

December 1, 2021

Matt Thompson, WDNR/RR  
1300 W. Clairemont Avenue  
Eau Claire, WI 54701

MatthewA.Thompson@Wisconsin.gov



Re: Environmental Liability Clarification Request at the Laundromat Property site,  
1021 South Broadway Street, Menomonie, Dunn County, Wisconsin, 54751.  
Parcel ID No. 172512228132633000014. AET Project No. P-0002702.  
**WDNR BRTS No. 02-17-587803.**

Dear Mr. Thompson:

We are requesting Environmental Liability Clarification through a Technical Assistance Request (Form 4400-237). We are requesting a review and approval of the proposed additional site investigation work plan and groundwater monitoring strategy to bring the Laundromat Property to closure.

If you have any questions or require additional information, I can be reached at 715-861-5045.

Sincerely,

**American Engineering Testing, Inc.**

A handwritten signature in blue ink that reads 'michael k neal'.

Michael K. Neal, Professional Hydrologist  
Geomorphologist

Direct Phone: 715-201-9116  
Cell Phone: 715-894-6455  
Email: mneal@amengtest.com



cc: Rebecca Burmesch, WDNR/RR, 1300 W. Clairemont Ave, Eau Claire, WI 54701 (fees only)

Wayne Moser, Quarters Unlimited, email

**1837 County Hwy OO | Chippewa Falls, WI 54729**

**Phone (715) 861-5045 | (800) 972-6364 | Fax (651) 659-1379 | teamAET.com | AA/EEO**

This document shall not be reproduced, except in full, without written approval from American Engineering Testing, Inc.

**Notice:** Use this form to request a **written response (on agency letterhead)** from the Department of Natural Resources (DNR) regarding technical assistance, a post-closure change to a site, a specialized agreement or liability clarification for Property with known or suspected environmental contamination. A fee will be required as is authorized by s. 292.55, Wis. Stats., and NR 749, Wis. Adm. Code., unless noted in the instructions below. 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.].

### Definitions

**"Property"** refers to the subject Property that is perceived to have been or has been impacted by the discharge of hazardous substances.

**"Liability Clarification"** refers to a written determination by the Department provided in response to a request made on this form. The response clarifies whether a person is or may become liable for the environmental contamination of a Property, as provided in s. 292.55, Wis. Stats.

**"Technical Assistance"** refers to the Department's assistance or comments on the planning and implementation of an environmental investigation or environmental cleanup on a Property in response to a request made on this form as provided in s. 292.55, Wis. Stats.

**"Post-closure modification"** refers to changes to Property boundaries and/or continuing obligations for Properties or sites that received closure letters for which continuing obligations have been applied or where contamination remains. Many, but not all, of these sites are included on the GIS Registry layer of RR Sites Map to provide public notice of residual contamination and continuing obligations.

### Select the Correct Form

This form should be used to request the following from the DNR:

- Technical Assistance
- Liability Clarification
- Post-Closure Modifications
- Specialized Agreements (tax cancellation, negotiated agreements, etc.)

Do **not** use this form if one of the following applies:

- Request for an **off-site liability exemption or clarification** for Property that has been or is perceived to be contaminated by one or more hazardous substances that originated on another Property containing the source of the contamination. Use DNR's Off-Site Liability Exemption and Liability Clarification Application Form 4400-201.
- Submittal of an Environmental Assessment for the **Lender Liability Exemption**, s 292.21, Wis. Stats., **if no response or review by DNR is requested**. Use the Lender Liability Exemption Environmental Assessment Tracking Form 4400-196.
- Request for an **exemption to develop on a historic fill site** or licensed landfill. Use DNR's Form 4400-226 or 4400-226A.
- **Request for closure** for Property where the investigation and cleanup actions are completed. Use DNR's Case Closure - GIS Registry Form 4400-202.

All forms, publications and additional information are available on the internet at: [dnr.wi.gov/topic/Brownfields/Pubs.html](http://dnr.wi.gov/topic/Brownfields/Pubs.html).

### Instructions

1. Complete sections 1, 2, 6 and 7 for all requests. Be sure to provide adequate and complete information.
2. Select the type of assistance requested: Section 3 for technical assistance or post-closure modifications, Section 4 for a written determination or clarification of environmental liabilities; or Section 5 for a specialized agreement.
3. Include the fee payment that is listed in Section 3, 4, or 5, unless you are a "Voluntary Party" enrolled in the Voluntary Party Liability Exemption Program **and** the questions in Section 2 direct otherwise. Information on to whom and where to send the fee is found in Section 8 of this form.
4. Send the completed request, supporting materials and the fee to the appropriate DNR regional office where the Property is located. See the map on the last page of this form. A paper copy of the signed form and all reports and supporting materials shall be sent with an electronic copy of the form and supporting materials on a compact disk. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>

The time required for DNR's determination varies depending on the complexity of the site, and the clarity and completeness of the request and supporting documentation.

## Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 2 of 7

### Section 1. Contact and Recipient Information

#### Requester Information

This is the person requesting technical assistance or a post-closure modification review, that his or her liability be clarified or a specialized agreement and is identified as the requester in Section 7. DNR will address its response letter to this person.

Last Name	First	MI	Organization/ Business Name
Moser	Wayne		Quarters Unlimited
Mailing Address			City
N7487 State Highway 25			Menomonie
			State
			WI
			ZIP Code
			54751
Phone # (include area code)	Fax # (include area code)	Email	
(715) 308-3598		wmwasherman@gmail.com	

The requester listed above: (select all that apply)

- Is currently the owner
  Is considering selling the Property  
 Is renting or leasing the Property
  Is considering acquiring the Property  
 Is a lender with a mortgagee interest in the Property  
 Other. Explain the status of the Property with respect to the applicant:

The applicant is the former owner and is responsible for the environmental clean-up.

#### Contact Information (to be contacted with questions about this request)

Select if same as requester

Contact Last Name	First	MI	Organization/ Business Name
Moser	Wayne		Quarters Unlimited
Mailing Address			City
N7487 State Highway 25			Menomonie
			State
			WI
			ZIP Code
			54751
Phone # (include area code)	Fax # (include area code)	Email	
(715) 308-3598		wmwasherman@gmail.com	

#### Environmental Consultant (if applicable)

Contact Last Name	First	MI	Organization/ Business Name
Neal	Michael		American Engineering Testing, Inc.
Mailing Address			City
1837 County Highway OO			Chippewa Falls
			State
			WI
			ZIP Code
			54729
Phone # (include area code)	Fax # (include area code)	Email	
(715) 861-5045		mneal@amengtest.com	

#### Property Owner (if different from requester)

Contact Last Name	First	MI	Organization/ Business Name
Waldner	Michele		Chavin Properties, LLC
Mailing Address			City
1071 Tanney Lane			Hudson
			State
			WI
			ZIP Code
			54016
Phone # (include area code)	Fax # (include area code)	Email	
(612) 710-6554		wald0069@umn.edu	

# Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 3 of 7

## Section 2. Property Information

Property Name Laundromat Property		FID No. (if known) 617007160	
BRRTS No. (if known) 0217587803	Parcel Identification Number 172512228132633000014		
Street Address 1021 South Broadway Street	City Menomonie	State WI	ZIP Code 54751
County Dunn	Municipality where the Property is located <input checked="" type="radio"/> City <input type="radio"/> Town <input type="radio"/> Village of Menomonie	Property is composed of: <input checked="" type="radio"/> Single tax parcel <input type="radio"/> Multiple tax parcels	Property Size Acres 0

1. Is a response needed by a specific date? (e.g., Property closing date) Note: Most requests are completed within 60 days. Please plan accordingly.

No  Yes

Date requested by: \_\_\_\_\_

Reason: \_\_\_\_\_

2. Is the "Requester" enrolled as a Voluntary Party in the Voluntary Party Liability Exemption (VPLE) program?

No. **Include the fee that is required for your request in Section 3, 4 or 5.**

Yes. **Do not include a separate fee.** This request will be billed separately through the VPLE Program.

**Fill out the information in Section 3, 4 or 5 which corresponds with the type of request:**

**Section 3. Technical Assistance or Post-Closure Modifications;**

**Section 4. Liability Clarification; or Section 5. Specialized Agreement.**

## Section 3. Request for Technical Assistance or Post-Closure Modification

Select the type of technical assistance requested: [Numbers in brackets are for WI DNR Use]

- No Further Action Letter (NFA) (Immediate Actions) - NR 708.09, [183] - **Include a fee of \$350.** Use for a written response to an immediate action after a discharge of a hazardous substance occurs. Generally, these are for a one-time spill event.
- Review of Site Investigation Work Plan - NR 716.09, [135] - **Include a fee of \$700.**
- Review of Site Investigation Report - NR 716.15, [137] - **Include a fee of \$1050.**
- Approval of a Site-Specific Soil Cleanup Standard - NR 720.10 or 12, [67] - **Include a fee of \$1050.**
- Review of a Remedial Action Options Report - NR 722.13, [143] - **Include a fee of \$1050.**
- Review of a Remedial Action Design Report - NR 724.09, [148] - **Include a fee of \$1050.**
- Review of a Remedial Action Documentation Report - NR 724.15, [152] - **Include a fee of \$350.**
- Review of a Long-term Monitoring Plan - NR 724.17, [25] - **Include a fee of \$425.**
- Review of an Operation and Maintenance Plan - NR 724.13, [192] - **Include a fee of \$425.**

Other Technical Assistance - s. 292.55, Wis. Stats. [97] (For request to build on an abandoned landfill use Form 4400-226)

- Schedule a Technical Assistance Meeting - **Include a fee of \$700.**
- Hazardous Waste Determination - **Include a fee of \$700.**
- Other Technical Assistance - **Include a fee of \$700.** Explain your request in an attachment.

Post-Closure Modifications - NR 727, [181]

- Post-Closure Modifications: Modification to Property boundaries and/or continuing obligations of a closed site or Property; sites may be on the GIS Registry. This also includes removal of a site or Property from the GIS Registry. **Include a fee of \$1050, and:**
  - Include a fee of \$300 for sites with residual soil contamination; and
  - Include a fee of \$350 for sites with residual groundwater contamination, monitoring wells or for vapor intrusion continuing obligations.

Attach a description of the changes you are proposing, and documentation as to why the changes are needed (if the change to a Property, site or continuing obligation will result in revised maps, maintenance plans or photographs, those documents may be submitted later in the approval process, on a case-by-case basis).

# Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 4 of 7

Skip Sections 4 and 5 if the technical assistance you are requesting is listed above and complete Sections 6 and 7 of this form.

## Section 4. Request for Liability Clarification

Select the type of liability clarification requested. Use the available space given or attach information, explanations, or specific questions that you need answered in DNR's reply. Complete Sections 6 and 7 of this form. **[Numbers in brackets are for DNR Use]**

"Lender" liability exemption clarification - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the real Property, and/or the personal Property and fixtures;
- (2) an environmental assessment, in accordance with s. 292.21, Wis. Stats.;
- (3) the date the environmental assessment was conducted by the lender;
- (4) the date of the Property acquisition; for foreclosure actions, include a copy of the signed and dated court order confirming the sheriff's sale.
- (5) documentation showing how the Property was acquired and the steps followed under the appropriate state statutes.
- (6) a copy of the Property deed with the correct legal description; and,
- (7) the Lender Liability Exemption Environmental Assessment Tracking Form (Form 4400-196).
- (8) If no sampling was done, please provide reasoning as to why it was **not** conducted. Include this either in the accompanying environmental assessment or as an attachment to this form, and cite language in s. 292.21(1)(c)2., h.-i., Wis. Stats.:
  - h. The collection and analysis of representative samples of soil or other materials in the ground that are suspected of being contaminated based on observations made during a visual inspection of the real Property or based on aerial photographs, or other information available to the lender, including stained or discolored soil or other materials in the ground and including soil or materials in the ground in areas with dead or distressed vegetation. The collection and analysis shall identify contaminants in the soil or other materials in the ground and shall quantify concentrations.
  - i. The collection and analysis of representative samples of unknown wastes or potentially hazardous substances found on the real Property and the determination of concentrations of hazardous waste and hazardous substances found in tanks, drums or other containers or in piles or lagoons on the real Property.

"Representative" liability exemption clarification (e.g. trustees, receivers, etc.) - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the Property;
- (2) the date of Property acquisition by the representative;
- (3) the means by which the Property was acquired;
- (4) documentation that the representative has no beneficial interest in any entity that owns, possesses, or controls the Property;
- (5) documentation that the representative has not caused any discharge of a hazardous substance on the Property; and
- (6) a copy of the Property deed with the correct legal description.

Clarification of local governmental unit (LGU) liability exemption at sites with: (select all that apply)

- hazardous substances spills - s. 292.11(9)(e), Wis. Stats. [649];
- Perceived environmental contamination - [649];
- hazardous waste - s. 292.24 (2), Wis. Stats. [649]; and/or
- solid waste - s. 292.23 (2), Wis. Stats. [649].

❖ **Include a fee of \$700, a summary of the environmental liability clarification being requested, and the following:**

- (1) clear supporting documentation showing the acquisition method used, and the steps followed under the appropriate state statute(s).
- (2) current and proposed ownership status of the Property;
- (3) date and means by which the Property was acquired by the LGU, where applicable;
- (4) a map and the ¼, ¼ section location of the Property;
- (5) summary of current uses of the Property;
- (6) intended or potential use(s) of the Property;
- (7) descriptions of other investigations that have taken place on the Property; and
- (8) (for solid waste clarifications) a summary of the license history of the facility.

Technical Assistance, Environmental Liability  
Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 5 of 7

**Section 4. Request for Liability Clarification (cont.)**

Lease liability clarification - s. 292.55, Wis. Stats. [646]

❖ **Include a fee of \$700 for a single Property, or \$1400 for multiple Properties and the information listed below:**

- (1) a copy of the proposed lease;
- (2) the name of the current owner of the Property and the person who will lease the Property;
- (3) a description of the lease holder's association with any persons who have possession, control, or caused a discharge of a hazardous substance on the Property;
- (4) map(s) showing the Property location and any suspected or known sources of contamination detected on the Property;
- (5) a description of the intended use of the Property by the lease holder, with reference to the maps to indicate which areas will be used. Explain how the use will not interfere with any future investigation or cleanup at the Property; and
- (6) all reports or investigations (e.g. Phase I and Phase II Environmental Assessments and/or Site Investigation Reports conducted under s. NR 716, Wis. Adm. Code) that identify areas of the Property where a discharge has occurred.

General or other environmental liability clarification - s. 292.55, Wis. Stats. [682] - Explain your request below.

❖ **Include a fee of \$700 and an adequate summary of relevant environmental work to date.**

No Action Required (NAR) - NR 716.05, [682]

❖ **Include a fee of \$700.**

Use where an environmental discharge has or has not occurred, and applicant wants a DNR determination that no further assessment or clean-up work is required. Usually this is requested after a Phase I and Phase II environmental assessment has been conducted; the assessment reports should be submitted with this form. This is not a closure letter.

Clarify the liability associated with a "closed" Property - s. 292.55, Wis. Stats. [682]

❖ **Include a fee of \$700.**

- Include a copy of any closure documents if a state agency other than DNR approved the closure.

---

Use this space or attach additional sheets to provide necessary information, explanations or specific questions to be answered by the DNR. We are requesting a review and approval of the proposed additional site investigation work plan and groundwater monitoring strategy to bring the Laundromat Property to closure.

**Section 5. Request for a Specialized Agreement**

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: [dnr.wi.gov/topic/Brownfields/lgu.html#tabx4](http://dnr.wi.gov/topic/Brownfields/lgu.html#tabx4).

Tax cancellation agreement - s. 75.105(2)(d), Wis. Stats. [654]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description.

Agreement for assignment of tax foreclosure judgement - s. 75.106, Wis. Stats. [666]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description.

Negotiated agreement - Enforceable contract for non-emergency remediation - s. 292.11(7)(d) and (e), Wis. Stats. [630]

❖ **Include a fee of \$1400, and the information listed below:**

- (1) a draft schedule for remediation; and,
- (2) the name, mailing address, phone and email for each party to the agreement.

Technical Assistance, Environmental Liability  
Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 6 of 7

**Section 6. Other Information Submitted**

Identify all materials that are included with this request.

Send both a paper copy of the signed form and all reports and supporting materials, and an electronic copy of the form and all reports, including Environmental Site Assessment Reports, and supporting materials on a compact disk.

Include one copy of any document from any state agency files that you want the Department to review as part of this request. The person submitting this request is responsible for contacting other state agencies to obtain appropriate reports or information.

- Phase I Environmental Site Assessment Report - Date: \_\_\_\_\_
- Phase II Environmental Site Assessment Report - Date: \_\_\_\_\_
- Legal Description of Property (required for all liability requests and specialized agreements)
- Map of the Property (required for all liability requests and specialized agreements)

Analytical results of the following sampled media: Select all that apply and include date of collection.

- Groundwater
- Soil
- Sediment
- Other medium - Describe: \_\_\_\_\_

Date of Collection: 09/14/2021

- A copy of the closure letter and submittal materials
- Draft tax cancellation agreement
- Draft agreement for assignment of tax foreclosure judgment
- Other report(s) or information - Describe: Site Investigation Work Plan Addendum dated December 1, 2021.

For Property with newly identified discharges of hazardous substances only: Has a notification of a discharge of a hazardous substance been sent to the DNR as required by s. NR 706.05(1)(b), Wis. Adm. Code?

- Yes - Date (if known): 06/21/2021
- No

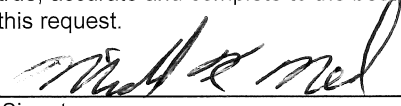
Note: The Notification for Hazardous Substance Discharge (non-emergency) form is available at:  
[dnr.wi.gov/files/PDF/forms/4400/4400-225.pdf](http://dnr.wi.gov/files/PDF/forms/4400/4400-225.pdf).

**Section 7. Certification by the Person who completed this form**

- I am the person submitting this request (requester)
- I prepared this request for: Quarters Unlimited

Requester Name

I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge. I also certify I have the legal authority and the applicant's permission to make this request.

  
\_\_\_\_\_  
Signature

12-1-21  
\_\_\_\_\_  
Date Signed

American Engineering Testing, Inc. - Project Manager  
\_\_\_\_\_  
Title

(715) 861-5045  
\_\_\_\_\_  
Telephone Number (include area code)

# Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 7 of 7

## Section 8. DNR Contacts and Addresses for Request Submittals

Send or deliver one paper copy and one electronic copy on a compact disk of the completed request, supporting materials, and fee to the region where the property is located to the address below. Contact a DNR regional brownfields specialist with any questions about this form or a specific situation involving a contaminated property. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

**DNR NORTHERN REGION**  
Attn: RR Program Assistant  
Department of Natural Resources  
223 E Steinfest Rd Antigo, WI 54409

**DNR NORTHEAST REGION**  
Attn: RR Program Assistant  
Department of Natural Resources  
2984 Shawano Avenue  
Green Bay WI 54313

**DNR SOUTH CENTRAL REGION**  
Attn: RR Program Assistant  
Department of Natural Resources  
3911 Fish Hatchery Road  
Fitchburg WI 53711

**DNR SOUTHEAST REGION**  
Attn: RR Program Assistant  
Department of Natural Resources  
2300 North Martin Luther King Drive  
Milwaukee WI 53212

**DNR WEST CENTRAL REGION**  
Attn: RR Program Assistant  
Department of Natural Resources  
1300 Clairemont Ave.  
Eau Claire WI 54702



*Note: These are the Remediation and Redevelopment Program's designated regions. Other DNR program regional boundaries may be different.*

DNR Use Only			
Date Received	Date Assigned	BRRTS Activity Code	BRRTS No. (if used)
DNR Reviewer		Comments	
Fee Enclosed? <input type="radio"/> Yes <input type="radio"/> No	Fee Amount \$	Date Additional Information Requested	Date Requested for DNR Response Letter
Date Approved	Final Determination		



**Alt. Parcel #:** 251107204000

CITY OF MENOMONIE  
DUNN COUNTY, WISCONSIN

<b>Owner and Mailing Address:</b> CHAVIN PROPERTIES LLC 1071 TANNEY LN HUDSON WI 54016		<b>Co-Owner(s):</b>	
<b>Districts:</b>		<b>Physical Property Address(es):</b> * 1021 S BROADWAY ST	
<b>Dist#</b>	<b>Description</b>	<b>Parcel History:</b>	
0100	CHIPPEWA VALLEY TECH	<b>Date</b>	<b>Doc #</b>
3444	SCH D MENOMONIE AREA	10/26/2021	<a href="#">655983</a>
		09/21/2009	
		<b>Vol/Page</b>	<b>Type</b>
		392/308	MISC
<b>Abbreviated Description:</b> ORIGINAL PLAT PT. L 4 BL 20 EXC. 645/18		<b>Acres:</b> 0.000	

Plat	Tract (S-T-R 40¼ 160¼ GL)	Block/Condo Bldg
* 0418-MENOMONIE T B WILSON ADDITION (ORIGINAL PLAT)	26-28N-13W SW SW	20 LOT 4

**2021 Valuations:** Values Last Changed on 10/15/2021

Class and Description	Acres	Land	Improvement	Total
G2-COMMERCIAL	0.180	56,400.00	135,200.00	191,600.00
<b>Totals for 2021</b>				
General Property	0.180	56,400.00	135,200.00	191,600.00
Woodland	0.000	0.00	0.00	0.00
<b>Totals for 2020</b>				
General Property	0.000	79,400.00	128,100.00	207,500.00
Woodland	0.000	0.00	0.00	0.00

**2021 Taxes**

Taxes have not yet been calculated.

**Key**

\* - Primary







December 1, 2021

**SITE INVESTIGATION**  
**WORK PLAN ADDENDUM**



**Site Name and Location:** **Laundromat Property Site**  
1021 South Broadway Street  
Menomonie, Dunn County, Wisconsin, 54751  
SW $\frac{1}{4}$  SW $\frac{1}{4}$ , Sec. 26, T.28N., R.13W.  
X Coordinate (WTM91): 367549  
Y Coordinate (WTM91): 490663  
**WDNR BRRTS #02-17-587803**

**Responsible Party:** Quarters Unlimited  
N7487 State Highway 25  
Menomonie, WI 54751  
Contact: Wayne Moser, 715-308-3598  
wmwasherman@gmail.com

**Consultant:** American Engineering Testing, Inc.  
1837 County Highway OO  
Chippewa Falls, WI 54729  
Contact: Michael K. Neal, 715-861-5045  
mneal@amengtest.com  
AET Project No. P-0002702

**Objective**

It is American Engineering Testing, Inc.'s (AET's) intent to obtain acceptable site closure from the Wisconsin Department of Natural Resources (WDNR). The purpose of this remedial investigation is to assess the sub-surface environmental condition at the site, provide the client with information regarding the extent and degree of potential soil, groundwater, and soil vapor contamination at the site, and to identify if further investigation or remedial actions are necessary.

AET is requesting WDNR review and approval of the proposed site investigation work plan and groundwater monitoring strategy to bring the Laundromat Property (the Site) to closure.

**Figures and Tables**

Site location, site features, soil boring/monitoring well, and proposed soil boring/monitoring well location maps are attached. Soil, groundwater, and soil vapor analytical tables are attached.

**Site History and Previous Environmental Investigations**

The Site is currently a self-serve laundromat property with an approximately 2,000-square foot slab-on grade building with asphalt paved parking areas surrounding the west and south sides of the building. Most of the Site is covered by asphalt and concrete paved parking/driveway surfaces and the building.

A Phase I Environmental Site Assessment (ESA) of the property was completed by AET in May 2021. This report identified historic use of the property as a dry cleaner and generation of hazardous solvent wastes. A Phase II ESA investigating the potential dry cleaner-related soil contamination was completed in June 2021. Laboratory results of a soil sample collected from one of the soil borings found isolated low concentrations of tetrachloroethylene (PCE) at concentrations exceeding the WDNR soil to groundwater residual contamination level (RCL). Two soil vapor samples and one sub-slab soil vapor sample were collected and analyzed during completion of the Phase II ESA. Laboratory analyses detected various volatile organic compounds (VOCs), however, the measured results did not exceed the WDNR's calculated Vapor Risk Screening Levels (VRSLs) for small commercial buildings.

On behalf of the property owner, AET submitted all investigation results to the WDNR and requested a review under a Technical Assistance, Environmental Liability Clarification Request. The purpose of this letter was to provide the property owner with clarifications as to environmental liabilities and current environmental conditions at the Site. Based on its review of the Phase II Investigation, the WDNR has determined that additional investigation or response actions are required. The WDNR was notified of the soil contamination exceedance and a Bureau for Remediation and Redevelopment Tracking System (BRTTS) number (02-17-587803) was assigned to the site. In a July 29, 2021 letter, the WDNR also requested that a site investigation be completed to determine the degree and extent of the soil contamination.

### **Proximity to Other Sources of Contamination**

A previous site investigation was completed on the property to the south. In 1998 a site investigation was completed on the Cenex C Store/Vista U Pump #12 property (BRRTS #03-17-183724). Petroleum contamination was reported from the unleaded gasoline underground storage tank (UST) system. The site investigation included seven soil borings and six groundwater monitoring wells. Soil contamination was minimal and three years of groundwater monitoring determined groundwater contamination did not extend off-site and petroleum contaminant concentrations were decreasing. However, initial samples collected from an off-site groundwater monitoring well (MW-4) in November of 1998, detected PCE and trichloroethene (TCE) at concentrations exceeding their enforcement standards (ES) as outlined in Wisconsin Administrative Code (WAC) NR 140 Groundwater Quality Standards.

Further analysis of PCE and TCE in the groundwater at MW-4 was not conducted and no attempt was made to determine the extent or source of this contamination. Monitoring well MW-4 was located approximately 90 feet west of the Site. During this investigation groundwater was measured as flowing to the northeast. This would suggest that PCE and TCE contamination was coming from a source upgradient of MW-4. Based on the limited amount of soil and groundwater contamination and lack of off-site petroleum contamination, the Wisconsin Department of Commerce (WDCOM) closed the site on November 26, 2001 with a groundwater use restriction due to the presence of residual soil and groundwater contamination. No other adjacent sources of contamination are known.

### **Initial Site Investigation Results**

The initial scope of this investigation was completed in September 2021 and included the following activities:

- Completion of three soil borings on the Site to depths ranging from 20 to 24 feet below ground surface (bgs). Collection of continuous soil samples from each boring and classifying them according to the Unified Soil Classification System. Soil samples were screened for organic vapors with a photoionization detector (PID) equipped with a 10.6 eV lamp and observed for obvious indicators of contamination (obvious odors, stains, discoloration, presence of debris, etc.).
- Collection of three soil samples from each boring and analyze for VOCs.
- Constructed and developed three groundwater monitoring wells to define the extent of groundwater contamination. The wells are 20 and 24 feet deep and have screens bisecting the water table. The wells were installed, sealed, and developed in accordance with Chapter NR 141 of the WAC.
- The wells were surveyed to a local datum and sampled for VOCs. Groundwater elevation measurements were collected from each monitoring well.

Soils encountered at the Site are primarily non-waste fill (sand with varying amounts of silt and gravel) from the surface to approximately five feet bgs. Below the fill is coarse alluvium consisting of silty sand with varying amounts of silt and gravel to about 13 feet bgs. Below the coarse alluvium is fine alluvium consisting of silty and lean clay with seams of clayey silt/sand and silty sand with some gravel to depths of 24 feet bgs.

Nine soil samples were analyzed for VOCs and laboratory analyses detected two VOCs in four of the nine soil samples analyzed. The measured results did not exceed regulatory criteria, except for the following:

- PCE concentrations exceeding their soil to groundwater RCL of 0.0045 parts per million (ppm) were detected in soil samples GP-3B and GP-4B at concentrations of 0.042 and 0.53 ppm, respectively. The GP-3B concentration result is less than the laboratory Reporting Limit (RL) but greater than the Method Detection Limit (MDL), thus the concentration is considered approximate.

Three groundwater samples collected from the monitoring wells were analyzed for VOCs. Laboratory analyses detected four VOCs in the three groundwater samples analyzed. The measured results did not exceed regulatory criteria, except for the following:

- PCE concentration exceeding its preventive action limit (PAL) of 0.5 parts per billion (ppb) was detected in groundwater sample MW-1 at a concentration of 3.2 ppb.
- PCE concentration exceeding its ES of 5 ppb was detected in groundwater sample MW-2 at a concentration of 12 ppb.
- PCE and TCE concentrations exceeding its ES of 5 ppb were detected in groundwater sample MW-3 at concentrations of 560 and 20 ppb, respectively.

### **Soil Contamination Conditions**

Subsurface sampling indicates soils encountered at the Site are primarily non-waste fill (sand with varying amounts of silt and gravel) from the surface to approximately five feet bgs. Below the fill is coarse alluvium consisting of silty sand with varying amounts of silt and gravel to about 13 feet bgs. Below the coarse alluvium is fine alluvium consisting of silty and lean clay with seams of clayey silt/sand and silty sand with some gravel to depths of 24 feet bgs. No staining, odors or evidence of contamination were noted from the soil borings. Field screening of the soils in the borings did not detect concentrations of organic vapors above background levels.

The results of our investigation have demonstrated that low concentrations of PCE are present in the soils on the western and southern portions of the Site. Isolated PCE contaminated soil exceeding its WDNR soil to groundwater RCL extends from 14 to 16 feet bgs in an area around soil borings GP-3/MW-2 and GP-4/MW-3. Further soil investigation is not recommended at this time.

### **Groundwater Contamination Conditions**

Groundwater contaminated with PCE and TCE at levels exceeding their respective ES remains on-site in an area around groundwater monitoring wells MW-2 and MW-3. Groundwater was encountered in the soil borings within the clayey silt/sand and silty sand seams at depths of 16 to 18 feet bgs. Measured depth to groundwater ranged from 10.96 to 13.44 feet bgs in the groundwater monitoring wells. Measured direction of groundwater flow is to the west toward the Red Cedar River. The extent of groundwater contamination has not been completely defined and additional groundwater monitoring wells are recommended off-site to define the full extent of groundwater contamination.

### **Soil Vapor Contamination Conditions**

Soil vapor investigation was previously completed at the Site. Laboratory analyses detected various VOCs in three soil gas samples analyzed. The measured results did not exceed the WDNR's calculated VRSLs for small commercial buildings. Because these soil gas samples were taken below a layer of asphalt, it's appropriate to compare these results to the sub-slab VRSLs. The results of the three soil gas samples did not exceed the sub-slab VRSLs or the calculated VRSLs. Concentrations of VOCs were not detected exceeding sub-slab VRSLs in SSV-1 (the sub-slab vapor sample). Further soil vapor investigation is not recommended at this time.

### **Additional Site Investigation Strategy**

AET proposes to perform the following activities:

- Prepare and submit this site investigation work plan addendum to the WDNR project manager and request comment and approval of this work plan under a Technical Assistance, Environmental Clarification Request to help bring the Site to closure.
- Obtain site access from the adjacent property owners to install groundwater monitoring wells on their property.
- Construct and develop three off-site groundwater monitoring wells to define the extent of groundwater contamination. The wells will be 20 to 25 feet deep and have screens bisecting the

water table. The wells will be installed, sealed, and developed in accordance with Chapter NR 141 of the WAC. The wells will be surveyed to a local datum. See Figure 2 for proposed well locations.

- Collect four quarterly rounds of groundwater samples from six groundwater monitoring wells (MW-1 to MW-6). Each sample will be analyzed for VOCs. During each sampling event, collect groundwater elevation measurements from all wells.
- Prepare and submit an annual groundwater monitoring report to document groundwater sample results and trends following each year of sampling.
- If necessary, continue to monitor the groundwater to evaluate the TCE and PCE concentrations to determine the stability of the groundwater plume over time and the feasibility of natural attenuation as a remedial measure to attain Site closure.

### **NR 712.09 Submittal Certification**

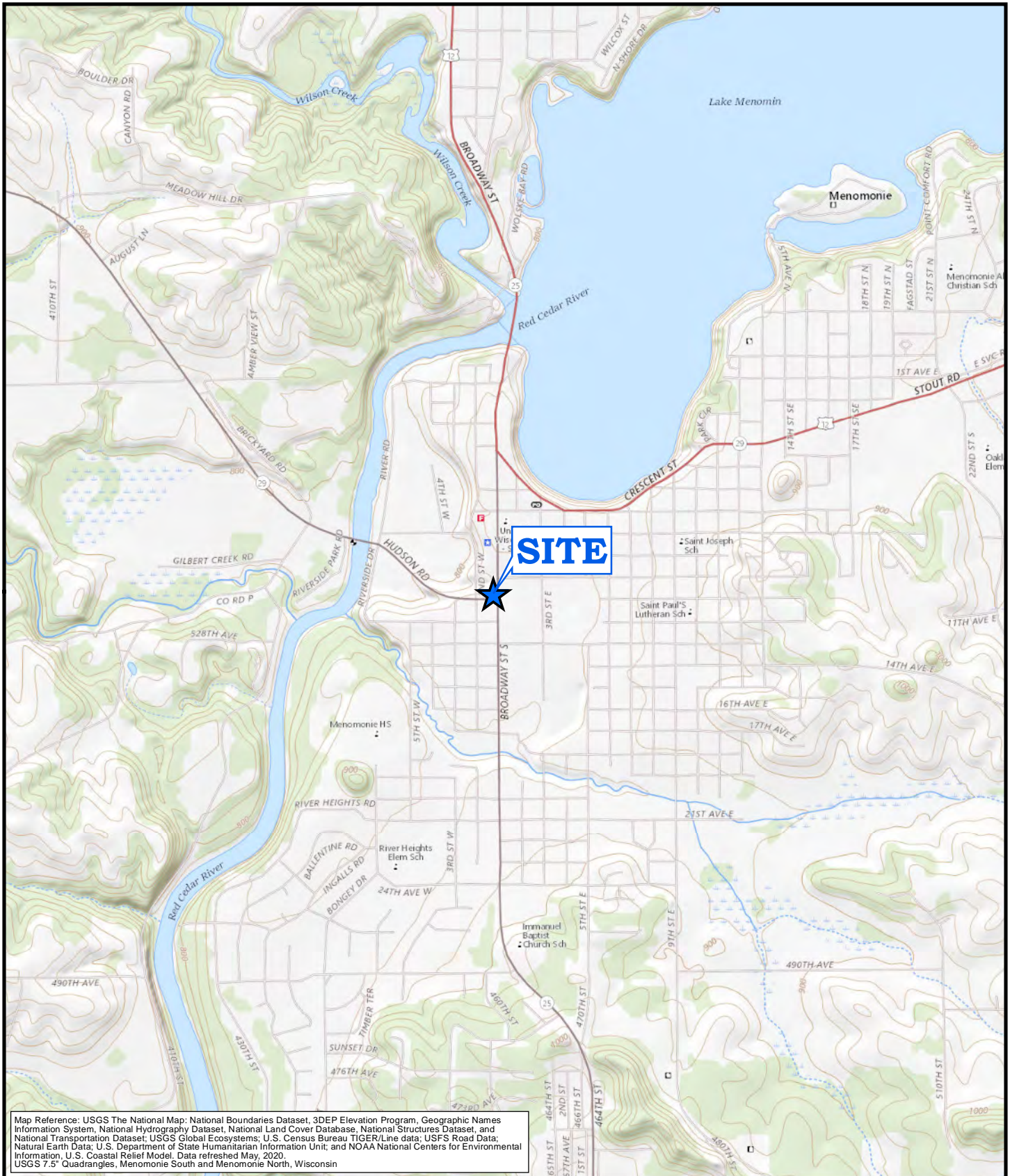
"I, Michael K. Neal, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the 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."



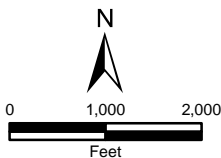
Michael K. Neal, Professional  
Hydrologist/Geomorphologist







**AMERICAN  
ENGINEERING  
TESTING, INC.**



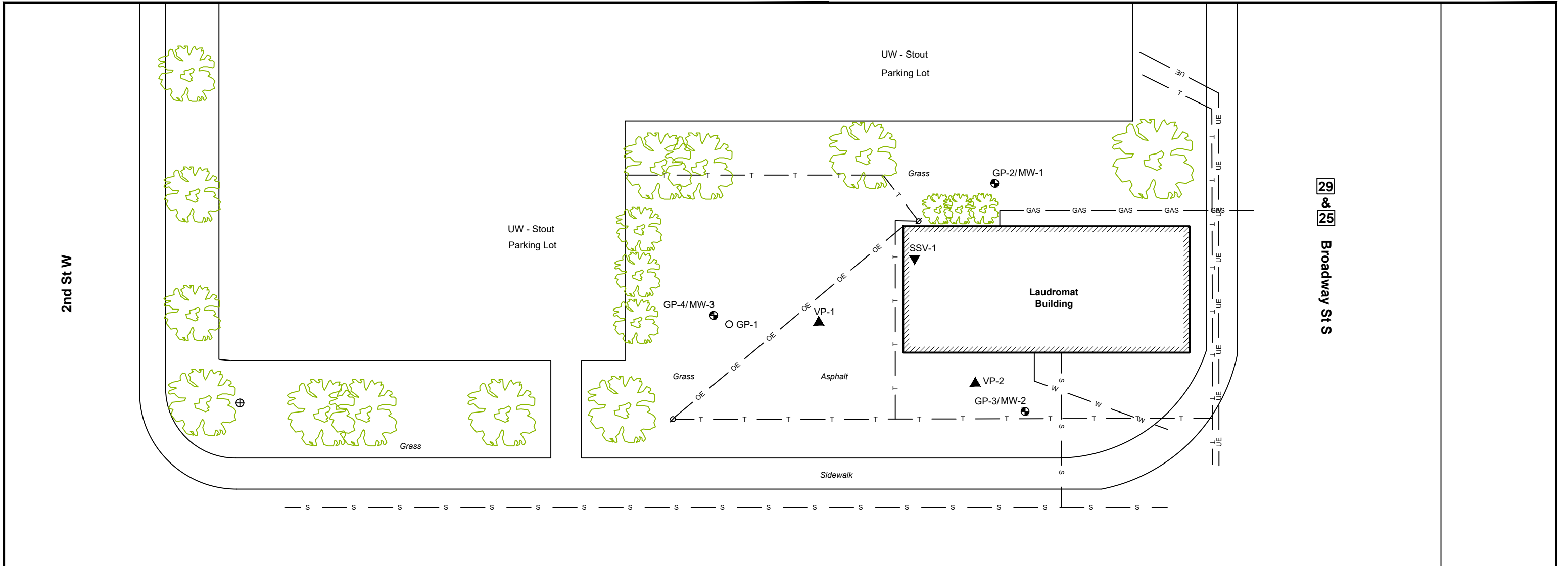
**Figure 1**  
Site Location Map

Site Investigation  
 Laundromat Property site  
 1021 South Broadway Street  
 Menomonie, Wisconsin

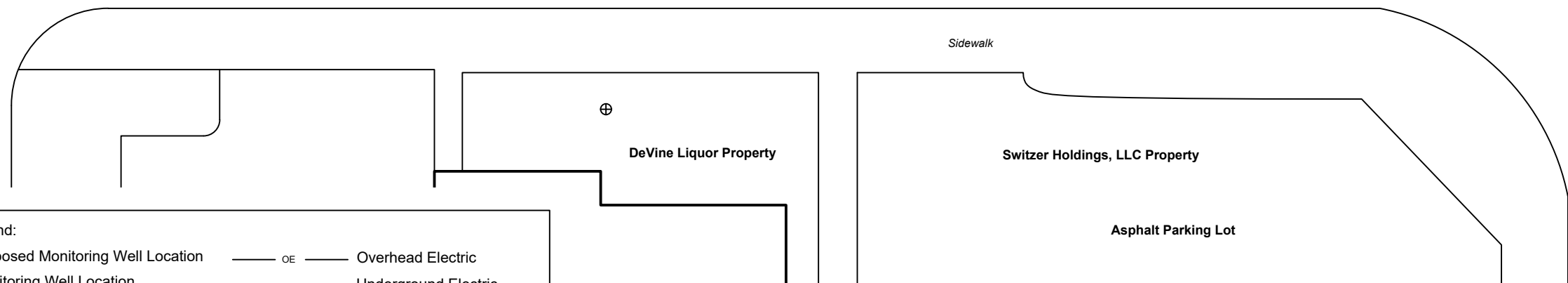
Date: 11/19/2021

AET Project No. P-0002702



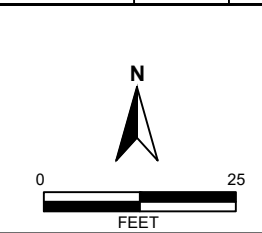


29 11th Ave W

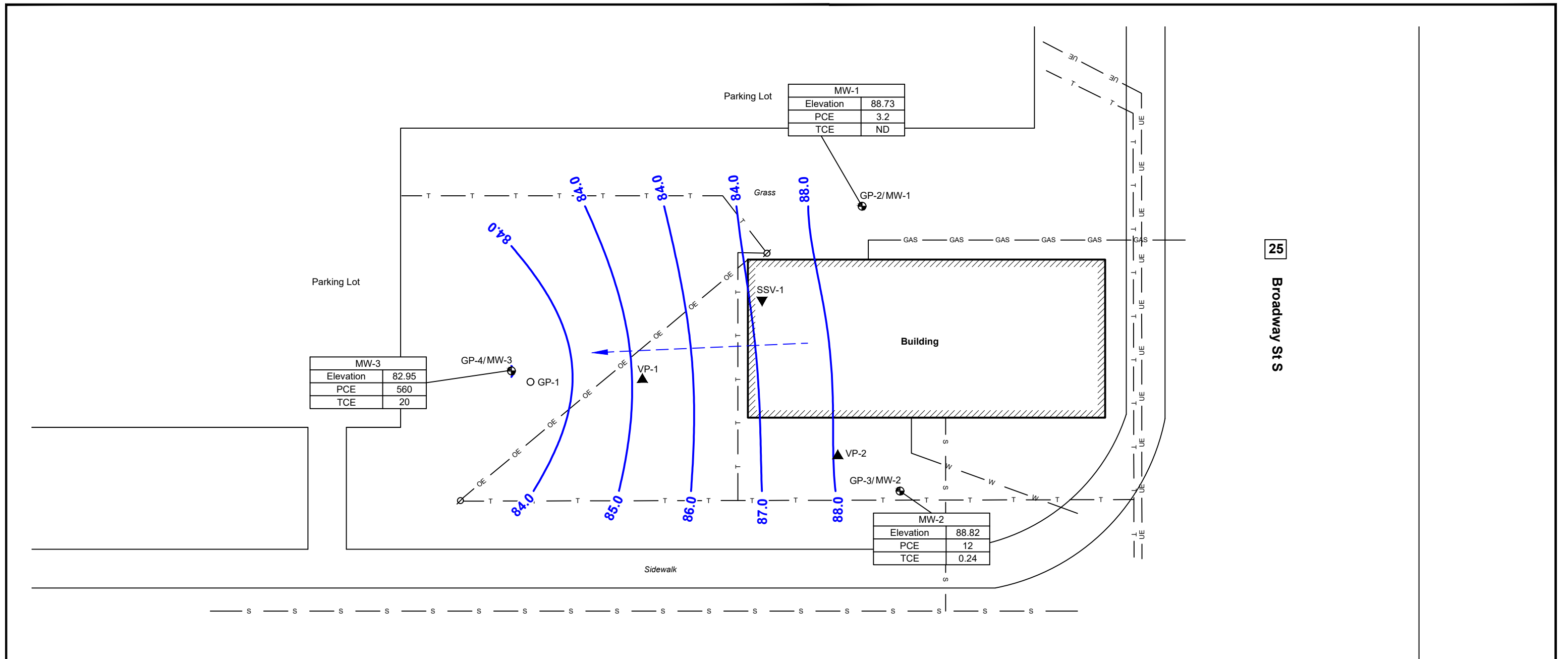


Legend:

⊕	Proposed Monitoring Well Location	— OE —	Overhead Electric
MW-1	Monitoring Well Location	— UE —	Underground Electric
GP-1	Geoprobe Boring Location	— GAS —	Natural Gas
VP-1	Soil Vapor Boring Location	— T —	Telephone
SSV-1	Sub-slab Vapor Boring Location	— S —	Sewer
⊘	Utility Pole	— W —	Water



**Figure 2**  
 Site Layout and Soil Boring Locations  
 Laudromat Property site  
 1021 South Broadway Street  
 Menomonie, Wisconsin  
 Date: 11/22/2021 AET Project No. P-0002702



MW-3	
Elevation	82.95
PCE	560
TCE	20

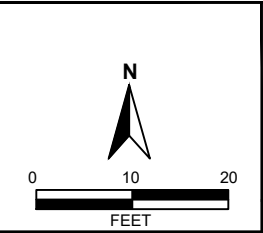
MW-1	
Elevation	88.73
PCE	3.2
TCE	ND

MW-2	
Elevation	88.82
PCE	12
TCE	0.24

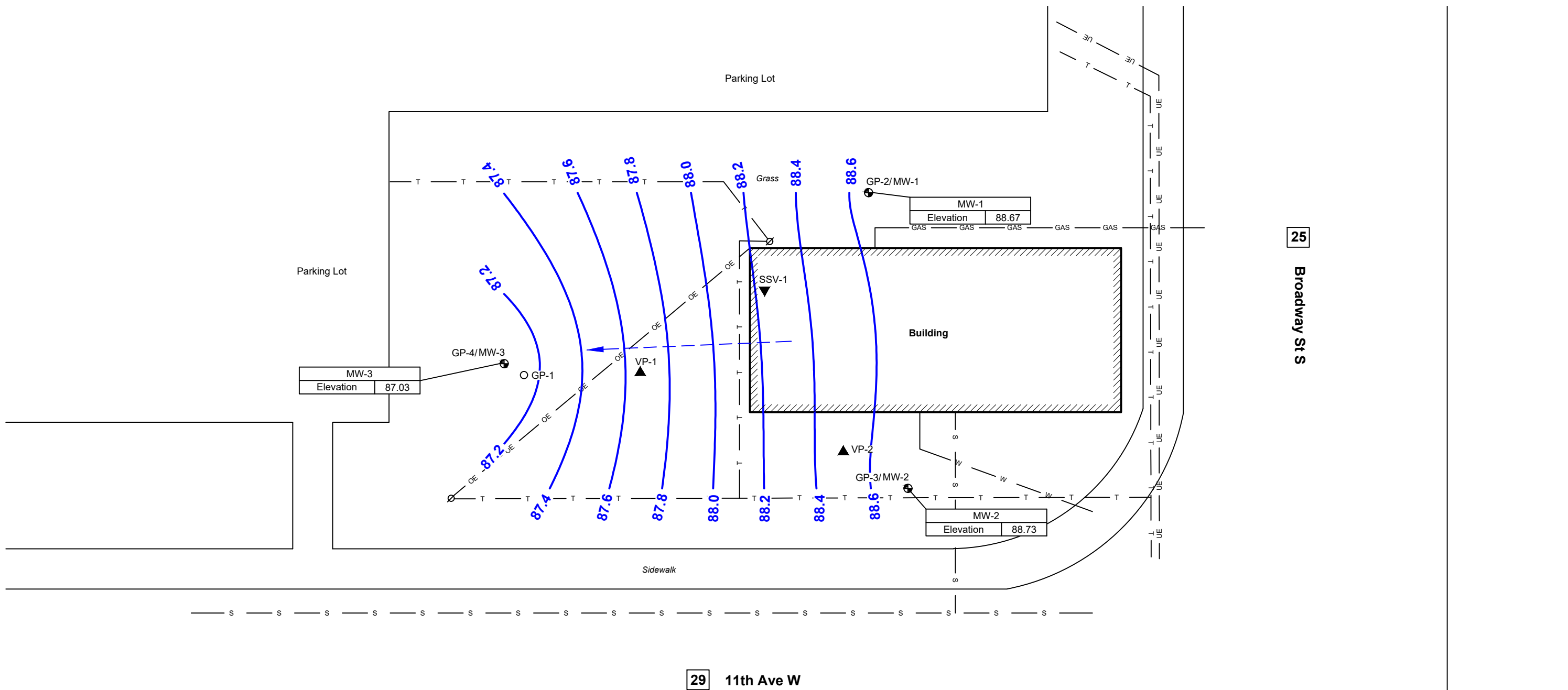
**Legend:**

- MW-1 Monitoring Well Location
- GP-1 Geoprobe Boring Location
- VP-1 Soil Vapor Boring Location
- SSV-1 Sub-slab Vapor Boring Location
- Utility Pole
- OE Overhead Electric
- UE Underground Electric
- GAS Natural Gas
- T Telephone
- S Sewer
- W Water
- Groundwater Elevation Contour
- Groundwater Flow Direction

**Note:**  
 Elevation in Feet  
 PCE - Tetrachloroethene in parts per billion (ppb)  
 TCE - Trichloroethene in parts per billion (ppb)  
 ND - Not Detected



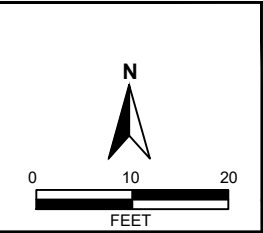
**Figure**  
 Groundwater Data September 2021  
 Laundromat Property site  
 1021 South Broadway Street  
 Menomonie, Wisconsin  
 Date: 10/5/2021      AET Project No. P-0002702



**Legend:**

MW-1	Monitoring Well Location	OE	Overhead Electric
GP-1	Geoprobe Boring Location	UE	Underground Electric
VP-1	Soil Vapor Boring Location	GAS	Natural Gas
SSV-1	Sub-slab Vapor Boring Location	T	Telephone
Ø	Utility Pole	S	Sewer
		W	Water
		(Blue line)	Groundwater Elevation Contour
		(Blue arrow)	Groundwater Flow Direction

Note:  
Elevation in Feet



**Figure**  
Groundwater Flow September 23, 2021

Laundromat Property site  
1021 South Broadway Street  
Menomonie, Wisconsin

Date: 10/5/2021      AET Project No. P-0002702

**TABLE 1 (page 1 of 2)**  
**ANALYTICAL RESULTS - SOIL**  
**LAUNDROMAT PROPERTY SITE, MENOMONIE, WISCONSIN**  
**AET PROJECT NO. P-0002702**

Soil RCLs (ppm) Calculated: 9-23-21					Samples				
					GP-1	GP-2A	GP-2B	GP-2C	GP-3A
Date	<i>Non-Industrial Direct Contact</i>	<i>Industrial Direct Contact</i>	<i>Soil to GW</i>	<i>Surficial Background Threshold Value</i>	5/20/21	9/14/2021			
Depth (feet)					14-16	2-4	14-16	22-24	2-4
Location					GP-1	GP-2/MW-1			GP-3/MW-2
PID (Instrument units)					4.5	0.0	0.1	0.1	0.1
Saturated (S) / Unsaturated (U)					U			S	U
Depth to Water Table (ft bgs)					> 25	22			18
Soil Type					clayey silt	sand & gravel	clayey silt	sand/gravel/clay	sand & gravel
VOCs (ppm)									
PCE	<b>33</b>	<b>145</b>	<i>0.0045</i>	---	<b>0.4</b>	< 0.022	< 0.02	< 0.021	< 0.022
Toluene	<b>818</b>	<b>818</b>	<i>1.107</i>	---	0.03	< 0.0087	< 0.0078	< 0.0084	< 0.0089
TCE	<b>1.3</b>	<b>8.41</b>	<i>0.0036</i>	---	< 0.013	< 0.0097	< 0.0087	< 0.0094	< 0.0099
No. of Individual Exceedances (DC)					NA	0	NA	NA	0
Cumulative Hazard Index (DC)					NA	NA	NA	NA	NA
Cumulative Cancer Risk (DC)					NA	NA	NA	NA	NA

--- = not analyzed or no standard    NA = not applicable

PCE = tetrachloroethene/tetrachloroethylene

ppm = parts per million

RCL = residual contaminant level

TCE = trichloroethene/trichloroethylene

VOC = volatile organic compound

**Bold** areas indicate soil contaminant concentrations exceed Non-Industrial Direct Contact RCLs.

Underline areas indicate soil contaminant concentrations exceed Industrial Direct Contact RCLs.

*Italic* areas indicate soil contaminant concentrations exceed Groundwater RCL.

Only VOCs detected are listed in the table.

**TABLE 1 (page 2 of 2)**  
**ANALYTICAL RESULTS - SOIL**  
**LAUNDROMAT PROPERTY SITE, MENOMONIE, WISCONSIN**  
**AET PROJECT NO. P-0002702**

	<i>Soil RCLs (ppm) Calculated: 9-23-21</i>				Samples					
					GP-3B	GP-3C	GP-4A	GP-4B	GP-4C	MEOH Blank
Date	<i>Non-Industrial Direct Contact</i>	<i>Industrial Direct Contact</i>	<i>Soil to GW</i>	<i>Surficial Background Threshold Value</i>	9/14/21					
Depth (feet)					14-16	18-20	2-4	14-16	18-20	---
Location					GP-3/MW-2		GP-4/MW-3			---
PID (Instrument units)					0.0	0.1	0.1	0.1	0.1	---
Saturated (S) / Unsaturated (U)					U	S	U		S	---
Depth to Water Table (ft bgs)					18		16			---
Soil Type					clayey silt	clay	sand & gravel	sand/gravel/silt	clay	---
VOCs (ppm)										
PCE	<b>33</b>	<b>145</b>	<i>0.0045</i>	---	<b>0.042*</b>	< 0.028	< 0.02	<b>0.53</b>	2.2	< 0.019
TCE	<b>1.3</b>	<b>8.41</b>	<i>0.0036</i>	---	< 0.013	0.14	< 0.009	< 0.012	< 0.012	< 0.0082
No. of Individual Exceedances (DC)					NA	NA	0	NA	NA	---
Cumulative Hazard Index (DC)					NA	NA	NA	NA	NA	---
Cumulative Cancer Risk (DC)					NA	NA	NA	NA	NA	---

--- = not analyzed or no standard    NA = not applicable

PCE = tetrachloroethene/tetrachloroethylene

ppm = parts per million

RCL = residual contaminant level

TCE = trichloroethene/trichloroethylene

VOC = volatile organic compound

**Bold** areas indicate soil contaminant concentrations exceed Non-Industrial Direct Contact RCLs.

Underline areas indicate soil contaminant concentrations exceed Industrial Direct Contact RCLs.

*Italic* areas indicate soil contaminant concentrations exceed Groundwater RCL.

Only VOCs detected are listed in the table.

\* = Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

**TABLE 2**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**LAUNDROMAT PROPERTY SITE, MENOMONIE, WISCONSIN**  
**AET PROJECT NO. P-0002702**

	Samples				<i>NR 140 Remedial Action Limits</i>			
	MW-1	MW-2	MW-3	Trip Blank				
Date	9/15/21							
Elevation (ft)	88.73	88.82	82.95	---				
<u>ANALYTE</u>					<i>ES</i>	<i>PAL</i>		
VOCs (ppb)								
Benzene	< 0.15	< 0.15	0.31*	< 0.15	5	0.5		
Naphthalene	< 0.34	< 0.34	0.36*	< 0.34	100	10		
PCE	3.2	<b>12</b>	<b>560</b>	< 0.37	5	0.5		
1,2,4- & 1,3,5-TMB	< 0.34	< 0.36	0.64*	< 0.36	480	96		
TCE	< 0.16	0.24*	<b>20</b>	< 0.16	5	0.5		

--- = not analyzed or no standard

PCE = tetrachloroethene/tetrachloroethylene

ppb = parts per billion

TCE = trichloroethene/trichloroethylene

TMB = trimethylbenzene

VOC = volatile organic compounds

**Bold** numbers indicate concentrations above the ES outlined in NR 140.10.

*Italic* numbers indicate concentrations above the PAL outlined in NR 140.10.

\* = Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

Only VOCs detected are listed in the table.

**TABLE 3  
ANALYTICAL RESULTS - SOIL GAS  
LAUNDROMAT PROPERTY, MENOMONIE, WISCONSIN  
AET PROJECT NO. P-0002702**

	VP-1	VP-2	SSV-1	<i>Small Commercial Vapor Risk Screening Levels</i>	
Date	5/20/21				
Depth (feet)	3-5		---	VRSL	SSVRSL
<u>ANALYTE</u>				---	---
TO-15 VOCs (µg/m3)					
Acetone	120	< 120	2400*	<b>4,500,000</b>	<b>4,500,000</b>
Benzene	22	13	< 51	<b>530</b>	<b>530</b>
1,3-Butadiene	49	20	< 35	---	---
Chloroform	< 9.8	22	< 78	<b>180</b>	<b>180</b>
Ethanol	< 94	< 94	600	---	---
Methyl ethyl ketone (MEK)	27	< 15	< 120	---	---
Propylene	370	110	< 690	---	---
Tetrachloroethylene (PCE)	2,300	1,300	< 14	<b>6,000</b>	<b>6,000</b>
Toluene	23	16	< 60	<b>730,000</b>	<b>730,000</b>

--- = no standard

IAVAL = indoor air vapor action level

PCE = tetrachloroethene/tetrachloroethylene

SSVRSL = sub-slab vapor risk screening level

VAL = vapor action level

VRSL = vapor risk screening level

VOC = volatile organic compound

VALs were determined using an attenuation factor of 0.03 in accordance with WDNR guidance Publication RR-800, "Addressing Vapor Intrusion at Remediation and Redevelopment Sites in Wisconsin."

**Bold** numbers indicate concentrations above the IAVAL.

**Red** numbers indicate concentrations above the SSVRSL.

Note that only compounds detected above reporting limits are included in the table, see lab report for complete results.

Samples were collected using summa canisters and the water dam method was used for leak testing on the SSV

\* = Result exceed calibration range.