

Source Property Information

CLOSURE DATE: 10/02/2015

BRRTS #: 03-11-555987

ACTIVITY NAME: MIKES AUTO REPAIR & SALES

PROPERTY ADDRESS: 104 N MAIN ST

MUNICIPALITY: PARDEEVILLE

PARCEL ID #: 1117-1

FID #: NA

DATCP #: NA

PECFA#: 53954800404

*WTM COORDINATES:

X: 576528 Y: 340566

** 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")*

☐ 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

☐ 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*



October 2, 2015

File Ref.: 03-11-555987

Mike and Lori Zimmerman
Mike's Auto Repair and Sales
104 North Main Street
Pardeeville WI 53954

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Mike's Auto Repair and Sales, 104 North Main Street, Pardeeville, WI
DNR BRRTS Activity #: 03-11-555987

Dear Mr. and Ms. Zimmerman:

The Department of Natural Resources (DNR) considers Mike's Auto Repair and Sales 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 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 Region Closure Committee reviewed the request for closure on July 2, 2015. The DNR Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases. A request for remaining actions needed was issued by the DNR on August 28, 2015, and documentation that the conditions in that letter were met was received on September 16, 2015.

This site was formerly operated as Babcock's Auto Repair. The Department of Trade Agriculture and Consumer Protection (DATCP) data base indicates that six underground storage tank (USTs) (one 1,000 gallon and one 2,000 gallon unleaded gas, one 1,000 gallon leaded gas, two 250 gallon waste oil and one 300 gallon fuel oil) were registered as abandoned/ removed in November of 1987. In June of 2010 a phase II investigation was conducted at the site. At that time a sample obtained in the area of the former dispenser indicated that groundwater had been impacted. In April of 2011 additional investigation (four borings of which three were completed as monitoring wells) was conducted at the site. Only one soil boring sample (obtained below groundwater at 15-17 feet) indicated the presence of petroleum contamination above the allowable residual contaminant level for soil based upon protection of groundwater. Enforcement standards (ESs) were exceeded for two rounds in MW3. The last two rounds only priority action levels (PALs) were exceeded. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

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

- Groundwater contamination is present at or above ch. NR 140, Wis. Adm. Code, enforcement standards.

- Concrete/ asphalt must be maintained over contaminated groundwater and the DNR must be notified and approve any changes to this barrier.

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>.

Geographic Information System (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 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 3911 Fish Hatchery Road, Fitchburg, WI 53711. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) file in BRRTS on the Web.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where concrete/ asphalt is required, as shown on the attached map (Groundwater, figure D.2, dated July 29, 2015), unless prior written approval has been obtained from the DNR:

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

Closure Conditions

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

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

Department of Natural Resources

Attn: Remediation and Redevelopment Program Environmental Program Associate, Wisconsin

Department of Natural Resources, 3911 Fish Hatchery Road, Fitchburg, WI 53711

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

Groundwater contamination greater than enforcement standards is present on this contaminated property, as shown on the attached map (Groundwater Isoconcentration, B.3.b, dated October 22, 2013). If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

The concrete/ asphalt that exists in the location shown on the attached map (Groundwater, figure D.2, dated July 29, 2015) shall be maintained in compliance with the attached maintenance plan (Cover or Barrier Maintenance Plan dated July 14, 2015) in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code.

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

The attached maintenance plan (Cover or Barrier Maintenance Plan dated July 14, 2015) and inspection log (DNR form 4400-305) are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

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 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 DNR Project Manager to determine the method for salvaging the equipment.

Per Wisconsin Act 55 (2015 State budget), a claim for PECFA reimbursement must be submitted within 180 days of incurring costs (i.e., completing a task). If your final PECFA claim is not submitted within 180 days of incurring the costs, the costs will not be eligible for PECFA reimbursement.

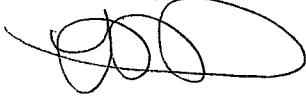
In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Larry Lester at 608-275-3465, or at lawrence.lester@wisconsin.gov.

Sincerely,

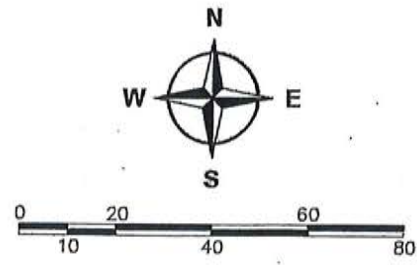
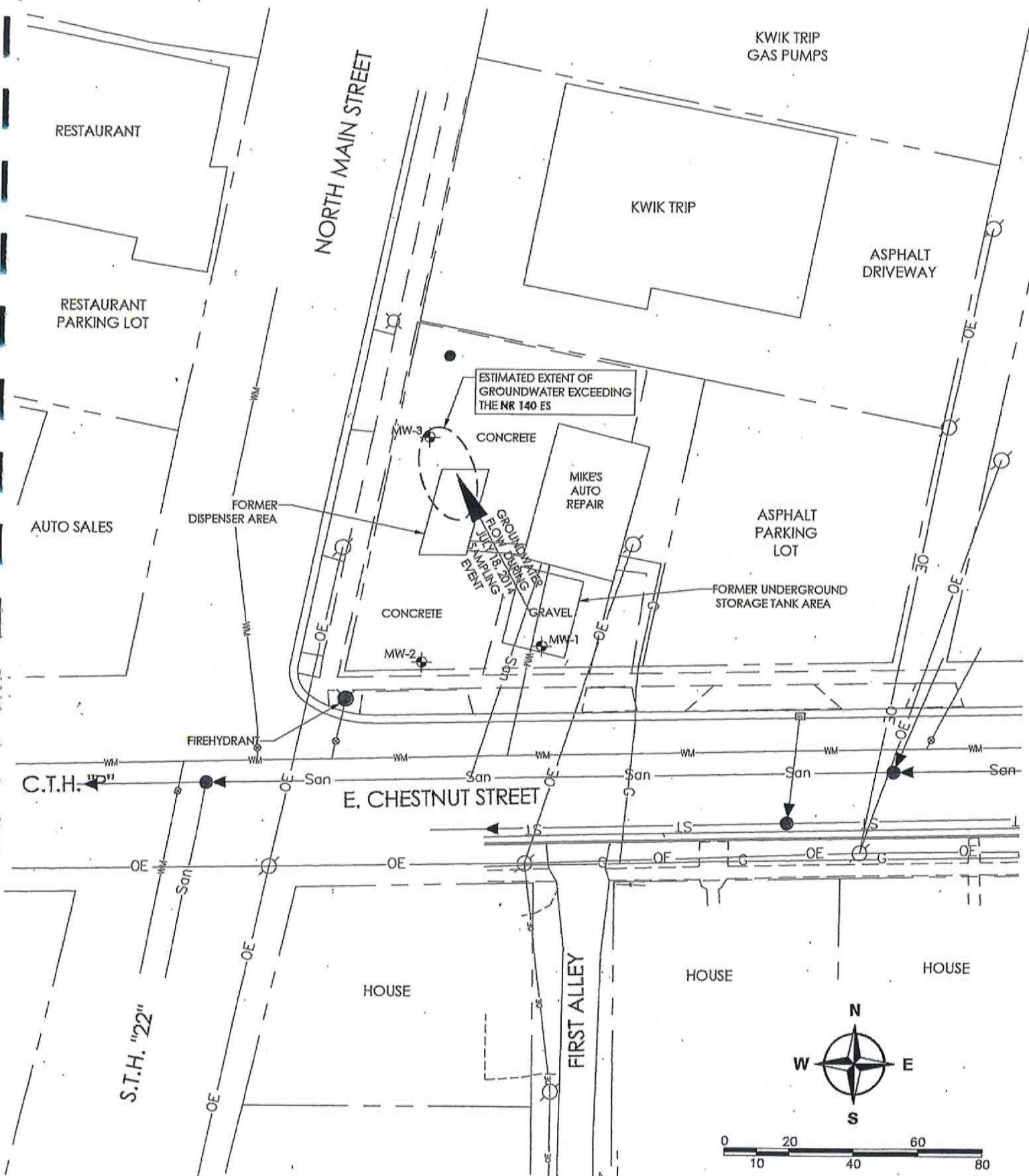


Linda Hanefeld
South Central Region Team Supervisor
Remediation & Redevelopment Program

Attachments:

- Groundwater Isoconcentration, B.3.b, dated October 22, 2013
- Groundwater, figure D.2, dated July 29, 2015
- Cover or Barrier Maintenance Plan dated July 14, 2015
- Inspection Log, DNR form 4400-305

cc: Bradley, General Engineering Company



REVISIONS	NO.	BY	DATE

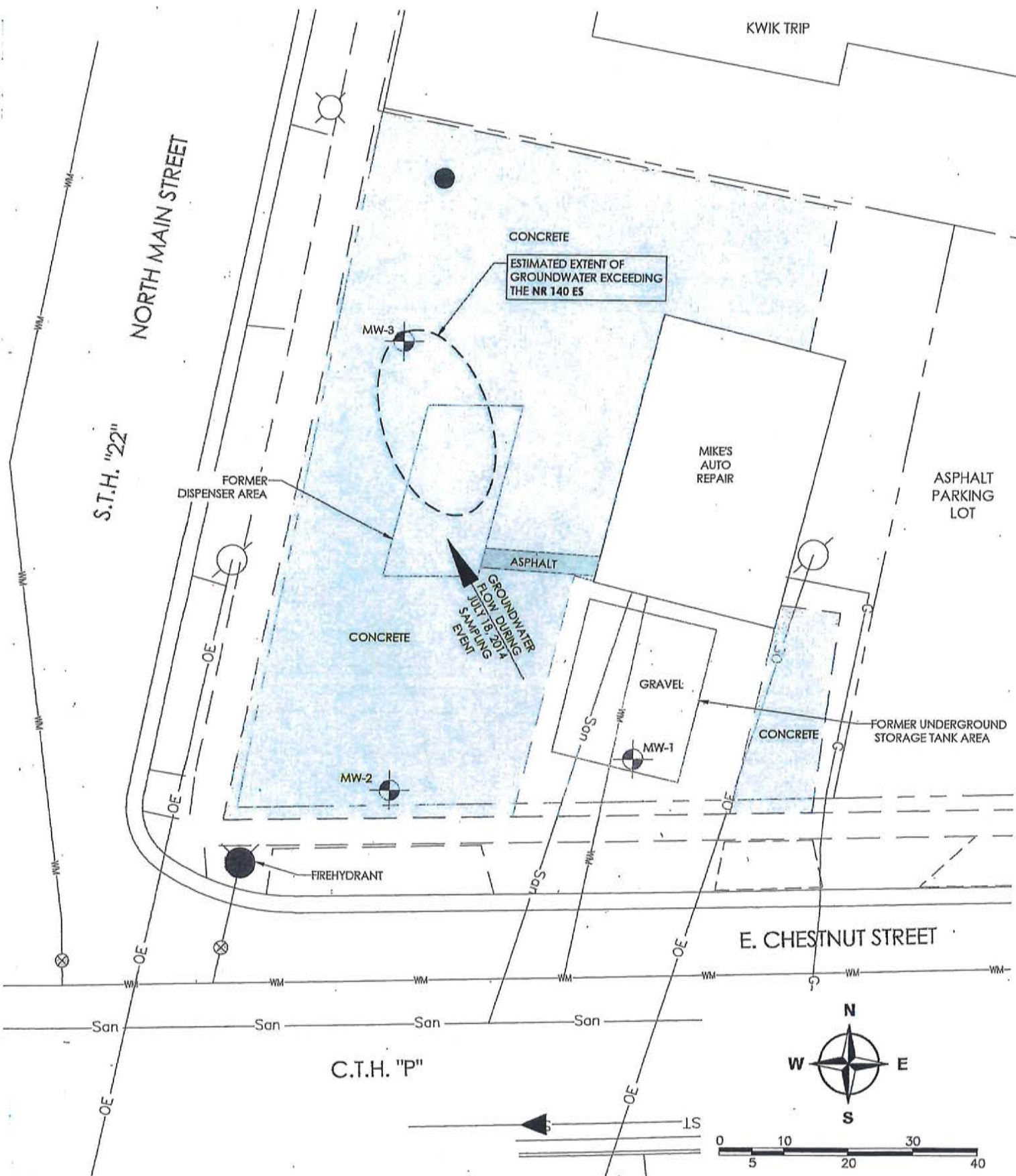
General Engineering Company
 P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
 608-742-2169 (Office) • 608-742-2692 (Fax)
www.generalengineering.net

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GROUNDWATER ISOCONCENTRATION
July 18, 2014 Sampling Event
Mike's Auto Repair & Sales
 Village of Pardeeville
 Columbia County, WI

GEC

DRAWN BY: AAT
 DATE: October 22, 2013
 GEC FILE NO. 0510-12B
 SHEET NO. **B.3.b**



REVISIONS	NO.	BY	DATE

General Engineering Company

P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901

608-742-2169 (Office) • 608-742-2592 (Fax)

www.generalengineering.net

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GROUNDWATER

Mike's Auto Repair & Sales

Village of Pardeeville

Columbia County, WI



DRAWN BY SRR

DATE July 29, 2015

GEC FILE NO. 0510-126

SHEET NO.

D.2

COVER or BARRIER MAINTENANCE PLAN
(to be included in Form 4400-202, as Attachment D)

July 14, 2015

Property Located at:

104 North Main Street
Pardeeville, Wisconsin

BRRTS No. 03-11-555987 (Mike's Auto Repair and Sales)

Tax/Parcel Identification Numbers 11171-1

Introduction

This document is the Maintenance Plan for concrete pavement cap at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wis. Adm. Code. The maintenance activities relate to the concrete pavement cap, which addresses or occupies the areas over the contaminated groundwater near the former dispenser island and MW-3.

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

- The case file in the DNR South Central Regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations;
- RR Sites Map/GIS Registry layer for a map view of the site, and
- The DNR project manager for Columbia County.

D.1. Descriptions:

Description of Contamination

Groundwater contaminated by 1,2,4 trimethylbenzene at a level exceeding its NR 140 ES is present near the location of the former dispenser island and extending toward the north to MW-3. Groundwater is present at depths ranging from about 12 to 15 feet below grade on the subject property. The extent of groundwater contamination is shown on the attached map (B.1.b).

Description of the Building Barrier and Pavement Caps to be Maintained

The cap consists of the 4-inch concrete pavement currently present on the subject property. The capped area is shown on Figure D.2.

Cover/Building/Slab/Barrier Purpose

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

Annual Inspection

The concrete cap overlying the contaminated groundwater as depicted in Figure D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause infiltration into underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as D.4, Form 4400-305, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place (for example, no building is present) to keep it at the site, at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (DNR) representatives upon their request.

Maintenance Activities

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

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

The property owner, in order to maintain the integrity of the concrete pavement cap, will maintain a copy of this Maintenance Plan at the site; or, if there is no acceptable place to keep it at the site, at the address of the property owner and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover/Barrier

The following activities are prohibited on any portion of the property where a building foundation or pavement cap are required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure; 7) changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

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

Amendment or Withdrawal of Maintenance Plan

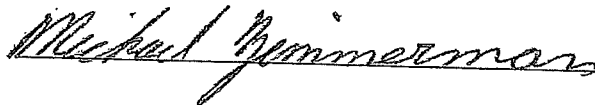
This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of DNR.

Contact Information

July/2015

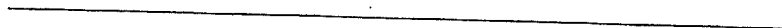
Site Owner and Operator: Mikes Auto Repair and Sales
104 North Main Street
Pardeeville, WI 53954
(608) 429-2600

Signature:



Property Owner: Mike and Lori Zimmerman
104 North Main Street
Pardeeville, WI 53954
(608) 429-2600

Signature:



Consultant: General Engineering Company
916 Silver Lake Drive
Portage, Wisconsin 53901
(608) 742-2169

DNR: Lawrence Lester
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711
(608) 275-3266

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name

BRRTS No.

Mike's Auto Repair and Sales

03-11-555987

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

- ☒ annually
☐ semi-annually
☐ other – specify _____

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

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

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

Site Information

BRTS No.	VPLE No.		
03-11-555987	03-11-555987		
Parcel ID No.	11171-1		
FID No.	WTM Coordinates		
N/A	X 576523	Y 340563	
BRTS Activity (Site) Name	WTM Coordinates Represent:		
Mikes Auto Repair and Sales	<input checked="" type="checkbox"/> Source Area <input type="checkbox"/> Parcel Center		
Site Address	City	State	ZIP Code
104 North Main Street	Pardeeville	WI	53954
Acres Ready For Use	0.21		

Responsible Party (RP) Name			
Mike and Lori Zimmerman			
Company Name			
Mike's Auto Repair and Sales			
Mailing Address	City	State	ZIP Code
104 North Main Street	Pardeeville	WI	53594
Phone Number	Email		
(608) 429-2600	mikesauto2@verizon.net		

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

Environmental Consultant Name			
Lynn Bradley			
Consulting Firm			
General Engineering			
Mailing Address	City	State	ZIP Code
916 Silver Lake Drive	Portage	WI	53901
Phone Number	Email		
(608) 742-2169	lbradley@generalengineering.net		

Fees and Mailing of Closure Request

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

<input checked="" type="checkbox"/> \$1,050 Closure Fee	<input type="checkbox"/> \$300 Database Fee for Soil
<input checked="" type="checkbox"/> \$350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned)	Total Amount of Payment \$ <u>\$1,400.00</u>
<input type="checkbox"/> Resubmittal, Fees Previously Paid	
- Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as unbound, separate documents in the order and with the titles prescribed by this form. For electronic document submittal requirements, see <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

Site Summary

If any portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

- A. Site Location: Describe the physical location of the site, both generally and specific to its immediate surroundings.
The subject property is located at 104 North Main Street in the Village of Pardeeville, Wisconsin. The subject property consists of an approximately 0.21-acre parcel (Tax Parcel ID 11171-1). More specifically, the property is located within the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 12 North, Range 10 East, Columbia County, Wisconsin.
- One structure, utilized as an automobile repair facility, is currently present on the subject site. The structure is located on the northeastern portion of the subject property. The site is accessible from North Main Street or East Chestnut Street via concrete driveways. The subject property is located in a mixed residential and commercial area of the Village. The surrounding properties include Kwik Trip, Inc. to the north; East Chestnut Street followed by residential properties to the south; a vacant lot followed by an alley to the east; and North Main Street (State Highway 22) followed by commercial properties to the west.
- B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.
The site was previously occupied by Babcock's Shell and Babcock's Auto Repair. According to the Columbia County Land Records System, a site survey performed on February 28, 1953, indicated fuel tanks on the south side of the building, dispensers on the west central portion of the property and an apparent automobile repair garage was present on the northeastern portion of the property.
- The structure present at that time still appears to be present on the northeastern portion of the property and is currently occupied by Mike's Auto Repair and Sales. The ground surface is concrete on the western half of the property, while gravel covers the eastern half of the property.
- According to the Wisconsin Department of Agriculture, Trade and Consumer Protection Storage Tank Database, six (6) underground storage tanks including, one (1) 1,000-gallon and one (1) 2,000-gallon storing unleaded gasoline, one (1) 1,000-gallon storing leaded gasoline, two (2) 250-gallon storing waste oil, and one (1) 300-gallon storing fuel oil. The tanks are registered as closed/removed on November 7, 1989.
- C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
The subject property is currently zoned commercial. The adjoining property to the north (Kwik Trip, Inc) is zoned commercial; the adjoining property to the south, beyond East Chestnut Street is zoned residential; the adjoining property to the east is zoned commercial; and the adjoining properties to the west beyond North Main Street are zoned commercial.
- D. Describe how and when site contamination was discovered.
On June 10, 2010, a Limited Phase II Environmental Site Assessment was performed on-site. One soil sample was collected from near the area of the former dispenser, west of the building. Analytical results indicated petroleum compounds above the laboratory limit of detection but below each compound's respective soil standards. Based on olfactory observations and PID results, it also appeared that groundwater had been impacted by the release.
- E. Describe the type(s) and source(s) or suspected source(s) of contamination.
Based on the performed soil probes, borings, and analytical testing, it appears that the contaminants released were unleaded/leaded gasoline from the area of the former dispensers located west of the building. There is no indication that a release has occurred from the former USTs on the subject property at the present time.
- F. Other relevant site description information (or enter Not Applicable).
Municipal well 1 is located approximately 300 feet southwest of subject site. Overhead electric enters the site on the southern property line, running north to the southeastern corner of the building. The sanitary sewer and water main also enter on the southern property line and run north to the southwestern corner of the building.
- G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.
Mike's Auto and Repair Sales (03-11-555987)
- H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.
Kwik Trip #314 (03-11-002628); adjoining property to the north

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.
Soils observed during soil borings SB-2 through SB-4, advanced on April 7, 2011, mainly consisted of 4 inches of

concrete underlain by brown sandy silt fill to a depth of 1 foot. The fill was underlain by natural brown silty sand or sand to the termination depth of the borings at 20 feet below the ground surface. As an exception, the soils observed in soil boring SB-1 mainly consisted of dark brown to light brown sand fill to depths of at least 4 feet, which were underlain by natural brown sand to the termination depth of the boring at approximately 20 feet below the ground surface.

- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
Fill was present within the area of the former USTs. The fill consisted of dark brown to light brown sand and extended to a depth of at least 4 feet with the samples collected from SB-1, which was performed near the southern end of the former UST system.
- iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.
Bedrock was not encountered during the investigation activities. Based on the regional geology in the Pardeeville area, bedrock is typically located approximately 100 feet below the ground surface. Bedrock typically consists of Cambrian age sandstone, some shale, siltstone, and dolomite. The Cambrian sandstone can range from 0 to more than 800 feet thick in the south central part of the county.
- iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
The ground surface surrounding the structure on the western half of the property is concrete, while gravel covers the eastern portion of the property.

B. Groundwater

- i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.
Three groundwater monitoring wells were installed as part of the investigative activities. Depth to groundwater has ranged from 12.81 feet below top of casing (TOC) at MW-2 on July 18, 2014 to 15.56 feet below TOC at MW-3 on November 4, 2011. The groundwater elevation has ranged from EL. 83.31 at MW-3 on November 4, 2011 to EL. 85.87 at MW-1 on July 18, 2014. Free product was not observed within the wells during the investigative activities. Groundwater was observed within natural sand/silty sand at the soil boring locations.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
Groundwater flow was to the north/northwest during each sampling round including June 17, 2011, November 4, 2011, May 8, 2013, and July 18, 2014. An evaluation of deep groundwater flow does not appear to be necessary for this investigation. No bedrock was encountered during the site investigation activities, therefore no evaluation of fracture flow is necessary.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
This information was not necessary to evaluate the degree or extent of the affected zones and was not collected during performance of the investigative activities.
- iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).
The property is serviced by the Village of Pardeeville municipal water system. The Village of Pardeeville utilizes three municipal wells. Two are located beyond 1,200 feet from the subject property. Well 3 is located approximately 300 feet southwest of the subject site. Due to the groundwater flow toward the north/northwest (away from the municipal well) and no enforcement standard is currently exceeded within the monitoring wells, well construction data was not obtained.

3. Site Investigation Summary

A. General

- i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.
On April 7, 2011 Midwest Engineering Services performed 4 soil borings under the direction of General Engineering Company. The borings were designated SB-1, SB-2, SB-3, and SB-4. Soil borings SB-1 to SB-3 were converted to monitoring wells MW-1 to MW-3, respectively. SB-1/MW-1 was advanced near the southern end of the former underground storage tanks; SB-2/MW-2 was advanced in the area west/southwest of the former tanks and south of the former dispensers; SB-3/MW-3 was advanced just to the northwest of the former dispensers; and SB-4 was advanced north of the former dispenser near the northern property line. One soil sample from each boring was collected from near the depth of groundwater (or below groundwater at SB-4) and submitted for laboratory analysis of Diesel Range Organics (DRO), Gasoline Range Organics (GRO), Petroleum Volatile Organic Compounds (PVOC) and naphthalene. The soil samples were collected from depths of 12 to 17 feet below ground surface.

Analytical results from one soil sample performed near the northern property boundary (SB-4) collected from a depth of

about 15 to 17 feet, below the groundwater depth of 13 to 15 feet, exhibited DRO and GRO, naphthalene, and 1,2,4 and 1,3,5- trimethylbenzene concentrations. The levels of naphthalene and trimethylbenzene were slightly above each compounds respective soil to groundwater standard. The soil samples collected from SB-1, 2, and 3 did not contain petroleum compounds above the laboratory limit of detection.

The three groundwater monitoring wells were developed on June 17, 2011. Groundwater samples were collected from monitoring wells MW-1, MW-2, and MW-3 on June 17, 2011, November 4, 2011, May 8, 2013, and July 18, 2014. Groundwater samples collected from MW-1 and MW-2 have not contained PVOCs during any of the sampling rounds performed. The samples collected at MW-1 and MW-2 have not contained lead levels above the laboratory method adjusted reporting limit or NR 140 preventive action limit (PAL) for lead during the sampling rounds. The samples collected from MW-3 (near the dispenser island) contained naphthalene and 1,2,4 trimethylbenzene at levels exceeding each compound's respective NR 140 ES during the first two sampling rounds. The sample also contained a few gasoline related VOCs for compounds without an established NR 140 ES. Lead was also detected at levels exceeding its NR 140 PAL during the initial sampling round at MW-3. However, during the previous two sampling rounds on May 8, 2013 and July 18, 2014, the samples collected from MW-3 have not contained PVOCs at levels exceeding the NR 140 ES. The samples did contain benzene, ethylbenzene, naphthalene, trimethylbenzene, and xylene at levels exceeding each compound's respective NR PAL during the previous one to two sampling rounds.

- ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts.

The soil sample collected from SB-4, near the northern property boundary, on April 7, 2011 contained naphthalene at a concentration of 863 micrograms per kilogram (ug/kg); 1,2,4 trimethylbenzene (2,700 ug/kg); and 1,3,5 trimethylbenzene (1,590 ug/kg), which slightly exceed their respective soil to groundwater standards of 658.2 ug/kg, 1382.1 ug/kg, and 1382.1 ug/kg. It should be noted that PID levels observed at SB-3/MW-3 (where PVOCs have not been detected within groundwater at levels exceeding the NR 140 ES during the previous two sampling rounds) were detected at up to 1457 instrument units (IU) while the highest levels observed near groundwater at SB-4 were 648 IU. Therefore, it does not appear likely that affected groundwater exceeding the current standards is present on the northern adjoining property. There is no indication from the tests performed that affected soil or groundwater is present near the eastern, southern or western property boundaries.

- 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.

There were no structural impediments (including the on-site building) to the completion of the site investigation activities.

B. Soil

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

The soil samples collected near the suspected source of the contamination (former dispenser island) at SS-1 (Limited Phase II ESA) and from SB-3 (site investigation) did not contain PVOCs at levels exceeding their established standards. Due to the natural sand/silty sand soils, it anticipated that affected soils are present primarily directly below the former dispenser area and that the soil contamination extends to groundwater where contaminants are transported to the north/northwest. Therefore, there do not appear to be any receptors/migration pathways of concern with the exception of groundwater. Since the tank system has been removed and there is no indication of highly affected soils, further degradation of groundwater appears to be unlikely. The observed soil contamination detected within the soil sample at SB-4 was collected beneath the water table. There does not appear to be soil contamination present above the groundwater near SB-4.

- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column.
No indications of petroleum contamination or PID results were observed within the upper four feet of soil at the tested locations.
- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

The soil cleanup standards for this site were compared to the WDNR's established RCL spreadsheet for non-industrial properties.

C. Groundwater

- i. Describe degree and extent of groundwater contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

The extent of groundwater contamination appears to be confined to a small area within close proximity to the former dispenser island, which is the suspected source of the release. Groundwater samples collected from MW-3 (down-gradient of the dispenser area) during the initial two sampling rounds contained a few PVOCs at levels exceeding their respective NR 140 ES. However, during the previous two sampling rounds, the samples collected at MW-3 have only contained a few PVOCs at levels exceeding their respective NR 140 PAL. None of the other samples at MW-1 or MW-2 have contained petroleum compounds during any of the sampling rounds. There does not appear to be the potential for water supply wells or building foundation drain systems to have been impacted by the release.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.

There has been no free product identified during the investigative activities.

D. Vapor

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

There is no indication that a vapor assessment was necessary as part of this investigation, based on upon the apparent source area of soil contamination (dispenser island to the west of the building), the depth to groundwater (13 to 15 feet), and the relatively low levels of contaminants identified within soil and groundwater during the investigative activities.

- ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).

No vapor testing appeared to be necessary or was performed discussed in D i.

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.

No surface water/sediment was present in the immediate vicinity of the subject property/investigation area or on adjoining properties; therefore no surface water and/or sediment was assessed as part of the investigative activities.

- 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.

See E i.

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 taken under ch NR 708.

- C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

No remedial action, systems, excavations, etc. were performed at the site.

- D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.

No Green or Sustainable remediation was necessary or performed as part of this investigation.

- E. Describe the nature, degree and extent of residual contamination that will remain at the source property or on other affected properties after case closure.

It appears that gasoline affected soil will remain within an isolated area beneath the former dispensers although no vadose zone contamination at levels exceeding the standards has been identified within the soil at the tested locations (SS-1 and SB-3). In addition, it appears that petroleum affected groundwater in excess of the NR 140 ES will remain in the area of the former dispenser island (MW-3).

- F. Describe the residual soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.
No affected soils have been identified within the upper four feet of soil at the tested locations.
- G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.
There is no soil present at the tested locations that was observed above the low water table that attains or exceeds the soil standards for the groundwater pathway including the sample at SB-4, which was collected a few feet beneath the groundwater level.
- H. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.
The residual groundwater contamination will be addressed by the concrete barrier overlying the groundwater contamination exceeding the NR 140 ES near MW-3. It does not appear that a vapor mitigation system is necessary or warranted as previously discussed within relevant sections above. In addition, it appears that natural attenuation is occurring at the site based on the test data which is discussed below in 4 I.
- I. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration (e.g., stable or receding groundwater plume).
The samples collected from MW-3, which contained PVOCs at levels exceeding their respective NR 140 ES during the initial two sampling rounds, have contained only PAL exceedances within the two most recent sampling rounds. Petroleum compounds were not detected at monitoring wells MW-1 and MW-2.
- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).
No immediate or interim actions were performed.
- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.
No system hardware will be left in place after site closure.
- L. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.
A NR 140 ES exemption will be necessary for MW-3 due to the former presence of 1,2,4 trimethylbenzene at a level exceeding its respective NR 140 ES. A NR 140 PAL exemption will be necessary for MW-3 due to the presence of benzene, ethylbenzene, naphthalene, 1,3, 5 trimethylbenzene, and xylene at levels exceeding each compound's respective PAL.
- M. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.
No vapor data was collected from indoor air or sub slab for this site investigation.
- N. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.
No surface water/sediment was sampled as part of this site investigation.

5. Continuing Obligations: Situations where sites, including all affected properties and rights-of-way (ROWs), are included on the DNR's GIS Registry. In certain situations, maintenance plans are also required, and must be included in Attachment D.

Directions: For each of the 3 property types below, check all situations that apply to this closure request.

(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

This situation applies to the following property or Right of Way (ROW):			Case Closure Situation - Continuing Obligation Inclusion on the GIS Registry is Required (ii. - xiv.)	Maintenance Plan Required	
Property Type:					
Source Property	Affected Property (Off-Source)	ROW			
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	None of the following situations apply to this case closure request.	NA
ii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Not Abandoned (filled and sealed)	NA
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Continued Monitoring (requested or required)	Yes
v.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Commercial/industrial exposure assumptions used.	NA
xiii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site-specific situation: (e. g., fencing, methane monitoring, other) (<i>discuss with project manager before submitting the closure request</i>)	Site specific

6. Underground Storage Tanks

A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? ☐ Yes ☒ No

B. Do any upgraded tanks meeting the requirements of ch. ATCP 93, Wis. Adm. Code, exist on the property? ☐ Yes ☒ No

C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored? ☐ Yes ☐ No

General Instructions

All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.

Data Tables (Attachment A)**Directions for Data Tables:**

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e., do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15 (3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (PDF).

A. Data Tables

- 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, potable wells) for which samples have been collected.
- A.2. **Soil Analytical Results Table(s):** Table(s) showing all soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).
- A.3. **Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.
- A.4. **Vapor Analytical Table(s):** Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.
- A.5. **Other Media of Concern (e.g., sediment or surface water):** Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, and time period for sample collection.
- A.6. **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.7. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps, Figures and Photos (Attachment B)**Directions for Maps, Figures and Photos:**

- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11 x 17 inches, in a PDF readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc.).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.
- Maps, figures and photos should be dated to reflect the most recent revision.

B.1. Location Maps

- B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.
- B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for all affected properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.
- B.1.c. **RR Sites Map:** From RR Sites Map ([http://dnrm.wi.gov/si/?Viewer=RR Sites](http://dnrm.wi.gov/si/?Viewer=RR%20Sites)) attach a map depicting the source property, and all open and closed BRRS sites within a half-mile radius or less of the property.

B.2. Soil Figures

- B.2.a. Soil Contamination:** Figure(s) showing the location of **all** identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).
- B.2.b. Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedance (0-4 foot depth).

B.3. Groundwater Figures

- B.3.a. Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:
- Source location(s) and vertical extent of residual soil contamination exceeding an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
 - Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 ES.
 - Surface features, including buildings and basements, and show surface elevation changes.
 - Any areas of active remediation within the cross section path, such as excavations or treatment zones.
 - Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1.b.)
- B.3.b. Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, PAL and/or an ES. Indicate the date and direction of groundwater flow based on the most recent sampling data.
- B.3.c. Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.
- B.3.d. Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been abandoned.

B.4. Vapor Maps and Other Media

- B.4.a. Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway in relation to residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.
- B.4.b. Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.
- B.4.c. Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank).

- B.5. Structural Impediment Photos:** One or more photographs documenting the structural impediment feature(s) which precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated on Figures B.2.a and B.2.b.

Documentation of Remedial Action (Attachment C)**Directions for Documentation of Remedial Action:**

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc.).
- If the documentation requested below has already been submitted to the DNR, please note the title and date of the report for that particular document requested.
 - C.1. Site investigation documentation**, that has not otherwise been submitted with the Site Investigation Report.
 - C.2. Investigative waste** disposal documentation.
 - C.3. Provide a description of the methodology** used along with all supporting documentation if the RCLs are different than those contained in the Department's RCL Spreadsheet available at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html>.
 - C.4. Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
 - C.5. Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment.
 - C.6. Other.** Include any other relevant documentation not otherwise noted above (This section may remain blank).

Maintenance Plan(s) and Photographs (Attachment D)**Directions for Maintenance Plans and Photographs:**

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3>

- D.1. Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:**
- Provide brief descriptions of the type, depth and location of residual contamination.

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
 - Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
 - Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.
- D.2. **Location map(s) which show(s):** (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) all property boundaries.
- D.3. **Photographs** for site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: <http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf>.

Monitoring Well Information (Attachment E)

Directions for Monitoring Well Information:

For all wells that will remain in use, be transferred to another party, or that could not be located; attach monitoring well construction and development forms (DNR Form 4400-113 A and B: http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf)

Select One:

- ☐ No monitoring wells were installed as part of this response action.
- ☒ All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- ☐ **Select One or More:**
- ☐ Not all monitoring wells can be located, despite good faith efforts. Attachment E must include a description of efforts made to locate the wells.
- ☐ One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason(s) the well(s) will remain in use. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.
- ☐ One or more monitoring wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s). Provide documentation from the party accepting future responsibility for monitoring well(s).

Source Legal Documents (Attachment F)

Directions for Source Legal Documents:

Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

- F.1. **Deed:** The most recent deed with legal description clearly listed.
- Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- F.2. **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- F.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- F.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

Notifications to Owners of Affected Properties (Attachment G)**Directions for Notifications to Owners of Affected Properties:**

Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31- 19.39, Wis. Stats.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements <http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf>.

State law requires that the responsible party provide a 30-day, written advance notification to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation. (These items will not be placed on the GIS Registry.)

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Notifications to Owners of Affected Properties (Attachment G)

[illegible]

Signatures and Findings for Closure Determination

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).

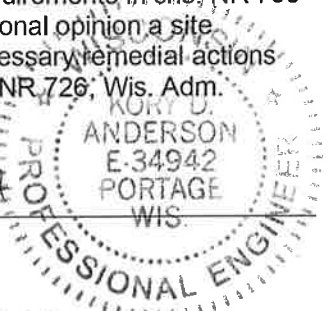
☒ The response action(s) for this site addresses media other than groundwater.

Engineering Certification

I, Kory D. Anderson 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."

Kory D. Anderson
Printed Name

Vice President
Title



Kory D. Anderson
Signature

7/31/15
Date

E 34942
P.E. Stamp and Number

Hydrogeologist Certification

I, _____ 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."

Printed Name

Title

Signature

Date

ATTACHMENT A
DATA TABLES

A.1. GROUNDWATER ANALYTICAL TABLE

SEE ATTACHED

TABLE A.1.
GROUNDWATER ANALYTICAL TABLE
MIKE'S AUTO
Pardeeville, Columbia County, Wisconsin

Monitoring Well	NR 140		MW-1				MW-2				MW-3			
Sampling Date	ES	PAL	6/17/2011	11/4/2011	5/8/2013	7/18/2014	6/17/2011	11/4/2011	5/8/2013	7/18/2014	6/17/2011	11/4/2011	5/8/2013	7/18/2014
VOLATILE ORGANIC COMPOUNDS (VOC) (µg/L)														
Benzene	5	0.5	<0.41	<0.39	<0.39	<0.27	<0.41	<0.39	<0.39	<0.27	<2.0	<3.9	<3.9	1.92
Ethylbenzene	700	140	<0.54	<0.41	<0.41	<0.82	<0.54	<0.41	<0.41	<0.82	295	411	235	252
Methyl tert-butyl ether	60	12	<0.61	<0.38	<0.38	<0.37	<0.61	<0.38	<0.38	<0.37	<3.0	6.2J	<3.8	<0.37
Naphthalene	100	10	<0.89	<0.40	<0.40	<1.2	<0.89	<0.40	<0.40	<1.2	122	170	94	98
Toluene	1000	200	<0.67	<0.42	<0.42	<0.8	<0.67	<0.42	<0.42	<0.8	<3.4	<4.2	<4.2	0.87J
1,2,4 -Trimethylbenzene	480	96	<0.97	<0.43	<0.43	<0.83	<0.97	<0.43	<0.43	<0.83	620	1050	374	380
1,3,5 -Trimethylbenzene			<0.83	<0.40	<0.40	<0.86	<0.83	<0.40	<0.40	<0.86	171	323	99.7	102
Xylenes, -m, -p	10000	1000	<2.63	<1.25	<1.25	<2.41	<2.63	<1.25	<1.25	<2.41	1776	2647	1425	1580
Xylenes, -o														
OTHER DETECTED VOLATILE ORGANIC COMPOUNDS (VOC) (µg/L)														
sec-Butylbenzene	NE	NE	<0.89	NA	NA	NA	<0.89	NA	NA	NA	8.3J	NA	NA	NA
Chloromethane	30	3	0.44J	NA	NA	NA	<0.24	NA	NA	NA	<1.2	NA	NA	NA
Isopropylbenzene	NE	NE	<0.59	NA	NA	NA	<0.59	NA	NA	NA	27.7	NA	NA	NA
p-Isopropyltoluene	NE	NE	<0.67	NA	NA	NA	<0.67	NA	NA	NA	5.9	NA	NA	NA
n-Propylbenzene	NE	NE	<0.81	NA	NA	NA	<0.81	NA	NA	NA	85.9	NA	NA	NA
LEAD (µg/L)														
Lead	15	1.5	<1.3	NA	NA	NA	1.9J	NA	NA	NA	8.1	NA	NA	NA

ES = Enforcement Standard

PAL = Preventive Action Limit

µg/L = micrograms per liter

NA = Parameter not analyzed

NE = NR 140 ES not established

J = Analyte detected above laboratory limit of detection but below limit of quantitation.

Bold indicates analytical results above NR 140 ES

Italic indicates analytical results above NR 140 PAL

A.2. SOIL ANALYTICAL RESULTS TABLE

SEE ATTACHED

TABLE A.2.
SOIL ANALYTICAL RESULTS TABLE
MIKE'S AUTO REPAIR & SALES
Pardeeville, Columbia County, Wisconsin

Sample No.	NC RCL	C RCL	Not-To-Exceed D-C RCL	Soil to Groundwater RCL	SS-1	SB-1	SB-2	SB-3	SB-4
Sampling Date					6/10/2010	04/07/11	04/07/11	04/07/11	04/07/11
Sample Depth (feet)					13-15' (U)	12-14' (U)	13-15' (U)	13-15' (U)	15-17' (S)
GASOLINE RANGE ORGANICS (GRO), DIESEL RANGE ORGANICS (DRO) (mg/kg)									
GRO	NE	NE	NE	NE	25.9	<2.8	<3.1	<3.1	69.5
DRO	NE	NE	NE	NE	72.2	<0.87	<0.80	<0.93	22.5
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)									
Benzene	111,000	1,490	1,490	5.1	<25	<25.0	<25.0	<25.0	<50.0
Ethylbenzene	4,200,000	7,470	7,470	1,570	<25	<25.0	<25.0	<25.0	<50.0
Methyl tert-butyl ether	23,800,000	59,400	59,400	27	<25	<25.0	<25.0	<25.0	<50.0
Naphthalene	188,000	5,150	5,150	658.0	465	<25.0	<25.0	<25.0	863
Toluene	5,300,000	NE	818,000	1,107.0	<25	<25.0	<25.0	<25.0	<50.0
1,2,4-Trimethylbenzene	89,800	NE	89,800	1,382	169	<25.0	<25.0	<25.0	2700
1,3,5-Trimethylbenzene	782,000	NE	182,00	1382	251	<25.0	<25.0	<25.0	1590
Xylenes, -m, -p	890,000	NE	258,000	3940	<92.2J	<75.0	<75.0	<75.0	<169.5J
Xylenes, -o									

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

RCL = Residual Contaminant Level

S=Saturated-----U=Unsaturated

DCL = Direct Contact Level

NA = Parameter not analyzed

NE = NR 720 RCL not established

J= Analyte detected above laboratory limit of detection but below limit of quantitation.

Bold indicates analytical results exceed NR 720 RCL

A.3. RESIDUAL SOIL CONTAMINATION TABLE

NOT INCLUDED (less than 15 soil samples collected)

A.4. VAPOR ANALYTICAL TABLE

VAPOR TESTING WAS NOT PERFORMED DURING THIS INVESTIGATION.

A.5. OTHER MEDIA OF CONCERN

NOT APPLICABLE – NO OTHER MEDIA OF CONCERN

A.6. WATER LEVEL ELEVATIONS

SEE ATTACHED TABLE

TABLE A.6.
WATER LEVEL ELEVATIONS
MIKE'S AUTO
GEC PROJECT NO: 0510-126

Monitoring Well Number	Top of Well Casing Elevation	Date Measured	Depth to Water (Ft.)	Groundwater Elevation (Ft.)
MW-1	98.75	6/17/2011	13.78	84.97
		11/4/2011	15.10	83.65
		5/8/2013	13.54	85.21
		7/18/2014	12.88	85.87
MW-2	98.63	6/17/2011	13.62	85.01
		11/4/2011	14.94	83.69
		5/8/2013	13.45	85.18
		7/18/2014	12.81	85.82
MW-3	98.87	6/17/2011	14.27	84.60
		11/4/2011	15.56	83.31
		5/8/2013	14.12	84.75
		7/18/2014	13.53	85.34

ft = feet

NR=Not recorded

Elevations in feet in reference to benchmark with an assumed elevation of 100 feet.

Benchmark was NE bolt lower, fire hydrant

A.7. OTHER

NOT APPLICABLE

ATTACHMENT B
MAPS, FIGURES AND PHOTOS

B.1. LOCATION MAPS

SEE ATTACHMENTS

B.1.a. LOCATION MAPS (3)

REGIONAL SITE MAP

REGIONAL TOPOGRAPHIC MAP

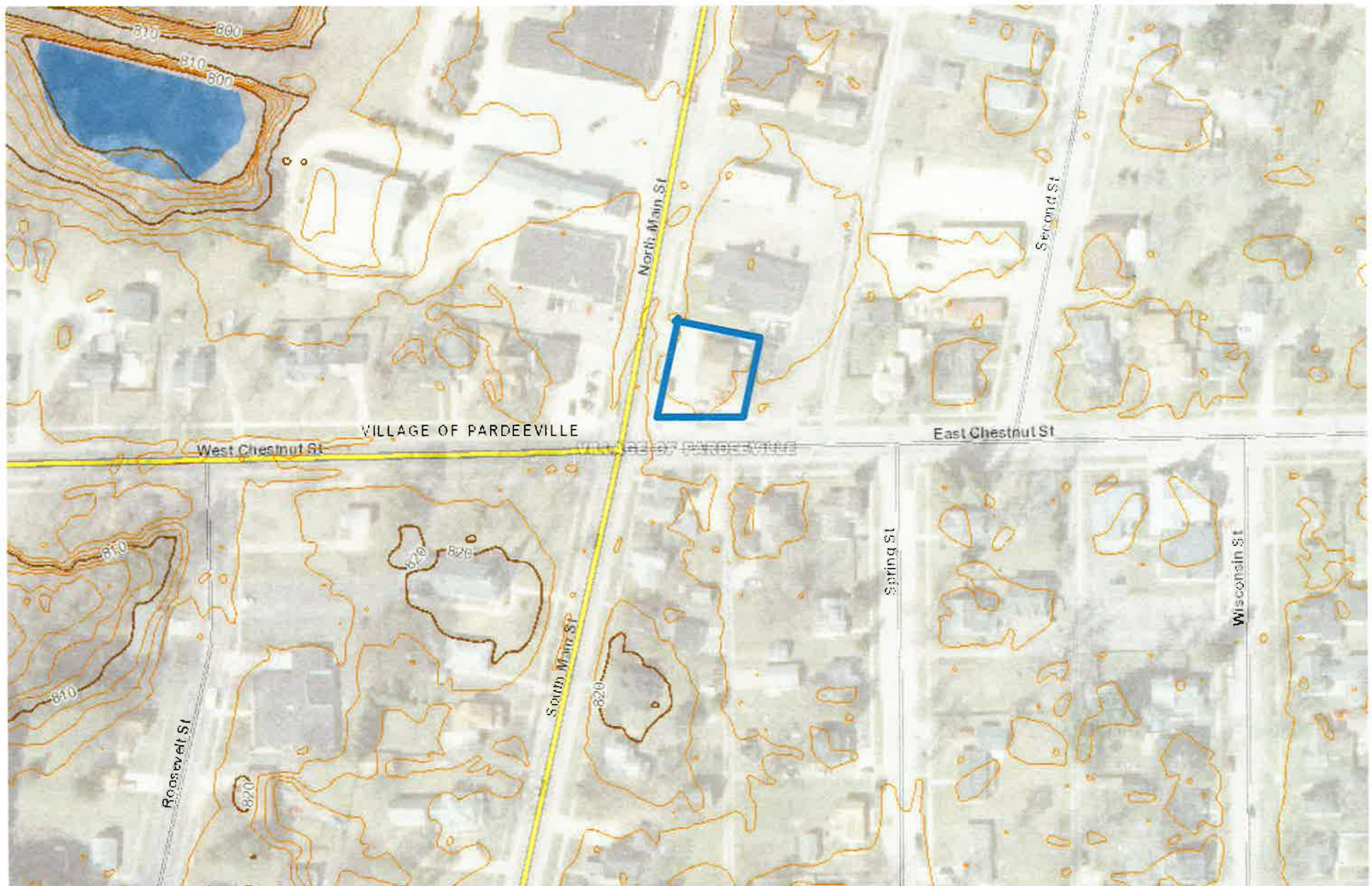
MUNICIPAL WELL LOCATION MAP



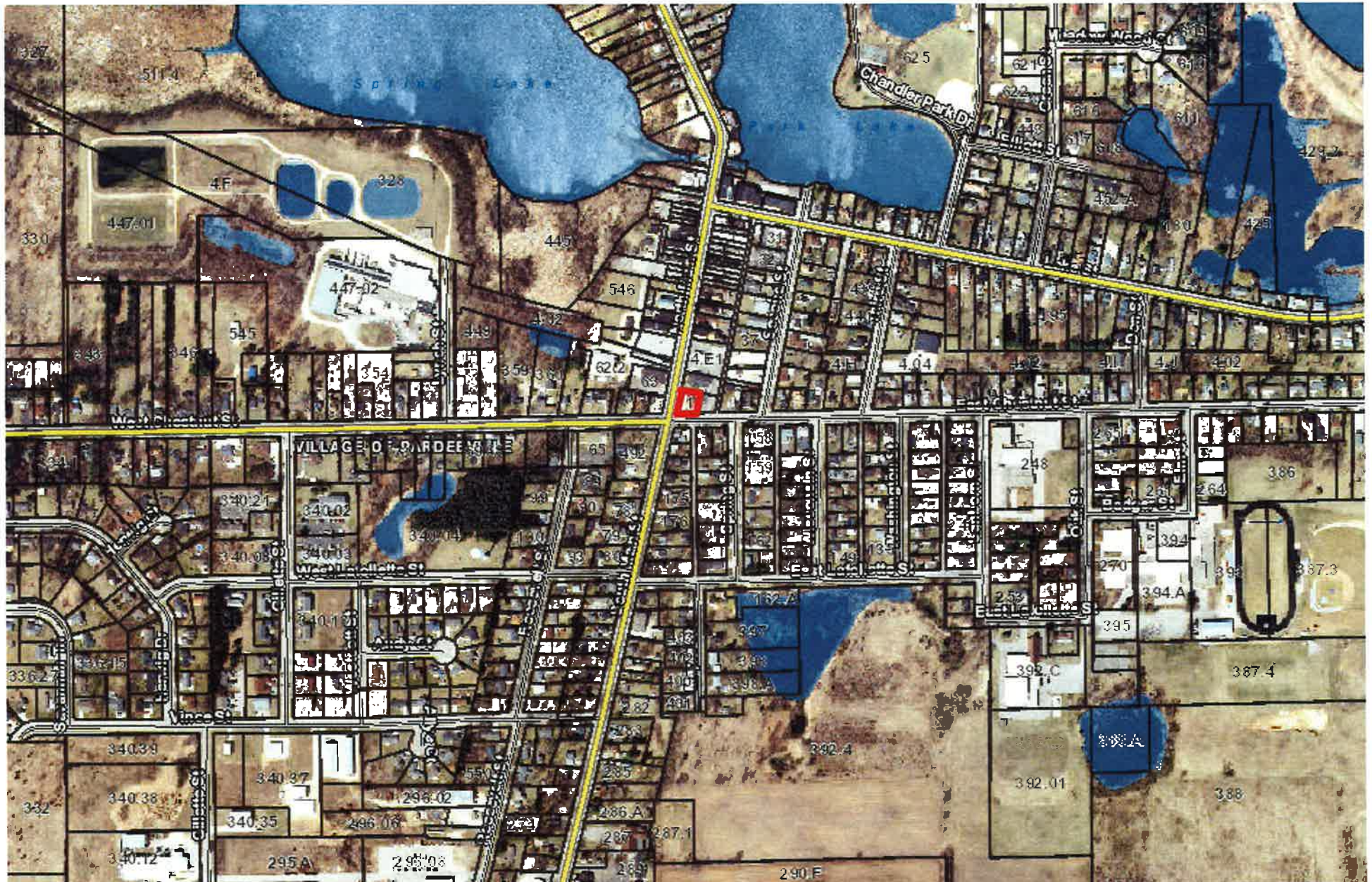
B.1.a. Location Map

SOURCE Columbia County Land Information
www.co.columbia.wi.us/ColumbiaCounty/LandInformation

DATE November 19, 2014



B.1.a. Location Map



WATER DISTRIBUTION LOCATIONS



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B.1.b. DETAILED SITE MAP

SEE ATTACHED

B.1.c. RR SITE MAP

SEE ATTACHED



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)

Notes

0.6

0

0.31

0.6 Miles

NAD_1983_HARN_Wisconsin_TM

© Latitude Geographics Group Ltd.

1: 19,678



DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

Note: Not all sites are mapped.

B.2. SOIL FIGURES

B.2.a.SOIL CONTAMINATION

SOIL SAMPLES COLLECTED DURING LIMITED PHASE II SITE ASSESSMENT
ACTIVITIES AND SITE INVESTIGATION ACTIVITIES DO NOT CONTAIN
PETROLEUM COMPOUNDS EXCEEDING THE NR 720 RCLS ABOVE
GROUNDWATER – THEREFORE NO FIGURE IS ATTACHED.

B.2.b. RESIDUAL SOIL CONTAMINATION

**NO UNSATURATED SOIL CONTAMINATION WAS IDENTIFIED DURING THE SITE
INVESTIGATION ACTIVITIES**

B.2.c. PRE/POST REMAINING SOIL CONTAMINATION

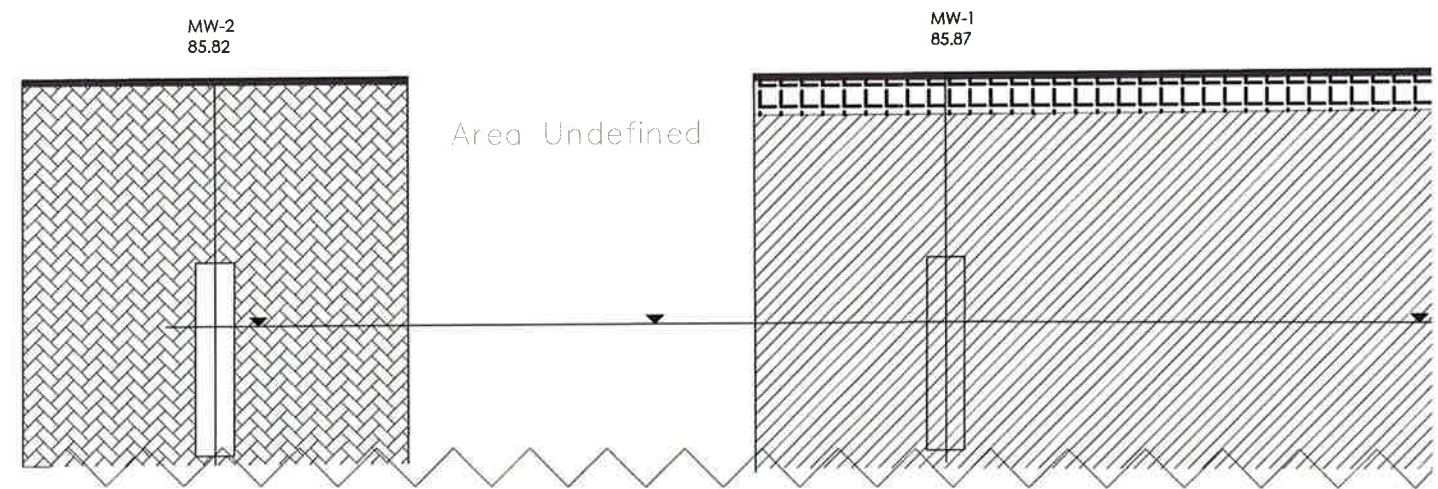
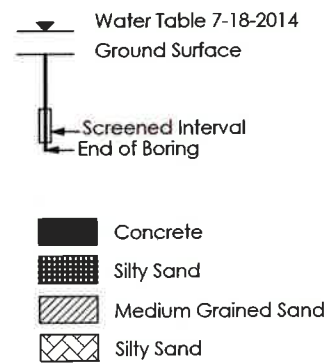
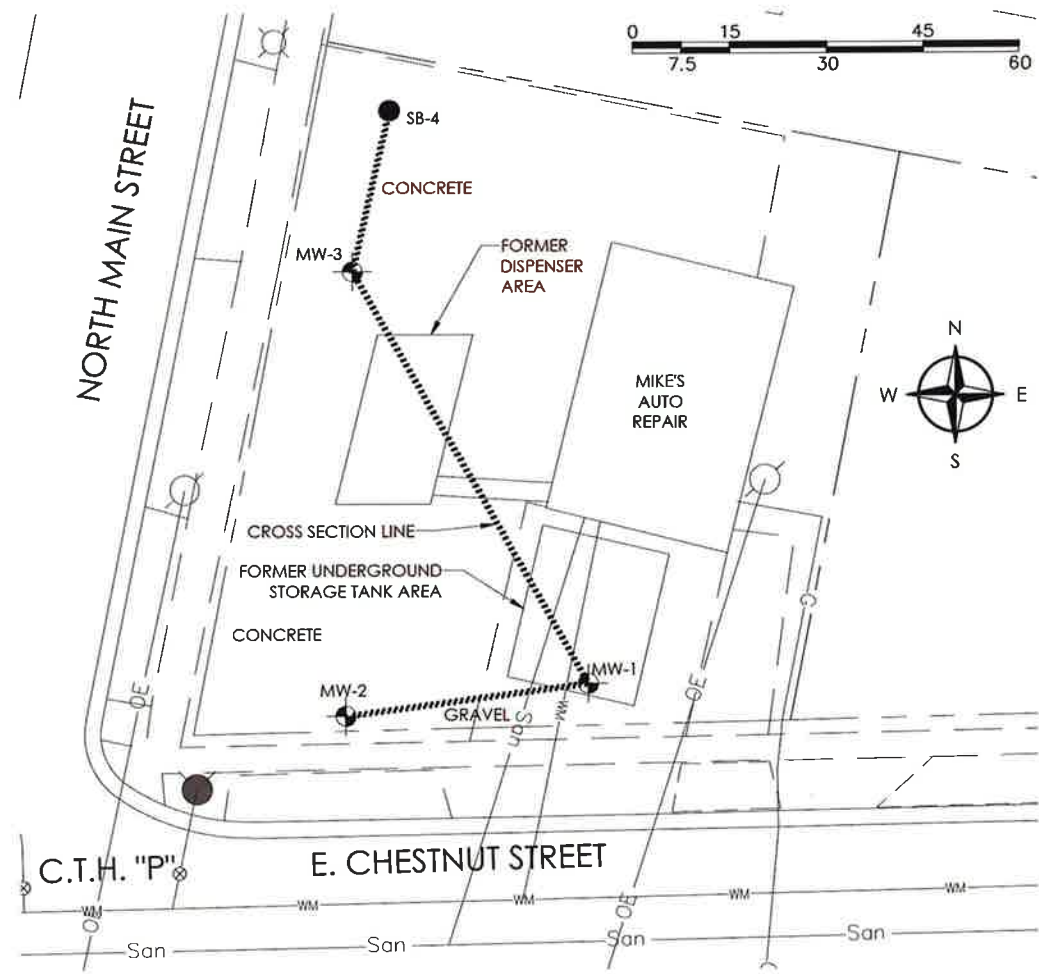
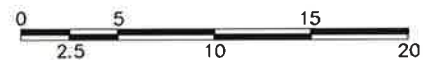
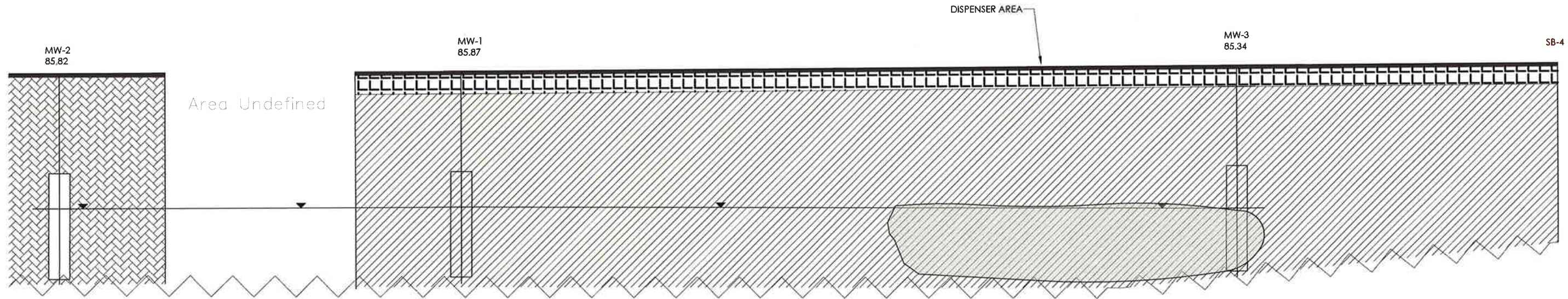
ANALYTICAL RESULTS DID NOT INDICATE RESIDUAL SOIL CONTAMINATION
ABOVE NR 720 GENERIC STANDARDS

B.3. GROUNDWATER FIGURES

SEE ATTACHMENTS

B.3.a. GEOLOGIC CROSS SECTION FIGURE (1)

SEE ATTACHED



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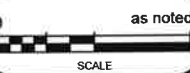
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GEOLOGIC CROSS-SECTION

Mike's Auto
Repair & Sales

Village of Pardeeville
Columbia County, WI

REVISIONS	NO.	BY	DATE
Added NR 140 ES Data	1	SPR	07/28/2015

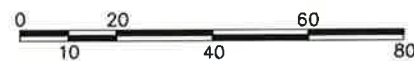
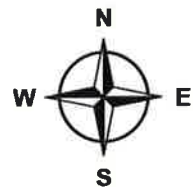
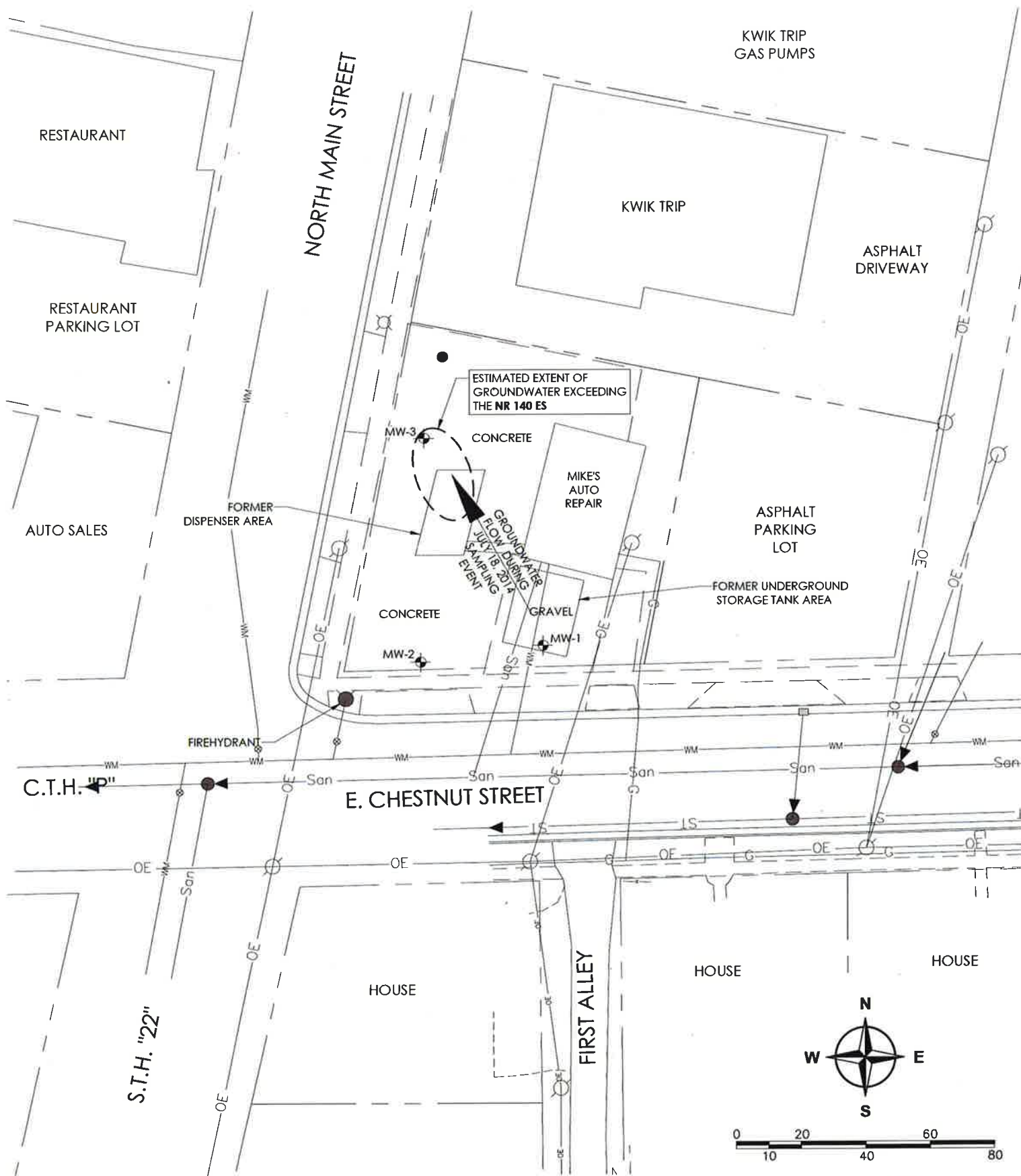


DRAWN BY: ALW
DATE: 9.16.14
GEC FILE NO: 0510-126
SHEET NO.

B.3.a

B.3.b. GROUNDWATER ISOCONCENTRATION (1)

SEE ATTACHED



REVISIONS	NO.	BY	DATE

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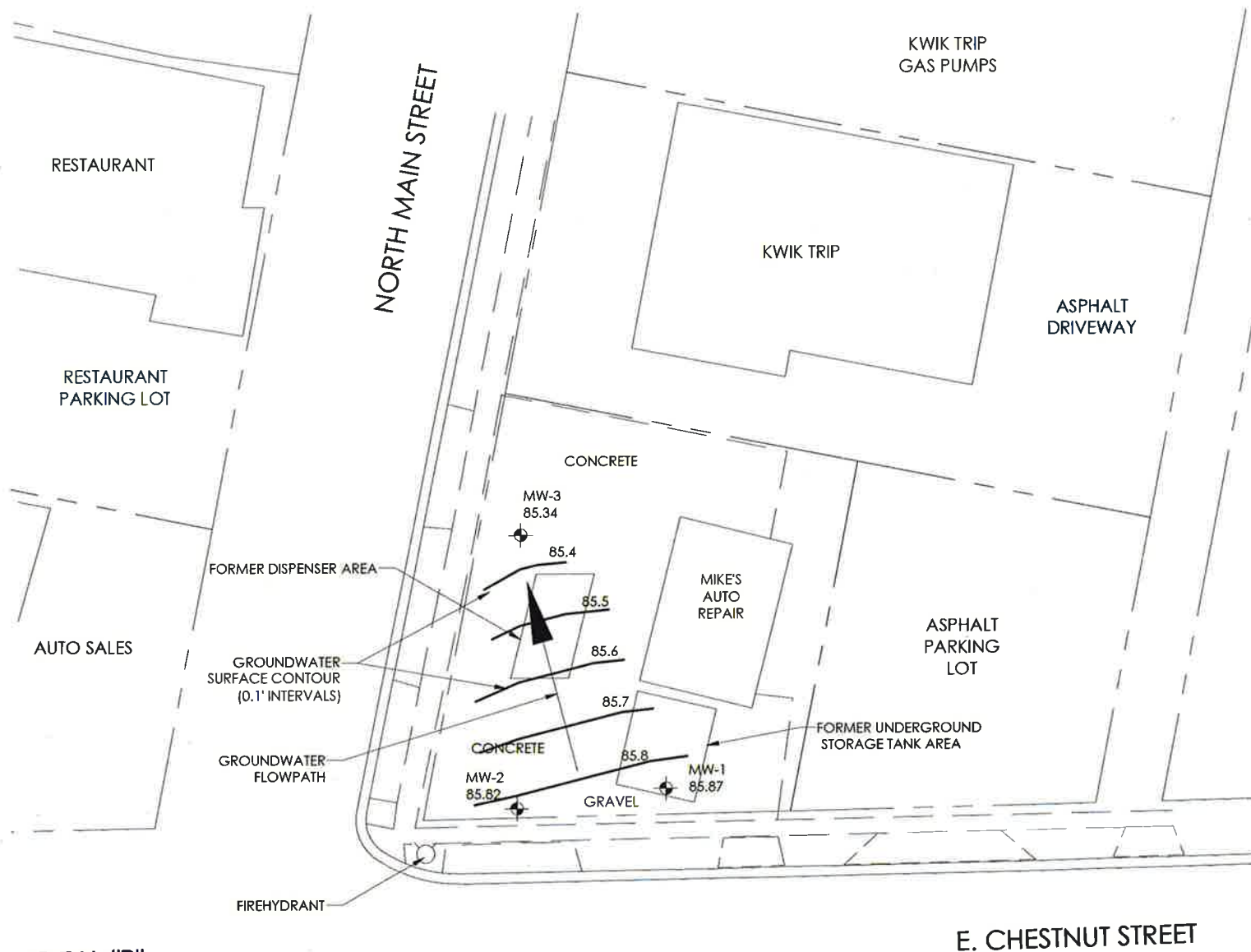
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GROUNDWATER ISOCONCENTRATION
July 18, 2014 Sampling Event
Mike's Auto Repair & Sales
 Village of Pardeeville
 Columbia County, WI

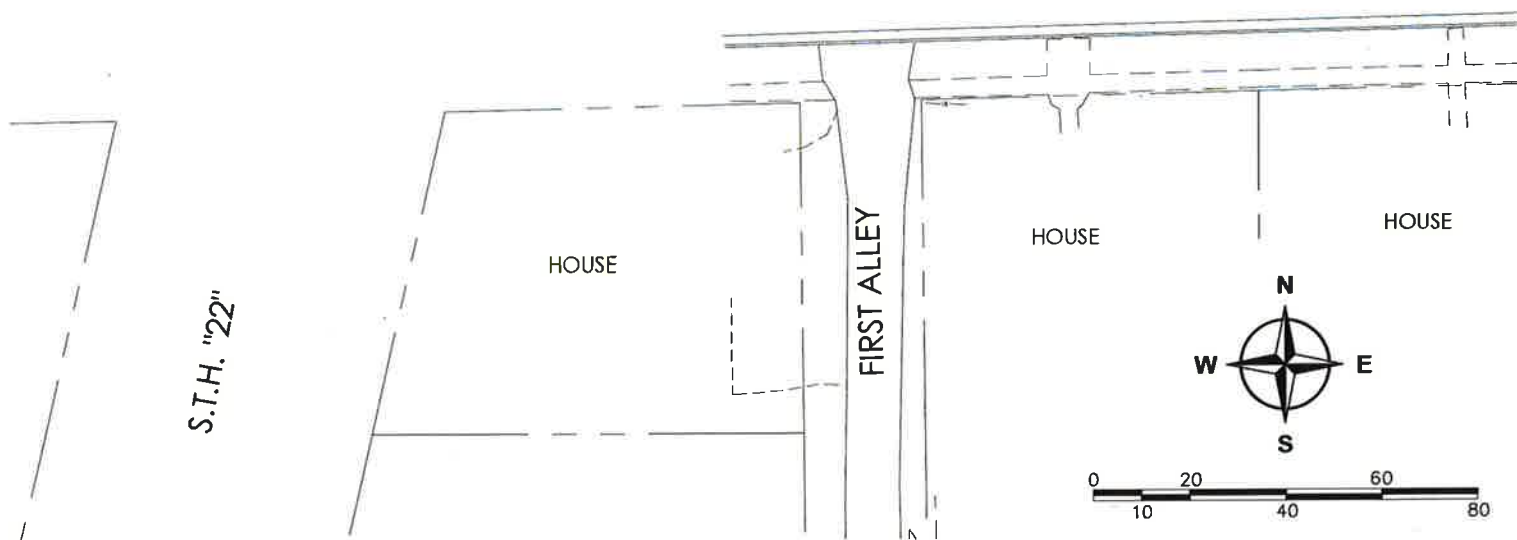
DRAWN BY	AAT
DATE	October 22, 2013
GEC FILE NO.	0510-126
SHEET NO.	B.3.b

B.3.c. GROUNDWATER FLOW DIRECTION (2)

SEE ATTACHED



C.T.H. "P"



REVISIONS	NO.	BY	DATE
Groundwater Flow	1	ALL	1.6.15

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GROUNDWATER FLOW MAP

July 18, 2014 Sampling Event

Mike's Auto Repair & Sales

Village of Pardeeville

Columbia County, WI

GEC

DRAWN BY: MAD

DATE: August 23, 2012

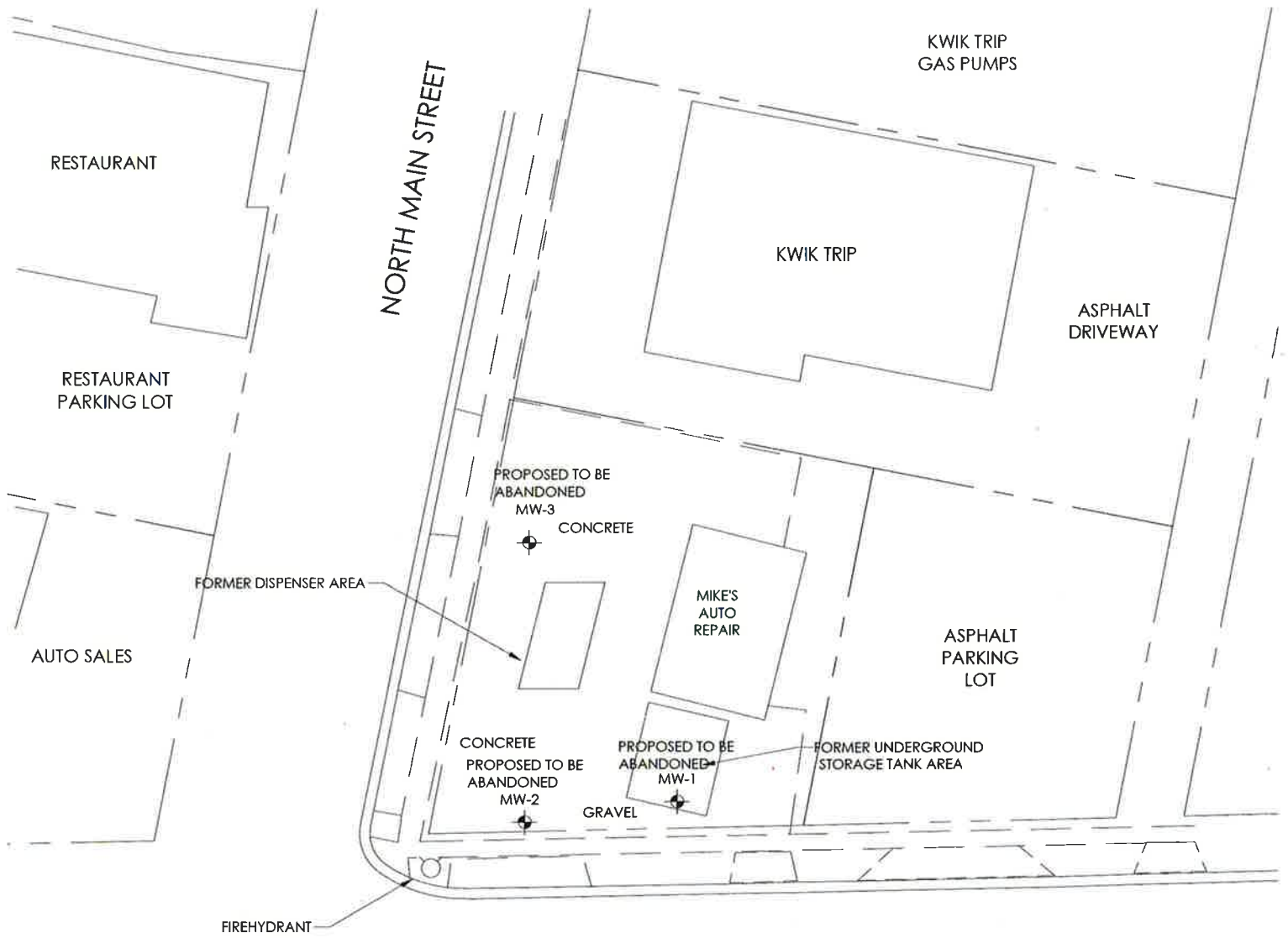
GEC FILE NO. 0510-126

SHEET NO.

B.3.c.

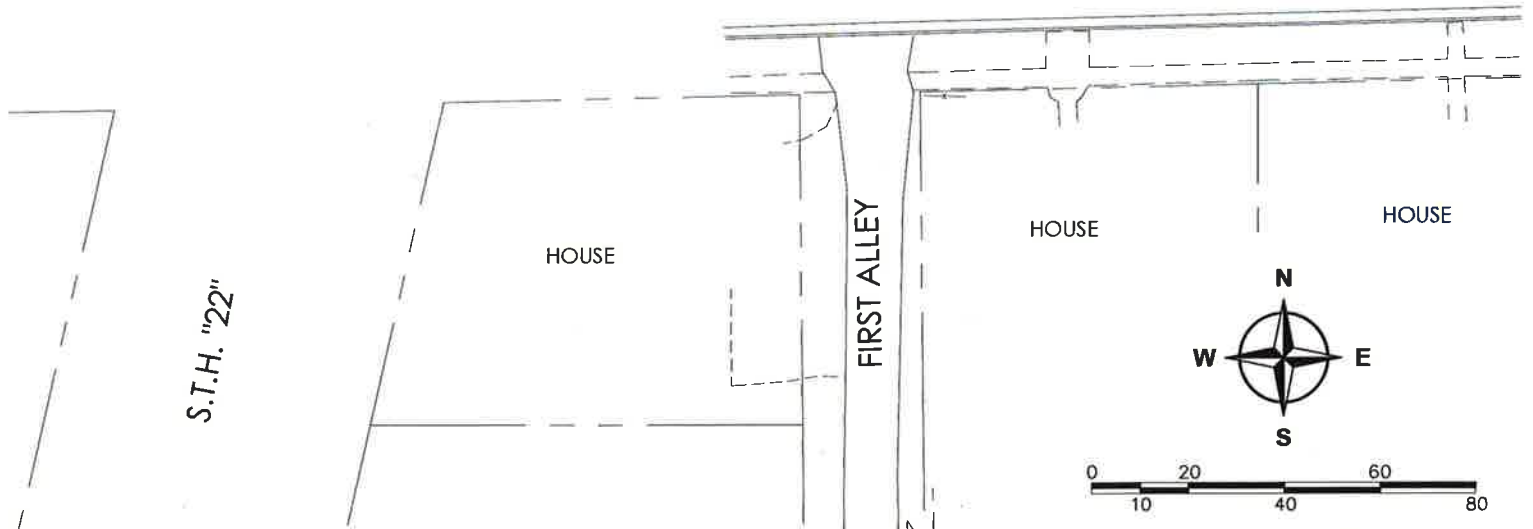
B.3.d. MONITORING WELLS (1)

SEE ATTACHED



C.T.H. "P"

E. CHESTNUT STREET



REVISIONS	NO.	BY	DATE
			October 22, 2013
			October 22, 2013
			October 22, 2013
			October 22, 2013
			October 22, 2013
			October 22, 2013

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MONITORING WELL LOCATION

Mike's Auto Repair & Sales
Village of Pardeeville
Columbia County, WI



DRAWN BY **AAT**
DATE **October 22, 2013**
GEC FILE NO. **0510-126**
SHEET NO.
B.3.d.

B.4. VAPOR MAPS AND OTHER MEDIA

BASED ON ANALYTICAL RESULTS COLLECTED FROM THE SIET A VAPOR
ASSESSMENT WAS NOT NECESSARY OR PERFORMED

B.4.a. VAPOR INTRUSION MAP (NONE)

BASED ON ANALYTICAL RESULTS COLLECTED FROM THE SITE A VAPOR
ASSESSMENT WAS NOT NECESSARY OR PERFORMED

B.4.b. OTHER MEDIA OF CONCERN

NO OTHER MEDIA OF CONCERN

B.4.c. OTHER

NONE

B.5. STRUCTURAL IMPEDIMENT PHOTOS

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 <http://dnr.wi.gov/topic/Brownfields/Contact.html>



ATTACHMENTD
MAINTENANCE PLAN (S) AND PHOTOGRAPHS

**D.1.DESCRPTION OF MAINTENANCE ACTION(S) REQUIRED
FOR MAXIMIZING EFFECTIVENESS OF THE ENGINEERED
CONTROL, VAPOR MITIGATION SYSTEM, FEATURE
OR OTHER ACTION FOR WHICH MAINTENANCE IS
REQUIRED**

SEE CAP MAINTENANCE PLAN

COVER or BARRIER MAINTENANCE PLAN
(to be included in Form 4400-202, as Attachment D)

July 14, 2015

Property Located at:

104 North Main Street
Pardeeville, Wisconsin

BRRTS No. 03-11-555987 (Mike's Auto Repair and Sales)

Tax/Parcel Identification Numbers 11171-1

Introduction

This document is the Maintenance Plan for concrete pavement cap at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wis. Adm. Code. The maintenance activities relate to the concrete pavement cap, which addresses or occupies the areas over the contaminated groundwater near the former dispenser island and MW-3.

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

- The case file in the DNR South Central Regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations;
- RR Sites Map/GIS Registry layer for a map view of the site, and
- The DNR project manager for Columbia County.

D.1. Descriptions:

Description of Contamination

Groundwater contaminated by 1,2,4 trimethylbenzene at a level exceeding its NR 140 ES is present near the location of the former dispenser island and extending toward the north to MW-3. Groundwater is present at depths ranging from about 12 to 15 feet below grade on the subject property. The extent of groundwater contamination is shown on the attached map (B.1.b).

Description of the Building Barrier and Pavement Caps to be Maintained

The cap consists of the 4-inch concrete pavement currently present on the subject property. The capped area is shown on Figure D.2.

Cover/Building/Slab/Barrier Purpose

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

Annual Inspection

The concrete cap overlying the contaminated groundwater as depicted in Figure D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause infiltration into underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as D.4, Form 4400-305, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place (for example, no building is present) to keep it at the site, at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (DNR) representatives upon their request.

Maintenance Activities

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

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

The property owner, in order to maintain the integrity of the concrete pavement cap, will maintain a copy of this Maintenance Plan at the site; or, if there is no acceptable place to keep it at the site, at the address of the property owner and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover/Barrier

The following activities are prohibited on any portion of the property where a building foundation or pavement cap are required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure; 7) changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

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

Amendment or Withdrawal of Maintenance Plan

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

Contact Information

July/2015

Site Owner and Operator: Mikes Auto Repair and Sales
104 North Main Street
Pardeeville, WI 53954
(608) 429-2600

Signature:



Property Owner: Mike and Lori Zimmerman
104 North Main Street
Pardeeville, WI 53954
(608) 429-2600

Signature: _____

Consultant: General Engineering Company
916 Silver Lake Drive
Portage, Wisconsin 53901
(608) 742-2169

DNR: Lawrence Lester
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711
(608) 275-3266

D.2 Location Map(s)

Includes a location map which shows:

- (1) the feature that requires maintenance;*
- (2) the location of the feature(s) that require(s) maintenance: on and off the source property;*
- (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site;*
- (4) the extent and type of residual contamination; and*
- (5) all property boundaries.*

D.3 Photographs of Cover/Barrier

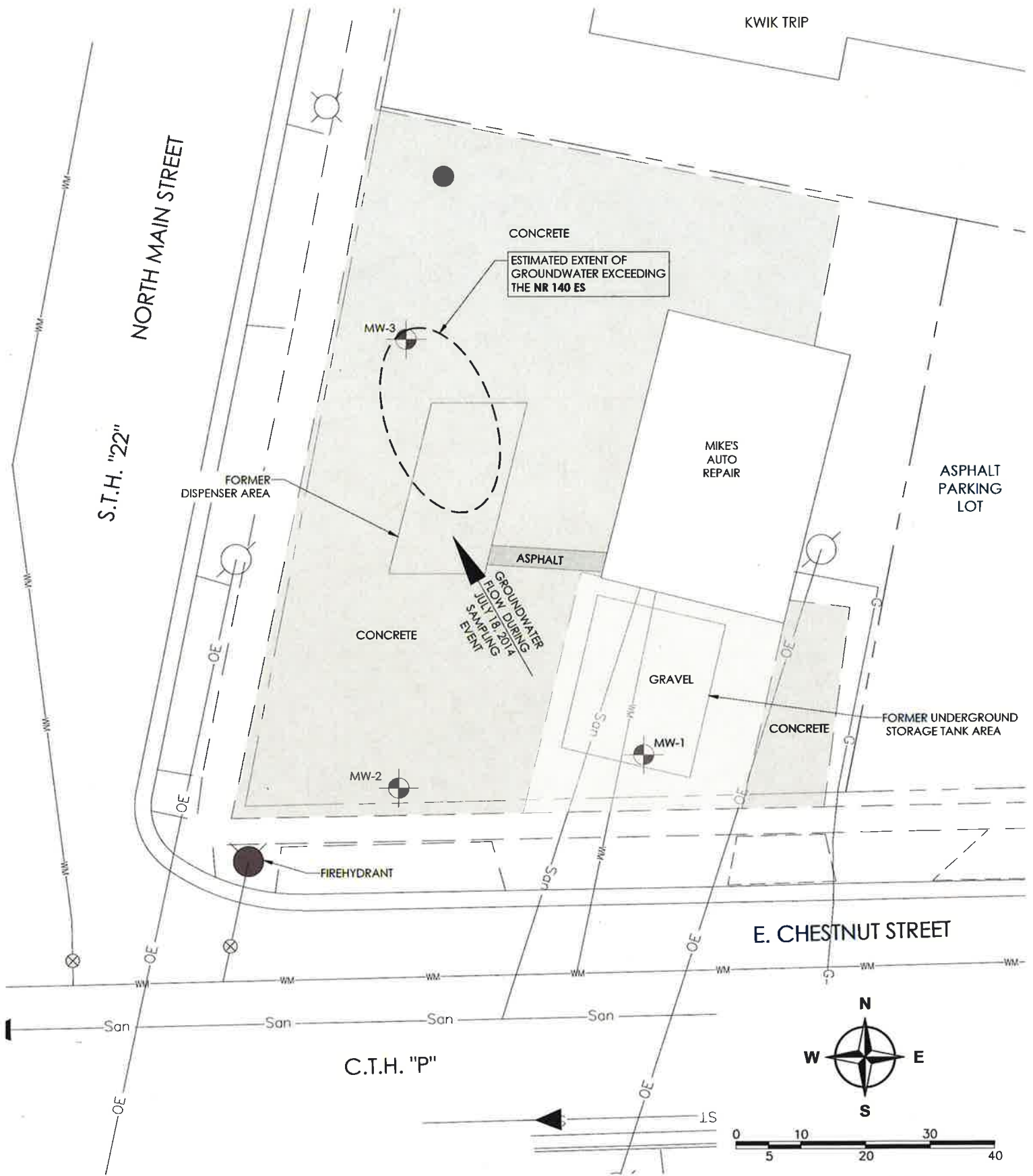
Photographs including the condition and extent of the cover/barrier/building/slab at the time of the preparation of this cap maintenance plan are including in D.4.

D.4 Continuing Obligations Inspection and Maintenance Log

Fillable Form Form 4400-305

D.2. LOCATION MAPS

SEE ATTACHMENT



REVISIONS	NO.	BY	DATE

General Engineering Company

P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
 608-742-2169 (Office) • 608-742-2592 (Fax)
www.generalengineering.net

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GROUNDWATER

Mike's Auto Repair & Sales
 Village of Pardeeville
 Columbia County, WI

GEC

DRAWN BY: SRR
 DATE: July 29, 2015
 GEC FILE NO.: 0510-126
 SHEET NO.: **D.2**

D.3. PHOTOGRAPHS

SEE ATTACHMENT

{Click to Add/Edit Image}

Date added: 07/31/2015



Title: Concrete cap on the western portion of the property

{Click to Add/Edit Image}

Date added: 07/31/2015



Title: Concrete cap on the western/southwestern portion of property/MW-3

D.4. INSPECTION LOG

SEE ATTACHMENT

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name Mike's Auto Repair and Sales	BRRTS No. 03-11-555987
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Inspections are required to be conducted (see closure approval letter):

- ☒ annually
☐ semi-annually
☐ other – specify _____

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

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

ATTACHMENT E

MONITORING WELL INFORMATION

ALL MONITORING WELLS WILL BE PROPERLY ABANDONED SUBSEQUENT TO
CONDITIONAL CLOSURE

ATTACHMENT F
SOURCE LEGAL DOCUMENTS

F.1. DEED

SEE ATTACHED

Document Number

WARRANTY DEED

DOC # 809384

REGISTER OF DEEDS
COLUMBIA COUNTY

RECORDED ON:
05/05/2010 09:13:51AM
PAGES: 1

LISA WALKER
REGISTER OF DEEDS

REC FEE 11.00
Recording Area
Name and Return Address 17
Attorney John R. Miller
P.O. Box 200
Portage, WI 53901

11-171-1
(Parcel Identification Number)

A part of Lot 1 of the Original Plat of the Village of Pardeeville, Columbia County, Wisconsin, described as follows: Beginning at an iron stake at the Southwest corner of Lot 1; thence East along the North line of Chestnut Street 92.6 feet to an iron stake; thence Northeasterly and parallel with the East line of Main Street 90.0 feet to an iron stake; thence Northwesterly at right angles to the East line of Main Street 90.5 feet to an iron stake; thence Southwesterly along the East line of Main Street 109.6 feet to the point of beginning.

Also described as:

That part of Lot 1 of the Original Plat of the Village of Pardeeville, Columbia County, Wisconsin, which is more particularly described as follows: Beginning at the Southwest corner of said Lot 1, thence East along the North margin of South Street 118.2 feet, thence North 11 degrees East parallel to Main Street 84.4 feet to the North line of Lot 1, thence North 79 degrees West along the North line of the above mentioned Lot 1, 115.5 feet to the East margin of Main Street; thence South 11 degrees West along the East line of Main Street 109.6 feet to the place of beginning.

EXCEPT land as described in deed recorded in Volume 242 of Deeds on page 524. *also known as Pardeeville

This deed is given in satisfaction of Land Contract dated December 26, 1997 and recorded December 26, 1997, in the office of the Register of Deeds for Columbia County, Wisconsin in Volume 582 of Records, at pages 889-891, as Document No. 578005.

EXEMPT UNDER SECTION 77.25(17), WIS. STATS.

This is not homestead property.

EXCEPTION TO WARRANTIES: title is subject to easements, restrictions, covenants, conditions and rights of way of record and municipal and other governmental ordinances and regulations; also any liens or encumbrances created by the act or default of Purchaser.

Dated this 27th ^{April} day of ~~March~~, 2010.

AUTHENTICATION

Signature(s)

authenticated this _____ day of _____.

signature

type or print name

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____)

authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Attorney John R. Miller
P.O. Box 200, Portage, WI 53901
(MIS 3-10)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
(ss
COUNTY OF COLUMBIA)

April. Personally came before me this 27 day of ~~March~~, 2010, the above named Morris H. Babcock and Lou Elyn Babcock, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

signature [Signature]
type or print name Nancy J Holbach
Notary Public, Columbia County, WI
My commission is permanent. (If not, state expiration date:
6-27-2019)

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

Columbia County

Owner (s):

**Zimmerman, Michael M
Zimmerman, Lori**

Location:

SE-NW, Sect. 3, T12N, R10E

Mailing Address:

**Michael M Zimmerman, Zimmerman, Lori
104 N Main Street
Pardeeville, WI 53954-0000**

School District:

4228 - Pardeeville Area School

Tax Parcel ID Number:Tax District:

1

Status: Acres:

11171-Village of Pardeeville Active 0.2100

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

W 118.2 FT OF LOT 1-ORIG PLAT; EXC COM SW COR; TH E 92.6' POB; NE 90'; SE 25'; SW 84.4'; TH W1Y 25.6' TO BEG. Also described as follows: Beg at SW cor of Lot 1; E 92.6'; NELY & prl with E ln of Main St 90'; NWLY 90.5'; SWLY alg E ln of Main St 109.6' to POB.Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)***104 North Main St Pardeeville, WI 53954**

F.2. CERTIFIED SURVEY MAP

SEE ATTACHED

D

V.3-78

PARDEEVILLE.

STREET.

MAIN

LAKE

STREET.

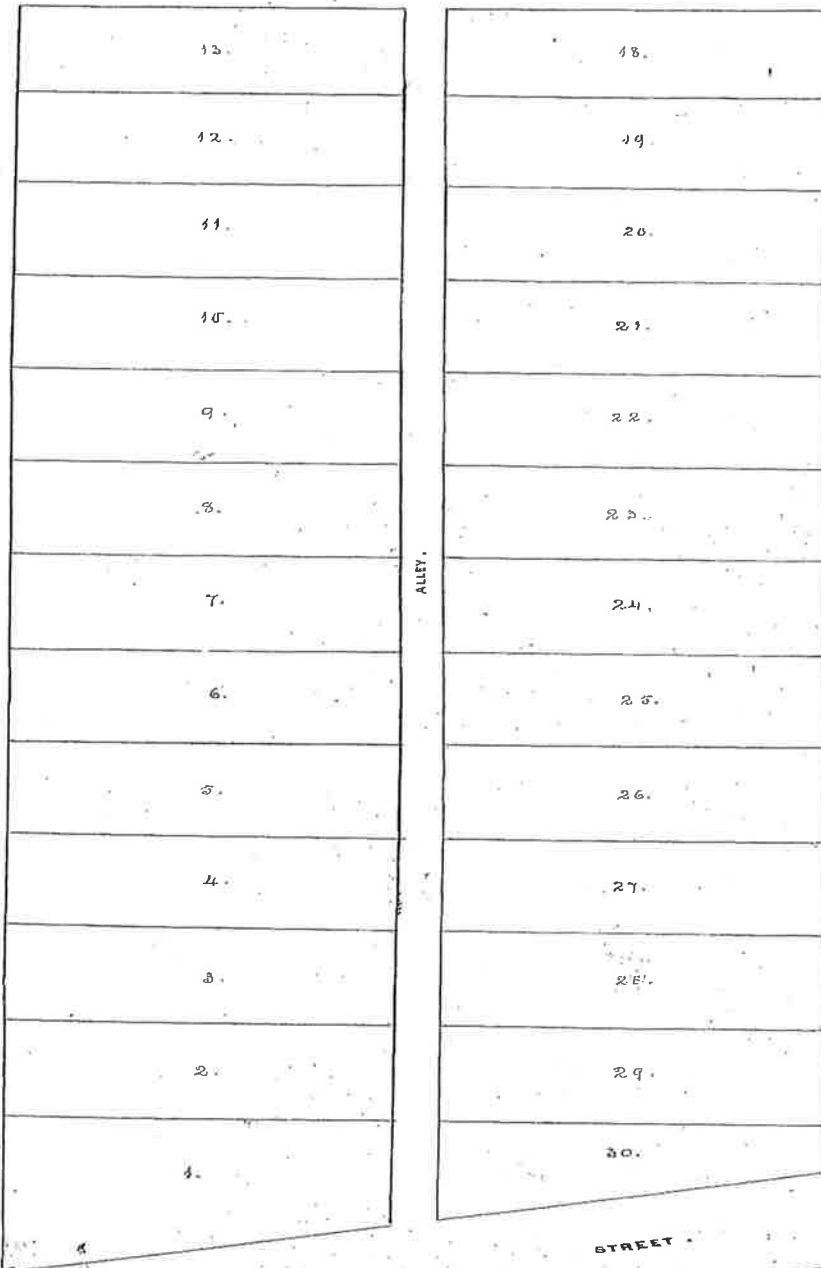
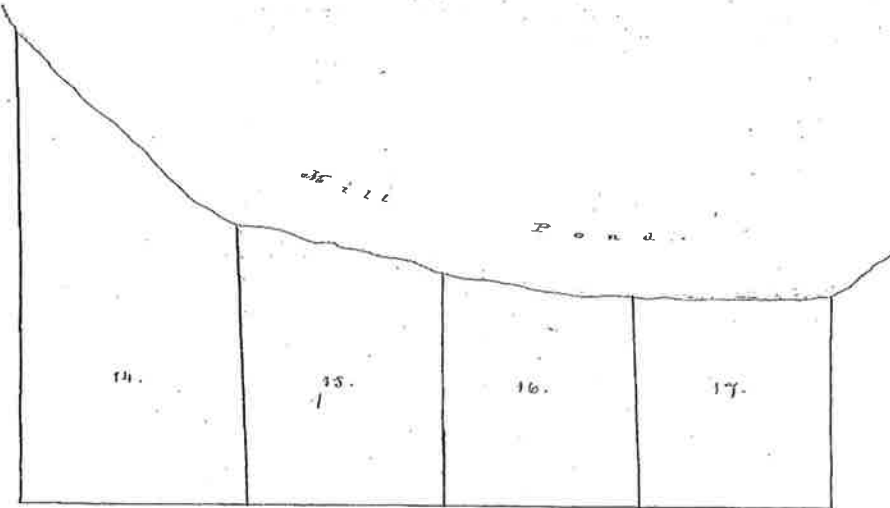
STREET.

SECOND

ALLEY.

STREET.

SOUTH



F.3. VERIFICATION OF ZONING

SEE ATTACHED

VILLAGE OF PARDEEVILLE – COMPREHENSIVE PLAN

ELEMENT 7 – LAND USE

A. Background

This section includes background information, goals, objectives and policies on land use in the Village of Pardeeville.

B. Existing Land Use/Zoning

The Village of Pardeeville covers an area of approximately 1300 acres. There are traditional neighborhoods to go with the traditional “downtown” and more contemporary residential developments to go with more contemporary business developments in outlying districts. The Village has a fairly well-defined existing land use pattern instead of “mixed” existing development.

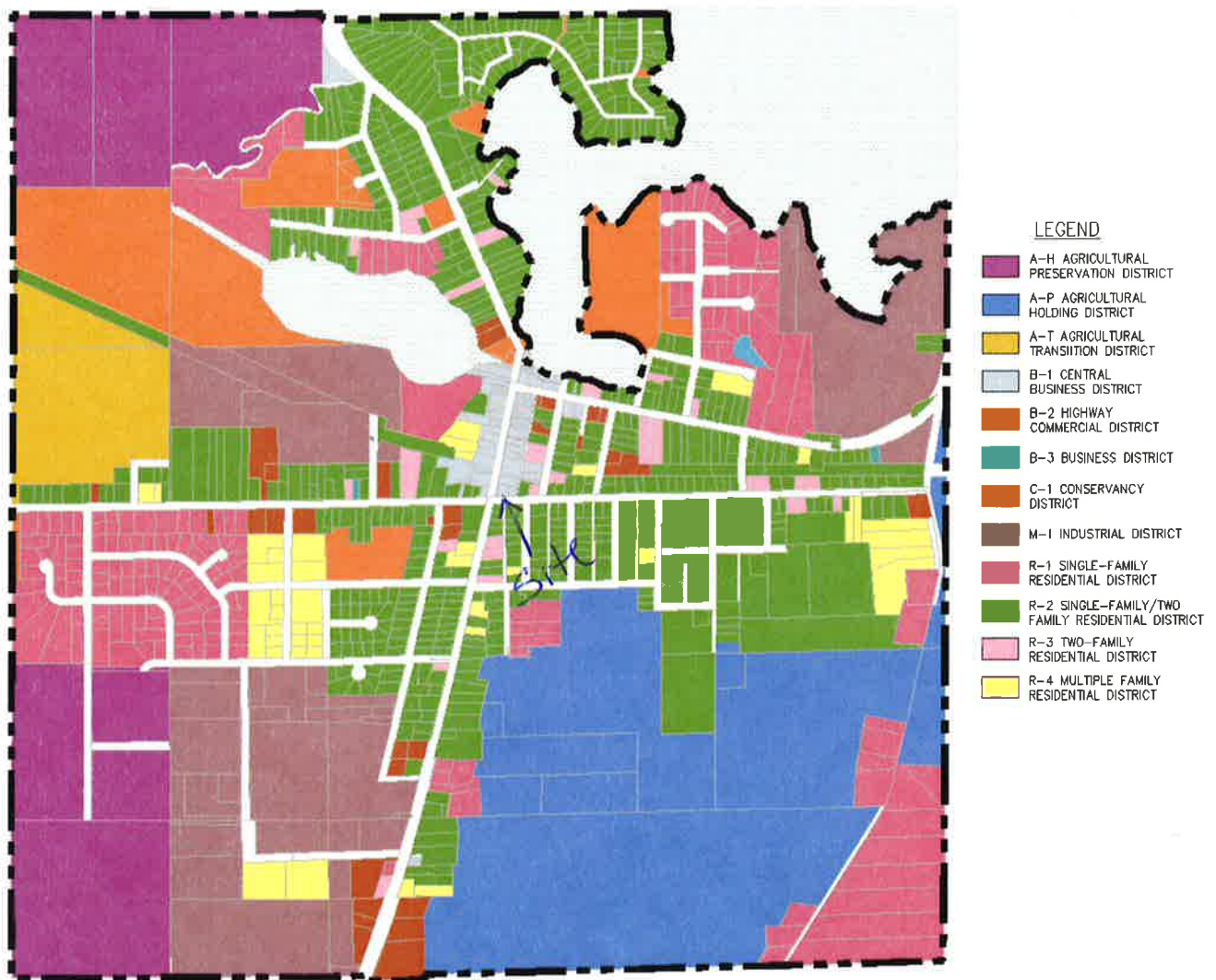


Figure 11 – Existing Zoning Map

F.4. SIGNED STATEMENT

SEE ATTACHED

In accordance with NR 726.05 paragraph (3)(a)4.g. (for groundwater contamination) and/or NR 726.05 paragraph (3)(b)4.f. (for soil contamination), the responsible party hereby affirms the following information:

"To the best of my knowledge, the legal description information attached to this package, and described below are accurate. Groundwater contamination exceeding the NR 140 ES as defined in the Wisconsin Administrative Code does not extend onto any neighboring properties excluding public street right-of ways or railroad right-of-ways."

The Mike's Auto Property, located at 104 N. Main Street in the City of Pardeeville, Columbia County, Wisconsin (Parcel Number 1). Legal description for the property is W118.2Ft of Lot 1 – Original Plat, EXC Com SW Cor, TH E92.6' POB, NE 90', SW 84.4'-TH W1Y 25.6' to BEG. Also Described as follows: ` Beg at SW cor of Lot 1; E92.6', NELY & prl with E In of Main St 90'; NWLY 90.5'; SWLY alg E In of Main St 109.6' to POB.

Mike Zimmerman

Mike Zimmerman

7-27-15

Date

Owner

Title: Owner

ATTACHMENT G

NOTIFICATIONS TO OWNERS OF AFFECTED PROPERTIES

CONTAMINATION DOES NOT APPEAR TO HAVE EXTENDED ONTO THE
ADJOINING PROPERTIES; THEREFORE NO NOTIFICATIONS WERE PERFORMED.