

April 24, 2023



Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711

Attention: Mr. Jeff Ackerman
Telephone: (608) 275-3323
E-mail: Jeffrey.Ackerman@wisconsin.gov

RE: **No Action Required Request**
Loeb-Lorman Scrapyard Former
205 Hake Street
Fort Atkinson, Wisconsin
WDNR BRRTS #02-28-588371
Terracon Project No. 58217147

Dear Mr. Ackerman:

On behalf of the City of Fort Atkinson, Terracon Consultants, Inc. (Terracon) prepared a No Action Required Request for the former Loeb-Lorman Scrapyard property located at 205 Hake Street, Fort Atkinson, Wisconsin.

Terracon uploaded an electronic copy of the report to the Wisconsin Department of Natural Resources (WDNR) portal on April 24, 2023. The following is attached in support of our request:

- Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request (Form 4400-237)
- \$ 700 check for the WDNR technical review fee

A paper copy will not be submitted to the Department at this time. Please contact us if you have questions regarding this request. Please contact us if you have questions regarding this request.

Sincerely,

Terracon

Lucas P. Chabela
Senior Staff Geologist

Edmund A. Buc, P.E.
Department Manager II

Attachments: WDNR Form 4400-237 & Technical Review Fee Check

Cc: Mr. Andy Selle-City of Fort Atkinson



Terracon Consultants, Inc. 9856 South 57th Street Franklin, Wisconsin 53132
P [414] 423 0255 F [414] 423 0566 terracon.com

Geotechnical



Environmental



Construction Materials



Facilities

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.

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

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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 Selle	First Andy	MI	Organization/ Business Name City of Fort Atkinson
Mailing Address 101 North Main Street			City Fort Atkinson
			State WI
			ZIP Code 53538
Phone # (include area code) (920) 563-7760	Fax # (include area code)	Email aselle@fortatkinson.net	

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:

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

Select if same as requester

Contact Last Name Buc	First Ed	MI	Organization/ Business Name Terracon Consultants, Inc.
Mailing Address 4900 S. Pennsylvania Ave, Suite 100			City Cudahy
			State WI
			ZIP Code 53110
Phone # (include area code) (414) 423-0255	Fax # (include area code)	Email edmund.buc@terracon.com	

Environmental Consultant (if applicable)

Contact Last Name Buc	First Ed	MI	Organization/ Business Name Terracon Consultants, Inc.
Mailing Address 4900 S. Pennsylvania Ave, Suite 100			City Cudahy
			State WI
			ZIP Code 53110
Phone # (include area code) (414) 423-0255	Fax # (include area code)	Email edmund.buc@terracon.com	

Section 2. Property Information

Property Name Loeb-Lorman Scrapyard Former			FID No. (if known)
BRRTS No. (if known) 0258588371		Parcel Identification Number 226-0614-3432-007	
Street Address 205 Hake Street			City Fort Atkinson
			State WI
			ZIP Code 53538
County Jefferson	Municipality where the Property is located <input checked="" type="radio"/> City <input type="radio"/> Town <input type="radio"/> Village of Fort Atkinson	Property is composed of: <input checked="" type="radio"/> Single tax parcel <input type="radio"/> Multiple tax parcels	Property Size Acres 2

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

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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

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

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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

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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

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. On behalf of the City of Fort Atkinson, Terracon Consultants, Inc. is requesting the WDNR provide a written response clarifying that no additional action is required to investigate or remediate the release identified at the 205 Hake Street parcel site. The site historically has been part of a scrapyard located on an adjacent parcel to the south. Historical operations at the site include outdoor storage and scaling. Based on site investigation activities that occurred from April to November 2021, arsenic concentrations exceeded its industrial, direct-contact RCL within shallow soil at soil boring locations P-5 (2-5' below grade), PCB concentrations exceeded its soil-to-groundwater pathway RCL within the shallow soil at P-5 (2'), and silver concentrations exceeded its soil-to-groundwater pathway RCL in shallow soil sample P-10 (2'). Based on the lack of receptors and low risk of direct-contact exposure, the shallow soil exceedances have been adequately characterized and Terracon recommends no action required.

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/Igu.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)

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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

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: _____

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 and Remedial Action Options Report

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): 09/17/2021

No

Note: The Notification for Hazardous Substance Discharge (non-emergency) form is available at:

dnr.wi.gov/files/PDF/forms/4400/4400-225.pdf.

Section 7. Certification by the Person who completed this form

I am the person submitting this request (requester)

I prepared this request for: Andy Selle

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

4/24/2023
Date Signed

Department Manager
Title

(414) 423-0255
Telephone Number (include area code)

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

Form 4400-237 (R 12/18)

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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

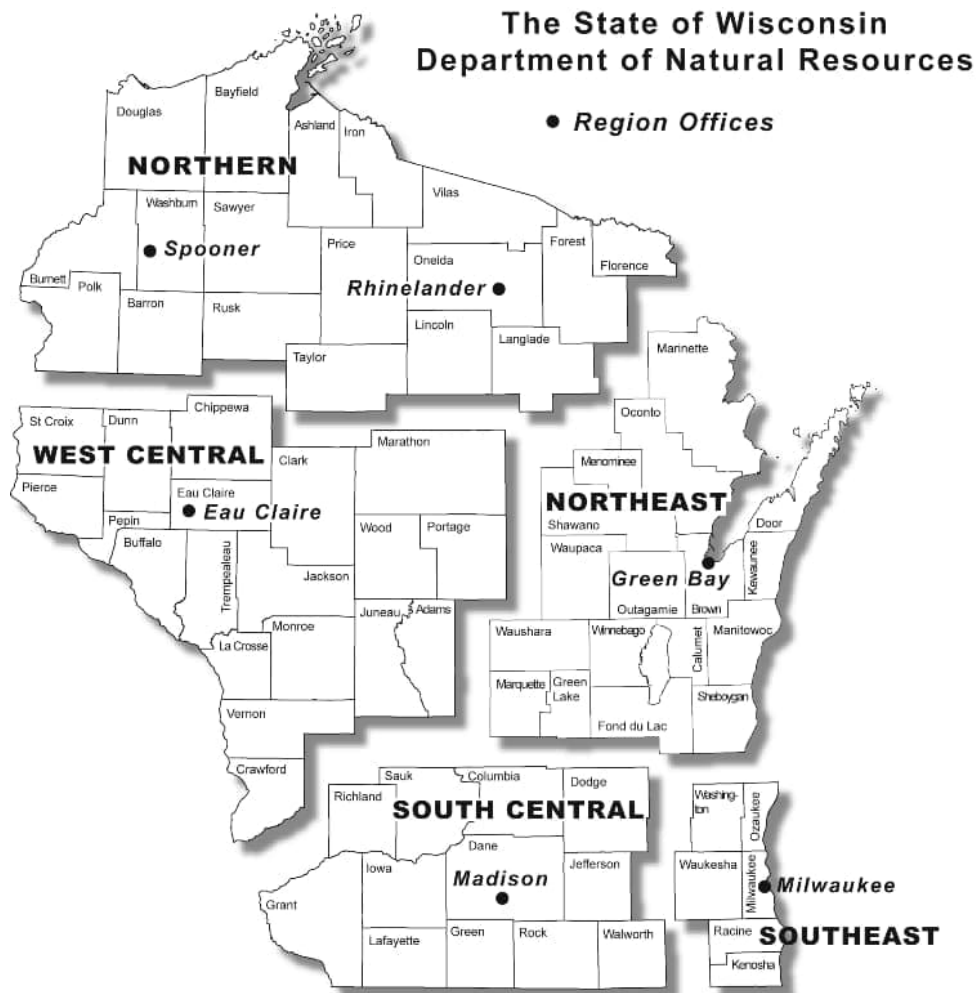
Attn: RR Program Assistant
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg WI 53711

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



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		

April 21, 2023

Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711

Attention: Mr. Jeff Ackerman
Telephone: (608) 275-3323
E-mail: Jeffrey.Ackerman@wisconsin.gov

RE: No Action Required Request-Hake Parcel
Loeb-Lorman Scrapyard Former
205 Hake Street
Fort Atkinson, Wisconsin
WDNR BRRTS #02-28-588371
Terracon Project No. 58217147

Dear Mr. Ackerman:

On behalf of the City of Fort Atkinson (City), Terracon Consultants, Inc. (Terracon) has prepared this *No Action Required Request* for the portion of the former Loeb-Lorman Scrapyard property located at 205 Hake Street, Fort Atkinson, Wisconsin (the "site").

Based on the recognized environmental conditions (RECs) identified by a Phase I Environmental Site Assessment (ESA), Terracon was retained by the City of Fort Atkinson to perform a Limited Site Investigation (LSI) to evaluate the RECs. Impacts to soil and groundwater were identified at the site by the LSI. On September 2, 2021, Terracon completed an online Notification For Hazardous Substance Discharge (Non-Emergency Only) Form 4400-225 for a release. In November 2021, a site investigation (SI) was initiated based on the LSI results. Three soil borings (P-1, P-5, and P-10) were advanced on the Hake Street parcel. Groundwater samples were collected from temporary wells installed at borings P-1, P-5, and P-10 and from monitoring well MW-1 constructed on the Hake Street parcel.

Based on the SI results, it appears the identified chlorinated volatile organic compound (CVOC) impacts on the site are associated with the documented release from the adjoining DB Oaks property (BRRTs #02-28-176509). On behalf of the City of Fort Atkinson, an "Off-site Liability Exemption Application Request" was submitted with respect to the CVOCs to the Wisconsin Department of Natural Resources (WDNR) on April 8, 2022. On April 26, 2022, the WDNR responded with a letter approving the off-site exemption liability request.

Arsenic was detected at concentrations above its background threshold value (BTV) and industrial, direct-contact residual contaminant level (RCL). Arsenic concentrations were detected within the shallow fill sample from soil boring P-5 and the deeper native soil sample from soil boring P-5 with concentrations of 11.3 and 12.0 milligrams per kilogram (mg/kg),



No Action Required Request

Hake Street Parcel ■ Fort Atkinson, Wisconsin
April 21, 2023 ■ Terracon Project No. 58217147



respectively. In addition, silver was detected in one soil sample (P-10 (2')) at an estimated concentration of 6.7 mg/kg, above its soil to groundwater pathway RCL; and total PCBs were detected in one soil sample P-5 (2') at a concentration of 156 micrograms per kilogram ($\mu\text{g}/\text{kg}$), above its soil to groundwater pathway RCL.

Based on the SI results, the arsenic, silver, and PCB RCL exceedances appear limited in extent, and do not pose a risk to the identified receptors. It is Terracon's opinion that no additional action is required to investigate or remediate the arsenic, silver or PCBs. Terracon requests the WDNR consider the data and issue a written response that a "No Action Required" (NAR) determination is appropriate for the site. This letter presents an evaluation of the arsenic in accordance with Wisconsin Administrative Code (WAC) ch. NR 716.05 (2)(a) and the factors listed in WAC ch. NR 708.09 (1). Terracon is submitting the attached Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request Form 4400-237; and the \$700 fee on behalf of the City of Fort Atkinson), the site owner.

1.0 PROJECT BACKGROUND

1.1 Site Background

The former Loeb-Lorman Scrapyard property consists of the following three parcels:

- 115 Lorman Street (Parcel No. 226-0614-3433-0400). This 8.195-acre parcel is currently improved with several buildings located in the central and southern portions of the parcel;
- 600 Oak Street (Parcel No. 226-0614-3433-037). This 1.962-acre parcel currently consists of a vacant lot; and
- 205 Hake Street (Parcel No. 226-0614-3432-007). This 2.032-acre parcel is currently improved with two buildings, located in the southern and western portions of the parcel .

A Site Diagram, and Site and Vicinity Map are attached as Exhibits 1 and 2, respectively. As previously stated, this No Action Required request is specific to the Hake Street parcel, referred to herein as the site.

According to the Phase I ESA, the 205 Hake Street parcel was formerly undeveloped as early as 1937. The 205 Hake Street parcel was then developed between 1971 and 1981 with an outdoor storage area along with an aboveground storage tank (AST) structure and a central building. In 2006, the building had been removed along with the AST and the outdoor storage area was expanded across the parcel. In 2017, the 205 Hake Street parcel was no longer used for outdoor storage.

No Action Required Request

Hake Street Parcel ■ Fort Atkinson, Wisconsin
April 21, 2023 ■ Terracon Project No. 58217147



1.2 Phase I Environmental Site Assessment

A Phase I ESA was completed for the former Loeb-Lorman Scrapyard property on behalf of the City of Fort Atkinson. The Phase I ESA findings were presented in the *AAI Phase I Environmental Site Assessment*, prepared by the Sigma Group, dated January 2021. Based on the January 21, 2021 Phase I ESA report, on-site RECs were not identified for the 205 Hake Street parcel; however, the following off-site property REC for the Hake Street parcel was identified:

“The DB Oak Ltd. Property site (BRRTS #02-28-176509) is an open Environmental Repair Program (ERP) site and a former large quantity generator (LQG, generates 1,000 kg or more of hazardous waste) of ignitable waste located at 700 Oak Street, adjoining the subject property to the north and west. Sanborn fire insurance maps indicate that the site may have also been a plating site.” “The ERP case was opened in May 1995 to address impacts associated with a former 10,000-gallon PCE AST. The AST was located roughly 100 feet to the west of the 205 Hake Street parcel. Soil and surface water sampling results indicated that CVOCs released along the east side of the site building were being conveyed through a drainage swale running along the eastern edge of the site.” “Investigation activities for this ERP case suggest groundwater contamination may be migrating onto the site.”

Data reviewed during the Phase I ESA suggested groundwater flows from the DB Oak Property site onto the Hake Street parcel. The former 10,000-gallon PCE AST was located immediately (i.e., approximately 150 feet) west of the Hake Street parcel.

The Phase I ESA recommended subsurface investigation to evaluate the REC.

2.0 LIMITED SITE INVESTIGATION

Terracon was retained by the City of Fort Atkinson to conduct an LSI to evaluate the RECs identified in the Phase I ESA. Field activities were conducted from July 15-16, 2021, to evaluate the subsurface conditions.

- Boring P-1: This boring was located along the west side of the Hake Street parcel to evaluate the potential for the migration of contaminants from the DB Oak Ltd. onto the site, and the potential presence of contaminants from onsite scrapyard operations.
- Boring P-5: This boring was located in the northwest corner of the Hake Street parcel, to evaluate the potential for the migration of contaminants from the former 10,000-gallon tetrachloroethene (aka perchloroethylene or PCE) AST that was located to the west on the DB Oak Ltd. property, and the potential presence of contaminants from onsite scrapyard operations and historic fill.

No Action Required Request

Hake Street Parcel ■ Fort Atkinson, Wisconsin
April 21, 2023 ■ Terracon Project No. 58217147



- Boring P-10: This boring was located in the eastern portion of the Hake Street parcel, to evaluate the potential presence of contaminants from a fill pile located in the northern portion of the site.

Six (6) soil samples were submitted for laboratory analysis of volatile organic compounds (VOCs) by United States Environmental Protection Agency (USEPA) Method 8260B, diesel range organics (DRO) by WI Modified DRO, Resource Conservation and Recovery Act (RCRA) 8 metals by USEPA Method 6010 and polychlorinated biphenyls (PCBs) by USEPA Method 8082. Soil samples with elevated DRO concentrations were subsequently submitted for laboratory analysis of polycyclic aromatic hydrocarbons (PAHs). Soil boring locations are shown on Exhibit 2. Each boring was converted to a temporary groundwater monitoring well. A groundwater sample was collected from each temporary groundwater monitoring well and analyzed for VOCs by USEPA Method 8260. Tabulated soil analytical results are shown in Table 1 through Table 4 and groundwater analytical results are shown in Table 5.

At soil boring P-5, a sandy gravel fill material was documented at the surface to 0.5 feet below ground surface (bgs). The sandy gravel fill material was found mantling a sandy silt fill material containing gravel. At soil boring P-10, gravelly sand fill material, containing traces of cinders, was documented to approximately 2 feet bgs. Beneath the respective fill material at soil borings P-5 and P-10, a native silty clay unit was identified to approximately 5-6 feet bgs. The native silty clay unit was identified mantling a sandy clay/clayey sand unit to approximately 15 feet bgs. At soil boring P-1, a surficial sandy gravel was present, above a native clayey silt unit to approximately 5 feet bgs. Beneath the clayey silt, was a poorly graded sand, saturated sand unit to boring terminus (10 feet bgs). The shallow soil samples were collected from 2 feet bgs at soil boring locations P-1, P-5, and P-10. Deeper soil samples were collected from above the apparent water table at the time of drilling (5 or 6 feet bgs).

Arsenic was detected within each of the soil samples collected from soil borings P-1 and P-5. Arsenic concentrations detected within the soil samples from soil boring location P-1 ranged from 3.6 to 4.6 mg/kg in the shallow and deeper samples respectively and were below the BTV for arsenic. DRO was detected at a relatively elevated concentration within soil sample P-5 (2'). PAHs were analyzed from soil samples collected from soil borings P-5 and P-10. Several PAHs were detected within soil samples from soil borings P-5 and P-10, with concentrations below their respective RCLs. PCBs were detected within shallow soil sample P-5 (2'), with the total PCB concentrations exceeding the soil-to-groundwater pathway RCL. PCBs were not detected within soil samples analyzed from soil borings P-1 and P-10. Arsenic concentrations detected within the soil samples from soil boring P-5 ranged from 11.3 to 12.0 mg/kg in the shallow and deeper soil samples respectively, which is slightly above the BTV of 8.3 mg/kg and above its industrial direct contact RCL. Silver was detected in soil sample P-10 (2') at a concentration of 6.7 mg/kg which is above its soil-to-groundwater pathway RCL.

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At soil boring P-1, CVOCs cis-1,2-dichloroethene and trichloroethene were detected at concentrations exceeding their respective soil-to-groundwater pathway RCLs in soil sample P-1 (5'). VOCs were not detected with the soil samples analyzed from soil boring location P-5 and P-10.

The groundwater samples collected from temporary wells P-1 and P-5 contained several CVOCs detected at concentrations above their preventive action limits (PALs) or enforcement standards (ESs).

The LSI procedures/findings are presented in Terracon's *Limited Site Investigation Report*, dated September 10, 2021. On September 2, 2021, Terracon submitted analytical results to the WDNR along with Hazardous Discharge Notification Form 4400-225.

3.0 SITE INVESTIGATION

On November 10, 2021, one boring (MW-1) was advanced with a drill rig capable of collecting soil samples using direct-push methods as well as turning 8.25-inch outside diameter hollow-stem augers. Soil boring MW-1 was advanced to approximately 15 feet bgs. Subsequent to soil sample collection, a NR 141, WAC-compliant groundwater monitoring wells was constructed within the hollow stem auger at boring MW-1. Monitoring well MW-1 was installed to further evaluate groundwater quality at the location of temporary monitoring well P-1, which contained the highest CVOC concentrations detected at the site. The approximate location of the soil boring and monitoring well are depicted on Exhibit 2.

Two soil samples were collected at boring MW-1 and subsequently analyzed for VOCs. Methylene chloride was detected within the shallow soil sample MW-1 (2') at a concentration above its soil to groundwater pathway RCL. Based on the general absence of methylene chloride from previous soil samples, the detection of this constituent is likely a laboratory artifact.

The groundwater monitoring well was constructed with 2-inch inside diameter PVC riser pipe coupled to a 10-foot section of 0.010-inch slot, PVC well screen. The screened interval at groundwater monitoring well MW-1 extended from 3 to 13 feet bgs. On November 17, 2021, the monitoring well was purged in accordance with NR 141, WAC. On December 2, 2021, Terracon collected a groundwater sample from groundwater monitoring well MW-1 for analysis of VOCs. A second sample event was conducted on April 27, 2022.

CVOCs were detected within the groundwater analyzed from groundwater monitoring well MW-1. Cis-1,2-dichloroethene, trichloroethene, and vinyl chloride was detected above their

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respective ESs during each sampling event. During the most recent sampling event in April 2022, tetrachloroethene was detected at a concentration above its PAL but below its ES.

4.0 IMPACTED MEDIA AND POTENTIAL RECEPTORS

4.1 Soil

Based on the results from the LSI and SI, limited RCL exceedances were identified in the soil. Excluding the methylene chloride soil to groundwater pathway RCL exceedance in soil sample MW-1 (2'), only one soil sample from the Hake Street parcel (P-1 (5')) contained VOCs at concentrations above their RCLs and are likely associated with the release from the adjoining DB Oak property.

Only at soil boring P-5, fill material consisting of a sandy silt with traces of gravel contained arsenic at a concentration (11.3 mg/kg) slightly above its BTV and above its soil to groundwater pathway, non-industrial direct-contact, and industrial direct-contact RCLs. Additionally, the deeper soil sample collected from soil boring P-5 from native material mantled by the fill material (P-5 (5')) contained arsenic at similar a concentration (12.0 mg/kg) to the shallow sample and slightly above its BTV and above its soil to groundwater pathway, non-industrial direct-contact, and industrial direct-contact RCLs. Silver was detected in one soil sample (P-10 (2')) at an estimated concentration above its soil to groundwater pathway RCL. The source of these metals may be associated with the shallow fill material, although the arsenic may be partially attributable to naturally occurring conditions.

Total PCBs were detected within the shallow sandy silt with concentrations exceeding its soil to groundwater pathway RCL in one soil sample (P-5 (2')). The likely source of the PCBs is likely the historical operations at the site and not from the fill material, given its limited presence.

Locations soil borings and their respective results are displayed on Exhibits 3 through Exhibit 6.

4.2 Groundwater

CVOCs were documented in groundwater at soil borings P-1 and P-5 and in groundwater samples from monitoring well MW-1. Several CVOCs, including TCE and PCE were detected at concentrations exceeding their respective ESs. Due to the likely groundwater flow to the south/southeast, the likely source for the CVOCs within the groundwater is the adjoining DB Oaks property.

The LSI and SI results were used to evaluate the potential migration of CVOCs from the adjoining DB Oaks property (BRRTs #02-28-176509) onto the site. On April 11, 2022, Terracon submitted an *Off-Site Liability Exemption Application Request* for the portion of the former Loeb-Lorman

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Scrapyard property located at 205 Hake Street. On April 26, 2022, the WDNR issued an Off-Site Liability Exemption letter for the Hake Street parcel, indicating that the City of Fort Atkinson is not responsible for the investigation or clean-up of the CVOC contamination that originated from the DB Oaks property.

4.3 Receptors

- Wetlands or other sensitive receptors are not located on the site.
- Utilities such as storm drains, sanitary sewers, or water lines are located on the southern portion of the parcel away from the suspected contaminants found within the soil at soil boring locations P-5 (arsenic and PCBs) and P-10 (silver).
- One water supply well was identified within 1,200 feet of the site. The well was installed in 1937, and it is unknown if it is still in service. The well is located side-gradient to the site to the west-southwest.
- The site and surrounding vicinity are served by the City of Fort Atkinson public water supply system, and there are no water supply wells on the site. The arsenic, silver, and PCBs documented within the soil do not pose a risk to drinking water at the site.
- Silver and total PCBs were not detected at concentrations above their direct-contact RCLs, and are not anticipated to be a direct-contact risk. The Hake Street parcel is partially capped with gravel surfaces extending from north of P-5 to south and southeast of soil boring location P-1. Arsenic was detected at a concentration slightly above its BTV and its industrial, direct-contact soil RCL at soil boring location P-5. Approximately 1 foot of sandy gravel overlays the fill material containing the arsenic-impacted soil. Based on the absence of arsenic RCL exceedances at soil borings P-1 and P-10, it is likely the arsenic direct-contact exceedance is localized to soil boring P-5, beneath approximately 1-foot of gravel. The direct-contact risk at the site for arsenic is minimal.
- The present land-use is unoccupied industrial-zoned property, that is anticipated to remain undeveloped for the next 5 years.
- Silver and total PCBs were detected in soil samples collected at a depth of 2 feet, but were not detected in the deeper soil samples from those borings. The depth to groundwater is approximately 6 feet bgs. Based on the absence of soil to groundwater pathway RCL exceedances in the soil samples located nearer the water table, the silver and total PCBs are not likely affecting groundwater quality. These constituents are also relatively immobile. Their limited extent, presence in the shallow soil, and immobile

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characteristics suggest silver and PCBs are not likely affecting groundwater quality on the Hake Street parcel.

Arsenic was detected at concentrations above its soil to groundwater pathway RCL in both the shallow and deep soil samples collected from boring P-5. Arsenic is also relatively immobile and is a naturally occurring constituent in both soil and groundwater. Based on its limited extent and naturally occurring nature, arsenic at the site is not likely affecting groundwater quality.

- The vapor migration pathway was also evaluated. Arsenic, silver, and PCBs are not volatile and do not pose a vapor intrusion risk. CVOCs can pose a vapor intrusion risk to structures. There are not buildings present on the Hake Street parcel to create a potential vapor intrusion risk. Based on the liability clarification with respect to the CVOCs, further investigation of the vapor intrusion pathway with respect to CVOCs would be the responsibility of DB Oaks.

5.0 FINDINGS AND CONCLUSIONS

Arsenic and PCBs were detected within shallow soil at soil boring P-5, silver was detected within shallow soil at soil boring P-10, and CVOCs were detected within shallow soil at soil boring P-1, with concentrations exceeding their soil-to-groundwater pathway (arsenic, silver, total PCBs, cis-1,2-dichloroethene, and trichloroethene) and industrial, direct-contact RCL (arsenic).

The release associated with the metals and total PCBs likely occurred based on historical operations or fill material placed on the property since the site operated as part of a scrapyard since the 1970's, and the arsenic may also be partially attributable to naturally occurring conditions. The release associated with the CVOCs are likely attributed to an off-site source to the west, known as the former DB Oak Property. On April 8, 2022, Terracon submitted an Off-site Liability Exemption Request suggesting the CVOCs detected were from the off-site source. On April 26, 2022, the WDNR issued an Off-Site Liability Exemption letter for the Hake Street parcel, indicating that the City of Fort Atkinson is not responsible for the investigation or clean-up of the CVOC contamination that originated from the DB Oaks property.

The non-CVOC contaminants identified within the soil (PCBs, arsenic and silver) are relatively immobile and were detected at relatively low concentrations. The contaminants are unlikely to affect groundwater and thus unlikely to impact the potable well located within 1,200 feet of the site or be transported through the utility conduits located on the southern portion of the site. Arsenic was documented exceeding its industrial, direct-contact RCL at one location, in the shallow, sandy silt fill material observed at soil boring P-5. The fill material is capped by 1-foot of sandy gravel located across most of the western portion of the site extending from north of soil

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boring P-5 to south and southeast of soil boring P-1. Based on the concentrations, limited extent, potentially naturally occurring, and the approximate 1-foot cap, the direct-contact risk from the arsenic is low.

Based on the limited extent of the arsenic, silver, and PCB RCL exceedances, and the low direct-contact risk, the release identified on the site has been adequately characterized based on the criteria listed under WAC ch. NR 708.09 (1). Since no immediate action was necessary for the release and the contaminants have been characterized, Terracon, on behalf of the City of Fort Atkinson, requests the WDNR consider the data and issue a written response that an NAR determination is appropriate for these constituents at the Hake Street parcel .

We appreciate the opportunity to provide this information to you and we look forward to receiving your letters of concurrence. Please contact us if you have questions regarding this request.

Sincerely,

The Terracon logo, featuring a large "T" followed by the word "erracon" in a smaller font, all in a dark red color.

Lucas P. Chabela
Senior Staff Geologist

Edmund A. Buc, P.E.
Department Manager II

Attachments: Exhibit 1 – Site Location Map
Exhibit 2 – Site Vicinity Map
Exhibit 3 – Soil Quality Map – VOCs
Exhibit 4 – Soil Quality Map – Metals
Exhibit 5 – Soil Quality Map – PCBs
Exhibit 6 – Groundwater Quality Map - VOCs
Table 1 – Soil Analytical Test Results Summary for VOCs
Table 2 – Soil Analytical Test Results Summary for PAHs
Table 3 – Soil Analytical Test Results Summary for Metals
Table 4 – Soil Analytical Test Results Summary for PCBs
Table 5 – Groundwater Analytical Test Results Summary for VOCs
Soil Boring Log Information Forms (P-1, P-5, P-10, MW-1)
WDNR Letter - “Off-site Liability Exemption” for 205 Hake Street, Fort Atkinson, Wisconsin
Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request - WDNR Form 4400-237
\$700 Check/WDNR Fee

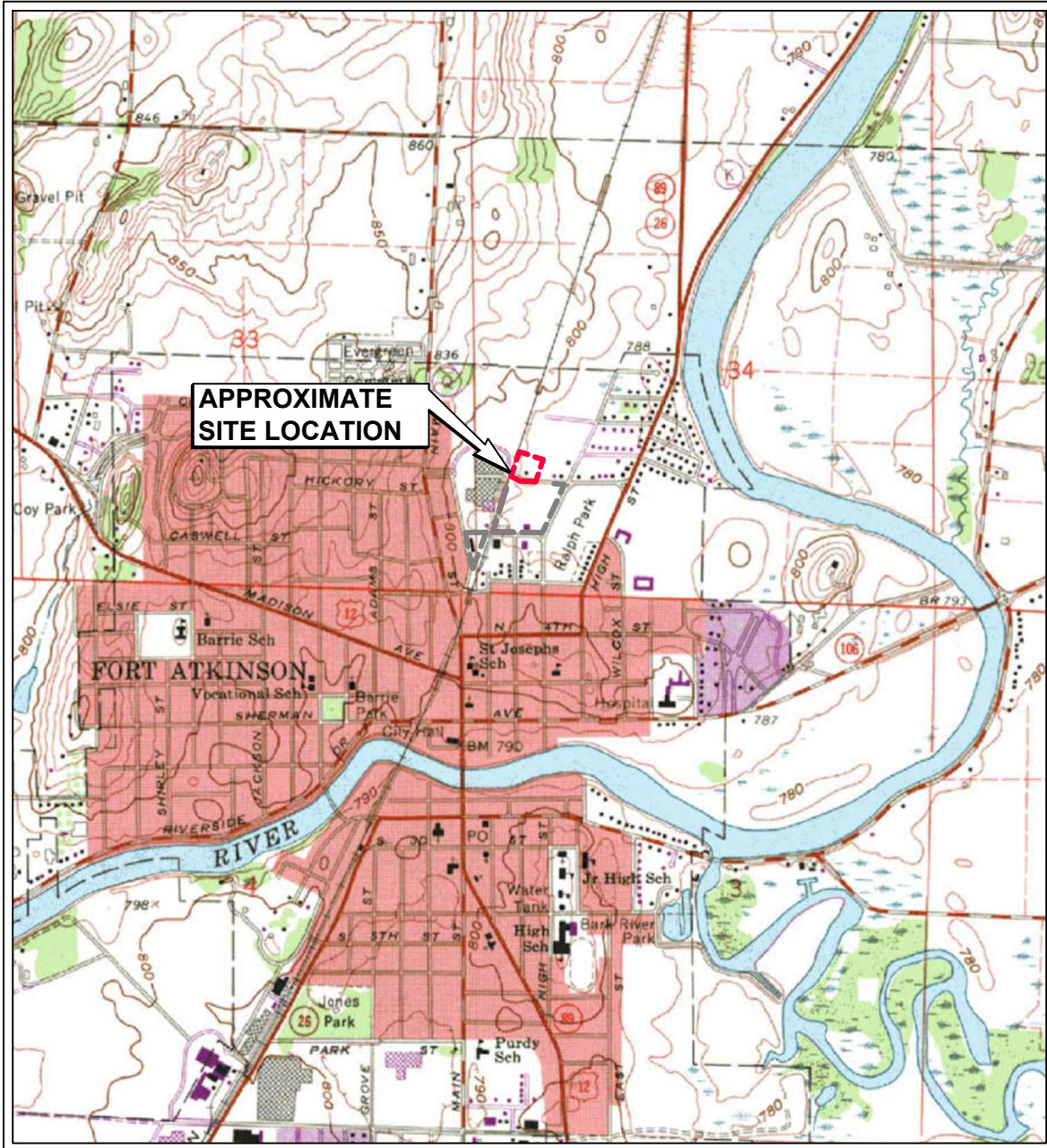
LPC/EAB:ipc\\P58WFS01\data\Projects\2021\58217147\PROJECT DOCUMENTS (Reports-Letters-Drafts to Clients)\NAR Hake\Hake Street Parcel NAR Request Letter.FINAL.doc

No Action Required Request

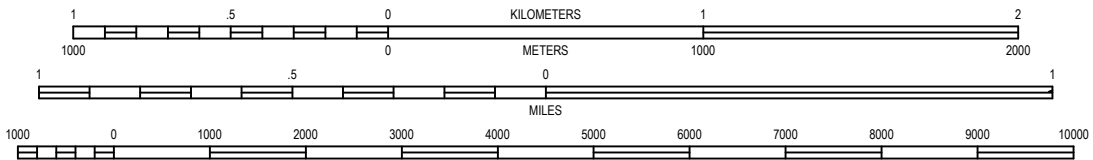
Hake Street Parcel ■ Fort Atkinson, Wisconsin
April 21, 2023 ■ Terracon Project No. 58217147



Copy to: Andy Selle (City of Fort Atkinson)
 File



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

FORT ATKINSON QUADRANGLE
JEFFERSON COUNTY ~ WISCONSIN
1971
7.5 MINUTE SERIES (TOPOGRAPHIC)

DIAGRAM IS FOR GENERAL LOCATION ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

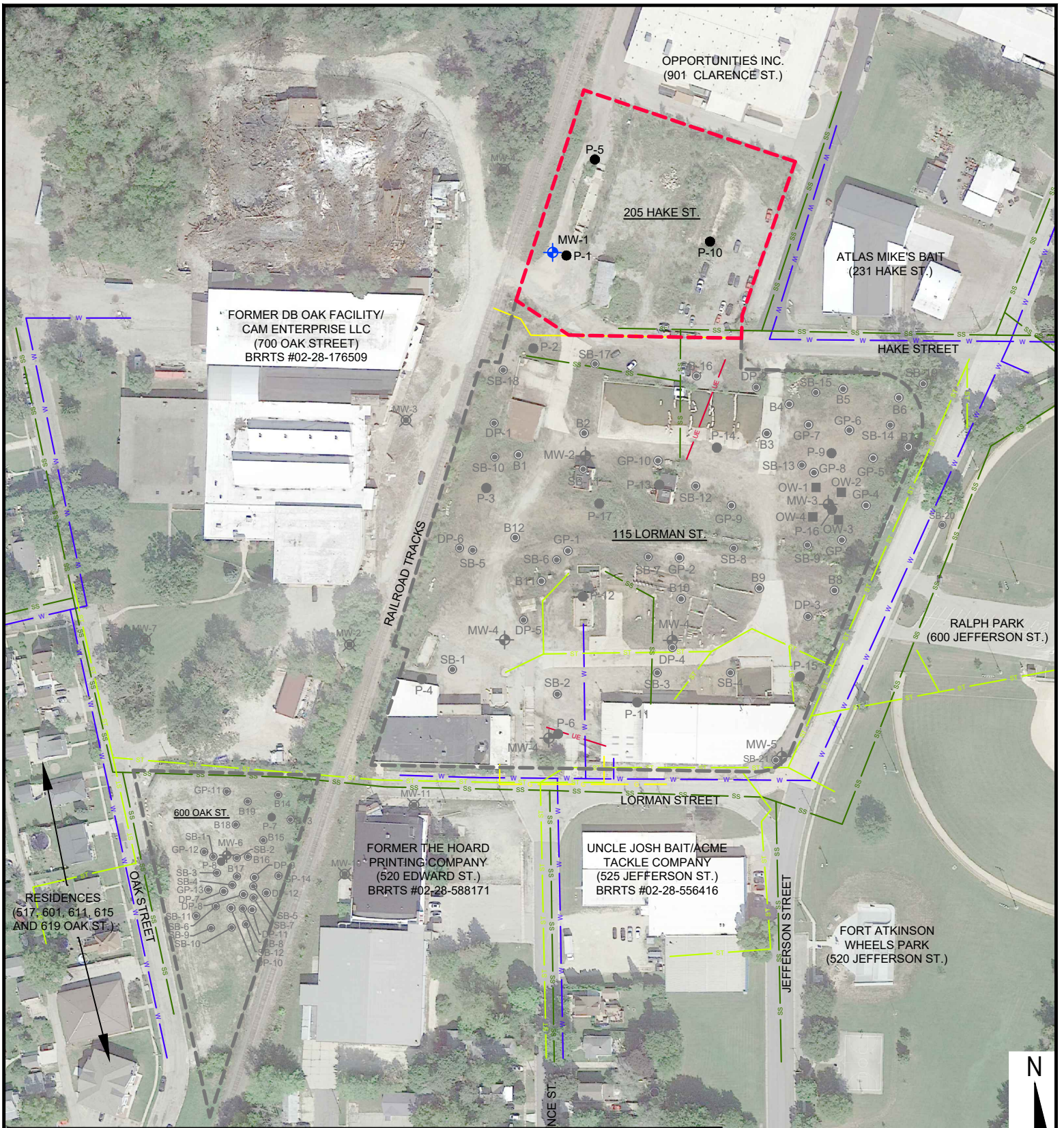
Project Mngr:	TPW
Drawn By:	JLM (41)
Checked By:	TPW
Approved By:	TPW

Project No.	58217147
Scale:	AS SHOWN
File No.	58217147C1
Date:	7/2021

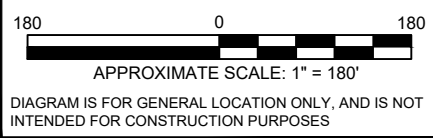
Terracon
Consulting Engineers and Scientists
9856 SOUTH 57th STREET FRANKLIN, WI 53132
PH. (414) 423-0255 FAX. (414) 423-0566

SITE LOCATION MAP
FORMER LOEB - LORMAN SCRAPYARD 205 HAKE STREET FORT ATKINSON, WISCONSIN

EXHIBIT
1
(EX1 TOPO)



LEGEND	
	GROUNDWATER MONITORING WELL LOCATIONS
	SOIL BORING/TEMPORARY WELL LOCATIONS
	SOIL BORING LOCATIONS
	SOIL BORING LOCATIONS
	OFFSITE MONITORING WELL LOCATIONS
	OBSERVATION WELL LOCATION
	GAS
	WATER
	STORM SEWER
	SANITARY SEWER
	UNDERGROUND ELECTRIC
	APPROXIMATE SITE BOUNDARY



Project Mngr:	TPW	Project No.:	58217147
Drawn By:	OS	Scale:	AS SHOWN
Checked By:	TPW	File No.:	58217147C2[6]
Approved By:	TPW	Date:	12/16/2022

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 PH. (414) 423-0255 FAX. (414) 423-0566

SITE AND VICINITY MAP

FORMER LOEB - LORMAN SCRAPYARD
 205 HAKE STREET
 FORT ATKINSON, WISCONSIN

EXHIBIT

2

(EX-1 SD)

CONCENTRATION LEGEND

APPROXIMATE EXTENT OF NON-INDUSTRIAL DIRECT-CONTACT RCL EXCEEDANCE
 APPROXIMATE EXTENT OF INDUSTRIAL DIRECT-CONTACT RCL EXCEEDANCE
 APPROXIMATE EXTENT OF SOIL TO GROUNDWATER PATHWAY RCL EXCEEDANCE

CONCENTRATIONS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg)

VOC VOLATILE ORGANIC COMPOUNDS
 B BENZENE
 CIS CIS-1,2-DICHLOROETHENE
 PCE TETRACHLOROETHENE
 TCE TRICHLOROETHENE
 1,1 DCE 1,1-DICHLOROETHANE
 MC METHYLENE CHLORIDE
 VC VINYL CHLORIDE
 RCL RESIDUAL CONTAMINANT LEVEL
 J ESTIMATED CONCENTRATION AT OR ABOVE LIMIT OF DETECTION (LOD) AND BELOW LIMIT OF QUANTITATION (LOQ)

BOLD AND BROWN - EXCEEDS NON-INDUSTRIAL DIRECT-CONTACT RCL
 UNDERLINED AND PINK = EXCEEDS INDUSTRIAL DIRECT-CONTACT RCL
 ITALICIZED AND BLUE = EXCEEDS SOIL TO GROUNDWATER PATHWAY RCL

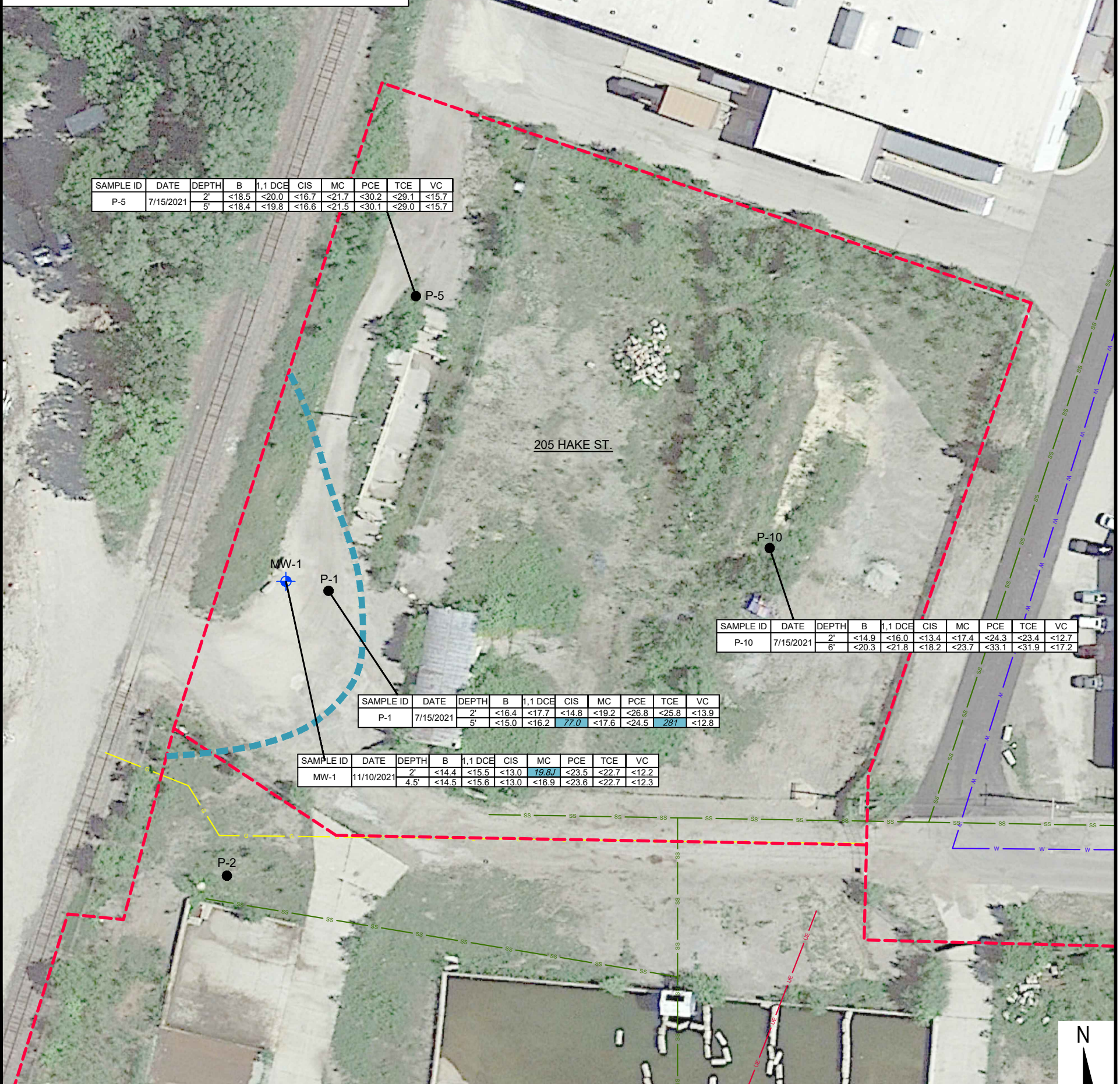
NOTE: VOCs DISPLAYED ON THIS MAP CONTAINED CONCENTRATIONS ABOVE THEIR RESPECTIVE RCLs

SAMPLE ID	DATE	DEPTH	B	1,1 DCE	CIS	MC	PCE	TCE	VC
P-5	7/15/2021	2'	<18.5	<20.0	<16.7	<21.7	<30.2	<29.1	<15.7
		5'	<18.4	<19.8	<16.6	<21.5	<30.1	<29.0	<15.7

SAMPLE ID	DATE	DEPTH	B	1,1 DCE	CIS	MC	PCE	TCE	VC
P-10	7/15/2021	2'	<14.9	<16.0	<13.4	<17.4	<24.3	<23.4	<12.7
		6'	<20.3	<21.8	<18.2	<23.7	<33.1	<31.9	<17.2

SAMPLE ID	DATE	DEPTH	B	1,1 DCE	CIS	MC	PCE	TCE	VC
P-1	7/15/2021	2'	<16.4	<17.7	<14.8	<19.2	<26.8	<25.8	<13.9
		5'	<15.0	<16.2	77.0	<17.6	<24.5	281	<12.8

SAMPLE ID	DATE	DEPTH	B	1,1 DCE	CIS	MC	PCE	TCE	VC
MW-1	11/10/2021	2'	<14.4	<15.5	<13.0	19.8J	<23.5	<22.7	<12.2
		4.5'	<14.5	<15.6	<13.0	<16.9	<23.6	<22.7	<12.3



LEGEND

GROUNDWATER MONITORING WELL LOCATIONS
 SOIL BORING/TEMPORARY WELL LOCATIONS
 GAS
 WATER
 STORM SEWER
 SANITARY SEWER
 UNDERGROUND ELECTRIC
 APPROXIMATE SITE BOUNDARY

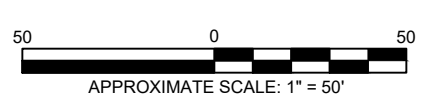


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr:	TPW	Project No.	58217147
Drawn By:	OS	Scale:	AS-SHOWN
Checked By:	TPW	File No.	58217147C4[2]
Approved By:	TPW	Date:	12/16/22

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 9856 SOUTH 57th STREET FRANKLIN, WI 53132
 PH. (414) 423-0255 FAX. (414) 423-0566

SOIL QUALITY MAP - VOCs
 FORMER LOEB - LORMAN SCRAPYARD
 205 HAKE STREET
 FORT ATKINSON, WISCONSIN

EXHIBIT
 3

CONCENTRATION LEGEND

- APPROXIMATE EXTENT OF NON-INDUSTRIAL DIRECT-CONTACT RCL EXCEEDANCE
- APPROXIMATE EXTENT OF INDUSTRIAL DIRECT-CONTACT RCL EXCEEDANCE
- APPROXIMATE EXTENT OF SOIL TO GROUNDWATER PATHWAY RCL EXCEEDANCE

CONCENTRATIONS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg)

As ARSENIC
 Cd CADMIUM
 Pb LEAD
 Ag SILVER
 Hg MERCURY
 J ESTIMATED CONCENTRATION AT OR ABOVE LIMIT OF DETECTION (LOD) AND BELOW LIMIT OF QUANTITATION (LOQ)
 NA NOT ANALYZED

XXX BOLD AND BROWN - EXCEEDS NON-INDUSTRIAL DIRECT-CONTACT RCL
XXX UNDERLINED AND PINK = EXCEEDS INDUSTRIAL DIRECT-CONTACT RCL
XXX ITALICIZED AND BLUE = EXCEEDS SOIL TO GROUNDWATER PATHWAY RCL

NOTE: METALS DISPLAYED ON THIS MAP CONTAINED CONCENTRATIONS ABOVE THEIR RESPECTIVE RCLs



SAMPLE ID	DATE	DEPTH	As	Cd	Pb	Ag	Hg
P-5	7/15/2021	2'	11.3	0.69	39.4	<0.37	0.13
		5'	12.0	<0.16	14.5	<0.36	0.093

SAMPLE ID	DATE	DEPTH	As	Cd	Pb	Ag	Hg
P-10	7/15/2021	2'	<31.3	<2.8	<12.8	6.7J	0.044
		6'	<3.7	<0.34	7.8	<0.78	0.068

SAMPLE ID	DATE	DEPTH	As	Cd	Pb	Ag	Hg
P-1	7/15/2021	2'	3.6	<0.16	8.4	<0.36	0.078
		5'	4.6	<0.15	7.4	<0.34	0.062

LEGEND

- + GROUNDWATER MONITORING WELL LOCATIONS
- SOIL BORING/TEMPORARY WELL LOCATIONS
- ⊗ OFFSITE MONITORING WELL LOCATIONS
- GAS
- WATER
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND ELECTRIC
- - - APPROXIMATE SITE BOUNDARY

N

50 0 50

APPROXIMATE SCALE: 1" = 50'

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr:	TPW	Project No.:	58217147
Drawn By:	OS	Scale:	AS-SHOWN
Checked By:	TPW	File No.:	58217147C7[2]
Approved By:	TPW	Date:	12/16/2022

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 PH. (414) 423-0255 FAX. (414) 423-0566

SOIL QUALITY MAP - METALS

FORMER LOEB - LORMAN SCRAPYARD
 205 HAKE STREET
 FORT ATKINSON, WISCONSIN

EXHIBIT

4

CONCENTRATION LEGEND

- APPROXIMATE EXTENT OF NON-INDUSTRIAL DIRECT-CONTACT RCL EXCEEDANCE
- APPROXIMATE EXTENT OF INDUSTRIAL DIRECT-CONTACT RCL EXCEEDANCE
- APPROXIMATE EXTENT OF SOIL TO GROUNDWATER PATHWAY RCL EXCEEDANCE

CONCENTRATIONS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg)

PCB-1242 AROCLOR - 1242 PCB-1248 AROCLOR - 1248

PCB-1254 AROCLOR - 1254

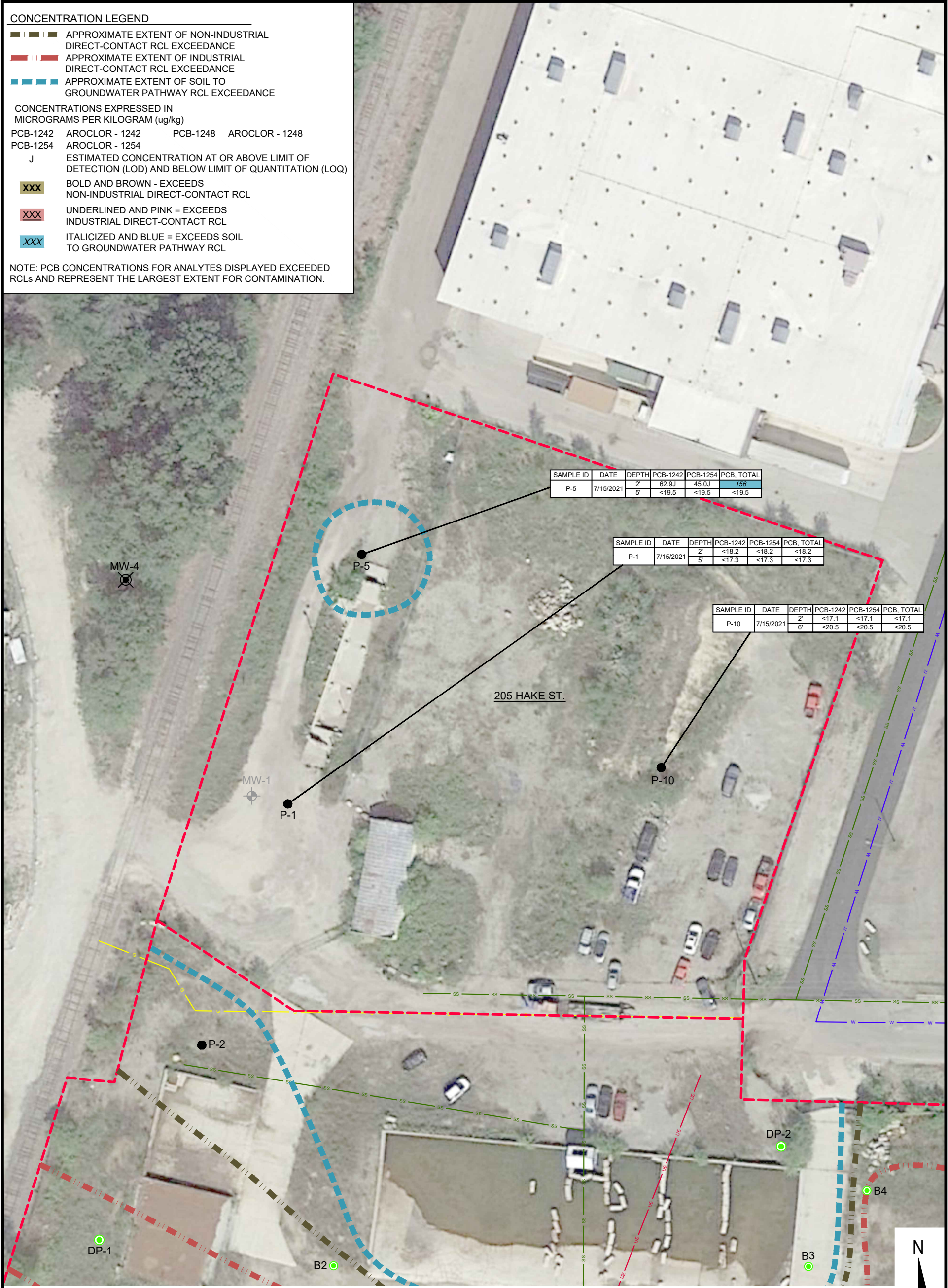
J ESTIMATED CONCENTRATION AT OR ABOVE LIMIT OF DETECTION (LOD) AND BELOW LIMIT OF QUANTITATION (LOQ)

XXX BOLD AND BROWN - EXCEEDS NON-INDUSTRIAL DIRECT-CONTACT RCL

XXX UNDERLINED AND PINK = EXCEEDS INDUSTRIAL DIRECT-CONTACT RCL

XXX ITALICIZED AND BLUE = EXCEEDS SOIL TO GROUNDWATER PATHWAY RCL

NOTE: PCB CONCENTRATIONS FOR ANALYTES DISPLAYED EXCEEDED RCLs AND REPRESENT THE LARGEST EXTENT FOR CONTAMINATION.



SAMPLE ID	DATE	DEPTH	PCB-1242	PCB-1254	PCB, TOTAL
P-5	7/15/2021	2'	62.9J	45.0J	166
		5'	<19.5	<19.5	<19.5

SAMPLE ID	DATE	DEPTH	PCB-1242	PCB-1254	PCB, TOTAL
P-1	7/15/2021	2'	<18.2	<18.2	<18.2
		5'	<17.3	<17.3	<17.3

SAMPLE ID	DATE	DEPTH	PCB-1242	PCB-1254	PCB, TOTAL
P-10	7/15/2021	2'	<17.1	<17.1	<17.1
		6'	<20.5	<20.5	<20.5

LEGEND	
+	GROUNDWATER MONITORING WELL LOCATIONS
●	SOIL BORING/TEMPORARY WELL LOCATIONS
○	SOIL BORING LOCATIONS
⊗	OFFSITE MONITORING WELL LOCATIONS
■	OBSERVATION WELL LOCATION
—	GAS
—	WATER
—	STORM SEWER
—	SANITARY SEWER
—	UNDERGROUND ELECTRIC
- - -	APPROXIMATE SITE BOUNDARY



DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES



Project Mngr:	TPW	Project No.:	58217147
Drawn By:	OS	Scale:	AS-SHOWN
Checked By:	TPW	File No.:	58217147C8[2]
Approved By:	TPW	Date:	2/28/2023

Terracon
Consulting Engineers and Scientists

9856 SOUTH 57th STREET FRANKLIN, WI 53132
PH. (414) 423-0255 FAX. (414) 423-0566

SOIL QUALITY MAP - PCBs

FORMER LOEB - LORMAN SCRAPYARD

205 HAKE STREET
FORT ATKINSON, WISCONSIN

EXHIBIT

5

CONCENTRATION LEGEND

- ESTIMATED EXTENT OF GROUNDWATER > NR 140 ENFORCEMENT STANDARDS (ES) (JUNE 2021)
- ESTIMATED EXTENT OF GROUNDWATER > 140 PREVENTIVE ACTION LIMIT (PAL) (JUNE 2021)

CONCENTRATIONS EXPRESSED IN MICROGRAMS PER LITER (ug/L)

- XXX BOLD AND PINK = EXCEEDS ENFORCEMENT STANDARDS (ES)
- XXX UNDERLINED AND BLUE = EXCEEDS PREVENTIVE ACTION LIMIT (PAL)
- J ESTIMATED CONCENTRATION AT OR ABOVE LIMIT OF DETECTION (LOD) AND BELOW LIMIT OF QUANTITATION (LOQ)
- VOC VOLATILE ORGANIC COMPOUND
- B BENZENE
- 1,1-DCE 1,1-DICHLOROETHENE
- CIS CIS-1,2-DICHLOROETHENE
- TRANS TRANS-1,2-DICHLOROETHENE
- PCE TETRACHLOROETHENE
- TCE TRICHLOROETHENE
- VC VINYL CHLORIDE

NOTE: VOCs DISPLAYED ON THIS MAP CONTAINED CONCENTRATIONS ABOVE NR 140, WISCONSIN ADMINISTRATIVE CODE (WAC) STANDARDS

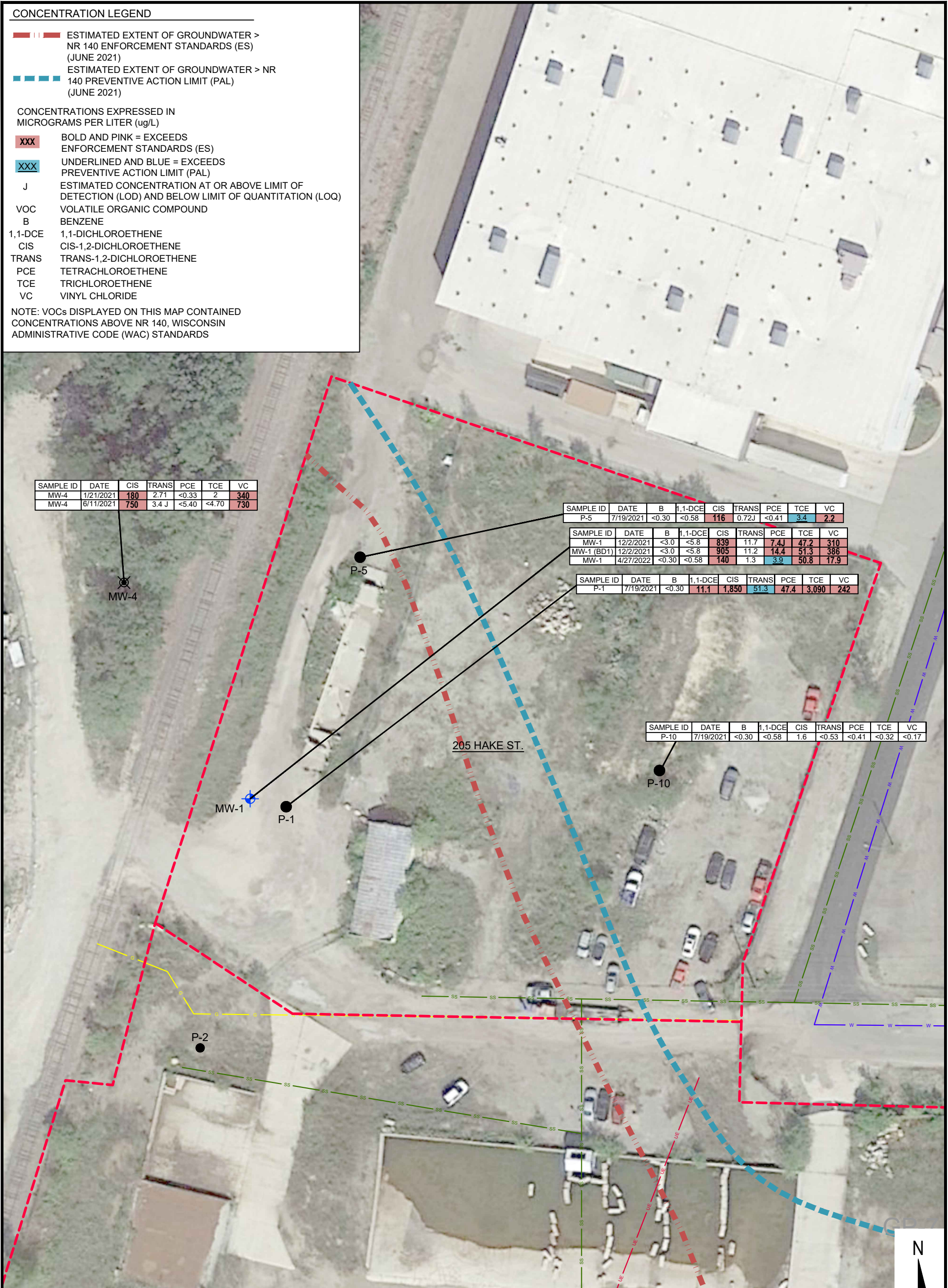
SAMPLE ID	DATE	CIS	TRANS	PCE	TCE	VC
MW-4	1/21/2021	180	2.71	<0.33	2	340
MW-4	6/11/2021	750	3.4 J	<5.40	<4.70	730

SAMPLE ID	DATE	B	1,1-DCE	CIS	TRANS	PCE	TCE	VC
P-5	7/19/2021	<0.30	<0.58	116	0.72J	<0.41	3.4	2.2

SAMPLE ID	DATE	B	1,1-DCE	CIS	TRANS	PCE	TCE	VC
MW-1	12/2/2021	<3.0	<5.8	839	11.7	7.4J	47.2	310
MW-1 (BD1)	12/2/2021	<3.0	<5.8	905	11.2	14.4	51.3	386
MW-1	4/27/2022	<0.30	<0.58	140	1.3	3.9	50.8	17.9

SAMPLE ID	DATE	B	1,1-DCE	CIS	TRANS	PCE	TCE	VC
P-1	7/19/2021	<0.30	11.1	1,850	51.3	47.4	3,090	242

SAMPLE ID	DATE	B	1,1-DCE	CIS	TRANS	PCE	TCE	VC
P-10	7/19/2021	<0.30	<0.58	1.6	<0.53	<0.41	<0.32	<0.17



LEGEND	
+	GROUNDWATER MONITORING WELL LOCATIONS
●	SOIL BORING/TEMPORARY WELL LOCATIONS
●	SOIL BORING LOCATIONS
⊗	OFFSITE MONITORING WELL LOCATIONS
---	GAS
---	WATER
---	STORM SEWER
---	SANITARY SEWER
---	UNDERGROUND ELECTRIC
---	APPROXIMATE SITE BOUNDARY

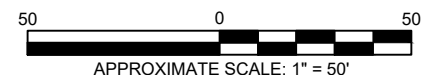


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr:	TPW	Project No.	58217147
Drawn By:	OS	Scale:	AS-SHOWN
Checked By:	TPW	File No.	58217147C5[3]
Approved By:	TPW	Date:	2/28/2023

Terracon
Consulting Engineers and Scientists

9856 SOUTH 57th STREET FRANKLIN, WI 53132
PH. (414) 423-0255 FAX. (414) 423-0566

GROUNDWATER QUALITY MAP - VOCs

FORMER LOEB - LORMAN SCRAPYARD
205 HAKE STREET
FORT ATKINSON, WISCONSIN

EXHIBIT

6

Table 1
Soil Analytical Test Results Summary for VOCs
Detected Compounds Only
Former Loeb-Lorman Scrapyard
Fort Atkinson, Wisconsin
Terracon Project No. 58217147

Sample ID	Sample Depth (feet)	Sample Date	PID	Fill/Native	VOCs (ug/kg)																								
					Benzene	n-Butylbenzene	sec-Butylbenzene	Chlorobenzene	Chloroethane	1,1-Dichloroethane	cis-1,2-Dichloroethene	Ethylbenzene	Isopropylbenzene (Cumene)	p-Isopropyltoluene	Methylene Chloride	Naphthalene	n-Propylbenzene	Styrene	Tetrachloroethene	Toluene	1,1,1-Trichloroethane	1,2,4-Trichlorobenzene	Trichloroethene	Trichlorofluoromethane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride	m&p-Xylene	o-Xylene
Direct Contact Non-Industrial RCL ¹					1,600	108,000	145,000	370,000	NE	5,060	156,000	8,020	268,000	162,000	6,180	5,520	NE	NE	33,000	818,000	NE	24,000	1,300	1,230,000	219,000	182,000	67	260,000	
Direct Contact Industrial RCL ²					<u>7,070</u>	<u>108,000</u>	<u>145,000</u>	<u>761,000</u>	NE	<u>22,200</u>	<u>2,340,000</u>	<u>35,400</u>	<u>268,000</u>	<u>162,000</u>	<u>1,150,000</u>	<u>24,100</u>	NE	NE	<u>145,000</u>	<u>818,000</u>	NE	<u>219,000</u>	<u>8,410</u>	<u>1,230,000</u>	<u>219,000</u>	<u>182,000</u>	<u>2,080</u>	<u>260,000</u>	
Soil to Groundwater Pathway RCL ³					<i>5.1</i>	NE	--	--	226.6	<i>2.8</i>	<i>41.2</i>	<i>1,570</i>	NE	NE	<i>2.6</i>	<i>658.2</i>	NE	220	<i>4.5</i>	<i>1,107.2</i>	<i>140.2</i>	<i>1,378.7</i>	<i>3.6</i>	NE	<i>1,378.7</i>	<i>0.1</i>	<i>3,960</i>		
205 HAKE STREET																													
P-1 (2')	2	7/15/2021	<1	Fill	<16.4	<31.6	<16.8	<8.3	<29.1	<17.7	<14.8	<16.4	<18.6	<21.0	<19.2	<21.5	<16.6	<17.7	<26.8	<17.4	<17.7	<56.9	<25.8	<20.0	<20.6	<22.2	<13.9	<29.1	<20.7
P-1 (5')	5	7/15/2021	<1	Native	<15.0	<29.0	<15.4	<7.6	<26.7	<16.2	<i>77.0</i>	<15.0	<17.1	<19.2	<17.6	<19.7	<15.2	<16.2	<24.5	<15.9	<16.2	<52.1	<i>281</i>	<18.3	<18.8	<20.4	<12.8	<26.7	<19.0
P-5 (2')	2	7/15/2021	<1	Fill	<18.5	<35.7	<19.0	<9.3	<32.9	<20.0	<16.7	<18.5	<21.0	<23.7	<21.7	<24.3	<18.7	<20.0	<30.2	<19.6	<20.0	<64.2	<29.1	<22.6	<23.2	<25.1	<15.7	<32.9	<23.4
P-5 (5')	5	7/15/2021	<1	Native	<18.4	<35.5	<18.9	<9.3	<32.7	<19.8	<16.6	<18.4	<20.9	<23.6	<21.5	<24.2	<18.6	<19.8	<30.1	<19.5	<19.8	<63.9	<29.0	<22.5	<23.1	<25.0	<15.7	<32.7	<23.2
P-10 (2')	2	7/15/2021	<1	Fill	<14.9	<28.7	<15.3	<7.5	<26.4	<16.0	<13.4	<14.9	<16.9	<19.0	<17.4	<19.5	<15.0	<16.0	<24.3	<15.8	<16.0	<51.6	<23.4	<18.2	<18.7	<20.2	<12.7	<26.4	<18.8
P-10 (6')	6	7/15/2021	<1	Native	<20.3	<39.1	<20.8	<10.2	<36.0	<21.8	<18.2	<20.3	<23.0	<25.9	<23.7	<26.6	<20.5	<21.8	<33.1	<21.5	<21.8	<70.3	<31.9	<24.7	<25.4	<27.5	<17.2	<36.0	<25.6
MW-1 (2')	2	11/10/2021	<1	Native	<14.4	<27.8	<14.8	<7.3	<25.6	<15.5	<13.0	<14.4	<16.4	<18.4	<i>19.8J</i>	<18.9	<14.5	<15.5	<23.5	<15.3	<15.5	<49.9	<22.7	<17.6	<18.1	<19.5	<12.2	<25.6	<18.2
MW-1 (4.5')	4.5	11/10/2021	5	Native	<14.5	<27.8	<14.8	<7.3	<25.6	<15.6	<13.0	<14.5	<16.4	<18.5	<16.9	<19.0	<14.6	<15.6	<23.6	<15.3	<15.6	<50.1	<22.7	<17.6	<18.1	<19.6	<12.3	<25.6	<18.2

Notes:

PID=Photoionization Detector

VOCs=Volatile organic compounds; analyzed by USEPA Method 8620b

Results expressed in micrograms per kilogram (ug/kg)

¹ Non-Industrial Residual Contaminant Levels (RCLs) for Direct Contact (December 2018) per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator PUB-RR-890, dated January 2014 (with WDNR spreadsheet input parameters updated December 2018).

² Industrial Residual Contaminant Levels (RCLs) for Direct Contact (December 2018) per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator PUB-RR-890, dated January 2014 (with WDNR spreadsheet input parameters updated December 2018).

³ Protection of Groundwater RCLs (December 2018) per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator PUB-RR-890, dated January 2014 (with WDNR spreadsheet input parameters updated December, 2018).

XX.XX Bold and brown = Exceeds Non-Industrial Direct Contact RCL

XX.XX Underlined and pink = Exceeds Industrial Direct Contact RCL

XX.XX Italicized and blue = Exceeds Soil to Groundwater Pathway RCL

"J" = Estimated concentration at or above the limit of detection (LOD) and below the limit of quantitation (LOQ)

"NE" = No Established Standard

**Table 2
Soil Analytical Test Results Summary for DRO and PAHs**

**Former Loeb-Lorman Scrapyard
Fort Atkinson, Wisconsin
Terracon Project No. 58217147**

Sample ID	Sample Depth (feet)	Sample Date	PID	Fill/Native	PAHs (ug/kg)																	Diesel Range Organics (mg/kg)	
					Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene	DRO
Direct Contact Non-Industrial RCL ¹					3,590,000	NE	17,900,000	1,140	115	1,150	17,900,000	11,500	115,000	115	2,390,000	2,390,000	1,150	17,600	239,000	5,520	NE	1,790,000	NE
Direct Contact Industrial RCL ²					<u>45,200,000</u>	NE	<u>100,000,000</u>	<u>20,800</u>	<u>2,110</u>	<u>21,100</u>	<u>100,000,000</u>	<u>211,000</u>	<u>2,110,000</u>	<u>2,110</u>	<u>30,100,000</u>	<u>30,100,000</u>	<u>21,100</u>	<u>72,700</u>	<u>3,010,000</u>	<u>24,100</u>	NE	<u>22,600,000</u>	NE
Soil to Groundwater Pathway RCL ³					<i>NE</i>	NE	<i>196,949.2</i>	NE	<i>470</i>	<i>478.1</i>	<i>196,949.2</i>	NE	<i>144.2</i>	NE	<i>88,877.8</i>	<i>14,829.9</i>	NE	NE	NE	<i>658</i>	NE	<i>54,545.5</i>	NE
205 HAKE STREET																							
P-1 (2')	2	7/15/2021	<1	Fill	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.8J	
P-1 (5')	5	7/15/2021	<1	Native	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.2J	
P-5 (2')	2	7/15/2021	<1	Fill	6.5J	15.2J	24.6	64.8	66.4	117	31.2	55.7	91.4	11.1J	129	6.4J	25.8	15.6J	24.6	29.4	83.6	69.5	
P-5 (5')	5	7/15/2021	<1	Native	115	<2.7	16.7J	19.4J	15.5J	28.1	13.5J	9.8J	23.4	3.4J	74.2	67.1	10.6J	11.9J	18.3J	7.6J	173	53.7	<1.2
P-10 (2')	2	7/15/2021	<1	Fill	<2.4	<2.4	<2.3	2.5J	<2.1	<2.6	<3.3	<2.4	<3.6	<2.6	3.8J	<2.3	<3.9	<2.7	<2.8	<1.8	3.4J	3.1J	12.5
P-10 (6')	6	7/15/2021	<1	Native	3.0J	<2.8	<2.8	5.2J	3.4J	5.8J	<4.0	<2.9	5.8J	<3.1	8.5J	<2.7	<4.7	<3.3	<3.3	<2.2	9.3J	7.2J	20.6

Notes:
 PID=Photoionization Detector
 PAHs=Polycyclic aromatic hydrocarbons; Analyzed by USEPA Method 8270E
 DRO=Diesel Range Organics; Analyzed by Wisconsin Modified DRO method
 PAH results expressed in micrograms per kilogram (ug/kg), DRO results expressed in milligrams per kilogram (mg/kg)

¹ Non-Industrial Residual Contaminant Levels (RCLs) for Direct Contact (December 2018) per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator PUB-RR-890, dated January 2014 (with WDNR spreadsheet input parameters updated December 2018).
² Industrial Residual Contaminant Levels (RCLs) for Direct Contact (December 2018) per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator PUB-RR-890, dated January 2014 (with WDNR spreadsheet input parameters updated December 2018).
³ Protection of Groundwater RCLs (December 2018) per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator PUB-RR-890, dated January 2014 (with WDNR spreadsheet input parameters updated December, 2018).

XX.XX Bold and brown = Exceeds Non-Industrial Direct Contact RCL
XX.XX Underlined and pink = Exceeds Industrial Direct Contact RCL
XX.XX Italicized and blue = Exceeds Soil to Groundwater Pathway RCL

"J" = Estimated concentration at or above the limit of detection (LOD) and below the limit of quantitation (LOQ)
 "NA" = Sample Not Analyzed for this Analyte
 "NE" = No Established Standard

**Table 3
Soil Analytical Test Results Summary for Metals**

**Former Loeb-Lorman Scrapyard
Fort Atkinson, Wisconsin
Terracon Project No. 58217147**

Sample ID	Sample Depth (feet)	Sample Date	PID	Fill/Native	Metals (mg/kg)							
					Arsenic	Barium	Cadmium	Chromium	Lead	Selenium	Silver	Mercury
Direct Contact Non-Industrial RCL ¹					0.677	15,300	71.1	100,000	400	391	391	3.13
Direct Contact Industrial RCL ²					<u>3</u>	<u>100,000</u>	<u>985</u>	<u>100,000</u>	<u>800</u>	<u>5,840</u>	<u>5,840</u>	<u>3.13</u>
Soil to Groundwater Pathway RCL ³					<i>0.584</i>	<i>164.8</i>	<i>0.752</i>	<i>360,000</i>	<i>27</i>	<i>0.52</i>	<i>0.8491</i>	<i>0.208</i>
Statewide Background Threshold Value ⁴					8.3	364	1	44	52	--	--	--
205 HAKE STREET												
P-1 (2')	2	7/15/2021	<1	Fill	3.6	46.0	<0.16	21.9	8.4	<1.5	<0.36	0.078
P-1 (5')	5	7/15/2021	<1	Native	4.6	35.7	<0.15	17.7	7.4	<1.5	<0.34	0.062
P-5 (2')	2	7/15/2021	<1	Fill	<u>11.3</u>	118	0.69	37.0	39.4	<1.6	<0.37	0.13
P-5 (5')	5	7/15/2021	<1	Native	<u>12.0</u>	111	<0.16	31.2	14.5	<1.5	<0.36	0.093
P-10 (2')	2	7/15/2021	<1	Fill	<31.3	112	<2.8	2,400	<12.8	<28.0	<i>6.7J</i>	0.044
P-10 (6')	6	7/15/2021	<1	Native	<3.7	59.5	<0.34	36.7	7.8	<3.3	<0.78	0.068

Notes:

PID=Photoionization Detector
 Results expressed in milligrams per kilogram (mg/kg)
¹ Non-Industrial Residual Contaminant Levels (RCLs) for Direct Contact (Dec 2018) per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator PUB-RR-890, dated December, 2018 (with WDNR spreadsheet input parameters updated December 2018).
² Industrial Residual Contaminant Levels (RCLs) for Direct Contact (Dec 2018) per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator PUB-RR-890, dated December 2018(with WDNR spreadsheet input parameters updated December 2018).
³ Protection of Groundwater RCLs (Dec 2018) per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator PUB-RR-890, dated January 2014 (with WDNR spreadsheet input parameters updated December 2018).
⁴ Wisconsin Department of Natural Resources Statewide Background Threshold Value, July 2015
XX.XX Bold and brown = Exceeds Non-Industrial Direct Contact RCL
XX.XX Underlined and pink = Exceeds Industrial Direct Contact RCL
XX.XX Italicized and blue = Exceeds Soil to Groundwater Pathway RCL
XX.XX Bold only = Exceeds BTV
 J = Estimated concentration at or above the limit of detection (LOD) and below the limit of quantitation (LOQ)
 "NA" = Sample Not Analyzed for this Analyte
 -- = No Established Standard

**Table 4
Soil Analytical Test Results Summary for PCBs**

**Former Loeb-Lorman Scrapyard
Fort Atkinson, Wisconsin
Terracon Project No. 58217147**

Sample ID	Sample Depth (feet)	Sample Date	PID	Fill/Native	PCBs (ug/kg)							
					PCB-1016 (Aroclor 1016)	PCB-1221 (Aroclor 1221)	PCB-1232 (Aroclor 1232)	PCB-1242 (Aroclor 1242)	PCB-1248 (Aroclor 1248)	PCB-1254 (Aroclor 1254)	PCB-1260 (Aroclor 1260)	PCB, Total
Direct Contact Non-Industrial RCL ¹					4,110	213	190	235	236	239	243	--
Direct Contact Industrial RCL ²					<u>28,000</u>	<u>883</u>	<u>792</u>	<u>972</u>	<u>975</u>	<u>988</u>	<u>1,000</u>	--
Soil to Groundwater Pathway RCL ³					NE	NE	NE	NE	NE	NE	NE	9.4
205 HAKE STREET												
P-1 (2')	2	7/15/2021	<1	Fill	<18.2	<18.2	<18.2	<18.2	<18.2	<18.2	<18.2	<18.2
P-1 (5')	5	7/15/2021	<1	Native	<17.3	<17.3	<17.3	<17.3	<17.3	<17.3	<17.3	<17.3
P-5 (2')	2	7/15/2021	<1	Fill	<19.5	<19.5	<19.5	62.9J	<19.5	45.0J	47.6J	156
P-5 (5')	5	7/15/2021	<1	Native	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5	<19.5
P-10 (2')	2	7/15/2021	<1	Fill	<17.1	<17.1	<17.1	<17.1	<17.1	<17.1	<17.1	<17.1
P-10 (6')	6	7/15/2021	<1	Native	<20.5	<20.5	<20.5	<20.5	<20.5	<20.5	<20.5	<20.5

Notes:

PID=Photoionization Detector

PCBs=Polychlorinated biphenyl; Analyzed by USEPA Method 8082

Results expressed in micrograms per kilogram (ug/kg)

¹ Non-Industrial Residual Contaminant Levels (RCLs) for Direct Contact (December 2018) per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator PUB-RR-890, dated January 2014 (with WDNR spreadsheet input parameters updated December 2018).

² Industrial Residual Contaminant Levels (RCLs) for Direct Contact (December 2018) per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator PUB-RR-890, dated January 2014 (with WDNR spreadsheet input parameters updated December 2018).

³ Protection of Groundwater RCLs (December 2018) per Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator PUB-RR-890, dated January 2014 (with WDNR spreadsheet input parameters updated December, 2018).

XX.XX Bold and brown = Exceeds Non-Industrial Direct Contact RCL

XX.XX Underlined and pink = Exceeds Industrial Direct Contact RCL

XX.XX Italicized and blue = Exceeds Soil to Groundwater Pathway RCL

* = Samples were given a qualifier because each sample was diluted due to the presence of high levels of non-target analysis (Diesel Range Organics). Sample P-15 (1') had elevated reporting limits (i.e., <16,500 ug/kg). Therefore, another sample P-15A (1') was collected at the same location for only PCB Analysis; the PCB results for P-15A (1') was <161 ug/kg.

"J" = Estimated concentration at or above the limit of detection (LOD) and below the limit of quantitation (LOQ)

"NE" = No Established Standard

**Table 5
Groundwater Analytical Test Results Summary for VOCs**

**Former Loeb-Lorman Scrapyard
Fort Atkinson, Wisconsin
Terracon Project No. 58217147**

Sample ID	Sample Date	VOCs (ug/L)																				
		Benzene	sec-Butylbenzene	Chlorobenzene	Chloroethane	1,1-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Ethylbenzene	Isopropylbenzene (Cumene)	Naphthalene	n-Propylbenzene	Tetrachloroethene	Toluene	1,1,1-Trichloroethane	Trichloroethene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl chloride	m&p-Xylene	o-Xylene
NR 140 WAC, PAL ¹		0.5	NE	NE	80	85	0.7	7	20	140	NE	10	NE	0.5	160	40	0.5	96	0.02	400		
NR 140 WAC, ES ²		5	NE	NE	400	850	7	70	100	700	NE	100	NE	5	800	200	5	480	0.2	2,000		
205 HAKE STREET																						
P-1	7/19/2021	<0.30	<0.42	<0.86	1.7J	<0.30	11.1	1,850	51.3	<0.33	<1.0	<1.1	<0.35	47.4	0.37J	<0.30	3,090	<0.45	<0.36	242	<0.70	<0.35
P-5	7/19/2021	<0.30	<0.42	<0.86	<1.4	<0.30	<0.58	116	0.72J	<0.33	<1.0	<1.1	<0.35	<0.41	<0.29	<0.30	3.4	<0.45	<0.36	2.2	<0.70	<0.35
P-10	7/19/2021	<0.30	<0.42	<0.86	<1.4	<0.30	<0.58	1.6	<0.53	<0.33	<1.0	<1.1	<0.35	<0.41	<0.29	<0.30	<0.32	<0.45	<0.36	<0.17	<0.70	<0.35
MW-1	12/2/2021	<3.0	<4.2	<8.6	<13.8	<3.0	<5.8	839	11.7	<3.3	<10.0	<11.3	<3.5	7.4J	<2.9	<3.0	47.2	<4.5	<3.6	310	<7.0	<3.5
MW-1 (BD1)	12/2/2021	<3.0	<4.2	<8.6	<13.8	<3.0	<5.8	905	11.2	<3.3	<10.0	<11.3	<3.5	14.4	<2.9	<3.0	51.3	<4.5	<3.6	386	<7.0	<3.5
MW-1	4/27/2022	<0.30	<0.42	<0.86	<1.4	<0.30	<0.58	140	1.3	<0.33	<1.0	<1.1	<0.35	3.9	<0.29	<0.30	50.8	<0.45	<0.36	17.9	<0.70	<0.35

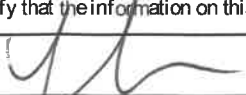
Notes:
 Results expressed in micrograms per liter (ug/L)
 VOCs = Volatile Organic Compounds; Analyzed by USEPA Method 8260b
¹NR 140, Wisconsin Administrative Code, (WAC) Preventive Action Limit (PAL), Register, June 2021
²NR 140, WAC, Enforcement Standard (ES), Register, June 2021
 XX.XX Exceeds NR 140 PAL
 XX.XX Exceeds NR 140 ES
 "J" = Estimated concentration at or above the limit of detection (LOD) and below the limit of quantitation (LOQ)

Route To: Watershed/Wastewater Waste Management
 Remediation/Redevelopment Other

Facility/Project Name 58217147		License/Permit/Monitoring Number		Boring Number P-1	
Boring Drilled By: Name of crew chief (first, last) and Firm		Date Drilling Started 7/15/2021		Date Drilling Completed 7/15/2021	
Drilling Method Direct Push		Final Static Water Level Feet MSL		Surface Elevation Feet MSL	
Borehole Diameter 2.0 inches		Common Well Name		DNR Well ID No.	
Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/>) or Boring Location <input type="checkbox"/>		Local Grid Location		Local Grid Location	
State Plane N, E S/C/N		Lat _____"		Feet <input type="checkbox"/> N <input type="checkbox"/> E	
1/4 of Section T N, R		Long _____"		Feet <input type="checkbox"/> S <input type="checkbox"/> W	
Facility ID		County Jefferson		Civil Town/City/ or Village Fort Atkinson	
		County Code 28			

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth in Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	U S C S	Graphic Log	Well Diagram	PID/FID	Soil Properties					RQD/ Comments	
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	P 200		
1	60 48		1	Sandy Gravel, brown to tan, loose, dry	GP										* Sample Submitted
				1.5	4										
2	60 48		6	Sand, brown, well sorted, fine to medium grained, dry	SP										* Sample Submitted
				4	6										
3	60 0		10	No Recovery											
				12	14										
				End of Boring @ 15'											

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature:  Firm: Terracon Consultants, Inc.
9856 South 57th Street / Franklin, Wisconsin 53132 Tel: 414-423-0255 Fax: 414-423-0566

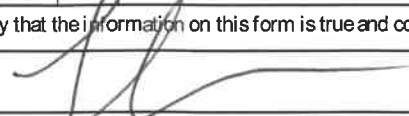
This form is authorized by Chapters 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats. Completion of this form is mandatory. Failure to file this form may result in forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. NOTE: See instructions for more information, including where the completed form should be sent.

Route To: Watershed/Wastewater Waste Management
 Remediation/Redevelopment Other

Facility/Project Name 58217147		License/Permit/Monitoring Number		Boring Number P-5	
Boring Drilled By: Name of crew chief (first, last) and Firm			Date Drilling Started	Date Drilling Completed	Drilling Method Direct Push
WI Unique Well No.	DNR Well ID No.	Common Well Name	Final Static Water Level Feet MSL	Surface Elevation Feet MSL	Borehole Diameter 2.0 inches
Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/>) or Boring Location <input type="checkbox"/>			Local Grid Location		
State Plane N, E S/C/N			Lat ° ' "	<input type="checkbox"/> N <input type="checkbox"/> E	
1/4 of T N, R			Long ° ' "	<input type="checkbox"/> S <input type="checkbox"/> W	
Facility ID	County Jefferson	County Code 28	Civil Town/City/ or Village Fort Atkinson		

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth In Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/FID	Soil Properties						RQD/ Comments
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	P 200		
1	60 50		1	Fill, sandy gravel, brown to tan, dry				^							
			2	Fill, sandy silt, dark brown, trace gravel <1"				^							
2	60 55		4	Silty Clay, trace organics, soft	CL-ML			^							* Sample Submitted
			6	Sandy Clay, brown to gray, moist	CL			^							* Sample Submitted
3	60 48		10	Clayey Sand, gray, trace gravel <1", wet				^							
			12		SP			^							
			14	End of Boring @ 15'				^							

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature  Firm **Terracon Consultants, Inc.** Tel: 414-423-0255
9856 South 57th Street / Franklin, Wisconsin 53132 Fax: 414-423-0566

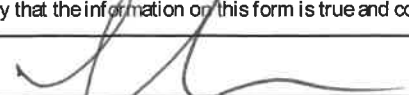
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Route To: Watershed/Wastewater Waste Management
 Remediation/Redevelopment Other

Facility/Project Name 58217147		License/Permit/Monitoring Number		Boring Number P-10	
Boring Drilled By: Name of crew chief (first, last) and Firm			Date Drilling Started 7/15/2021	Date Drilling Completed 7/15/2021	Drilling Method Direct Push
WI Unique Well No.	DNR Well ID No.	Common Well Name	Final Static Water Level Feet MSL	Surface Elevation Feet MSL	Borehole Diameter 2.0 inches
Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/>) or Boring Location <input type="checkbox"/>			Local Grid Location		
State Plane N, E S/C/N			Lat <input type="checkbox"/> N <input type="checkbox"/> E	Feet <input type="checkbox"/> S <input type="checkbox"/> W	
1/4 of Section T N, R		County Jefferson		County Code 28	Civil Town/City/ or Village Fort Atkinson

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth In Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	U S C S	Graphic Log	Well Diagram	PID/FID	Soil Properties						RQD/ Comments	
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	P 200			
1	60 41		2	Fill, gravelly sand, gray to brown, poorly sorted, medium to coarse grained, trace cinders				^								
			4	Silty Clay, dark brown, trace organics, soft	CL-ML			^							* Sample Submitted	
2	60 51		6	Sandy Clay, brown to gray				^								
			8	...moist to wet	CL			^						* Sample Submitted		
3	60 55		10	...wet				^								
			12	Clayey Sand, fine grained, trace of gravel <1, wet	SP			^								
			14	End of Boring @ 15'				^								

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature:  Firm: Terracon Consultants, Inc.
9856 South 57th Street / Franklin, Wisconsin 53132 Tel: 414-423-0255 Fax: 414-423-0566

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Route To: Watershed/Wastewater Waste Management
Remediation/Redevelopment Other

Facility/Project Name Former Loeb-Lorman Scrapyard			License/Permit/Monitoring Number		Boring Number MW-1	
Boring Drilled By: Name of crew chief (first, last) and Firm			Date Drilling Started 11/10/2021		Date Drilling Completed 11/10/2021	
Horizon			11/10/2021		11/10/2021	
WT Unique Well No.		DNR Well ID No.		Common Well Name		Borehole Diameter 2.0 inches
			Final Static Water Level Feet MSL		Surface Elevation Feet MSL	
Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/>) or Boring Location <input type="checkbox"/>			Local Grid Location			
State Plane N, E S/C/N			Lat _____"			
1/4 of _____			Long _____"			
Facility ID		County Jefferson		County Code 28		Civil Town/City/ or Village Fort Atkinson

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth In Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	U S C S	Graphic Log	Well Diagram	PID/FID	Soil Properties					RQD/ Comments	
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	P 200		
1	60 32		0-1	Gravel	GP			<1							
			1-2	Sandy Silt, dark brown, non plastic, soft, moist (possible fill) ...light brown, firm	ML			<1						* Sample Submitted	
2	60 37		2-4	Silty Clay, light brown, medium plastic, firm, trace sand, dry	CL-ML			5						* Sample Submitted	
			4-6	Sand, light brown, medium grained, medium dense, well graded, wet				13							
3	60 52		6-8					13							
			8-10		SP			15							
			10-14					12							
				End of Boring @ 15'											

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature 	Firm Terracon Consultants, Inc. 9856 South 57th Street / Franklin, Wisconsin 53132	Tel: 414-423-0255 Fax: 414-423-0566
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April 26, 2022

--sent by email--

Mr. Andy Selle, City Engineer
City of Fort Atkinson
101 N. Main Street
Fort Atkinson, 53538

Subject: "Off-site Liability Exemption" for 205 Hake Street, Fort Atkinson, Wisconsin
Jefferson County Parcel 226-0614-6432-007
Formerly part of BRRTS# 02-28-588371

Dear Mr. Selle:

Purpose

The Department of Natural Resources ("the department") recently reviewed your request for an off-site exemption letter for the property located at 205 Hake Street, which will be referred to in this letter as "the Property." Refer to the page 4 of this letter for a map of the Property. The department received a \$700 fee for providing this letter pursuant to Wis. Stat. §§ 292.13 (2) and (3), and Wis. Admin. Code ch. NR 749.

Summary Determination

The department, based on the information made available to it, confirms that City of Fort Atkinson (the "City") qualifies for the off-site liability exemption, and City is not responsible for investigation or cleanup of the contamination that originated on a neighboring property. The Property owner may be responsible for limited actions that are described in this letter, under Wis. Stat. §§ 292.12 and 292.13, for the contamination that migrated onto the Property.

Request

You have requested that the department determine if the City is exempt from Wis. Stats. §§ 292.11(3), (4) and (7)(b) and (c), (commonly known as the "Spill Law"), with respect to the existence of a hazardous substance discharge found in soil and groundwater, that you believe migrated onto the Property from an off-site source.

Wis. Stats. § 292.13(2) requires the department to issue, upon request, a written determination regarding a liability exemption for a person who possesses or controls property that is contaminated by an off-site discharge when certain conditions are met. To make this determination, the department reviewed information about the Property, including soil and groundwater sampling data for the Property and/or other sites contained in the following documents:

- Off-Site Liability Exemption and Liability Clarification Application form (Form 4400-201) dated April 8, 2022;
- Terrcon's April 8, 2022, "Off-Site Liability Exemption Application Request – Hake Parcel", which included relevant excerpts of data from the neighboring DB Oak cleanup site.

Background

The department considered the documents listed above in making the determinations presented in this letter. Tetrachloroethene and trichloroethene and their associated breakdown products were found in soil and groundwater samples at the Property. The contaminants are believed to have migrated from a source on the DB Oak cleanup site and caused concentrations of concern. Soil vapor is likely impacted as well.

Determination

Based upon the available information and in accordance with Wis. Stat. § 292.13, the department makes the following determinations regarding the presence of tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, vinyl chloride, and 1,1-dichloroethene contamination found in soil samples from borings P-1 and MW-1, and in groundwater samples from borings P-1, P-5, P-10 and monitoring well MW-1.

The department, based on the information available, determined that the Property owner met the conditions in Wis. Stats. § 292.13 to qualify for the liability exemption, including but not limited to the following provisions:

1. The hazardous substance discharge originated from a source on property that is not possessed or controlled by the City.
2. The City did not possess or control the hazardous substance on the property on which the discharge originated.
3. The City did not cause the discharge.
4. The City will not have liability under the Spill Law for investigation or remediation of the soil and groundwater contamination originating from off-site onto the Property, provided that the City does not take possession or control of the property on which the discharge originated.

Exemption Conditions

The department's determination, as set forth in this letter, is subject to compliance with the following conditions, as specified in Wis. Stats. §§ 292.13(1) and (1m).

1. The facts upon which the department based its determination are accurate and do not change.
2. The City agrees to allow the following parties to enter the Property to take action to respond to the discharge: the department and its authorized representatives; any party that possessed or controlled the hazardous substance or caused the discharge; and any consultant or contractor of such a party.
3. The City agrees to avoid any interference with action undertaken to respond to the discharge and to avoid actions that worsen the discharge.
4. The City agrees to any other condition that the department determines is reasonable and necessary to ensure that the department and any other authorized party can adequately respond to the discharge.
5. With respect to soil vapor contamination only, the City agrees to take one or more specified actions directed by the department, if the department determines that the actions are necessary to prevent an imminent threat to human health, safety or welfare or to the environment. This would occur after the department made a reasonable attempt to notify the party who caused the hazardous substance discharge about that party's responsibilities to investigate and clean up the discharge. A vapor intrusion evaluation must be performed prior to construction to assure any planned occupied spaces will not contain the above-listed contaminants at concentrations exceeding a vapor action level.

Responsibilities for Continuing Obligations

In addition to the conditions above, after the contamination at the source property is remediated, the department's approval of the cleanup may include continuing obligations at the source property as well as your Property. Often residual contamination remains after an approved environmental cleanup is complete. This approval may include requirements to maintain engineering controls, such as a cap or soil cover, to reduce the impact of the contamination. In that event, you may also be required to notify the DNR prior to constructing a water supply well on your Property. If the neighboring property owners request for cleanup approval includes requirements for your Property, the party conducting the cleanup is required to notify you before the DNR reviews the proposal for final approval of the clean-up.

Conclusion

The department granted the City an off-site exemption under Wis. Stats. § 292.13. Please note that the department may revoke the determinations made in this letter if it determines that any of the requirements under Wis. Stats. § 292.13, cease to be met.

Future Property owners are eligible for the exemption under Wis. Stats. § 292.13, if they meet the requirements listed in that statute section. The determinations in this letter regarding a liability exemption, however, only apply to the City, and may not be transferred or assigned to other parties. The department will provide a written determination to future owners of this Property, if such a determination is requested in accordance with the requirements of Wis. Stats. § 292.13.

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) identification number for this activity is shown at the top of this letter. The department tracks information on all determinations such as this in a department database available online at dnr.wi.gov and search: "BOTW".

If you have questions or concerns, please contact me at jeffrey.ackerman@wisconsin.gov or 608-219-2302.

Sincerely,

An electronic signature of Jeff Ackerman, consisting of a stylized cursive script in black ink. Below the signature is a blue horizontal line with the text "electronic signature" in a small, light blue font.

Jeff Ackerman, P.G.
Hydrogeologist
Remediation and Redevelopment Program

cc: Ed Buc, Terracon
Michael Prager, DNR
Janet DiMaggio, DNR

