

Source Property Information

CLOSURE DATE:

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

FID #:

DATCP #:

PECFA#:

***WTM COORDINATES:**

X: Y:

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

Site Specific Obligations:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

Direct Contact

Soil to GW Pathway

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

VAPOR: Future Concern

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*



January 19, 2016

Mr. Steven Rolfe
Midland Commercial Development Corp.
W228 N745 Westmound Drive
Waukesha, WI 53186

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Royal Cleaners - Former (New Walgreens VPLE), 150 South Wisconsin Street (formerly
135 South Broadway), De Pere, Wisconsin
DNR BRRTS Activity # 02-05-513320

Dear Mr. Rolfe:

The Department of Natural Resources (DNR) considers the Royal Cleaners - Former (New Walgreens VPLE) contamination case 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 rights-of-way holders for South Broadway. 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 DNR Northeast Region (NER) Closure Committee reviewed the request for closure on December 15, 2015. 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 December 23, 2015, and documentation that the conditions in that letter were met was received on January 7, 2016.

This contamination case was originally closed by the DNR on February 8, 2006, with remaining soil and groundwater above standards and maintenance of a cap. The case was then reopened April 24, 2013, due to vapor intrusion concerns not evaluated when the site was closed initially. Historically Royal Cleaners operated as a dry cleaning facility on the property from 1955 to 1968. Recently, several parcels were merged and the existing buildings razed in order to make way for the current Walgreens Store.

During the most recent investigation conducted in anticipation of constructing the current Walgreens Store, chlorinated solvents from the dry cleaning facility were detected in soil, groundwater and sub-slab vapor samples collected beneath buildings no longer present at the site. Remedial action involved excavation of 4,533 tons of contaminated soil from the former drycleaner site. The remedial action negated the need for maintenance of a cap and all unsaturated soil appears to have been removed.

Groundwater contamination above the enforcement standards is still present on the property and within the South Broadway right-of-way (ROW). A plastic vapor barrier as well as a network of slotted piping was installed below the concrete floor of the Walgreens Store. The slotted piping is connected to a wind turbine in order to provide for limited air movement below the concrete slab and act as a limited vapor mitigation system. Installation of such a system was not required by the DNR as part of this closure approval.

Petroleum contamination is likely present on the southern portion of the new Walgreens property. The contamination is related to the Silverado Speedy Stop (Garrity) case (BRRTS # 03-05-000008) which was closed by DNR on November 15, 2002. This issue was not investigated further as part of this closure request.

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.
- Remaining contamination could result in vapor intrusion if future construction activities occur. Future construction includes expansion or partial removal of current buildings as well as construction of new buildings. Vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that vapor control technologies are not needed.

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 at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/clean.html>, 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, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, 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 <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

All site information is also on file at the Northeast Regional DNR office, at 2984 Shawano Avenue, Green Bay, WI. 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 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: Keld Lauridsen
2984 Shawano Avenue
Green Bay, WI 54313

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

Groundwater contamination greater than enforcement standards is present both on this contaminated property and in the adjacent South Broadway right-of-way, as shown on the attached map (Figure B.3.b; Groundwater Isoconcentration; 12/16/15). If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. Affected ROW holders of South Broadway adjacent to the source property were notified of the presence of groundwater contamination within the ROW.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Future Concern: Chlorinated Volatile Organic Compounds (CVOC) remain in groundwater as shown on the attached map (Figure B.3.b; Groundwater Isoconcentration; 12/16/15), at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. The property is currently utilized for commercial purposes as a Walgreens Store and land use is not expected to change within the foreseeable future. However, before a new building is constructed and/or an existing building is modified, the property owner must notify the DNR at least 45 days before the change. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and DNR agrees that vapor control technologies are not needed.

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 <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>. 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

January 19, 2016
Mr. Steven Rolfe
Final Closure Letter
Royal Cleaners - Former (New Walgreens VPLE) – BRRTS # 02-05-513320

other than suspended solids and oil and grease, a general permit for Pit/Trench Dewatering may be needed.

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 Keld Lauridsen at (920) 662-5420, or at Keld.Lauridsen@wisconsin.gov.

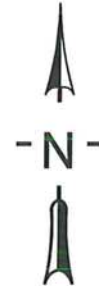
Sincerely,


Roxanne N. Chronert
Team Supervisor, Northeast Region
Remediation and Redevelopment Program

Attachment:

- Figure B.3.b; Groundwater Isoconcentration; 12/16/15

cc: Ken Ebbott, Fehr Graham, Inc. (ecopy - kebbott@fehr-graham.com)
Michelle Williams, Whyte Hirschboeck Dudek S.C. (ecopy - MWilliams@whdlaw.com)
Scott Thoresen, Director of Public Works, City of De Pere (ecopy - sthoresen@mail.de-pere.org)
Sharlene Te Beest, Hazardous Materials Specialist, WDOT (ecopy - sharlene.tebeest@dot.wi.gov)



S. Broadway

S. Wisconsin

Charles St.

Systems Furniture Inc
125 S. Broadway St
BUILDING

MW-17/
SP-22

Estimated Extent of PCE
Contaminated Groundwater
Above NR140 ES

OE-8B
X
Saturated Soil
17.5'
PCE 258+
Z=17.5'

PZ-13
12/8/15
8/4/15
VOC ND
PCE 803+
TCE 3.5+
2013 Excavation

PZ-11
MW-11/
SP-5

MW-16/
SP-18

MW-2

MW-18

MW1900

MW-13R

MW-13/
SP-11

MW1700

MW2

MW1800

MW-14/
SP-12

January 2014 Addtl Excavation

New Walgreens Building

MW-15/
SP-14

New Parking Lot

GW Flow Direction
Environmental 9/17/13

LEGEND

SB-1 ● Soil Boring w/ Grab Water Sample (abandoned)

MW-18 ● Monitoring Wells / Piezometer (existing and abandoned)

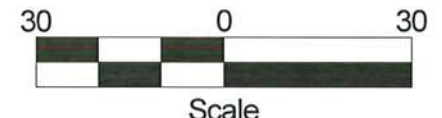
Groundwater Chemistry Results
8/4/15 Sample Date (MW-13R sampled 12/8/15)
PCE Tetrachloroethene (ug/l)
TCE Trichloroethene (ug/l)
B Benzene (ug/L)
TMB Sum of 1,2,4- & 1,3,5-trimethylbenzene (ug/L)

+ Exceeds NR140 Preventive Action Limit
++ Exceeds NR140 Enforcement Standard
ND No Detect

[Z=16'] ADDITIONAL EXCAVATION 2014 / DEPTH

[Z=9'] EXCAVATION LIMIT 2013 / DEPTH

--- Soil Removed During 2013 Utility Work



TITLE: Groundwater Isoconcentration		FEHR GRAHAM	
SITE: Royal Cleaners - Former (New Walgreens VPLE) 135 S. Broadway St., DePere, WI 54115		ENGINEERING & ENVIRONMENTAL	
SCALE:	BRRS #02-05-513320	DATE:	7/7/14
REV:	DATE:	DWG #:	O:\midland capital\Base Map-Walgreens.skf
DESCRIPTION:	PRINTED:12/16/15	DRAWN BY:	KAE
APPVD.:		FIGURE:	B.3.b



December 23, 2015

Mr. Steven Rolfe
Midland Commercial Development Corp.
W228 N745 Westmound Drive
Waukesha, WI 53186

Subject: Remaining Actions Needed
Royal Cleaners - Former (New Walgreens VPLE), 150 South Wisconsin Street
(formerly 135 South Broadway), De Pere, Wisconsin
DNR BRRTS Activity # 02-05-513320

Dear Mr. Rolfe:

On December 15, 2015, the Northeast Region (NER) Closure Committee reviewed your request for closure of the case described above. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. The following actions are needed to complete our review of your request. Upon completion of these actions, closure approval will be provided.

Remaining Actions Needed

Monitoring Well Abandonment

The monitoring wells at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment for all wells must be submitted to me on Form 3300-005, found at <http://dnr.wi.gov/topic/groundwater/forms.html>.

Purge Water, Waste and Soil Pile Removal

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 the applicable 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.

Documentation

When the required actions have been completed, submit the appropriate documentation within 30 days of the date of this letter, to verify their completion. At that point, your closure request can be approved and your case can be closed.

Submit all changes to the original closure request in one final, complete compact disk. For the paper copy, only revisions or updates need to be submitted. The submittal of both an electronic and paper copy are required in accordance with s. NR 726.09 (1), Wis. Adm. Code.

GIS Registry

Your site will be listed on the DNR Remediation and Redevelopment Program's GIS Registry, to provide public notice of remaining contamination and continuing obligations. The continuing obligations will be specified in the final closure approval. Information that was submitted with your closure request

December 23, 2015
Mr. Steven Rolfe
Remaining Actions Needed Letter
Royal Cleaners - Former (New Walgreens VPLE) – BRRTS # 02-05-513320

application will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web), at <http://dnr.wi.gov/topic/Brownfields/rasm.html>.

In Conclusion

We appreciate your efforts to restore the environment at this site. This remedial action project is nearing completion. I look forward to working with you to complete all remaining actions that are necessary to achieve closure.

If you have any questions regarding this letter, please contact the Keld Lauridsen at (920) 662-5420, or by email at Keld.Lauridsen@wisconsin.gov.

Sincerely,



Roxanne N. Chronert
Team Supervisor, Northeast Region
Remediation and Redevelopment Program

cc: Ken Ebbott, Fehr Graham, Inc. (ecopy - kebbott@fehr-graham.com)
Michelle Williams, Whyte Hirschboeck Dudek S.C. (ecopy - MWilliams@whdlaw.com)

BRRTS #: 02-05-513320

SITE NAME: ROYAL CLEANERS - FORMER (NEW WALGREENS VPLE)

Associated VPLE Site

To view the Certificate of Completion (COC) for this site click on the link below:

BRRTS #

SITE NAME

06-05-560553

[WALGREENS DE PERE \(VPLE\)](#)

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. 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.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

Site Information			
BRRTS No.	VPLE No.		
02-05-513320	06-05-560553		
Parcel ID No.			
ED-823 (Formerly ED-814; ED-821; ED-821-1; ED-823; ED-823; ED-825 and Part of ED-831-1 and ED-818)			
FID No.	WTM Coordinates		
246068460	X	674350	Y 443446
BRRTS Activity (Site) Name		WTM Coordinates Represent:	
Royal Cleaners - Former (New Walgreens VPLE)		<input checked="" type="checkbox"/> Source Area <input type="checkbox"/> Parcel Center	
Site Address	City	State	ZIP Code
150 S Wisconsin St (Former 135 S. Broadway)	De Pere	WI	54115
Acres Ready For Use			
1			

Responsible Party (RP) Name			
Mr. Steven Rolfe			
Company Name			
Midland Commercial Development Corp.			
Mailing Address	City	State	ZIP Code
W228 N745 Westmound Drive	Waukesha	WI	53186
Phone Number	Email		
(262) 549-9600	srolfe@midland-commercial.com		

Check here if the RP is the owner of the source property.

Environmental Consultant Name			
Mr. Kendrick Ebbott			
Consulting Firm			
Fehr Graham, Inc.			
Mailing Address	City	State	ZIP Code
1237 Pilgrim Road	Plymouth	WI	53073
Phone Number	Email		
(920) 892-2444	Kebott@fehr-graham.com		

Fees and Mailing of Closure Request

1. **Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR Regional EPA (Environmental Program Associate) at <http://dnr.wi.gov/topic/Brownfields/Contact.html>. Check all fees that apply:

- | | |
|--|---|
| <input type="checkbox"/> \$1,050 Closure Fee | <input checked="" type="checkbox"/> \$300 Database Fee for Soil |
| <input checked="" type="checkbox"/> \$350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned) | Total Amount of Payment \$ <u>\$650.00</u> |
| | <input type="checkbox"/> Resubmittal, Fees Previously Paid |

2. **Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as *unbound, separate documents* in the order and with the titles prescribed by this form. For electronic document submittal requirements, see <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

Site Summary

If any portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

- A. Site Location: Describe the physical location of the site, both generally and specific to its immediate surroundings.
The site is located in downtown De Pere business district, immediately north of a roundabout located east of the Claude Allouez Bridge over the Fox River. The property is east of S. Broadway Street and west of S Wisconsin Street.
- B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.
The property was created in 2013 by combining six and a part of a seventh parcels into a 0.89 acre property. On one of the south parcels, the Silverado Speedy Stop gas station operated for many years. On the northern parcels, historic uses include Mac's Bakery prior to 1955, Royal Cleaners from 1955 to 1968, the Rivercrest office building with various tenants since 1970. After construction of the roundabout, a Walgreens was constructed in May 2014.
- C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
Property: B-1 Central Business. Neighboring Properties B-1, Central Business or R-3, R-4, General Residence / Office, see City of De Pere Zoning Map in Attachment G.
- D. Describe how and when site contamination was discovered.
UST investigation in 1988 on Silverado Speedy Stop site discovered petroleum. In 1996 a soil boring (B-1300) detected solvent contamination in the right of way of Charles Street.
- E. Describe the type(s) and source(s) or suspected source(s) of contamination.
Petroleum from USTs, chlorinated solvent from drycleaning operations
- F. Other relevant site description information (or enter Not Applicable).
Creation of larger property combined two previously closed cases. Construction of new building resulted in removal of additional contamination. The post-soil removal testing and groundwater monitoring document conditions are suitable for closure.
- G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.
Silverado Speedy Stop 03-05-000008, closed in 2002; Former Royal Cleaners 02-05-513320, closed in 2006, reopened in 2013; 06-05-560553 Walgreens Store Open VPLE; 07-05-559894 Walgreens Property General property listing; 09-05-550829, Charles Street Right of Way WDOT, No Action Required; 10-05-560597, Walgreens Property, Removed
- H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.
None

2. General Site Conditions

- A. Soil/Geology
 - i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.
Soil consists of clean backfill material beneath the existing Walgreens building to a depth of nine to 23 feet, and clean fill adjacent to the storm and sanitary sewer lines that were reconstructed in 2013. Beyond these recently excavated areas, fill material extends to a depth of two to four feet, underlain by native reddish brown to brown silty clay with traces of sand. Thin lenses of silt and sand are present in the typically fine-grained glaciolacustrine deposits. Unconsolidated deposits extend to a depth of at least 40 feet below grade, the depth of the deepest borings.
 - ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
Compacted granular fill is present beneath the Walgreens structure to depths of up to 23 feet. across the top few feet of the site, amd to depths of approximately 20 feet below grade along the 2013 excavated area of the rerouted storm and sanitary sewer lines. Fill consists of a variety of granular silt and sand and was supplied by The Redmond Group.
 - iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.
The depth to bedrock is estimated at between 100 and 200 feet. Bedrock is mapped as consisting of the Maquoketa Shale, underlain by a dolomite and sandstone sequence. Municipal wells in the area are completed at depths of approximately 800 feet below grade in sandstone aquifers
 - iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
Primarily building and asphalt parking lot, with landscaped mulch and vegetation beds, sidewalks, and street entryways.
- B. Groundwater

- i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.
The depth to water ranges from approximately five to fifteen feet below grade across the area of investigation, with water levels dropping lower in the down gradient direction to the west to depths of up to 19 feet below grade. Water levels at individual wells have fluctuated by approximately two to three feet seasonally. The water table occurs in the unconsolidated silty clay. No free product has ever been noted at the site. Piezometric levels indicate vertical flow is downward on a relatively steep gradient.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
The groundwater flow direction is to the west / southwest at a slow migration velocity calculated at less than 1 foot per year. Vertical gradients are downward and due to tight silty clay soils in the piezometers, stable groundwater flow directions in the tight deeper silty clay soil screened from 35 to 40 feet below grade have not been evaluated, but is expected to also trend toward the Fox River to the west.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
The hydraulic gradient across the site as measured on Sept 17, 2013 was 0.0045 from MW-17 to MW-13. Using an assumed porosity of 30% and a conservative assumed hydraulic conductivity of 10⁻⁵ cm / sec for the silty clay formation (the wells all bail dry, so conductivity is likely less than 10⁻⁵ cm/sec, the calculated advective horizontal velocity is less than one foot per year. Due to the low rate of recovery to the monitoring wells, conductivity rates were not obtained.
- iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).
No potable wells within 1200 feet. All homes and businesses on Municipal Water. Former Municipal Well was located on Front Street approximately 400 feet southwest of the site, but it was abandoned by the City of De Pere in the 1990's. Well was constructed to a depth of 813 feet with casing to 200 feet, and obtained water from the sandstone bedrock aquifer.

3. Site Investigation Summary

A. General

- i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.

The Property is a combination of six parcels and a portion of a seventh parcel that were combined in 2013. The Property now includes the former Silverado Speedy Stop LUST site that underwent investigation activities from 1988 to 2001, with various report from Twin City Testing and Northern Environmental. The case was closed in 2002 with remaining soil and groundwater contamination identified.

A second site was located on one of the parcels, called the Former Royal Cleaners site. Investigation activities were completed from 2003 to 2005 on this property, with several reports submitted by Arcadis. The Royal Cleaners property was closed in 2006, with remaining soil and groundwater impacts identified, and a Cap Maintenance Plan.

The current combined Property was created in 2013, and underwent additional investigation and remediation activities from 2012 to 2014 under the direction of Key Environmental. Key submitted a Dec 2, 2013 Site investigation Report / Remedial Action Plan, and implemented a soil remedial excavation in December 2013. Fehr Graham took over the project following the initial excavation activities, completed additional excavation and further vapor assessment work, and has submitted a August 14, 2014 Remedial Action Documentation Report, and a October 23, 2014 Subslab Vapor and Groundwater Chemistry Status Report. Other email submittals with updated groundwater chemistry have been provided periodically.

No analytical data has been provided in this submittal that has not already been provided to the WDNR via email or hard copy reporting.

- ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts.
As identified in the Silverado Speedy site closure materials, soil and groundwater contamination extend off the property boundary to parcels south and west. Petroleum contamination was identified as extending approximately 100 feet west and 100 feet south of the current Property boundary, extending into the adjacent street right of way, and the adjoining parcels. Prior notification has been provided to the property owners and the City regarding the contamination when the Silverado closure was finalized, as shown in the notification section below, and discussion of the contamination from the previous closure is not repeated in this submittal. Chlorinated solvent contamination in groundwater remains present west of the Property, extending beneath Broadway Street, but not to the parcels beyond the right of way. Vapor contamination has been evaluated for the property and for the adjacent parcel to the north, with no significant impacts

present.

- iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

None for the current closure request, all unsaturated soil was removed.

B. Soil

- i. Describe degree and extent of soil contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways.

Chlorinated solvents, primarily tetrachloroethene (PCE) was identified in soil and saturated soil at concentrations up to 24.7 mg/kg in soil near the former Royal Cleaners drycleaning operations. Petroleum compounds, including trimethylbenzenes at a concentration of 10.34 mg/kg, were present near the former sewer lines that ran beneath vacated Charles Street, and are likely from the release at the former Silverado Speedy site. Arsenic (27.2 mg/kg), lead (93.7 mg/kg) and selenium (23.4 mg/kg), plus two PAH compounds, benzo (a) pyrene at 0.125 and benzo (b) fluoranthene 0.192 mg/kg were present in shallow fill from the same location as the petroleum contamination, and may represent impacted fill material placed during historic street or utility line construction. All known soil contamination has been removed.

- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column. Upper four feet contamination was limited to the arsenic, lead, selenium, and PAHs identified above. No other soil contamination was present in top four feet, and all known soil contamination has been removed via remedial excavations or the utility line excavations.
- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

Soil standards were determined using the WDNR soil calculator default RCLs. For metals, the background threshold value for arsenic and lead was used instead of the groundwater pathway RCL. For selenium, the range of USGS background values was used instead of the groundwater pathway RCL.

C. Groundwater

- i. Describe degree and extent of groundwater contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

Chlorinated solvents, primarily tetrachloroethene (PCE), but also trichloroethene and vinyl chloride were identified in groundwater and saturated soil at levels up to 1,050 ug/l for PCE. Detections appear related to former Royal Cleaners operations, and were limited to the former Royal Cleaners property and slightly into the adjacent right of way of Charles Street to the south and Broadway Street to the west. Petroleum compounds, including benzene at 670 ug/l and trimethylbenzenes at 489 ug/l, has been detected on the southern portion of the Property, and extend beneath the right of way of vacated Charles Street, Broadway Street, and to private parcels further south and west. The magnitude and extent of the petroleum contamination was documented in the Silverado Speedy Site work. No elevated PAHs or metals have been detected above enforcement standards, but levels of arsenic at several locations and barium at one location have been detected at levels slightly above the NR140 PAL at several locations. The vertical extent of contamination appears defined, as results from all piezometers indicate no elevated concentration of any analytes.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.

No free product has ever been detected at the site.

D. Vapor

- i. Describe how the vapor migration pathway was assessed, including locations where vapor, soil gas, or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.

The Site has had all buildings removed and all contaminated soil excavated as part of the remedial actions completed in 2013 and 2014. The Walgreens building was erected by May 2014, and subslab vapor samples beneath the new Walgreens building have been obtained from two locations on October 9, 2014. Neither sample had any elevated concentration of VOCs.

Testing of the basement crawl space vapors of the building immediately north of the Property (Systems Furniture, 125 S. Broadway) was performed in February 2014, with results indicating no elevated levels were present.

Prior to the soil removal, six subslab soil samples were obtained beneath the Former Royal Cleaners building and the adjacent property to the east, with elevated levels indicating remedial actions may be necessary. Since then, all contaminated soil has been removed. Post-remediation subslab vapor results indicate levels are nearly 100 times below

the relevant subslab standards for all detected substances.

- ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).
The WDNR Indoor Air Vapor Action Levels for a small commercial building were used for comparison purposes, which are based on the EPA Regional Screening Level values. For subslab samples from both the Walgreens store and the neighboring Systems Furniture store adjacent to the north, the attenuation factor of 0.03 was used for assessment of the subslab results. Both tested buildings are commercial, and virtually all the subslab sample results were more than 100 times below the relevant standards for the tested compounds.

E. Surface Water and Sediment

- i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.
No assessment necessary, site was redeveloped and is extensively covered with impervious surfaces, building, parking lot. No need to assess sediment or surface water, as there should not have been any contact of surface water with historic contaminated media.
- ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.
Not Applicable.

4. Remedial Actions **Implemented** and Residual Levels at Closure

- A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

The Property has undergone several remedial excavations. In 1988, 5,900 cubic yards of soil was removed from the Silverado Speedy site former UST basin. In Dec 2013, 3,317 tons of soil was excavated from the Royal Cleaners property, and in January and February 2014, another 1,216 tons was removed from the Royal Cleaners property. These excavations are documented in the case closure request and GIS packet by Northern Environmental from 2001, and in the Remedial Action Documentation Report prepared by Fehr Graham dated August 14, 2014. Additional soil removal to depths of more than 20 feet below grade occurred during the construction of the rerouted storm and sanitary sewer lines in the fall of 2013. This work was completed by others.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.
None Taken

- C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

The 5900 cubic yard excavation on the Silverado Speedy site in 1988 was centered on the former underground tanks and is believed to have extended to the Broadway Street right of way to the west. The soil was discarded at a licensed subtitle D landfill.

The soil excavations beneath the existing Walgreens building in 2013 and 2014 removed approximately 4,533 tons of contamination to licensed subtitle D facilities, from depths of up to 23 feet below grade, far below the water table surface. The excavation of the utility lines in the fall of 2013 also extended to depths of greater than 20 feet.

- D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.

Soil from the 1998 remediation was hauled to a landfill for disposal. Soil from the 2013 and 2014 excavation was taken to a landfill, but to the extent possible, material was beneficially reused as daily cover. An estimated 2,900 of the 4,533 tons of soil removed in 2013 and 2014 was placed in the biopile. Upon completion of testing to demonstrate adequate contaminant levels, the soil will be used as daily cover by the landfill.

- E. Describe the nature, degree and extent of residual contamination that will remain at the source property or on other affected properties after case **closure**.

Remaining contamination will include elevated levels of PCE in groundwater. Saturated soil from one sample at 17.5 feet below grade remains present along the north wall of the excavation, and groundwater contamination remains present in groundwater at well MW-13R adjacent to the western edge of the Walgreens building. Since no contamination in soil was present adjacent to well MW-13R, it is assumed water movement from the excavated and removed source area formerly present beneath the Royal Cleaners building is responsible for the observed contamination at MW-13R.

Elevated concentrations of benzene and trimethylbenzenes may remain present in the groundwater on the southern portion of the property, but the most recent samples date from 1990 and 2001. Elevated levels of these petroleum constituents were identified as extending off-site to the south and west to the adjacent right of way and parcels, as shown on the case closure documentation for the Silverado Speedy site.

- F. Describe the residual soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.
- No remaining soil contamination is known to be present at the site. Previously elevated soil was entirely removed during the soil remediation activities, and soil from borings B-1, B-2, B-3, SP-12, SP-13, and SP-15 was entirely removed during the installation of the rerouted utility lines in the fall of 2013.
- Soil from several borings SP-9, 10, 11, 14, and 16, from two to four feet contain arsenic above the direct contact limit, but below the WI background threshold concentration.
- G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.
- No soil is present.
- H. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.
- The presence of the groundwater contamination at well MW-13R will be sent to the Village of De Pere, although they have previously been informed of the petroleum contamination during the closure of the Silverado Speedy site. No other controls appear necessary.
- I. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration (e.g., stable or receding groundwater plume).
- The only location with elevated groundwater concentrations (MW-13R) has shown a stable to slightly declining trend in the concentration of PCE over time. A graph showing the concentration over time has been included as an Attachment to the cover letter. Petroleum contaminant trends related to the Silverado Speedy site were considered acceptable for case closure when requested in 2002.
- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).
- Exposure pathways have been removed via excavation, and no soil contamination remains present at the site. Saturated soil and groundwater remains present, and with the removal of all contaminated soil, concentrations will diminish over time as water slowly moves through the tight silty clay till. Vapor has been addressed via the removal of the soil contamination and virtually all saturated soil contamination, with test results from beneath the new building and the adjacent property to the north demonstrating remaining concentrations of chlorinated solvents are typically more than 100 times below relevant subsurface vapor standards.
- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.
- A passive soil vapor mitigation system network of piping will remain present beneath the Walgreens building floor as an unnecessary but precautionary protection method. The system consists of a network of perforated piping bedded in stone, with an impermeable surface barrier of plastic beneath the building concrete floor. The piping connects to two vertical standpipes that terminate on the building roof, with connection to passive wind-driven turbines. This system will remain in place as a precaution in case residual soil or groundwater vapor containing chlorinated solvents are generated. If present, the vapors will be preferentially drawn to the subsurface collection piping system, and pulled by the roof-mounted passive wind turbine vents, where they will be exhausted to the atmosphere, virtually eliminating the potential of subsurface contaminant migration into the Walgreens building.
- L. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.
- Groundwater at monitoring well MW-13R remains elevated above the NR140 Enforcement Standards for PCE and TCE, and will rely on degradation via natural attenuation to come into eventual compliance with the NR140 standards. Groundwater chemistry information from the previously closed Silverado Speedy site identified elevated levels of benzene and trimethylbenzenes in the groundwater beneath the southern portion of the parcel at former wells MW-1800, MW-2, MW-1900, MW-1500, and MW-2000.
- M. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.
- No subsurface or indoor air standards have been exceeded in the post-remediation structures.
- N. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.
- No surface water or sediment issues were identified related to this project.

5. Continuing Obligations: Situations where sites, including all affected properties and rights-of-way (ROWs), are included on the DNR's GIS Registry. In certain situations, maintenance plans are also required, and must be included in Attachment D.

Directions: For each of the 3 property types below, check all situations that apply to this closure request.

(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

This situation applies to the following property or Right of Way (ROW):			Case Closure Situation - Continuing Obligation Inclusion on the GIS Registry is Required (ii. - xiv.)	Maintenance Plan Required	
Property Type:					
Source Property	Affected Property (Off-Source)	ROW			
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None of the following situations apply to this case closure request.	NA
ii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Not Abandoned (filled and sealed)	NA
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Continued Monitoring (requested or required)	Yes
v.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Commercial/Industrial exposure assumptions used.	NA
xiii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site-specific situation: (e. g., fencing, methane monitoring, other) (<i>discuss with project manager before submitting the closure request</i>)	Site specific

6. Underground Storage Tanks

- A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? Yes No
- B. Do any upgraded tanks meeting the requirements of ch. ATCP 93, Wis. Adm. Code, exist on the property? Yes No
- C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored? Yes No

General Instructions

All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.

Data Tables (Attachment A)

Directions for Data Tables:

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e., do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15(3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (PDF).

A. Data Tables

- Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates for all groundwater sampling points (e.g., monitoring wells, temporary wells, sumps, extraction wells, potable wells) for which samples have been collected.
- Soil Analytical Results Table(s):** Table(s) showing **all** soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).
- Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.
- Vapor Analytical Table(s):** Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.
- Other Media of Concern (e.g., sediment or surface water):** Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, and time period for sample collection.
- Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.
- Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps, Figures and Photos (Attachment B)

Directions for Maps, Figures and Photos:

- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11 x 17 inches, in a PDF readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc.).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.
- Maps, figures and photos should be dated to reflect the most recent revision.

B.1. Location Maps

- Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for all affected properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.
- RR Sites Map:** From RR Sites Map ([http://dnrmaps.wi.gov/sl/?Viewer=RR Sites](http://dnrmaps.wi.gov/sl/?Viewer=RR%20Sites)) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

- B.2.a. **Soil Contamination:** Figure(s) showing the location of **all** identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).
- B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedance (0-4 foot depth).

B.3. Groundwater Figures

- B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:
- Source location(s) and vertical extent of residual soil contamination exceeding an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
 - Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 ES.
 - Surface features, including buildings and basements, and show surface elevation changes.
 - Any areas of active remediation within the cross section path, such as excavations or treatment zones.
 - Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1.b.)
- B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, PAL and/or an ES. Indicate the date and direction of groundwater flow based on the most recent sampling data.
- B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.
- B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been abandoned.

B.4. Vapor Maps and Other Media

- B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway in relation to residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.
- B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.
- B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank).

- B.5. **Structural Impediment Photos:** One or more photographs documenting the structural impediment feature(s) which precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated on Figures B.2.a and B.2.b.

Documentation of Remedial Action (Attachment C)

Directions for Documentation of Remedial Action:

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc.).
- If the documentation requested below has already been submitted to the DNR, please note the title and date of the report for that particular document requested.
 - C.1. **Site investigation documentation**, that has not otherwise been submitted with the Site Investigation Report.
 - C.2. **Investigative waste** disposal documentation.
 - C.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs are different than those contained in the Department's RCL Spreadsheet available at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html>.
 - C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
 - C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment.
 - C.6. **Other.** Include any other relevant documentation not otherwise noted above (This section may remain blank).

Maintenance Plan(s) and Photographs (Attachment D)

Directions for Maintenance Plans and Photographs:

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3>

- D.1. **Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:**
- Provide brief descriptions of the type, depth and location of residual contamination.

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
 - Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
 - Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.
- D.2. **Location map(s) which show(s):** (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) all property boundaries.
- D.3. **Photographs** for site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: <http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf>.

Monitoring Well Information (Attachment E)

Directions for Monitoring Well Information:

For all wells that will remain in use, be transferred to another party, or that could not be located; attach monitoring well construction and development forms (DNR Form 4400-113 A and B: http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf)

Select One:

- No monitoring wells were installed as part of this response action.
- All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- Select One or More:**
 - Not all monitoring wells can be located, despite good faith efforts. Attachment E must include a description of efforts made to locate the wells.
 - One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason (s) the well(s) will remain in use. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.
 - One or more monitoring wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s). Provide documentation from the party accepting future responsibility for monitoring well(s).

Source Legal Documents (Attachment F)

Directions for Source Legal Documents:

Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

- F.1. **Deed:** The most recent deed with legal description clearly listed.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- F.2. **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- F.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- F.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

Notifications to Owners of Affected Properties (Attachment G)

Directions for Notifications to Owners of Affected Properties:

Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. 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.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements <http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf>.

State law requires that the responsible party provide a 30-day, written advance notification to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation. (These items will not be placed on the GIS Registry.)

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Signatures and Findings for Closure Determination

Check the correct box for this case closure request, and have either a professional engineer or a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code, sign this document.

A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies).

The response action(s) for this site addresses media other than groundwater.

Engineering Certification

I _____ hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this case closure request has been prepared by me or prepared under my supervision in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Printed Name

Title

Signature

Date

P.E. Stamp and Number

Hydrogeologist Certification

I Kendrick A. Ebbott hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared by me or prepared by me or prepared under my supervision and, in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Kendrick A. Ebbott
Printed Name

Branch Manager, Professional Geologist
Title

Kendrick A. Ebbott
Signature

12/16/15
Date

Signature

Date

Attachment A: Data Tables

- A.1.i. Groundwater Analytical Table - VOCs
- A.1.ii. Groundwater Analytical Table - PAHs
- A.1.iii. Groundwater Analytical Table - Metals
- A.2.i. Soil Analytical Results Table - VOCs
- A.2.ii. Soil Analytical Results Table - PAHs
- A.2.iii. Soil Analytical Results Table - Metals
- A.3. Residual Soil Contamination Table - Not Applicable; No soil exceedances were present above background standards
- A.4. Vapor Analytical Table
- A.5. Other Media of Concern - Not Applicable, no other media was assessed as part of project activities
- A.6. Water Level Elevations
- A.7. Groundwater Natural Attenuation

TABLE A.1.I

Groundwater Analytical Table - VOC
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID	Date	NR 140.10 Preventive Action Limit	NR 140.10 Enforcement Standard	MW-1700	MW-1800	MW-1900	SB-1	SB-2	SB-3	MW-1		
				6/19/96	6/19/96	6/19/96	6/12/03	6/12/03	6/12/03	5/27/04	8/5/04	11/3/04
Groundwater Elevation (feet MSL)				NA	NA	NA	NA	NA	NA	NA	NA	NA
Properly Abandoned? Yes or Present				Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Note												
Tetrachloroethene (PCE)	(ug/L)	0.5	5	34	<0.56	<0.56	2.4	21	<0.45	2.1	6.5	2.1
Trichloroethene (TCE)	(ug/L)	0.5	5	2.1	<0.18	<0.18	<0.48	0.80 J	<0.48	1.1 J	3.4	1.0 J
cis-1,2-Dichloroethene	(ug/L)	7	70	2	<0.29	<0.29	<0.83	7.2	<0.83	6.5	15	8.2
trans-1,2-Dichloroethene	(ug/L)	20	100	--	--	--	<0.89	<0.89	<0.89	<0.89	0.96 J	<0.89
Vinyl Chloride	(ug/L)	0.02	0.2	--	--	--	<0.18	0.50 J	<0.18	<0.18	0.62	<0.18
Methylene Chloride	(ug/L)	0.5	5	--	--	--	<0.43	<0.43	<0.43	<0.43	<0.43	0.49 J
Benzene	(ug/L)	0.5	5	<0.26	8.1	29	--	--	--	--	--	--
Ethylbenzene	(ug/L)	140	700	<0.32	3.7	2.1	--	--	--	--	--	--
MTBE	(ug/L)	12	60	<0.22	3.3	<0.22	--	--	--	--	--	--
Toluene	(ug/L)	160	800	<0.69	<0.69	8.7	--	--	--	--	--	--
1,2,4-Trimethylbenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
1,3,5-Trimethylbenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Trimethylbenzenes, Total	(ug/L)	96	480	<1.14	6.4	1.98	--	--	--	--	--	--
m&p-Xylene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
o-Xylene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Xylenes (TOTAL)	(ug/L)	400	2,000	<1.23	16.1	1.93	--	--	--	--	--	--
Bromobenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Bromodichloromethane	(ug/L)	0.06	0.6	--	--	--	--	--	--	--	--	--
Bromoform	(ug/L)	0.44	4.4	--	--	--	--	--	--	--	--	--
n-Butylbenzene	(ug/L)	NS	NS	<0.45	0.88	5.2	--	--	--	--	--	--
sec-Butylbenzene	(ug/L)	NS	NS	<0.49	0.67	7.9	--	--	--	--	--	--
tert-Butylbenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Carbon Tetrachloride	(ug/L)	0.5	5	--	--	--	--	--	--	--	--	--
Chlorobenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Chloroethane	(ug/L)	80	400	--	--	--	--	--	--	--	--	--
Chloroform	(ug/L)	0.6	6	--	--	--	--	--	--	--	--	--
Chloromethane	(ug/L)	3	30	--	--	--	--	--	--	--	--	--
2-Chlorotoluene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
4-Chlorotoluene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
1,2-Dibromo-3-chloropropane	(ug/L)	0.02	0.2	--	--	--	--	--	--	--	--	--
Dibromochloromethane	(ug/L)	6	60	--	--	--	--	--	--	--	--	--
1,2-Dibromoethane (EDB)	(ug/L)	0.005	0.05	--	--	--	--	--	--	--	--	--
1,2-Dichlorobenzene	(ug/L)	60	600	--	--	--	--	--	--	--	--	--
1,3-Dichlorobenzene	(ug/L)	120	600	--	--	--	--	--	--	--	--	--
1,4-Dichlorobenzene	(ug/L)	15	75	--	--	--	--	--	--	--	--	--
Dichlorodifluoromethane	(ug/L)	200	1,000	--	--	--	--	--	--	--	--	--
1,1-Dichloroethane	(ug/L)	85	850	--	--	--	--	--	--	--	--	--
1,2-Dichloroethane	(ug/L)	0.5	5	--	--	--	--	--	--	--	--	--
1,1-Dichloroethene	(ug/L)	0.7	7	--	--	--	--	--	--	--	--	--
1,2-Dichloropropane	(ug/L)	0.5	5	--	--	--	--	--	--	--	--	--
1,3-Dichloropropane	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
2,2-Dichloropropane	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Diisopropyl ether	(ug/L)	NS	NS	<0.38	2.5	<0.38	--	--	--	--	--	--
Hexachloro-1,3-butadiene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Isopropylbenzene	(ug/L)	NS	NS	<0.36	<0.36	12	--	--	--	--	--	--
p-Isopropyltoluene	(ug/L)	NS	NS	<0.46	<0.46	0.72	--	--	--	--	--	--
Naphthalene	(ug/L)	10	100	<0.41	1.3	<0.41	--	--	--	--	--	--
n-Propylbenzene	(ug/L)	NS	NS	<0.41	<0.41	1	--	--	--	--	--	--
1,1,1,2-Tetrachloroethane	(ug/L)	7	70	--	--	--	--	--	--	--	--	--
1,1,2,2-Tetrachloroethane	(ug/L)	0.02	0.2	--	--	--	--	--	--	--	--	--
1,2,3-Trichlorobenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
1,2,4-Trichlorobenzene	(ug/L)	14	70	--	--	--	--	--	--	--	--	--
1,1,1-Trichloroethane	(ug/L)	40	200	--	--	--	--	--	--	--	--	--
1,1,2-Trichloroethane	(ug/L)	0.5	5	--	--	--	--	--	--	--	--	--
Trichlorofluoromethane	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--

Notes:
 NS = No standard established
 NA = Not analyzed for parameter
 /ITALICS indicates exceedance of NR 140.10 Preventive Action Limit
 BOLD indicates exceedance of NR 140.10 Enforcement Standard
 (1) = Well not Surveyed
 -- = Not Reported

TABLE A.1.I

Groundwater Analytical Table - VOC
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID		NR 140.10 Preventive Action Limit	NR 140.10 Enforcement Standard	MW-2			MW-3			PZ-1		
				5/27/04	8/5/04	11/3/04	5/27/04	8/5/04	11/3/04	5/27/04	8/5/04	11/3/04
Date												
Groundwater Elevation (feet MSL)				NA	NA	NA	NA	NA	NA	NA	NA	NA
Properly Abandoned? Yes or Present				Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Note												
Tetrachloroethene (PCE)	(ug/L)	0.5	5	<0.45	<0.45	<0.45	4.0	1.1 J	2.7	<0.45	<0.45	<0.45
Trichloroethene (TCE)	(ug/L)	0.5	5	<0.48	<0.48	<0.48	<0.48	<0.48	<0.48	<0.48	<0.48	<0.48
cis-1,2-Dichloroethene	(ug/L)	7	70	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83	<0.83
trans-1,2-Dichloroethene	(ug/L)	20	100	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89
Vinyl Chloride	(ug/L)	0.02	0.2	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18
Methylene Chloride	(ug/L)	0.5	5	<0.43	<0.43	<0.43	<0.43	<0.43	0.57 J	<0.43	<0.43	<0.43
Benzene	(ug/L)	0.5	5	--	--	--	--	--	--	--	--	--
Ethylbenzene	(ug/L)	140	700	--	--	--	--	--	--	--	--	--
MTBE	(ug/L)	12	60	--	--	--	--	--	--	--	--	--
Toluene	(ug/L)	160	800	--	--	--	--	--	--	--	--	--
1,2,4-Trimethylbenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
1,3,5-Trimethylbenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Trimethylbenzenes, Total	(ug/L)	96	480	--	--	--	--	--	--	--	--	--
m&p-Xylene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
o-Xylene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Xylenes (TOTAL)	(ug/L)	400	2,000	--	--	--	--	--	--	--	--	--
Bromobenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Bromodichloromethane	(ug/L)	0.06	0.6	--	--	--	--	--	--	--	--	--
Bromoform	(ug/L)	0.44	4.4	--	--	--	--	--	--	--	--	--
n-Butylbenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
sec-Butylbenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
tert-Butylbenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Carbon Tetrachloride	(ug/L)	0.5	5	--	--	--	--	--	--	--	--	--
Chlorobenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Chloroethane	(ug/L)	80	400	--	--	--	--	--	--	--	--	--
Chloroform	(ug/L)	0.6	6	--	--	--	--	--	--	--	--	--
Chloromethane	(ug/L)	3	30	--	--	--	--	--	--	--	--	--
2-Chlorotoluene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
4-Chlorotoluene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
1,2-Dibromo-3-chloropropane	(ug/L)	0.02	0.2	--	--	--	--	--	--	--	--	--
Dibromochloromethane	(ug/L)	6	60	--	--	--	--	--	--	--	--	--
1,2-Dibromoethane (EDB)	(ug/L)	0.005	0.05	--	--	--	--	--	--	--	--	--
1,2-Dichlorobenzene	(ug/L)	60	600	--	--	--	--	--	--	--	--	--
1,3-Dichlorobenzene	(ug/L)	120	600	--	--	--	--	--	--	--	--	--
1,4-Dichlorobenzene	(ug/L)	15	75	--	--	--	--	--	--	--	--	--
Dichlorodifluoromethane	(ug/L)	200	1,000	--	--	--	--	--	--	--	--	--
1,1-Dichloroethane	(ug/L)	85	850	--	--	--	--	--	--	--	--	--
1,2-Dichloroethane	(ug/L)	0.5	5	--	--	--	--	--	--	--	--	--
1,1-Dichloroethene	(ug/L)	0.7	7	--	--	--	--	--	--	--	--	--
1,2-Dichloropropane	(ug/L)	0.5	5	--	--	--	--	--	--	--	--	--
1,3-Dichloropropane	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
2,2-Dichloropropane	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Diisopropyl ether	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Hexachloro-1,3-butadiene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Isopropylbenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
p-Isopropyltoluene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
Naphthalene	(ug/L)	10	100	--	--	--	--	--	--	--	--	--
n-Propylbenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
1,1,1,2-Tetrachloroethane	(ug/L)	7	70	--	--	--	--	--	--	--	--	--
1,1,2,2-Tetrachloroethane	(ug/L)	0.02	0.2	--	--	--	--	--	--	--	--	--
1,2,3-Trichlorobenzene	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--
1,2,4-Trichlorobenzene	(ug/L)	14	70	--	--	--	--	--	--	--	--	--
1,1,1-Trichloroethane	(ug/L)	40	200	--	--	--	--	--	--	--	--	--
1,1,2-Trichloroethane	(ug/L)	0.5	5	--	--	--	--	--	--	--	--	--
Trichlorofluoromethane	(ug/L)	NS	NS	--	--	--	--	--	--	--	--	--

Notes:
 NS = No standard established
 NA = Not analyzed for parameter
 /ITALICS indicates exceedance of NR 140.10 Preventive Action Limit
 BOLD indicates exceedance of NR 140.10 Enforcement Standard
 (1) = Well not Surveyed
 -- = Not Reported

TABLE A.1.I

Groundwater Analytical Table - VOC
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID	Date	NR 140.10 Preventive Action Limit	NR 140.10 Enforcement Standard	MW-11	PZ-11	MW-12		PZ-12		MW-13	
				9/17/13	9/17/13	9/17/13	12/2/13	9/17/13	12/2/13	9/17/13	12/2/13
Groundwater Elevation (feet MSL)				601.37	571.40	601.28	601.50	572.48	588.10	600.63	600.07
Properly Abandoned? Yes or Present				Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Note											
Tetrachloroethene (PCE)	(ug/L)	0.5	5	<0.33	<0.33	274	400	<0.33	<0.33	17.4	75
Trichloroethene (TCE)	(ug/L)	0.5	5	<0.33	<0.33	3.4	<3.3	<0.33	<0.33	<0.33	<0.33
cis-1,2-Dichloroethene	(ug/L)	7	70	<0.38	<0.38	<0.38	<3.8	<0.38	<0.38	<0.38	<0.38
trans-1,2-Dichloroethene	(ug/L)	20	100	<0.35	<0.35	0.54 J	<3.5	<0.35	<0.35	<0.35	<0.35
Vinyl Chloride	(ug/L)	0.02	0.2	<0.18	<0.18	<0.18	<1.8	<0.18	<0.18	0.43 J	1.04
Methylene Chloride	(ug/L)	0.5	5	<0.5	<0.5	<0.5	<5.0	<0.5	<0.5	<0.5	<0.5
Benzene	(ug/L)	0.5	5	<0.24	<0.24	<0.24	<2.4	<0.24	<0.24	<0.24	<0.24
Ethylbenzene	(ug/L)	140	700	<0.55	<0.55	<0.55	<5.5	<0.55	<0.55	<0.55	<0.55
MTBE	(ug/L)	12	60	<0.23	<0.23	<0.23	<2.3	<0.23	<0.23	<0.23	<0.23
Toluene	(ug/L)	160	800	<0.69	<0.69	<0.69	<6.9	<0.69	<0.69	<0.69	<0.69
1,2,4-Trimethylbenzene	(ug/L)	NS	NS	<2.2	<2.2	<2.2	<22	<2.2	<2.2	<2.2	<2.2
1,3,5-Trimethylbenzene	(ug/L)	NS	NS	<1.4	<1.4	<1.4	<14	<1.4	<1.4	<1.4	<1.4
Trimethylbenzenes, Total	(ug/L)	96	480	<3.6	<3.6	<3.6	<36	<3.6	<3.6	<3.6	<3.6
m&p-Xylene	(ug/L)	NS	NS	<0.69	<0.69	<0.69	<0.69	<0.69	<0.69	<0.69	<0.69
o-Xylene	(ug/L)	NS	NS	<0.63	<0.63	<0.63	<0.63	<0.63	<0.63	<0.63	<0.63
Xylenes (TOTAL)	(ug/L)	400	2,000	<1.32	<1.32	<1.32	<13.2	<1.32	<1.32	<1.32	<1.32
Bromobenzene	(ug/L)	NS	NS	<0.32	<0.32	<0.32	<3.2	<0.32	<0.32	<0.32	<0.32
Bromodichloromethane	(ug/L)	0.06	0.6	<0.37	<0.37	<0.37	<3.7	<0.37	<0.37	<0.37	<0.37
Bromoform	(ug/L)	0.44	4.4	<0.35	<0.35	<0.35	<3.5	<0.35	<0.35	<0.35	<0.35
n-Butylbenzene	(ug/L)	NS	NS	<0.35	<0.35	<0.35	<3.5	<0.35	<0.35	<0.35	<0.35
sec-Butylbenzene	(ug/L)	NS	NS	<0.33	<0.33	<0.33	<3.3	<0.33	<0.33	<0.33	<0.33
tert-Butylbenzene	(ug/L)	NS	NS	<0.36	<0.36	<0.36	<3.6	<0.36	<0.36	<0.36	<0.36
Carbon Tetrachloride	(ug/L)	0.5	5	<0.33	<0.33	<0.33	<3.3	<0.33	<0.33	<0.33	<0.33
Chlorobenzene	(ug/L)	NS	NS	<0.24	<0.24	<0.24	<2.4	<0.24	<0.24	<0.24	<0.24
Chloroethane	(ug/L)	80	400	<0.63	<0.63	<0.63	<6.3	<0.63	<0.63	<0.63	<0.63
Chloroform	(ug/L)	0.6	6	<0.28	<0.28	<0.28	<2.8	<0.28	<0.28	<0.28	<0.28
Chloromethane	(ug/L)	3	30	<0.81	<0.81	<0.81	<8.1	<0.81	<0.81	<0.81	<0.81
2-Chlorotoluene	(ug/L)	NS	NS	<0.21	<0.21	<0.21	<2.1	<0.21	<0.21	<0.21	<0.21
4-Chlorotoluene	(ug/L)	NS	NS	<0.21	<0.21	<0.21	<2.1	<0.21	<0.21	<0.21	<0.21
1,2-Dibromo-3-chloropropane	(ug/L)	0.02	0.2	<0.88	<0.88	<0.88	<8.8	<0.88	<0.88	<0.88	<0.88
Dibromochloromethane	(ug/L)	6	60	<0.22	<0.22	<0.22	<2.2	<0.22	<0.22	<0.22	<0.22
1,2-Dibromoethane (EDB)	(ug/L)	0.005	0.05	<0.44	<0.44	<0.44	<4.4	<0.44	<0.44	<0.44	<0.44
1,2-Dichlorobenzene	(ug/L)	60	600	<0.36	<0.36	<0.36	<3.6	<0.36	<0.36	<0.36	<0.36
1,3-Dichlorobenzene	(ug/L)	120	600	<0.28	<0.28	<0.28	<2.8	<0.28	<0.28	<0.28	<0.28
1,4-Dichlorobenzene	(ug/L)	15	75	<0.3	<0.3	<0.3	<3.0	<0.3	<0.3	<0.3	<0.3
Dichlorodifluoromethane	(ug/L)	200	1,000	<0.44	<0.44	<0.44	<4.4	<0.44	<0.44	<0.44	<0.44
1,1-Dichloroethane	(ug/L)	85	850	<0.3	<0.3	<0.3	<3.0	<0.3	<0.3	<0.3	<0.3
1,2-Dichloroethane	(ug/L)	0.5	5	<0.41	<0.41	<0.41	<4.1	<0.41	<0.41	<0.41	<0.41
1,1-Dichloroethene	(ug/L)	0.7	7	<0.4	<0.4	<0.4	<4.0	<0.4	<0.4	<0.4	<0.4
1,2-Dichloropropane	(ug/L)	0.5	5	<0.32	<0.32	<0.32	<3.2	<0.32	<0.32	<0.32	<0.32
1,3-Dichloropropane	(ug/L)	NS	NS	<0.33	<0.33	<0.33	<3.3	<0.33	<0.33	<0.33	<0.33
2,2-Dichloropropane	(ug/L)	NS	NS	<0.36	<0.36	<0.36	<3.6	<0.36	<0.36	<0.36	<0.36
Diisopropyl ether	(ug/L)	NS	NS	<0.23	<0.23	<0.23	<2.3	<0.23	<0.23	<0.23	<0.23
Hexachloro-1,3-butadiene	(ug/L)	NS	NS	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5
Isopropylbenzene	(ug/L)	NS	NS	<0.3	<0.3	<0.3	<3.0	<0.3	<0.3	<0.3	<0.3
p-Isopropyltoluene	(ug/L)	NS	NS	<0.31	<0.31	<0.31	<3.1	<0.31	<0.31	<0.31	<0.31
Naphthalene	(ug/L)	10	100	<1.7	<1.7	<1.7	<17	<1.7	<1.7	<1.7	<1.7
n-Propylbenzene	(ug/L)	NS	NS	<0.25	<0.25	<0.25	<2.5	<0.25	<0.25	<0.25	<0.25
1,1,1,2-Tetrachloroethane	(ug/L)	7	70	<0.33	<0.33	<0.33	<3.3	<0.33	<0.33	<0.33	<0.33
1,1,1,2,2-Tetrachloroethane	(ug/L)	0.02	0.2	<0.45	<0.45	<0.45	<4.5	<0.45	<0.45	<0.45	<0.45
1,2,3-Trichlorobenzene	(ug/L)	NS	NS	<1.8	<1.8	<1.8	<18	<1.8	<1.8	<1.8	<1.8
1,2,4-Trichlorobenzene	(ug/L)	14	70	<0.98	<0.98	<0.98	<9.8	<0.98	<0.98	<0.98	<0.98
1,1,1-Trichloroethane	(ug/L)	40	200	<0.33	<0.33	<0.33	<3.3	<0.33	<0.33	<0.33	<0.33
1,1,2-Trichloroethane	(ug/L)	0.5	5	<0.34	<0.34	<0.34	<3.4	<0.34	<0.34	<0.34	<0.34
Trichlorofluoromethane	(ug/L)	NS	NS	<0.71	<0.71	<0.71	<7.1	<0.71	<0.71	<0.71	<0.71

Notes:
 NS = No standard established
 NA = Not analyzed for parameter
 /ITALICS indicates exceedance of NR 140.10 Preventive Action Limit
 BOLD indicates exceedance of NR 140.10 Enforcement Standard
 (1) = Well not Surveyed
 -- = Not Reported

TABLE A.1.I

Groundwater Analytical Table - VOC
 Royal Cleaners - Former (New Walgreens VPLe)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID		NR 140.10 Preventive Action Limit	NR 140.10 Enforcement Standard	MW-13R								
				4/25/14	7/10/14	10/9/14	12/22/14	3/5/15	5/6/15	8/4/15	12/8/15	
Date												
Groundwater Elevation (feet MSL)				600.24	599.72	599.91	600.12	598.36	599.46	600.10	600.04	
Properly Abandoned? Yes or Present				Present	Present	Present	Present	Present	Present	Present	Present	
Note				1	1	1	1	1	1	1	1	
Tetrachloroethene (PCE)	(ug/L)	0.5	5	319	729	790	869	1,050	975	909	803	
Trichloroethene (TCE)	(ug/L)	0.5	5	1.5J	<3.3	<3.3	6.6J	6.5J	5.1J	7.3J	3.5J	
cis-1,2-Dichloroethene	(ug/L)	7	70	<0.64	<2.6	<2.6	<2.6	<2.6	<2.6	<2.6	<2.6	
trans-1,2-Dichloroethene	(ug/L)	20	100	<0.59	<2.4	<2.4	<2.6	<2.6	<2.6	<2.6	<2/6	
Vinyl Chloride	(ug/L)	0.02	0.2	<0.44	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	
Methylene Chloride	(ug/L)	0.5	5	<0.58	<2.3	<2.3	<2.3	<2.3	<2.3	<2.3	<2.3	
Benzene	(ug/L)	0.5	5	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
Ethylbenzene	(ug/L)	140	700	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
MTBE	(ug/L)	12	60	<0.44	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7	
Toluene	(ug/L)	160	800	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
1,2,4-Trimethylbenzene	(ug/L)	NS	NS	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
1,3,5-Trimethylbenzene	(ug/L)	NS	NS	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
Trimethylbenzenes, Total	(ug/L)	96	480	<2.4	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	
m&p-Xylene	(ug/L)	NS	NS	<2.5	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	
o-Xylene	(ug/L)	NS	NS	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
Xylenes (TOTAL)	(ug/L)	400	2,000	<3.7	<15.0	<15.0	<15.0	<15.0	<15.0	<15.0	<15.0	
Bromobenzene	(ug/L)	NS	NS	<0.58	<2.3	<2.3	<2.3	<2.3	<2.3	<2.3	<2.3	
Bromodichloromethane	(ug/L)	0.06	0.6	<0.80	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
Bromoform	(ug/L)	0.44	4.4	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
n-Butylbenzene	(ug/L)	NS	NS	0.67J	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
sec-Butylbenzene	(ug/L)	NS	NS	<5.5	<21.9	<21.9	<21.9	<21.9	<21.9	<21.9	<21.9	
tert-Butylbenzene	(ug/L)	NS	NS	<0.45	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	
Carbon Tetrachloride	(ug/L)	0.5	5	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
Chlorobenzene	(ug/L)	NS	NS	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
Chloroethane	(ug/L)	80	400	<0.94	<3.7	<3.7	<3.7	<3.7	<3.7	<3.7	<3.7	
Chloroform	(ug/L)	0.6	6	<6.2	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	
Chloromethane	(ug/L)	3	30	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
2-Chlorotoluene	(ug/L)	NS	NS	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
4-Chlorotoluene	(ug/L)	NS	NS	<0.53	<2.1	<2.1	<2.1	<2.1	<2.1	<2.1	<2.1	
1,2-Dibromo-3-chloropropane	(ug/L)	0.02	0.2	<5.4	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	
Dibromochloromethane	(ug/L)	6	60	<0.80	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
1,2-Dibromoethane (EDB)	(ug/L)	0.005	0.05	<0.41	<1.6	<1.6	<1.6	<1.6	<1.6	<1.6	<1.8	
1,2-Dichlorobenzene	(ug/L)	60	600	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
1,3-Dichlorobenzene	(ug/L)	120	600	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
1,4-Dichlorobenzene	(ug/L)	15	75	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
Dichlorodifluoromethane	(ug/L)	200	1,000	<0.39	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.2	
1,1-Dichloroethane	(ug/L)	85	850	<0.41	<2.4	<2.4	<2.4	<2.4	<2.4	<2.4	<2.4	
1,2-Dichloroethane	(ug/L)	0.5	5	<0.42	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7	
1,1-Dichloroethene	(ug/L)	0.7	7	<1.0	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	
1,2-Dichloropropane	(ug/L)	0.5	5	<0.58	<2.3	<2.3	<2.3	<2.3	<2.3	<2.3	<2.3	
1,3-Dichloropropane	(ug/L)	NS	NS	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
2,2-Dichloropropane	(ug/L)	NS	NS	<1.2	<4.8	<4.8	<4.8	<4.8	<4.8	<4.8	<4.8	
Diisopropyl ether	(ug/L)	NS	NS	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
Hexachloro-1,3-butadiene	(ug/L)	NS	NS	<5.3	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	
Isopropylbenzene	(ug/L)	NS	NS	<0.29	<1.4	<1.4	<1.4	<1.4	<1.4	<1.4	<1.4	
p-Isopropyltoluene	(ug/L)	NS	NS	0.58J	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
Naphthalene	(ug/L)	10	100	<6.2	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	
n-Propylbenzene	(ug/L)	NS	NS	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
1,1,1,2-Tetrachloroethane	(ug/L)	7	70	<0.45	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	
1,1,2,2-Tetrachloroethane	(ug/L)	0.02	0.2	<0.62	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	
1,2,3-Trichlorobenzene	(ug/L)	NS	NS	<5.3	<21.3	<21.3	<21.3	<21.3	<21.3	<21.3	<21.3	
1,2,4-Trichlorobenzene	(ug/L)	14	70	<5.5	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	
1,1,1-Trichloroethane	(ug/L)	40	200	<1.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	
1,1,2-Trichloroethane	(ug/L)	0.5	5	<0.39	<1.5	<1.5	<1.5	<1.5	<1.5	<2.0	<2.0	
Trichlorofluoromethane	(ug/L)	NS	NS	<0.43	<1.7	<1.7	<1.7	<1.7	<1.7	<1.8	<1.8	

Notes:
 NS = No standard established
 NA = Not analyzed for parameter
 /ITALICS indicates exceedance of NR 140.10 Preventive Action Limit
 BOLD indicates exceedance of NR 140.10 Enforcement Standard
 (1) = Well not Surveyed
 -- = Not Reported

TABLE A.1.I

Groundwater Analytical Table - VOC
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID		NR 140.10 Preventive Action Limit	NR 140.10 Enforcement Standard	PZ-13							MW-14	MW-15
				9/17/13	12/2/13	4/25/14	7/10/14	10/9/14	12/22/14	8/4/15	9/17/13	9/17/13
Date				572.96	589.57	595.95	593.14	593.00	592.61	594.88	595.15	601.49
Groundwater Elevation (feet MSL)				Present	Present	Present	Present	Present	Present	Present	Yes	Yes
Properly Abandoned? Yes or Present												
Note												
Tetrachloroethene (PCE)	(ug/L)	0.5	5	<0.33	<0.33	<0.50	<0.50	<0.50	<0.50	<0.50	<0.33	<0.33
Trichloroethene (TCE)	(ug/L)	0.5	5	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33
cis-1,2-Dichloroethene	(ug/L)	7	70	<0.38	<0.38	<0.26	<0.26	<0.26	<0.26	<0.26	<0.38	<0.38
trans-1,2-Dichloroethene	(ug/L)	20	100	<0.35	<0.35	<0.24	<0.24	<0.24	<0.26	<0.26	<0.35	<0.35
Vinyl Chloride	(ug/L)	0.02	0.2	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18
Methylene Chloride	(ug/L)	0.5	5	<0.5	<0.5	<0.23	<0.23	<0.23	<0.23	<0.23	<0.5	<0.5
Benzene	(ug/L)	0.5	5	<0.24	<0.24	<0.50	<0.50	<0.50	<0.50	<0.50	<0.24	<0.24
Ethylbenzene	(ug/L)	140	700	<0.55	<0.55	<0.50	<0.50	<0.50	<0.50	<0.50	<0.55	<0.55
MTBE	(ug/L)	12	60	<0.23	<0.23	<0.17	<0.17	<0.17	<0.17	<0.17	<0.23	<0.23
Toluene	(ug/L)	160	800	<0.69	<0.69	<0.50	<0.50	<0.50	<0.50	<0.50	<0.69	<0.69
1,2,4-Trimethylbenzene	(ug/L)	NS	NS	<2.2	<2.2	<0.50	<0.50	<0.50	<0.50	<0.50	<2.2	<2.2
1,3,5-Trimethylbenzene	(ug/L)	NS	NS	<1.4	<1.4	<0.50	<0.50	<0.50	<0.50	<0.50	<1.4	<1.4
Trimethylbenzenes, Total	(ug/L)	96	480	<3.6	<3.6	<1.0	<1.0	<1.0	<1.0	<1.0	<3.6	<3.6
m&p-Xylene	(ug/L)	NS	NS	<0.69	<0.69	<1.0	<1.0	<1.0	<1.0	<1.0	<0.69	<0.69
o-Xylene	(ug/L)	NS	NS	<0.63	<0.63	<0.50	<0.50	<0.50	<0.50	<0.50	<0.63	<0.63
Xylenes (TOTAL)	(ug/L)	400	2,000	<1.32	<1.32	<1.5	<1.5	<1.5	<1.5	<1.5	<1.32	<1.32
Bromobenzene	(ug/L)	NS	NS	<0.32	<0.32	<0.23	<0.23	<0.23	<0.23	<0.23	<0.32	<0.32
Bromodichloromethane	(ug/L)	0.06	0.6	<0.37	<0.37	<0.32	<0.32	<0.32	<0.32	<0.50	<0.37	<0.37
Bromoform	(ug/L)	0.44	4.4	<0.35	<0.35	<0.50	<0.50	<0.50	<0.50	<0.50	<0.35	<0.35
n-Butylbenzene	(ug/L)	NS	NS	<0.35	<0.35	<0.22	<0.22	<0.22	<0.22	<0.50	<0.35	<0.35
sec-Butylbenzene	(ug/L)	NS	NS	<0.33	<0.33	<2.2	<2.2	<2.2	<2.2	<2.2	<0.33	<0.33
tert-Butylbenzene	(ug/L)	NS	NS	<0.36	<0.36	<0.18	<0.18	<0.18	<0.18	<0.18	<0.36	<0.36
Carbon Tetrachloride	(ug/L)	0.5	5	<0.33	<0.33	<0.50	<0.50	<0.50	<0.50	<0.50	<0.33	<0.33
Chlorobenzene	(ug/L)	NS	NS	<0.24	<0.24	<0.50	<0.50	<0.50	<0.50	<0.50	<0.24	<0.24
Chloroethane	(ug/L)	80	400	<0.63	<0.63	<0.37	<0.37	<0.37	<0.37	<0.37	<0.63	<0.63
Chloroform	(ug/L)	0.6	6	<0.28	<0.28	<2.5	<2.5	<2.5	<2.5	<2.5	<0.28	<0.28
Chloromethane	(ug/L)	3	30	<0.81	<0.81	<0.50	<0.50	<0.50	<0.50	<0.50	<0.81	<0.81
2-Chlorotoluene	(ug/L)	NS	NS	<0.21	<0.21	<0.50	<0.50	<0.50	<0.50	<0.50	<0.21	<0.21
4-Chlorotoluene	(ug/L)	NS	NS	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21
1,2-Dibromo-3-chloropropane	(ug/L)	0.02	0.2	<0.88	<0.88	<2.2	<2.2	<2.2	<2.2	<2.2	<0.88	<0.88
Dibromochloromethane	(ug/L)	6	60	<0.22	<0.22	<0.32	<0.32	<0.32	<0.50	<0.50	<0.22	<0.22
1,2-Dibromoethane (EDB)	(ug/L)	0.005	0.05	<0.44	<0.44	<0.16	<0.16	<0.16	<0.16	<0.18	<0.44	<0.44
1,2-Dichlorobenzene	(ug/L)	60	600	<0.36	<0.36	<0.50	<0.50	<0.50	<0.50	<0.50	<0.36	<0.36
1,3-Dichlorobenzene	(ug/L)	120	600	<0.28	<0.28	<0.50	<0.50	<0.50	<0.50	<0.50	<0.28	<0.28
1,4-Dichlorobenzene	(ug/L)	15	75	<0.3	<0.3	<0.50	<0.50	<0.50	<0.50	<0.50	<0.3	<0.3
Dichlorodifluoromethane	(ug/L)	200	1,000	<0.44	<0.44	<0.16	<0.16	<0.16	<0.20	<0.22	<0.44	<0.44
1,1-Dichloroethane	(ug/L)	85	850	<0.3	<0.3	<0.16	<0.16	<0.16	<0.24	<0.24	<0.3	<0.3
1,2-Dichloroethane	(ug/L)	0.5	5	<0.41	<0.41	<0.17	<0.17	<0.17	<0.17	<0.17	<0.41	<0.41
1,1-Dichloroethene	(ug/L)	0.7	7	<0.4	<0.4	<0.41	<0.41	<0.41	<0.41	<0.41	<0.4	<0.4
1,2-Dichloropropane	(ug/L)	0.5	5	<0.32	<0.32	<0.23	<0.23	<0.23	<0.23	<0.23	<0.32	<0.32
1,3-Dichloropropane	(ug/L)	NS	NS	<0.33	<0.33	<0.50	<0.50	<0.50	<0.50	<0.50	<0.33	<0.33
2,2-Dichloropropane	(ug/L)	NS	NS	<0.36	<0.36	<0.48	<0.48	<0.48	<0.48	<0.48	<0.36	<0.36
Diisopropyl ether	(ug/L)	NS	NS	<0.23	<0.23	<0.50	<0.50	<0.50	<0.50	<0.50	<0.23	<0.23
Hexachloro-1,3-butadiene	(ug/L)	NS	NS	<1.5	<1.5	<2.1	<2.1	<2.1	<2.1	<2.1	<1.5	<1.5
Isopropylbenzene	(ug/L)	NS	NS	<0.3	<0.3	<0.12	<0.12	<0.12	<0.14	<0.14	<0.3	<0.3
p-Isopropyltoluene	(ug/L)	NS	NS	<0.31	<0.31	<0.13	<0.13	<0.13	<0.50	<0.50	<0.31	<0.31
Naphthalene	(ug/L)	10	100	<1.7	<1.7	<2.5	<2.5	<2.5	<2.5	<2.5	<1.7	<1.7
n-Propylbenzene	(ug/L)	NS	NS	<0.25	<0.25	<0.50	<0.50	<0.50	<0.50	<0.50	<0.25	<0.25
1,1,1,2-Tetrachloroethane	(ug/L)	7	70	<0.33	<0.33	<0.18	<0.18	<0.18	<0.18	<0.18	<0.33	<0.33
1,1,1,2,2-Tetrachloroethane	(ug/L)	0.02	0.2	<0.45	<0.45	<0.25	<0.25	<0.25	<0.25	<0.25	<0.45	<0.45
1,2,3-Trichlorobenzene	(ug/L)	NS	NS	<1.8	<1.8	<2.1	<2.1	<2.1	<2.1	<2.1	<1.8	<1.8
1,2,4-Trichlorobenzene	(ug/L)	14	70	<0.98	<0.98	<2.2	<2.2	<2.2	<2.2	<2.2	<0.98	<0.98
1,1,1-Trichloroethane	(ug/L)	40	200	<0.33	<0.33	<0.50	<0.50	<0.50	<0.50	<0.50	<0.33	<0.33
1,1,2-Trichloroethane	(ug/L)	0.5	5	<0.34	<0.34	<0.15	<0.15	<0.15	<0.16	<0.20	<0.34	<0.34
Trichlorofluoromethane	(ug/L)	NS	NS	<0.71	<0.71	<0.17	<0.17	<0.17	<0.17	<0.18	<0.71	<0.71

Notes:
 NS = No standard established
 NA = Not analyzed for parameter
 ITALICS indicates exceedance of NR 140.10 Preventive Action Limit
 BOLD indicates exceedance of NR 140.10 Enforcement Standard
 (1) = Well not Surveyed
 -- = Not Reported

TABLE A.1.I

Groundwater Analytical Table - VOC
 Royal Cleaners - Former (New Walgreens VPLe)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID	Date	NR 140.10 Preventive Action Limit	NR 140.10 Enforcement Standard	MW-16	MW-17	MW-18						
				9/17/13	9/17/13	12/2/13	12/2/13	4/25/14	7/10/14	10/9/14	12/22/14	8/4/15
Groundwater Elevation (feet MSL)				601.69	601.52	590.77	590.77	594.48	594.55	594.39	594.44	594.40
Properly Abandoned? Yes or Present				Yes	Yes	Present	Present	Present	Present	Present	Present	Present
Note												
Tetrachloroethene (PCE)	(ug/L)	0.5	5	<0.33	<0.33	<0.33	<0.33	<0.50	<0.50	<0.50	<0.50	<0.50
Trichloroethene (TCE)	(ug/L)	0.5	5	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33
cis-1,2-Dichloroethene	(ug/L)	7	70	<0.38	<0.38	<0.38	<0.38	<0.26	<0.26	<0.26	<0.26	<0.26
trans-1,2-Dichloroethene	(ug/L)	20	100	<0.35	<0.35	<0.35	<0.35	<0.24	<0.24	<0.24	<0.26	<0.26
Vinyl Chloride	(ug/L)	0.02	0.2	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18
Methylene Chloride	(ug/L)	0.5	5	<0.5	<0.5	<0.5	<0.5	<0.23	<0.23	<0.23	<0.23	<0.23
Benzene	(ug/L)	0.5	5	<0.24	<0.24	<0.24	<0.24	<0.50	<0.50	<0.50	<0.50	<0.50
Ethylbenzene	(ug/L)	140	700	<0.55	<0.55	<0.55	<0.55	<0.50	<0.50	<0.50	<0.50	<0.50
MTBE	(ug/L)	12	60	<0.23	<0.23	<0.23	<0.23	<0.17	<0.17	<0.17	<0.17	<0.17
Toluene	(ug/L)	160	800	<0.69	<0.69	<0.69	<0.69	<0.50	<0.50	<0.50	<0.50	<0.50
1,2,4-Trimethylbenzene	(ug/L)	NS	NS	<2.2	<2.2	<2.2	<2.2	<0.50	<0.50	<0.50	<0.50	<0.50
1,3,5-Trimethylbenzene	(ug/L)	NS	NS	<1.4	<1.4	<1.4	<1.4	<0.50	<0.50	<0.50	<0.50	<0.50
Trimethylbenzenes, Total	(ug/L)	96	480	<3.6	<3.6	<3.6	<3.6	<1.0	<1.0	<1.0	<1.0	<1.0
m&p-Xylene	(ug/L)	NS	NS	<0.69	<0.69	<0.69	<0.69	<1.0	<1.0	<1.0	<1.0	<1.0
o-Xylene	(ug/L)	NS	NS	<0.63	<0.63	<0.63	<0.63	<0.50	<0.50	<0.50	<0.50	<0.50
Xylenes (TOTAL)	(ug/L)	400	2,000	<1.32	<1.32	<1.32	<1.32	<1.5	<1.5	<1.5	<1.5	<1.5
Bromobenzene	(ug/L)	NS	NS	<0.32	<0.32	<0.32	<0.32	<0.23	<0.23	<0.23	<0.23	<0.23
Bromodichloromethane	(ug/L)	0.06	0.6	<0.37	<0.37	<0.37	<0.37	<0.32	<0.32	<0.32	<0.32	<0.50
Bromoform	(ug/L)	0.44	4.4	<0.35	<0.35	<0.35	<0.35	<0.50	<0.50	<0.50	<0.50	<0.50
n-Butylbenzene	(ug/L)	NS	NS	<0.35	<0.35	<0.35	<0.35	<0.22	<0.22	<0.22	<0.22	<0.50
sec-Butylbenzene	(ug/L)	NS	NS	<0.33	<0.33	<0.33	<0.33	<2.2	<2.2	<2.2	<2.2	<2.2
tert-Butylbenzene	(ug/L)	NS	NS	<0.36	<0.36	<0.36	<0.36	<0.18	<0.18	<0.18	<0.18	<0.18
Carbon Tetrachloride	(ug/L)	0.5	5	<0.33	<0.33	<0.33	<0.33	<0.50	<0.50	<0.50	<0.50	<0.50
Chlorobenzene	(ug/L)	NS	NS	<0.24	<0.24	<0.24	<0.24	<0.50	<0.50	<0.50	<0.50	<0.50
Chloroethane	(ug/L)	80	400	<0.63	<0.63	<0.63	<0.63	<0.37	<0.37	<0.37	<0.37	<0.37
Chloroform	(ug/L)	0.6	6	<0.28	<0.28	<0.28	<0.28	<2.5	<2.5	<2.5	<2.5	<2.5
Chloromethane	(ug/L)	3	30	<0.81	<0.81	<0.81	<0.81	<0.50	<0.50	<0.50	<0.50	<0.50
2-Chlorotoluene	(ug/L)	NS	NS	<0.21	<0.21	<0.21	<0.21	<0.50	<0.50	<0.50	<0.50	<0.50
4-Chlorotoluene	(ug/L)	NS	NS	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21	<0.21
1,2-Dibromo-3-chloropropane	(ug/L)	0.02	0.2	<0.88	<0.88	<0.88	<0.88	<2.2	<2.2	<2.2	<2.2	<2.2
Dibromochloromethane	(ug/L)	6	60	<0.22	<0.22	<0.22	<0.22	<0.32	<0.32	<0.32	<0.50	<0.50
1,2-Dibromoethane (EDB)	(ug/L)	0.005	0.05	<0.44	<0.44	<0.44	<0.44	<0.16	<0.16	<0.16	<0.16	<0.18
1,2-Dichlorobenzene	(ug/L)	60	600	<0.36	<0.36	<0.36	<0.36	<0.50	<0.50	<0.50	<0.50	<0.50
1,3-Dichlorobenzene	(ug/L)	120	600	<0.28	<0.28	<0.28	<0.28	<0.50	<0.50	<0.50	<0.50	<0.50
1,4-Dichlorobenzene	(ug/L)	15	75	<0.3	<0.3	<0.3	<0.3	<0.50	<0.50	<0.50	<0.50	<0.50
Dichlorodifluoromethane	(ug/L)	200	1,000	<0.44	<0.44	<0.44	<0.44	<0.16	<0.16	<0.16	<0.20	<0.22
1,1-Dichloroethane	(ug/L)	85	850	<0.3	<0.3	<0.3	<0.3	<0.16	<0.16	<0.16	<0.24	<0.24
1,2-Dichloroethane	(ug/L)	0.5	5	<0.41	<0.41	<0.41	<0.41	<0.17	<0.17	<0.17	<0.17	<0.17
1,1-Dichloroethene	(ug/L)	0.7	7	<0.4	<0.4	<0.4	<0.4	<0.41	<0.41	<0.41	<0.41	<0.41
1,2-Dichloropropane	(ug/L)	0.5	5	<0.32	<0.32	<0.32	<0.32	<0.23	<0.23	<0.23	<0.23	<0.23
1,3-Dichloropropane	(ug/L)	NS	NS	<0.33	<0.33	<0.33	<0.33	<0.50	<0.50	<0.50	<0.50	<0.50
2,2-Dichloropropane	(ug/L)	NS	NS	<0.36	<0.36	<0.36	<0.36	<0.48	<0.48	<0.48	<0.48	<0.48
Diisopropyl ether	(ug/L)	NS	NS	<0.23	<0.23	<0.23	<0.23	<0.50	<0.50	<0.50	<0.50	<0.50
Hexachloro-1,3-butadiene	(ug/L)	NS	NS	<1.5	<1.5	<1.5	<1.5	<2.1	<2.1	<2.1	<2.1	<2.1
Isopropylbenzene	(ug/L)	NS	NS	<0.3	<0.3	<0.3	<0.3	<0.12	<0.12	<0.12	<0.14	<0.14
p-Isopropyltoluene	(ug/L)	NS	NS	<0.31	<0.31	<0.31	<0.31	<0.13	<0.13	<0.13	<0.50	<0.50
Naphthalene	(ug/L)	10	100	<1.7	<1.7	<1.7	<1.7	<2.5	<2.5	<2.5	<2.5	<2.5
n-Propylbenzene	(ug/L)	NS	NS	<0.25	<0.25	<0.25	<0.25	<0.50	<0.50	<0.50	<0.50	<0.50
1,1,1,2-Tetrachloroethane	(ug/L)	7	70	<0.33	<0.33	<0.33	<0.33	<0.18	<0.18	<0.18	<0.18	<0.18
1,1,2,2-Tetrachloroethane	(ug/L)	0.02	0.2	<0.45	<0.45	<0.45	<0.45	<0.25	<0.25	<0.25	<0.25	<0.25
1,2,3-Trichlorobenzene	(ug/L)	NS	NS	<1.8	<1.8	<1.8	<1.8	<2.1	<2.1	<2.1	<2.1	<2.1
1,2,4-Trichlorobenzene	(ug/L)	14	70	<0.98	<0.98	<0.98	<0.98	<2.2	<2.2	<2.2	<2.2	<2.2
1,1,1-Trichloroethane	(ug/L)	40	200	<0.33	<0.33	<0.33	<0.33	<0.50	<0.50	<0.50	<0.50	<0.50
1,1,2-Trichloroethane	(ug/L)	0.5	5	<0.34	<0.34	<0.34	<0.34	<0.15	<0.15	<0.15	<0.16	<0.20
Trichlorofluoromethane	(ug/L)	NS	NS	<0.71	<0.71	<0.71	<0.71	<0.17	<0.17	<0.17	<0.17	<0.18

Notes:
 NS = No standard established
 NA = Not analyzed for parameter
 /ITALICS indicates exceedance of NR 140.10 Preventive Action Limit
 BOLD indicates exceedance of NR 140.10 Enforcement Standard
 (1) = Well not Surveyed
 -- = Not Reported

TABLE A.1.I

Groundwater Analytical Table - VOC
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID		NR 140.10 Preventive Action Limit	NR 140.10 Enforcement Standard	Trip Blank		
Date	4/25/14			10/9/14	3/5/15	
Groundwater Elevation (feet MSL)				NA	NA	NA
Properly Abandoned? Yes or Present				NA	NA	NA
Note						
Tetrachloroethene (PCE)	(ug/L)	0.5	5	<0.50	<0.50	<0.50
Trichloroethene (TCE)	(ug/L)	0.5	5	<0.33	<0.33	<0.33
cis-1,2-Dichloroethene	(ug/L)	7	70	<0.26	<0.26	<0.26
trans-1,2-Dichloroethene	(ug/L)	20	100	<0.24	<0.24	<0.24
Vinyl Chloride	(ug/L)	0.02	0.2	<0.18	<0.18	<0.18
Methylene Chloride	(ug/L)	0.5	5	<0.23	<0.23	<0.23
Benzene	(ug/L)	0.5	5	<0.50	<0.50	<0.50
Ethylbenzene	(ug/L)	140	700	<0.50	<0.50	<0.50
MTBE	(ug/L)	12	60	<0.17	<0.17	<0.17
Toluene	(ug/L)	160	800	<0.50	<0.50	<0.50
1,2,4-Trimethylbenzene	(ug/L)	NS	NS	<0.50	<0.50	<0.50
1,3,5-Trimethylbenzene	(ug/L)	NS	NS	<0.50	<0.50	<0.50
Trimethylbenzenes, Total	(ug/L)	96	480	<1.0	<1.0	<1.0
m&p-Xylene	(ug/L)	NS	NS	<1.0	<1.0	<1.0
o-Xylene	(ug/L)	NS	NS	<0.50	<0.50	<0.50
Xylenes (TOTAL)	(ug/L)	400	2,000	<1.5	<1.5	<1.5
Bromobenzene	(ug/L)	NS	NS	<0.23	<0.23	<0.23
Bromodichloromethane	(ug/L)	0.06	0.6	<0.32	<0.32	<0.32
Bromoform	(ug/L)	0.44	4.4	<0.50	<0.50	<0.50
n-Butylbenzene	(ug/L)	NS	NS	<0.22	<0.22	<0.22
sec-Butylbenzene	(ug/L)	NS	NS	<2.2	<2.2	<2.2
tert-Butylbenzene	(ug/L)	NS	NS	<0.18	<0.18	<0.18
Carbon Tetrachloride	(ug/L)	0.5	5	<0.50	<0.50	<0.50
Chlorobenzene	(ug/L)	NS	NS	<0.50	<0.50	<0.50
Chloroethane	(ug/L)	80	400	<0.37	<0.37	<0.37
Chloroform	(ug/L)	0.6	6	<2.5	<2.5	<2.5
Chloromethane	(ug/L)	3	30	<0.50	<0.50	<0.50
2-Chlorotoluene	(ug/L)	NS	NS	<0.50	<0.50	<0.50
4-Chlorotoluene	(ug/L)	NS	NS	<0.21	<0.21	<0.21
1,2-Dibromo-3-chloropropane	(ug/L)	0.02	0.2	<2.2	<2.2	<2.2
Dibromochloromethane	(ug/L)	6	60	<0.32	<0.32	<0.32
1,2-Dibromoethane (EDB)	(ug/L)	0.005	0.05	<0.16	<0.16	<0.16
1,2-Dichlorobenzene	(ug/L)	60	600	<0.50	<0.50	<0.50
1,3-Dichlorobenzene	(ug/L)	120	600	<0.50	<0.50	<0.50
1,4-Dichlorobenzene	(ug/L)	15	75	<0.50	<0.50	<0.50
Dichlorodifluoromethane	(ug/L)	200	1,000	<0.16	<0.16	<0.16
1,1-Dichloroethane	(ug/L)	85	850	<0.16	<0.16	<0.16
1,2-Dichloroethane	(ug/L)	0.5	5	<0.17	<0.17	<0.17
1,1-Dichloroethene	(ug/L)	0.7	7	<0.41	<0.41	<0.41
1,2-Dichloropropane	(ug/L)	0.5	5	<0.23	<0.23	<0.23
1,3-Dichloropropane	(ug/L)	NS	NS	<0.50	<0.50	<0.50
2,2-Dichloropropane	(ug/L)	NS	NS	<0.48	<0.48	<0.48
Diisopropyl ether	(ug/L)	NS	NS	<0.50	<0.50	<0.50
Hexachloro-1,3-butadiene	(ug/L)	NS	NS	<2.1	<2.1	<2.1
Isopropylbenzene	(ug/L)	NS	NS	<0.12	<0.12	<0.12
p-Isopropyltoluene	(ug/L)	NS	NS	<0.13	<0.13	<0.13
Naphthalene	(ug/L)	10	100	<2.5	<2.5	<2.5
n-Propylbenzene	(ug/L)	NS	NS	<0.50	<0.50	<0.50
1,1,1,2-Tetrachloroethane	(ug/L)	7	70	<0.18	<0.18	<0.18
1,1,2,2-Tetrachloroethane	(ug/L)	0.02	0.2	<0.25	<0.25	<0.25
1,2,3-Trichlorobenzene	(ug/L)	NS	NS	<2.1	<2.1	<2.1
1,2,4-Trichlorobenzene	(ug/L)	14	70	<2.2	<2.2	<2.2
1,1,1-Trichloroethane	(ug/L)	40	200	<0.50	<0.50	<0.50
1,1,2-Trichloroethane	(ug/L)	0.5	5	<0.15	<0.15	<0.15
Trichlorofluoromethane	(ug/L)	NS	NS	<0.17	<0.17	<0.17

Notes:
 NS = No standard established
 NA = Not analyzed for parameter
 /ITALICS indicates exceedance of NR 140.10 Preventive Action Limit
 BOLD indicates exceedance of NR 140.10 Enforcement Standard
 (1) = Well not Surveyed
 -- = Not Reported

TABLE A.1.II

Groundwater Analytical Table - PAH
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID		NR 140.10 Preventive Action Limit	NR 140.10 Enforcement Standard	MW-11	PZ-12	MW-12		PZ-12		MW-13		PZ-13		MW-14	MW-15	MW-16	MW-17	MW-18		
Date				9/17/13	9/17/13	9/17/13	12/2/13	9/17/13	12/2/13	9/17/13	12/2/13	9/17/13	12/2/13	9/17/13	12/2/13	9/17/13	9/17/13	9/17/13	9/17/13	12/2/13
Groundwater Elevation				601.37	572.48	601.28	601.50	572.48	588.10	600.63	600.07	572.96	589.57	595.15	601.49	601.69	601.52	590.77		
Acenaphthene	(µg/L)	NS	NS	<0.021	<0.021	<0.021	NA	<0.021	NA	<0.021	NA	<0.021	NA	<0.021	<0.021	<0.021	<0.021	NA		
Acenaphthylene	(µg/L)	NS	NS	<0.02	<0.02	<0.02	NA	<0.02	NA	<0.02	NA	<0.02	NA	<0.02	<0.02	<0.02	<0.02	NA		
Anthracene	(µg/L)	600	3,000	<0.02	<0.02	<0.02	NA	<0.02	NA	<0.02	NA	<0.02	NA	<0.02	<0.02	<0.02	<0.02	NA		
Benzo(a)anthracene	(µg/L)	NS	NS	<0.025	<0.025	<0.025	NA	<0.025	NA	<0.025	NA	<0.025	NA	<0.025	<0.025	<0.025	<0.025	NA		
Benzo(a)pyrene	(µg/L)	0.02	0.2	<0.018	<0.018	<0.018	NA	<0.018	NA	<0.018	NA	<0.018	NA	<0.018	<0.018	<0.018	<0.018	NA		
Benzo(b)fluoranthene	(µg/L)	0.02	0.2	<0.02	<0.02	<0.02	NA	<0.02	NA	<0.02	NA	<0.02	NA	<0.02	<0.02	<0.02	<0.02	NA		
Benzo(g,h,i)perylene	(µg/L)	NS	NS	<0.023	<0.023	<0.023	NA	<0.023	NA	<0.023	NA	<0.023	NA	<0.023	<0.023	<0.023	<0.023	NA		
Benzo(k)fluoranthene	(µg/L)	NS	NS	<0.027	<0.027	<0.027	NA	<0.027	NA	<0.027	NA	<0.027	NA	<0.027	<0.027	<0.027	<0.027	NA		
Chrysene	(µg/L)	0.02	0.2	<0.018	<0.018	<0.018	NA	<0.018	NA	<0.018	NA	<0.018	NA	<0.018	<0.018	<0.018	<0.018	NA		
Dibenzo(a,h)anthracene	(µg/L)	NS	NS	< 0.023	< 0.023	< 0.023	NA	< 0.023	NA	< 0.023	NA	< 0.023	NA	< 0.023	< 0.023	< 0.023	< 0.023	NA		
Fluoranthene	(µg/L)	80	400	< 0.026	0.030 J	< 0.026	NA	< 0.026	NA	< 0.026	NA	< 0.026	NA	< 0.026	< 0.026	< 0.026	< 0.026	NA		
Fluorene	(µg/L)	80	400	< 0.02	< 0.02	< 0.02	NA	< 0.02	NA	< 0.02	NA	< 0.02	NA	< 0.02	< 0.02	< 0.02	< 0.02	NA		
Indeno(123-cd)pyrene	(µg/L)	NS	NS	< 0.027	< 0.027	< 0.027	NA	< 0.027	NA	< 0.027	NA	< 0.027	NA	< 0.027	< 0.027	< 0.027	< 0.027	NA		
1-methylnaphthalene	(µg/L)	NS	NS	< 0.019	< 0.019	< 0.019	NA	< 0.019	NA	< 0.019	NA	< 0.019	NA	< 0.019	< 0.019	< 0.019	< 0.019	NA		
2-methylnaphthalene	(µg/L)	NS	NS	< 0.016	< 0.016	< 0.016	NA	< 0.016	NA	< 0.016	NA	< 0.016	NA	< 0.016	< 0.016	< 0.016	< 0.016	NA		
Naphthalene	(µg/L)	10	100	< 0.023	< 0.023	< 0.023	NA	0.024 J	NA	<0.023	NA	<0.023	NA	< 0.023	< 0.023	< 0.023	< 0.023	NA		
Phenanthrene	(µg/L)	NS	NS	< 0.018	<0.027 J	< 0.018	NA	< 0.018	NA	< 0.018	NA	< 0.018	NA	< 0.018	< 0.018	< 0.018	< 0.018	NA		
Pyrene	(µg/L)	50	250	< 0.025	<0.031 J	< 0.025	NA	< 0.025	NA	< 0.025	NA	< 0.025	NA	< 0.025	< 0.025	< 0.025	< 0.025	NA		

Notes:

NS = No standard established

NA = Not analyzed for parameter

ITALICS indicates exceedance of NR 140.10 Preventive Action Limit

BOLD indicates exceedance of NR 140.10 Enforcement Standard

TABLE A.1.III

Groundwater Analytical Table - Metals
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID		NR 140.10 Preventive Action Limit	NR 140.10 Enforcement Standard	MW-11	PZ-11	MW-12		PZ-12		MW-13		PZ-13		MW-14	MW-15	MW-16	MW-17	MW-18		
Date				9/17/13	9/17/13	9/17/13	12/2/13	9/17/13	12/2/13	9/17/13	12/2/13	9/17/13	12/2/13	9/17/13	12/2/13	9/17/13	9/17/13	9/17/13	9/17/13	12/2/13
Groundwater Elevation				601.37	572.48	601.28	601.50	572.48	588.10	600.63	600.07	572.96	589.57	595.15	601.49	601.69	601.52	590.77		
<i>Arsenic</i>	(ug/L)	1.0	10	0.70 J	1.7	0.44 J	NA	7.6	NA	0.64 J	NA	0.92 J	NA	0.44 J	2.7	1.2 J	2.4	NA		
<i>Barium</i>	(ug/L)	400	2,000	130	29	73	NA	63	NA	660	NA	16	NA	330	93	93	180	NA		
Cadmium	(ug/L)	0.5	5	<0.16	<0.16	<0.16	NA	<0.16	NA	<0.16	NA	<0.16	NA	<0.16	<0.16	<0.16	<0.16	NA		
Chromium ++	(ug/L)	10	100	<0.54	<0.54	<0.54	NA	0.57 J	NA	<0.54	NA	<0.54	NA	0.62 J	3.1	<2.7	0.63 J	NA		
Lead	(ug/L)	1.5	15	<0.24	<0.24	<0.24	NA	<0.24	NA	<0.24	NA	<0.24	NA	<0.24	<0.24	<0.24	<0.24	NA		
Mercury	(ug/L)	0.2	2	<0.049	<0.049	<0.049	NA	<0.049	NA	<0.049	NA	<0.049	NA	<0.049	<0.049	<0.049	<0.049	NA		
Selenium	(ug/L)	10	50	2.2	1.5	6.4	NA	1.0	NA	4.7	NA	1.7	NA	4.4	9.1	3.5 J	4.4	NA		
Silver	(ug/L)	10	50	<0.31	<0.31	<0.31	NA	<0.31	NA	<0.31	NA	<0.31	NA	<0.31	<0.31	<0.31	<0.31	NA		

Notes:

- NS = No standard established
- NA = Not analyzed for parameter
- ITALICS* indicates exceedance of NR 140.10 Preventive Action Limit
- BOLD** indicates exceedance of NR 140.10 Enforcement Standard
- * Standards according to NR 140.12
- ++ Standard for Total Chromium

TABLE A.2.1
 Soil Analytical Table - VOC
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID		Groundwater Pathway RCL	Non-Industrial Direct-Contact RCL	B1300	SB-1	SB-2	SB-3	SB4	SB-5	MW-2	MW-3	PZ-1		B-1		B-2		B-3		SP-1		SP-2		
Date	Depth (feet)			PID Reading (i.u.)	Description	Depth to seasonal low water table	Saturated or Unsaturated	Notes / removed	3/26/96	6/12/03	6/12/03	6/12/03	5/6/04	5/6/04	5/6/04	5/6/04	6/24/13	6/24/13	6/24/13	6/24/13	6/24/13	6/24/13	7/24/13	7/24/13
				10-12'	2-4'	10-12'	6-8'	6-8'	6-8'	5-7'	7-9'	5-7'	7-9'	1-2.5'	18.5-20'	1-2.5'	13.5-15'	1-2.5'	8.5-10'	2-4'	8-10'	2-4'	8-10'	
				--	--	--	--	--	--	--	--	--	--	0	0	0	0	0	0	0	0	0	0	
				--	--	--	--	--	--	--	--	--	--	CL-ML	CL-ML	CL-ML	CL-ML	SW	CL-ML	SW	SW	CL-ML	CL-ML	
				12	7	12	12	7	7	11	7	12	12	15	15	15	15	9	9	9	9	9	9	
				U	U	U	U	U	U	U	S	U	U	U	U	U	U	U	U	U	U	U	U	
				<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>		<i>RMVD</i>			<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>			
Tetrachloroethene (PCE)	(ug/kg)	<i>4.54</i>	30,700	<i>1,030</i>	<i>83</i>	<27	<25	<25	<25	<25	<i>71 J</i>	<25	<i>55 J</i>	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<49	<49	<49	<49	
Trichloroethene (TCE)	(ug/kg)	<i>3.58</i>	1,260	--	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<28	<28	<28	<28	
cis-1,2-dichloroethene	(ug/kg)	<i>41.2</i>	156,000	--	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<24	<24	<24	<24	
trans-1,2-dichloroethene	(ug/kg)	<i>58.8</i>	1,560,000	--	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<29	<29	<29	<29	
Vinyl Chloride	(ug/kg)	<i>0.138</i>	67	--	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<21	<21	<21	<21	
Methylene Chloride	(ug/kg)	<i>2.56</i>	60,700	--	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<57	<57	<57	<57	
Benzene	(ug/kg)	<i>5.12</i>	1,490	<25	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<9.2	<9.2	<9.2	<9.2	
Ethylbenzene	(ug/kg)	<i>1,570</i>	7,470	<25	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<10	<10	<10	<10	
Toluene	(ug/kg)	<i>1,110</i>	818,000	<25	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<20	<20	<20	<20	
MTBE	(ug/kg)	<i>27</i>	59,400	--	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<30	<30	<30	<30	
m&p-Xylene	(ug/kg)	NS	778,000	--	--	--	--	--	--	--	--	--	--	<50.0	<50.0	<50.0	<125	<50.0	<50.0	<68	<68	<68	<68	
o-Xylene	(ug/kg)	NS	434,000	--	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<31	<31	<31	<31	
Xylenes, Total	(ug/kg)	<i>3,940</i>	258,000	<75	--	--	--	--	--	--	--	--	--	<75.0	<75.0	<75.0	<187.8	<75.0	<75.0	<99	<99	<99	<99	
1,2,4-Trimethylbenzene	(ug/kg)		89,800	<25	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<26	<26	<26	<26	
1,3,5-Trimethylbenzene	(ug/kg)	<i>1,380</i>	182,000	<25	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<26	<26	<26	<26	
Naphthalene	(ug/kg)	<i>658</i>	5,150	<25	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	88.3 J	<25.0	<25.0	<114	<114	<114	<114	
n-Butylbenzene	(ug/kg)	NS	108,000	<25	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<26	<26	<26	<26	
sec-Butylbenzene	(ug/kg)	NS	145,000	<25	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<41	<41	<41	<41	
Isopropylbenzene	(ug/kg)	NS	268,000	<25	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<25	<25	<25	<25	
p-Isopropyltoluene	(ug/kg)	NS	162,000	<25	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<31	<31	<31	<31	
n-Propylbenzene	(ug/kg)	NS	264,000	--	--	--	--	--	--	--	--	--	--	<25.0	<25.0	<25.0	<62.5	<25.0	<25.0	<24	<24	<24	<24	

Notes:

NS = No standard established

NA = Not analyzed for parameter

-- = Not Reported

RMVD = Sample Removed During Excavations

ITALICS indicates exceedance of Groundwater Pathway RCL; WDNR RCL calculator 3/20/14

BOLD indicates exceedance of Non-industrial Direct Contact Residual Contaminant Level; WDNR RCL calculator 3/20/14

* Soil samples collected below all time low water table (i.e., all soil samples collected were saturated)

-Soil borings B-1, B-2, B-3, SP-12, SP-13, and SP-15 removed in 2013 Utility Project

TABLE A.2.1
 Soil Analytical Table - VOC
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID	Date	Groundwater Pathway RCL	Non-Industrial Direct-Contact RCL	SP-3		SP-4		SP-5		SP-6		SP-7		SP-9		SP-10		SP-11		SP-12		SP-13		SP-14		SP-15	
				7/24/13	7/24/13	7/24/13	7/24/13	7/24/13	7/24/13	7/24/13	7/24/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13
Depth (feet)				2-4'	8-10'	2-4'	8-10'	2-5'	8-11'	2-6'	8-12'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'
PID Reading (i.u.)				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Description				SW	CL-ML	CL-ML	CL-ML	SW	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	SW-GW	CL-ML	CL-ML	MLS	CL-ML	SW	CL-ML	CL-ML	CL-ML	
Depth to seasonal low water table				9	9	9	9	9	9	9	9	9	9	9	9	9	9	12	12	15	15	12	12	9	9	9	
Saturated or Unsaturated				U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Notes / removed				<i>RMVD</i>		<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>				<i>RMVD</i>	<i>RMVD</i>							<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>			<i>RMVD</i>	<i>RMVD</i>
Tetrachloroethene (PCE)	(ug/kg)	4.54	30,700	<49	<49	220	740	<49	<49	<49	<49	530	24,700	<49	<49	<49	<49	<49	<49	<49	<49	<49	<49	<49	<49	<49	
Trichloroethene (TCE)	(ug/kg)	3.58	1,260	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	
cis-1,2-dichloroethene	(ug/kg)	41.2	156,000	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	
trans-1,2-dichloroethene	(ug/kg)	58.8	1,560,000	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	
Vinyl Chloride	(ug/kg)	0.138	67	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	
Methylene Chloride	(ug/kg)	2.56	60,700	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	
Benzene	(ug/kg)	5.12	1,490	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	
Ethylbenzene	(ug/kg)	1,570	7,470	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	320	<10	<10	<10	<10	<10	<10	
Toluene	(ug/kg)	1,110	818,000	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	
MTBE	(ug/kg)	27	59,400	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	
m&p-Xylene	(ug/kg)	NS	778,000	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	330	<68	<68	<68	<68	<68	<68	
o-Xylene	(ug/kg)	NS	434,000	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	
Xylenes, Total	(ug/kg)	3,940	258,000	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	
1,2,4-Trimethylbenzene	(ug/kg)	89,800	89,800	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	9,000	<26	30.5 J	<26	<26	<26	<26	
1,3,5-Trimethylbenzene	(ug/kg)	1,380	182,000	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	1,340	<26	<26	<26	<26	<26	<26	
Naphthalene	(ug/kg)	658	5,150	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	257 J	<114	<114	<114	<114	<114	<114	
n-Butylbenzene	(ug/kg)	NS	108,000	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	1,840	<26	56 J	<26	<26	<26	<26	
sec-Butylbenzene	(ug/kg)	NS	145,000	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	610	<41	42 J	<41	<41	<41	<41	
Isopropylbenzene	(ug/kg)	NS	268,000	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	480	<25	52 J	<25	<25	<25	<25	
p-Isopropyltoluene	(ug/kg)	NS	162,000	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	330	<31	<31	<31	<31	<31	<31	
n-Propylbenzene	(ug/kg)	NS	264,000	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	2,200	<24	151	<24	<24	<24	<24	

Notes:

NS = No standard established
 NA = Not analyzed for parameter
 -- = Not Reported
RMVD = Sample Removed During Excavations

ITALICS indicates exceedance of Groundwater Pathway RCL; WDNR RCL calculator 3/20/14

BOLD indicates exceedance of Non-industrial Direct Contact Residual Contaminant Level; WDNR RCL calculator 3/20/14

* Soil samples collected below all time low water table (i.e., all soil samples collected were saturated)

-Soil borings B-1, B-2, B-3, SP-12, SP-13, and SP-15 removed in 2013 Utility Project

TABLE A.2.1
 Soil Analytical Table - VOC
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID	Date	Groundwater Pathway RCL	Non-Industrial Direct-Contact RCL	SP-16		SP-17		SP-18		SP-19		SP-20		SP-21		SP-22		OE-1	OE-2	OE-3	OE-4	OE-5	OE-6	OE-7	OE-8	OE-9
				8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	12/17/13	12/17/13	12/17/13	12/17/13	12/17/13	12/17/13	12/19/13
Depth (feet)				2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	9'	9'	9'	12'	9'	9'	9'	9'	9'
PID Reading (i.u.)				0	0	0	0	0	0	0	0	0	0	0	0	0	0									
Description				CL-ML	CL-ML	MLS	CL-ML	MLS	CL-ML	MLS	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML
Depth to seasonal low water table				10	10	10	10	10	10	10	10	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
Saturated or Unsaturated				U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	S	U	U	U	U	U	U	
Notes / removed																		RMVD	RMVD	RMVD	RMVD	RMVD		RMVD	RMVD	RMVD
Tetrachloroethene (PCE)	(ug/kg)	<i>4.54</i>	30,700	<49	<49	<49	<49	<49	<49	<49	<49	<49	<49	<49	<49	<49	<49	<i>64 J</i>	<i>111 J</i>	<i>600</i>	<i>72 J</i>	<i>20,400</i>	<49	<49	<i>1,700</i>	<i>72</i>
Trichloroethene (TCE)	(ug/kg)	<i>3.58</i>	1,260	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28	<28
cis-1,2-dichloroethene	(ug/kg)	<i>41.2</i>	156,000	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24
trans-1,2-dichloroethene	(ug/kg)	<i>58.8</i>	1,560,000	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29	<29
Vinyl Chloride	(ug/kg)	<i>0.138</i>	67	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21	<21
Methylene Chloride	(ug/kg)	<i>2.56</i>	60,700	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57	<57
Benzene	(ug/kg)	<i>5.12</i>	1,490	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2
Ethylbenzene	(ug/kg)	<i>1,570</i>	7,470	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
Toluene	(ug/kg)	<i>1,110</i>	818,000	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20
MTBE	(ug/kg)	<i>27</i>	59,400	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30
m&p-Xylene	(ug/kg)	NS	778,000	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68	<68
o-Xylene	(ug/kg)	NS	434,000	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31
Xylenes, Total	(ug/kg)	<i>3,940</i>	258,000	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99	<99
1,2,4-Trimethylbenzene	(ug/kg)		89,800	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26
1,3,5-Trimethylbenzene	(ug/kg)	<i>1,380</i>	182,000	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26
Naphthalene	(ug/kg)	<i>658</i>	5,150	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114	<114
n-Butylbenzene	(ug/kg)	NS	108,000	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26
sec-Butylbenzene	(ug/kg)	NS	145,000	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41	<41
Isopropylbenzene	(ug/kg)	NS	268,000	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
p-Isopropyltoluene	(ug/kg)	NS	162,000	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31	<31
n-Propylbenzene	(ug/kg)	NS	264,000	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24	<24

Notes:

NS = No standard established
 NA = Not analyzed for parameter
 -- = Not Reported
 RMVD = Sample Removed During Excavations

ITALICS indicates exceedance of Groundwater Pathway RCL; WDNR RCL calculator 3/20/14

BOLD indicates exceedance of Non-industrial Direct Contact Residual Contaminant Level; WDNR RCL calculator 3/20/14

* Soil samples collected below all time low water table (i.e., all soil samples collected were saturated)

-Soil borings B-1, B-2, B-3, SP-12, SP-13, and SP-15 removed in 2013 Utility Project

TABLE A.2.1

Soil Analytical Table - VOC

Royal Cleaners - Former (New Walgreens VPLE)

135 S. Broadway St., DePere, WI 54115

BRRTS# 02-05-513320

Sample ID		Groundwater Pathway RCL	Non-Industrial Direct-Contact RCL	OE-10	OE-11	OE-12	OE-13	OE-14	OE-5A	OE-5B	OE-7A	OE-7B	OE-8B	OE-20	OE-22	OE-23	OE-24	OE-25
Date	Depth (feet)			12/19/13	12/19/13	12/19/13	12/19/13	12/23/13	1/31/14	2/3/14	1/31/14	1/31/14	1/31/14	1/31/14	1/31/14	2/3/14	2/3/14	2/4/14
PID Reading (i.u.)	Description			9'	9'	9'	9'	9'	17.5'	23'	20'	23'	17.5'	23'	20'	21.5'	14'	15.5'
Depth to seasonal low water table	Saturated or Unsaturated			CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML
Notes / removed				9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
				U	U	U	U	U	S	S	S	S	S	S	S	S	S	S
									RMVD		RMVD							
Tetrachloroethene (PCE)	(ug/kg)	4.54	30,700	<49	<49	<49	<49	<49	1,250	<25.0	844	<25.0	258	<25.0	<25.0	<25.0	<25.0	<25.0
Trichloroethene (TCE)	(ug/kg)	3.58	1,260	<28	<28	<28	<28	<28	45.4 J	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
cis-1,2-dichloroethene	(ug/kg)	41.2	156,000	<24	<24	<24	<24	<24	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
trans-1,2-dichloroethene	(ug/kg)	58.8	1,560,000	<29	<29	<29	<29	<29	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Vinyl Chloride	(ug/kg)	0.138	67	<21	<21	<21	<21	<21	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Methylene Chloride	(ug/kg)	2.56	60,700	<57	<57	<57	<57	<57	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Benzene	(ug/kg)	5.12	1,490	<9.2	<9.2	<9.2	<9.2	<9.2	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Ethylbenzene	(ug/kg)	1,570	7,470	<10	<10	<10	<10	<10	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Toluene	(ug/kg)	1,110	818,000	<20	<20	<20	<20	<20	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
MTBE	(ug/kg)	27	59,400	<30	<30	<30	<30	<30	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
m&p-Xylene	(ug/kg)	NS	778,000	<68	<68	<68	<68	<68	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0
o-Xylene	(ug/kg)	NS	434,000	<31	<31	<31	<31	<31	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Xylenes, Total	(ug/kg)	3,940	258,000	<99	<99	<99	<99	<99	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0
1,2,4-Trimethylbenzene	(ug/kg)	89,800	89,800	<26	<26	<26	<26	<26	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3,5-Trimethylbenzene	(ug/kg)	1,380	182,000	<26	<26	<26	<26	<26	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Naphthalene	(ug/kg)	658	5,150	<114	<114	<114	<114	<114	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
n-Butylbenzene	(ug/kg)	NS	108,000	<26	<26	<26	<26	<26	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
sec-Butylbenzene	(ug/kg)	NS	145,000	<41	<41	<41	<41	<41	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Isopropylbenzene	(ug/kg)	NS	268,000	<25	<25	<25	<25	<25	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
p-Isopropyltoluene	(ug/kg)	NS	162,000	<31	<31	<31	<31	<31	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
n-Propylbenzene	(ug/kg)	NS	264,000	<24	<24	<24	<24	<24	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0

Notes:

NS = No standard established

NA = Not analyzed for parameter

-- = Not Reported

RMVD = Sample Removed During Excavations

ITALICS indicates exceedance of Groundwater Pathway RCL; WDNR RCL calculator 3/20/14

BOLD indicates exceedance of Non-industrial Direct Contact Residual Contaminant Level; WDNR RCL calculator 3/20/14

* Soil samples collected below all time low water table (i.e., all soil samples collected were saturated)

-Soil borings B-1, B-2, B-3, SP-12, SP-13, and SP-15 removed in 2013 Utility Project

TABLE A.2.II

Soil Analytical Table - PAH
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID	Date	Depth (feet)	PID Reading (i. u.)	Description	Groundwater Pathway RCL	Non-Industrial Direct Contact RCL	SP-1		SP-2		SP-3		SP-4		SP-5		SP-6		SP-7		SP-8		SP-9		
							8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13
							2-4	8-10	2-4	8-10	2-4	8-10	2-4	8-10	2-4	8-10	2-4	8-10	2-4	8-10	12.5-15	2-4	8-10	0	0
							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
							SW	SW	CL-ML	CL-ML	SW	CL-ML	CL-ML	CL-ML	SW	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML
							9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
							U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	S	U	U
							RMVD	RMVD			RMVD		RMVD	RMVD	RMVD					RMVD	RMVD				
Acenaphthene	(µg/kg)	NS	3,440,000				<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	
Acenaphthylene	(µg/kg)	NS	NS				<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	
Anthracene	(µg/kg)	198,000	17,200,000				<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	
Benzo(a)anthracene	(µg/kg)	NS	148	79	35 J		<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	
Benzo(a)pyrene	(µg/kg)	470	15	103	44 J		<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	
Benzo(b)fluoranthene	(µg/kg)	479	148	140	57 J		<19.6	<19.6	<19.6	22.1 J	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	
Benzo(g,h,i)perylene	(µg/kg)	NS	NS	108	46 J		<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	
Benzo(k)fluoranthene	(µg/kg)	NS	1,480	50 J	30.8 J		<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	
Chrysene	(µg/kg)	145	14,800	97	42 J		<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	
Dibenz(a,h)anthracene	(µg/kg)	NS	15	<22.3	<22.3		<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	
Fluoranthene	(µg/kg)	88,900	2,290,000	101	63 J		<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	
Fluorene	(µg/kg)	14,800	2,290,000	<22.2	<22.2		<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	
Indeno(123-cd)pyrene	(µg/kg)	NS	148	73 J	30.2 J		<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	
1-methylnaphthalene	(µg/kg)	NS	15,600	<20.7	<20.7		<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	
2-methylnaphthalene	(µg/kg)	NS	229,000	<20.6	<20.6		<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	
Naphthalene	(µg/kg)	658	5,150	<22.1	<22.1		<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	
Phenanthrene	(µg/kg)	NS	NS	33 J	33 J		<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	
Pyrene	(µg/kg)	54,100	1,720,000	102	63 J		<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	

Notes:

NS = No standard established
 NA = Not analyzed for parameter
 RMVD = Sample Removed During Excavations
 ITALICS indicates exceedance of Groundwater Pathway RCL; WDNR RCL calculator 3/20/14
 BOLD indicates exceedance of Non-Industrial Direct Contact Residual Contaminant Level; WDNR RCL calculator 3/20/14
 * Soil samples collected below all time low water table (i.e., all soil samples collected were saturated)

TABLE A.2.II

Soil Analytical Table - PAH
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID	Date	Depth (feet)	PID Reading (i. u.)	Description	Groundwater Pathway RCL	Non-Industrial Direct Contact RCL	SP-10		SP-11		SP-12		SP-13		SP-14		SP-15		SP-16		SP-17	
							8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13
		2-4	0	CL-ML																		
		8-10	0	CL-ML																		
		2-4	0	SW-GW																		
		8-10	0	CL-ML																		
		2-4	0	MLS																		
		8-10	0	CL-ML																		
		2-4	0	SW																		
		8-10	0	CL-ML																		
		2-4	0	CL-ML																		
		8-10	0	CL-ML																		
		2-4	0	CL-ML																		
		8-10	0	CL-ML																		
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		8-10	0	CL-ML																		
		2-4	0	CL-ML																		
		8-10	0	CL-ML																		
		2-4	0	CL-ML																		

TABLE A.2.II

Soil Analytical Table - PAH
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID	Date	Depth (feet)	PID Reading (i. u.)	Description	Depth to seasonal low water table	Saturated or Unsaturated	Notes / Removed	Groundwater Pathway RCL	Non-Industrial Direct Contact RCL	SP-18		SP-19		SP-20		SP-21		SP-22	
										8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13
		2-4	0	MLS	10	U													
		8-10	0	CL-ML	10	U													
		2-4	0	MLS	10	U													
		8-10	0	CL-ML	10	U													
		2-4	0	CL-ML	9	U													
		8-10	0	CL-ML	9	U													
		2-4	0	CL-ML	9	U													
		8-10	0	CL-ML	9	U													
Acenaphthene	(µg/kg)	NS	3,440,000	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8	<21.8
Acenaphthylene	(µg/kg)	NS	NS	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2	<19.2
Anthracene	(µg/kg)	<i>198,000</i>	17,200,000	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5
Benzo(a)anthracene	(µg/kg)	NS	148	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9	<22.9
Benzo(a)pyrene	(µg/kg)	<i>470</i>	15	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4	<17.4
Benzo(b)fluoranthene	(µg/kg)	<i>479</i>	148	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6	<19.6
Benzo(g,h,i)perylene	(µg/kg)	NS	NS	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7	<22.7
Benzo(k)fluoranthene	(µg/kg)	NS	1,480	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6	<21.6
Chrysene	(µg/kg)	<i>145</i>	14,800	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1	<18.1
Dibenz(a,h)anthracene	(µg/kg)	NS	15	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3	<22.3
Fluoranthene	(µg/kg)	<i>88,900</i>	2,290,000	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1	<21.1
Fluorene	(µg/kg)	<i>14,800</i>	2,290,000	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2	<22.2
Indeno(123-cd)pyrene	(µg/kg)	NS	148	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9	<23.9
1-methylnaphthalene	(µg/kg)	NS	15,600	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7	<20.7
2-methylnaphthalene	(µg/kg)	NS	229,000	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6	<20.6
Naphthalene	(µg/kg)	<i>658</i>	5,150	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1	<22.1
Phenanthrene	(µg/kg)	NS	NS	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4	<22.4
Pyrene	(µg/kg)	<i>54,100</i>	1,720,000	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1	<23.1

Notes:
 NS = No standard established
 NA = Not analyzed for parameter
RMVD = Sample Removed During Excavations
ITALICS indicates exceedance of Groundwater Pathway RCL; WDNR RCL calculat
BOLD indicates exceedance of Non-Industrial Direct Contact Residual Contaminant
 * Soil samples collected below all time low water table (i.e., all soil samp

TABLE A.2.III
 Soil Analytical Table - Metals
 Royal Cleaners - Former (New Walgreens VP/LE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID	Date	Groundwater Pathway RCL	Non-Industrial Direct Contact RCL	Background Threshold Value*	USGS Background	SP-1		SP-2		SP-3		SP-4		SP-5		SP-6		SP-7		SP-9		
						8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13
Depth (feet)						2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	
PID Reading (i.u.)						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Description						SW	SW	CL-ML	CL-ML	SW	CL-ML	CL-ML	CL-ML	SW	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML
Depth to low water table						9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
Saturated or Unsaturated						U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Notes / Removed						<i>RMVD</i>	<i>RMVD</i>			<i>RMVD</i>		<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>				<i>RMVD</i>	<i>RMVD</i>			
Arsenic (mg/kg)	<i>0.584</i>	0.614	8	< 0.1 - 73	< 0.72	<0.72	<0.72	<0.72	<0.72	<0.72	<0.72	<0.72	<0.72	<0.72	<0.72	<0.72	<i>1.32 J</i>	<i>1.76 J</i>	<0.72	<i>1.97 J</i>	<0.72	
Barium (mg/kg)	165	15,300	364	10 - 1,500	51.6	32.6	65.2	81.5	11.4	119	74.6	34.9	42.7	86.2	53.5	63.3	53.8	70.8	73.8	51.1		
Cadmium (mg/kg)	<i>0.752</i>	70	1	NS	< 0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	
Chromium ++ (mg/kg)	<i>360,000 / NS</i>	NS / 0.293	44 / NS	1-1,000	15.4	12.4	22.2	29.1	6.27	32.7	24.2	13.4	18.2	27.4	19.7	21.9	18.7	23.5	21.5	18.2		
Lead (mg/kg)	27	400	52	< 10-300	13.5	7.00	<0.6	<0.06	<0.6	1.0 J	<0.06	<0.6	<0.6	<0.6	<0.6	<0.6	0.98 J	<0.3	0.76 J	<0.3		
Mercury (mg/kg)	<i>0.208</i>	3.13	NS	0.01-3.4	0.118	0.071	0.0149	0.0134	0.0078 J	0.017	0.0098	0.0333 J	0.0152	0.0154	0.0153	0.0156	0.031	0.019	0.04	0.02		
Selenium (mg/kg)	<i>0.520</i>	391	NS	< 0.01-3.9	< 0.7	<0.7	<0.7	<0.7	< 0.7	< 0.7	<i>1.01 J</i>	<0.7	<0.7	<i>1.30 J</i>	<0.7	<i>2.47</i>	<i>2.4</i>	<i>2.06 J</i>	<i>2.97</i>	<i>1.83 J</i>		
Silver (mg/kg)	<i>0.850</i>	391	NS	NS	< 0.68	<0.68	<0.68	<0.68	<0.68	< 0.68	<0.068	<0.68	<0.68	<0.68	<0.68	<0.68	<0.34	<0.34	<0.34	<0.34	<0.34	

Notes:
 NS = No standard established
 NA = Not Analyzed
ITALICS - concentrations exceed WDNR Groundwater Pathway RCL; WDNR RCL calculator 3/20/14
BOLD - concentrations exceed WDNR Non-Industrial Direct Contact RCLs; WDNR RCL calculator 3/20/14
 * = concentrations exceed WDNR Background Threshold Value Limits
 ++ NS/0.293 mg/kg is TOTAL CrIII & CrIV / Hexavalent Cr.
 J = results between the Limit of Detection and the Limit of Quantification

The surficial soil background threshold values (BTVs) are included in a separate column in the spreadsheet for use in comparing the metal concentrations in site soils. The BTVs are the non-outlier maximum metal concentrations from 664 surficial (to 0.5 ft depth) soil background samples collected statewide in 2006 and 2007. Background threshold values are non-outlier trace element maximum levels in Wisconsin surface soils from the United States Geological Survey (USGS) Report at: <http://pubs.usgs.gov/sir/2011/5202>.

-USGS background concentrations for the eastern United States from USGS Professional Paper 1270

TABLE A.2.III
 Soil Analytical Table - Metals
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID	Date	Groundwater Pathway RCL	Non-Industrial Direct Contact RCL	Background Threshold Value*	USGS Background	SP-10		SP-11		SP-12		SP-13		SP-14		SP-15		SP-16		SP-17		
						8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13
Depth (feet)						2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'	
PID Reading (i.u.)						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Description						CL-ML	CL-ML	SW-GW	CL-ML	CL-ML	CL-ML	MLS	CL-ML	SW	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	MLS	CL-ML
Depth to low water table						9	9	12	12	15	15	12	12	9	9	9	9	10	10	10	10	10
Saturated or Unsaturated						U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Notes / Removed										<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>	<i>RMVD</i>			<i>RMVD</i>	<i>RMVD</i>					
Arsenic (mg/kg)		<i>0.584</i>	0.614	8	< 0.1 - 73	<i>2.08 J</i>	<0.72	<i>1.14 J</i>	<i>1.37 J</i>	<i>27.2*</i>	<3.6	<3.6	<0.72	<i>2.34</i>	<i>1.78J</i>	<i>2.59</i>	<0.72	<i>0.93 J</i>	<3.6	<3.6	<3.6	
Barium (mg/kg)		165	15,300	364	10 - 1,500	<i>70.9</i>	<i>42.4</i>	<i>50.5</i>	<i>66.5</i>	<i>114</i>	<i>87.3</i>	<i>42.9</i>	<i>78.9</i>	<i>7.73</i>	<i>38.2</i>	<i>62.2</i>	<i>62.8</i>	<i>59.4</i>	<i>72.0</i>	<i>54.7</i>	<i>49.1</i>	
Cadmium (mg/kg)		<i>0.752</i>	70	1	NS	<0.08	<0.08	<0.08	<0.08	<0.4	<0.4	<0.4	<0.08	<0.08	<0.08	<0.08	<0.08	<0.08	<0.4	<0.4	<0.4	
Chromium ++ (mg/kg)		<i>360,000 / NS</i>	NS / 0.293	44 / NS	1-1,000	<i>26.5</i>	<i>14.4</i>	<i>23.5</i>	<i>25.3</i>	<i>13.8</i>	<i>28.3</i>	<i>18.5</i>	<i>25.4</i>	<i>3.37</i>	<i>14.1</i>	<i>24.0</i>	<i>20.9</i>	<i>19.3</i>	<i>24.5</i>	<i>20.1</i>	<i>16.0</i>	
Lead (mg/kg)		27	400	52	< 10-300	<i>0.97</i>	<0.3	1.3	<0.3	<i>93.7*</i>	<1.5	<0.3	<0.3	<0.3	<0.3	<i>3.60</i>	<0.3	<i>9.49</i>	<1.5	<1.5	<1.5	
Mercury (mg/kg)		<i>0.208</i>	3.13	NS	0.01-3.4	<i>0.03</i>	<i>0.011</i>	<i>0.055</i>	<i>0.027</i>	<i>0.18</i>	<i>0.017</i>	<i>0.023</i>	<i>0.020</i>	<i>0.0074 J</i>	<i>0.027</i>	<i>0.161</i>	<i>0.016</i>	<i>0.037</i>	<i>0.016</i>	<i>0.016</i>	<i>0.011</i>	
Selenium (mg/kg)		<i>0.520</i>	391	NS	< 0.01-3.9	<i>3.00</i>	<i>1.3 J</i>	<i>2.68</i>	<i>3.35</i>	<i>23.4*</i>	<3.5	<3.5	<i>2.64</i>	<0.7	<i>1.63 J</i>	<i>3.66</i>	<i>2.23</i>	<i>2.51</i>	<3.5	<3.5	<3.5	
Silver (mg/kg)		<i>0.850</i>	391	NS	NS	<0.34	<0.34	<0.34	<0.34	<1.7	<1.7	<1.7	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<1.7	<1.7	<1.7	

Notes:
 NS = No standard established
 NA = Not Analyzed
ITALICS - concentrations exceed WDNR Groundwater Pathway RCL; WDNR RCL calculator 3/20/14
BOLD - concentrations exceed WDNR Non-Industrial Direct Contact RCLs; WDNR RCL calculator 3/20/14
 * = concentrations exceed WDNR Background Threshold Value Limits
 ++ NS/0.293 mg/kg is TOTAL CrIII & CrIV / Hexavalent Cr.
 J = results between the Limit of Detection and the Limit of Quantification

The surficial soil background threshold values (BTVs) are included in a separate column in the spreadsheet for use in comparing the metal concentrations in site soils. The BTVs are the non-outlier maximum metal concentrations from 664 surficial (to 0.5 ft depth) soil background samples collected statewide in 2006 and 2007. Background threshold values are non-outlier trace element maximum levels in Wisconsin surface soils from the United States Geological Survey (USGS) Report at: <http://pubs.usgs.gov/sir/2011/5202>.

-USGS background concentrations for the eastern United States from USGS Professional Paper 1270

TABLE A.2.III
 Soil Analytical Table - Metals
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

Sample ID		Groundwater Pathway RCL	Non-Industrial Direct Contact RCL	Background Threshold Value*	USGS Background	SP-18		SP-19		SP-20		SP-21		SP-22	
Date	Depth (feet)					8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13	8/14/13
PID Reading (i.u.)						0	0	0	0	0	0	0	0	0	0
Description						MLS	CL-ML	MLS	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML	CL-ML
Depth to low water table						10	10	10	10	9	9	9	9	9	9
Saturated or Unsaturated						U	U	U	U	U	U	U	U	U	U
Notes / Removed															
Arsenic	(mg/kg)	<i>0.584</i>	0.614	8	< 0.1 - 73	<3.6	NA	<3.6	<3.6	<3.6	< 3.6	<3.6	<3.6	<3.6	<3.6
Barium	(mg/kg)	165	15,300	364	10 - 1,500	61.3	NA	72.9	54.3	78.7	72.8	72.9	76.5	54.8	50.7
Cadmium	(mg/kg)	<i>0.752</i>	70	1	NS	<0.4	NA	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4
Chromium ++	(mg/kg)	<i>360,000 / NS</i>	NS / 0.293	44 / NS	1-1,000	17.9	NA	29.0	22.6	24.3	25.1	24.9	23.5	19.5	17.5
Lead	(mg/kg)	27	400	52	< 10-300	<1.5	NA	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5
Mercury	(mg/kg)	<i>0.208</i>	3.13	NS	0.01-3.4	0.013	NA	0.02	0.013	0.021	0.017	0.011	0.015	0.026	0.013
Selenium	(mg/kg)	<i>0.520</i>	391	NS	< 0.01-3.9	<3.5	NA	<3.5	<3.5	<3.5	<3.5	<3.5	<3.5	<3.5	<3.5
Silver	(mg/kg)	<i>0.850</i>	391	NS	NS	<1.7	NA	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7

Notes:
 NS = No standard established
 NA = Not Analyzed
ITALICS - concentrations exceed WDNR Groundwater Pathway RCL; WDNR RCL calculator 3/20/14
BOLD - concentrations exceed WDNR Non-Industrial Direct Contact RCLs; WDNR RCL calculator 3/20/14
 * = concentrations exceed WDNR Background Threshold Value Limits
 ++ NS/0.293 mg/kg is TOTAL CrIII & CrIV / Hexavalent Cr.
 J = results between the Limit of Detection and the Limit of Quantification

The surficial soil background threshold values (BTVs) are included in a separate column in the spreadsheet for use in comparing the metal concentrations in site soils. The BTVs are the non-outlier maximum metal concentrations from 664 surficial (to 0.5 ft depth) soil background samples collected statewide in 2006 and 2007. Background threshold values are non-outlier trace element maximum levels in Wisconsin surface soils from the United States Geological Survey (USGS) Report at: <http://pubs.usgs.gov/sir/2011/5202>.

-USGS background concentrations for the eastern United States from USGS Professional Paper 1270

TABLE A.4
 Vapor Analytical Table
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320
 -printed 12/16/15

Sample ID	Sample Date	Sample Location	Type of Sample	Collection Method	Time Period of Collection	Analytical Method	Method/Result Leak Detection	SS-1	SS-2	SS-3	SS-4	SS-5	SS-6	VP-A	VP-B	VP-C	VP-D	VP-F		
								8/19/2013	8/19/2013	8/19/2013	8/19/2013	8/19/2013	8/19/2013	2/6/2014	2/6/2014	2/6/2014	10/9/2014	12/22/2014	10/9/2014	12/22/2014
								135 S. Broadway	135 S. Broadway	135 S. Broadway	413 Charles St.	413 Charles St.	413 Charles St.	125 S. Broadway St; crawl space SW crnr	125 S. Broadway St; crawl space S wall	125 S. Broadway St; outside SE Crnr Bldg	Walgreens; store floor	Walgreens; store floor	Walgreens; Employee Break Room	Walgreens; Employee Break Room
								Subslab	Subslab	Subslab	Subslab	Subslab	Subslab	Subslab	Subslab	Ambient	Subslab	Subslab	Subslab	Subslab
								NR	NR	NR	NR	NR	NR	Composite	Composite	Composite	Grab	Grab	Grab	Grab
								NR	NR	NR	NR	NR	NR	24 hr	24 hr	24 hr	30 min	30 min	30 min	30 min
								TOC-15	TOC-15	TOC-15	TOC-15	TOC-15	TOC-15	TO-15 short	TO-15 short	TO-15 short	TO-15 short	TO-15 short	TO-15 short	TO-15 short
								NR	NR	NR	NR	NR	NR	shut-in/He/pass	shut-in/He/pass	shut-in/He/pass	H2O/shut-in/pass	H2O/shut-in/pass	H2O/shut-in/pass	H2O/shut-in/pass
Tetrachloroethene (PCE)	µg/m ³	N	6,000	180	150,000	32,000	9,500	3,000	1,600	880	<0.99	<0.92	<0.96	9.7	71.2	<1.3	5.8			
Trichloroethene (TCE)	µg/m ³	C	293	8.8	1,400	64	15	3.9	2.7	2.2	<0.79	1.9	<0.76	<0.89	<0.33	<1.1	<0.31			
cis-1,2 Dichloroethene	µg/m ³	N	NS	NS	<6.3	<1.6	<0.79	<0.79	<0.79	<0.79	<1.2	<1.1	<1.1	<1.3	<0.36	<1.6	<0.34			
trans-1,2 Dichloroethene	µg/m ³	N	NS	NS	<6.3	<1.6	<0.79	<0.79	<0.79	<0.79	<1.2	<1.1	<1.1	<1.3	<0.30	<1.6	<0.29			
Vinyl Chloride	µg/m ³	C	933	28	<4.1	<1.0	<0.51	<0.51	<0.51	<0.51	<0.37	<0.35	<0.36	<0.42	<0.17	<0.50	<0.16			
Methylene Chloride	µg/m ³	C	26,000	2,600	<5.6	<1.4	1.4	<0.69	1.1	<0.69	--	--	--	--	--	--	--			
Benzene	µg/m ³	C	160	16	11	3.2	0.96	1.5	2.0	2.0	--	--	--	--	--	--	--			
Ethylbenzene	µg/m ³	C	490	49	8.2	7.8	3.9	4.2	4.0	4.2	--	--	--	--	--	--	--			
Toluene	µg/m ³	N	220,000	22,000	140	41	19	18	17	18	--	--	--	--	--	--	--			
Xylenes	µg/m ³	N	4,400	440	44.0	38.0	21.1	21.5	18.2	18.2	--	--	--	--	--	--	--			
1,2,4-Trimethylbenzene	µg/m ³	N	310	31	32	33	22	22	19	19	--	--	--	--	--	--	--			
1,3,5-Trimethylbenzene	µg/m ³	N	NS	NS	7.9	8.3	4.9	5.9	4.5	4.9	--	--	--	--	--	--	--			
Naphthalene	µg/m ³	C	36	3.6	<26	9.4	9.4	8.4	6.3	8.4	--	--	--	--	--	--	--			
Acetone	µg/m ³	N	14,000,000	140,000	130	31	19	29	24	57	--	--	--	--	--	--	--			
Bromodichloromethane	µg/m ³	C	NS	NS	<11	<2.7	<1.3	<1.3	<1.3	5.0	--	--	--	--	--	--	--			
Methyl Ethyl Ketone (2-Butanone)	µg/m ³	N	220,000	22,000	<29	<7.4	<3.7	<3.7	<3.7	7.7	--	--	--	--	--	--	--			
Carbon Disulfide	µg/m ³	N	31,000	3,100	<5.0	1.4	<0.62	0.9	0.8	5.9	--	--	--	--	--	--	--			
Chloroform	µg/m ³	C	53	5.3	19	<1.9	<0.97	49.0	2.2	130.0	--	--	--	--	--	--	--			
Cyclohexane	µg/m ³	N	44,000	4,400	6.5	3.4	<0.69	1.6	1.9	2.5	--	--	--	--	--	--	--			
Ethanol	µg/m ³	N	NS	NS	98	68	41	15	21	19	--	--	--	--	--	--	--			
4-Ethyltoluene	µg/m ³	N	NS	NS	8.3	8.3	4.9	4.7	4.2	3.6	--	--	--	--	--	--	--			
Dichlorodifluoromethane	µg/m ³	N	4,400	440	<7.9	3.1	2.3	2.7	3,000	13	--	--	--	--	--	--	--			
n-Heptane	µg/m ³	N	NS	NS	11.0	6.1	1.6	3.2	2.6	5.7	--	--	--	--	--	--	--			
n-Hexane	µg/m ³	N	31,000	3,100	20.0	5.6	1.6	3.9	3.9	7.4	--	--	--	--	--	--	--			
2-Propanol (Isopropanol)	µg/m ³	N	NS	NS	<25	7.1	5.9	<3.1	<3.1	4.7	--	--	--	--	--	--	--			
Propylene	µg/m ³	N	13,000	1,300	<5.5	<1.4	<0.69	1.1	<0.69	<0.69	--	--	--	--	--	--	--			
Styrene	µg/m ³	N	44,000	4,400	<6.8	3.9	2.6	2.3	2.2	1.8	--	--	--	--	--	--	--			
Trichlorofluoromethane	µg/m ³	N	31,000	3,100	<9.0	<2.2	1.2	<1.1	1.5	2.1	--	--	--	--	--	--	--			

Notes:
 N = Noncarcinogen; C = Carcinogen
ITALICS : Exceeds Subslab Vapor Standard
BOLD Exceeds Non-Residential Indoor Air Standard
 -- = Not Analyzed
 NS = No Standard

TABLE A.4

Vapor Analytical Table

Royal Cleaners - Former (New Walgreens VPLE)

135 S. Broadway St., DePere, WI 54115

BRRTS# 02-05-513320

-printed 12/16/15

NR = Not Reported

Standards from DNR Quick look-Up Table based on epa Regional Screening Table Updated June 2015

TABLE A.6

Water Level Elevations

Royal Cleaners - Former (New Walgreens VPLE)

135 S. Broadway St., DePere, WI 54115

BRRTS# 02-05-513320

Well Identification	MW-11	PZ-11	MW-12	PZ-12	MW-13	PZ-13
Top of Casing Elevation (ft MSL)	609.24	608.99	608.92	608.81	609.75	609.31
Ground Surface Elevation (ft. MSL)	609.8	609.5	609.6	609.5	610.2	610.2
Stickup	-0.56	-0.51	-0.68	-0.69	-0.45	-0.89
Screened Elevation (ft MSL)	589.8 - 604.8	569.5- 574.5	589.6 - 604.6	569.5- 574.5	590.2 - 605.2	570.1- 575.1

Well Identification	MW-14	MW-15	MW-16	MW-17	MW-18	MW-13R
Top of Casing Elevation (ft MSL)	609.95	609.36	610.29	609.03	609.98	609.67
Ground Surface Elevation (ft. MSL)	610.6	609.9	610.9	609.4	610.8	610.25
Stickup	-0.65	-0.54	-0.61	-0.37	-0.82	-0.58
Screened Elevation (ft MSL)	590.6 - 605.6	589.9 - 604.9	590.9 - 605.9	589.4 - 604.4	589.9 - 604.9	5.4 - 20.4 ft bgs

Sample Date	MW-11			PZ-11			MW-12		
	Depth to Water (ft below PVC Lip)	Depth to Water (below grade)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Depth to Water (below grade)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Depth to Water (below grade)	Groundwater Elev. (ft msl.)
9/17/2013	7.87	8.43	601.37	37.59	38.10	571.40	7.64	8.32	601.28
12/2/2013							7.42	8.10	601.50
	Abandoned			Abandoned			Abandoned		

Sample Date	PZ-12			MW-13			MW-14		
	Depth to Water (ft below PVC Lip)	Depth to Water (below grade)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Depth to Water (below grade)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Depth to Water (below grade)	Groundwater Elev. (ft msl)
9/17/2013	36.33	37.02	572.48	9.12	9.57	600.63	14.80	15.45	595.15
12/2/2013	20.71	21.40	588.10	9.68	10.13	600.07			
	Abandoned			Abandoned			Abandoned		

Sample Date	MW-15			MW-16			MW-17		
	Depth to Water (ft below PVC Lip)	Depth to Water (below grade)	Groundwater Elev. (ft msl.)	Depth to Water (ft below PVC Lip)	Depth to Water (below grade)	Groundwater Elev. (ft msl.)	Depth to Water (ft below PVC Lip)	Depth to Water (below grade)	Groundwater Elev. (ft msl)
9/17/2013	7.87	8.41	601.49	8.60	9.21	601.69	7.51	7.88	601.52
	Abandoned			Abandoned			Abandoned		

Sample Date	MW-13R			PZ-13			MW-18		
	Depth to Water (ft below PVC Lip)	Depth to Water (below grade)	Groundwater Elev. (ft msl.)	Depth to Water (ft below PVC Lip)	Depth to Water (below grade)	Groundwater Elev. (ft msl.)	Depth to Water (ft below PVC Lip)	Depth to Water (below grade)	Groundwater Elev. (ft msl.)
9/17/2013	NA	NA	NA	36.35	37.24	572.96	NA	NA	NA
12/2/2013	NA	NA	NA	19.74	20.63	589.57	19.21	20.03	590.77
4/25/2014	9.43	10.01	600.24	13.39	14.28	595.92	15.50	16.32	594.48
7/10/2014	9.95	10.53	599.72	16.17	17.06	593.14	15.43	16.25	594.55
10/9/2014	9.76	10.34	599.91	16.31	17.20	593.00	15.59	16.41	594.39
12/22/2014	9.55	10.13	600.12	16.70	17.59	592.61	15.54	16.36	594.44
3/5/2015	11.31	11.89	598.36	16.51	17.40	592.80	15.68	16.50	594.30
5/6/2015	10.21	10.79	599.46	14.65	15.54	594.66	15.54	16.36	594.44
8/4/2015	9.57	10.15	600.10	14.43	15.32	594.88	15.58	16.40	594.40

NA: Not Analyzed

ft msl: feet above mean sea level

Elevations provided by Key Environmental Group, Site Investigation Report January 30, 2014

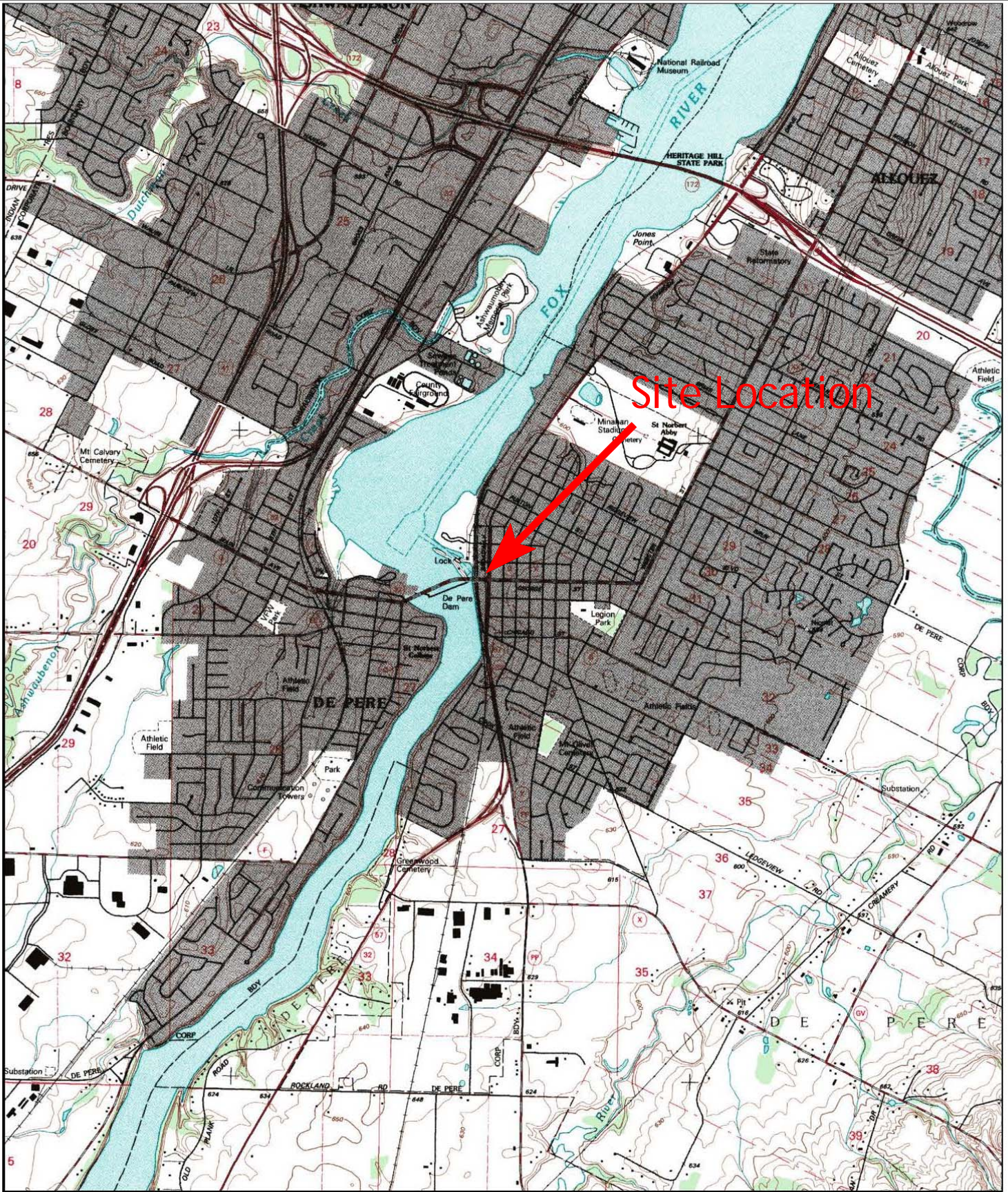
TABLE A.7
 Groundwater Natural Attenuation Factors
 Royal Cleaners - Former (New Walgreens VPLE)
 135 S. Broadway St., DePere, WI 54115
 BRRTS# 02-05-513320

		COMPOUNDS											
		FIELD PARAMETERS					LABORATORY RESULTS						
Sample ID	Sample Date	Dissolved Oxygen (field)	ORP (eV)	Spec. Cond. (ms)	pH	Temp (C)	Dissolved Iron	Dissolved Manganese	Sulfate	Nitrate plus Nitrite	Methane	Ethane	Ethene
		(mg/l)					(ug/l)	(ug/l)	(mg/l)	(mg/l)	(ug/l)	(ug/l)	(ug/l)
NR 140 Preventive Action Limit		NS	NS	NS	NS	NS	150	25	125	2	NS	NS	NS
NR 140 Enforcement Standard		NS	NS	NS	NS	NS	300	50	250	10	NS	NS	NS
PZ-13	4/25/2014	1.79	-61.0	319	8.18	12.65	164	65.1	94.4	<0.095	834	<0.58	<0.52
PZ-13	7/10/2014	1.38	-95.6	340	8.11	12.99	NA	NA	NA	NA	1550	<0.58	<0.52
PZ-13	10/9/2014	1.74	41.8	353	7.80	12.93	NA	NA	NA	NA	1980	<11.5	<10.5
PZ-13	12/22/2014	1.78	56.5	352	8.51	12.02	NA	NA	NA	NA	737	<0.58	<0.52
PZ-13	3/5/2015	1.12	149.2	349	8.17	11.58	NA	NA	NA	NA	NA	NA	NA
PZ-13	5/6/2015	1.75	261.1	299	6.25	11.63	NA	NA	NA	NA	NA	NA	NA
PZ-13	8/4/2015	4.60	85.0	304	7.08	12.97	NA	NA	NA	NA	602	<0.58	<0.52
MW-13R	4/25/2014	6.23	249.8	4046	7.20	10.61	24.9J	92.6	254	2.2	<1.4	<0.58	<0.52
MW-13R	7/10/2014	0.98	90.8	4820	7.25	10.96	NA	NA	NA	NA	3.2	<0.58	<0.52
MW-13R	10/9/2014	0.71	4.5	4648	7.04	12.87	NA	NA	NA	NA	184	<0.58	<0.52
MW-13R	12/22/2014	1.35	84.2	4528	7.45	12.85	NA	NA	NA	NA	260	<0.58	<0.52
MW-13R	3/5/2015	1.28	165.0	4062	7.42	9.74	NA	NA	NA	NA	NA	NA	NA
MW-13R	5/6/2015	1.75	206.7	3602	6.96	11.12	NA	NA	NA	NA	<1.4	<0.58	<0.52
MW-13R	8/4/2015	5.42	206.6	3837	6.90	15.75	NA	NA	NA	NA	<1.4	<0.58	<0.52
MW-18	4/25/2014	2.89	-20.5	5266	7.02	10.12	267	205	79.7	0.37	121	<0.58	<0.52
MW-18	7/10/2014	3.50	23.1	6137	6.96	12.01	NA	NA	NA	NA	189	<0.58	<0.52
MW-18	10/6/2014	1.25	36.8	6701	7.03	14.87	NA	NA	NA	NA	81.2	<0.58	<0.52
MW-18	12/22/2014	1.35	183.3	1661	7.31	13.75	NA	NA	NA	NA	100	<0.58	<0.52
MW-18	3/5/2015	3.85	172.0	5906	7.43	10.43	NA	NA	NA	NA	NA	NA	NA
MW-18	5/6/2015	2.53	198.2	7115	6.90	9.87	NA	NA	NA	NA	NA	NA	NA
MW-18	8/4/2015	5.27	107.7	5665	6.48	14.00	NA	NA	NA	NA	211	<0.58	<0.52

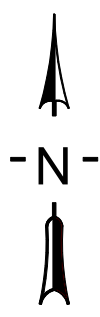
Notes:
 NS = No standard established

Attachment B: Maps, Figures, and Photos

- B.1.a. Location Map
- B.1.b. Detailed Site Map
- B.1.c. RR Sites Map
- B.2.a. Soil Contamination
- B.2.b. Residual Soil Contamination: Not Applicable; Only soil below the Background Threshold Value remains at the site.
- B.3.a.I. Geologic Cross-Section Figures - Locations
- B.3.a.II Geologic Cross-Section - West / East
- B.3.a.III Geologic Cross-Section - North / South
- B.3.b. Groundwater Isoconcentration
- B.3.c. Groundwater Flow Direction
- B.3.d. Monitoring Wells
- B.4.a. Vapor Intrusion Map
- B.4.b. Other Media of Concern: Not Applicable; no other media was identified as a concern in regards to site activities.
- B.5. Structural Impediment Photos: Not Applicable; No structural impediments were observed as part of remedial actions.



TITLE: Location Map		FEHR GRAHAM ENGINEERING & ENVIRONMENTAL	
SITE: Royal Cloners - Former (New Walgreens VPLE) 135 S. Broadway St., DePue, VI 54115		DATE: 7/7/14	DWG #: O:\midland capital\Location-Walgreens.skf
SCALE:	BRRTS #02-05-511320	APPVD:	FIGURE: B.1.a
REV: DATE:	DESCRIPTION:	DRAWN BY: KAE	



PARCEL ID:
ED-823

Systems Furniture Inc
125 S. Broadway St
BUILDING

approximate property line

Drive Through

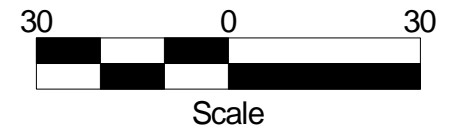
New Walgreens Building

Roundabout
Turn Lane

Roundabout
Turn Lane

LEGEND

- SP-2 Soil Borings (Arcadis / Key Environmental)
- ⊕ MW-18 Monitoring Wells / Piezometer (existing and abandoned)
- OE-14 X Dec 2013 Excavation Samples Submitted for Laboratory Analysis
- OE-25 X 2014 Excavation Samples Submitted for Laboratory Analysis
- [Z=16'] ADDITIONAL EXCAVATION 2014 / DEPTH
- [Z=9'] EXCAVATION LIMIT 2013 / DEPTH
- Soil Removed During 2013 Utility Work



TITLE: Detailed Site Map	
SITE: Royal Cleaners - Former (New Walgreens VPLE) 135 S. Broadway St., DePere, WI 54115	
SCALE: BRRS #02-05-513320	DATE: 7/7/14
REV: DATE: DESCRIPTION: PRINTED:12/16/15	APPVD.: DRAWN BY: KAE

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

DWG #: O:/midland capital/Base Map-Walgreens.skf
FIGURE: **B.1.b**

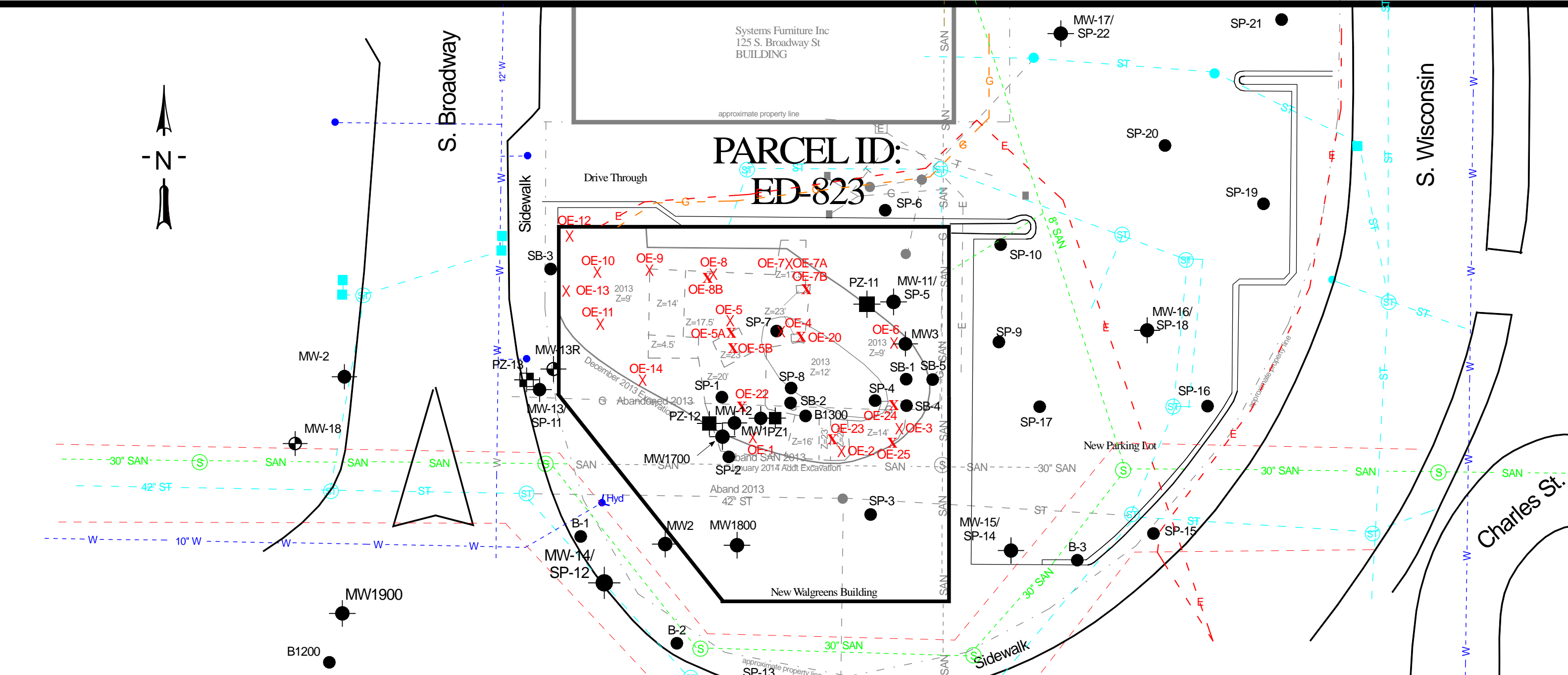
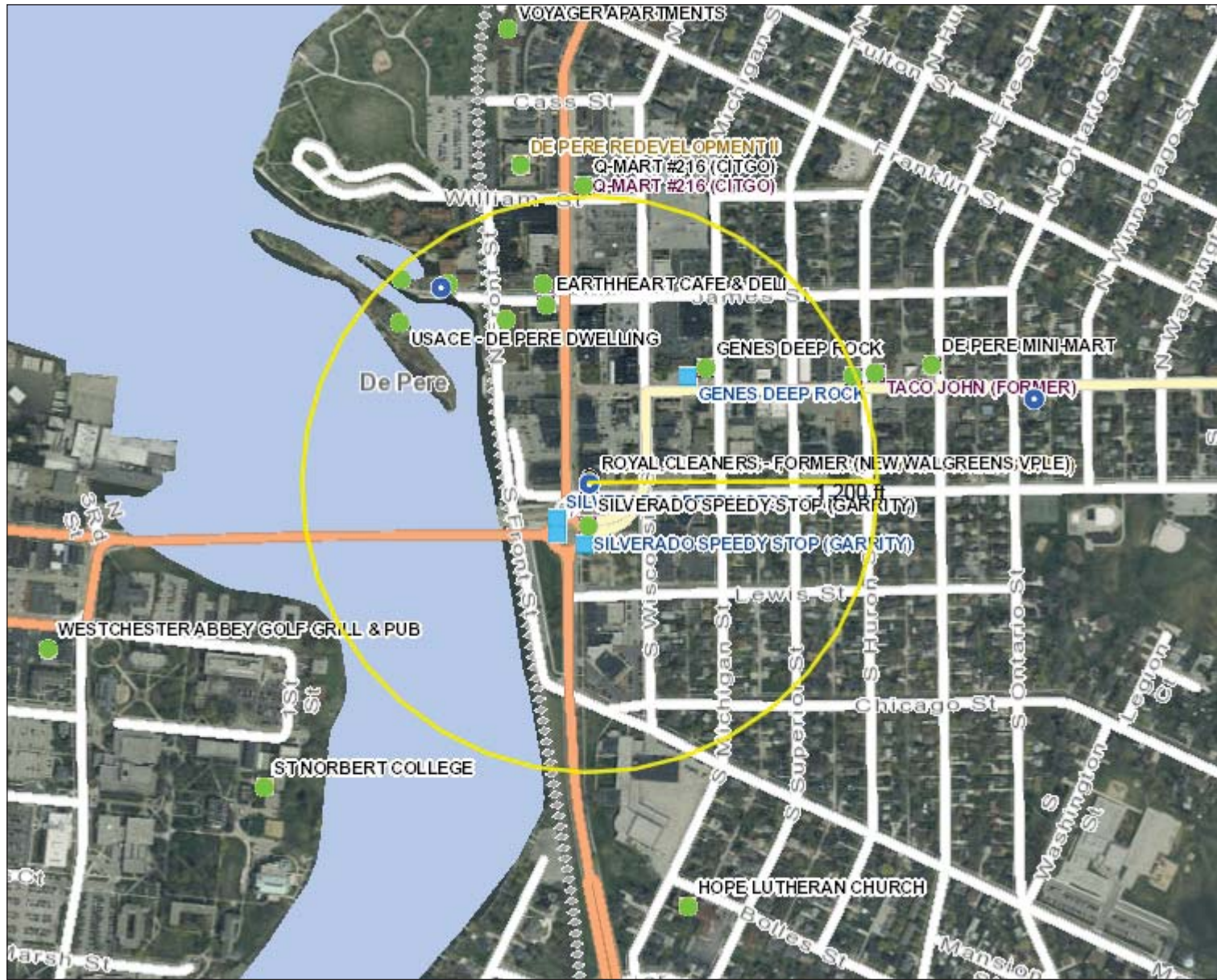




Figure B.1.c RR Site Map



Legend

- Open Site (ongoing cleanup)
- Open Site Boundary
- Closed Site (completed cleanup)
- Closed Site Boundary
- Groundwater Contamination
- Soil Contamination
- Groundwater and Soil Contamination
- Contamination From Another Property
- ⬮ Dryclean Environmental Response Fund (DERF)
- ⬮ Green Space Grant (2004-2009)
- ⬮ Ready for Reuse
- ⬮ Site Assessment Grant (2001-2009)
- ⬮ State Funded Response
- ⬮ Sustainable Urban Development Zone (SUDZ)
- ▼ General Liability Clarification Letters
- ▼ Superfund NPL
- ▼ Voluntary Party Liability Exemption
- Rivers and Streams
- Open Water

Notes

printed 9/15/2015



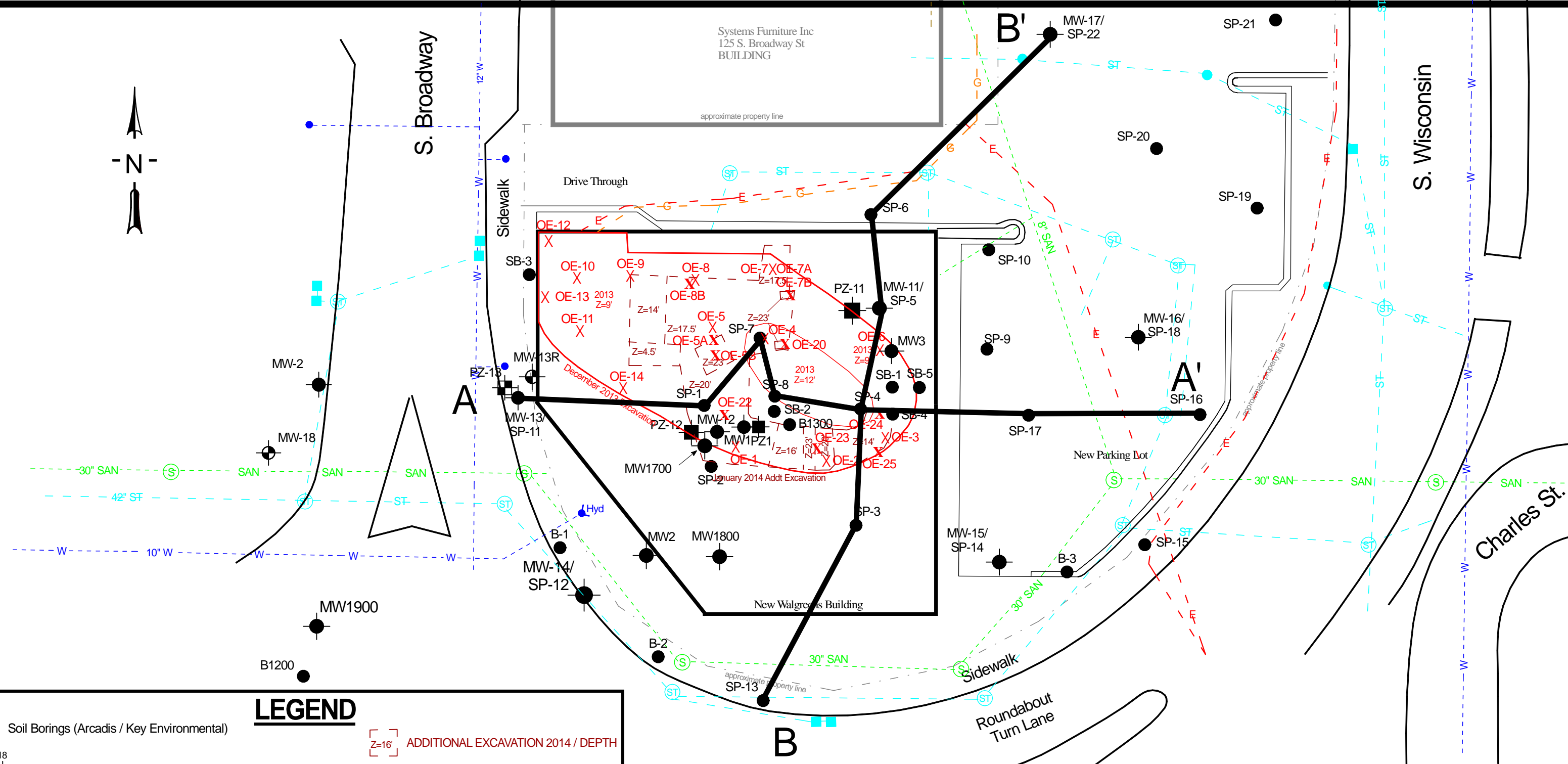
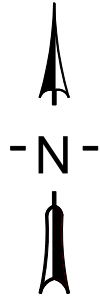
NAD_1983_HARN_Wisconsin_TM



© Latitude Geographics Group Ltd.

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

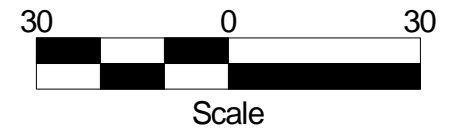
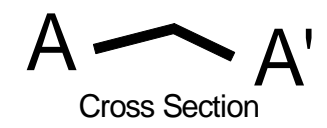
Note: Not all sites are mapped.



LEGEND

- SP-2 Soil Borings (Arcadis / Key Environmental)
- MW-18 ● Monitoring Wells / Piezometer (existing and abandoned)
- OE-14 X Dec 2013 Excavation Samples Submitted for Laboratory Analysis
- OE-25 X 2014 Excavation Samples Submitted for Laboratory Analysis

- [Z=16'] ADDITIONAL EXCAVATION 2014 / DEPTH
- [Z=9'] EXCAVATION LIMIT 2013 / DEPTH



<p>TITLE:</p> <h2 style="margin: 0;">Cross Section Locations</h2>		<p>ENGINEERING & ENVIRONMENTAL</p>	
<p>SITE: Royal Cleaners - Former (New Walgreens VPLE) 135 S. Broadway St., DePere, WI 54115</p>			
SCALE:	BRTS #02-05-513320		DATE: 7/7/14
REV:	DATE:	DESCRIPTION:	DWG #: O:/midland capital/Base Map-Walgreens.skf
PRINTED: 12/16/15		APPVD.:	FIGURE: B.3.a.1

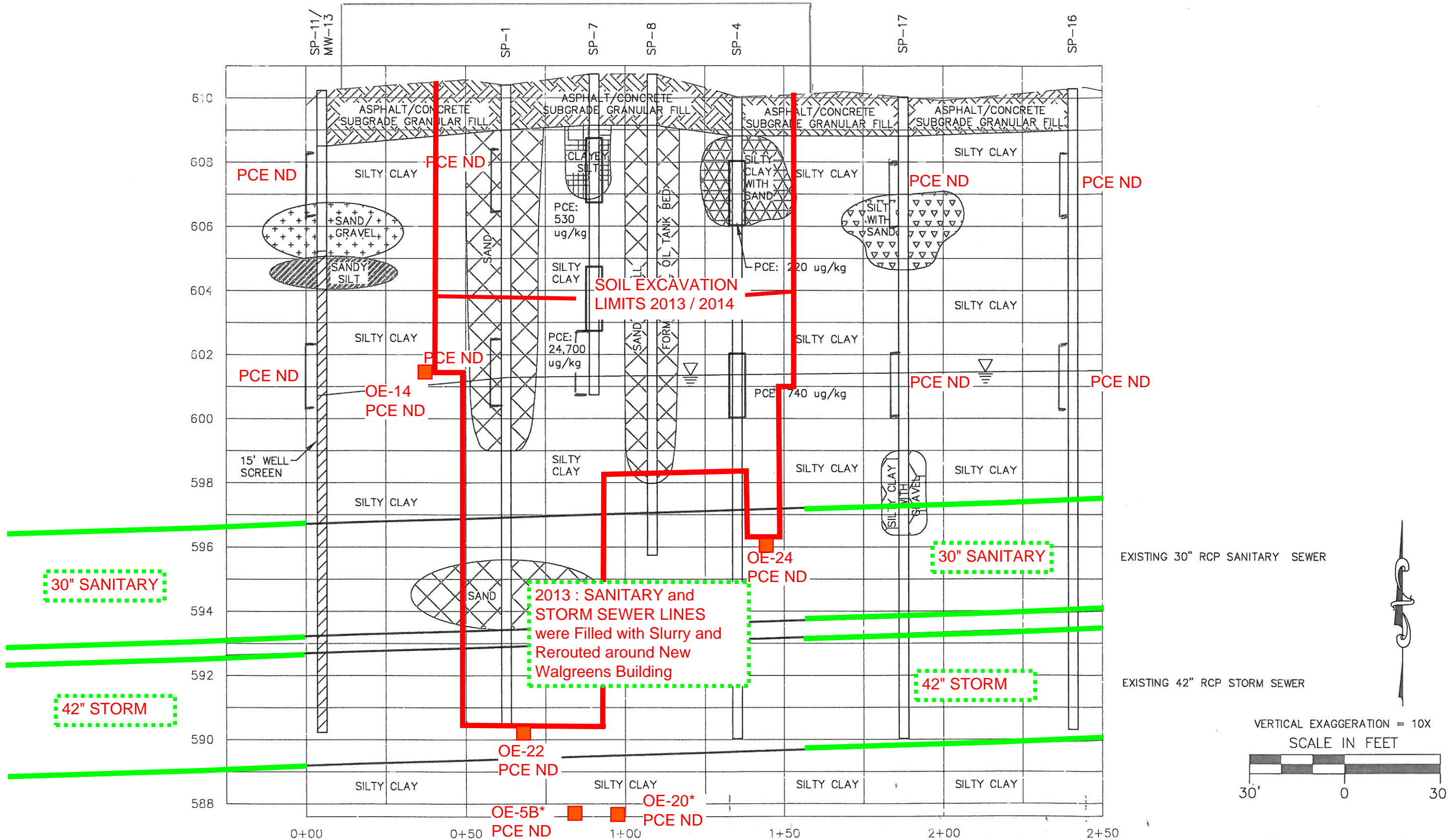
WEST

EAST

WALGREENS BUILDING

A

A'



30" SANITARY

42" STORM

2013 : SANITARY and STORM SEWER LINES were Filled with Slurry and Rerouted around New Walgreens Building

SOIL EXCAVATION LIMITS 2013 / 2014

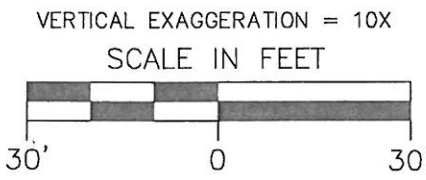


Figure B.3.a.II West / East Geologic Cross Section A - A'

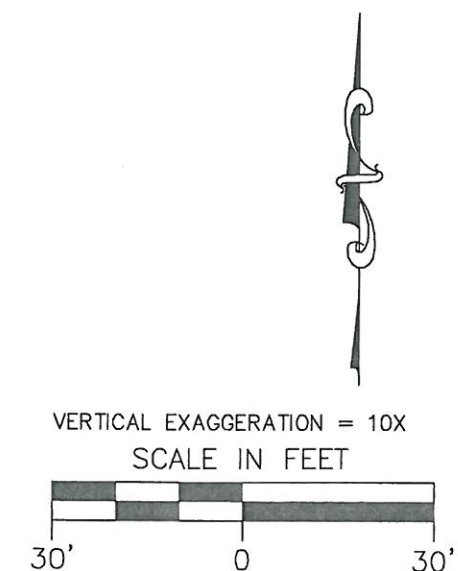
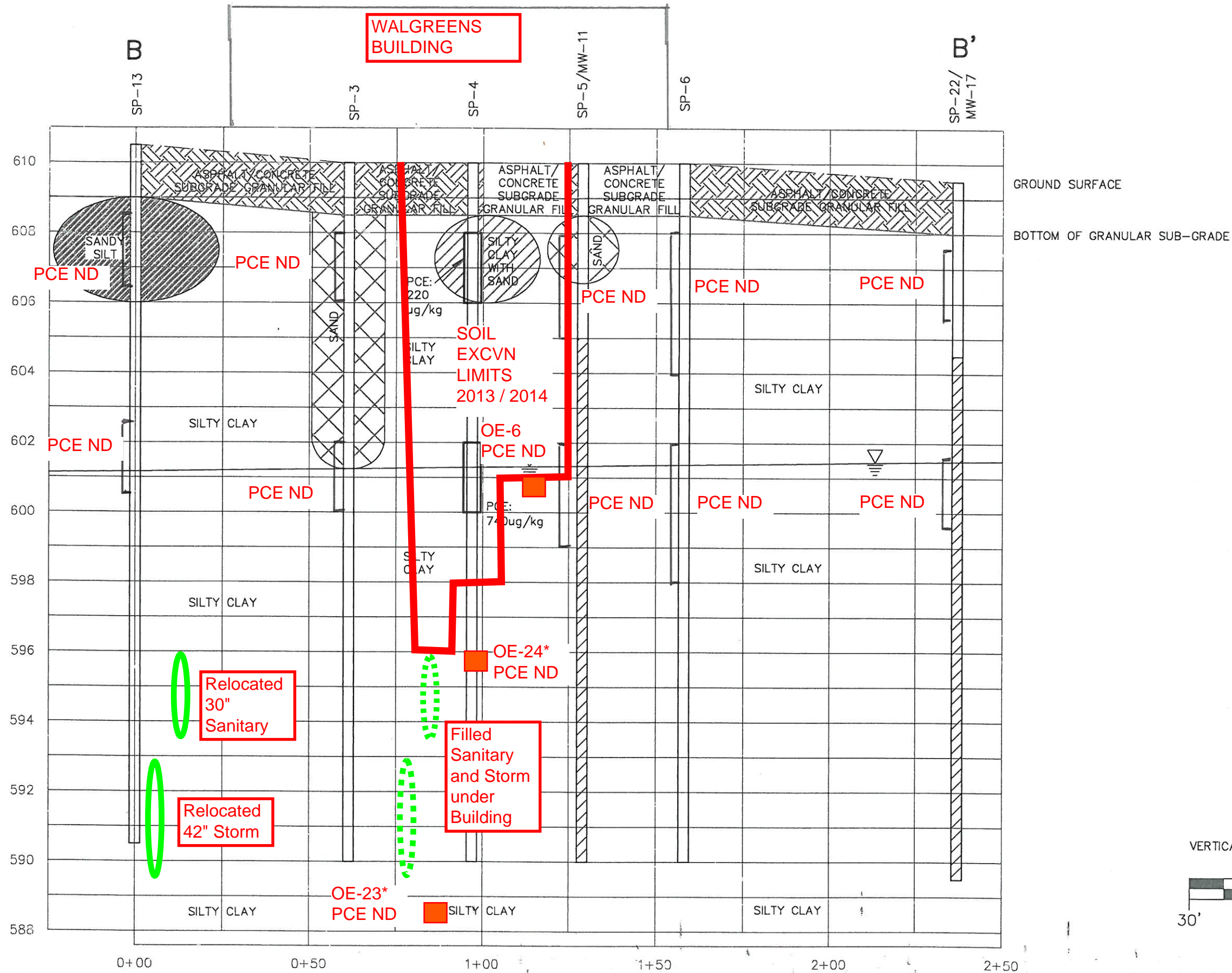
NOTE
 * : Projected Onto Section from Area of Deeper Soil Excavation - see Figure B.3.a.1

DESIGNED BY DML	DATE 7/23/2013
DRAWN BY SAO	PROJECT 2301006.1
APPROVED BY SAO	SHEET NO. 1
CADFILE G:\ACAD\2301006.1\Figure 4.dwg	
XREF LMAN	

WALGREENS DEVELOPMENT
 200 SOUTH WISCONSIN STREET
 DE PERE, WISCONSIN

© 2005 Key Engineering Group Ltd.





NOTE
 * : Projected Onto Section from
 Area of Deeper Soil Excavation -
 see Figure B.3.a.1

**Figure B.3.a.III North / South
 Geologic Cross Section B-B'**

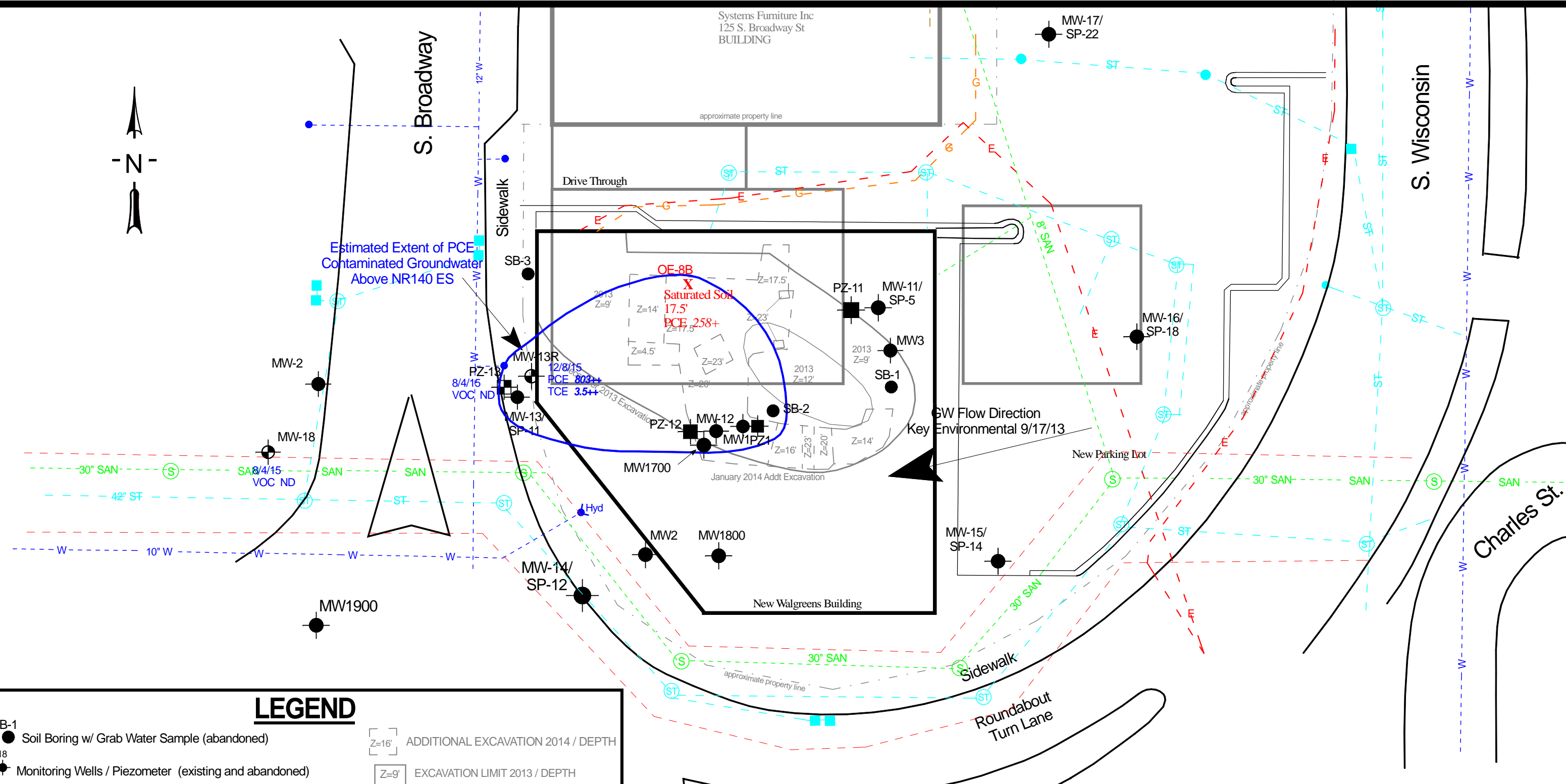
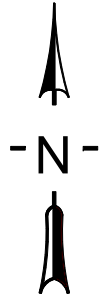
WALGREENS DEVELOPMENT
 200 SOUTH WISCONSIN STREET
 DE PERE, WISCONSIN

DESIGNED BY DML	DATE 7/23/2013
DRAWN BY SAO	PROJECT 2301006.1
APPROVED BY SAO	SHEET NO. 1
CADFILE G:\ACAD\2301006.1\Figure 5.dwg	
XREF LMAN	

© 2005 Key Engineering Group Ltd.

735 NORTH WATER STREET, SUITE 510
 MILWAUKEE, WI 53212
 414.224.8300 (tel) - 414.224.8183 (fax)

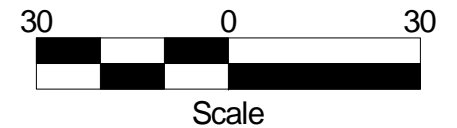
G:\ACAD\2301006.1\Figure 5.dwg



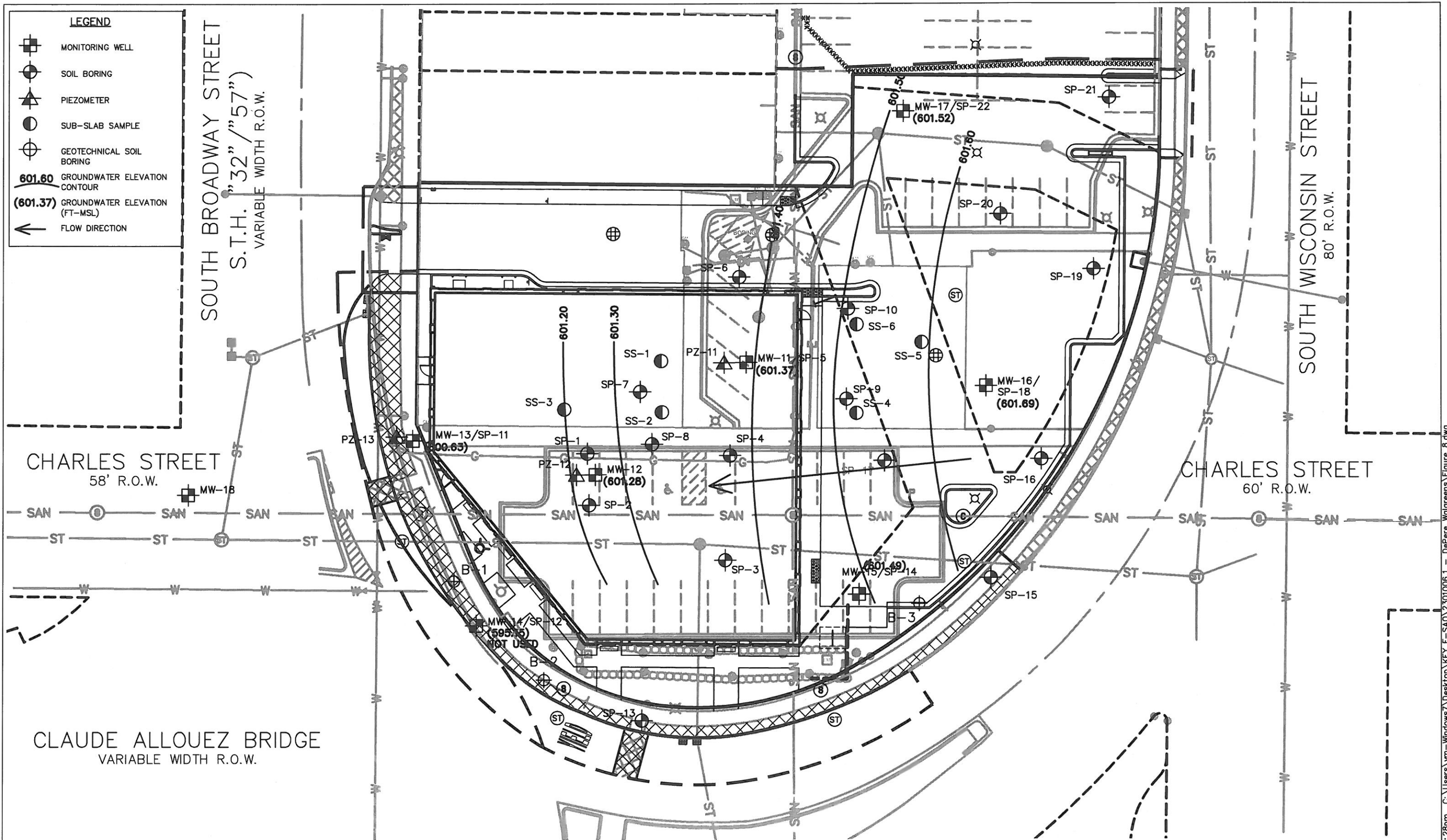
LEGEND

- SB-1 ● Soil Boring w/ Grab Water Sample (abandoned)
- MW-18 ● Monitoring Wells / Piezometer (existing and abandoned)
- Groundwater Chemistry Results**
- 8/4/15 Sample Date (MW-13R sampled 12/8/15)
- PCE Tetrachloroethene (ug/l)
- TCE Trichloroethene (ug/l)
- B Benzene (ug/L)
- TMB Sum of 1,2,4- & 1,3,5-trimethylbenzene (ug/L)
- + Exceeds NR140 Preventive Action Limit
- ++ Exceeds NR140 Enforcement Standard
- ND No Detect

- [Z=16'] ADDITIONAL EXCAVATION 2014 / DEPTH
- [Z=9'] EXCAVATION LIMIT 2013 / DEPTH
- Soil Removed During 2013 Utility Work



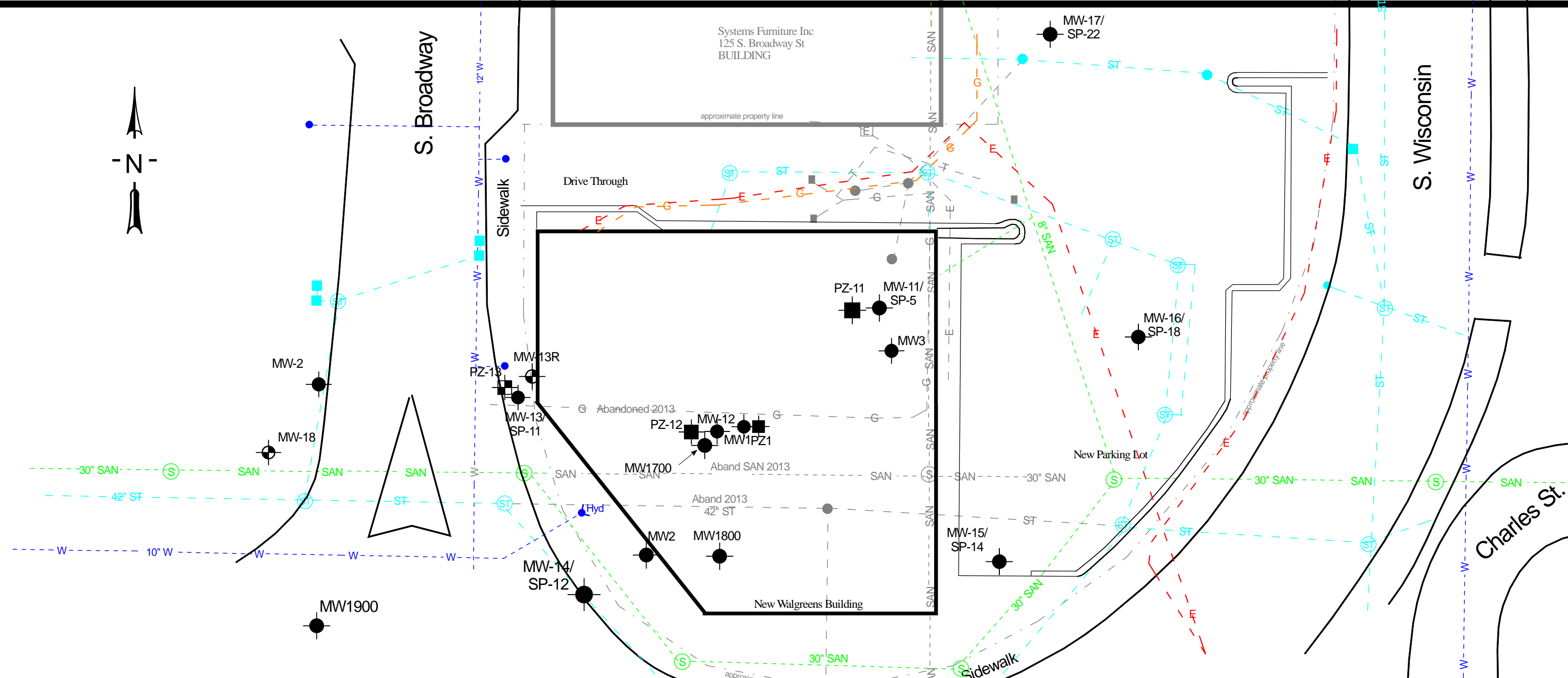
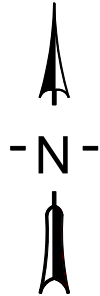
TITLE: Groundwater Isoconcentration		FEHR GRAHAM ENGINEERING & ENVIRONMENTAL	
SITE: Royal Cleaners - Former (New Walgreens VPLE) 135 S. Broadway St., DePere, WI 54115		DATE: 7/7/14	DWG #: O:/midland capital/Base Map-Walgreens.skf
SCALE: BRRS #02-05-513320	APPVD.:	DRAWN BY: KAE	FIGURE: B.3.b
REV: DATE: DESCRIPTION:	PRINTED:12/16/15		



DESIGNED BY DML	DATE 7/23/2013
DRAWN BY SAO	PROJECT 2301006.1
APPROVED BY SAO	SHEET NO. 1
CADFILE C:\Users\vm-Windows7\Desktop\KEY F-SAO\2301006.1 - DePere Walgreens\Figure B.dwg	
XREF LMAN	

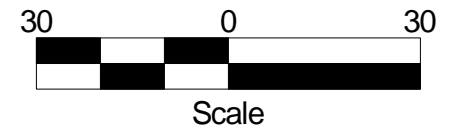
Figure B.3.c Groundwater Flow Direction SHALLOW GROUNDWATER FLOW DIRECTION (9/17/13)
 WALGREENS DEVELOPMENT
 200 SOUTH WISCONSIN STREET
 DE PERE, WISCONSIN





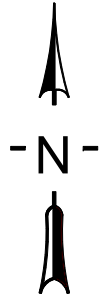
LEGEND

MW-18
 Monitoring Wells / Piezometer (existing and abandoned)



Roundabout
Turn Lane

TITLE: Monitoring Wells		FEHR GRAHAM ENGINEERING & ENVIRONMENTAL	
SITE: Royal Cleaners - Former (New Walgreens VPLE) 135 S. Broadway St., DePere, WI 54115		DATE: 7/7/14	DWG #: O:/midland capital/Base Map-Walgreens.skf
SCALE: BRRS #02-05-513320	APPVD.:	DRAWN BY: KAE	FIGURE: B.3.d
REV: DATE: DESCRIPTION: PRINTED:12/16/15			



S. Broadway

S. Wisconsin

Charles St.

CRAWL SPACE
30' x 40'
(Z = 6)

Systems Furniture Inc
125 S. Broadway St
BUILDING
NARROW OPEN SPACE (Z = 1') -
Not Clear if Runs Entire Length of Building
VAPOR-B
(intake)
Summa Can connected
to 25' Nylon Tubing

VAPOR-A

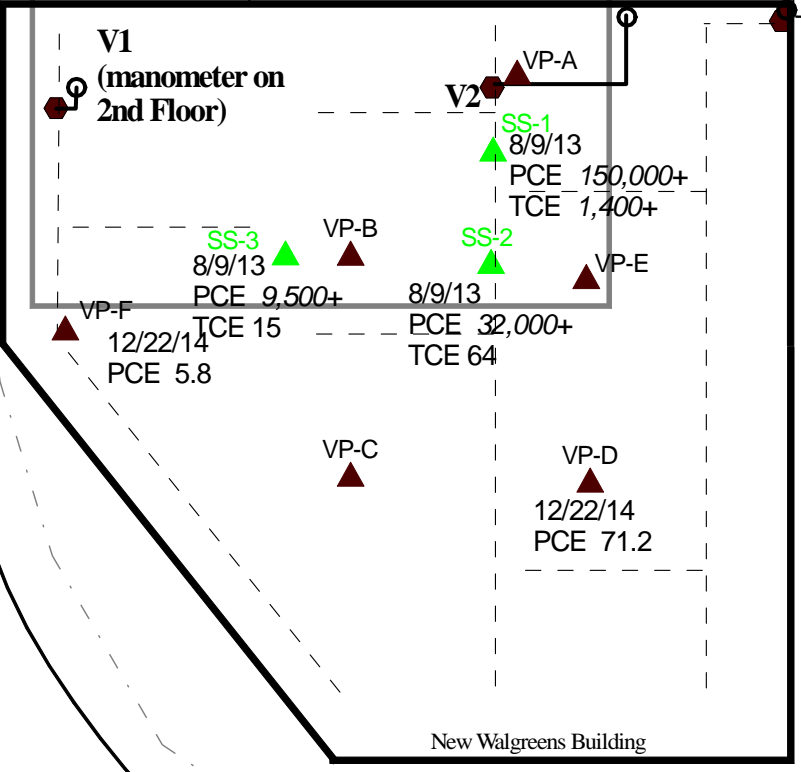
VAPOR-C
Ambient

2/6/14
CVOC ND

2/6/14
TCE 1.9

2/6/14
CVOC ND

Drive Through



SS-6
8/9/13
PCE 880
TCE 2.2

SS-5
8/9/13
PCE 1,600
TCE 2.7

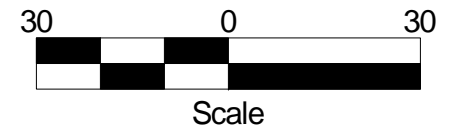
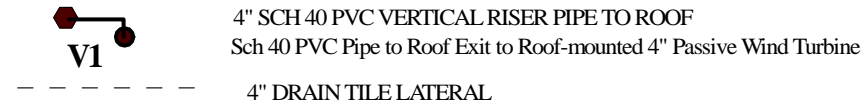
SS-4
8/9/13
PCE 3,000
TCE 3.9

New Parking Lot

New Walgreens Building

LEGEND

- SS-4 Sub-Slab Vapor Probe (Key Environmental) 2013
- VP-A Sub-Slab Vapor Probe (Fehr Graham) 2014
- VAPOR-A CRAWL SPACE VAPOR SAMPLE LOCATIONS
- 12/22/14 Sample Date
- PCE Tetrachloroethene (ug/m3)
- TCE Trichloroethene (ug/m3)
- ND No Detect
- ITALICS+* Exceeds Small Commercial Sub-Slab Vapor Standard



Roundabout
Turn Lane

Roundabout
Turn Lane

TITLE: Vapor Intrusion Map	
SITE: Royal Cleaners - Former (New Walgreens VPLE) 135 S. Broadway St., DePere, WI 54115	
SCALE: BRRS #02-05-513320	DATE: 7/7/14
REV: DATE: DESCRIPTION: PRINTED:12/16/15	APPVD.: DRAWN BY: KAE

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

DWG #:
O:/midland capital/Base Map-Walgreens.skf

FIGURE:
B.4.a

Attachment C: Documentation of Remedial Action

Site Investigation Report / Remedial Action Plan submitted on December 2, 2013 by Key Environmental. All Information requested as part of Attachment C is included in report.

The Remedial Action Report was submitted by Fehr Graham on August 14, 2014.

BRRTS# 02-05-513320

Royal Cleaners - Former (New Walgreens VPLE)
135 S. Broadway St., DePere, WI 54115

Attachment D: Maintenance Plans and Photographs

Not Applicable; No Maintenance Plan is required as part of site activities.

Attachment E: Monitoring Wells

All Monitoring Wells will be properly abandoned upon DNR granting conditional closure to the site. All abandonment forms will be forwarded to the DNR Project Manager upon completion.

Attachment F: Source Legal Documents

- F.1. Deed
- F.2. Certified Survey Map
- F.3. Verification of Zoning
- F.4. Signed Statement

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

2646644
CATHY WILLIQUETTE LINDSAY
BROWN COUNTY RECORDER
GREEN BAY, WI
RECORDED ON
10/02/2013 2:03 PM
REC FEE: 30.00
EXEMPT # 77.25(2)
PAGES: 2

Document Number

Document Name

THIS DEED, made between City of De Pere, a Wisconsin municipal corporation,
335 South Broadway Street, De Pere, Wisconsin 54115

("Grantor," whether one or more),
and Midland (Wisconsin/Broadway) Associates, a Wisconsin limited partnership,
W228 N745 Westmound Drive, Waukesha, Wisconsin 53186

("Grantee," whether one or more).
Grantor, for a valuable consideration, conveys to Grantee the following described real
estate, together with the rents, profits, fixtures and other appurtenant interests, in
Brown _____ County, State of Wisconsin ("Property") (if more space is
needed, please attach addendum):

Parcels 1, 2, 3 and 4 as identified on Exhibit A, attached hereto and incorporated
herein by reference.

Recording Area

Name and Return Address
Victor A. Kornis
1509 N. Prospect Avenue
Milwaukee, WI 53202

ED-814, ED-821-1, ED-822-1 and Part of ED-818

Parcel Identification Number (PIN)

Transfers exempt from fee under Wis. Stats. §77.25(2) and from return under Wis.
Stats. §77.255.

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

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

1. Municipal Ordinances
2. Easements and restrictions of record
3. Terms and conditions of Development Agreement Between Midland (Wisconsin/Broadway) Associates, the City of De Pere and the Redevelopment Authority of the City of De Pere LLC as Amended on August 21, 2013.

Dated this 2nd day of October, 2013

* _____ (SEAL) Michael J. Walsh _____ (SEAL)
* Michael J. Walsh, Mayor

* _____ (SEAL) Shana Defnet _____ (SEAL)
* Shana L. Defnet, Clerk-Treasurer

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Judith Schmidt-Lehman

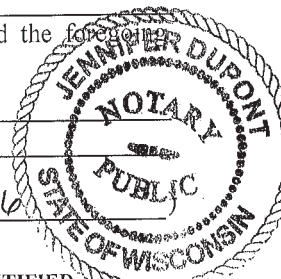
ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
BROWN _____ COUNTY)

Personally came before me on October 2, 2013,
the above-named Michael J. Walsh, Mayor and Shana L. Defnet,
Clerk-Treasurer

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Jennifer Dupont
* Jennifer Dupont
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 5/15/16)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

* Type name below signatures.

Grantor: City of De Pere
Grantee: Midland (Wisconsin/Broadway) Associates

EXHIBIT A
TO THE WARRANTY DEED BETWEEN THE CITY OF DE PERE AND
MIDLAND (WISCONSIN/BROADWAY) ASSOCIATES

Parcel 1:

Outlot One (1) of Volume 54, Certified Survey Maps, Page 312, Map Number 7902, said lot being part of Lots One (1) and Twelve (12), Block Seventeen (17), Original Plat of the Village of De Pere, and a part of vacated alley, all being in the City of De Pere, East Side of Fox River, Brown County, Wisconsin. (Parcel ED-814)

Parcel 2:

Outlot Two (2) of Volume 54, Certified Survey Maps, Page 312, Map Number 7902, said lot being part of Lot Two (2) of Certified Survey Map No. 2868, being a part of Lot Six (6), Block Eighteen (18), Original Plat of the Village of De Pere, and a part of vacated alley, all being in the City of De Pere, East Side of Fox River, Brown County, Wisconsin. (Parcel ED-821-1)

Parcel 3:

The East Thirty-one (31) feet of Lot Seven (7) and the East Thirty-one (31) feet of the South Twenty-two (22) feet of Lot Eight (8), all being in Block Eighteen (18), Original Plat of the Village of De Pere, in the City of De Pere, East Side of Fox River, Brown County, Wisconsin. (Parcel 833-1)

Parcel 4:

All that part of Lot Two (2) of Volume 54, Certified Survey Maps, Page 312, Map Number 7902, said lot being part of Lots Three (3), Four (4) and Five (5), Block Eighteen (18), Original Plat of the Village of De Pere, and a part of vacated alley, all being in the City of De Pere, East Side of Fox River, Brown County, Wisconsin, bounded and described as follows: Beginning at the Southwest corner of said Lot 2; thence South 89°21'02" East along the South line of said Lot 2, 112.76 feet to the West right-of-way line of South Wisconsin Street; thence Northerly 29.55 feet along said West right-of-way line and the arc of a curve, radius of 207.50 feet, center lies to the West, chord bears North 07°05'49.5" East 29.53 feet; thence North 00°38'17" East 30.65 feet; thence North 89°21'02" West 104.10 feet; thence South 00°36'59" West 38.11 feet; thence North 89°21'02" West 12.00 feet; thence South 00°36'59" West 21.89 feet to the place of beginning. (Part of Parcel ED-818)

TRUSTEE'S DEED

Document Number

Document Name

THIS DEED, made between KENNETH J. BUTZ AND SYLVIA H. * as Trustee of KENNETH J. BUTZ AND SYLVIA H. BUTZ REVOCABLE TRUST U/A/D ** ("Grantor," whether one or more), and MIDLAND (WISCONSIN/BROADWAY) ASSOCIATES, A WISCONSIN LIMITED PARTNERSHIP

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in BROWN County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): LOT SEVEN (7), EXCEPT THE EAST 31 FEET THEREOF, BLOCK EIGHTEEN (18), ORIGINAL PLAT OF DE PERE, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

2646641

CATHY WILLIQUETTE LINDSAY BROWN COUNTY RECORDER GREEN BAY, WI RECORDED ON 10/02/2013 2:03 PM REC FEE: 30.00 TRANS FEE: 1620.00 EXEMPT # PAGES: 1

Recording Area

Name and Return Address

VICTOR A. KORNIS 1509 NORTH PROSPECT AVENUE MILWAUKEE, WI 53202

*BUTZ **9/12/96

ED-823

Parcel Identification Number (PIN)

Dated

9/23/13

[Signature] (SEAL) * KENNETH J. BUTZ, TRUSTEE

[Signature] (SEAL) * SYLVIA H. BUTZ, TRUSTEE

____ (SEAL) *

____ (SEAL) *

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN

authenticated on _____

BROWN COUNTY) ss.

Personally came before me on 9/23/13 the above-named KENNETH J. BUTZ AND SYLVIA H. BUTZ

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, _____ authorized by Wis. Stat. § 706.06)

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

ATTY. TIMOTHY F. POLACK PO BOX 2402, GREEN BAY, WISCONSIN 54306

[Signature] Notary Public, State of Wisconsin My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

TRUSTEE'S DEED

STATE BAR OF WISCONSIN

FORM No. 7-2003

*Type name below signatures.

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

2646642
CATHY WILLIQUETTE LINDSAY
BROWN COUNTY RECORDER
GREEN BAY, WI
RECORDED ON
10/02/2013 2:03 PM
REC FEE: 30.00
TRANS FEE: 525.00
EXEMPT #
PAGES: 1

Document Number

Document Name

THIS DEED, made between CAROL C. SHIER, a single person,

_____ ("Grantor," whether one or more),
and MIDLAND (WISCONSIN/BROADWAY) ASSOCIATES, a Wisconsin
limited partnership,

_____ ("Grantee," whether one or more).
Grantor, for a valuable consideration, conveys to Grantee the following described real
estate, together with the rents, profits, fixtures and other appurtenant interests, in
BROWN County, State of Wisconsin ("Property") (if more space is
needed, please attach addendum):

The South Twenty-two (22) feet of Lot Eight (8), Block Eighteen (18), except the
East Thirty-one (31) feet thereof, Original Plat of the Village of De Pere, in the City
of De Pere, East Side of Fox River, Brown County, Wisconsin.

Recording Area

Name and Return Address

Attorney Victor A. Kornis
Mawicke & Goisman Attorneys at Law
1509 North Prospect Avenue
Milwaukee, WI 53202

ED-825

Parcel Identification Number (PIN)

This IS NOT homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
easements, restriction, and covenants of record; municipal and zoning ordinances; taxes levied in the year of closing; and will
warrant and defend the same.

Dated September 24, 2013.

(SEAL) Carol C. Shier (SEAL)
* CAROL C. SHIER *

(SEAL) _____ (SEAL)
* _____ *

AUTHENTICATION

Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

Personally came before me on September 24, 2013,
the above-named CAROL C. SHIER

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
Attorney Thomas L. Keidatz
515 George Street, De Pere, WI 54115

Thomas L. Keidatz
THOMAS L. KEIDATZ
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003
* Type name below signatures.

QUIT CLAIM DEED

Midland (Wisconsin/Broadway) Associates, A Wisconsin Limited Partnership, Grantor, quit claims to Beilke, LLC, as Grantee, the following described real estate in Brown County, State of Wisconsin:

2646663
CATHY WILLIQUETTE LINDSAY
BROWN COUNTY RECORDER
GREEN BAY, WI
RECORDED ON
10/02/2013 2:50 PM
REC FEE: 30.00
TRANS FEE: 0.30
EXEMPT #
PAGES: 2

Legal Description on Exhibit A attached hereto and made a part hereof.

This is not homestead property.

Return Address:
Timothy McCoy
200 South Washington Street
Suite 100
Green Bay, WI 54301

Dated this 2nd day of October, 2013.

Tax Parcel No.: parts of ED-825 and ED-833-1

Midland (Wisconsin/Broadway) Associates, A Wisconsin Limited Partnership;
By: Midland (Wisconsin/Broadway), Inc., its sole general partner



(SEAL)

By: Steven J. Rolfe, president

AUTHENTICATION

Signature of Steven J. Rolfe authenticated this 2nd day of October, 2013.

* 

Victor A. Kornis, member, State Bar of Wisconsin

This document was drafted by: Victor A. Kornis

EXHIBIT A
LEGAL DESCRIPTION

All that part of Lot Eight (8), Block Eighteen (18), Original Plat of De Pere, being in the City of De Pere, Brown County, Wisconsin more particularly bounded and described as follows: Commencing at Brown County ID Point #30R16.3; thence North $64^{\circ}16'09''$ West 501.87 feet along the line that connects said ID Point #30R16.3 to Brown County ID Point #30R14.1; thence North $44^{\circ}21'35''$ West 1682.44 feet; thence North $00^{\circ}38'17''$ East 360.27 feet; thence North $89^{\circ}21'02''$ West 77.37 feet; thence northeasterly 171.07 feet along the arc of a curve, radius of 207.50 feet, center lies to the west, chord bears North $26^{\circ}38'00''$ East, 166.26 feet; thence North $00^{\circ}38'17''$ East 30.65 feet; thence North $89^{\circ}21'02''$ West 104.10 feet; thence South $00^{\circ}36'59''$ West 38.11 feet; thence North $89^{\circ}21'02''$ West 26.00 feet to the place of beginning of the land hereinafter to be described; thence continuing North $89^{\circ}21'02''$ West 120.80 feet; thence South $00^{\circ}28'30''$ West 1.85 feet; thence South $89^{\circ}21'02''$ East 120.80 feet; thence North $00^{\circ}36'59''$ East 1.85 feet to the place of beginning.

2646756

8367

CERTIFIED SURVEY MAP NO. _____

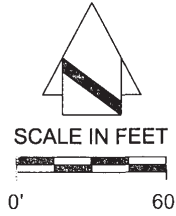
Sheet 1 of 6

Being a redivision of Outlot 1, Outlot 2 and part of Lot 2 of Volume 54, Certified Survey Maps, Page 312, Map No. 7902; Lot 1 of Volume 14, Certified Survey Maps, Page 231, Map No. 2868; Lot Seven (7) and part of Lot Eight (8), Block Eighteen (18), Original Plat of De Pere, and vacated Charles Street and public alley
CITY OF DE PERE, BROWN COUNTY, WISCONSIN

SURVEYOR/ENGINEER:
JOHN R. STIGLER, RLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

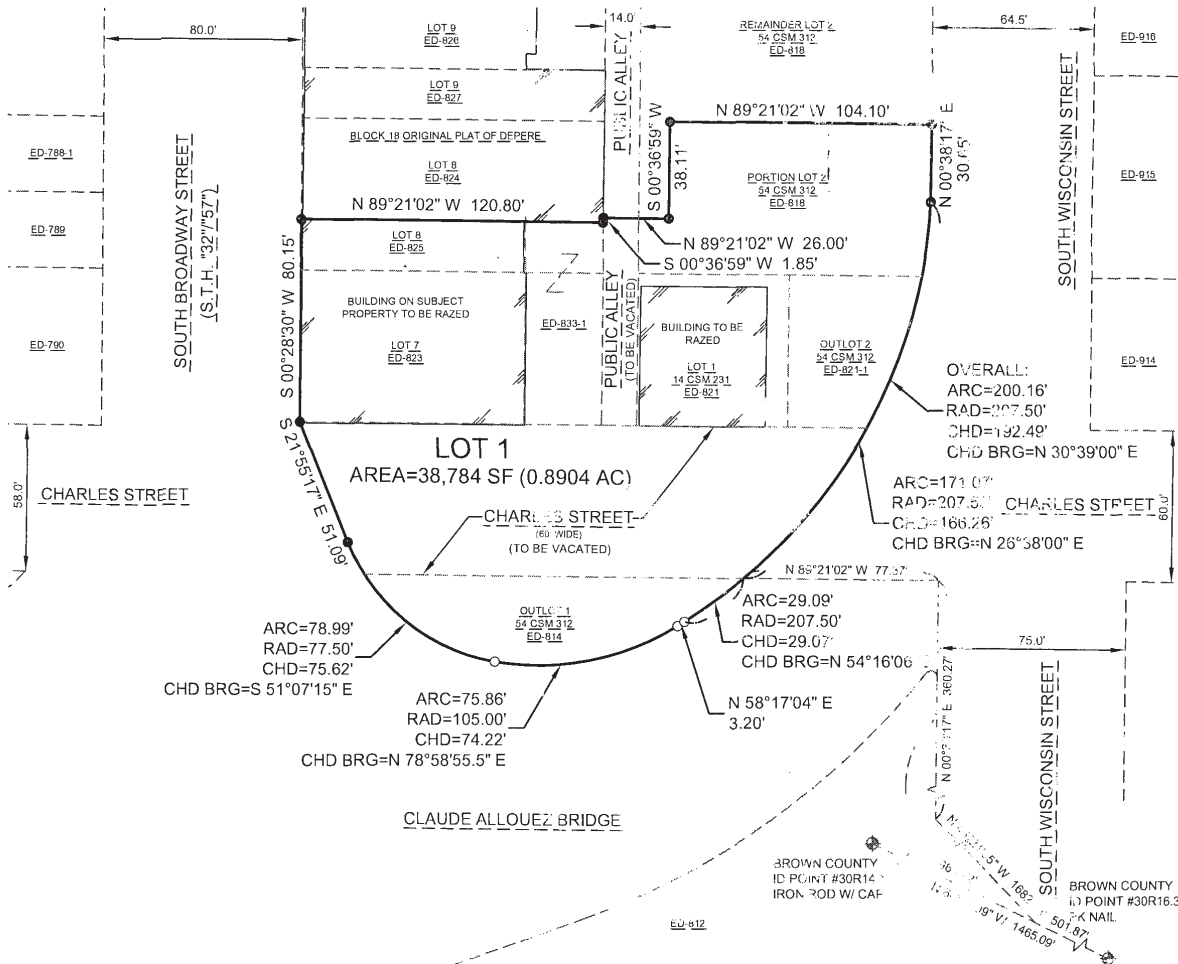
OWNER/SUBDIVIDER:
MIDLAND (WISCONSIN/BROADWAY)
ASSOCIATES, A WISCONSIN LIMITED
PARTNERSHIP
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186

LEGEND:
● -IRON PIPE 18" x 1" DIA. (PLACED)
1.13+ LBS. PER LIN. FT.
○ -IRON PIPE/ROD (FOUND)
⊕ -CONC. MON. (FOUND)



REFERENCE BEARING: BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM. THE WESTERLY RIGHT OF WAY OF WISCONSIN STREET BEARS NORTH 00°38'17" EAST PER CERTIFIED SURVEY MAP No. 7902.

NOTE: SEE PROPOSED EASEMENTS ON SHEETS 2 AND 3.



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S - 1820
DATED THIS 12th DAY OF December, 2012
REVISED THIS 7th DAY OF May, 2013
REVISED THIS 15th DAY OF May, 2013
REVISED THIS 28th DAY OF May, 2013
REVISED THIS 17th DAY OF July, 2013
REVISED THIS 8th DAY OF August, 2013
INSTRUMENT DRAFTED BY JOHN R. STIGLER

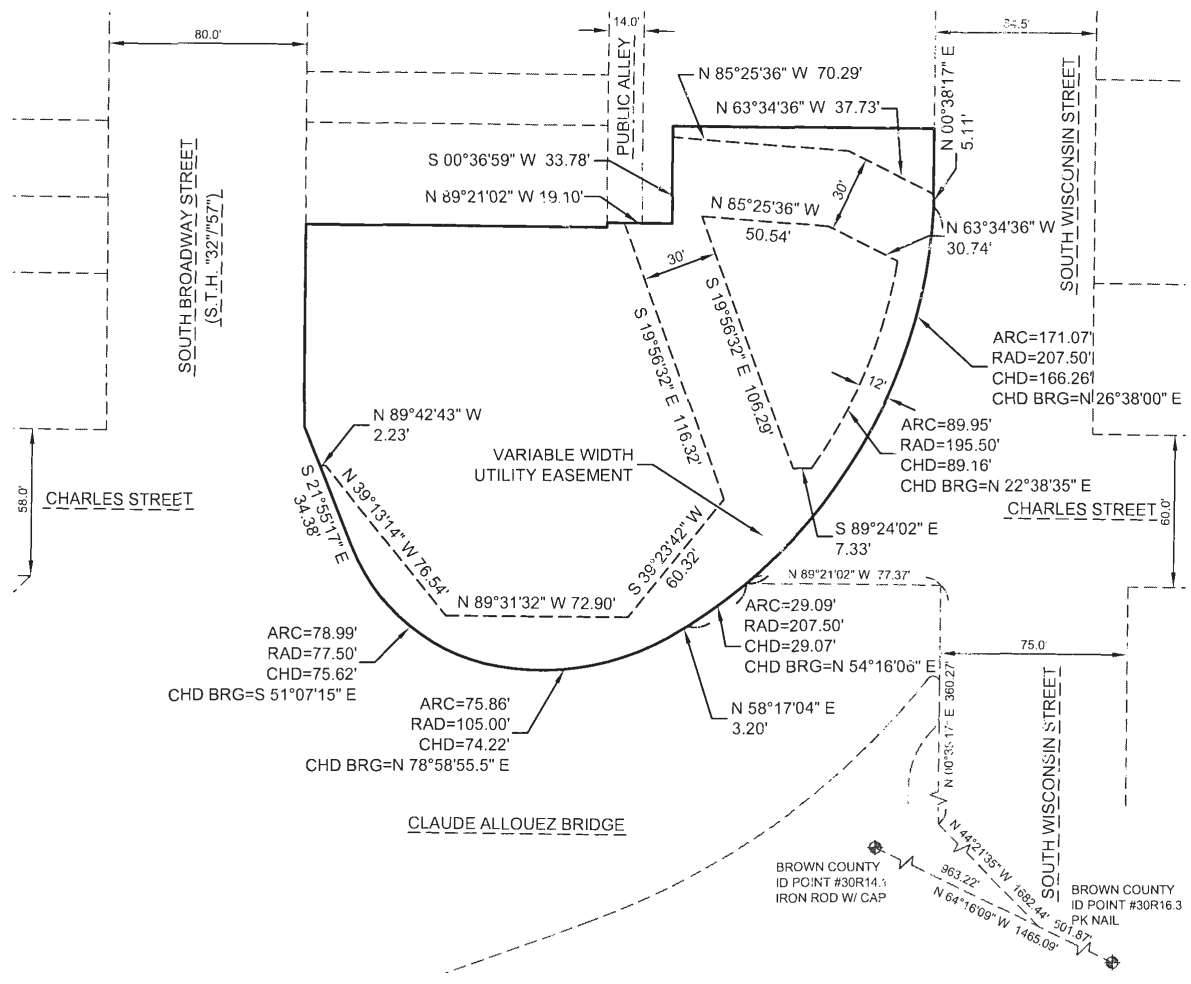
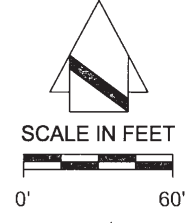
FILE NAME: S8114CSM.DWG
P.S. MISCELLANEOUS 25

CERTIFIED SURVEY MAP NO. _____ Sheet 2 of 6

Being a redivision of Outlot 1, Outlot 2 and part of Lot 2 of Volume 54, Certified Survey Maps, Page 312, Map No. 7902; Lot 1 of Volume 14, Certified Survey Maps, Page 231, Map No. 2868; Lot Seven (7) and part of Lot Eight (8), Block Eighteen (18), Original Plat of De Pere, and vacated Charles Street and public alley
CITY OF DE PERE, BROWN COUNTY, WISCONSIN

PROPOSED EASEMENTS

REFERENCE BEARING: BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM. THE WESTERLY RIGHT OF WAY OF WISCONSIN STREET BEARS NORTH 00°38'17" EAST PER CERTIFIED SURVEY MAP No. 7902.



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S - 1820
DATED THIS 12th DAY OF December, 2012
REVISED THIS 7th DAY OF May, 2013
REVISED THIS 15th DAY OF May, 2013
REVISED THIS 28th DAY OF May, 2013
REVISED THIS 17th DAY OF July, 2013
REVISED THIS 8th DAY OF August, 2013
INSTRUMENT DRAFTED BY JOHN R. STIGLER

OWNERS: MIDLAND (WISCONSIN/BROADWAY) ASSOCIATES,
A WISCONSIN LIMITED PARTNERSHIP
FILE NAME: S8114CSM.DWG
P.S. MISCELLANEOUS 25

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 6

Being a redivision of Outlot 1, Outlot 2 and part of Lot 2 of Volume 54, Certified Survey Maps, Page 312, Map No. 7902; Lot 1 of Volume 14, Certified Survey Maps, Page 231, Map No. 2868; Lot Seven (7) and part of Lot Eight (8), Block Eighteen (18), Original Plat of De Pere, and vacated Charles Street and public alley
CITY OF DE PERE, BROWN COUNTY, WISCONSIN

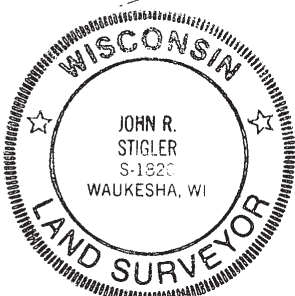
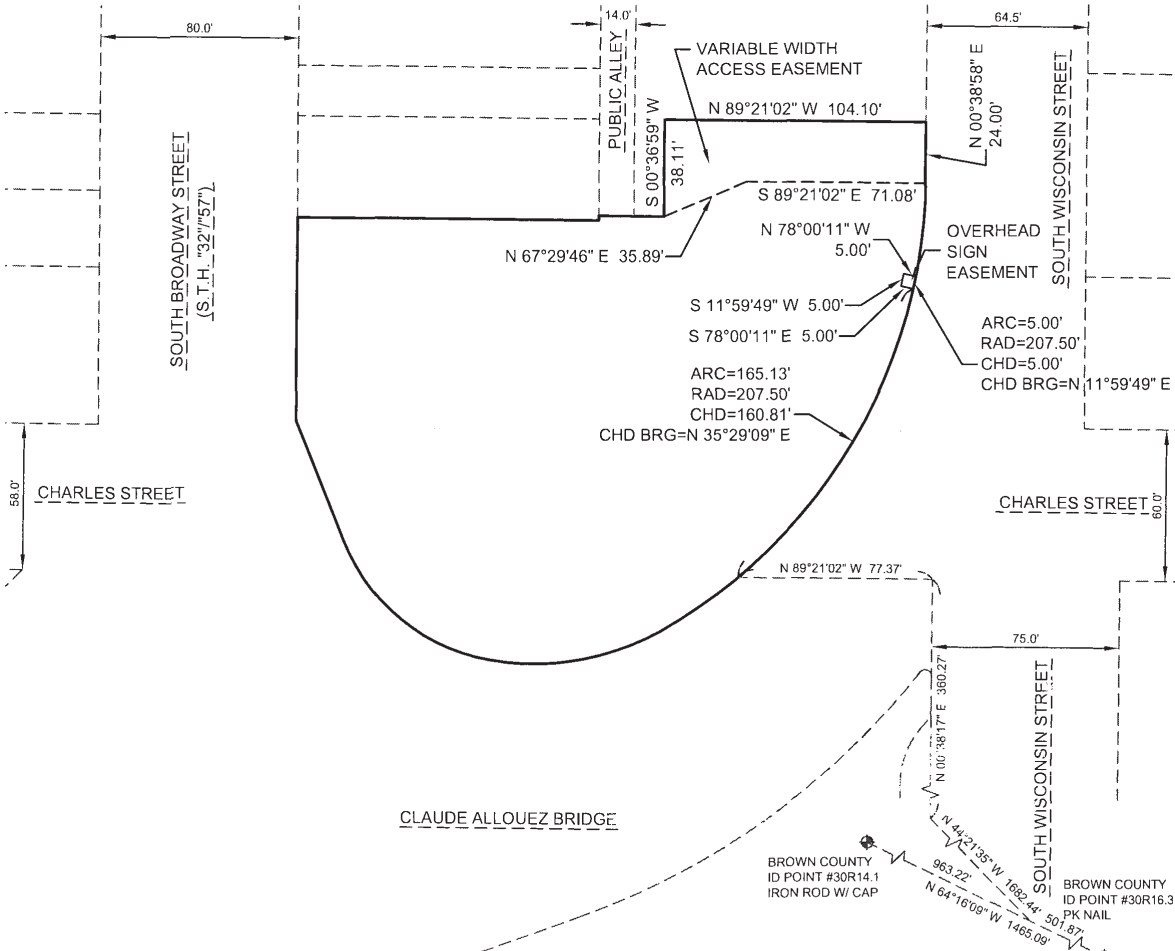
PROPOSED EASEMENTS
FOR THE BENEFIT OF THE CITY OF DE PERE



SCALE IN FEET



REFERENCE BEARING: BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM. THE WESTERLY RIGHT OF WAY OF WISCONSIN STREET BEARS NORTH 00°38'17" EAST PER CERTIFIED SURVEY MAP No. 7902.



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S - 1820
DATED THIS 12th DAY OF December, 2012
REVISED THIS 7th DAY OF May, 2013
REVISED THIS 15th DAY OF May, 2013
REVISED THIS 28th DAY OF May, 2013
REVISED THIS 17th DAY OF July, 2013
REVISED THIS 8th DAY OF August, 2013
INSTRUMENT DRAFTED BY JOHN R. STIGLER

OWNERS: MIDLAND (WISCONSIN/BROADWAY) ASSOCIATES,
A WISCONSIN LIMITED PARTNERSHIP
FILE NAME: S8114CSM.DWG
P.S. MISCELLANEOUS 25



CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 6

Being a redivision of Outlot 1, Outlot 2 and part of Lot 2 of Volume 54, Certified Survey Maps, Page 312, Map No. 7902; Lot 1 of Volume 14, Certified Survey Maps, Page 231, Map No. 2868; Lot Seven (7) and part of Lot Eight (8), Block Eighteen (18), Original Plat of De Pere, and vacated Charles Street and public alley
CITY OF DE PERE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, registered land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being a redivision of Outlot One (1), Outlot Two (2) and part of Lot Two (2) of Volume 54, Certified Survey Maps, Page 312, Map Number 7902; Lot One (1) of Volume 14, Certified Survey Maps, Page 231, Map Number 2868; Lot Seven (7) and part of Lot Eight (8), Block Eighteen (18), Original Plat of De Pere, and vacated Charles Street and public alley, all being in the City of De Pere, Brown County, Wisconsin more particularly bounded and described as follows: Commencing at Brown County ID Point #30R16.3; thence North 64°16'09" West 501.87 feet along the line that connects said ID Point #30R16.3 to Brown County ID Point #30R14.1; thence North 44°21'35" West 1682.44 feet; thence North 00°38'17" East 360.27 feet; thence North 89°21'02" West 77.37 feet to the northeast corner of said Outlot 1, Certified Survey Map Number 7902 and the place of beginning of the land hereinafter to be described; thence northeasterly 171.07 feet along the arc of a curve, radius of 207.50 feet, center lies to the west, chord bears North 26°38'00" East, 166.26 feet; thence North 00°38'17" East 30.65 feet; thence North 89°21'02" West 104.10 feet; thence South 00°36'59" West 38.11 feet; thence North 89°21'02" West 26.00 feet; thence South 00°36'59" West 1.85 feet; thence North 89°21'02" West 120.80 feet; thence South 00°28'30" West 80.15 feet; thence South 21°55'17" East 51.09 feet; thence southeasterly 78.99 feet along the arc of a curve, center lies to the northeast, chord bears South 51°07'15" East 75.62 feet; thence easterly 75.86 feet along the arc of a curve, center lies to the north, chord bears North 78°58'55.5" East 74.22 feet; thence North 58°17'04" East 3.20 feet; thence northeasterly 29.09 feet along the arc of a curve, radius of 207.50 feet, center lies to the northwest, chord bears North 54°16'06" East 29.07 feet to the place of beginning. Containing 38,784 square feet (0.8904 acres) of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of De Pere in surveying, dividing and mapping the same.



John R. Stigler

JOHN R. STIGLER – Wis. Reg. No. S-1820
Revised this 7th day of May, 2013
Revised this 15th day of May, 2013
Revised this 28th day of May, 2013
Revised this 17th day of July, 2013
Revised this 8th day of August, 2013

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 8th day of August, 2013.

My commission expires July 25, 2017.

Anthony S. Zanon

ANTHONY S. ZANON – NOTARY PUBLIC



OWNERS: MIDLAND (WISCONSIN/BROADWAY) ASSOCIATES,
A WISCONSIN LIMITED PARTNERSHIP

Instrument drafted by John R. Stigler

P. S. MISCELLANEOUS 25



CERTIFIED SURVEY MAP NO. _____

Sheet 5 of 6

Being a redivision of Outlot 1, Outlot 2 and part of Lot 2 of Volume 54, Certified Survey Maps, Page 312, Map No. 7902; Lot 1 of Volume 14, Certified Survey Maps, Page 231, Map No. 2868; Lot Seven (7) and part of Lot Eight (8), Block Eighteen (18), Original Plat of De Pere, and vacated Charles Street and public alley
CITY OF DE PERE, BROWN COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE:

MIDLAND (WISCONSIN/BROADWAY) ASSOCIATES, a Wisconsin Limited Partnership, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said partnership caused the land described on this map to be surveyed, divided and mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: City of De Pere

IN WITNESS WHEREOF, the said MIDLAND (WISCONSIN/BROADWAY) ASSOCIATES, a Wisconsin Limited Partnership has caused these presents to be signed by STEVEN J. ROLFE, PRESIDENT, of MIDLAND (WISCONSIN/BROADWAY), Inc., its General Partner this 20th day of August, 2013.

MIDLAND (WISCONSIN/BROADWAY) ASSOCIATES,
a Wisconsin Limited Partnership
By: MIDLAND (WISCONSIN/BROADWAY), Inc., its
General Partner

STEVEN J. ROLFE, PRESIDENT

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

Personally came before me this 20th day of August, 2013, the above named STEVEN J. ROLFE to me known to be the PRESIDENT of MIDLAND (WISCONSIN/BROADWAY) Inc., and the person who executed the foregoing instrument and acknowledged the same.

My commission expires is permanent

NOTARY PUBLIC



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 12th day of December, 2012
Revised this 7th day of May, 2013
Revised this 15th day of May, 2013
Revised this 28th day of May, 2013
Revised this 17th day of July, 2013
Revised this 8th day of August, 2013



OWNERS: MIDLAND (WISCONSIN/BROADWAY) ASSOCIATES,
A WISCONSIN LIMITED PARTNERSHIP

Instrument drafted by John R. Stigler

P. S. MISCELLANEOUS 25

2646756

CERTIFIED SURVEY MAP NO. _____

Sheet 6 of 6

Being a redivision of Outlot 1, Outlot 2 and part of Lot 2 of Volume 54, Certified Survey Maps, Page 312, Map No. 7902; Lot 1 of Volume 14, Certified Survey Maps, Page 231, Map No. 2868; Lot Seven (7) and part of Lot Eight (8), Block Eighteen (18), Original Plat of De Pere, and vacated Charles Street and public alley
CITY OF DE PERE, BROWN COUNTY, WISCONSIN

CONSENT OF MORTGAGEE:

JOHNSON BANK, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this map and does hereby consent to the above certificate of MIDLAND (WISCONSIN/BROADWAY) ASSOCIATES, a Wisconsin Limited Partnership and MIDLAND (WISCONSIN/BROADWAY), Inc., its General Partner.

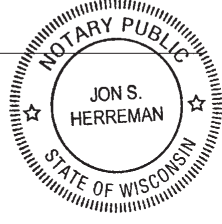
JOHNSON BANK
[Signature]
BY: _____

STATE OF WISCONSIN)ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 20th day of August, 2013, by BRADLEY A. QUACK the SVP of JOHNSON BANK, for and behalf of said corporation.

My commission expires PERMANENT

[Signature]
NOTARY PUBLIC -



CITY BOARD APPROVAL CERTIFICATE:

Approved by the City of De Pere this 18th day of September, 2013.

[Signature]
SHANA L. DEFNET - CLERK/TREASURER

[Signature]
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 12th day of December, 2012
Revised this 7th day of May, 2013
Revised this 15th day of May, 2013
Revised this 28th day of May, 2013
Revised this 17th day of July, 2013
Revised this 8th day of August, 2013



REGISTRAR'S OFFICE
Brown Co., Wis
Received for record the 2nd day
of October A.D. 2013
at 11:27 o'clock A. M. and recorded in
Vol. 58 of CSMS on page 342-347
[Signature]
Register of deeds

OWNERS: MIDLAND (WISCONSIN/BROADWAY) ASSOCIATES,
A WISCONSIN LIMITED PARTNERSHIP

Instrument drafted by John R. Stigler

P. S. MISCELLANEOUS 25

September 30, 2015

As the responsible party for the groundwater contamination at the Royal Cleaners - Former (New Walgreens VPLE) facility located at 105 S. Wisconsin Street (Formerly 135 S Broadway St.) in the City of DePere, WI, I believe that the legal description provided below describes the correct contaminated property.

Parcel No.: ED-823

Lot One (1) of CERTIFIED SURVEY MAP NO. 8367, being a Redivision of Outlot One (1), Outlot Two (2) and part of Lot Two (2) of Volume 54, Certified Survey Maps, Page 312, Map 7902; Lot One (1) of Volume 14, Certified Survey Maps, Page 231, Map 2868; Lot Seven (7) and part of Lot Eight (8), Block Eighteen (18), Original Plat of DePere and vacated Charles Street and public alley, in the City of DePere, Brown County, State of Wisconsin and recorded in the Office of Deeds for Brown County on October 3, 2013, as Document No. 2646756

Parcel 1:

Outlot One (1) of Volume 54, Certified Survey Maps, Page 312, Map Number 7902, said lot being part of Lots One (1) and Twelve (12), Block Seventeen (17), Original Plat of the Village of DePere, and a part of vacated alley, all being in the City of DePere, East Side of Fox River, Brown County, Wisconsin. (Parcel ED-814)

Parcel 2:

Outlot Two (2) of Volume 54, Certified Survey Maps, Page 312, Map Number 7902, said lot being part of Lot Two (2) of Certified Survey Map No. 2868, being part of Lot Six (6), Block Eighteen (18), Original Plat of the Village of DePere, and a part of vacated alley, all being in the City of DePere, East Side of Fox River, Brown County, Wisconsin. (Parcel ED-822-1)

Parcel 3:

The East Thirty-one (31) feet of Lot Seven (7) and the East Thirty-one (31) feet of the South Twenty-two (22) feet of Lot Eight (8), all being Block Eighteen (18), Original Plat of the Village of DePere, in the City of DePere, East Side of Fox River, Brown County, Wisconsin. (Parcel 833-1)

Parcel 4:

All that part of Lot Two (2) of Volume 54, Certified Survey Maps, Page 312, Map Number 7902, said lot being part of Lots Three (3), Four (4), and Five (5), Block Eighteen (18), Original Plat of the Village of DePere, and a part of vacated alley, all being in the City of DePere, East Side of Fox River, Brown County, Wisconsin, bounded and described as follows: Beginning at the Southwest corner of said Lot 2; thence south 89°21'02" East along the South line of said Lot 2, 112.76 feet to the West right-

of-way line of South Wisconsin Street; thence Northerly 29.55 feet along said West right-of-way line and the arc of a curve, radius of 207.50 feet, center lies to the West, chored bears North 07°05'49.5" East 29.53 feet; thence North 00°38'17" East 30.65 feet; thence North 89°21'02" West 104.10 feet; thence South 00°36'59" West 38.11 feet; thence North 89°21'02" West 12.00 feet; thence South 00°36'59" West 21.89 feet to the place of beginning. (Part of Parcel ED-818)



Mr. Steven Rolfe

Midland Development Corporation, W228N745 W. Mound Dr., Waukesha, WI 53186

BRRTS# 02-05-513320

Royal Cleaners - Former (New Walgreens VPLE)
135 S. Broadway St., DePere, WI 54115

Attachment G: Notification to Affected Off-Site Properties

Form 4400-286 Submitted to:

City of De Pere
Attn: Mr. Thoresen
335 S. Broadway St.
De Pere, WI 54115

Wisconsin DOT
Via: DOTHazmatUnit@dot.wi.gov

List of Potential Attachments:

(list all attachments to be included; include name of attachment and figure numbers)

Maps

Section A

Monitoring Well Location Map - (Filling & Sealing, Continue Sampling of Wells)

Location of Cover in relation to the extent of contamination (Maintenance of a Cover)

Section B

Monitoring Well Location Map - (Filling & Sealing, Continue Sampling of Wells)

Section C:

Groundwater Isoconcentration Map

Soil Isoconcentration Map

Maintenance plan

Section A

Maintenance of Plan - (Maintenance of a cover, Barrier, and/or Vapor Mitigation System)

Factsheets:

Section A

RR 819, Continuing Obligations for Environmental Protection

RR 671, What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater

RR 892, Vapor Intrusion: What to Expect if Vapor Intrusion from Soil and Groundwater Contamination Exist on My Property

Section B

Groundwater RR 892, Vapor Intrusion: What to Expect if Vapor Intrusion from Soil and Groundwater Contamination Exist on My Property

Notification of Continuing Obligations and Residual Contamination

Form 4400-286 (9/15)

C. I. Page

The affected property is:

- the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- a deeded property affected by contamination from the source property
- a right-of-way (ROW)
- a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name Midland Commercial Development Corp.

Contact Person Last Name Rolfe	First Steven	MI	Phone Number (include area code) (262) 549-9600
Address W228 N745 Westmound Drive	City Waukesha	State WI	ZIP Code 53186
E-mail <u>srolfe@midland-commercial.com</u>			

Name of Party Receiving Notification:

Business Name, if applicable: City of De Pere Director of Public Works

Title Mr.	Last Name Thoresen	First Scott	MI	Phone Number (include area code) (920) 339-8095
Address 335 S. Broadway Street	City De Pere	State WI	ZIP Code 54115	

Site Name and Source Property Information:

Site (Activity) Name Royal Cleaners - Former (New Walgreens VPLE)

Address 150 S. Wisconsin Street (Former 135 S. Broadway)	City De Pere	State WI	ZIP Code 54115
DNR ID # (BRRTS#) 02-05-513320	(DATCP) ID #		

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: Fehr Graham Inc.

Contact Person Last Name Ebbott	First Kendrick	MI A	Phone Number (include area code) (920) 892-2444
Address 1237 Pilgrim Road	City Plymouth	State WI	ZIP Code 53073
E-mail <u>kebbott@fehr-graham.com</u>			

Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR) Office:

Address 2984 Shawano Avenue	City Green Bay	State WI	ZIP Code 54313
Contact Person Last Name Lauridsen	First Keld	MI	Phone Number (include area code) (920) 662-5420
E-mail (Firstname.Lastname@wisconsin.gov)			

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (9/15)

Section B: ROW Notification: Residual Contamination and/or Continuing Obligations - Non-DOT ROWs

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

335 S. Broadway Street
De Pere, WI, 54115

Dear Mr. Thoresen:

I am providing this notification to inform you of the location and extent of contamination remaining in a right-of-way for which you are responsible, and of certain long-term responsibilities (continuing obligations) for which city of De Pere may become responsible. I investigated a release of:

drycleaning solvent

on 150 S. Wisconsin Street (Former 135 S. Broadway), De Pere, WI, 54115 that has shown that contamination has migrated into the right-of-way for which city of De Pere is responsible.

I have responded to the release, and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the proposed closure request:

The DNR will not review my closure request for at least 30 days after the date of this letter. As an affected right-of-way holder, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the DNR that is relevant to this closure request, you should mail that information to the DNR contact: 2984 Shawano Avenue, Green Bay, WI, 54313, or at [Email].

Residual Contamination:

Groundwater Contamination:

Groundwater contamination originated at the property located at: 150 S. Wisconsin Street (Former 135 S. Broadway), De Pere, WI, 54115.

The levels of tetrachloroethene (PCE) and trichloroethene (TCE)

contamination in the groundwater on your property are above the state groundwater enforcement standards found in ch. NR 140, Wis. Adm. Code.

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 you or any other person plan to conduct utility or building construction for which dewatering will be necessary, you or that person must contact the DNR's Water Quality Program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>.

Continuing Obligations on the Right-of-Way (ROW) : As part of the response actions, I am proposing that the following continuing obligations be used at the affected ROW. If my closure request is approved, you will be responsible for the following continuing obligations:

GIS Registry and Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at <http://dnr.wi.gov/topic/Brownfields/clean.html>. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.


DNR approval prior to well construction or reconstruction is required for all sites included in the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (9/15)

Page 2 of -4

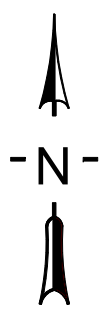
If you have any questions regarding this notification, I can be reached at: (920) 892-2444
Kebott@fehr-graham.com

<i>Signature of responsible party/environmental consultant for the responsible party</i> 	Date Signed 12-16-15
---	-------------------------

Attachments

Contact Information

Legal Description for each Parcel:



S. Broadway

S. Wisconsin

Charles St.

Systems Furniture Inc
125 S. Broadway St
BUILDING

MW-17/
SP-22

Estimated Extent of PCE
Contaminated Groundwater
Above NR140 ES

OE-8B
X
Saturated Soil
17.5'
PCE 258+

PZ-13
8/4/15
VOC ND

MW-2

MW-18

8/4/15
VOC ND

MW1900

MW-14/
SP-12

MW2

MW1800

MW1700

MW-12

MW1PZ1

MW-11/
SP-5

MW3

SB-1

MW-16/
SP-18

GW Flow Direction
Environmental 9/17/13

New Parking Lot

January 2014 Addt Excavation

New Walgreens Building

Drive Through

Sidewalk

Sidewalk

approximate property line

approximate property line

approximate property line

Roundabout
Turn Lane

Roundabout
Turn Lane

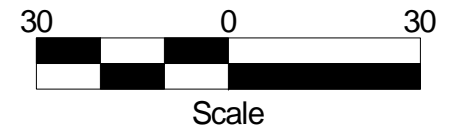
LEGEND

- SB-1 Soil Boring w/ Grab Water Sample (abandoned)
- MW-18 Monitoring Wells / Piezometer (existing and abandoned)

- [Z=16'] ADDITIONAL EXCAVATION 2014 / DEPTH
- [Z=9'] EXCAVATION LIMIT 2013 / DEPTH

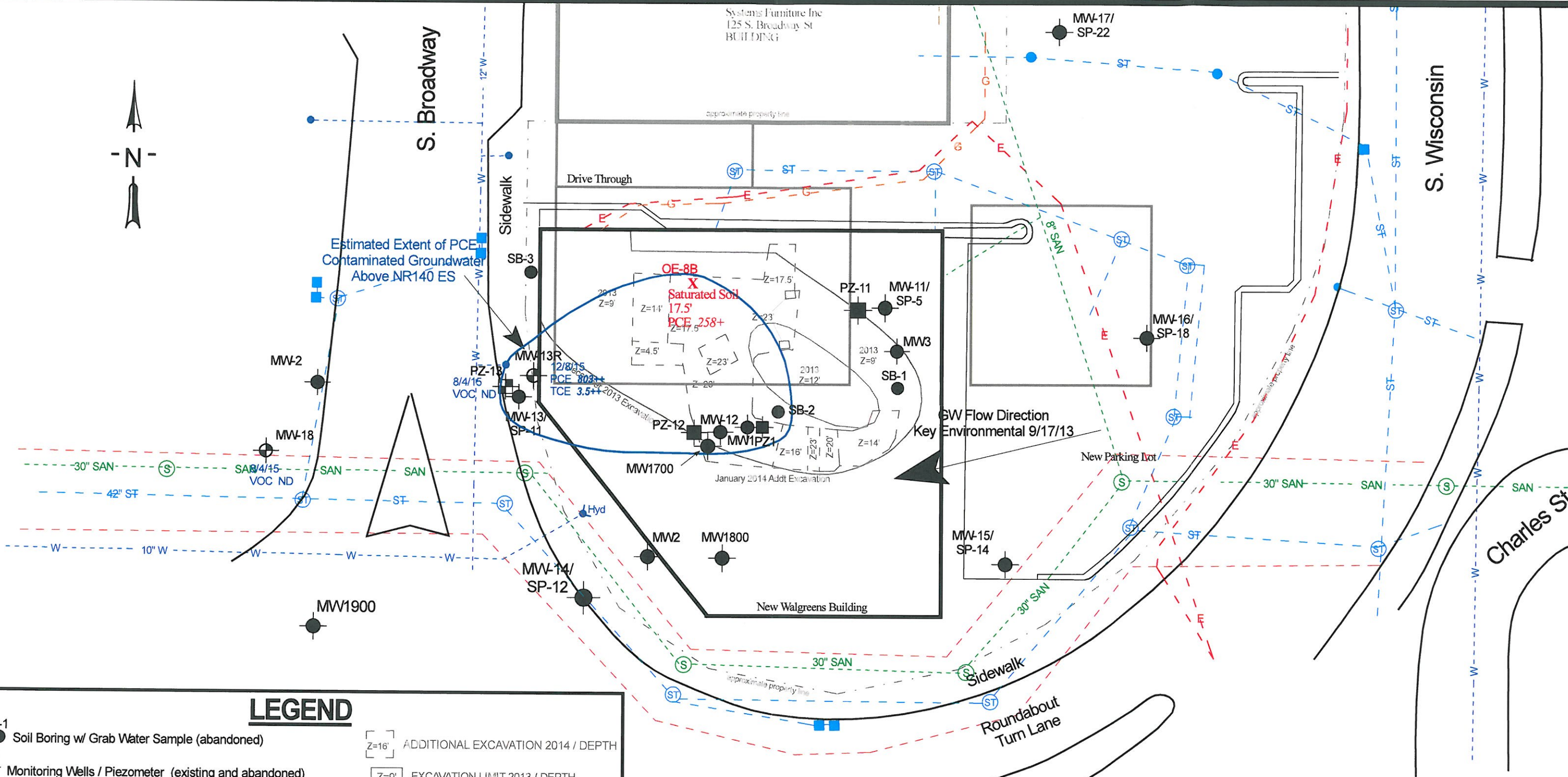
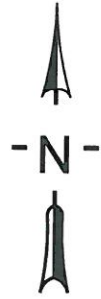
- Groundwater Chemistry Results**
- 8/4/15 Sample Date
 - PCE Tetrachloroethene (ug/l)
 - TCE Trichloroethene (ug/l)
 - B Benzene (ug/L)
 - TMB Sum of 1,2,4- & 1,3,5-trimethylbenzene (ug/L)
 - + Exceeds NR140 Preventive Action Limit
 - ++ Exceeds NR140 Enforcement Standard
 - ND No Detect

- - - Soil Removed During 2013 Utility Work



TITLE: Groundwater Isoconcentration		DATE: 7/7/14	
SITE: Royal Cleaners - Former (New Walgreens VPLE) 135 S. Broadway St., DePere, WI 54115		DWG #: O:/midland capital/Base Map-Walgreens.skf	
SCALE: BRTS #02-05-513320	REV: DATE: DESCRIPTION:	APPVD.:	DRAWN BY: KAE
	PRINTED:12/16/15		FIGURE: B.3.b



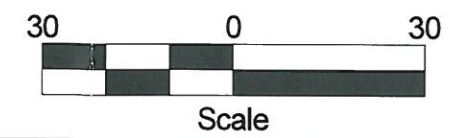


LEGEND

- SB-1 Soil Boring w/ Grab Water Sample (abandoned)
- MW-18 Monitoring Wells / Piezometer (existing and abandoned)
- [Z=16'] ADDITIONAL EXCAVATION 2014 / DEPTH
- [Z=9'] EXCAVATION LIMIT 2013 / DEPTH

Groundwater Chemistry Results
 8/4/15 Sample Date (MW-13R sampled 12/8/15)
 PCE Tetrachloroethene (ug/l)
 TCE Trichloroethene (ug/l)
 B Benzene (ug/L)
 TMB Sum of 1,2,4- & 1,3,5-trimethylbenzene (ug/L)
 + Exceeds NR140 Preventive Action Limit
 ++ Exceeds NR140 Enforcement Standard
 ND No Detect

--- Soil Removed During 2013 Utility Work



TITLE: Groundwater Isoconcentration		FEHR GRAHAM ENGINEERING & ENVIRONMENTAL	
SITE: Royal Cleaners - Former (New Walgreens VPLE) 135 S. Broadway St., DePere, WI 54115		DATE: 7/7/14	DWG #: O:/midland capital/Base Map-Walgreens.skf
SCALE: BRRTS #02-05-513320	APPVD: KAE	DRAWN BY: KAE	FIGURE: B.3.b
REV: DATE: DESCRIPTION: PRINTED: 12/16/15			

Section C: Notification to the Department of Transportation of Contamination Within the Right-of-Way

Instructions: Fill out the requested information. Submit via e-mail to DOTHazmatUnit@dot.wi.gov. Include "Notification of Contamination" in the subject line of the e-mail. The DOT sends a receipt electronically (e-mail). No factsheets needed.

You may also submit the information by certified mail, return receipt requested, or by standard mail to:

WisDOT- Bureau of Technical Services - ESS
ATTN: Hazardous Materials Specialist
4802 Sheboygan Ave Rm 451
PO Box 7965
Madison, WI 53707-7965

Notification of Contamination within a DOT Right-of-Way

Site Name: Former Royal Cleaners (Walgreens De Pere)

County: Brown		Highway:	
Address 150 S. Wisconsin Street		City De Pere	State WI
		ZIP Code 54115	
BRRTS Number: 02-05-513320	PECFA Number:	FID Number:	

Owner Information

Last Name Rolfe	First Steven	MI
Address W228 N745 Westmound Dr.	City Waukesha	State WI
		ZIP Code 53186

Consultant Information

Consulting Firm: Fehr Graham

Consultant Contact: Last Name Ebbott	First Kendrick	MI
Address 1237 Pilgrim Road	City Plymouth	State WI
		ZIP Code 53073
Phone Number (920) 892-2444	Fax Number (920) 893-2620	
E-mail kebbott@fehr-graham.com		

Contamination Information

Soil contamination? Yes No

Groundwater contamination? Yes No

Depth to water table:

Depth to water ranges from approximately five to fifteen feet below grade

Describe the type(s) of contamination present.

Chlorinated solvents, primarily tetrachloroethene (PCE), but also trichloroethene and vinyl chloride were identified in groundwater and saturated soil. Petroleum compounds including benzene and trimethylbenzenes have been detected and documented as part of an adjacent BRRTS site.

Brief summary of cleanup activity:

The Property has undergone several remedial excavations. In 1988, 5,900 cubic yards of soil was removed from the Silverado Speedy site former UST basin. In Dec 2013, 3,317 tons of soil was excavated from the Royal Cleaners property, and in January and February 2014, another 1,216 tons was removed from the Royal Cleaners property. These excavations are documented in the case closure request and GIS packet by Northern Environmental from 2001, and in the Remedial Action Documentation Report prepared by Fehr Graham dated August 14, 2014. Additional soil removal to depths of more than 20 feet below grade occurred during the construction of the rerouted storm and sanitary sewer lines in the fall of 2013. This work was completed by others.

Checklist of Documents to Submit

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (9/15)

Page 2 of 2

- Current isoconcentration map of the groundwater contaminant plume
- Current isoconcentration map of soil contamination

From: [Scott Thoresen](#)
To: "[Megan Hansen](#)"
Cc: [Ken Ebbott](#); [Lauridsen, Keld B - DNR](#); [Judy Schmidt-Lehman](#); [Scott Thoresen](#); [Eric Rakers](#)
Subject: RE: Midland - Walgreens S. Wisconsin GIS Closure
Date: Wednesday, December 23, 2015 10:05:01 AM

Good Morning Ms. Hansen:

I spoke with Keld Lauridsen of the DNR and our City Attorney this morning regarding this matter.

The City will waive the 30 day review period.

If you have any questions please let me know.

Happy Holidays!

Thanks,

Scott J. Thoresen, P.E.
Director of Public Works
City of De Pere
925 South Sixth Street
De Pere, WI 54115-1199

Office Phone (920) 339-8095
Cell Phone (920) 639-1003
Fax (920) 339-4071

Email: sthoresen@mail.de-pere.org
Facebook: [City of De Pere Facebook](#)

From: Megan Hansen [mailto:mhansen@fehr-graham.com]
Sent: Tuesday, December 22, 2015 1:28 PM
To: Scott Thoresen
Cc: Ken Ebbott
Subject: RE: Midland - Walgreens S. Wisconsin GIS Closure

Scott,

Keld with the DNR had let me know that he spoke to the City Attorney last week and had cleared up some confusion regarding the Walgreens site and a different site. I believe the lawyer indicated that because the concerns were not actually part of this site, that a waiver on the 30-day review would be possible. Because of the holiday's and the DNR review schedule, we're under a tight deadline to get everything taken care of. I'm wondering if you had a chance to speak to the attorney to get everything straightened out and are willing to waive the review period. Thank you so much for your help with this.

Megan

MEGAN HANSEN | Environmental Technician
Fehr Graham - Engineering & Environmental

From: Scott Thoresen [<mailto:sthoresen@mail.de-pere.org>]
Sent: Friday, December 18, 2015 11:29 AM
To: Megan Hansen <mhansen@fehr-graham.com>
Cc: Ken Ebbott <kebbott@fehr-graham.com>; Lauridsen, Keld B - DNR <Keld.Lauridsen@wisconsin.gov>; Judy Schmidt-Lehman <jschmidt-lehman@mail.de-pere.org>; Eric Rakers <erakers@mail.de-pere.org>; Scott Thoresen <sthoresen@mail.de-pere.org>
Subject: RE: Midland - Walgreens S. Wisconsin GIS Closure

Good Morning Ms. Hansen:

I received your voice message this morning pertaining to this email.

I have my staff investigating our files regarding this matter. Unfortunately, until we have had a chance to review these files I cannot waive the 30-day period. I would anticipate I should be able to review and respond to your request by January 8th.

If you have further questions please feel free to contact me.

Happy Holidays!

Thanks,

Scott J. Thoresen, P.E.
Director of Public Works
City of De Pere
925 South Sixth Street
De Pere, WI 54115-1199

Office Phone (920) 339-8095
Cell Phone (920) 639-1003
Fax (920) 339-4071

Email: sthoresen@mail.de-pere.org
Facebook: [City of De Pere Facebook](#)

From: Megan Hansen [<mailto:mhansen@fehr-graham.com>]
Sent: Thursday, December 17, 2015 11:51 AM

To: Scott Thoresen
Cc: Ken Ebbott; Lauridsen, Keld B - DNR
Subject: Midland - Walgreens S. Wisconsin GIS Closure

Good morning Scott,

I'm trying to finalize the WDNR site closure/GIS Registry for the new Walgreens property on S. Wisconsin. As you know, there is some groundwater contamination that has extended onto the City Right-of-Way. A formal Off-site notification is being sent to you today via UPS. With that notification, you have the 30 days to comment to the WDNR on the proposed closure request. Due to your familiarity with the project, we are wondering if you would be willing to waive the 30-day time period to allow the site to be closed as soon as possible.

If you should have any questions, please feel free to contact me and I will do my best to answer any questions you may have. Thank you so much for your help.

Megan

MEGAN HANSEN | Environmental Technician
Fehr Graham - Engineering & Environmental

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C: 920.889.6497
F: 920.892.2620
www.alphaterra.net
www.fehr-graham.com