

REVISED COVER MAINTENANCE PLAN

December 2017

Property Located At: 3225 W. College Avenue | Town of Grand Chute, Outagamie County, WI
WDNR BRRTS/Activity #02-45-228649 (Former Malchow Property)
#03-45-182502 (Former Hardees)
Legal Description: SW¼, SW¼, Section 28, T21N, R17E, Lot 1 of CSM 7311
Parcel Identification # 101113702
Acres: 2.02

Introduction

This document is the Cover Maintenance Plan for an asphalt cover at the above referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing asphalt cover occupying the area over the contaminated groundwater plume and soil on-site.

More site specific information about this property may be found in:

1. BRRTS on the web (WDNR's internet based data base of contaminated sites):
<https://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
2. GIS Registry PDF file for further information on the nature and extent of contamination:
<https://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>

Description of Contamination

Former Malchow Property - Unsaturated soil contaminated by past dry cleaning operations (former Malchow property) is located on-site at soil samples SB4-2, E1, E3, E4, E7, E8, E12, E13, GP-09/3.3', GP-10/2.4' and GP-11/1.6'. Groundwater contaminated by chlorinated solvents is located at the water table at MW-2, SMW3, SMW4, SMW5, SMW10 and SMW-9 and to a depth of 30 feet at SP4. The extent of the soil and groundwater contamination is shown on the attached maps: Figure 4 by Alpha Terra, Figure 7 by OMNNI and Figure 1 by McMAHON.

Former Hardees Site - Unsaturated petroleum contaminated soil exists in the former dispenser pump island locations in areas outside the excavation area that occurred in March 1999. Soil samples S5, S12, S13, S17 and S18 collected from the walls of the final excavation (13 feet deep) contain some petroleum volatile organic compounds (PVOCS) above the Chapter NR 720 Non-Industrial Contact Residual Contaminant Levels (RCLs) and/or Groundwater RCLs.

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Description of the Cover to be Maintained

The cover consists of an asphalt parking lot (replaced new in 2017). The cap exists in two locations. The first encompasses the entire former 3223 W. College Avenue property. The second area is a small area associated with the former Hardees leaking underground storage tank (LUST) system, specifically the former dispenser island areas. Both cap areas are shown on Figure 1.

Cover Purpose

The asphalt cover over the contaminated soil and groundwater serve as an infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the new asphalt cover should function as intended unless disturbed.

Annual Inspection

The two asphalt covers overlying the contaminated soil and groundwater on-site and as depicted on Figure 1 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented. A Form 4400-305 (log) must be completed during each inspection. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by WDNR representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate Personal Protection Equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the asphalt cover overlying the contaminated groundwater and soil on-site is removed or replaced, the replacement cover must be equally impervious. Any replacement cover will be subject to the same maintenance and inspection guidelines as outlined in this Cover Maintenance Plan unless indicated otherwise by the WDNR or its successor.

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The property owner, in order to maintain the integrity of the asphalt cover, will maintain a copy of this Cover Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting a Cover

The following activities are prohibited on any portion of the property where the asphalt cover is required as shown on the attached map (Figure 1), unless prior written approval has been obtained from the WDNR: 1) removal of the existing cover; 2) replacement with another cover; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure; or 7) 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, daycare, senior center, hospital, or similar residential exposure settings.

Amendment or Withdrawal of Cover Maintenance Plan

This Cover Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information – December 2017

Site Owner:

Leslie F. Stumpf
Les Stumpf Ford
3030 W. College Avenue
Appleton, WI 54914
Phone: (920) 731-5211


Consultant:

Stuart A. Boerst, P.S.S., P.H.
McMahon Associates, Inc.
1445 McMahon Drive
Neenah, WI 54956
Phone: (920) 751-4200

WDNR:

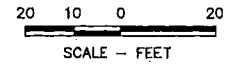
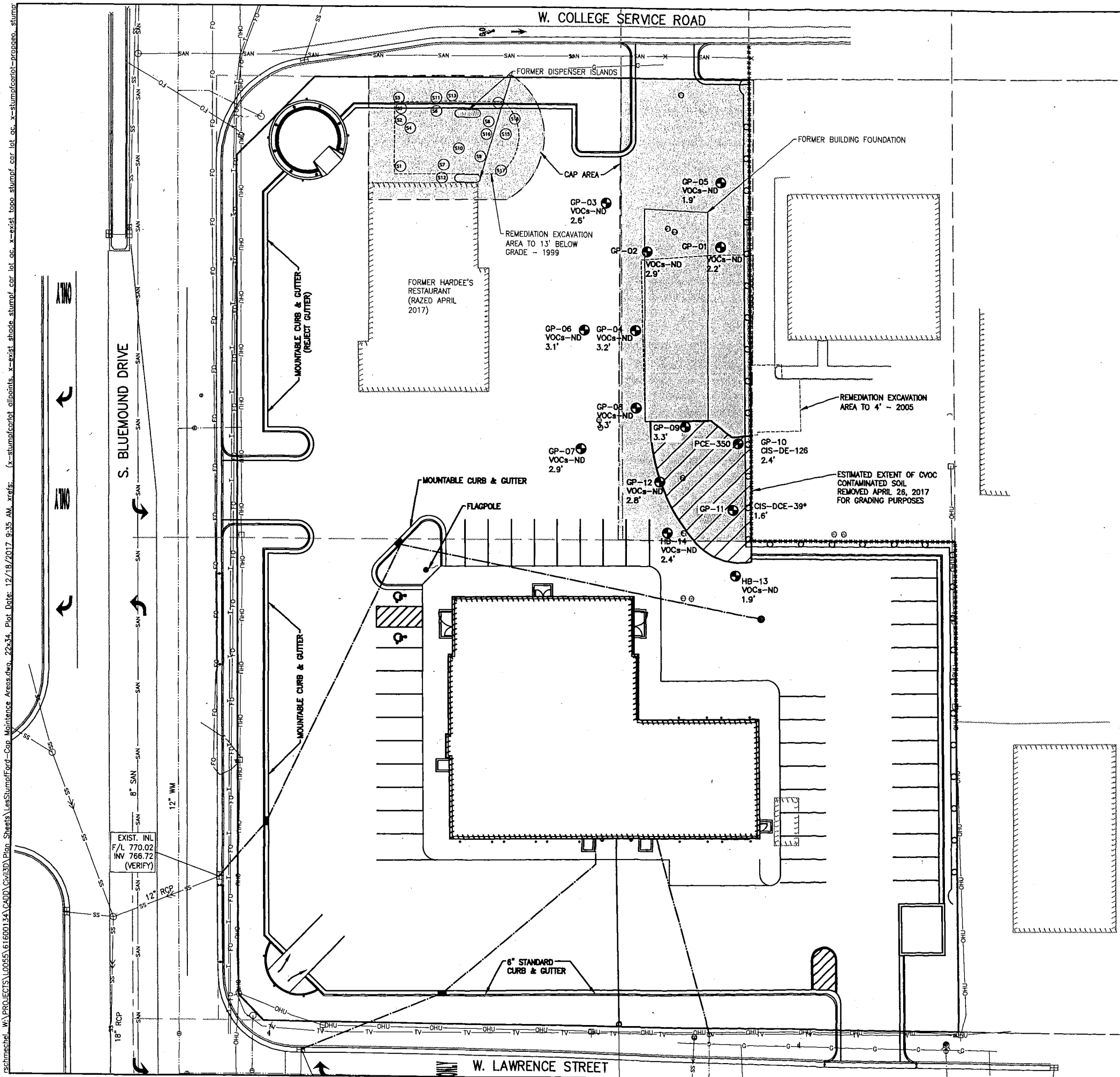
Jennifer Borski
Remediation &
Redevelopment Program
625 E. County Road 'Y', Suite 700
Oshkosh, WI 54901-9731
Phone: (920) 424-7887

Signature: _____



Date: 12-15-17

Attachments: Figure 1 - Cap Maintenance Areas – McMahon
Figure 4 - Remedial Excavation Soil Chemistry, October 11, 2005 – Alpha Terra
Figure 7 - Approximate Extent of Groundwater Contamination (10/22/08) – Omni
Form 4400-305



LEGEND

- GP-03 ● - GEOPROBE SOIL BORING McMAHON- 10/07/16
- HB-13 ● - HAND SOIL BORING McMAHON- 12/05/16
- ⊙ - SOIL SAMPLE LOCATION FROM EXCAVATION COLLECTED BY OMNI ASSOCIATES INC.
- 1.9' - SOIL SAMPLE DEPTH (FEET)
- PCE - TETRACHLOROETHENE CONCENTRATION (ug/kg) IN THE SOIL SAMPLE
- CIS-DCE - CIS-1,2-DICHLOROETHENE (ug/kg) IN THE SOIL SAMPLE
- VC - VINYL CHLORIDE (ug/kg) IN THE SOIL SAMPLE
- VOCs- VOLATILE ORGANIC COMPOUNDS
- CVOC- CHLORINATED VOLATILE ORGANIC COMPOUNDS.
- * DETECTED BETWEEN THE LIMIT OF DETECTION AND LIMIT OF QUANTITATION
- ND- NOT DETECTED
- ⊙ - ESTIMATED EXTENT OF CVOC CONTAMINATED SOIL REMOVED APRIL 26, 2017 FOR GRADING PURPOSES
- - ASPHALT CAP MAINTENANCE AREA

**FIGURE 1 - LES STUMPF FORD USED CAR CENTER
3225 W. COLLEGE AVE., GRAND CHUTE, WI
CAP MAINTENANCE AREAS**

DESIGNED SAB	DRAWN RRS
PROJECT NO. L0055 6-16-00134	
DATE DECEMBER, 2017	
SHEET NO.	

FIG. 1

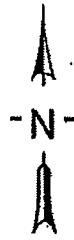
McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
MAILING: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmaprp.com

McMahon provides this drawing and data, regardless of form, as instruments of service. The client and/or addressee is responsible for obtaining all necessary permits. The client and/or addressee is responsible for indemnifying and holding McMahon harmless from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, arising out of or from the use of this drawing or data without the prior written consent by McMahon.

SMW4



Approximate Extent of Remaining Soil Contamination



Concrete foundation
1 feet bgs

Concrete Foundation
(5 feet bgs)

Concrete Foundation
(3 feet bgs)

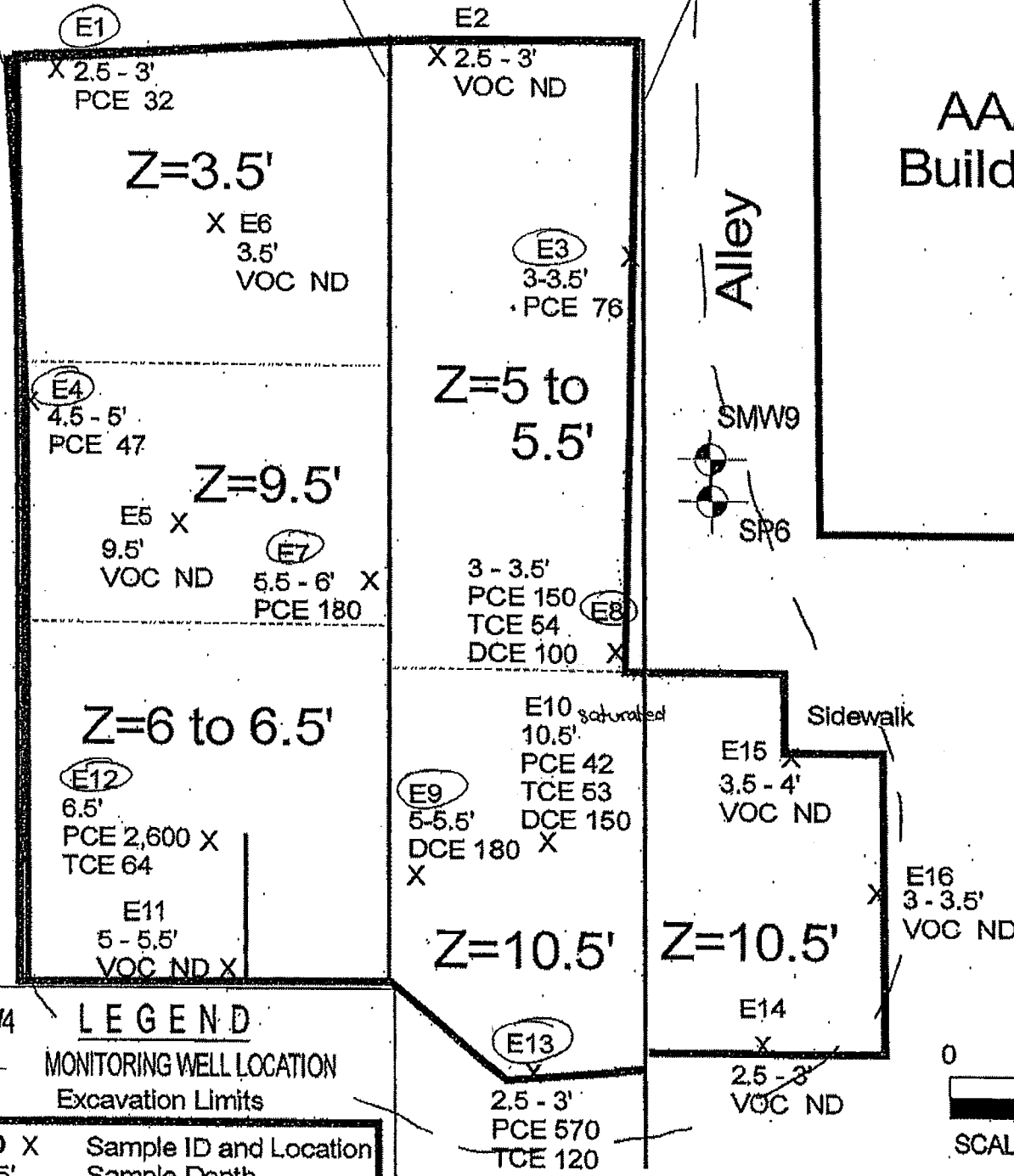
AAA Building

Alley

SMW9

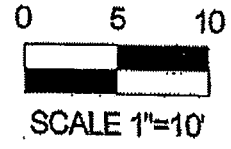
SP6

Sidewalk



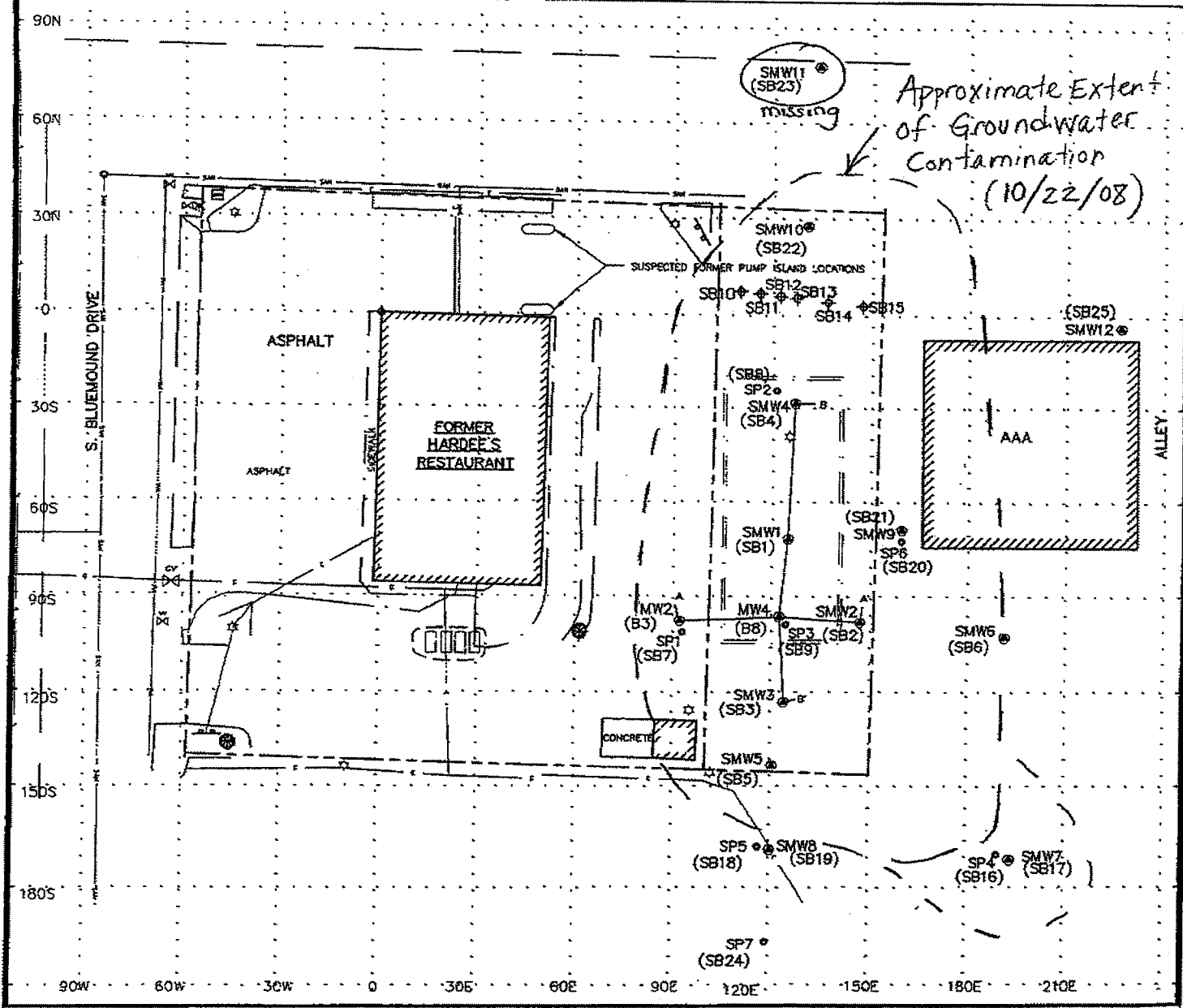
LEGEND

MONITORING WELL LOCATION
Excavation Limits



10 X	Sample ID and Location
0.5'	Sample Depth
PCE 42	Tetrachloroethene
PCE 53	Trichloroethene
PCE 150	cis-1,2-Dichloroethene
Z=10.5'	Excavation Depth
All units in ug/kg	
Only Detected Compounds Are Shown	

TITLE: REMEDIAL EXCAVATION SOIL CHEMISTRY OCTOBER 11, 2005		ALPHA TERRA SCIENCE	
SITE: Malchow Property - Appleton, WI		SCALE: 1"=10'	FILE:
DATE: 10/26/05	DRAWN BY: JPM FIGURE 4		



LEGEND: SCALE: 1" = 30'

- Cross Section
- MW4 Well Location and I.D. No.
- SP4 Piezometer Location and I.D. No.
- SB1 Soil Boring Location and I.D. No.
- Former Building Foundation
- Suspected Former Tank Location
- 6,000 Gallon Gasoline USTs
- Property Line
- Approximate Limit of Excavation
- Edge of Asphalt
- Edge of Concrete Pavement
- Building Face
- Hydrant
- Water Valve
- Gas Valve
- Gas Line
- Watermain
- Telephone Cable
- Telephone Booth
- Light Post
- Sanitary Line with Manhole
- Electrical Line
- Reference Point
- Grid Line (30' Interval)

FIGURE 7
Approximate Extent of Groundwater Contamination (10/22/08)

VACANT LOT
3223 W. COLLEGE AVENUE
TOWN OF GRAND CHUTE, WISCONSIN

OMNI ASSOCIATES
 ONE SYSTEMS DRIVE
 APPLETON, WI 54914
 PHONE (920) 338-8900
 FAX (920) 630-6100

PROJECT MANAGER:	PROJECT NO:	N1556A99
PROJECT ENGINEER:	CAD FILE NO:	N1556A2
DRAWN BY: DLP	SCALE:	1"=30'
REVIEWED BY:	DATE:	4/7/03

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name	BRRTS No.
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Inspections are required to be conducted (see closure approval letter): <input type="radio"/> annually <input type="radio"/> semi-annually <input type="radio"/> other – specify _____	When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

BRRTS No.

Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

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Date added:

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