



March 6, 2023

Mr. Bradley Schwebs  
DGI – Holcombe, LLC  
200 E. Washington Street, Ste. 2A  
Appleton, WI 54911  
*Via Electronic Mail Only*

Subject: Liability Clarification and “No Action Required” Determination Letter  
Proposed Dollar General – Holcombe, Holcombe, Wisconsin 54745  
Parcel #: 23206-2841-09  
BRRTS Activity Name: Proposed Dollar General - Holcombe  
BRRTS #: 07-09-591358 & 09-09-591357, FID #: 609147550

Dear Mr. Schwebs:

The Wisconsin Department of Natural Resources (DNR) received a request for a liability clarification and a “No Action Required” determination request from Terracon Consultants, Inc. on your behalf, January 30, 2023 (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 DGI – Holcombe, LLC 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 that were provided in the Request:

- Liability clarification letter request, completed Form 4400-237, signed January 30, 2023, including a cover letter and attachments.
- Discharge notification form submitted to the DNR on January 30, 2023

#### **PROPERTY USE**

The site has consisted of a mixed-use commercial residential building with out buildings since approximately 1968. As of 2017, the mixed-use building appeared to be the remaining structure at the site. The Department understands that this property was used as a grocery store in the past.

#### **ENVIRONMENTAL SUMMARY**

The field investigation conducted on August 30, 2022, consisted of soil sampling, groundwater sampling, and soil vapor sampling. The results of the field investigation indicated the presence of low level soil and ground water contamination, all below the applicable state standards.

## 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 DNR to issue clarification letters concerning liability for environmental pollution.

Information submitted to the DNR with your request for liability clarification indicates that no hazardous substance discharges or environmental pollution has occurred on the Property. Therefore, based on information provided at this time, further site investigation activities are not required, and no response action is required under Wis. Admin. Code chs. NR 700 to 799.

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](http://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) 492-2304, or [matthewa.thompson@wisconsin.gov](mailto:matthewa.thompson@wisconsin.gov).

Sincerely,



Matt Thompson  
West Central Region Project Manager  
Remediation and Redevelopment Program

cc: Ryan S. Johnson, Terracon Consultants, Inc., via email  
Michael Prager, DNR, Remediation and Redevelopment Program – [Michael.Prager@wisconsin.gov](mailto:Michael.Prager@wisconsin.gov)