

BRRTS ID No. 02-45-000563

Reviewer: Jennifer Borski

Region: NER

Review Date: 07/19/2016

Site Name: American Toy & Furniture - LGU

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 825 W Main St	City Hortonville	ZIP Code 54944
County Parcel Identification Number (PIN) 240031200	FID Number 445093220	

Original Responsible Person

Outagamie County

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

If Yes: Current Property Owner

Affordable Rental & Storage LLC - (Contact: Mike Gonnering)

Phone Number

(920) 841-0896

Email

ARS_LL@att.net

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
		51	Deed notice
	X	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.)
	X	224	Structural impediment (buildings or other structures)
		226	Vapor mitigation/response
	X	228	Site-specific (identify in comment field)
	X	230	LGU was directed to take a protective action
	X	232	Residual soil contamination > RCLs/SS RCLs (use with AC 220, 222, 224)
	X	234	Monitoring well needs to be abandoned
	X	236	Site closed with groundwater contamination > ES
		238	Maintenance and inspection documentation required to be submitted
X		185	Closure Compliance Review completed
		186	Closure Compliance Review - RP follow up needed
		187	Closure Compliance Review follow up completed
X		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 12/14/2005
- Certificate of Completion _____
- Green Space Grant _____
- Remedial Action Plan Approval _____
- General Liability Clarification Letter _____
- Local Gov't Unit (LGU) Letter 12/04/1997

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

Long-term monitoring and maintenance of MW-1, MW-5, TW-2 & TW-3 under VPLE BRRTS #06-45-307856 approved at time of closure. Data to be submitted to DNR.

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

Were neighboring properties affected? Yes No

If 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 – 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 GIS Registry PDF updated? Yes No*

Notes:

Deed Restriction Doc #1690467 recorded 12/01/2005: maintain building (impermeable cap) at location of TW-3 (maintenance building) where CVOCs > ES. (Info: Notice of Contamination to Property Doc #1459354 recorded 03/28/2002 under BRRTS #03-45-245541, closed 04/22/2002). Property purchased on land contract from Jennerjohn LLC by Affordable Rental & Storage LLC on 12/17/2013. Jennerjohn remains voluntary party working with OMNNI Assoc on cap inspection and routine monitoring of remaining wells. Mike Gonnering of Affordable Rental & Storage LLC was not aware of the cap inspection requirement but did know about the documents filed to the deed.

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:

*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:

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:

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: routine groundwater monitoring of remaining wells, MW-1, MW-5, TW-2, TW-3 under VPLE BRRTS #06-45-307856 by consultant for Voluntary Party

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:

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

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

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

- NA
 No
 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 – 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:

Notes:

Mike Gonnering of Affordable Rental & Storage LLC informed Borski of area inside a building on the property with "drums of paint" left by previous owner/tenant(s). Upon inspection, Borski noted a significant hazard on site with more than 40 55-gal drums, multiple 5-gal pails and smaller containers with unknown contents & poor integrity, improperly stored & labeled. Photos taken and provided to Waste Program for follow-up. Area is a concern under the VPLE program and a certificate of completion cannot be issued until the waste is characterized, properly disposed and an investigation performed to determine if a separate release to the environment has occurred. An updated Phase I & II may be necessary based on the site-specific circumstances and changes in statute to the VPLE Program since acceptance in 2002. Borski will follow-up separately with the RR Program. This area of waste storage is separate from the continuing obligation under BRRTS #02-45-000563 that is subject to this audit.

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:

(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
 No – Describe:
 NA

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

- Yes
 No – Why not?
 NA

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

- Yes
 No – If no, why not?
 NA

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:

Additional action needed for waste stored on site but no additional action needed for continuing obligation - continue annual cap inspections.

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 the GIS Registry (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:
BRRTS#_COAUDIT_Year.pdf (example: 0365001149_COAUDIT_2008.pdf).**

10. Update applicable BRRTS action codes on the Table on page 1. Send a copy of the audit to your Regional EPA for updating ACs and uploading the PDF into BRRTS.

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

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Date added: 07/20/2016



Title: Interior of maintenance building maintained over TW-3 (not yet abandoned), located immediately to left of 5-gal bucket.

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

Date added: 07/20/2016



Title: Exterior of maintenance building maintained over TW-3 (not yet abandoned). Location of TW-2 (not yet abandoned) noted by rock in foreground. Railroad tracks behind photographer.