



June 3, 2022

Harter's Lakeside Disposal LLC
Attn: Mr. Michael Thun
W2578 Holland-Lima Road
Oostburg, WI 53070
Via Electronic Mail Only to MThun@harters.net

Subject: Post-Closure Modification Notice to Proceed for the Applebys Auto Salvage site,
W2578 Holland-Lima Road, Oostburg, WI
Parcel # 59008102920
BRRTS # 03-60-305128

Dear Mr. Thun:

On May 4, 2022, the Wisconsin Department of Natural Resources (DNR) received the Post-Closure Modification (PCM) request prepared and submitted on your behalf by Mr. Robert Langdon of SCS Engineers for the property located at W2578 Holland-Lima Road, Oostburg, WI, parcel # 59008102920 (hereafter referred to as the "Property"). Additional clarification was received on May 25, 2022. The required PCM fee of \$1,050 as well as the database fee of \$350 were submitted with the initial PCM request.

The Property was formerly operated as an auto salvage facility. A leaking underground storage tank (LUST) contamination case received closure in May 2017 with the continuing obligations (COs) of remaining soil and groundwater contamination above standards, an improperly abandoned monitoring well and future vapor concerns if the Property is redeveloped. The Property and an adjacent parcel (parcel # 59008102940) were recently acquired by Harter's Lakeside Disposal LLC. It is anticipated that the Property will be redeveloped into a solid waste transfer station.

As required as part of the 2017 case closure, the PCM request addresses the potential for vapor intrusion from residual petroleum contamination based on the proposed redevelopment plans. This letter serves as your notice to proceed with the below requirement and recommendations:

- If the existing building is expanded to the west further encroaching on the residual contamination for the construction of office space, additional sub-slab vapor sampling would be required to evaluate the potential for vapor intrusion into an occupied building. A minimum of two sub-slab vapor sampling events will be required including a sampling event during the heating season.
- If possible, consider relocating the western storm water pond outside the footprint of residual soil and groundwater contamination. The reasoning would be to minimize the possibility for any water from the storm water pond potentially coming in contact with the residual contamination present at the proposed location.
- The historic monitoring well MW3 was not properly filled and sealed at time of case closure in 2017 as the environmental consultant was unable to locate the well. If encountered during the proposed construction activities, monitoring well MW3 should be properly abandoned and documentation should be provided to DNR.
- If future utilities intersect the area of residual contamination, utility plugs should be considered to minimize potential contaminant migration.

June 3, 2022
Michael Thun, Harter's Lakeside Disposal LLC
Post-Closure Modification Notice to Proceed
Applebys Auto Salvage - BRRTS # 03-60-305128

It is understood that a materials management plan will not be required since any excavated contaminated soil will be disposed of at a licensed landfill and any clean material will be reused on-site at any of the two newly acquired parcels. The generator will make a waste determination for the soil at the time of excavation.

Once the construction project is completed, the DNR requests the following documentation to be submitted in order for final PCM approval to be issued:

- Cover letter documenting the redevelopment activities.
- Detailed site figure(s) showing the finalized site layout, placement of structures and residual contamination.
- New Property deed, if available.
- Landfill receipts for any off-site disposal of contaminated soil.
- Approximate quantity and final placement should be provided for any on-site reuse of clean soil.
- Any available photos to document both pre- and post-construction site conditions.

Once received, all the above documentation will be uploaded to the DNR's public database (BRRTS on the Web) and a PCM approval letter will be issued.

If you have any questions regarding this letter, please contact me in Green Bay at (920) 510-8294 or via email at Keld.Lauridsen@Wisconsin.gov.

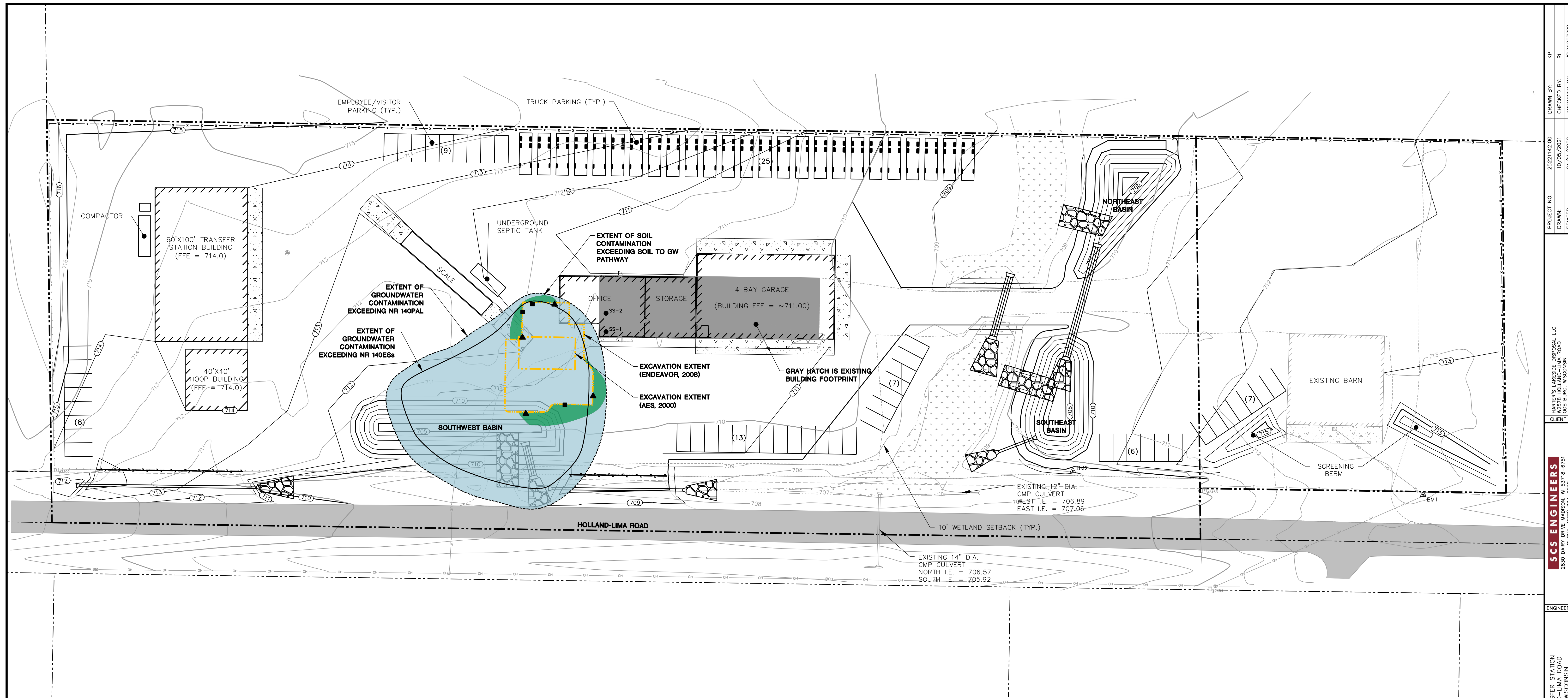
Sincerely,



Keld Lauridsen
Hydrogeologist
Remediation and Redevelopment Program

Attachment: Figure 1, Proposed Facility Site Plan with Residual Soil and Groundwater Contamination, 4/11/2022

cc: Robert Langdon, SCS Engineers (rlangdon@scsengineers.com)
Jim Kasdorf, DNR Drinking Water & Groundwater Program (James.KasdorfJr@Wisconsin.gov)
Peter Wood, DNR Storm Water Program (Peter.Wood@Wisconsin.gov)



LEGEND	
--- (dashed line)	PROPERTY LINE (SUBJECT PROPERTY)
---	PROPERTY LINE
--- (with 5' contour)	EXISTING GRADE (5' CONTOUR)
--- (with 1' contour)	EXISTING GRADE (1' CONTOUR)
---	EXISTING PAVED ROAD
---	EXISTING EDGE OF GRAVEL
---	EXISTING METAL PRIVACY FENCE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING BURIED TELEPHONE
---	EXISTING BURIED ELECTRIC
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING ELECTRIC METER
---	EXISTING POWER POLE
---	EXISTING CORRUGATED METAL CULVERT
---	EXISTING POTABLE WELL
---	BENCHMARK
---	EXISTING BUILDING
---	DELINEATED WETLANDS
---	EXISTING CONCRETE
---	PROPOSED GRADE (5' CONTOUR)
---	PROPOSED GRADE (1' CONTOUR)
---	PROPOSED CULVERT
---	PROPOSED BUILDING/BUILDING ADDITION
---	PROPOSED CONCRETE
---	PROPOSED FENCE
---	PROPOSED GATE
---	PROPOSED RIPRAP
▲	IN-PLACE SOIL SAMPLE WITH <700 µg/kg BENZENE (SEE NOTE 5)
■	IN-PLACE SOIL SAMPLE WITH >700 µg/kg BENZENE (SEE NOTE 5)
●	SUB-SLAB VAPOR SAMPLE POINT (SEE NOTE 6)

- NOTES:
- EXISTING CONDITIONS BASED ON SURVEY PERFORMED BY MERIDIAN SURVEYING, LLC ON JULY 15, 2021.
 - WETLAND DELINEATION CONDUCTED BY EVERGREEN CONSULTANTS, LLC ON JULY 14, 2021
 - PROPOSED OFFICE, STORAGE AND 4 BAY GARAGE LAYOUT AUTOCAD FILE "21-076 A-CHAPPA CONSTRUCTION (HARTER'S TRUCK REPAIR GARAGE) - FLOOR PLAN - 1 - FIRST FLOOR - PHASE 3" PROVIDED BY CHAPPA CONSTRUCTION ON NOVEMBER 19, 2021.
 - GROUNDWATER CONTAMINATION LIMITS, SOIL CONTAMINATION LIMITS, EXCAVATION EXTENTS, AND SOIL SAMPLE LOCATIONS FROM FIGURE B.2.b AND FIGURE B.3.b DATED JANUARY 30, 2017 BY ENDEAVOR ENVIRONMENTAL SERVICES, INC.
 - SELECT SIDEWALL SOIL SAMPLES SHOWN REPRESENTING THE REMAINING IN-PLACE SOIL CONTAMINATION. REFER TO SITE CLOSURE DOCUMENTS FOR ADDITIONAL SAMPLE LOCATIONS.
 - SUB-SLAB VAPOR SAMPLES COLLECTED BY SCS ENGINEERS ON 3/15/2022.