



March 14, 2024

BOTTLED BEAN LLC
ATTN: TYLER KNOBECK
7412 GOLFWAY CT
MINOCQUA WI 54548
(sent via email only to tylerknobs@gmail.com)

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Addendum to the Final Case Closure with Continuing Obligations Letter
Northwoods Laundry, 405 Front Street, Minocqua, Wisconsin
DNR BRRTS Activity #02-44-000517 / FID #744076960

Dear Mr. Knobeck:

On August 18, 2020, the Department of Natural Resources (DNR) issued a case closure letter with continuing obligations for the Northwoods Laundry site identified above (Site). The continuing obligations address potential exposure to chlorinated volatile organic compounds (VOCs) that remain in soil and groundwater. The requirements of the case closure letter are identified in the DNR's letter of August 18, 2020, and were issued under Wisconsin Statutes (Wis. Stat.) § 292.12 and Wisconsin Administrative (Wis. Admin.) Code chapters NR 725, 726, and 727, and NR 140 and 141. The continuing obligations included in the case closure letter remain in effect. This addendum is the approval of the post-closure modification (PCM) request submitted to the DNR on August 25, 2022, following completion and documentation of the actions taken.

On August 25, 2022, the DNR received a PCM request for the Site, including applicable Wis. Admin. Code. ch. NR 749 review fees, submitted on your behalf by REI Engineering, Inc. (REI). The PCM request was submitted as DNR notification that a new building was proposed to be constructed over perchloroethylene-impacted soil and groundwater, in accordance with Wis. Admin. Code § NR 727.07(6). Additionally, no soil sampling was proposed in the PCM request as part of the planned development activities.

Due to DNR concerns regarding the potential for vapor intrusion related to the proposed development, a meeting was held between DNR personnel and REI in early September 2022. Following the meeting, in an email dated September 9, 2022, REI submitted the following additional information and clarification for the PCM:

- Vapor Intrusion – To address DNR vapor intrusion concerns, a vapor mitigation system (VMS) would be installed concurrently with construction of the building. To determine if the VMS needs to be activated, two sub-slab sample ports would be installed in the concrete building slab, and post-construction sub-slab sampling would be completed.
- Soil Management – Minimal soil removal would be necessary during proposed development activities, with approximately four to six inches of clean topsoil being removed and reused elsewhere on the property. If topsoil would need to be removed from the site due to space limitations, soils from under the former residence (east side of property) and from the southern portion of the property would be transported off-site for reuse. Additionally, the contractor would notify REI prior to excavation activities

being completed in the area of potential residual soil contamination, and REI would be on-site to screen excavated soils with a photoionization detector . Any significantly impacted soils would be stockpiled on plastic, covered, and profiled for disposal. Additionally, any soils that are excavated when connecting sewer and water laterals to the proposed building would be placed back in the excavated utility trench.

- A retention area/grassy swale is depicted on the western side of the property on Figure 2, *Detailed Site Map*, submitted as part of the PCM request materials. This feature was mislabeled, and should correctly be called-out as a stormwater infiltration area.

On September 26, 2022, the DNR received a Soil Management Plan (SMP), dated September 21, 2022, which documented the proposed soil management activities detailed above. Additionally, it was proposed that if contaminated soil was encountered during site development, it would be transported off-site for disposal at the Lincoln County Landfill in Merrill, Wisconsin.

Following review of the SMP and additional information provided in REI's September 9, 2022, email, on September 29, 2022, the DNR issued a notice-to-proceed email for the development activities proposed in the PCM request.

On February 12, 2024, REI submitted final construction documentation for the PCM to the DNR, which included results of soil screening and sampling, and sub-slab vapor sampling. The original construction plan included a slab-on-grade building, which was amended to a four-foot frost wall around the perimeter of the building. Prior to footing excavation, two soil samples (LS1 and LS2) were collected from three feet below ground surface in the area where the frost wall footing intersected the area of residual soil contamination. Soil samples were submitted for laboratory analysis of VOCs. Neither soil sample had detections of VOCs, and field screening of excavated soils did not indicate the presence of VOCs at the screening locations.

Two rounds of sub-slab vapor sampling were completed from two vapor pin locations within the newly constructed building, with the first round of sampling conducted in late September 2023, and the second round in late January 2024 during the heating season. Sub-slab vapor sample results showed numerous detections of VOCs; however, none of the VOCs detected exceeded the small commercial vapor risk screening levels (VRSLs), and all compounds detected were below residential VRSLs. Therefore, at this time, site conditions do not necessitate activation of the VMS that was installed in conjunction with construction of the new building.

Revised Conditions of Closure

Based on the recent actions, no new continuing obligations (COs) are required for the Northwoods Laundry site. However, you and any future property owners must adhere to the continuing obligations applied to this property as identified in the August 18, 2020, case closure letter.

CLOSING

This closure addendum letter and information submitted with the post-closure modification request will be included in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) to provide public notice of residual contamination and continuing obligations. The BOTW database can be accessed by visiting dnr.wi.gov and searching "BOTW." The site can also be found on the Remediation and Redevelopment Sites Map (RRSM) at dnr.wi.gov by searching "RRSM."

Thank you for your efforts to protect Wisconsin's environment. If you have any questions regarding this letter, please contact DNR project manager Grant Neitzel by phone at (715) 919-7238 or by email at Grant.Neitzel@Wisconsin.gov. You can also contact me by phone at (715) 208-4004 or by email at Christopher.Saari@Wisconsin.gov.

Sincerely,



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

Attachments:

- Final Case Closure letter, DNR, August 18, 2020
- Figure 2, Detailed Site Map, REI, February 9, 2024
- Figure 3, Soil Screening and Sample Locations, REI, February 9, 2024

cc: DOT HazMat Unit (via email)
Brian Bailey – REI (via email)
Grant Neitzel – DNR Superior (via email)
Carrie Stoltz – DNR Rhinelander (via email)

On-line Resources:

These DNR fact sheets can be obtained by visiting the DNR website at “dnr.wi.gov” and searching the DNR publication number (RR-xxx).

- *Using Natural Attenuation to Clean Up Contaminated Groundwater: What Landowners Should Know* (RR-671)
- *Guidance for Electronic Submittals for the Remediation and Redevelopment Program* (RR-690)
- *Continuing Obligations for Environmental Protection* (RR-819)
- *Environmental Contamination and Your Real Estate* (RR-973)
- *Post-Closure Modifications: Changes to Property Conditions after a State-Approved Cleanup* (RR-987)
- *Using Natural Attenuation to Clean Up Contaminated Groundwater: What Landowners Should Know* (RR-671)



August 18, 2020

DEPARTMENT OF TRANSPORTATION
ATTN: SHARLENE TE BEEST
PO BOX 7965
ROOM 5 SOUTH S513.12
MADISON WI 53707-7965

MR WILLIAM R SCHMITZ
N95 W26740 COUNTY HWY Q
COLGATE WI 53017

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Northwoods Laundry, 405 Front Street, Minocqua, Wisconsin
DNR BRRTS Activity #02-44-000517
FID #744076960

Dear Ms. Te Beest and Mr. Schmitz:

The Department of Natural Resources (DNR) considers the Northwoods Laundry site closed, with continuing obligations. 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 affected property owners or 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 Wis. Admin. Code chs. NR 726 and 727. The DNR's Northern Region Closure Committee reviewed the request for closure on August 1, 2019. The 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 August 6, 2019, and documentation that the conditions in that letter were met was received on September 13, 2019.

The investigative and remedial activities completed at this site were conducted for the discharge of hazardous substances, environmental pollution, or both (hereinafter referred to as contamination) at this site, which was historically used as a hotel and tavern, later housing a real estate office, liquor store, and a laundry and dry-cleaning business. Case closure under Wis. Admin. Code chs. NR 726 and NR 727 is granted for the contaminants analyzed during the site investigation, as documented in the DNR case file. The laundry and dry-cleaning business began operating in the 1970s with the dry-cleaning operations ceasing in 1992. Contamination was discovered in 1993 during a Phase II assessment. The Department of Transportation acquired a portion of the property in 1995 for the re-alignment of US Highway 51/Chippewa Street. The site was closed in 1996 following

remediation work associated with the US Highway 51/Chippewa Street reconstruction but was re-opened in 1998 due to detections of chlorinated compounds in groundwater at nearby active remediation sites. Remedial actions included excavation of contaminated soils and groundwater monitoring. Remaining soil and groundwater contamination will be addressed through natural attenuation. 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 Wis. Admin. Code ch. NR 140, enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.

The enclosed 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 Wis. Admin. Code s. NR 812.09 (4) (w). 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 DNR’s Northern Region office, at 107 Sutliff Avenue in Rhinelander, Wisconsin. This letter and information that was submitted with your closure request application, including any maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

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 are met. If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. § 292.11, 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
107 Sutliff Avenue
Rhinelander, Wisconsin 54501

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

Tetrachloroethene (PCE) and trichloroethane (TCE) groundwater contamination greater than enforcement standards are present both on this contaminated property and off this contaminated property, as shown on the attached Figures B.3.B.I PCE Isoconcentration Map July 2018 and B.3.B.II: TCE Isoconcentration Map July 2018, prepared by TRC and dated December 21, 2018. If you intend to construct a new well, or reconstruct an existing well, you’ll 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 the

following street addresses [Parcel Identification Numbers]: former 405 Front Street [MI 3262-1, MI 3263 and MI 3261-3]; 515 Chippewa Street [MI 3239]; 329 Front Street [MI 3240]; no street address [MI 3241]; 321 Front Street [MI 3242]; 313-317 Front Street [MI 3243]; 301-307 Front Street [MI 3245 and MI 3246]; 300 Front Street [MI 2205-9 and MI 2205-10]; and the ROW holders for Front Street, unnamed north-south alleyway (300 block of West Front Street between West Front Street and Milwaukee Street), US Highway 51/Chippewa Street and US Highway 51/Oneida Street.

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

Tetrachloroethene soil contamination remains in the southeast portion of the source property extending under the former building foundation and into the right-of-way of US Highway 51/Chippewa Street. A small area of soil contamination is beneath the right-of-way of US Highway 51/Chippewa Street around soil boring B-1/TB3-1, as indicated on the attached Figure B.2.B Residual Soil Contamination, prepared by TRC and dated December 21, 2018. If soil in the specific locations described above 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 Wis. Admin. Code ch. NR 718, with prior DNR approval. This continuing obligation also applies to the owner of former 405 Front Street [MI 3262] and the ROW holders for US Highway 51/Chippewa 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.

In Closing

Please be aware that the case may be reopened pursuant to Wis. Admin. Code § NR 727.13, 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 Wis. Stat. § 292.15, 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 Carrie Stoltz at (715) 360-1966 or at Carrie.Stoltz@Wisconsin.gov. You can also contact me at (715) 208-4004 or by email at Christopher.Saari@wisconsin.gov.

Sincerely,



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

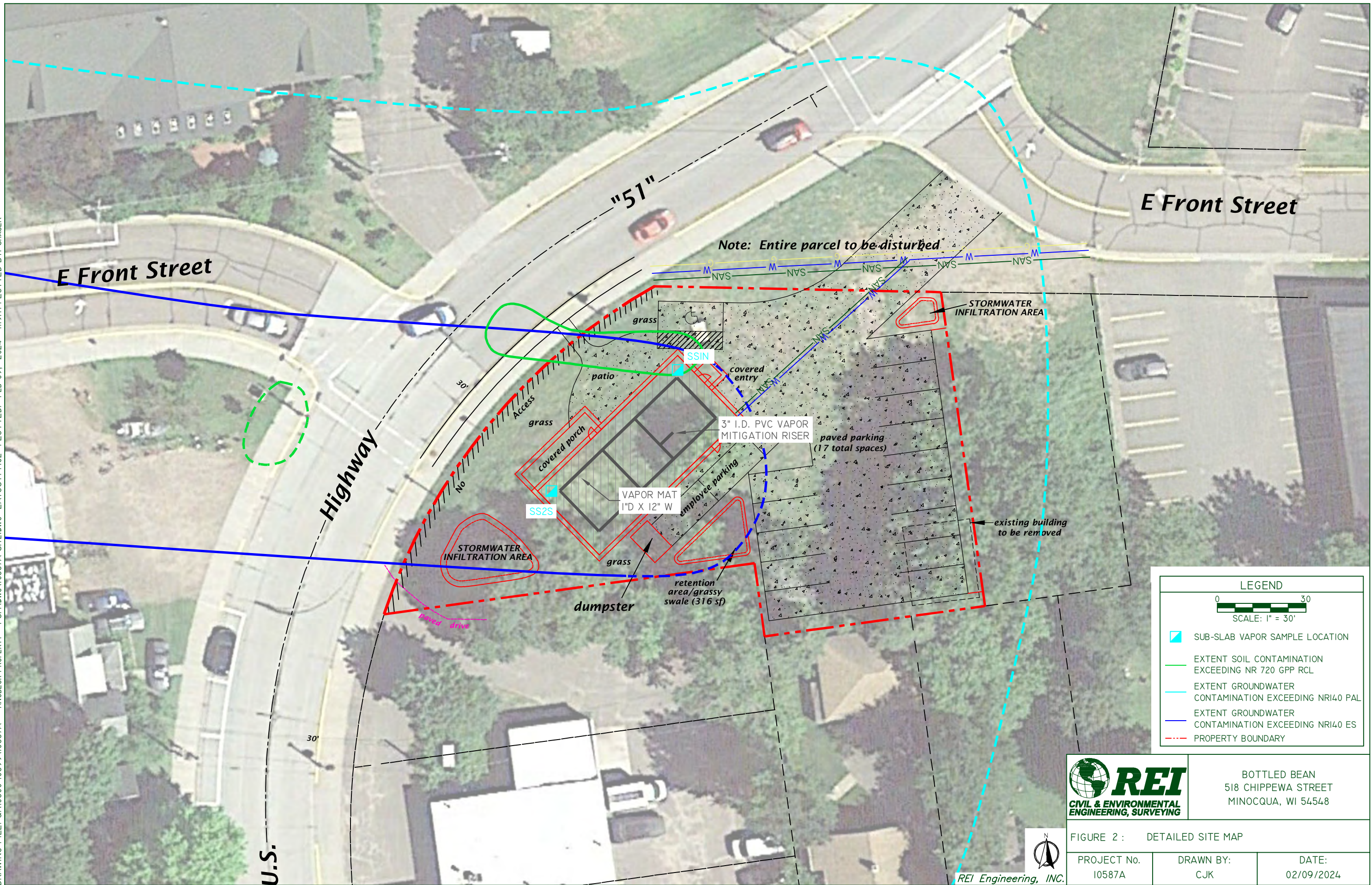
Enclosure: Continuing Obligations for Environmental Protection, DNR Publication RR-819

Attachments:

- Figure B.3.B.I PCE Isoconcentration Map July 2018, TRC, December 21, 2018
- Figure B.3.B.II TCE Isoconcentration Map July 2018, TRC, December 21, 2018
- Figure B.2.B Residual Soil Contamination, TRC, December 21, 2018

cc: Dan Haak – TRC (via email)
Steve Sellwood – TRC (via email)
Carrie Stoltz – DNR Rhinelander (via email)

DRAWING FILE: G:\10500-10599\10587A - KNOBECK PROPERTY - PCM\DWG\10587A-SITE.DWG LAYOUT: FIG2 PLOTTED: FEB 09, 2024 - 1:19PM PLOTTED BY: CHASEK



LEGEND

0 30
SCALE: 1" = 30'

- SUB-SLAB VAPOR SAMPLE LOCATION
- EXTENT SOIL CONTAMINATION EXCEEDING NR 720 GPP RCL
- EXTENT GROUNDWATER CONTAMINATION EXCEEDING NRI40 PAL
- EXTENT GROUNDWATER CONTAMINATION EXCEEDING NRI40 ES
- - - PROPERTY BOUNDARY



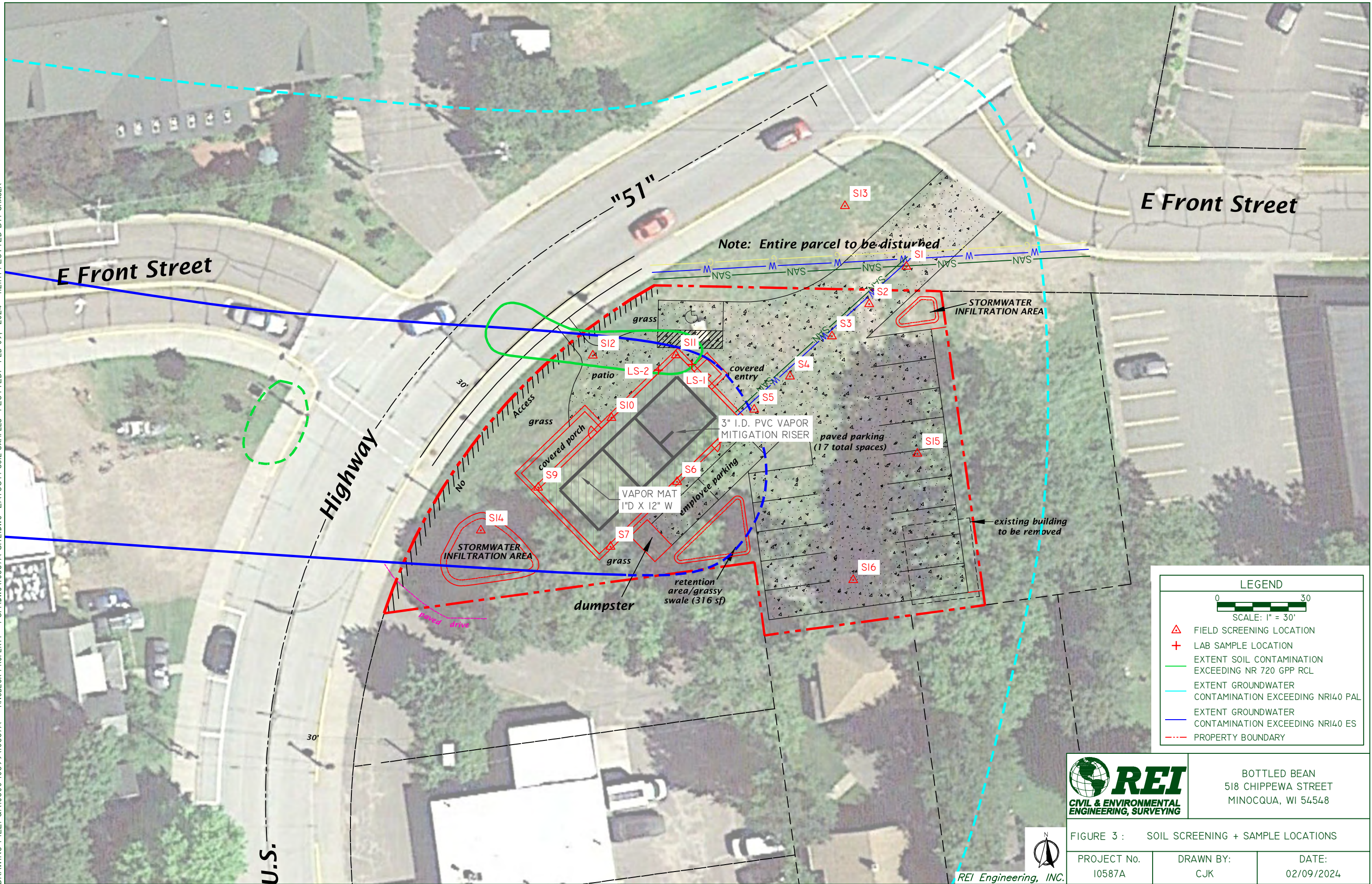
BOTTLED BEAN
518 CHIPPEWA STREET
MINOCQUA, WI 54548

FIGURE 2 : DETAILED SITE MAP

PROJECT No. 10587A	DRAWN BY: CJK	DATE: 02/09/2024
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DRAWING FILE: G:\10500-10599\10587A - KNOBECK PROPERTY - PCM\DWG\10587A-SITE.DWG LAYOUT: SOIL SAMPLES PLOTTED: FEB 09, 2024 - 1:21PM PLOTTED BY: CHASEK



LEGEND

0 30
SCALE: 1" = 30'

- △ FIELD SCREENING LOCATION
- + LAB SAMPLE LOCATION
- EXTENT SOIL CONTAMINATION EXCEEDING NR 720 GPP RCL
- EXTENT GROUNDWATER CONTAMINATION EXCEEDING NRI40 PAL
- EXTENT GROUNDWATER CONTAMINATION EXCEEDING NRI40 ES
- PROPERTY BOUNDARY



BOTTLED BEAN
518 CHIPPEWA STREET
MINOCQUA, WI 54548

FIGURE 3 : SOIL SCREENING + SAMPLE LOCATIONS

PROJECT No. 10587A	DRAWN BY: CJK	DATE: 02/09/2024
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REI Engineering, INC.