

Stoltz, Carrie R - DNR

From: Stoltz, Carrie R - DNR
Sent: Thursday, May 24, 2018 10:33 AM
To: 'Ryan.Aamot@ghd.com'
Subject: Kabel Auto Summary and Revisions needed
Attachments: Sanborn Maps.pdf; Figures 1 & 2.pdf

Hi Ryan, below is a summary of the site along with the information that is needed for Kabel Auto. Please let me know if you have any questions or concerns and we can set up a time to discuss. Thanks, Carrie

Chris Rog felt the contamination present at Kable is from the adjacent Lindey Cleaners site (02-44-562823) and based on this, Chris feels he "jumped the gun" by submitting a notification report.

The SI Investigation Results and Final Closure Request report, dated December 15, 2017, states the site was acquired by the City of Rhinelander under the condemnation clause of Chapter 32, WI Stats, and therefore the City is requesting an LGU exemption. However, I have repeatedly requested a copy of the paperwork and have not received any LGU verification. Please see the link to guidance below for LGU exemptions. The back page of this guidance lists the types of documentation the department likes to receive for different property acquisition methods.

The Northern Region Closure Committee reviewed the Kabel site for discussion only on January 10, 2018. The notes from that meeting state that the site should be reviewed for possible off-site contamination from Lindey Cleaners. The Committee recommends the consultant review the Kabel site history with regards to past uses of the building. The SI report mentions storage tanks were present on the site. You will need to determine if further investigation is needed or make the argument that the contamination has originated from Lindey Cleaners

The following are some of my concerns:

- No direct contact samples were obtained (0-4' bgs). Sampling should be consistent with each boring (0-4, 4-8, 8-12, etc.), for example, not all borings had the upper 0-8' sampled.
- The boring logs should have listed fill material.
- Why wasn't the front of the building sampled? There were (2) historic USTs removed from the east side (front) of the building. One tank removed in 1974 had no testing, but the other tank was removed during demo this past summer. No information was supplied with regards to the former tank or sampling locations. See Sanborn map attached
- The boring locations on Figures 1 & 2 do not match (see attached)
- Is there a building schematic? (i.e. where was the lift, parts washer, floor drains).
- Kabel was sampled for VI with low results, but this was in October and it was 50 to 60 degrees here, so I would like to see another VI sampling in the winter. Also soil vapor samples were collected at 8 feet below grade, and the report mentions a basement, so is 8 feet deep enough?
- All figures/Tables should be updated to show only the Kabel property and should be labeled "prepared by GHD"

Here's a link to the LGU exemption publication: <https://dnr.wi.gov/files/PDF/pubs/rr/RR055.pdf>

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Carrie Stoltz

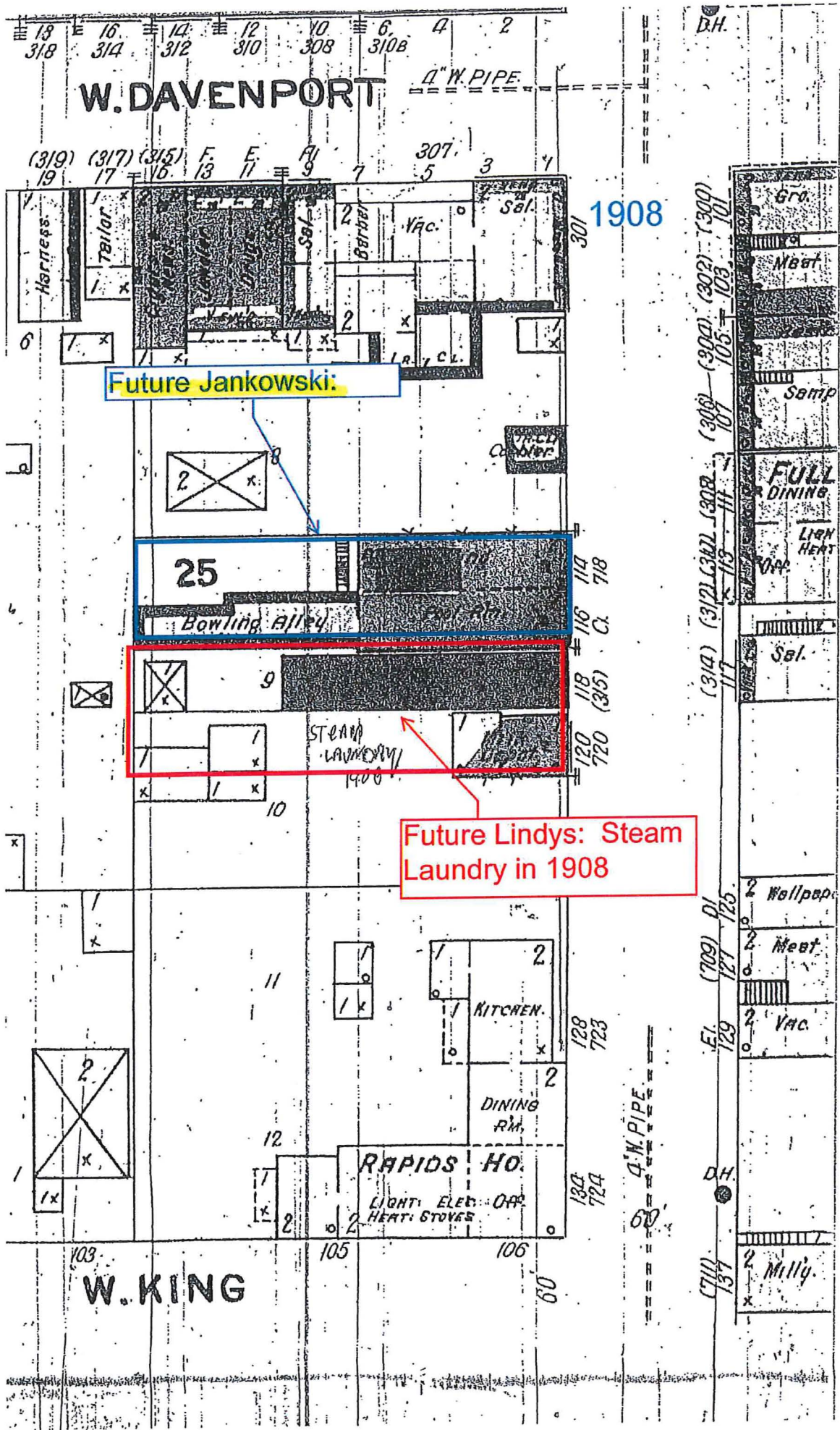
Hydrogeologist-Remediation and Redevelopment, AWARE Division

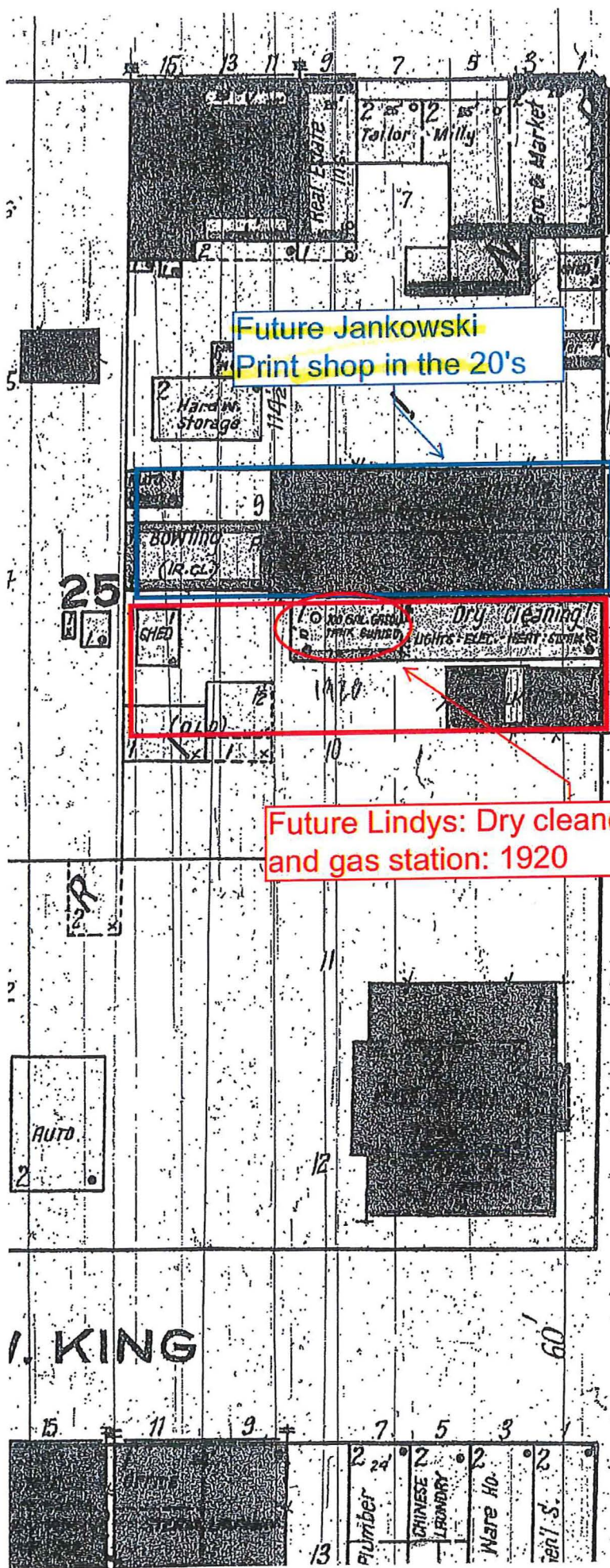
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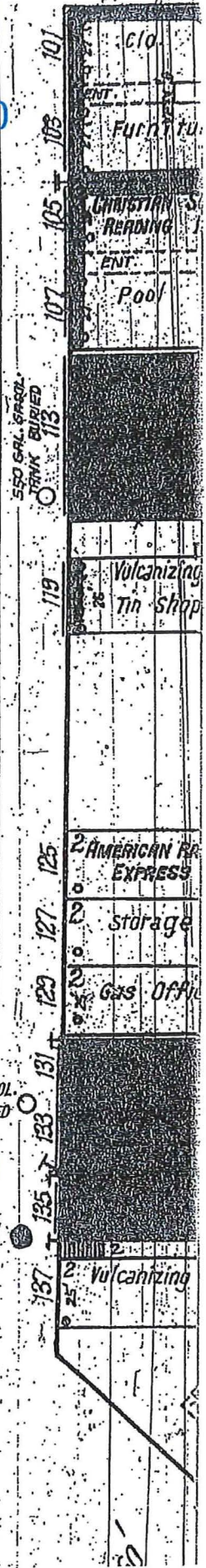


Future Jankowski
Print shop in the 20's

Future Lindys: Dry cleaner
and gas station: 1920

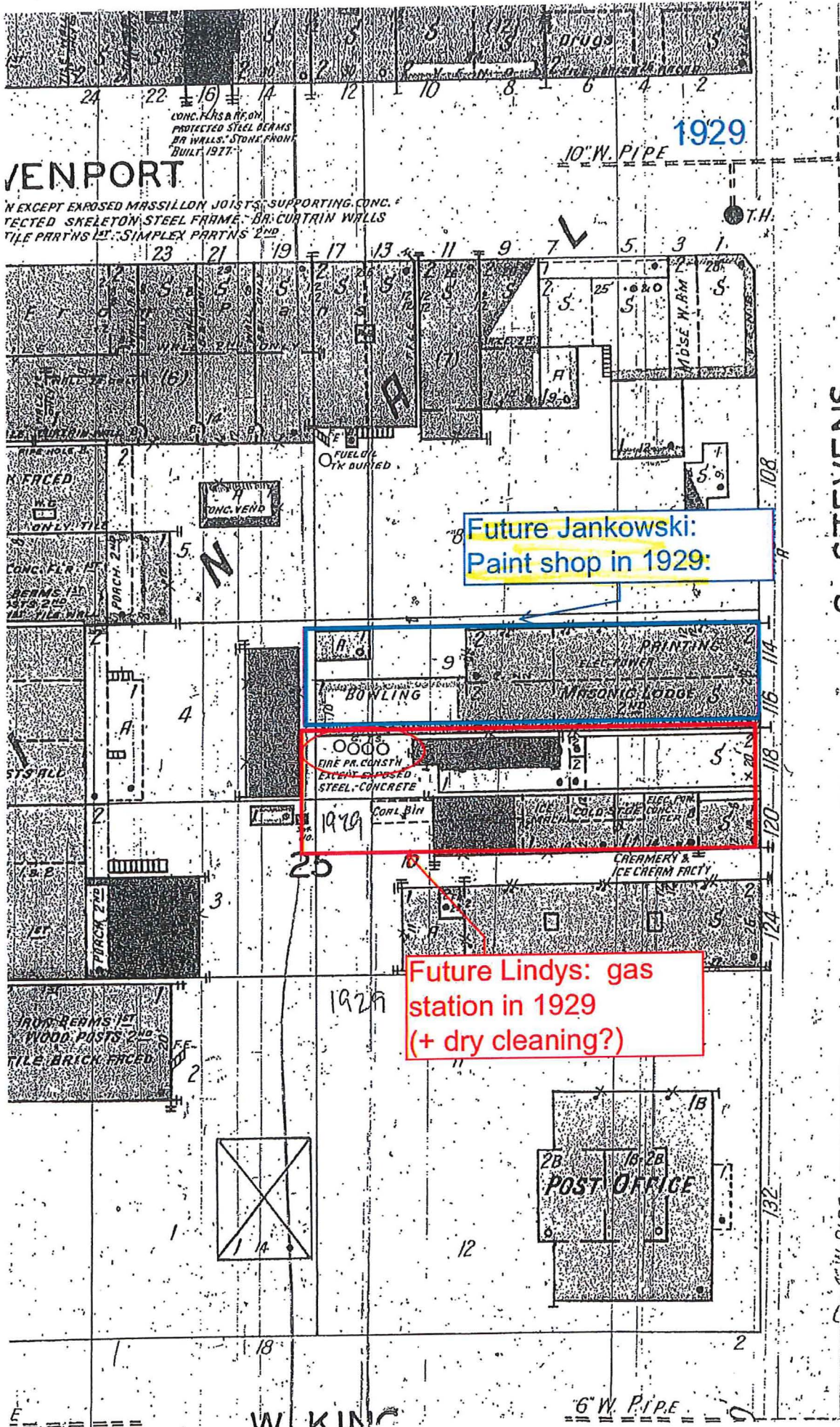
1920

S. STEVENS



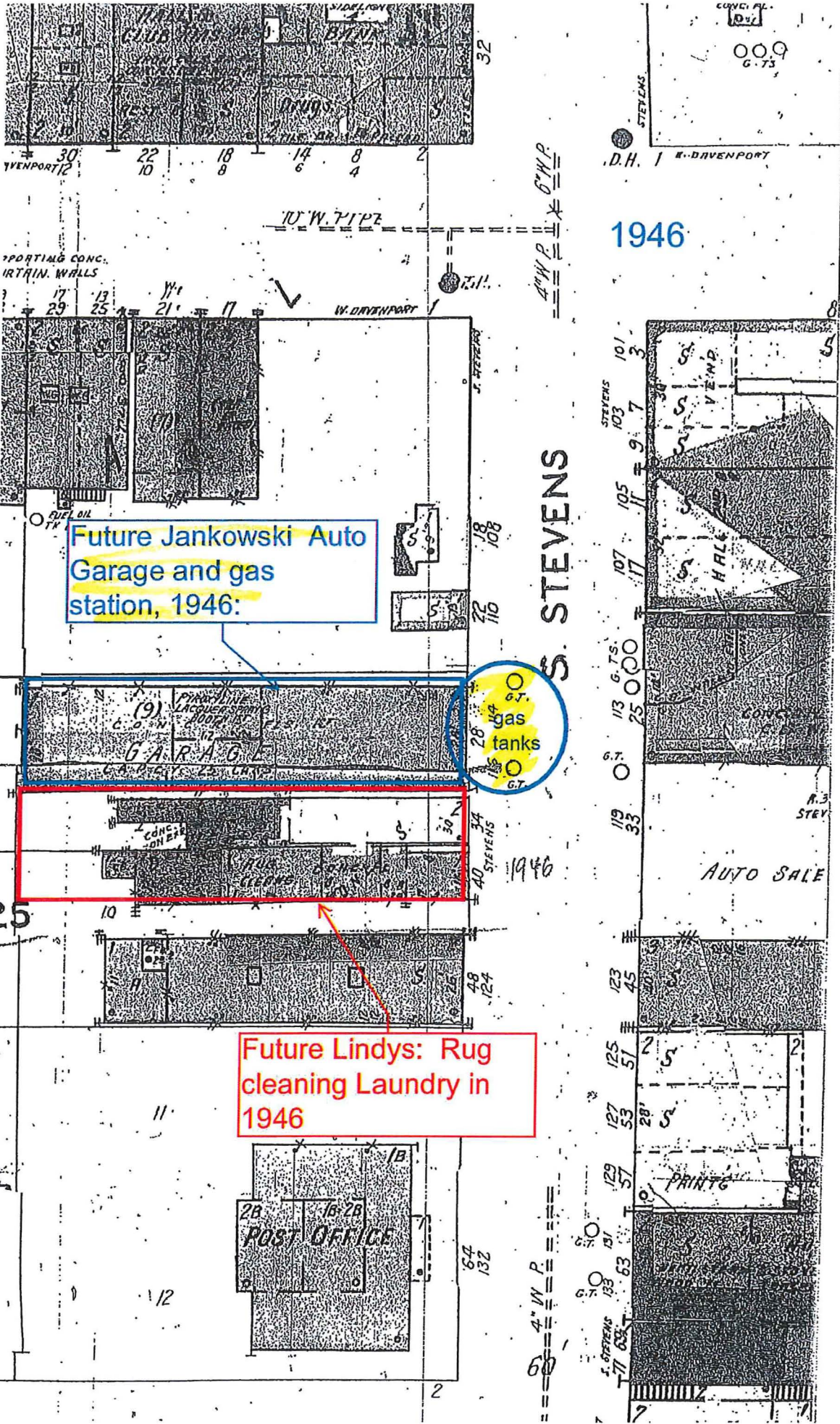
I. KING

60



Future Jankowski:
Paint shop in 1929:

Future Lindys: gas
station in 1929
(+ dry cleaning?)



Future Jankowski Auto
Garage and gas
station, 1946:

gas
tanks

Future Lindys: Rug
cleaning Laundry in
1946

1946

1946

AUTO SALE

POST OFFICE

PRINTG

CONV. PL.
D. 7
G. 73

D.H. | R. DAVENPORT

PORTING CONC.
IRTRIN. WALLS

S. STEVENS

4" W.P.

4" W.P.

6" W.P.

WENPORT 12

17 13 11 17
29 25 21

25

11

12

2

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132

40
STEVENS

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124

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108

22
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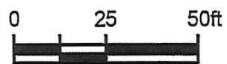
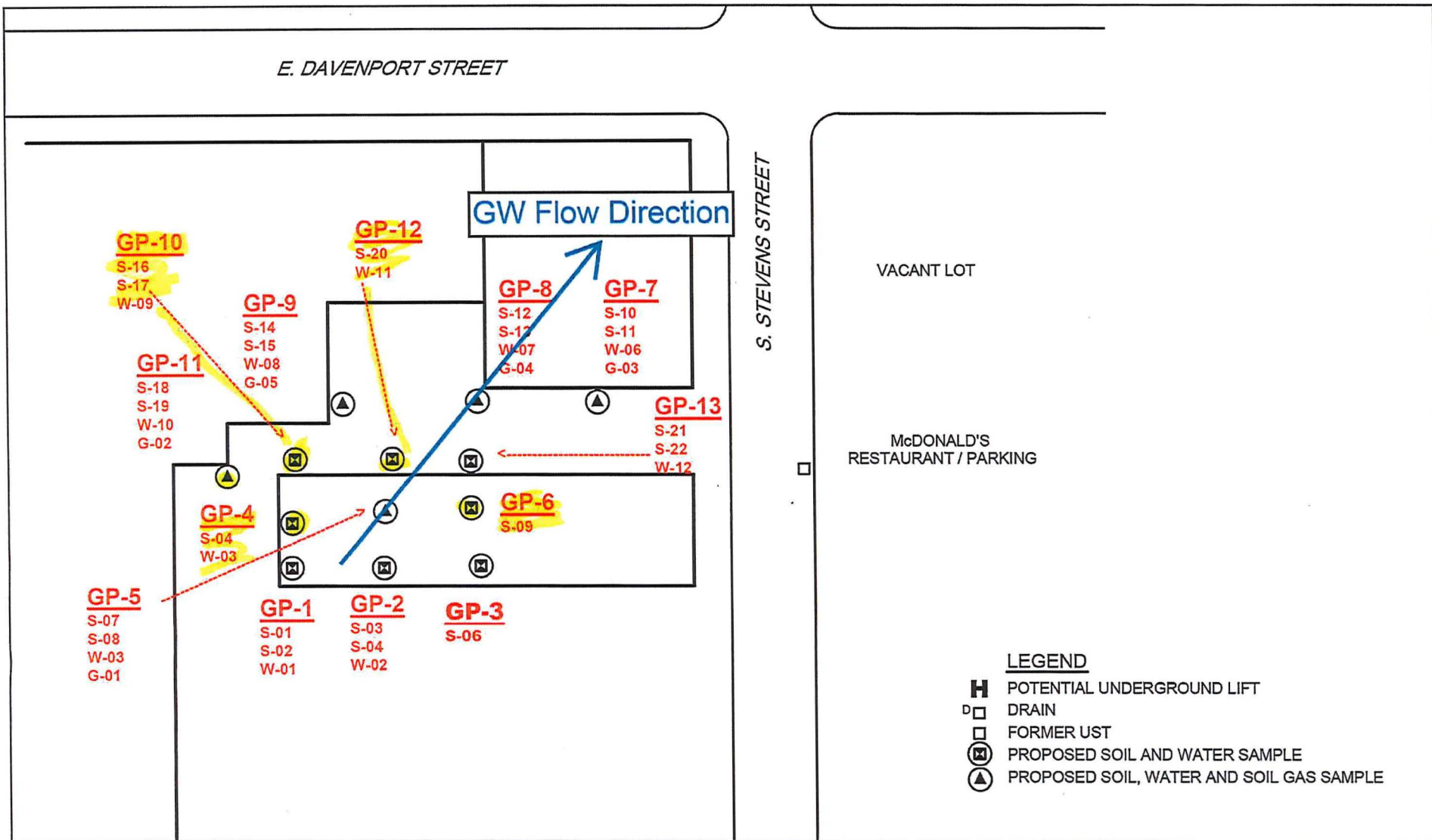
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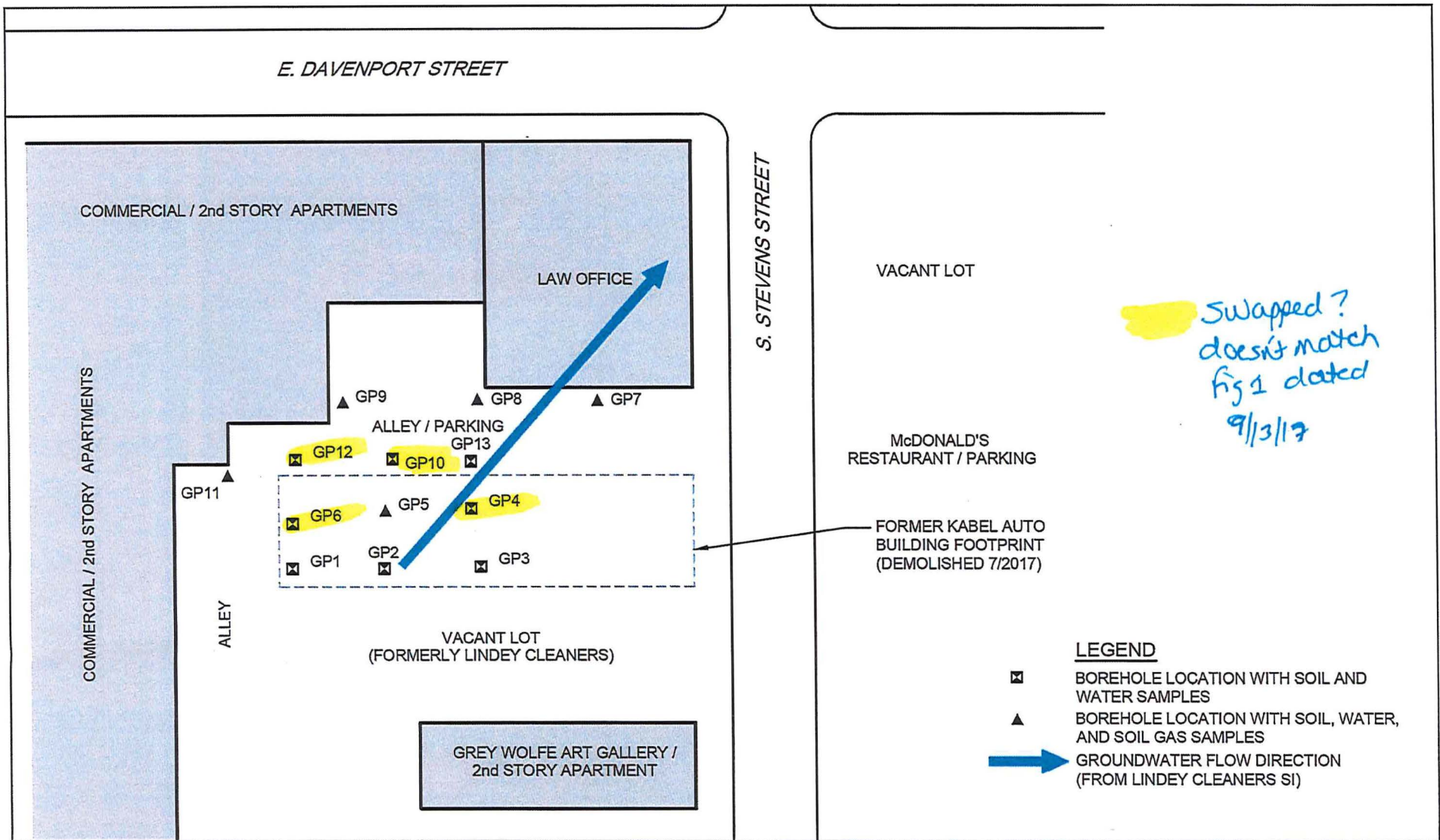


FORMER KABEL AUTO
28 SOUTH STEVENS STREET
RHINELANDER, WISCONSIN

SITE PLAN

11139422-00
Sep 13, 2017

FIGURE 1



FORMER KABEL AUTO
28 SOUTH STEVENS STREET
RHINELANDER, WISCONSIN

BOREHOLE LOCATIONS

11139422-00
Dec 5, 2017

FIGURE 2