



June 9, 2020

Hazim Farrah  
Farrah Group, LLC  
7210 W. Capitol Drive  
Milwaukee, WI 53216

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Final Case Closure with Continuing Obligations  
Capitol Auto Sales/BV's Automotive (Former), 7210 W. Capitol Drive, Milwaukee, WI  
DNR BRRTS Activity #: 03-41-545023  
FID #: 341124630

Dear Mr. Farrah:

The Department of Natural Resources (DNR) considers Capitol Auto Sales/BV's Automotive (Former) 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.

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 reviewed the request for closure on September 18, 2019. The DNR 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 November 25, 2019, and documentation that the conditions in that letter were met was received on April 22, 2020.

The property was utilized as an auto repair shop and gas station from 1965 to approximately 1985. The former UST system has been removed. The property is currently operating as an auto repair shop and used auto sales facility. The continuing obligations are meant to address any potential exposure to the residual contamination. 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.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.
- 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 online at [dnr.wi.gov](http://dnr.wi.gov) and search “RR-819”.

#### DNR Database

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) online at [dnr.wi.gov](http://dnr.wi.gov) and search “BOTW”, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, at [dnr.wi.gov](http://dnr.wi.gov) and search “RRSM”.

The DNR’s approval prior to well construction or reconstruction is required 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 [dnr.wi.gov](http://dnr.wi.gov) and search “3300-254”.

All site information is also on file at the Southeast Regional DNR office, at 2300 N. Martin Luther King Jr. Drive, Milwaukee, WI. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BOTW.

#### Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where pavement is required, as shown on the attached map Location Map, Attachment D.2, 3/28/18, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

#### 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 and the attached maintenance plan 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: Remediation and Redevelopment Program Environmental Program Associate  
2300 N. Martin Luther King Jr. Drive  
P.O. Box 12436  
Milwaukee, WI 53212

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

Groundwater contamination greater than enforcement standards is present on this contaminated property, as shown on the attached map **Groundwater Isoconcentration (7/13/17)**, Attachment B.3.b, 7/27/17. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Soil contamination remains in the south-central portion of the parking lot as indicated on the attached map **Residual Soil Contamination**, Attachment B.2.b, 8/10/18. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)

The pavement that exists in the location shown on the attached **Location Map**, Attachment D.2, 3/28/18 shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The cover approved for this closure was designed to be protective for a commercial or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. The replacement or modified cover or barrier must be protective of the revised use of the property and must be approved in writing by the DNR prior to implementation. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to, single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single-family residence.

The attached maintenance plan and inspection log (DNR form 4400-305) are to be kept up-to-date and on-site. Inspections shall be conducted annually in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

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: petroleum volatile organic compounds remain in soil and groundwater in the south-central portion of the parking lot, as shown on the attached map **Residual Soil Contamination**, Attachment B.2.b, 8/10/18, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. The site is currently operating as an auto repair shop and used auto sales facility. Therefore, before a 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 the DNR agrees that vapor control technologies are not needed.

PECFA Reimbursement

Per Wis. Stats. 292.63 (2) (ac), a claim for Petroleum Environmental Cleanup Fund Award (PECFA) reimbursement must be submitted within 180 days of incurring costs, or by June 30, 2020, whichever comes first, or the costs will not be eligible for PECFA reimbursement.

In addition, Wis. Stats. 292.63 (4) (cc) requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site, or by June 30, 2020, whichever comes first, or interest costs will not be eligible for PECFA reimbursement.

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 Tim Zeichert at 608-266-5788, or at Timothy.Zeichert@wisconsin.gov.

Sincerely,



Pamela A. Mylotta  
Southeast Region Team Supervisor  
Remediation & Redevelopment Program

Attachments:

- Groundwater Isoconcentration (7/13/17), Attachment B.3.b, 7/27/17
- Residual Soil contamination, Attachment B.2.b, 8/10/18
- Location Map, Attachment D.2, 3/28/18
- Cap Maintenance Plan, Attachment D.1, April 3, 2018
- Continuing Obligations Inspection and Maintenance Log, DNR Form 4400-305

cc: Ron Anderson, Metco, 709 Gillette Street, Suite 3, La Crosse, WI 54603

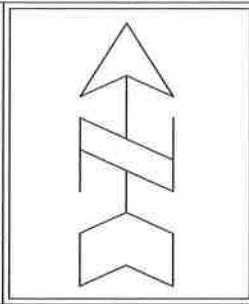
B.3.b. GROUNDWATER ISOCONCENTRATION (7/13/17)

CAPITOL AUTO SALES-  
BV'S AUTOMOTIVE

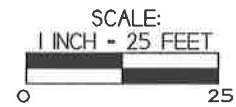


MILWAUKEE, WISCONSIN

DRAWN BY: JJ  
DATE: 7/27/17

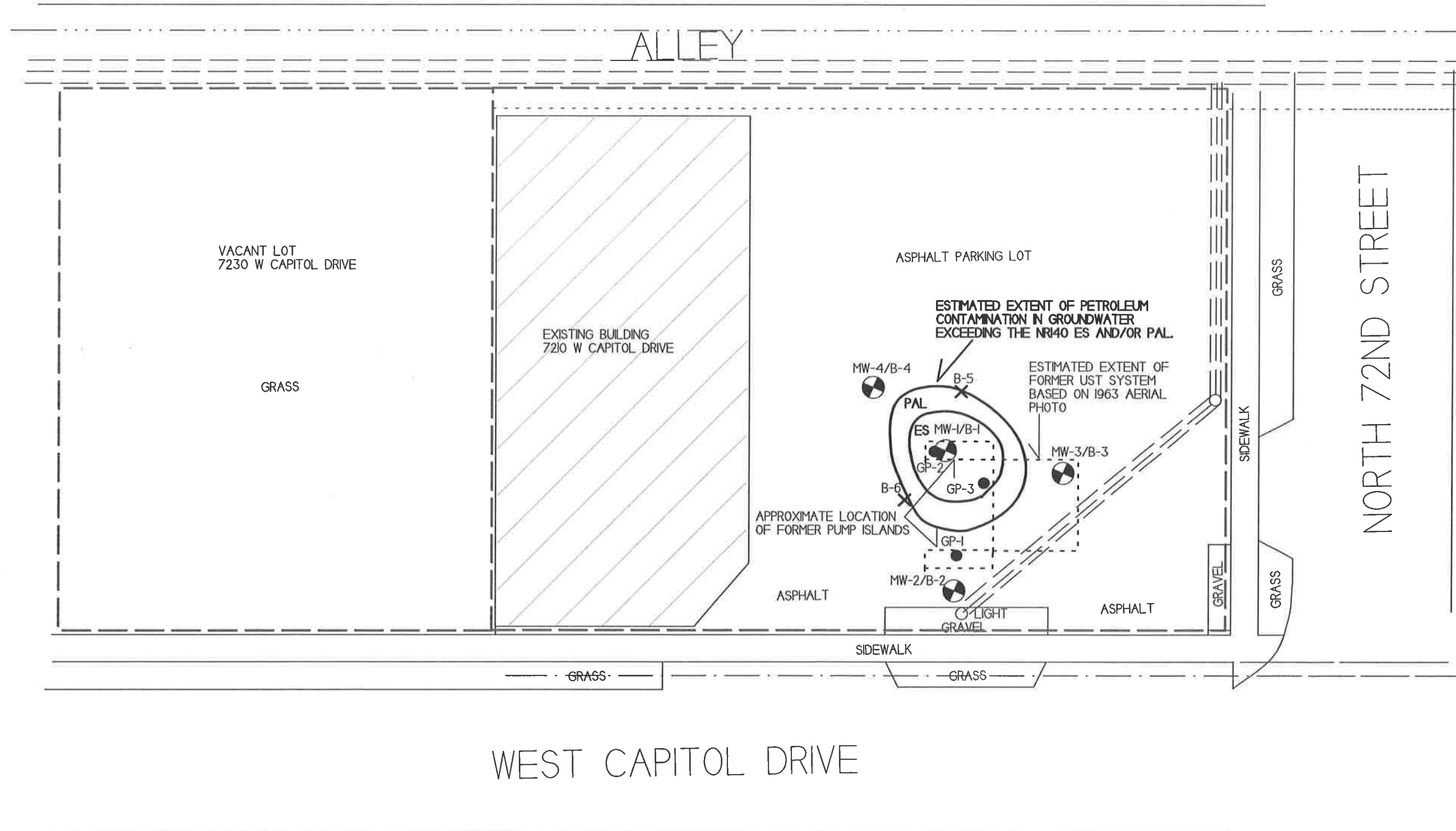


- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
- - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
- ⊗ - MONITORING WELL LOCATION



NOTE: MONITORING WELL LOCATIONS WERE MEASURED DURING THE LAST GROUNDWATER SAMPLING EVENT. HOWEVER GEOPROBE/BORING LOCATIONS ARE BEING BASED OFF OF PREVIOUS AXIS CONSULTING MAPS.

- WATER LINE
- SANITARY SEWER
- NATURAL GAS
- BURIED ELECTRIC LINE
- PHONE/CABLE/FIBER OPTIC LINE
- OVERHEAD ELECTRIC LINE
- - - PROPERTY BOUNDARY LINE (BASED ON INFORMATION FROM COUNTY GIS)

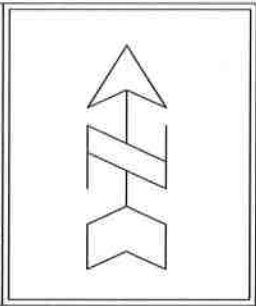


**B.2.b RESIDUAL SOIL CONTAMINATION**  
**CAPITOL AUTO SALES- BV'S AUTOMOTIVE**

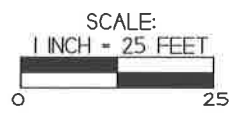
**MILWAUKEE, WISCONSIN**

700 Gillette Street, Suite 3  
 La Crosse, WI 54603  
 Tel: (608) 781-8879  
 Fax: (608) 781-8853

Drawn By: JJ    Date: 7/27/17  
 Update By: KF    Date: 8/10/18

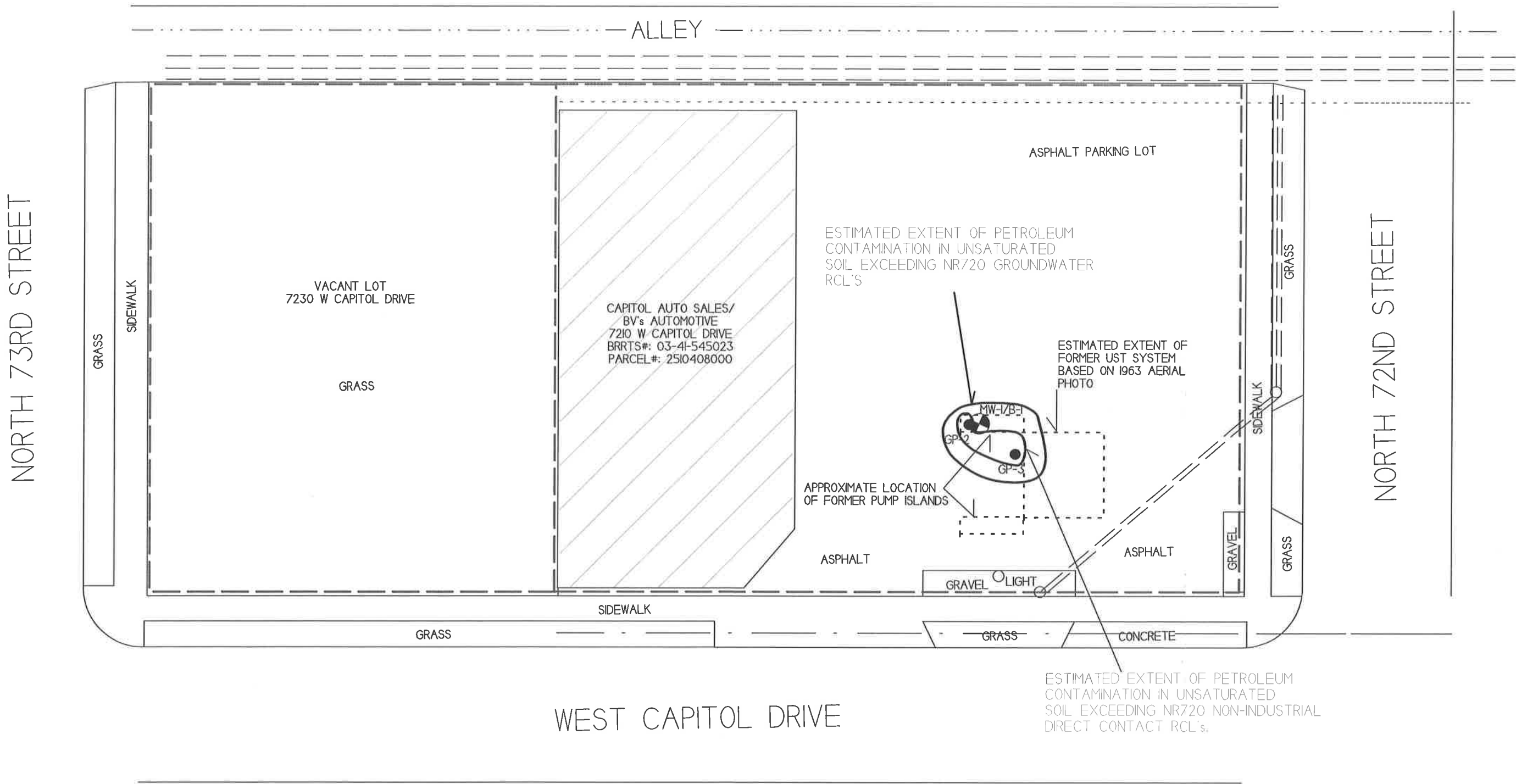


- - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
- ⊙ - MONITORING WELL LOCATION



NOTE: MONITORING WELL LOCATIONS WERE MEASURED DURING THE 7/13/17 GROUNDWATER SAMPLING EVENT. HOWEVER GEOPROBE/BORING LOCATIONS ARE BEING BASED OFF OF PREVIOUS AXIS CONSULTING MAPS.

- WATER LINE
- SANITARY SEWER
- NATURAL GAS
- BURIED ELECTRIC LINE
- PHONE/CABLE/FIBER OPTIC LINE
- OVERHEAD ELECTRIC LINE
- - - PROPERTY BOUNDARY LINE (BASED ON INFORMATION FROM COUNTY GIS)



D.2. LOCATION MAP

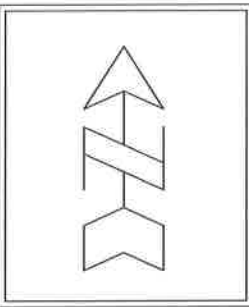
CAPITOL AUTO SALES-  
BV'S AUTOMOTIVE



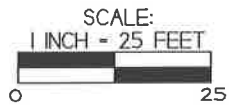
709 Gillette Street, Suite 3  
La Crosse, WI 54603  
Tel: (608) 781-8879  
Fax: (608) 781-8893

MILWAUKEE, WISCONSIN

DRAWN BY: JJ DATE: 7/27/17  
UPDATE BY: BK DATE: 3/28/18

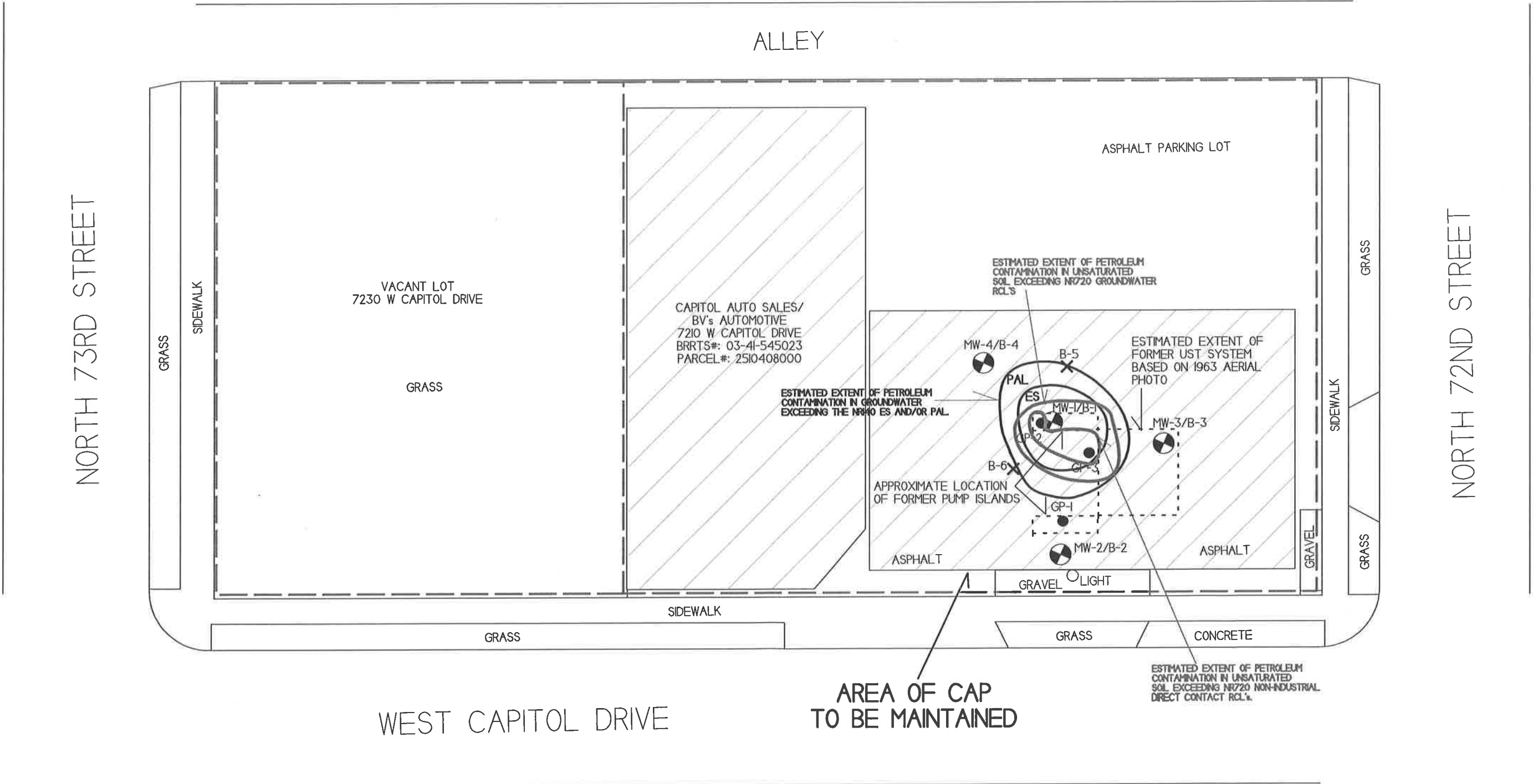


- - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
- ⊗ - MONITORING WELL LOCATION



----- PROPERTY BOUNDARY LINE  
(BASED ON INFORMATION FROM COUNTY GIS)

NOTE: MONITORING WELL LOCATIONS WERE MEASURED DURING THE 7/13/17 GROUNDWATER SAMPLING EVENT. HOWEVER GEOPROBE/BORING LOCATIONS ARE BEING BASED OFF OF PREVIOUS AXIS CONSULTING MAPS.



## **D.1 Description of Maintenance Action(s)**

### **CAP MAINTENANCE PLAN**

April 3, 2018

Property Located at:  
7210 W Capitol Drive  
Milwaukee, WI 53216

WDNR BRRTS# 03-41-545023

TAX KEY# 2510408000

#### Introduction

This document is the Maintenance Plan for an asphalt cap at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing asphalt cap occupying the area over the contaminated soil and groundwater plume on-site.

More site-specific information about this property may be found in:

- The case file in the DNR Southeast regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites):  
<http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination and
- The DNR project manager for Milwaukee County.

#### Description of Contamination

Soil contaminated by petroleum is located at a depth of 0-8 feet below ground surface. Groundwater contaminated by petroleum is located at a depth of 4.9 - 7.9 feet below ground surface. The extent of the soil and groundwater contamination is shown on Attachment D.2.

#### Description of the Cap to be maintained

The cap consists of asphalt (2-3 inches thick) across the surface of the site. The Cap area is shown on Attachment D.2.



### Cover Barrier Purpose

The asphalt cap over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The asphalt cap also serves as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

### Annual Inspection

The asphalt cap overlying the contaminated soil and as depicted in Attachment D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils or additional infiltration through asphalt. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Form 4400-305 Continuing Obligations and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

### Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the asphalt cap overlying the contaminated soil and groundwater plume is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the cap, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

### Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where the cap is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

### Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

April 2018

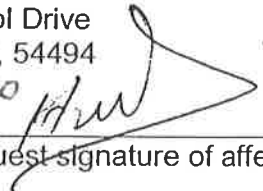
**Current Site Contact:**

Hazim Farrah

7210 W. Capitol Drive

Milwaukee, WI, 54494

(414) 438-3900

Signature: 

(DNR may request signature of affected property owners, on a case-by-case basis)

**Consultant:**

METCO

Ron Anderson

709 Gillette Street, Suite 3

La Crosse, WI 54603

(608) 781-8879

**WDNR:**

Tim Zeichert

101 S Webster Street

Madison, WI 5707-7921

(608) 266-5788

D.4

**Directions:** In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. 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.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name Capitol Auto Sales/BV's Automotive (former)	BRRTS No. 03-41-545023
---	---------------------------

Inspections are required to be conducted (see closure approval letter): <input checked="" type="radio"/> annually <input type="radio"/> semi-annually <input type="radio"/> other – specify _____	When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):  timothy.zeichert@wisconsin.gov
--	---

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N



November 25, 2019

Hazim Farrah  
Farrah Group, LLC  
7210 W. Capitol Drive  
Milwaukee, WI 53216

**Subject:** Remaining Actions Needed for Case Closure under Wis. Adm. Code chs. NR 700-754  
Capitol Auto Sales/BV's Automotive (Former), 7210 W. Capitol Drive, Milwaukee  
DNR BRRTS Activity # 03-41-545023

Dear Mr. Farrah:

On September 18, 2019, the Department of Natural Resources (DNR) reviewed your request for closure of the case described above. The DNR reviews environmental remediation cases for compliance with applicable local, state and federal laws. The following actions are required prior to the DNR granting you case closure in compliance with Wis. Stat. ch. 292 and Wis. Adm. Code chs. NR 700-754. Upon completion of these actions, closure approval will be provided. Pursuant to Wis. Adm. Code § NR 726.09 (2) (g), you are required to provide this information to the DNR within 120 days of the date of this letter.

### **Remaining Actions Needed**

#### Monitoring Well or Remedial System Piping Filling and Sealing

The monitoring wells at the site must be properly filled and sealed in accordance with Wis. Adm. Code ch. NR 141. Documentation of filling and sealing for all wells and boreholes must be submitted to Tim Zeichert on DNR Form 3300-005. To download the form, go online at [dnr.wi.gov](http://dnr.wi.gov) and search "form 3300-005".

#### Purge Water, Waste and/or Soil Pile Removal

Any remaining purge water, solid waste and/or contaminated soil piles generated as part of site investigation or remediation activities must be removed from the site and properly managed in accordance with the applicable local, state and federal laws. Once that work is complete, send documentation to the DNR regarding the methods used for appropriate treatment or disposal of the remaining purge water, solid waste and/or contaminated soil.

### **Documentation**

When the required actions are completed, submit the appropriate documentation within 120 days of the date of this letter, to verify completion. At that point, your closure request can be approved, and your case can be closed.

If any changes to the closure request are still outstanding, submit all changes to the original closure request. Only revisions or updates need to be submitted. The submittal of both an electronic and paper copy are required in accordance with Wis. Adm. Code s. NR 726.09 (1). See *Guidance for Electronic Submittals for the Remediation and Redevelopment Program, RR- 690* for additional information. To view the document online, go to [dnr.wi.gov](http://dnr.wi.gov) and search "RR 690".

### **Listing on Database**

This site will be listed on the DNR's Bureau for Remediation and Redevelopment Tracking System on the Web (BOTW) and RR Sites Map, to provide public notice of remaining contamination and continuing obligations. The continuing obligations will be specified in the final case closure approval letter sent to you. Information that was submitted with your closure request application will be included on BOTW, located online at [dnr.wi.gov](http://dnr.wi.gov) and search

“BOTW”.

**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 case closure.

If you have any questions regarding this letter, please contact the project manager, Tim Zeichert, at 608-266-5788 or Timothy.Zeichert@wisconsin.gov.

Sincerely,



Pamela A. Mylotta  
Southeast Region Team Supervisor  
Remediation & Redevelopment Program

cc: Ron Anderson, Metco, 709 Gillette Street, Suite 3, La Crosse, WI 54603

**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.		
03-41-545023			
Parcel ID No.			
2510408000			
FID No.	WTM Coordinates		
341124630	X	Y	
	682603	292769	
BRRTS Activity (Site) Name	WTM Coordinates Represent:		
Capitol Auto Sales/BV's Automotive (former)	<input checked="" type="checkbox"/> Source Area <input type="checkbox"/> Parcel Center		
Site Address	City	State	ZIP Code
7210 W Capitol Drive	Milwaukee	WI	53216
Acres Ready For Use	0.45		

Responsible Party (RP) Name			
Hazim Farrah			
Company Name			
Farrah Group, LLC			
Mailing Address	City	State	ZIP Code
7210 W. Capitol Drive	Milwaukee	WI	53216
Phone Number	Email		
(414) 438-3900			

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

Environmental Consultant Name			
Ronald Anderson			
Consulting Firm			
METCO			
Mailing Address	City	State	ZIP Code
709 Gillette Street, Suite 3	La Crosse	WI	54603
Phone Number	Email		
(608) 781-8879	rona@metcohq.com		

**Fees and Mailing of Closure Request**

- 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#tabx3>. Check all fees that apply:
 

<input checked="" 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>\$1,700.00</u>
<input type="checkbox"/> Resubmittal, Fees Previously Paid	
- 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 Capitol Auto Sales/BV's Automotive (former) site, 7210 W. Capitol Drive, is located at the SW 1/4 of the SW 1/4 of Section 3, Township 7 North, Range 21 East, in the city of Milwaukee, Milwaukee County, WI. The subject property is located north of W Capitol Drive, west of N 72nd Street and is bound by a commercial property to the west and an alley and residential properties to the north of the property.
- B. **Prior and current site usage:** Specifically describe the current and historic occupancy and types of use.  
City of Milwaukee records indicate that the building was built in 1965 and has operated as an auto repair shop and gas station from 1965 to approximately 1985. Former UST systems that have been removed from the property include three 4,000 gallon leaded gasoline UST's and one 2,000 gallon diesel UST. The site has been operating as an auto repair shop and used auto sales facility since.
- C. **Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).**  
According to the City of Milwaukee Zoning Map, the Capitol Auto Sales/BV's Automotive (former) site, located at 7210 W. Capitol Drive is zoned as LB1 Local Business - Commercial. The property to the west is also zoned as LB1 Local Business - Commercial.
- D. **Describe how and when site contamination was discovered.**  
On February 20, 2006 AXIS Consulting, LLC conducted a Limited Phase II Site Assessment, which included the completion of four soil borings. Four soil samples were submitted for laboratory analysis of GRO, PVOC, and Naphthalene analysis and showed concentrations that exceeded the NR720 RCL's. On February 28, 2006, the DNR was notified of a petroleum release on the property.
- E. **Describe the type(s) and source(s) or suspected source(s) of contamination.**  
Petroleum contamination appears to have originated from the former leaded gasoline and diesel UST systems that existed on the property.
- F. **Other relevant site description information (or enter Not Applicable).**  
Not applicable.
- G. **List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.**  
No other BRRTS activities exist at the subject property.
- H. **List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.**  
There are currently no BRRTS cases for any immediately adjacent properties.

**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.**  
Local unconsolidated material consists of clay to silty clay with trace amounts of gravel from surface to at least 23 feet below ground surface (bgs). A lense of fine grained sand was found in soil boring B-1 and was from approximately 4 to 8 feet bgs.
  - ii. **Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.**  
Fill material consisting of gravel, sand, and silt mixtures was encountered from surface to approximately 3 feet bgs in the areas of the former pump islands in Geoprobe borings GP-1 and GP-2.
  - iii. **Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.**  
Bedrock was not encountered during the site investigation, but Silurian-age dolomitic bedrock is estimated to exist at approximately 150-200 feet bgs.
  - 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).**  
The on-site building is located along the western portion of the site property boundary. The remaining portion of the property is covered by an asphalt parking lot.
- 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.

According to data collected from the monitoring wells, the depth to groundwater ranges from 5.42 to 11.39 feet bgs depending on well location and time of year. Free product has not been encountered in any monitoring wells. No piezometers are installed during the site investigation. The soils at the watertable consist of clay to silty clay with gravel.

- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.

According to the water table measurements collected during groundwater sampling events, the local horizontal groundwater flow in the immediate area of the subject property is generally toward the north to west.

- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.

AXIS Consulting conducted slug tests on three monitoring wells. The slug test data was evaluated using the Hvorslev's Method based on the first 600 seconds of collected data. Hydrogeologic parameters are estimated as the following:

Monitoring Well MW-2

Hydraulic Conductivity =  $4.56 \times 10^{-6}$  cm/sec

Flow Velocity ( $V=KI/n$ ) = 1.44 m/yr

Monitoring Well MW-3

Hydraulic Conductivity =  $4.88 \times 10^{-6}$  cm/sec

Flow Velocity ( $V=KI/n$ ) = 1.54 m/yr

Monitoring Well MW-4

Hydraulic Conductivity =  $3.96 \times 10^{-6}$  cm/sec

Flow Velocity ( $V=KI/n$ ) = 1.25 m/yr

Hydraulic Conductivity data obtained by AXIS Consulting along with groundwater elevations from the four rounds of groundwater sampling was used by METCO to calculate the Flow Velocity for each well.

- 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).

The subject property and surrounding properties are served by the City of Milwaukee municipal water supply, which draws its potable water from Lake Michigan. There are no known private water supply wells in the area of the subject property.

### 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.

On February 20, 2006 as part of the Limited Phase II Site Assessment, Giles Engineering Services conducted a Geoprobe project under the direction and supervision of AXIS Consulting. During the project, four soil borings (GP-1 thru GP-4) were advanced throughout the site to 8-12 feet bgs. Four soil samples were collected for field (PID) and laboratory analysis (GRO, PVOC, and Naphthalene). (Site Investigation Report - July 14, 2006)

On April 5, 2006, Giles Engineering Services conducted a drilling project under the direction and supervision of AXIS Consulting. During the project, six soil borings (B-1 thru B-6) were completed with eleven soil samples collected for laboratory analysis (Lead, DRO, GRO, and VOC). During the project, four soil borings were converted into monitoring wells (MW-1 thru MW-4). Following the drilling project, monitoring wells MW-2 and MW-3 were properly developed. Monitoring wells MW-1 and MW-4 were not developed as they were dry. (Site Investigation Report - July 14, 2006)

On April 11, 2006, AXIS Consulting collected groundwater samples from two site monitoring wells (MW-2 and MW-3) for laboratory analysis (GRO, DRO, VOC's, Iron, and Lead). Monitoring wells MW-1 and MW-4 were not sampled at this time as they were dry. (Site Investigation Report - July 14, 2006)

On April 24, 2006, AXIS Consulting collected groundwater samples from two site monitoring wells (MW-1 and MW-4) for laboratory analysis (VOC's, Iron, Sulfate, Nitrate, Magnesium, and Lead). (Site Investigation Report - July 14, 2006)

On January 2, 2007, AXIS Consulting collected groundwater samples from four site monitoring wells (MW-1 thru MW-4) for laboratory analysis (PVOC). Water level measurements were taken from all sampled wells. (Status Update - August 5, 2007)

On March 20, 2007, AXIS Consulting collected groundwater samples from four site monitoring wells (MW-1 thru MW-4) for laboratory analysis (PVOC). Water level measurements were taken from all sampled wells. (Status Update - August 5, 2007)

On July 13, 2017, METCO personnel collected groundwater samples from four monitoring wells (MW-1 thru MW-4) for laboratory analysis (PVOC and Naphthalene). Field measurements for water level, Dissolved Oxygen, pH, ORP, temperature, and Specific Conductivity were collected from all sampled monitoring wells. (Groundwater Monitoring Report - August 18, 2017)

- 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.  
Petroleum contamination in soil and groundwater does not extend beyond the property boundary.
- 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.

No structural impediments interfered with the completion of the site investigation.

**B. Soil**

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

An area of unsaturated soil contamination exceeding the NR720 Groundwater RCL's values, exists in the area of the northern former pump island. This area appears to measure up to 25 feet long, 18 feet wide, and up to 8 feet thick.

An area of unsaturated soil contamination exceeding the NR720 Direct Contact RCL's exists in the area of the northern former pump island. This area appears to measure up to 18 feet long, up to 8 feet wide and up to 4 feet thick.

- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column.  
Remaining soil samples collected within the upper four feet of the soil column exceeding the NR720 RCL's include:

GP-2 (0-4 feet): Benzene (3.1 ppm), Ethylbenzene (11 ppm), Naphthalene (2.8 ppm), Toluene (15 ppm), Trimethylbenzenes (28.3 ppm), and Xylene (61 ppm).

GP-3 (0-4 feet): Benzene (1.8 ppm), Naphthalene (1.4 ppm), Trimethylbenzenes (3.23 ppm), and Xylene (4.6 ppm).

- 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.

The method used to establish the soil cleanup standards for this site were the NR720 RCL's. The property is zoned LB1- Local Business, therefore non-industrial standards were used for this site.

**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.

A dissolved phase contaminant plume exceeding the NR140 ES and/or PAL has formed at the water table in the area of the northern former pump island and has migrated slightly to the northwest. This plume is approximately 34 feet long and 27 feet wide.

There are no municipal or private water supply wells within 1,200 feet of the subject property.

No building foundation drain systems are known to exist in the area of groundwater contamination.

- 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.

Free Product has not been encountered in any of the monitoring wells.

**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 extent of petroleum contamination in soil and groundwater does not appear to extend underneath any buildings. Therefore, there does not appear to be any vapor intrusion risks at this time. However, due to the remaining soil and

groundwater contamination in the area of the former northern dispenser island any future building plans in this area would have to address the potential for vapor intrusion.

- 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).

No indoor air/sub slab vapor samples were collected.

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.

The nearest surface water is the Dineen Park Pond, which exists approximately 2,500 feet to the southeast of the former UST systems. It does not appear that the petroleum contamination has impacted any surface waters.

- 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.

No surface water or sediment samples were collected.

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.

No remedial actions were conducted.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

No immediate or interim actions occurred at this site.

- 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.

No remedial actions were conducted.

- 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.

No evaluation of the Green and Sustainable Remediation was conducted.

- 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.

An area of unsaturated soil contamination exceeding the NR720 Groundwater RCL's values, exists in the area of the northern former pump island. This area appears to measure up to 25 feet long, 18 feet wide, and up to 8 feet thick.

An area of unsaturated soil contamination exceeding the NR720 Direct Contact RCL's exists in the area of the northern former pump island. This area appears to measure up to 18 feet long, up to 8 feet wide and up to 4 feet thick.

- 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.

Soil contamination within the upper four feet of the soil column exceeded the NR720 Non-Industrial Direct Contact RCLs remain at the site at the following location:

GP-2 (0-4 feet): Benzene and Ethylbenzene.

GP-3 (0-4 feet): Benzene.

- 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.

Unsaturated soil samples exceeding the NR720 Groundwater RCLs remain at the site and includes the following:

GP-2 (0-4 feet): Benzene, Ethylbenzene, Naphthalene, Toluene, Trimethylbenzenes, and Xylene.

GP-2 (4-8 feet): Benzene, Naphthalene, and Trimethylbenzenes.

GP-3 (0-4 feet): Benzene, Naphthalene, Trimethylbenzenes, and Xylene.

B-1 (4-8 feet): Benzene, Ethylbenzene, Naphthalene, Toluene, Trimethylbenzenes, and Xylene.

- 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.

Any remaining exposure pathways will be addressed via a Cap Maintenance Plan and natural attenuation.

- 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).  
Groundwater contaminant levels appear to be stable to decreasing. Based on this, natural attention appears to be an effective method in reducing contaminant mass and concentration.
- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).  
Any remaining exposure pathways will be addressed via a Cap Maintenance Plan and natural attenuation.
- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.  
No system hardware is anticipated to be left in place after site closure.
- 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.  
From the July 13, 2017 groundwater sampling event:  
Monitoring Well MW-1: Currently shows an NR140 ES exceedance for Benzene (10.1 ppb).
- 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 indoor air/sub slab vapor samples were collected.
- 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 samples were collected.

**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 checked="" type="checkbox"/>	None of the following situations apply to this case closure request.	NA
ii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	<input checked="" 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 checked="" 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 checked="" 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) (discuss with project manager before submitting the closure request)	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

- B.1.a. 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.
- B.1.b. 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.
- B.1.c. RR Sites Map:** From RR Sites Map ([http://dnrmaps.wi.gov/si/?Viewer=RR Sites](http://dnrmaps.wi.gov/si/?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](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**

This page has been updated as of February 2019 to comply with the requirements of Wis. Admin. Code ch. NR 712.

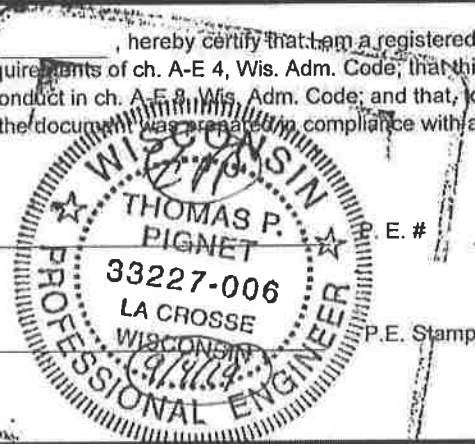
Check the correct box for this case closure request and complete the corresponding certification statement(s) listed below to demonstrate that the requirements of Wis. Admin. Code ch. NR 712 have been met. The responsibility for signing the certification may not be delegated per Wis. Admin. Code § NR 712.09 (1). Per Wis. Admin. Code § 712.05 (1), the work must be conducted or supervised by the person certifying.

- The investigation and/or response action(s) for this site evaluated and/or addressed groundwater (including natural attenuation remedies). Both a professional engineer and a hydrogeologist must sign this document per Wis. Admin. Code ch. NR 712.
- The investigation and the response action(s) for this site did not evaluate or address groundwater. A professional engineer must sign this document per Wis. Admin. Code ch. NR 712.

**Engineering Certification**

I, Thomas Pignet, 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 document has been prepared 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 document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature Thomas Pignet



E. # 33227-006

Title Engineer

P.E. Stamp

**Hydrogeologist Certification**

I, Ron Anderson, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature Ron Anderson

Title SR Hydrogeologist

Date 9/4/19

## **Attachment A/Data Tables**

### **A.1 Groundwater Analytical Tables**

### **A.2 Soil Analytical Tables**

### **A.3 Residual Soil Contamination Table**

A.4 Vapor Analytical Table – No vapor sampling was conducted as part of the site investigation.

A.5 Other Media of Concern - No surface waters or sediments were assessed as part of the site investigation.

### **A.6 Water Level Elevations**

### **A.7 Other – NA Indicator Results and Hydraulic Conductivity Calculations**

**A.1 Groundwater Analytical Table**  
**Capitol Auto Sales & Service/BVs Automotive BRRTS #03-41-545023**

**Well MW-1**

**PVC Elevation =** 717.19 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to water from top of PVC (in feet)	Lead (ppb)	DRO (ppb)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
04/24/06	NM	NM	<13	NS	NS	4.8	12	<0.50	4.9	30	69	81
01/02/07	710.77	6.42	NS	NS	NS	0.64	0.38	<0.23	<0.50	0.26	0.26-0.51	0.94
03/20/07	709.29	7.90	NS	NS	NS	0.83	<0.22	<0.23	<0.50	0.56	<0.44	0.74-0.93
07/13/17	712.32	4.87	NS	NS	NS	10.1	1.11	<0.82	<2.17	<0.67	<2.05	<1.95
<b>ENFORCEMENT STANDARD ES = Bold</b>			<b>15</b>	---	---	<b>5</b>	<b>700</b>	<b>60</b>	<b>100</b>	<b>800</b>	<b>480</b>	<b>2000</b>
<b>PREVENTIVE ACTION LIMIT PAL = Italics</b>			<i>1.5</i>	---	---	<i>0.5</i>	<i>140</i>	<i>12</i>	<i>10</i>	<i>160</i>	<i>96</i>	<i>400</i>

(ppb) = parts per billion (ppm) = parts per million  
 NS = Not Sampled NM = Not Measured  
 Note: Elevations are presented in feet mean sea level (msl).

**Well MW-2**

**PVC Elevation =** 716.41 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to water from top of PVC (in feet)	Lead (ppb)	DRO (ppb)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
04/11/06	NM	NM	1.1	0.13	<50	<0.20	<0.50	<0.50	0.29	<0.20	<0.20	<0.50
01/02/07	711.06	5.35	NS	NS	NS	<0.50	<0.44	<0.46	<1.0	<0.22	<0.88	<0.78
03/20/07	710.21	6.20	NS	NS	NS	<0.50	<0.44	<0.46	<1.0	<0.22	<0.88	<0.78
07/13/17	712.90	3.51	NS	NS	NS	<0.17	<0.2	<0.82	<2.17	<0.67	<2.05	<1.95
<b>ENFORCEMENT STANDARD ES = Bold</b>			<b>15</b>	---	---	<b>5</b>	<b>700</b>	<b>60</b>	<b>100</b>	<b>800</b>	<b>480</b>	<b>2000</b>
<b>PREVENTIVE ACTION LIMIT PAL = Italics</b>			<i>1.5</i>	---	---	<i>0.5</i>	<i>140</i>	<i>12</i>	<i>10</i>	<i>160</i>	<i>96</i>	<i>400</i>

(ppb) = parts per billion (ppm) = parts per million  
 NS = Not Sampled NM = Not Measured  
 Note: Elevations are presented in feet mean sea level (msl).

**Well MW-3**

**PVC Elevation =** 716.70 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to water from top of PVC (in feet)	Lead (ppb)	DRO (ppb)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
04/11/06	NM	NM	0.6	0.42	<50	<0.20	<0.50	<0.50	0.28	<0.20	<0.20	<0.50
01/02/07	709.80	6.90	NS	NS	NS	<0.25	<0.22	<0.23	<0.50	<0.11	<0.44	<0.39
03/20/07	709.75	6.95	NS	NS	NS	<0.25	<0.22	<0.23	<0.50	<0.11	<0.44	<0.39
07/13/17	710.80	5.90	NS	NS	NS	<0.17	<0.2	<0.82	<2.17	<0.67	<2.05	<1.95
<b>ENFORCEMENT STANDARD ES = Bold</b>			<b>15</b>	---	---	<b>5</b>	<b>700</b>	<b>60</b>	<b>100</b>	<b>800</b>	<b>480</b>	<b>2000</b>
<b>PREVENTIVE ACTION LIMIT PAL = Italics</b>			<i>1.5</i>	---	---	<i>0.5</i>	<i>140</i>	<i>12</i>	<i>10</i>	<i>160</i>	<i>96</i>	<i>400</i>

(ppb) = parts per billion (ppm) = parts per million  
 NS = Not Sampled NM = Not Measured  
 Note: Elevations are presented in feet mean sea level (msl).

**Well MW-4**

**PVC Elevation =** 717.10 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to water from top of PVC (in feet)	Lead (ppb)	DRO (ppb)	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
04/24/06	NM	NM	<13	0.32	NS	<0.20	<0.50	<0.50	<0.25	<0.20	<0.40	<0.50
01/02/07	706.60	10.50	NS	NS	NS	<0.25	<0.22	0.84	<0.50	<0.11	<0.44	<0.39
03/20/07	706.45	10.65	NS	NS	NS	<0.50	<0.44	0.86	<1.0	<0.22	<0.88	<0.78
07/13/17	706.07	11.03	NS	NS	NS	<0.17	<0.2	<0.82	<2.17	<0.67	<2.05	<1.95
<b>ENFORCEMENT STANDARD ES = Bold</b>			<b>15</b>	---	---	<b>5</b>	<b>700</b>	<b>60</b>	<b>100</b>	<b>800</b>	<b>480</b>	<b>2000</b>
<b>PREVENTIVE ACTION LIMIT PAL = Italics</b>			<i>1.5</i>	---	---	<i>0.5</i>	<i>140</i>	<i>12</i>	<i>10</i>	<i>160</i>	<i>96</i>	<i>400</i>

(ppb) = parts per billion (ppm) = parts per million  
 NS = Not Sampled NM = Not Measured  
 Note: Elevations are presented in feet mean sea level (msl).

A.1 Groundwater Analytical Table  
 Capitol Auto Sales & Service/BVs Automotive BRRTS #03-41-545023

Well Sampling Conducted on: 04/11/06 04/11/06 04/24/06 04/24/06

VOC's

<b>ENFORCEMENT STANDARD = ES – Bold</b>	<i>PREVENTIVE ACTION LIMIT = PAL - Italics</i>
---	--

Well Name	MW-2	MW-3	MW-1	MW-4		
DRO/ppb	0.13	0.42	NS	NS		
GRO/ppb	<50	<50	NS	NS		
Lead/ppb	1.1	0.6	<13	<13	<b>15</b>	<i>1.5</i>
Benzene/ppb	<0.20	<0.20	4.8	<0.20	<b>5</b>	<i>0.5</i>
Bromobenzene/ppb	ND	ND	ND	ND	==	==
Bromodichloromethane/ppb	ND	ND	ND	ND	<b>0.6</b>	<i>0.06</i>
Bromoform/ppb	ND	ND	ND	ND	<b>4.4</b>	<i>0.44</i>
tert-Butylbenzene/ppb	ND	ND	ND	ND	==	==
sec-Butylbenzene/ppb	1.2	<0.25	<0.25	<0.25	==	==
n-Butylbenzene/ppb	ND	ND	ND	ND	==	==
Carbon Tetrachloride/ppb	ND	ND	ND	ND	<b>5</b>	<i>0.5</i>
Chlorobenzene/ppb	ND	ND	ND	ND	==	==
Chloroethane/ppb	8	<0.20	<0.20	0.31	<b>400</b>	<i>80</i>
Chloroform/ppb	ND	ND	ND	ND	<b>6</b>	<i>0.6</i>
Chloromethane/ppb	ND	ND	ND	ND	<b>30</b>	<i>3</i>
2-Chlorotoluene/ppb	ND	ND	ND	ND	==	==
4-Chlorotoluene/ppb	ND	ND	ND	ND	==	==
1,2-Dibromo-3-chloropropane/ppb	ND	ND	ND	ND	<b>0.2</b>	<i>0.02</i>
Dibromochloromethane/ppb	ND	ND	ND	ND	<b>60</b>	<i>6</i>
1,4-Dichlorobenzene/ppb	ND	ND	ND	ND	<b>75</b>	<i>15</i>
1,3-Dichlorobenzene/ppb	ND	ND	ND	ND	<b>600</b>	<i>120</i>
1,2-Dichlorobenzene/ppb	ND	ND	ND	ND	<b>600</b>	<i>60</i>
Dichlorodifluoromethane/ppb	ND	ND	ND	ND	<b>1000</b>	<i>200</i>
1,2-Dichloroethane/ppb	<0.50	<0.50	0.95	<0.20	<b>5</b>	<i>0.5</i>
1,1-Dichloroethane/ppb	ND	ND	ND	ND	<b>850</b>	<i>85</i>
1,1-Dichloroethene/ppb	ND	ND	ND	ND	<b>7</b>	<i>0.7</i>
cis-1,2-Dichloroethene/ppb	ND	ND	ND	ND	<b>70</b>	<i>7</i>
trans-1,2-Dichloroethene/ppb	ND	ND	ND	ND	<b>100</b>	<i>20</i>
1,2-Dichloropropane/ppb	ND	ND	ND	ND	<b>5</b>	<i>0.5</i>
1,3-Dichloropropane/ppb	ND	ND	ND	ND	==	==
trans-1,3-Dichloropropene	ND	ND	ND	ND	==	==
cis-1,3-Dichloropropene	ND	ND	ND	ND	==	==
Di-isopropyl ether/ppb	ND	ND	ND	ND	==	==
EDB (1,2-Dibromoethane)/ppb	ND	ND	ND	ND	<b>0.05</b>	<i>0.005</i>
Ethylbenzene/ppb	<0.50	<0.50	12	<0.50	<b>700</b>	<i>140</i>
Hexachlorobutadiene/ppb	ND	ND	ND	ND	==	==
Isopropylbenzene/ppb	2.3	<0.20	<0.20	<0.20	==	==
p-Isopropyltoluene/ppb	<0.20	0.23	0.46	<0.20	==	==
Methylene chloride/ppb	ND	ND	ND	ND	<b>5</b>	<i>0.5</i>
Methyl tert-butyl ether (MTBE)/ppb	<0.50	<0.50	<0.50	<0.50	<b>60</b>	<i>12</i>
Naphthalene/ppb	0.28	0.29	4.9	<0.25	<b>100</b>	<i>10</i>
n-Propylbenzene/ppb	<0.50	<0.50	7.8	<0.50	==	==
1,1,2,2-Tetrachloroethane/ppb	ND	ND	ND	ND	<b>0.2</b>	<i>0.02</i>
1,1,1,2-Tetrachloroethane/ppb	ND	ND	ND	ND	<b>70</b>	<i>7</i>
Tetrachloroethene (PCE)/ppb	ND	ND	ND	ND	<b>5</b>	<i>0.5</i>
Toluene/ppb	<0.20	<0.20	30	<0.20	<b>800</b>	<i>160</i>
1,2,4-Trichlorobenzene/ppb	ND	ND	ND	ND	<b>70</b>	<i>14</i>
1,2,3-Trichlorobenzene/ppb	ND	ND	ND	ND	==	==
1,1,1-Trichloroethane/ppb	ND	ND	ND	ND	<b>200</b>	<i>40</i>
1,1,2-Trichloroethane/ppb	ND	ND	ND	ND	<b>5</b>	<i>0.5</i>
Trichloroethene (TCE)/ppb	ND	ND	ND	ND	<b>5</b>	<i>0.5</i>
Trichlorofluoromethane/ppb	ND	ND	ND	ND	==	==
1,2,4-Trimethylbenzene/ppb	<0.20	<0.20	50	<0.20	<b>Total TMB's 480</b>	<i>Total TMB's 96</i>
1,3,5-Trimethylbenzene/ppb	<0.20	<0.20	19	<0.20	<b>0.2</b>	<i>0.02</i>
Vinyl Chloride/ppb	ND	ND	ND	ND	<b>Total Xylenes 2000</b>	<i>Total Xylenes 400</i>
m&p-Xylene/ppb	<0.50	<0.50	81	<0.50		
o-Xylene/ppb						

NS = Not Sampled, NM = Not Measured, ND = No Detect

Q = Analyte detected above laboratory method detection limit but below practical quantitation limit.

== No Exceedences

**A.2 Soil Analytical Results Table**  
**Capitol Auto Sales & Service/BVs Automotive BRRTS #03-41-545023**

Sample ID	Depth (feet)	Saturation U/S	Date	PID	Lead (ppm)	DRO (ppm)	GRO (ppm)	Benzene (ppm)	Ethyl Benzene (ppm)	MTBE (ppm)	Naphthalene (ppm)	Toluene (ppm)	1,2,4-Trime-thylbenzene (ppm)	1,3,5-Trime-thylbenzene (ppm)	Xylene (Total) (ppm)	Other VOC's (ppb)	DIRECT CONTACT PVOC & PAH COMBINED				
																	Exceedance Count	Hazard Index	Cumulative Cancer Risk		
GP-1	0-4	U	02/20/06	<10	NS	NS	<6.1	<0.030	<0.030	<0.030	<0.061	<0.030	<0.030	<0.030	<0.091	NS	0				
GP-2	0-4	U	02/20/06	320	NS	NS	510	<b>3.1</b>	<b>11</b>	<0.290	<b>2.8</b>	<b>15</b>	<b>22</b>	<b>6.3</b>	<b>61</b>	NS	<b>2</b>	0.2027	3.8E-06		
GP-2	4-8	S	02/20/06	260	NS	NS	57	<b>2.8</b>	0.840	<0.031	<b>1.7</b>	0.480	<b>2.3</b>	<b>0.130</b>	2.6	NS					
GP-3	0-4	U	02/20/06	380	NS	NS	64	<b>1.8</b>	1.1	<0.031	<b>1.4</b>	1.1	<b>2.8</b>	<b>0.430</b>	<b>4.6</b>	NS	<b>1</b>	0.0397	1.5E-06		
B-1	4-8	U	04/05/06	NM	17	150	350	<b>1.6</b>	<b>7.7</b>	<0.180	<b>1.2</b>	<b>12</b>	<b>14</b>	<b>3.2</b>	<b>39</b>	SEE VOC SHEET					
B-1	8-12	S	04/05/06	NM	17	NS	NS	<b>1.8</b>	<b>2.8</b>	<0.068	<b>1.1</b>	<b>2.3</b>	<b>5.4</b>	<b>1.5</b>	<b>12</b>	SEE VOC SHEET					
B-1	24-28	S	04/05/06	NM	12	32	<6.0	<0.030	<0.030	<0.030	<0.060	<0.030	<0.030	<0.030	<0.042	SEE VOC SHEET					
B-2	4-8	U	04/05/06	NM	18	54	<6.0	<0.030	<0.030	<0.030	<0.060	<0.030	<0.030	<0.030	<0.100	SEE VOC SHEET					
B-2	24-28	S	04/05/06	NM	11	42	7.7	<0.031	<0.031	<0.031	<0.062	<0.031	<0.031	<0.031	<0.100	SEE VOC SHEET					
B-3	4-8	U	04/05/06	NM	11	<5.5	<6.0	<0.030	<0.030	<0.030	<0.060	<0.030	<0.030	<0.030	<0.100	SEE VOC SHEET					
B-4	4-8	U	04/05/06	NM	17	29	<6.3	<0.031	<0.031	<0.031	<0.063	<0.031	<0.031	<0.031	<0.110	SEE VOC SHEET					
B-4	16-20	S	04/05/06	NM	NM	840	200	<0.033	<0.033	<0.033	<b>1.1</b>	<0.033	1.3	0.039	<0.110	SEE VOC SHEET					
B-4	24-28	S	04/05/06	NM	NM	9.2	<6.0	<0.030	<0.030	<0.030	<0.060	<0.030	<0.030	<0.030	<0.110	SEE VOC SHEET					
B-5	4-8	U	04/05/06	NM	18	16	8.2	<0.032	<0.032	<0.032	<0.064	<0.032	<0.032	<0.032	<0.110	SEE VOC SHEET					
B-6	4-8	U	04/05/06	NM	14	32	<6.4	<0.032	<0.032	<0.032	<0.064	<0.032	<0.032	<0.032	<0.110	SEE VOC SHEET					
<b>Groundwater RCL</b>								<b>27</b>	-	-	<b>0.00512</b>	<b>1.57</b>	<b>0.027</b>	<b>0.6582</b>	<b>1.11</b>	<b>1.38</b>	<b>3.96</b>	-			
<b>Non-Industrial Direct Contact RCL</b>								<b>400</b>	-	-	<b>1.6</b>	<b>8.02</b>	<b>63.8</b>	<b>5.52</b>	<b>818</b>	<b>219</b>	<b>182</b>	<b>258</b>	-	1.00E+00	1.00E-05
<b>Industrial Direct Contact RCL</b>								<b>(800)</b>	-	-	<b>(7.07)</b>	<b>(35.4)</b>	<b>(282)</b>	<b>(24.1)</b>	<b>(818)</b>	<b>(219)</b>	<b>(182)</b>	<b>(258)</b>	-	1.00E+00	1.00E-05
<b>Soil Saturation Concentration (C-sat)*</b>								-	-	-	<b>1820*</b>	<b>480*</b>	<b>8870*</b>	-	<b>818*</b>	<b>219*</b>	<b>182*</b>	<b>258*</b>	-		

**Bold = Groundwater RCL Exceedance**  
**Bold & Underline = Non Industrial Direct Contact RCL Exceedance**  
**(Bold & Parentheses) = Industrial Direct Contact RCL Exceedance**  
**Bold & Asteric \* = C-sat Exceedance**  
*Italics = Industrial Direct Contact RCL*  
 NS = Not Sampled                                NM = Not Measured  
 (ppm) = parts per million                      ND = No Detects  
 DRO = Diesel Range Organics  
 GRO = Gasoline Range Organics  
 PID = Photoionization Detector  
 PVOC's = Petroleum Volatile Organic Compounds  
 VOC's = Volatile Organic Compounds  
**Note: Non-Industrial RCLs apply to this site.**

U=UNSATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)  
 S=SATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

A.2 Soil Analytical Results Table  
 Capitol Auto Sales & Service/BVs Automotive BRRTS #03-41-545023

Sampling Conducted on April 5, 2016

VOC's													Bold =	<u>Underline &amp;</u>	(Parenthesis	Asteric * &
													Groundwater	<u>Industrial</u>	& Bold) =	Bold =Soil
Sample ID#	B-1	B-1	B-1	B-2	B-2	B-3	B-4	B-4	B-4	B-5	B-6		RCL	Contact RCL	Contact RCL	Saturation (C-
Sample Depth/ft.	4-8	8-12	24-28	4-8	24-28	4-8	4-8	16-20	24-28	4-8	4-8					sat) RCL
Lead/ppm	17	17	12	18	11	11	17	NS	NS	18	14		27	<u>400</u>	(800)	==
Benzene/ppm	1.6	1.8	<0.030	<0.030	<0.031	<0.030	<0.031	<0.033	<0.030	<0.032	<0.032		0.00512	<u>1.6</u>	(7.07)	1820*
Bromobenzene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		==	<u>342</u>	(679)	==
Bromodichloromethane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.000326	<u>0.418</u>	(1.83)	==
Bromoform/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.00233	<u>25.4</u>	(113)	==
tert-Butylbenzene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		==	<u>183</u>	(183)	183*
sec-Butylbenzene/ppm	0.290	0.130	<0.030	<0.030	<0.031	<0.030	<0.031	1.5	<0.030	<0.032	<0.032		==	<u>145</u>	(145)	145*
n-Butylbenzene/ppm	<0.180	<0.068	<0.030	<0.030	<0.031	<0.030	<0.031	<0.033	<0.030	<0.032	<0.032		==	<u>108</u>	(108)	108*
Carbon Tetrachloride/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.00388	<u>0.916</u>	(4.03)	==
Chlorobenzene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		==	<u>370</u>	(761)	761*
Chloroethane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.227	==	==	==
Chloroform/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.0033	<u>0.454</u>	(1.98)	==
Chloromethane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.0155	<u>159</u>	(669)	==
2-Chlorotoluene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		==	==	==	==
4-Chlorotoluene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		==	==	==	==
1,2-Dibromo-3-chloropropane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.000173	<u>0.008</u>	(0.092)	==
Dibromochloromethane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.032	<u>8.28</u>	(38.9)	==
1,4-Dichlorobenzene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.144	<u>3.74</u>	(16.4)	==
1,3-Dichlorobenzene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		1.1528	<u>297</u>	(193)	297*
1,2-Dichlorobenzene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		1.168	<u>376</u>	(376)	376*
Dichlorodifluoromethane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		3.0863	<u>126</u>	(530)	==
1,2-Dichloroethane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.00284	<u>0.652</u>	(2.87)	540*
1,1-Dichloroethane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.4834	<u>5.06</u>	(22.2)	==
1,1-Dichloroethene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.00502	<u>320</u>	(1190)	1190*
cis-1,2-Dichloroethene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.0412	<u>156</u>	(2340)	==
trans-1,2-Dichloroethene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.626	<u>1560</u>	(1850)	==
1,2-Dichloropropane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.00332	<u>0.406</u>	(1.78)	==
1,3-Dichloropropane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		==	<u>1490</u>	(1490)	1490*
trans-1,3-Dichloropropene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		==	<u>1510</u>	(1510)	==
cis-1,3-Dichloropropene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.001	<u>1210</u>	(1210)	==
Di-isopropyl ether/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		==	<u>2260</u>	(2260)	2260*
EDB (1,2-Dibromoethane)/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.0000282	<u>0.05</u>	(0.221)	==
Ethylbenzene/ppm	7.7	2.8	<0.030	<0.030	<0.031	<0.030	<0.031	<0.033	<0.030	<0.032	<0.032		1.57	<u>8.02</u>	(35.4)	480*
Hexachlorobutadiene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		==	<u>1.63</u>	(7.19)	==
Isopropylbenzene/ppm	0.750	0.240	<0.030	<0.030	<0.031	<0.030	<0.031	0.360	<0.030	<0.032	<0.032		==	==	==	==
p-Isopropyltoluene/ppm	0.290	0.130	<0.030	<0.030	<0.031	<0.030	<0.031	0.710	<0.030	<0.032	<0.032		==	<u>162</u>	(162)	162*
Methylene chloride/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.00256	<u>61.8</u>	(1150)	==
Methyl tert-butyl ether (MTBE)/ppm	<0.180	<0.068	<0.030	<0.030	<0.031	<0.030	<0.031	<0.033	<0.030	<0.032	<0.032		0.027	<u>63.8</u>	(282)	8870*
Naphthalene/ppm	1.2	1.1	<0.060	<0.060	<0.062	<0.060	<0.063	1.1	<0.060	<0.064	<0.062		0.6582	<u>5.52</u>	(24.1)	==
n-Propylbenzene/ppm	2.8	0.960	<0.030	<0.030	<0.031	<0.030	<0.031	0.490	<0.030	<0.032	<0.032		==	==	==	==
1,1,2,2-Tetrachloroethane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.000156	<u>0.81</u>	(3.6)	==
1,1,1,2-Tetrachloroethane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.0534	<u>2.78</u>	(12.3)	==
Tetrachloroethene (PCE)/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.00454	<u>33</u>	(145)	==
Toluene/ppm	12	2.3	<0.030	<0.030	<0.031	<0.030	<0.031	<0.033	<0.030	<0.032	<0.032		1.11	<u>818</u>	(818)	818*
1,2,4-Trichlorobenzene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.408	<u>24</u>	(113)	==
1,2,3-Trichlorobenzene/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		==	<u>62.6</u>	(934)	==
1,1,1-Trichloroethane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.1402	==	==	==
1,1,2-Trichloroethane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.00324	<u>1.59</u>	(7.01)	==
Trichloroethene (TCE)/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.00358	<u>1.3</u>	(8.41)	==
Trichlorofluoromethane/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		2.2387	<u>1230</u>	(1230)	1230*
1,2,4-Trimethylbenzene/ppm	14	5.4	<0.030	<0.030	<0.031	<0.030	<0.031	1.3	<0.030	<0.032	<0.032		1.38	<u>219</u>	(219)	219*
1,3,5-Trimethylbenzene/ppm	3.2	1.5	<0.030	<0.030	<0.031	<0.030	<0.031	39	<0.030	<0.032	<0.032		==	<u>182</u>	(182)	182*
Vinyl Chloride/ppm	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		0.000138	<u>0.07</u>	(2.08)	==
Total Xylenes/ppm	39	12	<0.042	<0.100	<0.100	<0.100	<0.110	<0.110	<0.110	<0.110	<0.110		3.96	<u>260</u>	(260)	258*

NS = Not Sampled, NM = Not Measured, ND = No Detects

(ppm) = parts per million

== No Exceedences

"J" Flag: Analyte detected between LOD and LOQ LOD Limit of Detection LOQ Limit of Quantitation

Note: Non-Industrial RCLs apply to this site.



A.3. Residual Soil Contamination Table  
 Capitol Auto Sales & Service/BVs Automotive BRRTS #03-41-545023

Sampling Conducted on April 5, 2016

VOC's	B-1	B-1	B-4	Bold = Groundwater RCL	Underline & (Parenthesis	Industrial Direct Contact RCL	Asteric * & Bold =Soil Saturation (C- sat) RCL
					<u>Bold = Non- Industrial Direct Contact RCL</u>		
Sample ID#	B-1	B-1	B-4				
Sample Depth/ft.	4-8	8-12	16-20				
Lead/ppm	17	17	NS	27	<u>400</u>	(800)	==
Benzene/ppm	1.6	1.8	<0.033	0.00512	<u>1.6</u>	(7.07)	1820*
Bromobenzene/ppm	ND	ND	ND	==	<u>342</u>	(679)	==
Bromodichloromethane/ppm	ND	ND	ND	0.000326	<u>0.418</u>	(1.83)	==
Bromoform/ppm	ND	ND	ND	0.00233	<u>25.4</u>	(113)	==
tert-Butylbenzene/ppm	ND	ND	ND	==	<u>183</u>	(183)	183*
sec-Butylbenzene/ppm	0.290	0.130	1.5	==	<u>145</u>	(145)	145*
n-Butylbenzene/ppm	<0.180	<0.068	<0.033	==	<u>108</u>	(108)	108*
Carbon Tetrachloride/ppm	ND	ND	ND	0.00388	<u>0.916</u>	(4.03)	==
Chlorobenzene/ppm	ND	ND	ND	==	<u>370</u>	(761)	761*
Chloroethane/ppm	ND	ND	ND	0.227	==	==	==
Chloroform/ppm	ND	ND	ND	0.0033	<u>0.454</u>	(1.98)	==
Chloromethane/ppm	ND	ND	ND	0.0155	<u>159</u>	(669)	==
2-Chlorotoluene/ppm	ND	ND	ND	==	==	==	==
4-Chlorotoluene/ppm	ND	ND	ND	==	==	==	==
1,2-Dibromo-3-chloropropane/ppm	ND	ND	ND	0.000173	<u>0.008</u>	(0.092)	==
Dibromochloromethane/ppm	ND	ND	ND	0.032	<u>8.28</u>	(38.9)	==
1,4-Dichlorobenzene/ppm	ND	ND	ND	0.144	<u>3.74</u>	(16.4)	==
1,3-Dichlorobenzene/ppm	ND	ND	ND	1.1528	<u>297</u>	(193)	297*
1,2-Dichlorobenzene/ppm	ND	ND	ND	1.168	<u>376</u>	(376)	376*
Dichlorodifluoromethane/ppm	ND	ND	ND	3.0863	<u>126</u>	(530)	==
1,2-Dichloroethane/ppm	ND	ND	ND	0.00284	<u>0.652</u>	(2.87)	540*
1,1-Dichloroethane/ppm	ND	ND	ND	0.4834	<u>5.06</u>	(22.2)	==
1,1-Dichloroethene/ppm	ND	ND	ND	0.00502	<u>320</u>	(1190)	1190*
cis-1,2-Dichloroethene/ppm	ND	ND	ND	0.0412	<u>156</u>	(2340)	==
trans-1,2-Dichloroethene/ppm	ND	ND	ND	0.626	<u>1560</u>	(1850)	==
1,2-Dichloropropane/ppm	ND	ND	ND	0.00332	<u>0.406</u>	(1.78)	==
1,3-Dichloropropane/ppm	ND	ND	ND	==	<u>1490</u>	(1490)	1490*
trans-1,3-Dichloropropene/ppm	ND	ND	ND	==	<u>1510</u>	(1510)	==
cis-1,3-Dichloropropene/ppm	ND	ND	ND	0.001	<u>1210</u>	(1210)	==
Di-isopropyl ether/ppm	ND	ND	ND	==	<u>2260</u>	(2260)	2260*
EDB (1,2-Dibromoethane)/ppm	ND	ND	ND	0.0000282	<u>0.05</u>	(0.221)	==
Ethylbenzene/ppm	7.7	2.8	<0.033	1.57	<u>8.02</u>	(35.4)	480*
Hexachlorobutadiene/ppm	ND	ND	ND	==	<u>1.63</u>	(7.19)	==
Isopropylbenzene/ppm	0.750	0.240	0.360	==	==	==	==
p-Isopropyltoluene/ppm	0.290	0.130	0.710	==	<u>162</u>	(162)	162*
Methylene chloride/ppm	ND	ND	ND	0.00256	<u>61.8</u>	(1150)	==
Methyl tert-butyl ether (MTBE)/ppm	<0.180	<0.068	<0.033	0.027	<u>63.8</u>	(282)	8870*
Naphthalene/ppm	1.2	1.1	1.1	0.6582	<u>5.52</u>	(24.1)	==
n-Propylbenzene/ppm	2.8	0.960	0.490	==	==	==	==
1,1,2,2-Tetrachloroethane/ppm	ND	ND	ND	0.000156	<u>0.81</u>	(3.6)	==
1,1,1,2-Tetrachloroethane/ppm	ND	ND	ND	0.0534	<u>2.78</u>	(12.3)	==
Tetrachloroethene (PCE)/ppm	ND	ND	ND	0.00454	<u>33</u>	(145)	==
Toluene/ppm	12	2.3	<0.033	1.11	<u>818</u>	(818)	818*
1,2,4-Trichlorobenzene/ppm	ND	ND	ND	0.408	<u>24</u>	(113)	==
1,2,3-Trichlorobenzene/ppm	ND	ND	ND	==	<u>62.6</u>	(934)	==
1,1,1-Trichloroethane/ppm	ND	ND	ND	0.1402	==	==	==
1,1,2-Trichloroethane/ppm	ND	ND	ND	0.00324	<u>1.59</u>	(7.01)	==
Trichloroethene (TCE)/ppm	ND	ND	ND	0.00358	<u>1.3</u>	(8.41)	==
Trichlorofluoromethane/ppm	ND	ND	ND	2.2387	<u>1230</u>	(1230)	1230*
1,2,4-Trimethylbenzene/ppm	14	5.4	1.3	==	<u>219</u>	(219)	219*
1,3,5-Trimethylbenzene/ppm	3.2	1.5	39	1.38	<u>182</u>	(182)	182*
Vinyl Chloride/ppm	ND	ND	ND	0.000138	<u>0.07</u>	(2.08)	==
Total Xylenes/ppm	39	12	<0.110	3.96	<u>260</u>	(260)	258*

NS = Not Sampled, NM = Not Measured, ND = No Detects

(ppm) = parts per million

== No Exceedences

"J" Flag: Analyte detected between LOD and LOQ LOD Limit of Detection LOQ Limit of Quantitation

Note: Non-Industrial RCLs apply to this site.

A.3. Residual Soil Contamination Table  
 Capitol Auto Sales & Service/BVs Automotive BRRTS #03-41-545023

Sample ID	Depth (feet)	Saturation U/S	Date	PID	Lead (ppm)	DRO (ppm)	GRO (ppm)	Benzene (ppm)	Ethyl Benzene (ppm)	MTBE (ppm)	Naphthalene (ppm)	Toluene (ppm)	1,2,4-Trime-thylbenzene (ppm)	1,3,5-Trime-thylbenzene (ppm)	Xylene (Total) (ppm)	Other VOC's (ppb)	DIRECT CONTACT PVOC & PAH COMBINED		
																	Exceedance Count	Hazard Index	Cumulative Cancer Risk
GP-2	0-4	U	02/20/06	320	NS	NS	510	3.1	11	<0.290	2.8	15	22	6.3	61	NS	2	0.2027	3.8E-06
GP-2	4-8	U	02/20/06	260	NS	NS	57	2.8	0.840	<0.031	1.7	0.480	2.3	0.130	2.6	NS			
GP-3	0-4	U	02/20/06	380	NS	NS	64	1.8	1.1	<0.031	1.4	1.1	2.8	0.430	4.6	NS	1	0.0397	1.5E-06
B-1	4-8	U	04/05/06	NM	17	150	350	1.6	7.7	<0.180	1.2	12	14	3.2	39	SEE VOC SHEET			
B-1	8-12	S	04/05/06	NM	17	NS	NS	1.8	2.8	<0.068	1.1	2.3	5.4	1.5	12	SEE VOC SHEET			
B-4	16-20	S	04/05/06	NM	NM	840	200	<0.033	<0.033	<0.033	1.1	<0.033	1.3	0.039	<0.110	SEE VOC SHEET			
<b>Groundwater RCL</b>					27	-	-	0.00512	1.57	0.027	0.6582	1.11	1.38	3.96	-				
<b>Non-Industrial Direct Contact RCL</b>					400	-	-	1.6	8.02	63.8	5.52	818	219	182	258	-		1.00E+00	1.00E-05
<b>Industrial Direct Contact RCL</b>					(800)	-	-	(7.07)	(35.4)	(282)	(24.1)	(818)	(219)	(182)	(258)	-		1.00E+00	1.00E-05
<b>Soil Saturation Concentration (C-sat)*</b>					-	-	-	1820*	480*	8870*	-	818*	219*	182*	258*	-			

**Bold** = Groundwater RCL Exceedance  
**Bold & Underline** = Non Industrial Direct Contact RCL Exceedance  
**Bold & Parentheses** = Industrial Direct Contact RCL Exceedance  
**Bold & Asteric \*** = C-sat Exceedance  
*Italics* = Industrial Direct Contact RCL

U=UNSATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)  
 S=SATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

NS = Not Sampled  
 (ppm) = parts per million  
 DRO = Diesel Range Organics  
 GRO = Gasoline Range Organics  
 PID = Photoionization Detector  
 PVOC's = Petroleum Volatile Organic Compounds  
 VOC's = Volatile Organic Compounds  
**Note: Non-Industrial RCLs apply to this site.**

**A.6 Water Level Elevations**  
**Capitol Auto Sales & Service/BVs Automotive BRRTS #03-41-545023**  
**Milwaukee, Wisconsin**

	<b>MW-1</b>	<b>MW-2</b>	<b>MW-3</b>	<b>MW-4</b>
<b>Ground Surface (feet msl)</b>	717.36	717.04	717.15	717.42
<b>Re-surveyed Ground Surface (feet msl) 7-13-17</b>	717.40			
<b>PVC top (feet msl)</b>	716.81	716.41	716.70	717.06
<b>Re-surveyed PVC top (feet msl) 7-13-17</b>	717.19			717.10
<b>Well Depth (feet)</b>	15.00	20.00	18.00	21.00
<b>Top of screen (feet msl)</b>	716.81	711.11	709.90	712.16
<b>Bottom of screen (feet msl)</b>	701.81	696.11	694.90	697.16

**Depth to Water From Top of PVC (feet)**

<b>02/15/06</b>	DRY	9.60	9.60	DRY
<b>01/02/07</b>	6.42	5.35	6.90	10.50
<b>03/20/07</b>	7.90	6.20	6.95	10.65
<b>07/13/17</b>	4.87	3.51	5.90	11.03

**Depth to Water From Ground Surface (feet)**

<b>02/15/06</b>	DRY	10.23	10.05	DRY
<b>01/02/07</b>	6.97	5.98	7.35	10.86
<b>03/20/07</b>	8.45	6.83	7.40	11.01
<b>07/13/17</b>	5.42	4.14	6.35	11.39

**Groundwater Elevation (feet msl)**

<b>02/15/06</b>	DRY	706.81	707.10	DRY
<b>01/02/07</b>	710.39	711.06	709.80	706.56
<b>03/20/07</b>	708.91	710.21	709.75	706.41
<b>07/13/17</b>	712.32	712.90	710.80	706.07

CNL = Could Not Locate

A = Abandoned and removed during soil excavation project

NI = Not Installed

**A.7 Other**  
**Groundwater NA Indicator Results**  
**Capitol Auto Sales & Service/BVs Automotive BRRTS #03-41-545023**

**Well MW-1**

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
04/24/06	NOT MEASURED					<0.50	120	0.023	89
07/13/17	1.60	6.92	-193	19.92	1176	NS	NS	NS	NS
<b>ENFORCEMENT STANDARD = ES – Bold</b>						<b>10</b>	-	-	<b>300</b>
<b>PREVENTIVE ACTION LIMIT = PAL - Italics</b>						<b>2</b>	-	-	<b>60</b>

(ppb) = parts per billion (ppm) = parts per million  
 NS = Not Sampled NM = Not Measured ORP = Oxidation Reduction Potential  
 Note: Elevations are presented in feet mean sea level (msl).

**Well MW-2**

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
04/11/06	NOT MEASURED					NS	NS	<0.016	NS
07/13/17	4.37	7.28	184.8	20.07	213	NS	NS	NS	NS
<b>ENFORCEMENT STANDARD = ES – Bold</b>						<b>10</b>	-	-	<b>300</b>
<b>PREVENTIVE ACTION LIMIT = PAL - Italics</b>						<b>2</b>	-	-	<b>60</b>

(ppb) = parts per billion (ppm) = parts per million  
 NS = Not Sampled NM = Not Measured ORP = Oxidation Reduction Potential  
 Note: Elevations are presented in feet mean sea level (msl).

**Well MW-3**

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
04/11/06	NOT MEASURED					NS	NS	0.060	NS
07/13/17	3.09	7.13	180.4	17.72	725	NS	NS	NS	NS
<b>ENFORCEMENT STANDARD = ES – Bold</b>						<b>10</b>	-	-	<b>300</b>
<b>PREVENTIVE ACTION LIMIT = PAL - Italics</b>						<b>2</b>	-	-	<b>60</b>

(ppb) = parts per billion (ppm) = parts per million  
 NS = Not Sampled NM = Not Measured ORP = Oxidation Reduction Potential  
 Note: Elevations are presented in feet mean sea level (msl).

**Well MW-4**

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
04/24/06	NOT MEASURED					0.84	360	<0.016	90
07/13/17	2.10	7.05	-46.1	14.29	1200	NS	NS	NS	NS
<b>ENFORCEMENT STANDARD = ES – Bold</b>						<b>10</b>	-	-	<b>300</b>
<b>PREVENTIVE ACTION LIMIT = PAL - Italics</b>						<b>2</b>	-	-	<b>60</b>

(ppb) = parts per billion (ppm) = parts per million  
 NS = Not Sampled NM = Not Measured ORP = Oxidation Reduction Potential  
 Note: Elevations are presented in feet mean sea level (msl).

**A.7. Other**

**Hydraulic Conductivity Calculations**

**Capitol Auto Sales & Service/BVs Automotive BRRTS #03-41-545023**

**MW-2**

	<b>ft/s</b>	<b>cm/s</b>	<b>m/yr</b>
<b>K</b>	1.50E-07	4.57E-06	1.44

**MW-3**

	<b>ft/s</b>	<b>cm/s</b>	<b>m/yr</b>
<b>K</b>	1.60E-07	4.88E-06	1.54

**MW-4**

	<b>ft/s</b>	<b>cm/s</b>	<b>m/yr</b>
<b>K</b>	1.30E-07	3.96E-06	1.25

<b>Date</b>	<b>Elv. (High)</b>	<b>Elv. (Low)</b>	<b>Distance (ft)</b>	<b>Hyd Grad (I)</b>
1/2/2007	710.39	706.56	21	0.1823810
3/20/2007	708.91	706.41	21	0.1190476
7/13/2017	712.32	706.07	21	0.2976190

<b>Average</b>	<b>0.1996825</b>
----------------	------------------

	<b>K (m/yr)</b>	<b>I</b>	<b>n</b>	<b>Flow Velocity (m/yr)</b>
<b>MW-2</b>	1.44	0.1996800	0.2	1.43952
<b>MW-3</b>	1.54	0.1996800	0.2	1.53549
<b>MW-4</b>	1.25	0.1996800	0.2	1.24758

## **Attachment B/Maps and Figures**

### **B.1 Location Maps**

#### **B.1.a Location Map**

#### **B.1.b.1 Detailed Site Map**

#### **B.1.b.2 Aerial Photo (1963) Showing Former UST System Location**

#### **B.1.c RR Site Map**

### **B.2 Soil Figures**

#### **B.2.a Soil Contamination**

#### **B.2.b Residual Soil Contamination**

### **B.3 Groundwater Figures**

#### **B.3.a.1 Geologic Cross-Section Map**

#### **B.3.a.2 Geologic Cross-Section Map Close Up**

#### **B.3.a.3 Geologic Cross-Section Figure**

#### **B.3.b Groundwater Isoconcentration**

#### **B.3.c Groundwater Flow Direction**

#### **B.3.d Monitoring Wells**

### **B.4 Vapor Maps and Other Media**

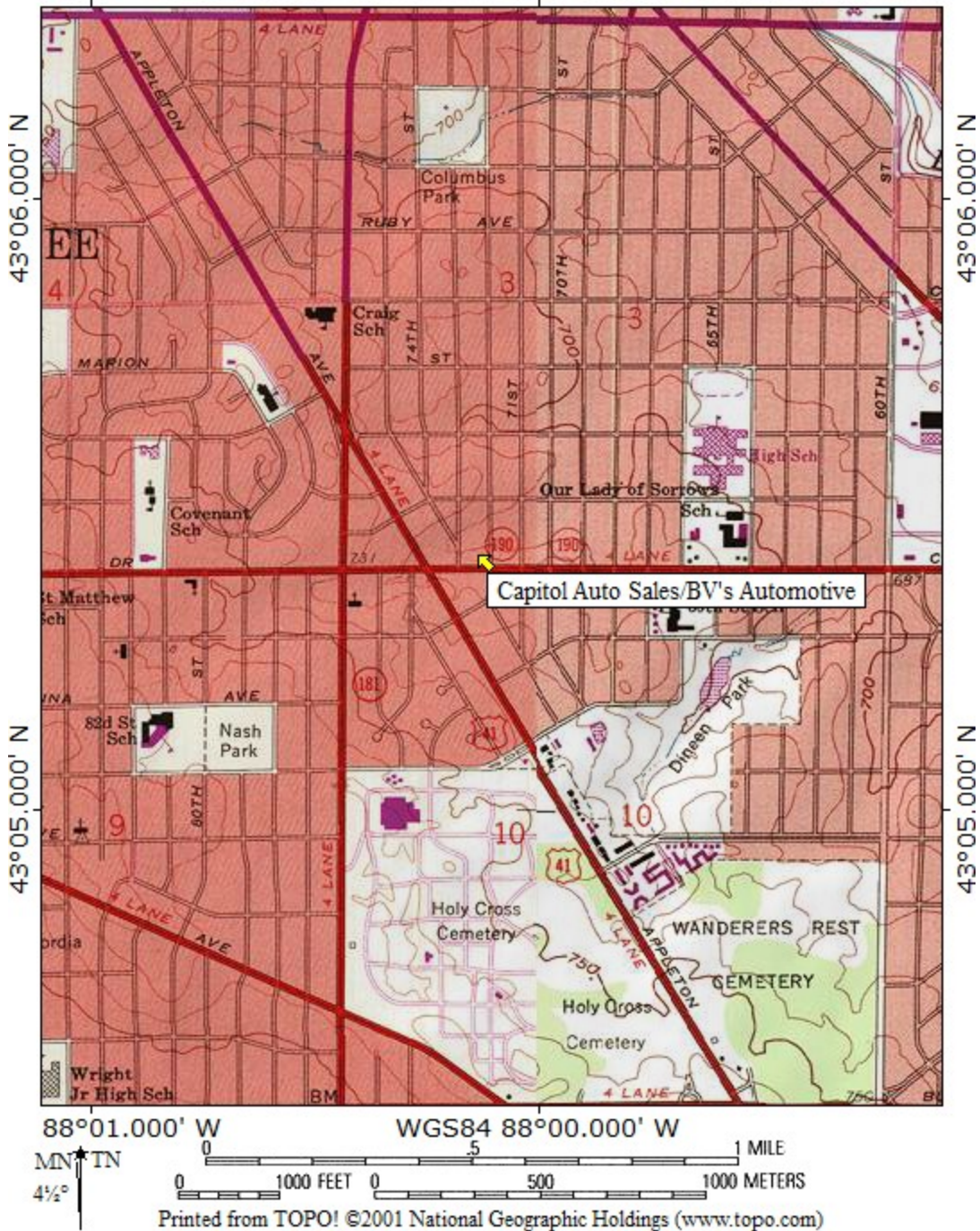
**B.4.a Vapor Intrusion Map** – No vapor samples were collected as part of the site investigation.

**B.4.b Other media of concern** - No surface waters or sediments were assessed as part of the site investigation.

**B.4.c Other** – Not applicable.

**B.5 Structural Impediment Photos** – There were no structural impediments to the completion of the investigation.

TOPO! map printed on 03/29/18 from "Wisconsin.tpo" and "Untitled.tpg"  
88°01.000' W WGS84 88°00.000' W



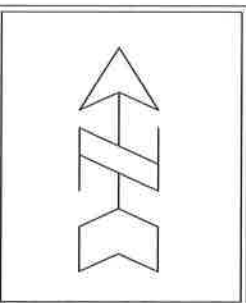
B.1.a LOCATION MAP
CONTOUR INTERVAL 10 FEET
CAPITOL AUTO SALES/BV'S AUTOMOTIVE – MILWAUKEE, WI
SEAMLESS USGS TOPOGRAPHIC MAPS ON CD-ROM

**B.I.b.1 DETAILED SITE MAP**  
**CAPITOL AUTO SALES- BV'S AUTOMOTIVE**

MILWAUKEE, WISCONSIN

**METCO**  
 700 Cassette Street, Suite 3  
 La Crosse, WI 54603  
 Tel: (608) 781-8870  
 Fax: (608) 781-8893

DRAWN BY: JJ DATE: 7/27/17  
 UPDATE BY: KF DATE: 8/10/18

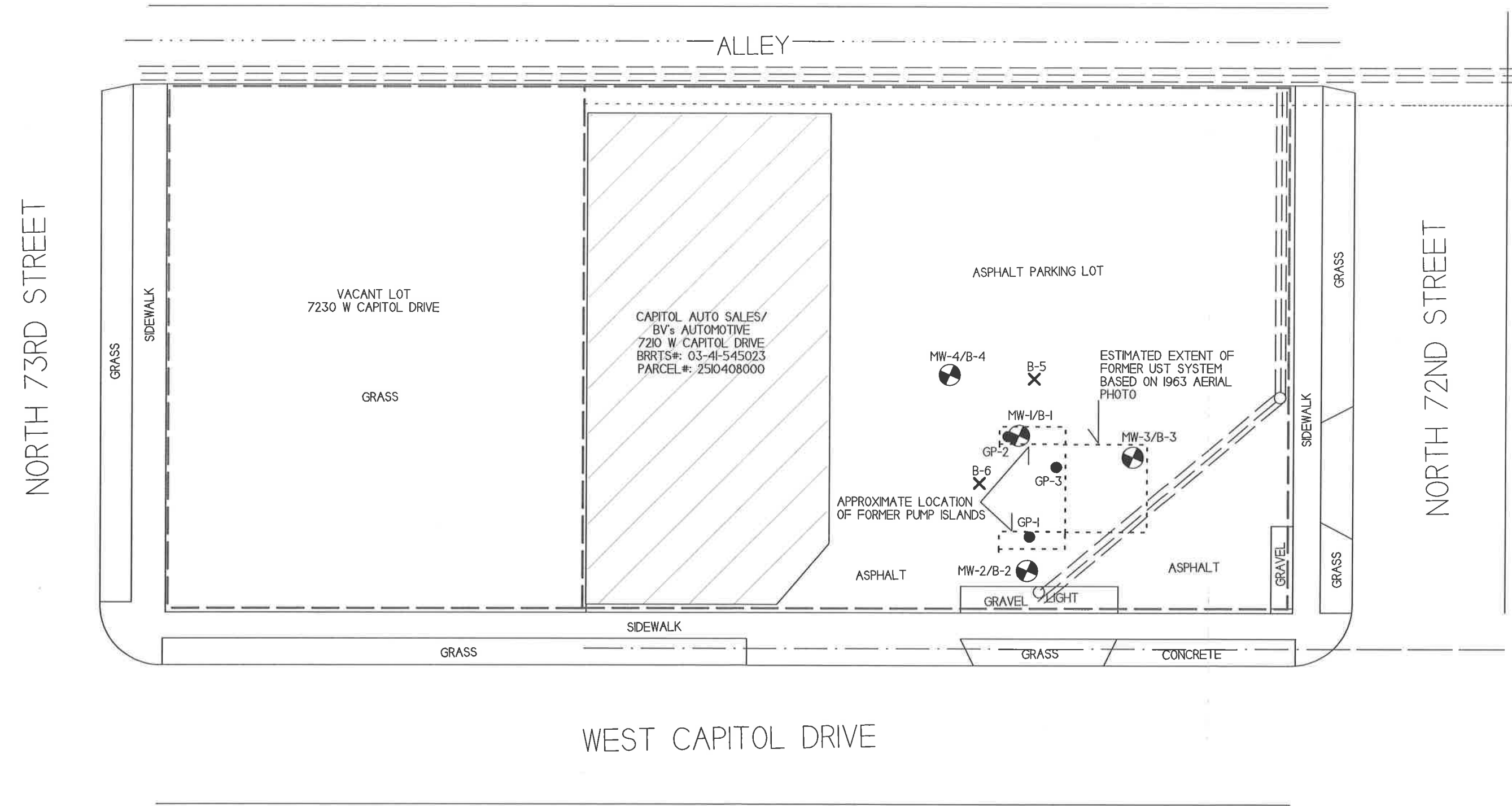


- - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
- ⊗ - MONITORING WELL LOCATION



NOTE: MONITORING WELL LOCATIONS WERE MEASURED DURING THE 7/13/17 GROUNDWATER SAMPLING EVENT. HOWEVER GEOPROBE/BORING LOCATIONS ARE BEING BASED OFF OF PREVIOUS AXIS CONSULTING MAPS.

- — — — — WATER LINE
- · — · — · — SANITARY SEWER
- · — · — · — NATURAL GAS
- · — · — · — BURIED ELECTRIC LINE
- · — · — · — PHONE/CABLE/FIBER OPTIC LINE
- — — — — OVERHEAD ELECTRIC LINE
- - - - - PROPERTY BOUNDARY LINE (BASED ON INFORMATION FROM COUNTY GIS)



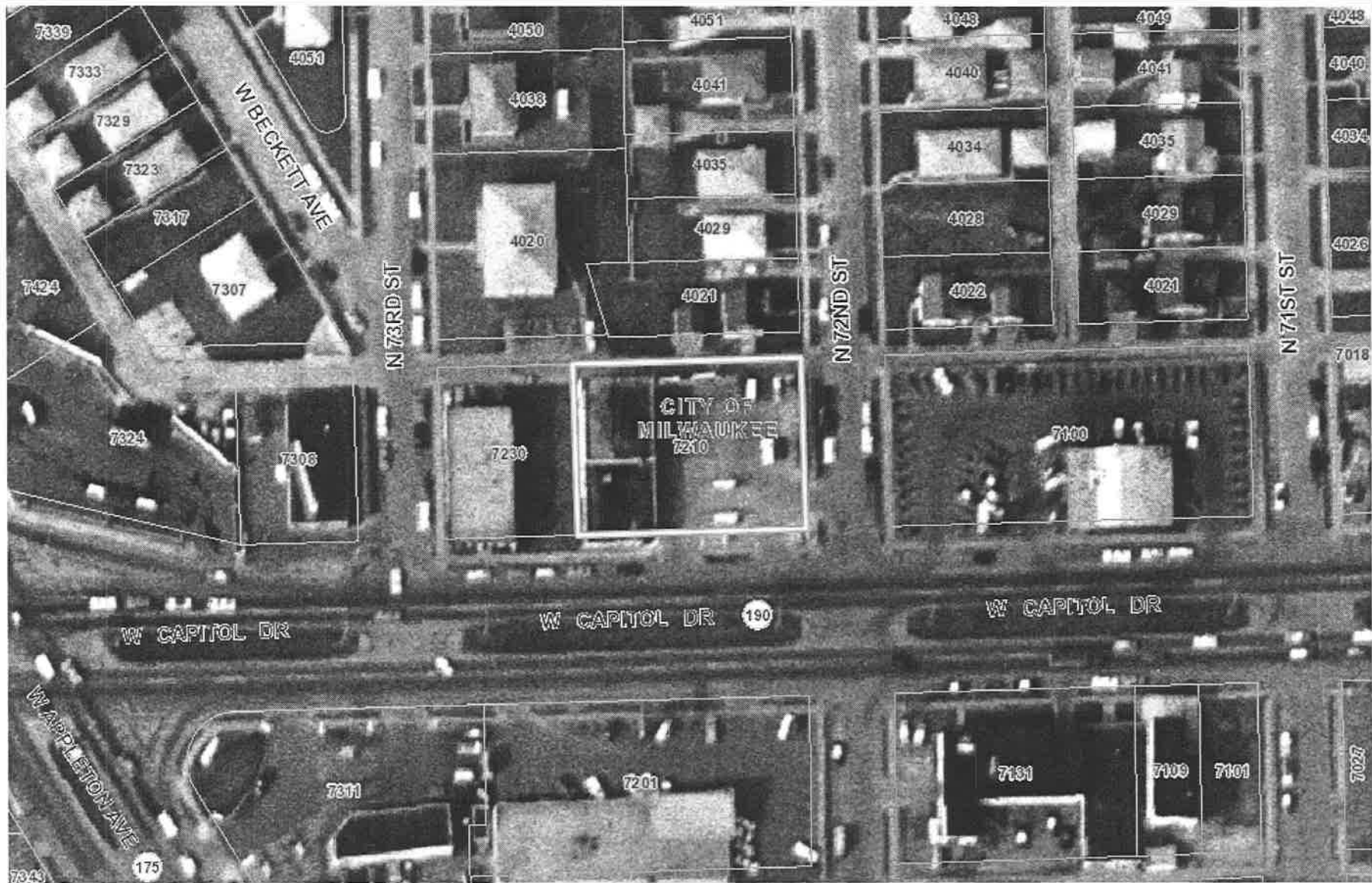
WEST CAPITOL DRIVE





# MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE

B.1.b.2



NAD\_1983\_2011\_StatePlane\_Wisconsin\_South\_FIPS\_4803\_Ft\_ 1:1,129  
©M/CAMLIS

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

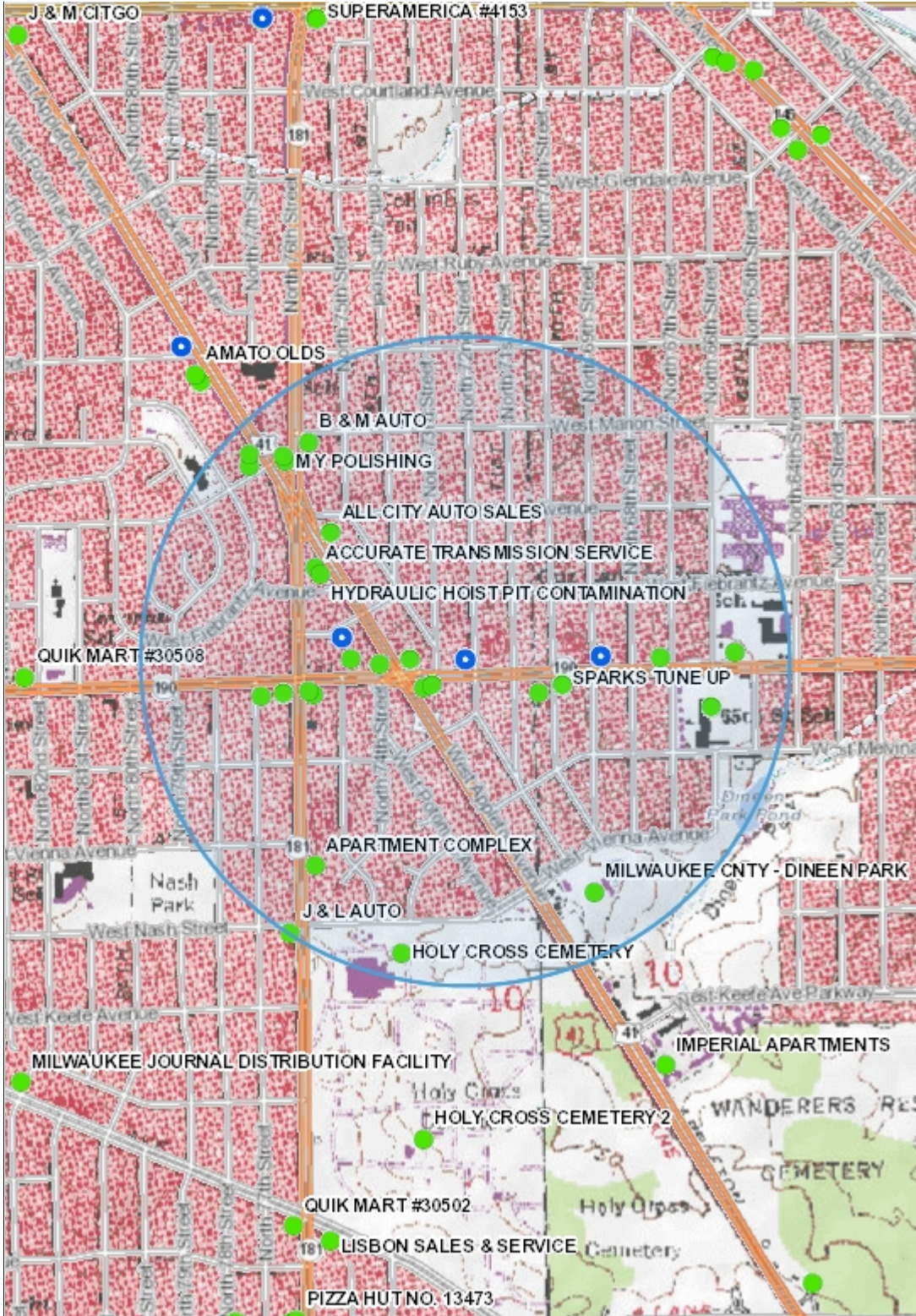
Notes  
1963

- UST Locations East of Dispenser Islands

1951 Vacant Lot  
1970 System appears removed



# B.1.c. RR Site Map



### Legend

- Open Site (ongoing cleanup)
- Closed Site (completed cleanup)
- Municipality
- State Boundaries
- County Boundaries
- Major Roads**
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads**
  - County HWY
  - Local Road
- + Railroads
- Tribal Lands

0.5                      0                      Distance / 2                      0.5                      Miles

1: 15,840



NAD\_1983\_HARN\_Wisconsin\_TM

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.*

### Notes

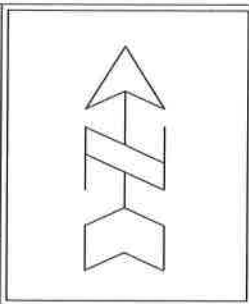
**B.2.a SOIL CONTAMINATION**  
**CAPITOL AUTO SALES- BV'S AUTOMOTIVE**

MILWAUKEE, WISCONSIN

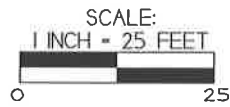
709 Gillette Street, Suite 3  
 La Crosse, WI 54603  
 Tel: (608) 781-8879  
 Fax: (608) 781-8893

DRAWN BY: JJ DATE: 7/27/17  
 UPDATE BY: BK DATE: 3/28/18

**METCO**  
 Excellence through experience

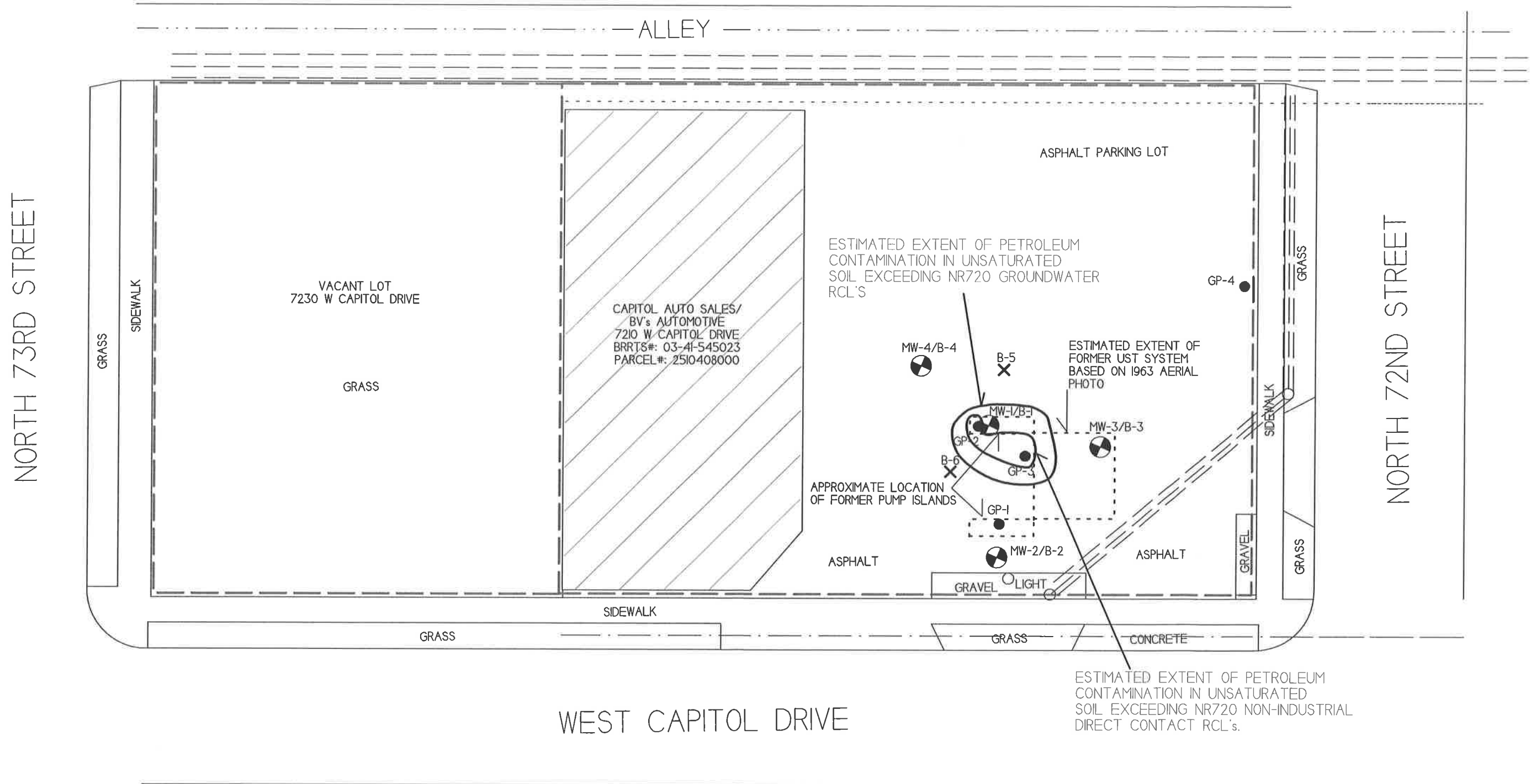


- - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
- ⊗ - MONITORING WELL LOCATION



NOTE: MONITORING WELL LOCATIONS WERE MEASURED DURING THE 7/13/17 GROUNDWATER SAMPLING EVENT. HOWEVER GEOPROBE/BORING LOCATIONS ARE BEING BASED OFF OF PREVIOUS AXIS CONSULTING MAPS.

- — — — — WATER LINE
- · — · — · — SANITARY SEWER
- · — · — · — NATURAL GAS
- · — · — · — BURIED ELECTRIC LINE
- · — · — · — PHONE/CABLE/FIBER OPTIC LINE
- — — — — OVERHEAD ELECTRIC LINE
- - - - - PROPERTY BOUNDARY LINE (BASED ON INFORMATION FROM COUNTY GIS)



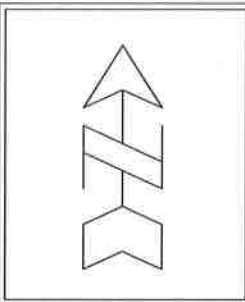
**B.2.b RESIDUAL SOIL CONTAMINATION**  
**CAPITOL AUTO SALES- BV'S AUTOMOTIVE**



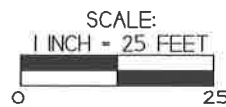
700 Gillette Street, Suite 3  
 La Crosse, WI 54603  
 Tel: (608) 781-8879  
 Fax: (608) 781-8853

MILWAUKEE, WISCONSIN

DRAWN BY: JJ DATE: 7/27/17  
 UPDATE BY: KF DATE: 8/10/18



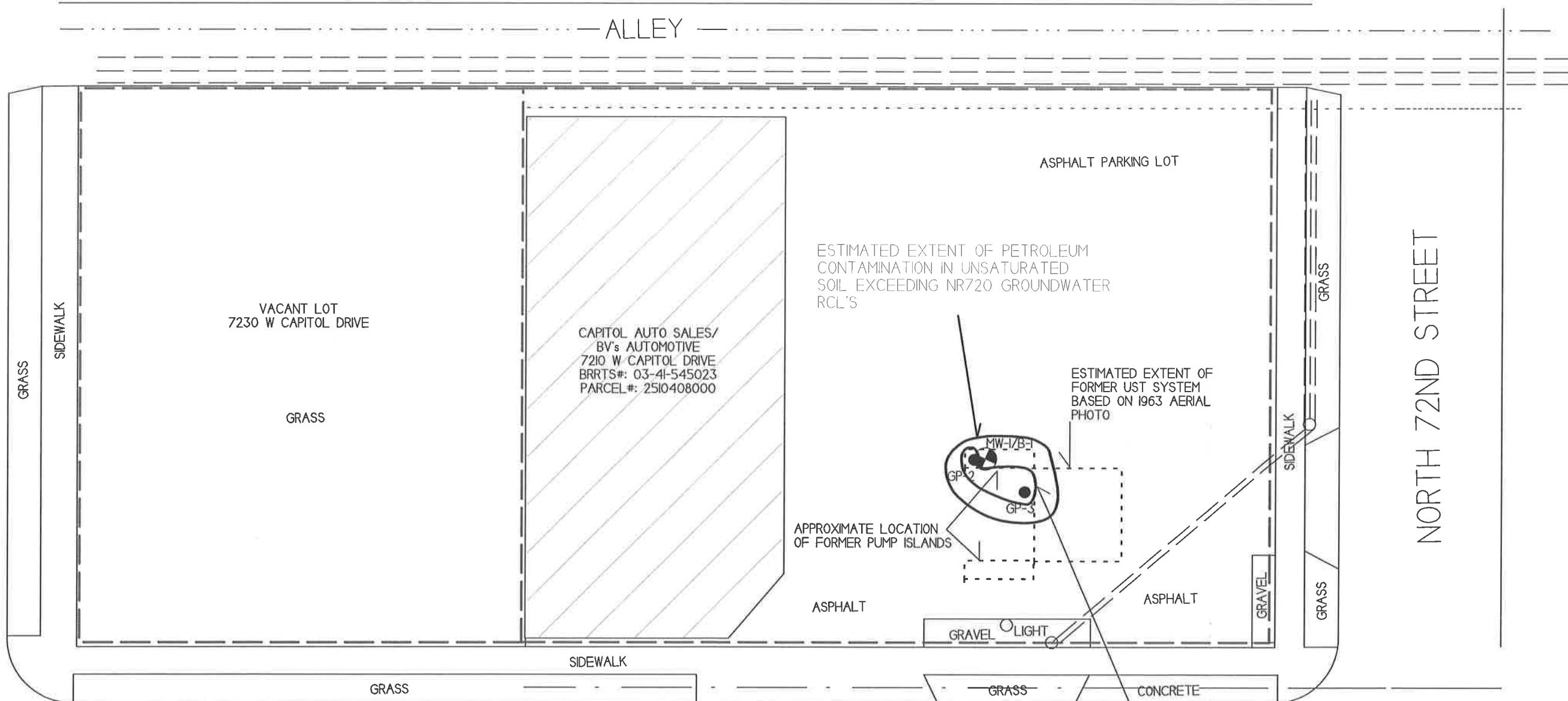
- - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
- ⊙ - MONITORING WELL LOCATION



NOTE: MONITORING WELL LOCATIONS WERE MEASURED DURING THE 7/13/17 GROUNDWATER SAMPLING EVENT. HOWEVER GEOPROBE/BORING LOCATIONS ARE BEING BASED OFF OF PREVIOUS AXIS CONSULTING MAPS.

- WATER LINE
- SANITARY SEWER
- NATURAL GAS
- BURIED ELECTRIC LINE
- PHONE/CABLE/FIBER OPTIC LINE
- OVERHEAD ELECTRIC LINE
- - - PROPERTY BOUNDARY LINE (BASED ON INFORMATION FROM COUNTY GIS)

NORTH 73RD STREET



WEST CAPITOL DRIVE

ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN UNSATURATED SOIL EXCEEDING NR720 NON-INDUSTRIAL DIRECT CONTACT RCL's.

B.3.a.1 GEOLOGIC CROSS SECTION MAP

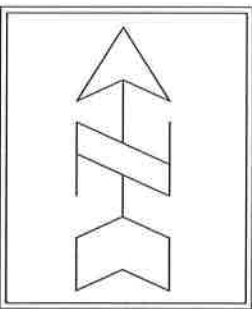
CAPITOL AUTO SALES- BV'S AUTOMOTIVE

MILWAUKEE, WISCONSIN

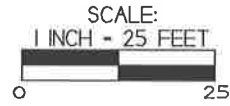
BY: KF

DATE: 08/01/2018

**METCO**  
709 Gillette Street, Suite 3  
La Crosse, WI 54603  
Tel: (608) 781-8879  
Fax: (608) 781-8893  
Excellence through experience™

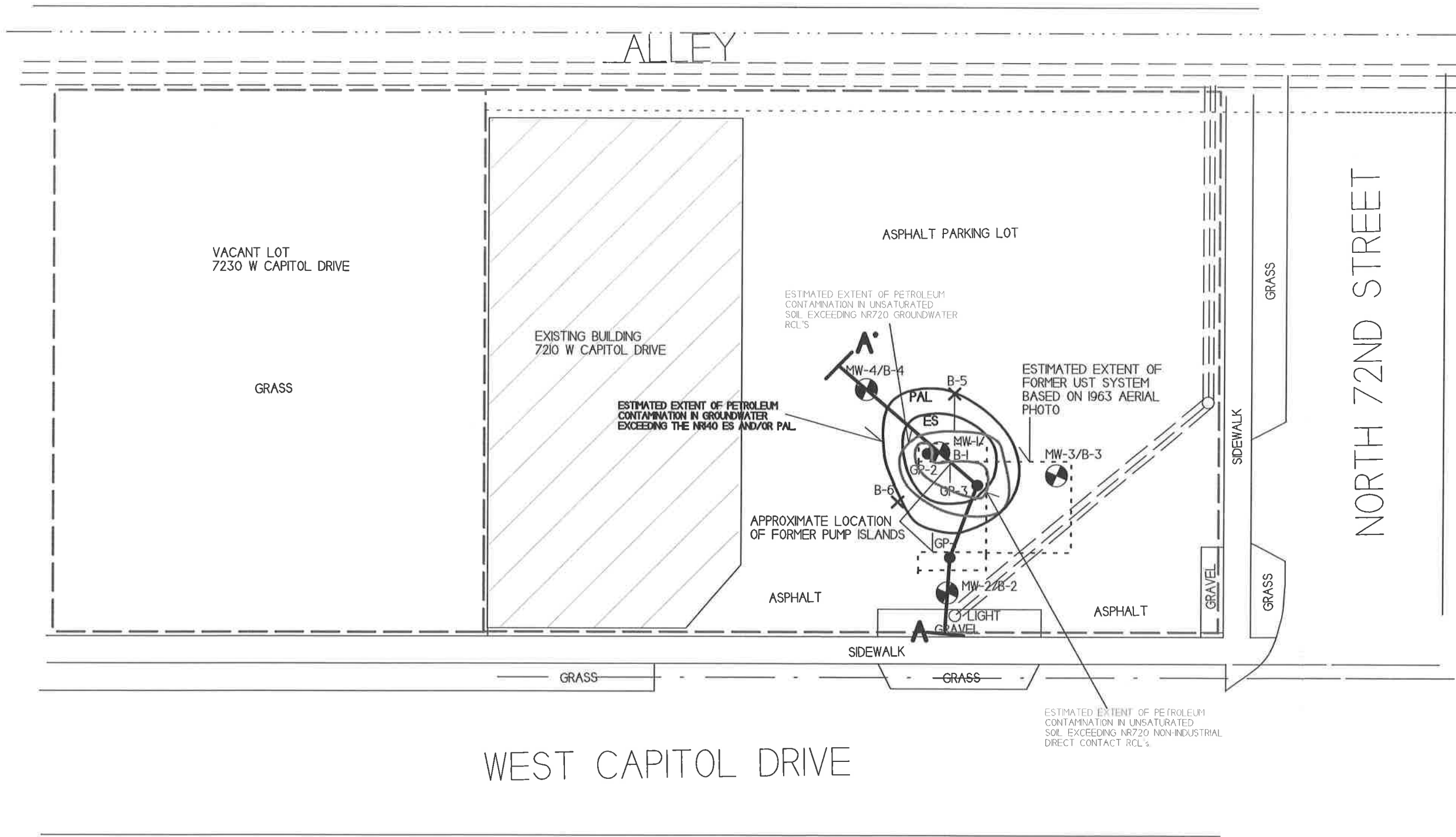


- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
- - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
- ⊗ - MONITORING WELL LOCATION



NOTE: MONITORING WELL LOCATIONS WERE MEASURED DURING THE LAST GROUNDWATER SAMPLING EVENT. HOWEVER GEOPROBE/BORING LOCATIONS ARE BEING BASED OFF OF PREVIOUS AXIS CONSULTING MAPS.

- WATER LINE
- - - - SANITARY SEWER
- NATURAL GAS
- BURIED ELECTRIC LINE
- - - - PHONE/CABLE/FIBER OPTIC LINE
- OVERHEAD ELECTRIC LINE
- - - - PROPERTY BOUNDARY LINE (BASED ON INFORMATION FROM COUNTY GIS)



EXISTING BUILDING  
7210 W CAPITOL DRIVE

ASPHALT PARKING LOT

ESTIMATED EXTENT OF PETROLEUM  
CONTAMINATION IN UNSATURATED  
SOIL EXCEEDING NR720 GROUNDWATER  
RCL'S

ESTIMATED EXTENT OF PETROLEUM  
CONTAMINATION IN GROUNDWATER  
EXCEEDING THE NR140 ES AND/OR PAL.

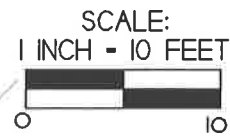
ESTIMATED EXTENT OF  
FORMER UST SYSTEM  
BASED ON 1963 AERIAL  
PHOTO

ESTIMATED EXTENT OF PETROLEUM  
CONTAMINATION IN UNSATURATED  
SOIL EXCEEDING NR720 NON-INDUSTRIAL  
DIRECT CONTACT RCL'S.

APPROXIMATE  
LOCATION OF  
FORMER PUMP  
ISLANDS

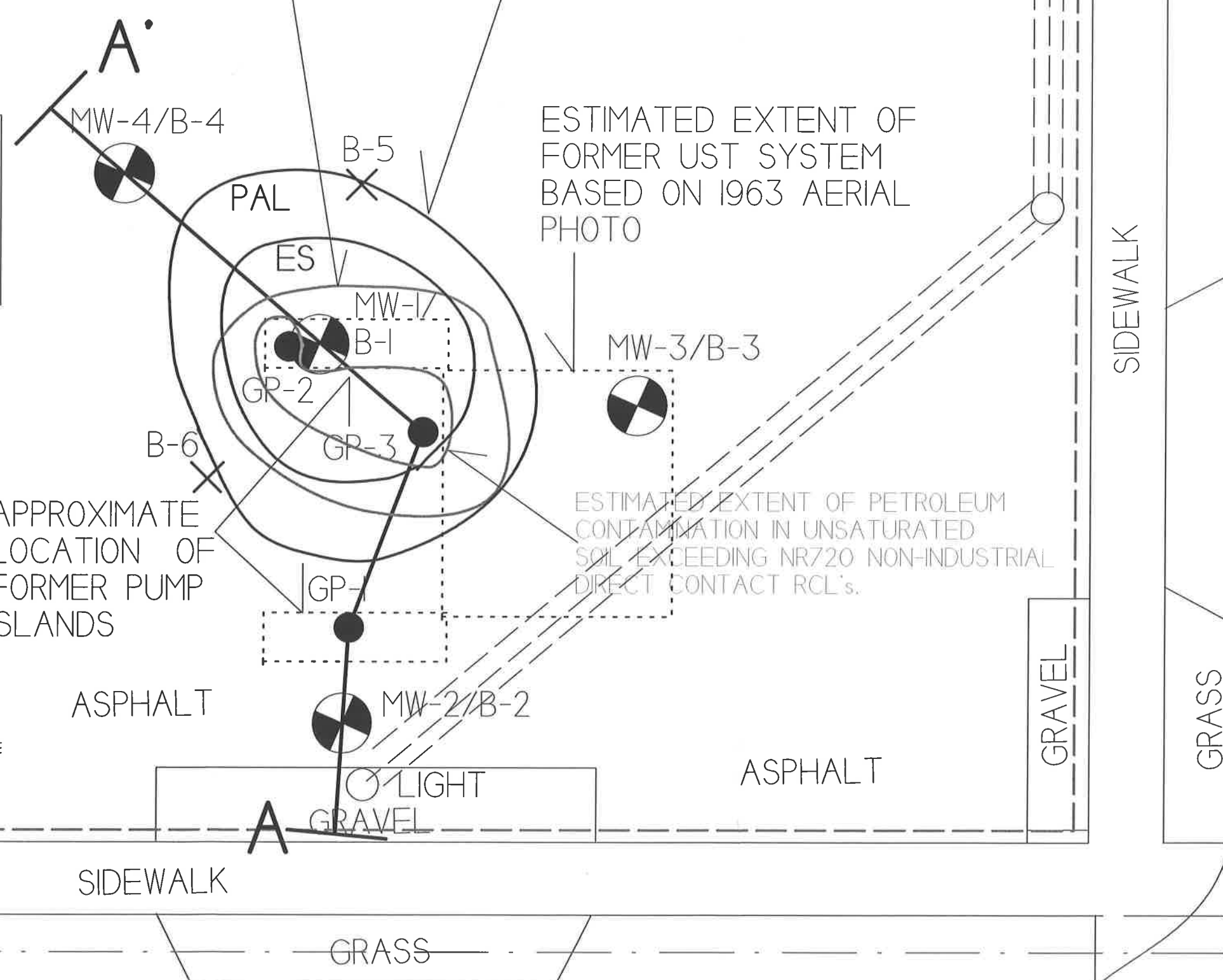
B.3.d.2 GEOLOGIC CROSS SECTION MAP (CLOSE UP)	
CAPITOL AUTO SALES- BV'S AUTOMOTIVE	
 709 Gillette Street, Suite 3 La Crosse, WI 54603 Tel: (608) 784-8878 Fax: (608) 784-8893	MILWAUKEE, WISCONSIN  BY: KF DATE: 08/01/2018

- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
- - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
- ⊗ - MONITORING WELL LOCATION



NOTE: MONITORING WELL LOCATIONS WERE MEASURED DURING THE LAST GROUNDWATER SAMPLING EVENT. HOWEVER GEOPROBE/BORING LOCATIONS ARE BEING BASED OFF OF PREVIOUS AXIS CONSULTING MAPS.

- WATER LINE
- - - - SANITARY SEWER
- ==== NATURAL GAS
- - - - BURIED ELECTRIC LINE
- ..... PHONE/CABLE/FIBER OPTIC LINE
- ===== OVERHEAD ELECTRIC LINE
- - - - PROPERTY BOUNDARY LINE (BASED ON INFORMATION FROM COUNTY GIS)



GRASS

GRASS

GRAVEL

SIDEWALK

GRASS

GRASS

**B.3.a.3 GEOLOGIC CROSS SECTION FIGURE**

CAPITAL AUTO SALES & SERVICE/BV'S AUTOMOTIVE

**MILWAUKEE, WISCONSIN**

709 Gillette Street, Ste 3  
La Crosse, WI 54603  
Tel: (608) 781-8879  
Fax: (608) 781-8893

DRAWN BY: KF  
DATE: 08/01/2018

**METCO**  
Excellence through experience

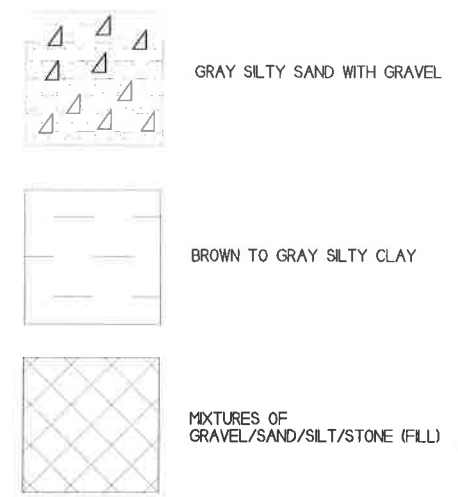
INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

GROUNDWATER SAMPLE RESULTS ARE PRESENTED IN PARTS PER BILLION (PPB)

NOTE: SOIL AND GROUNDWATER SAMPLE DATA IS BASED ON LABORATORY RESULTS FROM SAMPLES COLLECTED DURING THE: GEOPROBE PROJECT - (02/20/2006) DRILLING PROJECT - (04/05/2006) 4TH ROUND GROUNDWATER MONITORING - (07/13/17)

- B - BENZENE
- E - ETHYLBENZENE
- N - NAPHTHALENE
- T - TOLUENE
- TMB - TRIMETHYLBENZENE
- X - XYLENE

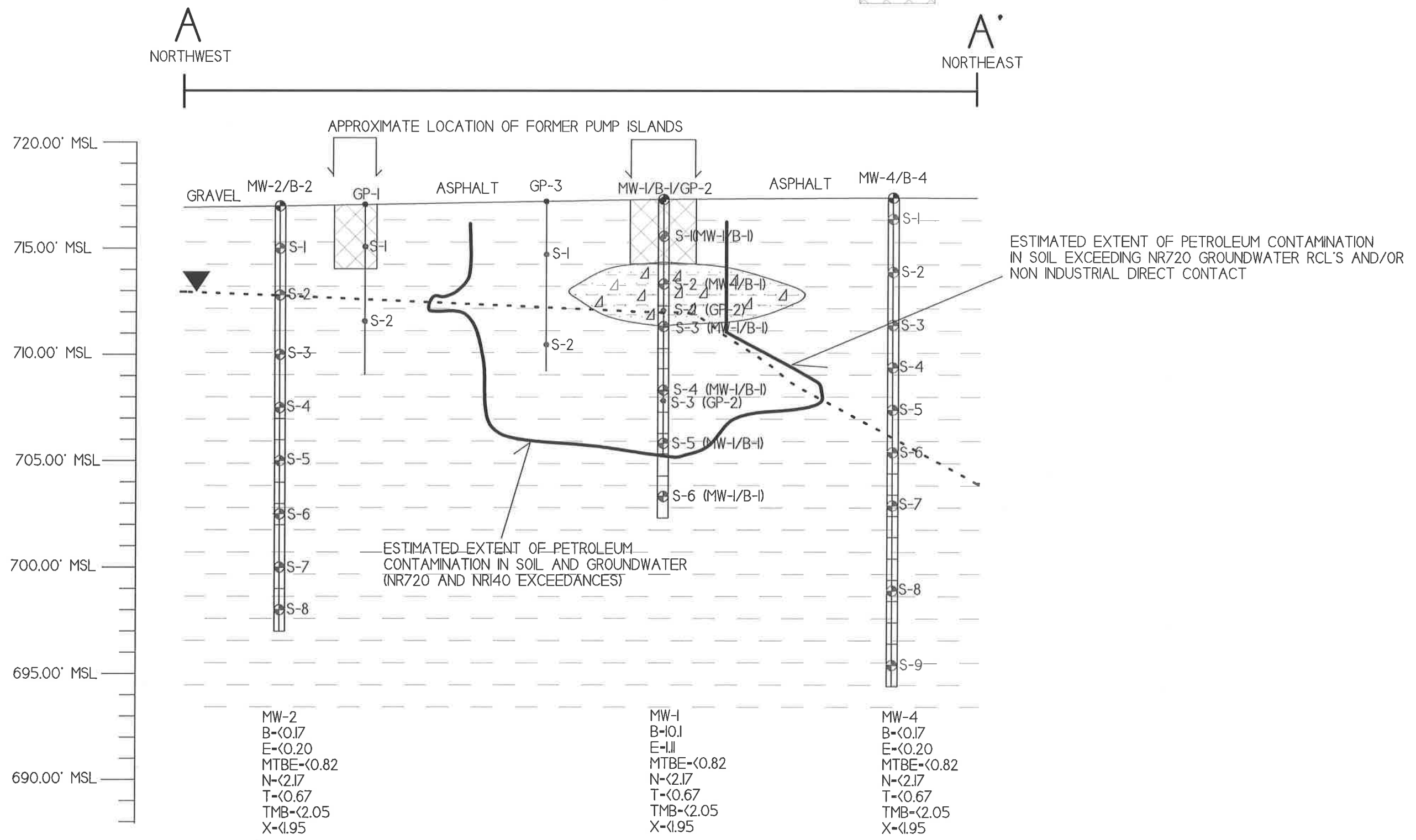
- ⊕ - MONITORING WELL LOCATION
- ⊙ - MONITORING WELL SOIL SAMPLING LOCATION
- - GEOPROBE BORING LOCATION
- ⊙ - GEOPROBE BORING SOIL SAMPLING LOCATION
- ▼ - WATER TABLE



HORIZONTAL SCALE: 1 INCH = 10 FEET



VERTICAL SCALE: 1 INCH = 5 FEET



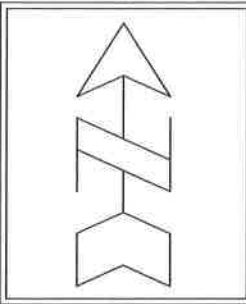
B.3.b. GROUNDWATER ISOCONCENTRATION (7/13/17)

CAPITOL AUTO SALES-  
BV'S AUTOMOTIVE

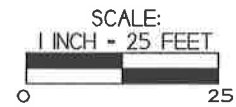


MILWAUKEE, WISCONSIN

DRAWN BY: JJ  
DATE: 7/27/17

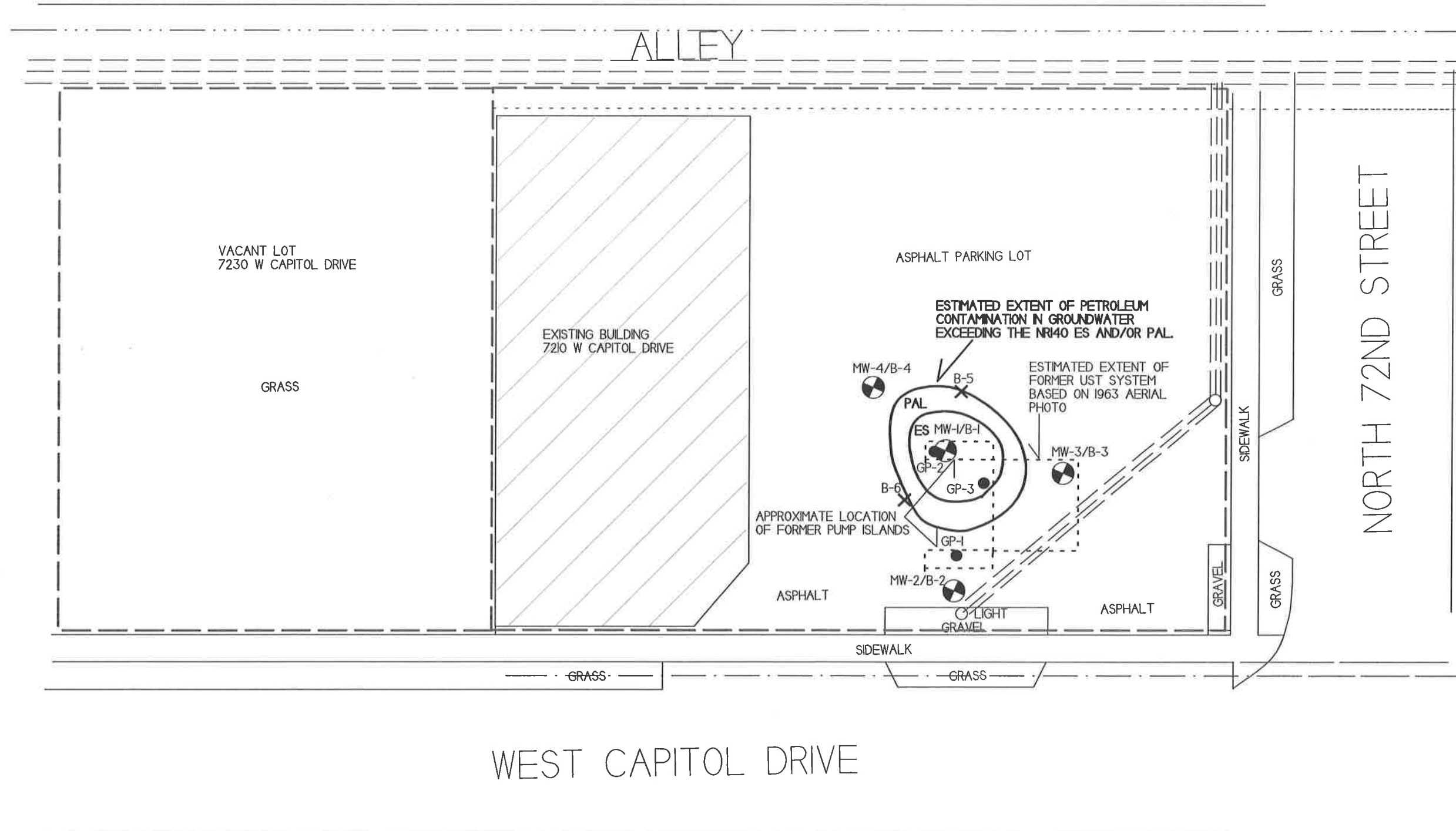


- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
- - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
- ⊗ - MONITORING WELL LOCATION



NOTE: MONITORING WELL LOCATIONS WERE MEASURED DURING THE LAST GROUNDWATER SAMPLING EVENT. HOWEVER GEOPROBE/BORING LOCATIONS ARE BEING BASED OFF OF PREVIOUS AXIS CONSULTING MAPS.

- WATER LINE
- SANITARY SEWER
- NATURAL GAS
- BURIED ELECTRIC LINE
- PHONE/CABLE/FIBER OPTIC LINE
- OVERHEAD ELECTRIC LINE
- - - PROPERTY BOUNDARY LINE (BASED ON INFORMATION FROM COUNTY GIS)



WEST CAPITOL DRIVE

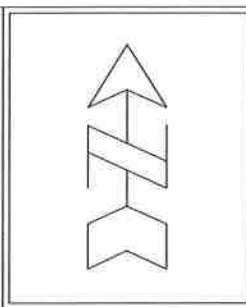


B.3.c. GROUNDWATER FLOW DIRECTION (7/13/17)

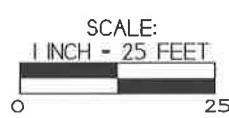
CAPITOL AUTO SALES-  
BV'S AUTOMOTIVE



MILWAUKEE, WISCONSIN  
DRAWN BY: JJ  
DATE: 7/27/17

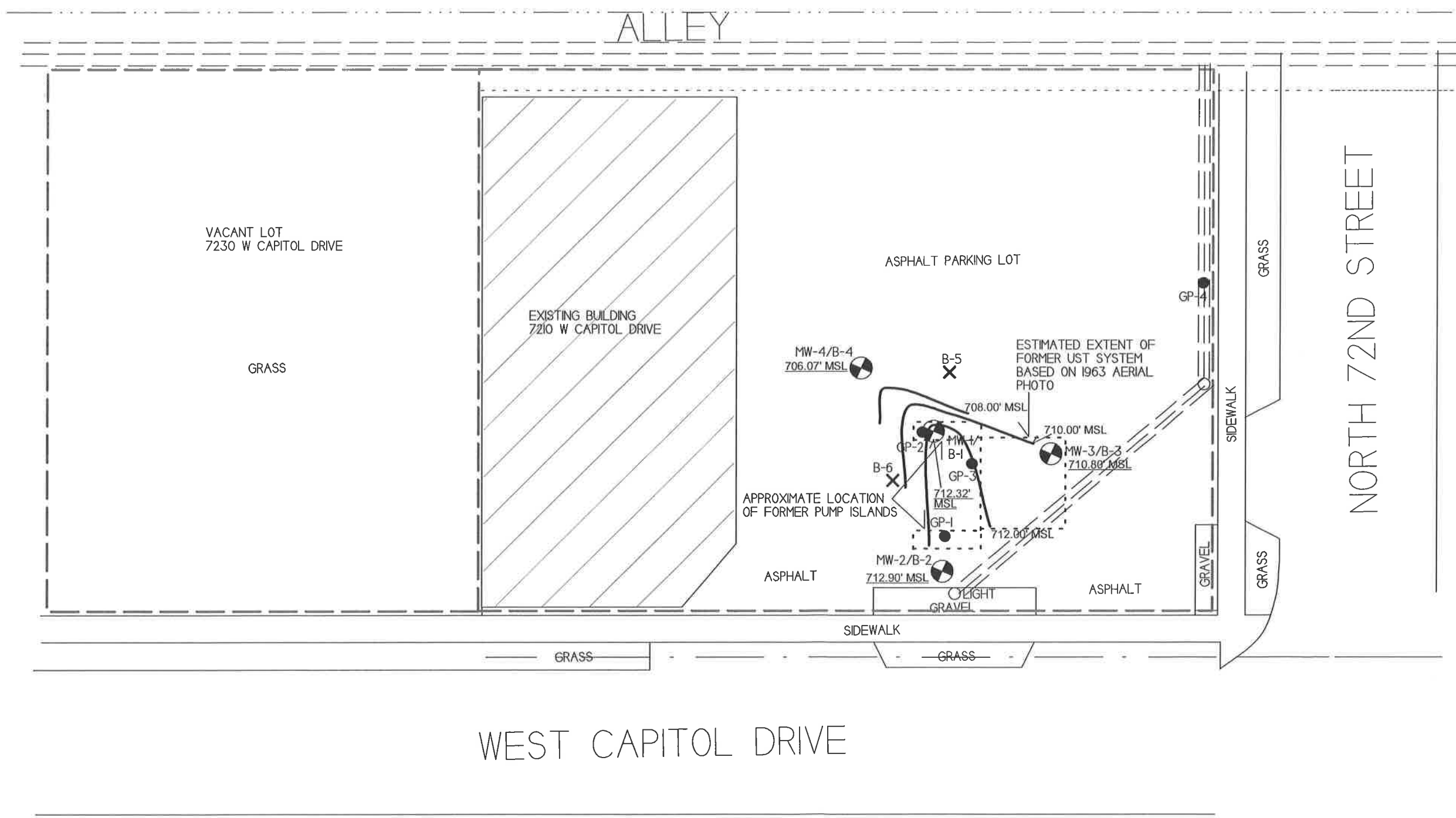


- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
- - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
- ⊗ - MONITORING WELL LOCATION



NOTE: MONITORING WELL LOCATIONS WERE MEASURED DURING THE LAST GROUNDWATER SAMPLING EVENT. HOWEVER GEOPROBE/BORING LOCATIONS ARE BEING BASED OFF OF PREVIOUS AXIS CONSULTING MAPS.

- WATER LINE
- - - - - SANITARY SEWER
- NATURAL GAS
- - - - - BURIED ELECTRIC LINE
- ..... PHONE/CABLE/FIBER OPTIC LINE
- - - - - OVERHEAD ELECTRIC LINE
- - - - - PROPERTY BOUNDARY LINE (BASED ON INFORMATION FROM COUNTY GIS)



WEST CAPITOL DRIVE

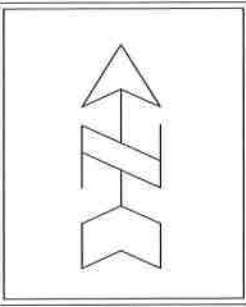
B.3.d.  
**MONITORING WELLS**  
 CAPITOL AUTO SALES-  
 BV'S AUTOMOTIVE

MILWAUKEE, WISCONSIN

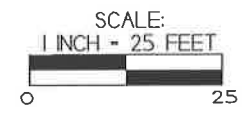
709 Giffette Street, Suite 3  
 La Crosse, WI 54603  
 Tel: (608) 781-8879  
 Fax: (608) 781-8893

**METCO**  
 Excellence through experience

DRAWN BY: JJ DATE: 7/27/17  
 UPDATE BY: KF DATE: 8/10/18



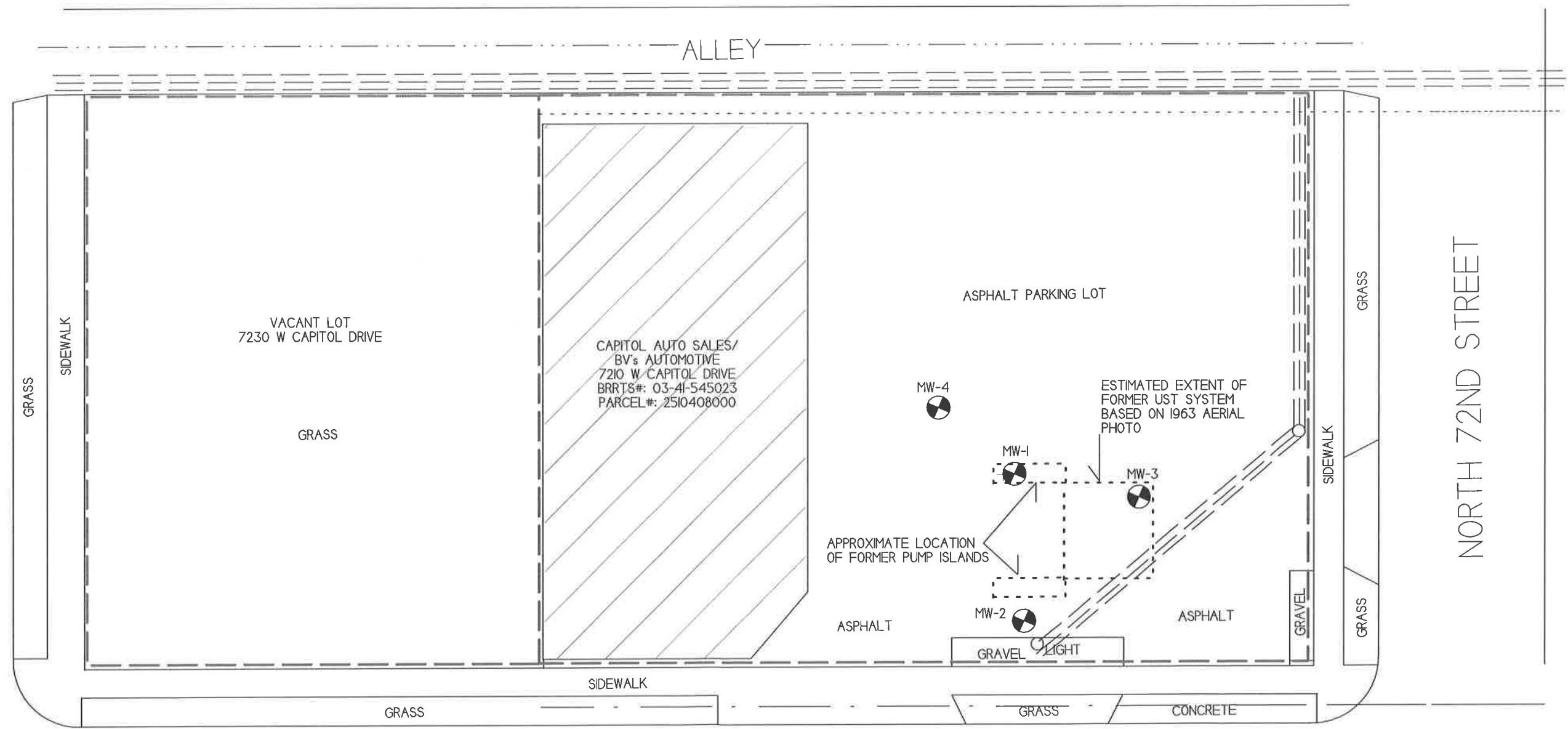
☉ - MONITORING WELL LOCATION - PROPOSED TO BE ABANDONED



NOTE: MONITORING WELL LOCATIONS WERE MEASURED DURING THE 7/13/17 GROUNDWATER SAMPLING EVENT. HOWEVER GEOPROBE/BORING LOCATIONS ARE BEING BASED OFF OF PREVIOUS AXIS CONSULTING MAPS.

- WATER LINE
- SANITARY SEWER
- NATURAL GAS
- BURIED ELECTRIC LINE
- PHONE/CABLE/FIBER OPTIC LINE
- OVERHEAD ELECTRIC LINE
- - - PROPERTY BOUNDARY LINE (BASED ON INFORMATION FROM COUNTY GIS)

NORTH 73RD STREET



WEST CAPITOL DRIVE

## Attachment C/Documentation of Remedial Action

### C.1 Site Investigation documentation – All site investigation activities are documented in the following reports:

- Site Investigation Report - July 14, 2006
- Status Update – August 5, 2007
- Groundwater Monitoring Report - August 18, 2017

C.2 Investigative waste – No investigative waste remains on-site and no waste disposal documents exist in the site file. No waste was produced after METCO had retained the project.

C.3 Provide a description of the methodology used along with all supporting documentation if the Residual Contaminant Levels are different than those contained in the Department's RCL Spreadsheet available at: <http://dnr.wi.gov/topic/brownfields.Professionals.html> - Residual Contaminant Levels (RCLs) were established in accordance with NR 720.10 and NR 720.12. Soil RCL for the protection of the groundwater pathway and for non-industrial direct contact were taken from the RR programs RCL spreadsheet.

C.4 Construction documentation – No remedial systems were installed.

C.5 Decommissioning of Remedial Systems – No remedial systems were installed.

C.6 Other – Not Applicable

**Attachment D/Maintenance Plan(s)**

**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 via cap maintenance plan.**

**D.2 Location map(s)**

**D.3 Photographs**

**D.4 Inspection log**

## **D.1 Description of Maintenance Action(s)**

### **CAP MAINTENANCE PLAN**

April 3, 2018

Property Located at:  
7210 W Capitol Drive  
Milwaukee, WI 53216

WDNR BRRTS# 03-41-545023

TAX KEY# 2510408000

#### Introduction

This document is the Maintenance Plan for an asphalt cap at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing asphalt cap occupying the area over the contaminated soil and groundwater plume on-site.

More site-specific information about this property may be found in:

- The case file in the DNR Southeast regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites):  
<http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination and
- The DNR project manager for Milwaukee County.

#### Description of Contamination

Soil contaminated by petroleum is located at a depth of 0-8 feet below ground surface. Groundwater contaminated by petroleum is located at a depth of 4.9 - 7.9 feet below ground surface. The extent of the soil and groundwater contamination is shown on Attachment D.2.

#### Description of the Cap to be maintained

The cap consists of asphalt (2-3 inches thick) across the surface of the site. The Cap area is shown on Attachment D.2.

### Cover Barrier Purpose

The asphalt cap over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The asphalt cap also serves as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

### Annual Inspection

The asphalt cap overlying the contaminated soil and as depicted in Attachment D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils or additional infiltration through asphalt. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Form 4400-305 Continuing Obligations and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

### Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the asphalt cap overlying the contaminated soil and groundwater plume is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the cap, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

### Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where the cap is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

### Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

April 2018

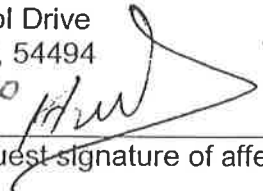
**Current Site Contact:**

Hazim Farrah

7210 W. Capitol Drive

Milwaukee, WI, 54494

(414) 438-3900

Signature: 

(DNR may request signature of affected property owners, on a case-by-case basis)

**Consultant:**

METCO

Ron Anderson

709 Gillette Street, Suite 3

La Crosse, WI 54603

(608) 781-8879

**WDNR:**


Tim Zeichert

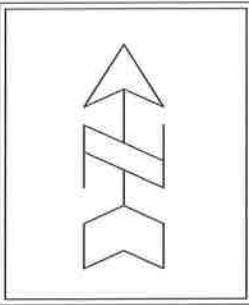
101 S Webster Street

Madison, WI 5707-7921

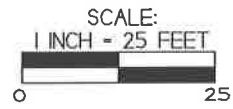
(608) 266-5788



D.2. LOCATION MAP	
CAPITOL AUTO SALES- BV'S AUTOMOTIVE	
 709 Gillette Street, Suite 3 La Crosse, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893 <small>Excellence through experience™</small>	MILWAUKEE, WISCONSIN
	DRAWN BY: JJ    DATE: 7/27/17 UPDATE BY: BK    DATE: 3/28/18



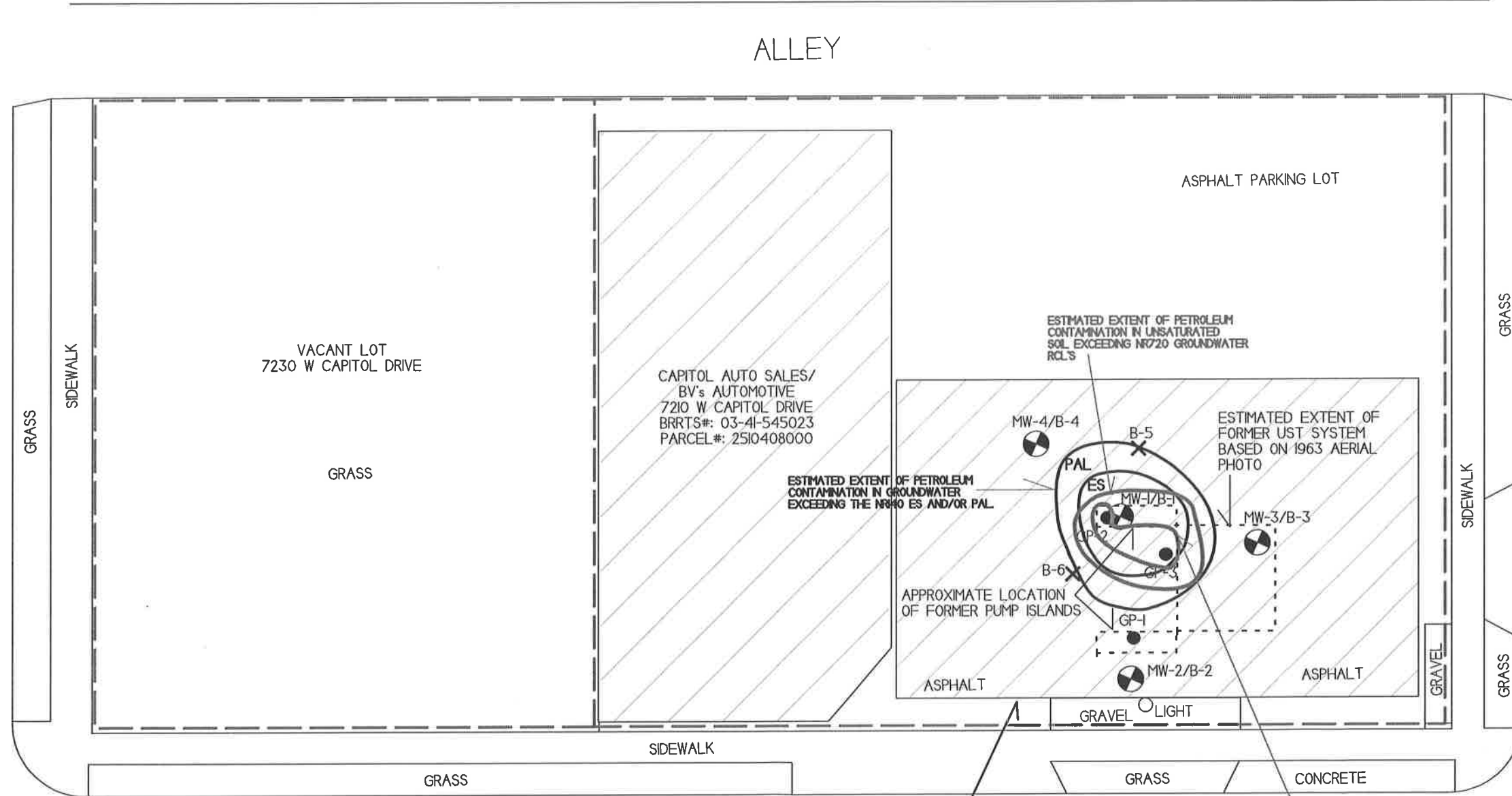
- - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
- ⊗ - MONITORING WELL LOCATION



- - - - - PROPERTY BOUNDARY LINE  
(BASED ON INFORMATION FROM COUNTY GIS)

NOTE: MONITORING WELL LOCATIONS WERE MEASURED DURING THE 7/13/17 GROUNDWATER SAMPLING EVENT. HOWEVER GEOPROBE/BORING LOCATIONS ARE BEING BASED OFF OF PREVIOUS AXIS CONSULTING MAPS.

NORTH 73RD STREET



WEST CAPITOL DRIVE

AREA OF CAP TO BE MAINTAINED

NORTH 72ND STREET

# D.3 Photographs

03-41-545023  
BRRTS No.

Capitol Auto Sales/BV's Automotive (former)  
Activity (Site) Name

**Continuing Obligations Inspection and Maintenance Log**

Form 4400-305 (2/14)

Page 2 of 2

{Click to Add/Edit Image}

Date added: 03/29/2018



Title: Looking west at area of asphalt cap.

{Click to Add/Edit Image}

Date added: 03/29/2018



Title: Looking west at area of asphalt cap.

{Click to Add/Edit Image}

Date added: 03/29/2018



Title: Former pump island - area of asphalt cap.

D.4

**Directions:** In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. 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.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name <b>Capitol Auto Sales/BV's Automotive (former)</b>	BRRTS No. <b>03-41-545023</b>
--	----------------------------------

Inspections are required to be conducted (see closure approval letter):

annually  
 semi-annually  
 other – specify \_\_\_\_\_

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

**timothy.zeichert@wisconsin.gov**

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

### **Attachment E/Monitoring Well Information**

All wells have been located and will be properly abandoned upon WDNR granting closure to the site.

**Attachment F/Source Legal Documents**

**F.1 Deed**

**F.2 Certified Survey Map**

**F.3 Verification of Zoning**

**F.4 Signed Statement**

F.I Deed



DOC.# 09400556

REGISTER'S OFFICE | SS  
Milwaukee County, WI |

RECORDED 03/15/2007 10:21AM

JOHN LA FAVE  
REGISTER OF DEEDS

AMOUNT: 11.00

Document Number \_\_\_\_\_ **WARRANTY DEED**

This Deed, made between H & W Investment Group, LLC

---

Grantor, and Farrah Group, LLC

---

Grantee

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum)

Lots 14, 15 and 16, in Block 5, in Sunset Heights No. 2, being a Subdivision of a part of the Southwest 1/4 of Section 3, in Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.  
 AND  
Lot 7, in Block 5 in Lake Boulevard Gardens, being a Subdivision of a part of the Southwest 1/4 of Section 3, in Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

Recording Area  
 Name and Return Address  
Farrah Group LLC  
3909 E. Greenway Drive  
Oak Creek, WI 53154

251-0408-9  
 Parcel Identification Number (PIN)  
 This is not homestead property  
 (NR) (is not)

TRANSFER  
\$1,200.00  
 FEE

Together with all appurtenant rights, title and interests  
 Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated this 29<sup>th</sup> day of September, 2006

H & W Investment Group, LLC

by \_\_\_\_\_  
Walid W. Mousa  
 by Walid W. Mousa, member  
 member

**AUTHENTICATION**

**ACKNOWLEDGMENT**

Signature(s) \_\_\_\_\_  
 \_\_\_\_\_  
 authenticated this \_\_\_\_\_ day of \_\_\_\_\_,

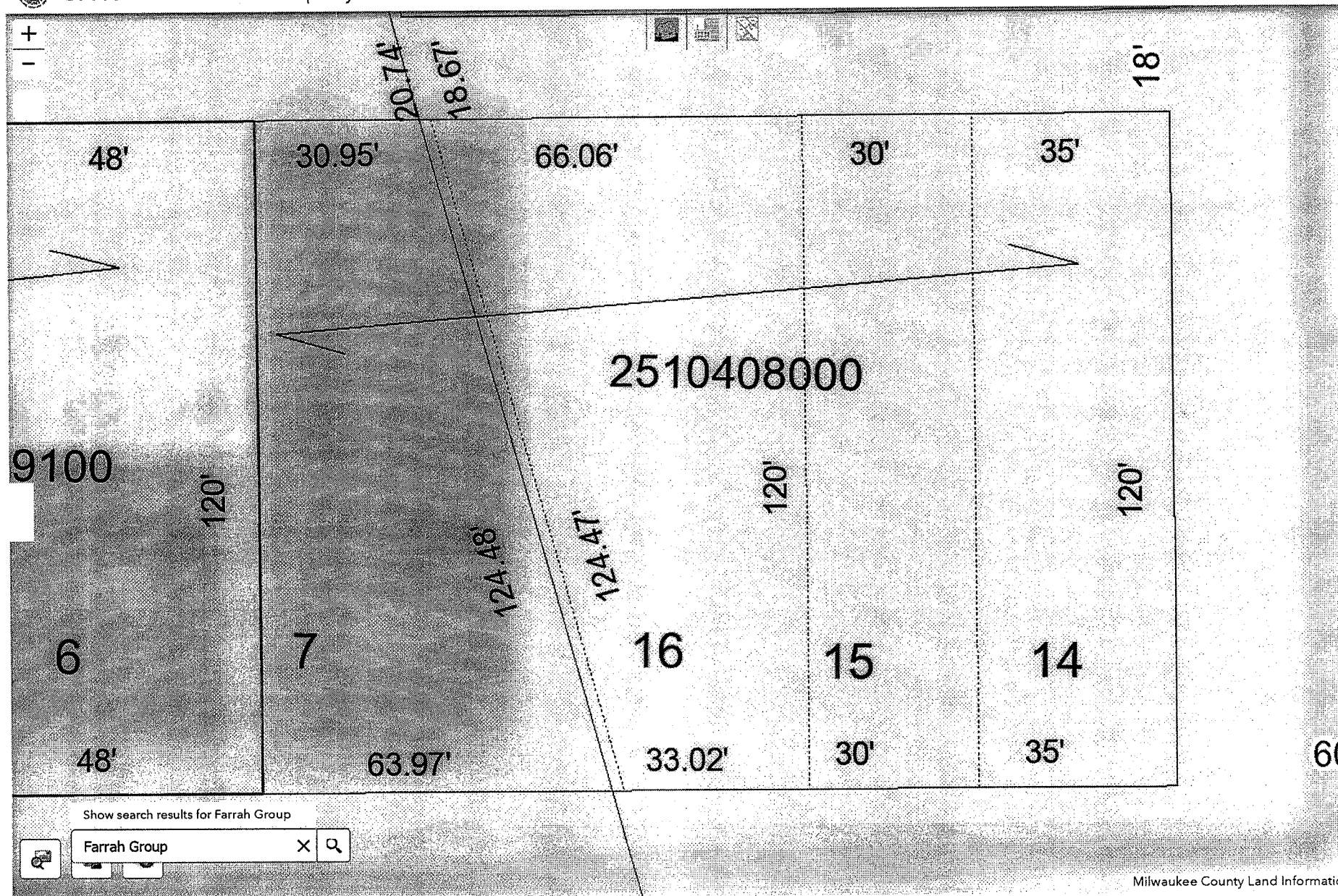
STATE OF Wisconsin )  
Milwaukee County ) ss  
 Personally appeared before me this 29<sup>th</sup> day of September, 2006 the above named

Walid W. Mousa Member of  
H & W Investment Group, LLC  
 to me known to be the person(s) who executed the foregoing instrument and acknowledged the same  
Janice Semanick  
 Notary Public, State of Wisconsin  
 My Commission is permanent (If not, state expiration date \_\_\_\_\_)

\*  
 TITLE MEMBER STATE BAR OF WISCONSIN  
 (If not, \_\_\_\_\_  
 authorized by § 706.06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY  
Attorney Paul Karas/m  
4860634  
 (Signatures may be authenticated or acknowledged Both are not necessary)

\* Names of persons signing in any capacity must be typed or printed below their signature

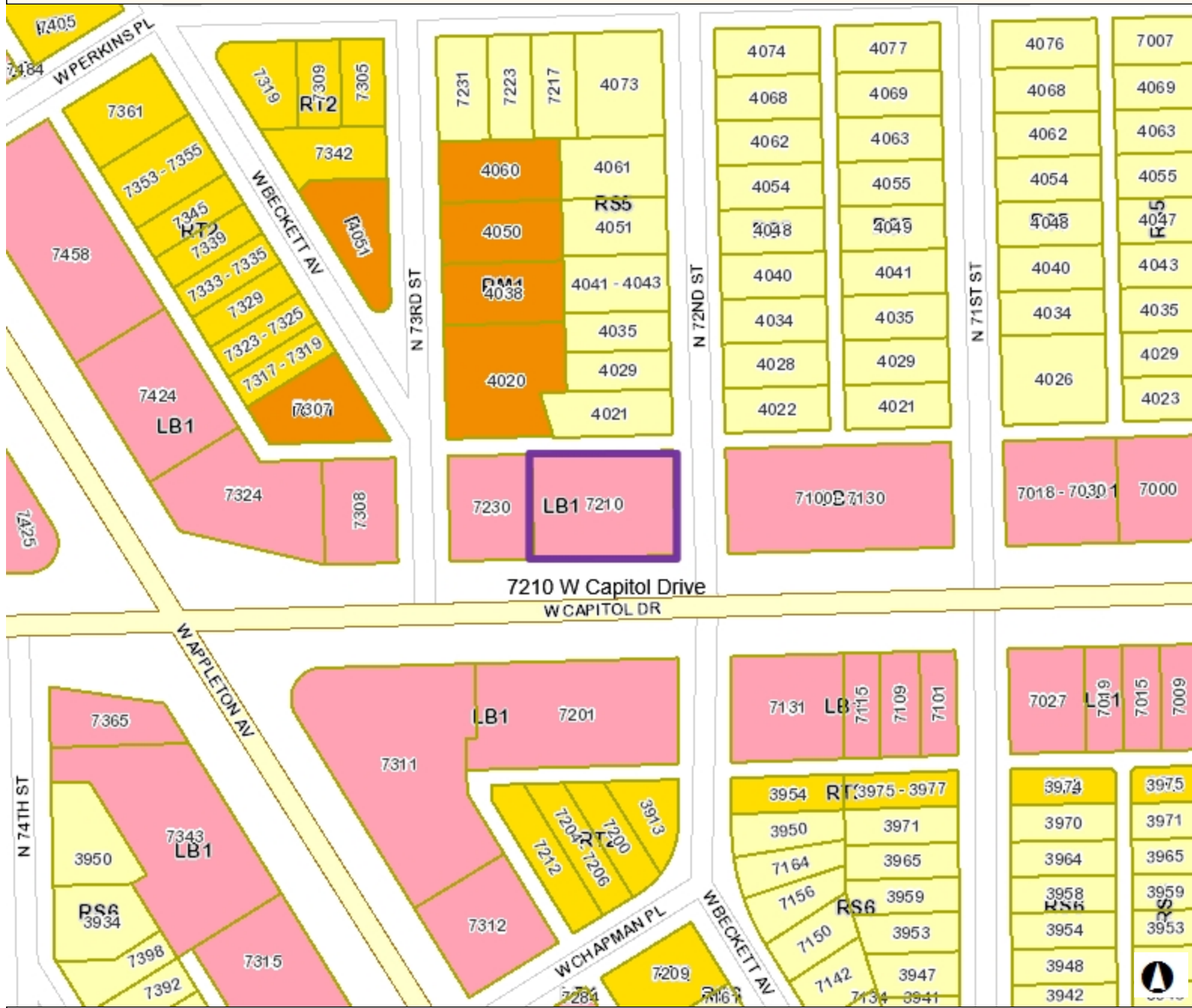


Milwaukee County Land Information Office

20ft  
-88.002 43.090 Degrees

# F.3. Verification of Zoning

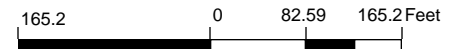
City of Milwaukee, Wisconsin



- Legend -

- Parcels - MPROP\_lite
- House numbers
- Street names 10,000
- City limits
- Freeways 4,000
- Freeways
- Exit ramps
- Entry ramps
- Ramps
- Major streets 4,000
- Streets 4,000
- Waterways
- Parcels
- Zoning
- Unknown or pending zoning
- Residential - single family
- Residential - two family
- Residential - multi-family
- Residential - residence and office
- Commercial - neighborhood shopping
- Commercial - local business
- Commercial - commercial service

- Notes -





**F.4. Signed Statement**

**WDNR BRRTS Case #: 03-41-545023**

WDNR Site Name: Capitol Auto Sales/BVs Automotive

**Geographic Information System (GIS) Registry of Closed Remediation Sites**

In compliance with the revisions to the NR 700 rule series requiring certain closed sites to be listed on the Geographic Information System (GIS) Registry of Closed Remediation Sites (Registry) effective Nov., 2001, I have provided the following information.

To the best of my knowledge the legal descriptions provided and attached to this statement are complete and accurate.

Responsible Party:

FARRAH Group LLC

HAZIM Farah owner agent.  
(print name/title)

  
(signature)

5/17/18  
(date)

**Attachment G/Notifications to Owners of Affected Properties**

G.1 Deed – No off-site properties have been impacted.

G.2 Certified Survey Map – No off-site properties have been impacted.

G.3 Verification of Zoning – No off-site properties have been impacted.

G.4 Signed Statement – No off-site properties have been impacted.