

**State of Wisconsin**  
DEPARTMENT OF NATURAL RESOURCES  
2501 Golf Course Road  
Ashland, WI 54806

Tony Evers, Governor  
Preston Cole, Secretary  
Telephone 608-266-2621  
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TTY Access via relay - 711



August 31, 2021

MR CORY HART  
HCI LIMITED PARTNERSHIP  
2910 RIVER OAKS DRIVE  
MONROE LA 71201

Subject: Approval to Manage Contaminated Soil On-Site Under NR 718.12  
Amoco Oil Terminal Site, Winter Street, Superior, Wisconsin  
DNR BRRTS Activity #s 02-16-000331, 07-16-563483, 07-16-583046  
FID #816009920

Dear Mr. Hart:

On May 27, 2021, Justin Button-Hutchens of the BBJ Group submitted a Materials Management Plan (MMP) approval request on your behalf to manage approximately 3600 cubic yards of contaminated soil on the same site from which it will be excavated, in accordance with Wis. Admin. Code § NR 718.12. The Wisconsin Department of Natural Resources (DNR) required additional information regarding this request which was provided on August 10, 2021 and August 24, 2021. The DNR received all applicable technical assistance and database fees for providing review and response, in accordance with Wis. Admin. Code § NR 749.04 (1).

The property now owned by HCI Limited Partnership (HCI) was part of the former Amoco Oil Terminal site, a petroleum storage facility of aboveground tanks with capacity of up to 50 million gallons. For this correspondence the subject property will be referred to as the Amoco Oil Terminal – FedEx Facility. The Amoco facility operated for approximately 100 years and was decommissioned in the late 1990's. The DNR was notified of numerous petroleum discharges over the years that contaminated soil and groundwater, leading the DNR to regard BP Products North America Inc. (BP) as the responsible party for investigation and remediation of the Amoco Oil Terminal site. The facility has a Bureau of Remediation and Redevelopment Tracking System (BRRTS) number 02-16-000331. BP has been performing investigation and interim remedial action activities at the Amoco Oil Terminal site for several years. The property now owned by HCI was purchased and developed in 2005 as a distribution center for FedEx. Recently, additional former Amoco Oil Terminal property was purchased by HCI to expand the parking lot areas for the FedEx facility.

The parking lot expansion project will result in disturbing approximately 3600 cubic yards of contaminated soil which will be bermed and capped. Contaminated soil will also be left in-place and capped with asphalt and/or concrete. HCI has requested approval via the MMP to manage

the contaminated soil on the Amoco Oil Terminal - FedEx Facility utilizing Wis. Admin. Code § NR 718.12.

### **Wis. Admin. Code § NR 718.12 Approval**

This letter grants an approval to manage contaminated soil under Wis. Admin. Code § NR 718.12 on site. Approval is based on the following:

### **Compliance with Locational Criteria**

Managing contaminated soil in areas of the Amoco Oil Terminal – FedEx Facility identified on Figure 3 of the MMP, *Engineered Barriers, Dry Stormwater Pond and Soil Berm Location*, dated August 24, 2021 by the BBJ Group, will meet the locational criteria listed under Wis. Admin. Code § NR 718.12 (1) (c).

### **Characterization of Soil to be Excavated**

Soil samples were collected for analysis of contaminants previously detected or expected to be present at this site including volatile organic compounds and polynuclear aromatic compounds, from areas most likely to contain residual contamination. Based on an estimated volume of 3600 cubic yards of material, and a sampling frequency of approximately one sample per 200 cubic yards, the sampling protocol described in Wis. Admin. Code § NR 718.12 (1) (e) was met.

### **Submittal of a Materials Management Plan**

An initial MMP dated May 27, 2021 was received with additional information provided on August 10, 2021 with a revised MMP submitted August 24, 2021, as defined by Wis. Admin. Code §§ NR 718.12 (2) (b) and (c), was provided to the DNR.

### **Assessment of Risk Posed by Soil Management**

The proposed management of contaminated soil at the Amoco Oil Terminal – FedEx Facility is expected to meet the criteria of Wis. Admin. Code §§ NR 726.13 (1) (b) 1 to 5.

### **Notice Provided Prior to Commencing Materials Management Activities**

Per Wis. Admin. Code § NR 718.12 (2), the DNR was provided with written notice at least seven days prior to commencing the proposed material management. The DNR was recently notified that some earthwork was performed prior to the issuing of this approval. A construction documentation report is expected to detail all activities of the project upon completion.

### **Monitoring Well Abandonment**

As part of this project several groundwater monitoring wells associated with the Amoco Oil Terminal site will require abandonment as the wells are in excavation areas. The Antea Group (Antea), BP's consultant, formally requested abandonment of five (5) wells in a June 14, 2021 submittal to the DNR. The wells requested for abandonment include MW-3, MW-23, RW-6, EW-9 and EW-10. Abandonment of these wells is approved, conditioned on the activities being conducted and documented in accordance with the requirements of Wis. Admin. Code § NR 141.25. A determination regarding replacement of any of the wells abandon will be determined after construction is complete.

### **Requirement of Continuing Obligations**

Approval conditions are legally required conditions which include both COs and other requirements (Wis. Stat. § 292.12(2)). Under Wis. Stat. § 292.12(5), you, any subsequent property owners and occupants of the property must comply with the approval conditions as explained in this letter. The property owner must notify occupants for any condition specified in this letter under Wis. Admin. Code §§ NR 726.15(1)(b) and NR 727.05(2). If a party is responsible for maintenance of any approval condition specified in this letter, you and any subsequent property owner must include the condition in the lease agreement under Wis. Admin. Code § NR 727.05(3) and provide the maintenance plan to any occupant that is responsible.

Additionally, the current property owner of the Amoco Oil Terminal – FedEx Facility property, and any subsequent property owners, must comply with the following continuing obligations at this site, established under Wis. Admin. Code § NR 718.12 (2) (d), to ensure that conditions will remain protective. DNR staff will conduct periodic, pre-arranged 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 Wis. Stat. ch. 292 to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Documents submitted to the DNR to request the Wis. Admin. Code § NR 718.12 approval meet the requirements of Wis. Admin. Code § NR 718.12 (2) (e) are available in PDF on the DNR's BRRTS on the Web (BOTW) and RR Sites Map (RRSM), to provide public notice of remaining contamination and continuing obligations. Both BOTW and RRSM are available at [dnr.wi.gov](http://dnr.wi.gov), search "WRRD."

More information on responsibilities related to continuing obligations can be found in the DNR publication "Continuing Obligations for Environmental Protection" (RR-819), which can be found at [dnr.wi.gov](http://dnr.wi.gov), search "RR-819."

Send documents to the DNR using the RR Program Submittal Portal at [dnr.wi.gov](http://dnr.wi.gov), search "RR submittal portal" (<https://dnr.wi.gov/topic/Brownfields/Submittal.html>). Questions on using this portal can be directed to the contact below or to the environmental program associate (EPA) for the regional DNR office. Visit [dnr.wi.gov](http://dnr.wi.gov), search "RR contacts" and select the EPA tab (<https://dnr.wi.gov/topic/Brownfields/Contact.html>). More information on submitting electronic documents can be found in the DNR publication "Guidance for Electronic Submittal for the Remediation and Redevelopment Program" (RR-690), which can be found at [dnr.wi.gov](http://dnr.wi.gov), search "RR-690."

Residual Soil Contamination (Wis. Admin. Code chs. NR 718, NR 500 to 599, and § NR 726.15(2)(b) and Wis. Stat. ch. 289)

Known soil contamination will remain under the areas of soil cover as indicated on the attached Figure 3, *Engineered Barriers, Dry Stormwater Pond and Soil Berm Location*. If soil in the locations shown on the map 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. If sampling confirms that

contamination is present, the property owner or right of way holder at the time of excavation will need to determine if the material is considered solid waste and ensure that any storage, treatment or disposal complies with applicable standards and rules. Contaminated soil may be managed under Wis. Admin. Code ch. NR 718 with prior DNR approval.

In addition, all current and future property owners, occupants and right of way holders need to be aware that excavation of the contaminated soil may pose an inhalation and direct contact hazard; special precautions may be needed to prevent a threat to human health.

#### Residual Soil Contamination Management

If contaminated soil that was managed as proposed in the MMP dated May 27, 2021 and subsequent revised MMPs dated August 10, 2021 and August 24, 2021 is excavated in the future, the property owner at the time of excavation will have the following responsibilities per Wis. Admin. Code § NR 727.05 (1) (d):

- determine if contamination is present
- determine whether the material is considered solid or hazardous waste; and
- ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

Excavated contaminated soil may be managed in accordance with Wis. Admin. Code ch. NR 718 with DNR pre-approval. In addition, all current and future property owners and occupants of the property need to be aware that excavation of the contaminated soil and solid waste may pose a hazard, and special precautions may be necessary to prevent a health threat to humans.

If material that will be managed under this approval includes solid waste other than soil, it may be required to obtain approval from the DNR prior to excavating the waste or constructing any structure over the materials per Wis. Admin. Code § NR 506.085.

The locations where contaminated soil is proposed to be managed at Amoco Oil Terminal - FedEx Facility is depicted on the attached Figure 2, *Excess Soil Generation Locations*, dated August 24, 2021 by the BBJ Group and Figure 3, *Engineered Barriers, Dry Stormwater Pond and Soil Berm Location*.

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

The DNR's approval prior to well construction or reconstruction is required where contaminated soil was managed, in accordance with Wis. Admin. Code § NR 812.09 (4) (w). This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit DNR Form 3300-254 to the DNR Drinking and Groundwater Program's regional water supply specialist. This form is available at [dnr.wi.gov](http://dnr.wi.gov), search "3300-254."

### Maintenance of a Cover

Engineered covers are proposed to be installed and maintained over contaminated soil that will be managed at the Amoco Oil Terminal – FedEx Facility as proposed in the MMP approval request dated May 27, 2021 and subsequent revised MMPs dated August 10, 2021 and August 24, 2021. The inspection and maintenance of the barrier/cover will include the pond liner. A maintenance plan is attached, which describes the inspection and maintenance activities that will apply to the proposed covers.

An updated maintenance plan must be provided to the DNR once the engineered covers have been constructed. The updated maintenance plan must address actual site conditions per Wis. Admin. Code § NR 724.15 (3) (h) and will include the inspection and maintenance of the pond liner.

A map is attached, Figure 3, *Engineered Barriers, Dry Stormwater Pond and Soil Berm Location*, which shows where contaminated soil is proposed to be managed and the extent of the proposed covers. Once constructed, inspections of the engineered covers will be required per Wis. Admin. Code § NR 724.13), and submittal of inspection reports may also be required per Wis. Admin. Code § 727.05 (1) (b) 3. Notification to the DNR is required before changing to a non-industrial use if the cover is approved for industrial land use, per Wis. Admin. Code § NR 727.07 (3) to ensure that the cover will be protective for that use.

The maintenance plan prohibits certain activities in areas where maintenance of a cover or barrier is intended to prevent contact with any remaining soil contamination. The following activities are prohibited on any portion of the property where engineered cover is required, unless prior notification is provided to DNR to determine whether further action may be necessary to protect human health, safety, or welfare of the environment (§ NR 727.07):

- 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.

While vapor intrusion does not currently exist, if additional buildings are constructed or reconstructed on this property, or if use of an existing building is changed to a non-industrial use, vapor intrusion may become a concern. The DNR must be notified before construction of a building or changing the use of an existing building to non-industrial use per Wis. Admin. Code § NR 727.07. The use of vapor control technologies or an assessment of the potential for vapor intrusion will be required at that time per Wis. Admin. Code §§ NR 722.15 (2) (e) 4 and 5.

Site Specific Condition

It should be noted that BP may perform future remedial activities in the proposed area of soil management. BP may propose remedial actions that will require disturbing the stormwater pond and/or contaminated soil berm as proposed by HCI. The DNR will work with BP on any proposed remedial actions in this area to ensure the actions are appropriate and necessary.

Other Information

- 1) Any hazardous substance discharge discovered during contaminated soil management activities must be reported to the DNR following the requirements of Wis. Admin. Code ch. NR 706.
- 2) Contaminated soil management activities approved by this letter are scheduled to be completed within one year of the issuance of this approval letter, by August 31, 2022. Notify the DNR if this schedule will change.
- 3) Unless otherwise directed by the DNR, documentation of contaminated soil and solid waste management activities shall be provided within 60 days of the completion of this project. The documentation must comply with the requirements of Wis. Admin. Code § NR 724.05 (2) and § NR 724.15 (3). Documentation must include:
  - a. A cover letter that contains the information required by Wis. Admin. Code § NR 724.05(2) (e) 1.
  - b. Owner contact and property location information for the Amoco Oil Terminal FedEx Facility.
  - c. Maps, drawings and cross sections that depict how contaminated soil was managed.
  - d. A synopsis of the work conducted and an explanation as to how it complied with the contaminated soil management plan and the conditions in this approval.
  - e. A description of any changes made to the planned management activity and an explanation as to why they were necessary for the project.
  - f. Any field observations or results of monitoring conducted during the management activity.
  - g. A description of how new site conditions are protective of human health, safety, welfare and the environment at the Amoco Oil Terminal FedEx Facility.
  - h. A revised cover maintenance plan, if needed.

The DNR will request that incomplete documentation be amended as allowed by Wis. Admin. Code § NR 724.07 (2).

- 4) This approval is granted under Wis. Admin. Code § NR 718.12 and applies only to the specific activities described within the submitted Materials Management Plan dated May 27, 2021 and subsequent revised MMPs dated August 10, 2021 and August 24, 2021. Any contaminated soil that is excavated or otherwise disturbed at the Amoco Oil Terminal FedEx Facility, not covered under this or another approval, must be managed in

August 31, 2021  
Cory Hart  
Amoco Oil Terminal/FedEx Facility  
Superior, WI

Page 7 of 7

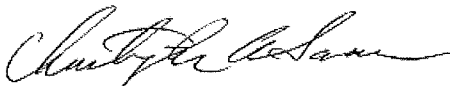
compliance with the requirements of Wis. Admin. Code chs. NR 500 through NR 599. The management of contaminated soil on a property that does not comply with these rules may be considered a hazardous substance discharge or environmental pollution and would be required to be addressed by the process outlined in Wis. Admin. Code chs. NR 700 to NR 799.

- 5) HCI is responsible for obtaining any local, federal or other applicable state permits to carry out the project.

All remediation sites are included in DNR's BRRTS database. All documents and project milestones related to the cleanup of each of the involved sites are listed in the database entry identified by BRRTS activity # 02-16-000331.

We appreciate your efforts to protect the environment at this site. If you have any questions regarding this approval decision, please contact John T. Hunt, by calling (715) 701-9383, or by email at [john.t.hunt@wisconsin.gov](mailto:john.t.hunt@wisconsin.gov). You can also contact me at (715) 208-4004, or by email at [christopher.saari@wisconsin.gov](mailto:christopher.saari@wisconsin.gov).

Sincerely,








Christopher A. Saari  
Northern Region Team Supervisor  
Remediation and Redevelopment Program

Attachments:

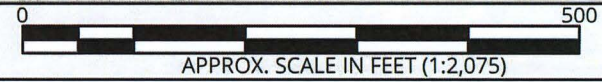
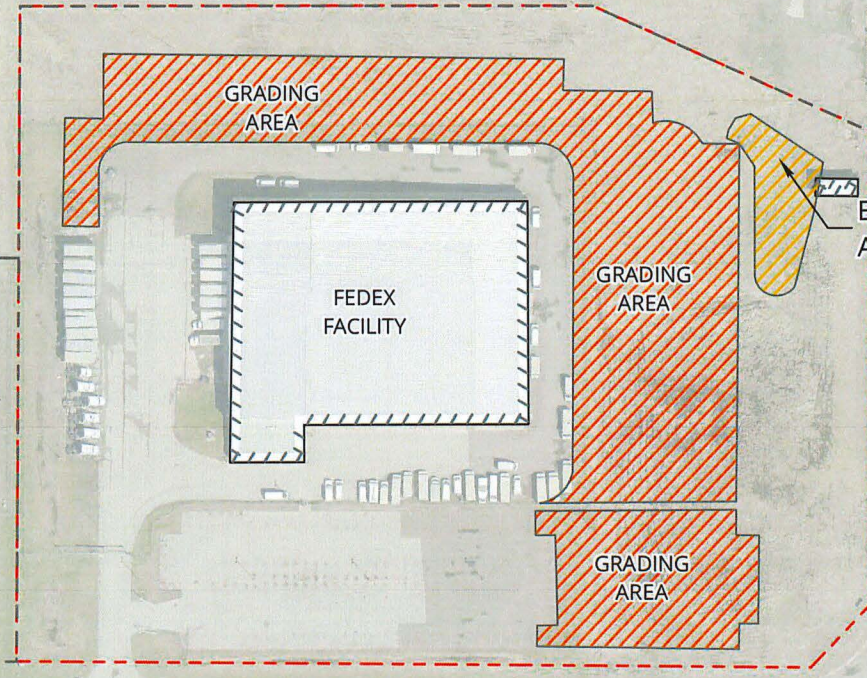
- Figure 2, *Excess Soil Generation Locations*, BBJ Group, August 24, 2021
- Figure 3, *Engineered Barriers, Dry Stormwater Pond and Soil Berm Location*, BBJ Group, August 24, 2021
- Cover or Barrier Maintenance Plan, BBJ Group, August 10, 2021

cc: Justin Button-Hutchens, BBJ Group ([jbutton@bbjgroup.com](mailto:jbutton@bbjgroup.com))  
Jim L. Smith, BP Remediation Management ([jim.smith2@bp.com](mailto:jim.smith2@bp.com))  
Layne Kortbein, Antea ([layne.kortbein@anteagroup.com](mailto:layne.kortbein@anteagroup.com))

FILE: C:\USERS\JUSTIN\ONEDRIVE\DOCUMENTS\ARCOCUS\PROJECTS\SUPERIOR WI - FEDEX REDEVELOPMENT\APPRX LAYOUT\Figure 2 (SUBTOTAL: 8/24/2021 11:13 AM)

- LEGEND**
-  GRADING
  -  EXCAVATION
  -  STRUCTURE - MAIN
  -  SUBJECT PROPERTY
  -  PARCEL

**NOTES**  
 AERIAL IMAGERY PROVIDED AS SID, DATED 2019 AND AVAILABLE AT 3-INCH RESOLUTION.  
 LOCATIONS ARE APPROXIMATE. SHOULD NOT BE USED FOR SURVEYING PURPOSES.



	PROJECT NO: R2112496
	CREATED BY: JBH 08.24.2021
	CHECKED BY: JBH 08.24.2021
	APPROVED BY: KLM 08.24.2021








**EXCESS SOILS GENERATION LOCATIONS**  
 FEDEX FACILITY  
 2929 HALVOR LANE  
 SUPERIOR, WISCONSIN

FIGURE  
 2



FILE: C:\USERS\JUSTIN\ONEDRIVE\DOCUMENTS\ARCOCIS\PROJECTS\SUPERIOR WI - FEDEX REDEVELOPMENT\PROJECTS\SUPERIOR WI - FEDEX REDEVELOPMENT\APRX LAYOUT\FIGURE 3 (BUTTON: 8/24/2021 11:29 AM)

**LEGEND**

-  BERM
-  DRY STORMWATER POND
-  CONCRETE SURFACE
-  STRUCTURE - MAIN
-  SUBJECT PROPERTY
-  BITUMUNOUS PAVEMENT
-  PARCEL

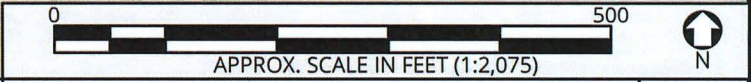
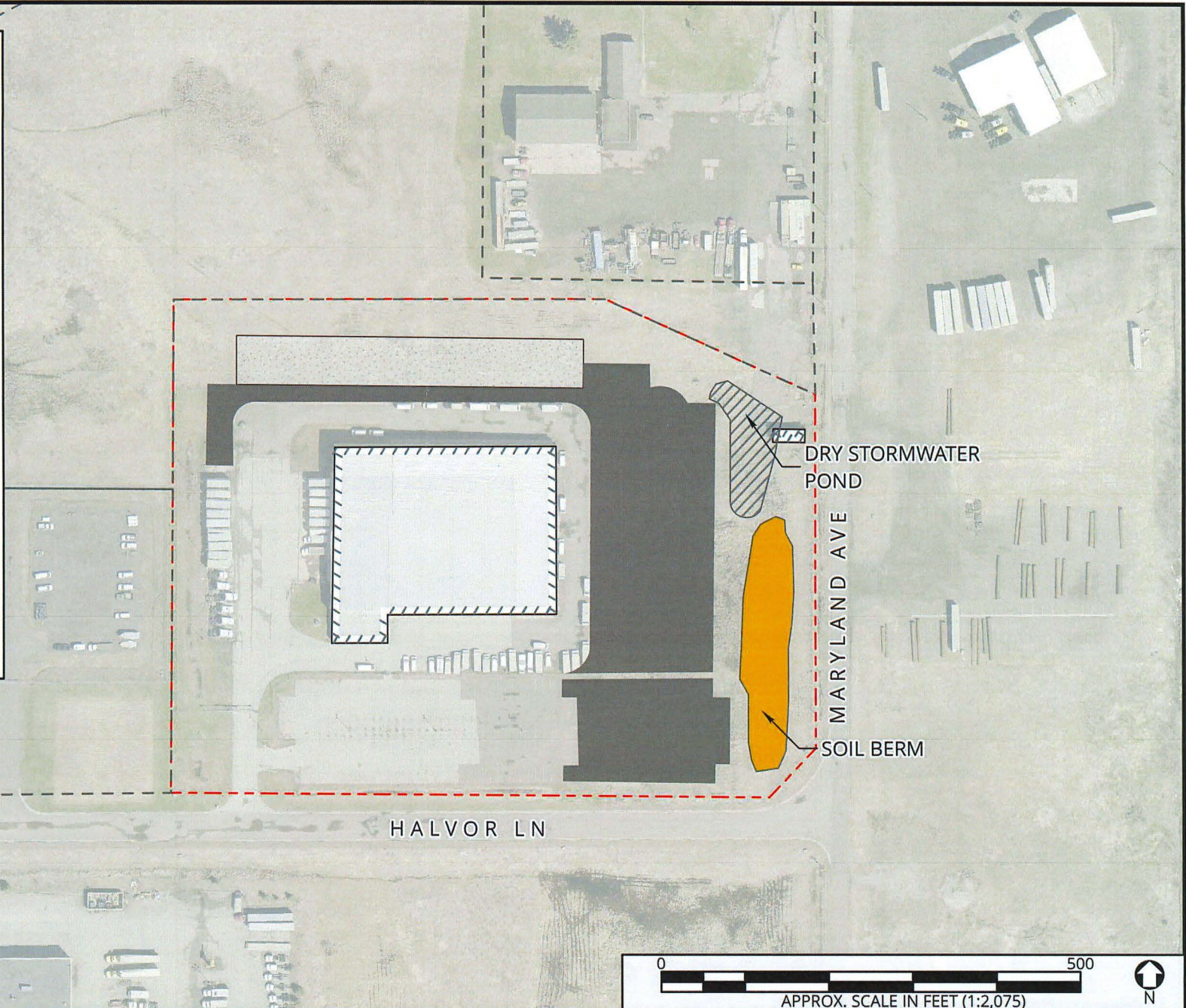
**NOTES**

AERIAL IMAGERY PROVIDED AS SID, DATED 2019 AND AVAILABLE AT 3-INCH RESOLUTION.

EXCESS SOILS GENERATED DURING GRADING FOR CONCRETE AND ASPHALT SURFACE LOCATIONS WILL BE ADDED TO SOIL BERM.

EXCAVATED SOILS FROM DRY STORMWATER POND WILL BE ADDED TO THE SOIL BERM.

LOCATIONS ARE APPROXIMATE. SHOULD NOT BE USED FOR SURVEYING PURPOSES.



	PROJECT NO:	R2112496
	CREATED BY:	JBH 08.24.2021
	CHECKED BY:	JBH 08.24.2021
	APPROVED BY:	KLM 08.24.2021

**ENGINEERED BARRIERS, DRY STORMWATER POND, AND SOIL BERM LOCATION**

FEDEX FACILITY  
2929 HALVOR LANE  
SUPERIOR, WISCONSIN

FIGURE  
3

**COVER or BARRIER MAINTENANCE PLAN**  
*(to be included in Form 4400-202, as Attachment D)*

August 10, 2021

Property Located at: 2929 Halvor Lane

DNR BRRTS/Activity #: 07-16-583046

Parcel Number: 06-806-00739-06

## Introduction

This document is the Maintenance Plan for an engineered soil berm and asphalt cover that will be installed 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 future installation of the soil berm and asphalt cover which addresses or occupies the area over the contaminated soil.

### **D.1. Descriptions:**

#### Description of Contamination

Based on the results of the soil investigation, the lone exceedance of the DC RCL for benzene and the several exceedances of select VOCs, PAHs and metals of the GW RCL document existing contamination at the Subject Property caused by the historical Former Terminal at the Subject Property. Soil contaminated by benzene and select petroleum related contaminants (i.e. PAHs) are located at a depth of approximately 1-4 feet on the eastern portion of the property. Groundwater contaminated by VOCs, PAHs, and metals associated with the historical Former Terminal is located at a depth of approximately 10 feet below ground surface. The extent of the soil and groundwater contamination is shown in Antea Groups Monitoring Well Abandonment Work Plan dated March 12, 2021.

#### Description of the [Cover/Barrier] to be Maintained

The asphalt pavement consists of approximately 12 inches of crushed aggregate base WisDOT 3/4 -inch base and 5-inches of asphalt surface and binder material for paved surfaces. The concrete barrier consists of approximately 12-inch aggregate base with 8-inches of concrete pavement. The soil berm consists of a 30 MIL PVC geomembrane liner covering excess soils in a soil berm topped by a minimum of eight inches of clean topsoil seeded with a type 10 or 70 seed for vegetation. The vegetation will be mowed on a regular basis by the property owner. The barriers are located as shown on the **Figure 1. Two detail pages from the construction specification drawings is also included for reference on relative thickness of these features.**

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

The asphalt pavement, concrete pavement, and soil berm with a 30 MIL PVC geomembrane liner covering the contaminated soils serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The cover/barriers also 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 use, the barrier should function as intended unless disturbed.

### Annual Inspection

The berm overlying the contaminated soil and 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 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 will be documented.

The concrete and asphalt areas overlying the contaminated soil and 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 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 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.

A copy of the inspection log must be submitted electronically to the DNR after every inspection, at least annually.

### 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, concrete, or berm overlying the contaminated soils 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 and tenant will be sure to mow the vegetation on the soil berm on a regular basis. The property owner, in order to maintain the integrity of the grass covered berm, will maintain a copy of this Maintenance Plan at the site; or, if there is no acceptable place to keep it at the site (for example, no building is present), at the address of the property owner 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/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) 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.

Contact Information

*(Form 4400-202, Attachment D, Part 1.) Contact Information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.)*

August 2021

Site Owner and Operator:	FedEx 2929 Halvor Lane
Property Owner:	Cory Hart HCI Limited Partnership 3121 Mercedes Drive Monroe, LA 71291
Consultant:	BBJ Group, LLC 140 S Dearborn St, Suite 1520 Chicago, IL 60603 312-219-7787
DNR:	John Hunt 223 E Steinfest Road Antigo, WI 54409 715-701-9383

**D.2 Location Map(s)**

*Include a location map which shows:*

- (1) the feature that requires maintenance;*
- (2) the location of the feature(s) that require(s) maintenance: on and off the source property;*
- (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site;*
- (4) the extent and type of residual contamination; and*
- (5) all property boundaries.*

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

The berm has not been installed yet, and will be completed September 2021. Photographs will be submitted with the first Inspection and Maintenance Log at that time.

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

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

## Monitoring Well Maintenance Plan Template

### D.1. Descriptions and Contact Information: (Form 4400-202, Attachment D, Part 1.)

The Monitoring Well Abandonment Work Plan and Abandonment and Transmissivity Memo from the Antea Group detail proposed monitoring well abandonment without replacement. Antea Group has requested to have existing monitoring, extraction, and recovery wells MW-3, MW-23, EW-9, EW-10, and RW-6 be abandoned. Antea Group is requesting that the monitoring and recovery wells be abandoned without replacement at the property. This work is pending approval of WI DNR.

#### Contact Information:

August 2021

Consultant:               Antea Group  
5910 Rice Creek Parkway, Suite 100  
St. Paul, MN 55126  
651-697-5117

DNR:                       John Hunt  
223 E Steinfest Road  
Antigo, WI 54409  
715-701-9383

### D.2. Location Map:

Location of abandoned wells will be submitted with Well Abandonment Forms. If monitoring wells are to be replaced, a location of where the monitoring well installation occurs will be provided by Antea Group.

### D.3. Photograph of Monitoring Well:

Well photographs can be provided as required.








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

Antea Group will be tasked with inspecting and maintaining their Monitoring Wells, if required to be replaced.

## FIGURES

FILE: C:\USERS\JUSTIN\ONE DRIVE\DOCUMENTS\MRG\GIS\PROJECTS\SUPERIOR WI -- FEDEX REDEVELOPMENT\SUPERIOR WI -- FEDEX REDEVELOPMENT.APRX LAYOUT-MAINTENANCE (JUBUTTON; 8/24/2021 11:57 AM)

**LEGEND**

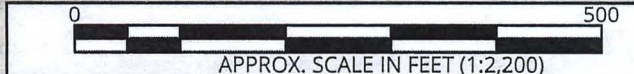
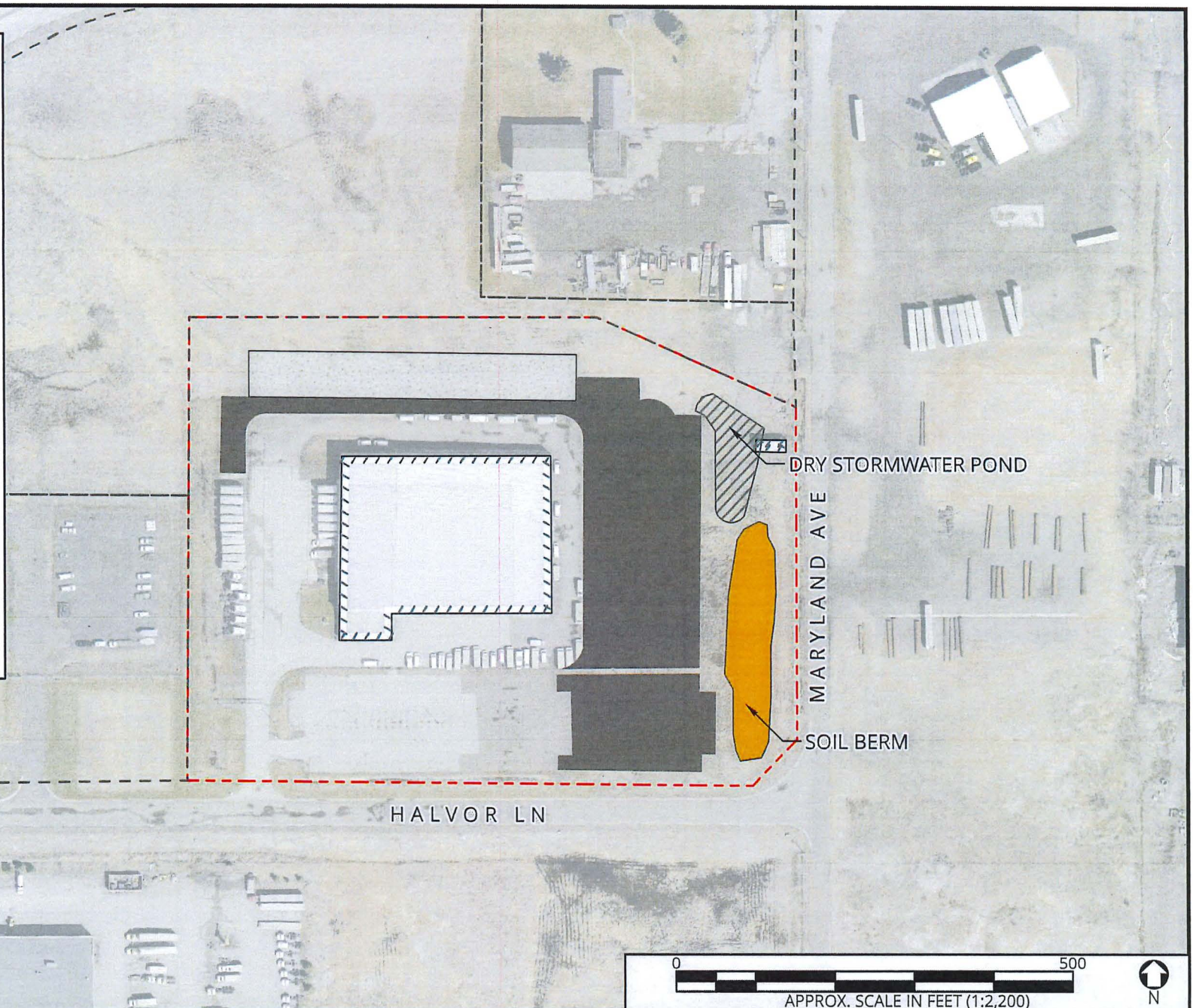
-  SOIL BERM
-  DRY STORMWATER POND
-  CONCRETE SURFACE
-  STRUCTURE - MAIN
-  SUBJECT PROPERTY
-  BITUMUNOUS PAVEMENT
-  PARCEL

**NOTES**

AERIAL IMAGERY PROVIDED AS SID BY DOUGLAS COUNTY, DATED 2019 AND AVAILABLE AT 3-INCH RESOLUTION.

THE CONCRETE, BITUMUNOUS (ASPHALT) PAVEMENT, AND SOIL BERM ARE THE FEATURES THAT REQUIRE ANNUAL INSPECTION. ANNUAL INSPECTIONS WILL BE RECORDED IN THE INSPECTION LOG.

LOCATIONS ARE APPROXIMATE. SHOULD NOT BE USED FOR SURVEYING PURPOSES.

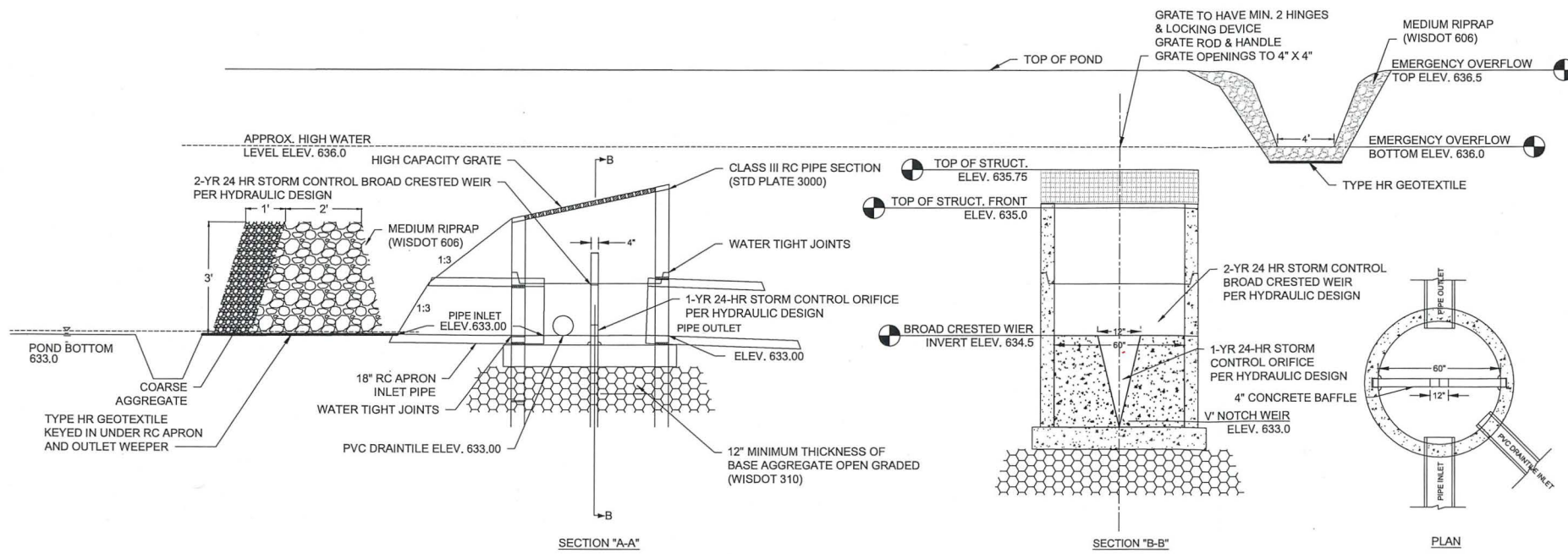


	PROJECT NO:	R2112496
	CREATED BY:	JBH 08.24.2021
	CHECKED BY:	JBH 08.24.2021
	APPROVED BY:	KLM 08.24.2021

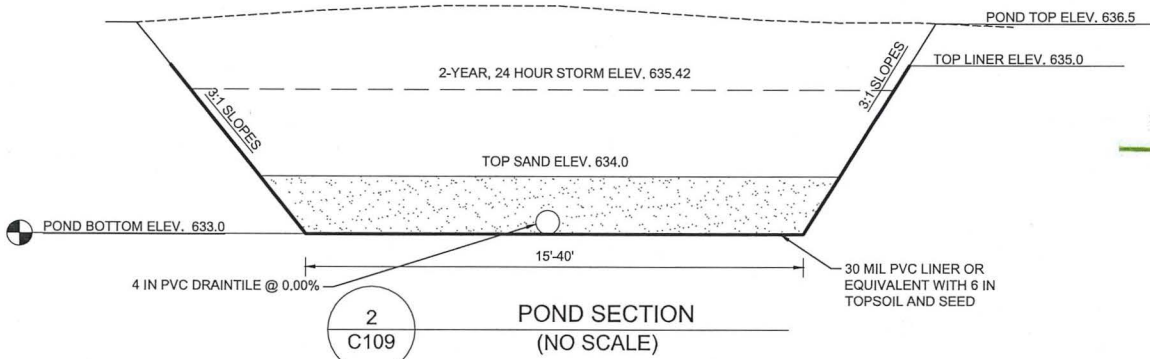
**SITE LAYOUT AND LOCATIONS OF FEATURES  
REQUIRING ANNUAL MAINTENANCE**  
  
 FEDEX FACILITY  
 2929 HALVOR LANE  
 SUPERIOR, WISCONSIN

FIGURE  
  
 1

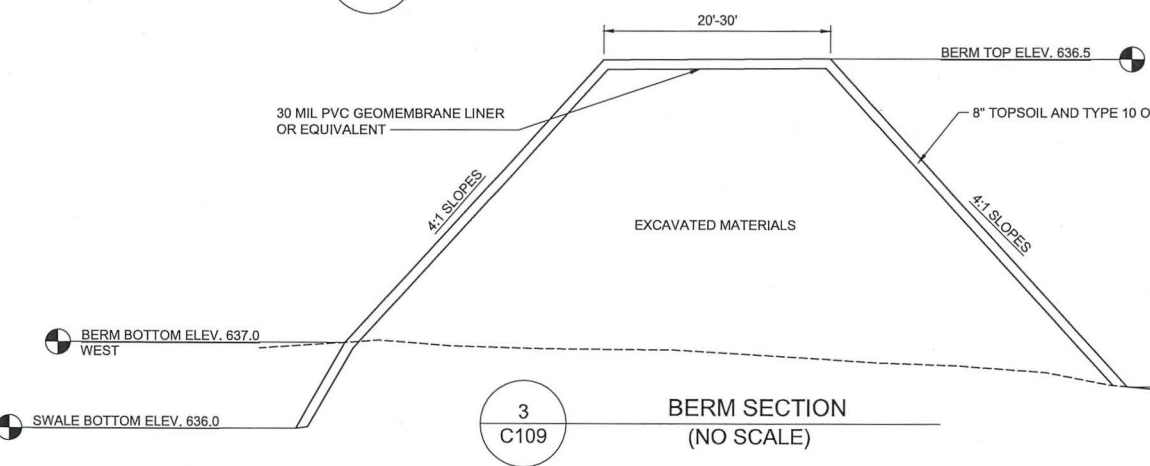




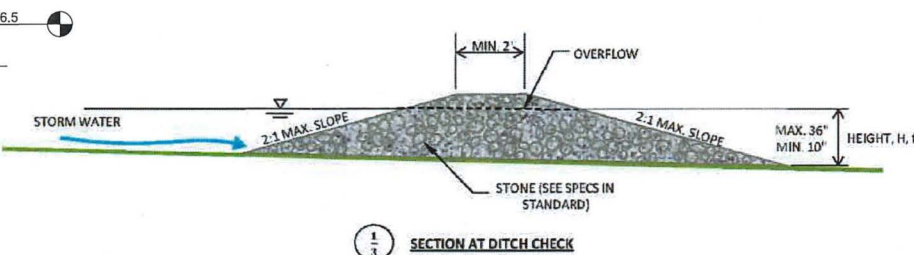
1 POND OUTLET STRUCTURE (NO SCALE) C109



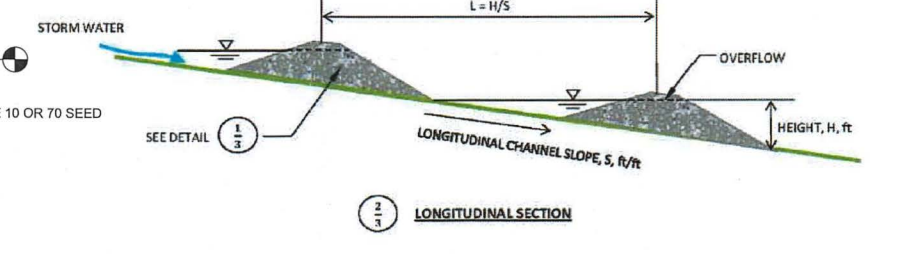
2 POND SECTION (NO SCALE) C109



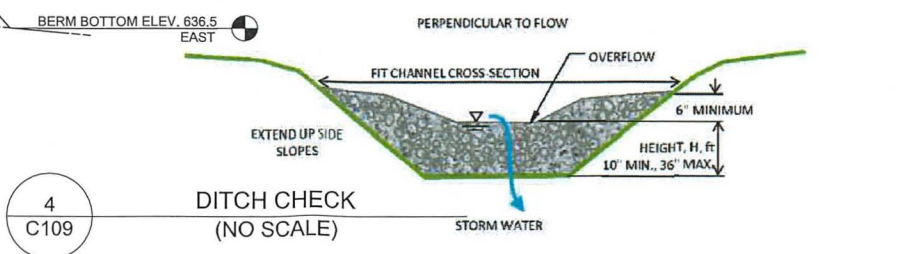
3 BERM SECTION (NO SCALE) C109



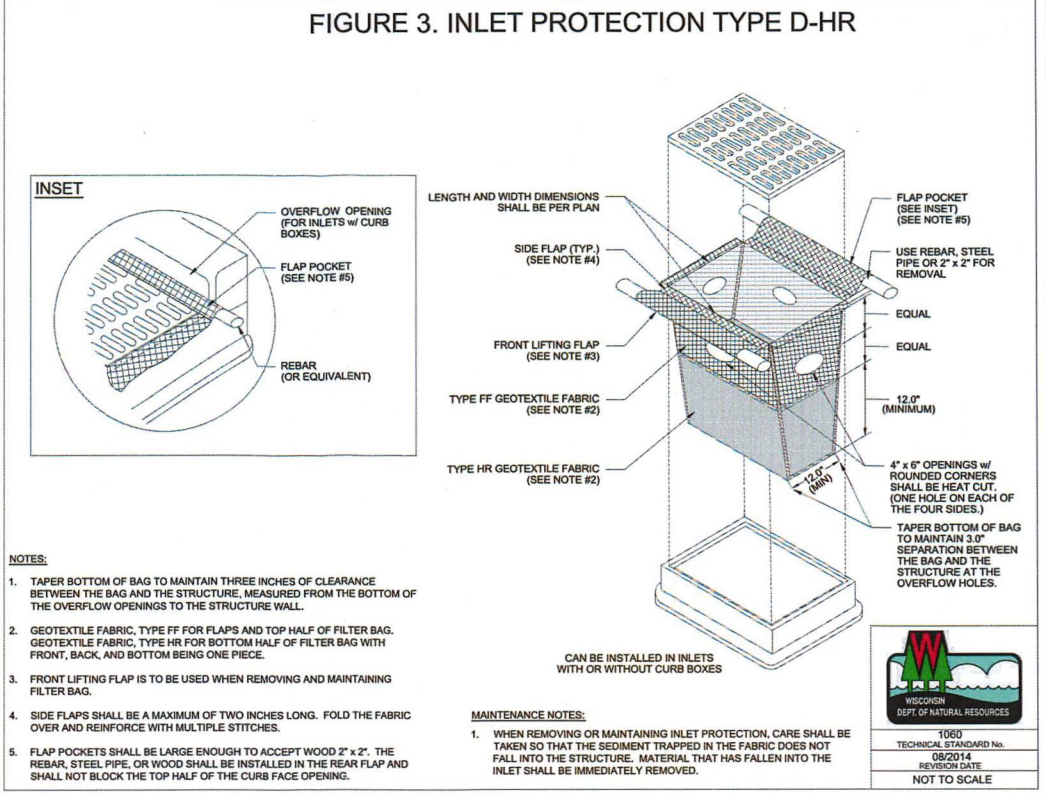
1/3 SECTION AT DITCH CHECK



2/3 LONGITUDINAL SECTION

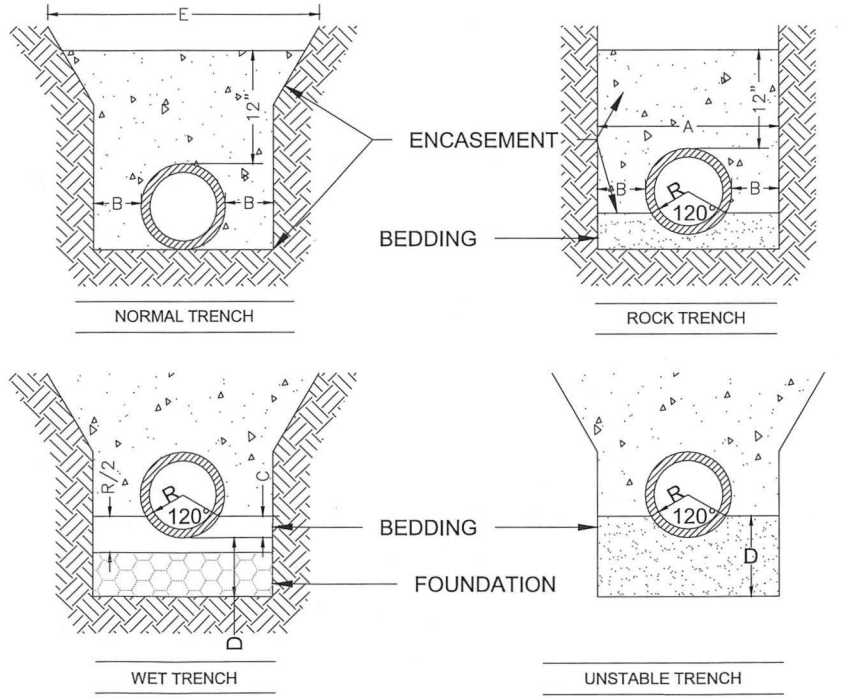


4 DITCH CHECK (NO SCALE) C109



- NOTES:**
- TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
  - GEOTEXTILE FABRIC, TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE.
  - FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
  - SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
  - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 2". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

- MAINTENANCE NOTES:**
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



- NOTES:**
- DIMENSIONS:
    - MAXIMUM WIDTH - O.D. PIPE + 24"
    - MINIMUM - 6"
    - 3" BELOW BARREL
    - DETERMINED BY ENGINEER
    - MAXIMUM PAY WIDTH (SURFACE RESTORATION) O.D. PIPE + 36"
  - ENCASMENT ZONE SHALL NOT CONTAIN STONE OVER 2 INCH CINDER, REFUSE, LUMBER, FROZEN EARTH, OR OTHER OBJECTIONABLE MATERIAL.
  - BEDDING MATERIAL MAY BE SAND OR GRAVEL CONTAINING NO STONES LARGER THAN 2 INCH SIZE.
  - FOUNDATION SHALL BE UNIFORM 1 INCH TO 1 1/2 INCH WASHED OR CRUSHED STONE.

5 PIPE BEDDING (NO SCALE) C109

PLOT DATE: Jul 20, 2021 - 12:42pm  
FILENAME: K:\g-m\UDCP\properties\118062000\04\_Production\01\_CAD\02\_Sheets\C109\_Details.dwg

DESIGNED	JL		
DRAWN	JK, TM		
CHECKED	JG		
NO.	DATE	BY	DESCRIPTION OF REVISIONS
2	7/7/2021	JG	DETAIL ADDED, UPDATED DETAIL 1 & 2

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

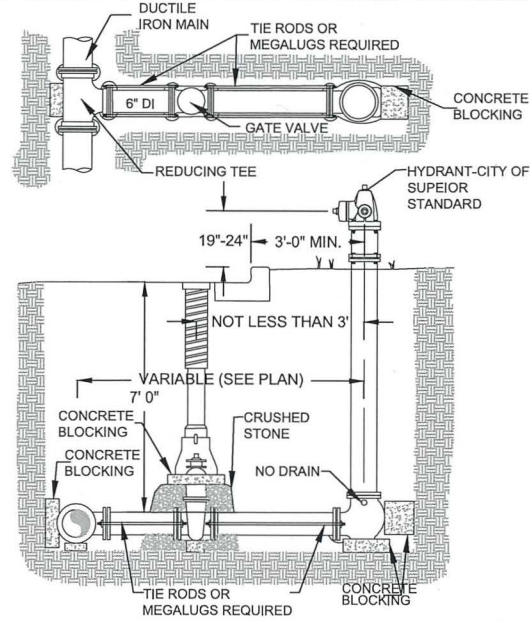
SIGNATURE: *[Signature]* DATE: 07/19/2021  
NAME: Jeffrey S. Goetzman LIC. NO.: 40227

11 E. Superior Street, Suite 420  
Duluth, MN 55802  
218.724.8578  
tkda.com

FedEx PARKING LOT EXPANSION

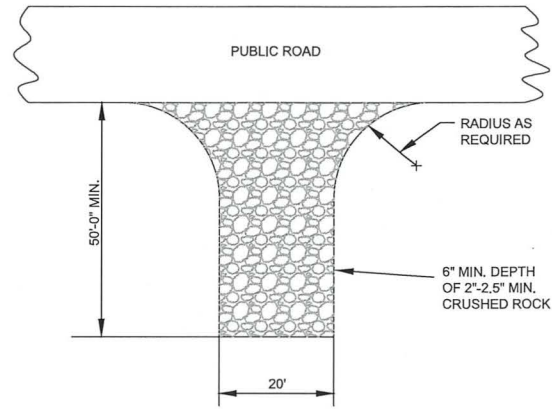
DETAIL

PROJ. NO. 18052.000  
DRAWING NO. C109



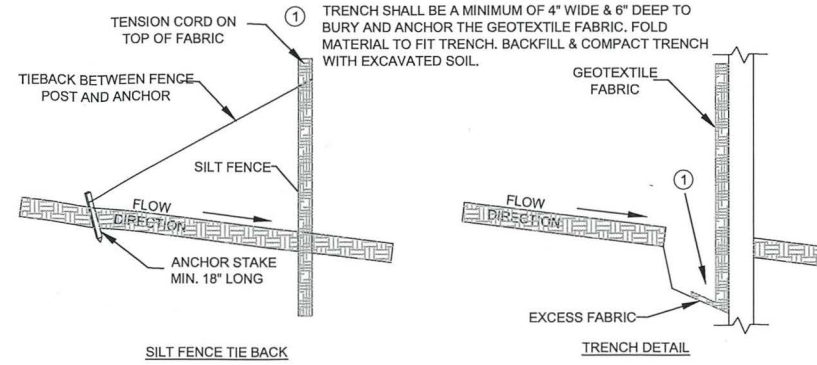
NOTES:  
 1. VALVES SHALL BE CONNECTED DIRECTLY TO AN ANCHORING TEE. WHENEVER DIRECT CONNECTION IS NOT POSSIBLE, TIE RODS OR MEGALUGS SHALL BE USED. TIE RODS SHALL BE GALVANIZED.  
 2. USE EPOXY COATING ON VALVE AND HYDRANT BASE.  
 3. ALL BOLTS SHALL BE COR-TEN WITH ZINC ANODE CAPS CONFORMING TO ASTM B-418 FOR ALL MECHANICAL JOINT FITTINGS. ANODE SIZE - REGULAR.

**1** FIRE HYDRANT SETTING DETAIL  
 C110 NO SCALE

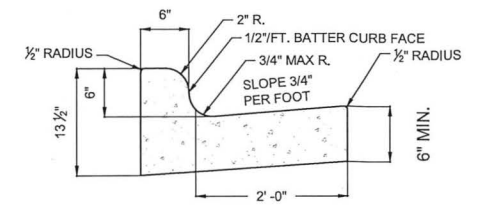


**2** TRACKOUT CONTROL WISDNR 1057-TS  
 C110 NO SCALE

② ROCKS AT ENTRANCE CLEAN WORKSITE MUD OFF OF TRUCK TIRES BEFORE DRIVING ON MAIN ROAD. THIS WILL PREVENT AUTO DAMAGE, KEEP CONSTRUCTION SEDIMENT OUT OF DRAINAGESYSTEMS AND WETLANDS.

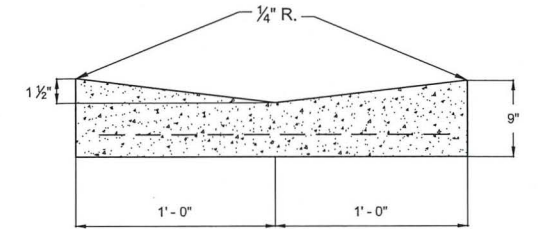


**3** SILT FENCE WISDNR 1056-TS  
 C110 NO SCALE



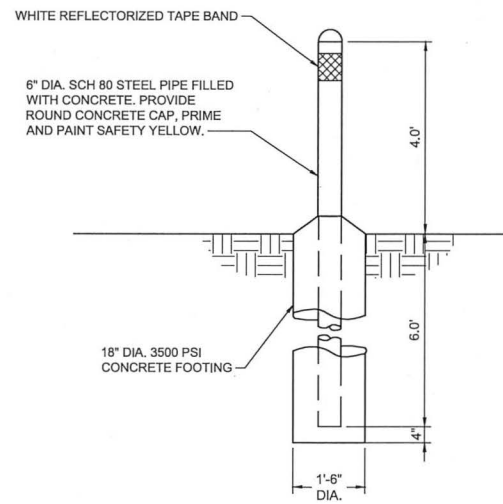
1. TIE BARS ARE REQUIRED FOR CURB AND GUTTER TYPE A.  
 2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6\"/>

**4** CURB AND GUTTER DETAIL  
 C110 NO SCALE

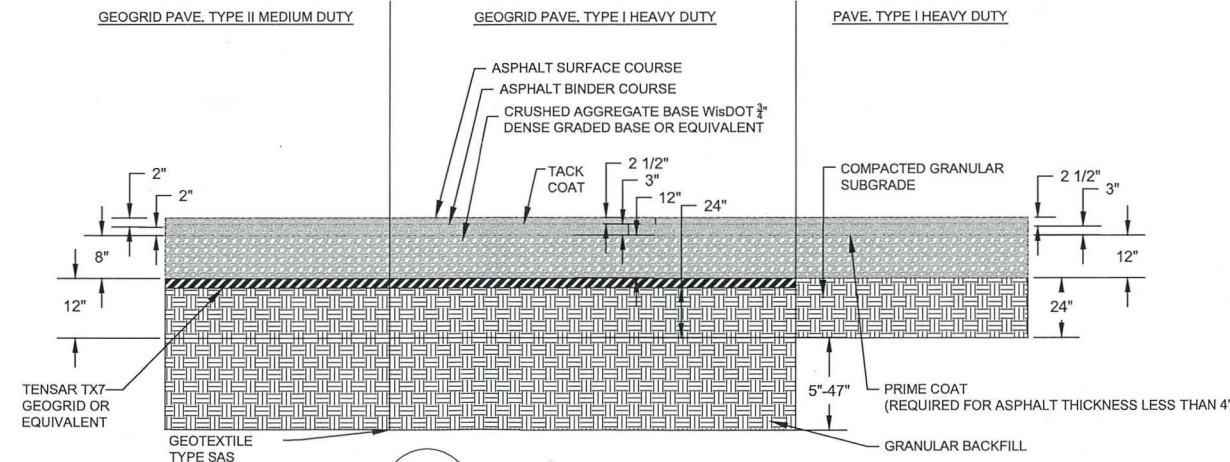


1. WHEN PLACED ADJACENT TO NEW CONCRETE, TIE BARS ARE REQUIRED FOR CONCRETE GUTTER 24\"/>

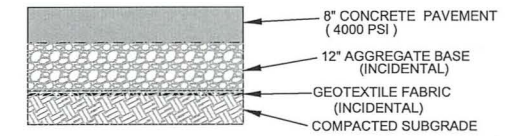
**5** CONCRETE VALLEY GUTTER  
 C110 NO SCALE



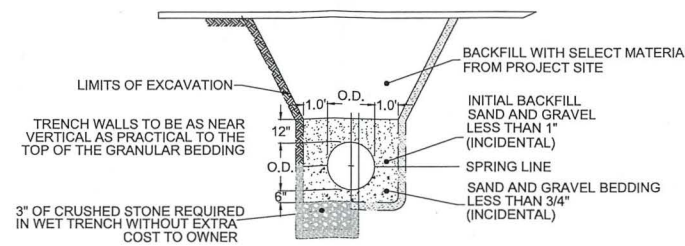
**6** PIPE BOLLARD - TYPE 1 DESIGN  
 C110 (NO SCALE)



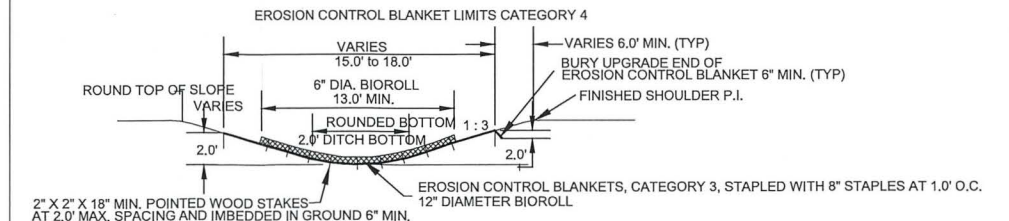
**7** ASPHALT PAVEMENT  
 C110 NO SCALE



**8** CONCRETE PAVING  
 C110 NO SCALE



**9** TYPICAL TRENCH SECTION FOR WATERMAIN  
 C110 NO SCALE



NOTE:  
 CHANNEL EROSION MAT WISDNR 1053-TS TO BE USED IN CHANNELS AND NON-CHANNEL EROSION MAT WISDNR 1052-TS TO BE USED IN NON-CHANNEL AREAS. SEE WISDNR TECHNICAL STANDARD 1071 FOR DETAILS ON PROPER LOCATIONS AND INSTALLATION.

**10** FILTER LOG TYPE STRAW BIOROLL WISDNR 1071-TS  
 C110 NO SCALE

PLOT DATE: Jul 20, 2021 - 12:42pm  
 FILENAME: K:\g-m\JDC\Properties\LL18052000\04\_Production\01\_CAD\02\_Sheets\C11x Details.dwg

NO.	DATE	BY	DESCRIPTION OF REVISIONS

DESIGNED	JL	HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.
DRAWN	JK, TM	
CHECKED	JG	SIGNATURE: <i>[Signature]</i> DATE: 07/19/2021 NAME: Jeffrey S. Goetzman LIC. NO.: 40227

11 E. Superior Street, Suite 420  
 Duluth, MN 55802  
 218.724.8578  
 tkda.com

**FedEx PARKING LOT EXPANSION**

**DETAIL**

PROJ. NO.  
 18052.000  
 DRAWING NO.  
**C110**

INSPECTION LOG

**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	BRRTS No.
----------------------	-----------

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 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
		<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

BRRTS No.

Activity (Site) Name

# Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (R 7/20)

Page 2 of 2

{Click to Add/Edit Image}

Date added:

Title:

{Click to Add/Edit Image}

Date added:

Title: