



February 10, 2022

Ms. Jessica Frahm
Forward Bank
1001 North Central Avenue
Marshfield, WI 54449

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Addendum to the August 11, 2010 Closure Letter
Former Engelbrecht Building, 233 S. Alfred Street, Athens
DNR BRRTS Activity #: 02-37-536610

Dear Ms. Frahm

On August 11, 2010 the Department of Natural Resources (DNR) issued a case closure letter with continuing obligations for the site identified above. The continuing obligations address potential exposure to volatile organic compounds that remain in soil and groundwater. Changes to the requirements of the case closure letter are identified in this addendum, in the Revised Conditions of Closure section, and are issued under Wis. Stat. § 292.12 and Wis. Admin. Code chs. NR 725, 726 and 727. Other continuing obligations included in the case closure letter remain in effect. This addendum is the approval of the request submitted to the DNR on March 18, 2020 following completion and documentation of actions taken.

Revised Conditions of Closure

Based on the recent actions, a vapor mitigation system was required to be installed and operated below the newly constructed building depicted in the attached figure, D.2.A, Site Map. There is a risk of vapor intrusion from volatile organic compounds in soil and groundwater at the site. In accordance with Wis. Admin. Code § NR 726.15 the DNR is placing the following continuing obligation on this property:

VI - Vapor Mitigation Systems: (Wis. Stat. § 292.12(2), Wis. Admin. Code § NR 726.15(2)(h), (i), (j) or (m)) Vapor mitigation systems, which may include vapor barriers, are used to interrupt the vapor pathway, thereby reducing, or preventing vapors from moving into the building.

The property owner shall maintain, operate, and inspect the vapor mitigation system installed on May 20, 2021, in accordance with the enclosed maintenance plan, dated December 16, 2021. System components must be repaired or replaced immediately upon discovery of a malfunction. The property owner shall document inspections on the VMS inspection log (Form 4400-321). See the Other Closure Requirements section of this letter for more details.

You and any future property owners must adhere to the requirements in this closure letter addendum, as well as any applicable continuing obligations applied to this property as identified in the August 11, 2010 case closure letter.

This closure addendum letter and information submitted with the post-closure modification request will be included in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) to

provide public notice of residual contamination and continuing obligations. Find BOTW at dnr.wi.gov, search "BOTW." An online map view of the site can also be found on the RR Sites Map (RRSM) at dnr.wi.gov, search "RRSM."

Thank you for your efforts to protect Wisconsin's environment. If you have any questions regarding this letter, please contact the DNR Project Manager, Matt Thompson at 715-492-2304 or matthewa.thompson@wisconsin.gov.

Sincerely,

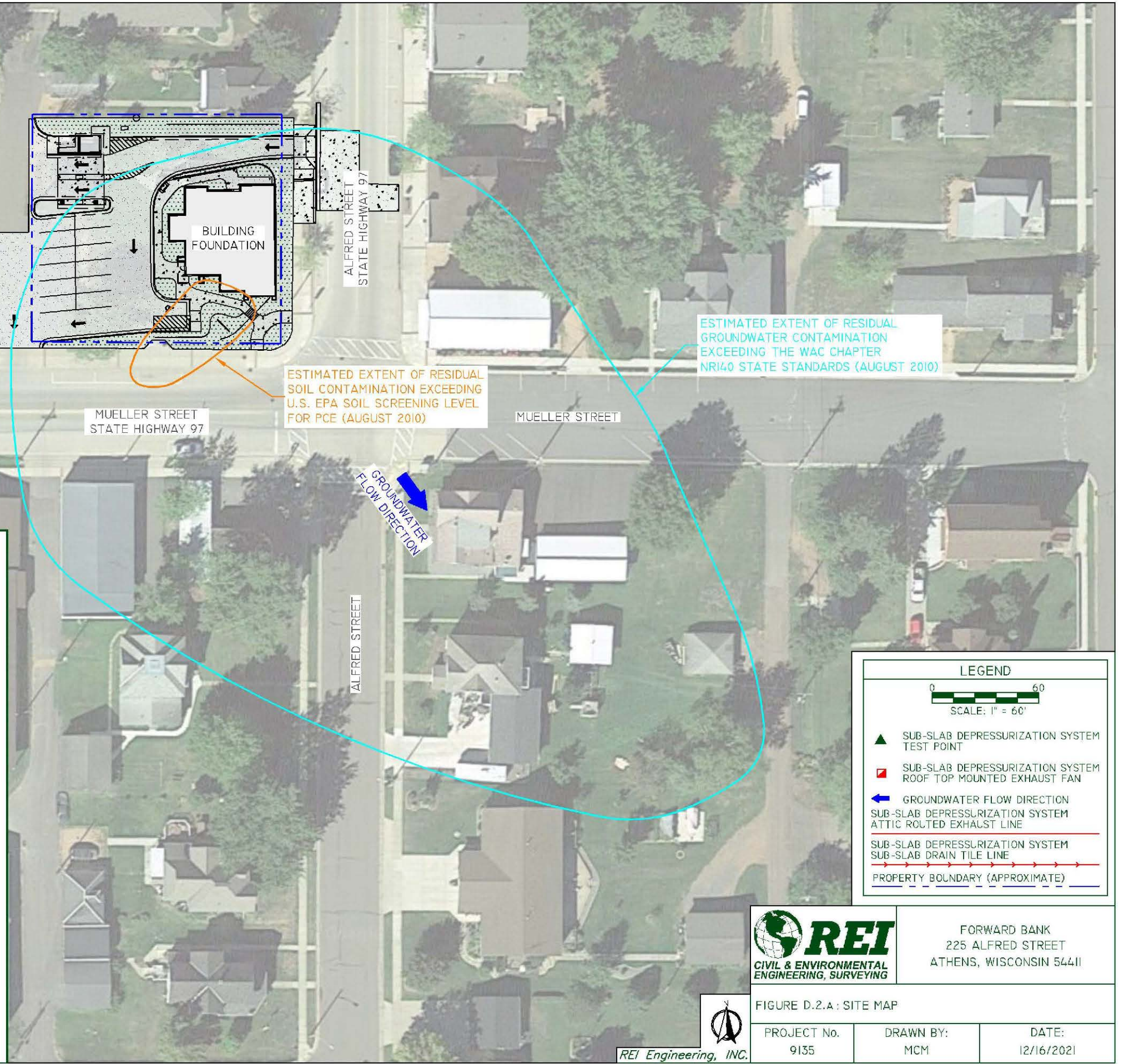
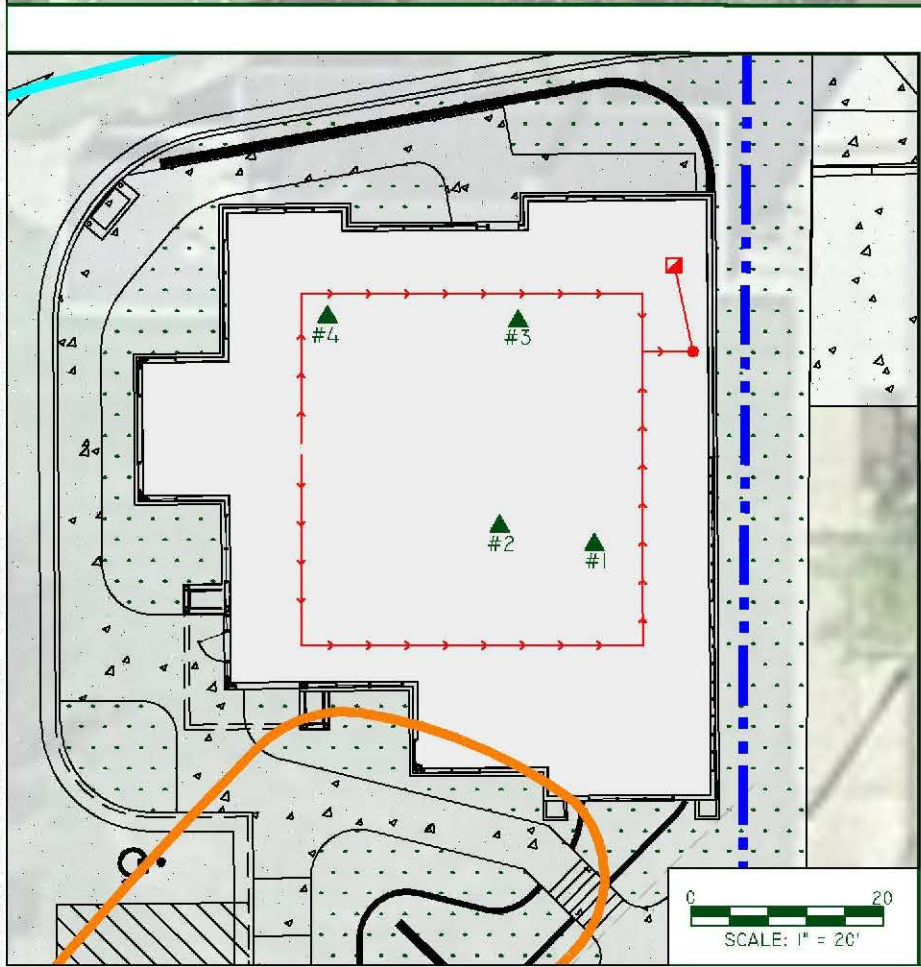


Dave Rozeboom
West Central Region Team Supervisor
Remediation and Redevelopment Program

Attachments: Case closure letter: August 11, 2010
Figure D.2.a, Site Map, December 16, 2021

cc: Brian Bailey, REI Engineering, Inc.

DRAWING FILE: P:\9100-9199\9135 - FORWARD BANK ATHENS\DWG\ENVIRO\9135-SITE.DWG LAYOUT: SITE MAP PLOTTED: Dec 16, 2021 - 9:17AM PLOTTED BY: MATTM



LEGEND

0 60
SCALE: 1" = 60'

- SUB-SLAB DEPRESSURIZATION SYSTEM TEST POINT
- SUB-SLAB DEPRESSURIZATION SYSTEM ROOF TOP MOUNTED EXHAUST FAN
- GROUNDWATER FLOW DIRECTION
- SUB-SLAB DEPRESSURIZATION SYSTEM ATTIC ROUTED EXHAUST LINE
- SUB-SLAB DEPRESSURIZATION SYSTEM SUB-SLAB DRAIN TILE LINE
- PROPERTY BOUNDARY (APPROXIMATE)



FORWARD BANK
225 ALFRED STREET
ATHENS, WISCONSIN 54411

FIGURE D.2.A: SITE MAP

| | | |
|---------------------|------------------|---------------------|
| PROJECT No. 9135 | DRAWN BY: MCM | DATE: 12/16/2021 |
|---------------------|------------------|---------------------|

REI Engineering, INC.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

August 11, 2010

Ms. Gloria Brodziski
Athens Area Fire Commission
301 State Hwy 97
Athens, WI 54411

SUBJECT: Final Case Closure with Continuing Obligations
Former Englebrecht Building, 233 S. Alfred St., Athens, WI
WDNR BRRTS Activity #: 02-37-536610

Dear Ms. Brodziski:

On June 10, 2010, the West Central Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On June 11, 2010, you were notified that the Closure Committee had granted conditional closure to this case.

On August 3, 2010, the Department received information or documentation indicating that you have complied with the requirements for final closure. The only condition of closure was monitoring well abandonment.

The Department reviewed the case closure request regarding the chlorinated solvent (PCE) contamination in the soil and groundwater at this site. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Groundwater contamination is present above Chapter NR 140 enforcement standards

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

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter are met.

Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation (sub-slab depressurization system) should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Post-Closure Notification Requirements

In accordance with ss. 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Development or construction of buildings will require the installation of a sub-slab depressurization system (similar to radon mitigation system).

Please send written notifications in accordance with the above requirements to the Eau Claire DNR office, to the attention of the **RR Program Associate**.

The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Dave Rozeboom at (715) 421-7873.

Sincerely,



Bill Evans, Team Supervisor
West Central Remediation & Redevelopment Program

Attachments:

- RR 819

cc: Kevin Nestingen, Braun, 2309 Palace St., La Crosse, WI 54603