

Reviewer: Lisa Gutknecht
 Site Name: 3M Downtown Parking Lot

Review Date: 7-12-12
 Region: WCR

See RR5242 for instructions. 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.

FILE REVIEW:

1. Review the file and BRRTS, identify the following:

Address/ City/Zip Code: 144 Rosecrans Street, Wausau, WI 54401

County Parcel Identification Number (PIN): _____ FID Number: 737009460

Current Property Owner: 3M

Original RP: Same as above.

Has the property been transferred since the restriction was recorded/condition applied? X No Yes

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

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

Date of:

X Final Closure 4-24-08

Certificate of Completion _____

Green Space Grant _____

Remedial Action Plan Approval _____

General Liability Clarification Letter _____

Local Gov't Unit (LGU) letter _____

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

Add to BRRTS	AC in BRRTS	Action Code	Action Code Meaning
		51	Deed notice
		52	Deed restriction for soil
		730	Groundwater use restriction
		95	Deed instrument conditions met (for audits, use if deed restriction was updated by filing a deed notice)
		101	GIS Registry PDF modified – date DNR letter sent
		104	Site removed from GIS Registry – date DNR letter sent
		696	Continuing obligation required of LGU to maintain liability exemption
		605	Green Space Grant awarded (deed restriction)
		56	Continuing Obligation applied (use with codes 220-238)
		220	Soil at industrial use level
	X	222	Cover/engineered containment system (pavement, soil cover, etc.)
		224	Structural impediment (buildings or other structures)
		226	Vapor mitigation/response
		228	Site-specific (identify in comment field)
		230	LGU was directed to take a protective action
	X	232	Residual soil contamination > RCLs/SS RCLs (use with AC 222,224)
		234	Monitoring well needs to be abandoned
	X	236	Site closed with groundwater contamination > ES
		238	Maintenance and inspection documentation required to be submitted
		185	Closure Compliance Review completed
	X	186	Closure Compliance Review – RP follow up needed
		187	Closure Compliance Review follow up completed

Describe any site-specific requirements that the site owner and/or responsible party needed to address. None

Is the site on the GIS Registry? Yes No - Add it to the GIS Registry*

Were neighboring properties affected?

No

Yes - Are these properties listed on the GIS Registry and in BRRTS?

Yes No Update the GIS Registry/BRRTS, use form 4400-246*.

Was a maintenance plan required at closure?

NA

No

Yes Is it in the file or PDF or 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?

NA No Yes

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

No Yes

If Yes: Was BRRTS updated? (95)

No *

Yes

Was the GIS Registry PDF updated?

No *

Yes

Site Visit:

2. Contact the site owner for access.

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.

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. _____

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? No Yes ** Repaired

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

No/NA

Yes Describe _____

If Yes - Was DNR notified? Yes No

Have local zoning changes occurred since closure?

No/NA

Yes If Yes - Does it appear to impact the effectiveness of the restriction?

No

Yes Describe: _____

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

No

Yes** Describe: _____

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: Additional soil was excavated beneath the cap to accommodate the addition of railroad tracks. The cap alteration was submitted to the DNR and approved before changes were made. See attached.

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

No

Yes If Yes - Does sampling need to be performed?

No

Yes** Describe what should be done to address the problem, and by whom:

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

NA

Yes

No** - if not, describe any follow up needed.

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

NA

No

Yes - if yes, describe any follow up needed.

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

No

Yes - If Yes, describe any follow up needed. _____

COMPLIANCE AND FOLLOW-UP:

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: Cracks in the asphalt pavement need to be repaired.

RP stated they have not used the inspection forms however they will start this year.

(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.)

If the site is not in compliance, what are the reasons? See above.

Has the maintenance agreement required at closure been followed?

NA

Yes

Describe: See #5 above.

6. **Are additional actions by the RP or property owner warranted at the site? *(The intent is to return the site to compliance with continuing obligation. If further remedial action is needed, determine if the site meets the NR 726 reopening criteria.)*

No

Yes Describe any actions needed to return the site to compliance, and identify who's responsible: (Add AC 186, use AC 99 for actions not listed under AC186)

Annual inspection form for this year must be filled out and submitted to the Department and the asphalt cracks must be sealed and documentation submitted to the Department.

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

No

Yes

contact or enforcement to return site to compliance with continuing obligation

updating BRRTS *(check all codes that apply on pg. 1)*

updating the GIS Registry (adding or modifying a packet)

reopen site (add ACs 186 and 13)

other: DNR send out follow up letter. RP will submit inspection log and make

repairs along with submitting documentation of repairs.

8. *Attach photographs of the site, documenting site conditions.

9. *Identify and update any applicable action codes (Table on page 1).

10. *Add a copy of this audit to the case file. Follow the instructions in RR 5242, (<http://intranet.dnr.state.wi.us/int/aw/rr/Guidance/RR5242.pdf>). Send a copy electronically (PDF) to Central Office, using the following naming convention: BRRTS#_COAUDIT_Year.pdf (example: 0365001149_COAUDIT_2008.pdf)



July 26, 2012

BRRTS# 02-37-000273

FILE COPY

Mr. Justin Pettinelli
3M EHS Operations
3M Center
Building 224-2E-55
St. Paul MN 55144-1000

Subject: Continuing Obligations Audit, 3MDowntown Parking Lot, 144 Rosecrans Street,
Wausau, Wisconsin

Dear Mr. Pettinelli:

Thank you for taking the time yesterday to inspect the 3M Downtown parking lot site with me. Historically the parking lot had been used by a motor parts company and a release of trichloroethene (TCE) occurred. An investigation and cleanup of the TCE contamination took place and the site was closed on April 24, 2008 with continuing obligations. The continuing obligations included the maintenance of the asphalt cap.

As I mentioned when I set up the site inspection, I needed to ensure that 3M was complying with the continuing obligations of cap maintenance and annual inspections. You informed me on Tuesday that your company had not completed any of the annual inspection forms since the site has been closed, however, you would start that process this year. You also stated that the forms would be completed on an annual basis from now on.

During our walk around the parking lot I pointed out several large cracks in the truck parking area asphalt that needed repair. The rail area of the cap appeared to be in excellent condition.

We also discussed the inspection form during my visit. Rebecca Robbennolt (ARCADIS), your consultant provided you with a generic inspection form for your use and stated she could customize it for your site if needed.

Based on my inspection, two items need to be completed to meet the continuing obligations. Cracks in the truck area need to be repaired and annual inspection forms must be filled out. In addition I requested that you update the figure in your maintenance plan to include the additional tracks that were added to the cap. Also if there are maintenance requirements that are required by another agency for the track area, please reference those requirements in the documentation that you submit to me.

Within 60 days of the date of this letter, please provide me with this year's inspection report and the parking lot repair documentation. After I receive these documents I will enter the correct action code in our BRRTS database stating that you are back in compliance with your continuing obligations.

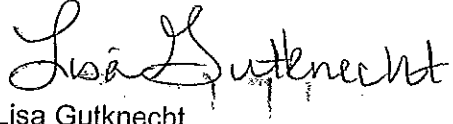
Mr. Justin Pettinelli
3M EHS Operations

July 26, 2012

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I have attached a copy of the completed audit form for your files. Please contact me at 715-359-6514 if you have any questions regarding the audit or this letter.

Sincerely,



Lisa Gutknecht
Remediation & Redevelopment Program

Attachment

- c: Doug Joseph/Bill Evans, WDNR-Eau Claire (e-copy)
- Michelle Dupey, 3M (e-copy)
- Jennine Trask/Rebecca Robbenolt, ARCADIS (e-copy)