



April 2, 2020

Dennis O'Loughlin
MOM Partnership
3934 Partridge Road
Deforest WI 53532

Louis Fortis
1610 N. Prospect Avenue
Milwaukee WI 53202

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SENT BY ELECTRONIC MAIL APRIL 2, 2020

SUBJECT: Final Case Closure with Continuing Obligations
McGettigan Property, 2803-2809 University Ave., Madison WI
DNR BRRTS Activity #: 02-13-321347

Dear Sirs:

The Department of Natural Resources (DNR) considers the McGettigan Property closed, with continuing obligations. The closure applies to chlorinated volatile organic compounds in soil, groundwater, and sub-slab soil vapor. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter.

Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and the attachments (listed at the end of this letter) to anyone who purchases, rents or leases this property from you. Certain continuing obligations also apply to affected property owners or rights-of-way holders. These are identified within each continuing obligation.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The South Central Region Closure Committee reviewed the request for closure on September 13, 2019. The DNR Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases. A request for remaining actions needed was issued by the DNR on September 19, 2019, and documentation that the conditions in that letter were met was received on March 20, 2020.

The McGettigan property had a number of previous uses including dry cleaning. The former property owner, the MOM Partnership, hired SCS Engineers to conduct site investigation and remediation activities for tetrachloroethene contamination from the dry-cleaning activities. The 2805/2807 University Avenue building has

a vapor mitigation system, and approximately 937 tons of contamination soil were excavated from the west and south sides of the building. The conditions of closure and continuing obligations required were based on the property being used for non-residential purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present at or above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- One or more monitoring wells were not located and must be properly filled and sealed if found.
- Pavement and building foundations must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.
- If a structural impediment that obstructed a complete site investigation and/or cleanup is removed or modified, additional environmental work must be completed.
- A vapor mitigation system must be operated and maintained, and inspections must be documented.
- Site-specific vapor exposure assumptions were used, based on commercial or industrial use. Current land or property use must be maintained to be protective. If changes to the current property use or land use are planned, an assessment must be made of whether the closure will be protective of the proposed use.
- Remaining contamination could result in vapor intrusion if future construction activities occur. Future construction includes expansion or partial removal of current buildings as well as construction of new buildings. Vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that vapor control technologies are not needed.

The DNR fact sheet “Continuing Obligations for Environmental Protection,” RR-819, helps to explain a property owner’s responsibility for continuing obligations on their property. The fact sheet may be obtained online at dnr.wi.gov (search “RR-819”).

DNR Database

This site will be included in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) online at dnr.wi.gov. Search “BOTW” for information on residual contamination and any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map at dnr.wi.gov (search “RRSM”).

DNR approval is required prior to well construction or reconstruction in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To request approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program’s regional water supply specialist. This form can be obtained on-line at dnr.wi.gov by searching “3300-254”.

All site information is also on file at the South Central Regional DNR office, at 3911 Fish Hatchery Road. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BOTW.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, that condition of closure requires notification of the DNR before making a change, to determine if further action is needed to maintain the protectiveness of the

remedy. The following activities are prohibited on any portion of the property where pavement, building foundations, and a vapor mitigation system is required, as shown on the **attached maps**, (Figure D.2, Location Map, revised 6/12/19 and Figure D.2, Location Map Vapor Mitigation System, dated 09/30/14) , unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- 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, day care, senior center, hospital, or similar residential exposure settings;
- changing the construction of a building that has a vapor mitigation system in place.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions in this letter and the attached maintenance plan are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
3911 Fish Hatchery Road
Fitchburg WI 53711

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property, as shown on the **attached map**, (Figure B.3.b, Groundwater Isoconcentrations, revised 05/09/19). If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. Affected off-site property owners and right-of-way holders were notified of the presence of groundwater contamination. **This continuing obligation also applies to the owners of 2801 Marshall Court and to the City of Madison for the Franklin Court and University Avenue rights-of-way, the Village of Shorewood Hills for the Marshall Court right-of-way, and the Wisconsin & Southern Railroad line right-of-way.**

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains in the southern and central portions of the property as well as in the Franklin Court right-of-way, as indicated on the **attached map**, (Figure B.2.b, Residual Soil Contamination, revised 6/12/19). If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal complies with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval. **This continuing obligation also applies to the City of Madison for the Franklin Court right-of-way.**

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Monitoring Wells that could not be Properly Filled and Sealed (ch. NR 141, Wis. Adm. Code)

This continuing obligation applies to the Village of Shorewood Hills, which may be held liable for any problems associated with the lost monitoring well if it creates a conduit for contaminants to enter groundwater. Monitoring well MW-8 located on Marshall Court shown on the **attached map**, (Figure B.3.d, Monitoring Wells, revised 06/12/19), could not be properly filled and sealed because it was missing due to being paved over or destroyed during Village roadwork. Your consultant made a reasonable effort to locate the well and to determine whether it was properly filled and sealed but was unsuccessful. If the groundwater monitoring well is found, then the Village of Shorewood Hills or the current owner of the property on which the well is located is required to notify the DNR, to properly fill and seal the wells, and to submit the required documentation to the DNR.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)

The pavement and building foundations that exists in the location shown on the **attached map**, (Figure D.2, Location Map, revised 6/12/19) shall be maintained in compliance with the **attached maintenance plan**, dated August 23, 2019, in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code.

In this case, the building is also considered a structural impediment, and additional investigation and response requirements apply as described in the section titled Structural Impediments.

The cover approved for this closure was designed to be protective for a commercial or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to, single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single-family residence.

The **attached maintenance plan and inspection log (DNR form 4400-305)** are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

Structural Impediments (s. 292.12 (2) (b), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

The remaining buildings as shown on the **attached map**, (Figure B.2.b, Residual Soil Contamination, revised 6/12/19), made complete investigation and/or remediation of the soil contamination on this property impracticable. If the structural impediment is to be removed, the property owner shall notify the DNR at least 45 days before removal and investigate the degree and extent of chlorinated volatile organic compound contamination below the structural impediment. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Vapor Mitigation System: Soil vapor beneath the building contains chlorinated volatile organic compounds at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building on the property. The vapor mitigation system installed in 2014 must be operated, maintained and inspected in accordance with the **attached** maintenance plan, dated August 23, 2019. System components must be repaired or replaced immediately upon discovery of a malfunction. Annual inspections and any system repairs must be documented in the inspection log (DNR form 4400-305). The inspection log shall be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

If a decision is made to no longer use the vapor mitigation system, or to make a change to the vapor mitigation system, the property owner must notify the DNR at least 45 days before shutting the vapor mitigation system off, or before making any other change to the system, and evaluate whether conditions are protective of public health and safety. Additional response actions may be necessary.

The integrity of the building foundations and asphalt pavement on the property, shown on the **attached map** (Figure D.2, Location Map, revised 6/12/19), must be maintained in compliance with the **attached maintenance plan**. This will help ensure proper functioning of the vapor mitigation system, limiting vapor intrusion to indoor air spaces.

A copy of the maintenance plan must be provided to the property owner. The property owner must notify occupants, and provide the maintenance plan to any occupant that is responsible for continued operation of the vapor mitigation system.

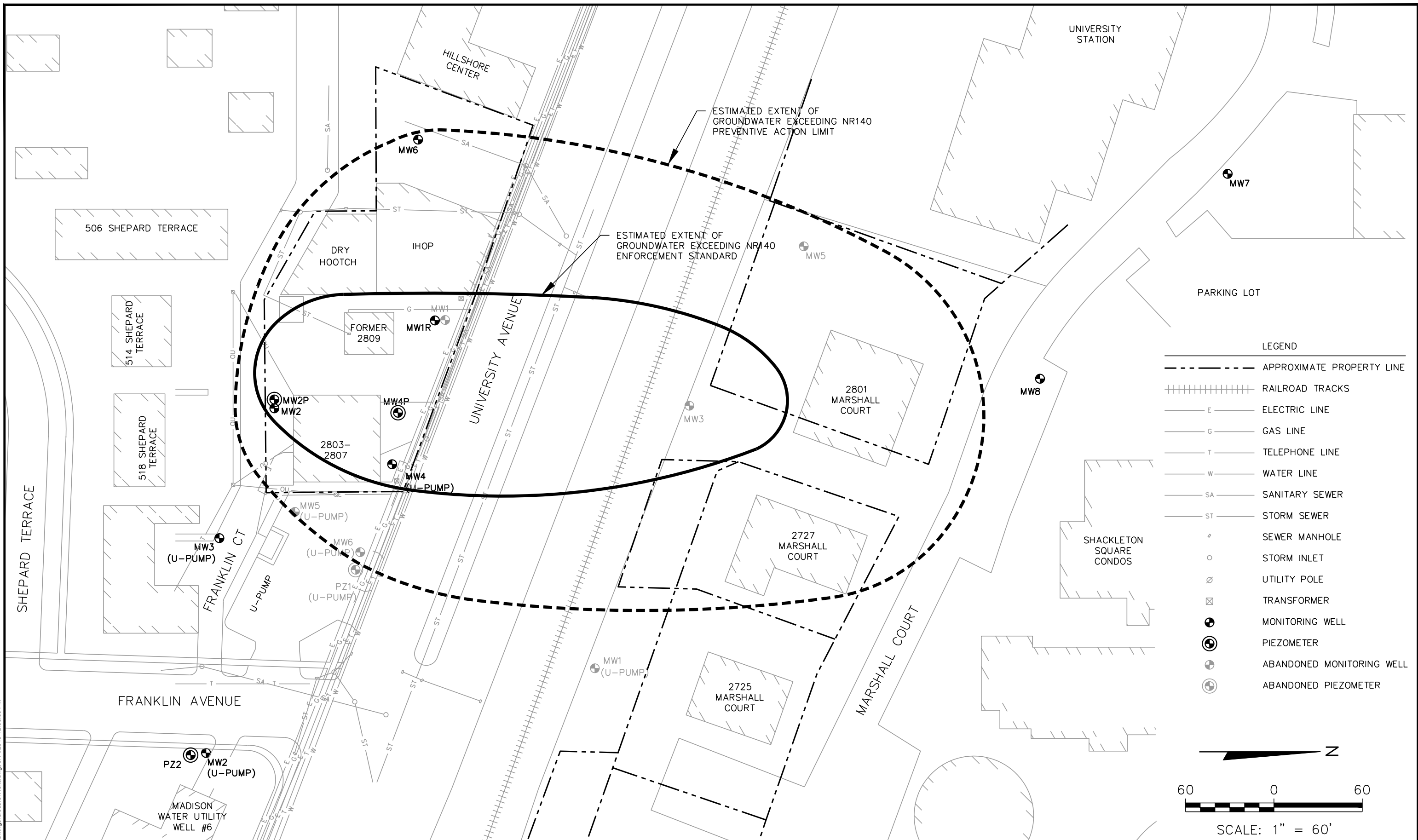
Commercial/Industrial Use: Sub-slab vapors beneath the 2803/2805/2807 University Avenue building contains contaminants at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building. Case closure is based on the following site-specific exposure assumptions: commercial use and operation of a properly maintained vapor mitigation system. Therefore, use of this property is restricted to non-residential uses. If changes to the current property use or land use are planned, an assessment must be made of whether the closure will be protective of the proposed use. Additional response actions may be necessary.

Future Concern: Chlorinated volatile organic compounds remain in soil and groundwater at 2803/2805/2807 University Avenue, as shown on the **attached map**, (Figure B.4.a, Vapor Intrusion Map, revised 6/12/19), at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. Therefore, before a building is constructed and/or an existing building is modified, the property owner must notify the DNR at least 45 days before the change. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and the DNR agrees that vapor control technologies are not needed.

In Closing

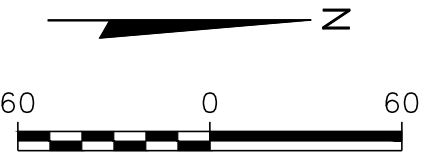
Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).



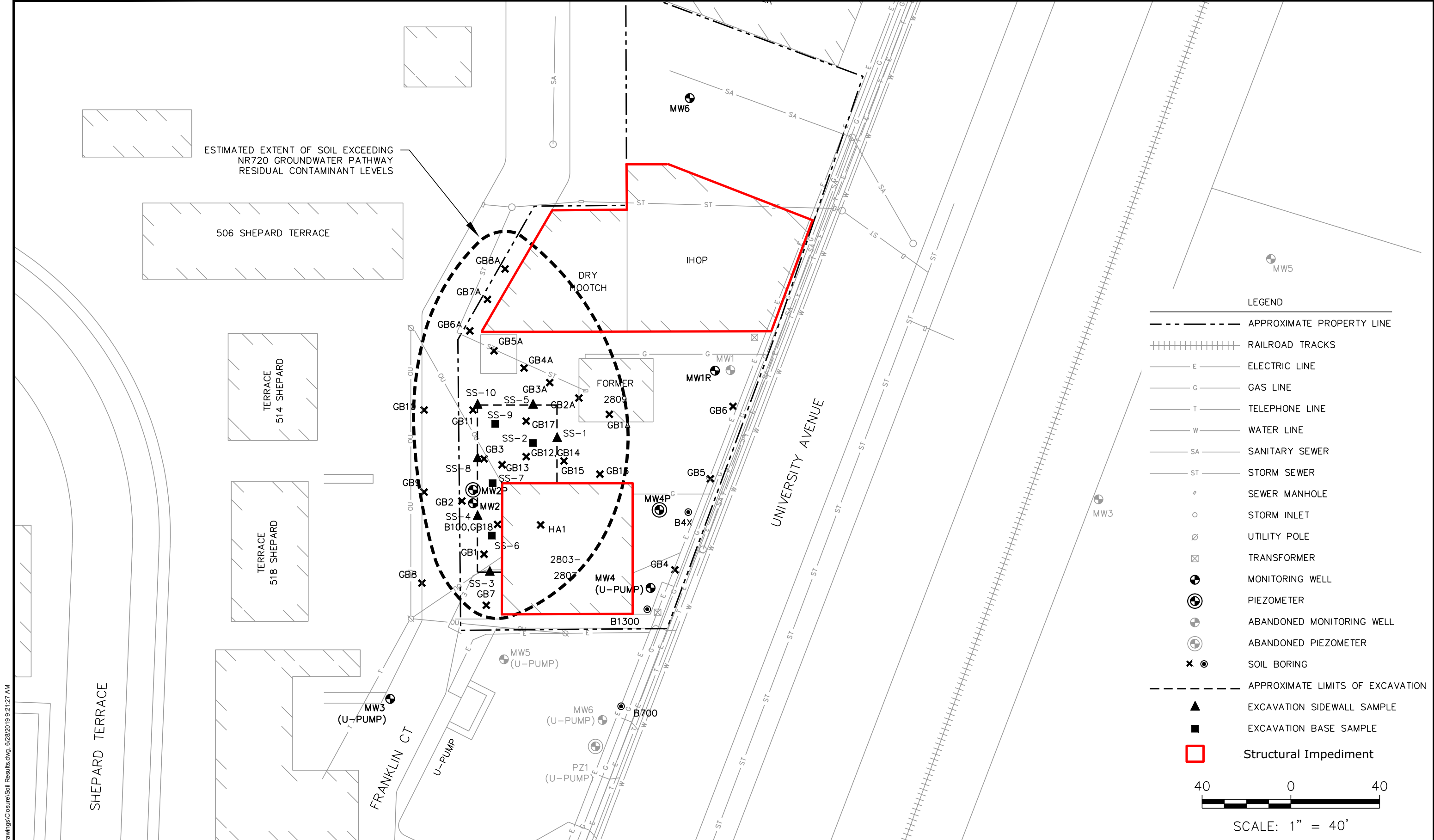
LEGEND

	APPROXIMATE PROPERTY LINE
	RAILROAD TRACKS
	ELECTRIC LINE
	GAS LINE
	TELEPHONE LINE
	WATER LINE
	SANITARY SEWER
	STORM SEWER
	SEWER MANHOLE
	STORM INLET
	UTILITY POLE
	TRANSFORMER
	MONITORING WELL
	PIEZOMETER
	ABANDONED MONITORING WELL
	ABANDONED PIEZOMETER



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PROJECT NO.	25211228.70	DRAWN BY:	KP	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT MOM PARTNERSHIP	SITE 2803-2809 UNIVERSITY AVENUE MADISON, WISCONSIN	GROUNDWATER ISOCONCENTRATIONS	FIGURE
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REVISED:	05/09/19	APPROVED BY:	REL 06/14/19					



LEGEND

- APPROXIMATE PROPERTY LINE
- ++++ RAILROAD TRACKS
- E ELECTRIC LINE
- G GAS LINE
- T TELEPHONE LINE
- W WATER LINE
- SA SANITARY SEWER
- ST STORM SEWER
- SEWER MANHOLE
- STORM INLET
- ⊗ UTILITY POLE
- ⊠ TRANSFORMER
- ⊕ MONITORING WELL
- ⊕⊕ PIEZOMETER
- ⊕⊕ ABANDONED MONITORING WELL
- ⊕⊕ ABANDONED PIEZOMETER
- ⊗⊕ SOIL BORING
- APPROXIMATE LIMITS OF EXCAVATION
- ▲ EXCAVATION SIDEWALL SAMPLE
- EXCAVATION BASE SAMPLE
- Structural Impediment

40 0 40
SCALE: 1" = 40'

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REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

SCS ENGINEERS
 2830 DAIRY DRIVE MADISON, WI 53718-6751
 PHONE: (608) 224-2830

CLIENT	MOM PARTNERSHIP
SITE	2803-2809 UNIVERSITY AVENUE MADISON, WISCONSIN

FIGURE	B.2.b
RESIDUAL SOIL CONTAMINATION	

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ENGINEER

SCS ENGINEERS
 2830 DAIRY DRIVE MADISON, WI 53718-6751
 PHONE: (608) 224-2830

CLIENT	MOM PARTNERSHIP
SITE	2803-2809 UNIVERSITY AVENUE MADISON, WISCONSIN

MONITORING WELLS	FIGURE
	B.3.d

ATTACHMENT D

Maintenance Plans and Photographs

McGettigan Property
BRRTS No. 02-13-321347

Table of Contents

Cap Maintenance Plan

- D.1. Descriptions of Maintenance Actions and Contact Information
(See Cap Maintenance Plan)
- D.2. Location Maps (See Figure 1 of Cap Maintenance Plan)
- D.3. Photographs (See Appendix B of Cap Maintenance Plan)
- D.4. Inspection Log (See Appendix B of Cap Maintenance Plan)

Vapor Mitigation System (VMS) Maintenance Plan

- D.1. Descriptions of Maintenance Actions and Contact Information
(See VMS Maintenance Plan)
- D.2. Location Maps (See Figure D.2 of VMS Maintenance Plan)
- D.3. Photographs (See Attachment B of VMS Maintenance Plan)
- D.4. Inspection Log (See Attachment C of VMS Maintenance Plan)

CAP MAINTENANCE PLAN

2803/2805/2807 and 2825 University Ave, Madison

August 23, 2019

Property Located at: 2803/2805/2807 and 2825 University Ave, Madison, Wisconsin 53705

WDNR BRRTS/Activity # 02-13-580855

Legal Description, see **Attachment A**

Parcel ID # 251/0709-212-0604-5

INTRODUCTION

This document is the Maintenance Plan for caps 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 building foundation and pavement occupying the area over the contaminated groundwater plume or soil on site.

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

- The case file in the Wisconsin Department of Natural Resources (WDNR) South Central office
- BRRTS on the Web (WDNR's internet-based database of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations
- RR Sites Map/GIS Registry layer for a map view of the site
- The WDNR project manager for Dane County

D.1 Descriptions

Description of Contamination

Soil contaminated by chlorinated volatile organic compounds (CVOCs) is present at concentrations in excess of WDNR groundwater pathway residual contaminant levels (RCLs) at a depth of approximately 0.5 foot on the southwest side of the property. The extent of the soil contamination is shown on **Figure B.2.b**.

Groundwater contaminated by CVOCs is located at a depth of approximately 25 feet. The extent of groundwater contamination is shown on **Figure B.3.b**.

Description of the Caps to be Maintained

The caps consist of building foundation and asphalt pavement. The caps are located on the southwest side of the property as shown on **Figure D.2**.

CAP MAINTENANCE PLAN

Cap Purpose

The building foundation and pavement over the contaminated soil and groundwater serve as a partial 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 barriers should function as intended unless disturbed.

Annual Inspection

The caps overlying the contaminated groundwater plume and soil and as depicted on **Figure D.2** 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 or exposure to 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 (for the building foundation cap) where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included in **Attachment C**, Continuing Obligations Inspection and Maintenance Log. 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 caps overlying the contaminated groundwater plume or soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

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

CAP MAINTENANCE PLAN

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

The following activities are prohibited on any portion of the property where pavement, a building foundation, or vegetative cover is required as shown on the attached map, unless prior written approval has been obtained from the WDNR:

1. removal of the existing barrier;
2. replacement with another barrier;
3. excavating or grading of the land surface;
4. filling on capped or paved areas;
5. plowing for agricultural cultivation; or
6. construction or placement of a building or other structure.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information

Property Owner: Louis Fortis, Findlay Partnership Associates LLP
1610 North Prospect Avenue
Milwaukee, WI 53202
(414) 736-4359

Consultant: Robert Langdon, SCS Engineers
2830 Dairy Drive
Madison, WI 53718
(608) 224-2830

WDNR: Cynthia Koepke
3911 Fish Hatchery Road
Fitchburg, WI 53711
(608) 275-3257

D.2 Location Map

See **Figure D.2** for a map of features to maintain.

D.3 Photographs

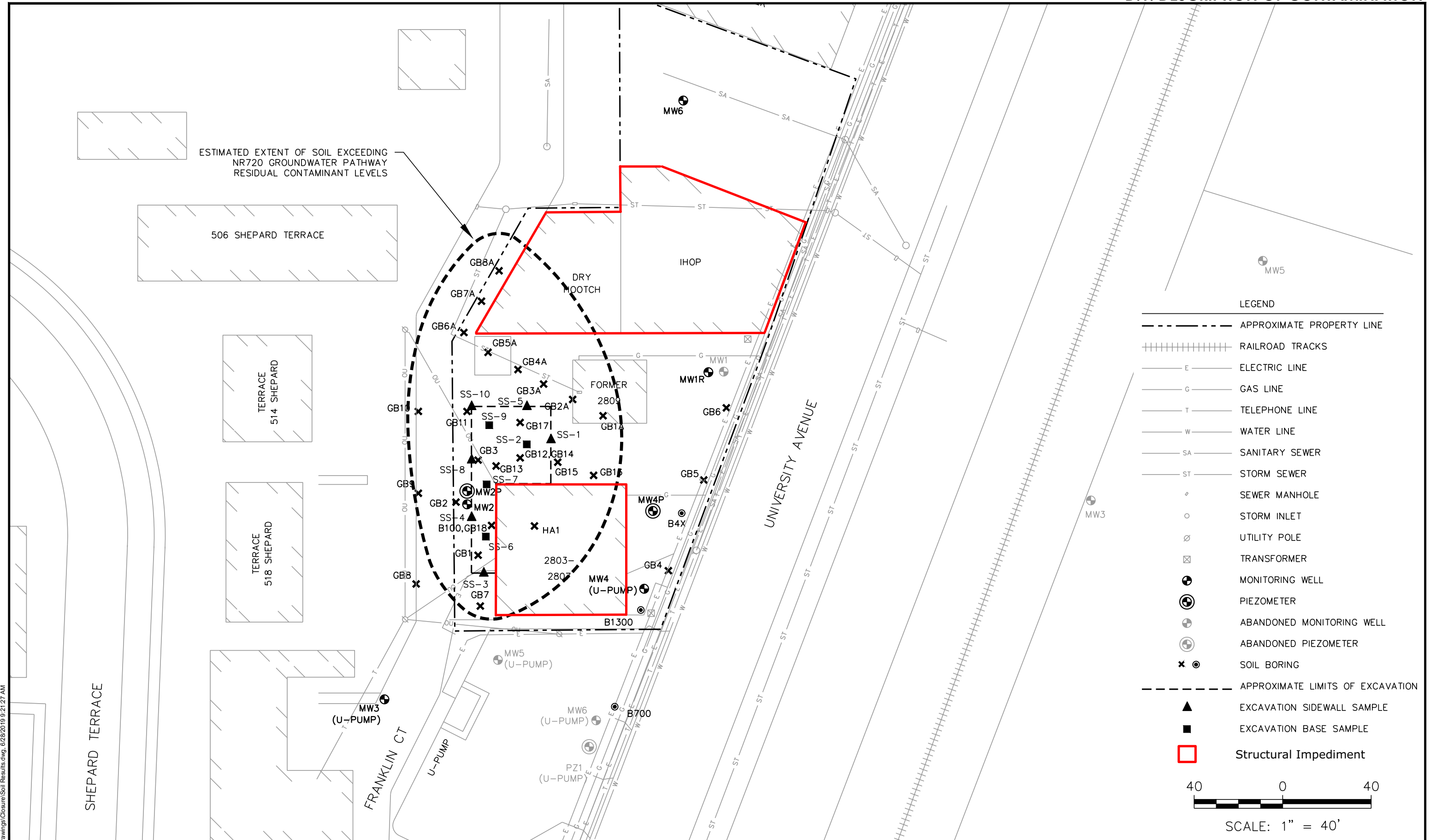
Photographs are included in **Attachment B**.

D.4 Inspection log

The Continuing Obligations Inspection and Maintenance Log is included in **Attachment C**.

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D.1. DESCRIPTION OF CONTAMINATION



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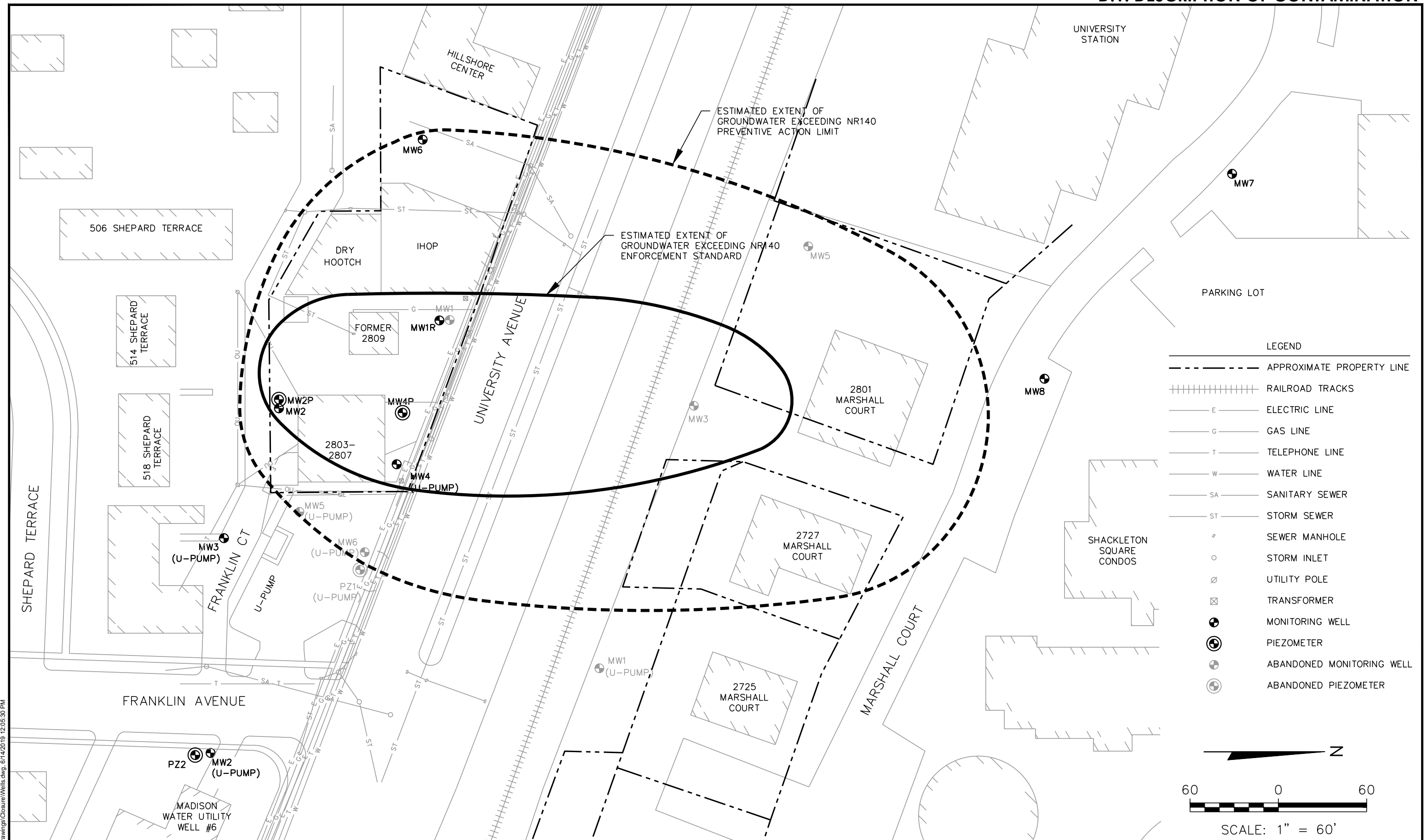
SCS ENGINEERS
 2830 DAIRY DRIVE MADISON, WI 53718-6751
 PHONE: (608) 224-2830

CLIENT	MOM PARTNERSHIP
SITE	2803-2809 UNIVERSITY AVENUE MADISON, WISCONSIN

RESIDUAL SOIL CONTAMINATION

FIGURE	B.2.b
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D.1. DESCRIPTION OF CONTAMINATION



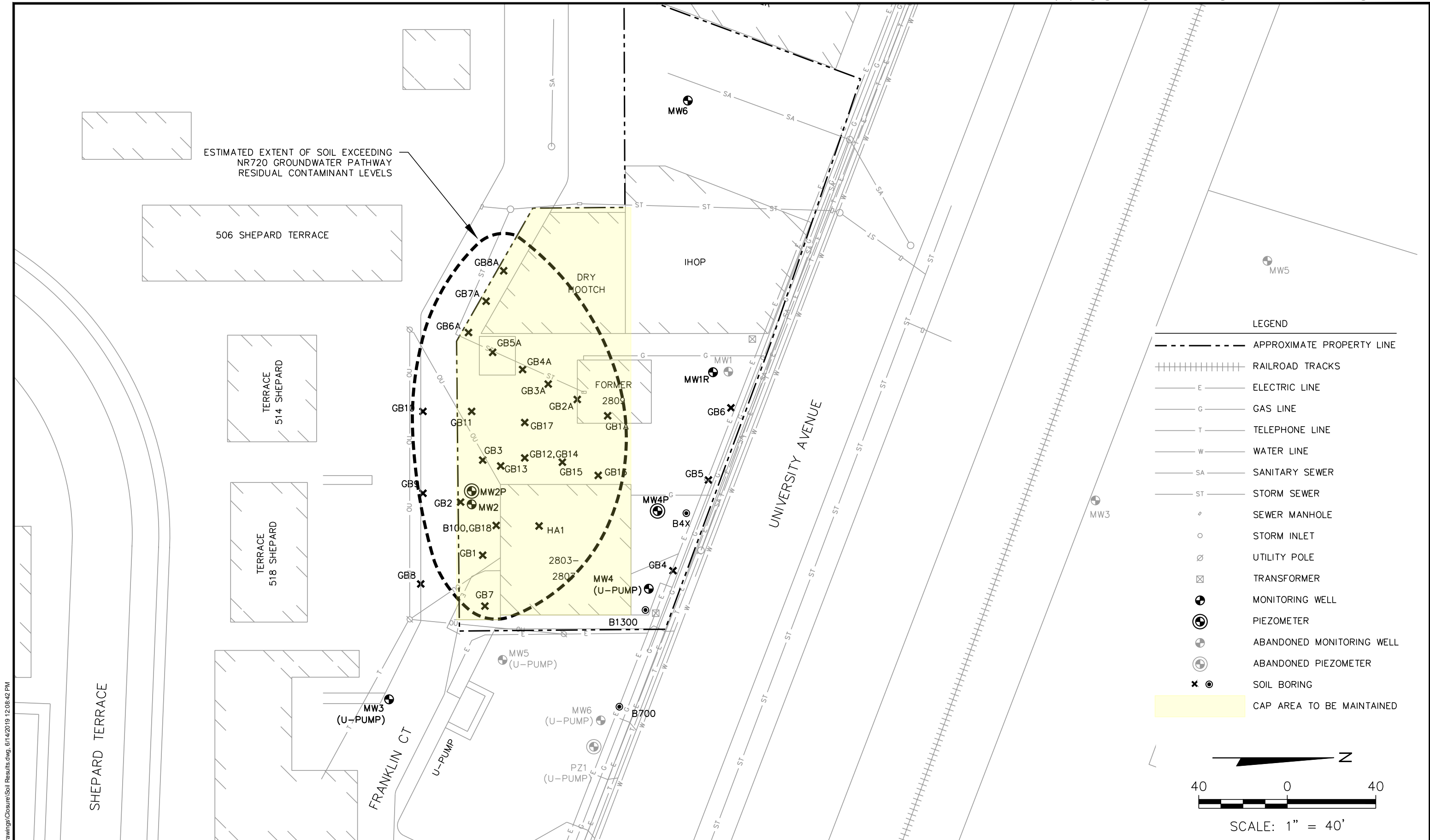
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CLIENT	MOM PARTNERSHIP
SITE	2803-2809 UNIVERSITY AVENUE MADISON, WISCONSIN

FIGURE	B.3.b
GROUNDWATER ISOCONCENTRATIONS	



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 PHONE: (608) 224-2830

CLIENT	MOM PARTNERSHIP
SITE	2803-2809 UNIVERSITY AVENUE MADISON, WISCONSIN

LOCATION MAP	FIGURE D.2
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CAP MAINTENANCE PLAN

ATTACHMENT A

Legal Description

**SHEPARD PARK, BLK 1, LOT 1, 2, 3 & FINDLAY PARK, BLK 1, LOTS 10 & 11, EXC NELY PRT OF LOTS
10 & 11 BLK 1 FOR STREET**

CAP MAINTENANCE PLAN

ATTACHMENT B

Photographs

D.3. PHOTOGRAPHS

Attachment B - Cap Photos Former McGettigan/MOM Partnership SCS Engineers Project #25211228.72



Photo 1: Looking northwest at pavement and buildings on June 7, 2018.



Photo 2: Looking north at pavement and buildings on June 7, 2018.

D.3. PHOTOGRAPHS

Attachment B - Cap Photos Former McGettigan/MOM Partnership SCS Engineers Project #25211228.72



Photo 3: Looking northeast at pavement from south side of the property on June 7, 2018.

CAP MAINTENANCE PLAN

ATTACHMENT C

Continuing Obligations Inspection and Maintenance Log

D.4. INSPECTION LOG-CAP MAINTENANCE PLAN

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Page 1 of 2

State of Wisconsin
 Department of Natural Resources
 dnr.wi.gov

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 McGettigan Property	BRRTS No. 02-13-321347
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Inspections are required to be conducted (see closure approval letter):

annually
 semi-annually
 other – specify _____

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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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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

02-13-321347

BRRTS No.

McGettigan Property

Activity (Site) Name

D.4. INSPECTION LOG-CAP MAINTENANCE PLAN

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Page 2 of 2

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VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

2803/2805/2807 University Ave, Madison

August 23, 2019

Property Located at: 2803/2805/2807 University Ave, Madison, Wisconsin 53705

WDNR BRRTS/Activity # 02-13-321347

Legal Description, see **Attachment A**

Parcel ID # 251/0709-212-0604-5

INTRODUCTION

This document is the Maintenance Plan for an active vapor mitigation system (VMS) at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. More site-specific information about this property may be found in:

- The case file in the Wisconsin Department of Natural Resources (WDNR) South Central office
- BRRTS on the Web (WDNR's internet-based database of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations
- RR Sites Map/GIS Registry layer for a map view of the site
- The WDNR project manager for Dane County

D.1 Descriptions

System Description, Purpose, and Location

The VMS was constructed by Acura Services, LLC for the 2803–2807 University Avenue building and was started up in September 2014. The VMS was designed to reduce the potential for vapor intrusion by depressurizing the sub-slab in areas where chlorinated volatile organic compounds (CVOCs) were detected in sub-slab vapor at concentrations in excess of WDNR commercial vapor risk screening levels.

The CVOC vapors appear to have originated from a historical release of dry cleaning solvent which may have occurred when a dry cleaning facility was operating in the building. The locations of various VMS components are shown on **Figure D.2**.

System Design and Construction Documentation

Photographs of the VMS are included in **Attachment B**. The VMS includes four vacuum pickup points. Each pickup point was constructed with 3-inch-diameter schedule 40 PVC pipe set in the sub-slab material. The PVC pipes were sealed into the floor to prevent leakage and extended through the interior walls, columns, or other existing structures for support. The pickup points were plumbed together to a 3-inch-diameter PVC pipe which was extended above the roof line of the building through an un-used chimney.

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

An AMG Eagle vacuum fan capable of producing up to approximately 4.0 inches of water column (WC) vacuum was mounted.

Power was supplied to the fan and tied to a single labeled circuit breaker inside the building. The fan can be turned on and off at the breaker box or with switches located on the fan.

A manometer was fitted to one of the pickup points (Pickup Point 1) to show vacuum at the pickup point and to check fan operation.

System Maintenance

Minimal operator control or maintenance is required. There are no service requirements for the fan. The fan status is checked using the manometer mounted to Pickup Point 1). If the manometer displays greater than zero, the vacuum fan is functioning.

The floor in the vicinity of the VMS should be maintained as a barrier to prevent vapor intrusion. The structural integrity of the floor should be maintained, and any changes or repairs to the floor need to account for keeping the floor as impermeable as when the VMS was installed.

The potential for vapor intrusion of CVOCs should be reevaluated if there are changes to the floor, building HVAC system, or other changes that may influence the sub-slab vacuum distribution. If changes are made, pressure field extension testing of the sub-slab should be completed to make sure that adequate sub-slab vacuum is maintained.

Malfunctioning or damaged system components should be replaced as soon as possible, and any changes or repairs should be documented in the attached inspection and maintenance log (**Attachment C**).

Inspections

The VMS should be inspected at least once per year during the heating season as follows:

- Inspect manometers:
 - If manometer vacuum reads zero, check the fan circuit breaker on south wall of service bay area to make sure fan has power.
 - If manometer shows low vacuum (e.g., less than 2.5 inches of WC) check for vacuum leaks in pickup point piping and repair as necessary.
 - If fan vacuum cannot be rectified contact SCS Engineers at (608) 224-2830.
- Inspect fan exhaust line to prevent clogging of fan exhaust, and remove any accumulated debris.
- Inspect floors and maintain as necessary to prevent vapor migration and vacuum loss.
- Record manometer readings and document repairs to the VMS, floors, or HVAC system on Form 4400-305, Continuing Obligations Inspection and Maintenance Log (**Attachment C**).
- Keep copies of the Inspection and Maintenance Log at the facility and available for submittal or inspection by WDNR representatives upon request.

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting the VMS

The following activities are prohibited unless prior written approval has been obtained from the WDNR:

1. Shutdown or removal of the VMS
2. Replacement of the VMS
3. Construction or placement of a building or other structure
4. 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
5. Changing the use or occupancy of the property to single-family residential use

If removal, replacement, or other changes are considered, the property owner will contact WDNR 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 Maintenance Plan

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

Contact Information

Property Owner: Louis Fortis, Findlay Partnership Associates LLP
1610 North Prospect Avenue
Milwaukee, WI 53202
(414) 736-4359

Consultant: Robert Langdon, SCS Engineers
2830 Dairy Drive
Madison, WI 53718
(608) 224-2830

WDNR: Cynthia Koepke
3911 Fish Hatchery Road
Fitchburg, WI 53711
(608) 275-3257

D.2 Location Map

See **Figure D.2** for a map of features to maintain.

D.3 Photographs

Photographs are included in **Attachment B**.

D.4 Inspection log

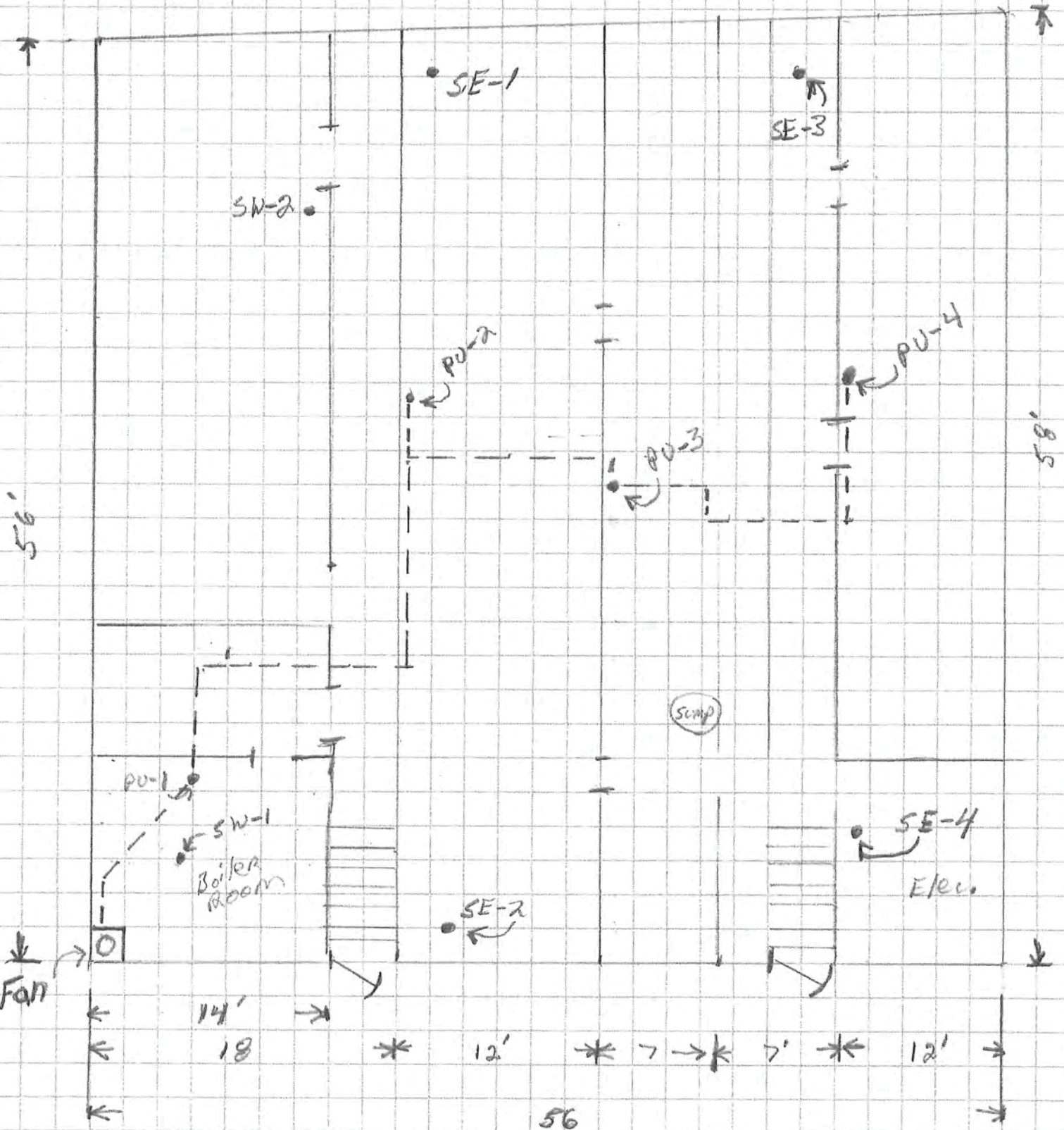
Inspection logs are included in **Attachment C**.

2803-2807 University Ave.
Madison, WI

D.2 Location Map Vapor Mitigation System

PU = Pickup Point

SE/SW = Pressure Field Extension Test Point



Drawn by: A.G.H
9/30/14
Not to scale

Vapor Mitigation System

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

ATTACHMENT A

Legal Description

SHEPARD PARK, BLK 1, LOT 1, 2, 3 & FINDLAY PARK, BLK 1, LOTS 10 & 11, EXC NELY PRT OF LOTS 10 & 11 BLK 1 FOR STREET

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

ATTACHMENT B

Photographs

**Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71**



Photo 1: View looking northwest at southwest corner of 2803-2807 University Avenue building showing mitigation system fan and exhaust point.

**Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71**



Photo 2: View looking northwest at mitigation system Pickup Point #1 (PU-1) in basement of 2803-2807 University Avenue.

**Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71**

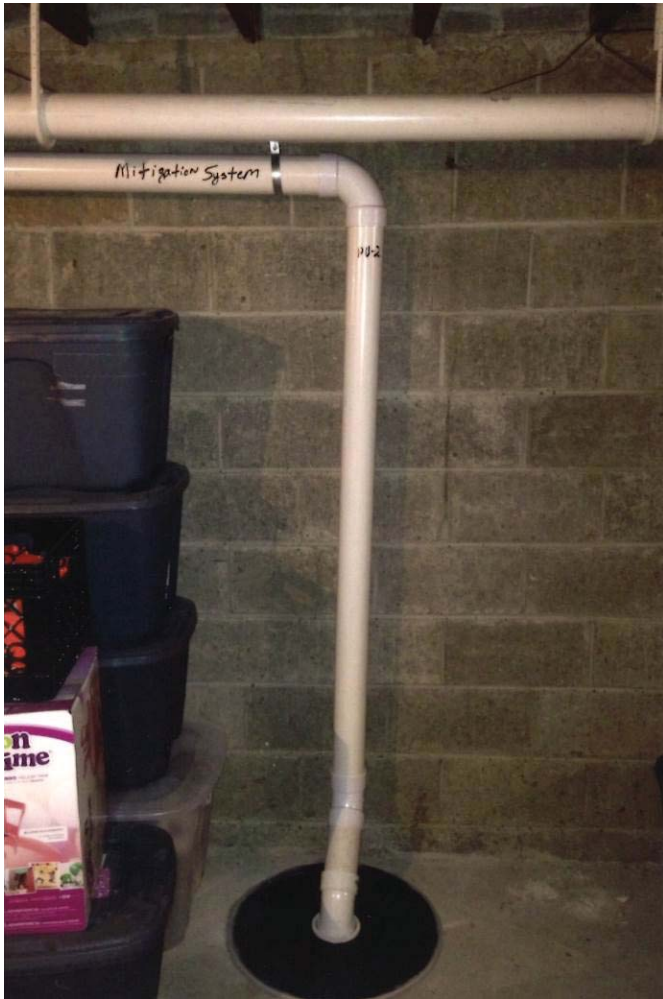


Photo 3: View looking west at mitigation system Pickup Point #2 (PU-2) in basement of 2803-2807 University Avenue.

**Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71**

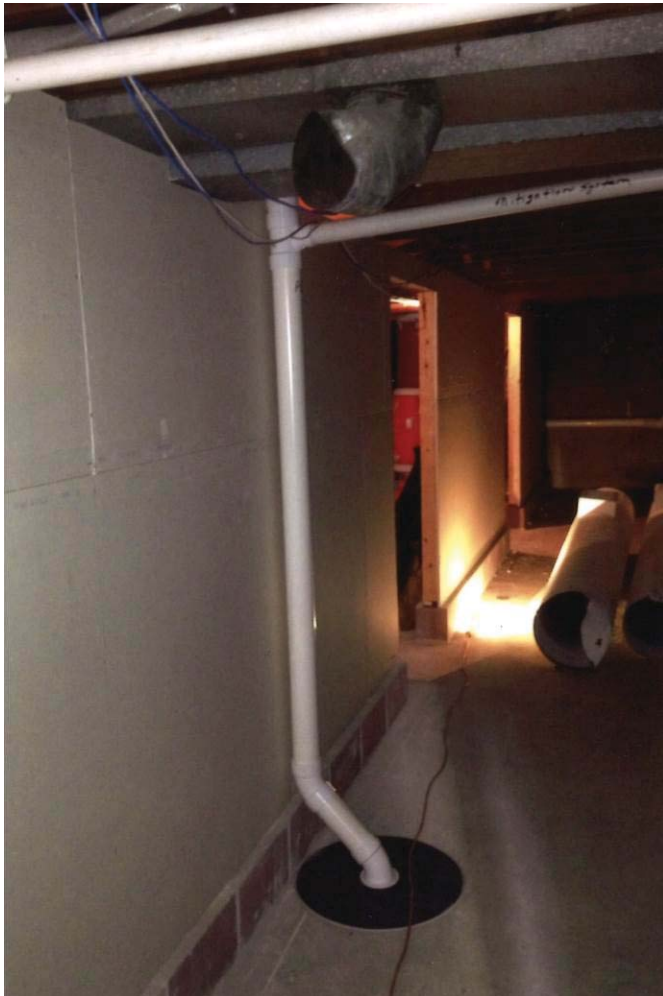


Photo 4: View looking northwest at mitigation system Pickup Point #3 (PU-3) in basement of 2803-2807 University Avenue.

**Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71**



Photo 5: View looking west at mitigation system Pickup Point #4 (PU-4) in basement of 2803-2807 University Avenue.

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

ATTACHMENT C

Continuing Obligations Inspection and Maintenance Log

D.4. INSPECTION LOG-VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

State of Wisconsin
 Department of Natural Resources
 dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log
 Form 4400-305 (2/14) Page 1 of 2

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 McGettigan Property	BRRTS No. 02-13-321347
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Inspections are required to be conducted (see closure approval letter):

annually
 semi-annually
 other – specify _____

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		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input checked="" 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 checked="" 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

D.4. INSPECTION LOG-VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

02-13-321347

McGettigan Property

BRRTS No.

Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

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PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER

SCS ENGINEERS
 2830 DAIRY DRIVE MADISON, WI 53718-6751
 PHONE: (608) 224-2830

CLIENT	MOM PARTNERSHIP
SITE	2803-2809 UNIVERSITY AVENUE MADISON, WISCONSIN

FIGURE	VAPOR INTRUSION MAP
	B.4.a