

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.

**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

**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.

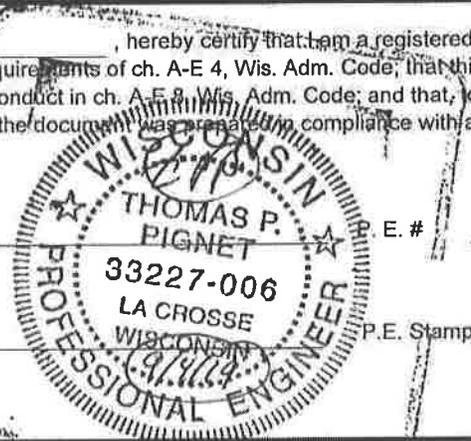
Check the correct box for this case closure request and complete the corresponding certification statement(s) listed below to demonstrate that the requirements of Wis. Admin. Code ch. NR 712 have been met. The responsibility for signing the certification may not be delegated per Wis. Admin. Code § NR 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 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**

**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.**

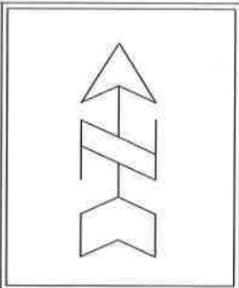
**B.5 Structural Impediment Photos – There were no structural impediments to the completion of the investigation.**

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

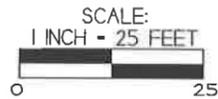
**MILWAUKEE, WISCONSIN**

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

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



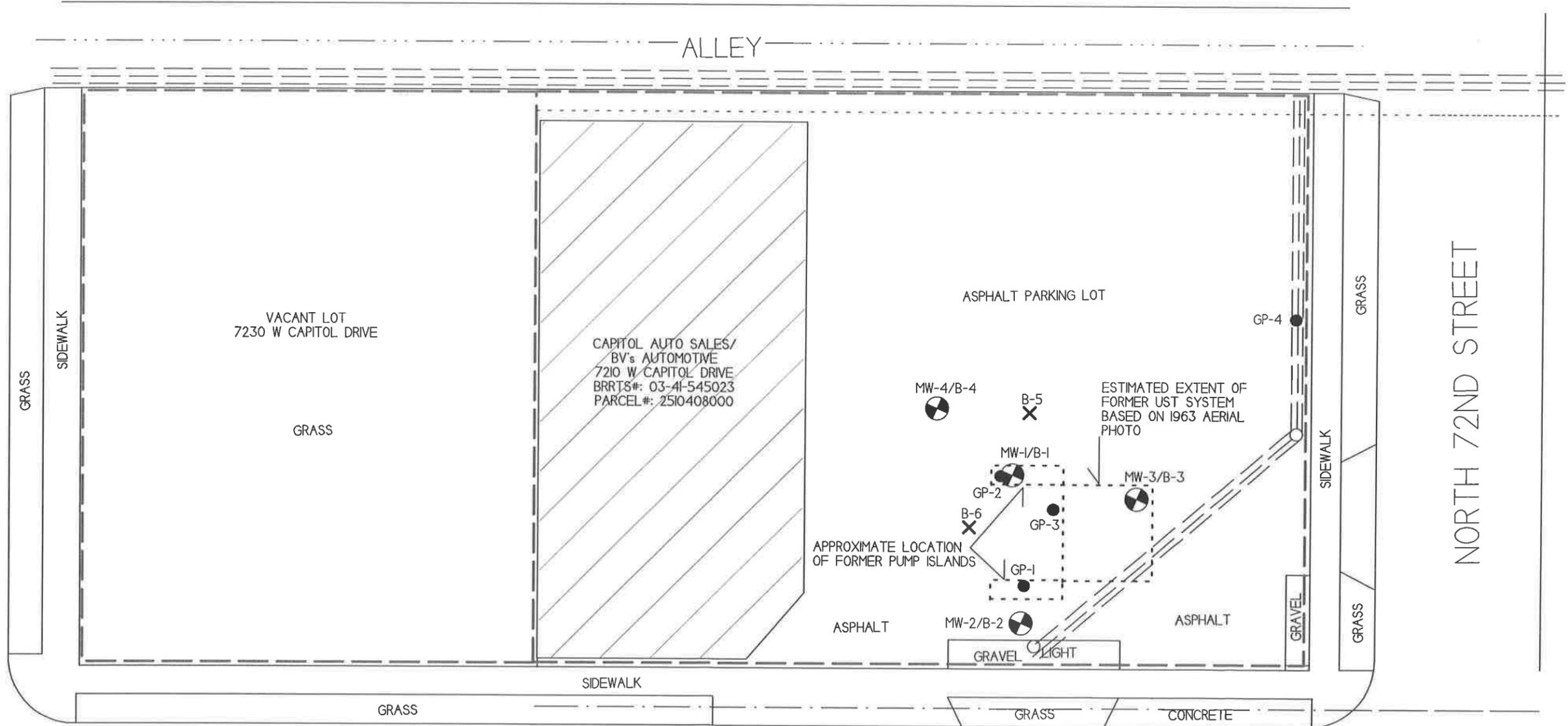
- - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
- ⊗ - MONITORING WELL LOCATION



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)

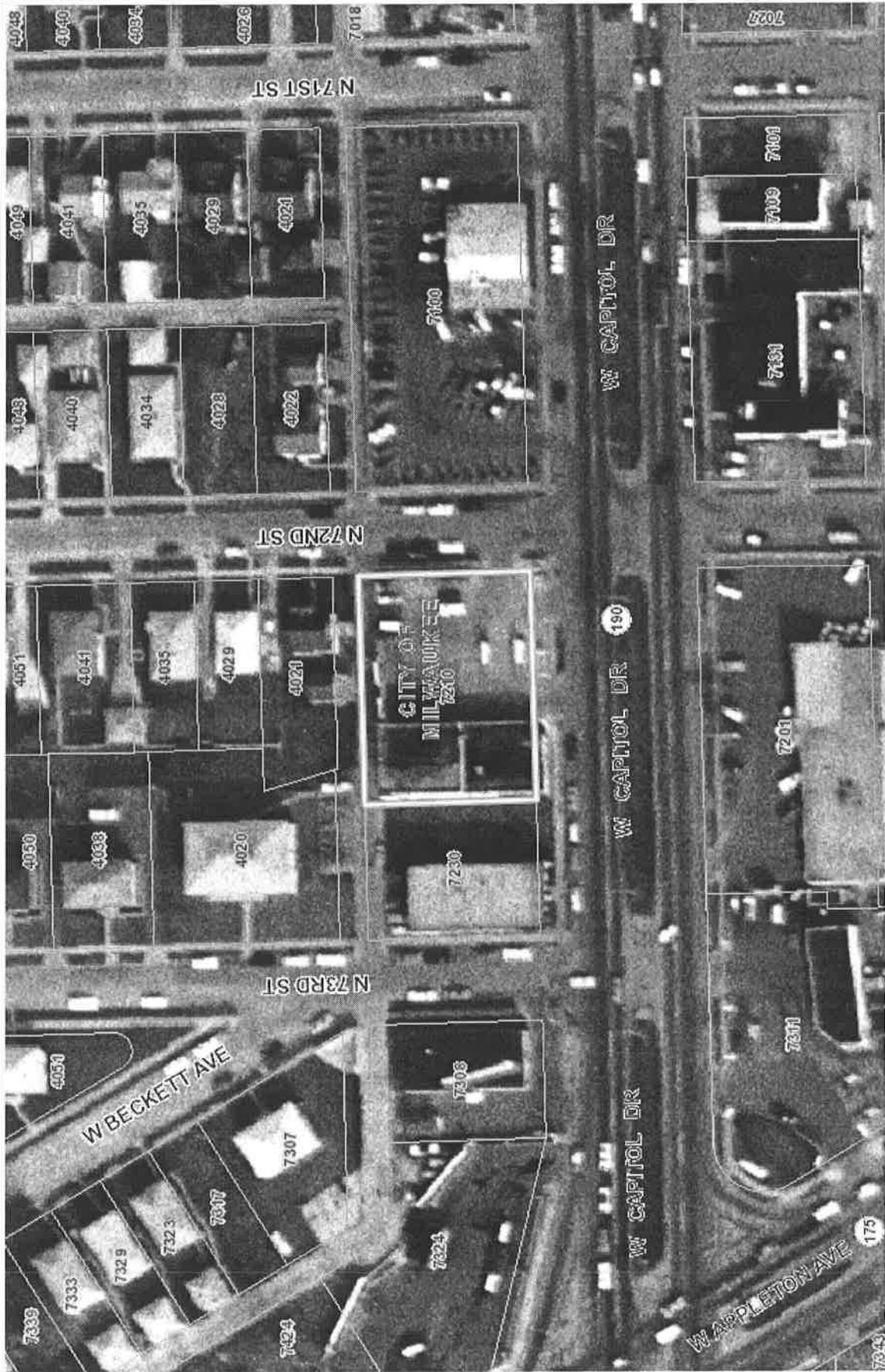
NORTH 73RD STREET



WEST CAPITOL DRIVE

MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE

B.1.b.2



188 0 94 188 Feet

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.

NAD\_1983\_2011\_StatePlane\_Wisconsin\_South\_FIPS\_4803\_FL\_1:1,129  
85/CAMLIS

Notes  
1963

THIS MAP IS NOT TO BE USED FOR NAVIGATION

- *WST Locations East of Disperser Is lands*

1957 Vacant Lot  
1970 System appears removed

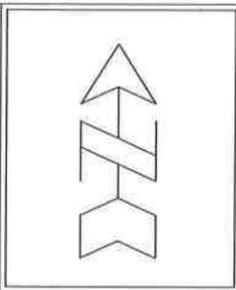
**B.2.a SOIL CONTAMINATION**  
**CAPITOL AUTO SALES- BV'S AUTOMOTIVE**

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

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 Excellence through experience

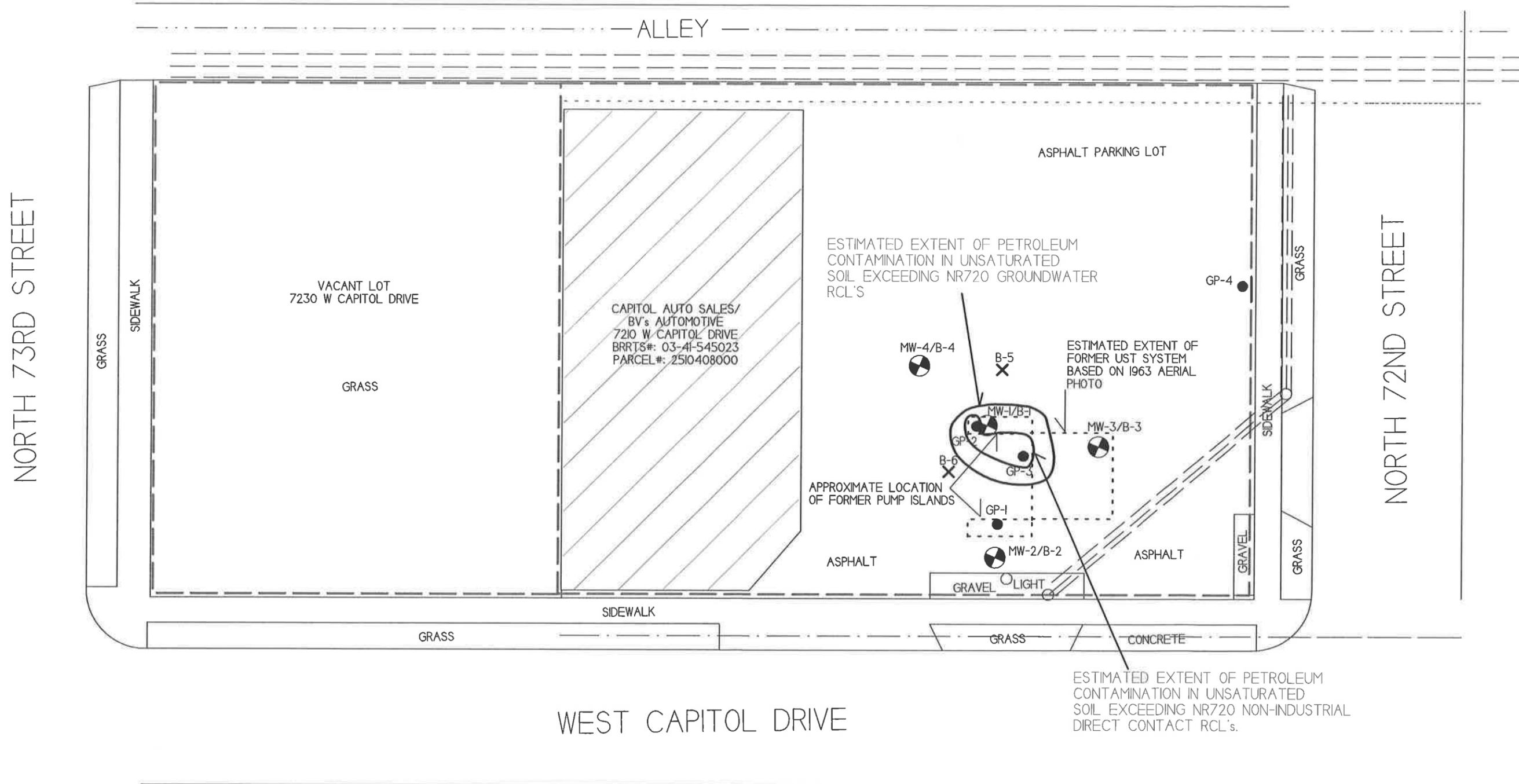


- - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
- ⊙ - MONITORING WELL LOCATION



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B.3.a.I GEOLOGIC CROSS SECTION MAP

CAPITOL AUTO SALES-  
BV'S AUTOMOTIVE

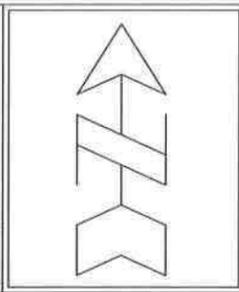
MILWAUKEE, WISCONSIN

BY: KF

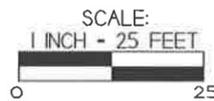
DATE: 08/01/2018

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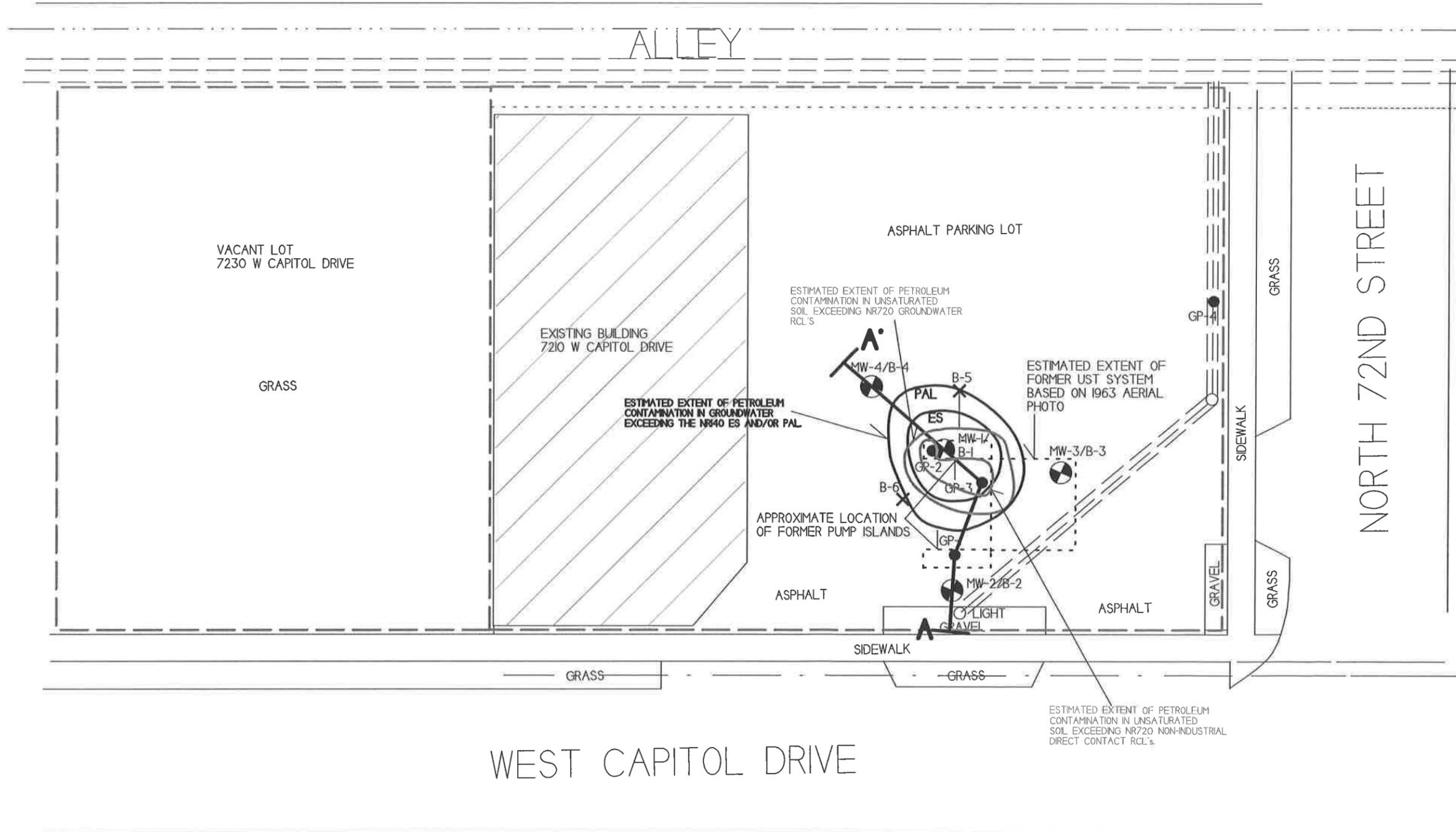


- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
- - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
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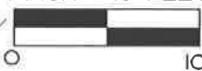
NOTE: MONITORING WELL LOCATIONS WERE MEASURED DURING THE LAST GROUNDWATER SAMPLING EVENT. HOWEVER GEOPROBE/BORING LOCATIONS ARE BEING BASED OFF OF PREVIOUS AXIS CONSULTING MAPS.

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EXISTING BUILDING  
7210 W CAPITOL DRIVE

B.3.a.2 GEOLOGIC CROSS SECTION MAP (CLOSE UP)	
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 BY: KF DATE: 08/01/2018

- ✕ - SOIL BORING LOCATION (AXIS CONSULTING - APRIL 2006)
  - - GEOPROBE BORING LOCATION (AXIS CONSULTING - FEBRUARY 2006)
  - ⊗ - MONITORING WELL LOCATION
- SCALE:  
1 INCH = 10 FEET
- 

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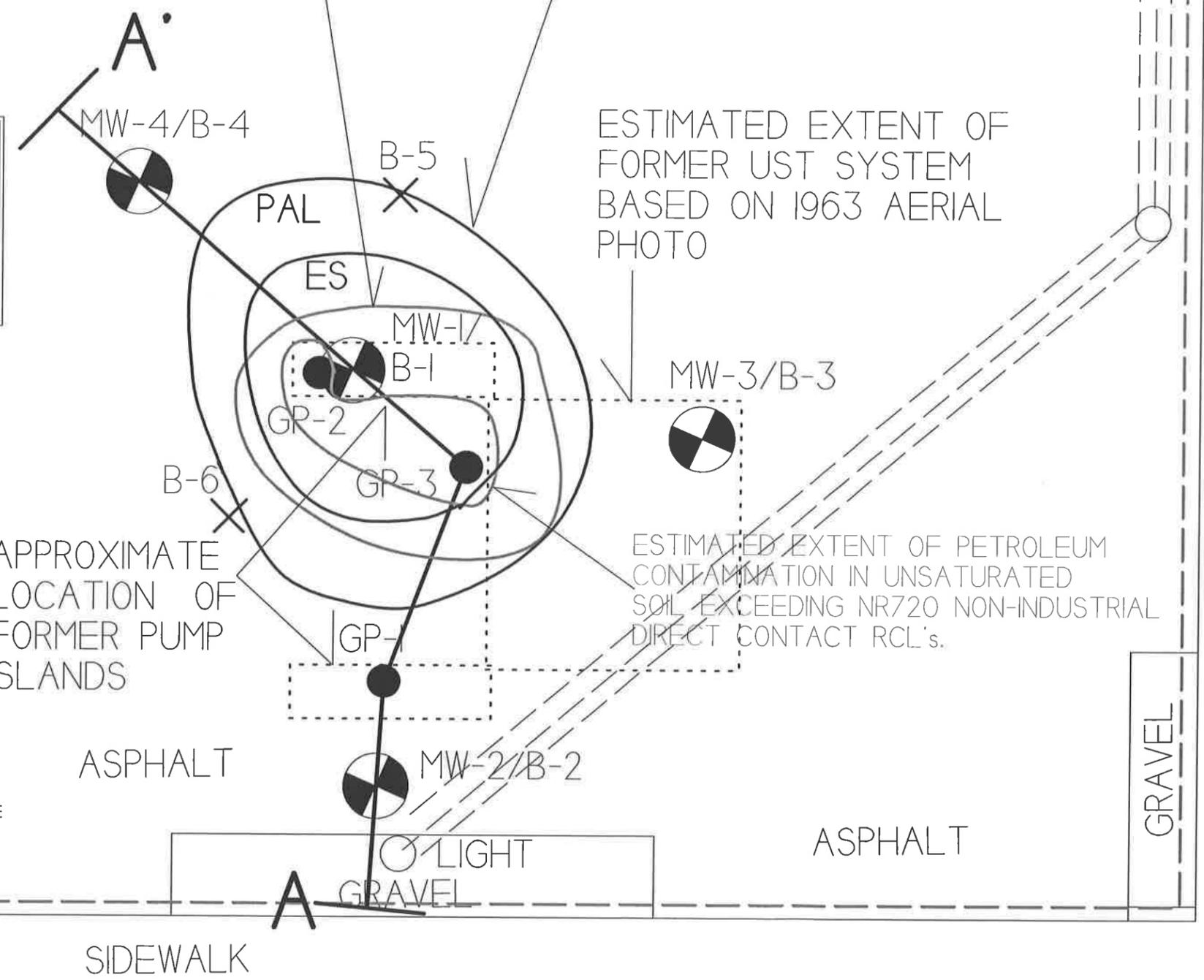
ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN UNSATURATED SOIL EXCEEDING NR720 GROUNDWATER RCL'S

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



SIDEWALK

GRAVEL

GRASS

GRASS

GP-4

SIDEWALK

ASPHALT

ASPHALT

LIGHT GRAVEL

ASPHALT

MW-4/B-4

B-5

PAL

ES

MW-1/B-1

B-1

GP-2

GP-3

MW-3/B-3

B-6

GP-1

MW-2/B-2

A

A'

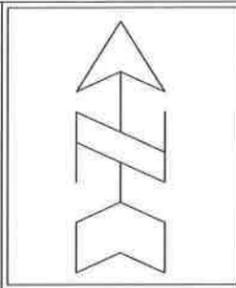
B.3.b. GROUNDWATER ISOCONCENTRATION (7/13/17)

CAPITOL AUTO SALES-  
BV'S AUTOMOTIVE

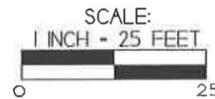


MILWAUKEE, WISCONSIN

DRAWN BY: JJ  
DATE: 7/27/17

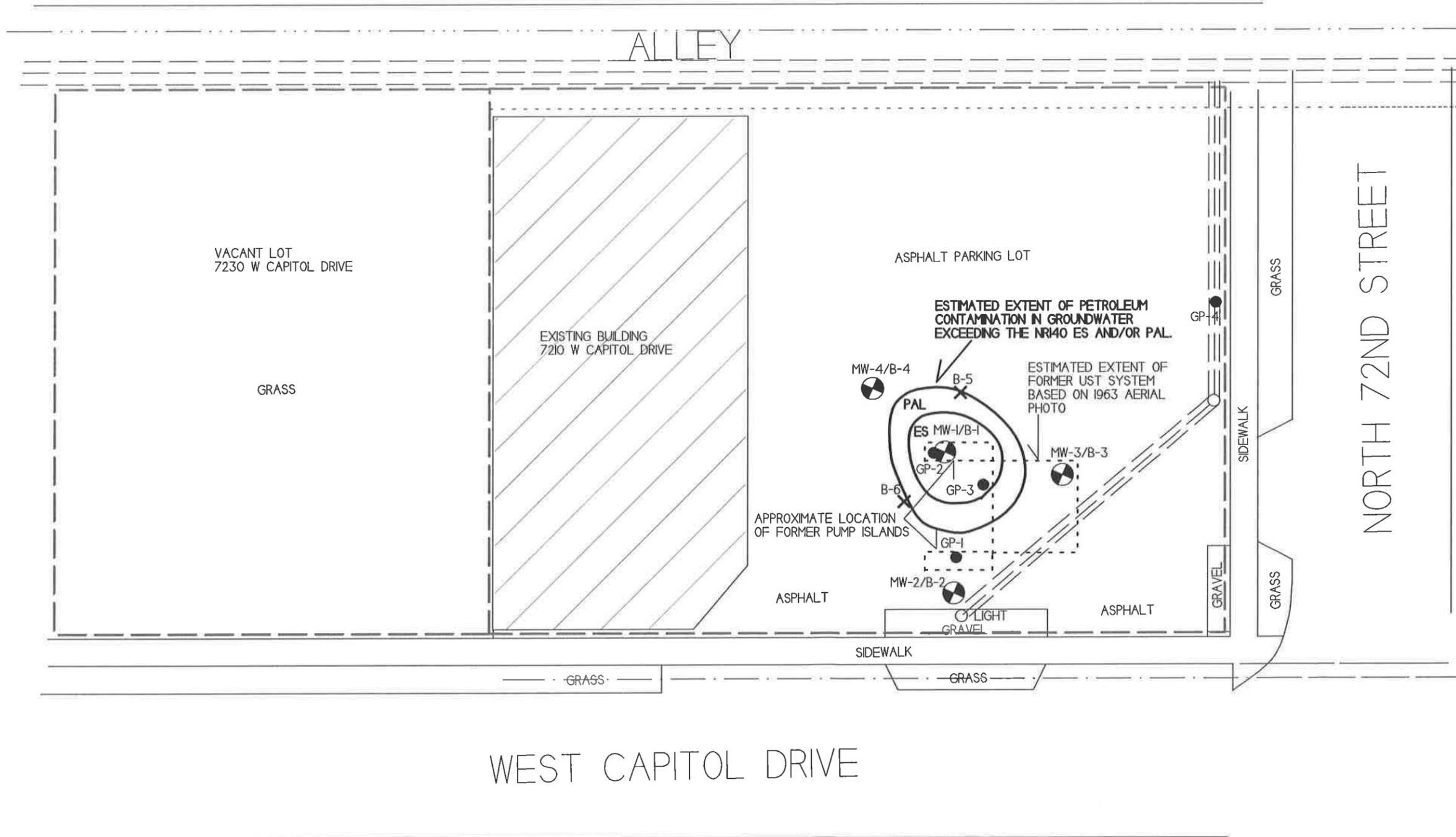


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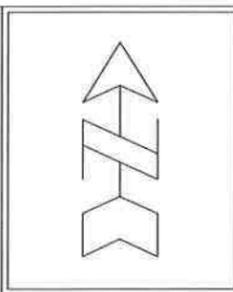


B.3.c. GROUNDWATER FLOW DIRECTION (7/13/17)

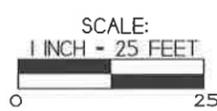
CAPITOL AUTO SALES-  
BV'S AUTOMOTIVE



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

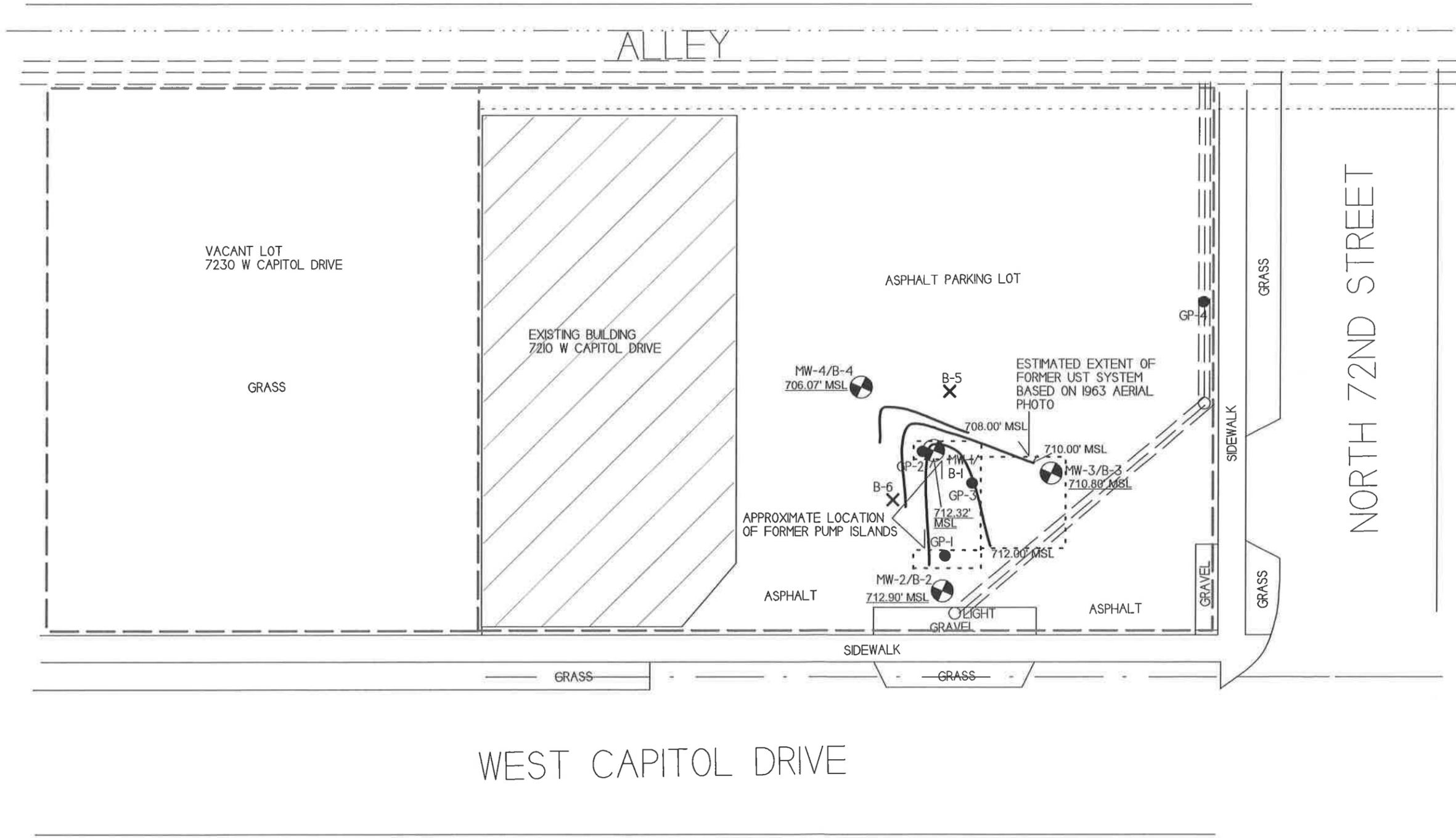


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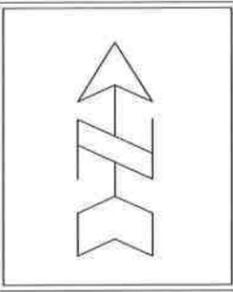
WEST CAPITOL DRIVE

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

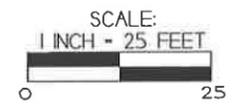
**METCO**  
 709 Giffette Street, Suite 3  
 La Crosse, WI 54603  
 Tel: (608) 781-8879  
 Fax: (608) 781-8893

MILWAUKEE, WISCONSIN

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



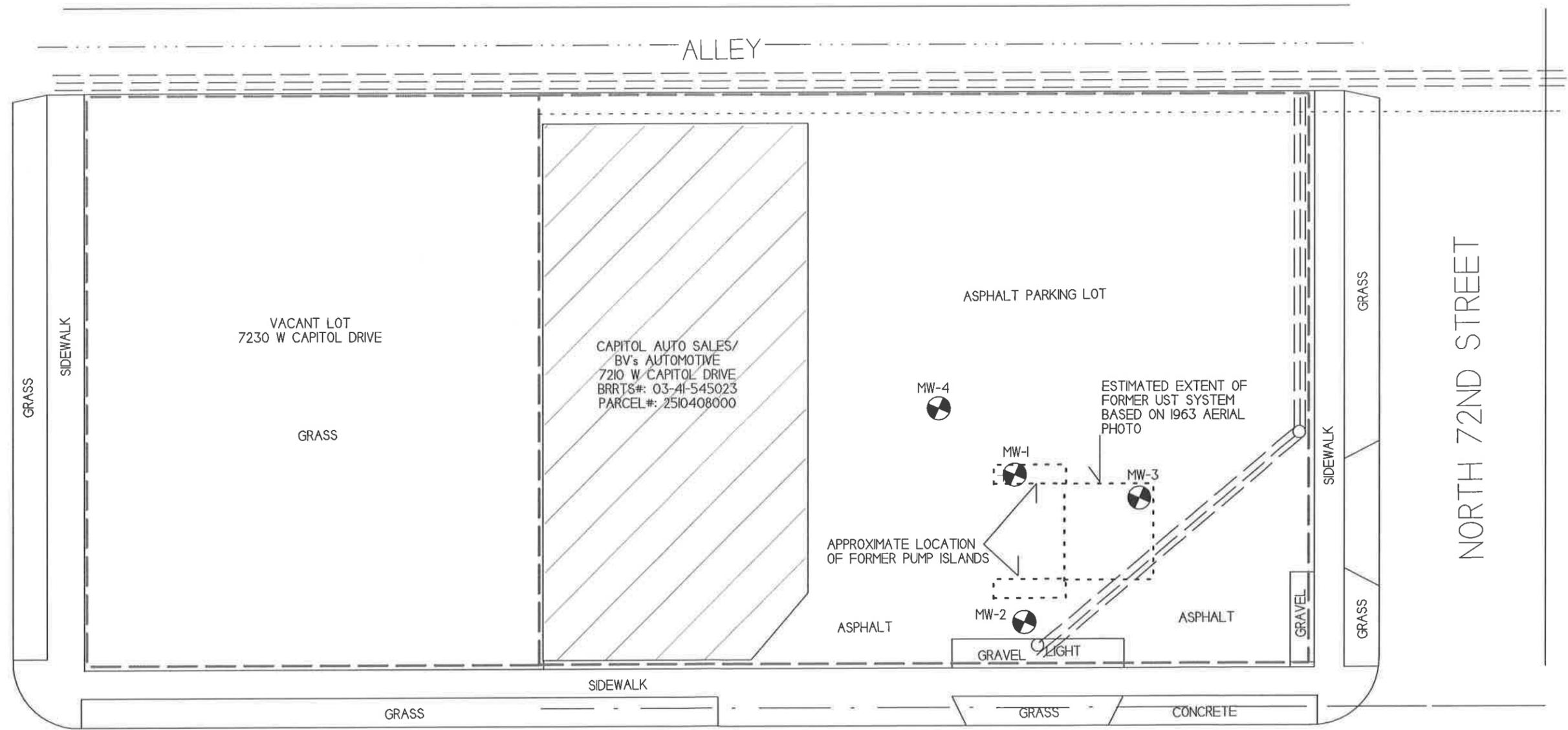
☉ - MONITORING WELL LOCATION - PROPOSED TO BE ABANDONED



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

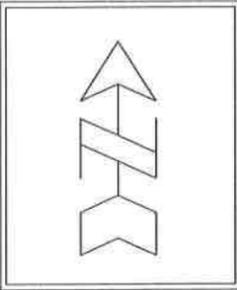
D.2. LOCATION MAP

CAPITOL AUTO SALES-  
BV'S AUTOMOTIVE

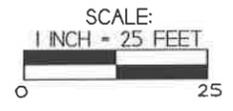
MILWAUKEE, WISCONSIN

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



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

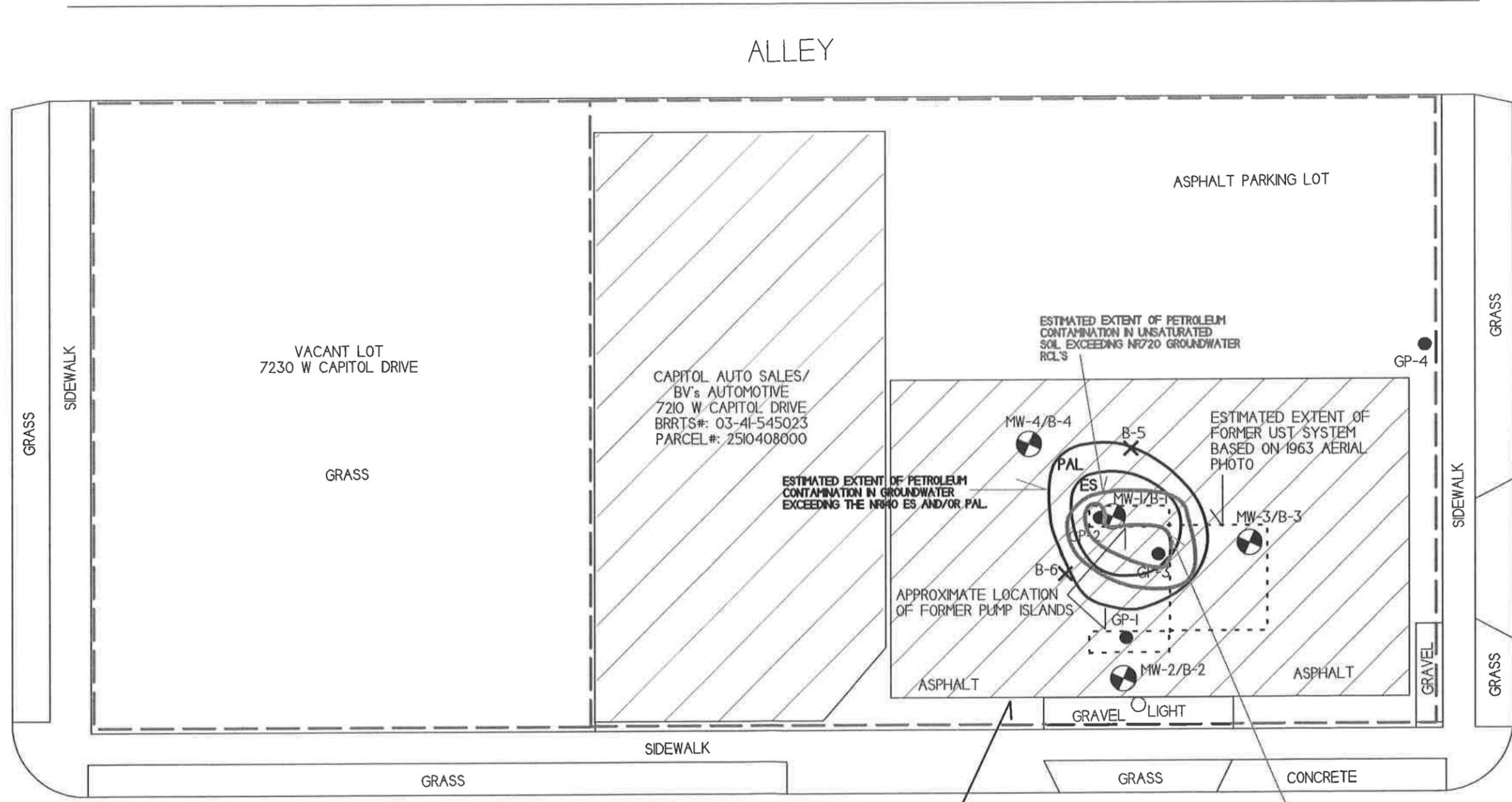


----- PROPERTY BOUNDARY LINE  
(BASED ON INFORMATION FROM COUNTY GIS)

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

NORTH 72ND STREET



WEST CAPITOL DRIVE

AREA OF CAP TO BE MAINTAINED

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