SEWER LINES
 - - - - - - WATER LINES
- ▭ - SOIL EXCAVATION AREA TO 14 FEET BGS



GENERAL EXTENT OF PETROLEUM CONTAMINATION IN GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARDS (ES) AND/OR PREVENTIVE ACTION LIMITS (PAL)

B.2.b RESIDUAL SOIL CONTAMINATION
WALKER'S ONE STOP

709 Gillette St, Ste. 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893

GRATIOT, WISCONSIN
DRAWN BY: ED EDITED BY: KF
DATE: 1/7/11 DATE: 2/5/10

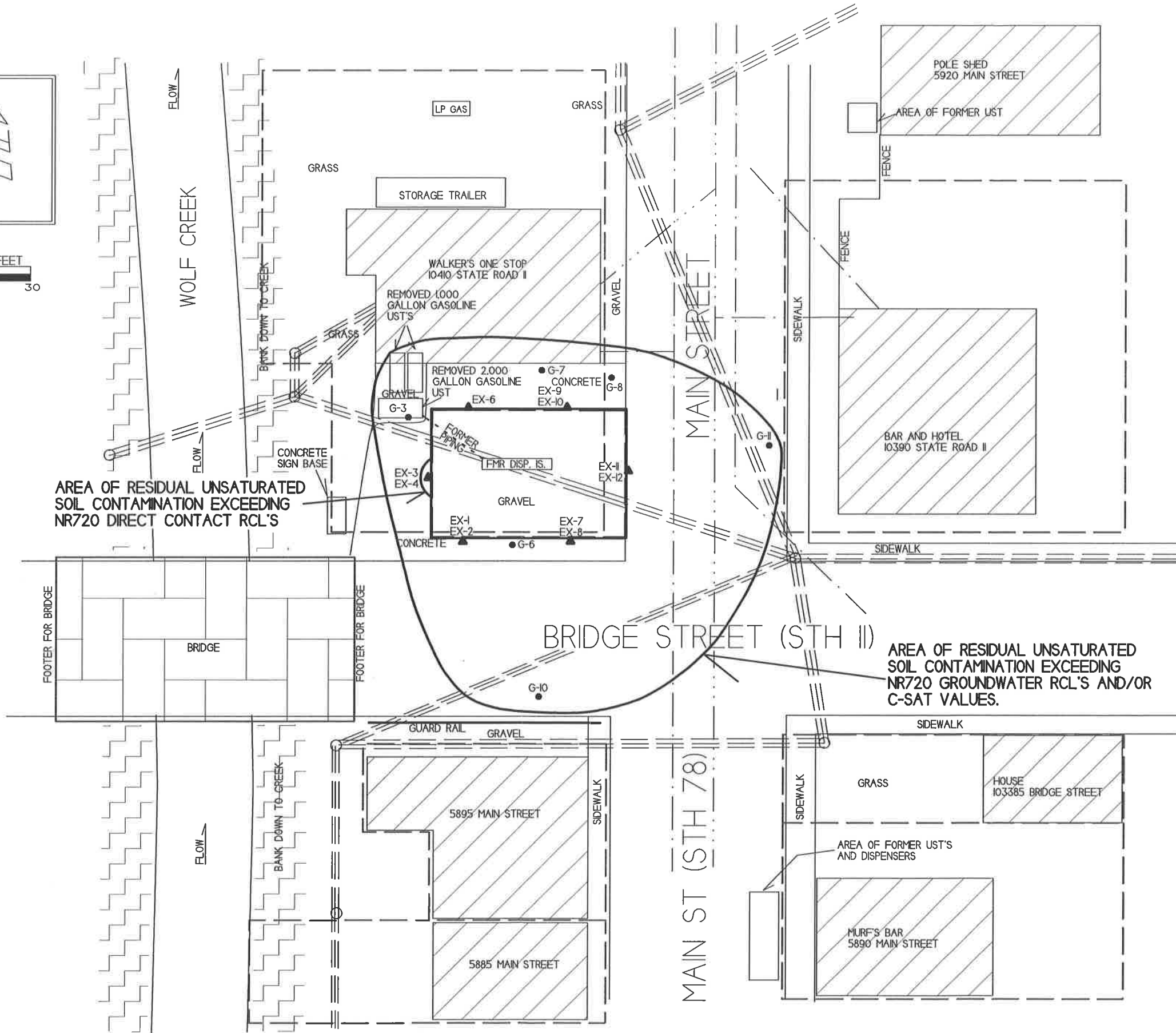
NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

- - GEOPROBE BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- ⊖ - ABANDONED MONITORING WELL LOCATION
- ▲ - EXCAVATION SOIL SAMPLE LOCATION
- - SUB-SLAB VAPOR SAMPLING LOCATION



- — — — — - PROPERTY LINE
- — — — — - OVERHEAD LINES
- · — · — · - SEWER LINES
- — — — — - WATER LINES


SOIL EXCAVATION AREA TO 14 FEET BGS



B.I.b DETAILED SITE MAP
WALKER'S ONE STOP

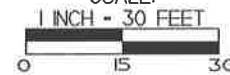
709 Gillette St. Ste. 3
 La Crosse, WI 54603
 Tel: (608) 781-8879
 Fax: (608) 781-8893

GRATIOT, WISCONSIN
 DRAWN BY: ED EDITED BY: HF
 DATE: 1/7/11 DATE: 2/5/10



NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

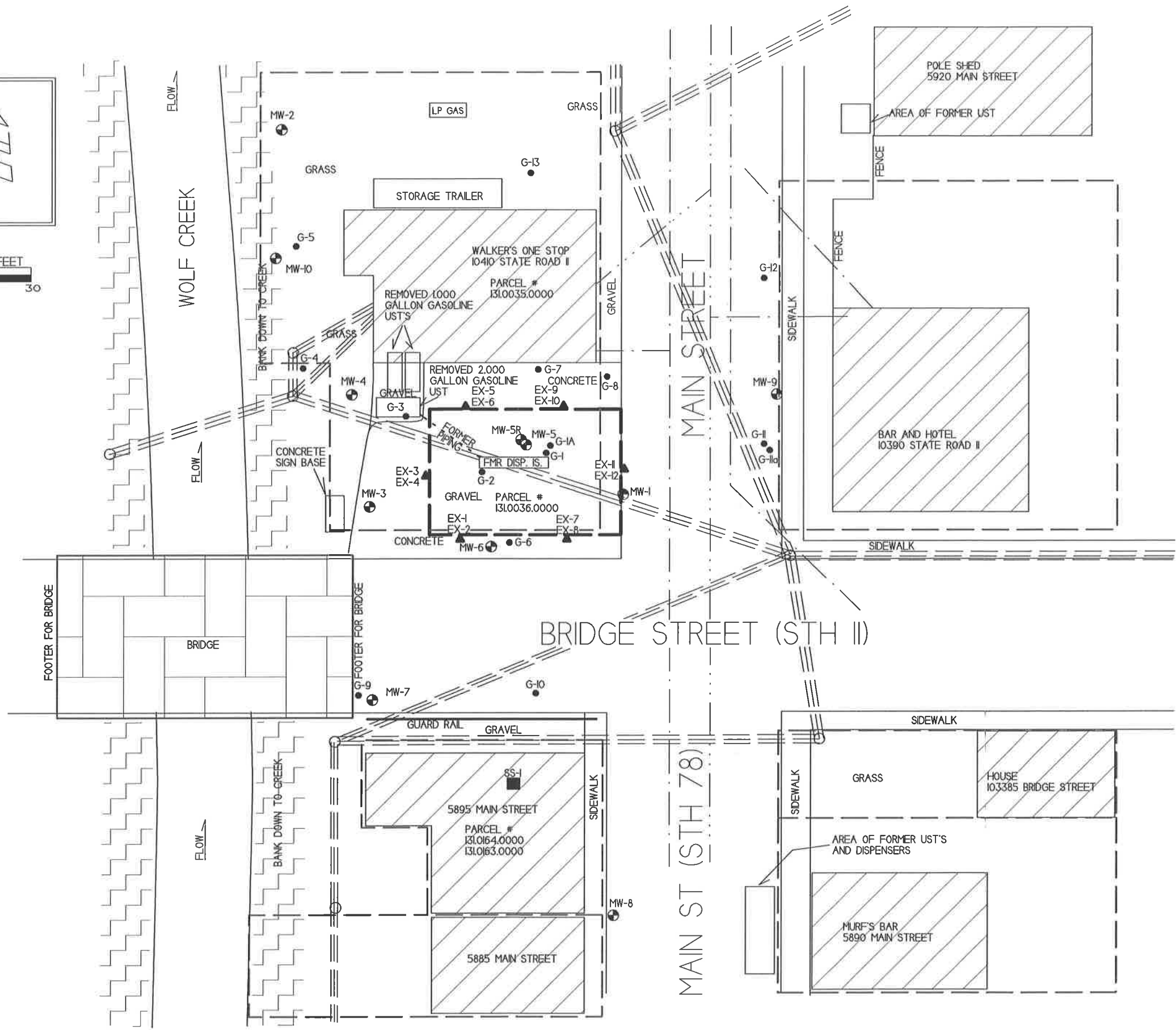
SCALE:
 1 INCH = 30 FEET



- - GEOPROBE BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- ⊖ - ABANDONED MONITORING WELL LOCATION
- ▲ - EXCAVATION SOIL SAMPLE LOCATION
- - SUB-SLAB VAPOR SAMPLING LOCATION

- — — — — - PROPERTY LINE
- ≡ ≡ ≡ ≡ ≡ - OVERHEAD LINES
- - - - - - SEWER LINES
- — — — — - WATER LINES

▭ - SOIL EXCAVATION AREA TO 14 FEET BGS



D.1 Description of Maintenance Action(s)

CAP MAINTENANCE PLAN

2/19/2019

Property Located at:
10410 Bridge Street
Gratiot, WI 53541

WDNR BRRTS# 03-33-001415

PARCEL# 131.0036.0000

Introduction

This document is the Maintenance Plan for a concrete cap at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wisconsin Administrative Code. The maintenance activities relate to the existing concrete, which addresses or occupies the area over the contaminated groundwater plume or soil.

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

- The case file in the DNR southcentral regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites):
<https://dnr.wi.gov/botw/SetUpBasicSearchForm.do?rtn=rb>
- GIS Registry PDF file for further information on the nature and extent of contamination
- The DNR project manager for Lafayette County.

Description of Contamination

Soil contaminated by petroleum is located at a depth of 3.5 to 13 feet below ground surface in the area of the removed UST's. Groundwater contaminated by petroleum is located at a depth of 8 to 12 feet below ground surface in the area of the removed UST's, and former dispenser island. The extent of the soil and groundwater contamination is shown on Attachment D.2.

Description of the Cap to be Maintained

The cover consists of concrete (4-6 inches thick). The Cap area is shown on Attachment D.2.

D.1 Description of Maintenance Action(s)

Cover/Building/Slab/Barrier Purpose

The concrete cap over the contaminated soil and groundwater serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The cover also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The concrete cap overlying the contaminated soil and as depicted in Attachment D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as D.4, Form 4400-305, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place (for example, no building is present) to keep it at the site, at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (DNR) representatives upon their request.

D.1 Description of Maintenance Action(s)

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 patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the concrete cap overlying the contaminated soil and groundwater plume are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the DNR or its successor.

The property owner, in order to maintain the integrity of the cap, 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.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where the concrete cap is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure; 7) changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

If removal, replacement or other changes to a cover, or a building which is acting as a cover, are considered, the property owner will contact DNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

Amendment or Withdrawal of Maintenance Plan

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

D.1 Description of Maintenance Action(s)

Contact Information

February 2019

Current Site Contact:

Tom Walker
1500 Walker Road
Gratiot, WI, 53541

Signature: _____

(DNR may request signature of affected property owners, on a case-by-case basis)


Consultant:

METCO
Ron Anderson
709 Gillette Street, Suite 3
La Crosse, WI 54603
(608) 781-8879

WDNR:

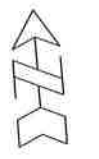
Erin Niemisto
3911 Fish Hatchery Road
Fitchburg, WI, 53711
(608) 275-3224

D.2 LOCATION MAP
WALKER'S ONE STOP



709 Gillette St, Ste. 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893

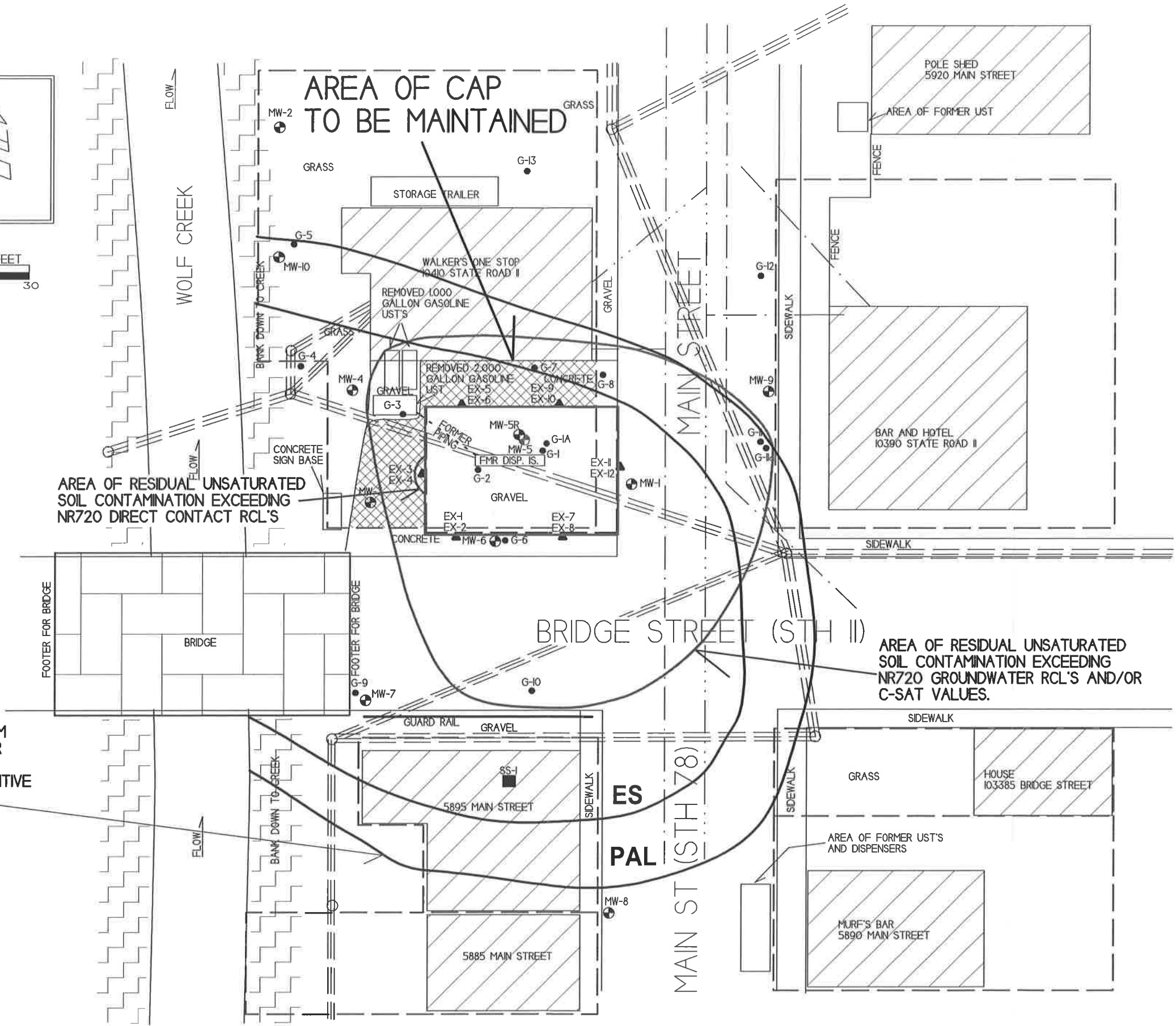
GRATIOT, WISCONSIN
DRAWN BY: ED EDITED BY: KF
DATE: 1/7/11 DATE: 2/5/10



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 - — — — — - WATER LINES
- ▭ - SOIL EXCAVATION AREA TO 14 FEET BGS



AREA OF RESIDUAL UNSATURATED SOIL CONTAMINATION EXCEEDING NR720 DIRECT CONTACT RCL'S

AREA OF RESIDUAL UNSATURATED SOIL CONTAMINATION EXCEEDING NR720 GROUNDWATER RCL'S AND/OR C-SAT VALUES.

GENERAL EXTENT OF PETROLEUM CONTAMINATION IN GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARDS (ES) AND/OR PREVENTIVE ACTION LIMITS (PAL)

ES
PAL

D.3. Photographs


{Click to Add/Edit Image}



Date added: 02/19/2019

Title: Area of concrete cap to be maintained looking southwest.


{Click to Add/Edit Image}



Date added: 02/19/2019

Title: Area of concrete cap to be maintained looking east.

{Click to Add/Edit Image}



Date added: 02/19/2019

Title: Area of concrete cap to be maintained looking south.

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 _____ BRRTS No. 03-33-001415

Walkers One Stop
Inspections are required to be conducted (see closure approval letter):
 annually
 semi-annually
 other – specify _____

erin.niemisto@wisconsin.gov

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

D.4. Inspection Log