



July 3, 2019

Kimberly Nass
Dodge County
127 E Oak Street
Juneau WI 53039

David M. Peci
Asst. Vice President of Facilities
Landmark Credit Union
5445 S. Westridge Dr.
P.O. Box 510870
New Berlin, WI 53151-0870

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Monarch Development Lots 9 & 10, Beaver Dam, WI
DNR BRRTS Activity #: 02-14-556767

Dear Ms. Nass:

The Department of Natural Resources (DNR) considers the “Monarch Development Lots 9 & 10” case 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 explained in this letter. Please read this letter closely to ensure that you comply with all conditions and on-going requirements. Provide this letter and all its attachments to anyone who purchases, rents or leases this property from you. For residential property transactions, you may also be required to make disclosures under s. 709.02, Wis. Stats.

This final closure decision is based on the correspondence and data provided by your consultants and is issued under chs. NR 726 and 727, Wis. Adm. Code. The DNR South Central Region Closure Committee reviewed the request for closure on May 8, 2019, for compliance with state laws and standards, and to maintain consistency in case closure decisions.

The site consists of two adjacent parcels of the former Malleable Iron Range, which manufactured ranges, grills, heaters, fireplace inserts, and bomb shells. Processes at the site included foundry operations, painting, paint stripping, electroplating, acid treatment, porcelain enameling, and assembly. This case was for contamination including poly-chlorinated biphenyls and poly-cyclic aromatic hydrocarbons associated with fill material.

The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier (aka. “cap” and “cover”).
- A structural impediment obstructed a complete site investigation and/or cleanup. If the impediment is to be removed or modified, additional environmental work must be completed.

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 the 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”.

Case information is also on file at the South Central Regional DNR office (see letterhead). This closure letter and information that was submitted with your closure request application, including the maintenance plan and maps, can be found as a Portable Document Format (PDF) in BOTW.

Restriction on Wells

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 request 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”.

Prohibited Activities

Certain activities are prohibited at this site because maintenance of a barrier is intended to prevent contact with remaining contamination. Because the barrier is required, the condition of closure requires notification of the DNR before making a change, to determine if further action is needed to maintain the protectiveness of the remedy. The barrier consists of approximately 4 inches of asphalt parking lot and concrete flooring of the Dodge Central Credit Union building. The following activities are prohibited on any portion of the property where barrier is required, as described and illustrated in the **attached Cap Maintenance Plan dated January 2015, 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 a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. DNR staff may conduct inspections to ensure the conditions included in this letter and the **attached “Cap Maintenance Plan” dated January 2015** (“cap 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 closure requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate

3911 Fish Hatchery Road
Fitchburg, WI 53711

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

Soil contamination remains at the locations shown on the attached **Residual Soil Contamination map, figure B.2.b, dated 2/18/19**. If contaminated soil from the site 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 pavement and building that exist in the location described and illustrated in the cap maintenance plan, shall be maintained in compliance with the cap maintenance plan, in order 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 inspection log (exhibit A of the cap maintenance plan) must be to be kept up-to-date and at the site or at Landmark Credit Union's New Berlin office. Inspections shall be conducted annually, in accordance with the cap maintenance plan. Submit the inspection log to the DNR only upon request.

Structural Impediments (s. 292.12 (2) (b), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

The pavement and building shown on the attached page titled **B.5. Structural Impediment Photos** made complete investigation and/or remediation of the soil contamination on this property impracticable. If the structural impediment is to be removed, the property owner shall notify the DNR at least 45 days before removal and conduct an investigation of the degree and extent of PCB contamination below the structural impediment. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules.

In Closing

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 questions regarding the closure decision or this letter, please contact Jeff Ackerman at 608-275-3323 or jeff.ackerman@wi.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "S.L. Martin", with a long horizontal flourish extending to the right.

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

Attachments:

- Cap Maintenance Plan, dated January 2015
- Residual Soil Contamination map, figure B.2.b, dated 2/18/19
- B.5. Structural Impediment Photos

cc: Vicki Loveland, APTIM

D.1.

CAP MAINTENANCE PLAN

January 2015

Property Location: Monarch Development Lots 9 & 10 (Former MIR) Site; 715 North Spring Street, Beaver Dam, Wisconsin (now the site of Dodge Central Credit union, 106 East Main Street, Beaver Dam, Wisconsin). See Figure 1.¹

WDNR BRRTS Number: 02-14-556767

Legal Description/Parcel Identification Number: 206-1214-3342-109; WTM Coordinates: 334976, 614399

Introduction

This document is the Cap Maintenance Plan for an impermeable barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing asphalt cap occupying the area over residual polychlorinated biphenyls (PCB)-contaminated soil on-site.

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

- The case file in the DNR Fitchburg Region office;
- 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/GIS Registry layer for a map view of the site, and
- The DNR project manager for Dodge County.

Description Of Contamination

Residual soil contaminated with PCBs is located at a depths ranging from zero to two feet below land surface (bls) at several boring locations located throughout the existing Dodge Central Credit Union parking lot. Geoprobe points GP-1, GP-3, GP-5, GP-6-1, GP-6-3, GP-6-4, GP-6-5, GP-7, and GP-8 illustrate concentrations of PCBs at 0.059, 0.039, 4.79, 13.1 (may have been removed), 3.8, 1.76, 0.154, 0.194, and 0.219 ppm, respectively. Additionally, soil samples (S-13, S-15, and S-16) collected from excavation sidewalls along the parking lot illustrate concentrations of 0.16, 1.8, and 2.2 ppm, respectively. Groundwater was not encountered during the PCB investigation. The extent of the residual soil contamination is illustrated on Figure 1.

Description Of Cap to be Maintained

The cap consists of approximately 4 inches of asphalt parking lot and concrete flooring of the Dodge Central Credit Union building. The cap is located on a portion of Lot 9 and encompasses Lot 10 as shown on Figure 1.

Cover Barrier Purpose

The asphalt parking lot 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. The parking lot will also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

¹ The complete legal description is: Lot 1 of CSM 6500 in V44 P83 being Lot 9 and part of Lot 10 of Monarch Development, located in Northwest ¼ of the Southeast 1/4, Section 33, as corrected by affidavit in Document No. 1144725.

Annual Inspection

The parking lot overlying the contaminated soil as depicted in Figure 1 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 infiltration into underlying soil or groundwater, or be considered a threat as direct contact. 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 soil has become or is 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 A, Barrier Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soil is exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the on-site and available for submittal or inspection by Wisconsin Department of Natural Resources (WDNR) representatives upon their request.

If required by WDNR as a closure condition for the site, a copy of the inspection log must be submitted to the WDNR at least annually after every inspection. This requirement will be determined at time of site closure.

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. The responsible party must also sample any soil that is excavated from the site prior to disposal to determine if contamination remains. The soil must be treated, stored, and disposed of by the responsible party in accordance with applicable local, state, and federal law.

In the event the parking lot 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 Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the parking lot, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where the impervious cap is required as shown on the attached map, unless prior written approval has been obtained from the WDNR: 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 Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

Contact Information, including the names, addresses and phone number of the individual or facility who will be conducting the maintenance, as well as responsible party, consultant, and WDNR is provided below.

Site Owner and Operator:

Landmark Credit Union
5445 South Westridge Drive
New Berlin, Wisconsin 53151-0870
262-796-6220

Contact Name: Jay Magulski

Signature: _____

(may be required by WDNR)

Property Owner:

Landmark Credit Union
5445 South Westridge Drive
New Berlin, Wisconsin 53151-0870
262-796-6220

Contact Name: Jay Magulski

Signature: _____

(may be required by WDNR)

Responsible Party:

Dodge County
127 East Oak Street
Juneau, Wisconsin 53039
920-386-3592

Contact Name: John Corey

Signature: _____

(may be required by WDNR)

Consultant:

CB&I Environmental, Inc.
11206 Thompson Avenue
Lenexa, Kansas 66219
715-849-8986

Contact Name: Vicky Loveland

WDNR:

Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711
608-273-5613

Contact Name: Will "Woody" Myers

D.2. Location Map

There are no objections to this plan with respects to Secs. 234.15, 234.16, 234.20 and 234.21 (1) and (2), Wis. Stats., or by the County Planning Agency.

Certified this 17th day of October, 1995

James A. Stein
 Department of Agriculture, Trade & Consumer Protection

OWNERS AND SURVIVORS

DODGE COUNTY, A WISCONSIN MUNICIPAL CORPORATION
 C/O CHARLES E. SWAN, COUNTY BOARD CHAIRMAN
 DONALD E. EBERT, COUNTY CLERK
 127 E. OAK STREET
 THIRD FLOOR ADMINISTRATION BLDG.
 JOHNSON, WI. 53039-1329

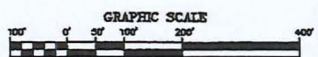
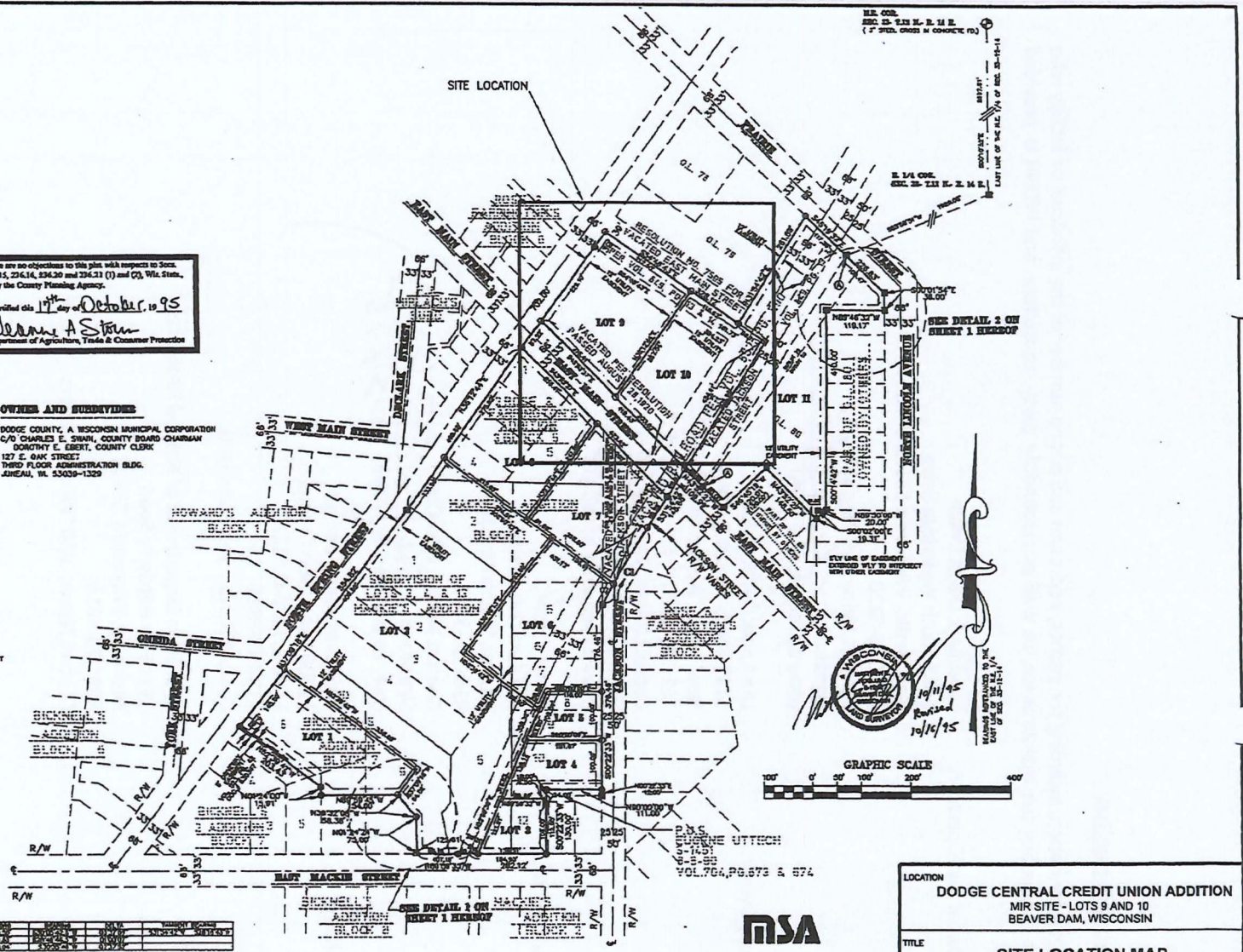
LEGEND

- 1/4" CUT CROSS IN CONC.
- 1/4" 5/8" HIGH REBAR W/ 2" SP. ALUMINUM CAP
- 1/4" 1/2" HIGH REBAR
- 1/4" 1" HIGH REBAR
- SET 3/4" BY 3/4" HIGH REBAR-20 LBS/LY.
- SET 1-1/4" BY 3/4" HIGH REBAR-20 LBS/LY.
- EXISTING SUBDIVISION / R/W LINE
- EXISTING SUBDIVISION LINE
- EXISTING ROADWAY
- 12 FOOT UTILITY EASEMENT DEDICATED ON THIS PLAN
- ADJUT. BOUNDARY AND R/W LINES
- CONTAINED IF EACH SIDE OF ADJUTED LOT LINES

LOT NO.	SQ. FT.	ACRES
1	44,586	1.0236
2	221,300	5.0805
3	15,873	0.3610
4	18,800	0.4316
5	13,004	0.3004
6	60,131	1.3804
7	47,277	1.0853
8	24,963	0.5722
9	22,399	0.5138
10	54,371	1.2482
11	102,846	2.3783
DEDICATED ROADWAY	27,814	0.6385
EASEL W/IN E/L		
TOTAL AREA	715,371	16.4226

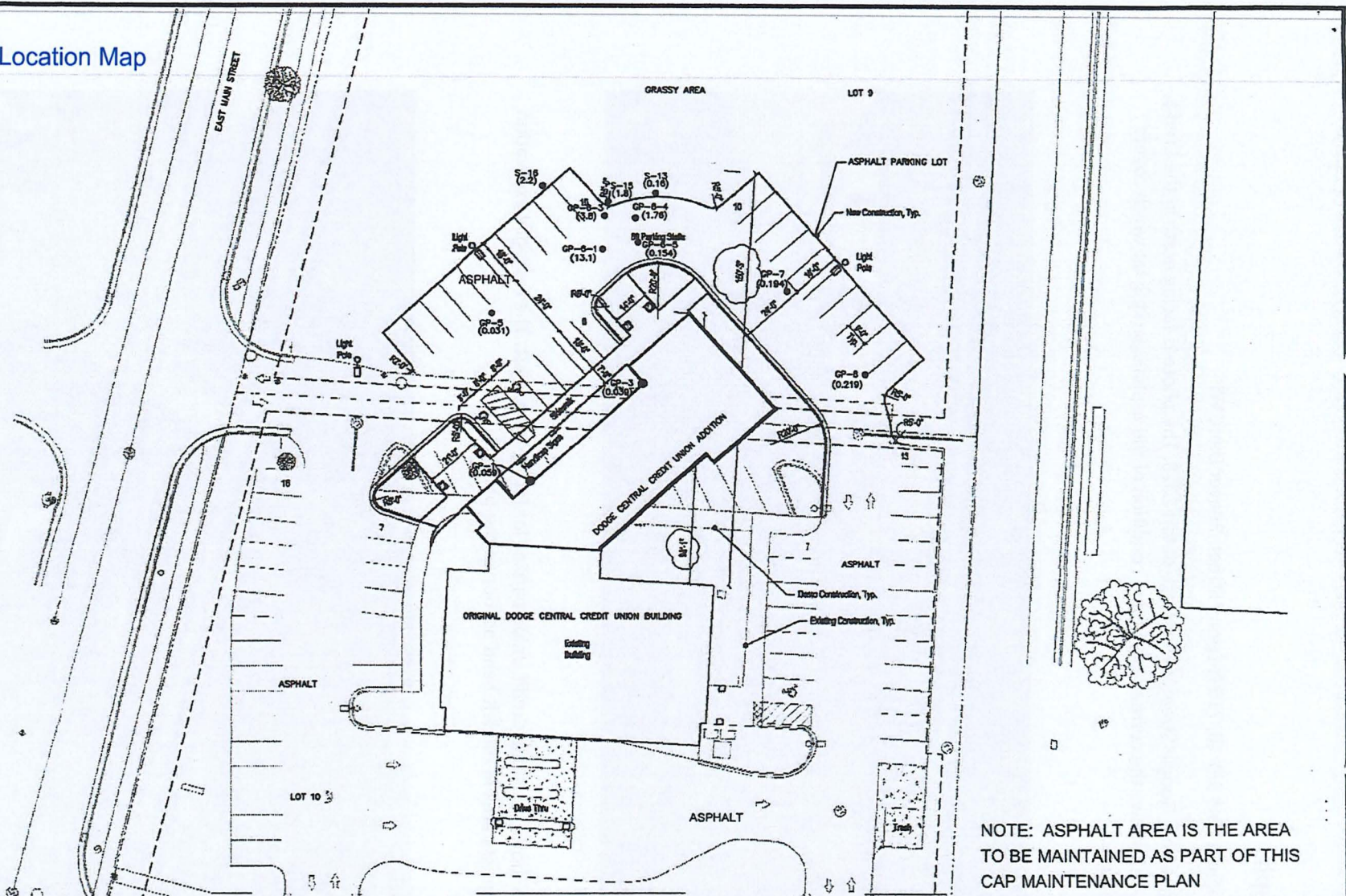
CURVE DATA TABLE

STATION	PC	PT	PI	PT	PIC	STATION	PC	PT	PI	PT	PIC
1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00
2+00	2+00	2+00	2+00	2+00	2+00	2+00	2+00	2+00	2+00	2+00	2+00
3+00	3+00	3+00	3+00	3+00	3+00	3+00	3+00	3+00	3+00	3+00	3+00
4+00	4+00	4+00	4+00	4+00	4+00	4+00	4+00	4+00	4+00	4+00	4+00
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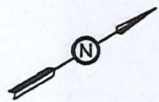
LOCATION		DODGE CENTRAL CREDIT UNION ADDITION MIR SITE - LOTS 9 AND 10 BEAVER DAM, WISCONSIN	
TITLE		SITE LOCATION MAP	
DRAWN BY	CHKD BY	REVD BY	APPROV BY
JRD	JS		JS
PROJECT NO.	139095	FIGURE NO.	1
DATE	05/02/14		

D.2. Location Map



LEGEND

- SAMPLE LOCATIONS
- (0.031) CONCENTRATION OF PCB IN PPM



APPROXIMATE SCALE:



LOCATION					
DODGE CENTRAL CREDIT UNION ADDITION					
MIR SITE - LOTS 9 AND 10 BEAVER DAM, WISCONSIN					
TITLE					
RESIDUAL PCB CONTAMINATION					
DRWN	CHKD	REVD BY	APPRVD BY	VL	PROJECT NO.
JRD	VL				139095
		REVISION DATE			DATE
					01/15/15
					FIGURE NO.
					2

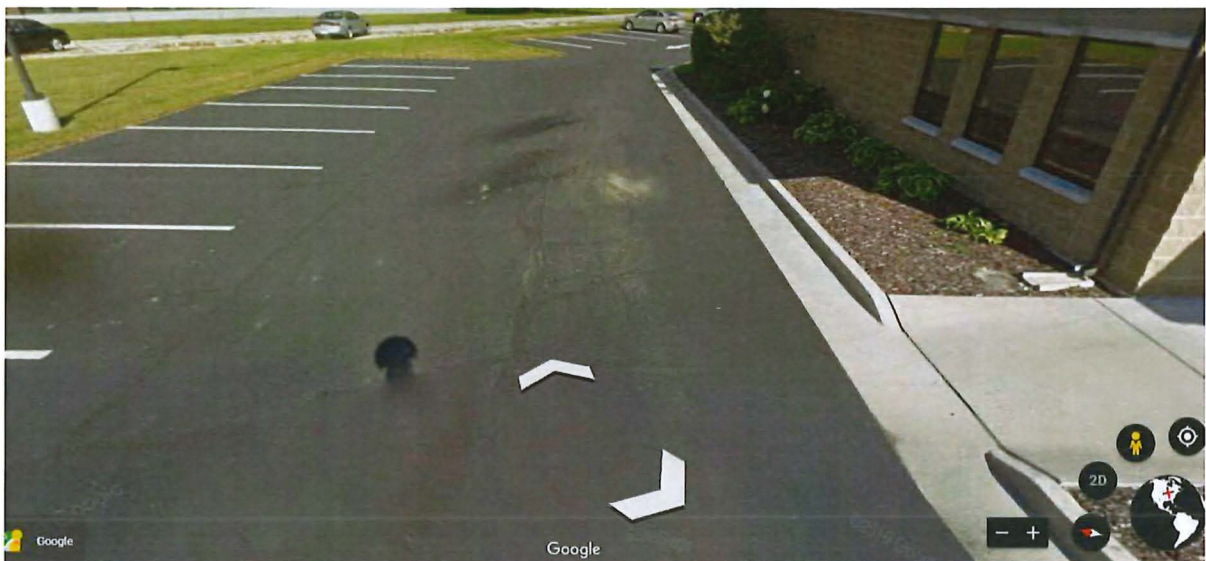
D.3. Photographs

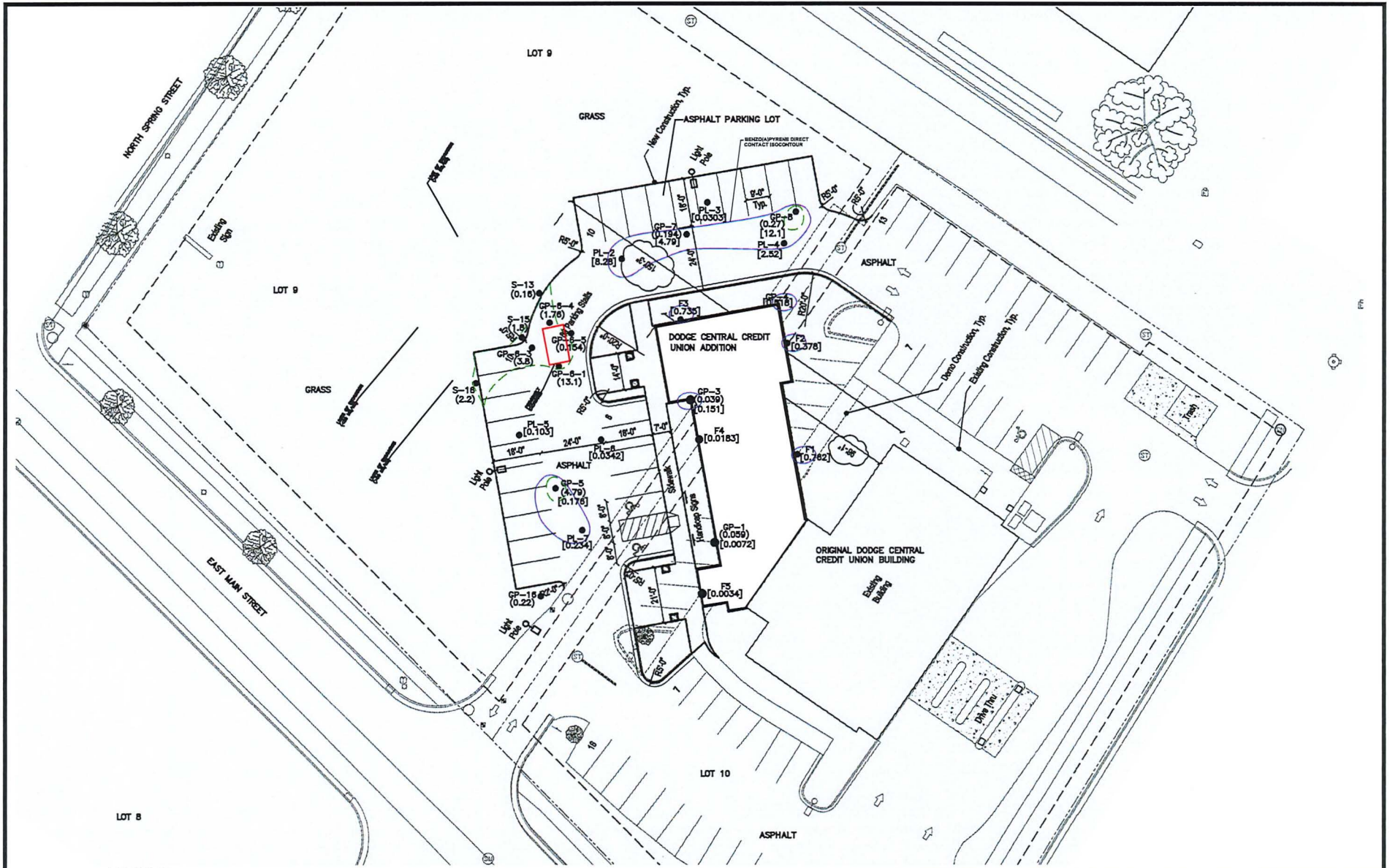
Monarch Development Lots 9 & 10, 715 N Spring Street, Beaver Dam, WI

Photograph is taken from Google Street View, image dated 2018. The photo is facing north in the Credit Union parking lot and shows the current extent and condition of the asphalt parking lot which covers remaining soil impacts.



The second photo shows the same Credit Union parking lot facing to the east. The remedial excavation took place in the grassy area in the left hand portion of the photo.





LEGEND

- SAMPLE LOCATIONS
- PL PARKING LOT SAMPLE LOCATION
- F FOOTING SAMPLE LOCATION
- (0.031) CONCENTRATION OF PCB IN PPM
- [8.28] CONCENTRATION OF BENZO(A) PYRENE IN PPM

- BENZO(A)PYRENE DIRECT CONTACT ISOCONTOUR
- PCBs BETWEEN 0.22 AND 50 PPM
- EXCAVATED JULY 2010

APPROXIMATE SCALE:



LOCATION						MIR SITE - LOTS 9 AND 10 BEAVER DAM, WISCONSIN	
TITLE						RESIDUAL SOIL CONTAMINATION	
DRWN	CHKD	REVD BY	APPRVD BY	VL	PROJECT NO.	003608	FIGURE NO.
JRD	VL	REVISION DATE			DATE	02/18/19	B.2.b

B.5. Structural Impediment Photos

Monarch Development Lots 9 & 10, 715 N Spring Street, Beaver Dam, WI

Photograph is taken from Google Street View, image dated 2018. The photo is facing north in the Credit Union parking lot and shows the current extent and condition of the asphalt parking lot was a structural impediment to removal of all impacted soil



The second photo shows the same Credit Union parking lot facing to the east. The remedial excavation took place in the grassy area in the left hand portion of the photo.

