



February 23, 2023

Mr. Wayne Moser
Quarters Unlimited
N7487 State Highway 25
Menomonie, WI 54751
Via electronic mail

Ms. Michele Waldner
Chavin Properties, LLC
1071 Tanney Lane
Hudson, WI 54016
Via electronic mail

Subject: Case Closure under Wis. Admin. Code ch. NR 726 Not Recommended
Commercial Property- Laundry Property
1021 South Broadway Street, Menomonie, Wisconsin
DNR BRRTS Activity # 02-17-587803
FID #: 617007160

Dear Mr. Moser & Ms. Waldner:

On February 16, 2023, the Wisconsin Department of Natural Resources (DNR) reviewed the closure request for the case identified above. As you are aware, the DNR reviews environmental remediation cases for compliance with applicable laws, including Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700 – 754 and whether any further threat to public health, safety or welfare or the environment exists at the site or facility, per Wis. Admin. Code § NR 726.13 (2) (b). As discussed with your consultant case closure is not recommended because additional legal requirements must be met. The purpose of this letter is to inform you of the remaining requirements for obtaining closure. We request that within 60 days of this letter, you provide us with the information requested or your written response regarding the necessary work and a schedule for completion of this work.

Additional Requirements Needed for Case Closure Under Wis. Admin. Code ch. NR 726

As noted above, additional work is necessary to meet the requirements for case closure. To achieve case closure, please take the steps outlined below to complete the site investigation of this site.

Need to Define the Degree and Extent of Contamination

Additional groundwater sampling is needed to define the degree and extent of contamination per Wis. Admin. Code § NR 716.11. Exceedances of the Wis. Admin. Code § NR 140, tetrachloroethene (PCE) groundwater standard are present at MW-3 and MW-6. Additional groundwater monitoring wells and

piezometers are required down gradient of the site to define the horizontal and vertical extent of groundwater contamination. Side gradient monitoring wells and possibly, piezometers, are also needed to define the extent of groundwater contamination. The groundwater samples should be analyzed for chlorinated volatile organic compounds (CVOCs) including 1,4-Dioxane.

If you or your consultant believe an off-site source of contamination is contributing to, or causing the contamination at this site, please include technical justification for the claim in subsequent submittals.

Need to Complete a Vapor Investigation

Additional site investigation, per Wis. Admin. Code § NR 716.11 (5), is needed to determine whether vapor intrusion is a completed pathway at this site, or if there is a risk of future vapor exposure due to residual contamination. If vapor intrusion is an issue at this site, document all source control actions taken under Wis. Admin. Code § NR 726.05 (8). Sanitary sewer lines can act as a vapor intrusion pathway and should be sampled for CVOCs. The DNR requests vapor samples from within the building's sewer line as well as up-stream and down-stream of the facility.

Schedule

Within 60 days of the date of this letter, respond in writing with a schedule of your plans to meet these requirements.

Until requirements are met, your site will remain “open” and you are required to submit semi-annual progress reports, per Wis. Admin. Code § NR 700.11. You are also responsible for any operation and maintenance activities required under Wis. Admin. Code § NR 724.13. Once the additional work has been completed, documentation should be submitted to the DNR to demonstrate that the applicable requirements have been met, per the timelines above.

The review fee submitted with this request was applied to the site investigation review. Another closure review fee will be required with the submittal of the next closure packet.

Conclusion

If you have any questions regarding the information in this letter or would like to schedule a meeting to discuss this case, please contact me at (715) 492-2304 or by email at MatthewA.Thompson@wiscosn.in.gov. For more information on the closure reconsideration process, please see DNR publication, RR-102, “Wis. Admin. Code ch. NR 726 Case Closure Reconsideration Process” by visiting dnr.wi.gov, search: RR-102, for more information.

The DNR appreciates your efforts to restore the environment at this site.

Sincerely,



Matt Thompson
Remediation & Redevelopment Program

cc: Mike Neal, American Engineering Testing, Inc., via email