

BRRTS ID No. 02-36-176478

Reviewer: Tauren Beggs

Region: Northeast Review Date: 08/29/2022

Site Name: W C L Turntable Former Roundhouse

See RR5242 for instructions <http://intranet.dnr.state.wi.us/int/aw/rr/guidance/RR5242.pdf> . Steps with an * denote DNR follow up; ** denote RP/property owner follow up. If auditing a VPLE site, use the applicable LUST or ERP BRRTS number. Use the NOTES area in each section to add information not otherwise addressed.

File Review:

1. Review BRRTS, and the file if needed, to identify the File Review information:

Site Address	City	ZIP Code
SW Corner 11th Street and Buffalo Street	Manitowoc	54220
County Parcel Identification Number (PIN)	FID Number	
052-000-169-000.00, part of N 11th St, part of River Point Dr		

Original Responsible Person
 Canadian National Railway and Soo Line Railroad

Has the property been transferred since the continuing obligation was recorded/applied? No Yes

If Yes: Current Property Owner
Community Development Authority of the City of Manitowoc - Adam Tegen, 900 Quay St, Manitowoc, WI

Phone Number	Email
(920) 686-6931	ategen@manitowoc.org

Select all continuing obligations applied (at case closure or RAP approval or letter to LGU):

Add to BRRTS	AC in BRRTS	AC	Action Code (AC) Meaning
<input type="checkbox"/>	<input type="checkbox"/>	51	Deed notice
<input type="checkbox"/>	<input type="checkbox"/>	52	Deed restriction for soil
<input type="checkbox"/>	<input type="checkbox"/>	730	Groundwater use restriction
<input type="checkbox"/>	<input type="checkbox"/>	95	Deed instrument conditions met (for audits, use if deed restriction was updated by filing a deed notice)
<input type="checkbox"/>	<input type="checkbox"/>	101	GIS Registry PDF modified - date DNR letter sent
<input type="checkbox"/>	<input type="checkbox"/>	104	Site removed from GIS Registry - date DNR letter sent
<input type="checkbox"/>	<input type="checkbox"/>	696	Continuing obligation required of LGU to maintain liability exemption
<input type="checkbox"/>	<input type="checkbox"/>	605	Green Space Grant awarded (deed restriction)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	56	Continuing Obligation applied (use with codes 220-238)
<input type="checkbox"/>	<input type="checkbox"/>	46	Impacted Right-of-Way
<input type="checkbox"/>	<input checked="" type="checkbox"/>	220	Soil at industrial use level
<input type="checkbox"/>	<input checked="" type="checkbox"/>	222	Cover/engineered containment system (pavement, soil cover, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	224	Structural impediment (buildings or other structures)
<input type="checkbox"/>	<input type="checkbox"/>	226	Vapor mitigation/response
<input type="checkbox"/>	<input type="checkbox"/>	228	Site-specific (identify in comment field)
<input type="checkbox"/>	<input type="checkbox"/>	230	LGU was directed to take a protective action
<input type="checkbox"/>	<input checked="" type="checkbox"/>	232	Residual soil contamination > RCLs/SS RCLs (use with AC 220, 222, 224)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	234	Monitoring well needs to be abandoned
<input type="checkbox"/>	<input checked="" type="checkbox"/>	236	Site closed with groundwater contamination > ES
<input type="checkbox"/>	<input type="checkbox"/>	238	Maintenance and inspection documentation required to be submitted
<input checked="" type="checkbox"/>	<input type="checkbox"/>	185	Closure Compliance Review completed
<input type="checkbox"/>	<input type="checkbox"/>	186	Closure Compliance Review - RP follow up needed
<input type="checkbox"/>	<input type="checkbox"/>	187	Closure Compliance Review follow up completed
<input type="checkbox"/>	<input type="checkbox"/>	99	Use this code with comments, for actions not listed under AC 186 (i.e. submittal of inspection reports)

How was site selected for audit? (AC = BRRTS Action Code)

- Vapor Mitigation AC 226
- VPLE with AC 56
- Enforcement Follow-up
- Other: _____
- Green Space Grant AC 605
- AC 220, 222, 224, 228, or 230
- Deed Restriction AC 52 or 696 (LGU)
- Age of Remedy
- Complaint Received
- Regional Priority

Date of:

- Final Closure 02/22/2007
- Certificate of Completion _____
- Green Space Grant _____
- Remedial Action Plan Approval _____
- General Liability Clarification Letter _____
- Local Gov't Unit (LGU) Letter _____

Describe any site-specific requirements (AC 228) that the site owner and/or responsible party needed to address:

Is the site on BRRTS as having residual contamination and continuing obligations?

- Yes
- No – *Add to BRRTS using applicable action codes (56, etc.)**

Were neighboring properties affected?

- Yes
- No

If yes, are these properties listed in BRRTS with AC 56?

- Yes
- No – *Update BRRTS, use form 4400-246**

Was a maintenance plan required at closure?

- NA
- No
- Yes – It is: in the file PDF missing

If no maintenance plan was required, offer the property owner the template model with inspection log, and note in the follow up section of the audit that one was provided on the audit date

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

- Yes
- No
- NA

Has a restriction been amended, or been nullified by DNR?

- No
- Yes: Was BRRTS updated? (95) Yes No*

- Was the CO PDF updated? Yes No*

Notes:

Met with Adam Tegen - Community Development Authority (CDA) and Whitney Cull - Stantec. The CDA acquired approximately 21 acres, which includes this site. Parcels have been reconfigured and new road infrastructure is being constructed for redevelopment purposes. The footprint of this closed case now consists of a parcel and part of the road ROWs for N 11th Street and River Point Drive. The site has been grubbed and remaining railroad structures (former turntable and roundhouse foundation) removed to facilitate road construction and redevelopment. Stantec and the CDA got approval from DNR to complete these actions. DNR is requiring a post closure modification (PCM) request be submitted concurrently with a remedial action plan when the redevelopment is proposed for parcel # 052-000-169-000.00. The construction of the ROWs was approved under a Remedial Action Plan. The site is being assessed and additional work is being completed under a Wisconsin Assessment Monies (WAM) grant.

Site Visit:

2. **Contact the site owner for access. Provide a copy of the maintenance plan, if applicable. If the audit is being conducted for a CO which would now require a maintenance plan, provide a template version if no maintenance plan was required at closure, for the property owner's use (voluntary).**
3. **Walk the site (ideally with the owner or responsible party) to review the site conditions against the conditions documented at closure/other to verify or change answers to questions in #1. Discuss use of the maintenance plan or template.**
4. **With the site owner/RP (if possible), answer the following for DNR RR records:**

Did the site owner know about the continuing obligation(s)? Yes No

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

- No
- Yes – Explain: The site has been grubbed and remaining railroad structures removed to facilitate redevelopment and road construction. Stantec and the CDA got approval from DNR to complete these actions. DNR is requiring a post closure modification (PCM) request be submitted concurrently with a remedial action plan when the redevelopment is proposed for parcel # 052-000-169-000.00.

Examples: 1) a building has been razed and investigation and remediation occurred.
2) excavation or residential development has occurred in a restricted area.

Has a pavement (asphalt or concrete) cover, soil cover or other sort of cover, such as a building, been removed or is it in disrepair? No/NA

- Yes – Should it be replaced or repaired? Yes** No

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

- No
- Yes – Explain: DNR is aware of the changes made to the site and it will be handled under a PCM request and remedial action plan when parcel # 052-000-169-000.00 is proposed to be developed.

Was the DNR notified? Yes No

Have local zoning changes occurred since closure?

- No/NA
- Yes – Does it appear to impact the effectiveness of the restriction?
 No
- Yes – Describe:

DNR is aware of the changes made to the site and it will be handled under a PCM request and remedial action plan when parcel # 052-000-169-000.00 is proposed to be developed.

Is soil sampling needed to determine if the final remedy has been modified such that a direct contact threat exists?

- No
- Yes – Describe: The site is being assessed and additional work is currently being completed under a Wisconsin Assessment Monies (WAM) grant.

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

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

- No
- Yes – Describe:
The site is being assessed and additional work is currently being completed under a Wisconsin Assessment Monies (WAM) grant.

Does a new threat to public health or the environment exist (e.g. new sources or exposure routes)?

- No
- Yes – Does sampling need to be performed?
 No
- Yes** – Describe what should be done to address the problem, and by whom:
The site is being assessed and additional work is currently being completed under a Wisconsin Assessment Monies (WAM) grant. Any new contamination found will be handled under a new BRRTS case and existing contamination will be addressed with a PCM request when parcel # 052-000-169-000.00 is proposed to be developed.

Is the vapor mitigation system or sub-slab depressurization system (SSDS) operating as designed? (pressure gradient being maintained)

- Yes
- NA
- No** – Describe any follow up needed:

Have any of the exposure assumptions used for closure changed at this site?

- NA

No

Yes – Describe any follow up needed:

DNR is aware of the changes made to the site and it will be handled under a PCM request and remedial action plan when parcel # 052-000-169-000.00 is proposed to be developed.

Has the land use at this site changed such that a vapor intrusion pathway may now exist?

No

Yes – Describe any follow up needed:

Has the land use changed such that there are either health or safety issues?

No

Yes – Describe any follow up needed:

DNR is aware of the changes made to the site and it will be handled under a PCM request and remedial action plan when parcel # 052-000-169-000.00 is proposed to be developed.

Notes:

COMPLIANCE AND FOLLOW-UP SUMMARY:

5. Identify compliance and any follow up needed.

Is the site in compliance with the continuing obligations/closure approval document?

Yes

No – Describe what's not in compliance and the reasons for noncompliance:

DNR is aware of the changes made to the site and it will be handled under a PCM request and remedial action plan when parcel # 052-000-169-000.00 is proposed to be developed.

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

Has the maintenance agreement required at closure been followed?

Yes

NA

No – Describe:

The cap and other continuing obligations are being modified and will be handled under a PCM request and remedial action plan when parcel # 052-000-169-000.00 is proposed to be developed.

Was the property owner reminded to complete and document the (yearly) inspections?

Yes

NA

No – Why not?

The cap and other continuing obligations are being modified and will be handled under a PCM request and remedial action plan when parcel # 052-000-169-000.00 is proposed to be developed.

Was a maintenance plan or template provided to the property owner at the site visit?

Yes

NA

No – If no, why not?

The cap and other continuing obligations are being modified and will be handled under a PCM request and remedial action plan when parcel # 052-000-169-000.00 is proposed to be developed.

6. Are additional actions by the RP property owner warranted at the site?** *The intent is to return the site to compliance with continuing obligation. If a significant land use change has occurred, and/or further remedial action is needed, determine if the site meets the NR 726 reopening criteria.)*

- No
- Yes – Summarize the actions needed to return the site to compliance and identify who is responsible:

Notes:

The cap and other continuing obligations are being modified and will be handled under a PCM request and remedial action plan when parcel # 052-000-169-000.00 is proposed to be developed.

At the site visit, Stantec provided the attached photo logs from 2020 before the grubbing of vegetation and removal of the turntable and roundhouse structures were completed.

Add AC 186 for RP/property owner follow-up required. Use AC 99 if a reminder was provided to the property owner to complete and document inspections.

7. * Does the site require follow up by DNR?

- No
- Yes: contact or enforcement to return site to compliance with continuing obligation
- updating BRRTS for the CO PDF (adding or modifying a packet)
- reopen site (add ACs 186, 12 and 13)
- other: _____

8. * Attach photographs of the site, documenting site conditions. Label the photos with the site name/BRRTS Activity number/date/view. If a follow-up letter is sent, include a copy with the audit. (audit/photos/follow-up letter)

**9. * Save a copy of the audit using the following naming convention:
YYYYMMDD_185_CO_Audit.pdf. For follow-up documentation use YYYYMMDD_186_Follow_Up_Needed.pdf.**

10. Update applicable BRRTS action codes on the Table on page 1. Use the regional tracking sheet, and have your Regional EPA update the ACs and upload the audit PDF into BRRTS.

11. Notify Central Office when the audit has been completed and loaded into BRRTS.

{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}

Date added: 08/29/2022



Title: Looking north-northeast - area grubbed of vegetation and former roundhouse and turntable structures removed as approved by DNR. Portions of the closed case area are under the recently constructed ROW.

{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}

Date added: 08/29/2022



Title: Looking northwest - area grubbed of vegetation and former roundhouse and turntable structures removed as approved by DNR. Portions of the closed case area are under the recently constructed ROW.

{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}

Date added: 08/29/2022



Title: Looking south-southwest - area grubbed of vegetation and former roundhouse and turntable structures removed as approved by DNR. Portions of the closed case area are under the recently constructed ROW.


{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}

Date added: 08/29/2022



Title: Looking west-northwest - area grubbed of vegetation and former roundhouse and turntable structures removed as approved by DNR. Portions of the closed case area are under the recently constructed ROW.


Client:	City of Manitowoc	Project:	Cap Maintenance Inspection Summary
Site Name:	Wisconsin Central Ltd. - Former Turntable and Roundhouse Area	Site Location:	River Point District, Manitowoc, Wisconsin

Photograph ID: 1	
Photo Location: Inside east end of cap	
Direction: Looking east	
Survey Date: 9/29/2020	
Comments: Typical vegetation present on east end of cap	


Photograph ID: 2	
Photo Location: Inside northwest end of cap	
Direction: Looking southeast	
Survey Date: 9/29/2020	
Comments: Typical vegetation present on northwest end of cap	

Client:	City of Manitowoc	Project:	Cap Maintenance Inspection Summary
Site Name:	Wisconsin Central Ltd. - Former Turntable and Roundhouse Area	Site Location:	River Point District, Manitowoc, Wisconsin

Photograph ID: 3	
Photo Location: Inside northeast end of cap	
Direction: Looking north	
Survey Date: 9/29/2020	
Comments: Typical vegetation present on northeast end of cap	


Photograph ID: 4	
Photo Location: Inside south end of cap	
Direction: Looking northwest	
Survey Date: 9/29/2020	
Comments: Typical vegetation present near center of cap	

Client:	City of Manitowoc	Project:	Cap Maintenance Inspection Summary
Site Name:	Wisconsin Central Ltd. - Former Turntable and Roundhouse Area	Site Location:	River Point District, Manitowoc, Wisconsin

Photograph ID: 5	
Photo Location: Inside south end of cap	
Direction: Looking southeast	
Survey Date: 9/29/2020	
Comments: Typical vegetation/debris present on south end of cap	

Photograph ID: 6	
Photo Location: Inside south end of cap	
Direction: Looking west	
Survey Date: 9/29/2020	
Comments: Typical vegetation present on south end of cap	

Client:	City of Manitowoc	Project:	Cap Maintenance Inspection Summary
Site Name:	Wisconsin Central Ltd. - Former Turntable and Roundhouse Area	Site Location:	River Point District, Manitowoc, Wisconsin

Photograph ID: 7	
Photo Location: Inside southeast end of cap	
Direction: Looking southeast	
Survey Date: 9/29/2020	
Comments: Typical vegetation present on southeast end of cap	

Photograph ID: 8	
Photo Location: South of cap area	
Direction: Looking northeast, towards cap (tree line)	
Survey Date: 9/29/2020	
Comments: View of the cap, as seen from the south	


Client:	City of Manitowoc	Project:	Cap Maintenance Inspection Summary
Site Name:	Wisconsin Central Ltd. - Former Turntable and Roundhouse Area	Site Location:	River Point District, Manitowoc, Wisconsin

Photograph ID: 9	
Photo Location: Northeast of cap area	
Direction: Looking southwest (tree line)	
Survey Date: 9/29/2020	
Comments: View of the cap, as seen from the northeast	

Photograph ID: 10	
Photo Location: Northwest of cap area	
Direction: Looking southeast (tree line)	
Survey Date: 9/29/2020	
Comments: View of the cap, as seen from the northeast; a sign was damaged during demolition activities northwest of the cap area	


Client:	City of Manitowoc	Project:	Cap Maintenance Inspection Summary
Site Name:	Wisconsin Central Ltd. - Former Turntable and Roundhouse Area	Site Location:	River Point District, Manitowoc, Wisconsin

Photograph ID: 11	
Photo Location: Northwest of cap area	
Direction: Looking southeast	
Survey Date: 9/29/2020	
Comments: A closer look of the damaged sign; Stantec temporarily re-posted the sign during the inspection	

Photograph ID: 12	
Photo Location: Southeast of cap area	
Direction: Looking northeast	
Survey Date: 9/29/2020	
Comments: View of the eastern edge of the cap (tree line, left), as seen from the southeast	


Client:	City of Manitowoc	Project:	Cap Maintenance Inspection Summary
Site Name:	Wisconsin Central Ltd. - Former Turntable and Roundhouse Area	Site Location:	River Point District, Manitowoc, Wisconsin

Photograph ID: 13	
Photo Location: Northeast of cap area	
Direction: Looking west	
Survey Date: 9/29/2020	
Comments: An undisturbed sign indicating soil/groundwater restrictions in the northeast corner of the cap	

Photograph ID: 14	
Photo Location: East end of cap	
Direction: Looking northwest	
Survey Date: 9/29/2020	
Comments: View of the cap (tree line, left), as seen from the east; a sign was damaged during demolition activities east of the cap area	


Client:	City of Manitowoc	Project:	Cap Maintenance Inspection Summary
Site Name:	Wisconsin Central Ltd. - Former Turntable and Roundhouse Area	Site Location:	River Point District, Manitowoc, Wisconsin

Photograph ID: 15	
Photo Location: East end of cap	
Direction: Looking west	
Survey Date: 9/29/2020	
Comments: A closer look of the damaged sign; Stantec temporarily re-posted the sign during the inspection	

Photograph ID: 16	
Photo Location: Northeast side of former turntable	
Direction: Looking south	
Survey Date: 9/29/2020	
Comments: View of former turntable	


Client:	City of Manitowoc	Project:	Cap Maintenance Inspection Summary
Site Name:	Wisconsin Central Ltd. - Former Turntable and Roundhouse Area	Site Location:	River Point District, Manitowoc, Wisconsin

Photograph ID: 17	
Photo Location: Northeast side of former turntable	
Direction: Looking west	
Survey Date: 9/29/2020	
Comments: Typical vegetation present northeast of the former turntable	


Photograph ID: 18	
Photo Location: Northwest side of former turntable	
Direction: Looking east	
Survey Date: 9/29/2020	
Comments: View of former turntable	

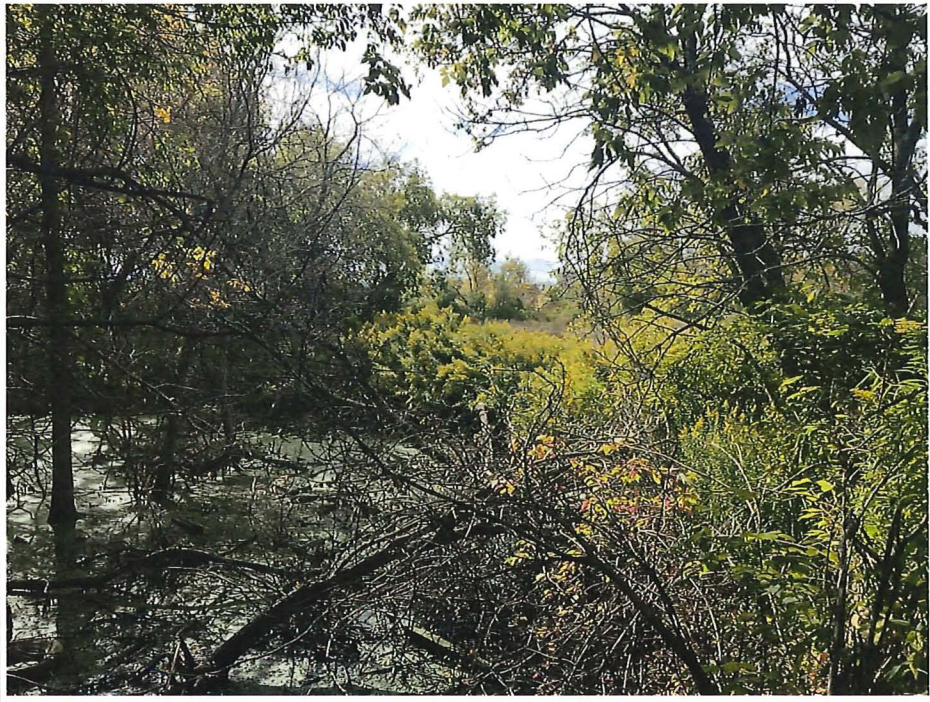
Client:	City of Manitowoc	Project:	Cap Maintenance Inspection Summary
Site Name:	Wisconsin Central Ltd. - Former Turntable and Roundhouse Area	Site Location:	River Point District, Manitowoc, Wisconsin

Photograph ID: 19	
Photo Location: Northwest side of former turntable	
Direction: Looking south	
Survey Date: 9/29/2020	
Comments: View of former turntable	

Photograph ID: 20	
Photo Location: Northwest side of former turntable	
Direction: Looking southeast	
Survey Date: 9/29/2020	
Comments: View of former turntable	

Client:	City of Manitowoc	Project:	Cap Maintenance Inspection Summary
Site Name:	Wisconsin Central Ltd. - Former Turntable and Roundhouse Area	Site Location:	River Point District, Manitowoc, Wisconsin

Photograph ID: 21	
Photo Location: West side of former turntable	
Direction: Looking south	
Survey Date: 9/29/2020	
Comments: Typical vegetation present west of the former turntable	

Photograph ID: 22	
Photo Location: West side of former turntable	
Direction: Looking southeast	
Survey Date: 9/29/2020	
Comments: Typical vegetation present west of the former turntable	