



August 6, 2021

Wayne Moser
Quarters Unlimited
N7487 State Highway 25
Menomonie, WI 54751

Subject: Liability Clarification and “No Action Required” Determination Letter
1021 South Broadway Street, Menomonie, Wisconsin 54751
Parcel #: 1725122813263300014
BRRTS Activity Name: Commercial Property
BRRTS #: 07-17-587804 [re: 02-17-587803]
FID #: 617007160

Dear Mr. Moser:

The Wisconsin Department of Natural Resources (DNR) received a request for a liability clarification and a “No Action Required” determination request from Michael Neal from of American Engineering Testing, Inc. (AET) on behalf of Wayne Moser of Quarters Unlimited on June 18, 2021 (Request). The Request was submitted with the appropriate review fee for the site location (Property) identified above. The purpose of this letter is to provide you with clarification as to environmental liabilities and current environmental conditions at the Property. Wisconsin Statutes (Wis. Stat.) § 292.55(1)(d)1 authorizes the DNR to issue a letter to a person seeking assistance concerning the liability of a person owning or leasing a property for environmental pollution at a property, the type and extent of environmental pollution at a property, the adequacy of an environmental investigation, or any other matter related to a request for assistance. This type of letter contains a DNR determination as to whether response actions are needed under Wisconsin Administrative Code (Wis. Admin. Code) chs. NR 700 to 799 based on the discharge of one or more hazardous substances, or the presence of environmental pollution at the Property. The DNR based this letter on review of environmental reports and other documents that were provided in the Request:

- Liability clarification letter request (Request), completed Form 4400-237, signed June 18, 2021, including a cover letter and attachments.
- Phase I Environmental Site Assessment Report, 5/3/2021, prepared by AET
- Phase II Environmental Site Assessment Report, 6/16/2021, prepared by AET

The DNR also reviewed DNR files for the Former Vista U-Pump #12 site (BRRTS #03-17-183724) located to the south of the Property at address 1103 South Broadway Street, Menomonie.

PROPERTY USE

The Property consists of an approximately 0.19-acre parcel of land that is currently used as a laundromat. It is improved with a 2,000 square-foot building that is occupied by Outback Wash Shack laundromat. The current building was constructed in 1961. Asphalt parking lot covers the western and southern portion of the Property.

Refer to Attachment 1 for a map of the Property.

BACKGROUND AND ENVIRONMENTAL SUMMARY

The Property was historically forested and residential land as early as the 1930s. In the 1960s, a commercial dry-cleaning facility was developed on the Property with the current building. Mr. Moser is the current property owner and has been for over the past 30 years. Mr. Moser states the Property had never been used as a dry cleaner and operated only as a drop-off location and laundromat during his time of ownership. The Phase I ESA performed identified a former business at the Property, Menomonie Quick Wash, that generated hazardous wastes that include tetrachloroethylene (PCE or PERC) and trichloroethylene (TCE).

The Property is bound by Broadway Street South to the east, 11th Avenue West to the south, and a parking lot belonging to the University of Wisconsin-Stout to the west and north. Commercial and university housing properties surround the current laundromat.

A Phase I ESA conducted by AET in May 2021 identified two recognized environmental conditions at the Property: historical use as a dry-cleaning facility and the generation of hazardous solvent wastes. In response, a Phase II ESA was conducted by AET in June 2021. One soil sample was collected from soil boring GP-1, at 14-16 feet below ground surface (bgs) and analyzed for volatile organic compounds (VOCs). PCE was detected above the soil to groundwater (GW) pathway residual contaminant level (RCL) and toluene was detected below the GW RCL. Two soil-vapor samples VP-1 and VP-2 were collected on the west and south side of the building at 3-5ft bgs and analyzed for VOCs. Detections were below the small commercial vapor risk screening levels (VRSL). One sub-slab vapor sample was collected within the northwestern corner of the building and analyzed for VOCs. Acetone was detected below the small commercial VRSL.

In conjunction with the Request, the site file for the closed Vista U-Pump #12 site was reviewed due to its proximity to the Property. The Vista U-Pump #12 site is located across 11th Avenue West to the south of the Property. During the site investigation of the Vista U-Pump #12 site on October 5, 1998, one groundwater sample from monitoring well 4 (MW-4) detected PCE and TCE above the Wis. Admin. Code ch. NR 140 enforcement standards, indicating a discharge had occurred. Dry cleaning facilities commonly used PCE and TCE in their processes. The likely source of the discharge is the Property due to its historical use as a dry cleaner and its location next to MW-4. Refer to Attachments 2 through 5 for a table and figures from the Vista U-Pump #12 site.

Due to the detections of PCE and TCE in the soil and vapor samples, historic use of the Property, and the MW-4 data from the Vista U-Pump #12 site, the department does not recommend a No Action Required status. A Responsible Party letter dated July 29, 2021 has been mailed to you for further instruction.

DETERMINATIONS

Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700 to 799 require those who are responsible for a hazardous substance discharge or environmental pollution to take actions necessary to restore the environment to the extent practicable and minimize the harmful effects from the discharge to the air, lands or waters of the state. Wis. Stat. § 292.55 authorizes the department to issue clarification letters concerning liability for environmental pollution.

Hazardous substance discharges or environmental pollution have been discovered on the Property. A site is closed when the department with authority determines that the responsible party at the time conducted appropriate remediation to clean up a site to the extent practicable to protect human health and the environment, and that the work performed met the requirements in Wis. Admin. Code § NR 726.05. The discharges or environmental pollution currently on the Property appear to be part of the residual contamination that was identified when the

Vista U-Pump #12 site was closed. Based on the information provided at this time, the DNR has determined that the Vista U-Pump #12 site does not meet the requirements in Wis. Admin. Code § NR 727.13 to be reopened.

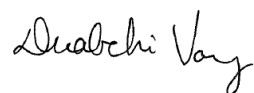
As with any environmental assessment, some areas of the Property were not assessed, the number of samples collected were limited based on professional judgment and financial considerations, and environmental samples were not analyzed for all parameters. This letter relates and refers only to those conditions described above and to information and data you submitted to the DNR in your request for this letter. The DNR makes no determination concerning the presence or absence of hazardous substances or environmental pollution on the Property other than those identified in the documents and reports listed above, which you submitted to the DNR. In the future, if the DNR becomes aware of new information concerning the contaminants referenced above or the presence of any other contaminants on the Property, the DNR will evaluate that data at that time to determine if any response actions are required.

CLOSING

This letter, site and 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."

If you have any questions regarding this letter, please contact me at (715) 492-1213, or duabchi.vang@wisconsin.gov.

Sincerely,



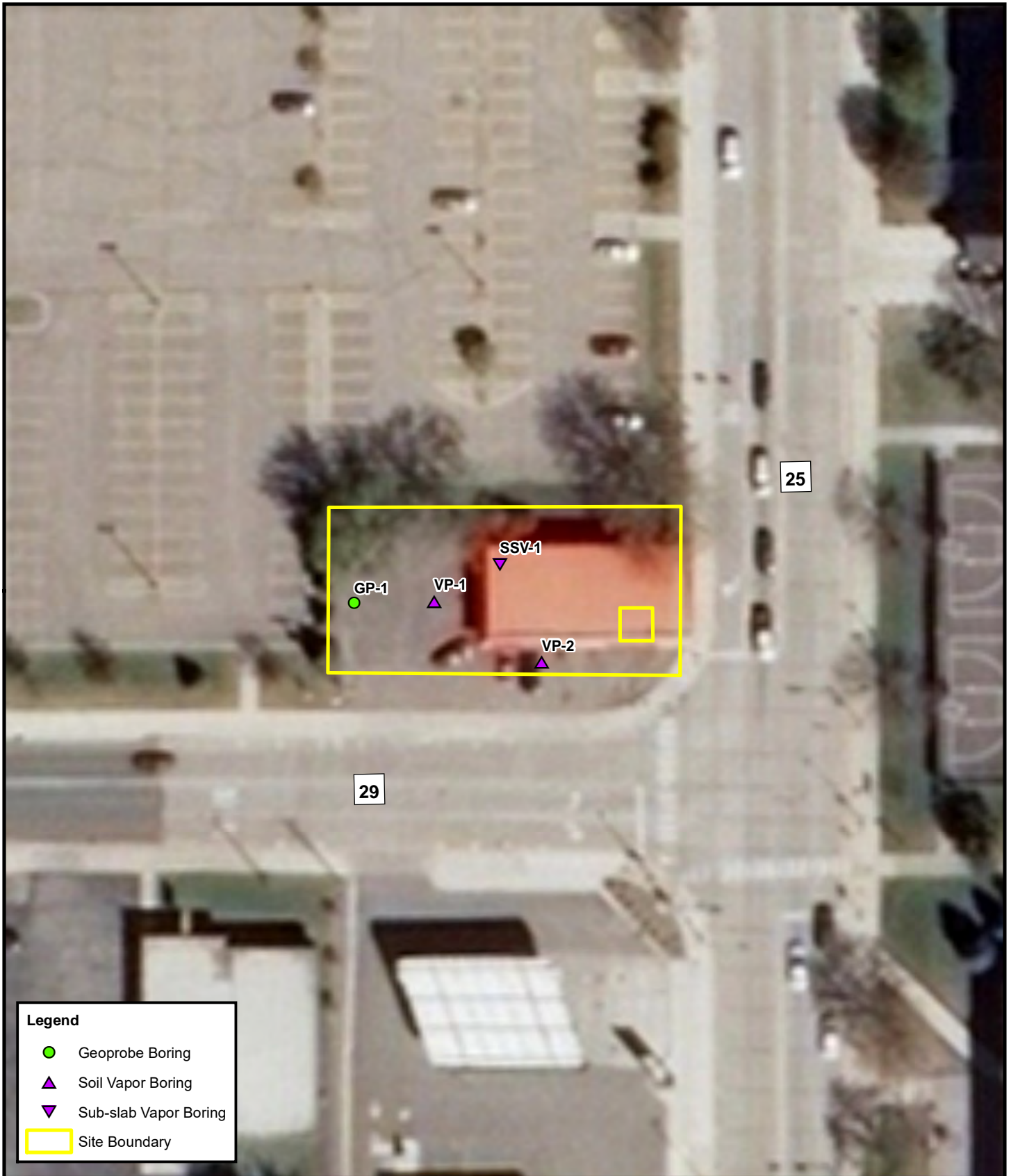
Duabchi Vang
West Central Region Project Manager
Remediation and Redevelopment Program

Attachments:

- Attachment 1. *Figure 2 Site Location Map, AET, 06/03/2021*
- Attachment 2. *Figure 6 Ground-water Conditions November 5, 1998, Northern Environmental, 5/25/2001*
- Attachment 3. *Figure 7 Ground-water Conditions August 24, 2000, Northern Environmental, 5/25/2001*
- Attachment 4. *Figure 7 Ground-water Conditions April 10, 2001, Northern Environmental, 5/25/2001*
- Attachment 5. *Table 3 Ground-water Quality Data, Vista U-Pump #12, Northern Environmental, 6/15/2001*

cc:

Michael Neal, AET,
Michael Prager, DNR, Remediation and Redevelopment Program – Michael.Prager@wisconsin.gov



Legend

- Geoprobe Boring
- ▲ Soil Vapor Boring
- ▼ Sub-slab Vapor Boring
- Site Boundary



Map Reference: Wisconsin DNR 2015 Digital Orthophotography

N

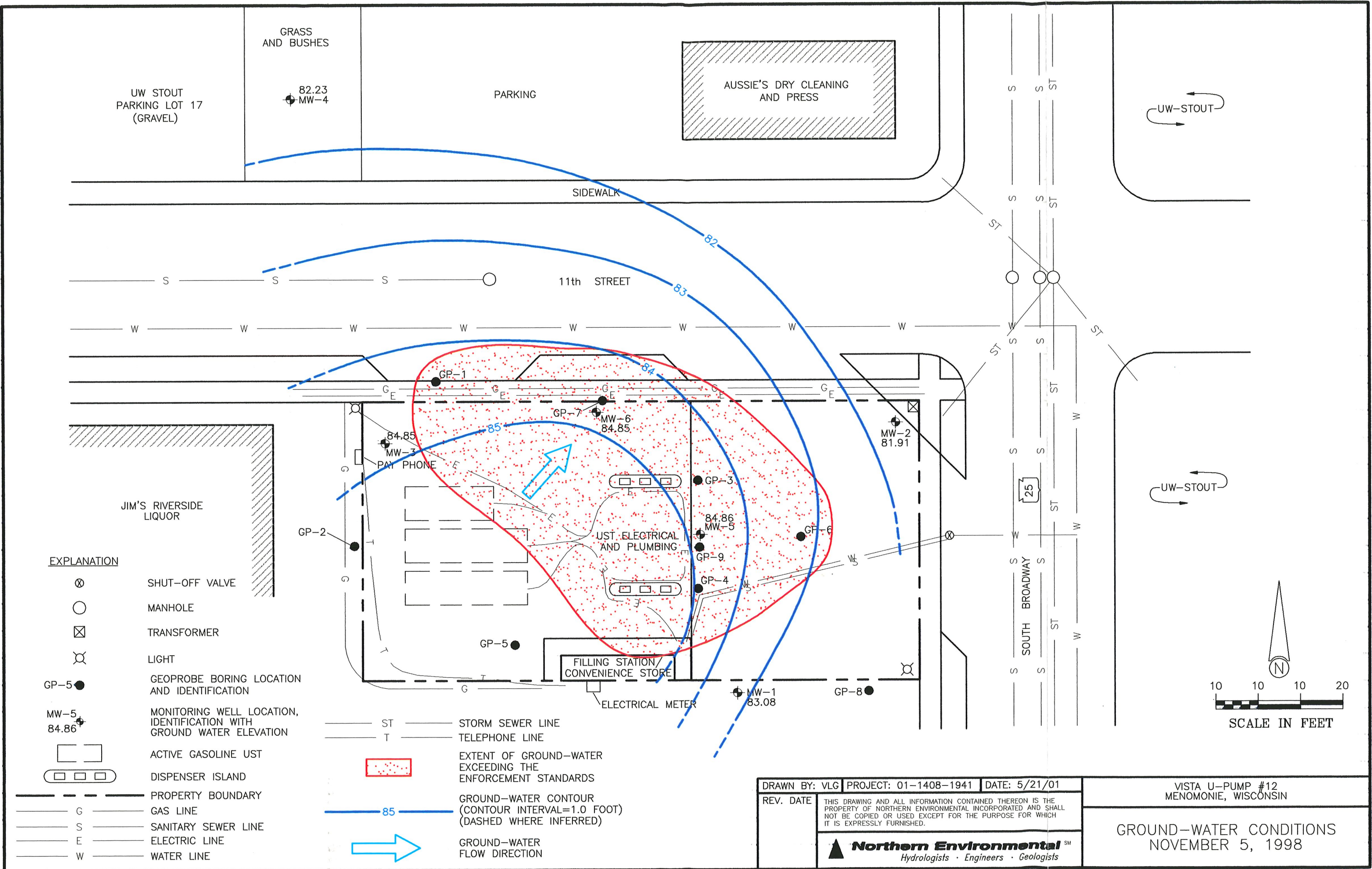
0 25 50
Feet

Figure 2
Sample Location Map

Phase II Environmental Site Assessment

Commercial Property site
1021 South Broadway Street
Menomonie, Wisconsin

Date: 06/03/2021 AET Project No. P-0002702



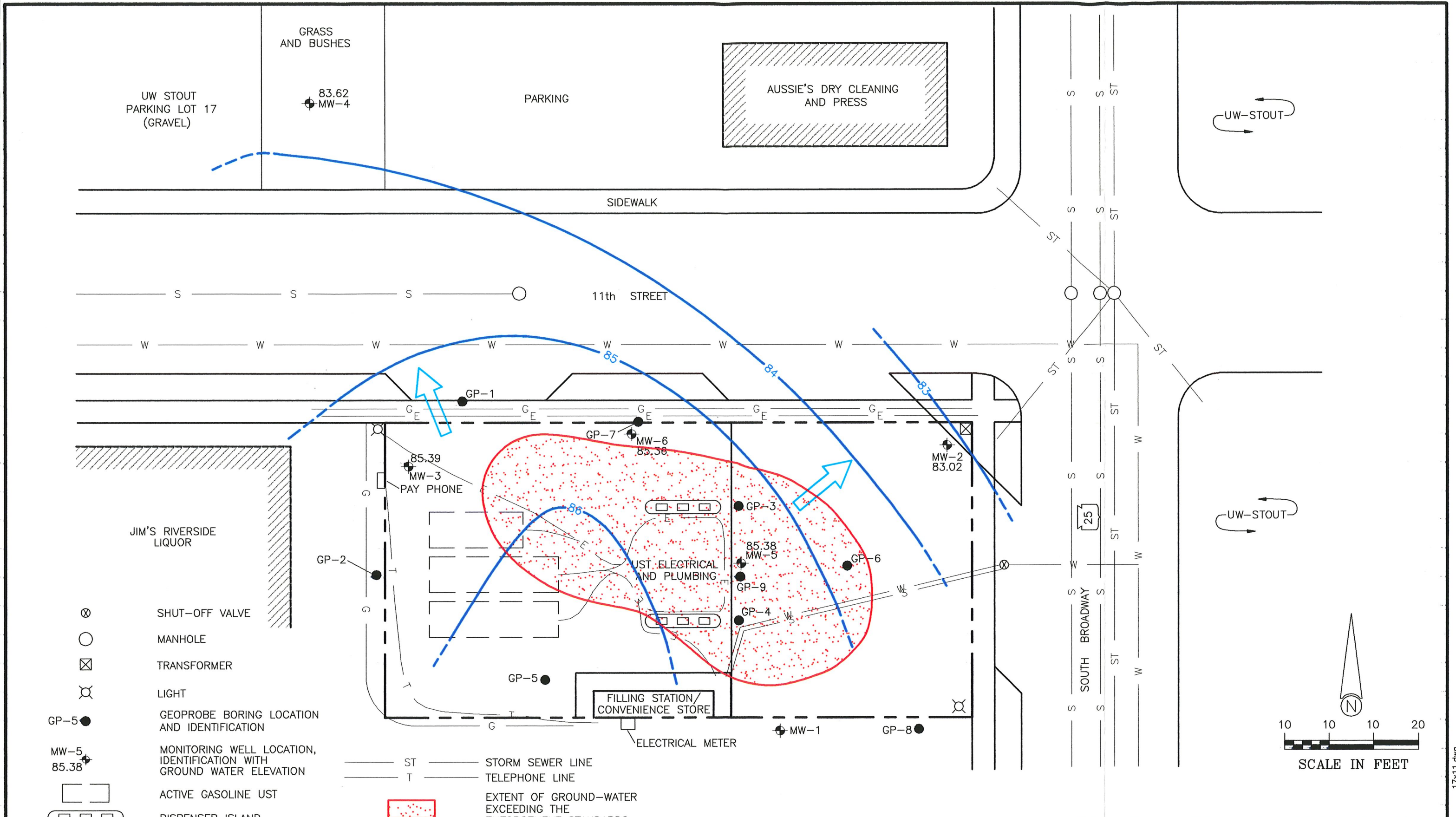
EXPLANATION

- ⊗ SHUT-OFF VALVE
- MANHOLE
- ⊠ TRANSFORMER
- ⊙ LIGHT
- GP-5 GEOPROBE BORING LOCATION AND IDENTIFICATION
- ◆ MW-5 84.86 MONITORING WELL LOCATION, IDENTIFICATION WITH GROUND WATER ELEVATION
- ▭ ACTIVE GASOLINE UST
- ▭ DISPENSER ISLAND
- — — — — PROPERTY BOUNDARY
- G — — — — — GAS LINE
- S — — — — — SANITARY SEWER LINE
- E — — — — — ELECTRIC LINE
- W — — — — — WATER LINE

- ST — — — — — STORM SEWER LINE
- T — — — — — TELEPHONE LINE
- ▭ EXTENT OF GROUND-WATER EXCEEDING THE ENFORCEMENT STANDARDS
- 85 — — — — — GROUND-WATER CONTOUR (CONTOUR INTERVAL=1.0 FOOT) (DASHED WHERE INFERRED)
- ➡ GROUND-WATER FLOW DIRECTION

DRAWN BY: VLG	PROJECT: 01-1408-1941	DATE: 5/21/01	
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.		
Northern Environmental SM Hydrologists • Engineers • Geologists			

VISTA U-PUMP #12 MENOMONIE, WISCONSIN
GROUND-WATER CONDITIONS NOVEMBER 5, 1998

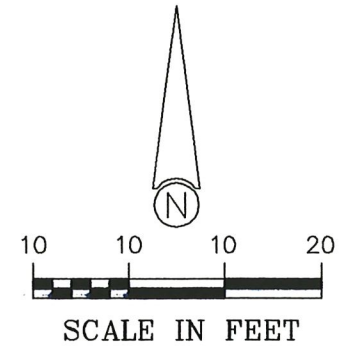


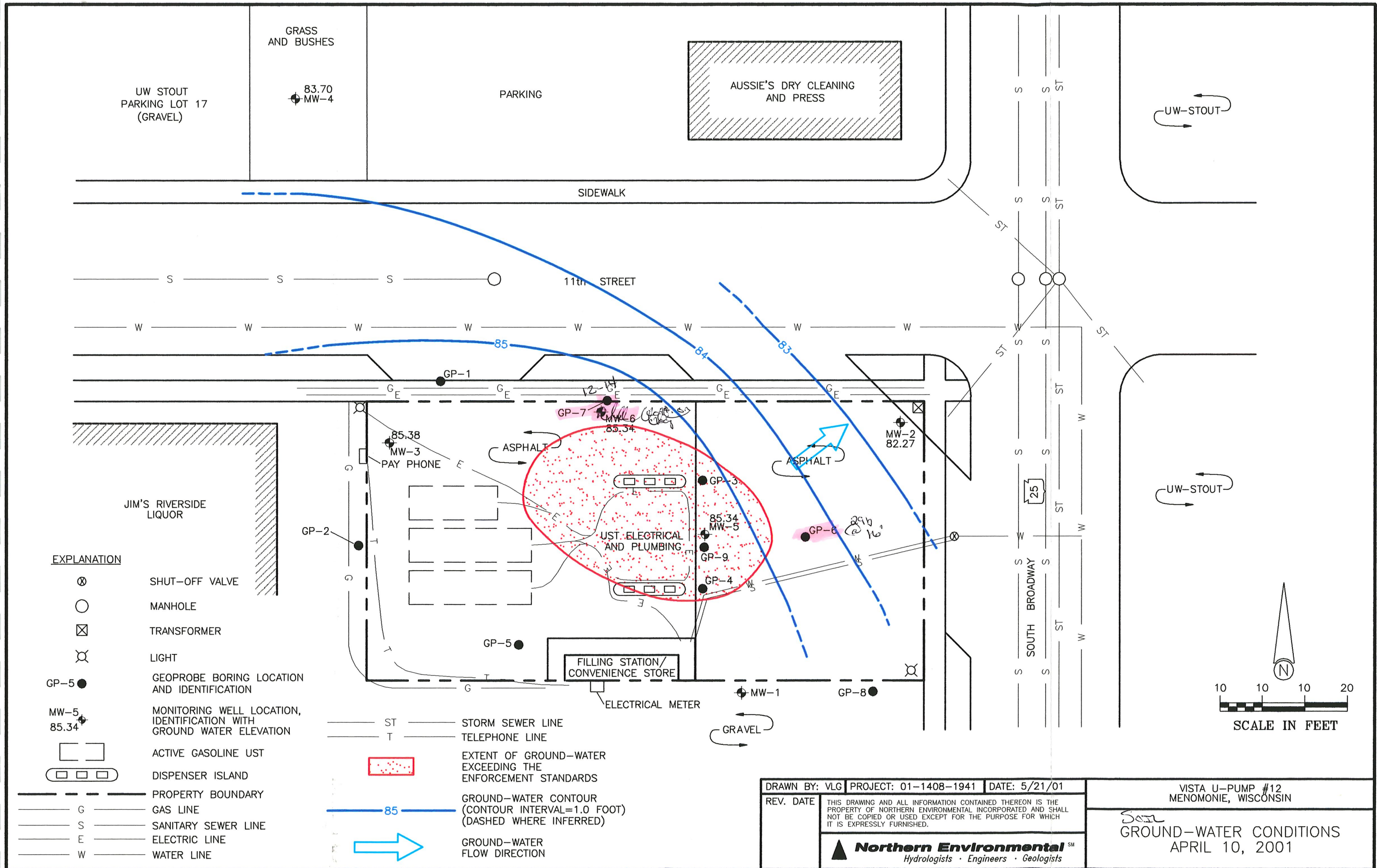
- ⊗ SHUT-OFF VALVE
- MANHOLE
- ⊠ TRANSFORMER
- ⊙ LIGHT
- GP-5 GEOPROBE BORING LOCATION AND IDENTIFICATION
- MW-5 85.38 MONITORING WELL LOCATION, IDENTIFICATION WITH GROUND WATER ELEVATION
- ▭ ACTIVE GASOLINE UST
- ▭ DISPENSER ISLAND
- PROPERTY BOUNDARY
- G — GAS LINE
- S — SANITARY SEWER LINE
- E — ELECTRIC LINE
- W — WATER LINE

- ST — STORM SEWER LINE
- T — TELEPHONE LINE
- ▭ (Red Dotted) EXTENT OF GROUND-WATER EXCEEDING THE ENFORCEMENT STANDARDS
- 85 — GROUND-WATER CONTOUR (CONTOUR INTERVAL=1.0 FOOT) (DASHED WHERE INFERRED)
- ➡ GROUND-WATER FLOW DIRECTION

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VISTA U-PUMP #12 MENOMONIE, WISCONSIN
GROUND-WATER CONDITIONS AUGUST 24 2000





EXPLANATION

- ⊗ SHUT-OFF VALVE
- MANHOLE
- ⊠ TRANSFORMER
- ⊙ LIGHT
- GP-5 ● GEOPROBE BORING LOCATION AND IDENTIFICATION
- MW-5 ● 85.34 MONITORING WELL LOCATION, IDENTIFICATION WITH GROUND WATER ELEVATION
- ▭ ACTIVE GASOLINE UST
- ▭ DISPENSER ISLAND
- PROPERTY BOUNDARY
- G --- GAS LINE
- S --- SANITARY SEWER LINE
- E --- ELECTRIC LINE
- W --- WATER LINE

- ST --- STORM SEWER LINE
- T --- TELEPHONE LINE
- ▭ EXTENT OF GROUND-WATER EXCEEDING THE ENFORCEMENT STANDARDS
- 85 --- GROUND-WATER CONTOUR (CONTOUR INTERVAL=1.0 FOOT) (DASHED WHERE INFERRED)
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VISTA U-PUMP #12
MENOMONIE, WISCONSIN

Soil
GROUND-WATER CONDITIONS
APRIL 10, 2001

Table 3 Ground-Water Quality Data, Vista U-Pump #12, Menomonie, Wisconsin

Monitoring Well	Date Collected	GRO (µg/l)	Lead (µg/l)	Detected Volatile Organic Compounds (µg/l)														
				Benzene	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Tetrachloroethene	Toluene	Trichloroethene	Trimethylbenzenes	Xylenes
GP-1	07/29/98	-	-	6.7	-	-	-	<0.34	-	-	<0.31	-	-	-	0.45"J"	-	<0.99	<1
GP-2	07/29/98	-	-	<0.32	-	-	-	<0.34	-	-	<0.31	-	-	-	0.92"J"	-	<0.99	<1
GP-3	07/29/98	-	-	77"J"	-	-	-	210	-	-	<31	-	-	-	51"J"	-	20,500	6300
GP-4	07/29/98	-	-	62"J"	-	-	-	82"J"	-	-	<31	-	-	-	130	-	10,500	5900
GP-5	07/29/98	-	-	<0.32	-	-	-	<0.34	-	-	<0.31	-	-	-	0.5"J"	-	<0.99	<1
GP-7	07/29/98	-	-	<32	-	-	-	1200	-	-	<31	-	-	-	600	-	7200	10,000
MW1	11/05/98	<100	20	<0.25	<0.43	<0.37	<0.4	<0.32	<0.33	<0.34	<0.21	<0.73	<0.36	<0.56	<0.38	<0.39	<0.36	<0.67
MW2	11/05/98	<100	10	0.83 "J"	<0.43	<0.37	<0.4	<0.32	<0.33	<0.34	<0.21	<0.73	<0.36	<0.56	<0.38	<0.39	<0.36	<0.67
	08/24/00	-	-	0.76	-	-	-	<0.50	-	-	<0.40	-	-	-	<0.50	-	<1	<1.5
	01/04/01	-	-	<0.40	-	-	-	<0.40	-	-	<0.40	-	-	-	<0.40	-	<0.80	<1.10
	04/10/01	-	-	<0.40	-	-	-	<0.40	-	-	<0.40	-	-	-	<0.40	-	<0.80	<1.10
MW3	11/05/98	<100	21	1.7	<0.43	<0.37	<0.4	<0.32	<0.33	<0.34	<0.21	<0.73	<0.36	<0.56	<0.38	<0.39	<0.36	<0.67
	08/24/00	-	-	<0.50	-	-	-	<0.50	-	-	<0.40	-	-	-	<0.50	-	<1	<1.5
	01/04/01	-	-	<0.40	-	-	-	<0.40	-	-	<0.40	-	-	-	<0.40	-	<0.80	<1.10
	04/10/01	-	-	<0.40	-	-	-	<0.40	-	-	<0.40	-	-	-	<0.40	-	<0.80	<1.10
MW4	11/05/98	330	116	<0.25	<0.43	<0.37	<0.4	<0.32	<0.33	<0.34	<0.21	<0.73	<0.36	1500	<0.38	17	<0.36	<0.67
	08/24/00	-	-	<0.50	-	-	-	<0.50	-	-	<0.40	-	-	-	<0.50	-	<1	<1.5
	01/04/01	-	-	<0.40	-	-	-	<0.40	-	-	<0.40	-	-	-	<0.40	-	<0.80	<1.10
	04/10/01	-	-	<0.40	-	-	-	<0.40	-	-	<0.40	-	-	-	<0.40	-	<0.80	<1.10
MW5	11/05/98	13,000	12	67	53 "J"	<19	<20	130	44 "J"	<0.34	<11	480	140	<28	130	<20	2170	5900
	08/24/00	-	-	43	-	-	-	130	-	-	<20	970	-	-	210	-	7100	11,900
	01/04/01	-	-	26	-	-	-	110	-	-	<80	640	-	-	<80	-	5900	9300
	* 01/04/01	-	-	27	-	-	-	120	-	-	<80	-	-	-	<80	-	6300	9700
	* 04/10/01	-	-	5.2"J"	-	-	-	56	-	-	<4.0	340	-	-	51	-	2890	3400
04/10/01	-	-	5.9"J"	-	-	-	57	-	-	<4.0	-	-	-	53	-	3540	4200	
MW6	11/05/98	6900	37	6.1 "J"	160	28	<4	24	17	17	<2.1	14 "J"	170	<5.6	<3.8	<3.9	960	25
	* 11/05/98	-	-	7.2 "J"	180	36	<4	32	22	19	<2.1	15 "J"	220	<5.6	<3.8	<3.9	1290	32
	08/24/00	-	-	<2.5	-	-	-	8.8	-	-	<2.0	7.2	-	-	<2.5	-	360	15
	* 08/24/00	-	-	<2.5	-	-	-	7.3	-	-	<2.0	-	-	-	<2.5	-	240	12
	01/04/01	-	-	3.2	-	-	-	2.2	-	-	<2.0	5.5	-	-	<2.0	-	58	<5.5
	04/10/01	-	-	<2.0	-	-	-	<2.0	-	-	<2.0	15	-	-	<2.0	-	142	3.9