



February 26, 2024

TROY BATZEL  
KWIK TRIP INC  
PO BOX 2107  
LA CROSSE WISCONSIN 54602

**Re: Kwik Trip #801 Spencer (819 Main St, 822 Chase St, and 826 Chase St, Osage IA 50461)  
Contaminated Sites Database Site ID No. 2790  
Initial Site Screening Evaluation**

Dear Mr. Batzel:

The Iowa Department of Natural Resources (DNR) has reviewed a "Limited Site Assessment", as well as accompanying information for the properties located at 819 Main St, 822 Chase St, 826 Chase St, Osage IA 50461 (site). This location is intended to be used for future sale and/or development. The report was prepared, and submitted by Terracon (Consultant) on behalf of Kwik Trip, Inc. on May 30, 2023 ([Doc #41304](#)). The report details recognized environmental conditions at the location including soil and shallow groundwater. The necessity for the report was determined after a Phase I site assessment conducted on May 12, 2023 ([Doc #41305](#)).

The site information and reports have been reviewed as part of the Initial Site Screening (ISS) program. The site has been assigned a **Priority 3**, which constitutes a low level of concern, but indicates that some health standards may be exceeded.

Diesel was detected via Iowa method OA-2 in soil at a concentration of 7,110 mg/kg in B-5, which exceeds the DNR Tier 1 Statewide Standard (SWS) of 3,800 mg/kg. Ethylbenzene, Isopropylbenzene, Methylene chloride, Naphthalene, n-Butylbenzene, n-Propylbenzene, p-Isopropyltoluene, sec-Butylbenzene, tert-Butylbenzene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, and Xylenes were observed above laboratory detection levels, but did not exceed DNR SWS for soils. Boring B-5 was nearest to the observed underground storage tank (UST), and on the western boundary of the site adjacent to the neighboring gas station.

No constituents were observed above laboratory detection limits in groundwater. The site is connected to municipal water, and no wells were observed on site. Groundwater does not pose a threat at this time. However, groundwater data was very limited as only two of the seven temporary monitoring wells were able to be sampled.

DNR agrees with the Consultant that a Pollution Protection Plan (PPP) and Soil and Groundwater Management Plan (SGMP) should be considered. Should the need arise to remove and disposed of soil offsite, guidance should be obtained from DNR or the Consultant. Soils known to be elevated above a health standard cannot be removed and reapplied elsewhere without a plan.

With the exceedance of the soil Tier 1 SWS the potential threat to drinking water needs to be addressed. An Environmental Covenant (EC) preventing the installation of drinking water wells and requiring non-permeable water lines will be required. Guidance on completion and submission of such covenants is available on the DNR

website ([Example EC List](#)). Please ensure that no signatures are added to an EC prior to DNR review and approval. Alternatively, if excavation will take place as part of site development activities DNR will accept demonstration of appropriate disposal of soils above 3,800 ppm diesel in lieu of an EC or proving a city ordinance requiring connection to municipal water. Please let DNR know your intentions no later than April 9, 2024.

If you have any questions or need further information please feel free to contact me at [515-415-1331](tel:515-415-1331) or by email at [brad.davison@dnr.iowa.gov](mailto:brad.davison@dnr.iowa.gov).

Sincerely,

Brad Davison  
Environmental Specialist  
Land Quality Bureau

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