



10/31/2023

Ron Mullen  
Nor Lake Inc.  
891 CTH U  
Hudson, WI 54016

Tom Elbert  
Hudson Business Park LLC.  
715 St. Croix Street  
River Falls, WI 54022

**KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS**

**SUBJECT:** Case Closure with Continuing Obligations  
Nor Lake Inc., 891 CTH U, Hudson, WI 54016  
BRRTS #: 02-56-000089, FID #: 656009420

Dear Mr. Mullen and Mr. Elbert:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Nor Lake Inc 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.

It is important to note that the case may be reopened under Wis. Admin. Code § NR 727.13 if additional information such as updated Wis. Admin. Code ch. NR 140 groundwater enforcement standards indicate that contamination on or from the Nor Lake site poses a threat to human health or the environment.

The Nor Lake site was investigated for a discharge of hazardous substances from a septic tank and dry well beneath the building. Accumulated solvents and wastewater in the septic tank and dry well led to soil and groundwater contamination at the Nor Lake and at off-site properties.

A network of groundwater monitoring wells were installed to evaluate and monitor volatile organic compounds (VOCs) identified in the groundwater including 1,1 Dichloroethane, 1,1-Dichloroethene, Trichloroethene (TCE), 1,1,2-Trichloroethane (TCA). During sampling of residential neighborhoods, additional VOC impacts in the groundwater were identified. Seven water table observation wells were installed by the DNR to monitor the downgradient TCE plume between the facility and impacted neighborhoods. The observation wells, the on-site monitoring wells and residential private wells were sampled and analyzed for VOCS from 1990-2022. A total of 175 granular activated carbon (GAC) systems were offered to residents and business impacted by TCE in their water supply at concentrations equal or greater 0.5ug/L. As a result, 164 GAC systems were accepted and installed.

An extensive soil investigation occurred at the release area. Soil sampling indicated the release was localized beneath the facility floor and to the north of the facility. A soil vapor extraction (SVE) system was installed to remove VOCs from soils where excavation was not feasible. The SVE system was in continuous operation. In 2019 the SVE system was shut down to collect sub-slab vapor data and was not restarted.

A vapor investigation included four rounds of sub-slab vapor sampling from 10 points near the known source area between May 15, and November 21, 2019. TCE concentrations were the only compound to exceed a sub-slab vapor risk screening level (VRSL). However, TCE concentrations were below the large commercial/ industrial VRSL of 880 ug/m<sup>3</sup>. The sub-slab vapor investigation concluded no additional sample was warranted.

Case closure is granted for VOCs as documented in the case file. Based on historic monitoring, groundwater impacts have displayed decreasing trends on and off the site.

The site investigation and/or remedial action addressed soil, groundwater, and vapor. The remedial action consisted of operated a SVE system for on-site impacted soils and natural attenuation of impacted groundwater on-site and off-site through installation of monitoring wells, DNR-installed observation wells, and private well sampling. Contamination remains in soil beneath the facility foundation and groundwater on and off-site.

The case closure decision and COs required were based on the current use of the site for industrial manufacturing and warehouse purposes. Based on the land use and zoning, the site meets the 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
891 CTH U, Hudson (Source Property)	Residual Soil Contamination  Industrial Soil Standards  Residual Groundwater Contamination

### 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 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 on-site under and north of the facility as indicated on the enclosed map (Figure B.2.b., Residual Soil Contamination, February 2023). 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.

Industrial Soil Standards (Wis. Stat. § 292.12(6), Wis. Admin. Code §§ NR 726.15(2)(g), NR 720.05(5), NR 727.07(5))

Industrial soil standards (i.e., RCLs) for direct contact apply where soil contamination remains beneath and to the north of the facility, as shown on the enclosed map (Figure B.2.b., Residual Soil Contamination, February 2023). Samples contained VOCs in concentrations that were less than the industrial direct contact RCLs but exceeded the non-industrial direct contact RCLs.

The land use of the property is restricted to industrial use and may not be used or developed for a residential, commercial, agricultural or other non-industrial use until soil contaminant levels no longer exceed non-industrial direct contact RCLs as the result of additional remediation or natural attenuation and the DNR has reviewed and approved a request to modify this condition of closure.

## GROUNDWATER

### *Continuing Obligations to Address Groundwater Contamination and/or Monitoring Wells*

Residual Groundwater Contamination (Wis. Admin. Code ch. NR 140 and § NR 812.09(4)(w))

Groundwater contamination which equals or exceeds the enforcement standards for trichloroethene is present on-site at MW-19, as shown on the enclosed map (Figure B.3.b., Groundwater isoconcentration Map, February 2023). To construct a new well or reconstruct an existing well, the property owner must obtain prior DNR approval. Additional casing may be necessary to prevent contamination of the well.

### *Other Groundwater or Monitoring Well Related Closure Information*

#### Transfer of Responsibility for Filling and Sealing Monitoring Wells (Wis. Admin. Code § NR 726.15(2)(c)3.)

The responsibility for monitoring wells MW-53, MW-55D, MW-55S, MW-54D, MW-51, MW-50D, and MW-50S (Figure B.3.d, Monitoring Wells Map, February 2023) has been transferred to St. Croix County Community Development Program (Document of Well Transfer, Resolution No. 28, 7/13/2023) for continued monitoring and sampling unrelated to impacts previously investigated. Do not fill and seal these wells at this time. Well filling and sealing will be required by St. Croix County at their discretion in accordance with Wisconsin Admin. Code Ch. NR 141 requirements.

### **OTHER CLOSURE REQUIREMENTS**

#### 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](http://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](http://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 taking the following actions (Wis. Admin. Code §§ NR 727.07, NR 726.15 (2), Wis. Stat. § 292.12(6)).

- Before changing the use of the property to a non-industrial use, when industrial soil standards were applied for closure.

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](https://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](https://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](https://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 Candace Sykora at (715)928-0452 or [candace.sykora@wisconsin.gov](mailto:candace.sykora@wisconsin.gov).

Sincerely,



Matt Thompson  
West Central Region Team Supervisor  
Remediation & Redevelopment Program

#### Attachments:

Figure B.3.b, Groundwater Isoconcentration, February 2023  
Figure B.2.b., Residual Soil Contamination, February 2023  
Figure B.3.d., Monitoring Wells, February 2023  
Document of Well Transfer, Resolution No 28, July 13, 2023

cc.

William Phelps, DNR, [William.Phelps@Wisconsin.gov](mailto:William.Phelps@Wisconsin.gov)  
Tim Stieber, [tim.stieber@sccwi.gov](mailto:tim.stieber@sccwi.gov)

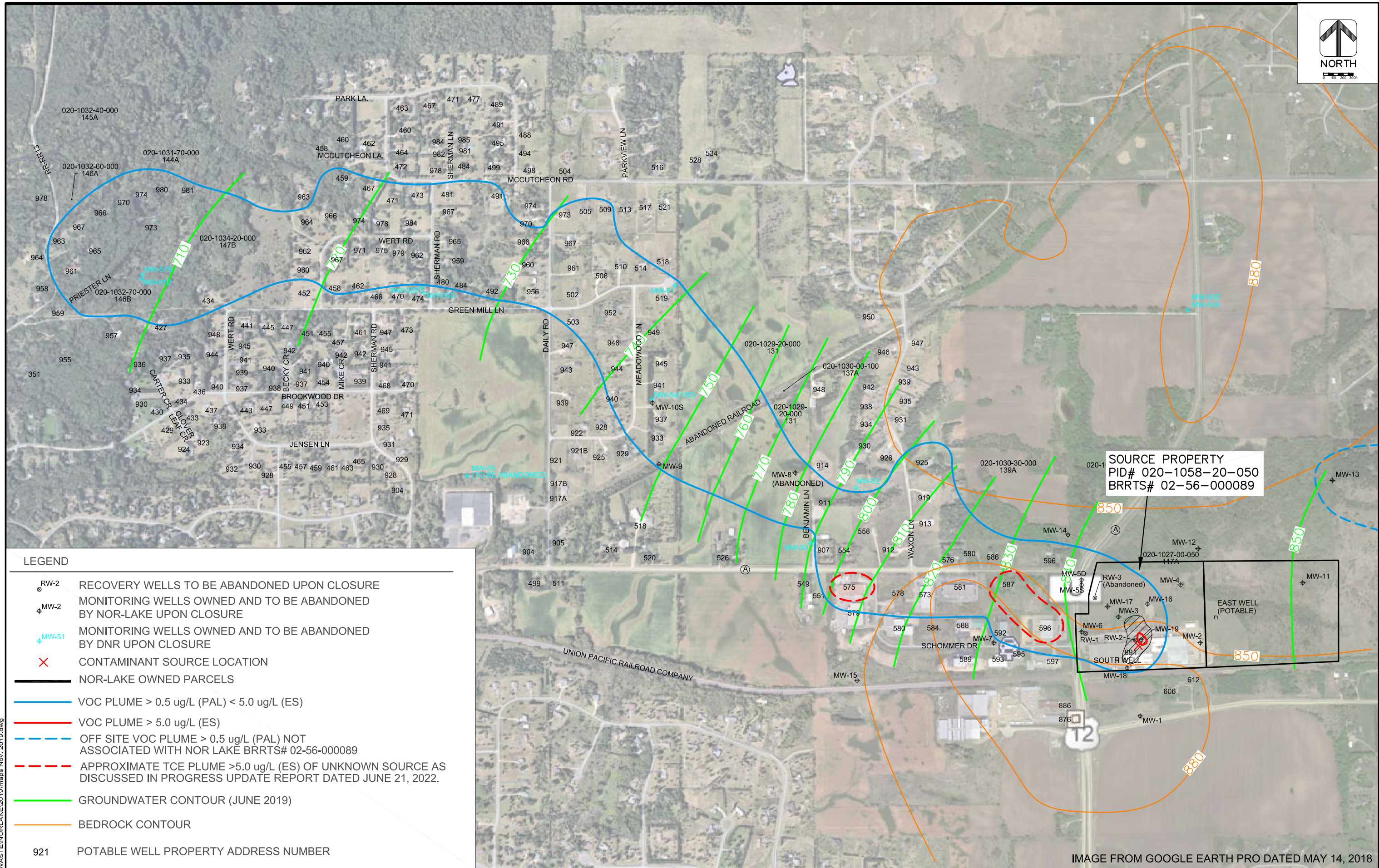
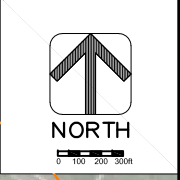
#### Additional Resources:

The DNR fact sheets can be obtained by visiting the DNR website at "[dnr.wi.gov](https://dnr.wi.gov)" and searching DNR publication number.

*Continuing Obligations for Environmental Protection* (RR-819)

*Environmental Contamination and your Real Estate* (RR-973)

*Post-Closure modifications: Changes to Property Conditions after a State-Approved Cleanup* (RR-987)



**SOURCE PROPERTY**  
 PID# 020-1058-20-050  
 BRRTS# 02-56-000089

**LEGEND**

- RW-2 RECOVERY WELLS TO BE ABANDONED UPON CLOSURE
- MW-2 MONITORING WELLS OWNED AND TO BE ABANDONED BY NOR-LAKE UPON CLOSURE
- MW-51 MONITORING WELLS OWNED AND TO BE ABANDONED BY DNR UPON CLOSURE
- CONTAMINANT SOURCE LOCATION
- NOR-LAKE OWNED PARCELS
- VOC PLUME > 0.5 ug/L (PAL) < 5.0 ug/L (ES)
- VOC PLUME > 5.0 ug/L (ES)
- OFF SITE VOC PLUME > 0.5 ug/L (PAL) NOT ASSOCIATED WITH NOR LAKE BRRTS# 02-56-000089
- APPROXIMATE TCE PLUME >5.0 ug/L (ES) OF UNKNOWN SOURCE AS DISCUSSED IN PROGRESS UPDATE REPORT DATED JUNE 21, 2022.
- GROUNDWATER CONTOUR (JUNE 2019)
- BEDROCK CONTOUR
- 921 POTABLE WELL PROPERTY ADDRESS NUMBER

IMAGE FROM GOOGLE EARTH PRO DATED MAY 14, 2018

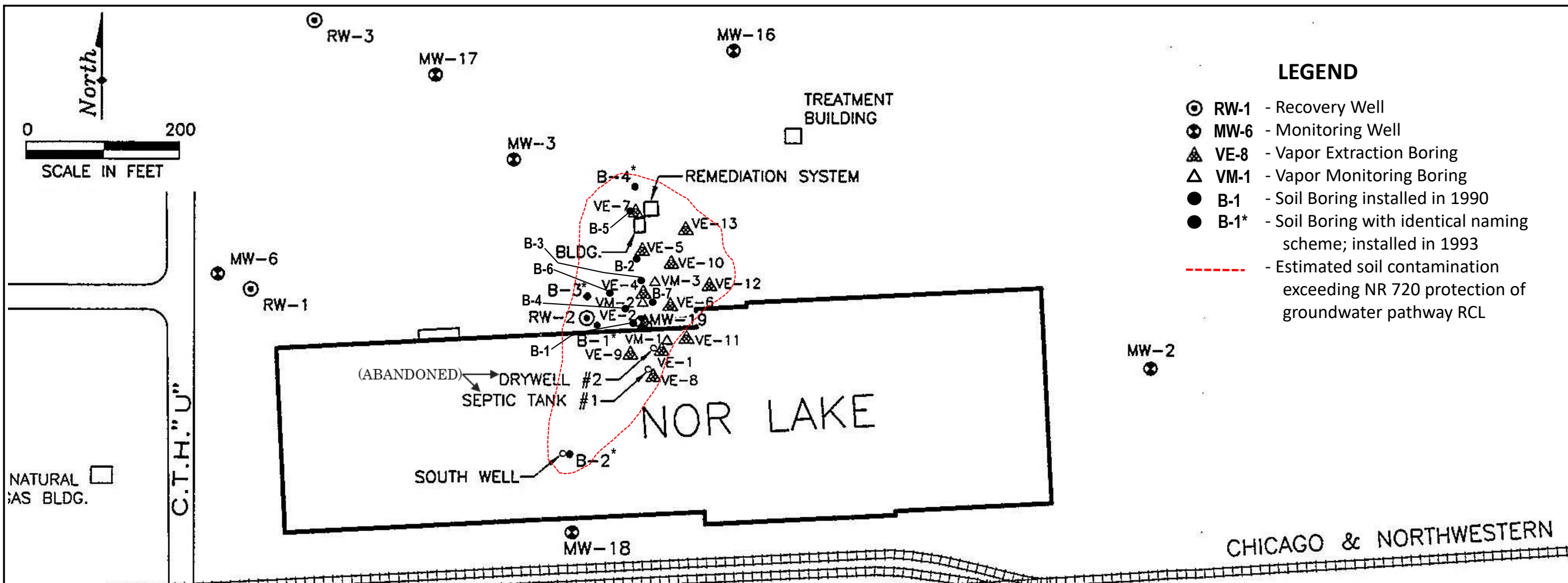
5/13/2020 VAENVACAD\WASTE\NORLAKE\2019\maps Nov. 2019.dwg

DES BY	N. BADER	BOOK NO					
DR BY	A. O'KEEFE	JOB NO	51-0478.00				
CHK BY	G. ALDRIAN	DATE	FEB. 2023	NO	DATE	REVISION	

NOR - LAKE, INC.  
 HUDSON, WISCONSIN



B.3.b. Groundwater Isoconcentration Map  
 B.3.c. Groundwater Flow Map  
 B.3.d. Monitoring Wells Map



**LEGEND**

- ⊙ RW-1 - Recovery Well
- ⊙ MW-6 - Monitoring Well
- ▲ VE-8 - Vapor Extraction Boring
- △ VM-1 - Vapor Monitoring Boring
- B-1 - Soil Boring installed in 1990
- B-1\* - Soil Boring with identical naming scheme; installed in 1993
- - Estimated soil contamination exceeding NR 720 protection of groundwater pathway RCL

Source: Modified from Ayres Associates  
 1990 and Delta Environmental  
 Consultants 1997



Exceedances of protection of groundwater RCLs from borings advanced in 1990-1998 (Table A.2). Units converted to mg/kg:

- B-1 32.5-34' bgs (1990): 1,1-Dichloroethene 0.046; 1,2-Dichloroethene 0.006; 1,1,1-Trichloroethane 0.910; Trichloroethene 0.470
- B-4 30-31.5' bgs (1990): Trichloroethene 0.020
- B-6 45-46.5' bgs (1990): Trichloroethene 0.027
- VE-1 37.5-39.5' bgs (1991): Methylene chloride 0.004; 1,2-Dichloroethane 0.009; Trichloroethene (TCE) >0.048; 1,1,2-Trichloroethane >0.061; Tetrachloroethene (PCE) >0.012
- B-1\* 40-42' bgs (1993): TCE 0.048; PCE 0.0052
- B-2\* 11.5-13.5' bgs (1993): Methylene chloride 0.052; 14-16' bgs: TCE 0.0056
- B-3\* 55-57' bgs (1993): Methylene chloride 0.019
- B-4\* 60-62' bgs (1993): TCE 0.93; PCE 0.0087;
- VE-2 37.5-39.5' bgs (1993): TCE 0.028; PCE 0.013
- VE-4 47.5-49.5' bgs (1993): TCE 0.3; PCE 0.04
- VM-2 47.5-49.5' bgs (1996): Methylene chloride 0.010; TCE 0.035
- VE-5 57.5-59.5' bgs (1993): TCE 0.042
- VE-6 45-47' bgs (1993): TCE 0.013; 1,1,2-Trichloroethane 0.015; PCE 0.15
- VE-7 65-67' bgs (1993): TCE 0.032; PCE 0.0059
- VE-8 33.5-35.5' bgs (1993): 1,1 Trichloroethane 0.52; TCE 0.56; 1,1,2-Trichloroethane 0.0041; PCE 0.067
- VE-9 34-36' bgs (1993): TCE 0.029; PCE 0.0054
- VE-10 50-52' bgs (1993): Methylene chloride 0.019; TCE 0.65; PCE 0.12
- VM-3 55-57' bgs (1996), analyzed via gas chromatography: cis-1,2-Dichloroethene 0.072; Chloroform 0.022; TCE 280; Toluene 19; PCE 100; Ethylbenzene 3.8; 1,2,4-Trimethylbenzene 2.2  
 analyzed via gas chromatography/mass spectrometry: 1,1,1-Trichloroethane 200; TCE 150; Toluene 10; 1,1,2 Trichloroethane 0.37; PCE 52; Ethylbenzene 1.9; 1,2,4-Trimethylbenzene 1.3
- VE-12 50-52' bgs (1993): TCE 0.0098
- VE-13 55-57' bgs (1993) TCE 0.014; 1,1,2 Trichloroethane 0.0041
- MW-19 42.5-44.5' bgs (1996): TCE 0.66; 1,1,1 Trichloroethane 0.47; PCE 0.12; 47.5-49.5' bgs: TCE 0.022

Contaminated soil was remediated via Soil Vapor Extraction System from 1993-2019;  
 Pre-and intra-remedial soil contamination being used as worst-case scenario for residual soil contamination on site

B.2.a. Soil Contamination Identified 1990-1998  
 B.2.b. Residual Soil Contamination  
 Nor-Lake Inc.  
 Hudson, WI  
 February 2023  
 51-0478.10



**Resolution No. 28 (2023)**  
**RESOLUTION TO ACCEPT TEN (10) WELLS FROM WISCONSIN**  
**DEPARTMENT OF NATURAL RESOURCES TO BE USED FOR LONG-**  
**TERM AQUIFER MONITORING**

**COVER MEMO**

**TO:** County Board of Supervisors

**FROM:** Ken Witt, County Administrator  
Ellen Denzer, Director, Community Development

**DATE:** August 1, 2023

**AGENDA ITEM:** Resolution to Accept Ten (10) Wells from Wisconsin Department of Natural Resources to be Used for Long-Term Aquifer Monitoring

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**BACKGROUND INFORMATION**

The Wisconsin Department of Natural Resources (WI DNR) established monitoring wells in 1984 in response to trichloroethylene (TCE) found in groundwater from multiple sources. WI DNR's TCE work for the ten (10) NorLake monitoring wells has been completed. WI DNR's Remediation and Redevelopment Division has offered the ten (10) wells to St. Croix County to be used for our ground water testing program.

County staff contacted the seven (7) landowners where the ten (10) NorLake wells are located to determine if those landowners wanted to have the wells remain on their property for future groundwater monitoring or if they wanted the wells removed.

Five (5) landowners agreed to have seven (7) wells on their property remain in place to be used for testing by County staff in the future. Two (2) landowners did not desire to have the wells remain on their land; those three (3) wells will be properly closed by WI DNR.

A resolution has been prepared to accept the seven (7) wells on five (5) properties and transfer paperwork has been drafted by WI DNR for Board approval to proceed with the transfer of the wells.



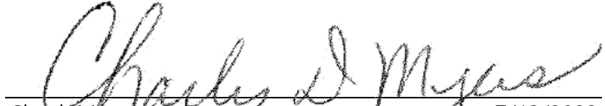


**Legal – Fiscal – Administrative Approvals:**

Legal Note:

Fiscal Impact: Annual well testing~\$700

  
Heather M. Amos, Corporation Counsel 7/12/2023

  
Chuck Myers 7/13/2023

  
Ken Witt, County Administrator 7/13/2023

07/17/23 Community Development Committee RECOMMENDED

**RESULT:** RECOMMENDED [UNANIMOUS]  
**MOVER:** Scott Counter, Vice Chair  
**SECONDER:** Jerry VanSomeren, Supervisor  
**AYES:** Anderson, Counter, Hansen, Sherley, VanSomeren  
**EXCUSED:** Dick Hesselink

Vote Confirmation.

  
Dan Hansen Community Development, Chairman 7/19/2023

**St. Croix County Board of Supervisors Action:**

Roll Call - Vote Requirement – Majority of Supervisors Present

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Daniel Hansen, Supervisor  
**SECONDER:** Scott Counter, Supervisor  
**AYES:** Lind, Anderson, Long, Leaf, Adams, Berning, Ottino, Feidler, Ostness, Counter, Hansen, Sherley, Tellijohn, Carlson, Barcalow, Swanepoel, VanSomeren, Ramberg

**EXCUSED:** Carah Koch

This Resolution was Adopted by the St. Croix County Board of Supervisors on August 1, 2023

Christine Hines, County Clerk