

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
1300 W. Clairemont Ave.  
Eau Claire WI 54701

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



May 28, 2015

Sabrina Siu  
25915 SE Frontage Rd  
Building SH&E, C - 236  
Channahon, IL 60410

RECEIVED  
JUN 02 2015

Honorable Timothy Kabat  
Mayor of the City of La Crosse  
400 La Crosse St.  
La Crosse, WI 54601

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Final Case Closure with Continuing Obligations  
Former Exxon-Mobil Terminal #48020 Located at 35 Copeland Avenue, La Crosse, WI;  
DNR BRRTS Activity #: 02-32-000309

Dear Ms. Siu and Mayor Kabat:

The Department of Natural Resources (DNR) considers the Former Exxon-Mobil Terminal #48020 closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property 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 and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you. Certain continuing obligations also apply to affected property owners or rights-of-way 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 West Central Regional Closure Committee reviewed the request for closure on May 1, 2014. The DNR Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on May 6, 2014, and documentation that the conditions in that letter were met was received on May 15, 2015.

The site was used for the storage and transfer of bulk petroleum products which resulted in both soil and groundwater contamination. Soil contamination was addressed by both excavation and soil vapor extraction. Groundwater contamination was addressed by soil vapor extraction, air sparging and natural attenuation. The conditions of closure and continuing obligations required were based on the property being used for commercial and residential 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, Wis. Adm. Code 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 soil 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/clean.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 West Central Regional DNR office, at 1300 W. Clairemont Ave., Eau Claire, WI. This letter and information that was submitted with your closure request application, including any maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

### Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner 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, Wis. Stats. 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  
1300 W. Clairemont Ave.  
Eau Claire, WI 54701

Residual Groundwater Contamination (ch. NR 140, 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 Map", B.3.b, dated 10-16-2013. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. Affected property owners and right-of-way holders were notified of the presence of groundwater contamination. This continuing obligation also applies to the City of La Crosse and JRD, LTD.

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

Soil contamination remains in varying areas across the site as indicated on the **attached map** "Pre/Post Remedial Soil Contamination Map 2013", B.2.c., dated 10-16-2013. If soil in the locations described above is excavated in the future, the property owner or right-of-way holder 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 or right-of-way holder 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 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 and right-of-way holders 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(s) W-11, MW-10, MW-13, RW-3 and RW-5 located on the former Exxon/Mobil property shown on the **attached map** "Monitoring Wells", B.3.d, dated 3-12-2015, could not be properly filled and sealed because they were missing due to being paved over, covered or removed during site development activities. Your consultant made a reasonable effort to locate the wells and to determine whether they were 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 any of the groundwater monitoring wells are 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.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Vapor - Future Concern: . Petroleum contaminants remain in soil and groundwater at varying locations across the site as indicated on the **attached map** "Pre/Post Remedial Soil Contamination Map 2013", B.2.c., dated 10-16-2013, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. There are currently no buildings of concern on the property. Therefore, before a building is constructed and/or an 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.

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 <http://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.

#### 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 Project Manager to determine the method for salvaging the equipment.

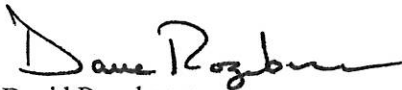
#### In Closing

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, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- 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 Doug Joseph at 715-839-1602, or at [doug.joseph@wisconsin.gov](mailto:doug.joseph@wisconsin.gov).

Sincerely,



David Rozeboom  
West Central Team Supervisor  
Remediation & Redevelopment Program

Attachments:

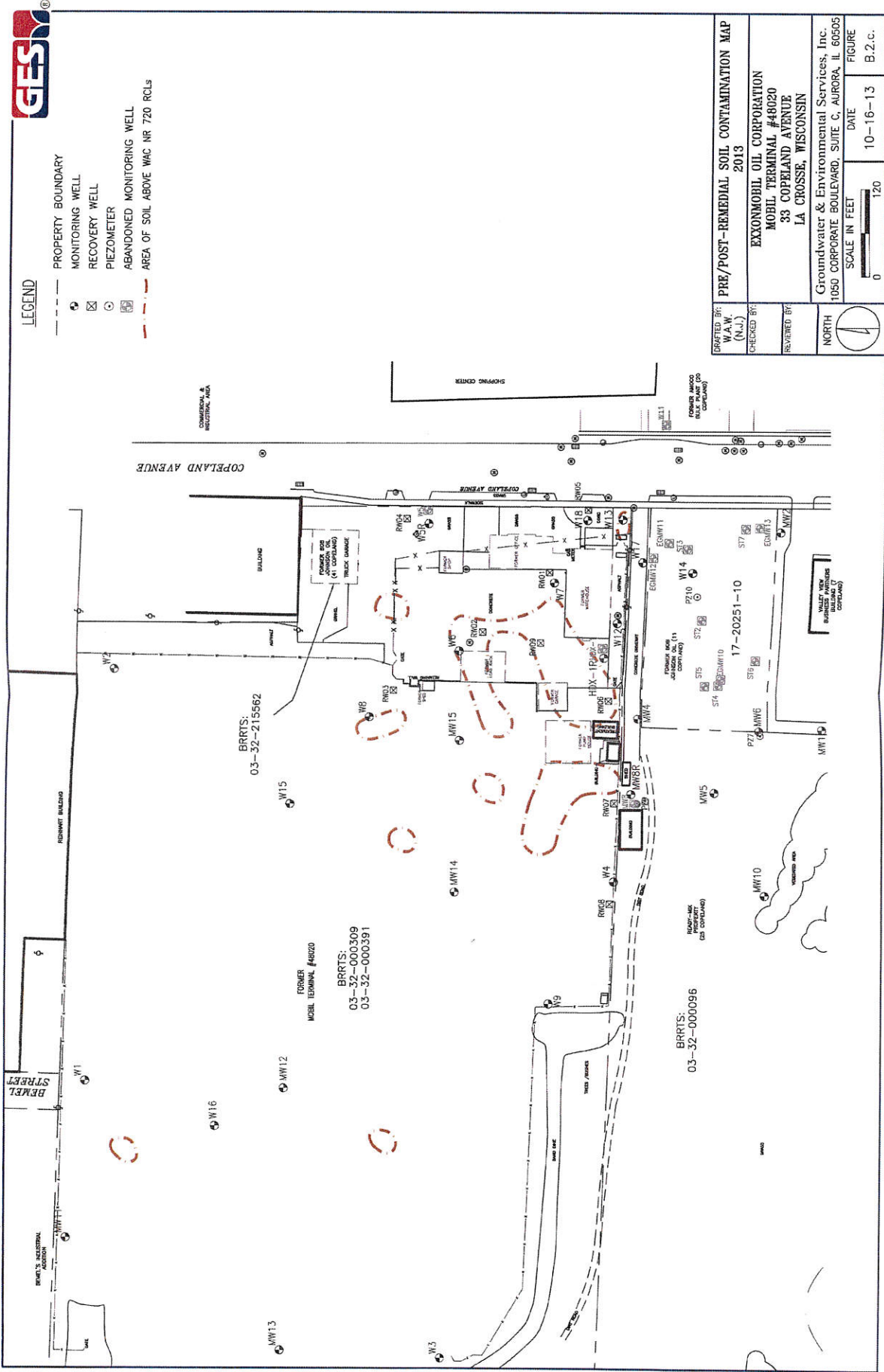
- “Groundwater Isoconcentration Map”, B.3.b, dated 10-16-2013
- “Pre/Post Remedial Soil Contamination Map 2013”, B.2.c., dated 10-16-2013
- “Monitoring Wells”, B.3.d, dated 3-12-2015

c: Bridget Donovan, GES, Inc., 1050 Corporate Blvd., Suite C, Aurora, IL 60505-6423  
JRD, LTD, 215 3<sup>rd</sup> St. N., La Crosse, WI 54601 (w/ cover letter)



LEGEND

- PROPERTY BOUNDARY
- ⊕ MONITORING WELL
- ⊖ RECOVERY WELL
- ⊙ PIEZOMETER
- ⊗ ABANDONED MONITORING WELL
- - - AREA OF SOIL ABOVE WAC NR 720 RCLs



DRAFTED BY: W.A.W. (N.J.)	PRE/POST-REMEDIAL SOIL CONTAMINATION MAP 2013
CHECKED BY:	EXXONMOBIL OIL CORPORATION MOBIL TERMINAL #48020 33 COPELAND AVENUE LA CROSSE, WISCONSIN
REVIEWED BY:	Groundwater & Environmental Services, Inc. 1050 CORPORATE BOULEVARD, SUITE C, AURORA, IL 60505
NORTH	SCALE IN FEET 0 120
	DATE 10-16-13
	FIGURE B.2.c.





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DEPARTMENT OF NATURAL RESOURCES  
1300 W. Clairemont Ave.  
Eau Claire WI 54701

Scott Walker, Governor  
Cathy Stepp, Secretary  
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May 28, 2015

Daniel Wettstein  
JRD, LTD  
215 3<sup>rd</sup> St. N.  
La Crosse, WI 54601

Subject: Completion of Environmental Work at Former Exxon/Mobil Oil Terminal #48020  
35 Copeland Avenue, La Crosse, WI  
DNR BRRTS Activity #: 02-32-000309

Dear Mr. Wettstein:

The Department of Natural Resources (DNR) is sending you this letter to provide information about our final approval of the environmental work done at the Former Exxon/Mobil Oil Terminal #48020 site. This letter is for your information; you are not required to take any action.

On April 25, 2013, you received information from Michael Holland of Exxon/Mobil Oil Corp. about the contamination at the Former Exxon/Mobil Oil Terminal #48020. Contaminants from the Former Exxon/Mobil Oil Terminal #48020 site are present in groundwater beneath your property. Over time, this contamination will clean up on its own. You are not responsible for cleaning up the contamination that has migrated beneath your property (s. 292.13, Wis. Stats.).

Please note that your drinking water is not affected by the contamination. Your drinking water is provided by the City of La Crosse municipal water supply system, which is routinely tested to ensure the water meets federal drinking water standards.

If you construct or reconstruct a well on your property in the future, state law requires you follow the application process under ch. NR 812, Wis. Adm. Code, as well as any applicable local ordinances.

Groundwater on your property is very shallow. If excavation is conducted and dewatering is necessary, a discharge permit may be required. More information is available at:  
<http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>.

Additional information about this case is available at the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web: <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>. Enter 02-32-000309 in the **activity number** field in the initial screen, then click on **search**. Scroll down and click on the **GIS Registry Packet** link for all documents about the completion of the environmental work at the Former Exxon/Mobil Oil Terminal #48020 site.

If you cannot access the BRRTS website, or have additional concerns or questions regarding this case, you may contact Doug Joseph, the DNR Project Manager, at 715-839-1602 or [doug.joseph@wisconsin.gov](mailto:doug.joseph@wisconsin.gov).



Please don't hesitate to contact me at 715-839-3710, or the DNR Project Manager if you have questions.

Sincerely,

A handwritten signature in black ink that reads "David Rozeboom". The signature is written in a cursive style with a large, prominent "D" and "R".

David Rozeboom, Team Supervisor  
West Central Region Remediation & Redevelopment Program

- c. Sabrina Siu, 25915 SE Frontage Rd., Bldg. SH&E, C – 236, Channahon, IL 60410  
Honorable Timothy Kabat, Mayor of La Crosse, 400 La Crosse St., La Crosse, WI 54601  
Bridget Donovan, GES, Inc., 1050 Corporate Blvd., Suite C, Aurora, IL 60505-6423

