



REVISED COVER MAINTENANCE PLAN

January 2018

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. The case file in the DNR Northeast Region Office.
2. At <http://dnr.wi.gov/topic/Brownfields/wrrd.html>, which includes:
 - a. BRRTS on the Web (DNR's internet based data base of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations;
 - b. RR Sites Map for a map view of the site.
3. The DNR project manager for Outagamie County.

Description of Contamination

Former Malchow Property - The extent of the soil and groundwater contamination is shown on the attached maps: Figure 4 by Alpha Terra, Figure 7 by OMNI and Figure 1 by McMahon Associates, Inc. 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.

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Former Hardees Site – Soil sample locations are shown on Figure 1 by McMahon Associates, Inc. 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 (PVOs) above the Chapter NR 720 Non-Industrial Contact Residual Contaminant Levels (RCLs) and/or Groundwater RCLs.

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 3225 W. College Avenue 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.

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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 DNR or its successor.

The property owner, in order to maintain the integrity of the asphalt cover, will maintain a copy of this Cover Maintenance Plan at 3225 W. College Avenue and make it available to all interested parties (i.e. DNR, 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.

If removal, replacement or other changes to a cover, or a building which is acting as a cover, are considered, the property owner will contact DNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

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.

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Contact Information – January 2018

Site Owner:

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

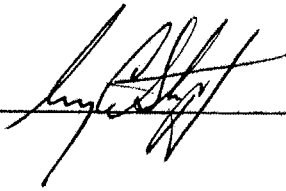
Consultant:

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: _____

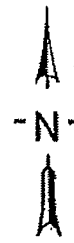
1-18-18

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

SMW4



Approximate Extent of Remaining Soil Contamination



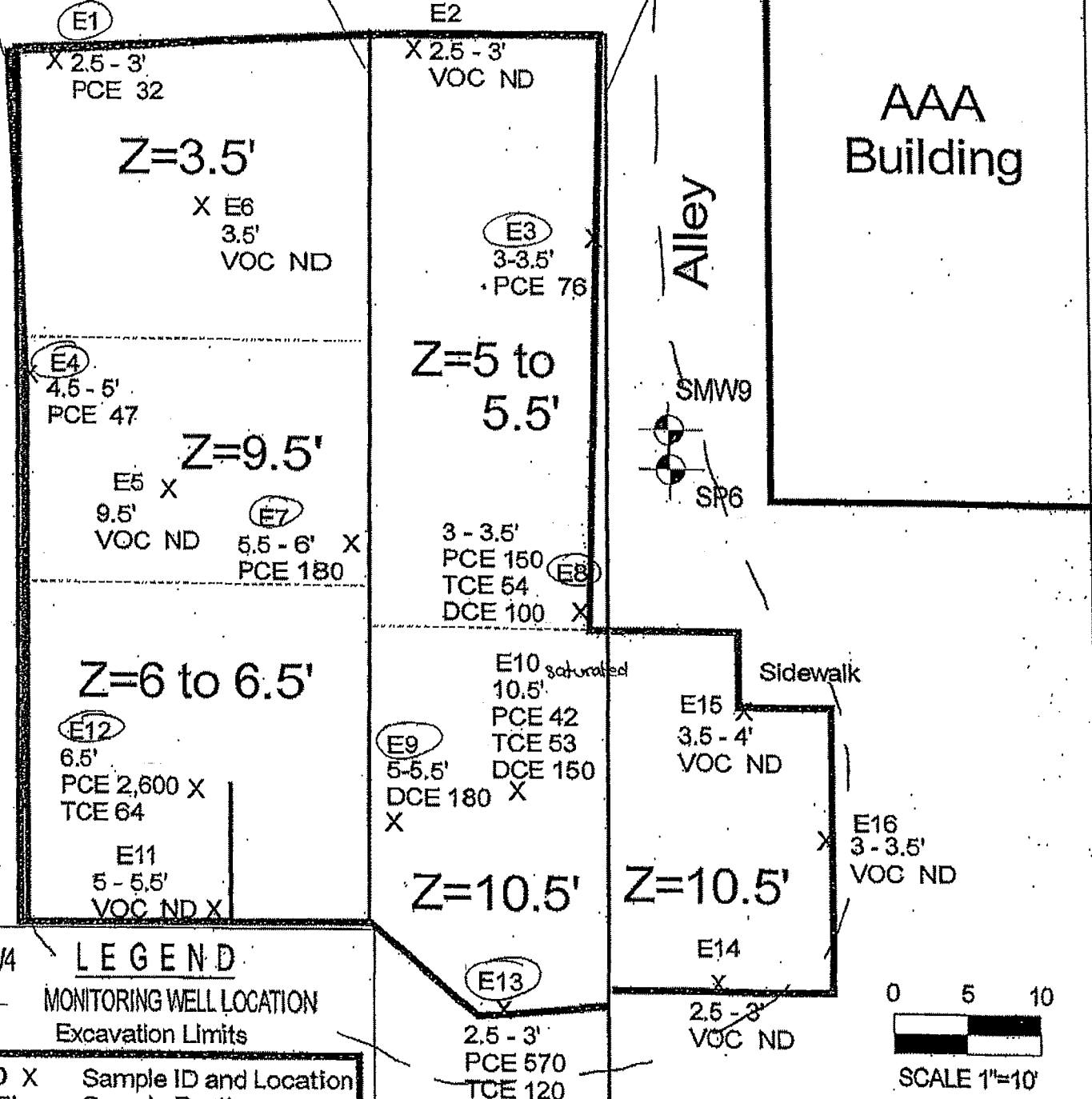
Concrete foundation (1 feet bgs)

Concrete Foundation (5 feet bgs)

Concrete Foundation (3 feet bgs)

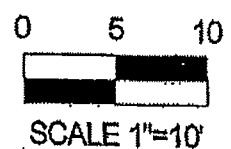
AAA Building

Alley

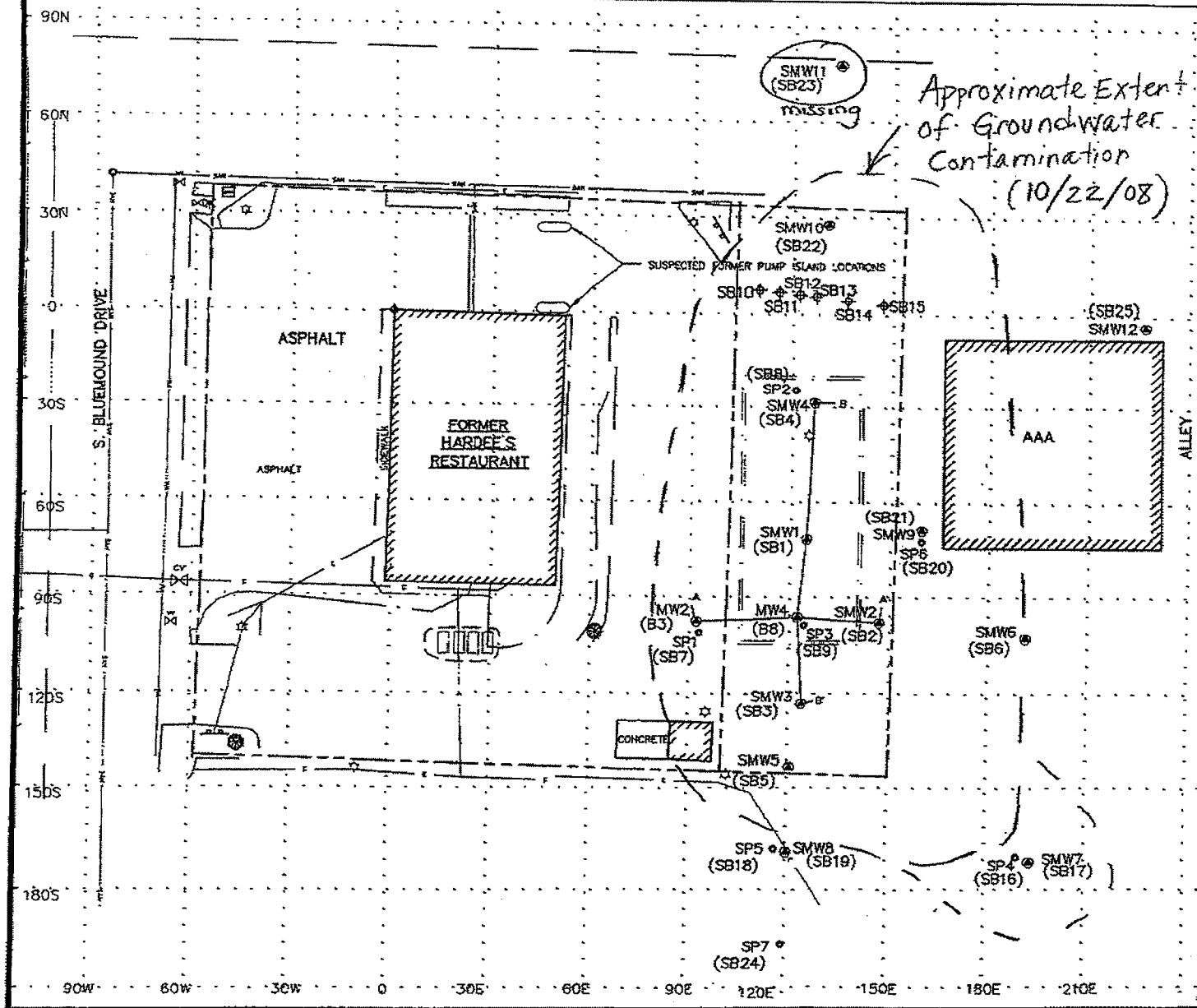


LEGEND
MONITORING WELL LOCATION
Excavation Limits

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		
DATE: 10/26/05	SCALE: 1"=10'	FILE: DRAWN BY: JPM
		FIGURE #



LEGEND:

0 15 30
SCALE: 1" = 30' LOCAL GRID NORTH

- Cross Section
- MW4
- SP4
- SB1
- 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)

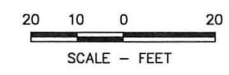
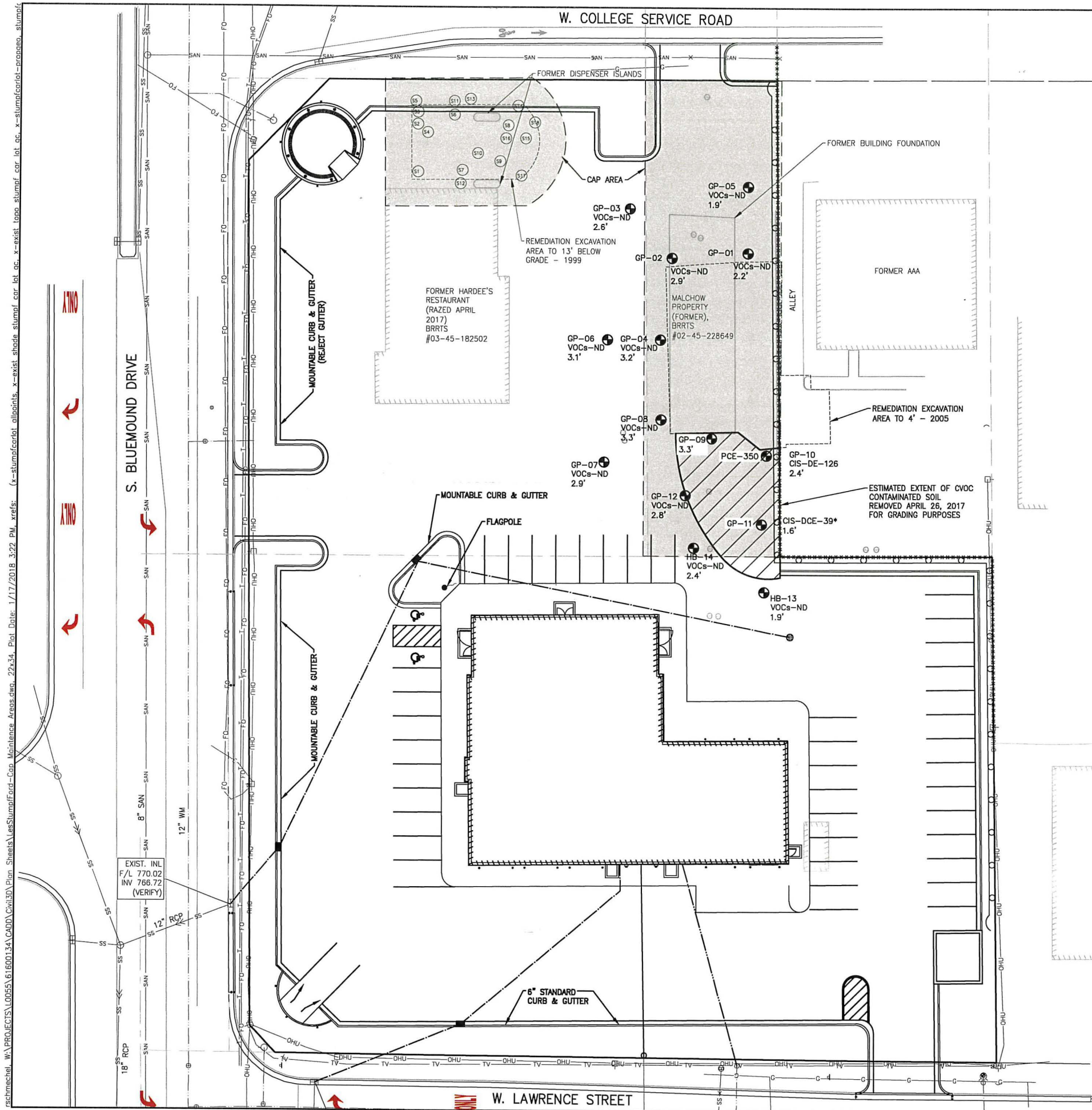
FIGURE 7
Approximate Extent of Groundwater Contamination (10/22/08)

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

OMNI ASSOCIATES

ONE SYSTEMS DRIVE
 APPLETON, WI 54911
 PHONE (920) 735-5900
 FAX (920) 630-6100

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



- LEGEND**
- GP-03 + - GEOPROBE SOIL BORING McMAHON- 10/07/16
 - HB-13 + - HAND SOIL BORING McMAHON- 12/05/16
 - 51 - 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

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

NO.	DATE	REVISION

**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 JANUARY, 2018	
SHEET NO. FIG. 1	

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 Hardees and Malchow Property (Former)	BRRTS No. 03-45-182502-d-c2-45-28649
Inspections are required to be conducted (see closure approval letter): <input checked="" 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?
10/09/2017	Stuart Boerst/ McMahon Associates, Inc.	<input type="checkbox"/> monitoring well <input checked="" type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:	New asphalt installed April 2017	None	<input type="radio"/> Y <input type="radio"/> N	<input checked="" 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

03-45-182502
BRRTS No.

Hardees and Malchow Property (Former)
Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log
Form 4400-305 (2/14) Page 2 of 2

{Click to Add/Edit Image}

Date added: 01/17/2018



Title:

{Click to Add/Edit Image}

Date added: 01/17/2018



Title:

{Click to Add/Edit Image}

Date added: 01/17/2018



Title: