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

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

June 17, 2025

Harter's Lakeside Disposal, LLC
Attn: Mr. Michael Thun
W2578 Holland-Lima Road
Oostburg, WI 53070
Via Electronic Mail Only to MThun@harters.net

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Post-Closure Modification Documentation related to the May 24, 2017, Closure Letter
Applebys Auto Salvage, W2578 Holland-Lima Road, Oostburg, WI
Parcel # 59008102920
BRRTS # 03-60-305128; FID # 460006690

Dear Mr. Thun:

On May 24, 2017, the Department of Natural Resources (DNR) issued a case closure letter with continuing obligations (COs) for the site identified above. The COs address potential exposure to petroleum contaminants that remain in soil, groundwater, and may potentially be present in subsurface vapor. All the original COs included in the case closure letter remain in effect, as discussed below. This letter is the approval of the post-closure modification (PCM) request submitted to the DNR on May 24, 2022, following completion and documentation of actions taken received on June 3, 2025.

The property located at W2578 Holland-Lima Road, Oostburg, WI, was formerly operated as an auto salvage facility. A leaking underground storage tank (LUST) contamination case received closure in May 2017 with the COs of remaining soil and groundwater contamination above standards, an improperly abandoned monitoring well, and future vapor concerns if the property is redeveloped. The property was acquired by Harter's Lakeside Disposal, LLC, and is currently redeveloped into a solid waste transfer station.

The PCM request was submitted to complete the vapor intrusion evaluation requirements in case of building expansion in a westerly direction and potentially locate and properly abandon monitoring well MW3, thereby terminating that CO. Construction plans were subsequently altered, eliminating the building expansion to the west which required the vapor intrusion evaluation. In addition, MW3 was not located during any of the construction activities. Due to these circumstances, the COs applied in the May 2017 letter remain in place.

You and any future property owners must adhere to the requirements and any applicable COs applied to this property as identified in the May 24, 2017, case closure letter.

This letter and information submitted with the post-closure modification request will be included in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) to provide public notice of residual contamination and continuing obligations. Find BOTW at dnr.wi.gov, search "BOTW." An online map view of the site can also be found on the RR Sites Map (RRSM) at dnr.wi.gov, search "RRSM."

Thank you for your efforts to protect Wisconsin's environment. If you have any questions regarding this letter, please contact the DNR Project Manager, Keld Lauridsen, at (920) 510-8294 or Keld.Lauridsen@Wisconsin.gov.

Sincerely,

Karen L. Campoli

Karen L. Campoli
Northeast Region Team Supervisor
Remediation and Redevelopment Program

Attachment: Case closure letter dated May 24, 2017

cc: Eric Oelkers, SCS Engineers (eoelkers@scsengineers.com)

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

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

May 24, 2017

Ms. Susan Appleby
440 W. Bayfield Avenue
Glendale, WI 53217

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Appleby's Auto Salvage, W2578 Holland Lima Rd, Oostburg, WI
DNR BRRTS Activity #: 03-60-305128

Dear Ms. Appleby:

The Department of Natural Resources (DNR) considers Appleby's Auto Salvage closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners and occupants must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter to anyone who purchases, rents or leases this property from you. Certain continuing obligations also apply to affected rights-of-way (ROW) holders. These are identified within each continuing obligation.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The Northeast Region (NER) Closure Committee reviewed the request for closure on March 16, 2017. The NER Closure Committee reviewed this environmental remediation case for compliance with state laws and standards. A request for remaining actions needed was issued by the DNR on March 27, 2017, and documentation that the conditions in that letter were met was received on May 15, 2017.

This Industrial zoned, rural property was used as an auto salvage yard. The residual contamination in both the soil and groundwater is associated with a former petroleum underground storage tank. The site is being considered for use as a recycling center. The conditions of closure and continuing obligations required were based on the property being used for residential, commercial, industrial, or recreational purposes.

Continuing Obligations
The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present at or above ch. NR 140 enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- One or more monitoring wells were not located and must be properly filled and sealed if found.
- Remaining contamination could result in vapor intrusion if future construction activities occur. Future construction includes expansion or partial removal of current buildings as well as construction of new buildings. Vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that vapor control technologies are not needed.

The DNR fact sheet "Continuing Obligations for Environmental Protection," RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at http://dnr.wi.gov/topic/Brownfields/rrsm.html, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://dnr.wi.gov/topic/wells/documents/3300254.pdf.

All site information is also on file at the NER Regional DNR office, at 2984 Shawano Avenue, Green Bay WI 54313-6727. This letter and information that was submitted with your closure request application can be found as a PDF in BRRTS on the Web.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
2984 Shawano Avenue
Green Bay WI 54313-6727

Residual Groundwater Contamination (chs. NR 140 and 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property, as shown on the attached map, *Groundwater Isoconcentration*, Figure B.3.b, January 30, 2017. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. Affected property owners were notified of the presence of groundwater contamination. This continuing obligation also applies to the ROW holder for Holland Lima Road, adjacent to the address W2578 Holland Lima Road.

Residual Soil Contamination (ch. NR 718, or ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)

Soil contamination remains in the area of S-5, S-7, S-9, S-19, S-20, S-22, and S-28 as indicated on the attached map, *Residual Soil Contamination*, Figure B.2.b, January 30, 2017. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and

ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Monitoring Wells that could not be Properly Filled and Sealed (ch. NR 141, Wis. Adm. Code)
Monitoring well MW-3, located on the source property, W2578 Holland Lima Road, shown on the attached map *Detailed Site Map,* Figure B.1.b.1, January 30, 2017, could not be properly filled and sealed because it was missing due to normal scrap yard activities. Your consultant made a reasonable effort to locate the well and to determine whether it was properly filled and sealed, but was unsuccessful. You may be held liable for any problems associated with the monitoring wells if they create a conduit for contaminants to enter groundwater. If the groundwater monitoring well is found, the then current owner of the property on which the well is located is required to notify the DNR, to properly fill and seal the wells and to submit the required documentation to the DNR.

Future Concern: Petroleum contamination remains in both soil and groundwater, as shown on the attached maps, *Groundwater Isoconcentration,* Figure B.3.b, January 30, 2017 and *Residual Soil Contamination*, Figure B.2.b, January 30, 2017, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. At the present time, there is an unoccupied dwelling on the property referred to as the Caretakers House. Therefore, before a building is constructed or the existing building is modified, the property owner must notify the DNR at least 45 days before the change. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and DNR agrees that vapor control technologies are not needed.

Other Closure Information

General Wastewater Permits for Construction Related Dewatering Activities

The DNR's Water Quality Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits, or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at dnr.wi.gov/topic/wastewater/GeneralPermits.html. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids and oil and grease, a general permit for Pit/Trench Dewatering may be needed. This continuing obligation also applies to the ROW holder for Holland Lima Road, adjacent to the address W2578.

PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the DNR Program to determine the method for salvaging the equipment.

Per Wisconsin Act 55 (2015 State budget), a claim for PECFA reimbursement must be submitted within 180 days of incurring costs (i.e., completing a task). If your final PECFA claim is not submitted within180 days of incurring the costs, the costs will not be eligible for PECFA reimbursement.

In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure
- if a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Tom Verstegen at 920-424-0025, or at thomas.verstegen@wisconsin.gov.

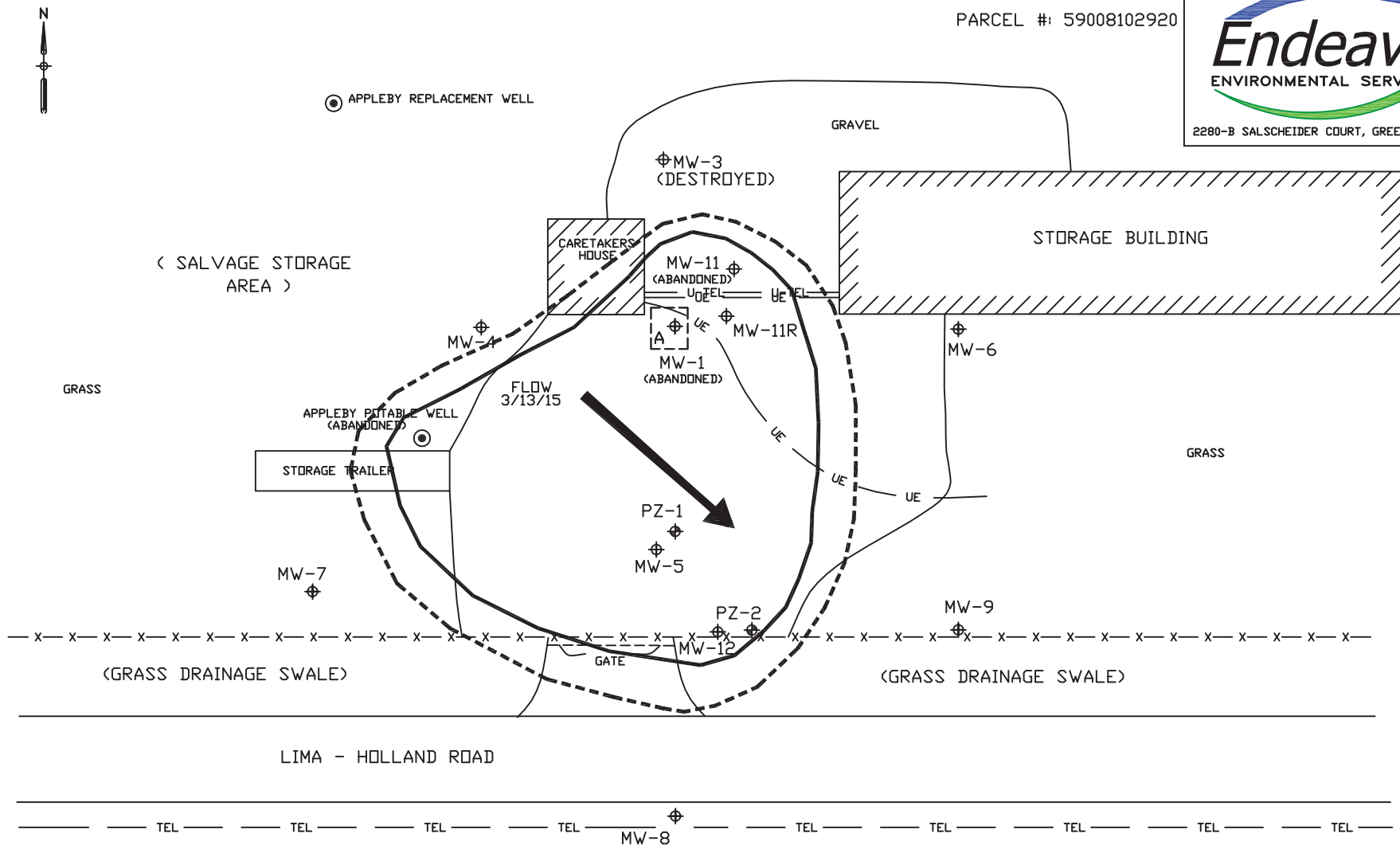
Sincerely,

Roxanne N. Chronert
Team Supervisor, Northeast Region
Remediation and Redevelopment Program

Attachments:

- *Groundwater Isoconcentration*, Figure B.3.b, January 30, 2017
- *Residual Soil Contamination*, Figure B.2.b, January 30, 2017
- *Detailed Site Map*, Figure B.1.b.1, January 30, 2017

cc: Joe Ramcheck – Endeavor Environmental Services
Ms. Teresa Stengel, Town of Lima, W2351 Spring Lane Court, Sheboygan Falls, WI 53085



Endeavor
ENVIRONMENTAL SERVICES, INC.
2280-B SALSCHEIDER COURT, GREEN BAY, WI 54313

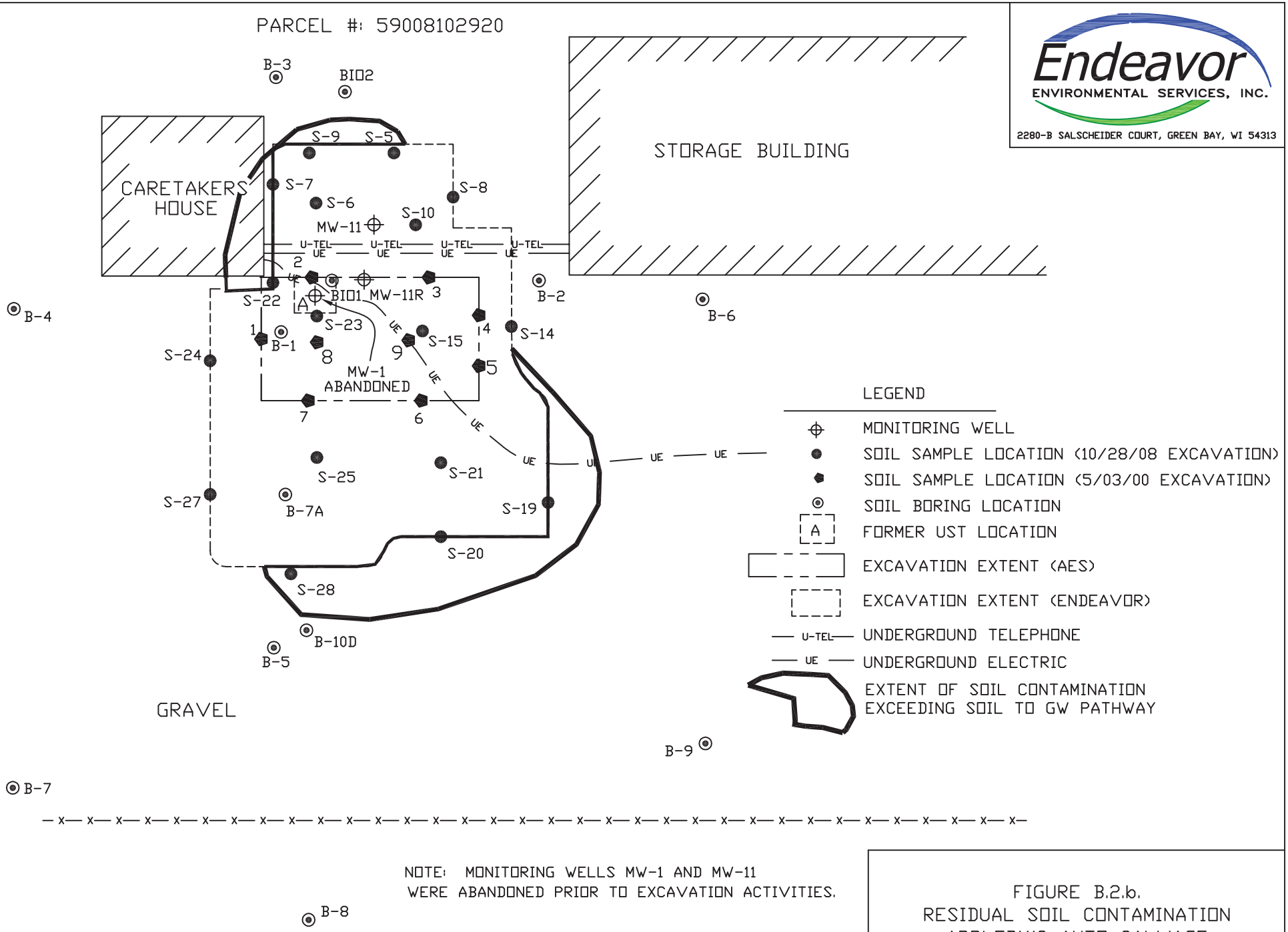
LEGEND

- MONITORING WELL LOCATION
- PIEZOMETER WELL LOCATION
- POTABLE WELL LOCATION
- PROPERTY BOUNDARY
- U-TEL — UNDERGROUND TELEPHONE
- UE — UNDERGROUND ELECTRIC
- TEL — ABOVE GROUND TELEPHONE
- X — FENCE
- EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING NR 140ESs
- A — FORMER UST LOCATION

NOTE: FENCE IS LOCATED ON THE PROPERTY BOUNDARY.

FIGURE B.3.b.
GROUNDWATER ISOCONCENTRATION
APPLEBY'S AUTO SALVAGE
OOSTBURG, WISCONSIN

SCALE	SHEET NO.	DWG NO.	DATE	SIZE	DRWN BY	FILE	REVISED	APP'D
1" = 30'	1 OF 1	P07770.45.B.3.b.	1/30/17	A	SVO	221	5/12/17	SV



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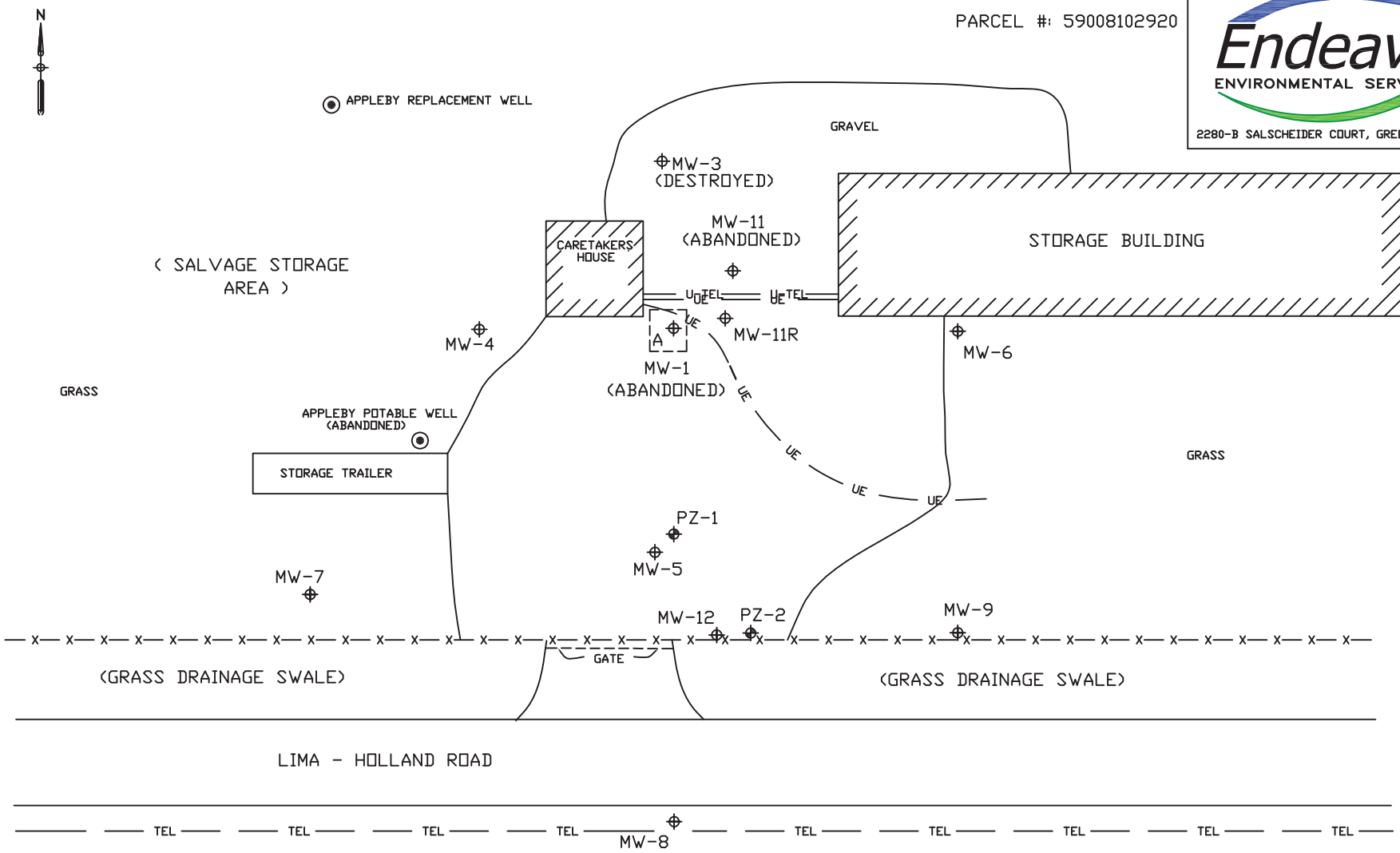
2280-B SALSCHEIDER COURT, GREEN BAY, WI 54313

NOTE: MONITORING WELLS MW-1 AND MW-11 WERE ABANDONED PRIOR TO EXCAVATION ACTIVITIES.

FIGURE B.2.b.
RESIDUAL SOIL CONTAMINATION
APPLEBY'S AUTO SALVAGE
OOSTBURG, WISCONSIN

SCALE	SHEET NO.	DWG NO.	DATE	SIZE	DRWN BY	FILE	REVISED	APP'D
1" = 20'	1 OF 1	P07770.45.B.2.b.	1/30/17	A	SVO	221		



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LEGEND

- MONITORING WELL LOCATION
- PIEZOMETER WELL LOCATION
- POTABLE WELL LOCATION
- PROPERTY BOUNDARY
- U-TEL — UNDERGROUND TELEPHONE
- UE — UNDERGROUND ELECTRIC
- TEL — ABOVE GROUND TELEPHONE
- x — FENCE
- [A] — FORMER UST LOCATION

NOTE: THE FENCE IS THE PROPERTY BOUNDARY.

FIGURE B.1.b.1.
DETAILED SITE MAP
APPLEBY'S AUTO SALVAGE
OOSTBURG, WISCONSIN

SCALE	SHEET NO.	DWG NO.	DATE	SIZE	DRWN BY	FILE	REVISED	APP'D
1" = 30'	1 OF 1	P07770.45.B.1.b.1	1/30/17	A	SVO	221		