



October 17, 2022

BOTTLED BEAN LLC
ATTN: TYLER KNOBECK
7412 GOLFWAY CT
MINOCQUA WI 54548

SUBJECT: Approval to Manage Contaminated Soils
Former Northwoods Laundry, 405 Front Street, Minocqua, Wisconsin
DNR BRRTS Activity #02-44-000517, FID #744076960

Dear Mr. Knobeck:

On September 26, 2022, Andy Delforge of REI submitted a Soil Management Plan (SMP) on your behalf, requesting to manage excavated contaminated soils from the former Northwoods Laundry site with disposal at the Lincoln County Landfill. The Department of Natural Resources (DNR) received all applicable technical assistance and database fees for providing review and response, in accordance with Wis. Admin. Code § NR 749.04 (1).

The original address for the Northwoods Laundry site was 405 Front Street; the address for property has been changed to 518 Chippewa Street. The property was developed in the early 1900s as a hotel and tavern. The most recent building was constructed in the 1960s and housed Foltz Realty and a liquor store. In the 1970s, Northwoods Laundry and Dry Cleaning occupied the former liquor store portion of the building. The drycleaning business ceased operations in 1992.

In 1993, a Phase II investigation performed in conjunction with a proposed US Highway 51 right-of-way (ROW) expansion detected tetrachloroethene (PCE) in soil samples on the site. A Phase 2.5 investigation completed in 1994, detected groundwater and soil impacted by chlorinated volatile organic compounds (CVOCs), such as PCE. The investigation noted soil impacts were limited to the upper five feet of soil. In 1995, the Wisconsin Department of Transportation acquired a portion of the property for the realignment of US Highway 51.

In 1996, additional soil borings were advanced to define the degree and extent of PCE contamination. The investigation determined PCE soil impacts were limited to the eastern portion of the property. 350-tons of contaminated soils were excavated and treated off-site. Case closure was granted on October 2, 1996, but the site was reopened in 1998 after CVOC detects in groundwater were identified on nearby Leaking Underground Storage Tank sites.

In 2017, additional groundwater investigation and monitoring was performed along with a vapor assessment of the site and off-site properties. On August 18, 2020, final case closure was granted with continuing obligations for residual soil and groundwater. There are currently no structures on the site.

A Post-Closure Modification Request for site redevelopment was submitted by REI on August 25, 2022. The project includes the removal and export of approximately four to six inches of topsoil for site preparation. One to one and a half feet of clean fill will be imported to raise the site elevation for the construction of a slab on grade building, parking lot and rain garden ponds.

The SMP was drafted to insure the proper handling of contaminated soils during the redevelopment work. The SMP states REI will be onsite to screen soils with a photoionization detector (PID) to determine if contaminated soils are disturbed. Identified impacted soils will be stockpiled on plastic, covered and profiled for disposal at the Lincoln County Landfill.

Sewer and water laterals will enter the new building from the north side of the property. The plan is to replace excavated soils from the installation of the laterals in the utility trench upon completion. However, REI will screen excavated soils with a PID, and contaminated soils identified through screening will be stockpiled on plastic, covered and profiled for disposal at the Lincoln County Landfill.

Submittal of a Soil Management Plan

A complete soil management plan, as defined by Wis. Admin. Code §§ NR 718.12 (2) (b) and (c), was provided to the DNR.

Notice Provided Prior to Commencing Soil Management Activities

Per Wis. Admin. Code § NR 718.12 (2), the DNR will be provided with written notice at least seven days prior to commencing the proposed material management.

Depending on site-specific conditions, construction over contaminated soil or groundwater may also result in vapor migration of contaminants into enclosed structures or migration along underground utility lines. The potential for vapor intrusion and means of mitigation may need to be evaluated when planning any future redevelopment, and measures may need to be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Vapor: Future Actions to Address Vapor Intrusion

CVOCs are present at the former Northwoods Laundry site at concentrations that may be of concern for vapor intrusion in the future. The locations where known contaminated soils remain on the property are depicted on the attached Figure 3: Soil Management Area, prepared by REI and dated September 19, 2022.

While vapor intrusion does not currently exist due to a lack of buildings on the site, vapor intrusion may become a concern when the Bottled Bean LLC building is constructed. The use of vapor control technologies or an assessment of the potential for vapor intrusion is required per Wis. Admin. Code §§ NR 722.15 (2) (e) 4 and 5. The DNR understands Bottled Bean LLC plans to install a vapor mitigation system, a vapor barrier and two (2) sub-slab vapor sampling ports, to be sampled upon completion of construction activities.

Other Information

- 1) Any hazardous substance discharge discovered during contaminated soil management activities must be reported to the DNR following the requirements of Wis. Admin. Code ch. NR 706.
- 2) Contaminated soil management activities approved by this letter are scheduled to be completed within two (2) years from the date of this approval letter. Notify the DNR if this schedule will change.
- 3) Bottled Bean, LLC is responsible for obtaining any local, federal, or other applicable state permits to carry out the project.

All remediation sites are included in DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) database. All documents and project milestones related to the cleanup of each of the involved sites are listed in the database entry identified by BRRTS Activity #02-44-000517.

We appreciate your efforts to protect the environment at this site. If you have any questions regarding this approval or anything outlined in this letter, please contact DNR Project Manager Carrie Stoltz by phone at (715) 360-1966 or by email at Carrie.Stoltz@Wisconsin.gov. You may also contact me at (715) 360-4004 or by email at Christopher.Saari@Wisconsin.gov.

Sincerely,



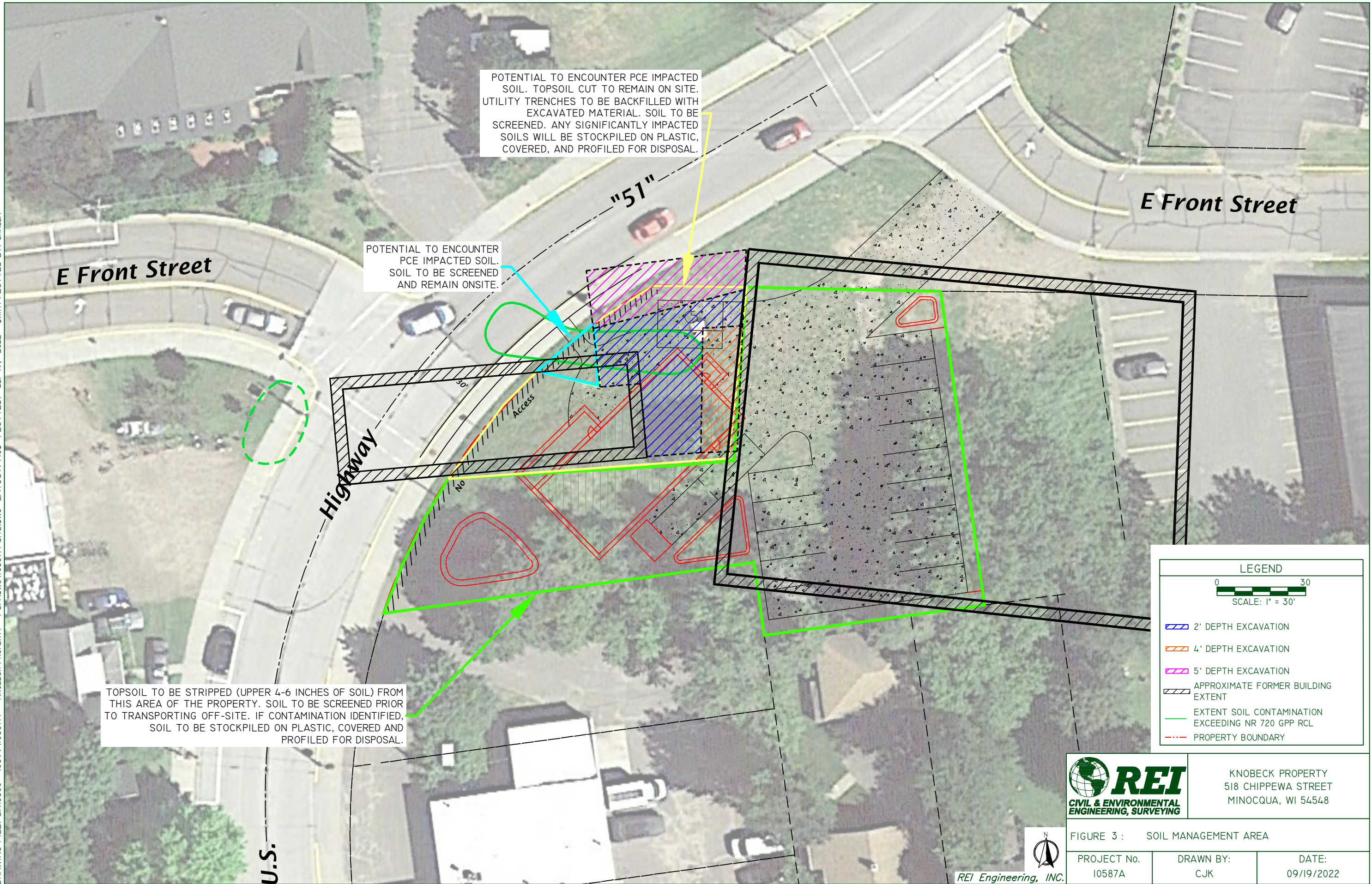
Christopher A. Saari
Northern Region Team Supervisor
Remediation and Redevelopment Program

Attachment:

- Figure 3: Soil Management Area, REI, September 19, 2022.

cc: Andy Delforge and Brian Bailey – REI (via email)
Carrie Stoltz – DNR Rhinelander (via email)

DRAWING FILE: Q:\10500 - 10599\10587A - KNOBECK PROPERTY - FCM\DWG\10587A-SITE.DWG LAYOUT: FIG3 PLOTTED: SEP 19, 2022 - 3:11PM PLOTTED BY: CHASEK



KNOBECK PROPERTY
518 CHIPPEWA STREET
MINOCQUA, WI 54548

FIGURE 3 : SOIL MANAGEMENT AREA

PROJECT No. 10587A	DRAWN BY: CJK	DATE: 09/19/2022
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REI Engineering, INC.