



May 10, 2021

--sent by email--

Timothy Koeller
Platteville Cleaners
250 West Main Street
Platteville, WI 53818

KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Case Closure with Continuing Obligations
Platteville Cleaners, 250 West Main Street, Platteville, WI
BRRTS #: 02-22-550753 FID #: 122034510

Dear Mr. Koeller:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Platteville Cleaners case identified above met the requirements of Wisconsin Administrative (Wis. Admin.) Code chs. NR 725-727 for case closure with continuing obligations (COs). COs are legal requirements to address potential exposure to remaining contamination. No further investigation or remediation is required at this time for the reported hazardous substance discharge and/or environmental pollution.

However, you, future property owners and occupants of the property must comply with the COs as explained in this letter, which may include maintaining certain features and notifying the DNR and obtaining approval before taking specific actions. You must provide this letter and all enclosures to anyone who purchases, rents or leases this property from you. Some COs also apply to other properties or rights-of-way (ROWs) affected by the contamination as identified in the Continuing Obligation Summary section of this letter.

This case closure decision is issued under Wis. Admin. Code chs. NR 725-727 and is based on information received by the DNR to date. The DNR reviewed the case closure request for compliance with state laws and standards and determined the case closure request met the notification requirements of Wis. Admin. Code ch. NR 725, the response action goals of Wis. Admin. Code § NR 726.05(4), and the case closure criteria of Wis. Admin. Code §§ NR 726.05, 726.09 and 726.11, and Wis. Admin. Code ch. NR 140.

The property has historically and continues to operate as a dry cleaning facility. Contamination was discovered during a dry cleaner environmental response fund (DERF) scoping investigation performed at the dry cleaning facility in November 2007. The types of contaminants include chlorinated volatile organic compounds (CVOCs). The source of the contamination appears to be a release of tetrachloroethene (PCE) dry cleaning solvent from the dry cleaning machine at the north corner of the Platteville Cleaners building. The date and quantity of the release are not known. Active remedial action taken at the source property included the in-situ chemical oxidation treatment of contaminated soils.

The Platteville Cleaners site was investigated for a discharge of hazardous substances from a release of PCE dry cleaning solvent from the cleaning machine at the north corner of the Platteville Cleaners building. Case closure is granted for the PCE and its associated chlorinated volatile organic chemical break-down products, which were the contaminants analyzed during the site investigation, as documented in the case file. The site investigation and/or remedial action addressed soil, and groundwater, and vapor. The remedial action consisted of in-situ chemical

oxidation treatment of contaminated soils in the vicinity of the dry cleaning machine at the north corner of the Platteville Cleaners building.

The case closure decision and COs required were based on the source property at 250 West Main Street being used for commercial purposes as a dry cleaning facility. The source property is zoned as B2 - Central Business, neighboring properties to the northeast, east, and south are zoned B2 -Central Business; neighboring properties to the southwest and west are zoned R3 - Multi-Family Residential; and neighboring properties to the north are zoned CBT- Central Business Transition, which all meet non-industrial use under Wis. Admin. Code § NR 720.05 (5) for application of residual contaminant levels in soil.

SUMMARY OF CONTINUING OBLIGATIONS

COs are applied at the following locations:

<u>Address (Platteville, WI)</u>	<u>COs Applied</u>	<u>Date of Maintenance Plan(s)</u>
250 West Main Street (Source Property)	<ul style="list-style-type: none"> - Residual Soil Contamination - Cover (for soil): - Groundwater Contamination Equals or Exceeds Enforcement Standards - Compounds of Concern Still in Use 	August 2020
35 North Elm Street	<ul style="list-style-type: none"> - Groundwater Contamination Equals or Exceeds Enforcement Standards 	Not applicable
280 West Main Street	<ul style="list-style-type: none"> - Groundwater Contamination Equals or Exceeds Enforcement Standards 	Not applicable
20 North Chestnut Street	<ul style="list-style-type: none"> - Residual Soil Contamination - Groundwater Contamination Equals or Exceeds Enforcement Standards 	None for this case. 3/16/2017 for petroleum case, BRRTS# 03-22-000548
40 North Chestnut Street	<ul style="list-style-type: none"> - Groundwater Contamination Equals or Exceeds Enforcement Standards 	Not applicable

55 South Elm Street	<ul style="list-style-type: none"> - Groundwater Contamination Equals or Exceeds Enforcement Standards - Monitoring Wells Could Not be Properly Filled and Sealed 	Not applicable
65 South Elm Street	<ul style="list-style-type: none"> - Groundwater Contamination Equals or Exceeds Enforcement Standards 	Not applicable
220 West Pine Street	<ul style="list-style-type: none"> - Groundwater Contamination Equals or Exceeds Enforcement Standards 	Not applicable
West Main, N. & S. Elm, S. Chestnut, W. Pine ROWs	<ul style="list-style-type: none"> - Groundwater Contamination Equals or Exceeds Enforcement Standards - Monitoring Wells Could Not be Properly Filled and Sealed 	Not applicable

CLOSURE CONDITIONS

Closure conditions are legally required conditions which include both COs and other requirements for case closure (Wis. Stat. § 292.12 (2)). Under Wis. Stat. § 292.12 (5), you, any subsequent property owners and occupants of the property must comply with the closure conditions as explained in this letter. The property owner must notify occupants for any condition specified in this letter under Wis. Admin. Code §§ NR 726.15 (1) (b) and NR 727.05 (2). If an occupant is responsible for maintenance of any closure condition specified in this letter, you and any subsequent property owner must include the condition in the lease agreement under Wis. Admin. Code § NR 727.05 (3) and provide the maintenance plan to any occupant that is responsible.

DNR staff may conduct periodic pre-arranged inspections to ensure that the conditions included in this letter and the enclosed “**Maintenance plan and inspection log (DNR form 4400-305)**”, dated August 2020, are met (Wis. Stat. § 292.11 (8)). If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. ch. 292 to ensure compliance with the closure conditions.

SOIL

Continuing Obligations to Address Soil Contamination

Residual Soil Contamination (Wis. Admin. Code chs. NR 718, NR 500-599, and § NR 726.15 (2) (b), and Wis. Stat. ch. 289)

Soil contamination remains in the vicinity of the dry cleaning machine source area, and to the east, as indicated on the enclosed map “**Residual Soil Contamination**”, **Figure B.2.b, dated 08/04/2020**. If soil in the location(s) shown on the map 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. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine if the material is considered solid waste and ensure that any storage, treatment or disposal complies with applicable standards and rules. Contaminated soil may be managed under Wis. Admin. Code ch. NR 718 with prior DNR approval.

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

Cover (Wis. Stat. § 292.12 (2) (a), Wis. Admin. Code §§ NR 724.13 (1) and (2), NR 726.15 (2) (d) and/or (e), NR 727.07 (1))

The building and surrounding areas of concrete and asphalt that exist in the location shown on the enclosed “**Map of Features to Maintain**”, **Figure D.2, dated 08/04/2020**, shall be maintained in compliance with the enclosed “**Maintenance plan and inspection log (DNR form 4400-305)**”, **dated August 2020**. The purpose of the cover is to minimize the infiltration of water through contaminated soil and prevent additional groundwater contamination that might otherwise pose a threat to human health.

The cover approved for this closure was designed to be protective for commercial or industrial land uses. Before using the property for residential purposes and before taking an action, the property owner must notify the DNR to determine if additional response actions are warranted. A cover intended for industrial land uses or certain types of commercial land uses may not be protective if the property changes to a residential use. 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 designed for multi-family residential housing use may not be appropriate for use at a single-family residence.

To modify or replace a cover, the property owner must submit a request to the DNR under Wis. Admin. Code ch. NR 727. The DNR approval must be obtained before implementation. The replacement or modified cover must be a structure of similar permeability or be protective of the revised use of the property until contaminant levels no longer exceed Wis. Admin. Code ch. NR 720 groundwater pathway residual contaminant levels (RCLs).

GROUNDWATER

Continuing Obligations to Address Groundwater Contamination and/or Monitoring Wells

Groundwater Contamination Equals or Exceeds Enforcement Standards (Wis. Admin. Code ch. NR 140 and § NR 812.09 (4) (w))

Groundwater contamination which equals or exceeds the enforcement standards for PCE and trichloroethylene (TCE) is present at the source property and at downgradient locations as shown on the enclosed map “**Groundwater Isoconcentration**”, **Figure B.3.b, dated 08/04/2020**. To construct a new well or reconstruct an existing well, the property owner must obtain prior DNR approval. Additional casing may be necessary to prevent contamination of the well.

Monitoring Wells could not be Properly Filled and Sealed (Wis. Admin. Code ch. NR 141 and § NR 726.15 (2) (c) 1.)

Monitoring wells MW5, MW6, and MW6P were destroyed by construction contractors during redevelopment of the block to the south of Platteville Cleaners. The wells could not be located for

proper abandonment. The lost monitoring wells are shown on the enclosed map “**Monitoring Wells**”, **Figure B.3.d, dated 06/16/2020 and 10/05/2020**. Your consultant made a reasonable effort to locate the wells and to determine if they were properly filled and sealed. However, the wells listed above were not located and remain open. You may be held liable under Wis. Stat. § 292.11 for any problems associated with the monitoring wells if they create a conduit for contaminants to enter groundwater. If any of the groundwater monitoring wells are found, the owner of the property on which the wells are located is required to properly fill and seal the wells and submit the required documentation to the DNR.

VAPOR

Continuing Obligations to Address Vapor Contamination

VI - Compounds of Concern Still in Use: (Wis. Stat. § 292.12 (2), Wis. Admin. Code § NR 726.15 (2) (i), (k) and (m))

The current use of the property is as an operating dry cleaner, which uses PCE. The operation introduces these compounds into the indoor air space. Case closure is possible based on site-specific conditions, including continued use as a dry cleaner. See the enclosed “**Vapor Intrusion Map**”, **Figure B.4.a, 08/04/2020**. Property use is restricted to commercial or industrial uses, without residential exposure.

Contamination in soil vapor beneath the building is at concentrations that pose a risk to human health if allowed to migrate into an occupied building where residential exposures would apply, such as single or multiple family residences, a school, day care, senior center, hospital or other similar residential exposure settings.

If changes in property use or occupancy to other commercial use or a residential exposure setting are planned, the property owner must evaluate whether the closure is protective for the proposed use, notify the DNR of the proposed change and obtain DNR approval for the proposed change. The DNR may require additional response actions.

OTHER CLOSURE REQUIREMENTS

Maintenance Plan and Inspection Log (Wis. Admin. Code § NR 726.11 (2), NR 726.15 (1) (d), NR 727.05 (1) (b) 3., Wis. Admin. Code § NR 716.14 (2) for monitoring wells)

The property owner is required to comply with the enclosed “**Maintenance plan and inspection log (DNR form 4400-305)**”, **dated August 2020**, for the cover, to conduct inspections annually, and to use the inspection log (DNR Form 4400-305 or Form 4400-321 VMS Inspection Log) to document the required inspections. The maintenance plan and inspection log are to be kept up-to-date and on-site. The property owner shall submit the inspection log to the DNR only upon request, using the RR Program Submittal Portal. See the DNR Notification Requirements section below for more information on how to access the Submittal Portal.

Limitations on Activities, Prior Approval Needed (Wis. Admin. Code §§ NR 724.13 (2) (h), NR 726.15 (2))

Certain activities are limited at closed sites to ensure that the cover will function as intended to prevent contact with any remaining contamination.

Certain activities are limited at closed sites to reduce the risk of exposure to residual contamination via vapor intrusion.

The limitations on activities are identified in the enclosed maintenance plan(s). The following activities are prohibited on any portion of this property where the cover is required, without prior DNR approval.

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;

6. construction or placement of a building or other structure;
7. 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; or
8. changing the use or occupancy of the property to single-family residential use.

Pre-Approval Required for Well Construction (Wis. Admin. Code § NR 812.09 (4) (w))

DNR approval is required before well construction or reconstruction for all sites identified as having residual contamination and/or COs. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, the property owner is required to complete and submit Form 3300-254, Continuing Obligations/Residual Contamination Well Approval Application, to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help complete this form. The form can be obtained online at dnr.wi.gov, search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

DNR NOTIFICATION REQUIREMENTS

DNR Notification (Wis. Admin. Code §§ NR 727.07, NR 726.15 (2))

The property owner is required to notify the DNR at least 45 days before taking the following actions. The DNR may require additional investigation and/or cleanup actions if necessary, to be protective of human health and the environment.

- Before removing a cover or any portion of a cover
- Before changing the use or occupancy to a different commercial or industrial use or to a residential exposure setting

Send written notifications and inspections logs (if requested) to the DNR using the RR Program Submittal Portal at dnr.wi.gov, search "RR submittal portal" (<https://dnr.wi.gov/topic/Brownfields/Submittal.html>). Questions on using this portal can be directed to the contact below or to the environmental program associate (EPA) for the regional DNR office. Visit dnr.wi.gov, search "RR contacts" and select the EPA tab (<https://dnr.wi.gov/topic/Brownfields/Contact.html>).

CLOSING

Site and case closure-related information can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to dnr.wi.gov and search "BOTW." Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching "RRSM."

Please be aware that the case may be reopened under Wis. Admin. Code § NR 727.13 if additional information indicates that contamination on or from the site poses a threat, or for a lack of compliance with a CO or closure requirement. Compliance with the maintenance plan is considered when evaluating the reopening criteria.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything stated in this letter, please contact DNR Project Manager, Jeff Ackerman at 608-219-2302 or at jeffrey.ackerman@wisconsin.gov. If the project manager is not available, contact information can be found at dnr.wi.gov, search "RR contacts."

Sincerely,



Steven L. Martin, P.G.
South Central Region Team Supervisor
Remediation and Redevelopment Program

Attachments:

- **Maintenance plan and inspection log (DNR form 4400-305), dated August 2020**
- **“Residual Soil Contamination”, Figure B.2.b, dated 08/04/2020**
- **“Map of Features to Maintain”, Figure D.2, dated 08/04/2020**
- **“Groundwater Isoconcentration”, Figure B.3.b, 08/04/2020**
- **“Monitoring Wells”, Figure B.3.d, dated 10/05/2020**
- **“Vapor Intrusion Map”, Figure B.4.a, dated 08/04/2020**

cc: Rob Langdon, SCS Engineers

Affected off-site property owners:

- Elm Street Properties, LLC, 65 North Elm Street, Platteville, owner of 35 North Elm Street
- Mark Redfern and Sally Redfern, 1045 Eastman Street, Platteville, owners of 280 West Main Street
- Lucille Long c/o Richard Long, 20 North Chestnut Street, Platteville, owner of 20 North Chestnut Street
- Lonnie Holze, Holze Properties 2 LLC, 10106 Fairview Road, Lancaster, WI 53813, owner of 40 North Chestnut Street
- Miners Development, LLC, 2085 County Road D East, Suite A200, Saint Paul, MN, 55109, owner of 55 South Elm Street
- Miners Development, LLC, 2085 County Road D East, Suite A200, Saint Paul, MN, 55109, owner of 65 South Elm Street
- First English Evangelical Lutheran Church, 215 West Pine Street, Platteville, owner of 220 West Pine Street
- Howard Crofoot, City of Platteville, Right-of-way holder for West Main, North and South Elm Street, South Chestnut Street, and West Pine Street.

ATTACHMENT D

Maintenance Plans and Photographs

Platteville Cleaners
250 W. Main Street, Platteville, WI
BRRTS No. 02-22-550753

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See Cap Maintenance Plan

- D.4. Inspection Log**
See Cap Maintenance Plan

COVER OR BARRIER MAINTENANCE PLAN

August 2020

Property Located at: 250 West Main Street, Platteville, Wisconsin 53818

BRRTS #02-22-550753, FID #122034510

Parcel ID No. 271-00176-0000

INTRODUCTION

This document is the Maintenance Plan for a cap at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. The maintenance activities relate to the existing site surfaces which addresses or occupies the area over the contaminated soil and groundwater plume.

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

- The case file in the Wisconsin Department of Natural Resources (WDNR) South Central office
- At <http://dnr.wi.gov/topic/Brownfields/wrrd.html>, which includes:
 - BRRTS on the Web (WDNR's internet based data base of contaminated sites)for the link to a PDF for site-specific information at the time of closure and on continuing obligations;
 - RR Sites Map for a map view of the site, and
- The WDNR project manager for Grant County.

D.1. Descriptions:

Description of Contamination

Soil contaminated by chlorinated volatile organic compounds (CVOCs) is located at depths of approximately 1 to 20 feet at the northern end of the property. Groundwater contaminated by CVOCs is located at a depth of approximately 30 feet. The extent of the soil and groundwater contamination is shown on **Figure D.2**.

Description of the Cap to be Maintained

The cap consists of the Platteville Cleaners building (slab-on-grade) and limited areas of concrete/asphalt located on the north, east, south, and west ends of the property as shown on **Figure D.2**.

Cap Purpose

The cap acts 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 use of the property, drycleaners, the barrier should function as intended unless disturbed.

Annual Inspection

The cap overlying the contaminated soil and groundwater plume as depicted on **Figure D.2** will be inspected once a year, normally in the spring after all snow and ice are gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. 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 **D.4., Form 4400-305, Continuing Obligations Inspection 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 maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place (for example, no building is present) to keep it at the site, at the address of the property owner and available for submittal or inspection by 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 cap overlying the contaminated soil and groundwater plume are 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 at the site; or, if there is no acceptable place to keep it at the site (for example, no building is present), at the address of the property owner 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 WDNR Prior to Actions Affecting a Cover/Barrier

The following activities are prohibited on any portion of the property where pavement or building foundation is required as shown on the attached map, unless prior written approval has been obtained from the WDNR:

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;

6. construction or placement of a building or other structure;
7. 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; or
8. changing the use or occupancy of the property to single-family residential use.

If removal, replacement or other changes to a cover, or a building which is acting as a cover, are considered, the property owner will contact WDNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

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

August 2020

Site Owner and Operator: Timothy Koeller
Platteville Cleaners
250 West Main Street
Platteville, WI 53818
(608) 348-2222

Consultant: Robert Langdon
SCS Engineers
2830 Dairy Drive
Madison, WI 53718
(608) 224-2830

WDNR: Jeff Ackerman
3911 Fish Hatchery Road
Fitchburg, WI 53711
(608) 219-2302

D.2. Location Map

See **Figure D.2.** for a map of features to maintain.

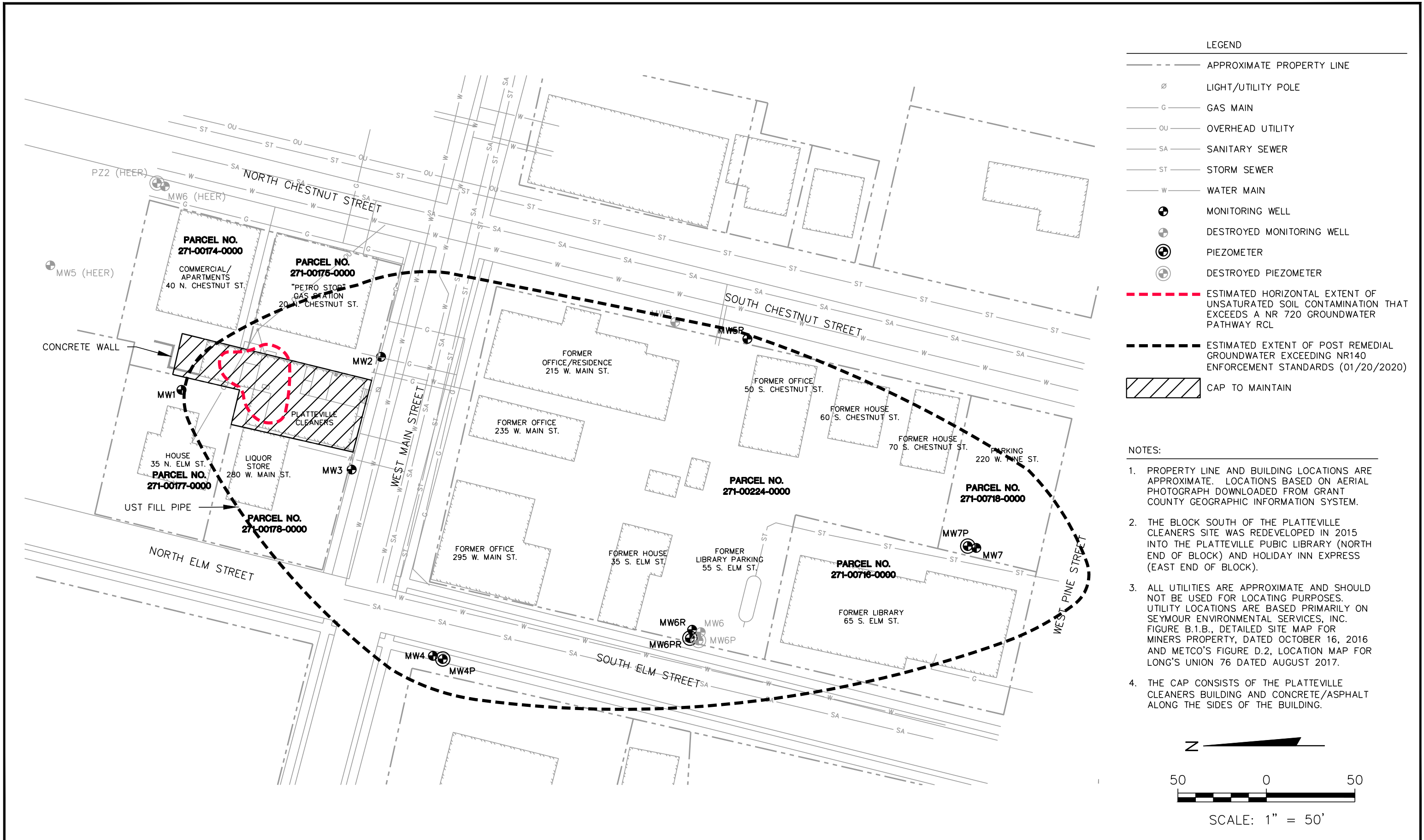
D.3. Photographs of Cap

Photographs are included in **D.3 Photographs.**

D.4. Continuing Obligations Inspection and Maintenance Log

The inspection log is included in **D.4 Inspection Log.**

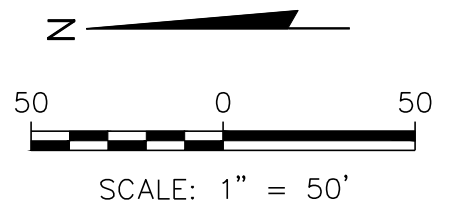
I:\3439A\Reports\Case Closure\Attachment D Maintenance Plans and Photographs\D.1. Maintenance Plan.docx



LEGEND

- APPROXIMATE PROPERTY LINE
- ⊘ LIGHT/UTILITY POLE
- G — GAS MAIN
- OU — OVERHEAD UTILITY
- SA — SANITARY SEWER
- ST — STORM SEWER
- W — WATER MAIN
- ⊕ MONITORING WELL
- ⊕ DESTROYED MONITORING WELL
- ⊕⊕ PIEZOMETER
- ⊕⊕ DESTROYED PIEZOMETER
- ESTIMATED HORIZONTAL EXTENT OF UNSATURATED SOIL CONTAMINATION THAT EXCEEDS A NR 720 GROUNDWATER PATHWAY RCL
- ESTIMATED EXTENT OF POST REMEDIAL GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARDS (01/20/2020)
- ▨ CAP TO MAINTAIN

- NOTES:**
1. PROPERTY LINE AND BUILDING LOCATIONS ARE APPROXIMATE. LOCATIONS BASED ON AERIAL PHOTOGRAPH DOWNLOADED FROM GRANT COUNTY GEOGRAPHIC INFORMATION SYSTEM.
 2. THE BLOCK SOUTH OF THE PLATTEVILLE CLEANERS SITE WAS REDEVELOPED IN 2015 INTO THE PLATTEVILLE PUBLIC LIBRARY (NORTH END OF BLOCK) AND HOLIDAY INN EXPRESS (EAST END OF BLOCK).
 3. ALL UTILITIES ARE APPROXIMATE AND SHOULD NOT BE USED FOR LOCATING PURPOSES. UTILITY LOCATIONS ARE BASED PRIMARILY ON SEYMOUR ENVIRONMENTAL SERVICES, INC. FIGURE B.1.B., DETAILED SITE MAP FOR MINERS PROPERTY, DATED OCTOBER 16, 2016 AND METCO'S FIGURE D.2, LOCATION MAP FOR LONG'S UNION 76 DATED AUGUST 2017.
 4. THE CAP CONSISTS OF THE PLATTEVILLE CLEANERS BUILDING AND CONCRETE/ASPHALT ALONG THE SIDES OF THE BUILDING.



PROJECT NO.	25211343.92	DRAWN BY:	KP	SCS ENGINEERS	CLIENT PLATTEVILLE CLEANERS 250 WEST MAIN STREET PLATTEVILLE, WISCONSIN	SITE PLATTEVILLE CLEANERS 250 WEST MAIN STREET PLATTEVILLE, WISCONSIN	FIGURE MAP OF FEATURES TO MAINTAIN D.2
DRAWN:	06/16/2020	CHECKED BY:	REL				
REVISED:	08/04/2020	APPROVED BY:	REL 08/04/2020				

D.3. Photographs
Platteville Cleaners
250 West Main Street, Platteville, Wisconsin
BRRS #02-22-550753



Photo 1: Inside the north end of the Platteville Cleaners building. Concrete slab-on-grade construction.



Photo 2: Inside Platteville Cleaners on the south end of the building near the front entrance. Concrete slab-on-grade floor covered with tile.

**D.3. Photographs
Platteville Cleaners
250 West Main Street, Platteville, Wisconsin
BRRTS #02-22-550753**



Photo 3: South end of the Platteville Cleaners property, covered with concrete.



Photo 4: Northeast end of the Platteville Cleaners property, capped with concrete and asphalt.

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 Platteville Cleaners	BRRTS No. 02-22-550753
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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):

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

{Click to Add/Edit Image}

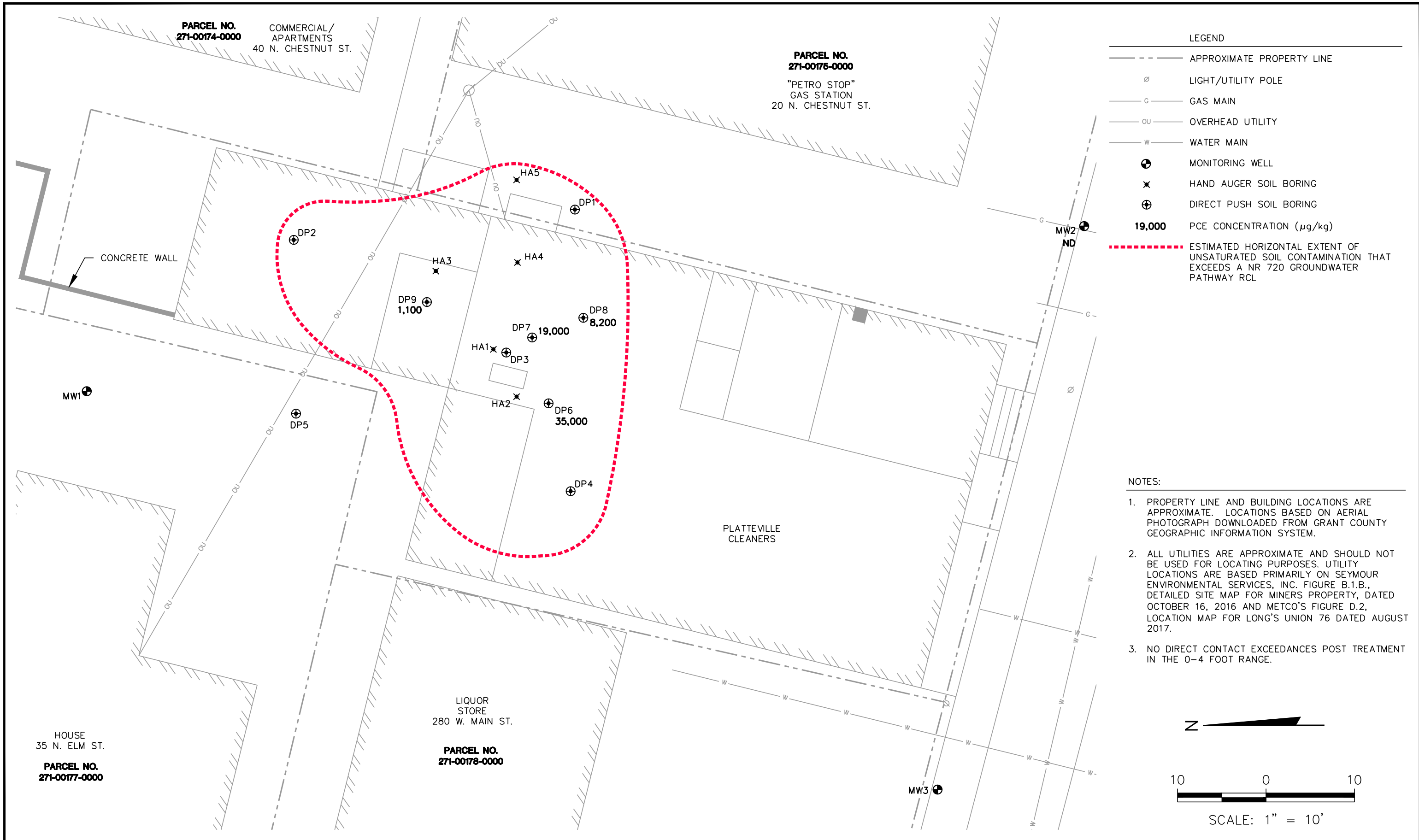
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Title:

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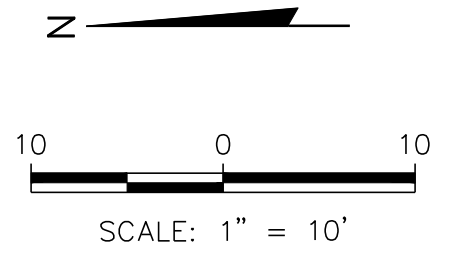
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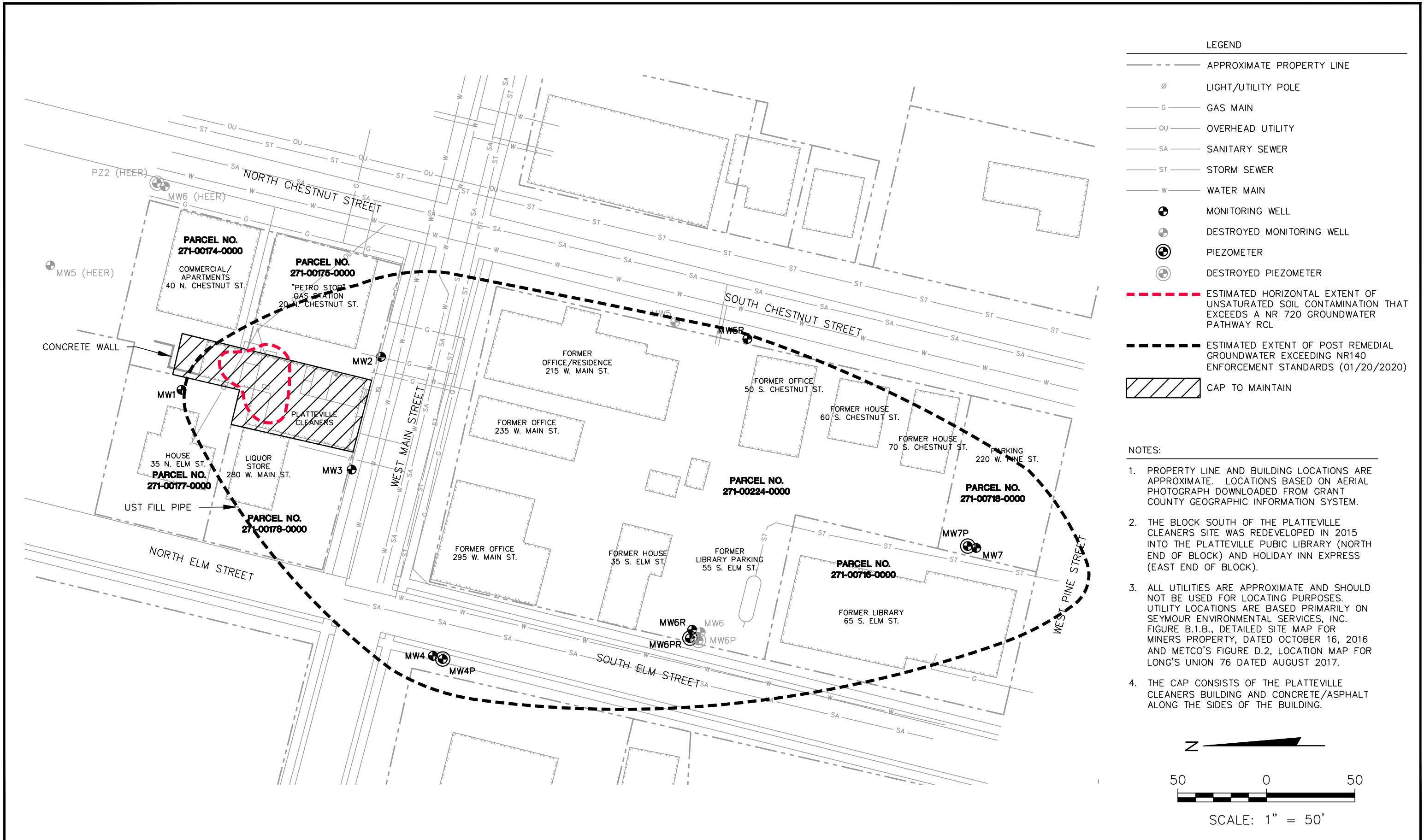
LEGEND

---	APPROXIMATE PROPERTY LINE
∅	LIGHT/UTILITY POLE
G	GAS MAIN
OU	OVERHEAD UTILITY
W	WATER MAIN
⊕	MONITORING WELL
✕	HAND AUGER SOIL BORING
⊕	DIRECT PUSH SOIL BORING
19,000	PCE CONCENTRATION (µg/kg)
---	ESTIMATED HORIZONTAL EXTENT OF UNSATURATED SOIL CONTAMINATION THAT EXCEEDS A NR 720 GROUNDWATER PATHWAY RCL

- NOTES:
1. PROPERTY LINE AND BUILDING LOCATIONS ARE APPROXIMATE. LOCATIONS BASED ON AERIAL PHOTOGRAPH DOWNLOADED FROM GRANT COUNTY GEOGRAPHIC INFORMATION SYSTEM.
 2. ALL UTILITIES ARE APPROXIMATE AND SHOULD NOT BE USED FOR LOCATING PURPOSES. UTILITY LOCATIONS ARE BASED PRIMARILY ON SEYMOUR ENVIRONMENTAL SERVICES, INC. FIGURE B.1.B., DETAILED SITE MAP FOR MINERS PROPERTY, DATED OCTOBER 16, 2016 AND METCO'S FIGURE D.2, LOCATION MAP FOR LONG'S UNION 76 DATED AUGUST 2017.
 3. NO DIRECT CONTACT EXCEEDANCES POST TREATMENT IN THE 0-4 FOOT RANGE.



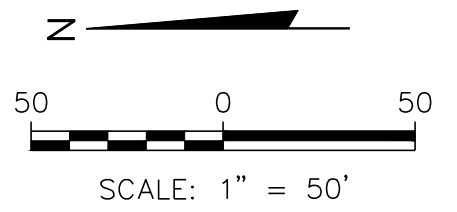
PROJECT NO. 25211343.92	DRAWN BY: KP	ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT	PLATTEVILLE CLEANERS 250 WEST MAIN STREET PLATTEVILLE, WISCONSIN	SITE	PLATTEVILLE CLEANERS 250 WEST MAIN STREET PLATTEVILLE, WISCONSIN	RESIDUAL SOIL CONTAMINATION	FIGURE
DRAWN: 06/16/2020	CHECKED BY: JR								B.2.b
REVISED: 08/04/2020	APPROVED BY: REL 08/04/2020								



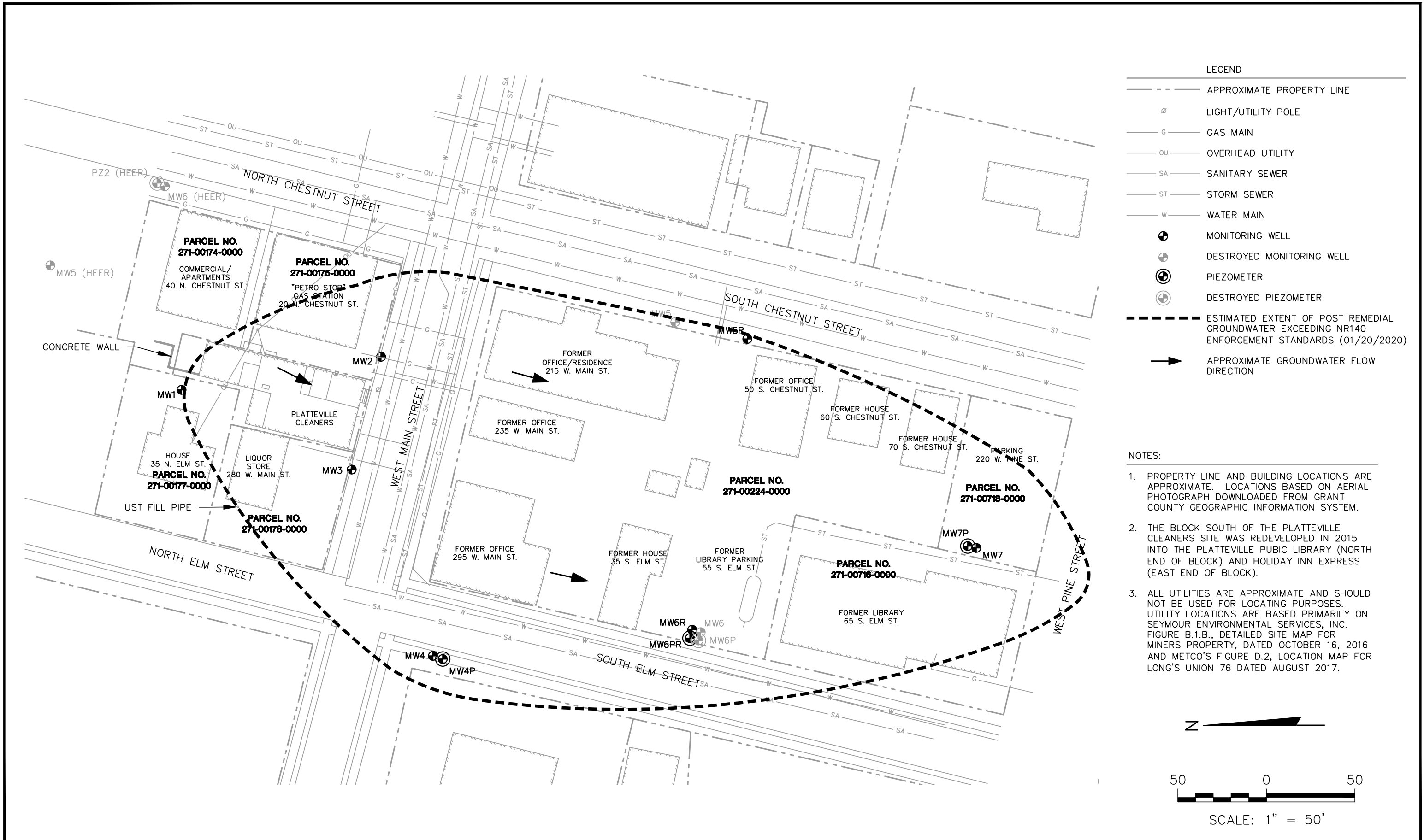
LEGEND

- APPROXIMATE PROPERTY LINE
- ⊘ LIGHT/UTILITY POLE
- G GAS MAIN
- OU OVERHEAD UTILITY
- SA SANITARY SEWER
- ST STORM SEWER
- W WATER MAIN
- ⊕ MONITORING WELL
- ⊕ DESTROYED MONITORING WELL
- ⊕ PIEZOMETER
- ⊕ DESTROYED PIEZOMETER
- ESTIMATED HORIZONTAL EXTENT OF UNSATURATED SOIL CONTAMINATION THAT EXCEEDS A NR 720 GROUNDWATER PATHWAY RCL
- ESTIMATED EXTENT OF POST REMEDIAL GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARDS (01/20/2020)
- ▨ CAP TO MAINTAIN

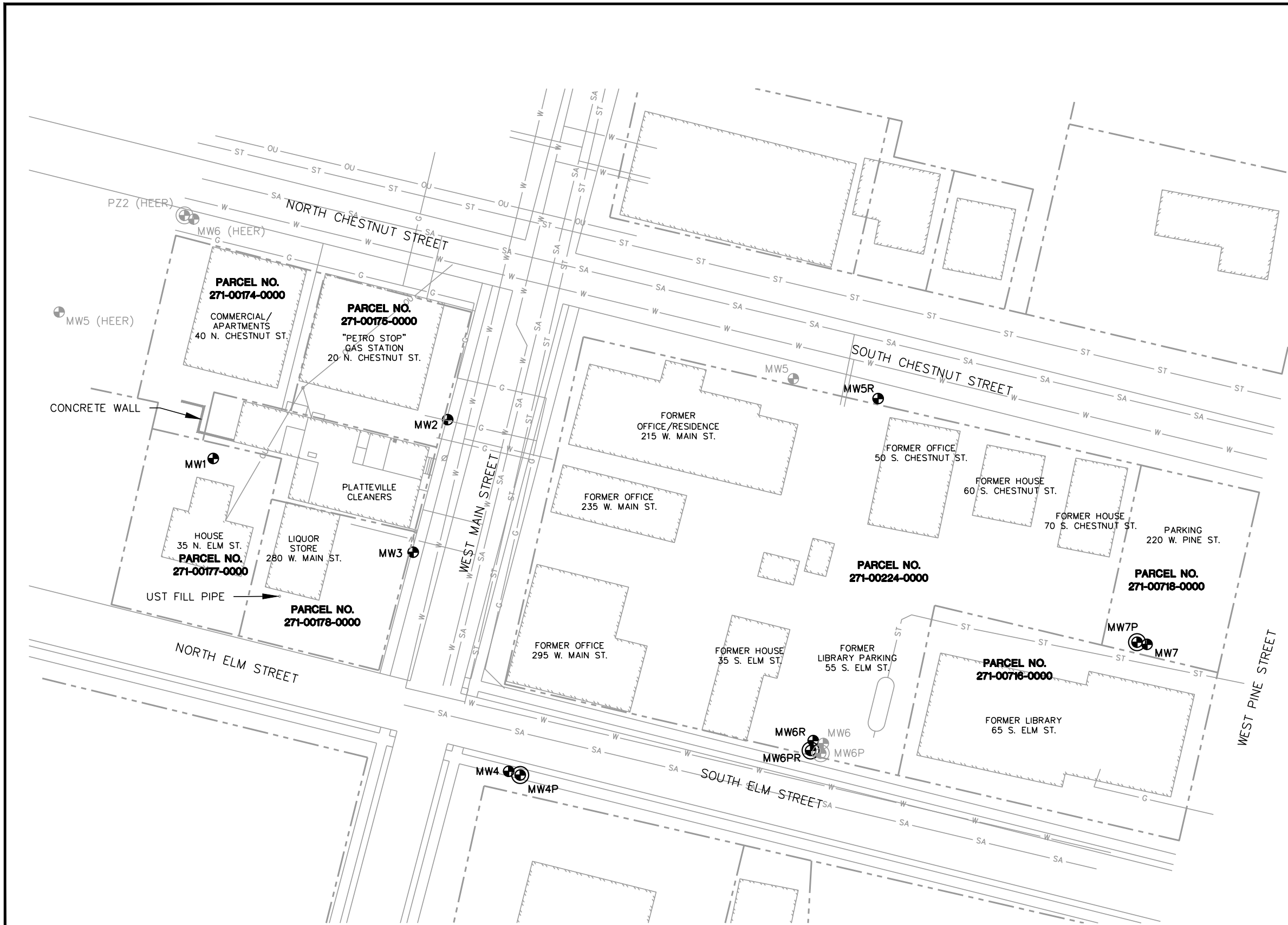
- NOTES:**
1. PROPERTY LINE AND BUILDING LOCATIONS ARE APPROXIMATE. LOCATIONS BASED ON AERIAL PHOTOGRAPH DOWNLOADED FROM GRANT COUNTY GEOGRAPHIC INFORMATION SYSTEM.
 2. THE BLOCK SOUTH OF THE PLATTEVILLE CLEANERS SITE WAS REDEVELOPED IN 2015 INTO THE PLATTEVILLE PUBLIC LIBRARY (NORTH END OF BLOCK) AND HOLIDAY INN EXPRESS (EAST END OF BLOCK).
 3. ALL UTILITIES ARE APPROXIMATE AND SHOULD NOT BE USED FOR LOCATING PURPOSES. UTILITY LOCATIONS ARE BASED PRIMARILY ON SEYMOUR ENVIRONMENTAL SERVICES, INC. FIGURE B.1.B., DETAILED SITE MAP FOR MINERS PROPERTY, DATED OCTOBER 16, 2016 AND METCO'S FIGURE D.2, LOCATION MAP FOR LONG'S UNION 76 DATED AUGUST 2017.
 4. THE CAP CONSISTS OF THE PLATTEVILLE CLEANERS BUILDING AND CONCRETE/ASPHALT ALONG THE SIDES OF THE BUILDING.



PROJECT NO. 25211343.92	DRAWN BY: KP	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT PLATTEVILLE CLEANERS 250 WEST MAIN STREET PLATTEVILLE, WISCONSIN	SITE PLATTEVILLE CLEANERS 250 WEST MAIN STREET PLATTEVILLE, WISCONSIN	FIGURE MAP OF FEATURES TO MAINTAIN D.2
DRAWN: 06/16/2020	CHECKED BY: REL				
REVISED: 08/04/2020	APPROVED BY: REL 08/04/2020				

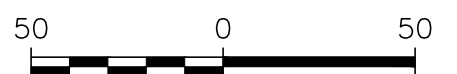


PROJECT NO.	25211343.92	DRAWN BY:	KP	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT PLATTEVILLE CLEANERS 250 WEST MAIN STREET PLATTEVILLE, WISCONSIN	SITE PLATTEVILLE CLEANERS 250 WEST MAIN STREET PLATTEVILLE, WISCONSIN	GROUNDWATER ISOCONCENTRATION	FIGURE
DRAWN:	06/16/2020	CHECKED BY:	JR					B.3.b
REVISED:	08/04/2020	APPROVED BY:	REL 08/04/2020					



- LEGEND**
- APPROXIMATE PROPERTY LINE
 - ⊘ LIGHT/UTILITY POLE
 - G GAS MAIN
 - OU OVERHEAD UTILITY
 - SA SANITARY SEWER
 - ST STORM SEWER
 - W WATER MAIN
 - ⊕ MONITORING WELL TO BE ABANDONED
 - ⊖ DESTROYED MONITORING WELL
 - ⊕⊖ PIEZOMETER TO BE ABANDONED
 - ⊖⊖ DESTROYED PIEZOMETER

- NOTES:**
1. PROPERTY LINE AND BUILDING LOCATIONS ARE APPROXIMATE. LOCATIONS BASED ON AERIAL PHOTOGRAPH DOWNLOADED FROM GRANT COUNTY GEOGRAPHIC INFORMATION SYSTEM.
 2. THE BLOCK SOUTH OF THE PLATTEVILLE CLEANERS SITE WAS REDEVELOPED IN 2015 INTO THE PLATTEVILLE PUBIC LIBRARY (NORTH END OF BLOCK) AND HOLIDAY INN EXPRESS (EAST END OF BLOCK).
 3. ALL UTILITIES ARE APPROXIMATE AND SHOULD NOT BE USED FOR LOCATING PURPOSES. UTILITY LOCATIONS ARE BASED PRIMARILY ON SEYMOUR ENVIRONMENTAL SERVICES, INC. FIGURE B.1.B., DETAILED SITE MAP FOR MINERS PROPERTY, DATED OCTOBER 16, 2016 AND METCO'S FIGURE D.2, LOCATION MAP FOR LONG'S UNION 76 DATED AUGUST 2017.



SCALE: 1" = 50'

PROJECT NO.	25211343.92	DRAWN BY:	KP
DRAWN:	06/16/2020	CHECKED BY:	REL
REVISED:	10/05/2020	APPROVED BY:	REL 10/05/2020

ENGINEER

SCS ENGINEERS

2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT

PLATTEVILLE CLEANERS
250 WEST MAIN STREET
PLATTEVILLE, WISCONSIN

SITE

PLATTEVILLE CLEANERS
250 WEST MAIN STREET
PLATTEVILLE, WISCONSIN

MONITORING WELLS

FIGURE
B.3.d



PROJECT NO.	25211343.94	DRAWN BY:	KRG/KP	 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT PLATTEVILLE CLEANERS 250 WEST MAIN STREET PLATTEVILLE, WISCONSIN	SITE PLATTEVILLE CLEANERS 250 WEST MAIN STREET PLATTEVILLE, WISCONSIN	VAPOR INTRUSION MAP	FIGURE
DRAWN:	06/16/2020	CHECKED BY:	REL					B.4.a
REVISED:	08/04/2020	APPROVED BY:	REL 08/04/2020					