



July 5, 2022

Chris Piotrowski
Medford Cooperative, Inc.
160 Medford Plaza
Medford WI 54451

Subject: Liability Clarification and “No Action Required” Determination Letter
Stetsonville Oil Clark, 115 South State Highway 13, Stetsonville, Wisconsin 54480
Parcel #: 11-00083-0004 & 181-00083-0005
BRRTS #: 07-61-554233

Dear Mr. Piotrowski:

The Wisconsin Department of Natural Resources (DNR) received a “No Action Required” determination request from Joe Ramcheck of Endeavor Environmental Services, Inc. on behalf of Medford Cooperative, Inc. on June 14, 2022 (Request) for the site location identified above (Property). The Request was submitted with the appropriate review fee.

The purpose of this letter is to provide Medford Cooperative, Inc. clarification as to environmental liabilities and current environmental conditions at the Property. Wisconsin Statutes (Wis. Stat.) § 292.55(1)(d)1 authorizes the DNR to issue a letter to a person seeking assistance concerning the liability of a person owning or leasing a property for environmental pollution at a property, the type and extent of environmental pollution at a property, the adequacy of an environmental investigation, or any other matter related to a request for assistance. This type of letter contains a DNR determination as to whether response actions are needed under Wisconsin Administrative Code (Wis. Admin. Code) chs. NR 700 to 799 based on the discharge of one or more hazardous substances, or the presence of environmental pollution at the Property. The DNR based this letter on review of the following environmental reports:

- No Action Required request, completed Form 4400-237, signed June 8, 2022, and received on June 14, 2022
- Limited Phase II Environmental Site Assessment submitted to the DNR on March 14, 2022
- DNR files for Stetsonville Oil Clark, BRRTS # 03-61-000357

PROPERTY USE

The Property consists of two parcels, Parcel A (181-00083-0004) and Parcel B (181-00083-0005). Parcel A is 0.51 acres and is improved by a 3,575 square foot single-story building occupied by a convenience store and auto service area. Five underground storage tanks (USTs), installed in 1992, are located north of the building and a canopy with three dispenser islands is located to the east of the building. The areas to the north, east and south of the building are paved. Parcel B is 0.2 acres and is completely paved.

BACKGROUND AND ENVIRONMENTAL SUMMARY

The Property has been historically utilized as a gas station and convenience store. A total of 14 USTs were removed from the Property in 1991. Soil samples collected and analyzed for total petroleum hydrocarbons (TPH) during the UST removal indicated that a petroleum release had occurred. To characterize the extent of contamination, 16 soil borings were advanced and five of those borings were converted into permanent monitoring wells. Soil and groundwater samples were analyzed for lead, TPH, and volatile organic compounds (VOCs). Several constituents exceeded soil cleanup goals and groundwater enforcement standards. Groundwater was encountered at approximately 8 feet below ground surface (bgs) and generally flowed to the southeast. Approximately 900 cubic yards of impacted soil was excavated in 1991 and 1992.

From 1995 to 2006, additional borings were advanced and monitoring wells were installed onsite and offsite to determine the extent of soil and groundwater contamination. In addition, a total of 41 private wells to the east and southeast of the Property were sampled. Soil and groundwater samples were analyzed for petroleum volatile organic compounds plus naphthalene (PVOCs + nap). Analytical results indicated that the soil impacts exceeding soil cleanup goals extended to the southeast of the former tank basin, below the State Hwy 13 right-of-way (ROW) and onto several adjacent properties (Soil Contamination Plume Map, attached). Additional soil excavation was not practicable due to the presence of State Highway 13 and structural impediments located onsite and on the adjacent properties to the east. Groundwater contamination extended to the east and southeast of the tank basin (Groundwater Contamination Plume Map, attached). PVOCs + nap concentrations generally decreased over time but still exceeded NR 140 enforcement standards.

The Property was closed with continuing obligations on March 5, 2012 (Final Case Closure with Continuing Obligations Letter, attached), which are summarized below:

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards
- Residual Contamination exists that must be properly managed should it be excavated or removed
- One or more monitoring wells were not located and must be properly filled and sealed if found
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed.

Endeavor Environmental Services, Inc. (Endeavor) submitted a Limited Phase II Environmental Site Assessment (Phase II ESA) to the DNR on March 14, 2022. The Phase II ESA was completed as part of a proposed property transaction. A total of five borings were advanced to a maximum depth of 16 feet bgs. A total of nine soil samples and five groundwater samples were collected and analyzed for PVOCs + nap. Soil samples collected from two borings (GP-4 and GP-5) advanced near the current dispenser islands exceeded soil cleanup goals for several PVOCs + nap constituents. Groundwater samples collected from the same borings exceeded enforcement standard or preventative action limits for several PVOCs + nap constituents.

The DNR reviewed the Phase II ESA on April 7, 2022, and requested that Endeavor assess the data obtained during the Phase II ESA to determine if a new hazardous substance discharge had occurred since the site was closed on March 5, 2012. Endeavor submitted their assessment via e-mail on April 12, 2022, and May 6, 2022. Based on the assessments submitted by Endeavor, the DNR determined that it was not apparent there was a new hazardous substance discharge, and due to the samples being collected in an area known to be contaminated from the hazardous substance discharge associated with BRRTS ID 03-61-000357, no additional action was required to address the impacts identified in the Phase II ESA. The DNR stated this is an e-mail sent to Endeavor on May 31, 2022.

DETERMINATIONS

Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700 to 799 require those who are responsible for a hazardous substance discharge or environmental pollution to take actions necessary to restore the environment to the extent practicable and minimize the harmful effects from the discharge to the air, lands or waters of the state. Wis. Stat. § 292.55 authorizes the DNR to issue clarification letters concerning liability for environmental pollution.

Hazardous substance discharges or environmental pollution have been discovered on the Property. The DNR has determined that the contamination is likely from a known LUST case (BRRTS ID 03-61-000357) that was previously closed with continuing obligations by the DNR on March 5, 2012. A site is closed when the DNR determines that the responsible party at the time conducted appropriate remediation to clean up a site to the extent practicable to protect human health and the environment, and that the work performed met the requirements in Wis. Admin. Code § NR 726.05. The discharges or environmental pollution currently on the Property appear to be part of the residual contamination that was known to remain when the site was closed. Based on the information provided at this time, the DNR has determined that the site does not meet the requirements in Wis. Admin. Code § NR 727.13 to be reopened and no response actions are required.

Soil Management

As described above, residual contamination exceeding soil cleanup goals is present in the soil in the vicinity of the current tank pit, in the State Highway 13 ROW, and several properties to the east of State Highway 13 (Soil Contamination Plume Map). The concentrations of PVOCs + nap detected in the soil do not require further action at this time, but this soil may require management as a solid waste if it is excavated in the future or if structural impediments that prevented an environmental investigation are removed. The property owner at the time of excavation must determine whether the material is considered solid or hazardous waste and ensure that any storage, grading, excavation or disposal is in compliance with applicable regulations. Soil that meets the criteria to be considered "exempt soil" may be managed without department approval. See *Exempt Soil Management: A Self-Implementing Option for Soil Excavated During a Response Action under Wis. Admin. Code chs. NR 700 through NR 750 Applicability (RR-103)* for more information (visit dnr.wi.gov, search "RR-103"). Contaminated soil may be managed in accordance with Wis. Admin. Code ch. NR 718 with prior DNR approval.

As with any environmental assessment, some areas of the Property were not assessed, the number of samples collected were limited based on professional judgment and financial considerations, and environmental samples were not analyzed for all parameters. This letter relates and refers only to those conditions described above and to information and data you submitted to the DNR in your request for this letter. The DNR makes no determination concerning the presence or absence of hazardous substances or environmental pollution on the Property other than those identified in the documents and reports listed above. In the future, if the DNR becomes aware of new information concerning the contaminants referenced above or the presence of any other contaminants on the Property, the DNR will evaluate that data at that time to determine if any response actions are required.

CLOSING

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

If you have any questions, please contact me at 715-828-8544, or at Jeffrey.paddock@wisconsin.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Paddock", with a long horizontal flourish extending to the right.

Jeff Paddock
Northern Region Spill Coordinator
Remediation and Redevelopment Program

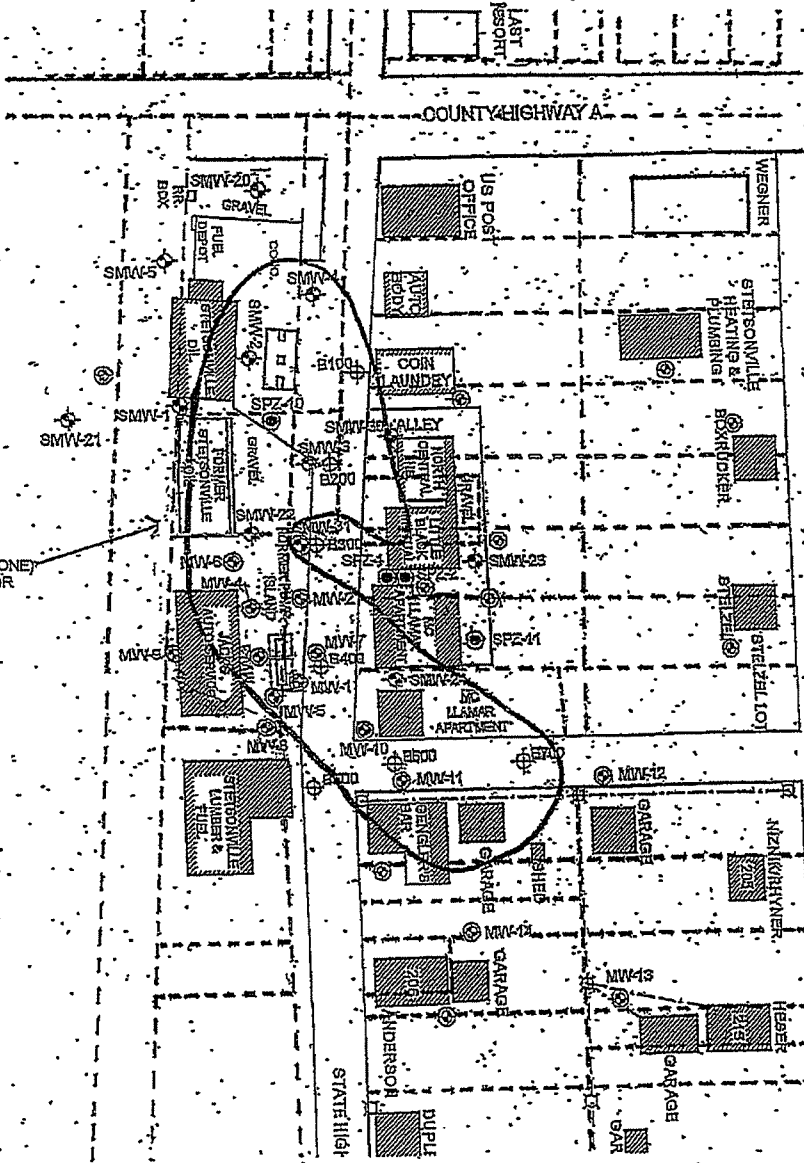
Attachments:

Soil Contamination Plume Map
Groundwater Contamination Plume Map
Final Case Closure with Continuing Obligations Letter

cc:

Joe Ramcheck, Endeavor Environmental Services, Inc. – jramcheck@endeavorenv.com
Chris Saari, Northern Region Supervisor, Remediation and Redevelopment Program –
Christopher.saari@wisconsin.gov

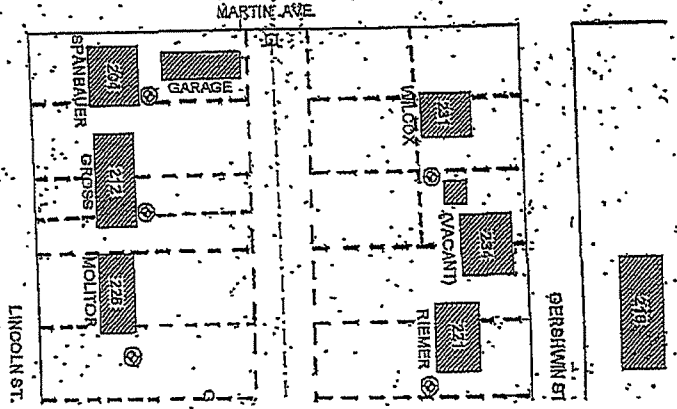
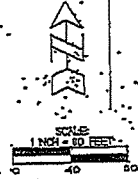
SOIL CONTAMINANT PLUME MAP



AREA OF SOIL CONTAMINATION (INCLUDING SMEAR ZONE) EXCEEDING NR720 SOIL CLEANUP STANDARDS AND/OR NR746 TABLE 1 VALUES:

LEGEND:

- B100 SOIL BORING LOCATION
- MW-13 JACK'S AUTO MONITORING WELL
- SMW-4 STETSONVILLE OIL MONITORING WELL
- SPZ-10 STETSONVILLE OIL PIEZOMETER
- O.H. ELECTRIC
- FORMER UST LOCATION
- UTILITY POLE
- POTABLE WELL LOCATION
- APPROXIMATE PROPERTY LINES



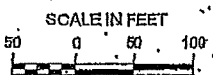
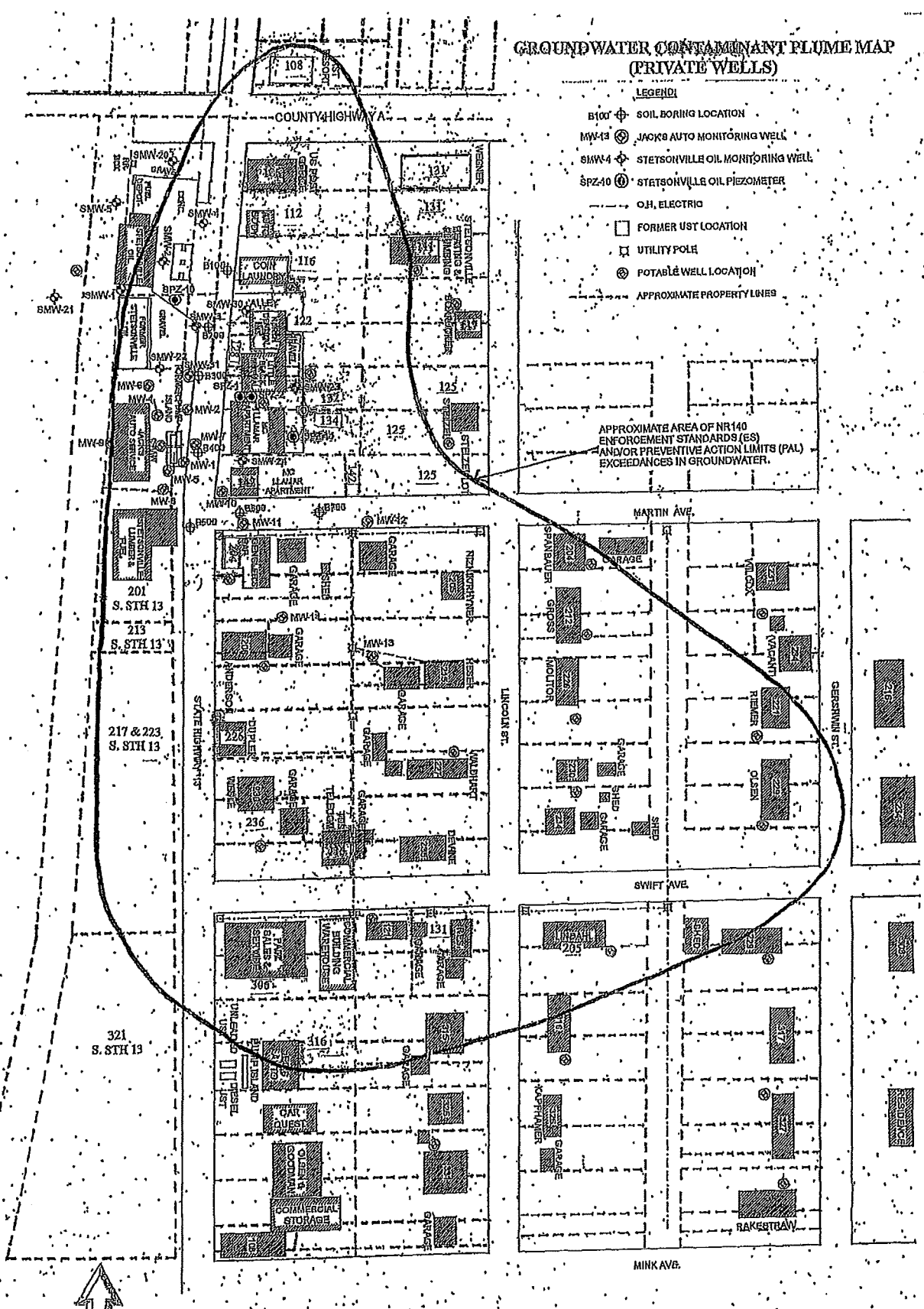
MODIFIED BY MET CO. AN, 2/23/2011

GROUNDWATER CONTAMINANT PLUME MAP (PRIVATE WELLS)

LEGEND

- B100-1 Ⓞ SOIL BORING LOCATION
- MW-13 Ⓞ JACK'S AUTO MONITORING WELL
- SMW-4 Ⓞ STETSONVILLE OIL MONITORING WELL
- SPZ-10 Ⓞ STETSONVILLE OIL PIEZOMETER
- O.H. ELECTRIC
- FORMER UST LOCATION
- ⊠ UTILITY POLE
- ⊙ POTABLE WELL LOCATION
- - - APPROXIMATE PROPERTY LINES

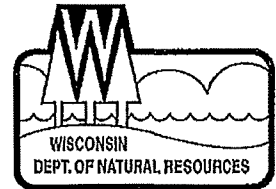
APPROXIMATE AREA OF NR140
ENFORCEMENT STANDARDS (ES)
AND/OR PREVENTIVE ACTION LIMITS (PAL)
EXCEEDANCES IN GROUNDWATER.



<p>FARMLAND SWAMP</p> <p>Nor-Dia Environmental Hydrologists • Engineers • Surveyors • Scientists 830 South 4th Avenue, Park Falls, Wisconsin 54552 Phone: 800-291-5913 Fax: 715-762-1844</p> <p>WISCONSIN • A. MORGAN • J. HERNON • A. YOWA</p> <p><small>This drawing and all data herein are the property of Nor-Dia Environmental. It is to be used only for the project and location specified. It is not to be used for any other purpose without the written consent of Nor-Dia Environmental. The user assumes all liability for any and all consequences of any use of this drawing.</small></p>	<p>SITE LAYOUT & SOIL BORING/ MONITORING WELL LOCATION</p> <p>STETSONVILLE OIL COMPANY JACK'S AUTO SERVICE 115 & 137 SOUTH S.T.H. 13 STETSONVILLE, WISCONSIN</p>
<p>DATE: 10/2/08 DRAWN BY: NLL TASK NUMBER: XXX</p>	<p>PROJECT NUMBER: S0004-2200-1461</p>

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
107 Sutilff Avenue
Rhinelander WI 54501-3349

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



March 5, 2012

Mr. Brian Dahl
Stetsonville Oil Company
115 S. STH 13
Stetsonville, WI 54480

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Stetsonville Oil Company, 115 S. STH 13, Stetsonville, WI
WDNR BRRTS Activity #: 03-61-000357

Dear Mr. Dahl:

The Department of Natural Resources ("DNR") considers the Stetsonville Oil Company site referenced above ("Property") closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners 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 to anyone who purchases this property from you.

The DNR's Northern Region Closure Committee reviewed the request for closure on May 17, 2011. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on May 23, 2011, and documentation that the conditions in that letter were met was received on June 20, 2011 and January 5, 2012. This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- One or more monitoring wells were not located and must be properly filled and sealed if found.
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. 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. 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/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the Northern Regional DNR office, at 107 Sutliff Avenue, Rhinelander. This letter and information that was submitted with your closure request application will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Closure Conditions

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

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

Groundwater contamination greater than enforcement standards is present both on and off this contaminated property, as shown on Figure 2: Site Layout & Soil Boring/Monitoring Well Location Groundwater Contamination Plume Map (Private Wells) prepared by Northern Environmental on October 2, 2006 which is attached. Affected property owners were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Soil contamination remains on and off the Property as indicated on Soil Contamination Plume Map which is attached. If soil in the specific locations described above is excavated in the future, the property owner 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 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. In addition, all current and future owners and occupants of the property 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.

Monitoring Wells that could not be Properly Filled and Sealed (ch. NR 141, Wis. Adm. Code)

Monitoring well(s) MW-3 and PZ-11 located on the Property and at 134 S. STH 13 as shown on the attached FMI Soil Boring/Monitoring Well Locations Map as modified by METCO on March 10, 2011, could not be properly filled and sealed because they were missing due to being paved over, covered or removed during site development activities. Your consultant made a reasonable effort to locate the well and to determine whether it was properly filled and sealed, but was unsuccessful. You may be held

liable for any problems associated with the monitoring wells if they create a conduit for contaminants to enter groundwater. If the groundwater monitoring well is found, the then current owner of the property on which the well is located is required to notify the DNR, to properly fill and seal the wells and to submit the required documentation to the DNR.

Structural Impediments (s. 292.12 (2) (b), Wis. Stats.)

State Highway 13 and property development on the east side of State Highway 13, as shown on Figure 2, made complete investigation and/or remediation of the soil contamination impracticable. If the structural impediment is to be removed, the property owner shall notify the DNR before removal and conduct an investigation of the degree and extent of petroleum contamination below the structural impediment. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules.

PECFA Reimbursement

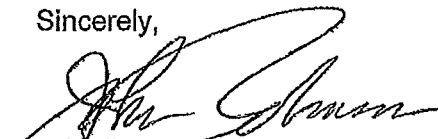
Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Department of Safety and Professional Services PECFA Program to determine the method for salvaging the equipment.

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

Please send written notifications in accordance with the above requirements to the attention of John Sager, Remediation and Redevelopment Hydrogeologist at the above address. Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, 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.

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 John Sager at (715) 365-8959.

Sincerely,



John Robinson
Northern Region Team Supervisor
Remediation & Redevelopment Program

Attachments:

- Figure 2: Site Layout & Soil Boring/Monitoring Well Location Groundwater Contamination Plume Map (Private Wells)
- Soil Contamination Plume Map
- FMI Soil Boring/Monitoring Well Locations
- RR 819: Continuing Obligations for Environmental Protection

cc: Bill Dobbins, DGW, Rhinelander
Dee Lance, DSPS
Jason Powell, METCO