

GIS REGISTRY INFORMATION

SITE NAME: Magic Coin Laundry
BRRTS #: 02-32-279440 **FID # (if appropriate):** 632086840
COMMERCE # (if appropriate): _____
CLOSURE DATE: 23-Oct-07
STREET ADDRESS: 334 West Ave N
CITY: La Crosse

SOURCE PROPERTY LOCATIONAL COORDINATES
(meters in WTM91 projection): X= 420393 Y= 372055

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: 326 West Ave N

LOCATIONAL COORDINATES (meters in WTM91 projection): X= 420390 Y= 372042

IF YES, STREET ADDRESS 2: 316 West Ave N

LOCATIONAL COORDINATES (meters in WTM91 projection): X= 420395 Y= 372026

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No

IF YES, STREET ADDRESS 1: 1216 Pine St

LOCATIONAL COORDINATES (meters in WTM91 projection): X= 420417 Y= 372051

IF YES, STREET ADDRESS 1: 326 West Ave N

LOCATIONAL COORDINATES (meters in WTM91 projection): X= 420390 Y= 372042

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter or denial letter issued	<input checked="" type="checkbox"/>
Copy of any maintenance plan referenced in the final closure letter	<input type="checkbox"/>
Copy of (soil or land use) deed notice <i>if any required as a condition of closure</i>	<input type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties	<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (<i>if referenced in the legal description</i>) for all affected properties	<input checked="" type="checkbox"/>
County Parcel ID number, <i>if used for county</i> , for all affected properties	<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	<input checked="" type="checkbox"/>
Isoconcentration map(s), <i>if required for site investigation (SI)</i> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present	<input checked="" type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	<input checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	<input checked="" type="checkbox"/>
Geologic cross-sections, <i>if required for SI</i> . (8.5x14" if paper copy)	<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate	<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)	<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	<input checked="" type="checkbox"/>



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Scott Humrickhouse, Regional Director

Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
Telephone 715-421-7800
FAX 715-421-7830
TTY Access via relay - 711

October 23, 2007

Mr. Brian Benson
Benson Management, Inc.
326 West Ave. North
La Crosse, WI 54601

SUBJECT: Final Case Closure
Magic Coin Laundry, 334 West Ave. North, La Crosse, WI
WDNR BRRTS Activity #: 02-32-279440

Dear Mr. Benson:

On May 7, 2007, the Wisconsin Department of Natural Resources reviewed your request for closure of the case described above. The West Central Region Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. On September 28, 2007, you were notified that the Closure Committee had granted conditional closure to this case.

On October 22, 2007 the Department received correspondence indicating that you have complied with the requirements of closure. The only condition of closure was monitoring well abandonment.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

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

GIS Registry

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Operating Dry Cleaners

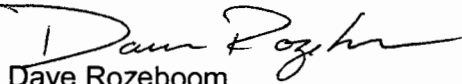
You should know that in order to remain eligible for future reimbursement of cleanup costs from the Dry Cleaner Environmental Response Fund (DERF), within 90 days of the date of this letter, the owner or operator of the dry cleaning facility must implement enhanced pollution prevention measures found in Section 292.65(5)(a)2, Wis. Statutes, and NR 169.11(2), Wis Adm. Code. Currently, in accordance with Section 292.65(8)(f), Wis. Stats., the maximum amount of money that DERF can reimburse to any facility is \$500,000. The enhanced pollution prevention measures that must be implemented to remain eligible for DERF include:

- all wastes must be managed in accordance with federal and state hazardous waste rules;
- dry cleaning product or wastewater may not be discharged into any sanitary sewers, septic tanks, or any waters of the State;
- a containment structure must entirely surround and be capable of containing any spill or release of a dry cleaning product from a dry cleaning machine or other equipment;
- the floor within any containment structure must be sealed and be impervious to dry cleaning product;
- perchloroethene must be delivered to the dry cleaning facility by means of a closed, direct coupled delivery system.

In order to retain eligibility, you will need to verify that you have implemented the pollution prevention measures described above. You may wish to keep documentation in your files, such as invoices and photographs, of any enhanced pollution prevention measures you implement, in order to provide future verification.

The Department 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 me at (715) 421-7873

Sincerely,



Dave Rozeboom
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Paul Overlien, Shaw, 831 Critter Court, Suite 400, Onalaska, WI 54650-8674



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Scott Humrickhouse, Regional Director

Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
Telephone 715-421-7800
FAX 715-421-7830
TTY Access via relay - 711

September 28, 2007

Mr. Brian Benson
Benson Management, Inc.
326 West Ave. North
La Crosse, WI 54601

Subject: Conditional Closure Decision,
With Requirements to Achieve Final Closure
Magic Coin Laundry, 334 West Ave. N., La Crosse, Wisconsin
WDNR BRRTS Activity # 02-32-279440

Dear Mr. Benson:

On May 7, 2007, the Department of Natural Resources reviewed your request for closure of the case described above. The West Central Region Closure 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 chlorinated solvent contamination on the site appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Dave Rozeboom on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources.

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

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 (715) 421-7873.

Sincerely,

A handwritten signature in black ink that reads "Dave Rozeboom". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Dave Rozeboom
Hydrogeologist
Bureau for Remediation & Redevelopment

Enclosure

cc: Paul Overlien, Shaw, 831 Critter Court, Suite 400, Onalaska, WI 54650-8674

DOCUMENT NUMBER

1075902

WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

348 PAGE 876

Darryle D. O'Connor f/k/a Darryle D. Erickson.

RECORDED AT 2:42 PM

AUG 25 1992

MARY C. HOLUNKA REGISTER OF DEEDS La Crosse County, WI

conveys and warrants to Brian D. Benson and Barbara A. Benson husband and wife, as marital property.

#4

12.00

the following described real estate in La Crosse County, State of Wisconsin:

Tax Parcel No: 17-20216-120

Lot 1 in Block 7 of Metzger and Funk's Addition to the City of La Crosse, La Crosse County, Wisconsin.

TRANSFER \$ 376.20 FSA

This is not homestead property.

Exceptions to warranties: Easements, covenants, zoning and restrictions of record, though no republication is intended herein.

Dated this 19th day of October, 1992.

Signature lines for Darryle D. O'Connor with handwritten signature and printed name.

AUTHENTICATION

Signature(s) authenticated this day of 1992.

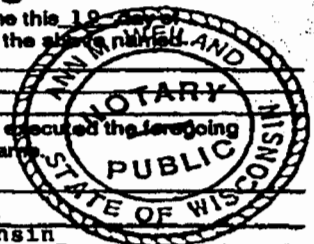
TITLE: MEMBER STATE BAR OF WISCONSIN (If not authorized by 704.06, Wisconsin Statutes)

Drafted by James T. Gull - La Crosse, WI

ACKNOWLEDGEMENT

STATE OF WISCONSIN La Crosse COUNTY Personally came before me this 19th day of August, 1992 the above named Darryle D. O'Connor.

to me known to be the person who executed the foregoing instrument and acknowledge the same. Ann Weiland Notary Public State of Wisconsin My commission expires: November 19, 1995



* Names of persons signing in any capacity should be typed or printed below their signatures

WARRANTY DEED

1381990

LACROSSE COUNTY REGISTER OF DEEDS DEBORAH J. FLOCK

FOSSUM'S, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at 510 2nd Avenue South, Onalaska, Wisconsin 54650,

RECORDED ON 12/18/2003 01:19PM

REC FEE: 11.00 TRANSFER FEE: 450.00 EXEMPT #:

PAGES: 1

conveys and warrants to

BRIAN D. BENSON and BARBARA A. BENSON, husband and wife,

the following described real estate located in La Crosse County, Wisconsin:

RETURN TO:

Brian Benson 119 N. 19th St. La Crosse, WI 54601

PARCEL: 17-20216-130

Lot Two (2) in Block Seven (7) of Metzger and Funk's Addition to the City of La Crosse, La Crosse County, Wisconsin.

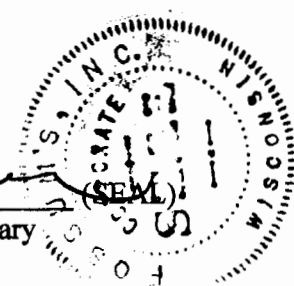
Exception to Warranties: Municipal and zoning ordinances and agreements entered under them, recorded easements, recorded building and use restrictions and covenants, recorded land use restrictions, and real estate taxes for 2003.

Dated: December 17, 2003.

FOSSUM'S, INC.

By Elaine R. Fossum, President (SEAL)

Attest Curt A. Fossum, Secretary (SEAL)



STATE OF WISCONSIN)) SS COUNTY OF LA CROSSE)

This is not homestead property.

Personally came before me this 17th day of December, 2003, Elaine R. Fossum, President, and Curt A. Fossum, Secretary of the above named corporation, to me known to be the persons who then executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged before me that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Robert D. Hoyt Notary Public, State of Wisconsin My Commission is permanent.

This instrument was drafted by Attorney Robert D. Hoyt, 5703 Cove Circle, Monona, WI 53716, (608) 221-2227

1105855

VOL. 1023 PAGE 253
RECORDED
AT 2:30 P M

DEC 2 1993

MARY C. HOLINKA
REGISTER OF DEEDS
La Crosse County, WI

This Deed, made between Gunter A. Gerske, a married man, and Berta M. Gerske, a widow,

Grantor,
and Brian D. Benson and Barbara A. Benson,
husband and wife, as survivorship marital
property.

Witnesseth, That the said Grantor, for a valuable consideration of
\$1.00 and other good and valuable consideration
conveys to Grantee the following described real estate in La Crosse
County, State of Wisconsin:

Lot 3 in Block 7 of Metzger & Funk's Addition
to the City of La Crosse.

#4 \$12.00
RETURN TO

Tax Parcel No: _____

TRANSFER
\$120.00
FEE

This is not homestead property.
~~(is)~~ (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging:

And Gunter A. Gerske and Berta M. Gerske

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except none.

and will warrant and defend the same th

Dated this 30th day of November, 1993

X Gunter A. Gerske (SEAL) _____ (SEAL)

• Gunter A. Gerske _____

X Berta M. Gerske (SEAL) _____ (SEAL)

• Berta M. Gerske _____

AUTHENTICATION

Signature(s) of Gunter A. Gerske and

Berta M. Gerske
authenticated this 30th day of November, 1993

• Harry R. Griswold
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 706.06, Wis. Stats.)
THIS INSTRUMENT WAS DRAFTED BY

ATTORNEY HARRY R. GRISWOLD

WEST SALEM, WISCONSIN
(Signatures may be authenticated or acknowledged. Both
are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

_____ County, } ss.
Personally came before me this _____ day of
_____, 19____ the above named

to me known to be the person _____ who executed the
foregoing instrument and acknowledge the same.

Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration
date: _____, 19____.)

DOCUMENT NUMBER

1119287

WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

VOL 1054 PAGE 723

RECORDED AT 3:00 P.M.

JUL 1 1994

MARY C. HOLINKA REGISTER OF DEEDS La Crosse County, WI

#38 1000

Terry M. Thompson.

conveys and warrants to Brian D. Benson and Barbara A. Benson, husband and wife, as marital property.

the following described real estate in La Crosse County, State of Wisconsin:

Tax Parcel No:

Lot 7 in Block 8 of Metzger and Funk's Addition to the City of La Crosse, La Crosse County, Wisconsin. (Tax Parcel No. 17-20218-020).

Lot 10 in Block 7 of Metzger and Funk's Addition to the City of La Crosse, La Crosse County, Wisconsin. (Tax Parcel No. 17-20217-080).

The North 52 feet of Lot 214 and the North 52 feet of the East 18.64 feet of Lot 215, all in Block 21 of Allen Overbaugh & Peter Burns Addition to La Crosse, La Crosse County, Wisconsin. Together With an easement for ingress and egress over the South 1.5 feet of the North 53.5 feet of said Lot 214. (Tax Parcel No. 17-20199-020).

The North 90 feet of Lot 6 in Block 16 of Metzger & Funk's Addition to the City of La Crosse, La Crosse County, Wisconsin. (Tax Parcel No. 17-20222-120).

Part of Lots 9 and 10 in Block 23 of T. Burns, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to the City of La Crosse, La Crosse County, Wisconsin, fully described as follows:

Lot 9, EXCEPT the North 48 feet thereof, in Block 23 of T. Burns, H.S. Durand, T.S. Smith and F.M. Rublee's Addition to the City of La Crosse;

AND

Lot 10 in Block 23 of T. Burns, H.S. Durand, T.S. Smith and F.M. Rublee's Addition to the City of La Crosse, EXCEPT the following described parcel: Commencing at the Southwest corner of said Lot 10 and the point of beginning of this EXCEPTION: Thence, North along the West line thereof, 31.48 feet; thence, East 145.75 feet to a point on the East line of Lot 10 at a distance of 33.13 feet North of the Southeast corner thereof; thence, South along said East line 33.13 feet to the Southeast corner of said Lot; thence, West along the South line thereof to the point of beginning of this EXCEPTION.

(Tax Parcel No. 17-20157-040)

This is not homestead property. (is not)

Exceptions to warranties: Easements, covenants, zoning and restrictions of record, though no republication is intended herein.

TRANSFER FEE \$690.00

Dated this 27 day of JUNE, 1994

Signatures and seals for Terry M. Thompson.

AUTHENTICATION

Signature(s) authenticated this day of 1994.

TITLE: MEMBER STATE BAR OF WISCONSIN (if not authorized by 708.06, Wisconsin Statutes)

Drafted by James T. Gull - La Crosse, WI

ACKNOWLEDGEMENT

STATE OF MINNESOTA DAKOTA COUNTY } SS Personally came before me this 27th day of June, 1994 the above named Terry M. Thompson

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public State of Minnesota My commission expires 06/05/96

Notary Public Minnesota DAKOTA COUNTY My Commission Expires June 5, 1996

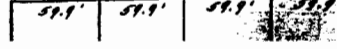
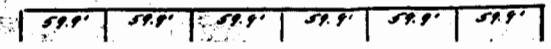
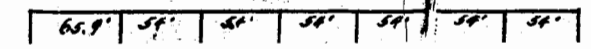
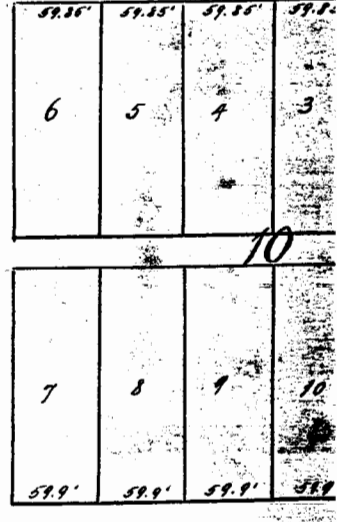
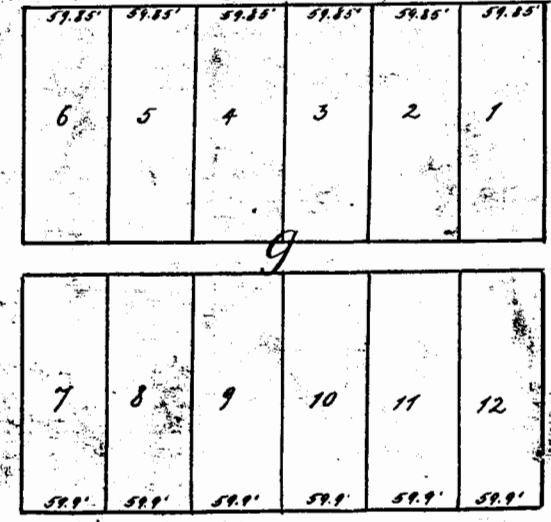
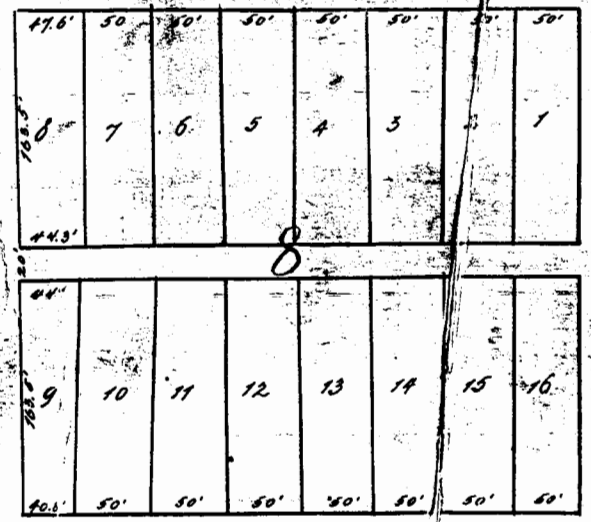
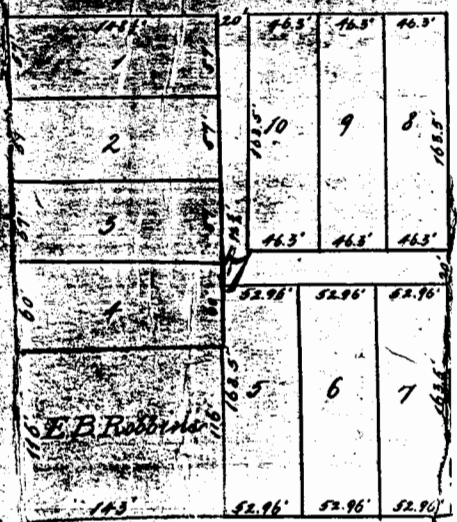
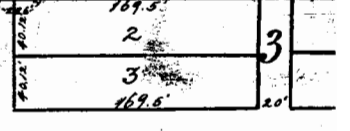
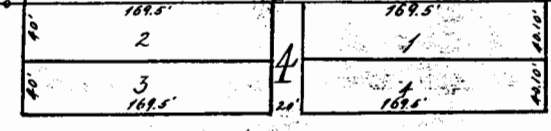
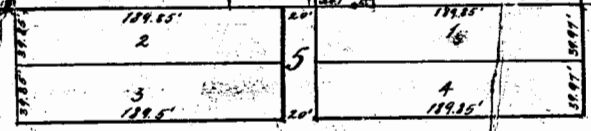
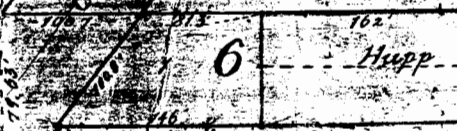
* Names of persons signing in any capacity should be typed or printed below their signatures

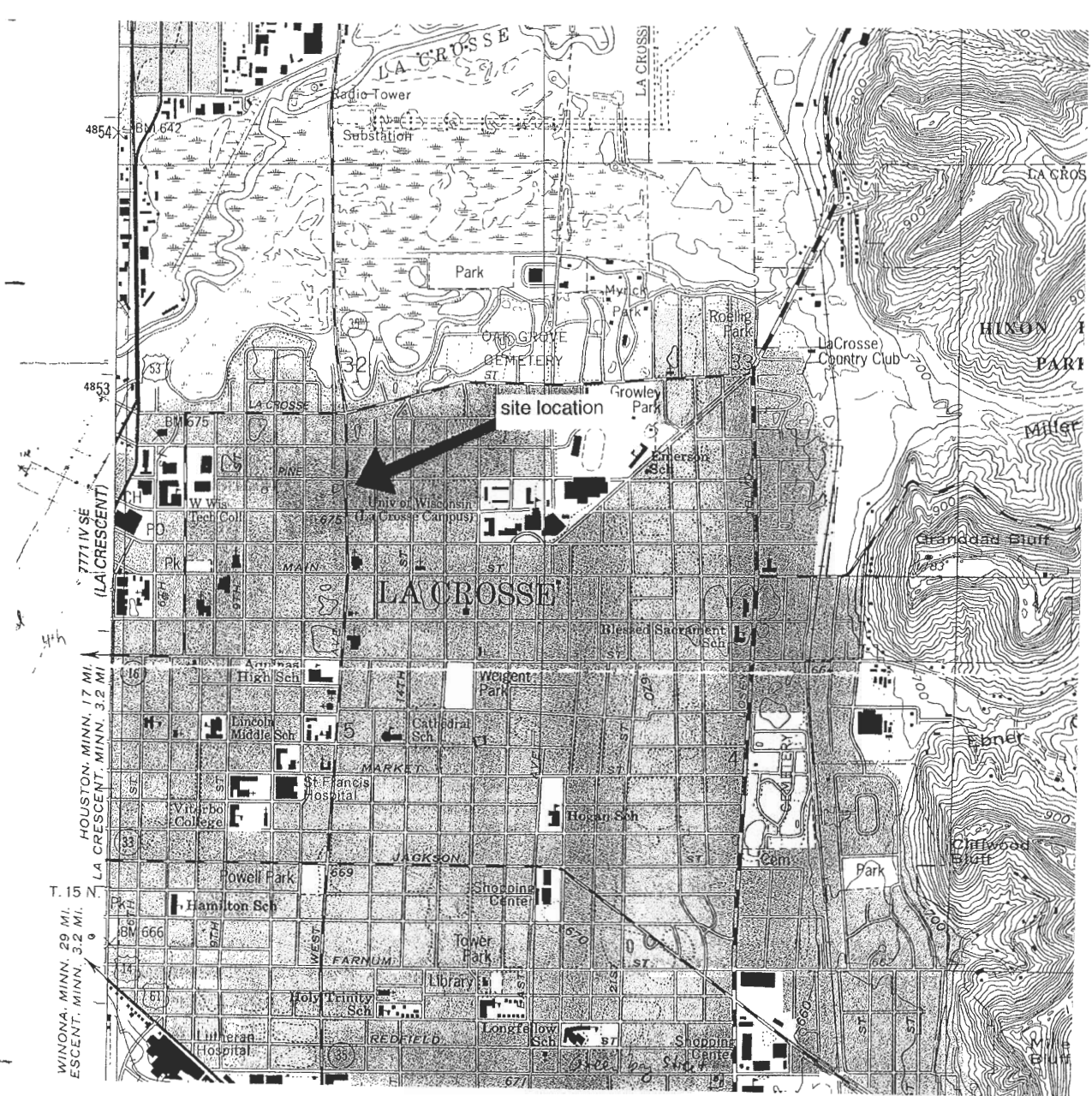
PLAT
 OF
METZGER & FUNK'S A
 to the City of La Crosse
 Scale 100ft. to 1 inch

Olson Anderson & B. E. Edwards

Wsticks Add

W.S. Add

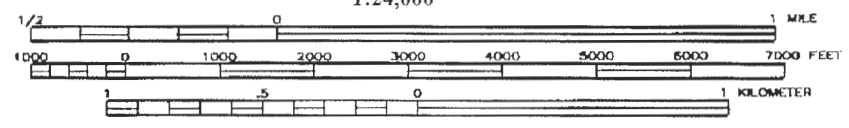




WINONA, MINN. 29 MI.
 ESCENT, MINN. 3.2 MI.
 LA CRESCENT, MINN. 3.2 MI.
 HOUSTON, MINN. 17 MI.
 T. 15 N.
 S. 7771 IV SE (LA CRESCENT)

USGS

SCALE
 1:24,000



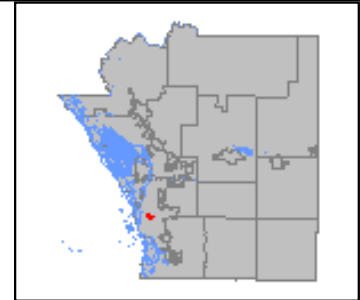
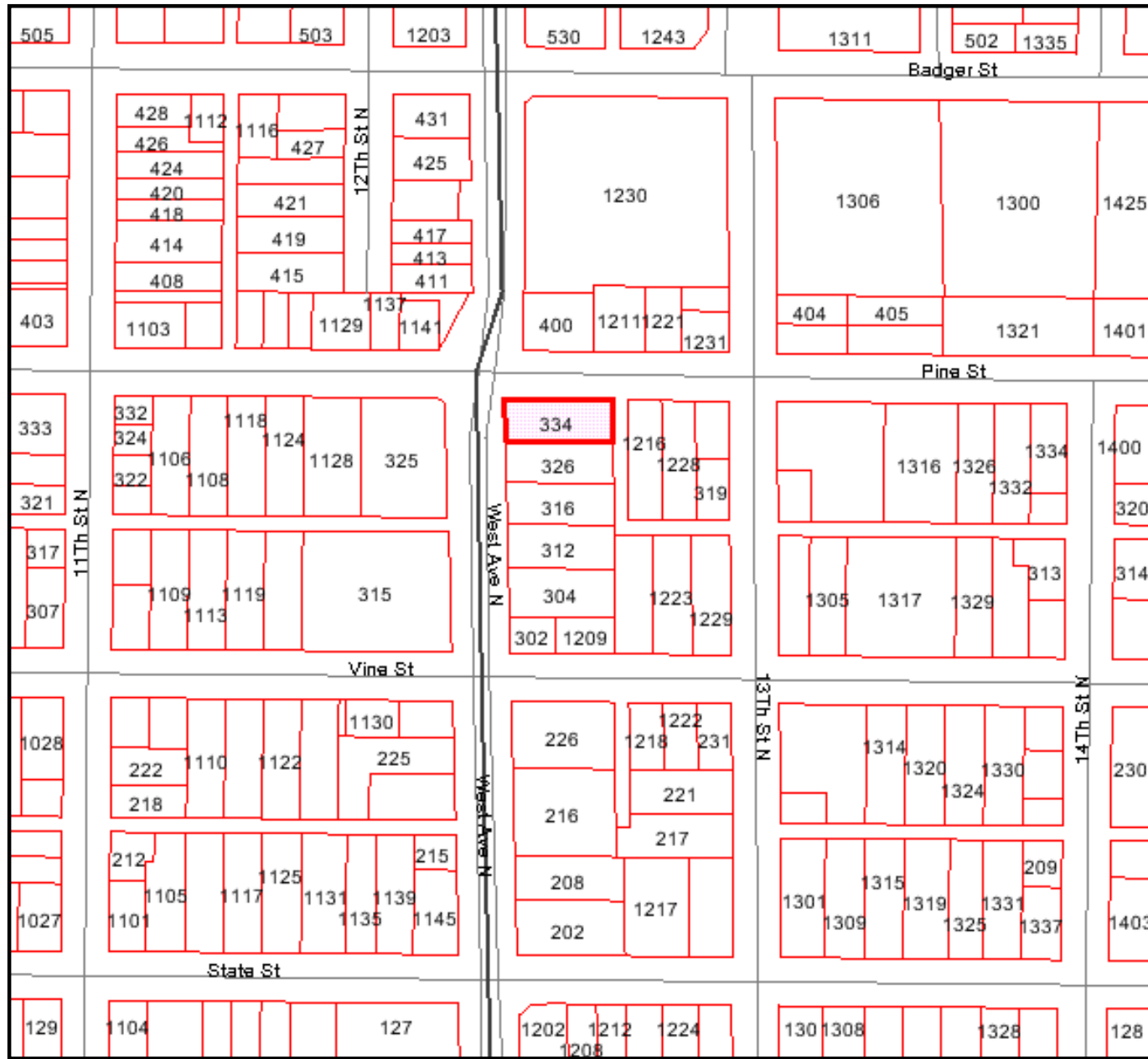
Shaw[®] Shaw Environmental, Inc.

Magi Coin Laundry La Crosse, WI	FIGURE NO.
SITE LOCATION MAP	1

Magic Coin Laundry

[Print](#)

[Close](#)

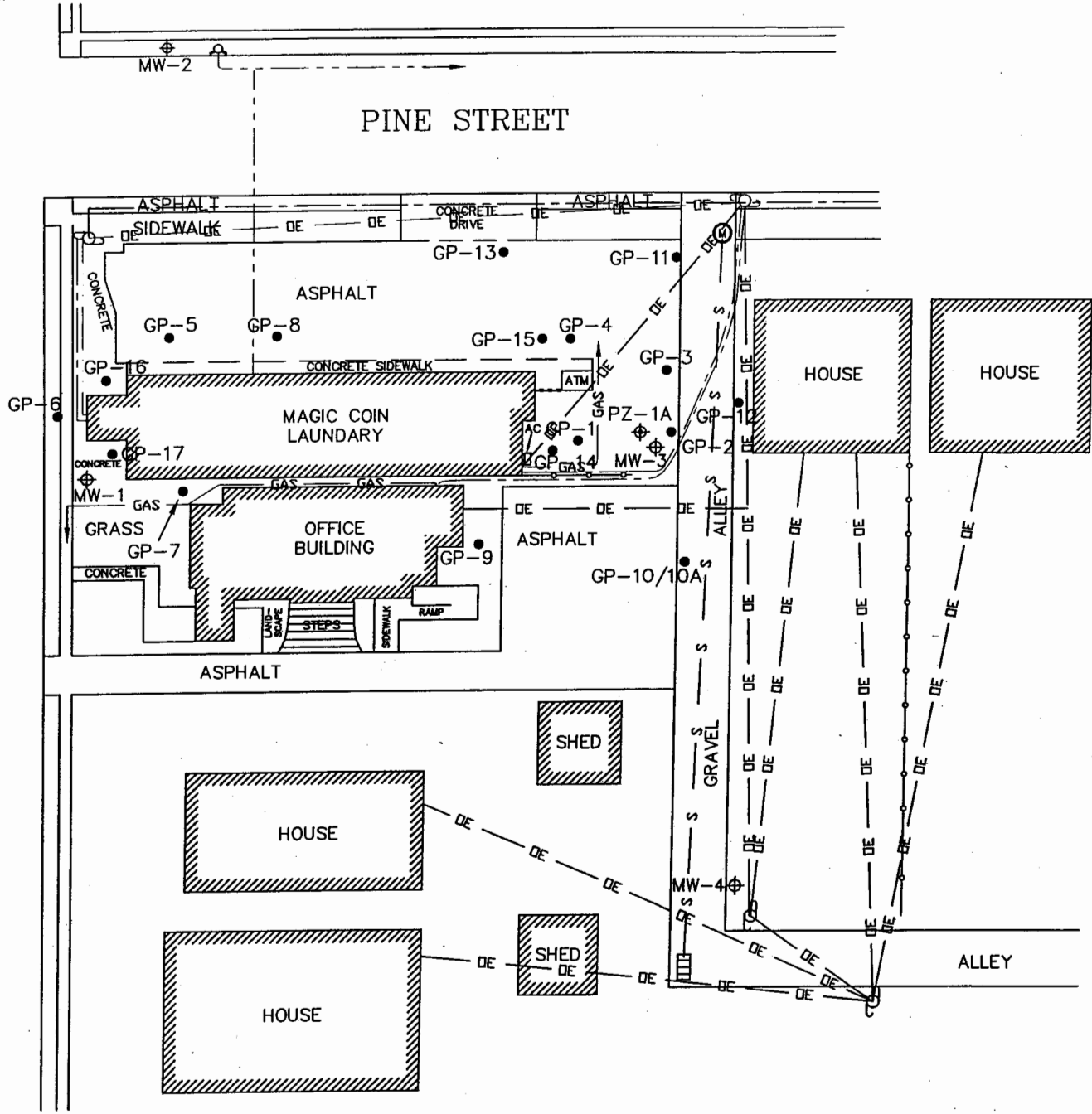


varion systems

DISCLAIMER
 All information is believed accurate but is NOT guaranteed to be without error. This map and its underlying data are intended to be used as a general index to land related information and are not intended for detailed, site-specific analysis.
 Printed: 10/31/2007 03:53:09 PM

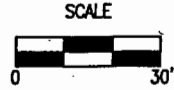
WEST AVENUE

PINE STREET



LEGEND

- ⊕ MONITORING WELL
- ⊕ PIEZOMETER
- GEOPROBE BORING
- FENCE
- DE— OVERHEAD ELECTRIC
- GAS— UNDERGROUND GAS LINE
- DE— UNDERGROUND ELECTRIC
- WATER LINE
- UNDERGROUND TELEPHONE LINE
- S— SEWER
- Ⓜ MANHOLE
- Ⓤ UTILITY POLE
- ▨ STORM DRAIN
- Ⓟ FIRE HYDRANT



Shaw Shaw Environmental, Inc.
831 Critter Court, Suite 400
Onalaska, Wisconsin 54650

SITE PLAN VIEW	FIGURE NO.
MAGIC COIN LAUNDRY SITE LA CROSSE, WISCONSIN	1

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
DRAWN BY: JAD/PCE	11/21/06
DRAWING NO. 123025-01	

TABLE 2

VOC Groundwater Analytical Results
 Magic Coin Laundry
 La Crosse, Wisconsin

Well ID	Date	Benzene	Toluene	Ethylbenzene	Total Xylenes	Total TMB	MTBE	1,2-DCA	Naphthalene	PCE	TCE	1,1-Dichloro-ethene	cis 1,2-Dichloro-ethene	trans-Dichloro-ethene	Vinyl Chloride	Methylene Chloride	Chloroform
MW-1	07/24/01	<0.16	<0.4	<0.5	<0.57	<0.57	<0.3	<0.28	<0.8	11.1	<0.26	<0.38	<0.25	<0.25	<0.39	<0.3	<0.24
	09/11/01	<0.16	<0.4	<0.5	<0.57	<0.57	<0.3	<0.28	<0.8	7.93	<0.26	<0.38	<0.25	<0.25	<0.39	<0.3	<0.24
	07/17/02	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM
	01/06/03	<0.25	<0.84	<0.53	<1.83	<1.33	<0.87	<0.55	<0.63	5.9	<0.39	<0.56	<0.81	<0.80	<0.11	<0.47	<0.45
	04/08/03	<0.41	<0.67	<0.54	<2.63	<1.8	<0.61	<0.36	<0.74	3.2	<0.48	<0.57	<0.83	<0.89	<0.18	<0.43	<0.37
	07/08/03	<0.41	<0.67	<0.54	<2.63	<1.8	<0.61	<0.36	<0.74	7.2	<0.48	<0.57	<0.83	<0.89	<0.18	<0.43	<0.37
10/11/06	<0.20	<0.19	<0.19	<0.53	<0.47	<0.19	<0.19	<0.38	2.7	<0.30	<0.15	<0.19	<0.17	<0.20	<0.36	4.1	
MW-2	07/24/01	<0.16	<0.4	<0.5	<0.57	<0.57	<0.3	<0.28	<0.8	<i>1.75</i>	0.361	<0.38	<0.25	<0.25	<0.39	<0.3	<0.24
	09/11/01	<0.16	<0.4	<0.5	<0.57	<0.57	<0.3	<0.28	<0.8	<i>0.683</i>	0.284	<0.38	<0.25	<0.25	<0.39	<0.3	0.471
	07/17/02	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM
	01/06/03	<0.25	<0.84	<0.53	<1.83	<1.33	<0.87	<0.55	<0.63	0.72	<0.39	<0.56	<0.81	<0.80	<0.11	<0.47	<0.45
	04/08/03	<0.41	<0.67	<0.54	<2.63	<1.8	<0.61	<0.36	<0.74	<0.45	<0.48	<0.57	<0.83	<0.89	<0.18	<0.43	<0.37
	07/08/03	<0.41	<0.67	<0.54	<2.63	<1.8	<0.61	<0.36	<0.74	<0.45	<0.48	<0.57	<0.83	<0.89	<0.18	<0.43	<0.37
10/11/06	<0.20	<0.19	<0.19	<0.53	<0.47	<0.19	<0.19	<0.38	0.72	<0.30	<0.15	<0.19	<0.17	<0.20	<0.36	<0.21	
MW-3	07/24/01	<0.16	<0.4	<0.5	<0.57	<0.57	<0.3	<0.28	<0.8	9.6	<0.26	<0.38	<0.25	<0.25	<0.39	<0.3	<0.24
	09/11/01	<0.16	<0.4	<0.5	<0.57	<0.57	<0.3	<0.28	<0.8	<i>4.46</i>	<0.26	<0.38	<0.25	<0.25	<0.39	<0.3	0.304
	07/17/02	<0.08	<0.08	<0.08	<0.34	<0.37	<0.07	<0.12	<0.1	7.2	<0.13	<0.11	<0.11	<0.11	<0.16	<0.24	0.7
	01/06/03	<0.25	<0.84	<0.53	<1.83	<1.33	<0.87	<0.55	<0.63	8.1	<0.39	<0.56	<0.81	<0.80	<0.11	<0.47	<0.45
	04/08/03	<0.41	<0.67	<0.54	<2.63	<1.8	<0.61	<0.36	<0.74	4.4	<0.48	<0.57	<0.83	<0.89	<0.18	<0.43	<0.37
	07/08/03	<0.41	<0.67	<0.54	<2.63	<1.8	<0.61	<0.36	<0.74	6.3	<0.48	<0.57	<0.83	<0.89	<0.18	<0.43	<0.37
10/11/06	<0.21	<0.17	<0.20	<0.62	<0.40	<0.20	<0.21	<0.31	3.2	<0.19	<0.14	<0.34	<0.21	<0.17	<0.30	<0.20	
MW-4	01/06/03	<0.25	<0.84	<0.53	<1.83	<1.33	<0.87	<0.55	<0.63	6.4	<0.39	<0.56	<0.81	<0.80	<0.11	<0.47	0.68
	04/08/03	<0.41	<0.67	<0.54	<2.63	<1.8	<0.61	<0.36	<0.74	5.3	<0.48	<0.57	<0.83	<0.89	<0.18	<0.43	0.72
	07/08/03	<0.41	<0.67	<0.54	<2.63	<1.8	<0.61	<0.36	<0.74	3.9	<0.48	<0.57	<0.83	<0.89	<0.18	<0.43	<0.37
	11/06/06	<0.20	<0.18	<0.18	<0.33	<0.36	<0.19	<0.19	<0.26	3.4	<0.21	<0.19	<0.20	<0.17	<0.17	<0.18	<0.17
PZ-1A	07/17/02	0.09	1	0.37	1.56	2.83	<0.07	<0.12	<0.1	<0.15	<0.13	<0.11	<0.11	<0.11	<0.16	<0.24	1.7
	01/06/03	<0.25	<0.84	<0.53	<1.83	<1.33	<0.87	<0.55	<0.63	<0.63	<0.39	<0.56	<0.81	<0.80	<0.11	<0.47	<0.45
	04/08/03	<0.41	<0.67	<0.54	<2.63	<1.8	<0.61	<0.36	<0.74	<0.45	<0.48	<0.57	<0.83	<0.89	<0.18	<0.43	<0.37
	07/08/03	<0.41	<0.67	<0.54	<2.63	<1.8	<0.61	<0.36	<0.74	0.53	<0.48	<0.57	<0.83	<0.89	<0.18	<0.43	<0.37
10/11/06	<0.21	<0.17	<0.20	<0.62	<0.40	<0.20	<0.21	<0.31	0.38	<0.19	<0.14	<0.34	<0.21	<0.17	<0.30	<0.20	
NR 140 PAL	0.5	200	140	1,000	96	12	0.5	8	0.5	0.5	0.7	7	20	0.02	0.5	6	
NR 140 ES	5	1,000	700	10,000	480	60	5	40	5	5	7	70	100	0.2	5	0.6	

Notes: All results in ppb unless otherwise noted.

Bold = exceedence of NR 140 Enforcement Standard (ES)
Italics = exceedence of NR 140 Preventative Action Limit (PAL)
 NS - No standard
 NM - Not monitored
 ppb - parts per billion
 ppm - parts per million

DCA - dichloroethane
 MTBE - Methyl t-butyl ether
 TMB - Trimethylbenzene
 PCE - Perchloroethylene
 TCE - Trichloroethylene

TABLE 1
SOIL ANALYTICAL DATA
Magic Coin Laundry
La Crosse, Wisconsin

Sample	Date	Depth (feet bgs)	PCE	TCE	1,1-dichloroethene	cis 1,2-dichloroethene	trans-dichloroethene	Vinyl Chloride	Methylene Chloride
PZ-1	6/6/2002	0 - 2.5	110	<25	<25	<25	<25	<25	<25
		40 - 42.5	<25	<25	<25	<25	<25	<25	<25
MW-4	12/5/2002	40 - 42	<25	<25	<25	<25	<25	<25	<25
GP-1	5/6/2004	0-2	320	<15	<17	<13	<17	<18	<14
		18-20	<14	<15	<17	<13	<17	<18	<14
GP-2	5/6/2004	0-2	3,700	<15	<17	<13	<17	<18	<14
		18-20	<14	<15	<17	<13	<17	<18	<14
GP-3	5/6/2004	0-2	3,300	<15	<17	<13	<17	<18	<14
		18-20	<14	<15	<17	<13	<17	<18	<14
GP-4	5/6/2004	0-2	200	<15	<17	<13	<17	<18	<14
		18-20	<14	<15	<17	<13	<17	<18	<14
GP-5	5/6/2004	0-2	<14	<15	<17	<13	<17	<18	<14
		38-40	<14	<15	<17	<13	<17	<18	<14
GP-6	5/6/2004	0-2	40	<15	<17	<13	<17	<18	<14
		38-40	<14	<15	<17	<13	<17	<18	<14
GP-7	5/6/2004	0-2	27	<15	<17	<13	<17	<18	<14
		38-40	<14	<15	<17	<13	<17	<18	<14
GP-8	5/6/2004	2-4	<14	<15	<17	<13	<17	<18	<14
GP-9	10/11/2006	0-2	< 23	<21	<19	<19	<19	<19	<18
		13-15	<23	<21	<19	<18	<19	<19	<18
		19-20	<23	<21	<19	<18	<19	<19	<18
GP-10	10/11/2006	0-2	820	<21	<19	<19	<19	<19	<18
		13-15	<23	<21	<19	<18	<19	<19	<18
	10/13/2006	19-20	<22	<18	<23	<19	<21	<19	<16
GP-11	10/11/2006	0-2	48	<21	<19	<18	<19	<19	<18
		13-15	<23	<21	<19	<18	<19	<19	<18
		19-20	<23	<21	<19	<18	<19	<19	<18
GP-12	10/11/2006	0-2 ^a	63	<18	<23	<19	<21	<19	<15
		13-15 ^b	<22	<18	<23	<19	<21	<19	<16
		19-20	66	<18	<23	<19	<21	<19	39
GP-13	10/11/2006	0-2 ^c	160	<18	<23	<19	<21	<19	<16
		13-15 ^d	<22	<18	<23	<19	<21	<19	<16
		19-20	<22	<18	<23	<19	<21	<19	20
		0-2	230	<18	<23	<19	<21	<19	<16
GP-14	10/13/2006	10-12	<14	<15	<17	<13	<17	<18	<14
		13-15 ^e	<22	<18	<23	<19	<21	<19	<16
		47-48 ^f	<22	<18	<23	<21	<21	<19	<16
		0-2	1900	<18	<23	<19	<21	<19	<16
GP-15	10/13/2006	13-15	<22	<18	<23	<19	<21	<19	<16
		47-48	<22	<18	<23	<19	<21	<19	<16
		0-2	<22	<18	<23	<19	<21	<19	<16
GP-16	10/13/2006	13-15	<22	<18	<23	<19	<21	<19	<16
		47-48	<22	<18	<23	<19	<21	<19	<16
		0-2 ^g	76	<18	<23	<19	<21	<19	<16
GP-17	10/13/2006	13-15 ^h	<22	<18	<23	<19	<21	<19	<16
		47-48	<22	<18	<23	<19	<21	<19	<16
EPA SSL Ingestion			12,300 *	1,600	782,000	156,000	313,000	43	8,520
EPA SSL Inhalation			20,000 *	14	110,000	1,300,000	3,200,000	53	2,600
EPA SSL Migration to Groundwater			4.1	3.7	0.13	27	49	10	1.6

Notes: All results listed in parts-per-billion unless otherwise indicated

bgs - Below the ground surface

PCE - tetrachloroethene

TCE - trichloroethene

^a - Chloromethane: 25 ppb

^b - Chloromethane: 24 ppb

^c - Chloromethane: 20 ppb

^d - Chloromethane: 18 ppb

^e - Chloromethane: 18 ppb

NS - no standard

RCL - residual contaminant level

^f - Naphthalene: 23 ppb, 1,2 - Dichlorobenzene: 28 ppb

^g - Chloromethane: 28 ppb, 1,4 - Dichlorobenzene: 44 ppb, 1,3,5 - Trimethylbenzene: 33 ppb

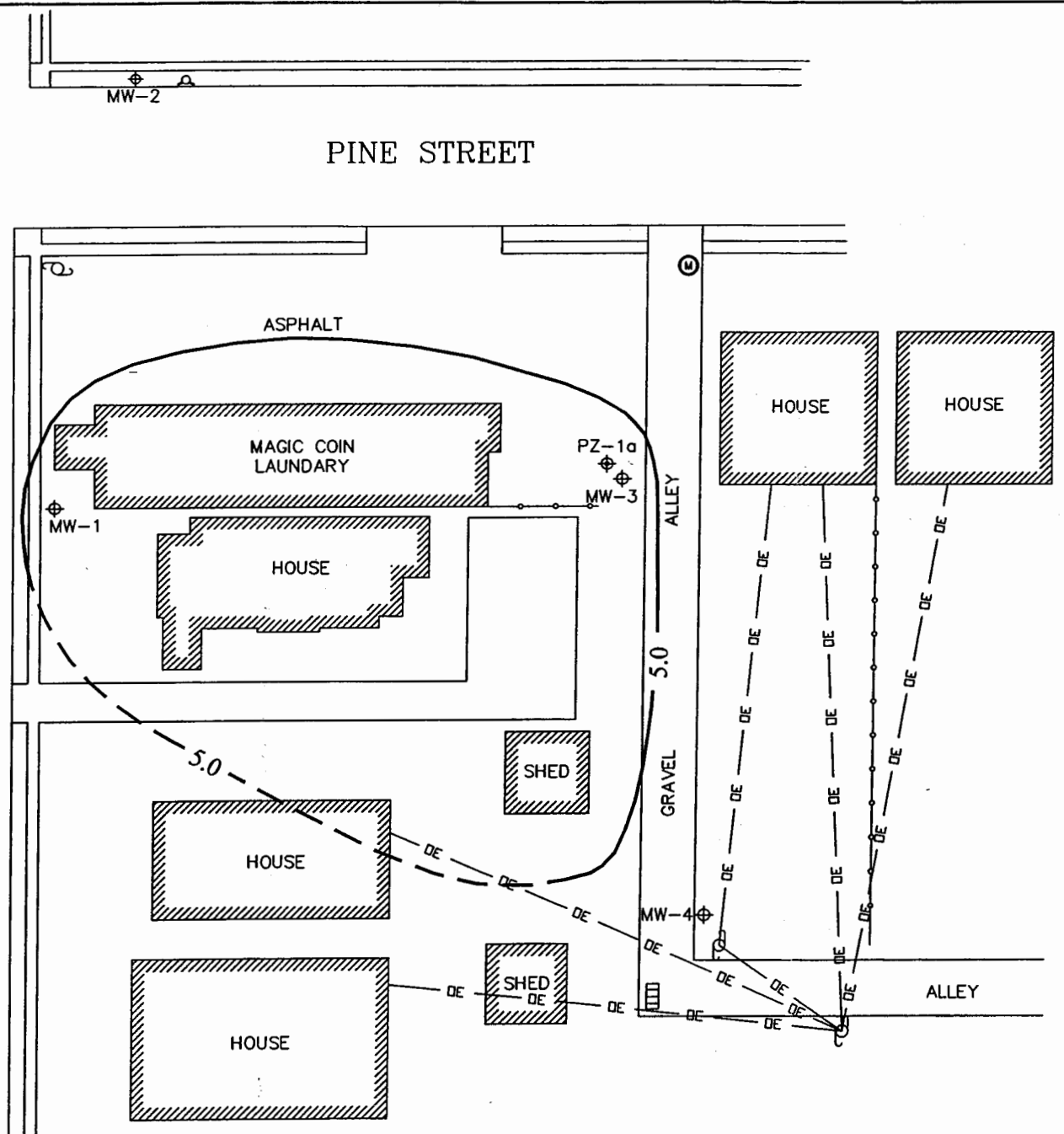
^h - Chloromethane: 25 ppb, 1,4 - Dichlorobenzene: 34 ppb

* Site specific risk assessment

Checked by: _____

WEST AVENUE

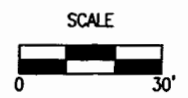
PINE STREET



LEGEND

- DE — OVERHEAD ELECTRIC
- ○ — FENCE
- ⊙ MANHOLE
- ⊕ UTILITY POLE
- ▣ STORM DRAIN
- △ FIRE HYDRANT
- ⊕ MONITORING WELL
- ⊕ PIEZOMETER
- ~ 5.0 ~ PCE ISOCONCENTRATION (ppb)

ENVIROGEN
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 1285 Rudy Street
 Orlaska, Wisconsin 54650



PCE ISOCONCENTRATION
 07/08/03
 MAGIC COIN LAUNDRY SITE
 LA CROSSE, WISCONSIN

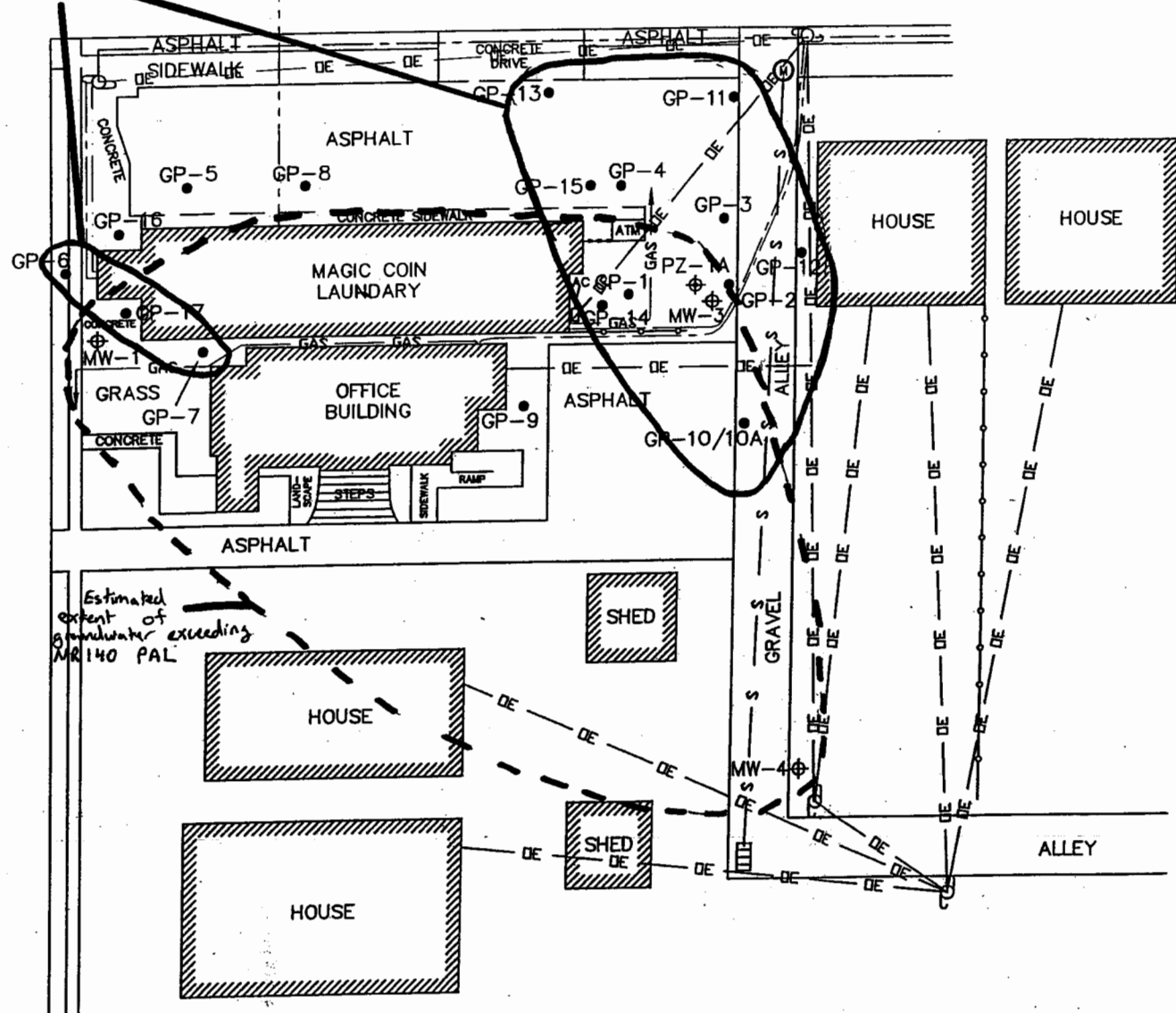
FIGURE NO.
5

DRAWING NO.	020008-05
DRAWN BY:	PCE/JAD 09/23/03
CHECKED BY:	
APPROVED BY:	
REVISIONS:	
ENGINEER:	
DATE:	

Estimated extent of soil exceeding EPA site specific groundwater pathway standards

PINE STREET

WEST AVENUE



Estimated extent of groundwater exceeding MR140 PAL

LEGEND

- ⊕ MONITORING WELL
- ⊕ PIEZOMETER
- GEOPROBE BDRING
- FENCE
- DE— OVERHEAD ELECTRIC
- GAS— UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- WATER LINE
- UNDERGROUND TELEPHONE LINE
- S— SEWER
- ⊕ MANHOLE
- ⊕ UTILITY POLE
- ▨ STORM DRAIN
- ⊕ FIRE HYDRANT



Shaw Shaw Environmental, Inc.
 631 Center Court, Suite 400
 Oshkosh, Wisconsin 54650

DRAWING NO. 123025-01		FIGURE NO.
DRAWN BY: JAD/PCC		1
CHECKED BY:		
APPROVED BY:		
REVISIONS:	ENGINEER:	DATE:
	ENGINEER:	DATE:
SITE PLAN VIEW		
MAGIC COIN LAUNDRY SITE		
LA CROSSE, WISCONSIN		

TABLE 3

**Groundwater Elevation Data
Magic Coin Laundry
La Crosse, Wisconsin**

WELL ID	MW-1		MW-2		MW-3		MW-4		PZ-1A	
Top of Casing	674.95		673.98		672.61		NS		672.96	
Top of Casing*	674.95		673.97		672.64		671.75		672.99	
Depth to Bottom	47.52		47.54		47.68		47.40		82.98	
Top of Screen	36.44		35.45		33.94		634.35		593.01	
Date	Depth	Elevation	Depth	Elevation	Depth	Elevation	Depth	Elevation	Depth	Elevation
07/17/02	43.68	631.27	42.65	631.33	41.38	631.23	NI		41.72	631.24
01/06/03	43.46	631.49	42.48	631.49	41.14	631.50	40.28	631.47	41.48	631.51
04/08/03	43.40	631.55	42.39	631.58	41.08	631.56	40.23	631.52	41.42	631.57
07/08/03	43.52	631.43	42.52	631.45	41.19	631.45	40.34	631.41	41.57	631.42
10/11/06	45.46	629.49	44.46	629.51	43.11	629.53	NM		43.52	629.47
11/06/06	NM		NM		NM		42.07	629.68	NM	

Notes:

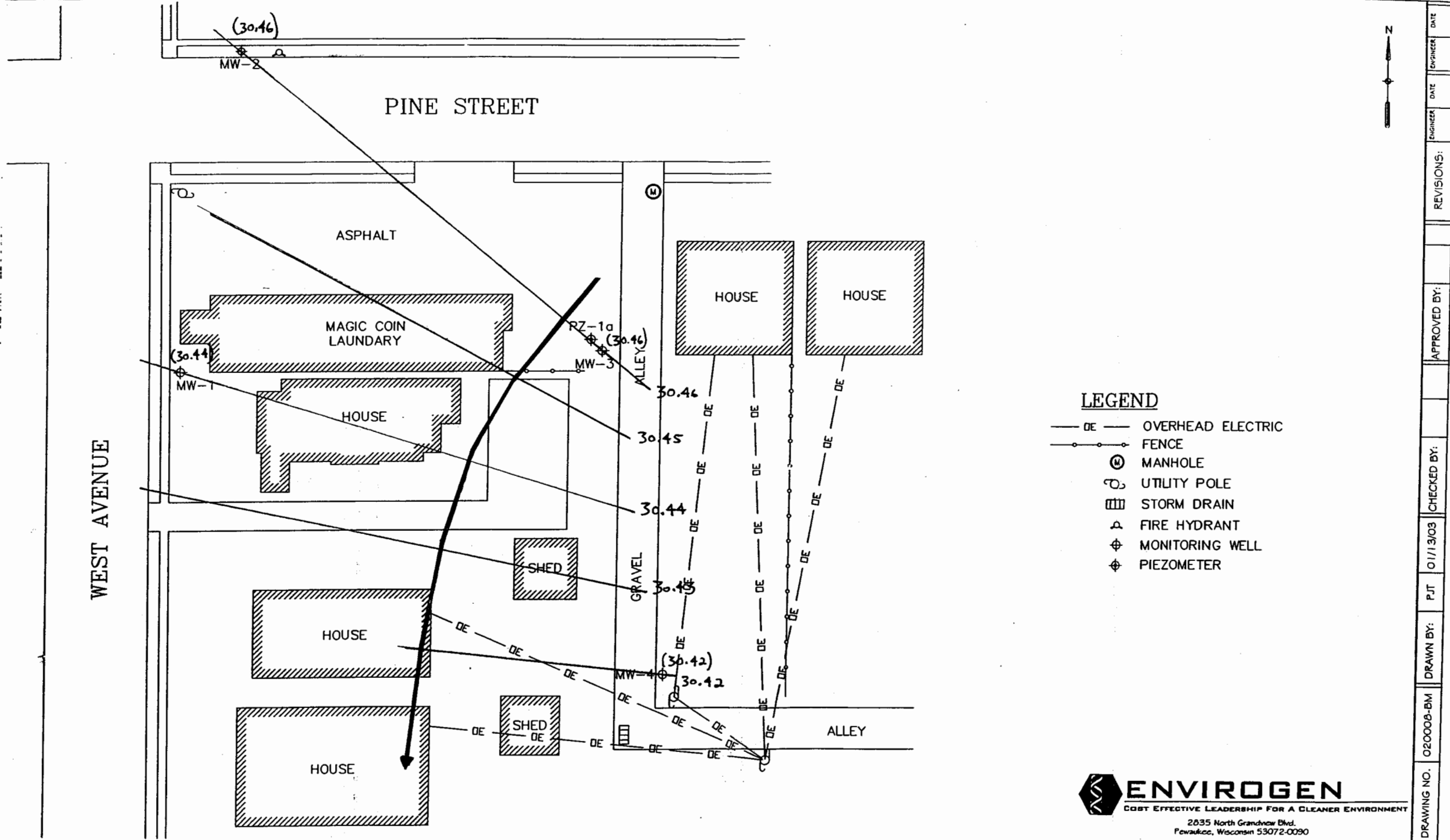
All depths are reported in feet

NM - Not measured

NI - Not Installed

NS- Not surveyed

* - resurveyed on 12/11/02

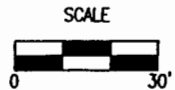


LEGEND

- DE — OVERHEAD ELECTRIC
- ○ — FENCE
- ⊙ M MANHOLE
- ⊙ U UTILITY POLE
- ▤ STORM DRAIN
- △ FIRE HYDRANT
- ⊕ MONITORING WELL
- ⊕ PIEZOMETER



2835 North Grandview Blvd.
Fond du Lac, Wisconsin 53072-0090



Potentiometric Surface 7/8/03
MAGIC COIN LAUNDRY SITE
LA CROSSE, WISCONSIN

FIGURE NO.
4

DRAWING NO.	020008-BM
DRAWN BY:	PJT
CHECKED BY:	01/13/03
APPROVED BY:	
REVISIONS:	
ENGINEER	DATE
ENGINEER	DATE

02/19/2007 MON 14:07 FAX 6087815154 shaw onalaska

002/002

I Mr. Brian Benson, on behalf of Benson Management, Responsible Party (RP) for the soil and groundwater contamination at the Magic Coin Laundry site located at 334 West Ave North, La Crosse, WI 54601, do hereby certify that to the best of my knowledge the attached legal description includes all of the properties within the contaminated site boundaries.


Mr. Brian Benson

2/19/2007
Date



February 5, 2007

Ms. Teri Lehrke
City Clerk
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Mr. Dale Hexom
Director of Public Works
City of La Crosse
400 La Crosse
La Crosse, WI 54601

**Re: Notification of Contamination
Magic Coin Laundry Site
334 West Ave North, La Crosse, WI
BRRTS # 02-32-279440**

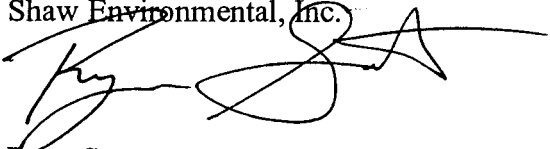
Dear Ms. Lehrke and Mr. Hexom:

The purpose of this letter is to notify the City of La Crosse of the presence of residual soil and groundwater contamination associated with the Magic Coin Laundry facility. The residual contamination is located beneath the road rights of way for West Ave, Pine Street, and the alley running parallel to the east of West Ave and branching off of Pine Street on block 7 of the Metzger and Funk's Addition to the city of La Crosse. As required by Wisconsin Administrative Code NR 726.05(2) (a) 4, written notification of residual soil and or groundwater contamination must be submitted to the City Clerk and the municipal department responsible for maintaining the public street or highway.

Please find the attached information and figures satisfying the notification requirements for the Magic Coin Laundry site.

If you have any questions or require additional information please contact Paul Overlien or me at (608)-781-5470.

Sincerely,
Shaw Environmental, Inc.



Ryan Sauter
Hydrogeologist

Enclosure: Notification documentation

To: City of La Crosse
Subject: Notification of Contamination within the Right of Way

County: La Crosse

Street(s): West Ave, Pine Street, and the alley running parallel to the east of West Ave and branching off of Pine Street on block 7 of the Metzger and Funk's Addition to the city of La Crosse.

Site Name: Magic Coin Laundry

Site Address: 334 West Ave North

BRRTS Number: 02-32-279440

FID Number: 632086840

Owner's Name: Benson Management

Owner's Address: 119 19th Street North, La Crosse, WI 54601

Consulting Firm: Shaw Environmental

Consultant Contact: Paul Overlien

Consultant Address: 831 Critter Court Suite 400, Onalaska, WI 54650

Consultant Phone, Fax, and E-mail: 608.781.5470, 608.781.5154,
Paul.Overlien@shawgrp.com

Soil contamination? Yes

Depth to Contaminated Soil: Surface

Vertical extent of contaminated soil: From surface to 20ft bgs (below ground surface).

Groundwater contamination? Yes

Depth to Water table: 40-45 feet bgs

Describe the type of contamination present. Chlorinated solvent (tetrachloroethene)

Brief summary of cleanup activity: Shaw has conducted natural attenuation groundwater monitoring for approximately five (5) years.

Attach a current plume map for soil contamination: The attached figure shows the site plan view with the estimated extent of both soil and groundwater contamination.