

DRAFT

Remediation & Redevelopment Closure Compliance Review

1. Conduct a file review of the case information at the time of closure to answer some general questions about the site including:

Project Manager: **Jim Delwiche**

Review Date: **04/20/2005**

Site Name: **Villager Apts./Telco Bldg(Enterprise Ctr.)**

BRRTS Number: **0268101564/0368004241**

FID Number: **268497350/268082540**

Parcel No.: **EGV 1108.986.002 & EGV 1108.985, Both combined into new parcel No. EGV 1108977**

Address: **12650/12700 W. Bluemound Rd.**

Current Property Owner: **Milwaukee Investment Realty Co**

Original Responsible Party:

Property Owner at Closure (if different): **T&M Telco, LLC**

Has the site been geolocated? **NO**

Site Coordinates (WTM83/91):

How was site selected for audit?

Random

Is the site on a GIS Registry? **No**

Did the close-out letter include some specific requirements that the site owner and/or responsible party needed to address? **Yes**

If Yes, describe specific requirements: **Inspect and Maintain existing asphalt cap**

DRAFT

What types of restrictions existed at the time of case closure? (check all that apply)

Pavement, Soil or Other Cover

Was a maintenance plan required at closure? **Yes**

Has/have there been amendments to the restriction(s) or has/have the restriction(s) been nullified by DNR?

Was/were the appropriate restriction(s) recorded with the Register of Deeds?

Yes

Has the property been transferred since the restriction was recorded?

Yes

Date of closure: **08/24/2001 – 05/22/1996**

Final

Were there other restricted properties associated with the source site (ie. Affected neighboring properties)? Yes No

DRAFT

2. Contact the site owner to get appropriate clearance for access, and walk the site (ideally with the owner or responsible party) to review the site conditions against the conditions documented at closure to verify or change answers to questions in #1.

With the site owner/RP (if possible), review and answer the following for DNR RR records:

Have site conditions changed since the closure of the case that would affect either a deed restriction or groundwater use restriction or other restrictions or requirements associated with the site?

Examples: a building has been razed and the location of the building prevented full investigation and/or remediation; excavation or residential development has occurred in a restricted area.

Has additional monitoring or remediation been done since the site was closed?

No

If a performance standard was the final remedy, has it been altered?

Yes No

If yes above, was DNR notified? Yes No

If a maintenance agreement was required at closure, has it been followed?

No

Have local zoning changes occurred since closure? **No**

If "Yes", does it appear to impact the effectiveness of the restriction?

Yes No

Were any new potential sources of contamination identified? **No**

If "Yes", does sampling need to be performed? Yes No

DRAFT

3. Answer the following and document for the file the results of the compliance review of the case:

Is the site in general compliance with the closure approval document?

Yes

(May depend on extent of non-compliance, non-maintenance of remedy or changed ownership/conditions. If case is out of compliance, it should be prioritized by the region, for new casework or enforcement, as needed.)

Is soil contamination located beneath an existing structure (i.e. building, road etc.)?

Yes

Is the structure still present? **Yes**

Is an asphalt cap or soil cap/cover removed or in disrepair? **No**

If "Yes", should it be replaced or repaired? Yes No

Is soil monitoring needed to determine if the final remedy has been modified such that a direct contact threat exists? Yes No

For example, an asphalt cap has been removed or is in disrepair or a new contaminated site is present upgradient, etc.

If a new threat to public health or the environment exists, what should be done to address the problem and by whom?

Are additional actions warranted at the site? Yes No If yes, please explain:

Does the site require follow-up by DNR? **Yes, current owners were unaware of deed restrictions, Asphalt cap will need repair in 1-2 years.**

Does the site restriction need to be changed? Yes No

Has the GIS Registry code for the site been entered into BRRTS? **No**

Has the Closure Compliance Review code for the site been entered into BRRTS?

Yes