BARRIER/COVER MAINTENANCE PLAN

September 2, 2020

Property Located at: 568 Haugen Road, Town of Albion, Dane County, Wisconsin

WDNR BRRTS#: 03-13-211037 and 03-13-557218

Parcel Number: 051227195701

Owner: Edgerton Truck Stop Holdings LLC

Introduction

This document is the Maintenance Plan for an engineered barrier comprised of buildings and a concrete/asphalt paved surface covers in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code (WAC). The maintenance activities relate to the engineered barrier comprised of the buildings and concrete/asphalt pavement covers, which occupies the areas over the contaminated soil and groundwater. This maintenance plan is a long-term plan for two closed BRRTS cases (BRRTS #03-13-211037 and BRRTS #03-13-557218) and supersedes the previous maintenance plans associated with these cases.

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

- The case file located at the Wisconsin Department of Natural Resources (WDNR) office in Fitchburg, Wisconsin
- At http://dnr.wi.gov/topic/Brownfields/wrrd.html, which includes:
  - BRRTS on the Web (WDNR'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
- Mr. Jeff Ackerman, the WDNR project manager.

Descriptions

Description of Contamination

According to information from WDNR's BRRTS on the Web, the soil contamination is located in three main areas: 1) a small area northwest of the C-store building; 2) a small area northwest of the southwestern most canopy/fuel dispensers; and 3) a large circular area beginning at the diesel building and diesel fueling dispensers located in the north-central portion of the site. The suspected source for the contamination is the former dispensers and former underground storage tank (USTs) located northwest of the C-store building and the diesel fuel storage tank systems in the north-central portion of the property. Soil contamination includes several petroleum volatile organic compounds (PVOC) at concentrations exceeding residual cleanup levels (RCLs). Contaminated soil samples were collected approximately 2 to 14 feet below ground surface. Sufficient investigation was completed to characterize the impacted soil. The extent of soil contamination exceeding RCLs is shown on Figure D.1.a.

According to information from WDNR's BRRTS on the Web, two PVOC groundwater contamination plumes are located onsite. One plume beginning at the main store building,

extends northwest to the detention pond along the western property boundary. The second plume surrounds the diesel building, dispensers, and diesel USTs. Several PVOCs are remain above NR 140, WAC, enforcement standards (ESs). Sufficient investigation was completed to characterize the impacted groundwater. The extent of groundwater contamination exceeding NR 140 ESs is shown on Figure D.1.a.

Description of the Cover to be Maintained

The extent and locations of cover/barriers are shown in the attached Figure D.1.a. The cover at the site consists of the following elements:

- The building near the diesel fueling area;
- Part of the C-Store building; and
- Concrete/asphalt pavements overlying the contamination.

Cover Purpose

The buildings and concrete/asphalt pavement covers overlie the PVOC-contaminated soil and will serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The cover also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, WAC. Based on the current use of the property for commercial purposes, the barrier should function as intended unless disturbed.

Annual Inspection

The buildings and concrete/asphalt pavement covers overlying the contaminated soil and groundwater, as depicted on Figure D.1.a., will be inspected annually, normally in the spring after all snow and ice is gone, for deterioration, snow plow damage, 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 prepared by the site owner or designated representative and is included as 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 the office of the property operator and available for submittal or inspection by WDNR 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 site operator must inform maintenance workers of the direct contact exposure hazard. The site operator 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 by the owner in accordance with applicable local, state, and federal law.

In the event that elements of the engineered barrier 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 WDNR or its successor.

The site operator, in order to maintain the integrity of the engineered barrier, will maintain a copy of this Maintenance Plan at the site 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 WDNR Prior to Actions Affecting a Cover/Barrier

The following activities are prohibited on any portion of the property where the cover is required as shown on the attached Figure D.1.a., 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; 6) construction or placement of a building or other structure; or 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 WDNR 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, WAC.

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 the WDNR.

Contact Information – September 2020

Property Owner:

Edgerton Truck Stop Holdings LLC
568 Haugen Road
Edgerton, WI 53534
(408) 896-5635
Contact: Joel Accathara

Printed Name: Joel Accathara

Signature: _____

Consultant:

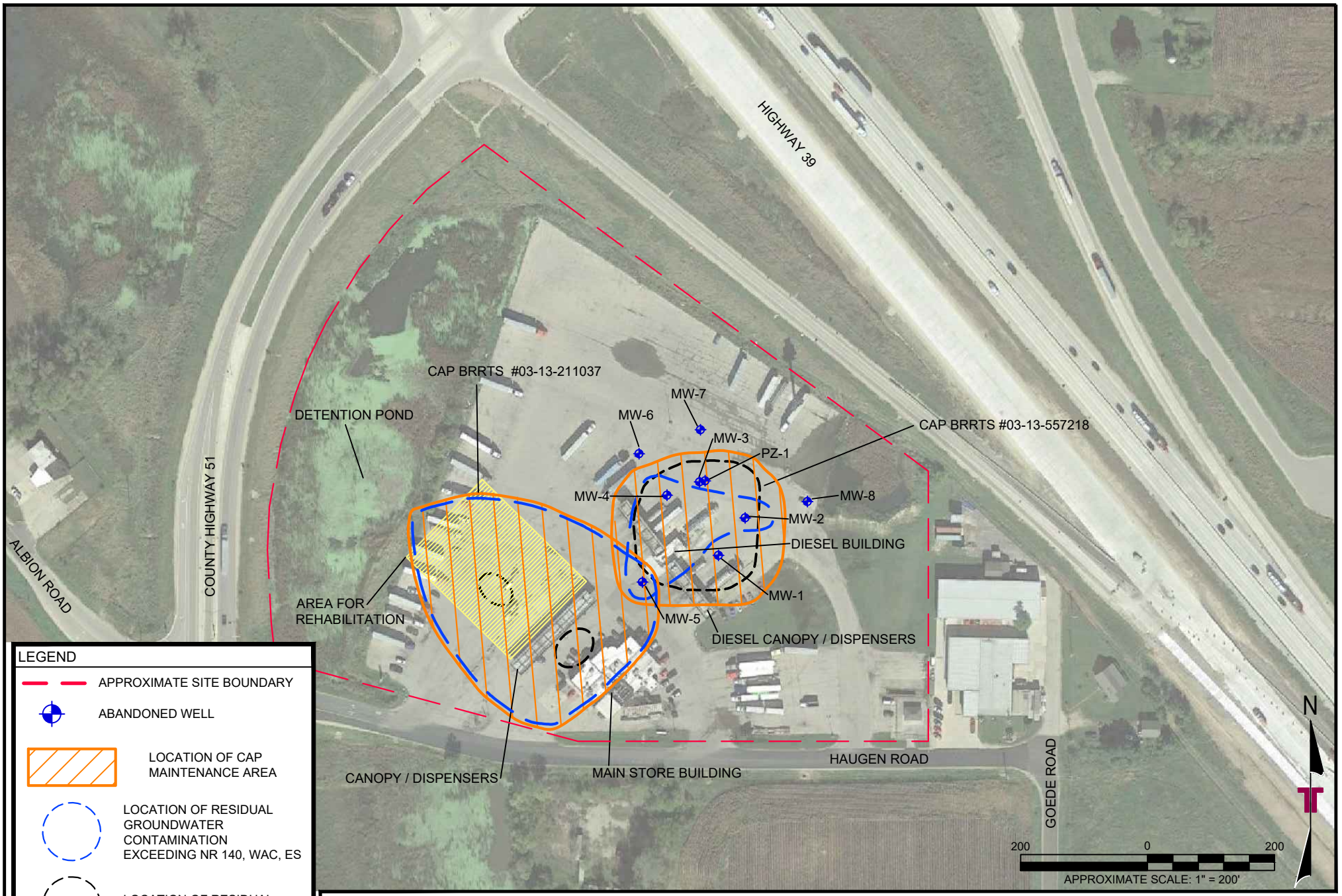
Terracon Consultants, Inc.
9856 South 57th Street
Franklin, Wisconsin 53132
(414) 423-0255
Contact: Blaine R. Schroyer, P.E.

WDNR:

Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711
(608) 575-9846
Contact: Jeff Ackerman

List of Attachments:

Figure D.1.a. – Site Diagram
Form 4400-305, Continuing Obligations Inspection and Maintenance Log
Photographic Log



LEGEND

- APPROXIMATE SITE BOUNDARY
- ABANDONED WELL
- LOCATION OF CAP MAINTENANCE AREA
- LOCATION OF RESIDUAL GROUNDWATER CONTAMINATION EXCEEDING NR 140, WAC, ES
- LOCATION OF RESIDUAL SOIL IMPACTS

IMAGE SOURCE: GOOGLE EARTH PRO
DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr:	BRS
Drawn By:	JLM/PJS
Checked By:	LPC
Approved By:	BRS

Project No.	58197139
Scale:	AS SHOWN
File No.	58197139C1
Date:	7/2019

Terracon
Consulting Engineers and Scientists
9856 SOUTH 57th STREET FRANKLIN, WI 53132
PH. (414) 423-0255 FAX. (414) 423-0566

SITE DIAGRAM

EDGERTON OASIS TRUCK STOP
568 HAUGEN ROAD
EDGERTON, WISCONSIN

FIGURE
D.1.a.

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

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	BRRTS No.
Edgerton Oasis Truck Stop	03-13-211037/03-13-557218

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?
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			◯ Y ◯ N	◯ Y ◯ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			◯ Y ◯ N	◯ Y ◯ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			◯ Y ◯ N	◯ Y ◯ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			◯ Y ◯ N	◯ Y ◯ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			◯ Y ◯ N	◯ Y ◯ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			◯ Y ◯ N	◯ Y ◯ N

Continuing Obligations Inspection and Maintenance Log

{Click to Add/Edit Image}

Date added:

Title:

{Click to Add/Edit Image}

Date added:

Title:

Photo #1 View cap area located northeast of the northern fueling canopy associated with BRRTS# 03-13-557218.

Photo #2 View cap area located northwest of the southern fueling canopy associated with BRRTS# 03-13-211037

Photo #3 View cap area located northwest of the southern fueling canopy associated with BRRTS# 03-13-211037.