

## COVER and BARRIER MAINTENANCE PLAN

September 8, 2020

Property Located at:  
GREENTREE SHOPPING CENTER  
5131 DOUGLAS AVENUE  
RACINE, WISCONSIN 53402

BRRTs # 02-52-579863, FID# 252138700

**Parcel Identification Numbers:** Site consists of four parcels of land identified as Parcel #s 104-04-23-20-103-110, 104-04-23-20-103-130, 104-04-23-20-103-150, and 104-04-23-20-103-160.

### Introduction

This document is the Maintenance Plan for an asphalt pavement and concrete floor slab 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 asphalt pavement and concrete floor slab which addresses or occupies the area over the contaminated groundwater plume or soil.

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

- The case file in the DNR Southeast 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, and
- The DNR project manager for Racine County.

### D.1. Descriptions:

#### Description of Contamination

Soil contaminated by chlorinated volatile organics are located at a depth of 2 to 7 feet beneath the building floor and parking lot at sample locations B-1, B-3, B-4, TW-1, TW-3 and MW-5. Groundwater contaminated by chlorinated volatile organics is located at a depth of approximately 8 feet below the parking lot surface. The extent of the soil and groundwater contamination is shown on the attached maps B.3.b and D.2

The asphalt pavement and concrete floor slab consists of approximately 4-inches of pavement each. The two covers are located within the dry-cleaner store and east of the store in the parking lot as shown on the **D.2**

#### Cover/Building/Slab/Barrier Purpose

The asphalt pavement and concrete floor slab over the contaminated groundwater plume and soil will serve as a cover to act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current use of the property, commercial, the barrier should function as intended unless disturbed.

### Annual Inspection

The asphalt pavement and concrete floor slab overlying the contaminated groundwater plume and soil, as depicted in Figure D.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 additional infiltration into or 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 and where infiltration from the surface will not be effectively minimized 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 (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 asphalt pavement and concrete floor slab overlying the contaminated groundwater plume and soil are 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 DNR or its successor.

The property owner, in order to maintain the integrity of the asphalt pavement and concrete floor slab, will maintain a copy of this Maintenance Plan at the site, at the address of the property owner and make it available to all interested parties 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 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; 8) 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.

Contact Information

*(Form 4400-202, Attachment D, Part 1.)*

September 2020

Site Owner and Operator: Schawanda Grissom  
Phillips Edison & Company  
11501 Northlake Drive, Cincinnati, Ohio 45249  
(513) 824-7141

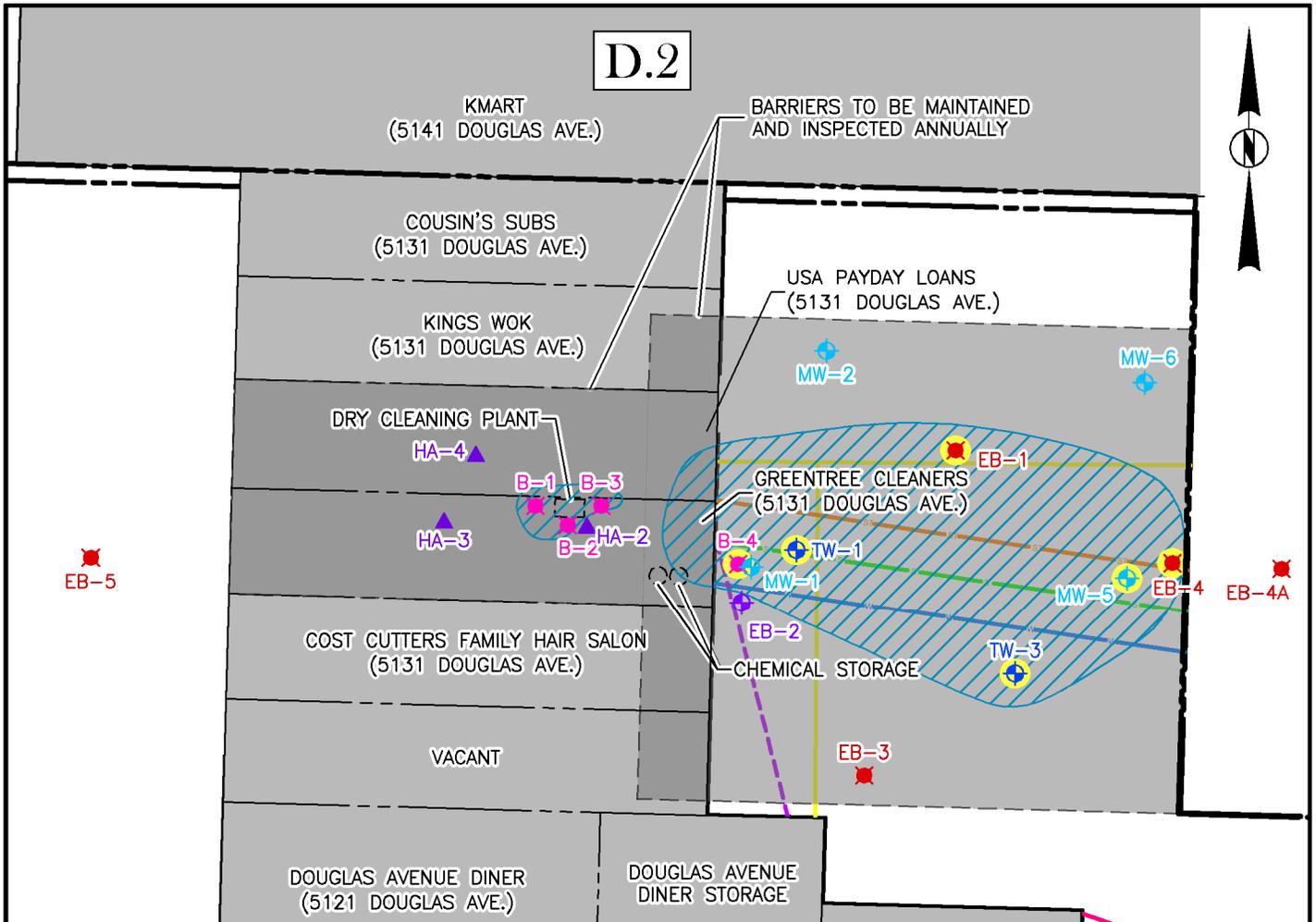
Signature: \_\_\_\_\_

Consultant: Steve Newlin  
Apex Companies LLC  
300 South Wacker Drive, Suite 630  
Chicago, Illinois 60606  
(847) 956-8589

DNR: Shanna Laube-Anderson  
141 NW Barstow Street, Room 180  
Waukesha, WI 53188  
(262) 574-2142

## D.2 Location Map

D.2



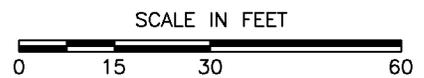
LEGEND

- ▲ HAND AUGERS (2019 POST SVE OPERATION)
- ⊕ TEMPORARY MONITORING WELLS
- ⊕ MONITORING WELLS
- ⊕ HYGIENETICS SOIL BORINGS (2005)
- ⊕ ECS SOIL BORINGS (2005)
- ⊕ ECS TEMPORARY MONITORING WELLS (2005)
- VOLATILE ORGANIC COMPOUNDS EXCEED SOIL TO GROUNDWATER RESIDENTIAL CONTAMINANT LEVELS

- AT&T
- AT&T (COPPER LINES)
- SANITARY
- - - SPECTRUM
- - - STORM DRAIN
- WATER SERVICE
- - - WE ENERGY
- ▨ FLOOR DRAIN

CONCENTRATIONS IN MILLIGRAMS PER KILOGRAM (mg/kg)  
 CONCENTRATIONS EXCEEDING THE RCL ARE SHOWN AS BOLD

ESTIMATED AREA WITH SOIL EXCEEDANCES



CHECK BY	SN
DRAWN BY	OS
DATE	9-15-20
SCALE	AS SHOWN
CAD NO.	PECO.2017.100a3
PRJ NO.	PECO_2017-100

SITE DETAILS SHOWING SOIL SAMPLE LOCATIONS  
 AND WHERE VOC'S EXCEED RCL'S

GREENTREE CENTRE  
 5131 DOUGLAS AVENUE, UNIT D  
 RACINE, WISCONSIN



FIGURE

**D. 3 Photographs of Cover/Barrier**

### D.3



Asphalt pavement to be maintained over residual contamination east of the building.

### D.3 continued



Concrete floor slab over soil sample locations B-1, B-2 and B-3 to be maintained and inspected annually.

#### **D.4 Continuing Obligations Inspection and Maintenance Log**

Use DNR Fillable Form [Form 4400-305](#)

**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>Greentree Cleaners</b>	BRRTS No. <b>02-52-579863</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 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 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:  X

Title:

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Save...