



January 26, 2022

R. Lewis & R. Lewis, LLC
Richmond Quarterback, LLC
Attn: Ms. Rebecca Lewis
PO Box 22190
Green Bay, WI 54305
Via electronic mail only to becky@rlewis technologies.com

KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Case Closure with Continuing Obligations
Neighborhood Cleaners (Former), 2702 North Richmond Street, Appleton, Wisconsin
DNR BRRTS Activity # 02-45-585245

Dear Ms. Lewis:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Neighborhood Cleaners (Former) case identified above met the requirements of Wisconsin Administrative (Wis. Admin.) Code chs. NR 700 to 799 for case closure with continuing obligations (COs). COs are legal requirements to address potential exposure to remaining contamination. No further investigation or remediation is required at this time for the reported hazardous substance discharge and/or environmental pollution.

However, you, future property owners and occupants of the property must comply with the COs as explained in this letter, which may include maintaining certain features and notifying the DNR and obtaining approval before taking specific actions. You must provide this letter and all enclosures to anyone who purchases, rents or leases this property from you.

This case closure decision is issued under Wis. Admin. Code chs. NR 700 to 799 and is based on information received by the DNR to date. The DNR reviewed the case closure request for compliance with state laws and standards and determined the case closure request met the notification requirements of Wis. Admin. Code ch. NR 725, the response action goals of Wis. Admin. Code § NR 726.05(4), and the case closure criteria of Wis. Admin. Code §§ NR 726.05, 726.09 and 726.11, and Wis. Admin. Code ch. NR 140.

The Neighborhood Cleaners (Former) site, as shown on the attached maps (Figure B.1.b.1, Former Site Plan, Sept 2021 and B.1.b.2, Current Detailed Site Map, Sept 2021), was investigated for a discharge of hazardous substances and/or environmental pollution in the area of the former dry cleaning business that was located in the northeastern portion of the site. Contamination from the former dry cleaning machine is located within the area of the northeast corner of the Aldi grocery store. Case closure is granted for the volatile organic compound (VOC) contamination investigated in soil and groundwater, and chlorinated volatile organic compound (CVOC) contamination investigated in vapor as documented in the case file. The remedial action consisted of excavation of approximately 1,000 tons of chlorinated volatile organic compound (CVOC) contaminated soils and disposal at

a licensed landfill. Contamination remains in soil, groundwater, and vapor in the northern portion of the Aldi building that is currently on the site.

The case closure decision and COs required were based on the current use of the site for commercial purposes. The site is currently zoned commercial. Based on the land use and zoning, the site meets the non-industrial land use classification under Wis. Admin. Code § NR 720.05(5) for application of residual contaminant levels in soil.

SUMMARY OF CONTINUING OBLIGATIONS

COs are applied at the following locations:

ADDRESS (Appleton, WI)	COS APPLIED	DATE OF MAINTENANCE PLAN
2702 North Richmond Avenue (Source Property)	• Residual Soil Contamination	Not Applicable
	• Cover (for soil)	October 22, 2021
	• Residual Groundwater Contamination	Not Applicable
	• Vapor Intrusion (VI) - Future Concern	Not Applicable

CLOSURE CONDITIONS

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

DNR staff may conduct periodic pre-arranged inspections to ensure that the conditions included in this letter and the maintenance plan dated October 22, 2021 are met (Wis. Stat. § 292.11(8)). If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. ch. 292 to ensure compliance with the closure conditions.

SOIL

Continuing Obligations to Address Soil Contamination

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

Soil contamination remains within the northeast portion of the current on-site Aldi building footprint and extending north of the building, as indicated on the enclosed map (Figure B.2.b, Residual Soil Contamination, Sept 2021). If soil in the location(s) shown on the map is excavated in the future, the property owner or right of

way holder at the time of excavation must sample and analyze the excavated soil. If sampling confirms that contamination is present, the property owner or right of way holder at the time of excavation will need to determine if the material is considered solid waste and ensure that any storage, treatment or disposal complies with applicable standards and rules. Contaminated soil may be managed under Wis. Admin. Code ch. NR 718 with prior DNR approval.

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

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

The impervious asphalt pavement, concrete sidewalk, and building barrier, as shown on the enclosed map (Figure D.2, Location Map, Sept 2021), shall be maintained in compliance with the enclosed maintenance plan, dated October 22, 2021. The purpose of the cover is to minimize the infiltration of water through contaminated soil that might otherwise pose a threat to human health.

The cover approved for this closure was designed to be protective for commercial or industrial land uses. Before using the property for residential purposes and before taking an action, the property owner must notify the DNR to determine if additional response actions are warranted. A cover intended for industrial land uses or certain types of commercial land uses may not be protective if the property changes to a residential use. This may include, but is not limited to, single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover designed for multi-family residential housing use may not be appropriate for use at a single-family residence.

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

GROUNDWATER

Continuing Obligations to Address Groundwater Contamination and/or Monitoring Wells

Residual Groundwater Contamination (Wis. Admin. Code ch. NR 140 and § NR 812.09(4)(w))

Groundwater contamination which equals or exceeds the enforcement standards for CVOCs is present within the northern portion of the site boundary as shown on the enclosed map (Figure B.3.b, Groundwater Isoconcentration, Sept 2021). To construct a new well or reconstruct an existing well, the property owner must obtain prior DNR approval. Additional casing may be necessary to prevent contamination of the well.

VAPOR

Continuing Obligations to Address Vapor Contamination

Vapor intrusion (VI) is the movement of vapors coming from volatile chemicals in the soil or groundwater or within preferential pathways into buildings where people may breathe air contaminated by the vapors.

VI - Future Concern: (Wis. Stat. § 292.12(2), Wis. Admin. Code § NR 726.15(2)(L) or (m), as applicable.

CVOCs remain in soil and groundwater within the northern portion of the site as shown on the enclosed maps, (Figure B.3.b, Groundwater Isoconcentration, Sept 2021 and Figure B.2.b, Residual Soil Contamination, Sept 2021), at concentrations that may be of concern for vapor intrusion in the future, if a building is constructed, renovated or expanded in an area where no building currently exists or if an existing building is remodeled. At the time of closure, an approximately 20,000 sq. ft. occupied Aldi grocery store is present on the property.

Vapor control technologies are required for new construction or for modification of occupied buildings on the property unless the property owner assesses the vapor pathway and the DNR agrees that vapor control technologies are not needed. The property owner shall maintain the current building use and layout.

See the Other Closure Requirements section for more details.

OTHER CLOSURE REQUIREMENTS

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

The property owner is required to comply with the enclosed maintenance plan dated October 22, 2021 for the cover, to conduct inspections annually, and to use the inspection log (DNR Form 4400-305) to document the required inspections. The maintenance plan and inspection log are to be kept up-to-date and on-site. The property owner shall submit the inspection log to the DNR only upon request using the RR Program Submittal Portal. See the DNR Notification and Approval Requirements section below for more information on how to access the Submittal Portal.

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

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on capped or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure; and
- 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 setting.

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

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

General Wastewater Permits for Construction-related Dewatering Activities (Wis. Admin. Code ch. NR 200)

The DNR's Water Quality Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits, or to the ground surface. This includes discharges from construction-related

dewatering activities, including utility work and building construction.

If the property owner or any other person plans to conduct such activities, that person must contact the Water Quality Program and, if necessary, apply for the required discharge permit. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for discharge of *Contaminated Groundwater from Remedial Action Operations* may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids, oil and grease, a general permit for pit/trench *Dewatering Operations* may be needed. Additional information can be obtained by visiting the DNR website at “dnr.wi.gov,” search “wastewater general permits.”

DNR NOTIFICATION AND APPROVAL REQUIREMENTS

Certain activities are limited at closed sites to maintain protectiveness to human health and the environment. The property owner is required to notify the DNR at least 45 days before and obtain approval from the DNR prior to taking the following actions (Wis. Admin. Code §§ NR 727.07, NR 726.15 (2), Wis. Stat. § 292.12(6)).

- Before removing a cover or any portion of a cover.
- Before constructing a building and/or modifying use of or the construction of an existing building or changing property use. Certain activities are limited at closed sites to reduce the risk of exposure to residual contamination via vapor intrusion. For properties with a continuing obligation for addressing the future risk of vapor intrusion when buildings exist at the time of closure approval, changes to the current building use and layout are prohibited without prior DNR approval. This includes any change in building construction, reconstruction or partial demolition. The DNR may require additional actions at that time to re-assess for vapor intrusion and mitigate, as appropriate.

The DNR may require additional investigation and/or cleanup actions if necessary, to be protective of human health and the environment. The case may be reopened under Wis. Admin. Code § NR 727.13 if additional information indicates that contamination on or from the site poses a threat, or for a lack of compliance with a CO or closure requirement. Compliance with the maintenance plan is considered when evaluating the reopening criteria.

SUBMITTALS AND CONTACT INFORMATION

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

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

CLOSING

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact DNR project manager Josie Schultz at 920-366-5685 or Josie.Schultz@Wisconsin.gov.

Sincerely,



Roxanne N. Chronert
Team Supervisor, Northeast Region
Remediation & Redevelopment Program

Attachments:

- Figure B.1.b.1, Former Site Plan, Sept 2021
- Figure B.1.b.2, Current Detailed Site Map, Sept 2021
- Figure B.2.b, Residual Soil Contamination, Sept 2021
- Figure B.3.b, Groundwater Isoconcentration, Sept 2021
- Attachment D, Cover or Barrier Maintenance Plan, October 22, 2021
- Inspection Log (DNR Form 4400-305)

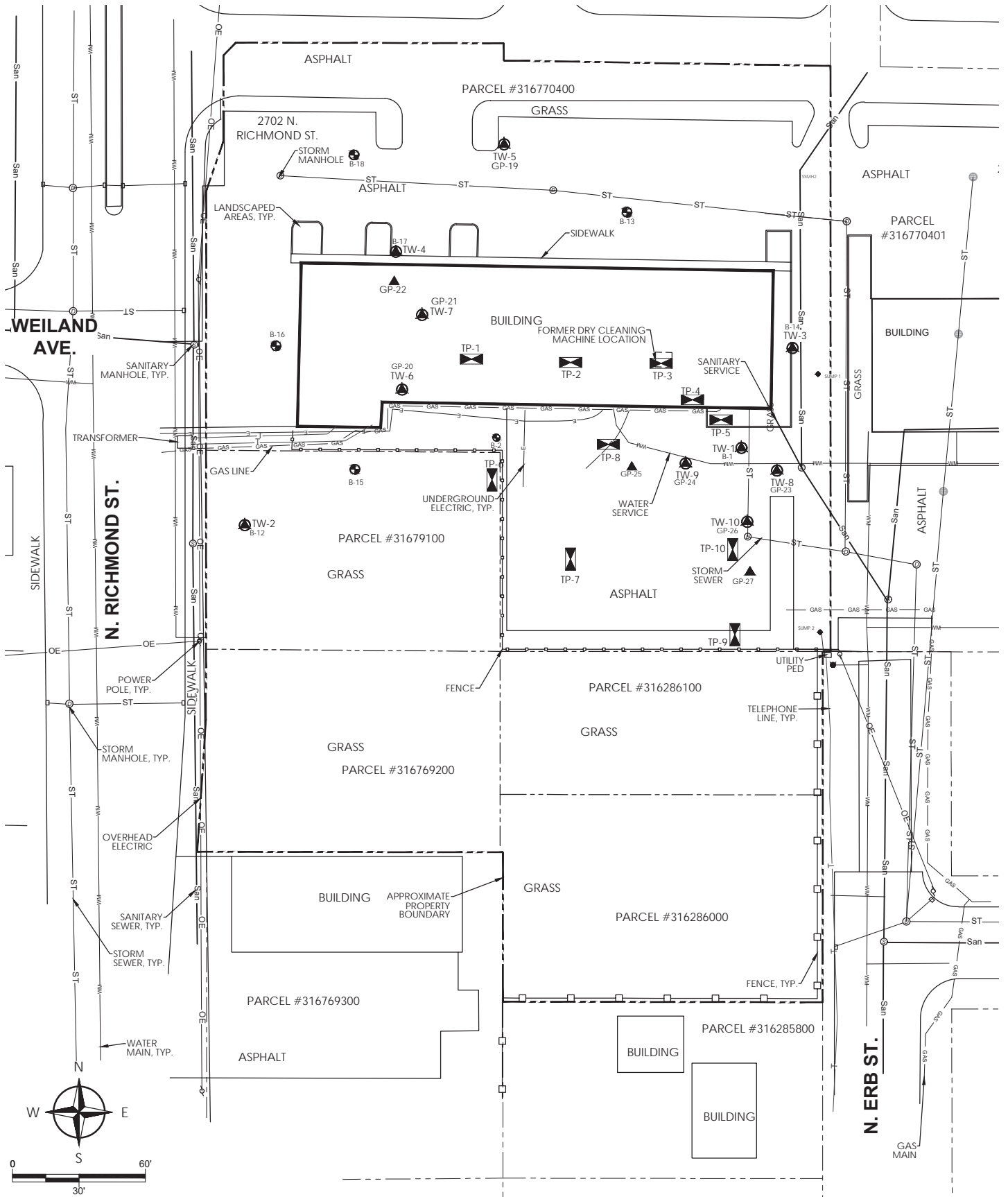
cc.

Brian Youngwirth, General Engineering Co., Inc. (byoungwirth@generalengineering.net)

Additional Resources:

The DNR fact sheets listed below can be obtained by visiting the DNR website at “dnr.wi.gov,” search the DNR publication number.

- *Guidance for Electronic Submittals for the Remediation and Redevelopment Program* (RR-690)
- *Continuing Obligations for Environmental Protection* (RR-819)
- *Environmental Contamination and Your Real Estate* (RR-973)
- *Post-Closure Modifications: Changes to Property Conditions after a State-Approved Cleanup* (RR-987)
- *Using Natural Attenuation to Clean Up Contaminated Groundwater: What Landowners Should Know* (RR-671)



LEGEND	
	EXISTING PROPERTY LINE
TW-1	SOIL BORING/SMALL DIAMETER MONITORING WELL
GP-1	GEOPROBE
B-2	SOIL BORING LOCATION
TP-1	TEST PIT LOCATIONS

General Engineering Company

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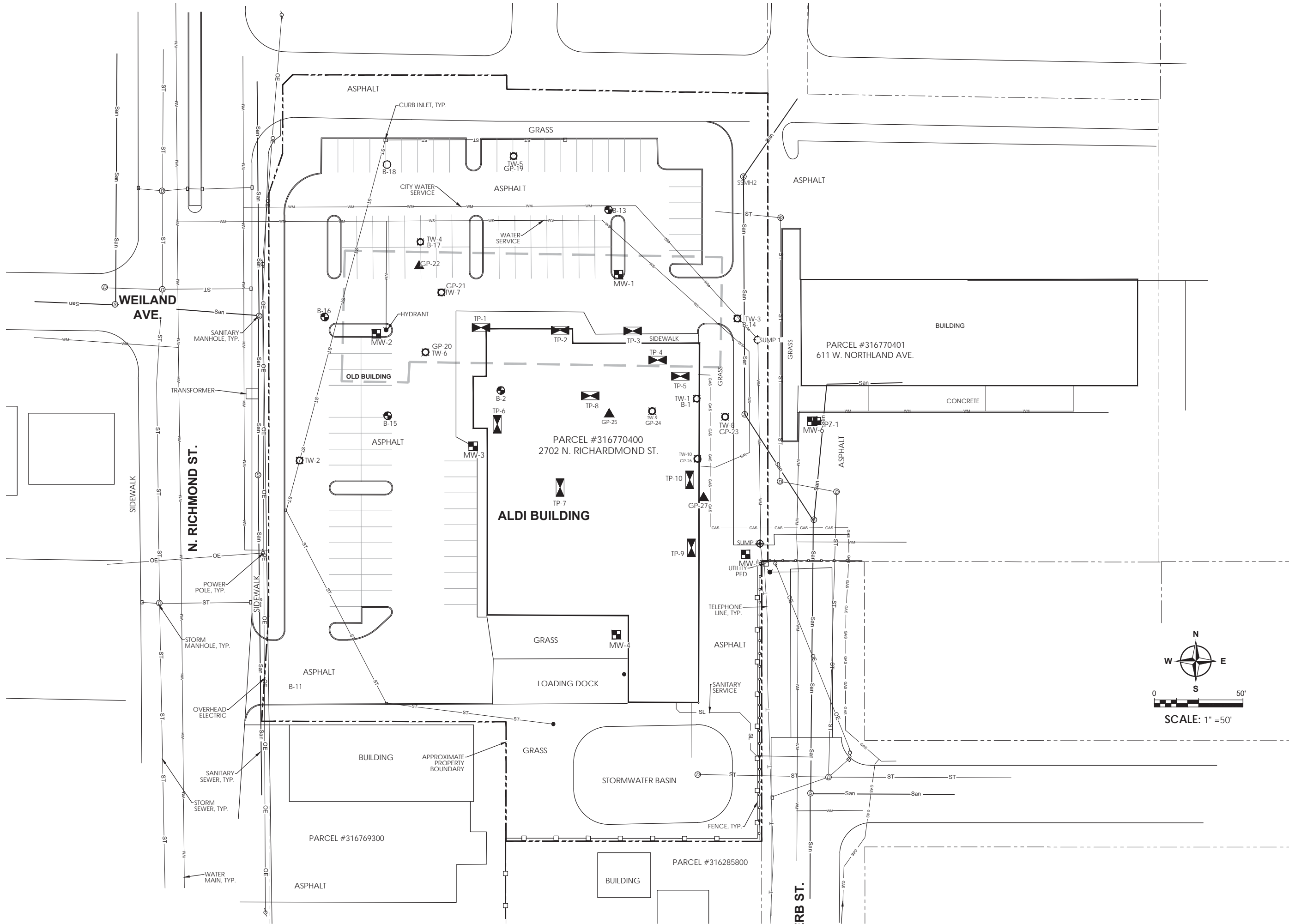
FORMER SITE PLAN

FORMER NEIGHBORHOOD CLEANERS
 2702 N. RICHMOND ST.
 CITY OF APPLETON
 OUTAGAMIE COUNTY, WI

GEC

DRAWN BY	KSP
REVIEWED BY	BLY
ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0120-82
SHEET NO.	

B.1.b.1



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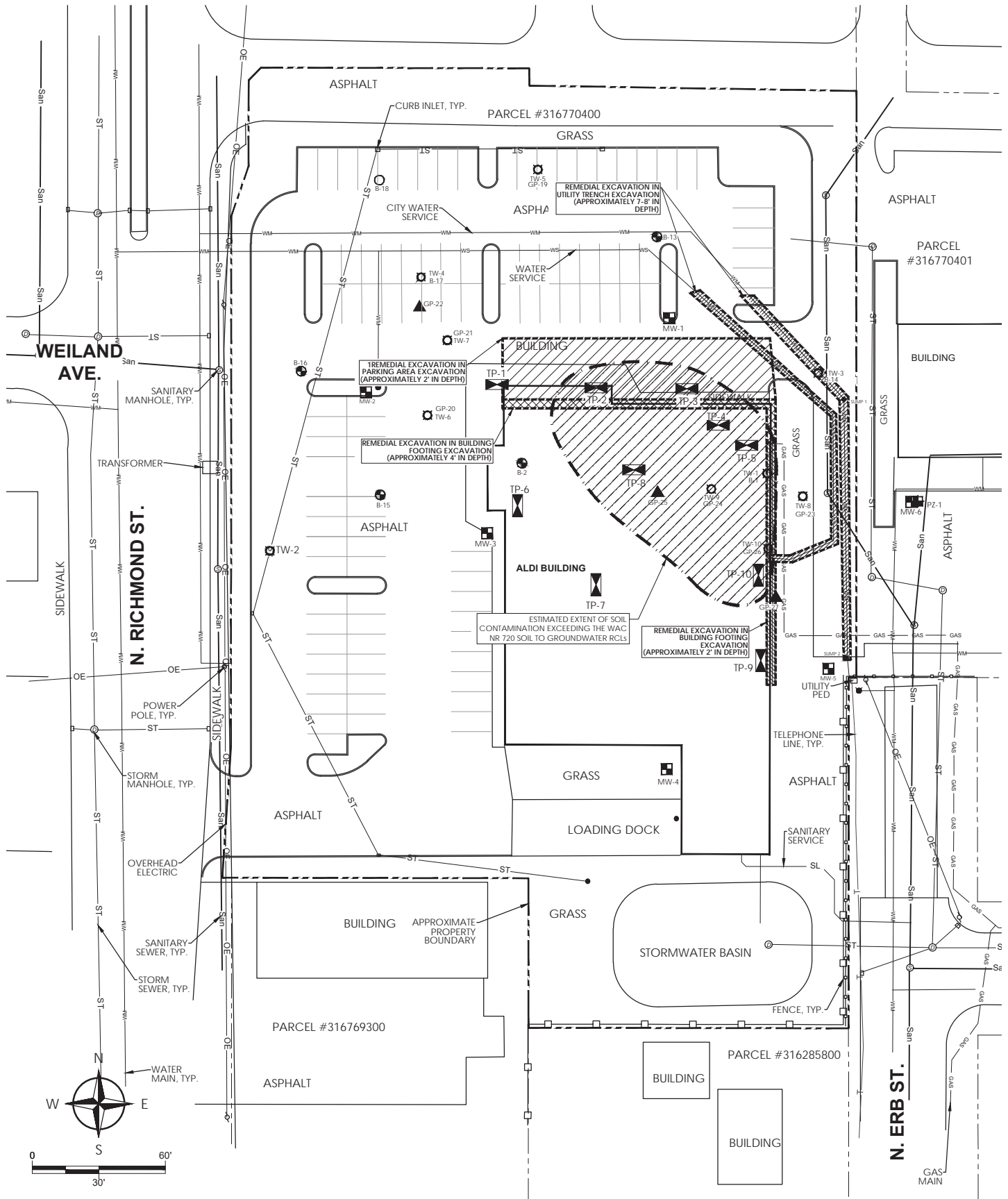
CURRENT DETAILED SITE MAP
FORMER NEIGHBORHOOD CLEANERS
2702 N. RICHMOND ST.
CITY OF APPLETON
OUTAGAMIE COUNTY, WI

LEGEND

	MONITORING WELL
	SOIL PROBE & ABANDONED SMALL DIAMETER MONITORING WELL
	PIEZOMETER WELL
	GEOPROBE
	SOIL BORING
	TEST PIT LOCATIONS

DRAWN BY	KSP
REVIEWED BY	BLY
ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0519-258
SHEET NO.	

B.1.b.2



LEGEND	
MW-2	MONITORING WELL
PZ-1	PIEZOMETER WELL
TW-2	SOIL PROBE & ABANDONED SMALL DIAMETER MONITORING WELL
GP-1	SOIL BORING
B-2	GEOPROBE
TP-1	TEST PIT LOCATIONS

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RESIDUAL SOIL CONTAMINATION

FORMER NEIGHBORHOOD CLEANERS

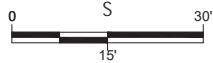
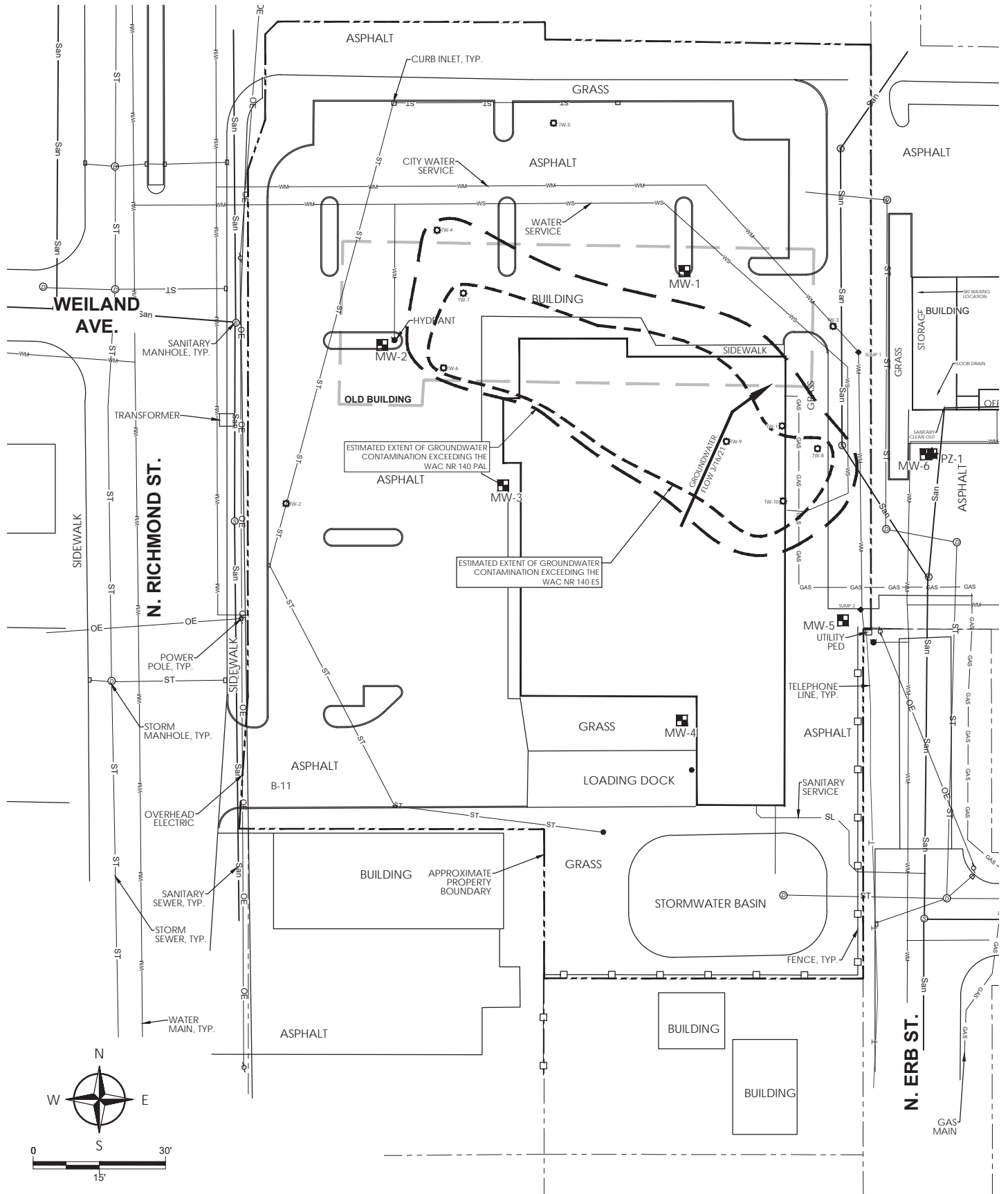
2702 N. RICHMOND ST.

CITY OF APPLETON
OUTAGAMIE COUNTY, WI

GEC

DRAWN BY	
REVIEWED BY	BLY
ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0120-82
SHEET NO.	

B.2.b



LEGEND	
	EXISTING PROPERTY LINE
	MONITORING WELL
MW-2	
	SOIL PROBE & ABANDONED SMALL DIAMETER MONITORING WELL
TW-2	
GP-1	

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GROUNDWATER ISOCONCENTRATION

FORMER NEIGHBORHOOD CLEANERS

2702 N. RICHMOND ST.

CITY OF APPLETON
OUTAGAMIE COUNTY, WI

GEC

DRAWN BY	KSP
REVIEWED BY	BLY
ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0120-82
SHEET NO.	

B.3.b

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

October 22, 2021

Property Located at:

2702 North Richmond Street
Appleton, Wisconsin 54911

BRRTS No. 02-45-585245 (Former Neighborhood Cleaners)

Tax/Parcel Identification Number 316770400

Introduction

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

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

- The case file in the DNR Northeast 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 Outagamie County.

D.1. Descriptions:

Description of Contamination

Soil contaminated by tetrachloroethene (PCE) and trichloroethene (TCE) is located at depths ranging from 1-foot to 7 feet below ground surface (bgs) at soil sampling locations B-1, GP-24, GP-25, GP-26, TP-2, TP-3, TP-4, TP-5, TP-8, and TP-10. Groundwater contaminated by PCE, TCE and vinyl chloride is located at depths of approximately 3 feet to 8 feet bgs at groundwater sampling locations TW-6, TW-7, TW-8, TW-9, and TW-10. The estimated extent of soil and groundwater contamination is shown on the attached maps (B.2.b and B.3.b).

Description of the Pavement Caps to be Maintained

The cap consists of the asphalt and concrete and building barrier currently present over the area of the contaminated soil plume. The capped area is shown on Figure D.2.

Cover/Building/Slab/Barrier Purpose

The concrete/asphalt cap and building barrier serve as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current use of the property as an Aldi grocery store, the barrier should

function as intended unless disturbed.

Annual Inspection

The concrete and asphalt cap (Figure D.2) overlying the contaminated soil (Figures B.2.b and B.3.b) 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/asphalt pavement cap or building barrier overlying the contaminated soil 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 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 concrete/asphalt cap or building barrier 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.

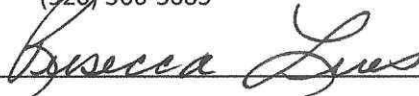
Amendment or Withdrawal of Maintenance Plan

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

Contact Information: October/2021

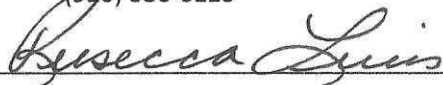
Site Operator: Aldi
c/o R Lewis & R Lewis, LLC
P.O. Box 22190
Green Bay, Wisconsin 54305
(920) 366-5685

Signature:



Property Owner: R Lewis & R Lewis, LLC
c/o Rebecca Lewis
P.O. Box 22190
Green Bay, Wisconsin 54305
(920) 338-0125

Signature:



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

DNR: Josie Schultz
2984 Shawano Road
Green Bay, Wisconsin 54313
(920) 366-5685

D.2 Location Map

B.2.b Residual Soil Contamination

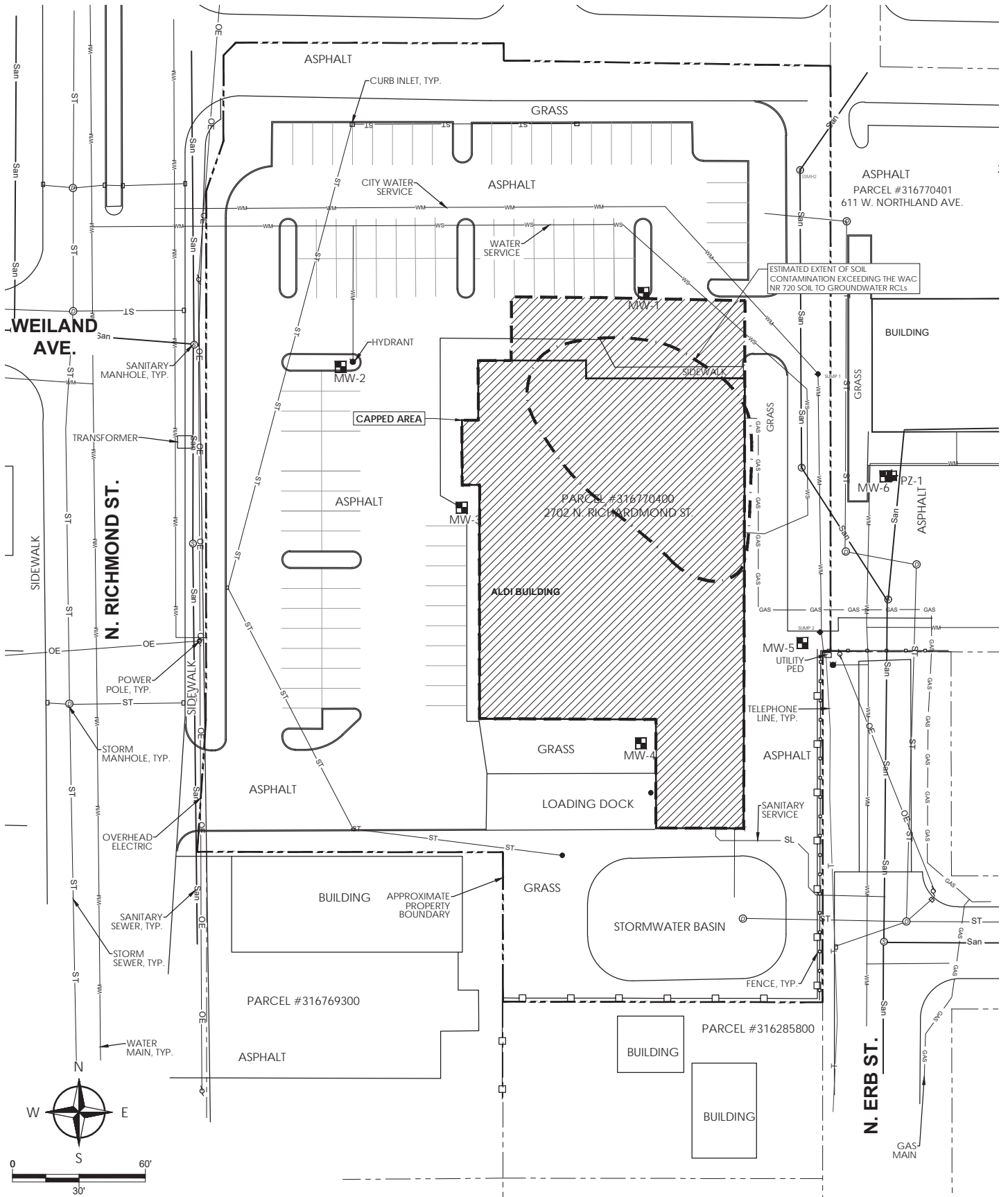
B.3.b Groundwater Isoconcentration

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](#)



ESTIMATED EXTENT OF SOIL CONTAMINATION EXCEEDING THE WAC NR 720 SOIL TO GROUNDWATER RCLs

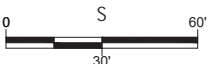
ASPHALT
PARCEL #316770401
611 W. NORTHLAND AVE.

PARCEL #316770400
2702 N. RICHMOND ST.

ALDI BUILDING

PARCEL #316769300

PARCEL #316285800



LEGEND	
	EXISTING PROPERTY LINE
TW-1	SOIL BORING/SMALL DIAMETER MONITORING WELL
GP-1	GEOPROBE
B-2	SOIL BORING LOCATION
TP-1	TEST PIT LOCATIONS

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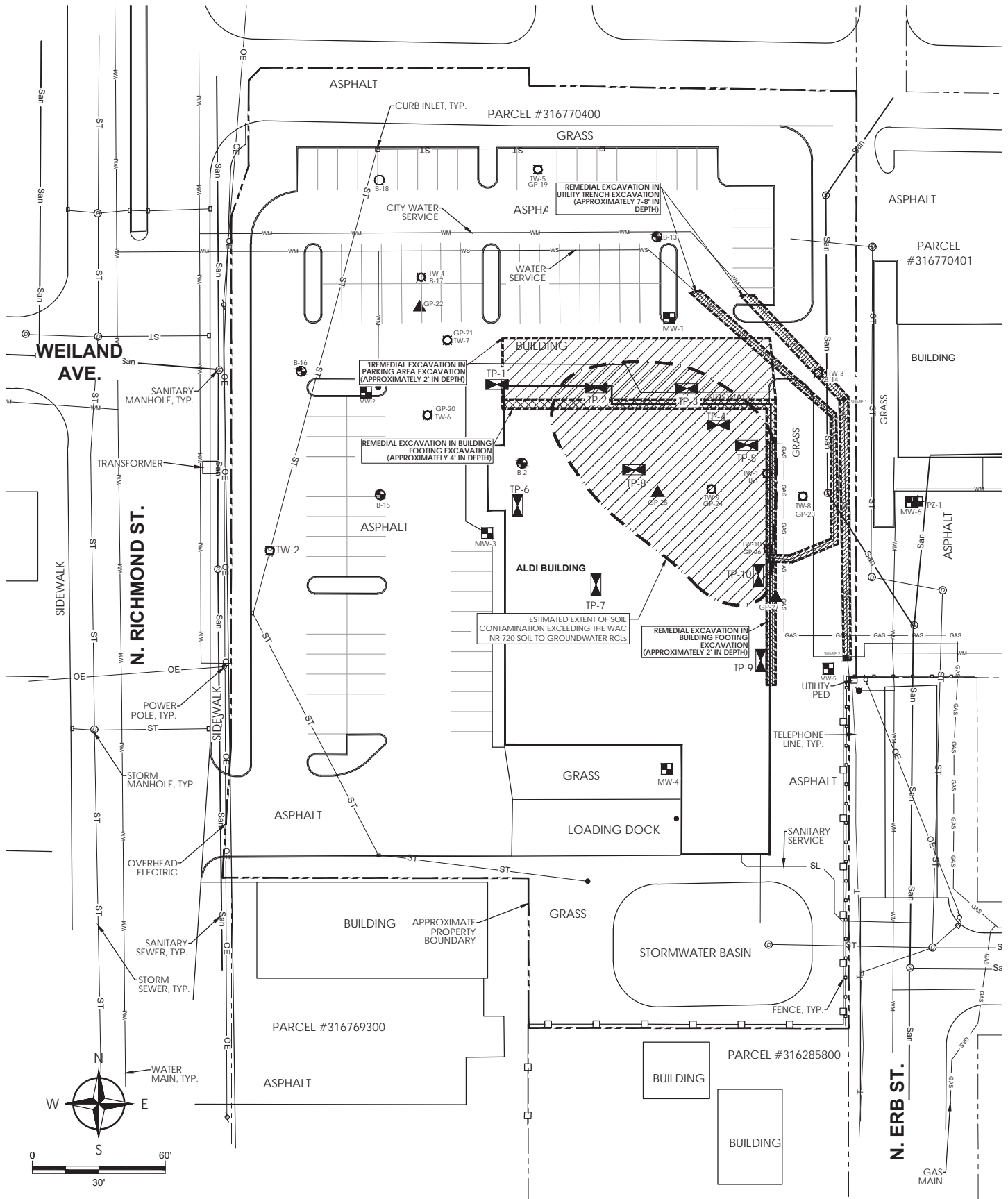
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LOCATION MAP

FORMER NEIGHBORHOOD CLEANERS
2702 N. RICHMOND ST.
CITY OF APPLETON
OUTAGAMIE COUNTY, WI

GEC

DRAWN BY	KSP
REVIEWED BY	BLY
ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0120-82
SHEET NO.	D.2



LEGEND	
MW-2	MONITORING WELL
PZ-1	PIEZOMETER WELL
TW-2	SOIL PROBE & ABANDONED SMALL DIAMETER MONITORING WELL
GP-1	SOIL BORING
B-2	GEOPROBE
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RESIDUAL SOIL CONTAMINATION

FORMER NEIGHBORHOOD CLEANERS

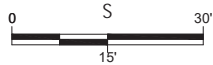
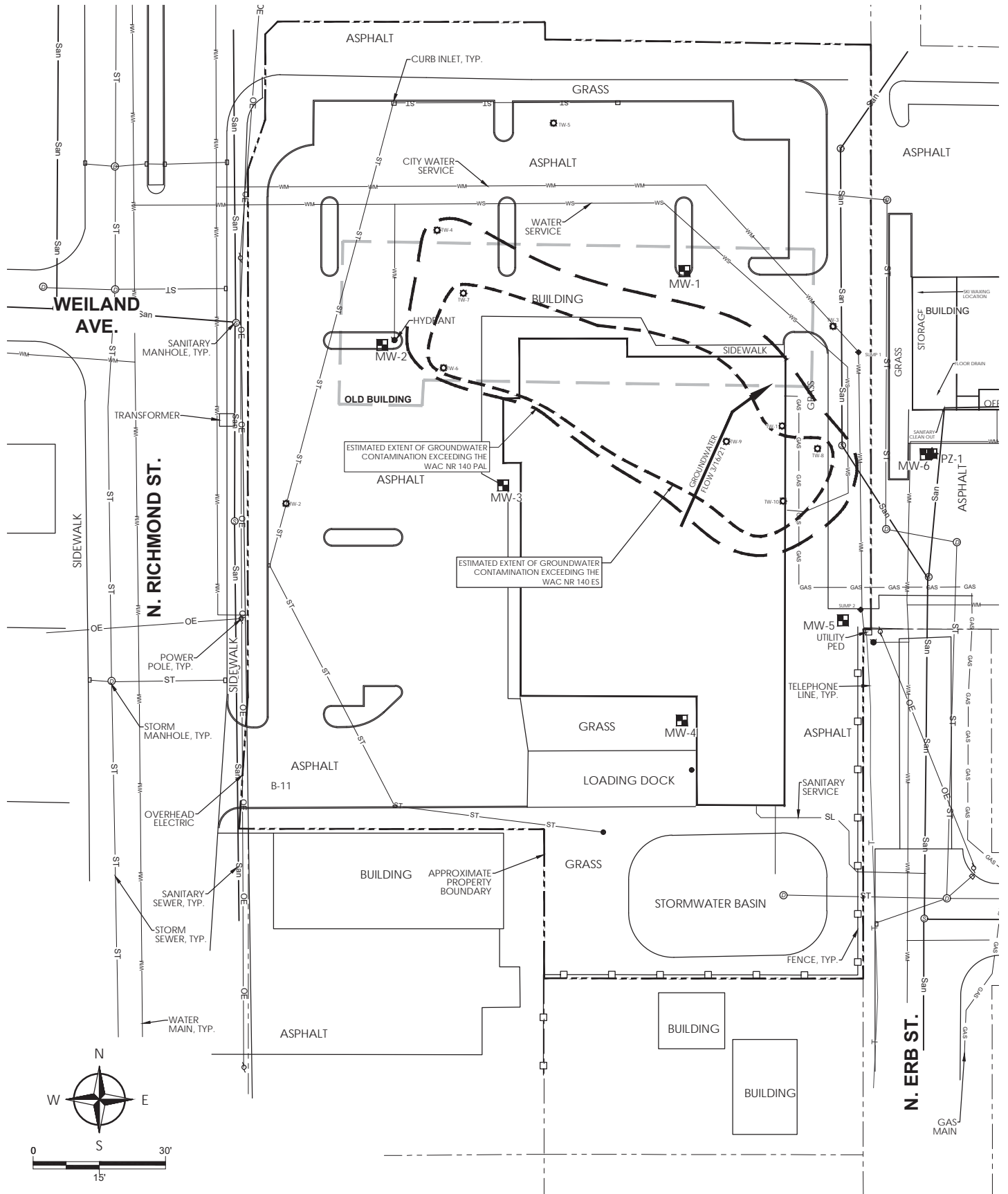
2702 N. RICHMOND ST.

CITY OF APPLETON
OUTAGAMIE COUNTY, WI

GEC

DRAWN BY	
REVIEWED BY	BLY
ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0120-82
SHEET NO.	

B.2.b



LEGEND	
	EXISTING PROPERTY LINE
	MONITORING WELL
MW-2	
	SOIL PROBE & ABANDONED SMALL DIAMETER MONITORING WELL
TW-2	
GP-1	

General Engineering Company

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

FORMER NEIGHBORHOOD CLEANERS

2702 N. RICHMOND ST.

CITY OF APPLETON
OUTAGAMIE COUNTY, WI

GEC

DRAWN BY	KSP
REVIEWED BY	BLY
ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0120-82
SHEET NO.	

B.3.b

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 Former Neighborhood Cleaners	BRRTS No. 02-45-585245
---	----------------------------------

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

annually
 semi-annually
 other – specify _____

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

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

{Click to Add/Edit Image}

Date added: 09/13/2021



Title: View southwest toward northwest corner of Aldi.

{Click to Add/Edit Image}

Date added: 09/13/2021



Title: View south toward northeast corner of Aldi.

{Click to Add/Edit Image}

Date added: 09/13/2021



Title: View southwest toward northeast corner of Aldi.

{Click to Add/Edit Image}

Date added: 09/13/2021



Title: View south down access drive between Play It Again Sports and Aldi.



December 10, 2021

R. Lewis & R. Lewis, LLC
Richmond Quarterback, LLC
Attn: Ms. Rebecca Lewis
PO Box 22190
Green Bay, WI 54305
Via electronic mail only to becky@rlewistechnologies.com

Subject: Remaining Actions Needed for Case Closure under Wis. Adm. Code chs. NR 700-754
Neighborhood Cleaners (Former), 2702 North Richmond Street, Appleton, Wisconsin
DNR BRRTS Activity # 02-45-585245

Dear Ms. Lewis:

On November 18, 2021, the Department of Natural Resources (DNR) reviewed your request for closure of the case described above. The DNR reviews environmental remediation cases for compliance with applicable local, state and federal laws. The following actions are required prior to the DNR granting you case closure in compliance with Wis. Stat. ch. 292 and Wis. Adm. Code chs. NR 700-754. Upon completion of these actions, closure approval will be provided. Pursuant to Wis. Adm. Code § NR 726.09 (2) (g), you are required to provide this information to the DNR within 120 days of the date of this letter.

Remaining Actions Needed

Monitoring Well Filling and Sealing

The monitoring wells at the site must be properly filled and sealed in accordance with Wis. Adm. Code ch. NR 141. Documentation of filling and sealing for all wells and boreholes must be submitted to Josie Schultz on DNR Form 3300-005. To download the form, go online at dnr.wi.gov and search "form 3300-005".

Purge Water, Waste and/or Soil Pile Removal

Any remaining purge water, solid waste and/or contaminated soil piles generated as part of site investigation or remediation activities must be removed from the site and properly managed in accordance with the applicable local, state and federal laws. Once that work is complete, send documentation to the DNR regarding the methods used for appropriate treatment or disposal of the remaining purge water, solid waste and/or contaminated soil.

Documentation

When the required actions are completed, submit the appropriate documentation within 120 days of the date of this letter, to verify completion. At that point, your closure request can be approved and your case can be closed.

Electronic submittals are required in accordance with Wis. Adm. Code s. NR 726.09 (1). See *Guidance for Electronic Submittals for the Remediation and Redevelopment Program, RR- 690* for additional information. To view the document online, go to dnr.wi.gov and search "RR 690".

Listing on Database

This site will be listed on the DNR's Bureau for Remediation and Redevelopment Tracking System on the Web (BOTW) and RR Sites Map, to provide public notice of remaining contamination and continuing obligations. The

December 10, 2021
R. Lewis & R. Lewis, LLC/Richmond Quarterback, LLC
Ms. Rebecca Lewis
Remaining Actions Needed
Neighborhood Cleaners (Former), BRRTS # 02-45-585245

continuing obligations will be specified in the final case closure approval letter sent to you. Information that was submitted with your closure request application will be included on BOTW, located online at dnr.wi.gov and search "BOTW".

In Conclusion

We appreciate your efforts to restore the environment at this site. This remedial action project is nearing completion. I look forward to working with you to complete all remaining actions that are necessary to achieve case closure.

If you have any questions regarding this letter, please contact the project manager, Josie Schultz, at 920-366-5685 or Josie.Schultz@wisconsin.gov.

Sincerely,



Roxanne N. Chronert
Team Supervisor, Northeast Region
Remediation & Redevelopment Program

cc: Brian Youngwirth, General Engineering Co., Inc. (byoungwirth@generalengineering.net)

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			
BRRTS No.	VPLE No.		
02-45-585245			
Parcel ID No.			
316770400			
FID No.	WTM Coordinates		
	X	646478	Y 424848
BRRTS Activity (Site) Name	WTM Coordinates Represent:		
Neighborhood Cleaners (Former)	<input checked="" type="checkbox"/> Source Area <input type="checkbox"/> Parcel Center		
Site Address	City	State	ZIP Code
	2702 North Richmond Street Appleton	WI	54911
Acres Ready For Use	2.53		

Responsible Party (RP) Name			
c/o Rebecca Lewis			
Company Name			
R Lewis & R Lewis, LLC			
Mailing Address	City	State	ZIP Code
P.O. Box 22190	Green Bay	WI	54305
Phone Number	Email		
(920) 338-0125	becky@rlewistechnologies.com		
<input checked="" type="checkbox"/> Check here if the RP is the owner of the source property.			

Environmental Consultant Name			
Brian Youngwirth			
Consulting Firm			
General Engineering Company			
Mailing Address	City	State	ZIP Code
916 Silver Lake Drive	Portage	WI	53901
Phone Number	Email		
(608) 742-2169	byoungwirth@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#tabx3>. Check all fees that apply:

<input checked="" type="checkbox"/> \$1,050 Closure Fee	<input checked="" 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>\$1,700.00</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 Site is an approximate 2.53-acre parcel of land (Parcel Number 316770400), currently located at 2702 North Richmond Street in the City of Appleton, Outagamie County, Wisconsin. The Site formerly consisted of five land parcels, including Parcel IDs 316286100 (0.1249-acres), 316286000 (0.3077-acres), 316769200 (0.2914-acres), 316769100 (0.2757-acres), and the western half of parcel 316770400 (2.9627-acres). Parcel 316770400 was historically occupied by a commercial strip mall with addresses of 621 West Northland Avenue and 2702 North Richmond Street. The Site was consolidated into 1 parcel of land on April 3, 2020 (Lot 1 of CSM No. 7884). The address of the former Neighborhood Cleaners was also designated by the Wisconsin Department of Natural Resources (WDNR) as 611 West Northland Avenue (currently Play It Again Sports on the eastern adjoining property) and 621 West Northland Avenue. The Site is located east of the intersection of North Richmond Street and West Weiland Avenue. The Site is bound to the north by an access drive, followed by Fazoli's and Starbucks; to the south by Weekend Dental Associates School, J & J Electronics and residential properties; to the east by Play It Again Sports (parcel is owned by R Lewis & R Lewis, LLC) and residential properties; and to the west by North Richmond Street, followed by Associated Bank, BP Gasoline Station, Chester's Pub, and Richmond Street Inn.
- B. **Prior and current site usage:** Specifically describe the current and historic occupancy and types of **use**.
Based on the review of Outagamie County historical aerial photography the Site was developed prior to 1938 with possible residential properties along the west end of the Site. In a 1957 aerial photograph, a commercial building appeared to be present on the northwest corner of the Site. It is understood that vehicle maintenance was performed on the Site for several decades. During the early 1990's, the commercial building was removed and replaced with a commercial multi-tenant building. According to a review of City Directories during preliminary research for a prior Phase I Environmental Site Assessment (ESA), a dry cleaner (Neighborhood Cleaners) operated out of the eastern end of the building for a few years during the early to mid 1990s. During 2019, the multi-tenant commercial building was demolished and an Aldi grocery store was constructed.
- C. **Current zoning** (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
According to Outagamie County Land Use and Zoning Department, the Site and adjoining properties to the north, south, east, and west are zoned C-2 Commercial. The adjoining properties to the southeast are zoned residential.
- D. **Describe how and when site contamination was discovered.**
The contamination was discovered on October 29, 2019, during the performance of a Limited Phase II ESA in the area of the former Neighborhood Cleaners business.
- E. **Describe the type(s) and source(s) or suspected source(s) of contamination.**
The source of the release is believed to be from the operation of the former Neighborhood Cleaners, however the exact source of the release (dry cleaning machine, spillage, dumping, etc.) is not known. The contamination is primarily tetrachloroethene (PCE) and to a lesser extent trichloroethene (TCE) chlorinated volatile organic compounds (CVOCs).
- F. **Other relevant site description information** (or enter Not Applicable).
The summary and results of the Limited Phase II ESA, the oversight and remedial activities performed during the Aldi construction, and a thorough description of the on and off-site investigation studies (soil, groundwater, and vapor) are documented in more detail in the previously submitted Limited Phase II ESA Report (GEC, January 30, 2020), Remedial Documentation Report (GEC, June 18, 2020), and Site Investigation Report (GEC, April 6, 2021).

An evaluation of emerging contaminants is provided in Attachment C.6.
- G. **List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.**
Neighborhood Cleaners (Former) BRRTS No. 02-45-585245 Opened January 29, 2020
- H. **List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.**
Shell Station BRRTS No. 03-45-001568 Closed March 16, 2000

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.**
The fill or possible fill at MW-1 to MW-4 and the surface materials at MW-5 and MW-6 were primarily underlain by reddish brown silty clay with varying amounts of sand and gravel to the termination depths of the borings at 15 feet to 25 feet below ground surface (bgs), and to a lesser extent a few intervals of light brown/grayish brown silt or silt with

sand (MW-2 at 13 to 15 feet bgs), brown clayey silt (MW-4 at 9 to 10 feet bgs), and brown sandy silt (MW-5 at 10 to 15 feet bgs).

- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
The surface materials at MW-1, MW-2, MW-3, and MW-4 were underlain by fill or possible fill soils consisting of brown/grayish brown silty sand, ¾-inch crushed gravel, and reddish-brown silty clay to depths of 4 feet to 5 feet bgs. The surface materials at PZ-1 were underlain by possible fill consisting of light brown silty sand (likely associated with the sanitary lateral for Play It Again Sports) to a depth of approximately 9.5 feet bgs.
- 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. The "Depth to Bedrock Map of Wisconsin" (Mudrey, 1982) indicates bedrock in the area to be Ordovician age Prairie Du Chien Group dolomite with some sandstone and shale occurring at depths ranging from 30 feet to 100 feet bgs.
- 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 surface cover across the Site primarily consists of asphalt paved areas, a concrete slab foundation (for the current Aldi store). Grass-covered areas (strips) are located along the sidewalks to the west and north of the Site and to the east of the Site, and a rectangular grass-covered area (~ 450 square-foot area) is located south of the Site structure (north of the loading dock.) The parking area includes mulch-covered oval planting beds.

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.
Groundwater levels at the monitoring wells during the December 2020 and March 2021 sampling rounds ranged from 3.75 feet below top of casing (TOC) at monitoring well MW-5 (EL. 821.44) on March 16, 2021 to 11.65 feet below TOC at monitoring well MW-3 (EL. 817.73) on December 2, 2020. Groundwater elevations at the monitoring wells have ranged from EL. 817.59 at MW-1 on December 2, 2020, to EL. 824.66 at MW-2 on March 16, 2021. The groundwater levels at monitoring well MW-2 are significantly higher than the remainder of the Site. Accordingly, the groundwater elevation data obtained at MW-2 were not utilized to construct the groundwater flow maps. Groundwater flow at the Site appears to be variable and appears to generally flow in a northerly direction with variation to the northwest and east/northeast. Groundwater flow across the Site may be influenced by the new construction, including the Site elevation changes, former/current foundation backfills, and the utility trenches recently performed at the Site. Free product has not been observed during the investigation. Groundwater was encountered primarily within natural silty clay soils.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
Based on the groundwater sampling rounds performed on December 2, 2020, and March 16, 2021, horizontal groundwater flow may range from the northwest to the east with a vertical downward gradient (MW-6/PZ-1) of 1.12 and 0.66, respectively. Since no volatile organic compounds (VOCs) were detected within the groundwater samples collected from the monitoring wells MW-1 to MW-6 or piezometer PZ-1, no additional piezometers were installed and deeper horizontal flow was not evaluated. Bedrock was not encountered and thus an evaluation of fracture flow was not warranted.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
Since VOCs were not detected within the groundwater samples from MW-1 to MW-6 or piezometer PZ-1, this information was not collected. Based on the natural silty clay soils present on the majority of Site, the hydraulic conductivity of the Site soils is estimated to be approximately 1×10^{-6} cm/second.
- 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).
According to the WDNR Well Construction Reports database, nine potable wells may have been located within 1,200 feet of the Site. Well construction reports for the identified wells were provided in the Site Investigation Report. Groundwater contamination does not appear to have migrated substantially beyond the source area of the release and appears to remain on-site. Additionally, the extent of groundwater contamination has been defined, and the adjoining properties are provided with potable water by the City of Appleton. No potable wells were observed on the Site or on adjoining properties.

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.

A Limited Phase II ESA was performed by GEC during October (2019) and January (2020), which identified the presence of CVOCs at concentrations exceeding their respective standards within soil and groundwater. The scope of the initial Limited Phase II ESA and geotechnical activities included the advancement of 18 total soil borings, 9 of which were evaluated for environmental purposes including B-1, B-2, and B-12 to B-18. The environmental borings were performed on October 29, 2019. As part of follow up Phase II ESA activities, on January 13, 2020, GEC was present on-site to oversee the advancement of soil probes GP-19 to GP-27. Ten test pits were performed on May 22, 2020, prior to the planned construction of the Aldi grocery store to evaluate the soils that may require disposal during its construction. The initial site investigation activities including the advancement of seven soil borings (MW-1 to MW-6 and PZ-1) on November 2 and 3, 2020. Monitoring wells MW-1 to MW-5 were installed on the Site and MW-6 and PZ-1 were installed down-gradient, off-site, on the adjacent property east of the Site, owned by R Lewis & R Lewis, LLC and rented by Play It Again Sports. Groundwater level measurements were performed during the monitoring well development on November 16, 2020, and during the groundwater sampling rounds performed on December 2, 2020, and March 16, 2021. The groundwater elevation levels obtained during the November 16, 2020 did not appear to achieve static levels, and thus, were not used to determine groundwater flow across the Site.

It should be noted that numerous tests vapor tests (identified below) were collected during this investigation. None of the sub-slab tests on the Site (performed before vapor mitigation system operation and before and after activation of HVAC system) exceeded the current standards. Based on a phone conversation with the former WDNR case manager Jeremy Mitchell, the WDNR has concluded that the TCE detections at the Play It Again Sports building were an indoor air issue caused by the use of a ski wax stripper and not due to this release, which was reportedly being handled as an indoor air quality issue. Therefore, the analytical results associated with these locations (exterior utilities and Play It Again building) are not further discussed in this report (e.g., Section 3. D. Vapor i), but can be found in the Site Investigation Report, dated April 6, 2021, and summarized with the Site vapor analytical results in Table A.4, Attachment A.

Four sub-slab vapor ports (VP-1 to VP-4) were installed within the floor slab of the newly constructed Aldi grocery store building on September 3, 2020. Sub-slab vapor samples were collected from VP-1 to VP-4 on September 3, 2020, and on November 3, 2020, prior to activation of the Aldi sub-slab remediation system (discussed later in the report) and before and after ignition of the Aldi heating, ventilation, and air conditioning (HVAC) system as required by the WDNR. Exterior vapor utility samples were collected at sanitary manhole 1 (SSMH-1) and storm sewer manhole 1 (STSMH-1) on September 3, 2020.

As a result of a detection of TCE in vapor sample SSMH-1, an ambient air sample (AMB-1) was also collected from Play It Again Sports within the office on November 3, 2020. Exterior vapor samples were collected at sanitary sewer manholes 2 and 3 (SSMH-2 and SSMH-3) on November 3, 2020. As a result of TCE detections in the sample collected from AMB-1, GEC also installed four sub-slab vapor ports (VP-5 to VP-8) within the Play It Again Sports building on February 1, 2021. Sub-slab vapor samples were collected from VP-5 to VP-8 at Play it Again Sports on February 1, 2021, and April 21, 2021.

Vapor samples were collected from Play it Again Sports shipping bay utility drain (VP-9), women's bathroom and primary sanitary clean outs (VP-10 and VP-11, respectively) on February 4, 2021. Vapor samples were also collected from ambient air in the Play it Again Sports building at the batting cage (AMB-2), the shipping bay (AMB-3), on the sales floor (AMB-4), and in the men's restroom (AMB-5) on January 27, 2021.

- 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.
Based on the soil, groundwater, and vapor testing, it does not appear that contamination extends beyond the source property boundary.
- 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 to the completion of the site investigation or remedial 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 sample collected from the B-1 at a depth of 4.5 to 6 feet bgs reported PCE at a concentration of 151 micrograms per kilogram ($\mu\text{g}/\text{kg}$), which exceeded its Wisconsin Administrative Code (WAC) NR 720 soil to groundwater residual contaminant level (RCL) of 4.5 $\mu\text{g}/\text{kg}$.

The soil samples collected from GP-24 at a depth of 6 to 7 feet bgs; GP-25 at a depth of 2 to 3 feet bgs, and GP-26 at a depth of 6 to 7 feet bgs reported PCE at concentrations of 135 $\mu\text{g}/\text{kg}$, 79J $\mu\text{g}/\text{kg}$, and 64J $\mu\text{g}/\text{kg}$, respectively, exceeding

its WAC NR 720 soil to groundwater RCL of 4.5 µg/kg. The soil samples collected from GP-24 at a depth of 3 to 4 feet bgs and GP-25 at a depth of 2 to 3 feet bgs reported TCE at concentrations ranging from 42J µg/kg to 98J µg/kg, respectively, exceeding its WAC NR 720 soil to groundwater RCL of 3.6 µg/kg. None of the other Phase II ESA soil samples reported detectable concentrations of VOCs.

The excavation of 10 test pits (TP-1 to TP-10) were observed by GEC on May 22, 2020 prior to the planned construction activities. The soil samples collected from test pits TP-2 (1-foot and 5 feet bgs), TP-3 (5 feet bgs), TP-4 (5 feet bgs), TP-5 (2 feet bgs), TP-8 (2 feet bgs), and TP-10 (3 feet bgs) reported PCE at concentrations ranging from 32J µg/kg to 370 µg/kg, exceeding its NR 720 soil to groundwater RCL of 4.5 µg/kg. None of the other test pit soil samples reported detectable concentrations of VOCs.

The soil samples collected from site investigation soil borings MW-1 to MW-5 and PZ-1 did not report detectable concentrations of VOCs.

The extent of soil contamination was defined by the performed Limited Phase II ESA work, test pits and site investigation borings. The soil contamination appears to be located beneath the building within the Site boundaries and near the apparent source area.

- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column. None of the soil samples collected from the upper four feet of soil reported concentrations of VOCs exceeding their respective WAC NR 720 direct contact RCLs.
- 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 RR programs spreadsheet of RCLs was utilized to establish the soil cleanup standards for this Site.

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.

Between October 30, 2019, and November 5, 2019, groundwater samples were collected from the temporary monitoring wells TW-1 to TW-4 and the open borehole in B-2 and submitted for laboratory analysis for the presence of VOCs. The groundwater samples collected from temporary wells TW-1 and TW-4 reported PCE at concentrations of 0.69J micrograms per liter (µg/L) and 0.87J µg/L, respectively, which exceeded the WAC NR 140 preventive action limit (PAL) of 0.5 µg/L for PCE. No other VOCs were detected at concentrations exceeding their respective standards at any of the other initial Phase II ESA test locations.

Groundwater samples were collected from small diameter wells TW-5 to TW-10 on January 17, 2020. The groundwater samples collected from temporary wells TW-8, TW-9, and TW-10 reported PCE at concentrations of 76 µg/L, 166 µg/L, and 22.5 µg/L, respectively, which exceeded its respective WAC NR 140 ES of 5 µg/L. The groundwater samples collected from TW-8, TW-9, and TW-10 also reported TCE at concentrations of 1.32 µg/L, 1.68 µg/L, and 0.67J µg/L, respectively, which exceeded its WAC NR 140 PAL of 0.5 µg/L. No other VOCs were detected at concentrations exceeding their respective standards in the groundwater samples collected at TW-5 to TW-10 during the January 17, 2020 sampling round.

Groundwater samples were collected from small diameter wells TW-5 to TW-10 on April 15, 2020. Groundwater samples were collected from water pumped from the water line utility excavations (during water line installation) at Sump and Sump 2 on June 1, 2020, and June 3, 2020, respectively. The groundwater samples collected from small diameter wells on April 15, 2020 at TW-6, TW-8, TW-9, and TW-10 reported PCE at concentrations of 5.1 µg/L, 78 µg/L, 153 µg/L, and 13.9 µg/L, respectively, which exceeded their respective NR 140 ES of 5 µg/L. The groundwater sample collected from TW-7 reported vinyl chloride at a concentration of 0.27 J µg/L, which exceeded its WAC NR 140 ES of 0.2 µg/L. The groundwater samples collected from TW-6, TW-8, and TW-9 also reported TCE at concentrations of 0.55J µg/L, 1.32J µg/L, and 3.2 µg/L, respectively, which exceed its NR 140 PAL of 0.5 µg/L. The groundwater sample collected from Sump 2 reported PCE at a concentration of 4.6 µg/L, which exceeded its NR 140 PAL of 0.5 µg/L. No other VOCs were detected at concentrations exceeding their respective standards at TW-5 to TW-10, Sump, and Sump 2.

Groundwater samples were collected from monitoring wells MW-1 to MW-6 and piezometer PZ-1 on December 2, 2020, and March 16, 2021. The groundwater samples did not report detectable concentrations of VOCs.

- 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.

Free product was not identified during the site investigation 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.

Four sub-slab vapor ports (VP-1 to VP-4) were installed within the floor slab of the Aldi grocery store on September 3, 2020. Vapor samples were collected from VP-1 to VP-4 on September 3, 2020, prior to vapor mitigation system activation/ HVAC system activation. Vapor samples were also collected at VP-1 to VP-4 on November 3, 2020, prior to activation of the vapor mitigation system and after weeks of active HVAC system operation. The samples collected reported low concentrations of PCE (0.48J $\mu\text{g}/\text{m}^3$ to 31.4 $\mu\text{g}/\text{m}^3$) well below its large commercial sub-slab Vapor Risk Screening Level (VRSL).

During August to November of 2020 American Radon Reduction designed and installed a sub-slab vapor mitigation system at the Site. The system consists of 5 separate runs of corrugated, 4-inch diameter drain tile piping traversing most of the area beneath the floor slab of the new building. The piping was bedded in approximately 10-12 inches of $\frac{3}{4}$ -inch clear stone, prior to placement of the concrete floor slab. Each horizontal run of sub-slab piping is connected to a vertical run of Schedule 40, 4-inch diameter polyvinyl chloride (PVC) pipe along the east end of the building that extends from the concrete surface to a "Radon Away" electric fan blower, followed by an additional PVC run that vents above the roof line.

As indicated previously, numerous other exterior vapor utility tests and indoor and sub-slab vapor tests were performed at the adjoining Play It Again Sports building. Detections of PCE or TCE at those locations were identified by the WDNR as being attributable to an indoor quality air issue at Play It Again Sports. No sub-slab exceedances were recorded at VP-1 to VP-4, however, it is planned to run the vapor mitigation as a preventive action but that the system not be a requirement for case closure.

- 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).

The large commercial sub-slab VRSLs were utilized as the applicable WDNR action levels based on the commercial zoning of the Site and the size of the building. The VRSLs were not met or exceeded at any of the test locations as discussed in D.i above.

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.

Not Applicable - A new storm water basin is located beyond the area of known contamination for the Aldi grocery store. The surface water and sediment in this storm water basin was not tested because of its location outside the are of known contamination.

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

Not Applicable - there is a new storm water basin for the new Aldi grocery store beyond the area of known contamination. The surface water and sediment in this pond was not tested.

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.

On June 1 and 3, 2020, GEC oversaw the excavation of 1000.97 tons of CVOC contaminated soils. Excavation activities were performed by Bayland Excavating, Inc. Affected soils were transported to Waste Management's Ridgeview Landfill in Whitelaw, Wisconsin for proper disposal. Soil disposal documentation was provided within GEC's Remedial Documentation Report, dated June 18, 2020. Soil samples were periodically field screened, utilizing a PID. The limits of the remedial soil excavation are shown on Figure 4, Appendix A.

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

Not applicable - no immediate or interim actions were performed for this Site

- 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.

The excavation activities were performed along the northern footing line, along the northern portion of the eastern footing line, within undercut areas in the planned parking lot area just to the north of the constructed Aldi building, and during water line excavations for the City main water line and the Site water line where they extended through the contaminated area. Footing excavations extended to depths of 4 feet bgs, water line utility excavations extended to depths of 7 to 8 feet bgs, and the parking lot undercuts extended to depths of 1 to 2 feet bgs. Groundwater samples were collected from water pumped from the water line utility excavations (during City and Site water line installations) at Sump and Sump 2 on June 1, 2020, and June 3, 2020, respectively. Soil and groundwater samples were submitted for laboratory analysis for the presence of VOCs. Clean groundwater removed during the utility work at the initial sump location was discharged to the storm sewer on the Site. Groundwater at the location of Sump 2 was discharged to the sanitary sewer under a permit obtained through the City of Appleton. Groundwater within the Site private water line (located within a few feet of the main line) was discharged in a similar fashion to the City main water line. GEC observed the installation of compacted clay plugs just north of the contamination on each of the water line installations and on the southern line of the City main line (beyond the known contaminated soils) and the Site private water line prior to where it enters the new building. Since the extent of soil contamination had been defined by the previous soil borings, probes, and test pits, and additional soil borings were planned beyond the previous test locations, soil samples for laboratory analysis were not collected from the excavation limits. Only soils removed to facilitate the construction were removed and landfilled.

- 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.

Not Applicable - no Green and Sustainable Remediation evaluation was performed for this Site

- 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.

Residual soil contamination will remain on the Site near the northeast corner of the existing Aldi building beyond the footing, parking and utility excavations at B-1, GP-24, GP-25, GP-26, TP-2, TP-3, TP-4, TP-5, TP-8, and TP-10. Residual groundwater contamination will remain on the Site near TW-1, TW-4 (exceeding the WAC NR 140 PAL), TW-6, TW-7, TW-8, TW-9, and TW-10 (exceeding the WAC NR 140 ES) near the northwestern, northern, and northeastern portions of the existing Aldi building.

The residual concentrations for PCE and TCE within the soil range from 32J $\mu\text{g}/\text{kg}$ to 370 $\mu\text{g}/\text{kg}$ and 32J $\mu\text{g}/\text{kg}$ to 98J $\mu\text{g}/\text{kg}$, respectively. The residual groundwater concentrations for PCE exceeding the WAC NR 140 ES range from 5.1 $\mu\text{g}/\text{L}$ to 166 $\mu\text{g}/\text{L}$. Vinyl chloride is also present at TW-7 at a concentration of 0.27J $\mu\text{g}/\text{L}$, just slightly over its WAC NR 140 ES of 0.2 $\mu\text{g}/\text{L}$. The residual groundwater concentrations exceeding the WAC NR 140 PAL for PCE and TCE range from 0.69 $\mu\text{g}/\text{L}$ to 0.87 $\mu\text{g}/\text{L}$ and 0.55J $\mu\text{g}/\text{L}$ to 3.2 $\mu\text{g}/\text{L}$, respectively.

There is no known soil or groundwater contamination off-site or any known vapor contamination on or off Site related to the CVOC release on the Site with contaminant concentrations exceeding the relevant standards.

- 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.

None of the soil samples collected from the upper four feet of soil reported concentrations of VOCs exceeding their respective WAC NR 720 direct contact RCLs.

- 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.

Residual soil contamination at concentrations exceeding the WAC NR 720 soil to groundwater RCLs above the low water table remain at B-1 (4.5 to 6 feet bgs), GP-24 (3 to 4 feet bgs), GP-25 (2 to 3 feet bgs), TP-2 (1-foot bgs), TP-5 (2 feet bgs), TP-8 (2 feet bgs), TP-10 (3 feet bgs). The residual soil contamination contains PCE at concentrations ranging from 32J $\mu\text{g}/\text{kg}$ to 177 $\mu\text{g}/\text{kg}$, and TCE at concentrations ranging from 42J $\mu\text{g}/\text{kg}$ to 98 $\mu\text{g}/\text{kg}$.

- 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 contamination will be addressed by the utilizing existing concrete building foundation as a cover over the contaminant source area, and by natural attenuation of groundwater.

- 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 groundwater samples collected from monitoring wells TW-8, TW-9, and TW-10 reported relatively low and similar concentrations of PCE during the sampling rounds performed on January 17, 2020, and April 15, 2020. Approximately 1000 tons of contaminated soils have been removed and properly disposed at a landfill. In addition, the source of the contamination (former dry cleaning facility) is no longer present and the area of the soil and groundwater contamination is covered by additional clean fill and the building and paved parking areas of the Aldi grocery store. Therefore, further

degradation of soil or groundwater or concentrations higher than those originally detected is highly unlikely.

- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).

Approximately 1000 tons of contaminated soils were removed from the Site (footing lines, parking area, utility excavations) and properly disposed of at a landfill to facilitate the construction of the new Aldi grocery store. The water line utilities that extended through portions of the contaminated area were installed with clay plugs to mitigate vapor migration. The residual soil and groundwater contamination is located primarily beneath the current paved surface or northern portion of the Aldi grocery store and does not pose a risk to human health or the environment. In addition, there are no known vapor exceedances associated with this release and a preventive vapor mitigation is currently in operation.

- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain. The sub-slab vapor mitigation system will remain on Site after case closure but is not planned to be a requirement of 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.

Not Applicable - an exemption is not necessary for this Site

- 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.

Not Applicable - see 3.A.i and 3.D.i

- 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.

A storm water basin is located beyond the known area of the soil and groundwater contamination that was installed for the new Aldi grocery store. No soil or groundwater testing was performed within the basin since it is beyond the known extent of soil and groundwater contamination.

5. Continuing Obligations: Includes all affected properties and rights-of-way (ROWs). 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 (database fees will apply, 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 checked="" 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 checked="" 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://dnrmaps.wi.gov/sl/?Viewer=RR Sites](http://dnrmaps.wi.gov/sl/?Viewer=RR%20Sites)) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

- B.2.a. **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.

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.

Signatures and Findings for Closure Determination

This page has been updated as of February 2019 to comply with the requirements of Wis. Admin. Code ch. NR 712.

Check the correct box for this case closure request and complete the corresponding certification statement(s) listed below to demonstrate that the requirements of Wis. Admin. Code ch. NR 712 have been met. The responsibility for signing the certification may not be delegated per Wis. Admin. Code § NR 712.09 (1). Per Wis. Admin. Code § 712.05 (1), the work must be conducted or supervised by the person certifying.

- The investigation and/or response action(s) for this site evaluated and/or addressed groundwater (including natural attenuation remedies). Both a professional engineer and a hydrogeologist must sign this document per Wis. Admin. Code ch. NR 712.
- The investigation and the response action(s) for this site did not evaluate or address groundwater. A professional engineer must sign this document per Wis. Admin. Code ch. NR 712.

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 document has been prepared 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 document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature Kory D. Anderson

Title Vice President



Hydrogeologist Certification

I, Bernadette Greenwood, PG, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature Bernadette Greenwood

Title Senior Geologist

Date 10/25/21

ATTACHMENT A
DATA TABLES

A.1. GROUNDWATER ANALYTICAL TABLE

SEE ATTACHED TABLES (3)

TABLE A.1
GROUNDWATER ANALYTICAL TABLE
FORMER NEIGHBORHOOD CLEANERS- 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT #2-0120-82

Monitoring Well	NR 140		B-2	TW-1	TW-2	TW-3	TW-4
Sampling Date	ES	PAL	10/30/2019	10/31/2019	11/5/2019	10/31/2019	10/30/2019
VOLATILE ORGANIC COMPOUNDS (VOC) (µg/L)							
Benzene	5	0.5	<0.22	<0.22	<0.22	<0.22	<0.22
1,1 Dichloroethane	850	85	<0.36	<0.36	<0.36	<0.36	0.7J
cis 1,2 Dichloroethene	70	7	<0.37	<0.37	<0.37	<0.37	<0.37
trans 1,2 Dichloroethene	100	20	<0.34	<0.34	<0.34	<0.34	<0.34
Ethylbenzene	700	140	<0.26	<0.26	<0.26	<0.26	<0.26
p-Isopropyltoluene	NE	NE	<0.24	<0.24	<0.24	<0.24	<0.24
Methyl tert-butyl ether	60	12	<0.28	<0.28	<0.28	<0.28	<0.28
Tetrachloroethene	5	0.5	<0.38	<i>0.69J</i>	<0.38	<0.38	<i>0.87J</i>
Toluene	800	160	<0.19	<0.19	<0.19	<0.19	0.31J
Trichloroethene	5	0.5	<0.3	<0.3	<0.3	<0.3	<0.3
1,2,4-Trimethylbenzene	480	96	<0.8	<0.8	<0.8	<0.8	<0.8
1,3,5-Trimethylbenzene			<0.63	<0.63	<0.63	<0.63	<0.63
Vinyl Chloride	0.2	0.02	<0.2	<0.2	<0.2	<0.2	<0.2
Xylenes, o	2000	400	<0.43	<0.43	<0.43	<0.43	<0.43
Xylenes, -m, -p			<0.29	<0.29	<0.29	<0.29	<0.29

NE = NR 140 ES not established

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

Italics indicated analytical results above NR 140 PAL

Bold indicates analytical results above NR 140 ES

TABLE A.1
GROUNDWATER ANALYTICAL TABLE
FORMER NEIGHBORHOOD CLEANERS - 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT #2-0120-82

Monitoring Well	NR 140		TW-5		TW-6		TW-7		TW-8		TW-9		TW-10		Sump	Sump 2
Sampling Date	ES	PAL	1/17/2020	4/15/2020	1/17/2020	4/15/2020	1/17/2020	4/15/2020	1/17/2020	4/15/2020	1/17/2020	4/15/2020	1/17/2020	4/15/2020	6/1/2020	6/3/2020
VOLATILE ORGANIC COMPOUNDS (VOC) (µg/L)																
Benzene	5	0.5	<0.22	<0.33	<0.22	<0.33	<0.22	2.03	<0.22	<0.33	<0.22	<0.33	<0.22	<0.33	<0.33	<0.33
1,1 Dichloroethane	850	85	<0.36	<0.46	1.22	3.3	1.67	<0.46	<0.36	<0.46	<0.36	<0.46	<0.36	<0.46	<0.46	<0.46
cis 1,2 Dichloroethene	70	7	<0.37	<0.39	<0.37	<0.39	<0.37	0.41J	<0.37	<0.39	0.48J	3.8	1.54	<0.39	<0.39	<0.39
trans 1,2 Dichloroethene	100	20	<0.34	<0.37	<0.34	<0.37	<0.34	<0.37	<0.34	<0.37	0.83J	2.16	<0.34	<0.37	<0.37	<0.37
Ethylbenzene	700	140	<0.26	<0.32	<0.26	<0.32	<0.26	<0.32	<0.26	<0.32	<0.26	<0.32	<0.26	<0.32	<0.32	<0.32
p-Isopropyltoluene	NE	NE	<0.24	<0.47	<0.24	<0.47	<0.24	<0.47	<0.24	<0.47	0.63J	<0.47	0.74J	<0.47	<0.47	<0.47
Methyl tert-butyl ether	60	12	<0.28	<0.47	<0.28	<0.47	<0.28	<0.47	<0.28	<0.47	<0.28	<0.47	<0.28	<0.47	<0.47	<0.47
Tetrachloroethene	5	0.5	<0.38	<0.33	<0.38	5.1	<0.38	<0.33	76	78	166	153	22.5	13.9	<0.33	4.6
Toluene	800	160	0.38J	<0.26	<0.19	<0.26	<0.19	<0.26	<0.19	<0.26	0.22J	<0.26	<0.19	<0.26	<0.26	<0.26
1,1,1 Trichloroethane	200	40	<0.33	<0.3	<0.33	0.52J	<0.33	<0.3	<0.33	<0.3	<0.33	<0.3	<0.33	<0.3	<0.3	<0.3
Trichloroethene	5	0.5	<0.3	<0.47	<0.3	<i>0.55J</i>	<0.3	<0.47	1.32	<i>1.32J</i>	1.68	3.2	<i>0.67J</i>	<0.47	<0.47	<0.47
1,2,4-Trimethylbenzene	480	96	<0.8	<0.3	<0.8	<0.3	<0.8	<0.3	<0.8	<0.3	<0.8	<0.3	<0.8	<0.3	<0.3	<0.3
1,3,5-Trimethylbenzene			<0.63	<0.32	<0.63	<0.32	<0.63	<0.32	<0.63	<0.32	<0.63	<0.32	<0.63	<0.32	<0.63	<0.32
Vinyl Chloride	0.2	0.02	<0.2	<0.2	<0.2	<0.2	<0.2	0.27J	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Xylenes, o	2000	400	<0.43	<1.1	<0.43	<1.1	<0.43	<1.1	<0.43	<1.1	<0.43	<1.1	<0.43	<1.1	<1.1	<1.1
Xylenes, -m, -p			<0.29	<0.38	<0.29	<0.38	<0.29	<0.38	<0.29	<0.38	<0.29	<0.38	<0.29	<0.38	<0.29	<0.38

NE = NR 140 ES not established

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

Italics indicated analytical results above NR 140 PAL

Bold indicates analytical results above NR 140 ES

TABLE A.1
GROUNDWATER ANALYTICAL TABLE
FORMER NEIGHBORHOOD CLEANERS - 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT #2-0120-82

Monitoring Well	NR 140		MW-1		MW-2		MW-3		MW-4		MW-5		MW-6		PZ-1	
Sampling Date	ES	PAL	12/2/2020	3/16/2021	12/2/2020	3/16/2021	12/2/2020	3/16/2021	12/2/2020	3/16/2021	12/2/2020	3/16/2021	12/2/2020	3/16/2021	12/2/2020	3/16/2021
VOLATILE ORGANIC COMPOUNDS (VOC) (µg/L)																
Benzene	5	0.5	<0.33	<0.38	<0.33	<0.38	<0.33	<0.38	<0.33	<0.38	<0.33	<0.38	<0.33	<0.38	<0.33	<0.38
1,1 Dichloroethane	850	85	<0.5	<0.48	<0.5	<0.48	<0.5	<0.48	<0.5	<0.48	<0.5	<0.48	<0.5	<0.48	<0.5	<0.48
cis 1,2 Dichloroethene	70	7	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39
trans 1,2 Dichloroethene	100	20	<0.37	<0.60	<0.37	<0.60	<0.37	<0.60	<0.37	<0.60	<0.37	<0.60	<0.37	<0.60	<0.37	<0.60
Ethylbenzene	700	140	<0.32	<0.37	<0.32	<0.37	<0.32	<0.37	<0.32	<0.37	<0.32	<0.37	<0.32	<0.37	<0.32	<0.37
p-Isopropyltoluene	NE	NE	<0.47	<0.43	<0.47	<0.43	<0.47	<0.43	<0.47	<0.43	<0.47	<0.43	<0.47	<0.43	<0.47	<0.43
Methyl tert-butyl ether	60	12	<0.47	<0.46	<0.47	<0.46	<0.47	<0.46	<0.47	<0.46	<0.47	<0.46	<0.47	<0.46	<0.47	<0.46
Tetrachloroethene	5	0.5	<0.33	<0.54	<0.33	<0.54	<0.33	<0.54	<0.33	<0.54	<0.33	<0.54	<0.33	<0.54	<0.33	<0.54
Toluene	800	160	<0.26	<0.42	<0.26	<0.42	<0.26	<0.42	<0.26	<0.42	<0.26	<0.42	<0.26	<0.42	<0.26	<0.42
1,1,1 Trichloroethane	200	40	<0.3	<0.41	<0.3	<0.41	<0.3	<0.41	<0.3	<0.41	<0.3	<0.41	<0.3	<0.41	<0.3	<0.41
Trichloroethene	5	0.5	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47	<0.47
1,2,4-Trimethylbenzene	480	96	<0.3	<0.35	<0.3	<0.35	<0.3	<0.35	<0.3	<0.35	<0.3	<0.35	<0.3	<0.35	<0.3	<0.35
1,3,5-Trimethylbenzene			<0.32	<0.38	<0.32	<0.38	<0.32	<0.38	<0.32	<0.38	<0.32	<0.38	<0.32	<0.38	<0.32	<0.38
Vinyl Chloride	0.2	0.02	<0.2	<0.17	<0.2	<0.17	<0.2	<0.17	<0.2	<0.17	<0.2	<0.17	<0.2	<0.17	<0.2	<0.17
Xylenes, o	2000	400	<1.1	<0.77	<1.1	<0.77	<1.1	<0.77	<1.1	<0.77	<1.1	<0.77	<1.1	<0.77	<1.1	<0.77
Xylenes, -m, -p			<0.38	<0.44	<0.38	<0.44	<0.38	<0.44	<0.38	<0.44	<0.38	<0.44	<0.38	<0.44	<0.38	<0.44

NE = NR 140 ES not established

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

Italics indicated analytical results above NR 140 PAL

Bold indicates analytical results above NR 140 ES

A.2.SOIL ANALYTICAL RESULTS TABLE

SEE ATTACHED TABLES (6)

TABLE A.2
SOIL ANALYTICAL RESULTS TABLE
FORMER NEIGHBORHOOD CLEANERS - 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT #2-0120-82

Sample No. Sampling Date	NR 720 Non-Industrial Cancer RCL	WDNR NR 720 Non-Industrial Direct Contact RCL	WDNR NR 720 Soil to Groundwater RCL	B-1	B-12	B-13	B-14	B-15	B-16	B-18	
				10/29/2019	10/29/2019	10/29/2019	10/29/2019	10/29/2019	10/29/2019	10/29/2019	
Sample Depth (feet)				4.5-6 (U/S)	3-5 (U)	8-10 (S)	3-5 (U)	8-10 (S)	8-10 (S)	3-5 (U)	8-10 (S)
VOLATILE ORGANIC COMPOUNDS (VOCs) (µg/kg)											
Benzene	1,600	1,600	5.1	<30	<30	<30	<30	<30	<30	<30	<30
cis 1,2 Dichloroethene	NE	156,000	41.2	<32	<32	<32	<32	<32	<32	<32	<32
Ethylbenzene	8,020	8,020	1,570	<35	<35	<35	<35	<35	<35	<35	<35
Methyl tert-butyl ether	63,800	63,800	27	<50	<50	<50	<50	<50	<50	<50	<50
Tetrachloroethene	33,000	33,000	4.5	151	<32	<32	<32	<32	<32	<32	<32
Toluene	NE	818,000	1,107.2	<32	<32	<32	<32	<32	<32	<32	<32
Trichloroethene	1,300	1,300	3.6	<41	<41	<41	<41	<41	<41	<41	<41
1,2,4-Trimethylbenzene	NE	219,000	1,378.7	<25	<25	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	NE	182,000		<32	<32	<32	<32	<32	<32	<32	<32
Vinyl Chloride	67	67	0.1	<19	<19	<19	<19	<19	<19	<19	<19
Xylenes, -m, -p	NE	260,000	3,960	<116	<116	<116	<116	<116	<116	<116	<116
Xylenes, -o				<116	<116	<116	<116	<116	<116	<116	

J = Analyte detected above laboratory limit of detection but below limit of quantitation.
 Bold indicates analytical results exceed NR 720 RCL or generic RCL for direct contact or groundwater pathway
 RCL = Residual Contaminant Level
 U=Unsaturated S=Saturated
 DCL = Direct-Contact Levels
 NE = NR 720 RCL not established

TABLE A.2
SOIL ANALYTICAL RESULTS TABLE
FORMER NEIGHBORHOOD CLEANERS - 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT #2-0120-82

Sample No. Sampling Date	NR 720 Non-Industrial Cancer RCL	WDNR NR 720 Non-Industrial Direct Contact RCL	WDNR NR 720 Soil to Groundwater RCL	GP-19	GP-20		GP-21		GP-22	
				1/13/2020	1/13/2020		1/13/2020		1/13/2020	
Sample Depth (feet)				3-5 (U)	3-5 (U)	8-10 (S)	3-5 (U)	5-7 (S)	3-5 (U)	7-9 (S)
VOLATILE ORGANIC COMPOUNDS (VOCs) (µg/kg)										
Benzene	1,600	1,600	5.1	<30	<30	<30	<30	<30	<30	<30
cis 1,2 Dichloroethene	NE	156,000	41.2	<32	<32	<32	<32	<32	<32	<32
Ethylbenzene	8,020	8,020	1,570	<35	<35	<35	<35	<35	<35	<35
Methyl tert-butyl ether	63,800	63,800	27	<50	<50	<50	<50	<50	<50	<50
Tetrachloroethene	33,000	33,000	4.5	<32	<32	<32	<32	<32	<32	<32
Toluene	NE	818,000	1,107.2	<32	<32	<32	<32	<32	<32	<32
Trichloroethene	1,300	1,300	3.6	<41	<41	<41	<41	<41	<41	<41
1,2,4-Trimethylbenzene	NE	219,000	1,378.7	<25	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	NE	182,000		<32	<32	<32	<32	<32	<32	<32
Vinyl Chloride	67	67	0.1	<19	<19	<19	<19	<19	<19	<19
Xylenes, -m, -p	NE	260,000	3,960	<116	<116	<116	<116	<116	<116	<116
Xylenes, -o				<116	<116	<116	<116	<116	<116	

J = Analyte detected above laboratory limit of detection but below limit of quantitation.
 Bold indicates analytical results exceed NR 720 RCL or generic RCL for direct contact or groundwater pathway
 RCL = Residual Contaminant Level
 U=Unsaturated S=Saturated
 DCL = Direct-Contact Levels
 NE = NR 720 RCL not established

TABLE A.2
SOIL ANALYTICAL RESULTS TABLE
FORMER NEIGHBORHOOD CLEANERS - 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT #2-0120-82

Sample No. Sampling Date	NR 720 CANCER RCL	WDNR NR 720 Non-Industrial Direct Contact RCL	WDNR NR 720 Soil to Groundwater RCL	GP-23		GP-24		GP-25		GP-26		GP-27	
				1/13/2020		1/13/2020		1/13/2020		1/13/2020		1/13/2020	
				2-4 (U)	5-7 (S)	3-4 (U)	6-7 (S)	2-3 (U)	6-7 (S)	2-3 (U)	6-7 (S)	1-2 (U)	6-7 (S)
VOLATILE ORGANIC COMPOUNDS (VOCs) (µg/kg)													
Benzene	1,600	1,600	5.1	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30
cis 1,2 Dichloroethene	NE	156,000	41.2	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32
trans-1,2 Dichloroethene	NE	1,560,000	62.6	<28	<28	33J	<28	<28	<28	<28	<28	<28	<28
Ethylbenzene	8,020	8,020	1,570	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35
Methyl tert-butyl ether	63,800	63,800	27	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
Tetrachloroethene	33,000	33,000	4.5	<32	<32	<32	135	79J	<32	<32	64J	<32	<32
Toluene	NE	818,000	1,107.2	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32
Trichloroethene	1,300	1,300	3.6	<41	<41	42J	<41	98J	<41	<41	<41	<41	<41
1,2,4-Trimethylbenzene	NE	219,000	1,378.7	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	NE	182,000		<32	<32	<32	<32	<32	<32	<32	<32	<32	<32
Vinyl Chloride	67	67	0.1	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19
Xylenes, -m, -p	NE	260,000	3,960	<116	<116	<116	<116	<116	<116	<116	<116	<116	<116
Xylenes, -o													

J = Analyte detected above laboratory limit of detection but below limit of quantitation.
 Bold indicates analytical results exceed NR 720 RCL or generic RCL for direct contact or groundwater pathway
 RCL = Residual Contaminant Level
 U=Unsaturated S=Saturated
 DCL = Direct-Contact Levels
 NE = NR 720 RCL not established

TABLE A.2
SOIL ANALYTICAL RESULTS TABLE
FORMER NEIGHBORHOOD CLEANERS - 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT #2-0120-82

Sample No. Sampling Date	NR 720 CANCER RCL	WDNR NR 720 Non-Industrial Direct Contact RCL	WDNR NR 720 Soil to Groundwater RCL	TP-1		TP-2		TP-3		TP-4	
				5/22/2020		5/22/2020		5/22/2020		5/22/2020	
				1 (U)	5 (S)	1 (U)	5 (S)	1 (U)	5 (S)	2 (U)	5 (S)
VOLATILE ORGANIC COMPOUNDS (VOCs) (µg/kg)											
Benzene	1,600	1,600	5.1	<30	<30	<30	<30	<30	<30	<30	<30
cis 1,2 Dichloroethene	NE	156,000	41.2	<32	<32	<32	<32	<32	<32	<32	<32
trans-1,2 Dichloroethene	NE	1,560,000	62.6	<28	<28	33J	<28	<28	<28	<28	<28
Ethylbenzene	8,020	8,020	1,570	<35	<35	<35	<35	<35	<35	<35	<35
Methyl tert-butyl ether	63,800	63,800	27	<50	<50	<50	<50	<50	<50	<50	<50
Tetrachloroethene	33,000	33,000	4.5	<32	<32	171	370	<32	58J	<32	234
Toluene	NE	818,000	1,107.2	<32	<32	<32	<32	<32	<32	<32	<32
Trichloroethene	1,300	1,300	3.6	<41	<41	<41	<41	<41	<41	<41	<41
1,2,4-Trimethylbenzene	NE	219,000	1,378.7	<25	<25	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	NE	182,000	1,378.7	<32	<32	<32	<32	<32	<32	<32	<32
Vinyl Chloride	67	67	0.1	<19	<19	<19	<19	<19	<19	<19	<19
Xylenes, -m, -p	NE	260,000	3,960	<116	<116	<116	<116	<116	<116	<116	<116
Xylenes, -o											

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

Bold indicates analytical results exceed NR 720 RCL or generic RCL for direct contact or groundwater pathway

RCL = Residual Contaminant Level

U=Unsaturated S=Saturated

DCL = Direct-Contact Levels

NE = NR 720 RCL not established

TABLE A.2
SOIL ANALYTICAL RESULTS TABLE
FORMER NEIGHBORHOOD CLEANERS - 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT #2-0120-82

Sample No.	NR 720 CANCER RCL	WDNR NR 720 Non-Industrial Direct Contact RCL	WDNR NR 720 Soil to Groundwater RCL	TP-5	TP-6	TP-7	TP-8	TP-9	TP-10
Sampling Date				5/22/2020	5/22/2020	5/22/2020	5/22/2020	5/22/2020	5/22/2020
Sample Depth (feet)				2 (U)	3 (U)	4 (U)	2 (U)	3 (U)	3 (U)
VOLATILE ORGANIC COMPOUNDS (VOCs) (µg/kg)									
Benzene	1,600	1,600	5.1	<30	<30	<30	<30	<30	<30
cis 1,2 Dichloroethene	NE	156,000	41.2	<32	<32	<32	<32	<32	<32
trans-1,2 Dichloroethene	NE	1,560,000	62.6	<28	<28	<28	<28	<28	<28
Ethylbenzene	8,020	8,020	1,570	<35	<35	<35	<35	<35	<35
Methyl tert-butyl ether	63,800	63,800	27	<50	<50	<50	<50	<50	<50
Tetrachloroethene	33,000	33,000	4.5	177	<32	<32	75J	<32	32J
Toluene	NE	818,000	1,107.2	<32	<32	<32	<32	<32	<32
Trichloroethene	1,300	1,300	3.6	<41	<41	<41	<41	<41	<41
1,2,4-Trimethylbenzene	NE	219,000	1,378.7	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	NE	182,000	1,378.7	<32	<32	<32	<32	<32	<32
Vinyl Chloride	67	67	0.1	<19	<19	<19	<19	<19	<19
Xylenes, -m, -p	NE	260,000	3,960	<116	<116	<116	<116	<116	<116
Xylenes, -o									

J = Analyte detected above laboratory limit of detection but below limit of quantitation.
 Bold indicates analytical results exceed NR 720 RCL or generic RCL for direct contact or groundwater pathway
 RCL = Residual Contaminant Level
 U=Unsaturated S=Saturated
 DCL = Direct-Contact Levels
 NE = NR 720 RCL not established

TABLE A.2
SOIL ANALYTICAL RESULTS TABLE
FORMER NEIGHBORHOOD CLEANERS - 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT #2-0120-82

Sample No.	NR 720 CANCER RCL	WDNR NR 720 Non-Industrial Direct Contact RCL	WDNR NR 720 Soil to Groundwater RCL	MW-1	MW-2	MW-3	MW-4	MW-5	PZ-1
				11/2/2020	11/2/2020	11/2/2020	11/2/2020	11/3/2020	11/3/2020
Sampling Date									
Sample Depth (feet)				4-5 (U)	5-7 (S)	5-7 (U)	5-7 (U)	1-3 (U)	2-4 (U)
VOLATILE ORGANIC COMPOUNDS (VOCs) (µg/kg)									
Benzene	1,600	1,600	5.1	<15	<15	<15	<15	<15	<15
cis 1,2 Dichloroethene	NE	156,000	41.2	<21	<21	<21	<21	<21	<21
trans-1,2 Dichloroethene	NE	1,560,000	62.6	<38	<38	<38	<38	<38	<38
Ethylbenzene	8,020	8,020	1,570	<19	<19	<19	<19	<19	<19
Methyl tert-butyl ether	63,800	63,800	27	<41	<41	<41	<41	<41	<41
Tetrachloroethene	33,000	33,000	4.5	<40	<40	<40	<40	<40	<40
Toluene	NE	818,000	1,107.2	<32	<32	<32	<32	<32	<32
Trichloroethene	1,300	1,300	3.6	<48	<48	<48	<48	<48	<48
1,2,4-Trimethylbenzene	NE	219,000	1,378.7	<54	<54	<54	<54	<54	<54
1,3,5-Trimethylbenzene	NE	182,000	1,378.7	<17	<17	<17	<17	<17	<17
Vinyl Chloride	67	67	0.1	<66	<66	<66	<66	<66	<66
Xylenes, -m, -p	NE	260,000	3,960	<111	<111	<111	<111	<111	<111
Xylenes, -o									

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

Bold indicates analytical results exceed NR 720 RCL or generic RCL for direct contact or groundwater pathway

RCL = Residual Contaminant Level

U=Unsaturated S=Saturated

DCL = Direct-Contact Levels

NE = NR 720 RCL not established

A.3. RESIDUAL SOIL CONTAMINATION TABLE

SEE ATTACHED TABLES (1)

**TABLE A.3
RESIDUAL SOIL CONTAMINATION TABLE
FORMER NEIGHBORHOOD CLEANERS - 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT #2-0120-82**

Sample No. Sampling Date	NR 720 CANCER RCL	WDNR NR 720 Non-Industrial Direct Contact RCL	WDNR NR 720 Soil to Groundwater RCL	B-1	GP-24		GP-25	GP-26	TP-2		TP-3	TP-4	TP-5	TP-8	TP-10
				10/29/2019	1/13/2020		1/13/2020	1/13/2020	5/22/2020		5/22/2020	5/22/2020	5/22/2020	5/22/2020	5/22/2020
Sample Depth (feet)				4.5-6 (U/S)	3-4 (U)	6-7 (S)	2-3 (U)	6-7 (S)	1 (U)	5 (S)	5 (S)	5 (S)	2 (U)	2 (U)	3 (U)
VOLATILE ORGANIC COMPOUNDS (VOCs) (µg/kg)															
Benzene	1,600	1,600	5.1	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30	<30
cis 1,2 Dichloroethene	NE	156,000	41.2	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32
trans-1,2 Dichloroethene	NE	1,560,000	62.6	<28	33J	<28	<28	<28	33J	<28	<28	<28	<28	<28	<28
Ethylbenzene	8,020	8,020	1,570	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35	<35
Methyl tert-butyl ether	63,800	63,800	27	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
Tetrachloroethene	33,000	33,000	4.5	151	<32	135	79J	64J	171	370	58J	234	177	75J	32J
Toluene	NE	818,000	1,107.2	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32
Trichloroethene	1,300	1,300	3.6	<41	42J	<41	98J	<41	<41	<41	<41	<41	<41	<41	<41
1,2,4-Trimethylbenzene	NE	219,000	1,378.7	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	NE	182,000		<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32	<32
Vinyl Chloride	67	67	0.1	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19
Xylenes, -m, -p	NE	260,000	3,960	<116	<116	<116	<116	<116	<116	<116	<116	<116	<116	<116	<116
Xylenes, -o				<116	<116	<116	<116	<116	<116	<116	<116	<116	<116	<116	<116

J = Analyte detected above laboratory limit of detection but below limit of quantitation.
 Bold indicates analytical results exceed NR 720 RCL or generic RCL for direct contact or groundwater pathway
 RCL = Residual Contaminant Level
 U=Unsaturated S=Saturated
 DCL = Direct-Contact Levels
 NE = NR 720 RCL not established

A.4. VAPOR ANALYTICAL TABLE

SEE ATTACHED TABLE (4)

**THE AMBIENT AIR RESULTS FROM PLAY IT AGAIN SPORTS ARE NOT RELATED
TO THE FORMER NEIGHBORHOOD CLEANERS SITE**

TABLE A.4
VAPOR ANALYTICAL TABLE
FORMER NEIGHBORHOOD CLEANERS - 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT NO. 2-0120-82

TABLE 1 REGIONAL SCREENING LEVEL SUMMARY														
Sample No.	Residential Indoor Air VAL	Residential Sub-Slab Vapor VAL	Small Commercial Indoor Air VAL	Small Commercial Sub-Slab Vapor VRSL	Large Commercial Indoor Air VAL	Large Commercial Sub-Slab Vapor VRSL	VP-1 - ALDI SUB-SLAB 1ST FLOOR - 0.5 HOUR		VP-2 - ALDI SUB-SLAB 1ST FLOOR - 0.5 HOUR		VP-3 - ALDI SUB-SLAB 1ST FLOOR - 0.5 HOUR		VP-4 - ALDI SUB-SLAB 1ST FLOOR - 0.5 HOUR	
							09/03/20	11/03/20	09/03/20	11/03/20	09/03/20	11/03/20	09/03/20	11/03/20
Sampling Date	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3							
VOLATILE ORGANIC COMPOUNDS (VOC) (ug/m3)														
1,1 Dichloroethane	18	600	77	2,600	77	7,700	<0.187	<0.187	<0.187	<0.187	<0.187	<0.187	<0.187	<0.187
cis-1,2-Dichloroethene	NE	NE	NE	NE	NE	NE	<0.197	<0.197	<0.197	<0.197	<0.197	<0.197	<0.197	<0.197
trans-1,2-Dichloroethene	NE	NE	NE	NE	NE	NE	<0.231	<0.231	<0.231	<0.231	<0.231	<0.231	<0.231	<0.231
Tetrachloroethylene	42	1,400	180	6,000	180	18,000	0.95	31.4	4.3	7.1	<0.278	2.24	0.48J	24.3
1,1,1-Trichloroethane	5,200	170,000	22,000	730,000	22,000	2,200,000	<0.249	<0.249	<0.249	<0.249	<0.249	<0.249	<0.249	<0.249
Trichloroethylene	2.1	70	8.8	290	8.8	880	<0.237	<0.237	<0.237	<0.237	<0.237	<0.237	<0.237	<0.237
Vinyl chloride	1.7	57	28	930	28	2,800	<0.148	<0.148	<0.148	<0.148	<0.148	<0.148	<0.148	<0.148

UG/M³ - Micrograms per Cubic Meter of Air
 Bold indicates analytical results exceeding relevant standard
 NE= Not Established

**TABLE A.4
VAPOR ANALYTICAL TABLE
FORMER NEIGHBORHOOD CLEANERS - 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT NO. 2-0120-82**

TABLE 1 REGIONAL SCREENING LEVEL SUMMARY														
Sample No.	Residential Indoor Air VAL	Residential Sub-Slab Vapor VAL	Small Commercial Indoor Air VAL	Small Commercial Sub-Slab Vapor VRSL	Large Commercial Indoor Air VAL	Large Commercial Sub-Slab Vapor VRSL	VP-5 - PLAY IT AGAIN SPORTS-SHIPING BAY - SUB-SLAB 0.5 HOUR		VP-6 - PLAY IT AGAIN SPORTS-SHIPING BAY - SUB-SLAB 0.5 HOUR		VP-7 - PLAY IT AGAIN SPORTS-UTILITY CLOSET - SUB-SLAB 0.5 HOUR		VP-8 - PLAY IT AGAIN SPORTS-UTILITY CLOSET - SUB-SLAB 0.5 HOUR	
							02/01/21	04/21/21	02/01/21	04/21/21	02/01/21	04/21/21	02/01/21	04/21/21
Sampling Date	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3							
VOLATILE ORGANIC COMPOUNDS (VOC) (ug/m3)														
1,1 Dichloroethane	18	600	77	2,600	77	7,700	<0.187	<0.187	<0.187	<0.187	<0.187	<0.187	<0.187	<0.187
cis-1,2-Dichloroethene	NE	NE	NE	NE	NE	NE	<0.197	<0.197	<0.197	<0.197	<0.197	<0.197	<0.197	<0.197
trans-1,2-Dichloroethene	NE	NE	NE	NE	NE	NE	<0.231	<0.231	<0.231	<0.231	<0.231	<0.231	<0.231	<0.231
Tetrachloroethylene	42	1,400	180	6,000	180	18,000	29.1	62	5.8	2.99	1.09	4.1	7.9	28.3
1,1,1-Trichloroethane	5,200	170,000	22,000	730,000	22,000	2,200,000	<0.249	<0.249	<0.249	<0.249	<0.249	<0.249	<0.249	<0.249
Trichloroethylene	2.1	70	8.8	290	8.8	880	4.4	10.2	5.8	2.89	0.86	1.55	3.7	5.1
Vinyl chloride	1.7	57	28	930	28	2,800	<0.148	<0.148	<0.148	<0.148	<0.148	<0.148	<0.148	<0.148

UG/M³ - Micrograms per Cubic Meter of Air

Bold indicates analytical results exceeding relevant standard

NE= Not Established

TABLE 4
VAPOR ANALYTICAL TABLE
FORMER NEIGHBORHOOD CLEANERS - 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT NO. 2-0120-82

TABLE 1 REGIONAL SCREENING LEVEL SUMMARY									
Sample No.	Residential Indoor Air VAL	Residential Sub-Slab Vapor VAL	Small Commercial Indoor Air VAL	Small Commercial Sub-Slab Vapor VRSL	Large Commercial Indoor Air VAL	Large Commercial Sub-Slab Vapor VRSL	VP-9 - PLAY IT AGAIN SPORTS- SHIPPING BAY DRAIN - 0.5 HOUR	VP-10 - PLAY IT AGAIN SPORTS-WOMENS BATHROOM SANITARY CLEANOUT - 0.5 HOUR	VP-11 - PLAY IT AGAIN SPORTS-SHIPPING BAY PRIMARY SANITARY CLEANOUT - 0.5 HOUR
Sampling Date							02/04/21	02/04/21	02/04/21
	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3		
<i>VOLATILE ORGANIC COMPOUNDS (VOC) (ug/m3)</i>									
1,1 Dichloroethane	18	600	77	2,600	77	7,700	<0.187	<0.187	<0.187
cis-1,2-Dichloroethene	NE	NE	NE	NE	NE	NE	<0.197	<0.197	<0.197
trans-1,2-Dichloroethene	NE	NE	NE	NE	NE	NE	<0.231	<0.231	<0.231
Tetrachloroethylene	42	1,400	180	6,000	180	18,000	1.09	1.09	1.29
1,1,1-Trichloroethane	5,200	170,000	22,000	730,000	22,000	2,200,000	<0.249	<0.249	<0.249
Trichloroethylene	2.1	70	8.8	290	8.8	880	0.37J	35	12.2
Vinyl chloride	1.7	57	28	930	28	2,800	<0.148	<0.148	<0.148

UG/M³ - Micrograms per Cubic Meter of Air
 Bold indicates analytical results exceeding relevant standard
 NE= Not Established

TABLE A.4
VAPOR ANALYTICAL TABLE
FORMER NEIGHBORHOOD CLEANERS- 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT NO. 2-0120-82

TABLE 1 REGIONAL SCREENING LEVEL SUMMARY															
Sample No.	Residential Indoor Air VAL	Residential Sub-Slab Vapor VAL	Small Commercial Indoor Air VAL	Small Commercial Sub-Slab Vapor VRSL	Large Commercial Indoor Air VAL	Large Commercial Sub-Slab Vapor VRSL	SANITARY SEWER MANHOLE 1 - 0.5 HOUR (SSMH-1)	SANITARY SEWER MANHOLE 2 - 0.5 HOUR (SSMH-2)	SANITARY SEWER MANHOLE 3 - 0.5 HOUR (SSMH-3)	STORM SEWER MANHOLE 1 - 0.5 HOUR (STSMH-1)	Ambient 1 (Play It Again Sports-Office)- 24 Hour (AMB- 1)	Ambient 2 (Play It Again Sports- Batting Cage)-8 Hour (AMB-2)	Ambient 3 (Play It Again Sports- Shipping Bay)-8 Hour (AMB-3)	Ambient 4 (Play It Again Sports-Sales Floor)-8 Hour (AMB-4)	Ambient 5 (Play It Again Sports- Mens Restroom)- 8 Hour (AMB-5)
Sampling Date							09/03/20	11/03/20	11/03/20	09/03/20	11/03/20	01/27/21	01/27/21	01/27/21	01/27/21
	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3								
VOLATILE ORGANIC COMPOUNDS (VOC) (ug/m3)															
1,1 Dichloroethane	18	600	77	2,600	77	7,700	<0.187	<0.187	<0.187	<0.187	<0.187	<0.187	<0.187	<0.187	<0.187
cis-1,2-Dichloroethene	NE	NE	NE	NE	NE	NE	<0.197	<0.197	<0.197	<0.197	<0.197	<0.197	<0.197	<0.197	<0.197
trans-1,2-Dichloroethene	NE	NE	NE	NE	NE	NE	<0.231	<0.231	<0.231	<0.231	<0.231	<0.231	<0.231	<0.231	<0.231
Tetrachloroethylene	42	1,400	180	6,000	180	18,000	38	3.4	2.99	12	0.68J	0.41J	0.48J	0.41J	0.41J
1,1,1-Trichloroethane	5,200	170,000	22,000	730,000	22,000	2,200,000	<0.249	<0.249	<0.249	<0.249	<0.249	<0.249	<0.249	<0.249	<0.249
Trichloroethylene	2.1	70	8.8	290	8.8	880	50	0.64J	0.37J	2.73	50	65	60	62	58
Vinyl chloride	1.7	57	28	930	28	2,800	<0.148	<0.148	<0.148	<0.148	<0.148	<0.148	<0.148	<0.148	<0.148

UG/M³- Micrograms per Cubic Meter of Air
 Bold indicates analytical results exceeding relevant standard
 NE= Not Established

A.5.OTHER MEDIA OF CONCERN

NOT APPLICABLE – A STORMWATER BASIN IS LOCATED BEYOND THE KNOWN AREA OF THE CONTAMINATION THAT WAS INSTALLED FOR THE NEW ALDI BUILDING. NO SOIL OR WATER TESTING WAS PERFORMED WITHIN THE BASIN.

A.6.WATER LEVEL ELEVATIONS

SEE ATTACHED TABLE (1)

TABLE A.6
WATER LEVEL ELEVATIONS
FORMER NEIGHBORHOOD CLEANERS - 611 WEST NORTHLAND AVENUE, APPLETON, WISCONSIN
GEC PROJECT NO. 2-0120-82

Monitoring Well Number	Top of Well Casing Elevation	Screen Elevation (Top of Screen) (Bottom of Screen)	Date Measured	Depth to Water (Ft.) (BTOC)	Groundwater Elevation (Ft.)
MW-1	828.56	823.62	11/16/2020	13.35	815.21
			12/2/2020	10.97	817.59
		813.62	3/16/2021	8.34	820.22
MW-2	829.31	824.47	11/16/2020	5.42	823.89
			12/2/2020	5.35	823.96
		814.47	3/16/2021	4.65	824.66
MW-3	829.38	824.44	11/16/2020	14.08	815.30
			12/2/2020	11.65	817.73
		814.44	3/16/2021	7.83	821.55
MW-4	829.87	825.09	11/16/2020	13.04	816.83
			12/2/2020	8.96	820.91
		815.09	3/16/2021	7.09	822.78
MW-5	825.19	821.64	11/16/2020	3.59	821.60
			12/2/2020	4.74	820.45
		811.64	3/16/2021	3.75	821.44
MW-6	824.47	820.79	11/16/2020	6.45	818.02
			12/2/2020	6.77	817.70
		810.79	3/16/2021	6.33	818.14
PZ-1	824.33	805.01	11/16/2020	10.72	813.61
			12/2/2020	21.48	802.85
		800.01	3/16/2021	14.97	809.36

Elevations are referenced to Mean Sea Level

ft = feet

NR=Not recorded

NM=Not Measured

BTOC= Below Top of Casing

A.7.OTHER

NOT APPLICABLE

ATTACHMENT B
MAPS, FIGURES AND PHOTOS

B.1. LOCATION MAPS

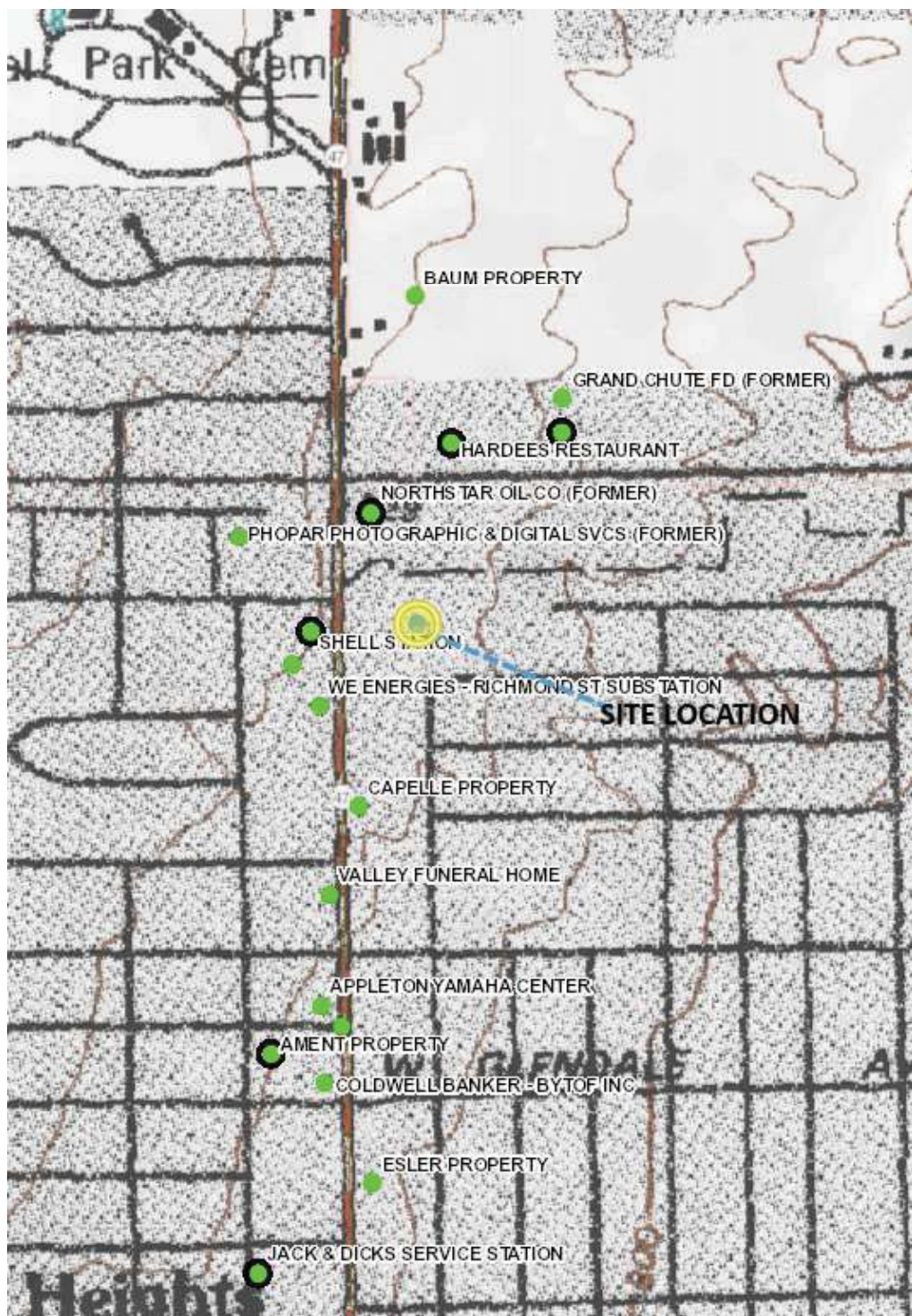
SEE ATTACHMENTS

B.1.a. LOCATION MAP

SEE ATTACHED



B.1.a Location Map



Legend

- Open Site
- Closed Site
- Continuing Obligations Apply
- Facility-wide Site

0.2 0 0.2 Miles

NAD_1983_HARN_Wisconsin_TM

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Note: Not all sites are mapped.

1:7,920

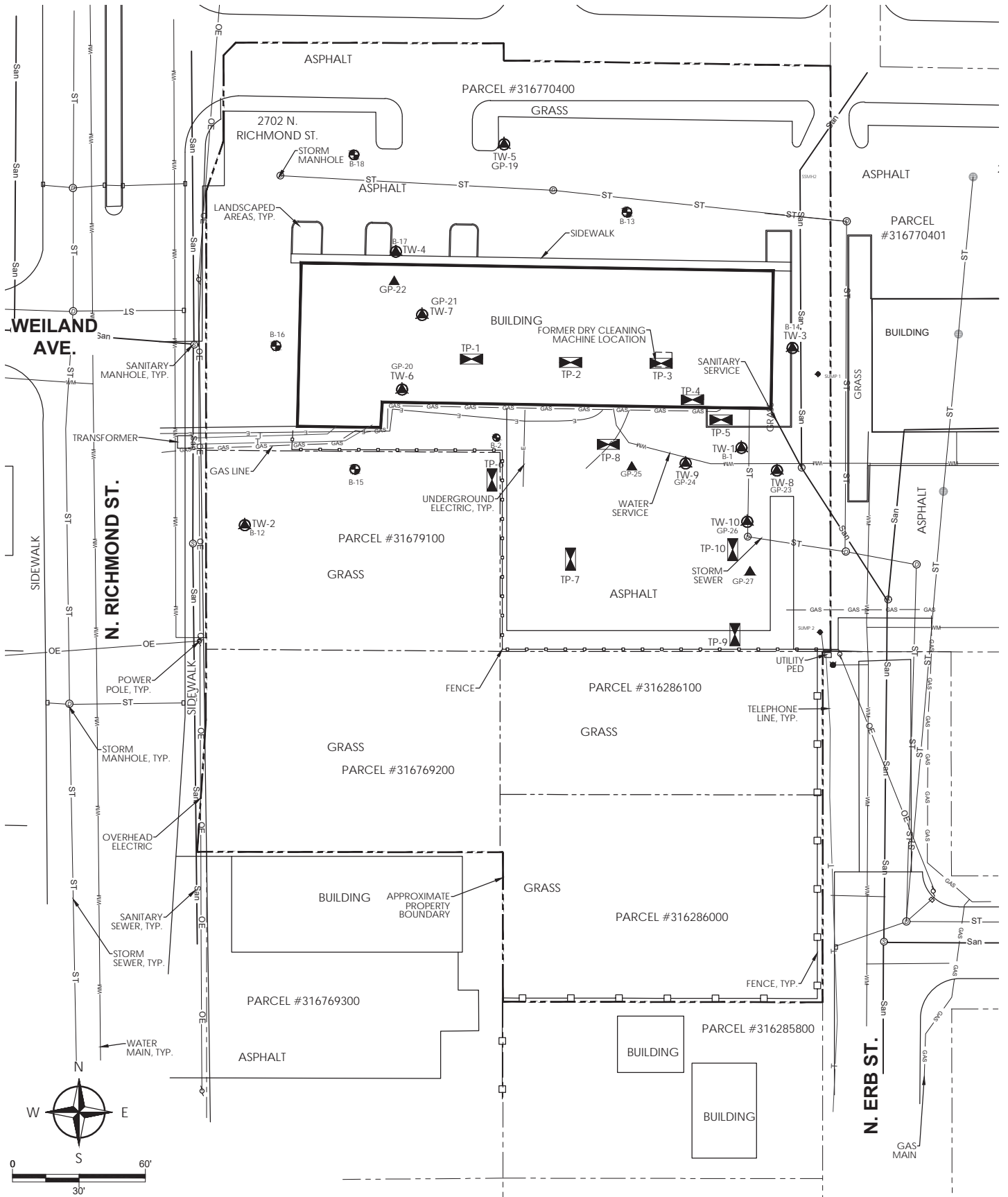


Notes

Former Neighborhood Cleaners
611 West Northland Avenue
Appleton, Wisconsin

B.1.b. DETAILED SITE MAP

SEE ATTACHED (2)



LEGEND	
	EXISTING PROPERTY LINE
	SOIL BORING/SMALL DIAMETER MONITORING WELL
	GEOPROBE
	SOIL BORING LOCATION
	TEST PIT LOCATIONS

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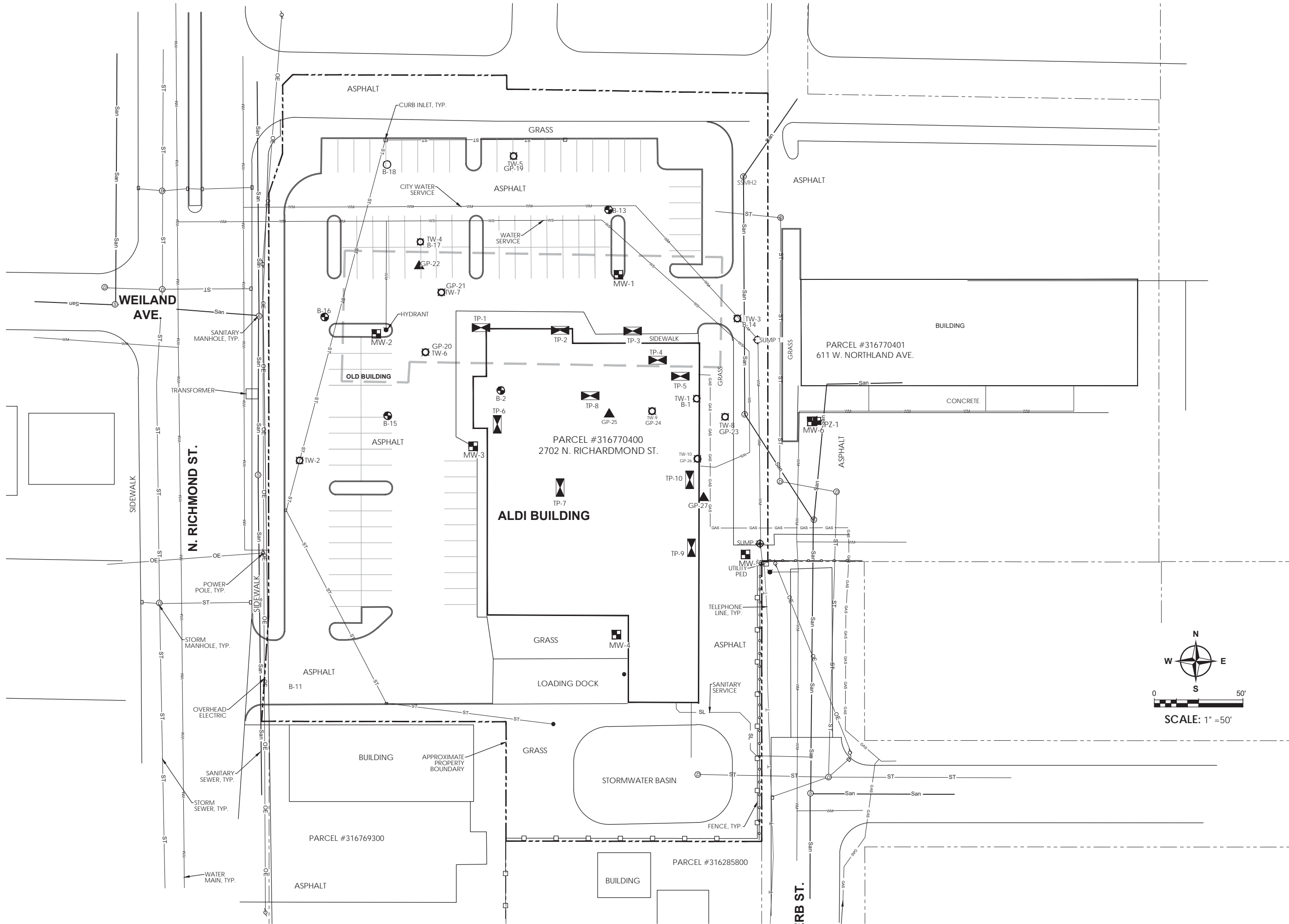
FORMER SITE PLAN

FORMER NEIGHBORHOOD CLEANERS
 2702 N. RICHMOND ST.
 CITY OF APPLETON
 OUTAGAMIE COUNTY, WI

GEC

DRAWN BY	KSP
REVIEWED BY	BLY
ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0120-82
SHEET NO.	

B.1.b.1



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CURRENT DETAILED SITE MAP

FORMER NEIGHBORHOOD CLEANERS
2702 N. RICHMOND ST.
CITY OF APPLETON
OUTAGAMIE COUNTY, WI

LEGEND

- MW-2 MONITORING WELL
- TW-2 SOIL PROBE & ABANDONED SMALL DIAMETER MONITORING WELL
- PT-1 PIEZOMETER WELL
- GP-1 GEOPROBE
- B-2 SOIL BORING
- TP-1 TEST PIT LOCATIONS

DRAWN BY	KSP
REVIEWED BY	BLY
ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0519-258
SHEET NO.	

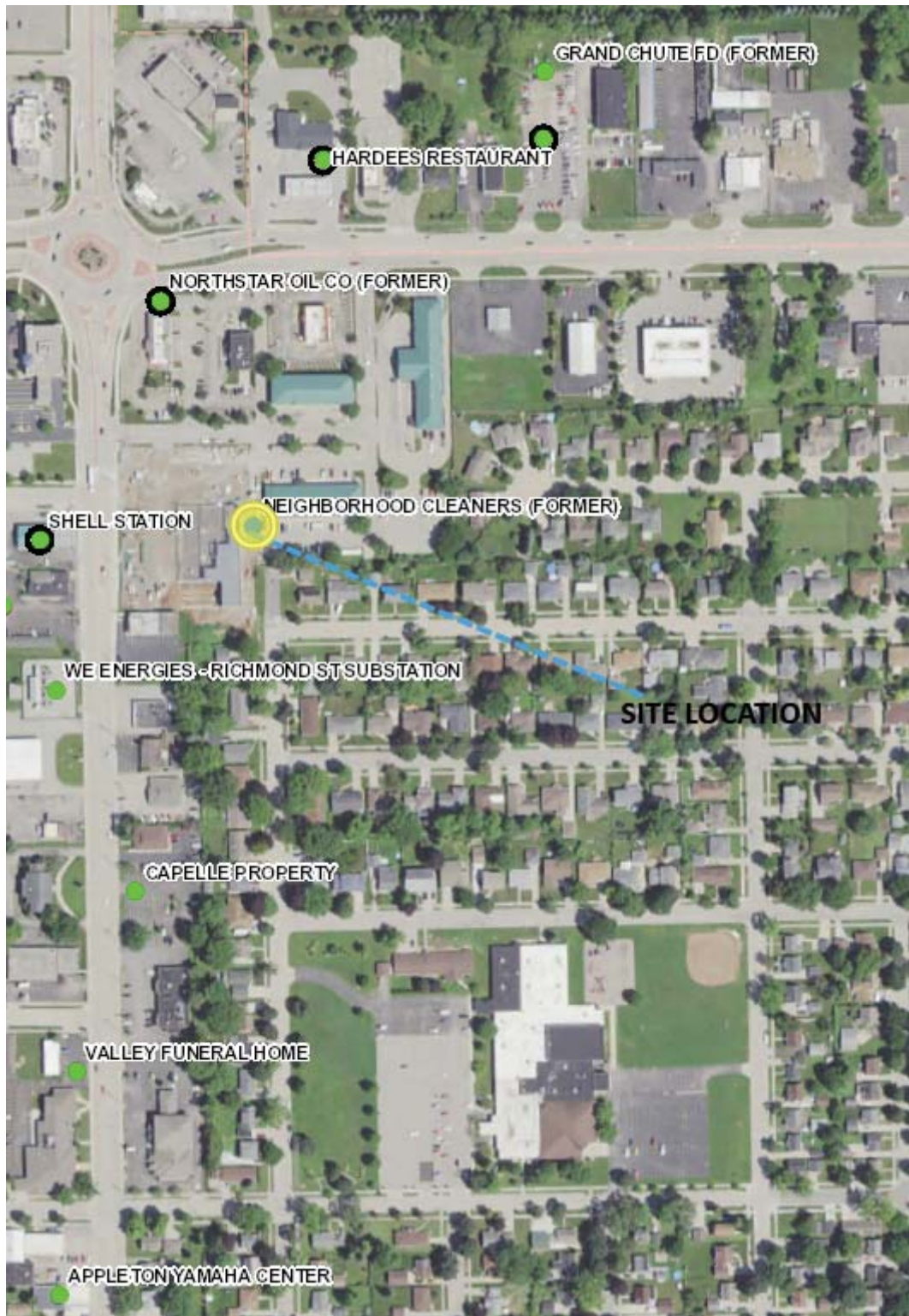
B.1.b.2

B.1.c. RR SITES MAP

SEE ATTACHED



B.1.c RR Sites Map



Legend

- Open Site
- Closed Site
- Continuing Obligations Apply
- Facility-wide Site

Notes

Former Neighborhood Cleaners
 611 West Northland Avenue
 Appleton, Wisconsin

0.1 0 0.1 Miles

1: 3,960



NAD_1983_HARN_Wisconsin_TM

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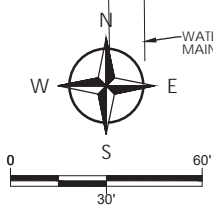
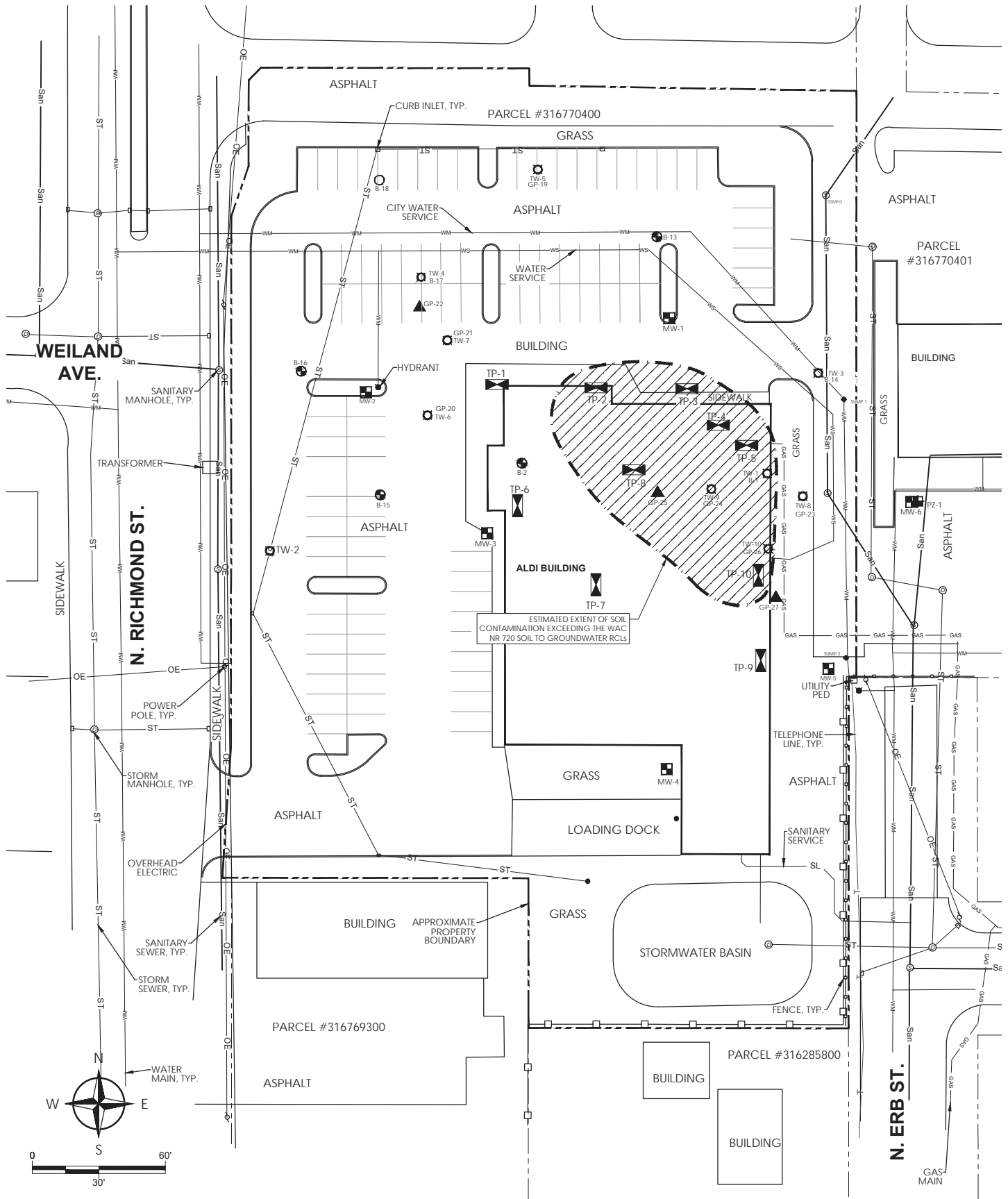
Note: Not all sites are mapped.

B.2. SOIL FIGURES

SEE ATTACHED

B.2.a. SOIL CONTAMINATION

SEE ATTACHED



LEGEND	
MW-2	MONITORING WELL
PZ-1	PIEZOMETER WELL
TW-2	SOIL PROBE & ABANDONED SMALL DIAMETER MONITORING WELL
GP-1	SOIL BORING
B-2	SOIL BORING
GP-1	GEOPROBE
TP-1	TEST PIT LOCATIONS

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SOIL CONTAMINATION

FORMER NEIGHBORHOOD CLEANERS

2702 N. RICHMOND ST.

CITY OF APPLETON
OUTAGAMIE COUNTY, WI

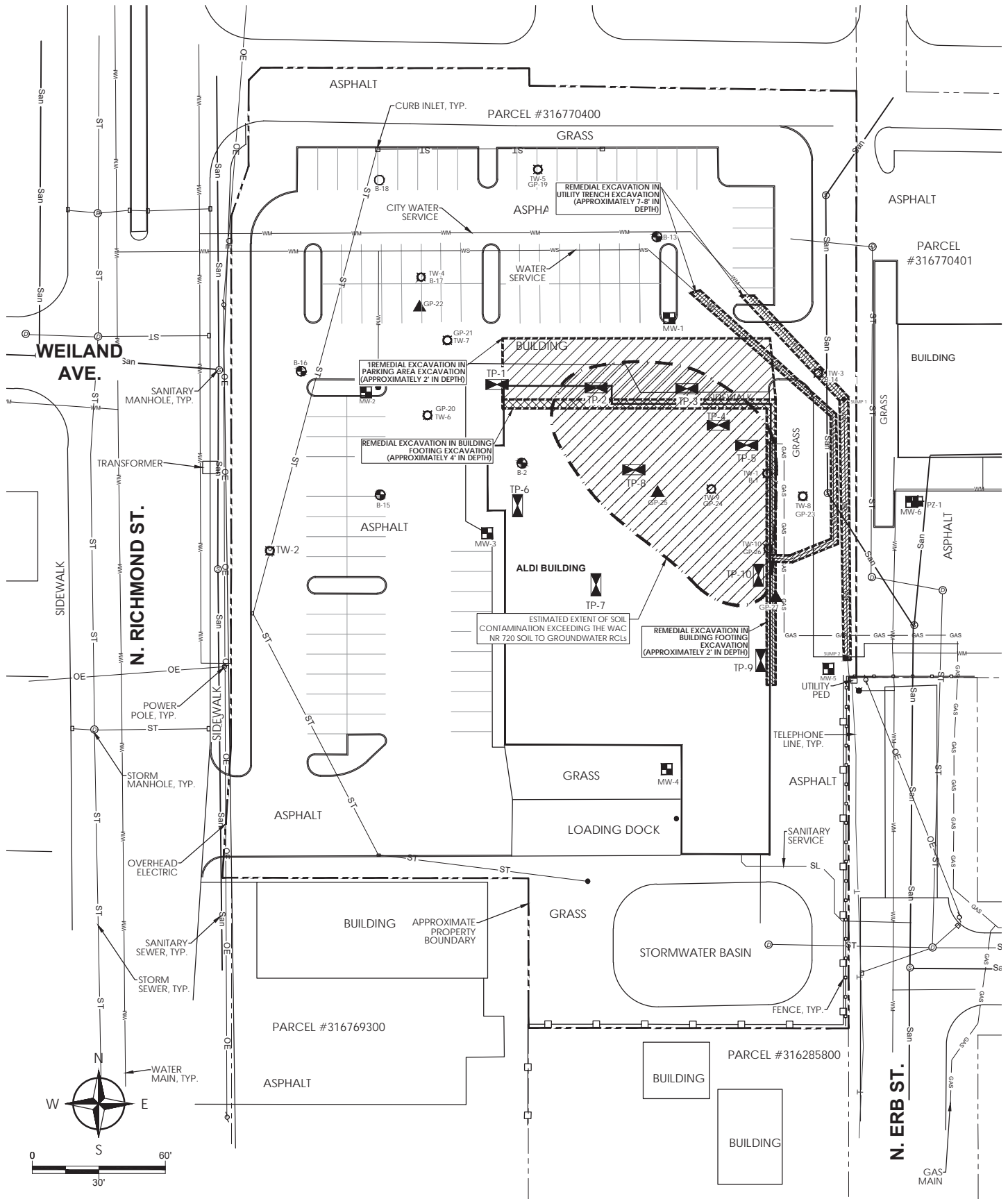
GEC

DRAWN BY	
REVIEWED BY	BLY
ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0120-82
SHEET NO.	

B.2.a

B.2.b. RESIDUAL SOIL CONTAMINATION

SEE ATTACHED



LEGEND	
MW-2	MONITORING WELL
PZ-1	PIEZOMETER WELL
TW-2	SOIL PROBE & ABANDONED SMALL DIAMETER MONITORING WELL
GP-1	SOIL BORING
B-2	SOIL BORING
GP-1	GEOPROBE
TP-1	TEST PIT LOCATIONS

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RESIDUAL SOIL CONTAMINATION

FORMER NEIGHBORHOOD CLEANERS

2702 N. RICHMOND ST.

CITY OF APPLETON
OUTAGAMIE COUNTY, WI

GEC

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GEC FILE NO.	2-0120-82
SHEET NO.	

B.2.b

B.3. GROUNDWATER FIGURES

SEE ATTACHMENTS

B.3.a. GEOLOGIC CROSS SECTION FIGURES

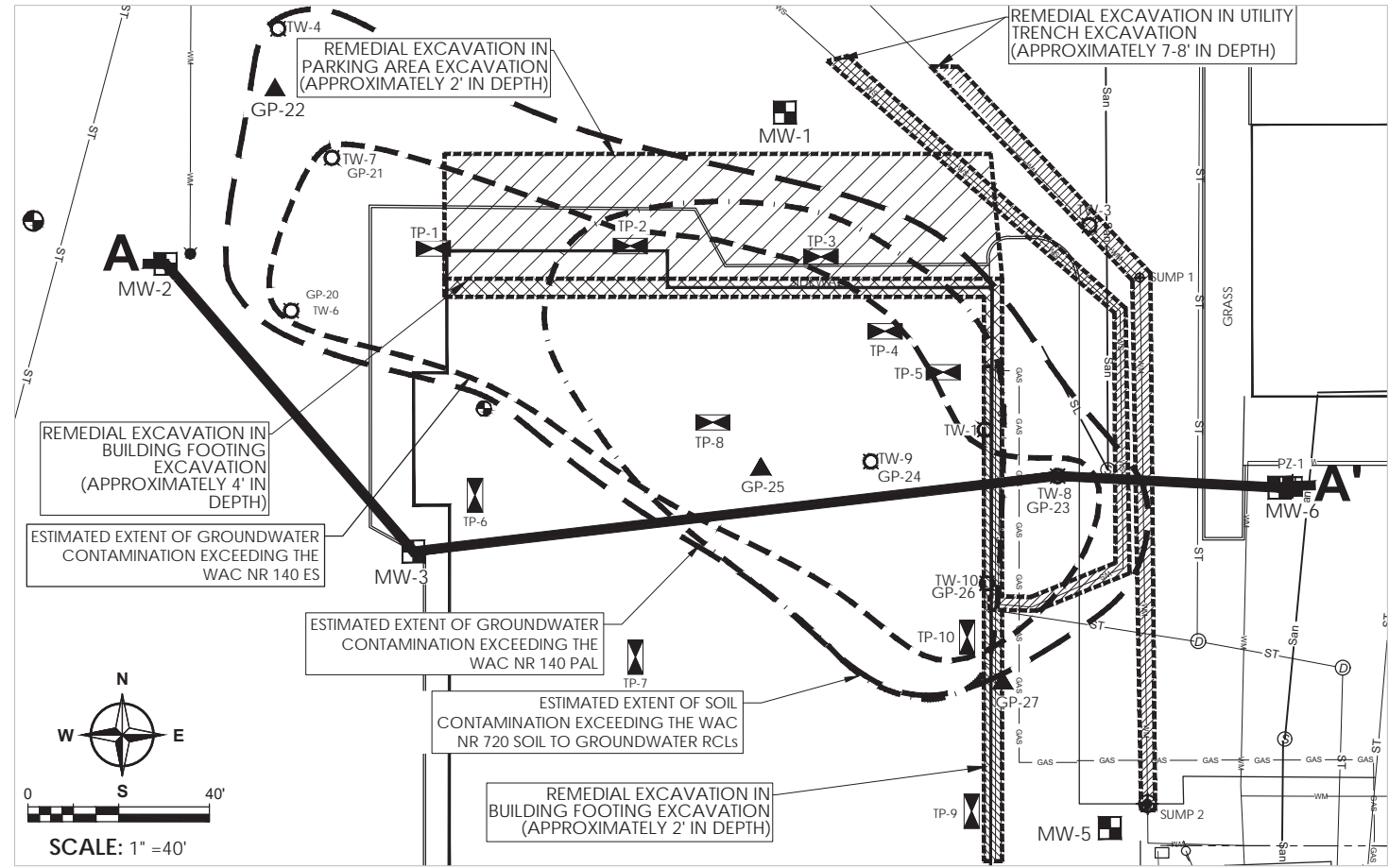
SEE ATTACHED



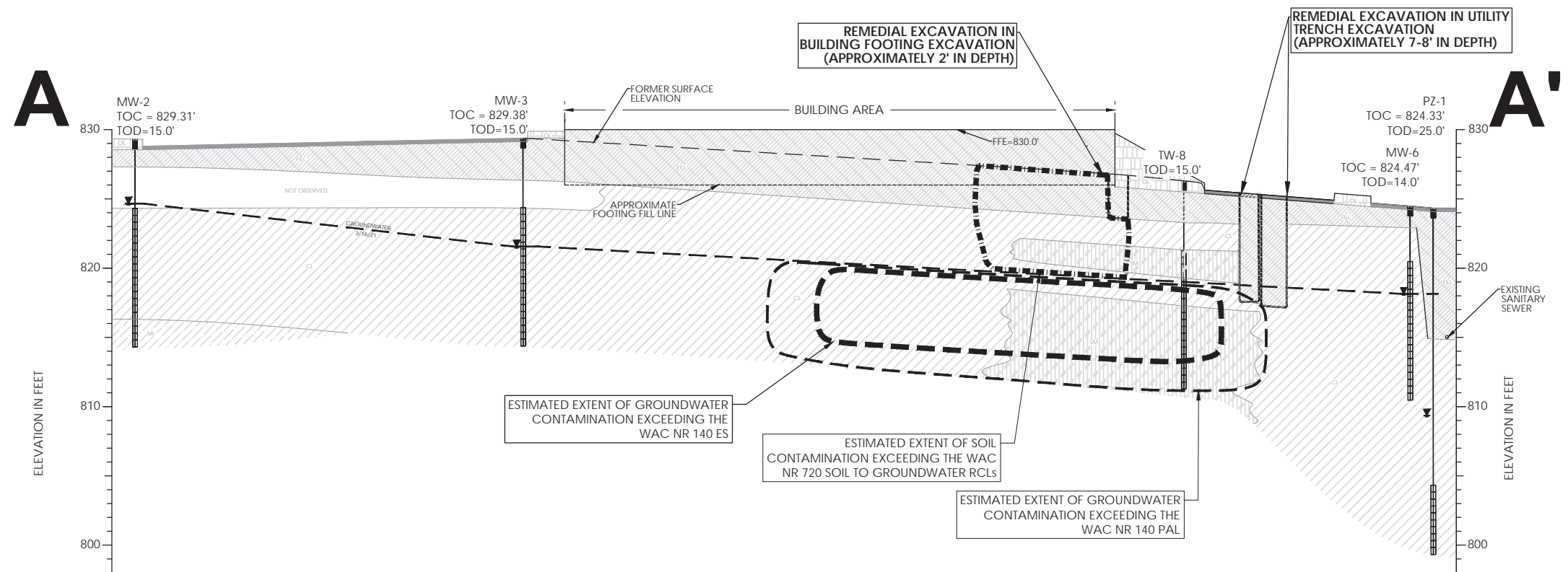
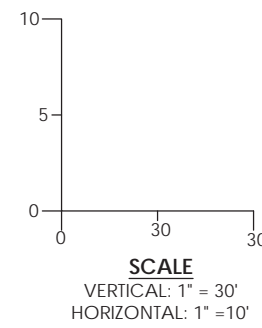
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EXPLANATION

MONITORING WELL	SOIL DESCRIPTION
	<p> ASPHALT - See Soil Boring Logs</p> <p> FILL - See Soil Boring Logs</p> <p> OL - Organic silts, sand silt and organic silt-clay mixtures of low plasticity.</p> <p> SM - Silty sands, sand-silt mixtures</p> <p> SP - Poorly graded Sands or gravelly Sands, little to no fines</p> <p> CL - Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays</p> <p> ML - Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity</p>



GEOLOGIC CROSS-SECTION A-A'
FORMER NEIGHBORHOOD CLEANERS
2702 N. RICHMOND ST.
CITY OF APPLETON
OUTAGAMIE COUNTY, WI



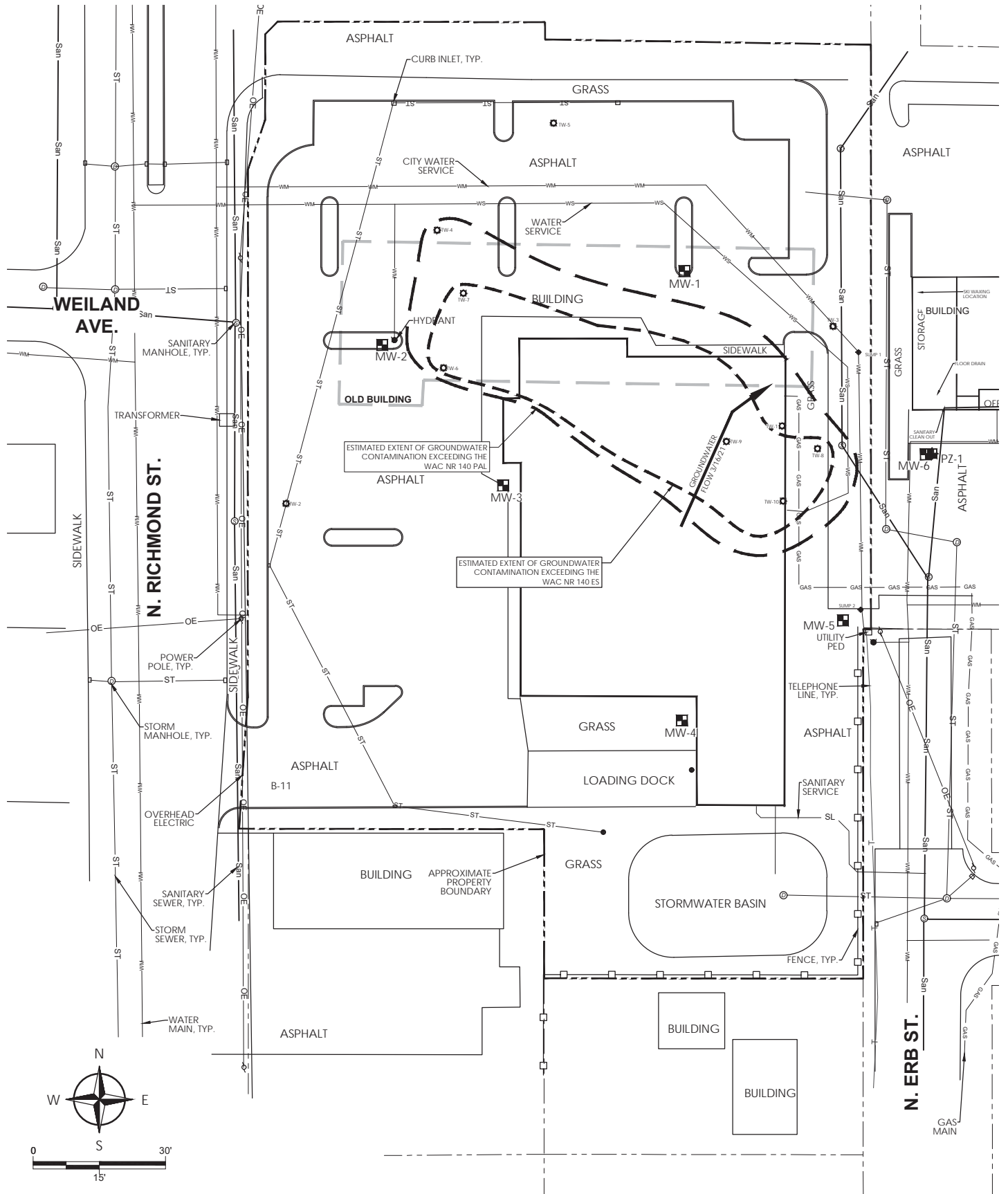
LEGEND

- EXISTING PROPERTY LINE
- MONITORING WELL
- SOIL PROBE & ABANDONED SMALL DIAMETER MONITORING WELL
- SOIL BORING
- GEOPROBE
- TEST PIT LOCATIONS
- PEZOMETER WELL
- PZ-1
- B-2
- GP-1
- TP-1

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 GEC FILE NO.: 2-0519-258
 SHEET NO.:

B.3.b. GROUNDWATER ISOCONCENTRATION

SEE ATTACHED



LEGEND

- EXISTING PROPERTY LINE
- MONITORING WELL
MW-2
- SOIL PROBE & ABANDONED SMALL DIAMETER MONITORING WELL
TW-2 GP-1

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GROUNDWATER ISOCONCENTRATION

FORMER NEIGHBORHOOD CLEANERS
2702 N. RICHMOND ST.
 CITY OF APPLETON
 OUTAGAMIE COUNTY, WI

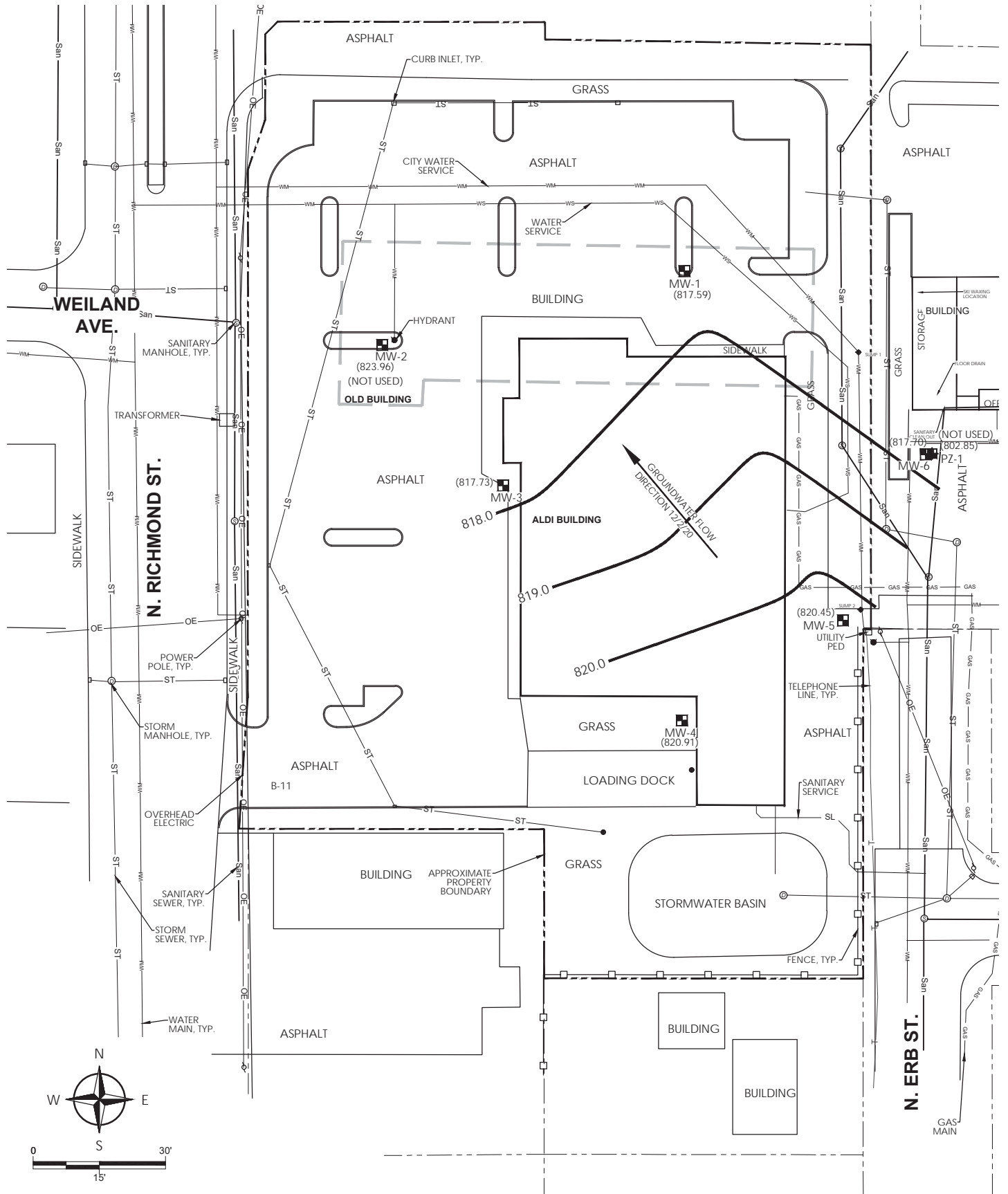


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 SHEET NO.

B.3.b

B.3.c. GROUNDWATER FLOW DIRECTION

SEE ATTACHED (2)



LEGEND

- EXISTING PROPERTY LINE
- MONITORING WELL
MW-2

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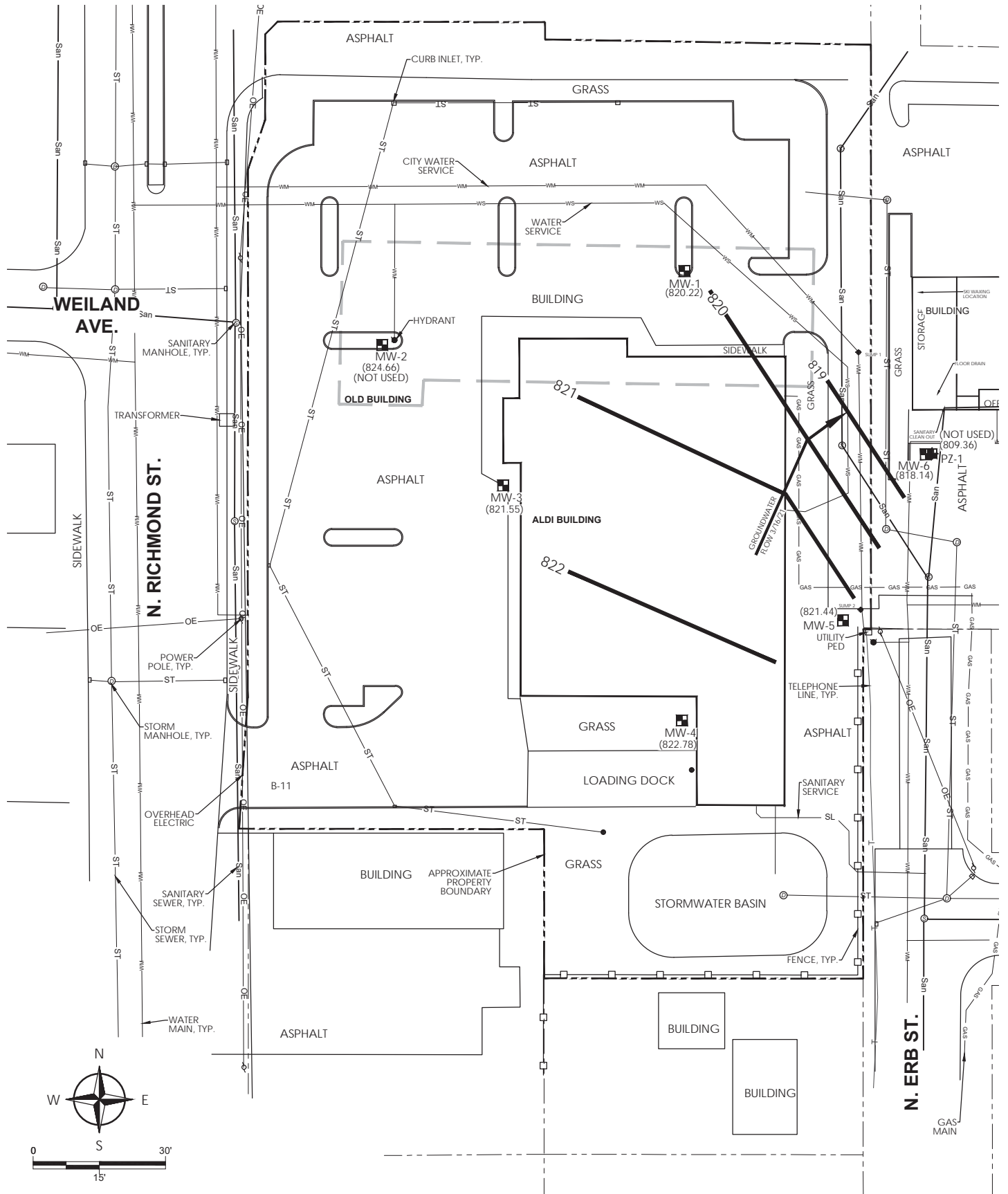
**GROUNDWATER FLOW DIRECTION
 DECEMBER 2, 2020**

**FORMER NEIGHBORHOOD CLEANERS
 2702 N. RICHMOND ST.
 CITY OF APPLETON
 OUTAGAMIE COUNTY, WI**



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ISSUE DATE	SEPT 2021
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B.3.c.1



LEGEND

-  EXISTING PROPERTY LINE
-  MONITORING WELL
MW-2

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**GROUNDWATER FLOW DIRECTION
 MARCH 16, 2021**

**FORMER NEIGHBORHOOD CLEANERS
 2702 N. RICHMOND ST.**

**CITY OF APPLETON
 OUTAGAMIE COUNTY, WI**

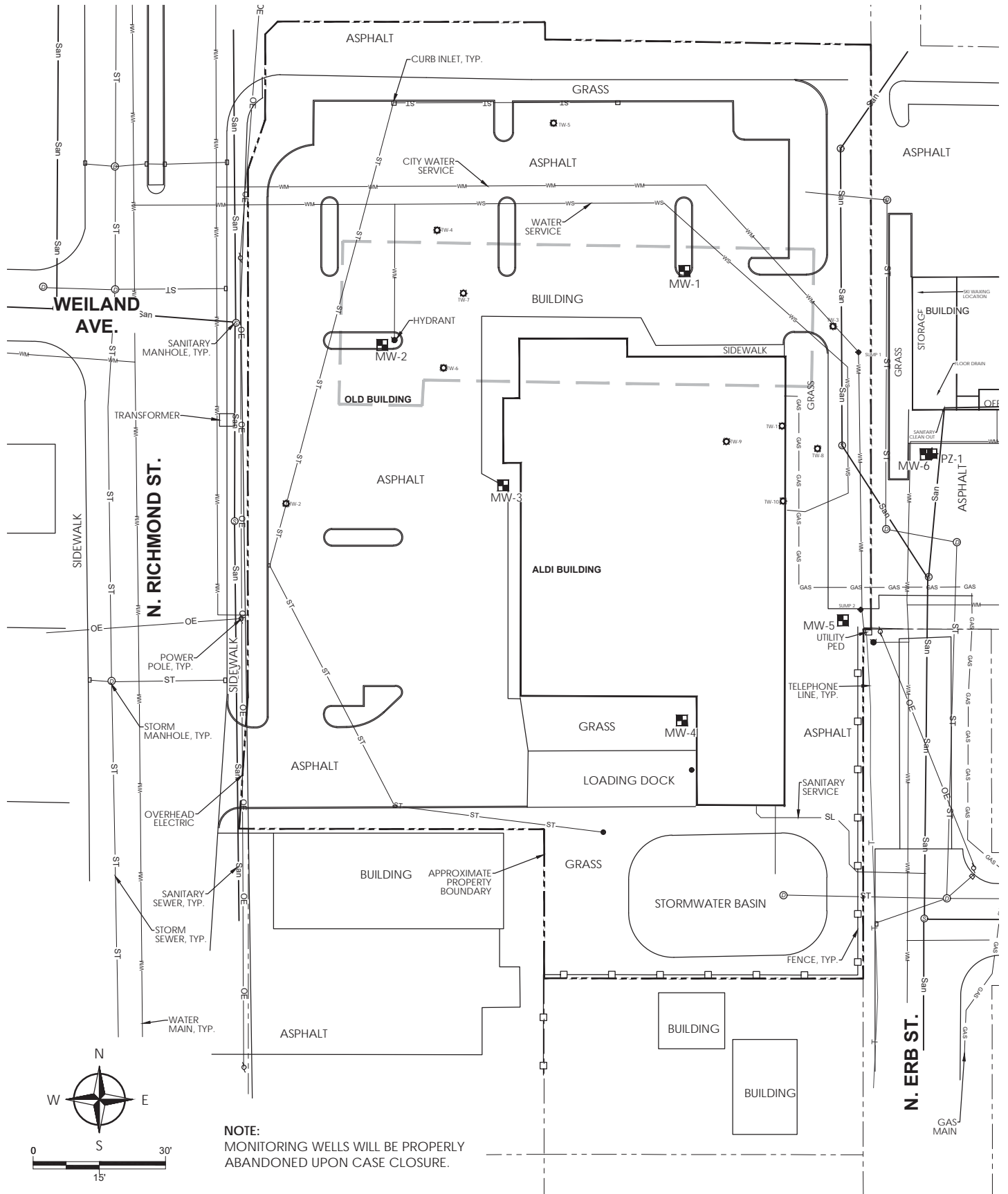


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ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0120-82
SHEET NO.	

B.3.c.2

B.3.d. MONITORING WELLS

SEE ATTACHED



LEGEND

- EXISTING PROPERTY LINE
- MONITORING WELL
MW-2
- SOIL PROBE & ABANDONED SMALL DIAMETER MONITORING WELL
TW-2 GP-1

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MONITORING WELLS

FORMER NEIGHBORHOOD CLEANERS
2702 N. RICHMOND ST.
CITY OF APPLETON
OUTAGAMIE COUNTY, WI



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ISSUE DATE SEPT 2021
GEC FILE NO. 2-0120-82
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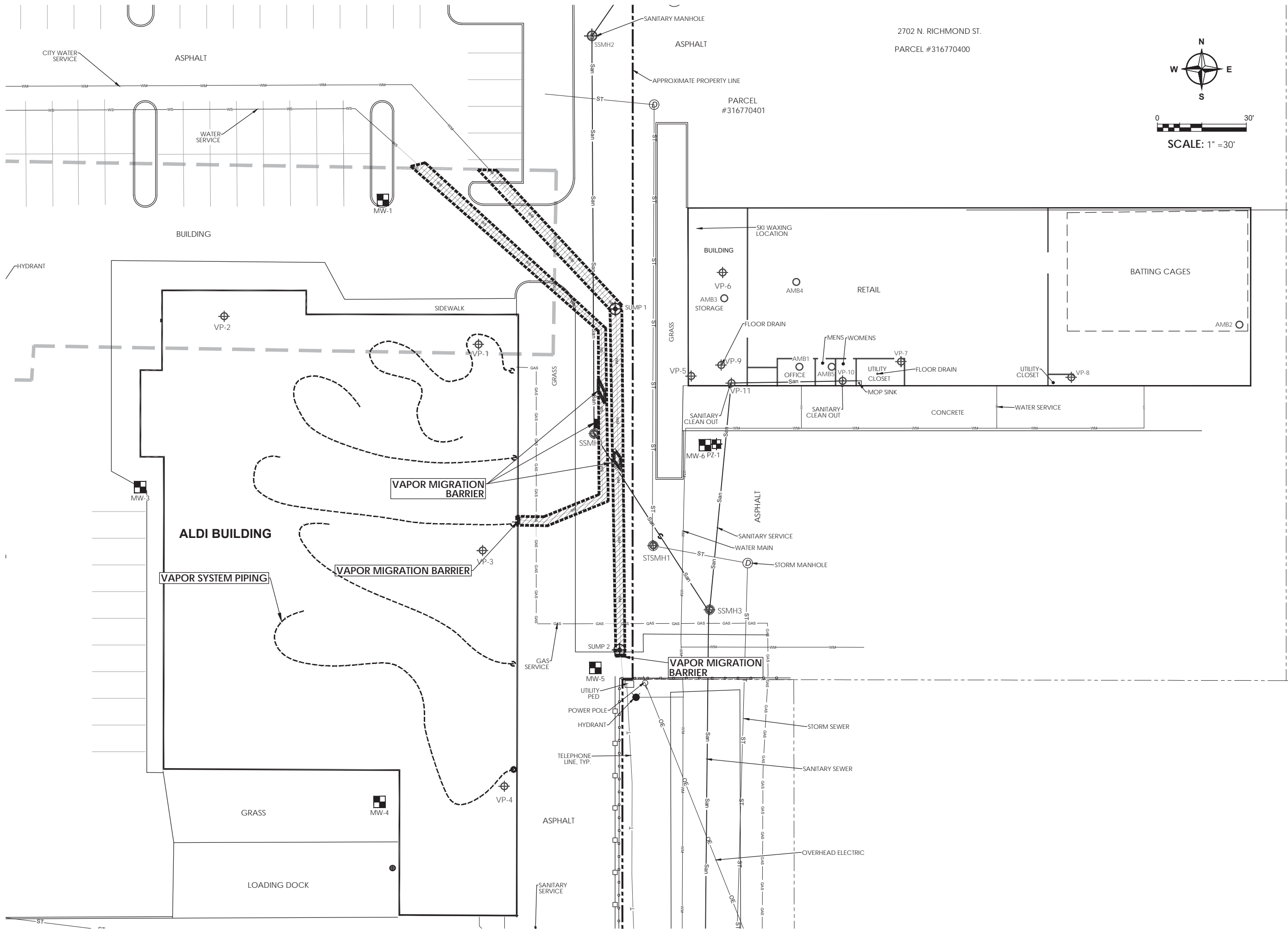
B.3.d

B.4. VAPOR MAPS AND OTHER MEDIA

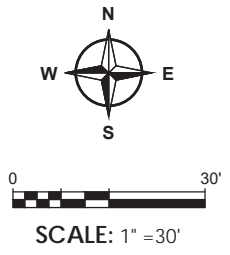
SEE ATTACHED

B.4.a. VAPOR INTRUSION MAP

SEE ATTACHED



2702 N. RICHMOND ST.
 PARCEL #316770400



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VAPOR INTRUSION MAP
FORMER NEIGHBORHOOD CLEANERS
611 W. NORTHLAND AVENUE
 CITY OF APPLETON
 OUTAGAMIE COUNTY, WI

LEGEND

---	EXISTING PROPERTY LINE
□	MONITORING WELL
□	PEZOMETER WELL LOCATION
---	VAPOR SYSTEM PIPING
---	SUBSLAB VAPOR SAMPLE
---	UTILITY LINE VAPOR SAMPLE BOTH SANITARY & STORM SEWER MANHOLES
○	AMBIENT AIR SAMPLE

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 REVIEWED BY: BLY
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 GEC FILE NO.: 2-0519-258
 SHEET NO.:

B.4a

B.4.b. OTHER MEDIA OF CONCERN

NOT APPLICABLE - NO OTHER MEDIA OF CONCERN

B.4.c. OTHER

NOT APPLICABLE

B.5. STRUCTURAL IMPEDIMENT PHOTOS

NOT APPLICABLE-A STRUCTURAL IMPEDIMENT WAS NOT ENCOUNTERED
DURING THIS INVESTIGATION

ATTACHMENT C
DOCUMENTATION OF REMEDIAL ACTION

C.1. SITE INVESTIGATION DOCUMENTATION

ALL SITE INVESTIGATION DOCUMENTATION HAS BEEN PREVIOUSLY SUBMITTED TO THE WDNR.

Previous Primary Reports:

Limited Phase II Environmental Site Assessment – January 30, 2020

Site Investigation Work Plan – February 6, 2020

Vapor Investigation Update – March 11, 2020

Remedial Documentation Report – June 18, 2020

Site Investigation Work Plan – August 20, 2020

Site Investigation Report – April 6, 2021

C.2. INVESTIGATION WASTE

ALL INVESTIGATIVE SOIL WASTE HAS BEEN REMOVED FROM THE SITE AND DISPOSED OF AT A LANDFILL. DOCUMENTATION WAS PROVIDED WITHIN THE PREVIOUS REMEDIAL DOCUMENTATION REPORT OR SITE INVESTIGATION REPORT. NONE OF THE GROUNDWATER SAMPLES COLLECTED FROM THE MONITORING WELLS (MW-1 TO MW-6) OR PIEZOMETER (PZ-1) REPORTED DETECTABLE CONCENTRATIONS OF VOCS AND ACCORDINGLY THE PURGE WATER WAS DUMPED ON THE ASPHALT.

C.3. METHODOLOGY

THE NR 720 RCL SPREADSHEET WAS UTILIZED FOR THIS INVESTIGATION

C.4. CONSTRUCTION DOCUMENTATION

NOT APPLICABLE – A REMEDIATION SYSTEM IS PRESENT ON THE SITE AND IS PLANNED TO RUN AS A PREVENTIVE MEASURE BUT IS NOT PLANNED TO BE A CONDITION OF CLOSURE SINCE NO VAPOR STANDARDS WERE EXCEEDED.

C.5. DECOMMISSIONING OF REMEDIAL SYSTEMS

NOT APPLICABLE – A REMEDIATION SYSTEM IS PRESENT ON THE SITE AND IS PLANNED TO RUN AS A PREVENTIVE MEASURE BUT IS NOT PLANNED TO BE A CONDITION OF CLOSURE SINCE NO VAPOR STANDARDS WERE EXCEEDED.

C.6. OTHER

HISTORICALLY, THIS SITE HAS BEEN USED FOR RESIDENTIAL PROPERTIES AND THEN VEHICLE MAINTENANCE, AND AS A COMMERCIAL STRIP MALL, THE EASTERN END OF WHICH WAS OCCUPIED BY FORMER NEIGHBORHOOD CLEANERS FOR APPROXIMATELY 5 YEARS DURING THE 1990S. THIS CASE IS ASSOCIATED WITH A RELEASE OF PCE AT A FORMER DRY-CLEANING FACILITY. PCE IS NOT KNOWN TO BE A POTENTIAL SOURCE OF EMERGING CONTAMINANTS, SUCH AS PFAS OR 1,4 DIOXANE. ACCORDING TO THE US EPA TECHNICAL FACT SHEET (NOVEMBER, 2017) DRY-CLEANING FACILITIES ARE NOT IDENTIFIED AS POTENTIAL SOURCES OF 1,4 DIOXANE. THERE IS NO INDICATION THAT EMERGING CONTAMINANTS HAVE BEEN HANDLED, STORED OR PRODUCED DURING THE FORMER SITE OPERATIONS. THEREFORE, NO SOIL OR GROUNDWATER TESTING FOR EMERGING CONTAMINANTS WERE PERFORMED.

ATTACHMENT D

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 ATTACHED

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

October 22, 2021

Property Located at:

2702 North Richmond Street
Appleton, Wisconsin 54911

BRRTS No. 02-45-585245 (Former Neighborhood Cleaners)

Tax/Parcel Identification Number 316770400

Introduction

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

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

- The case file in the DNR Northeast 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 Outagamie County.

D.1. Descriptions:

Description of Contamination

Soil contaminated by tetrachloroethene (PCE) and trichloroethene (TCE) is located at depths ranging from 1-foot to 7 feet below ground surface (bgs) at soil sampling locations B-1, GP-24, GP-25, GP-26, TP-2, TP-3, TP-4, TP-5, TP-8, and TP-10. Groundwater contaminated by PCE, TCE and vinyl chloride is located at depths of approximately 3 feet to 8 feet bgs at groundwater sampling locations TW-6, TW-7, TW-8, TW-9, and TW-10. The estimated extent of soil and groundwater contamination is shown on the attached maps (B.2.b and B.3.b).

Description of the Pavement Caps to be Maintained

The cap consists of the asphalt and concrete and building barrier currently present over the area of the contaminated soil plume. The capped area is shown on Figure D.2.

Cover/Building/Slab/Barrier Purpose

The concrete/asphalt cap and building barrier serve as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current use of the property as an Aldi grocery store, the barrier should

function as intended unless disturbed.

Annual Inspection

The concrete and asphalt cap (Figure D.2) overlying the contaminated soil (Figures B.2.b and B.3.b) 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/asphalt pavement cap or building barrier overlying the contaminated soil 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 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 concrete/asphalt cap or building barrier 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.

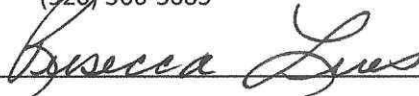
Amendment or Withdrawal of Maintenance Plan

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

Contact Information: October/2021

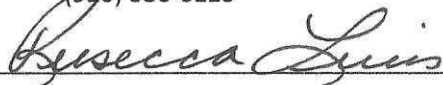
Site Operator: Aldi
c/o R Lewis & R Lewis, LLC
P.O. Box 22190
Green Bay, Wisconsin 54305
(920) 366-5685

Signature:



Property Owner: R Lewis & R Lewis, LLC
c/o Rebecca Lewis
P.O. Box 22190
Green Bay, Wisconsin 54305
(920) 338-0125

Signature:



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

DNR: Josie Schultz
2984 Shawano Road
Green Bay, Wisconsin 54313
(920) 366-5685

D.2 Location Map

B.2.b Residual Soil Contamination

B.3.b Groundwater Isoconcentration

D.3 Photographs of Cover/Barrier

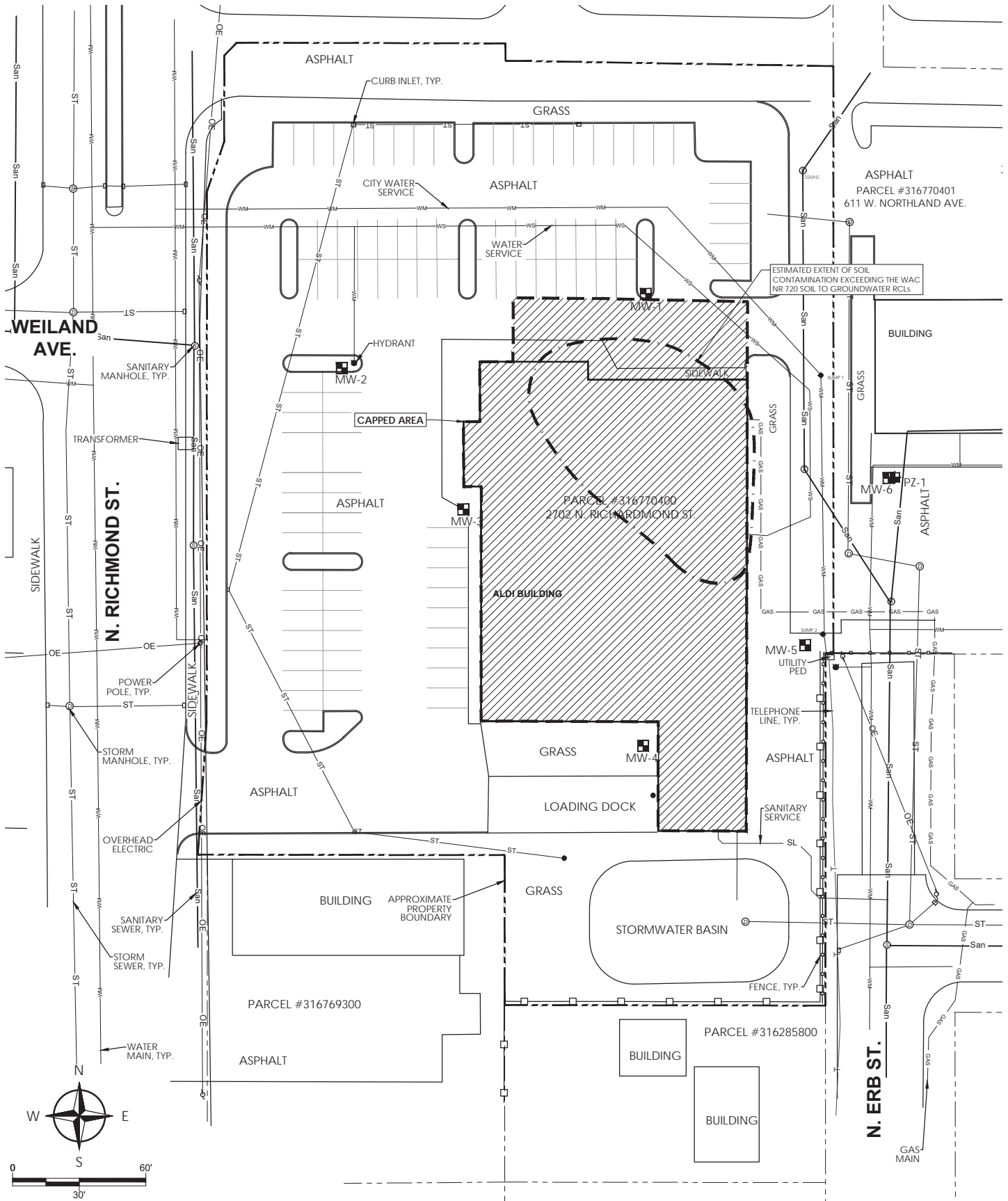
Photographs including the condition and extent of the cover/barrier/building/slab at the time of the preparation of this cap maintenance plan are including in D.4.

D.4 Continuing Obligations Inspection and Maintenance Log

Fillable Form [Form 4400-305](#)

D.2. LOCATION MAPS

SEE ATTACHED



ESTIMATED EXTENT OF SOIL CONTAMINATION EXCEEDING THE WAC NR 720 SOIL TO GROUNDWATER RCLs

ASPHALT
PARCEL #316770401
611 W. NORTHLAND AVE.

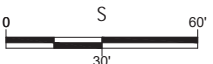
PARCEL #316770400
2702 N. RICHMOND ST.

ALDI BUILDING

BUILDING APPROXIMATE PROPERTY BOUNDARY

PARCEL #316769300

PARCEL #316285800



LEGEND	
	EXISTING PROPERTY LINE
TW-1	SOIL BORING/SMALL DIAMETER MONITORING WELL
GP-1	GEOPROBE
B-2	SOIL BORING LOCATION
TP-1	TEST PIT LOCATIONS

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

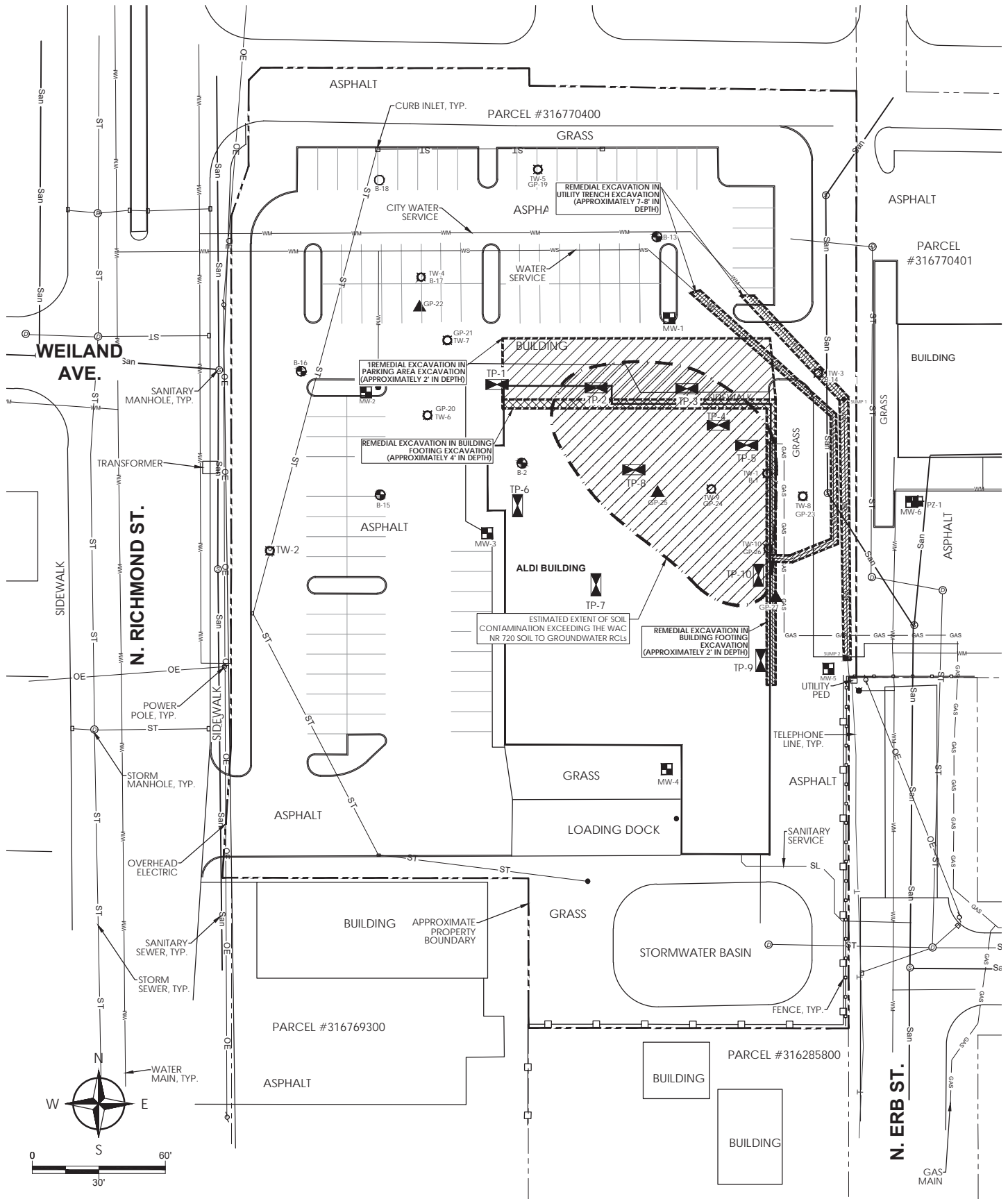
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LOCATION MAP

FORMER NEIGHBORHOOD CLEANERS
2702 N. RICHMOND ST.
CITY OF APPLETON
OUTAGAMIE COUNTY, WI

GEC

DRAWN BY	KSP
REVIEWED BY	BLY
ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0120-82
SHEET NO.	D.2



LEGEND	
MW-2	MONITORING WELL
PZ-1	PIEZOMETER WELL
TW-2	SOIL PROBE & ABANDONED SMALL DIAMETER MONITORING WELL
GP-1	SOIL BORING
B-2	GEOPROBE
TP-1	TEST PIT LOCATIONS

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RESIDUAL SOIL CONTAMINATION

FORMER NEIGHBORHOOD CLEANERS

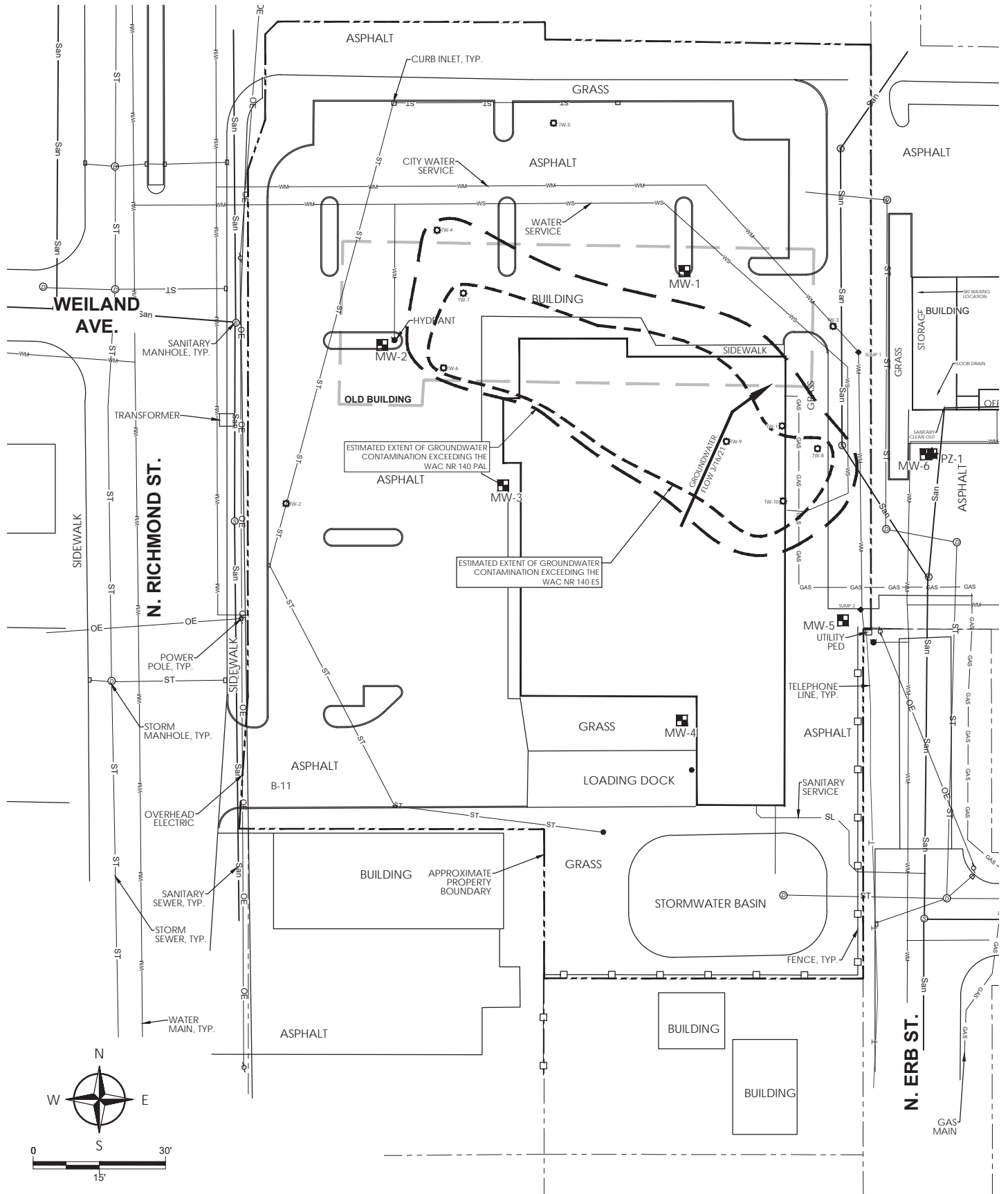
2702 N. RICHMOND ST.

CITY OF APPLETON
OUTAGAMIE COUNTY, WI

GEC

DRAWN BY	
REVIEWED BY	BLY
ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0120-82
SHEET NO.	

B.2.b



LEGEND

- EXISTING PROPERTY LINE
- MONITORING WELL
- MW-2
- SOIL PROBE & ABANDONED SMALL DIAMETER MONITORING WELL
- TW-2
- GP-1

General Engineering Company
 P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
 608-742-2169 (Office) • 608-742-2592 (Fax)
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GROUNDWATER ISOCONCENTRATION
FORMER NEIGHBORHOOD CLEANERS
2702 N. RICHMOND ST.
 CITY OF APPLETON
 OUTAGAMIE COUNTY, WI

GEC

DRAWN BY	KSP
REVIEWED BY	BLY
ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0120-82
SHEET NO.	B.3.b

D.3. PHOTOGRAPHS

SEE D.4

D.4. INSPECTION LOG

SEE ATTACHED

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 Former Neighborhood Cleaners	BRRTS No. 02-45-585245
---	----------------------------------

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

annually
 semi-annually
 other – specify _____

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

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

{Click to Add/Edit Image}

Date added: 09/13/2021



Title: View southwest toward northwest corner of Aldi.

{Click to Add/Edit Image}

Date added: 09/13/2021



Title: View south toward northeast corner of Aldi.

{Click to Add/Edit Image}

Date added: 09/13/2021



Title: View southwest toward northeast corner of Aldi.

{Click to Add/Edit Image}

Date added: 09/13/2021



Title: View south down access drive between Play It Again Sports and Aldi.

ATTACHMENT E

MONITORING WELL INFORMATION

ALL MONITORING WELLS HAVE BEEN LOCATED AND WILL BE ABANDONED
UPON CASE CLOSURE.

ATTACHMENT F
SOURCE LEGAL DOCUMENTS

F.1. DEED

SEE ATTACHED

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between William G. Lewis and Rebecca Lewis Verheyden

(Grantor, whether one or more), and Richmond Quarterback, LLC

(Grantee, whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Outagamie County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): See Attached Addendum A.

Document #: 2190481
Date: 04-30-2020 Time: 9:27 AM
Pages: 2 Fee: \$30.00
County: OUTAGAMIE COUNTY State: WI
Exempt Code: 15s

Signature of Sarah R. Van Camp

SARAH R VAN CAMP, REGISTER OF DEEDS
This document has been electronically recorded
Return to:
KBTS - Appleton

Recording Area

Name and Return Address

Attorney William S. Woodward
von Briesen & Roper, s.c.
300 N. Broadway, Suite 2B
Green Bay, WI 54303

See Attached Addendum A

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: any municipal and zoning ordinances and agreements entered under them, recorded easements, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Dated 4/29/2020

Signature of William G. Lewis
* William G. Lewis

Signature of Rebecca Lewis Verheyden
(SEAL) * Rebecca Lewis Verheyden (SEAL)

(SEAL) *

(SEAL) *

AUTHENTICATION

Signature(s) of Wm G. Lewis & Rebecca Lewis Verheyden
authenticating on 4-29-2020
* Wm S. Woodward

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

THIS INSTRUMENT DRAFTED BY:

William S. Woodward
von Briesen & Roper, s.c.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY)

Personally came before me on
the above-named

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*
Notary Public, State of Wisconsin
My Commission (is permanent) (expires:)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED STATE BAR OF WISCONSIN FORM No. 1-2003

*Type name below signatures.

Addendum A

Legal Description of Property

PARCEL I

Lot One (1) of Certified Survey Map No. 7884 recorded on April 9, 2020 as Document No. 2188638, said map being the North 27 feet of Lot 9 and all of Lots 10 and 11 of Block 1 of Northview Plat, a part of Certified Survey Map No. 2570 and additional lands in the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.

PARCEL II

Nonexclusive easement for the benefit of Parcel I as created by Reciprocal Easement Agreement dated May 10, 1995, and recorded May 15, 1995 in Jacket 16809 Image 15 as Document No. 1154109 for ingress and egress over, under and across the land described as follows: Part of Lot Two (2) of Outagamie County Certified Survey Map No. 1925 as recorded in Volume 10 of Certified Survey Maps on page 1925, as Document No. 1125810, being a part of the Northwest 1/4 of the Northwest 1/4 of Section Twenty-three (23), Township Twenty-one (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin, and being described as follows: Commencing at the Northwest corner of said Section 23; thence North $88^{\circ}39'30''$ E, along the North line of the Northwest 1/4 of said Section 23, 716.63 feet; thence South $01^{\circ}29'00''$ E 95.00 feet to a point on the South line of Northland Avenue (C.T.H. "00"), thence South $88^{\circ}39'30''$ W, along the South line of Northland Avenue (C.T.H. "00"), 170.50 feet to the Northeast corner of said Lot 2 and the true point of beginning; thence South $01^{\circ}29'00''$ E, along the East line of said Lot 2, 170.00 feet; thence South $88^{\circ}39'30''$ W, 198.00 feet to a point on the West line of said Lot 2; thence North $01^{\circ}29'00''$ W, along the West line of said Lot 2, 170.00 feet to a point on the South line of Northland Avenue (C.T.H. "00") thence North $88^{\circ}39'30''$ E, along the South line of Northland Avenue (C.T.H. "00"), 198.00 feet to the true point of beginning.

Subject to the terms, provisions and conditions set forth in said instrument.

Tax Key Number: 316 286000, 316 286100, 316 769100, 316 769200 and 316 770400 (Part of)

F.2. CERTIFIED SURVEY MAP

SEE ATTACHED CSM 2570, CSM 7884, AND NORTHVIEW PLAT

Document number **1192339** Filed this **H.C. Miller** 7 day of June, 1996 at 2:00 p.m. in Volume 14 of Certified Survey Maps on page 2570 being Certified Survey Map Number 2570.

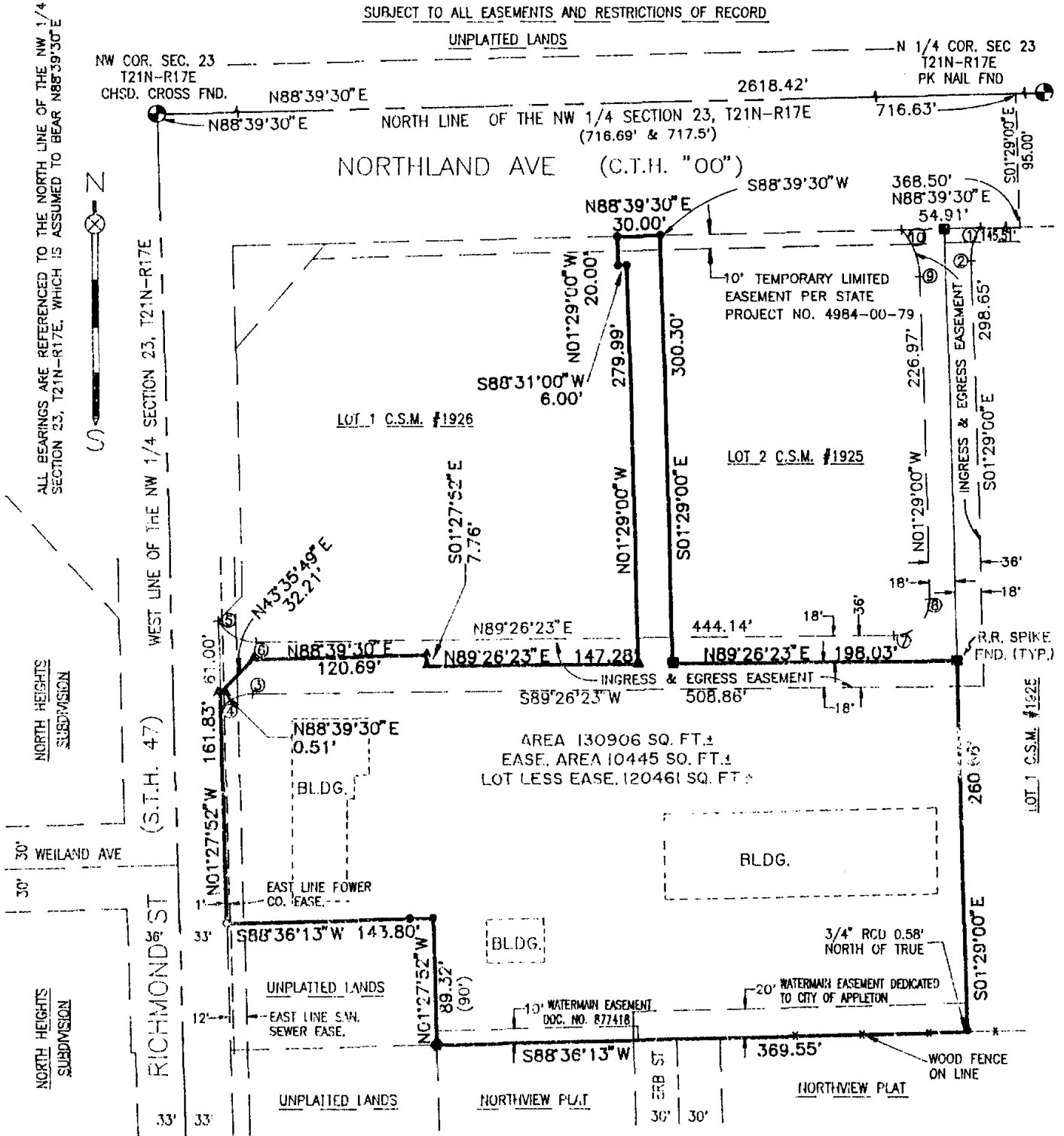
Stock No. 26273

Grace Herb
Grace Herb, Register of Deeds

pd
1400

OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO. 2570 Page 2570
(Three Pages)
ALL OF LOT 2 OF OUTAGAMIE COUNTY CERTIFIED SURVEY MAP #1926
AS RECORDED IN VOL. 10 OF CERTIFIED SURVEY MAPS ON PAGE 1926, AS DOC. #1125811
AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 23, T21N-R17E,
CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD



CURVE DATA

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH
1-2	10.00'	S15°42'07"W	23.64'	34°22'14"	24.00'
3-4	30.00'	S65°24'13"W	24.43'	48°03'39"	25.17'
5-6	30.00'	S60°30'23"E	30.05'	60°08'29"	31.47'
7-8	25.00'	N43°58'46"E	35.64'	90°55'33"	39.68'
9-10	50.00'	N21°41'00"W	34.53'	40°24'00"	35.20'

LEGEND

- = 3/4" DIA. ROUND X 24" LONG STEEL REBAR WEIGHING 1.5 LBS./LINEAL FOOT SET
- = 3/4" DIA. ROUND STEEL REBAR FOUND
- = 1" DIA. IRON PIPE FOUND
- () = RECORDED AS
- ▲ = PK MASONRY NAIL FOUND

SCALE IN FEET



DATED THIS *7th* DAY OF *APRIL*, 19*96*
Michael J. Frank
MICHAEL J. FRANK
WISCONSIN REGISTERED LAND SURVEYOR,
S-2123

PREPARED BY:
SCHULER & ASSOCIATES
LAND SURVEYORS & ENGINEERS
2711 N. MASON ST., SUITE F, APPLETON, WI 54914

L-96-2400
SHEET 1 OF 3
PREPARED FOR:
MEERDINK & ASSOCIATES
4351 W. COLLEGE AVE., APPLETON, WI 54914



Stock No. 26273

Page 2570 (Three Pages)

SURVEYOR'S CERTIFICATE:

I, MICHAEL J. FRANK, WISCONSIN REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED, UNDER THE DIRECTION OF MEERDINK & ASSOCIATES, ALL OF LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 1926 AS RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS ON PAGE 1926 AS DOCUMENT NO. 1125811, AND ALSO A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 ALL BEING IN SECTION TWENTY-THREE (23), TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT TWO (2); THENCE SOUTH 88 DEGREES 36 MINUTES 13 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT TWO (2), 369.55 FEET; THENCE NORTH 01 DEGREE 27 MINUTES 52 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 2, 89.32 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 13 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT TWO (2) AND ITS EXTENSION, 143.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RICHMOND STREET (S.T.H. 47); THENCE NORTH 01 DEGREE 27 MINUTES 52 SECONDS WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RICHMOND STREET (S.T.H. 47), 161.83 FEET TO THE SOUTHWESTERLY CORNER OF LOT ONE (1) OF SAID CERTIFIED SURVEY MAP NO. 1926; THENCE NORTH 88 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT ONE (1), 0.51 FEET; THENCE NORTH 43 DEGREES 35 MINUTES 49 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT ONE (1), 32.21 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT ONE (1), 120.69 FEET; THENCE SOUTH 01 DEGREE 27 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, 7.76 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT ONE (1), 147.28 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT ONE (1); THENCE NORTH 01 DEGREE 29 MINUTES 00 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT ONE (1), 279.99 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT ONE (1), 6.00 FEET; THENCE NORTH 01 DEGREE 29 MINUTES 00 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT ONE (1), 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHLAND AVENUE (C.T.H. "00"); THENCE NORTH 88 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHLAND AVENUE (C.T.H. "00"), 30.00 FEET TO THE NORTHWESTERLY CORNER OF LOT TWO OF CERTIFIED SURVEY MAP NO. 1925 AS RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS ON PAGE 1925 AS DOCUMENT NO. 1125810; THENCE SOUTH 01 DEGREE 29 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP NO. 1925, 300.30 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 OF SAID CERTIFIED SURVEY MAP NO. 1925; THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST, ALONG THE SOUTHERLY LINE OF LOT TWO (2) OF SAID CERTIFIED SURVEY MAP NO. 1925, 196.02 FEET TO THE SOUTHEASTERLY CORNER OF LOT TWO (2) OF SAID CERTIFIED SURVEY MAP NO. 1925; THENCE SOUTH 01 DEGREE 29 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF LOT ONE (1) OF SAID CERTIFIED SURVEY MAP NO. 1925, 260.66 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 130,906 SQUARE FEET OR 3.005 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND.

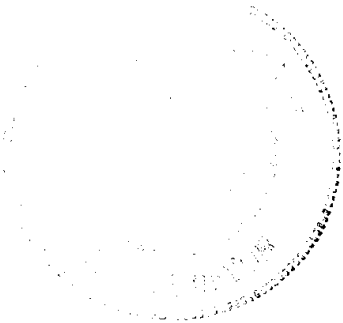
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE LAND SUBDIVISION ORDINANCE OF THE CITY OF APPLETON IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 29TH DAY OF APRIL, 1996.

Michael J. Frank

MICHAEL J. FRANK

WISCONSIN REGISTERED LAND SURVEYOR S-2123



L-96-2400
SHEET 2 OF 3



Stock No. 26273

OWNER'S CERTIFICATE:

AS OWNER, I DO HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ABOVE TO BE SURVEYED, DIVIDED AND MAPPED.

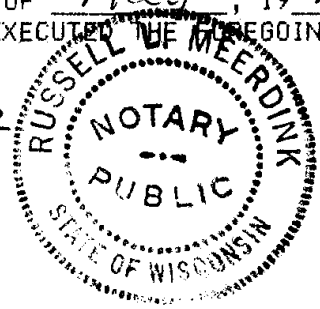
William G. Lewis 5-31-96
WILLIAM G. LEWIS DATE

STATE OF WISCONSIN)

SS.
COUNTY OF OUTAGAMIE

PERSONALLY CAME BEFORE ME THIS 31st DAY OF May, 1996, THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

Russell W. Meerdink
NOTARY PUBLIC, Outagamie, CO., WI.
MY COMMISSION EXPIRES 2-9-97



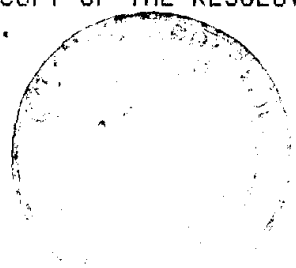
COMMON COUNCIL APPROVAL

RESOLVED BY THE COMMON COUNCIL OF THE CITY OF APPLETON, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY RESOLUTION NO. _____, THIS 15th DAY OF May, 1996.

Richard A. Brown 6-4-96 Cindi Kesse 6-4-96
~~XXXXXXXXXXXX~~ MAYOR DATE CLERK DATE

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE RESOLUTION ADOPTED BY THE COMMON COUNCIL ON May 15, 1996.

Cindi Kesse 6-4-96
CITY CLERK DATE

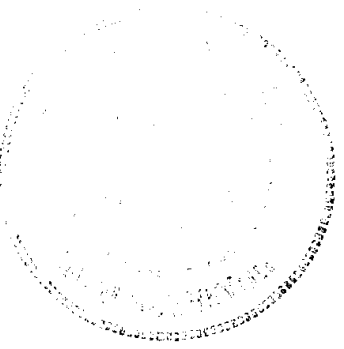


TREASURER'S CERTIFICATE:

WE HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS SUBDIVISION.

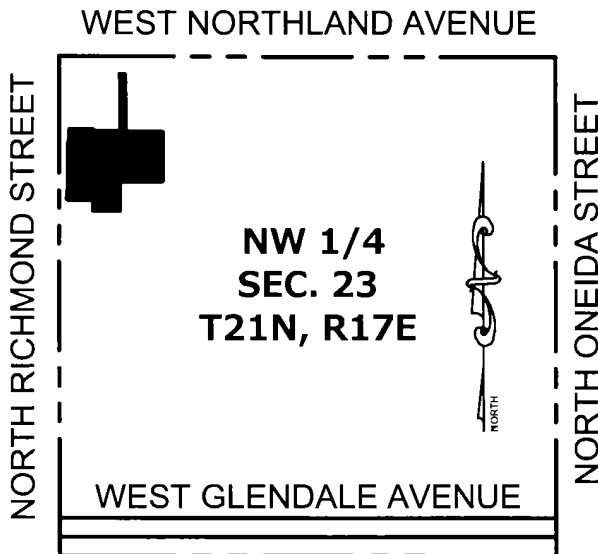
Dean J. Dunster 6/5/96 Eldred J. Muller 6-7-96
TREASURER - CITY OF APPLETON DATE TREASURER - OUTAGAMIE COUNTY DATE

DATED THIS 29th DAY OF APRIL, 1996.
Michael J. Frank
MICHAEL J. FRANK
WISCONSIN REGISTERED LAND SURVEYOR 5-2123



CERTIFIED SURVEY MAP NO. 7834

Being the North 27 Feet of Lot 9 and all of Lots 10 and 11 of Block 1 of Northview Plat, a part of Certified Survey Map No 2570 and additional lands in the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin

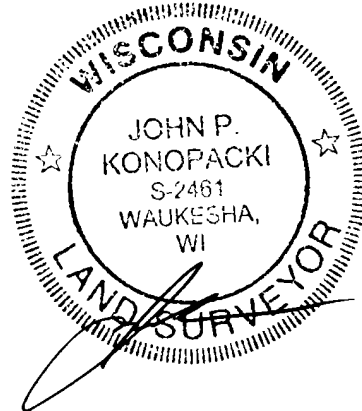


VICINITY MAP
SCALE 1":1000'

Document #: **2188638**
Date: **04-09-2020** Time: **2:05 PM**
Pages: **8** Fee: **\$30.00**
County: **OUTAGAMIE COUNTY** State: **WI**

Sarah R. Van Camp

SARAH R VAN CAMP, REGISTER OF DEEDS
Return via **MAIL (REGULAR)**
GB REAL ESTATE INVESTMENTS LLC



MARCH 20, 2020

This Certified Survey Map includes all of Tax Key Numbers: 316 286000, 316 286100, 316 769100, 316 769200 & 316 770400.

The property owners of record are R. Lewis & R. Lewis LLC, a Wisconsin limited liability company AND R. Lewis & R. Lewis II LLC, a Wisconsin limited liability company.

This Certified Survey Map is contained wholly within the property described in the following recorded instruments: Warranty Deed Document No. 2001969, 1962375, 1197656, 2065640 and Quit Claim Deed Document No. 1197658 as recorded in the Register of Deeds office for Outagamie County, Wisconsin.

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot
- All angular measurements have been made to the nearest one second
- Right of Way widths and locations are based on Certified Survey Map No 2570 and Transportation Project Plat No 6240-26-21-4 02 recorded as Document No 2034961
- Bearings referenced to Outagamie County Coordinate System, 83/91 Adjustment The north line of the Northwest 1/4 of Section 23, Township 21 North, Range 17 East has a bearing of S89°50'40"E Certified Survey Map No 2570 references the north line as N88°39'30"E
- Reciprocal Easement Agreement per Document No 1154109 grants the 36 foot and 24 foot perpetual, nonexclusive right, privilege and easement for pedestrian and vehicular traffic ingress and egress as graphically shown on this Certified Survey Map

Prepared for
R LEWIS & R LEWIS LLC
PO BOX 22190
GREEN BAY, WI 54305

Prepared By

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1517.00
SHEET 1 OF 8

CERTIFIED SURVEY MAP NO. 7884

Being the North 27 feet of Lot 9 and all of Lots 10 and 11 of Block 1 of Northview Plat, a part of Certified Survey Map No. 2570 and additional lands in the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin

COUNTY TRUNK HIGHWAY "OO"

NW CORNER, NW 1/4 SEC. 23, T21N, R17E (FOUND MON. W/ CHISELED CROSS) N=571,552.87; E=825,056.61
 (VARIABLE PUBLIC R.O.W.) S89°50'40"E 2618.49' ((R) N88°39'30"E)
 NE CORNER, NW 1/4 SEC. 23, T21N, R17E (FOUND MON. W/ CHISELED CROSS)

NORTH RICHMOND STREET
 STATE TRUNK HIGHWAY "47"

- LEGEND:**
- Denotes Found 1" O.D. Iron Pipe
 - Denotes Found Mag Nail
 - Denotes Found 3/4" Iron Rod
 - Denotes Found 1" Iron Rod
 - Denotes Set 3/4" X 24" Iron Rebar, 15 LBS/FT
 - Denotes Found Rail Road Spike
 - Denotes Found Chiseled Cross
 - Denotes Recorded As

WEST NORTHLAND AVENUE

GRAPHICAL SCALE (FEET)
 0 1" = 100'

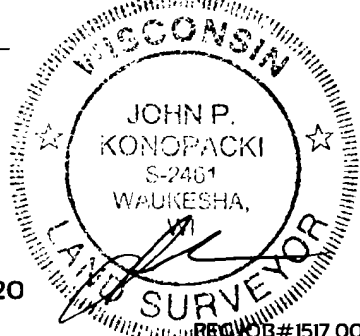
TAX KEY #316770301
 LOT 1
 C.S.M. NO. 1926

TAX KEY #316770200
 LOT 2
 C.S.M. NO. 1925

TAX KEY #316770201

LOT 1
 110,357 SQ. FT.
 2.5334 ACRES

LOT 2
 65,549 SQ. FT.
 1.5048 ACRES



Prepared By
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD 1 SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

MARCH 20, 2020

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PROJ #1517.00
SHEET 2 OF 8

CERTIFIED SURVEY MAP NO. 7884

Being the North 27 feet of Lot 9 and all of Lots 10 and 11 of Block 1 of Northview Plat, a part of Certified Survey Map No. 2570 and additional lands in the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin

COUNTY TRUNK HIGHWAY "OO"

NW CORNER, NW 1/4 SEC. 23, T21N, R17E (FOUND MON. W/ CHISELED CROSS) S89°50'40"E 2618.49' N=571,552.87; E=825,056.61

(VARIABLE PUBLIC R.O.W.)

NE CORNER, NW 1/4 SEC. 23, T21N, R17E (FOUND MON. W/ CHISELED CROSS)

NORTH LINE OF THE NW 1/4 SEC. 23, T21N, R17E

WEST NORTHLAND AVENUE

NORTH RICHMOND STREET
STATE TRUNK HIGHWAY "47"

WEILAND AVENUE
(VARIABLE PUBLIC R.O.W.)

- LEGEND:**
- Denotes Found 1" OD Iron Pipe
 - Denotes Found Mag Nail
 - Denotes Found 3/4" Iron Rod
 - Denotes Found 1" Iron Rod
 - Denotes Set 3/4" X 24" Iron Rebar, 15 LBS / FT
 - Denotes Found Rail Road Spike
 - Denotes Found Chiseled Cross

GRAPHICAL SCALE (FEET)

1" = 100'

LOT 1
C.S.M. NO. 1926

LOT 2
C.S.M. NO. 1925

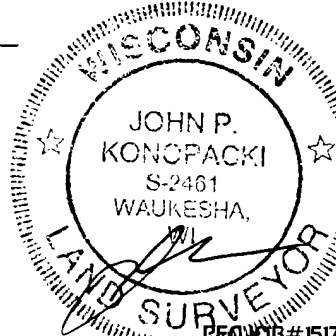
LOT 1
110,357 SQ. FT.
2.5334 ACRES

LOT 2
65,549 SQ. FT.
1.5048 ACRES

LOT 1 LOT 2 LOT 3
BLOCK 4 NORTHVIEW PLAT

MICHIGAN STREET

ERB STREET



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE (262) 754-8888

MARCH 20, 2020

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

FEES \$157.00
SHEET 3 OF 8

CERTIFIED SURVEY MAP NO. 7884

Being the North 27 feet of Lot 9 and all of Lots 10 and 11 of Block 1 of Northview Plat, a part of Certified Survey Map No. 2570 and additional lands in the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin

COUNTY TRUNK HIGHWAY "OO"

NW CORNER, NW 1/4
SEC. 23, T21N, R17E
(FOUND MON. W/ CHISELED CROSS)
N=571,552.87; E=825,056.61

(VARIABLE PUBLIC R.O.W.)
S89°50'40"E 2618.49'

NE CORNER, NW 1/4
SEC. 23, T21N, R17E
(FOUND MON. W/
CHISELED CROSS)

NORTH LINE OF THE NW 1/4 SEC. 23, T21N, R17E

WEST NORTHLAND AVENUE

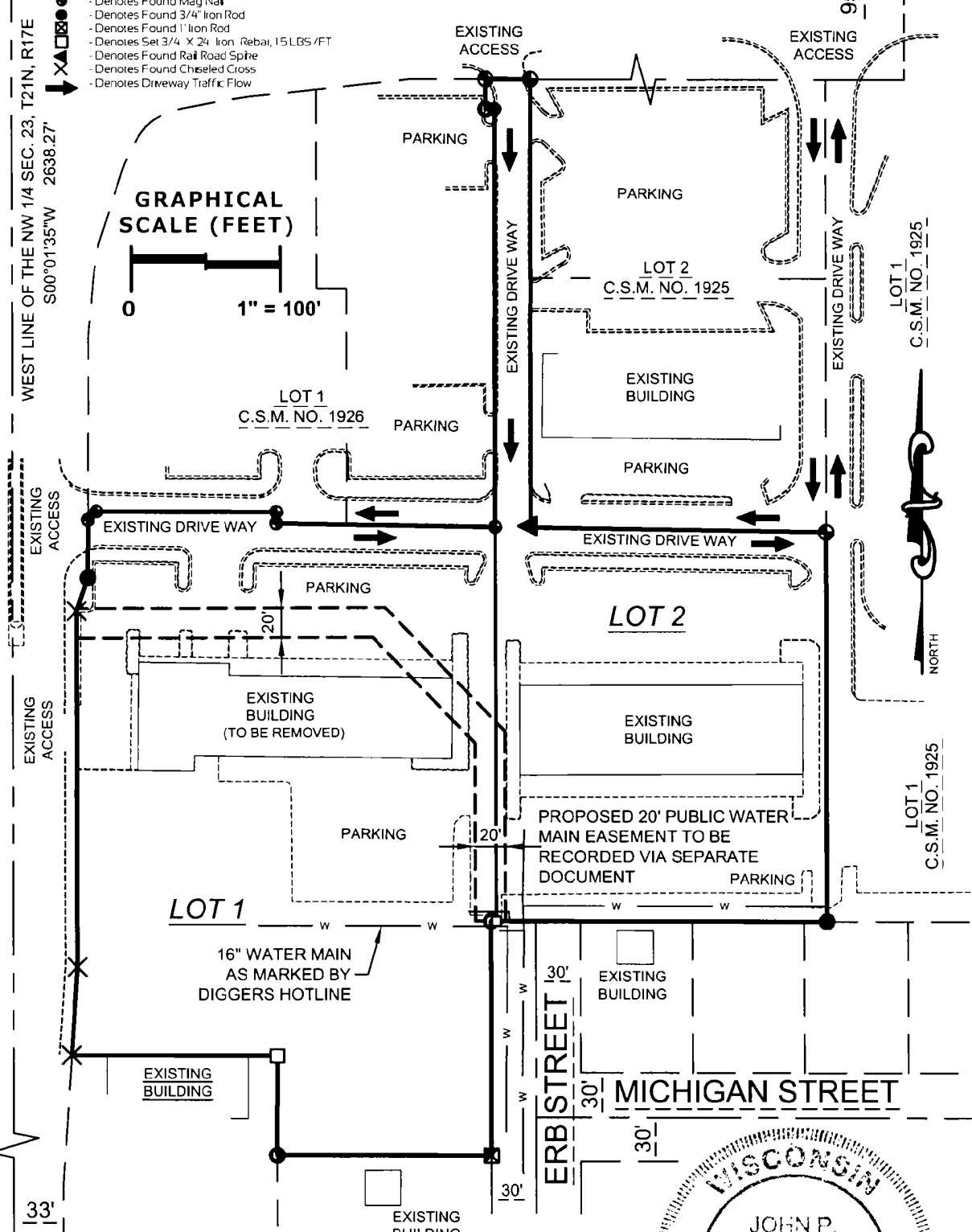
NORTH RICHMOND STREET
STATE TRUNK HIGHWAY "47"

LEGEND

- Denotes Found 1" OD Iron Pipe
- Denotes Found Mag Nail
- Denotes Found 3/4" Iron Rod
- Denotes Found 1" Iron Rod
- Denotes Set 3/4" X 24" Iron Rebar, 15 LBS/FT
- Denotes Found Rail Road Spike
- Denotes Found Chiseled Cross
- Denotes Driveway Traffic Flow

GRAPHICAL SCALE (FEET)

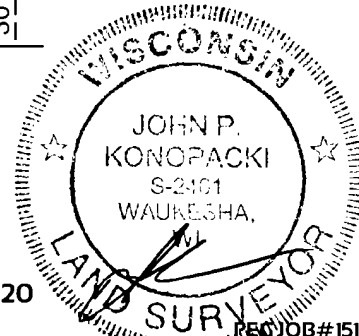
0 1" = 100'



SW CORNER, NW 1/4 SEC. 23, T21N, R17E
(FOUND MON. W/ CHISELED CROSS)

Prepared By
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE (262) 754-8888

MARCH 20, 2020



This instrument drafted by John P. Konopacki, PLS-License No. S-2461

REC'D B# 1517.00
SHEET 4 OF 8

CERTIFIED SURVEY MAP NO. 7884

Being the North 27 feet of Lot 9 and all of Lots 10 and 11 of Block 1 of Northview Plat, a part of Certified Survey Map No. 2570 and additional lands in the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided the North 27 feet of Lot 9 and all of Lots 10 and 11 of Block 1 of Northview Plat, as recorded in the Register of Deeds office for Outagamie County as Document No. 506378, and a part of Certified Survey Map No. 2570, as recorded in the Register of Deeds office for Outagamie County as Document No. 1192339, and additional lands in the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 23;
Thence South 89°50'40" East along the north line of said Northwest 1/4, 716.63 feet;
Thence South 00°00'50" West, 95.00 feet to the south right of way line of West Northland Avenue - County Trunk Highway "OO";
Thence North 89°50'40" West along said south right of way line, 368.50 feet to the northeast corner of Certified Survey Map No. 2570 and the Point of Beginning;

Thence South 00°00'50" West along the east line of Certified Survey Map No. 2570, 300.30 feet to a north line of said Certified Survey Map;
Thence South 89°03'47" East along said north line, 198.03 feet to an east line of said Certified Survey Map;
Thence South 00°00'50" West along said east line, 260.66 feet to the south line of said Certified Survey Map and the north line of Northview Plat, a recorded subdivision;
Thence North 89°53'57" West along said south line, 225.43 feet to the west right of way line of Erb Street;
Thence South 00°01'58" West along said west right of way line, 158.00 feet;
Thence North 89°53'57" West, 144.12 feet to the west line of said Northview Plat;
Thence North 00°01'58" East along said west line, 67.30 feet;
Thence North 89°53'57" West, 137.82 feet to the east right of way line of North Richmond Street - State Trunk Highway "47";
Thence North 03°47'06" East along said east right of way line, 59.24 feet;
Thence North 00°02'06" East along said east right of way line, 238.73 feet;
Thence North 19°10'53" East along said east right of way line, 23.47 feet;
Thence North 00°07'51" East along said east right of way line, 38.94 feet to the north line of said Certified Survey Map No. 2570;
Thence North 45°05'39" East along said north line, 8.02 feet;
Thence South 89°50'40" East along said north line, 120.69 feet,
Thence South 00°01'58" West, 7.76 feet to the south line of Lot 1 of Certified Survey Map No. 1926;
Thence South 89°03'47" East along said south line, 147.28 feet to the east line of said Lot 1;
Thence North 00°00'50" East along said east line, 279.99 feet;
Thence North 89°59'10" West along said east line, 6.00 feet;
Thence North 00°00'50" East along said east line, 20.00 feet to the aforesaid south right of way line of West Northland Avenue;
Thence South 89°50'40" East along said south right of way line, 30.00 feet to the Point of Beginning.

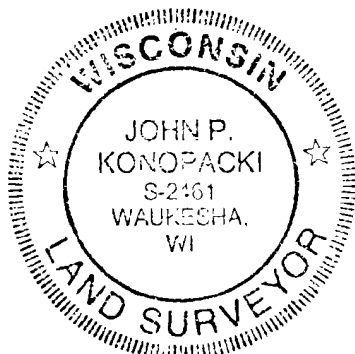
Containing 175,906 Square Feet (4.0382 Acres) of land more or less.

That I have made such survey, land division and map by the direction of R. Lewis & R. Lewis LLC and R. Lewis & R. Lewis II LLC, owners of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Appleton Land Division Ordinance in surveying, mapping and dividing the land with in the certified survey map.

Date: MARCH 20, 2020




John P. Konopacki
Professional Land Surveyor S-2461

Prepared By

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1517.00
SHEET 5 OF 8

CERTIFIED SURVEY MAP NO. 7884

Being the North 27 Feet of Lot 9 and all of Lots 10 and 11 of Block 1 of Northview Plat, a part of Certified Survey Map No. 2570 and additional lands in the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin

OWNER'S CERTIFICATE

R. Lewis & R. Lewis LLC AND R. Lewis & R. Lewis II LLC, Limited Liability Companies duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, do hereby certify that said limited liability companies caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

R. Lewis & R. Lewis LLC AND R. Lewis & R. Lewis II LLC, as owners, do further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of Appleton
2. Outagamie County

IN WITNESS WHEREOF, the said **R. Lewis & R. Lewis LLC** has caused these presents to be signed by (name - print) William G. Lewis, (title) PRESIDENT, at (city) Green Bay, BROWN County, Wisconsin, on this 7th day of April, 2020.

In the presence of: **R. Lewis & R. Lewis LLC**

William G. Lewis
Name (signature) - Title PRESIDENT

IN WITNESS WHEREOF, the said **R. Lewis & R. Lewis LLC II** has caused these presents to be signed by (name - print) William G. Lewis, (title) PRESIDENT, at (city) Green Bay, BROWN County, Wisconsin, on this 3rd day of April, 2020.

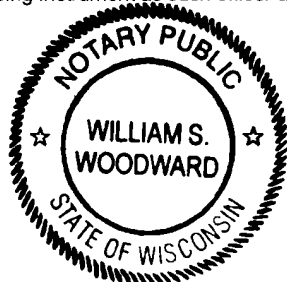
In the presence of: **R. Lewis & R. Lewis LLC II**

Becky Lewis Verheyden
Becca Les Pedgen
Name (signature) - Title PRESIDENT

STATE OF WISCONSIN)
BROWN COUNTY) SS

Personally came before me this 3rd day of April, 2020, (name) William G. Lewis, (title) PRESIDENT, of the above named **R. Lewis & R. Lewis LLC**, to me known to be the person who executed the foregoing instrument, and to me known to be such PRESIDENT (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

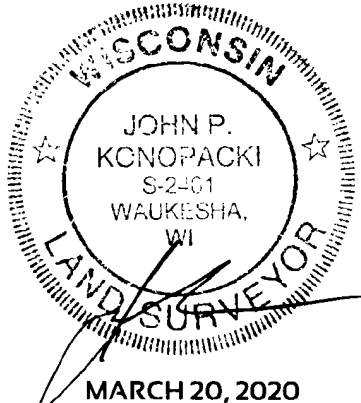
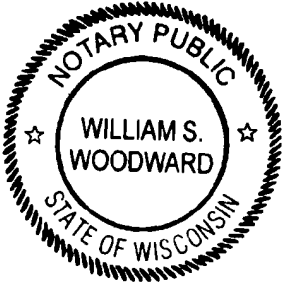
William S. Woodward
Notary Public
Name: William S. Woodward
State of Wisconsin
My Commission Expires: is permanent



STATE OF WISCONSIN)
BROWN COUNTY) SS

Personally came before me this 3rd day of April, 2020, (name) Becky Lewis Verheyden, (title) President, of the above named **R. Lewis & R. Lewis LLC II**, to me known to be the person who executed the foregoing instrument, and to me known to be such President (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

William S. Woodward
Notary Public
Name: William S. Woodward
State of Wisconsin
My Commission Expires: is permanent



MARCH 20, 2020

CERTIFIED SURVEY MAP NO. 7884

Being the North 27 feet of Lot 9 and all of Lots 10 and 11 of Block 1 of Northview Plat, a part of Certified Survey Map No 2570 and additional lands in the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin

CONSENT OF CORPORATE MORTGAGEE - R. Lewis & R. Lewis LLC

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2020.

Date President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2020, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE - R. Lewis & R. Lewis LLC II

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

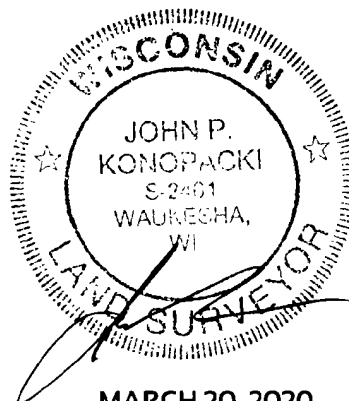
IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2020.

Date President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2020, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



MARCH 20, 2020

Prepared By
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1517.00
SHEET 7 OF 8

CERTIFIED SURVEY MAP NO. 7884

Being the North 27 Feet of Lot 9 and all of Lots 10 and 11 of Block 1 of Northview Plat, a part of Certified Survey Map No. 2570 and additional lands in the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin

TREASURER'S CERTIFICATE - CITY OF APPLETON

I, being the duly elected qualified and acting Finance Director of the City of Appleton, do hereby certify that there are no unpaid taxes or special assessments and no unredeemed tax sales on any of the land included in this Certified Survey Map.

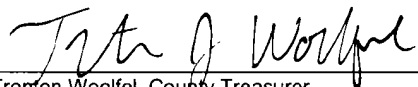
Dated this 8th day of April, 2020.


Anthony D. Saucerman, Finance Director

TREASURER'S CERTIFICATE - STATE OF WISCONSIN OUTAGAMIE COUNTY


I, being the duly elected qualified and acting treasurer of the County of Outagamie, do hereby certify that there are no unpaid taxes or special assessments and no unredeemed tax sales on any of the lands included in this Certified Survey Map

Dated this 9th day of April, 2020.

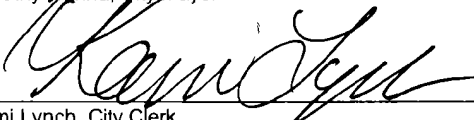

Trenten Woelfel, County Treasurer

CITY OF APPLETON APPROVAL CERTIFICATE

Approved by the City of Appleton on this 3rd day of April, 2020.


Timothy Bernha, City Mayor

4/1/2020
Date


Kami Lynch, City Clerk

4/13/2020
Date



MARCH 20, 2020

Prepared By

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE (262) 754-8888

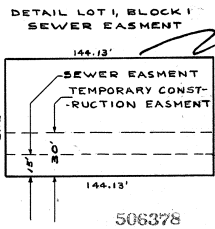
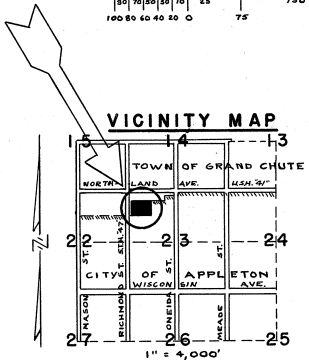
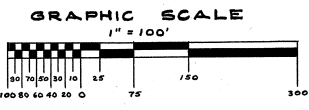
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1517.00
SHEET 8 OF 8

NORTHVIEW PLAT

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 23, T21N, R17E, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

LEGEND	
1" DIAMETER STEEL PIPE 24" LONG 1.13 POUNDS PER LIN. FT.	-----●-----
2" DIAMETER STEEL PIPE 30" LONG 3.66 POUNDS PER LIN. FT.	-----○-----
STONE MONUMENT SHOWN THUS	⊠
NOTE: ALL DISTANCES, LENGTHS, & WIDTHS ARE MEASURED TO THE NEAREST ONE-HUNDREDTH OF A FT. ANGLES & BEARINGS TO THE NEAREST MINUTE.	

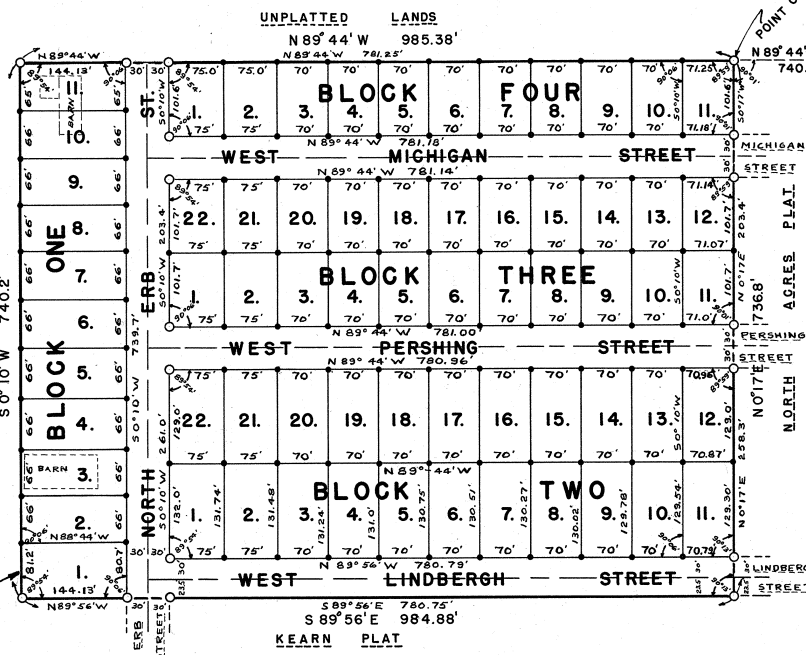


CITY COUNCIL APPROVAL

I, HEREBY CERTIFY THAT THE ABOVE PLAT WAS APPROVED AND ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF APPLETON, WISCONSIN ON THE 18th DAY OF June, 1958.

DATED 6-19-58 *[Signature]*
CITY CLERK

REGISTER'S OFFICE
OUTAGAMIE COUNTY, WIS.
Received for Record the 25th day of June A.D. 1958.
Vol. 17 of 23072 on page 27
[Signature]
Recorder



TREASURERS' & CLERK'S CERTIFICATE

WE, ALL IN OUTAGAMIE COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR DELINQUENT SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT.

DATED 6-19-58 *[Signature]* COUNTY TREASURER
DATED 6-19-58 *[Signature]* CLERK
DATED 6-19-58 *[Signature]* CITY CLERK

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Statutes.
Certified this 18th day of June, 1958.
[Signature]
Henry M. Ford
Director of Regional Planning

SURVEYOR'S AFFIDAVIT

STATE OF WISCONSIN } S.S.
COUNTY OF OUTAGAMIE }

I, C. ROBERT SCHINDLER, SURVEYOR OF APPLETON, WISCONSIN, DO HEREBY CERTIFY AND STATE: THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE "NORTHVIEW PLAT" BEING A PART OF THE NORTHWEST QUARTER OF SECTION 23, T21N, R17E, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF THE NE-NW OF SAID SECTION 23; THENCE S 0° 13' W, ALONG THE EAST LINE OF SAID NE-NW, 357.4' TO A POINT, THENCE N 89° 44' W, 706.4' TO A POINT MARKING THE NORTH-EAST CORNER OF BLOCK ONE OF THE HENRY W. TECHLIN PLAT, THENCE S 0° 23' W, 300.0' ALONG THE EAST LINE OF THE HENRY W. TECHLIN PLAT TO A POINT MARKING THE SOUTHEAST CORNER OF THE HENRY W. TECHLIN PLAT, THENCE N 89° 44' W, 740.9' TO A POINT MARKING THE NORTHWEST CORNER OF BLOCK FIVE OF THE NORTH ACRES PLAT AS POINT OF BEGINNING; THENCE CONTINUING N 89° 44' W, 985.38' TO A POINT, THENCE S 0° 10' W, 740.2' TO A POINT, THENCE S 89° 56' E, 984.88' TO A POINT, THENCE N 0° 17' E, 736.8' ALONG THE WEST LINE OF THE NORTH ACRES PLAT TO POINT OF BEGINNING.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE ORDER AND UNDER THE DIRECTION OF THE OWNERS;

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236 OF THE WISCONSIN STATUTES IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

THAT THE WITHIN PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISIONS THEREOF MADE.

DATED June 3, 1958 *[Signature]*
C. ROBERT SCHINDLER
SURVEYOR OF APPLETON, WIS.

STATE OF WISCONSIN } S.S.
COUNTY OF OUTAGAMIE }

PERSONALLY CAME BEFORE ME THIS 3rd DAY OF June, 1958, THE ABOVE NAMED C. ROBERT SCHINDLER, SURVEYOR OF APPLETON, WIS., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING AND ACKNOWLEDGES THE SAME.

[Signature]
NOTARY PUBLIC - OUTAGAMIE COUNTY
MY COMMISSION EXPIRES August 19, 1959

OWNERS' CERTIFICATE OF DEDICATION

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED IN THE FOLLOWING AFFIDAVIT OF C. ROBERT SCHINDLER, SURVEYOR OF APPLETON, WISCONSIN, TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12, WISCONSIN STATUTES, TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: THE CITY OF APPLETON, WISCONSIN, AND THE STATE DIRECTOR OF REGIONAL PLANNING.

OWNERS

1. *[Signature]* OWNER
2. *[Signature]* OWNER
3. *[Signature]* OWNER

WITNESSED BY:

1. *[Signature]* WITNESS
2. *[Signature]* WITNESS

STATE OF WISCONSIN } S.S.
COUNTY OF OUTAGAMIE }

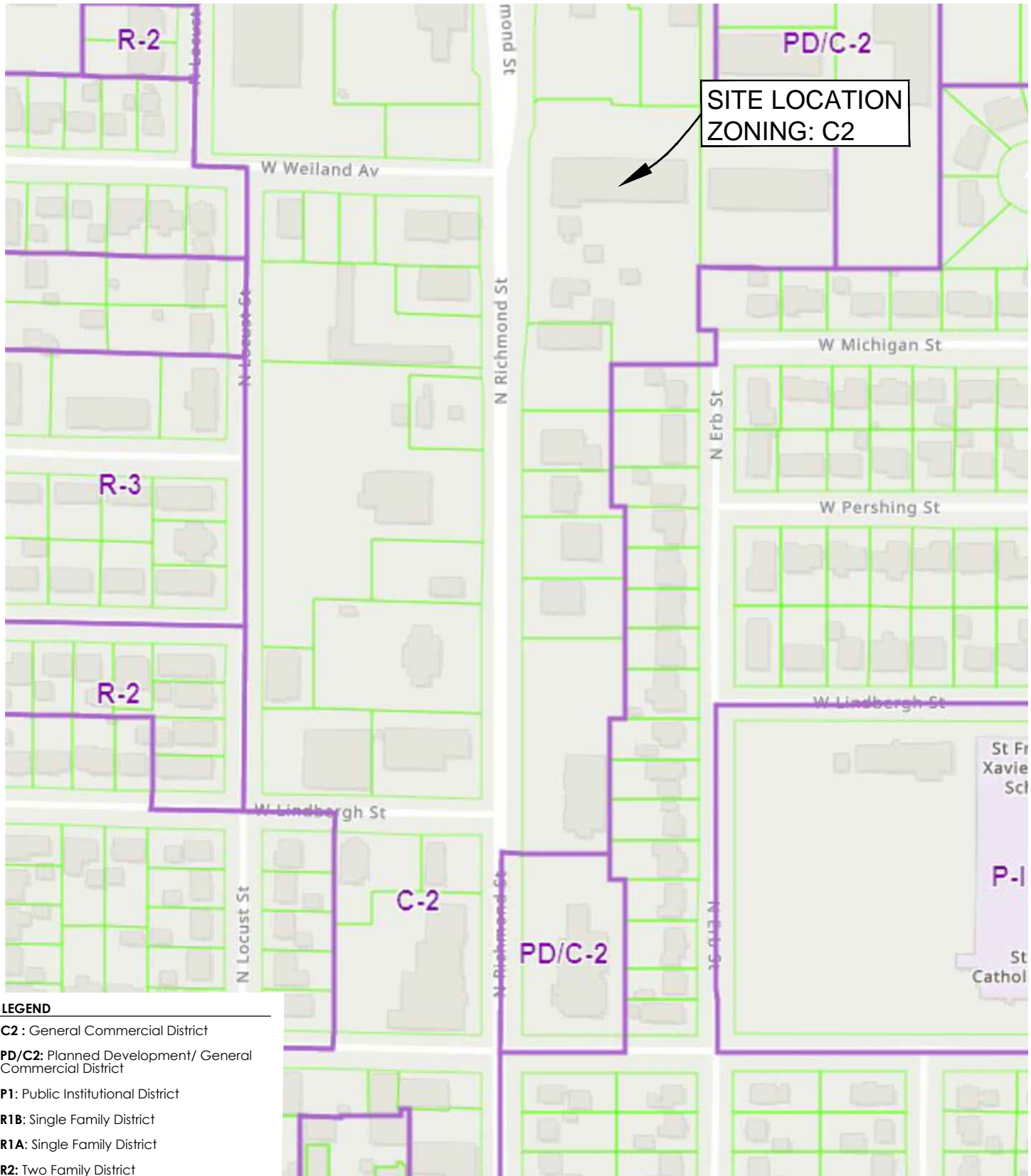
PERSONALLY CAME BEFORE ME THIS 27th DAY OF April, 1958, THE ABOVE NAMED PERSONS, TO ME KNOWN TO BE THE OWNERS, WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

[Signature]
NOTARY PUBLIC - OUTAGAMIE COUNTY
MY COMMISSION EXPIRES December 27, 1960



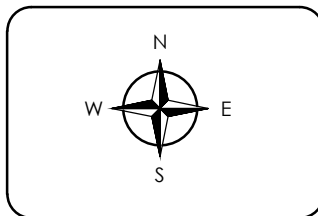
F.3. VERIFICATION OF ZONING

SEE ATTACHED



LEGEND

- C2** : General Commercial District
- PD/C2**: Planned Development/ General Commercial District
- P1**: Public Institutional District
- R1B**: Single Family District
- R1A**: Single Family District
- R2**: Two Family District
- R3**: Multi-Family District



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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VERIFICATION OF ZONING

FORMER NEIGHBORHOOD CLEANERS
611 W. NORTHLAND AVE.
 CITY OF APPLETON
 OUTAGAMIE COUNTY, WI

DRAWN BY	KSP
REVIEWED BY	BLY
ISSUE DATE	SEPT 2021
GEC FILE NO.	2-0120-82
SHEET NO.	F.3

F.4. SIGNED STATEMENT

SEE ATTACHED

2702 North Richmond Street (also 611 and 621 West Northland Avenue in WDNR Database)
Appleton, Wisconsin

WDNR BRRTs # 02-45-585245

In accordance with NR 726.11, 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 for the source property (Parcel ID No. 316770400) is accurate.


Rebecca Lewis

ATTACHMENT G

NOTIFICATIONS TO OWNERS OF AFFECTED PROPERTIES

NO OFF-SITE NOTIFICATIONS WERE NECESSARY FOR THIS CASE.