State of Wisconsin
Department of Natural Resources
P.O. Box 7921, Madison, WI 53707-7921

GIS REGISTRY (Cover Sheet)
Form 4400-280 (R 6/13)

Source Property Information

CLOSURE DATE: 07/29/2014

BRRTS #: **02-13-551967**

FID #: 113264690

ACTIVITY NAME: KLINKE DRY CLEANERS STOUGHTON

DATCP #: NA

PROPERTY ADDRESS: 1308 HAMILTON ST

PECFA#: NA

MUNICIPALITY: STOUGHTON

PARCEL ID #: 58-0511-064-7023-0

***WTM COORDINATES:**

X: **582371** Y: **272073**

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

WTM COORDINATES REPRESENT:

- (•) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

- [ ] Groundwater Contamination > ES *(236)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property Information, Form 4400-246")*
- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

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

Site Specific Obligations:

- [ ] Soil: maintain industrial zoning *(220)*

  *(**note:** soil contamination concentrations between non-industrial and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [ ] Cover or Barrier *(222)*
  - [ ] Direct Contact
  - [ ] Soil to GW Pathway
- [x] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

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

Monitoring Wells:

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

( ) Yes ( ) No (•) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Road
Fitchburg, WI 53711

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

July 29, 2014

Mr. Richard Klinke
Klinke Enterprises
4518 Monona Drive
Madison, WI 53716

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Klinke Dry Cleaners, 1308 Hamilton Street, Stoughton, Wisconsin
DNR BRRTS Activity #: 02-13-551967

Dear Mr. Klinke:

The Department of Natural Resources (DNR) considers Klinke Dry Cleaners Stoughton 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 South Central Closure Committee reviewed the request for closure on 7/3/14. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

The property has been used as a drycleaner since the early 1990s. Tetrachloroethylene (PCE) was used as a drycleaning solvent until 2003. A low concentration of PCE was found in soil at one location and trichloroethylene (TCE) was found at concentrations above the vapor screening level for commercial buildings at one location under the drycleaner building. The levels of contamination were not deemed sufficient to require remedial measures.

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.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Site-specific vapor exposure assumptions were used; based on commercial or industrial use. Current land or property use must be maintained to be protective. If changes to the current property use or land use are planned, an assessment must be made of whether the closure is still protective.

The DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at http://dnr.wi.gov/topic/Brownfields/clean.html, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://dnr.wi.gov/topic/wells/documents/3300254.pdf.

All site information is also on file at the South Central Regional DNR office, at the DNR Fitchburg Office – 3911 Fish Hatchery Road, Fitchburg, WI 53711. This letter and information that was submitted with your closure request application, including any maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
3911 Fish Hatchery Road
Fitchburg, WI 53711

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)
Soil contamination remains at B-1 as indicated on the **attached map** Figure B.2.a. 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.

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

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.

Commercial/Industrial Use: Soil beneath the 1308 Hamilton Street building contains vapors at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building (see attached map B.4.a). Case closure is based on the following site-specific exposure assumptions: commercial use. Therefore, use of this property is restricted to the following uses: commercial use. If changes in property or land use are planned, the property owner must notify the DNR at least 45 days before changing the use, and assess whether the closure is still protective. Additional response actions may be necessary.

Operating Dry Cleaners

In order to remain eligible for future reimbursement of cleanup costs from the Dry Cleaner Environmental Response Fund (DERF), the owner or operator of the dry cleaning facility must implement enhanced pollution prevention measures within 90 days of the date of this letter. These measures are found in Section 292.65 (5) (a) 2, Wis. Statutes, and s. NR 169.11 (2), Wis. Adm. Code. In accordance with Section 292.65 (8) (f), Wis. Stats., the maximum amount of money that DERF can reimburse to any facility is $500,000. The enhanced pollution prevention measures include:

- all wastes must be managed in accordance with federal and state hazardous waste rules;
- dry cleaning product or wastewater may not be discharged into any sanitary sewers, septic tanks, or any waters of the State;
- a containment structure must entirely surround and be capable of containing any spill or release of a dry cleaning product from a dry cleaning machine or other equipment;
- the floor within any containment structure must be sealed and be impervious to dry cleaning product;
- perchloroethene must be delivered to the dry cleaning facility by means of a closed, direct coupled delivery system.

In order to retain eligibility, you will need to verify that you have implemented these pollution prevention measures. Additional documentation, such as invoices and photographs of any enhanced pollution prevention measures you implement, can be used to provide verification.

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 Jim Walden at 608-267-7572, or at james.walden@wisconsin.gov.

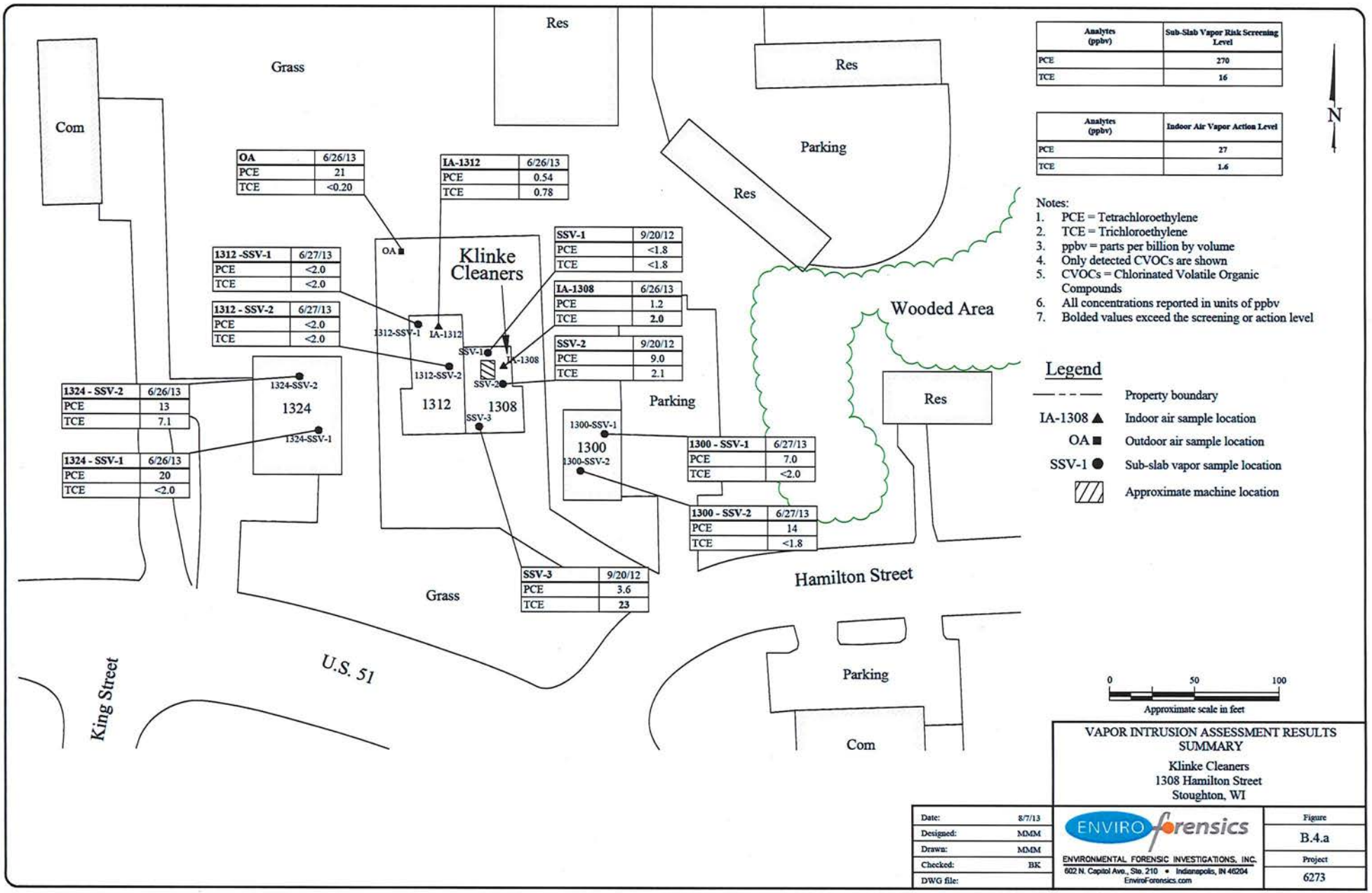
Sincerely,

Linda Hanefeld, Team Supervisor
South Central Remediation & Redevelopment Program

Attachments:

- Remaining Soil Contamination map B.2.b
- Soil vapor results map B.4.a

cc: Brian Kappen - Enviroforensics



Analytes (ppbv)	Sub-Slab Vapor Risk Screening Level
PCE	270
TCE	16

Analytes (ppbv)	Indoor Air Vapor Action Level
PCE	27
TCE	1.6

Notes:
1. PCE = Tetrachloroethylene
2. TCE = Trichloroethylene
3. ppbv = parts per billion by volume
4. Only detected CVOCs are shown
5. CVOCs = Chlorinated Volatile Organic Compounds
6. All concentrations reported in units of ppbv
7. **Bolded values exceed the screening or action level**

Legend

- Property boundary
- IA-1308 ▲ Indoor air sample location
- OA ■ Outdoor air sample location
- SSV-1 ● Sub-slab vapor sample location
- Approximate machine location

VAPOR INTRUSION ASSESSMENT RESULTS SUMMARY

Klinke Cleaners
1308 Hamilton Street
Stoughton, WI

Date:	8/7/13
Designed:	MMM
Drawn:	MMM
Checked:	BK
DWG file:	

ENVIRO forensics
ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC.
602 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204
EnviroForensics.com

Figure
B.4.a

Project
6273

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

Case Closure - GIS Registry

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. Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided. Any section of the form not relevant to the case closure request must be fully filled out or explained on a separate page and attached to the relevant section of this form. 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.).

Site Information

BRRTS No.	Parcel ID No.		
02-13-551967			
BRRTS Activity (Site) Name	**WTM Coordinates**		
	X	Y	
Klinke Dry Cleaners Stoughton	42.9187300	-89.2359000	
Street Address	**City**	**State**	**ZIP Code**
1308 Hamilton Street	Stoughton	WI	53589

Responsible Party (RP) Name			
Richard Klinke			
Company Name			
Klinke Enterprises			
Street Address	**City**	**State**	**ZIP Code**
4518 Monona Drive	Madison	WI	53716
Phone Number	**Email**		
(608) 620-7659	richard@klinkecleaners.com		

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

Environmental Consultant Name			
Brian Kappen			
Consulting Firm			
Environmental Forensic Investigations Inc.			
Street Address	**City**	**State**	**ZIP Code**
N16 W23390 Stone Ridge Drive, Suite G	Waukesha	WI	53188
Phone Number	**Email**		
(317) 972-7870	bkappen@enviroforensics.com		
Acres Ready For Use	Voluntary Party Liability Exemption Site? ○ Yes ◉ No		

Fees and Mailing of Closure Request

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

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

   ☒ $1,050 Closure Fee

   ☒ $300 Database Fee for Soil

   ☐ $350 Database Fee for Groundwater or Other Condition (MW Not Abandoned)

   Total Amount of Payment $ $1,350.00

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

Site Summary

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

A. **Site Location**: Describe the physical location of the site, both generally and specific to its immediate surroundings.
The site is located at 1308 Hamilton Street in the City of Stoughton, Dane County. The Site is bound by City of Stoughton property to the north; Hamilton Street and Hwy 51 to the south; and commercial properties to the east and west. The adjacent commercial properties to the east and west are currently occupied by a Subway® restaurant and an automotive repair facility, respectively. The surrounding area consists of a mix of residential and commercial properties.

B. **Prior and current site usage**: Specifically describe the current and historic occupancy and types of use.
The Site is improved with a one story building and asphalt parking and driveway areas. There are no surface water features or private wells on the Site. The Site building is divided into two spaces identified by separate addresses: 1308 is occupied by Klinke; and 1312 is a leased space currently occupied by Insty Cash & Pawn. The property has been utilized for dry cleaning services since the early 1990s.

C. Describe how and when site contamination was discovered.
Tetrachloroethene was detected in subsurface soil during a preliminary site assessment in 2008. The amount of chemical released, the duration of the release, and the specific release areas or locations are unknown.

D. Describe the type(s) and source(s) or suspected source(s) of contamination.
Tetrachloroethene and its degradation products.

E. Other relevant site description information (or enter Not Applicable).
No other relevant site description applicable.

F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.
Klinke Dry Cleaners Stoughton . BRRTS# 02-13-551967

G. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to this site, and those impacted by contamination from this site.
Not Applicable, no BRRTS activities adjacent to the site.

H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
Based on the City of Stoughton Zoning Map (http://www.ci.stoughton.wi.us/vertical/sites/%7BAD56022C-1B67-4258-BBEF-C30CBAFA5F7C%7D/uploads/Stoughton_Zoning_E_Size_April_2013.pdf), the site and surrounding properties to the east, west, and south are zoned commercial. The property to the north is zoned Industrial (park). The relevant section of the zoning map is presented in Attachment G.

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.
Site soil beneath the building slab was observed to consist of sand to a depth of between 3 and 4 feet, followed by sandy clay and then clay to approximately 9 feet bgs. Sand is encountered below the clay layer to a maximum depth of 15 feet.

ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
Sand fill is present immediately beneath the building and asphalt parking lot at a thickness ranging from 1 to 4 feet.

iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.
Bedrock was not reached by the investigative soil borings (20 feet maximum depth).

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).
Surface cover is primarily building and asphalt parking lot. Grass is present around the perimeter.

B. Groundwater

Save...

i. **Discuss depth to groundwater and piezometric elevations.** Describe and explain depth variations, and whether free product affects measurement or water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.

Groundwater was encountered at a depth of approximately 18.5 feet bgs in unconsolidated sediment (soil boring B-1). No monitoring wells were installed at the site; no variation in groundwater elevation was measured.

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

Not Applicable, no monitoring wells were installed at the site.

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

Not Applicable, no monitoring wells were installed at the site..

iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.

No potable or municipal wells within 1200 feet of site.

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.

June 16, 2008: Northern Environmental conducted a Phase II Environmental Site Assessment (ESA), consisting of soil sample collection from two soil borings. The ESA report was dated August 7, 2008.

September 20, 2012 EnviroForensics conducted site investigation activities including:

- Soil boring and sampling beneath the Site building using hand auger and direct-push methods;
- Grab groundwater sampling using direct-push methods; and
- Sub-slab vapor sampling at the Site building.

The results of the September 2012 investigation were presented in the Site Investigation Progress Report 1, dated March 4, 2013.

June 26-27, 2013 EnviroForensics conducted further site investigation activities including:

- Additional sub-slab vapor sampling at the Site building and at two adjacent off-site buildings; and
- Indoor air sampling at the Site building

The results of the June 2013 investigation activities were presented in the Site Investigation Progress Report 2, dated August 20, 2013. No other investigation activities have been performed since the August 20, 2013 submittal.

ii. Identify whether contamination extends beyond the source property boundary, describe the off-site media (e.g., soil, groundwater, etc.) impacted, and the vertical and horizontal extent of off-site impacts.

Soil contamination does not extend beyond the Site. Groundwater contamination detected is suspected to be coming from an off-site source. Tetrachloroethene and trichloroethene were detected in sub-slab vapor in the commercial buildings to the east and west at concentrations below screening levels.

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 on or off of the source property.

B. Soil

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

Soil contamination was detected only in one shallow sample collected from a boring advanced east of the site building. The impact is likely associated with an isolated surface release.

ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.

A soil sample collected at 2-4 feet bgs from soil boring B2000 (east of site building) contained PCE at a concentration of 24.6 ug/kg, which exceeds the soil to groundwater RCL of 4.5 ug/kg. No VOCs were detected above the laboratory detection limits in a deeper sample collected at B2000, or in samples collected from hand auger boring beneath the

building.

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.

RCLs were calculated according to the procedures listed in WDNR publication RR-890 and listed in the supporting RCL table.

C. Groundwater

i. Describe degree and extent of groundwater contamination at or from this site. 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.

Grab groundwater sample B-1 contained PCE at a concentration of 3.1 micrograms per liter (ug/l), which exceeds the PAL of 0.5 ug/l. Toluene was also detected at a concentration just above the detection limit but below applicable standards.

A historical release of PCE to the subsurface is known to have occurred at the nearby former Stark property (BRRTS# 02-13-556611), which is located to the west-southwest of the Site. Although not substantiated, this release may have contributed or caused the PCE impacts to groundwater detected at the Klinke facility (see environmental report by Seymour Environmental Services, Inc). As can be seen on Figures 2 and 3 in the Seymour Environmental Services, Inc. report, groundwater appears to flow toward the Klinke facility from the former Stark facility at certain times of the year. Concentrations of PCE similar to that detected at the Klinke facility have been confirmed in groundwater monitoring well MW-1 located near the Pizza Hut property (1424 US Hwy 51). This well is located about 350 feet northeast of the former Stark property in the direction of groundwater flow. The Klinke facility is located approximately 750 feet from the former Stark property in the direction of groundwater flow. The grab water sample collected from boring B-1 had a slightly lower concentration of PCE (3.1 ug/l) than that detected in MW-1 located near the Pizza Hut (3.8 ug/l). This would be an expected result, as concentrations of compounds in groundwater tend to decrease with distance from the source.

ii. Describe the presence of free product at the site, including the thickness, depth, and locations.

No free product was observed at the site.

D. Vapor

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

A total of nine (9) sub-slab vapor samples were collected at the Site and commercial buildings to the east (1300 Hamilton Street) and west (1324 Hwy 51). The sub-slab vapor samples were collected in batch-certified 1-Liter vacuum canisters and analyzed for VOCs according to US EPA Method TO-15. Samples collected from the separate leased space of the Site building and from off-site properties were analyzed for PCE and associated compounds only.

Indoor air samples were collected from the two separate spaces that comprise the Site building. Additionally, an outdoor air sample designated "OA" was collected to evaluate background conditions. The outdoor air sample canister was placed near the northwest corner of the parking lot at the Site, which was determined to be up-wind at the start of sampling. The indoor and outdoor air samples were collected in 6-Liter vacuum canisters, regulated to collect an 8-hour time-integrated sample. Indoor air samples were collected from the breathing space (i.e. 3 to 5 feet above the floor).

Prior to indoor air sampling, an inspection of each space was conducted to identify and inventory materials that could potentially contribute to indoor air conditions, unrelated to vapor intrusion issues. A visual inspection was also conducted to identify cracks or other penetrations of the concrete floor (i.e. floor drains, sumps, etc.) that could be direct conduits for impacted vapors to migrate into the occupied space. The inspections did not identify conditions that could affect indoor air sampling results.

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).

Sub-slab soil vapor contaminant concentrations were compared to WDNR vapor risk screening levels (VRSLs), which are based on US EPA's regional screening levels with an attenuation factor of 0.1 for sub-slab samples and a 0.1 adjustment for a 1 x 10-5 lifetime cancer risk for carcinogens.

Within the Site building, VOCs were not detected above laboratory detection limits in sub-slab vapor sample SSV-1. However, several VOC were detected in sub-slab samples SSV-2 and SSV-3. TCE was detected at a concentration of 23 parts per billion by volume (ppbv) in SSV-3, which exceeds the VRSL of 16 ppbv established for this compound. TCE was the only compound detected in sub-slab vapor samples that exceeded VRSLs.

Save...

The sub-slab vapor samples collected from 1324 Hwy 51 (Conant Automotive) contained PCE at concentrations of 20 ppbv and 13 ppbv, respectively, which are less than the non-residential VRSL of 270 ppbv established for this compound. Sample 1324-SSV-2, which was collected from the north half of the building, also contained TCE at a concentration less than the VRSL of 16 ppbv established for this compound.

The sub-slab vapor samples collected from 1300 Hamilton Street (Subway) contained PCE at concentrations of 7.0 ppbv and 14 ppbv, respectively, which are less than the non-residential VRSL of 270 ppbv. No other compounds were detected in the sub-slab vapor samples collected from 1300 Hamilton Street.

Indoor air contaminant concentrations were compared to Vapor Action Levels (VAL) calculated according to the procedures described in WDNR Publication RR-800. Both indoor air samples contained PCE and TCE at concentrations above method detection limits. The concentrations of these compounds in sample IA-1312, collected from the leased portion of the Site building, were below the VALs. The concentration of TCE in sample IA-1308, collected from the Klinke Cleaners space, was 2.0 ppbv which exceeds the VAL of 1.6 ppbv. However, it was determined during subsequent communications with the property owner that Laidlaw brand Volatile Dry Spotter (VDS), which consists primarily of TCE, is actively used at the facility.

The concentration of PCE in the outdoor air sample (21 ppbv) was more than an order-of-magnitude higher than the PCE concentration in the indoor air samples. The outdoor air sample was collected from the northwest corner of the parking lot at the Site, bordered by empty lots to the north and west. A cursory review of nearby properties did not identify potential PCE sources in the area. The source of PCE in the outdoor air sample is unknown.

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 surface water pathway was not assessed because surface water features are not present on the Site or adjacent properties.

ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.

Not applicable.

4. Remedial Actions Implemented and Residual Levels at Closure

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

No remedial actions were performed.

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

No immediate or interim actions were performed.

C. Describe the *active* remedial actions taken at the site, including: type of remedial system(s) used for each media impacted; 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 performed.

D. Provide a discussion of the nature, degree and extent of residual contamination that will remain at the site or on off-site affected properties after case closure.

Shallow soil in the immediate vicinity of soil boring B2000 (east of site building) will contain residual PCE at a concentration of approximately 24.6 ug/kg. The vertical extent of PCE soil impacts in this area is less than 12 feet bgs based on sample results, and likely less than 8 feet based on lithology.

Groundwater in this area may contain residual PCE at a concentration below the enforcement standard. However, the comprehensive site assessment data suggests that the groundwater impact is associated with an off-site source as described in Section C(i).

E. Describe the remaining soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds Residual Contaminant Levels established under s. NR 720. 12 , the ch. NR720, Wis. Adm. Code, for protection of human health from direct contact.

The concentration of residual soil contamination is below direct contact RCLs.

F. Describe the remaining soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.

Shallow soil in the immediate vicinity of soil boring B2000 (east of site building) will contain residual PCE at a

concentration of approximately 24.6 ug/kg, exceeding the soil to groundwater RCL of 4.5 ug/kg. The vertical extent of PCE soil impacts in this area is less than 12 feet bgs based on sample results, and likely less than 8 feet based on lithology.

G. 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.

Soil samples collected from the hand-auger borings located beneath the slab in close proximity to the dry cleaning machines did not contain PCE. A low concentration of PCE was detected in one shallow soil sample collected from exterior boring B2000; however, the vertical extent of PCE impact did not extend to the depth of the water table. Clay was present from 2 to 8 feet bgs in this location. Based on these results, there does not appear to be a significant source of VOC in Site soil and lithology is expected to limit vertical migration. Therefore, an engineering control is not deemed necessary.

H. 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).

No groundwater remedy is needed.

I. Identify how all exposure pathways were removed and/or adequately addressed by immediate and/or remedial action(s) described above in paragraphs, B, C, D, E and F.

Exposure pathways consist of direct contact with soil and groundwater, and inhalation of vapors. Direct-contact exposure to soil is currently prevented by surface cover materials (i.e. asphalt, concrete and buildings). There is no private water well at the Site and shallow groundwater is not extracted or used in any way. There are no surface water features at the Site or surrounding properties. Vapor intrusion assessments did not identify indoor air exposure. Therefore, there are no complete exposure pathways at the Site.

J. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.

Not applicable.

K. 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.

One grab groundwater sample collected from a temporary well contained PCE at a concentration exceeding the PAL. However, soil investigation data indicates that the groundwater impact was not caused by a release at the Site and no monitoring wells were installed.

L. 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.

TCE was detected at a concentration of 23 parts per billion by volume (ppbv) in SSV-3, which exceeds the VRSL of 16 ppbv established for this compound. The concentration of TCE in indoor air sample IA-1308, collected from the Klinke Cleaners space, was 2.0 ppbv which just exceeds the VAL of 1.6 ppbv. However, it was determined during subsequent communications with the property owner that Laidlaw brand Volatile Dry Spotter (VDS), which consists primarily of TCE, is actively used at the facility. Therefore, it was determined that the vapor intrusion pathway is not complete.

M. 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.

Not applicable.

5. Continuing Obligations: Situations where a maintenance plan(s) and inclusion on DNR's GIS Registry are required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: Maintenance Plans and GIS Registry	Maintenance Plan (s) Required in Attachment D	GIS Registry Listing
	A. On-Site	B. Off-Site			
i.	☐	☐	Engineering Control/Barrier for Direct Contact	✓	✓
ii.	☐	☐	Engineering Control/Barrier for Groundwater Infiltration	✓	✓
iii.	☐	☐	Vapor Mitigation - post closure passive system	✓	✓
iv.	☐	☐	Vapor Mitigation - post closure active system	✓	✓
v.	☒	☒	None of the above scenarios apply to this case closure	NA	NA

Save...

6. Continuing Obligations: Situations where inclusion on DNR's GIS Registry is required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: GIS Registry Only	GIS Registry Listing
	A. On-Site	B. Off-Site		
i.	☒	☐	Residual soil contamination exceeds ch. NR 720 generic or site-specific RCLs	✓
ii.	☐	☐	Sites with groundwater contamination equal to or greater than the ch. NR 140, enforcement standards (ES)	✓
iii.	☐	☐	Monitoring wells: lost, transferred or remaining in use	✓
iv.	☐	☐	Structural Impediment (not as a performance standard)	✓
v.	☐	☐	Residual soil contamination remaining at ch. NR 720 Industrial Use levels	✓
vi.	☐	☐	Vapor intrusion may be future, post-closure issue if building use or land use changes	✓
vii.	☐	☐	None of the above scenarios apply to this case closure	NA

7. 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. SPS 310, Wis. Adm. Code, exist on the property? ○ Yes ◉ No

C. If the answer to question 7b is yes, is the leak detection system currently being monitored? ○ Yes ○ No

Data Tables (Attachment A)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form.All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General directions for Data Tables:

- Use bold and italics font on information of importance on tables and figures. Use **bold font** for ch. NR 140, Wis. Adm. Code, groundwater enforcement standard (ES) attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, groundwater preventive action limit (PAL) standard attainments or exceedances.
- 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. Pre-remedial Soil Analytical Table, etc).
- For required documents, each table (e.g., A.1., A.2., etc.,) should be a separate PDF.

A. Data Tables

A.1. **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, any potable wells and any other wells, extraction wells and any potable wells for which samples have been collected.

A.2. **Pre-remedial Soil Analytical Table(s):** Table(s) showing the soil analytical results and collection dates - prior to conducting the interim and/or remedial action. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).

A.3. **Post-remedial Soil Analytical Table(s):** Table(s) showing the post-remedial action soil analytical results and collection dates. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).

A.4. **Pre and Post Remaining Soil Contamination Soil Analytical Table(s):** Table(s) showing only the pre and post remedial action soil analytical results that exceed a Residual Contaminate Level (RCL) or a Site-Specific Residual Level (SSRCL).

A.5. **Vapor Analytical Table**: 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

Save...

and results of communication testing.

A.6. **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, time period for sample collection, method and results sampling.

A.7. **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.

A.8. **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 and Figures (Attachment B)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions for all Maps and Figures:

- If any map or figure is not relevant to the case closure request, you must fully explain the reason(s) why and attach that explanation (properly labeled with the map/ figure title) in Attachment B.
- 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 11x17 inches, in a portable document format (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.
- Do not use shading or highlights on any of the analytical tables.
- 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.

B.1. Location Maps

B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all impacted 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 on-site and applicable off-site 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 exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.

B.1.c. **RR Site Map:** From RR Sites Map (http://dnrmaps.wi.gov/sl/?Viewer=RR Sites) 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. **Pre-remedial Soil Contamination:** Figure(s) showing the sample location of all pre-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeded a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.

B.2.b. **Post-remedial Soil Contamination :** Figure(s) showing the sample location of all post-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

B.2.c. **Pre/Post Remaining Soil Contamination:** Figure(s) showing the only location of all pre and post remedial residual soil sample location(s) where unsaturated contaminated soil remains after remediation and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminate Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

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.

Save...

Display on one or more figures all of the following:

- Source location(s) and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
- Source location(s) and lateral and vertical extent if groundwater contamination exceeds a ch. NR 140 Enforcement Standard (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.1b)

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, Preventive Action Limit (PAL) and/or an Enforcement Standard (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 previously 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 remaining soil and groundwater contamination, including sub-slab, indoor air, soil vapor, 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)

Documentation of Remedial Action (Attachment C)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- 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 is "not applicable" to the site-specific circumstances, include a brief explanation to support that conclusion.
- If the documentation requested below has already been submitted to the Department, please note the title and date of the report for that particular document requested.

C.1. **Site investigation documentation,** that has not otherwise been previously submitted.

C.2. **Investigative waste** disposal documentation.

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.**

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 upon receiving conditional closure.

C.6. **Photos.** For sites 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 should be visible and discernible. Photographs must be labeled with the site name, the features shown, location and the date on which the photograph was taken.

C.7. **Other**. Include any other relevant documentation not otherwise noted above. (This section may remain blank)

Maintenance Plan(s) and Photographs (Attachment D)

Save...

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

When one or more "maintenance plans" are required for a site closure, include in each maintenance plan all required information listed below, and attach the plan(s) in Attachment D. The following "model" maintenance plans can be located at: (1) Maintenance plan for a engineering control or cover: http://dnr.wi.gov/topic/Brownfields/documents/maintenance-plan.pdf; and (2) Maintenance plan for vapor intrusion: http://dnr.wi.gov/topic/Brownfields/documents/appendix5_606.pdf.

D.1. **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) and all property boundaries.

D.2. **Brief descriptions** of the type, depth and location of residual contamination.

D.3. **Description of maintenance action(s)** required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.

D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter.

D.5. **Contact information,** including the name, address and phone number of the individual or facility who will be conducting the maintenance.

D.6 Photographs

D.6.a. 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.

D.6.b. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.

Monitoring Well Information (Attachment E)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

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) for all wells that will remain in-use, be transferred to another party or that could not be located. A figure of these wells should be included in Attachment B.3.d.

Select One:

- (●) No monitoring wells were required 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 description of efforts made to locate the "lost" wells.
  - [ ] One or more 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).
  - [ ] 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.

Save...

Notifications to Owners of Impacted Properties (Attachment F)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- State law requires that the responsible party provide a 30-day, written advance notice (i.e., a letter) 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 of Form 4400-286, Notification of Residual Contamination and Continuing Obligations, is required under ch. NR 725 for notifying property owners and right-of-way holders about residual contamination affecting their properties, and of continuing obligations which may be imposed. This form can be downloaded at http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf.

Check all that apply to the site-specific circumstances of this case closure:

	A. Impacted Source Property and Owner is not Conducting Cleanup	B. Impacted Right of Way	C. Impacted Off-Site Property Owner	Impacted Property Notification Situations: Ch. NR 726 Appendix A Letter
1.	☐	☐	☐	Residual groundwater contamination exceeds Ch. NR 140 Wis. Administrative Code enforcement standards.
2.	☐	☐	☐	Residual soil contamination that attains or exceeds standards is present after the remedial action is complete, and must be properly managed should it be excavated or removed.
3.	☐	☐	☐	An engineered cover or a soil barrier (e.g. pavement) must be maintained over contaminated soil for direct contact or groundwater infiltration concerns.
4.	☐	☐	☐	Industrial land use soil standards were used for the clean-up standard.
5.	☐	☐	☐	A vapor mitigation system (or other specific vapor protection) must be operated and maintained.
6.	☐	☐	☐	Vapor assessment needed if use changes.
7.	☐	☐	☐	Structural impediment.
8.	☐	☐	☐	Lost, transferred or open monitoring wells.
9.	☒	☒	☒	Not Applicable.

If any of the previous boxes in rows 1 thru 8 were checked, include the following as part of Attachment F:

- FORM 4400-246;
- Copy of each letter sent, 30 days or more prior to requesting closure; and
- Proof of receipt for each letter.
- For this site closure, 0 (number) property (ies) has/have been impacted, the owners have been notified, and copies of the letters and receipts are included in Attachment F.

Source Legal Documents (Attachment G)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form.All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Include all of the following documents, in this order, in Attachment G:

G.1. **Deeds - Source Property and Other Impacted Properties:** The most recent deed with legal descriptions clearly labeled for (1) the **Source Property** (where the contamination originated) and (2) all **off-source** (off-site) properties where letters were required to be sent per the ch. NR 700, Wis. Adm. Code, rule series (e.g., off-site cover maintenance required, lost monitoring well, off-site cover property impacts to groundwater exceeding the ch. NR 140, Wis. Adm. Code.

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.*

G.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.* (Lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

G.3. **Verification of Zoning**: Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.

G.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.

Save...

Signatures and Findings for Closure Determination

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

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

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

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

Engineering Certification

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

Printed Name | Title

Signature | Date | P.E. Stamp and Number

Hydrogeologist Certification

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

Brian Kappen
Printed Name

Hydrogeologist/ Project Manager
Title

Signature

05/09/2014
Date

Save...

A.1.

Groundwater Analytical Table

Klinke Cleaners

Stoughton, Wisconsin

Boring Identification	Sample Depth (feet BGS)	Date Sampled	Tetrachloroethene	Toluene
6273-B-1	18.5	9/20/2012	*3.1*	0.66
Public Health Enforcement Standard			**5**	**800**
Public Health Preventive Action Limit			*0.5*	*160*

Notes:

All concentrations reported in micrograms per liter (µg/l)

Samples analyzed using EPA SW-846 Method 8260

Bolded values are above the enforcement standard

Italicized values are above the Preventive Action Limit

A.2.

Pre-remedial Soil Analytical Table

Klinke Cleaners

Stoughton, Wisconsin

Boring Identification	Sample Depth (feet)	Sample Date	Saturated Sample	Soil Type	Tetrachloroethene
B1900, S101	**2-4**	6/16/2008	No	Clay	<18
B1900, S103	**12-14**	6/16/2008	No	Sand	<18
B2000, S101	**2-4**	6/16/2008	No	Clay	*24.6*
B2000, S103	**12-14**	6/16/2008	No	Sand	<18
6273-HA-1	**0-1**	9/20/2012	No	Fill	<22
6273-HA-1	**4-4.85**	9/20/2012	No	Clay	<19
6273-HA-2	**0-1**	9/20/2012	No	Fill	<15
6273-HA-2	**4-5.15**	9/20/2012	No	Clay	<19
Industrial RCL [1]					***153,000***
Residential RCL [1]					**30,700**
Soil to Goundwater RCL [1]					*4.5*

Notes:

[1] Residual Contaminant Levels are determined using the EPA Residual Screening Levels (RSL) calculator according to the procedures described in WDNR Publication RR-890

All concentrations reported in micrograms per kilogram (µg/kg)
Samples analyzed using EPA SW-846 Method 8260
Italicized values exceed the Soil to Groundwater Residual Contaminant Level
RCL = Residual Contaminant Level

A.3.

Post Remedial Soil Analytical Table

Not relevant, no remediation activities implemented.

A.4.

Pre and Post Remaining Soil Contamination Soil Analytical Table

Klinke Cleaners

Stoughton, Wisconsin

Boring Identification	Sample Depth (feet)	Sample Date	Saturated Sample	Soil Type	Tetrachloroethene
B2000, S101	**2-4**	6/16/2008	No	Clay	*24.6*
Industrial RCL [1]					***153,000***
Residential RCL [1]					**30,700**
Soil to Goundwater RCL [1]					*4.5*

Notes:

[1] Residual Contaminant Levels are determined using the EPA Residual Screening Levels (RSL) calculator according to the procedures described in WDNR Publication RR-890

All concentrations reported in micrograms per kilogram (µg/kg)

Samples analyzed using EPA SW-846 Method 8260

Italicized values exceed the Soil to Groundwater Residual Contaminant Level

RCL = Residual Contaminant Level

A.5.

Vapor Analytical Table 1

On-Site Sub-Slab Vapor Results

Klinke Cleaners

Stoughton, Wisconsin

Sample Identification	Sample Date	Helium Shroud Leak Detection (Pass/ Fail)	Tetrachloroethene	Trichloroethene	Benzene	Ethylbezene	Toluene	1,2,4-Trimethylbenzene	m- & p-Xylene	o-Xylene
6273-SSV-1	9/20/2012	Pass	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8
6273-SSV-2	9/20/2012	Pass	9.0	2.1	6.6	5.8	19	3.0	7.6	3.3
6273-SSV-3	9/20/2012	Pass	3.6	**23**	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
Vapor Risk Screening Level [1]			**270**	**16**	**49**	**110**	**57,000**	**62**	**1,000**	**1,000**

Notes:

[1] The Vapor Risk Screeing Levels are based on U.S. E.P.A.'s Regional Screening Levels (RSL's) for non-residential indoor air with an attenuation factor of 0.1 for sub-slab samples a 0.1 adjustment for 1 x 10-5 lifetime cancer risk for carcinogens

Samples analyzed according to EPA Method TO-15

All concentrations reported in units in parts per billion by volume (ppbv)

Leak detection using helium as a tracer gas was conducted prior to sample collection

All sub-slab vapor samples were collected in 1-liter vacuum canisters

Bolded values exceed the Vapor Risk Screening Level

A.5.
Vapor Analytical Table 2
Off-Site Sub-Slab Vapor Results
Klinke Cleaners
Stoughton, Wisconsin

Sample Identification	Sample Date	Helium Shroud Leak Detection (Pass/ Fail)	Tetrachloroethene	Trichloroethene
6273-1324-SSV-1	6/26/2013	Pass	20	<2.0
6273-1324-SSV-2	6/26/2013	Pass	13	7.1
6273-1312-SSV-1	6/27/2013	Pass	<2.0	<2.0
6273-1312-SSV-2	6/27/2013	Pass	<2.0	<2.0
6273-1300-SSV-1	6/27/2013	Pass	7.0	<2.0
6273-1300-SSV-2	6/27/2013	Pass	14	<1.8
Vapor Risk Screening Level [1]			**270**	**16**

Notes:

[1] The Vapor Risk Screeing Levels are based on U.S. E.P.A.'s Regional Screening Levels (RSL's) for non-residential indoor air with an attenuation factor of 0.1 for sub-slab samples a 0.1 adjustment for 1 x 10-5 lifetime cancer risk for carcinogens

Samples analyzed according to EPA Method TO-15

Leak detection using helium as a tracer gas was conducted prior to sample collection

All sub-slab vapor samples were collected in 1-liter vacuum canisters

Bolded values exceed the Vapor Risk Screening Level

A.5.
Vapor Analytical Table 3
Indoor/Outdoor Air Results
Klinke Cleaners
Stoughton, Wisconsin

Sample Identification	Sample Date	Tetrachloroethene	Trichloroethene
6273-IA-1308	6/26/2013	1.2	**2.0**
6273-IA-1312	6/26/2013	0.54	0.78
6273-OA	6/26/2013	21	<0.20
Vapor Action Level [1]		**27**	**1.6**

Notes:

[1] The Vapor Action Levels are based on U.S. E.P.A.'s Regional Screening Levels (RSL's) for non-residential indoor air with a 0.1 adjustment for 1 x 10-5 lifetime cancer risk for carcinogens

All concentrations reported in units in parts per billion by volume (ppbv)

Bolded values exceed the Vapor Action Level

A.5.

Vapor Analytical Table 1

On-Site Sub-Slab Vapor Results

Klinke Cleaners

Stoughton, Wisconsin

Sample Identification	Sample Date	Helium Shroud Leak Detection (Pass/ Fail)	Tetrachloroethene	Trichloroethene	Benzene	Ethylbezene	Toluene	1,2,4-Trimethylbenzene	m- & p-Xylene	o-Xylene
6273-SSV-1	9/20/2012	Pass	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8
6273-SSV-2	9/20/2012	Pass	9.0	2.1	6.6	5.8	19	3.0	7.6	3.3
6273-SSV-3	9/20/2012	Pass	3.6	**23**	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
Vapor Risk Screening Level [1]			**270**	**16**	**49**	**110**	**57,000**	**62**	**1,000**	**1,000**

Notes:

[1] The Vapor Risk Screeing Levels are based on U.S. E.P.A.'s Regional Screening Levels (RSL's) for non-residential indoor air with an attenuation factor of 0.1 for sub-slab samples a 0.1 adjustment for 1 x 10-5 lifetime cancer risk for carcinogens

Samples analyzed according to EPA Method TO-15

All concentrations reported in units in parts per billion by volume (ppbv)

Leak detection using helium as a tracer gas was conducted prior to sample collection

All sub-slab vapor samples were collected in 1-liter vacuum canisters

Bolded values exceed the Vapor Risk Screening Level

A.5.
Vapor Analytical Table 2
Off-Site Sub-Slab Vapor Results
Klinke Cleaners
Stoughton, Wisconsin

Sample Identification	Sample Date	Helium Shroud Leak Detection (Pass/ Fail)	Tetrachloroethene	Trichloroethene
6273-1324-SSV-1	6/26/2013	Pass	20	<2.0
6273-1324-SSV-2	6/26/2013	Pass	13	7.1
6273-1312-SSV-1	6/27/2013	Pass	<2.0	<2.0
6273-1312-SSV-2	6/27/2013	Pass	<2.0	<2.0
6273-1300-SSV-1	6/27/2013	Pass	7.0	<2.0
6273-1300-SSV-2	6/27/2013	Pass	14	<1.8
Vapor Risk Screening Level [1]			**270**	**16**

Notes:

[1] The Vapor Risk Screeing Levels are based on U.S. E.P.A.'s Regional Screening Levels (RSL's) for non-residential indoor air with an attenuation factor of 0.1 for sub-slab samples a 0.1 adjustment for 1 x 10-5 lifetime cancer risk for carcinogens

Samples analyzed according to EPA Method TO-15

Leak detection using helium as a tracer gas was conducted prior to sample collection

All sub-slab vapor samples were collected in 1-liter vacuum canisters

Bolded values exceed the Vapor Risk Screening Level

A.5.
Vapor Analytical Table 3
Indoor/Outdoor Air Results
Klinke Cleaners
Stoughton, Wisconsin

Sample Identification	Sample Date	Tetrachloroethene	Trichloroethene
6273-IA-1308	6/26/2013	1.2	**2.0**
6273-IA-1312	6/26/2013	0.54	0.78
6273-OA	6/26/2013	21	<0.20
Vapor Action Level [1]		**27**	**1.6**

Notes:

[1] The Vapor Action Levels are based on U.S. E.P.A.'s Regional Screening Levels (RSL's) for non-residential indoor air with a 0.1 adjustment for 1 x 10-5 lifetime cancer risk for carcinogens

All concentrations reported in units in parts per billion by volume (ppbv)

Bolded values exceed the Vapor Action Level

A.6

Other Media of Concern

Not relevant, no samples for other media of concern were collected.

A.7

Water Level Elevations

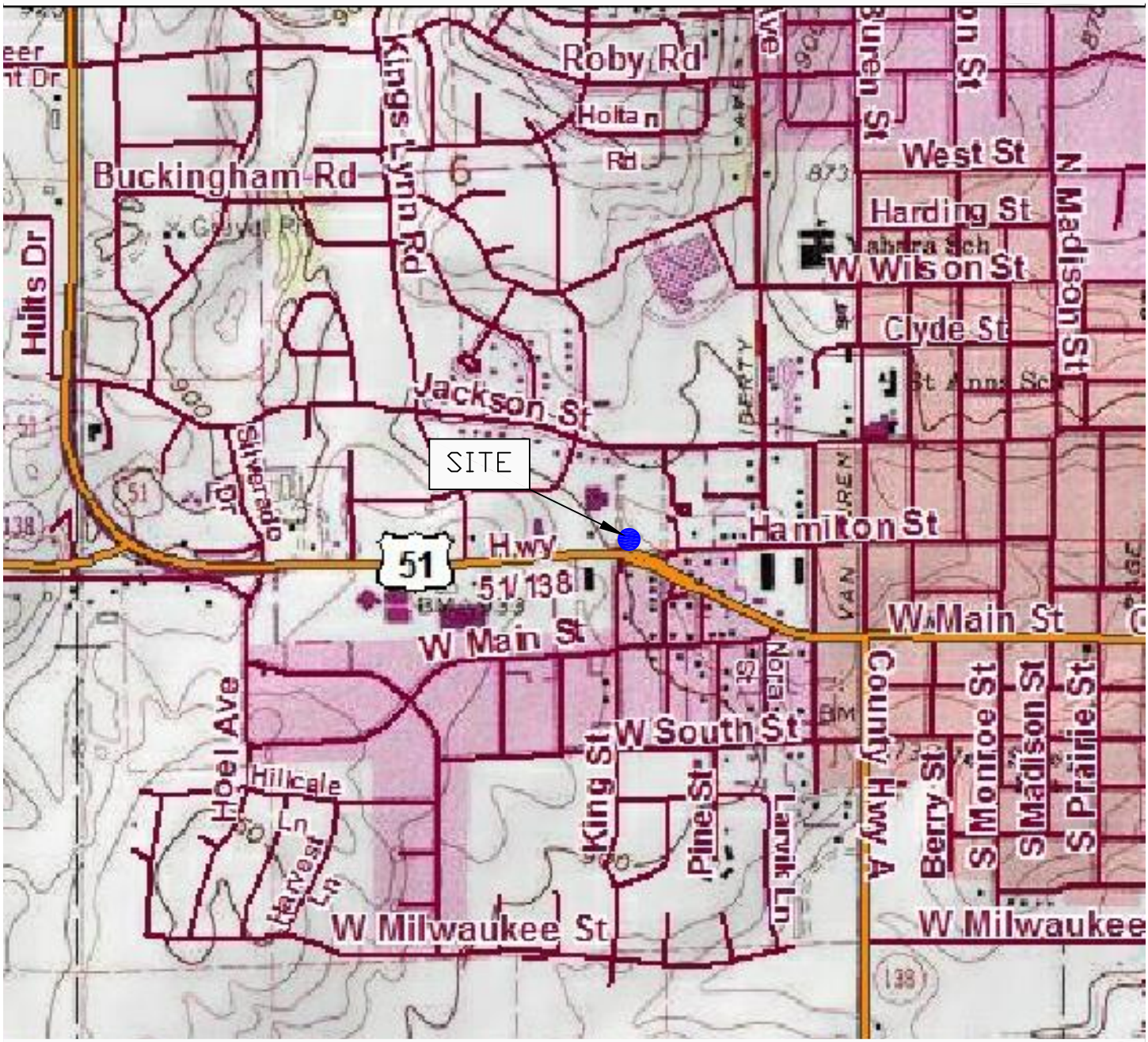
Not relevant, no monitoring

wells were installed.

A.8

Other

Not relevant, no additional data were generated or collected.



Scale 1:24,000

1 1/2 0 1 Mile

1000 0 1000 2000 3000 4000 5000 6000 7000 Feet

1 .5 0 1 Kilometer

N

Source: US Geological Survey, Stoughton, Wisconsin Quadrangle, 7.5 Minute Series, 1982

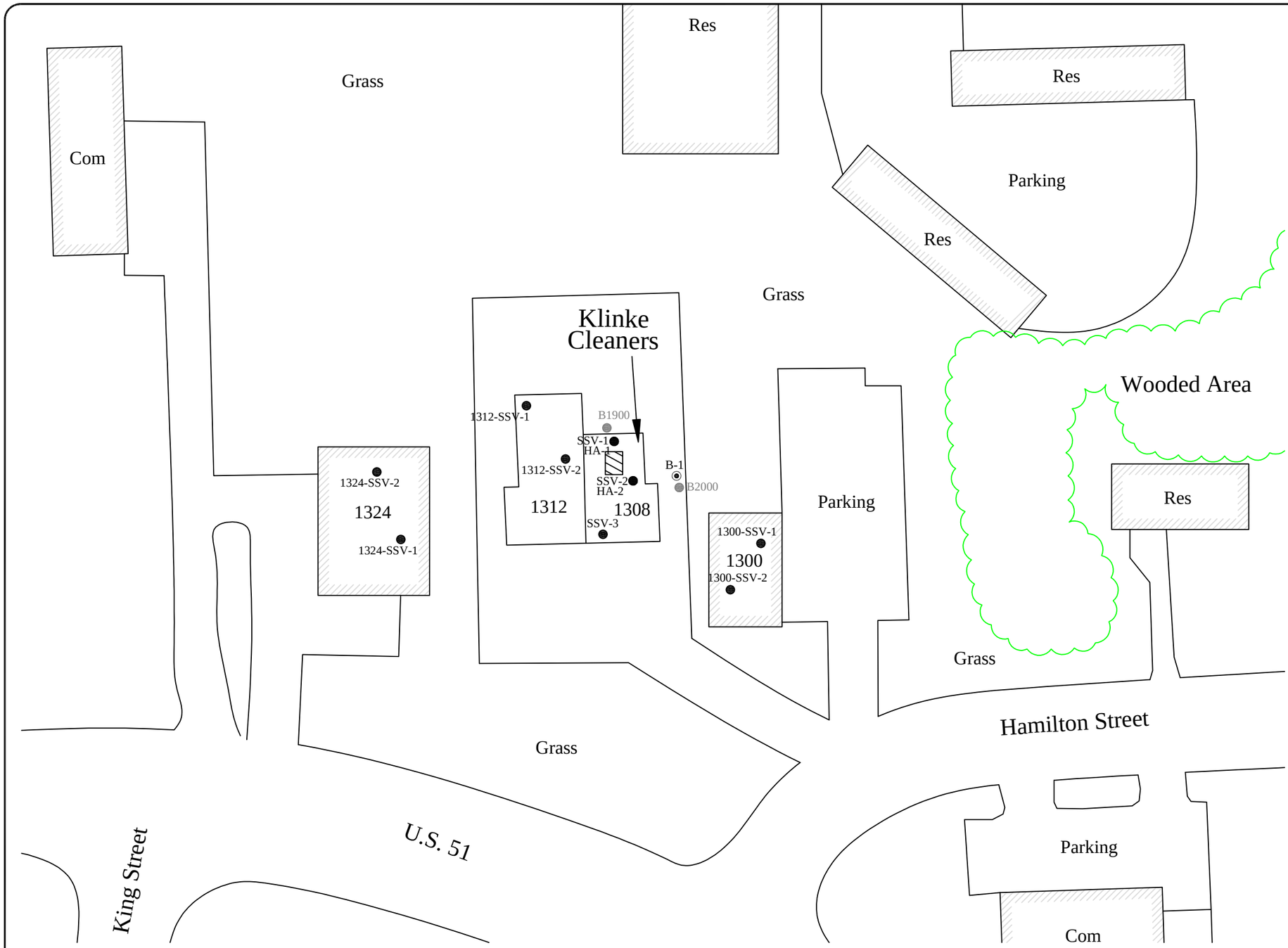
No.	Date	Revision	Approved

ENVIRO forensics
ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC.
601 N Capitol Ave., Ste 210 • Indianapolis, IN 46204

Date:	07/03/12
Designed:	NJ
Drawn:	NJ
Checked:	WF

SITE LOCATION MAP
Klinke Cleaners
1308 Hamilton Street
Stoughton, Wisconsin

Figure
B.1.a
Project



SITE LAYOUT MAP

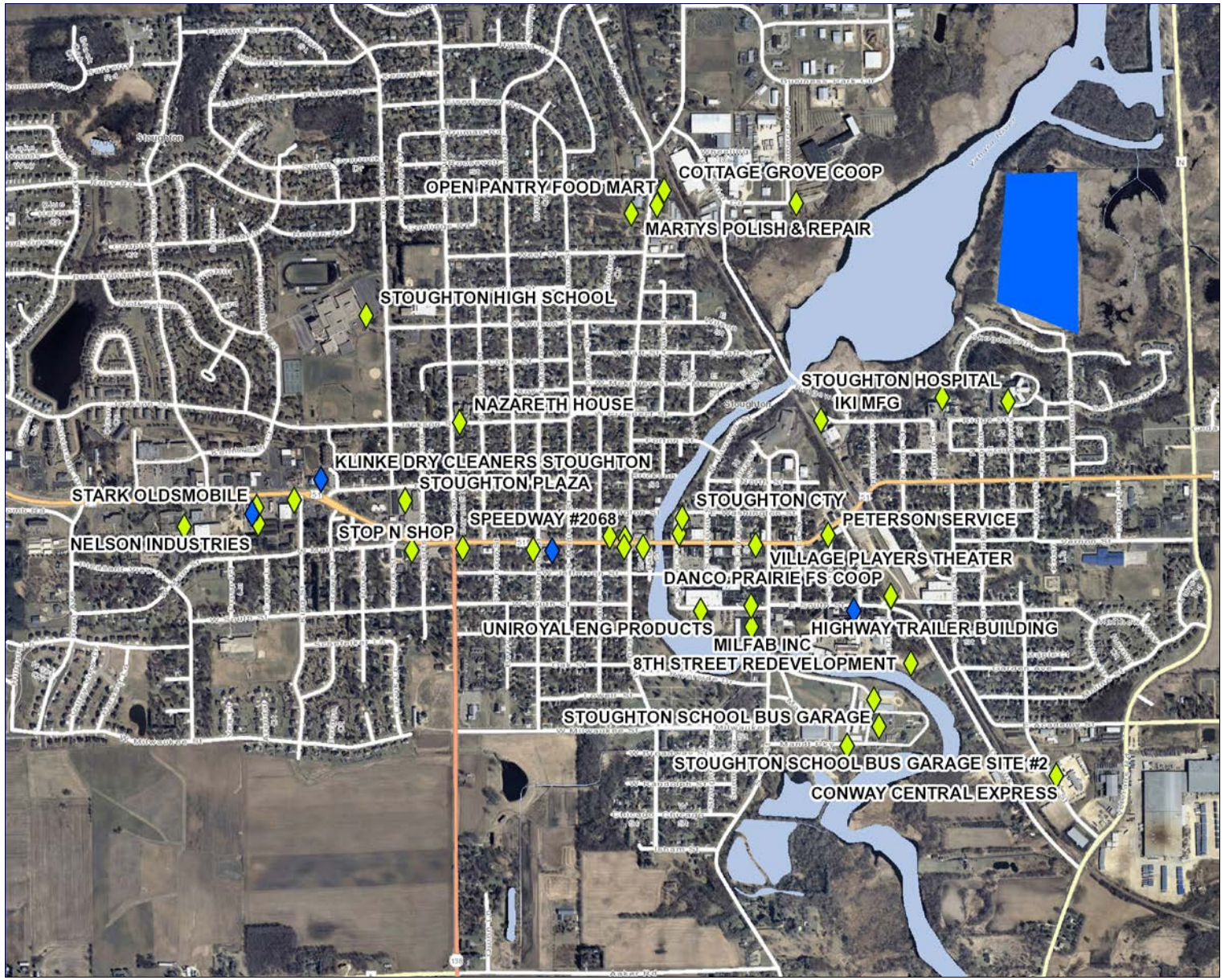
Klinke Cleaners
1308 Hamilton Street
Stoughton, Wisconsin

Date:	12/5/12
Designed:	NJ
Drawn:	MMM
Checked:	WF
DWG file:	

ENVIRO forensics
ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC.
602 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204
EnviroForensics.com

Figure	B.1.b
Project	6273

B.1.c. RR Site Map



Legend

- Open Site (ongoing cleanup)
- Open Site Boundary
- Closed Site (completed cleanup)
- Closed Site Boundary
- Airport
- 2010 Air Photos (WROC)
- Cities
- Villages

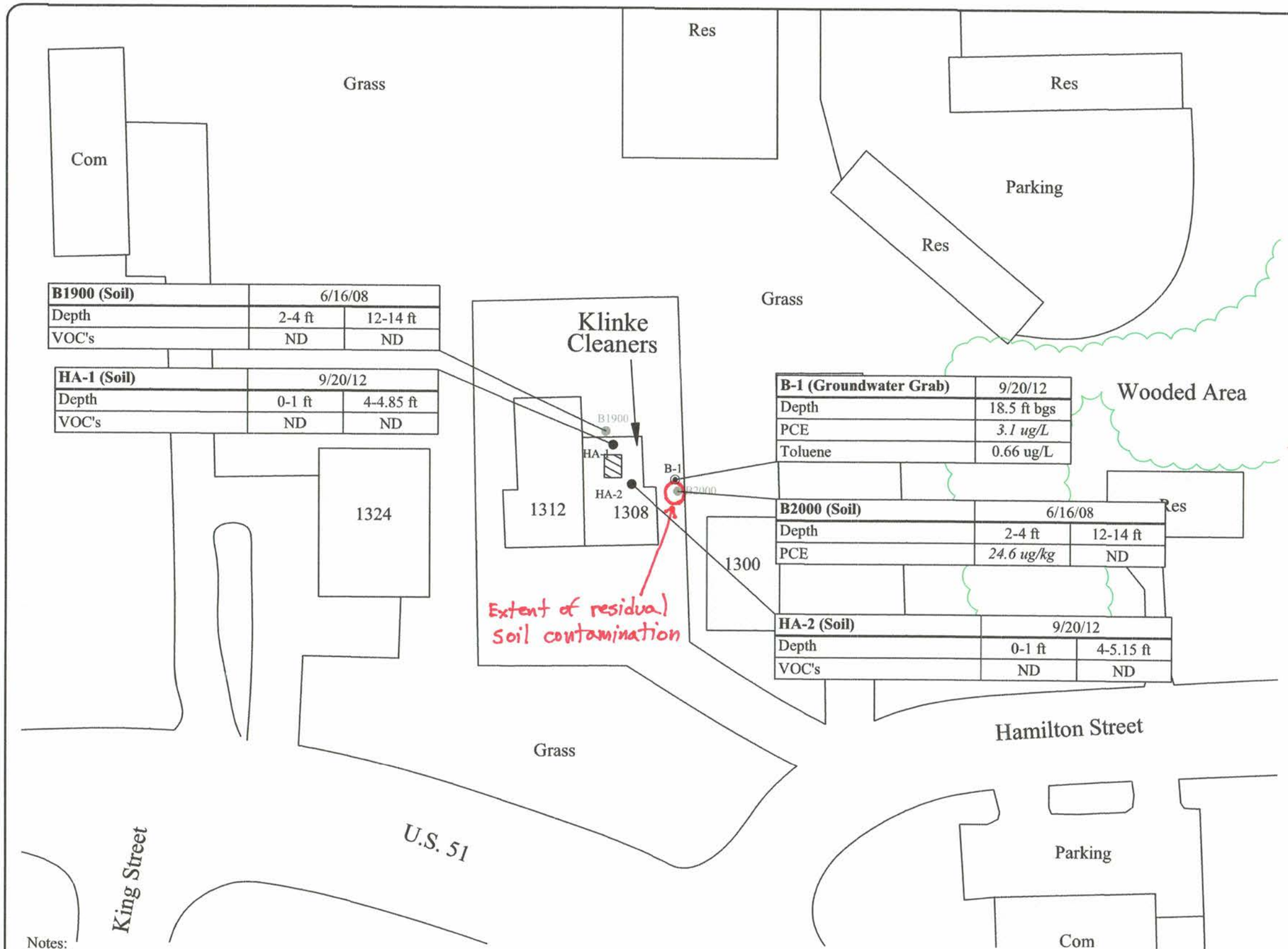
Notes

0.6 0 0.32 0.6 Miles

NAD_1983_HARN_Wisconsin_TM

1: 20,000

Note: Not all sites are mapped.



B1900 (Soil)	6/16/08	
Depth	2-4 ft	12-14 ft
VOC's	ND	ND

HA-1 (Soil)	9/20/12	
Depth	0-1 ft	4-4.85 ft
VOC's	ND	ND

B-1 (Groundwater Grab)	9/20/12
Depth	18.5 ft bgs
PCE	*3.1 ug/L*
Toluene	0.66 ug/L

B2000 (Soil)	6/16/08	
Depth	2-4 ft	12-14 ft
PCE	*24.6 ug/kg*	ND

HA-2 (Soil)	9/20/12	
Depth	0-1 ft	4-5.15 ft
VOC's	ND	ND

Legend

Detect Compounds in Groundwater Grab		
Analytes (ug/L)	Public Health Enforcement Standards	Public Health Preventive Action Limit
PCE	**5**	*0.5*
Toluene	**800**	*160*

1. Shaded and Bolded values exceed the Public Health Enforcement Standard
2. Bolded and Italicized values exceed the Public Health Preventive Action Limit
3. All concentrations reported in micrograms per liter (ug/L)
4. Samples analyzed using EPA SW-846 Method 8260

Detected Compounds in Soil Samples			
Analytes (ug/kg)	Industrial RCL 1	Non-Industrial RCL 1	Soil to Groundwater RCL 1
PCE	**153,000**	**30,700**	*4.5*

1. Shaded and Bolded values indicate an exceedance of the Industrial Residual Contaminant Level
2. Bolded values exceed Residential Residual Contaminant Level
3. Italicized values exceed Soil to groundwater Residual Contaminant Level

- Property boundary
- Approximate location of dry cleaning machine
- HA-1 ● Hand Auger location
- B-1 ◉ Direct-push boring location
- B1900 ● Soil boring location (Northern Environmental)

N

0 50 100

Approximate scale in feet

Notes:
1. ND = No VOC compounds detected
2. PCE = Tetrachloroetheylene
3. TCE = Trichloroethylene
4. ug/kg = Micrograms per kilogram
5. ug/L = Micrograms per Liter
6. Micrograms per cubic meter (ug/m3)
7. 1 = Residual Contaminant Levels are determined using the EPA Residual Screening Levels (RSL) calculator according to procedures described in WDNR Publication RR-890

SOIL AND GRAB GROUNDWATER ANALYTICAL RESULTS

Klinke Cleaners
1308 Hamilton Street
Stoughton, Wisconsin

Date:	12/5/12
Designed:	NJ
Drawn:	MMM
Checked:	WF
DWG file:	

ENVIRO forensics
ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC.
602 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204
EnviroForensics.com

Figure B.2.a

Project 6273

B.2.b

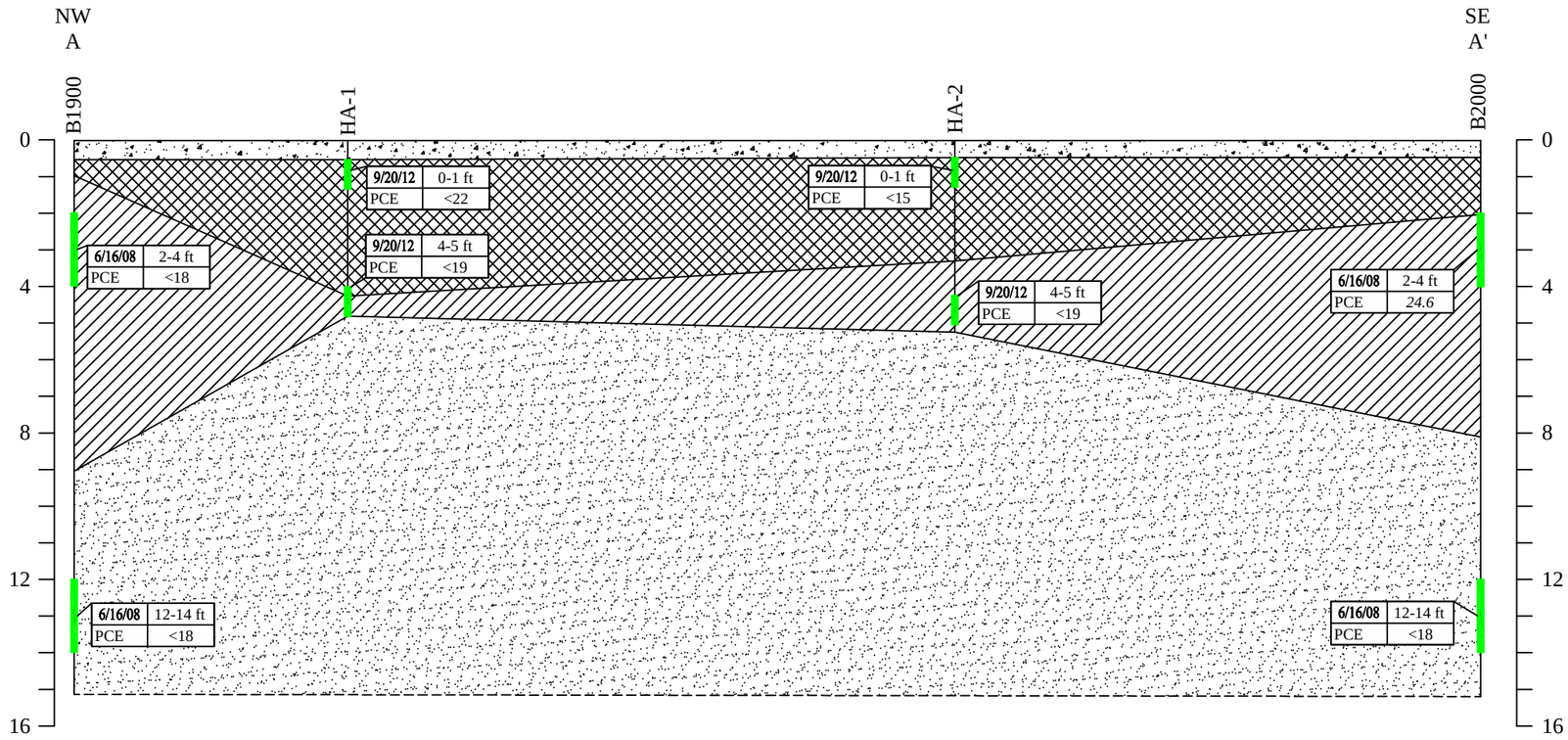
Post-remedial Soil Contamination

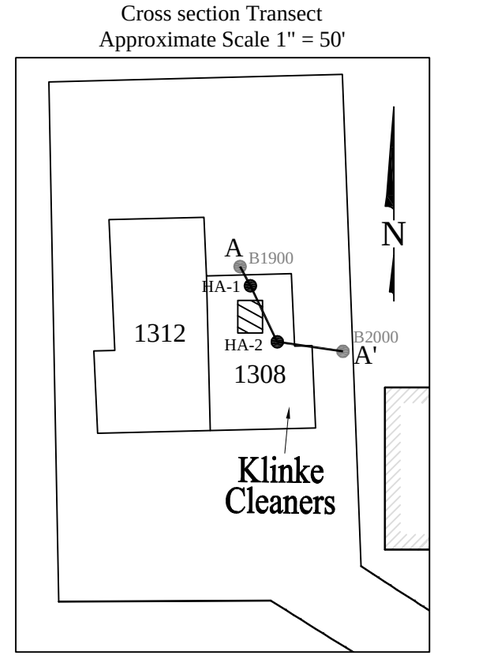
Not relevant, no remediation activities implemented.

B.2.C

Pre/Post Remaining Soil Contamination

Not relevant, no remediation activities implemented.





Approximate location of dry cleaning machine

HA-1 ● Hand Auger location

B1000 ● Soil boring location (Northern Environmental)

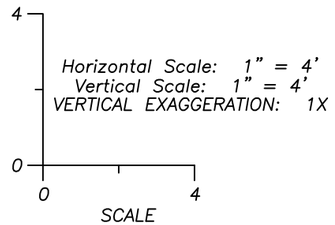
Legend

- Concrete
- Fill
- Sand
- Clay
- Soil sample depth interval
- Dashed boundaries are inferred

Detected Compounds in Soil Samples

Analytes (ug/kg)	Industrial RCL	Residential RCL	Soil to Groundwater RCL
PCE	**153,000**	**30,700**	*4.5*

1. Italicized values exceed Soil to groundwater Residual Contaminant Level
2. PCE = Tetrachloroethylene



CROSS SECTION A-A'

Klinke Cleaners
1308 Hamilton Street
Stoughton, WI

Date:	10/10/13
Designed:	xx
Drawn:	EB
Checked:	KH
DWG file:	6273-0070

ENVIRO forensics
ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC.
602 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204
EnviroForensics.com

Figure
B.3.a

Project
6273

B.3.b

Groundwater Isoconcentration

No monitoring wells were installed as part of the response action. Grab groundwater sample B-1 contained PCE at a concentration of 3.1 micrograms per liter (ug/l), which exceeds the PAL of 0.5 ug/l. A historical release of PCE to the subsurface is known to have occurred at the nearby former Stark property (BRRTS# 02-13-556611), which is located to the west-southwest of the Site. This release may have contributed or caused the PCE impacts to groundwater detected at the Klinke facility (see environmental report by Seymour Environmental Services, Inc). As can be seen on Figures 2 and 3 in the Seymour Environmental Services, Inc. report, groundwater appears to flow toward the Klinke facility from the former Stark facility at certain times of the year. Concentrations of PCE similar to that detected at the Klinke facility have been confirmed in groundwater monitoring well MW-1 located near the Pizza Hut property (1424 US Hwy 51). This well is located about 350 feet northeast of the former Stark property in the direction of groundwater flow. The Klinke facility is located approximately 750 feet from the former Stark property in the direction of groundwater flow. The grab water sample collected from boring B-1 had a slightly lower concentration of PCE (3.1 ug/l) than that detected in MW-1 located near the Pizza Hut (3.8 ug/l). This would be an expected result, as concentrations of compounds in groundwater tend to decrease with distance from the source.

B.3.c

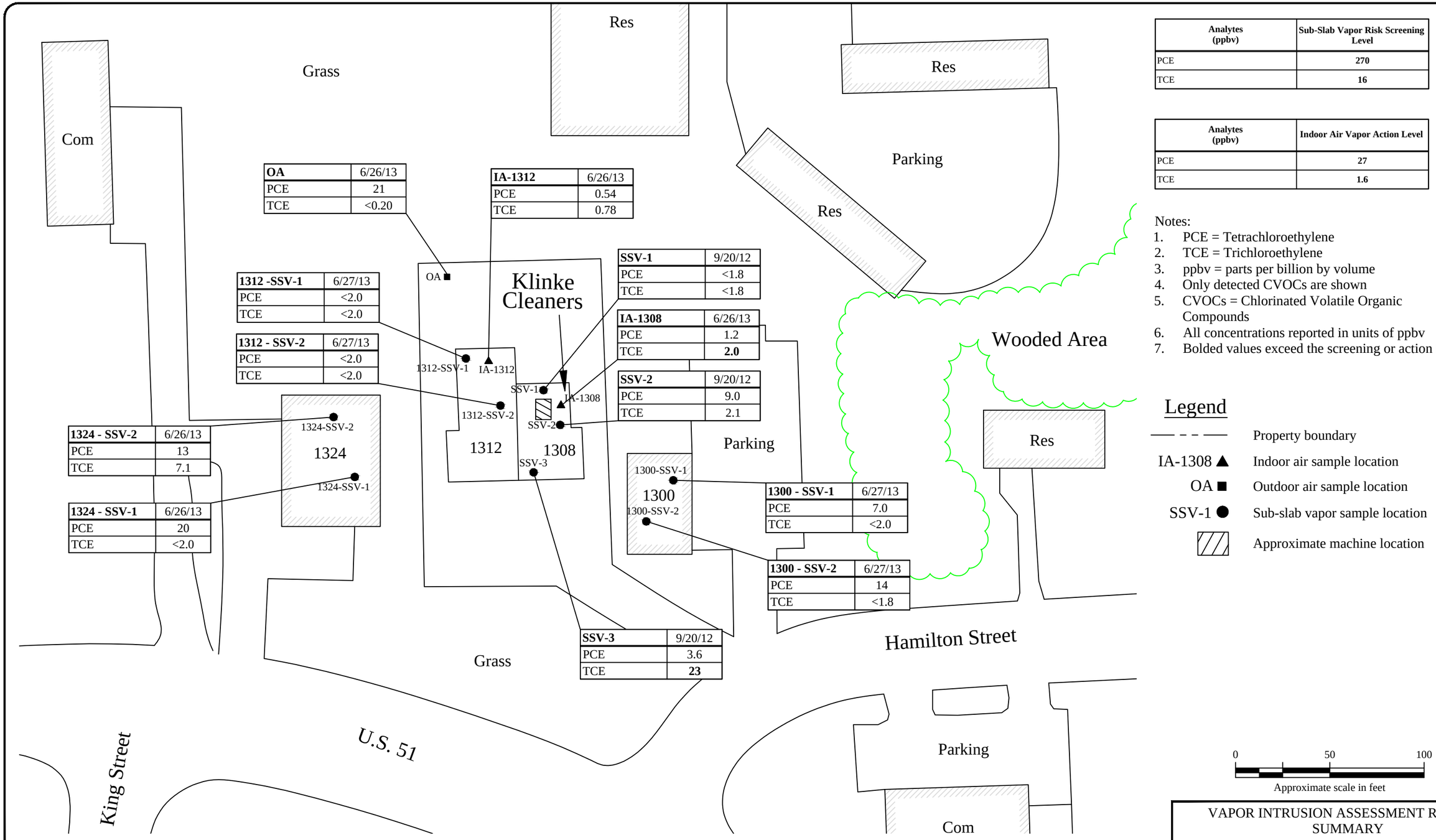
Groundwater Flow Direction

Not relevant, no wells installed.

B.3.d

Monitoring Wells

Not relevant, no wells installed.



OA	6/26/13
PCE	21
TCE	<0.20

IA-1312	6/26/13
PCE	0.54
TCE	0.78

1312 -SSV-1	6/27/13
PCE	<2.0
TCE	<2.0

1312 - SSV-2	6/27/13
PCE	<2.0
TCE	<2.0

SSV-1	9/20/12
PCE	<1.8
TCE	<1.8

IA-1308	6/26/13
PCE	1.2
TCE	**2.0**

SSV-2	9/20/12
PCE	9.0
TCE	2.1

1324 - SSV-2	6/26/13
PCE	13
TCE	7.1

1324 - SSV-1	6/26/13
PCE	20
TCE	<2.0

1300 - SSV-1	6/27/13
PCE	7.0
TCE	<2.0

1300 - SSV-2	6/27/13
PCE	14
TCE	<1.8

SSV-3	9/20/12
PCE	3.6
TCE	**23**

Analytes (ppbv)	Sub-Slab Vapor Risk Screening Level
PCE	**270**
TCE	**16**

Analytes (ppbv)	Indoor Air Vapor Action Level
PCE	**27**
TCE	**1.6**

N

Notes:
1. PCE = Tetrachloroethylene
2. TCE = Trichloroethylene
3. ppbv = parts per billion by volume
4. Only detected CVOCs are shown
5. CVOCs = Chlorinated Volatile Organic Compounds
6. All concentrations reported in units of ppbv
7. Bolded values exceed the screening or action level

Legend

- Property boundary
- IA-1308 ▲ Indoor air sample location
- OA ■ Outdoor air sample location
- SSV-1 ● Sub-slab vapor sample location
- Approximate machine location

0 50 100

Approximate scale in feet

VAPOR INTRUSION ASSESSMENT RESULTS SUMMARY

Klinke Cleaners
1308 Hamilton Street
Stoughton, WI

Date:	8/7/13
Designed:	MMM
Drawn:	MMM
Checked:	BK
DWG file:	

ENVIRO forensics
ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC.
602 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204
EnviroForensics.com

Figure
B.4.a

Project
6273

B.4.b

Other Media of Concern

Not relevant, all media of concern are reported.

B.4.c

Other

Not Applicable.

Documentation of Remedial Action (Attachment C)

DISCLAIMER

Documents contained in Attachment C of the Case Closure – GIS Registry (Form 4400-202) are not included in the electronic version (GIS Registry Packet) available on RR Sites Map to limit file size.

For information on how to obtain a copy or to review the file, please contact the Remediation & Redevelopment (RR) Environmental Program Associate (EPA) at dnr.wi.gov/topic/Brownfields/Contact.html

D.1.

Location map

Not relevant, no maintenance plans are required for closure.

D.2.

Brief description of residual contamination

Not relevant, no maintenance plans are required for closure.

D.3.

Description of maintenance action

Not relevant, no maintenance plans are required for closure.

D.4.

Inspection log

Not relevant, no maintenance plans are required for closure.

D.5.

Contact information

Not relevant, no maintenance plans are required for closure.

D.6.

Photographs

Not relevant, no maintenance plans are required for closure.

E

Monitoring Well Information

No monitoring wells were required as part of the response action.

Attachment F

Notifications to Owners of Impacted Properties

Sub-slab vapor sample 1324-SSV-2, collected from 1324 Hwy 51 (Contant Automotive), contained TCE at a concentration of 7.1 ppbv (see Attachment B.4.a). This concentration is below the non-residential screening level of 16 ppbv, but exceeds the residential screening level of 3.9 ppbv. Therefore, a vapor intrusion assessment would be required at the 1324 Hwy 51 property if land use changes to residential. However, there is no evidence that a release at the source property has impacted 1324 Hwy 51. The following observations support the conclusion that sub-slab vapor impacts detected at 1324 Hwy 51 are associated with a separate source:

1. The PCE concentrations detected in sub-slab vapor are higher at the 1324 Hwy 51 property than those detected at the source property.

2. The sub-slab vapor samples collected from 1312 Hamilton Street, which is between the dry cleaner space and 1324 Hwy 51, did not contain PCE or TCE.

Based on this evaluation of the vapor intrusion assessment data, a property owner notification for 1324 Hwy 51 should not be a requirement for case closure.

Attachment G.1

Deed

☆

DOCUMENT NO.

QUIT CLAIM DEED

DANE COUNTY
REGISTER OF DEEDS

Doc No 3031947

1998-10-19 10:42 AM
Trans. Fee EXEMPT #15S
Rec. Fee 10.00
Pages 1

000456

Recording Area

Name and Return Address

Atty. Craig R. Johnson
900 John Nolen Dr., #130
Madison, WI 53713

JAMES M. KLINKE and MARSHA L. KLINKE, husband and wife quit-claims to **KLINKE STOUGHTON, LLC** the following described real estate in **Dane** County, State of Wisconsin:

58-0511-064-7023-0
(Parcel Identification Number)

Lot Three (3), Abel Plat, in the City of Stoughton, Dane County, Wisconsin.

This **is not** homestead property.

Dated this 26th day of December, 1997 to take effect January 1, 1998.

* JAMES M. KLINKE

Marsha L Klinke

* MARSHA L. KLINKE

*

*

AUTHENTICATION

Signature(s) of James M. Klinke and Marsha L. Klinke

authenticated this 26th day of December, 19 97.

signature
CRAIG R. JOHNSON
type or print name

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney Craig R. Johnson
Madison, Wisconsin

ACKNOWLEDGMENT

STATE OF WISCONSIN
_____ COUNTY

Personally came before me this ____ day of _____, ____ the above named _____ to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

signature
type or print name _____

Notary Public _____ County, Wisconsin.
My commission is permanent. (If not, state expiration date: _____, 19___.)

*Names of persons signing in any capacity should be typed or printed below their signatures.

10/
120

1/10

Attachment G.2

Plat Map

SURVEYOR'S CERTIFICATE

I, George A. Weir, Registered Professional Land Surveyor, hereby Certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of Arlan Abel, agent for the owners of said lands, I have surveyed divided and mapped the ABEL PLAT in the City of Stoughton, Dane County, Wisconsin, and that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed and that this land is located within and described to wit:
Part of the Southwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4 of Section 06, Township 05 North, Range 11 East, City of Stoughton, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of said Section 06; Thence, along the South line of the Southeast 1/4, S86°38'26"W, 692.39 feet, to the extension of the West right-of-way of Lincoln Avenue; Thence, along said West right-of-way, N01°55'20"W, 297.94 feet, to the Point of Beginning of this description. Thence S86°44'20"W, 132.26 feet; Thence S01°58'00"E, 132.00 feet; Thence S86°44'20"W, 132.00 feet; Thence S01°58'06"E, 122.37 feet; Thence S86°38'26"W, 66.00 feet; Thence N01°58'06"W, 121.04 feet; Thence S86°38'26"W, 198.00 feet'; Thence S01°58'06"E, 129.04 feet; Thence S86°38'26"W, 103.19 feet; Thence N02°00'34"W, 14.00 feet; Thence S86°38'26"W, 163.16 feet; Thence N02°12'20"W, 115.02 feet; Thence S86°38'26"W, 117.20 feet; Thence N02°12'20"W, 496.28 feet; Thence, along a curve to the left, having a radius of 717.00 feet and a chord that bears N88°07'53"E, 0.79 feet; Thence N88°06'00"E, 781.09 feet; Thence S01°58'00"E, 277.28 feet; Thence N86°44'20"E, 132.32 feet; Thence S01°55'20"E, 66.02 feet, to the Point of Beginning of this description. Said parcel contains 428,420 square feet or 9.835 acres.

Dated this 12th of Sept., 1990 George A. Weir
George A. Weir, Professional Land Surveyor
S-0084J

OWNER'S CERTIFICATE OF DEDICATION

We, ARLAN ABEL and KARIN ABEL, as owners do hereby certify that as owners caused the lands described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

We, ARLAN ABEL and KARIN ABEL, as owners, do further certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

- Department of Agriculture, Trade and Consumer Protection
- Dane County Zoning and Natural Resources Committee
- Common Council, City of Stoughton
- Department of Transportation, Division of Highways and Transportation Services

As owners we do hereby restrict Lots 2 and 3 in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with United States highway 51 as as shown on this plat; it being expressly intended that this restriction shall constitute an restriction for the befit of the public according to Section 236.293 Wisconsin Statutes and shall be enforcable by the Department of Transportation, Division of Highways & Transportation Services.

IN WITNESS WHEREOF, the said ARLAN ABEL and KARIN ABEL has caused these presents to be executed this 12 day of Dec 1990.

ARLAN ABEL KARIN ABEL

STATE OF Minnesota)
COUNTY OF Hennepin) ss.

Personally came before me this 18th day of December 1990 the above names ARLAN ABEL and KARIN ABEL, to me known to be the persons that executed the foregoing instrument for the purposes therein contained.

LINDA B. BOX
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My commission expires 1-31-95

Notary Public: State of Minnesota
My Commission 1-31-96

CONSENT OF MORTGAGEE

FIRST NATIONAL BANK OF STOUGHTON, a Wisconsin Banking Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortagee of the lands described hereon, does hereby consent to the Surveying, dividing mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Arlan Abel and Karin Abel.

IN WITNESS WHEREOF, the said FIRST NATIONAL BANK OF STOUGHTON has caused these presents to be signed by Lloyd Hansel, President, and Dan Fowell, Vice President, at Stoughton, Wisconsin, and its corporate seal to be affixed hereunto this 19th day of DECEMBER, 1990.

FIRST NATIONAL BANK OF STOUGHTON

Lloyd Hansel, President DAN FOWELL, Vice President

STATE OF WISCONSIN)
COUNTY OF DANE) ss.

Personally came before me this 19 day of DECEMBER 1990, the above named Lloyd Hansel, President and Dan Fowell, Vice President to me known to be the persons who executed the foregoing instrument and acknowledge the same as such officers of First National Bank of Stoughton and by its authority for the purposes therein contained.

Bonnie K. Smithback
Notary Public, State of Wisconsin
My Commission Exp. 9-1-94

COMMON COUNCIL RESOLUTION
CITY OF STOUGHTON, WISCONSIN

"RESOLVED that the ABEL PLAT, being a subdivision in the SE 1/4 of Section 06, T05N, R11E, in the City of Stoughton, Dane County, Wisconsin, having approved by the City Planning Commission, be and the same, is hereby approved and that said resolution further provided for acceptance of those lands and rights dedicated by said ABEL PLAT to the City for public use."

I, JUDY A. KINNING, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the CITY of STOUGHTON, and that this plat was approved by the City Council of the CITY of STOUGHTON, Dane County, Wisconsin and furthermore certify that the conditions of said approval were fullfilled on the 20th day of December 1990.

JUDY A. KINNING, City Clerk

Curve Table

Name	Delta	Radius	Length	Bearing	Chord
1 - 2	83°09'22"	55.00	79.82	N 81°42'29" W	73.00
2 - 3	39°58'30"	55.00	57.37	S 26°43'35" W	54.98
3 - 4	61°12'20"	55.00	58.75	S 33°51'50" E	56.00
4 - 5	81°55'24"	55.00	78.64	N 74°34'18" E	72.11
1 - 5	286°15'38"	55.00	274.78	S 03°15'38" E	66.00
6 - 7	00°03'46"	717.00	0.79	N 88°07'53" E	0.79

Tangent Table

Point	Tangent Bearing
1	N 40°07'48" W
5	N 33°36'36" E
6	N 88°09'46" E

CERTIFICATE OF COUNTY TREASURER

I, JAMES H. AMUNDSON, being duly elected, qualified and acting Treasurer of the COUNTY of DANE, do hereby certify that the records in my office show no undeedemed tax sales and no unpaid taxes or special assessments as of this 21st day of DECEMBER 1990, affecting the lands included in the ABEL PLAT.

Bob Mueller Deputy
JAMES H. AMUNDSON, Dane County Treasurer

2238992

CERTIFICATE OF CITY TREASURER

I, JOHN D. NEAL, being duly appointed, qualified and acting Treasurer of the CITY of STOUGHTON, Dane County, Wisconsin, do herby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of this 20th day of December 1990 on any of the lands included in the ABEL PLAT.

JOHN D. NEAL, City Treasurer

TRANSFER
$ 114.00
FEE PAID

CERTIFICATE OF REGISTER OF DEEDS

Received for record the 21 day of DECEMBER 1990 at 1:49 o'clock P m. and recorded in Volume 56-98B of Plats on Pages 288

Jane Licht / Karin C. Suarez
JANE C. LICHT, Dane County Register of Deeds
DEPUTY CLERK

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., Hy 33 of the Wis. Admin. Code as provided by Sec. 236.12 (6) Wis. Stats., or by the County Planning Agency.

Certified this 10th day of December, 19 90.

Jeanne A Storm
Department of Agriculture, Trade & Consumer Protection

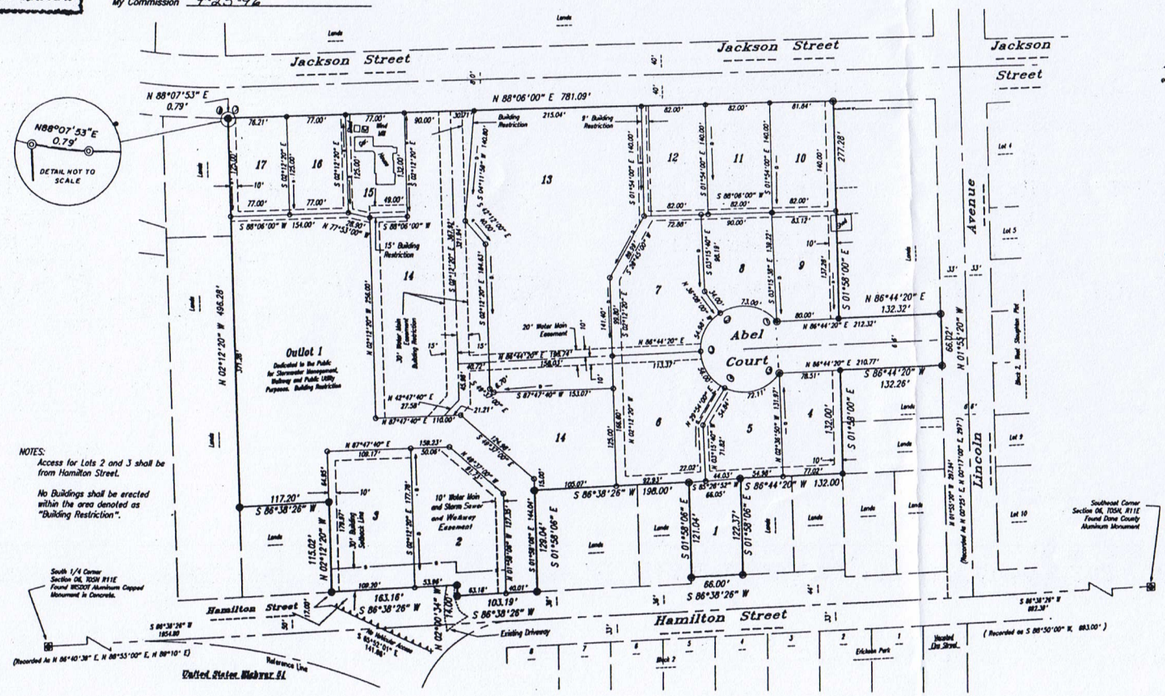
LEGEND

- Found Aluminum Monument
- 1" Iron Pipe Found
- 2" Iron Pipe Found
- 1" X 24" Steel Pipe Placed. Min Wt 1.13 lbs/ln ft
- 2" X 30" Steel Pipe Placed. Min Wt 3.65 lbs/ln ft

UTILITY EASEMENTS – No POLES or BURIED CABLES are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot or street line.
The disturbance of a survey stake by anyone is a violation of Section 236.32 of Wisconsin Statutes. Utility Easements as herein set forth are for the use of PRIVATE PUBLIC UTILITIES having the right to serve this plat. The use of these easements is not to be extended to Private or Public Private utilities such as Water, Sanitary Sewer and Storm Water Utilities, except where specifically noted on the plat or by specific authorization of the STOUGHTON ELECTRIC UTILITY.

All Distances are to the nearest hundredth of a foot.
All bearings are measured to the nearest 00°00'05"
All curve distances are chord measure.

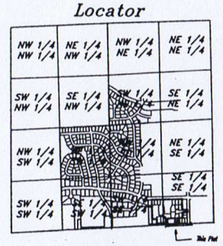
DRAINAGE ARROWS – Arrows indicate the direction of drainage swale construction during grading, said swales shall be maintained by the lot owner unless modified with the approval of the CITY ENGINEER.



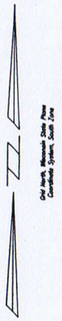
Lot Areas

Lot	Area sq.ft.
1	8,030
2	19,529
3	19,528
4	10,262
5	10,838
6	20,032
7	19,633
8	10,873
9	11,274
10	11,468
11	11,480
12	11,480
13	67,969
14	66,991
15	10,066
16	9,825
17	9,624
Outlot 1	78,734
Steet	22,971
Total Plat	428,420 = 9.84 acres

Locator



Section 06, T05N R11E
Scale 1" = 2000'



WISCONSIN
GEORGE A. WEIR
S-0843
Madison Wis.
LAND SURVEYOR

Scale 1" = 100'
100 50 0 100 200 300

Abel Plat

Part of the Southwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4 of Section 06, Township 05 North, Range 11 East, City of Stoughton, Dane County, Wisconsin.

George A. Weir, Professional Land Surveyor S-0843
Royal Oak Engineering, Madison, Wisconsin

Sheet 1 of 1 Sheet

Attachment G.3

Verification of Zoning

Zoning Map
City of Stoughton

- City of Stoughton Boundary
- City of Stoughton Tax Parcel Boundary
- Railroad
- Building Footprint
- Surface Water

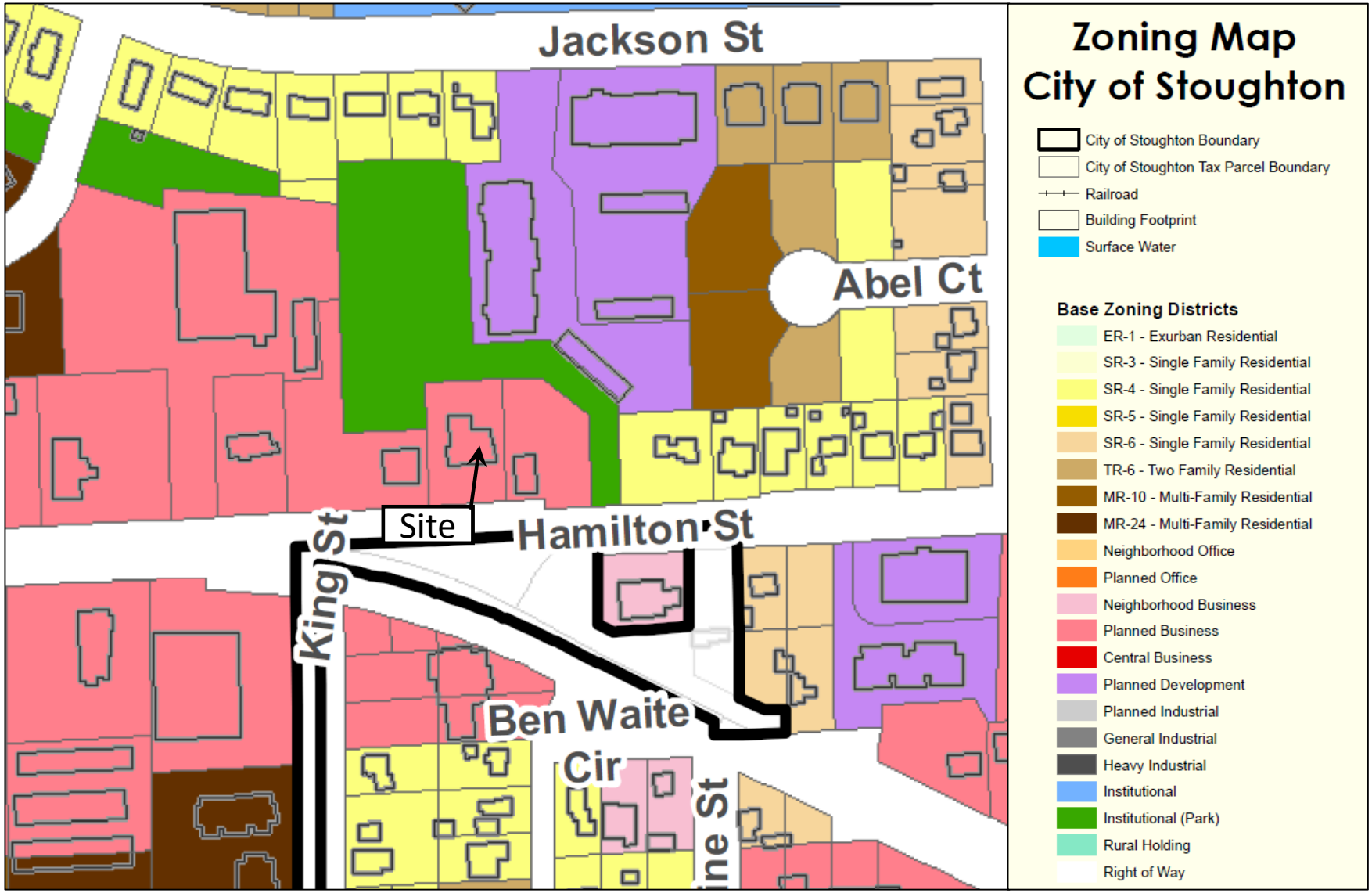
Base Zoning Districts

- ER-1 - Exurban Residential
- SR-3 - Single Family Residential
- SR-4 - Single Family Residential
- SR-5 - Single Family Residential
- SR-6 - Single Family Residential
- TR-6 - Two Family Residential
- MR-10 - Multi-Family Residential
- MR-24 - Multi-Family Residential
- Neighborhood Office
- Planned Office
- Neighborhood Business
- Planned Business
- Central Business
- Planned Development
- Planned Industrial
- General Industrial
- Heavy Industrial
- Institutional
- Institutional (Park)
- Rural Holding
- Right of Way

Adopted December 22, 2009
Revison April 5, 2013
Source: Dane County LIO

0 275 550 1,100 1,650
Feet

G.3 Relevant Section of City Zoning Map



Responsible Party Statement

Parcel Identification No. 58-0511-064-7023-0

1308 Hamilton Street

Stoughton, WI 53589

Lot Three (3), Abel Plat, in the City of Stoughton, Dane County, Wisconsin.

I, Richard Klinke, believe that the legal description provided above and on Dane County Register of Deeds Doc No. 3031947 (Attachment G.1) accurately describes the contaminated property.

Signature: Richard W Klinke II

Title: Owner

Date: 5/8/2014