



July 7, 2022

WDNR  
Attn: Mr. Matthew Thompson  
1300 W. Clairmont Avenue  
Eau Claire, WI 54701



Subject:

Former Bocaner Property – Update Cover Maintenance Plan  
224 S 4<sup>th</sup> Street  
Wausau, WI 54403  
WDNR BRRTS #02-37-547992

Dear Mr. Thompson,

Enclosed is the updated cover maintenance plan for the former Bocaner Property following redevelopment of the site into a City of Wausau dog park. The update plan includes areas of the original vegetative cover that were partially replaced with gravel and concrete as part of the redevelopment.

Thank you for your assistance with this project, please contact me with questions or comments at (715) 675-9784 or [Mmichalski@REIengineering.com](mailto:Mmichalski@REIengineering.com)

Sincerely,  
REI Engineering, Inc.

Matthew C. Michalski  
Hydrogeologist

Enclosures



**RESPONSIVE. EFFICIENT. INNOVATIVE.**

4080 N. 20th Avenue Wausau, WI 54401  
715-675-9784 [REIengineering.com](http://REIengineering.com)

## COVER MAINTENANCE PLAN

July 7, 2022

Property Located at:

City of Wausau Dog Park (Former Bocaner Property)

224 S 4<sup>th</sup> Street

Wausau, WI 54403

FID #: 737210980

WDNR BRRTS #: 02-37-547992

Parcel Identification #: 291-2907-362-0998

### Introduction

This document is the Maintenance Plan for a vegetative cover at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. The maintenance activities relate to the existing vegetative cover which addresses or occupies the area over the contaminated soil. The site location is depicted in Figure 1.

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

- The case file in the DNR West Central Region office.
- At <http://dnr.wi.gov/topic/Brownfields/wrrd.html>, which includes:
  - BRRTS on the Web (DNR's internet based data base 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 for a map view of the site.
- The DNR project manager for Marathon County.

### Description of Contamination

Soil contaminated by Polynuclear Aromatic Hydrocarbons (PAH) and metals is located at depths ranging from one and one half (1.5) to approximately eighteen (18) feet below land surface (bls) over the majority of the subject property due to the property historically being filled with impacted material from the Former Seig Auto site (BRRTS# 02-37-546877).

### Description of the Cover to be Maintained

The vegetative cover consists of at least twelve (12) inches of clean sand fill overlain by six (6) inches of clean topsoil with grass vegetation. The property has been redeveloped into a dog park and select locations have had at least part of the topsoil portion of the original topsoil removed and replaced with gravel, concrete, or asphalt. The cover is located over the entire

## COVER MAINTENANCE PLAN

site as shown on the attached Figure 2.

### Cover Purpose

The vegetative cover over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current use of the property, municipal dog park, the barrier should function as intended unless disturbed.

### Annual Inspection

The vegetative cover overlying the contaminated soil and as depicted in Figure 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 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. 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 City of Wausau Engineering Department and available for submittal or inspection by Wisconsin Department of Natural Resources (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. 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 vegetative cover overlying the contaminated soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to

## COVER MAINTENANCE PLAN

the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the DNR or its successor.

The property owner, in order to maintain the integrity of the cover, will maintain a copy of this Maintenance Plan at the City of Wausau Engineering Department 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 a Cover/Barrier

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources:

- 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.
- 6) construction or placement of a building or other structure.
- 7) changing the use or occupancy of the property to single-family residential use.

If removal, replacement or other changes to a cover, or a building which is acting as a cover, are considered, the property owner will contact DNR 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 DNR.

## COVER MAINTENANCE PLAN

### Contact Information

July 2022

Property Owner:

City of Wausau  
Attn: Mr. Kevin Fabel, Environmental Engineer  
407 Grant Street  
Wausau, WI 54403  
(715) 261-6743

Signature: \_\_\_\_\_  
(DNR may request signature of affected property owners, on a case-by-case basis)

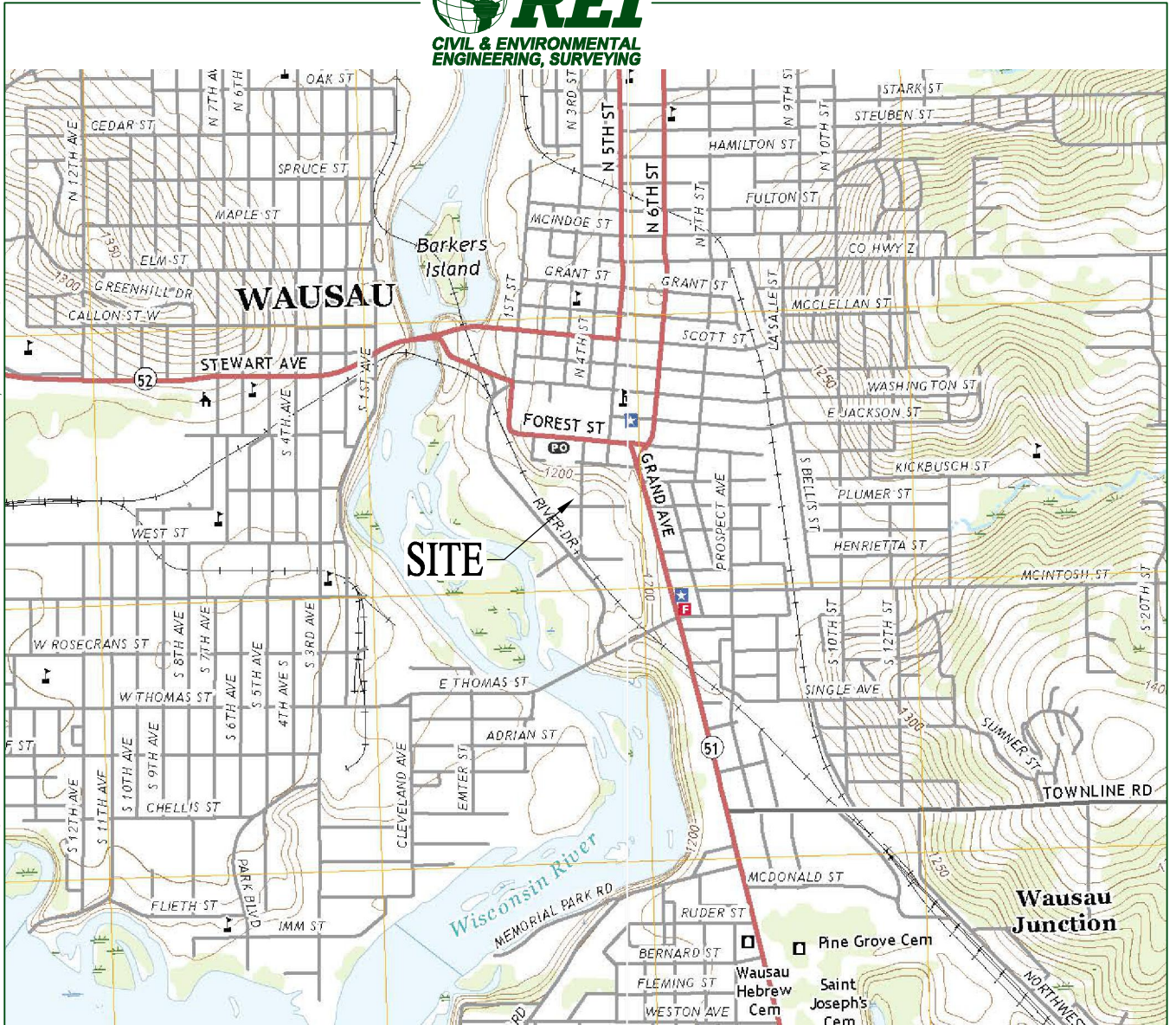
Environmental Consultant:

REI Engineering, Inc.  
Attn: Mr. Matthew C. Michalski, Hydrogeologist  
4080 N 20<sup>th</sup> Avenue  
Wausau, WI 54401  
(715) 675-9784

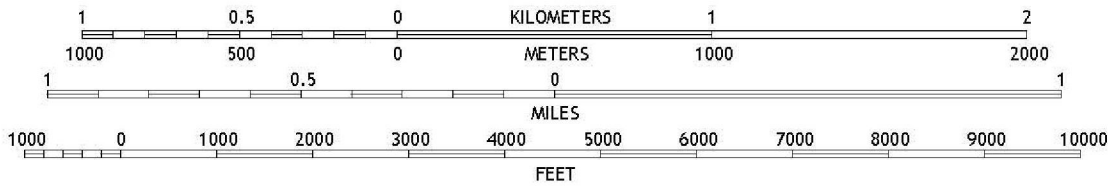
Regulatory Contact:

Wisconsin Department of Natural Resources – Remediation and Redevelopment Program  
Attn: Mr. Matthew Thompson, Hydrogeologist Program Coordinator  
1300 W. Clairemont Ave  
Eau Claire, WI 54701  
(715) 492-2304

DRAWING FILE: P:\9300-9399\9386 - CITY OF WAUSAU DOG PARK - WDNR CAP MAINT. PLAN REVISIONS\DWG\9386-VICINITY MAP.DWG LAYOUT: VICN PLOTTED: JUL 07, 2022 - 9:37AM PLOTTED BY: MATTM



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988

**WAUSAU WEST QUADRANGLE**  
**WISCONSIN - MARATHON COUNTY**  
**7.5-MINUTE SERIES**



UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



QUADRANGLE LOCATION  
**WAUSAU WEST, WI**  
2018  
REI ENGINEERING, INC.

FORMER BOCANER PROPERTY  
224 S 4TH STREET  
WAUSAU, WISCONSIN 54403



FIGURE 1 : VICINITY MAP

PROJECT NO.  
9386

DRAWN BY:  
MCM

DATE:  
7/7/2022

DRAWING FILE: P:\9300-9399\9386 - CITY OF WAUSAU DOG PARK - WDNR CAP MAINT. PLAN REVISIONS\DWG\9386-SITE.DWG LAYOUT: ENV\_Horz-11x17 PLOTTED: JUL 07, 2022 - 9:38AM PLOTTED BY: MATTM



**LEGEND**

0 50  
SCALE: 1" = 50'

- GRASS/VEGETATION
- CONCRETE
- GRAVEL
- ASPHALT
- WOOD MULCH
- FENCE
- WATER LINE
- PROPERTY BOUNDARY (APPROXIMATE)

NOTE:  
THE ENTIRE PROPERTY WAS FILLED WITH IMPACTED MATERIAL FROM THE CLOSED FORMER SIEG AUTO PARTS ERP SITE (BRRTS# 02-37-546877).



FORMER BOCANER PROPERTY  
224 S 4TH STREET  
WAUSAU, WISCONSIN 54403

FIGURE 2 : SITE MAP

PROJECT No. 9386	DRAWN BY: MCM	DATE: 6/30/2022
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REI Engineering, INC.

**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>Former Bocaner Property</b>	BRRTS No. <b>02-37-547992</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: 07/06/2022



Title: Overview of parking area. View towards the south-southeast.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: Property overview. View towards the northwest.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: View west along southern fence.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: View north along eastern fence.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: View south along eastern fence.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: View west along northern fence.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: View south along fence.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: View northeast along northwest portion of fence.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: View southeast along southwest portion of fence.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: Overview of fence in portion of dog park. View towards the east.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: Overview of fence in portion of dog park. View towards the east.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: Overview of fence in portion of dog park. View towards the northwest.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: Overview of fence in portion of dog park. View towards the northeast.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: Overview of fence in portion of dog park. View towards the north.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: Overview of fence in portion of dog park. View towards the north.

{Click to Add/Edit Image}

Date added: 07/06/2022



Title: Overview of fence in portion of dog park. View towards the southeast.