

CAP MAINTENANCE PLAN

August 1, 2023

Property Located at:

3123 South 9th Street, Sheboygan, Wisconsin

VPI Corporation

Parcel No. 59281312560

FID No. 460041560

BRRTS No. 02-60-001045

Described as follows:

Those parts of the Northeast ¼ of the Southwest ¼ of Section 35, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, bounded and described in Exhibit A.

Introduction:

This document is the Maintenance Plan for a cap at the above-referenced property (the "Property") in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cap within specific areas of the Property.

More site-specific information about the Property may be found in:

- The case file in the Wisconsin Department of Natural Resources (DNR) southeast regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): <http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2> and
- The DNR project manager (contact information found on the last page).

Description of Residual Impacts:

The property is an approximately 10.28-acre parcel improved with an approximately 110,000-square-foot 1-story manufacturing facility currently operated by the VPI Corporation. The zoning is consistent with the current and planned future use. An ERP case related to a 1974 release of approximately 7,300-gallons of plasticizer containing bis(2-ethyl-hexyl) phthalate (a.k.a. di-2-ethylhexyl phthalate, diethylhexyl phthalate, DEHP, dioctyl phthalate, DOP) was investigated between 1994 and 1996 and included soil and groundwater sampling. Additional investigation including soil and groundwater sampling was conducted from 2020 to 2023. The area of investigation was generally confined to the southern portion of the property near the bulk plasticizer storage building where the spill was reported to have occurred. DEHP is present in soil at concentrations above its residual contaminant level (RCL) for the direct contact pathway and groundwater pathway. The impacts are currently capped with a building, asphalt, and concrete paved areas. Based on the soil sampling results, the residual soil impacts will be addressed through maintaining the existing caps as direct contact barriers and to limit precipitation infiltration. FEC has submitted a site investigation report, a closure request, and soil and groundwater Geographic information System (GIS) packet to the DNR.

Description of the Cap to be maintained:

The building foundation and concrete/asphalt paved areas (these features combined construe the “Cap”) that exist over residual soil impacts on the above-described property in the locations shown on the attached map (Figure D.2.) serve as a barrier to limit precipitation infiltration and to prevent direct human contact with residual soil impacts that might otherwise pose a threat to human health. Based on the current and future use of the Property, the Cap should function as intended unless disturbed.

Annual Inspection:

The Cap overlying residual soil impacts 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 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 will be documented. A log of the inspections and any repairs will be maintained by the Property owner and is included as Exhibit C, “Cap Inspection Log.” The inspection log will include recommendations for necessary repair of any areas of the Cap where underlying soils are exposed. 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 DNR 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. If necessary maintenance activities expose the underlying soil, the Property owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The Property owner must also sample any soil that is excavated from the Property prior to disposal to ascertain if soil impacts remain. The soil must be treated, stored, and disposed of by the Property owner in accordance with applicable local, state, and federal law.

In the event the Cap overlying the residual soil impacts is removed or replaced, the replacement barrier must be equivalent for the purpose of minimizing precipitation infiltration and direct contact with the underlying soils. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Cap Maintenance Plan unless indicated otherwise by the DNR or its successor.

The Property owner, in order to maintain the integrity of the Cap, will maintain a copy of this Cap 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 DNR Prior to Actions Affecting the Cap:


The following activities are prohibited on any portion of the Property where the Cap is required as shown on Figure D.2., unless prior written approval has been obtained from the DNR: (1) removal of the existing cap; (2) replacement of the cap with another barrier; (3) excavating or grading of the land surface; (4) filling on the capped surface; (5) plowing for agricultural cultivation; and (6) construction or placement of a building or other structure within the capped area.

Amendment or Withdrawal of Maintenance Plan:

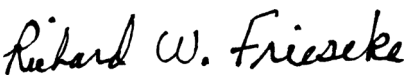
This Maintenance Plan can be amended or withdrawn by the Property owner and its successors with the written approval of DNR.

Contact Information (as of August 2023):

Site Owner and Operator: VPI Corporation
Mr. Jeff Udovich
3123 South 9th Street
Sheboygan, Wisconsin
(920) 451-5814

Signature: 
Mr. Jeff Udovich

Consultant: Friess Environmental Consulting, Inc.
Attn: Rick Friesseke
6635 North Sidney Place
Milwaukee, WI 53209
(414) 228-9815

Signature: 

DNR: Ms. Roxanne Chonert
Hydrogeologist
Wisconsin Department of Natural Resources
Resources 625 E CTH Y, STE 700
Oshkosh WI 54901-9731