

## **D.1.a. COVER OR BARRIER MAINTENANCE PLAN**

November 22, 2022

Calumet Village  
1717 E. Calumet Street  
Appleton, WI 54915  
BRRTS No.: 02-08-585360  
Parcel ID: 319111800

### Introduction

This document is the Maintenance Plan for an impermeable barrier 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 asphaltic concrete parking and drive area, concrete sidewalk and concrete floor slab of the site building which occupies the area over the contaminated groundwater.

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

- The case file in the Department of Natural Resources (DNR) Green Bay Service Center located at 2984 Shawano Avenue in Green Bay, Wisconsin;
- [BRRTS on the Web](#) 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;
- Ms. Karen Campoli, the DNR project manager.

### Description of Contamination

Tetrachloroethene (PCE) was documented at MW-2 at concentrations in exceedance of its Enforcement Standard (ES). The groundwater plume in exceedance of its ES likely extends east from MW-2, beneath Unit B of the site building.

The lateral extent of the groundwater contamination is indicated on the attached Figure D.2. Location Map.

### Description of the Barrier to be Maintained

An impermeable barrier will be maintained above the area of the of the PCE impacted groundwater plume as indicated on Figure D.2. Location Map. The impermeable barrier is approximately one thousand three hundred (1,300) square feet in plan dimension. The impermeable barrier consists of the asphaltic concrete parking and drive area west of Unit B approximately six (6) inches thick, the concrete sidewalk west of Unit B approximately four (4) inches thick and the building's concrete floor slab of Unit B approximately four (4) inches thick.

### Barrier Purpose

The impermeable barrier will act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration which would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current non-industrial zoning and use of the property, the barrier should function as intended unless disturbed.

### Annual Inspection

The impermeable barrier overlying the contaminated soil plume as depicted in Figure D.2. Location Map will be inspected once a year, normally in the spring after all snow and ice has melted, for deterioration, cracks and other potential problems which 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 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 and will be available for submittal or inspection by Wisconsin DNR representatives upon their request. A copy of the inspection log will be submitted electronically to the DNR after every inspection, if 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 or construction operations.

In the event the barrier overlying the impacted groundwater plume is removed or replaced, the replacement barrier must be equally effective. 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 impermeable barrier, will maintain a copy of this Maintenance Plan at the site and will 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 an impermeable 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.

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.

November 2022

Site Owner and Operator: Mr. Chris Winter, Managing Member  
Eisenhower Investments II, LLC  
3305 N. Ballard Road, Suite C  
Appleton, Wisconsin 54911  
(920) 739-0101

Signature:

A handwritten signature in blue ink, appearing to read "Chris Winter", is written over a horizontal line.

Consultant: Mr. Timothy J. Anderson  
United Engineering Consultants, Inc.  
2938 S. 166<sup>th</sup> Street  
New Berlin, Wisconsin 53151  
(262) 785-1447

DNR: Ms. Karen Campoli  
2984 Shawano Avenue  
Green Bay, Wisconsin 54313  
(920) 510-4349