



February 7, 2023

Community Partners Campus, Inc.
Attn: Tara Glodowski
360 Grand Avenue
Wausau, WI 54403
Via electronic mail

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Addendum to the August 27, 2021, Closure Letter
360 & 372 Grand Avenue, Wausau, WI, 54403
DNR BRRTS Activity #: 02-37-587441
FID#: 737254760

Dear Ms. Glodowski

On August 27, 2021, the Department of Natural Resources (DNR) issued a case closure letter with continuing obligations for the site identified above. The continuing obligations address potential exposure to contaminants that remain in soil at the site. Changes to the details of the case closure letter are identified in this addendum, in the Revised Conditions of Closure section, and are issued under Wis. Stat. § 292.12 and Wis. Admin. Code chs. NR 725, 726 and 727. The continuing obligations included in the case closure letter remain in effect. This addendum is the approval of the request submitted to the DNR on February 15, 2022, following completion and documentation of actions taken.

Revised Conditions of Closure

The DNR understands that construction at the site resulted in the removal of 1,872.49 tons of contaminated soil from the site in areas outlined on the attached map, Figure 3: Soil Excavation Map, 1/19/22. Contaminated soil was disposed of at the Marathon County Landfill, disposal receipts were included in the final documentation report. A revise cap maintenance plan was not prepared for this site thus all continuing obligations listed in the August 27, 2021, Closure Letter apply.

This closure addendum 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, Matt Thompson, at (715) 492-2304 or matthewa.thompson@wisconsin.gov.

Sincerely,



Matt Thompson
Hydrogeologist, West Central Region
Remediation and Redevelopment Program

Attachments: Figure 3: Soil Excavation Map, 1/19/22
Case closure letter, August 21, 2021

cc: Matthew C. Michalski, REI Engineering Inc.



LEGEND

0 4.0
SCALE: 1" = 40'

- CATCH BASIN - STORM WATER
- MANHOLE - STORM WATER
- MANHOLE - SANITARY SEWER
- MANHOLE - CABLE
- PROPERTY BOUNDARY (APPROXIMATE)
- BURIED UTILITY LINE - UNKNOWN
- WATER LINE

PLANNED GROUND SURFACE COVERS

- CONCRETE
- ASPHALT

UTILITY LINES

- SANITARY SEWER LINE (SAN)
- STORM WATER LINE (SS)
- NATURAL GAS LINE (G)
- ELECTRICAL LINE (BURIED) (E)
- FIBER OPTIC LINE (BURIED) (FO)
- OVERHEAD UTILITY LINE (OH)
- TELECOMMUNICATION LINE (BURIED) (TV)
- CABLE LINE (BURIED) (C)

AREA OF SOIL EXCAVATION
AS PART OF PROPERTY
REDEVELOPMENT

EXTENT OF UNSATURATED SOIL CONTAMINATION
UNSATURATED SOIL CONTAMINATION EXCEEDING
THE WAC CHAPTER NR720 STATE SOIL STANDARDS

ADDITION
(2022)

ORIGINAL
BUILDING

EXTENT OF DISSOLVED PHASE GROUNDWATER
CONTAMINATION EXCEEDING THE WAC CHAPTER
NR140 STATE GROUNDWATER STANDARDS

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

COMMUNITY PARTNERS CAMPUS
360 GRAND AVENUE
WAUSAU, WI 54403

FIGURE 3 : SOIL EXCAVATION LOCATION MAP

PROJECT No. 9640	DRAWN BY: MCM	DATE: 1/19/2022
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REI Engineering, INC.



August 27, 2021

Fong Family, LLC.
Attn: John Rosemurgy
PO Box 1966
Wausau, WI 54403

KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Case Closure with Continuing Obligations
Fong Family, LLC., Wausau, WI 54701
BRRTS #: 02-37-587441

Modification actions taken after continuing obligations were applied. Refer to BOTW for further information.

Dear Mr. Rosemurgy:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Fong Family, LLC case identified above met the requirements of Wisconsin Administrative (Wis. Admin.) Code chs. NR 700 to 799 for case closure with continuing obligations (COs). COs are legal requirements to address potential exposure to remaining contamination. No further investigation or remediation is required at this time for the reported hazardous substance discharge and/or environmental pollution.

However, you, future property owners and occupants of the property must comply with the COs as explained in this letter, which may include maintaining certain features and notifying the DNR and obtaining approval before taking specific actions. You must provide this letter and all enclosures to anyone who purchases, rents or leases this property from you.

This case closure decision is issued under Wis. Admin. Code chs. NR 700 to 799 and is based on information received by the DNR to date. The DNR reviewed the case closure request for compliance with state laws and standards and determined the case closure request met the notification requirements of Wis. Admin. Code ch. NR 725, the response action goals of Wis. Admin. Code § NR 726.05(4), and the case closure criteria of Wis. Admin. Code §§ NR 726.05, 726.09 and 726.11, and Wis. Admin. Code ch. NR 140.

The Fong Family, LLC site was investigated for a discharge of hazardous substances and/or environmental pollution from historic fill located throughout much of the property. Case closure is granted for the contaminants investigated as documented in the case file. The site investigation and/or remedial action addressed soil, groundwater, and vapor. Contamination remains in historic fill at the site.

The case closure decision and COs required were based on the current use of the site for commercial purposes. The site is currently zoned commercial. Based on the land use and zoning, the site meets the non-industrial land use classification under Wis. Admin. Code § NR 720.05(5) for application of residual contaminant levels in soil.

SUMMARY OF CONTINUING OBLIGATIONS

COs are applied at the following locations:

ADDRESS (CITY, WI)	COS APPLIED	DATE OF MAINTENANCE PLAN(S)
360 & 372 Grand Avenue, Wausau (Source Property)	<ul style="list-style-type: none"> • Residual Soil Contamination • Cover (for soil) 	July 14, 2021

CLOSURE CONDITIONS

Closure conditions are legally required conditions which include both COs and other requirements for case closure (Wis. Stat. § 292.12(2)). Under Wis. Stat. § 292.12(5), you, any subsequent property owners and occupants of the property must comply with the closure conditions as explained in this letter. The property owner must notify occupants for any condition specified in this letter under Wis. Admin. Code §§ NR 726.15(1)(b) and NR 727.05(2). If an occupant is responsible for maintenance of any closure condition specified in this letter, you and any subsequent property owner must include the condition in the lease agreement under Wis. Admin. Code § NR 727.05(3) and provide the maintenance plan to any occupant that is responsible.

DNR staff may conduct periodic pre-arranged inspections to ensure that the conditions included in this letter and the maintenance plan dated July 14, 2021 are met (Wis. Stat. § 292.11(8)). If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. ch. 292 to ensure compliance with the closure conditions.

SOIL

Continuing Obligations to Address Soil Contamination

Residual Soil Contamination (Wis. Admin. Code chs. NR 718, NR 500 to 599, and § NR 726.15(2)(b) and Wis. Stat. ch. 289)

Soil contamination remains as indicated on the enclosed maps (Figures B.2.b.1, B.2.b.2, and B.2.b.3, Residual Soil Contamination, 7/6/2021). If soil in the location(s) shown on the map 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. If sampling confirms that contamination is present, the property owner or right of way holder at the time of excavation will need to determine if the material is considered solid waste and ensure that any storage, treatment or disposal complies with applicable standards and rules. Contaminated soil may be managed under Wis. Admin. Code ch. NR 718 with prior DNR approval.

In addition, all current and future property owners, occupants and right of way holders need to be aware that excavation of the contaminated soil may pose an inhalation and direct contact hazard; special precautions may be needed to prevent a threat to human health.

Cover (for soil) (Wis. Stat. § 292.12(2)(a), Wis. Admin. Code §§ NR 724.13(1) and (2), NR 726.15(2)(d) and/or (e), NR 727.07(1))

The pavement as shown on the enclosed map (Figure D.2.d, Location Map, 7/13/2021) shall be maintained in compliance with the enclosed maintenance plan, dated July 14, 2021. The purpose of the cover is to minimize the infiltration of water through contaminated soil and prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

To modify or replace a cover, the property owner must submit a request to the DNR under Wis. Admin. Code ch. NR 727. The DNR approval must be obtained before implementation. The replacement or modified cover must be a structure of similar permeability or be protective of the revised use of the property until contaminant levels no longer exceed Wis. Admin. Code ch. NR 720 groundwater pathway residual contaminant levels and/or direct contact residual contaminant levels (RCLs).

GROUNDWATER

Recent groundwater monitoring data at this site indicates that for the contaminants arsenic, benzene, and tetrachloroethene, levels exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES), as shown on the enclosed map (Figure B.3.b., Groundwater Isoconcentration, 7/6/2021). The DNR may grant an exemption to a PAL for a substance of public health concern, other than nitrate, under Wis. Admin. Code § NR 140.28(2)(b) if all the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for that substance will not be attained or exceeded at the point of standards application. (Note: at this site the point of standards application is all points where groundwater is monitored.)
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the DNR believes that these criteria have been or will be met. Therefore, under Wis. Admin. Code § NR 140.28, an exemption to the PAL is granted for arsenic, benzene, and tetrachloroethene. This letter serves as your exemption.

OTHER CLOSURE REQUIREMENTS

Maintenance Plan and Inspection Log (Wis. Admin. Code §§ NR 726.11(2), NR 726.15(1)(d), NR 727.05(1)(b)3., Wis. Admin. Code § NR 716.14(2) for monitoring wells)

The property owner is required to comply with the enclosed maintenance plan dated July 14, 2021 for the cover, to conduct inspections annually and to use the inspection log (DNR Form 4400-305 or Form 4400-321 VMS Inspection Log) to document the required inspections. The maintenance plan and inspection log are to be kept up-to-date and on-site. The property owner shall submit the inspection log to the DNR only upon request using the RR Program Submittal Portal. See the DNR Notification and Approval Requirements section below for more information on how to access the Submittal Portal.

The limitations on activities are identified in the enclosed maintenance plan(s). The following activities are prohibited on any portion of this property where the cover, without prior DNR approval.

- removal of the existing barrier.
- replacement with another barrier.
- excavating or grading of the land surface.
- filling on capped or paved areas.
- plowing for agricultural cultivation.
- construction or placement of a building or other structure.
- changing the use or occupancy of the property to a residential exposure setting,
- which may include certain uses, such as single or multiple family residences, a school,
- day care, senior center, hospital, or similar residential exposure settings.

Pre-Approval Required for Well Construction (Wis. Admin. Code § NR 812.09(4)(w))

DNR approval is required before well construction or reconstruction for all sites identified as having residual contamination and/or COs. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, the property owner is required to complete and submit Form 3300-254, Continuing Obligations/Residual Contamination Well Approval Application, to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help complete this form. The form can be obtained online at dnr.wi.gov, search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

General Wastewater Permits for Construction-related Dewatering Activities (Wis. Admin. Code ch. NR 200)

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 work and building construction.

If the property owner or any other person plans to conduct such activities, that person must contact the Water Quality Program and, if necessary, apply for the required discharge permit. 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, oil and grease, a general permit for pit/trench *Dewatering Operations* may be needed. Additional information can be obtained by visiting the DNR website at "dnr.wi.gov," search "wastewater general permits."

DNR NOTIFICATION AND APPROVAL REQUIREMENTS

Certain activities are limited at closed sites to maintain protectiveness to human health and the environment. The property owner is required to notify the DNR at least 45 days before and obtain approval from the DNR prior to removing or modifying the asphalt cover (Wis. Admin. Code §§ NR 727.07, NR 726.15 (2), Wis. Stat. § 292.12(6)).

The DNR may require additional investigation and/or cleanup actions if necessary, to be protective of human health and the environment. The case may be reopened under Wis. Admin. Code § NR 727.13 if additional information indicates that contamination on or from the site poses a threat, or for a lack of compliance with a CO or closure requirement.

SUBMITTALS AND CONTACT INFORMATION

Site, 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 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."

Send written notifications to the DNR using the RR Program Submittal Portal at dnr.wi.gov, search "RR submittal portal" (<https://dnr.wi.gov/topic/Brownfields/Submittal.html>). Questions on using this portal can be directed to the Project Manager below or to the environmental program associate (EPA) for the regional DNR office. Visit dnr.wi.gov, search "RR contacts" and select the EPA tab (<https://dnr.wi.gov/topic/Brownfields/Contact.html>).

CLOSING

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact DNR project manager Matt Thompson, 715-492-2304, email:

matthewa.thompson@wisconsin.gov.

Sincerely,

Dave Rozeboom
West Central Region Team Supervisor
Remediation & Redevelopment Program

Attachments:

Figure B.3.b, Groundwater Isoconcentration, July 6, 2021
Figure B.2.b., Residual Soil Contamination, July 6, 2021
Attachment D, Maintenance Plan, July 14, 2021

DRAWING FILE: P:\19600-9699\19640A - FONG FAMILY, LLC.DWG\19640A-RESIDUAL SOIL CONTAMINATION (FILL).DWG LAYOUT: METALS PLOTTED: AUG 05, 2021 - 1:16PM PLOTTED BY: MATTM



ESTIMATED EXTENT OF UNSATURATED SOIL CONTAMINATION (ARSENIC) WITHIN FILL MATERIALS EXCEEDING THE NR720 DIRECT CONTACT & GROUNDWATER PATHWAY PROTECTION RCLs.

ESTIMATED EXTENT OF UNSATURATED SOIL CONTAMINATION (LEAD) WITHIN FILL MATERIALS EXCEEDING THE NR720 DIRECT CONTACT RCLs.

ESTIMATED EXTENT OF UNSATURATED SOIL CONTAMINATION (LEAD) WITHIN FILL MATERIALS EXCEEDING THE NR720 GROUNDWATER PATHWAY PROTECTION RCLs.

LEGEND	
	BURIED UTILITY LINE - UNKNOWN
	WATER LINE
	SANITARY SEWER LINE
	STORM WATER LINE
	NATURAL GAS LINE
	ELECTRICAL LINE (BURIED)
	FIBER OPTIC LINE (BURIED)
	OVERHEAD UTILITY LINE
	TELECOMMUNICATION LINE (BURIED)
	CABLE LINE (BURIED)

 CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING	FONG FAMILY, LLC 360 & 372 GRAND AVENUE WAUSAU, WI 54403	
	FIGURE B.2.B.2 : RESIDUAL SOIL CONTAMINATION - FILL (METALS)	
PROJECT No. 9640A	DRAWN BY: MCM	DATE: 8/5/2021

REI Engineering, INC.

MCM 8/5/21
MM 8/5/21

DRAWING FILE: P:\19600-9699\19640A - FONG FAMILY, LLC\DWG\19640A-SOIL CONTAMINATION (FILL).DWG LAYOUT: METALS PLOTTED: AUG 05, 2021 - 1:15PM PLOTTED BY: MATTM

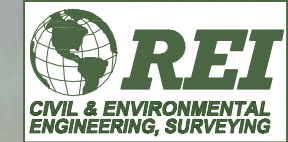


ESTIMATED EXTENT OF UNSATURATED SOIL CONTAMINATION (ARSENIC) WITHIN FILL MATERIALS EXCEEDING THE NR720 DIRECT CONTACT & GROUNDWATER PATHWAY PROTECTION RCLs.

ESTIMATED EXTENT OF UNSATURATED SOIL CONTAMINATION (LEAD) WITHIN FILL MATERIALS EXCEEDING THE NR720 DIRECT CONTACT RCLs.

ESTIMATED EXTENT OF UNSATURATED SOIL CONTAMINATION (LEAD) WITHIN FILL MATERIALS EXCEEDING THE NR720 GROUNDWATER PATHWAY PROTECTION RCLs.

LEGEND	
	BURIED UTILITY LINE - UNKNOWN
	WATER LINE
	SANITARY SEWER LINE
	STORM WATER LINE
	NATURAL GAS LINE
	ELECTRICAL LINE (BURIED)
	FIBER OPTIC LINE (BURIED)
	OVERHEAD UTILITY LINE
	TELECOMMUNICATION LINE (BURIED)
	CABLE LINE (BURIED)



FONG FAMILY, LLC
360 & 372 GRAND AVENUE
WAUSAU, WI 54403

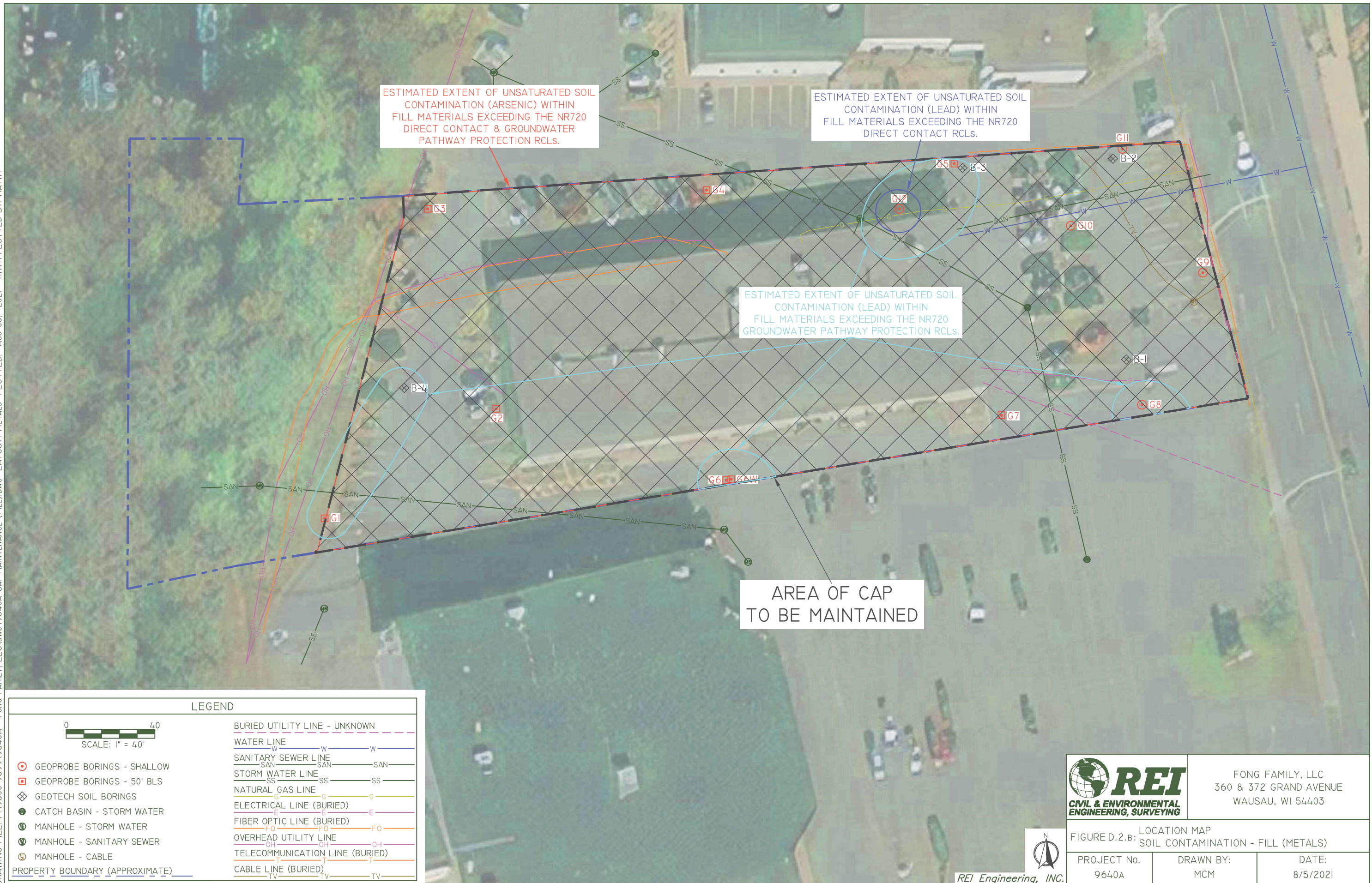
FIGURE B.2.A.2: SOIL CONTAMINATION - FILL (METALS)

PROJECT No. 9640A	DRAWN BY: MCM	DATE: 8/5/2021
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REI Engineering, INC.

mcm 8/5/2021
mcm 8/5/2021

DRAWING FILE: P:\19600-9699\19640A - FONG FAMILY, LLC.DWG\19640A-CAP MAINTENANCE (FILL).DWG LAYOUT: METALS PLOTTED: AUG 05, 2021 - 1:17PM PLOTTED BY: MATTM



ESTIMATED EXTENT OF UNSATURATED SOIL CONTAMINATION (ARSENIC) WITHIN FILL MATERIALS EXCEEDING THE NR720 DIRECT CONTACT & GROUNDWATER PATHWAY PROTECTION RCLs.

ESTIMATED EXTENT OF UNSATURATED SOIL CONTAMINATION (LEAD) WITHIN FILL MATERIALS EXCEEDING THE NR720 DIRECT CONTACT RCLs.

ESTIMATED EXTENT OF UNSATURATED SOIL CONTAMINATION (LEAD) WITHIN FILL MATERIALS EXCEEDING THE NR720 GROUNDWATER PATHWAY PROTECTION RCLs.

AREA OF CAP TO BE MAINTAINED

LEGEND	
	GEOPROBE BORINGS - SHALLOW
	GEOPROBE BORINGS - 50' BLS
	GEOTECH SOIL BORINGS
	CATCH BASIN - STORM WATER
	MANHOLE - STORM WATER
	MANHOLE - SANITARY SEWER
	MANHOLE - CABLE
	PROPERTY BOUNDARY (APPROXIMATE)
	BURIED UTILITY LINE - UNKNOWN
	WATER LINE
	SANITARY SEWER LINE
	STORM WATER LINE
	NATURAL GAS LINE
	ELECTRICAL LINE (BURIED)
	FIBER OPTIC LINE (BURIED)
	OVERHEAD UTILITY LINE
	TELECOMMUNICATION LINE (BURIED)
	CABLE LINE (BURIED)

	FONG FAMILY, LLC 360 & 372 GRAND AVENUE WAUSAU, WI 54403	
	FIGURE D.2.B: LOCATION MAP SOIL CONTAMINATION - FILL (METALS)	
PROJECT No. 9640A	DRAWN BY: MCM	DATE: 8/5/2021

REI Engineering, INC.

MCM 8/5/21
REI 8/5/21

DRAWING FILE: P:\19600-9699\19640A - FONG FAMILY, LLC\DWG\19640A-GW CONTAMINATION.DWG LAYOUT: PAH & VOCs PLOTTED: JUL 06, 2021 - 4:02PM PLOTTED BY: MATTM



LEGEND	
	BURIED UTILITY LINE - UNKNOWN
	WATER LINE
	SANITARY SEWER LINE
	STORM WATER LINE
	NATURAL GAS LINE
	ELECTRICAL LINE (BURIED)
	FIBER OPTIC LINE (BURIED)
	OVERHEAD UTILITY LINE
	TELECOMMUNICATION LINE (BURIED)
	CABLE LINE (BURIED)
	PROPERTY BOUNDARY (APPROXIMATE)

 CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING	FONG FAMILY, LLC 360 & 372 GRAND AVENUE WAUSAU, WI 54403	
	FIGURE B.3.B: GROUNDWATER ISOCONCENTRATION	

PROJECT No. 9640A	DRAWN BY: MCM	DATE: 7/6/2021
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REI Engineering, INC.