



April 22, 2020

Mr. Adam Templar  
Bear Development LLC  
4011 80<sup>th</sup> Street  
Kenosha, WI 53142

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Final Case Closure with Continuing Obligations  
Eva Manor, 2103 – 2133 91<sup>st</sup> Street, Pleasant Prairie, WI  
DNR BRRTS Activity #: 02-30-543562  
FID #: 230115930

Dear Mr. Templar:

The Department of Natural Resources (DNR) considers Eva Manor closed, with continuing obligations. 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 any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you. For residential property transactions, you may be required to make disclosures under s. 709.02, Wis. Stats. 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 DNR reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases.

The Eva Manor site was investigated for a discharge of hazardous substances from a dry cleaner located within the strip mall that formerly occupied the property. Case closure is granted for the Volatile Organic Compound contaminants, specifically Tetrachloroethene and associated breakdown products, analyzed during the site investigation, as documented in the case file. The site investigation and/or remedial action addressed the soil and groundwater. The remedial action consisted of demolition of the building and excavation with off-site disposal of contaminated soil. Source control actions taken for vapor intrusion included excavation of contaminated soils, and new development constructed in areas that did not contain residual soil contamination. The conditions of closure and continuing obligations required were based on the property being used for 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.
- Pavement, landscaping and a garage building must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.

- 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](http://dnr.wi.gov) and search “RR-819”.

#### DNR Database

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) online at [dnr.wi.gov](http://dnr.wi.gov) and search “BOTW”, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, at [dnr.wi.gov](http://dnr.wi.gov) and search “RRSM”.

The DNR’s approval prior to well construction or reconstruction is required 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 obtain 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](http://dnr.wi.gov) and search “3300-254”.

All site information is also on file at the Southeast Regional DNR office, at 141 NW Barstow, Waukesha, WI. 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, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where pavement, a building foundation is required, as shown on the attached map, Figure D.2, Redevelopment Plan dated 10/07/2019, 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 single-family residential use.

#### Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included 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

2300 N. Dr. Martin Luther King Jr. Dr.  
Milwaukee, WI 53212

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 Iso-concentrations dated 3/18/2020. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. Affected property owners and right-of-way holders were notified of the presence of groundwater contamination. This continuing obligation also applies to the owners of 2023 91<sup>st</sup> Street and 2019 91<sup>st</sup> Street.

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

Soil contamination remains as indicated on the attached map Figure, B.2.b, Residual Soil Contamination dated 10/10/2019. 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 is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

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.

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

The garage building, landscaping and asphalt driveway/parking lot that exists in the specific locations shown on the attached map, Figure D.2, Redevelopment Plan dated 10/07/2019 shall be maintained in compliance with the **attached maintenance plan** 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, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

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.

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.

Future Concern: Chlorinated compounds remain in groundwater at MW-3, MW-8, MW-9 and MW-10 as shown on the attached map, Figure B.3.b, Groundwater Iso-concentrations dated 3/18/2020, 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. This continuing obligation also applies to the 2023 91<sup>st</sup> Street and 2019 91<sup>st</sup> Street.

General Wastewater Permits for Construction Related Dewatering Activities

The DNR's Water Quality Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits, or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at [dnr.wi.gov](http://dnr.wi.gov) and search "wastewater permits". If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids and oil and grease, a general permit for Pit/Trench Dewatering may be 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).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Shanna Laube-Anderson at 262-574-2142, or at [shanna.laubeanderson@wisconsin.gov](mailto:shanna.laubeanderson@wisconsin.gov).

Sincerely,



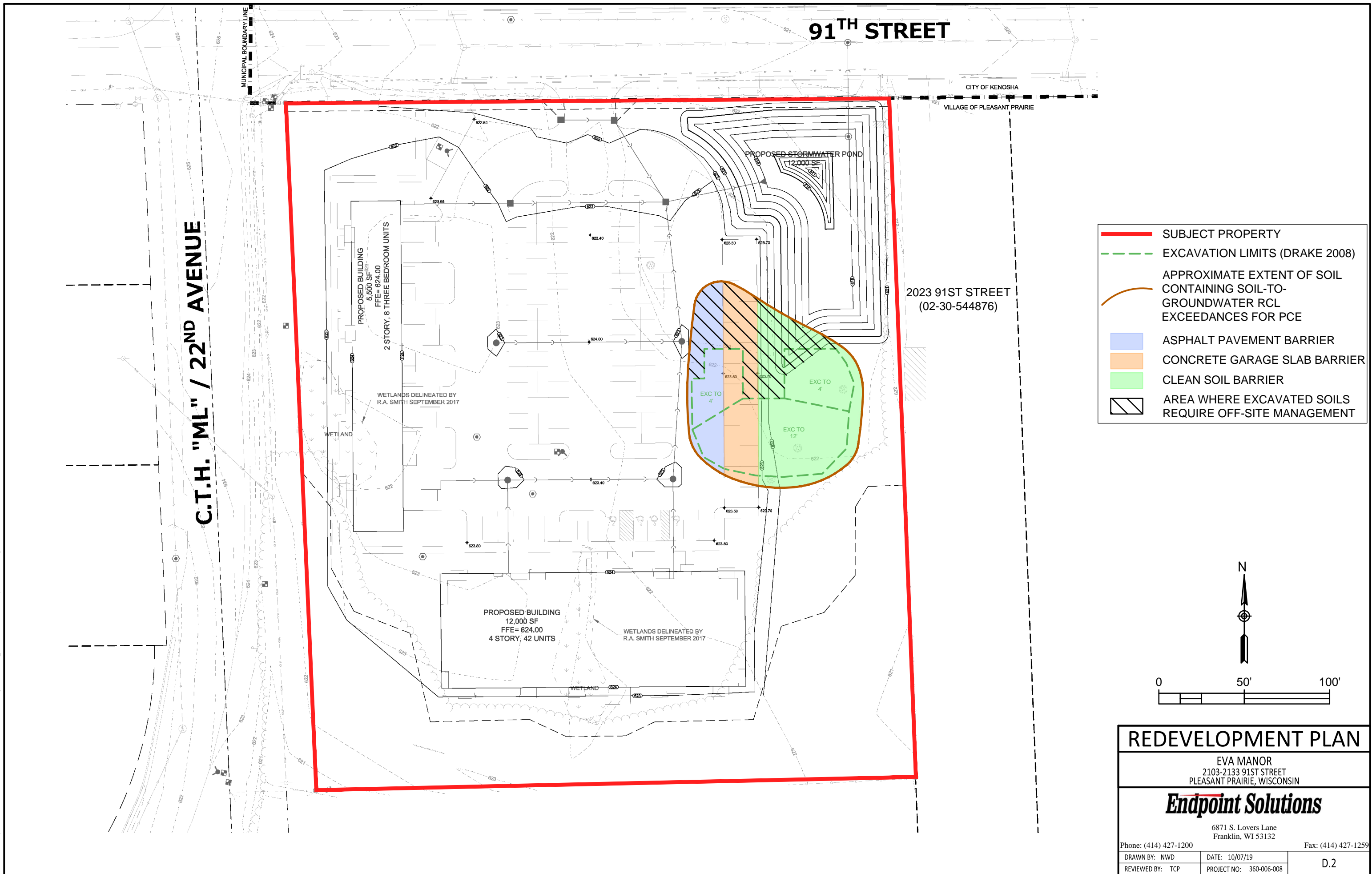
Pamela A. Mylotta  
Southeast Region Team Supervisor  
Remediation & Redevelopment Program

Cc: Endpoint Solutions, Robert Cigale, 6871 S. Lovers Lane, Franklin, WI 53132  
Jason Jabs, 2023 91<sup>st</sup> Street, Kenosha, WI 53142  
Kenosha County, Joseph Cardamone III, 912 56<sup>th</sup> Street, LL13, Kenosha, WI 53140-3747

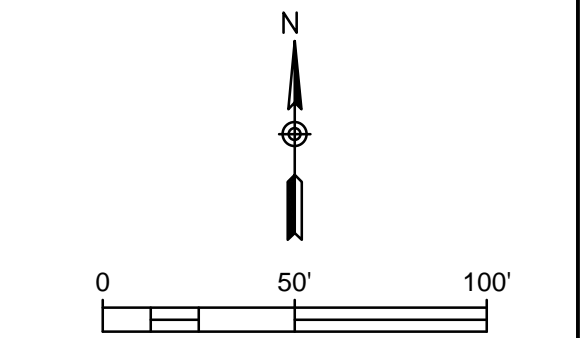
Attachments:

Figure D.2, Redevelopment Plan dated 10/07/2019  
Figure B.3.b, Groundwater Iso-concentrations dated 3/18/2020  
Figure B.2.b, Residual Soil Contamination dated 10/10/2019  
Cover / Barrier Maintenance Plan, April 14, 2020  
Continuing Obligations Inspection and Maintenance Log, DNR Form 4400-305

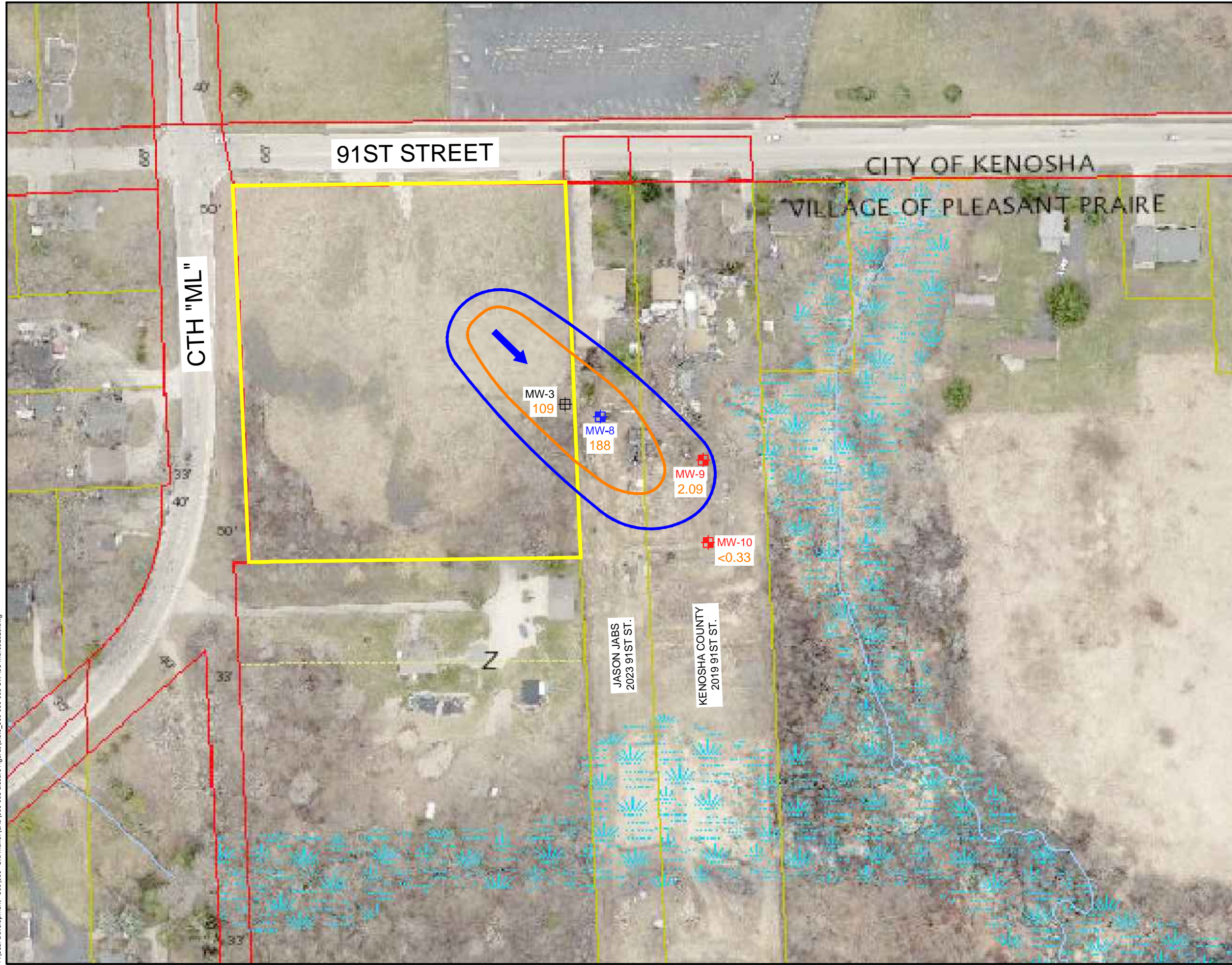
P:\Bear Development - 360\006 - Eva Manor\CAD\006-008 Closure Figures\Fig D.2\_360-006-008 Redevelopment Plan.dwg



- SUBJECT PROPERTY
- EXCAVATION LIMITS (DRAKE 2008)
- APPROXIMATE EXTENT OF SOIL CONTAINING SOIL-TO-GROUNDWATER RCL EXCEEDANCES FOR PCE
- ASPHALT PAVEMENT BARRIER
- CONCRETE GARAGE SLAB BARRIER
- CLEAN SOIL BARRIER
- AREA WHERE EXCAVATED SOILS REQUIRE OFF-SITE MANAGEMENT

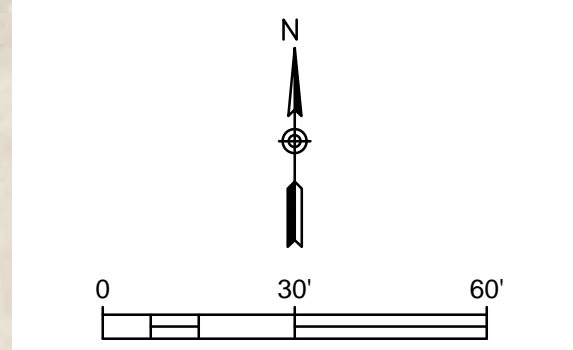


<b>REDEVELOPMENT PLAN</b>		
EVA MANOR 2103-2133 91ST STREET PLEASANT PRAIRIE, WISCONSIN		
<b>Endpoint Solutions</b>		
6871 S. Lovers Lane Franklin, WI 53132		
Phone: (414) 427-1200      Fax: (414) 427-1259		
DRAWN BY: NWD	DATE: 10/07/19	D.2
REVIEWED BY: TCP	PROJECT NO: 360-006-008	



- ▬ SUBJECT PROPERTY
- ⊕ MONITORING WELL LOCATION (DRAKE 2008)
- ⊕ MONITORING WELL LOCATION (ENDPOINT NOVEMBER 2017)
- ⊕ MONITORING WELL LOCATION (ENDPOINT FEBRUARY 2020)
- ← GROUNDWATER FLOW DIRECTION
- <0.33 PCE VALUE
- ▬ APPROXIMATE EXTENT OF ES EXCEEDANCE (5 ug/L)
- ▬ APPROXIMATE EXTENT OF PAL EXCEEDANCE (0.5 ug/L)

PAL - PREVENTIVE ACTION LIMIT  
 ES - ENFORCEMENT STANDARD  
 ALL RESULTS ARE IN MICROGRAMS PER LITER (ug/L)



**GROUNDWATER ISOCONCENTRATION - 3/09/2020**

EVA MANOR  
 2103-2133 91ST STREET  
 PLEASANT PRAIRIE, WISCONSIN

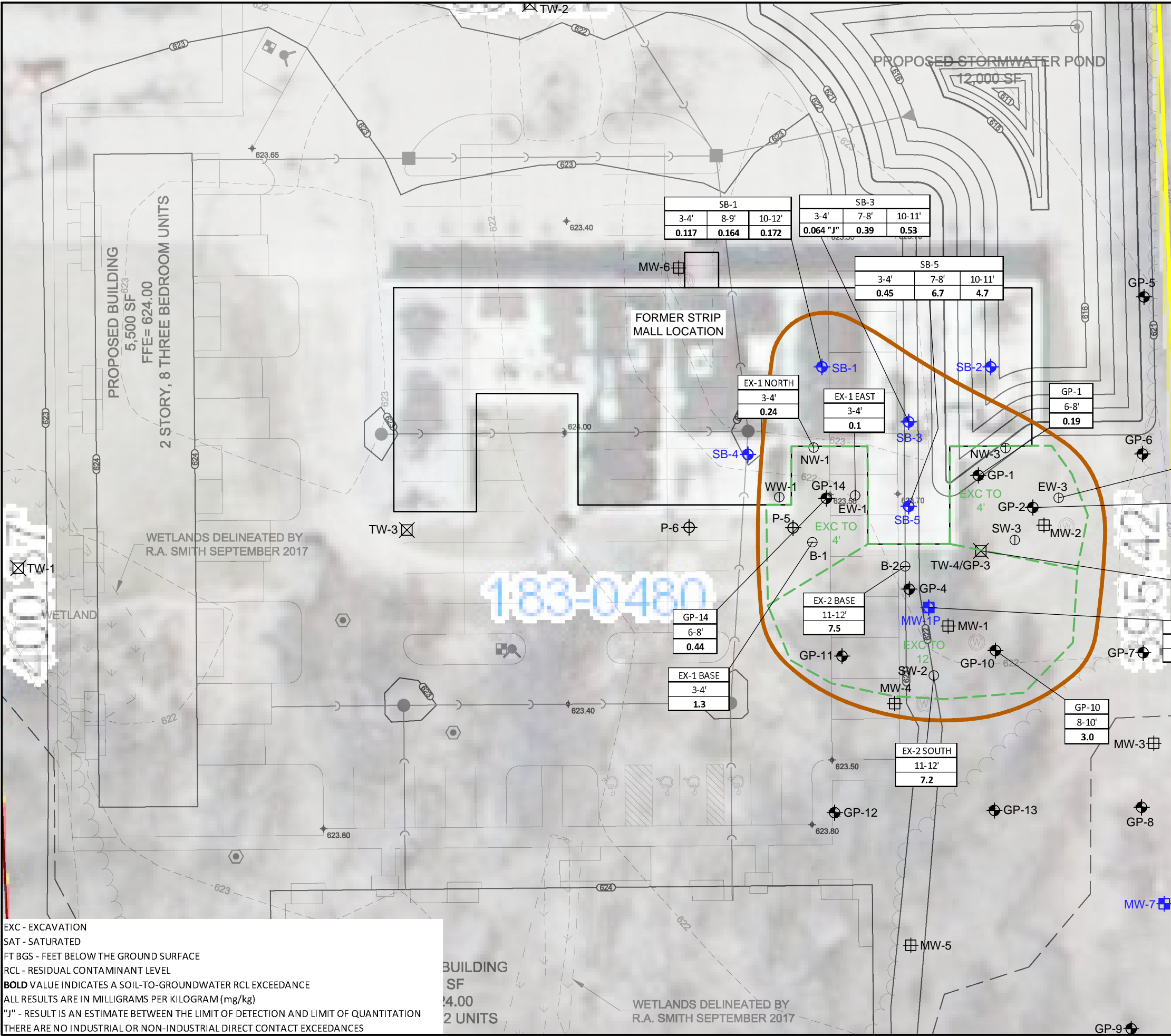
**Endpoint Solutions**  
 6871 S. Lovers Lane  
 Franklin, WI 53132  
 Phone: (414) 427-1200      Fax: (414) 427-1259

DRAWN BY: NWD	DATE: 03/18/2020	<b>B.3.b</b>
REVIEWED BY: RAC	PROJECT NO: 360-006-008	

P:\Bear Development - 360\006 - Eva Manor\CAD\006-008 Closure Figures\B.3.b\_360-006-008 GW-ISO Mar092020.dwg

SOURCE: KENOSHA COUNTY GIS

P:\Bear Development - 360\006 - Eva Manor\CAD\006-008 Closure Figures\FIG B.2.b\_360-006-008 Residual Soil Contamination.dwg



**LEGEND**

- SUBJECT PROPERTY
- - - EXCAVATION LIMITS (DRAKE 2008)
- SOIL PROBE LOCATION (DRAKE 2003)
- TEMPORARY WELL LOCATION (DRAKE 2003)
- GEOPROBE LOCATION (BRAUN-INTERTEC 2005)
- POST EXCAVATION BASE SAMPLE LOCATION (DRAKE 2008)
- POST EXCAVATION SIDEWALL SAMPLE LOCATION (DRAKE 2008)
- MONITORING WELL LOCATION (DRAKE 2008)
- SOIL BORING LOCATION (ENDPOINT NOVEMBER 2017)
- MONITORING WELL LOCATION (ENDPOINT NOVEMBER 2017)
- APPROXIMATE EXTENT OF SOIL CONTAINING SOIL-TO-GROUNDWATER RCL EXCEEDANCES FOR PCE

**PCE RCL STANDARDS**

SOIL-TO-GROUNDWATER RCL = 0.045 mg/kg
NON-INDUSTRIAL DIRECT CONTACT RCL = 33 mg/kg
INDUSTRIAL DIRECT CONTACT RCL = 145 mg/kg

SB-1			SB-3		
3-4'	8-9'	10-12'	3-4'	7-8'	10-11'
<b>0.117</b>	<b>0.164</b>	<b>0.172</b>	<b>0.064 "J"</b>	<b>0.39</b>	<b>0.53</b>

SB-5		
3-4'	7-8'	10-11'
<b>0.45</b>	<b>6.7</b>	<b>4.7</b>

EX-1 NORTH	
3-4'	<b>0.24</b>

EX-1 EAST	
3-4'	<b>0.1</b>

GP-1	
6-8'	<b>0.19</b>

EX-3 EAST	
3-4'	<b>1.3</b>

GP-2	
6-8'	<b>0.049</b>

TW-4	
12-14'	<b>1.27</b>

MW-1P (SAT AT 10.48 FT BGS)	
11-12'	<b>0.105</b>

GP-14	
6-8'	<b>0.44</b>

EX-1 BASE	
3-4'	<b>1.3</b>

EX-2 BASE	
11-12'	<b>7.5</b>

EX-2 SOUTH	
11-12'	<b>7.2</b>

GP-10	
8-10'	<b>3.0</b>

EXC - EXCAVATION  
 SAT - SATURATED  
 FT BGS - FEET BELOW THE GROUND SURFACE  
 RCL - RESIDUAL CONTAMINANT LEVEL  
**BOLD VALUE INDICATES A SOIL-TO-GROUNDWATER RCL EXCEEDANCE**  
 ALL RESULTS ARE IN MILLIGRAMS PER KILOGRAM (mg/kg)  
 "J" - RESULT IS AN ESTIMATE BETWEEN THE LIMIT OF DETECTION AND LIMIT OF QUANTITATION  
 THERE ARE NO INDUSTRIAL OR NON-INDUSTRIAL DIRECT CONTACT EXCEEDANCES

N

0      30'      60'

**RESIDUAL SOIL CONTAMINATION**

EVA MANOR  
 2103-2133 91ST STREET  
 PLEASANT PRAIRIE, WISCONSIN

**Endpoint Solutions**

6871 S. Lovers Lane  
 Franklin, WI 53132

Phone: (414) 427-1200      Fax: (414) 427-1259

DRAWN BY: NWD	DATE: 10/10/19	<b>B.2.b</b>
REVIEWED BY: TCP	PROJECT NO: 360-006-008	

## D.1 - COVER / BARRIER MAINTENANCE PLAN

April 14, 2020

Subject Property Name: Eva Manor

Subject Property Address: 2103 – 2133 91<sup>st</sup> Street, Pleasant Prairie, Wisconsin

BRRTS #02-30-543562

### Legal Description:

Commencing at the southwest corner of the Southwest 1/4 of said Section 18;  
Thence North 02°31'59" West along the west line of said Southwest 1/4, 867.55 feet;  
Thence North 88°43'57" E, 50.01 feet to the east right of way line of 22nd Avenue and the Point of Beginning;

Thence North 02°31'59" West along said east right of way line, 400.37 feet to the south right of way line of 91st Street;  
Thence North 89°32'01" East along said south right of way line, 351.22 feet to the east line of Lot 1 of Certified Survey Map No. 2616;  
Thence South 02°16'02" East along said east line, 395.42 feet to the south line of said Lot 1;  
Thence South 88°43'57" West along said south line, 349.24 feet to the Point of Beginning.

Containing 139,303 square feet (3.1980 acres) of land more or less.

Parcel ID # 93-4-123-183-0480

### Introduction

This document is the Maintenance Plan for a cover / barrier at the above-referenced subject property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. The maintenance activities relate to the existing cover / barrier which addresses or occupies the area over the contaminated soil and groundwater.

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

- The case file in the (Wisconsin Department of Natural Resources (WDNR) Southeast office;
- [BRRTS on the Web](#) (WDNR's internet-based database of contaminated sites) for the link to a PDF for subject property-specific information at the time of closure and on continuing obligations;
- [RR Sites Map/GIS Registry layer](#) for a map view of the subject property; and,
- The DNR project manager for this location within Milwaukee County (currently Andy Alles).

### **D.1. Descriptions:**

#### Background

The subject property consists of one (1) parcels (Tax Key 93-4-123-183-0480) totaling approximately 3.19 acres. The Site has been redeveloped with the following buildings: a 12,000 square foot, 4 story, 42-unit apartment building; a 5,500 square foot, 2 story, 8-unit apartment building; and a slab on-grade garage structure. Historically, the Site contained a slab on-grade strip mall structure which was razed in 2007. Prior to redevelopment in 2018, the site was a vacant vegetated area. Access to the site is from 91<sup>st</sup> Street.



## **Description of Contamination**

The source of the impacts on the subject property is known to be related to the operation of a former dry-cleaning operation. Saturated soil contaminated by volatile organic compounds (VOCs) is located between approximately two (2) to twelve (12)-feet below ground surface near the former dry-cleaner location generally located in the east central portion of the Site. Groundwater contaminated by VOCs is also located between approximately nine (9) to eleven (11)-feet bgs. In general, soil and groundwater contamination on the subject property is primarily located in the area of the former dry cleaner.

The extent of contamination is shown on the attached figure D.2 – Barrier Location Map.

## **Description of the Cover/Barrier to be Maintained**

On the Site, beyond the footprint of the buildings, the cover consists of approximately four (4) to six (6) inches of concrete/asphalt plus underlying stone as shown on the attached **Figure D.2**. Note – minimal areas along the property boundaries are landscaped areas with a soil and vegetative cover. However, these areas are extremely limited and are not assumed to cause significant amounts of infiltration that would lead to further contaminant migration.

The site garage structure and asphalt paved area abutting the garage cover over the contamination that will act as a partial infiltration barrier to minimize future soil-to-groundwater contaminant migration that would violate the groundwater standards in WAC Chapter NR 140. Based on the current residential zoning use of the subject property, the barrier should function as intended unless disturbed. The types of cover at the Site are depicted on the attached **Figure D.2**.

The elevation of the green space to the east of the garages within the delineated area of residually contaminated soils is unchanged. As a large portion of this area included approximately one-half of 2007 Remedial Excavation #2 and all of 2007 Remedial Excavation #3, this area contains residual contamination at four (4) ft bgs within the bounds of 2007 Remedial Excavation #3 and 12 ft bgs within the bounds of 2007 Remedial Excavation #2. Therefore, no additional barrier soils were placed in this area.

The extreme southern extent of the footprint of the storm water detention pond encroaches into the area delineated as containing residually contaminated soils. The storm water pond was over-excavated two (2) feet to allow for the installation of a compacted clay impermeable liner. While the two (2) feet of clean clay was installed throughout the stormwater pond, only the extreme southern extent of the pond required a barrier.

## **Annual Inspection**

The integrity of the building, as well as concrete / asphalt paved surface cover 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 and/or exposure to underlying soils. The inspections will be performed by the property owner or the 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 D.4, Form 4400-305, 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 maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place (for example, no building is present) to keep it at the Site, at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (WDNR) representatives upon their requests.

### **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 of interior or exterior surfaces. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the potential exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that is excavated from the subject property 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 building or cover overlying the impacted media are 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 Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The subject property owner, in order to maintain the integrity of the building and concrete cover, will maintain a copy of this Maintenance Plan at the subject property and make it available to all interested parties (i.e. on-subject property employees, contractors, future subject 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 subject property where a building foundation or soil cover is required as shown on the attached map (**Figure D.2**), 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; or, 6) construction or placement of a building or other structure.

Note, if subject property uses or facility layouts change or are altered as described herein, or if removal, replacement or other changes to a cover, or a building which is acting as a cover, are considered, the subject 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 subject property owner and its successors with the written approval of WDNR.

Contact Information

Subject Property Owner: Bear Development LLC  
Mr. Adam Templer  
4011 80<sup>th</sup> Street  
Kenosha, WI 53142  
Phone: (608) 230-6206  
adam@bearreg.com

Signature:  \_\_\_\_\_ Date: March 17, 2020

Consultant: Mr. Robert Cigale  
Endpoint Solutions Corp  
6871 S. Lovers Lane  
Franklin, WI 53132  
414-858-1202  
bob@endpointcorporation.com

WDNR: Ms. Shanna Laube-Anderson  
Wisconsin Department of Natural Resources  
141 NW Barstow Street  
Waukesha, WI 53188  
262-574-2142  
Shanna.LaubeAnderson@wisconsin.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 <b>Eva Manor</b>	BRRTS No. <b>02-30-543562</b>
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Inspections are required to be conducted (see closure approval letter):

annually  
 semi-annually  
 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?
		<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
		<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

{Click to Add/Edit Image}

Date added: 08/19/2019



Title: view southeasterly across the site.

{Click to Add/Edit Image}

Date added: 08/19/2019



Title: View southerly across pavement near the garage structure.

{Click to Add/Edit Image}

Date added: 08/19/2019



Title: View northerly across the pavement near the garage structure.

{Click to Add/Edit Image}

Date added: 08/19/2019



Title: View northerly across grass area and stormwater pond.