State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2984 Shawano Avenue
Green Bay WI 54313-6727

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

March 31, 2021

FLEET FARM
ATTN DERRICK HOERNKE
2401 S MEMORIAL DR
APPLETON WI 54915

Subject: Liability Clarification and "No Action Required" Determination, per Wis. Admin. Code NR § 716.05(2).
Fleet Farm, 1300 South Lynndale Drive & 1631 South Lynndale Drive, Appleton, Wisconsin and 3020 West Prospect Avenue, Town of Grand Chute, Wisconsin
BRRTS #s 07-45-587141 and 09-45-587276
Parcel #s: 313371500, 313502600, 101151300, 313495000, 313495400, and 313497500

Dear Mr. Hoernke,

Purpose
The purpose of this letter is to provide you with clarifications as to environmental liabilities and current environmental conditions at 1300 South Lynndale Drive, 1631 South Lynndale Drive, Appleton, Wisconsin & 3020 West Prospect Avenue, Town of Grand Chute ("the Property"). The Property consists of approximately 69.81 acres of land located in Outagamie County, identified by tax parcel numbers 313371500, 313502600, 101151300, 313495000, 313495400, and 313497500. Refer to the attached Figures 2 through 5 for site maps of the Property.

Summary Determination
Hazardous substance discharges or environmental pollution have occurred on the Property. However, the Wisconsin Department of Natural Resources ("the department") has determined that no response actions are required. The department has made this determination based on the data made available to the department and the criteria in Wis. Admin. Code § NR 716.05.

Request
On February 15, 2021, Chase Kresl of REI Engineering, Inc, requested on your behalf that the department issue a liability clarification letter under Wis. Stat. § 292.55. The letter contains a determination as to whether response actions are needed under the Wis. Admin. Code NR 700 rule series based on the discharge of one or more hazardous substances or presence of environmental pollution at the Property. The department received the fee for providing assistance, in accordance with Wis. Admin. Code § NR 749.04(1).

For the department to make this determination, you have requested a review of the following documents:

- Phase 2 Subsurface Assessment, December 11, 2020, by GEI Consultants, Inc.

The department examined the Phase 2 Subsurface Assessment report listed above and provides the following summary of the case and opinions concerning environmental conditions at the Property, elaborating on each Recognized Environmental Condition (REC).

Background and Summary of Environmental Conditions

This property was formerly utilized as a Fleet Farm distribution facility until the property was transferred to Checker Logistics, Inc. in January 2021. There were six areas investigated during the Phase II Environmental Site Assessment; each of them are described below:

Soil sample GP-1 (Figure 3) was collected on the north side of the warehouse building at 1300 South Lyndale Drive to assess the presence of any contamination stemming from three former tanks: one 1,000-gallon diesel UST and two diesel aboveground storage tanks (ASTs). Polycyclic aromatic hydrocarbons (PAHs) and metals were detected below NR 720 soil standards and/or background threshold values (BTVs). No volatile organic compounds (VOCs) were detected above laboratory reporting limits in soil.

Borings GP-2, GP-3, GP-4, and GP-10 (Figure 4) were advanced to assess possible contamination from active 12,000-gallon diesel and 4,000-gallon unleaded gasoline USTs located near the northwest corner of the service garage building at 1300 South Lynndale Drive, which had been in use since the 1970s. Borings GP-2 and GP-10 were converted to temporary groundwater monitoring wells. Soil was analyzed for PAHs, VOCs, and lead. Groundwater was analyzed for PAHs, VOCs, and metals. GP-2 was found to have a petroleum sheen and odor; however, soil and groundwater analysis showed no detections of petroleum contaminants above Wis. Admin. Code ch. NR 720 Residual Contaminant Levels (RCLs) or Wis. Admin. Code ch. NR 140 groundwater standards in any of the samples collected. On January 6, 2021, both tanks and their associated dispensers and piping were removed from this area. Subsequent soil sampling of the sidewalls and base of the excavation found no contamination above NR 720 soil standards. A report titled Tank System Site Assessment (TSSA) by REI Engineering, Inc. was submitted to the department on January 21, 2021 detailing the tank removal activities. Groundwater in GP-2 also had a preventive action limit (PAL) exceedance for total chromium. Based on the RECs in this area and other soil samples collected around this area showing no chromium above the BTV, there appears to be no source of chromium, so the detection in the temporary well is likely reflective of natural conditions, not from a hazardous substance discharge.

Borings GP-5, GP-6, and GP-7 (Figure 4) were completed, with GP-7 being converted to a temporary monitoring well, to assess areas where equipment maintenance was historically performed around the service garage located at 1300 South Lyndale Drive. PAHs, VOCs, and metals were analyzed but were not found to exceed any soil or groundwater standards and/or BTVs.

GP-8 (Figure 5) was advanced and converted to a temporary monitoring well in the area of a removed 10,000-gallon diesel UST on the east side of the warehouse at 1631 South Lynndale Drive. Soil was assessed for PAHs, VOCs, and metals and groundwater for PAHs and VOCs to determine the presence of residual contamination stemming from the Harry Long Moving (BRRTS #: 03-45-213134) case, which was approved for closure in 2002. Detections in soil and groundwater were below standards and/or BTVs. However, when the temporary well casing was being removed a sheen /film was noted. This sheen/film and residual contamination found is related to the closed case.

Boring GP-9 (Figure 2) was advanced off the southwest corner of the warehouse at 3020 West Prospect Avenue near features suggestive of possible former ASTs were noted on historical photographs and was analyzed for PAHs, VOCs, or metals in soil. Only metals were detected, and the detections were all below standards and/or BTVs.

Hand auger soil borings HA-11 and HA-12 (Figure 2) were advanced within the limits of the western and central lagoons that were historically used by the City of Appleton for management of lime-softening waste from their

remote drinking water treatment plant. This portion of the property has no physical address. Soil at HA-11 was analyzed for metals and pH. There were no detections of metals above BTVs and/or soil standards. HA-12 was not analyzed.

Liability Determination

Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700-754 require those who are responsible for a hazardous substance discharge or environmental pollution to take actions necessary to respond to the contamination. Wis. Stat. § 292.55, authorizes the department to issue clarification letters concerning liability for environmental pollution.

The data summarized above indicates that one or more hazardous substance discharges or environmental pollution has been discovered on the Property. However, based on the criteria in Wis. Admin. Code § NR 716.05(2)(a) and Wis. Admin. Code §§ NR 708.09 (1) and (2), the department has determined that no response actions, including further site investigation activities, are required under Wis. Admin. Code chs. NR 700-754 to respond to these identified discharges or environmental pollution.

As with any environmental assessment, all areas of the Property were not assessed, the numbers of samples collected were limited based on professional judgment and financial considerations, and 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 department in your request for this letter. The department makes no determination concerning the presence or absence of hazardous substances or environmental pollution, other than those identified in the documents and reports listed above, which you submitted to us. In the future, if the department becomes aware of new information concerning the contaminants referenced above, or the presence of other contaminants on the Property, the department will evaluate that data at that time to determine if any response actions are required. Whenever possible, the department requires the person who caused the discharge to take the appropriate response actions.

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) identification number for this activity is shown at the beginning of this letter. The department tracks information on all case determinations such as this letter in a department database that is available online at dnr.wi.gov and search: "BOTW". Since there is no action required for this case, the department will identify this site activity as a "No Action Required" determination.

If you have any questions, please contact me at (920) 510-9482, by writing to the address at the top of this letter or by email to ColinR.Schmenk@Wisconsin.gov.

Sincerely,

Colin Schmenk

Colin Schmenk
Hydrogeologist - Remediation & Redevelopment Program
Northeast Region

Attachments:

Figure 2, Sample Location Map (1 of 4), dated December 2020
Figure 3, Sample Location Map (2 of 4), dated December 2020
Figure 4, Sample Location Map (3 of 4), dated December 2020
Figure 5, Sample Location Map (4 of 4), dated December 2020

cc: Tauren Beggs, DNR (Tauren.Beggs@Wisconsin.gov)
Chase Kresl, REI Engineering, Inc. (CKresl@reiengineering.com)
Alan Leisgang, Checker Logistics, Inc., c/o RGL Logistics (aleisgang@rgllogistics.com)

LEGEND:

- APPROXIMATE SITE BOUNDARIES
- SOIL BORING
- TEMPORARY MONITORING WELL

NOTES:

1. BASED ON A 2018 AERIAL PHOTOGRAPH

N

0 350 700

APPROXIMATE SCALE

Fleet Farm Lynndale Campus 1300 & 1631 S. Lynndale & 3020 W. Prospect Appleton & Grand Chute, WI	GEI Consultants	Sample Location Map (1 of 4)	
RGL Logistics	Project 2004710	December 2020	Figure 2

LEGEND:

- APPROXIMATE SITE BOUNDARIES
- SOIL BORING
- TEMPORARY MONITORING WELL

NOTES:

1. BASED ON 2018 AERIAL PHOTOGRAPH

N

0 40 80

APPROXIMATE SCALE

Fleet Farm Lynndale Campus 1300 & 1631 S. Lynndale & 3020 W. Prospect Appleton & Grand Chute, WI	GEI Consultants	SAMPLE LOCATION MAP (2 OF 4)
RGL Logistics Green Bay, WI	Project 2004710	December 2020 Fig. 3

LEGEND:

- APPROXIMATE SITE BOUNDARIES
- SOIL BORING
- TEMPORARY MONITORING WELL

NOTES:

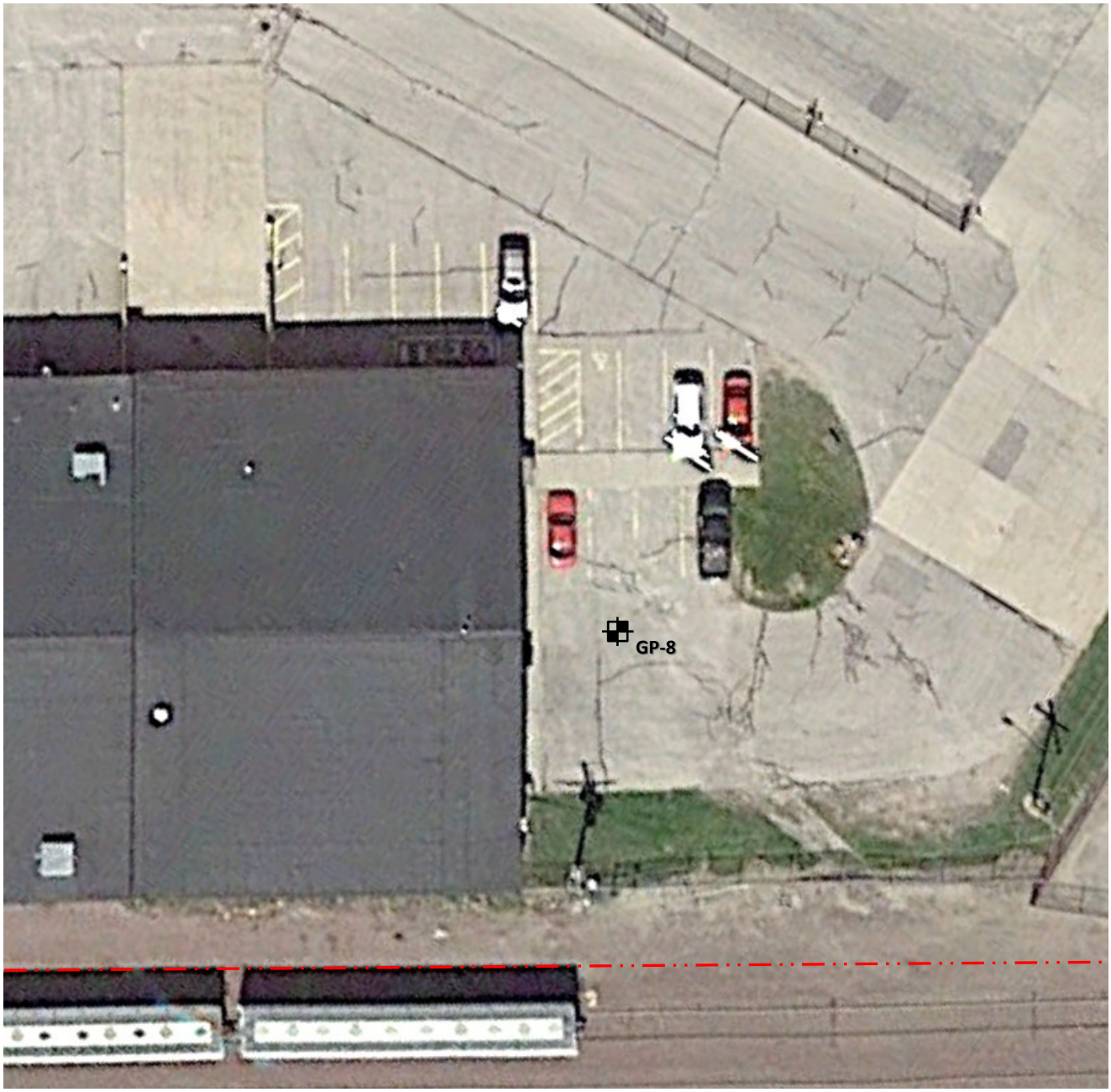
1. BASED ON 2018 AERIAL PHOTOGRAPH

N

0 60 120

APPROXIMATE SCALE

Fleet Farm Lynndale Campus 1300 & 1631 S. Lynndale & 3020 W. Prospect Appleton & Grand Chute, WI	GEI Consultants	SAMPLE LOCATION MAP (3 OF 4)
RGL Logistics Green Bay, WI	Project 2004710	December 2020 Fig. 4



LEGEND:

APPROXIMATE SITE BOUNDARIES

SOIL BORING

TEMPORARY MONITORING WELL

NOTES:

1. BASED ON 2018 AERIAL PHOTOGRAPH

N

0 30 60

APPROXIMATE SCALE

Fleet Farm Lynndale Campus 1300 & 1631 S. Lynndale & 3020 W. Prospect Appleton & Grand Chute, WI	GEI Consultants	SAMPLE LOCATION MAP (4 OF 4)
RGL Logistics Green Bay, WI	Project 2004710	December 2020 Fig. 5