



September 22, 2020

Sig Strautmanis
GenCap Platteville 71, LLC
6938 N. Santa Monica Blvd.
Fox Point, WI 53217

Transmitted by electronic mail

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Post Closure Modification with Continuing Obligations
Speedy Loan (Former), 50 S. Water Street, Platteville, WI
DNR BRRTS Activity #: # 02-22-553286

Dear Mr. Strautmanis:

The Department of Natural Resources (DNR) approves the post closure modifications on the Speedy Loan (Former) site, with continuing obligations. The cover required at the Speedy Loan Property was replaced with one equally or more protective and the footprint of the cover was expanded due to redevelopment. Please see the attached Final Case Closure letter for the Pioneer Ford (Former) site, BRRTS #02-22-576632 for requirements.

The Pioneer Ford site included the Speedy Loan site within the redevelopment footprint. The new cap maintenance plan covers the new property footprint. You, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this attached letter. Please read over the letter closely to ensure that you comply with all conditions and other on-going requirements.

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.
- The cover as described in the cap maintenance plan includes the buildings, pavement for parking, and soil cap must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.

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 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 and search "RRSM".

All site information is also on file at the SCR Regional DNR office, at 3911 Fish Hatchery Road, Fitchburg, WI 53711.

If you have any questions regarding this post closure modification decision, contact Janet DiMaggio at (608) 219-2155, or at janet.dimaggio@wisconsin.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "St L Martin".

Steven L. Martin, P.G.
South Central Region, Team Supervisor
Remediation & Redevelopment Program

Attachments:

- Final Case Closure with Continuing Obligations, Pioneer Ford (Former), 85 S. Oak Street & 70 S. Oak Street, Platteville, WI, DNR BRRTS Activity #: 02-22-576632, dated September 22, 2020
- Groundwater Isoconcentration, Figure B.3.b., 08/27/2020
- Residual Soil Contamination Map, Figure B.2.b., 08/27/2020
- Cap Location Map, Figure D.2.1, 08/27/2020
- Cap Maintenance Plan, Attachment D.1., August 2020
- Continuing Obligations Inspection and Maintenance Log, Form 4400-305, (2/14)

cc: Stephen Meer, The Sigma Group, Inc. – smeer@thesigmagroup.com (e-copy)



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SUBJECT: Final Case Closure with Continuing Obligations
Pioneer Ford (Former), 85 S. Oak Street & 70 S. Oak Street, Platteville, WI
DNR BRRTS Activity #: 02-22-576632

Dear Mr. Strautmanis:

The Department of Natural Resources (DNR) considers Pioneer Ford (Former) closed, with continuing obligations. The subject property historically used the addresses of 50 & 70 South Water Street, 45, 55, & 75 South Oak Street and 85 South 2nd Street before redevelopment into a residential apartment building and commercial space. The subject property consists of two parcels with current addresses of 70 S. Oak Street and 85 S. Oak Street. The closure applies to polyaromatic hydrocarbon (PAH), RCRA metals, and volatile organic compound (VOC) contamination in soils and groundwater that were analyzed during the site investigation. The residual VOC contamination (tetrachloroethylene and trichloroethylene) in the soil and groundwater is related to the closed Speedy Loan site, 50 S. Water Street, BRRTS # 02-22-553286. 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.

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 South Central Region (SCR) Closure Committee reviewed the request for closure on July 23, 2020. The DNR Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases. A request for remaining actions needed was issued by the DNR on July 24, 2020, and documentation that the conditions in that letter were met was received on August 6, 2020.

This property historically was the location of residential dwellings, hotel, lumber company, feed company, auto repair shops, carpenter shop, junk yard, farm implement store, former automotive dealership, grocery store, dry cleaners, sign store, antique dealer, psychic reader, and loan company. Soil and groundwater were contaminated with VOCs, RCRA metals, and PAHs. Responses included a remedial excavation and installation of surface caps. The conditions of closure and continuing obligations required were based on the property being used for commercial and residential apartment housing 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.
- The cover as described in the cap maintenance plan includes the buildings, pavement for parking, and soil cap must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.

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 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 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 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 and search “3300-254”.

All site information is also on file at the SCR Regional DNR office, at 3911 Fish Hatchery Road, Fitchburg, WI 53711. 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, or a soil cover is required, as shown on the attached map, Cap Location Map, Figure D.2.1, 08/27/2020, 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.

Send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
3911 Fish Hatchery Road
Fitchburg, WI 53711

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on this contaminated property, as shown on the attached map, Groundwater Isoconcentration, Figure B.3.b., 08/27/2020. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Soil contamination remains across the property as indicated on the attached map, Residual Soil Contamination Map, Figure B.2.b., 08/27/2020. 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.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare, and the environment at the site.

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

The paved asphalt driveway/parking lots, concrete building floor slabs, sidewalks and curbs, and engineered greenspace areas with compacted clean clay that exists in the specific location shown on the attached map, Cap Location Map, Figure D.2.1, 08/27/2020, shall be maintained in compliance with the attached maintenance plan, dated August 2020, 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.

The cover approved for this closure was designed to be protective for a commercial setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

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 in the property manager's office or available from the property owner upon request. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

Other Closure Information

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 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

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, contact Janet DiMaggio at (608) 219-2155, or at janet.dimaggio@wisconsin.gov.

Sincerely,



Steven L. Martin, P.G.
South Central Region, Team Supervisor
Remediation & Redevelopment Program

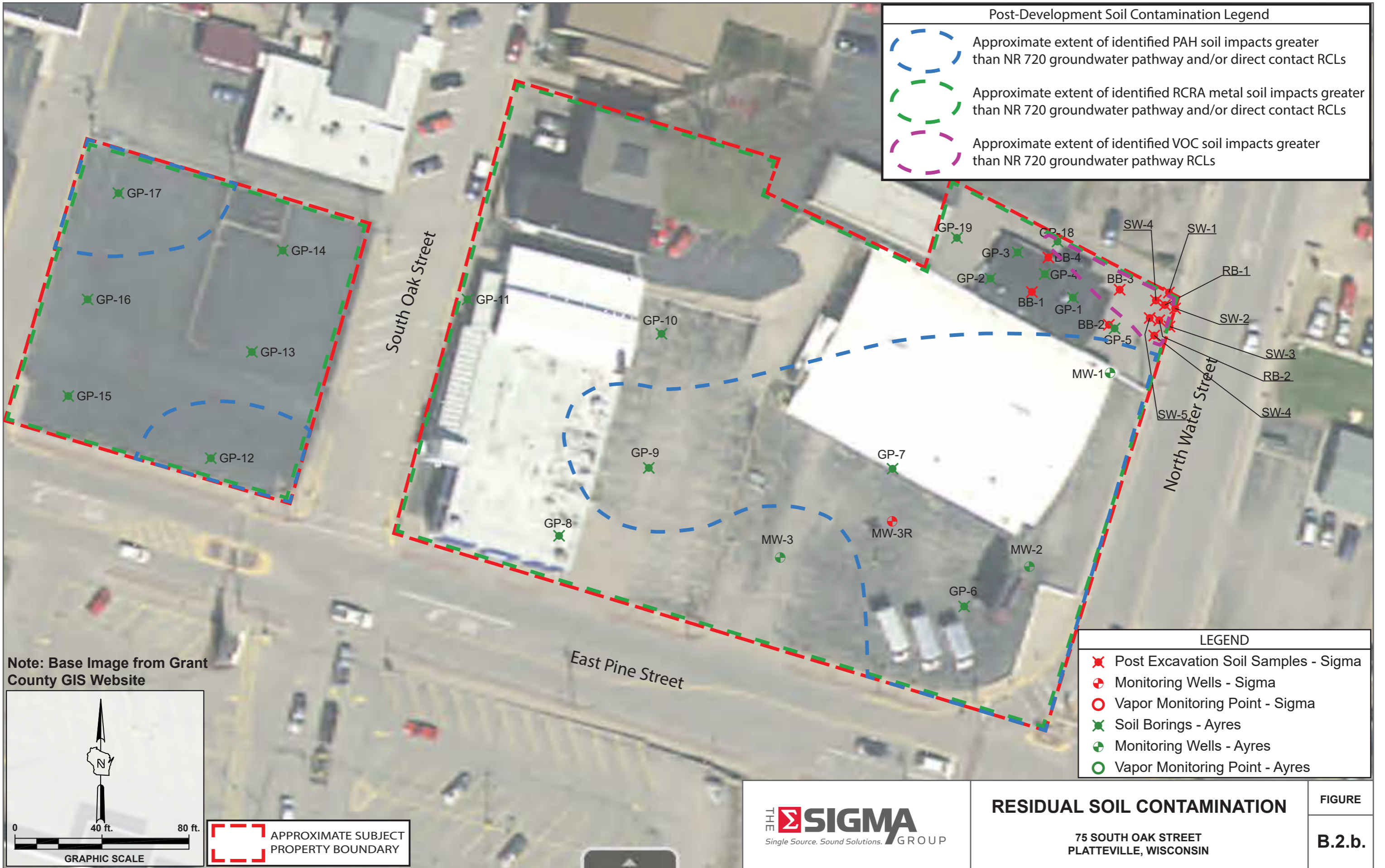
Attachments:

- Groundwater Isoconcentration, Figure B.3.b., 08/27/2020
- Residual Soil Contamination Map, Figure B.2.b., 08/27/2020
- Cap Location Map, Figure D.2.1, 08/27/2020
- Cap Maintenance Plan, Attachment D.1., August 2020

- Continuing Obligations Inspection and Maintenance Log, Form 4400-305, (2/14)

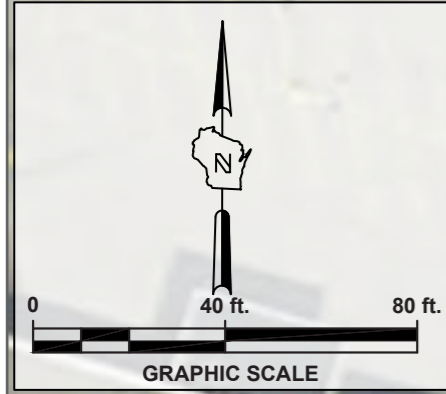
cc: Stephen Meer, The Sigma Group, Inc. – smeer@thesigmagroup.com (e-copy)

Project: 16571
 Directory: CAD
 Filename: 16571_Master Map_horizontal 11x17.ai
 Created By: SVK
 Date: 08/27/2020



Post-Development Soil Contamination Legend	
	Approximate extent of identified PAH soil impacts greater than NR 720 groundwater pathway and/or direct contact RCLs
	Approximate extent of identified RCRA metal soil impacts greater than NR 720 groundwater pathway and/or direct contact RCLs
	Approximate extent of identified VOC soil impacts greater than NR 720 groundwater pathway RCLs

Note: Base Image from Grant County GIS Website



APPROXIMATE SUBJECT PROPERTY BOUNDARY






LEGEND	
	Post Excavation Soil Samples - Sigma
	Monitoring Wells - Sigma
	Vapor Monitoring Point - Sigma
	Soil Borings - Ayres
	Monitoring Wells - Ayres
	Vapor Monitoring Point - Ayres



RESIDUAL SOIL CONTAMINATION
 75 SOUTH OAK STREET
 PLATTEVILLE, WISCONSIN

FIGURE
B.2.b.

Groundwater Quality Legend

-  ESTIMATED EXTENT OF POST REMEDIAL CVOC GROUNDWATER IMPACTS ABOVE NR 140 PALs
-  ESTIMATED EXTENT OF POST REMEDIAL CVOC GROUNDWATER IMPACTS ABOVE NR 140 ESs
-  ESTIMATED EXTENT OF POST REMEDIAL ARSENIC GROUNDWATER IMPACTS ABOVE NR 140 ES
-  ESTIMATED EXTENT OF POST REMEDIAL CADMIUM GROUNDWATER IMPACTS ABOVE NR 140 ES
-  ESTIMATED EXTENT OF POST REMEDIAL LEAD GROUNDWATER IMPACTS ABOVE NR 140 PAL

Note: Residual groundwater impacts above NR 140 ESs are associated with the Former Speedy Loan property (BRRTS #02-22-553286)

Well ID: MW-3R		
Date:	1/20/20	4/15/20
Elevation:	931.59	932.96
VOCs		
PCE	18.3	1.07
TCE	1.12	<0.47
PAHs		
	NA	
Metals		
As	<0.8	2.3 J**
Pb	16.8	<1.1

Analytical Key	
B = Benzene	B(b)F = Benzo(b)fluoranthene
c-12-DCE = cis-1,2-Dichloroethene	C = Chrysene
PCE = Tetrachloroethene	As = Arsenic
TCE = Trichloroethene	Cd = Cadmium
VC = Vinyl Chloride	Pb = Lead
B(a)P = Benzo(a)pyrene	

"J" = Analyte detected between Limit of Detection and Limit of Quantitation.
BOLD = Concentration exceeds NR 140 ES
ITALICS = Concentration exceeds NR 140 PAL
 ** = not an NR 140 ES or PAL exceedance per NR 140.14(3)(c)
 NA = Not analyzed
 NE = No Analytes detected above NR 140 PALs

All concentrations in units of µg/L (micrograms per liter)

Well ID: MW-1				
Date:	8/17/15	9/28/17	12/29/17	3/20/18
Elevation:	930.61	932.23	931.19	931.09
VOCs				
B	1.2	<1.0	<0.50	<0.50
PAHs				
B(a)P	0.05	<0.017	NA	NA
B(b)F	0.063	<0.019	NA	NA
C	0.063	<0.023	NA	NA
Metals				
As	<7.2	<17.2	<8.3	19.3 J
Cd	<0.6	1.6	<1.3	<1.3
Pb	3.7 J**	<10	16	14.2

Well ID: MW-3				
Date:	8/17/15	9/28/17	12/29/17	3/20/18
Elevation:	928.68	932.27	930.82	930.54
VOCs				
B	3.4	<1.0	<0.50	<0.50
c-12-DCE	1.8	14.4	8.3	5.3
PCE	<0.5	15.7	23.4	29.6
TCE	0.97 J**	7.5	6.3	6.9
VC	<0.18	3.7	3.1	<0.18
PAHs				
	NE			
Metals				
As	<7.2	<17.2	<8.3	16.2 J
Pb	7.2 J**	<10	4.8 J**	<4.3

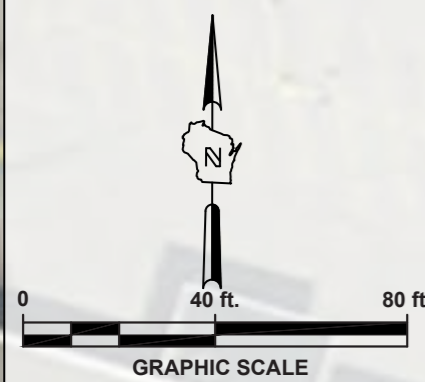
Well ID: MW-2				
Date:	8/17/15	9/28/17	12/29/17	3/20/18
Elevation:	925.92	927.55	926.88	926.54
VOCs				
PCE	0.89 J**	7.2	2.2	11
TCE	0.42 J	2.3	1.1	6.5
VC	<0.18	<0.2	<0.18	<0.18
PAHs				
	NE			
Metals				
As	<7.2	<17.2	<8.3	11.3 J
Cd	9.3	10.8	12.2	7.3

South Oak Street



North Water Street



East Pine Street


Note: Base Image from Grant County GIS Website



Note: The most recent sampling event consisted of only one well so groundwater flow direction is not known. Based on previous data, it is anticipated that groundwater flows southeast

-  APPROXIMATE SUBJECT PROPERTY BOUNDARY BRRTS #02-22-576632
-  APPROXIMATE FORMER SPEEDY LOAN PROPERTY BRRTS #02-22-553286

LEGEND	
	Monitoring Wells - Sigma
	Monitoring Wells - Ayres

 Single Source. Sound Solutions. GROUP	GROUNDWATER ISOCONCENTRATION	FIGURE
	75 SOUTH OAK STREET PLATTEVILLE, WISCONSIN	B.3.b.

Date: 08/27/2020
 Created By: SVK
 Filename: 16571_Master Map_horizontal 11x17.ai
 Directory: CAD
 Project: 16571

D.1. CAP MAINTENANCE PLAN AUGUST 2020

Property Location:

Pioneer Ford Former
85 S. Oak Street and 70 S. Oak Street
Platteville, WI 53818

PIONEER FORD FORMER

WDNR FID: NONE
BRRTS #: 02-22-576632
Parcel ID: 271-00299-0000

SPEEDY LOAN

WDNR FID: 122037850
BRRTS #: 02-22-553286
Parcel ID: 271-00299-0000

Introduction

This document is the Cap Maintenance Plan ("CMP") for the property located at 85 S. Oak Street and 70 S. Street in Platteville, WI, which is currently developed with a residential apartment building, paved asphalt driveways and parking lots, concrete sidewalks, and engineered greenspace areas. This CMP has been prepared in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code and is designed to prevent direct contact with residual polycyclic aromatic hydrocarbons (PAHs) and select Resource Conservation and Recovery Act (RCRA) metals in soil and to minimize precipitation infiltration into the subsurface where the residual volatile organic compounds (VOCs), PAHs, and / or RCRA metals could potentially leach into the groundwater system. The impacted soils are as shallow as approximately 1 foot below ground surface (bgs) and extend to depths of approximately 10 feet bgs in select areas of the site. The maintenance activities relate to the existing caps occupying the surface area over the contaminated soil on site across the entire property (the "Cap").

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

- The case file in the WDNR South Central Region office;
- BRRTS on the Web (DNR's internet based data base of contaminated sites): <http://dnr.wi.gov/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 for Grant County.

Description of Contamination

Soil contaminated by tetrachloroethene (PCE), trichloroethene (TCE), PAHs, and RCRA metals greater than WDNR ch. NR 720 Groundwater Pathway Residual Contaminant Levels (RCLs), Non-Industrial Direct Contact RCLs, and / or Industrial Direct Contact RCLs is located beneath engineered barriers that cover the entire site. The contamination is generally present over the entire site in varying concentrations at depths of approximately 1 foot bgs to at least 10 feet bgs; however, PAHs and select RCRA metals are more prevalent in degree and extent across the site,

whereas VOC impacts are isolated to the northeast corner of the property. The extent of the residual soil and groundwater contamination on site is shown in **Figure D.2.2**. The residual groundwater contamination is associated with the Former Speedy Loan property (BRRTS #02-22-553286).

Description of the Cap to be Maintained

The Cap consists of paved asphalt driveway/parking lots, concrete building floor slabs, sidewalks and curbs, and engineered greenspace areas with compacted clean clay. The cap locations and extents are shown on the attached **Figure D.2.1 – Cap Location Map**. Based on the depths and degree of residual soil and groundwater impacts on site, the Cap is required to be both protective of the Direct Contact Pathway and Groundwater Pathway. Photographs showing the completed construction of the site caps are included in **Attachment D.3**.

The normal operation of the asphalt and concrete pavements, the concrete floor slabs, and the clean soil cover systems (landscape areas) will serve as a direct contact barrier between site soils and typical, non-invasive users of the property. Additionally, these barriers will also prevent precipitation infiltration and thus minimize the mass flux of contaminants from the soil phase into the groundwater phase. The cap will function as intended unless otherwise disturbed. The cap thicknesses include:

- Exterior asphalt pavements are a minimum of 3.5 inches thick;
- Exterior concrete sidewalks are a minimum of 5 inches thick;
- Interior concrete floor slabs are a minimum of 4 inches thick;
- Greenspace / landscape areas are covered with approximately 12 inches of compacted fine grained soil with approximately 6 inches of vegetated / landscaped topsoil.

The property owner shall take the following steps to assure that uncontrolled disturbances of the Cap do not occur:

- WDNR's case closure documents and continuing obligations database will establish future land use, development, and/or management restrictions of the site. This CMP will be incorporated into the case closure documents and/or continuing obligations database, which will together identify the environmental impacts, the nature of the caps, the requirements regarding the management of impacted soils, and the availability of this CMP.
- A copy of this CMP will be available from the property owner to all interested parties.
- A copy of this CMP will be provided to all private utilities seeking easements for the purpose of installing facilities on the site.
- A copy of this CMP will be provided to all contractors and repair workers, including utility and landscaping services, during construction and repairs on the Site.
- On-site personnel employed by current or future business operators will be made familiar

with the contents and restriction requirements of this CMP.

Annual Inspection

Inspections will be required to assure that the cap is functioning as planned:

- The property owner or designated representative shall perform annual inspections of the cap system. The inspections will be performed to evaluate damage due to settling, wear, age, and other factors. Any areas where soils have become or likely to become exposed will be documented. Inspections should be conducted in the spring (after winter snow has melted) to allow for visual inspection of all cap areas.
- As necessary, the caps will be repaired as soon as practical to maintain integrity. Repairs may include, but are not limited to, the following:
 - Patching, resurfacing, or replacing asphalt and/or concrete pavement where it has cracked or otherwise broken and would allow direct contact with underlying soil or precipitation ponding/infiltration;
 - Patching breaches in the concrete floor slab of the building; and
 - Filling low spots in green space areas with clean topsoil and stabilizing the area with vegetation or mulch to match the surrounding ground cover.
- An inspection log (**Attachment D.4.**) will be maintained to record the cap conditions, any disturbances of the caps, and the steps that have been taken to maintain the integrity of the caps. The inspection log will be made available for inspection by representatives of the WDNR upon reasonable prior request. The inspection log will be maintained on-site in the property managers office as long as inspection and maintenance of the cap is required.

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 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 protective 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 cap overlying the contaminated soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this CMP unless indicated otherwise by the WDNR or its successor.

Details of the cap breach, the handling of excavated soils, individuals responsible for the work, and the restoration of the cap shall be recorded in the cap inspection log. The maintenance log will be available for inspection by representatives of the WDNR upon reasonable prior request. The property owner, in order to maintain the integrity of the cap, will maintain a copy of this CMP 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 a Cover or Cap

The following activities are prohibited on any portion of the property where the Cap 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; or 6) construction or placement of a building or other structure.

Amendment or Withdrawal of Maintenance Plan

This CMP can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information
AUGUST 2020

Site Owner and Responsible Party:

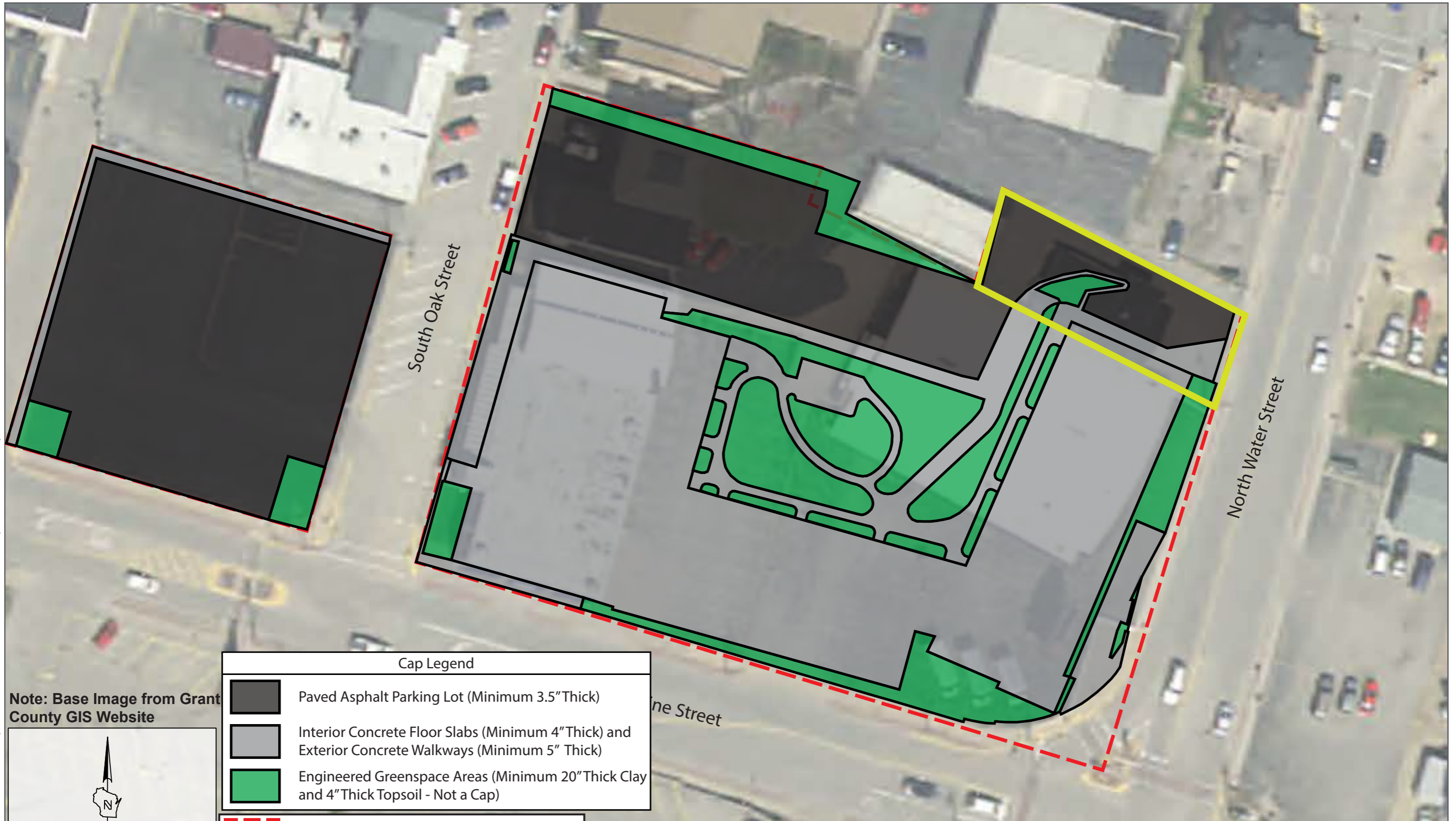
GenCap Platteville 71, LLC
6938 N. Santa Monica Blvd.
Fox Point, WI 53217
Contact: Mr. Sig Strautmanis
Phone: (414) 228-3502
Email: sig@generalcapitalgroup.com

Environmental Consultant:




The Sigma Group, Inc.
1300 W. Canal Street
Milwaukee, WI 53233
Contact: Mr. Stephen R. Meer, P.E.
Phone: (414) 643-4200
Email: smeer@thesigmagroup.com



Wisconsin Department of Natural Resources Project Manager:

Wisconsin Department of Natural Resources
Remediation & Redevelopment Program
3911 Fish Hatchery Road
Madison, WI 53711
Contact: Ms. Janet DiMaggio
Phone: (608) 275-3295
Email: Janet.DiMaggio@wisconsin.gov



Note: Base Image from Grant County GIS Website

Cap Legend	
	Paved Asphalt Parking Lot (Minimum 3.5" Thick)
	Interior Concrete Floor Slabs (Minimum 4" Thick) and Exterior Concrete Walkways (Minimum 5" Thick)
	Engineered Greenspace Areas (Minimum 20" Thick Clay and 4" Thick Topsoil - Not a Cap)

	APPROXIMATE SUBJECT PROPERTY BOUNDARY BRRTS #02-22-576632
	APPROXIMATE FORMER SPEEDY LOAN PROPERTY BRRTS #02-22-553286



CAP LOCATION MAP
85 SOUTH OAK STREET
PLATTEVILLE, WISCONSIN

FIGURE
D.2.1.

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 PIONEER FORD FORMER	BRRTS No. 02-22-576632
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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):

Janet.DiMaggio@wisconsin.gov

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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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:

Title:

{Click to Add/Edit Image}

Date added:

Title: