

## Foellmi, Thomas J - DNR

---

**From:** Jessica Werner <JWerner@bacelinegroup.com>  
**Sent:** Wednesday, October 5, 2022 12:22 PM  
**To:** DiMaggio, Janet H - DNR  
**Subject:** RE: Former Carriage Trade, 5710 Raymond Road, Madison, WI - audit documentation  
**Attachments:** RE: Former Carriage Trade, 5710 Raymond Road, Madison, WI - audit documentation; 8.12.22 Carriage Trade\_CO inspection Log.pdf

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I am working on getting a contractor out to test the vapor system. Please see the updated cap report and pictures.

**JESSICA WERNER** | Regional Property Manager, Wisconsin

Office: 303.615.9544 | Direct: 303.307.8607 | Cell: 720.656.9219  
511 Broadway | Denver, CO 80203

### Neighborhood shopping centers creating community value.

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain proprietary, business-confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, reproduction or any action taken in reliance upon this message is strictly prohibited. If you received this in error, please contact the sender and delete the material from all computers.

---

**From:** DiMaggio, Janet H - DNR <Janet.DiMaggio@wisconsin.gov>  
**Sent:** Wednesday, October 5, 2022 10:27 AM  
**To:** Jessica Werner <JWerner@bacelinegroup.com>  
**Subject:** RE: Former Carriage Trade, 5710 Raymond Road, Madison, WI - audit documentation

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Here is a link to the Wisconsin Department of Health Services. They have a list of certified mitigation contractors.

<https://www.dhs.wisconsin.gov/radon/radon-proficiency.htm>

### We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Janet DiMaggio, P.G.**

Cell Phone: (608) 219-2155

[janet.dimaggio@wisconsin.gov](mailto:janet.dimaggio@wisconsin.gov)

---

**From:** DiMaggio, Janet H - DNR  
**Sent:** Wednesday, October 5, 2022 9:34 AM  
**To:** Jessica Werner <[jwerner@bacelinegroup.com](mailto:jwerner@bacelinegroup.com)>  
**Subject:** FW: Former Carriage Trade, 5710 Raymond Road, Madison, WI - audit documentation

Good Morning Jessica,

On August 4, 2022, I sent the results of the continuing obligations inspection audit to you. On page 5 of the audit form, it stated

The vapor mitigation system (VMS) needs to be restarted **within 60 days** by a qualified VMS/radon mitigation system contractor. If the 60 day deadline will not be met, the DNR shall be notified and an extension requested. **Documentation should be forwarded to the DNR project manager** and include photos, manometer reading, a listing of any repairs completed, and an updated VMS log done at the time the system is operational. Future VMS logs should also record the manometer reading at the time of inspection. Meadowood Baceline LLC, as the property owner, is responsible.

Additionally, a follow-up email on the same day (attached) stated that the cap inspection log was to be updated with the repairs made and photos (attached from your email of 8/12/22) and sent to me within the 60 day time frame.

This email serves as a reminder that the Department is asking for the required documentation at this time. If you have any questions, you may contact me directly by email or phone.

**We are committed to service excellence.**

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Janet DiMaggio, P.G.**

Cell Phone: (608) 219-2155

[janet.dimaggio@wisconsin.gov](mailto:janet.dimaggio@wisconsin.gov)

---

**From:** Jessica Werner <[JWerner@bacelinegroup.com](mailto:JWerner@bacelinegroup.com)>

**Sent:** Friday, August 12, 2022 8:42 AM

**To:** DiMaggio, Janet H - DNR <[Janet.DiMaggio@wisconsin.gov](mailto:Janet.DiMaggio@wisconsin.gov)>

**Subject:** RE: Former Carriage Trade, 5710 Raymond Road, Madison, WI - audit documentation

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Janet,

I had my handyman onsite to patch the areas needed. Please see pictures attached.

Thank you,

**JESSICA WERNER** | Regional Property Manager, Wisconsin

Office: 303.615.9544 | Direct: 303.307.8607 | Cell: 720.656.9219

511 Broadway | Denver, CO 80203

**Neighborhood shopping centers creating community value.**

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain proprietary, business-confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, reproduction or any action taken in reliance upon this message is strictly prohibited. If you received this in error, please contact the sender and delete the material from all computers.

---

**From:** DiMaggio, Janet H - DNR <[Janet.DiMaggio@wisconsin.gov](mailto:Janet.DiMaggio@wisconsin.gov)>  
**Sent:** Thursday, August 4, 2022 9:13 AM  
**To:** Jessica Werner <[JWerner@bacelinegroup.com](mailto:JWerner@bacelinegroup.com)>  
**Subject:** FW: Former Carriage Trade, 5710 Raymond Road, Madison, WI - audit documentation

You don't often get email from [janet.dimaggio@wisconsin.gov](mailto:janet.dimaggio@wisconsin.gov). [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Let me know if you get this. This one has the longer audit form.

**We are committed to service excellence.**

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Janet DiMaggio, P.G.

Cell Phone: (608) 219-2155

[janet.dimaggio@wisconsin.gov](mailto:janet.dimaggio@wisconsin.gov)

---

**From:** DiMaggio, Janet H - DNR  
**Sent:** Thursday, August 4, 2022 9:09 AM  
**To:** [jwerner@bacelinegroup.com](mailto:jwerner@bacelinegroup.com)  
**Subject:** Former Carriage Trade, 5710 Raymond Road, Madison, WI - audit documentation

Good Morning Jessica,

Attached are the forms for the continuing obligations audit and the cap inspection log for the former Carriage Trade property. The vapor mitigation system inspection log will follow in a second email. Note that the pictures imported sideways or upside down and could not be rotated.

The vapor mitigation system (VMS) needs to be restarted by a qualified VMS/radon installer/technician. Once this is completed, documentation should be submitted to me and another VMS inspection log form should be submitted as part of the verification.

It was a pleasure meeting you on-site. Please contact me with any questions.

**We are committed to service excellence.**

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Janet DiMaggio, P.G.

Hydrogeologist, Bureau for Remediation and Redevelopment/Environmental Management Division

Wisconsin Department of Natural Resources

3911 Fish Hatchery Road, Fitchburg, WI 53711

Cell Phone: (608) 219-2155

[janet.dimaggio@wisconsin.gov](mailto:janet.dimaggio@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 Public 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>Carriage Trade Cleaners</b>	BRRTS No. <b>02-13-560426</b>
--	----------------------------------

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?
07/29/2022	Janet DiMaggio (DNR) Jessica Werner (Baceline)	<input type="checkbox"/> monitoring well <input checked="" type="checkbox"/> cover/barrier for soil <input type="checkbox"/> sediment cap <input type="checkbox"/> other:	Asphalt pavement required as a cap is located on the north side of the building. It is generally in good condition. There are some minor cracks. A few are more significant. There is one larger area of ~1 ft x 1 ft that is degraded and holding water.	The larger area of ~1 ft x 1 ft needs a cold patch and some of the more significant cracks need patching to repair the cap.	<input checked="" type="radio"/> Y <input type="radio"/> N	<input checked="" type="radio"/> Y <input type="radio"/> N
08/12/2022	Noor	<input type="checkbox"/> monitoring well <input checked="" type="checkbox"/> cover/barrier for soil <input type="checkbox"/> sediment cap <input type="checkbox"/> other:	Asphalt was repaired and patched. Pictures are attached.	repairs are complete.	<input checked="" type="radio"/> Y <input type="radio"/> N	<input checked="" type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier for soil <input type="checkbox"/> sediment cap <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 for soil <input type="checkbox"/> sediment cap <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 for soil <input type="checkbox"/> sediment cap <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

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 for soil <input type="checkbox"/> sediment cap <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: 08/03/2022



Title: Cracks in the asphalt cap, north side of building near the dumpsters.

{Click to Add/Edit Image}

Date added: 08/03/2022



Title: Asphalt degraded cap ~1' x 1' inside of fence near dumpster.





