BARRIER MAINTENANCE PLAN

January 30, 2023

Property Location: 133 Enterprise Street, Evansville, WI 53536

WDNR BRRTS/Activity #: 02-54-000983

FID #: 154008360

LEGAL DESCRIPTION

TAX /Parcel Identification Number: 6-27-675

Introduction

This document is the Maintenance Plan for a pavement barrier at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wisconsin Administrative Code (Wis. Adm. Code). This plan replaces the prior December 2007 plan which required maintenance of the galvanizing building foundation as a barrier. The galvanizing building was located at the northeast side of the property (**Figure 1**), but was subsequently demolished and replaced with an asphalt parking lot. The asphalt parking lot is considered a suitable replacement for the former building foundation barrier. The maintenance activities relate to the existing pavement which occupies the area over the contaminated groundwater plume and soil.

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

- The case file in the Wisconsin Department of Natural Resources (WDNR) Region office.
- 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
  - The WDNR project manager for Rock County.

D.1. Descriptions

Description of Contamination

Soil contaminated by zinc, chloride, sulfate, and ammonia as nitrogen is located at a depth of approximately 1 foot in the area of the former Galvanizing building. Groundwater contaminated by dissolved zinc and trichloroethylene (TCE) is located at a depth of approximately 5 feet. The extent of the soil and groundwater contamination is shown on **Figures 1** and **2**.

Description of the Barrier to be Maintained

The barrier consists of approximately 3 inches of asphalt pavement. It is located at the northeast side of the property as shown on **Figure 2**. Photos of the barrier are provided in **Attachment A**.

Barrier Purpose

The asphalt pavement over the contaminated soil and groundwater serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The barrier 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, Wis. Adm. Code. Based on the current use of the property, industrial, the barrier should function as intended unless disturbed.

Annual Inspection

The barrier overlying the contaminated soil and groundwater and as depicted on **Figure 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 **Attachment B**, 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 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 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 by the owner in accordance with applicable local, state, and federal law.

In the event the barrier overlying the contaminated groundwater plume or 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 WDNR or its successor.

The property owner, in order to maintain the integrity of the asphalt barrier, 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 WDNR Prior to Actions Affecting a Cover/Barrier

The following activities are prohibited on any portion of the property where pavement barrier is required as shown on the attached map, 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.

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, 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 WDNR.

Contact Information

January 2023

Site Owner and Operator:	Baker Manufacturing 133 Enterprise Street Evansville, WI (608) 882-3769
Consultant:	SCS Engineers 2830 Dairy Drive Madison, WI 53718 (608) 224-2830
WDNR:	Wendell Wojner 3911 Fish Hatchery Road Fitchburg, WI 53711 (608) 219-2309

D.2 Location Map

See **Figure 2**.

D.3 Photographs of Barrier

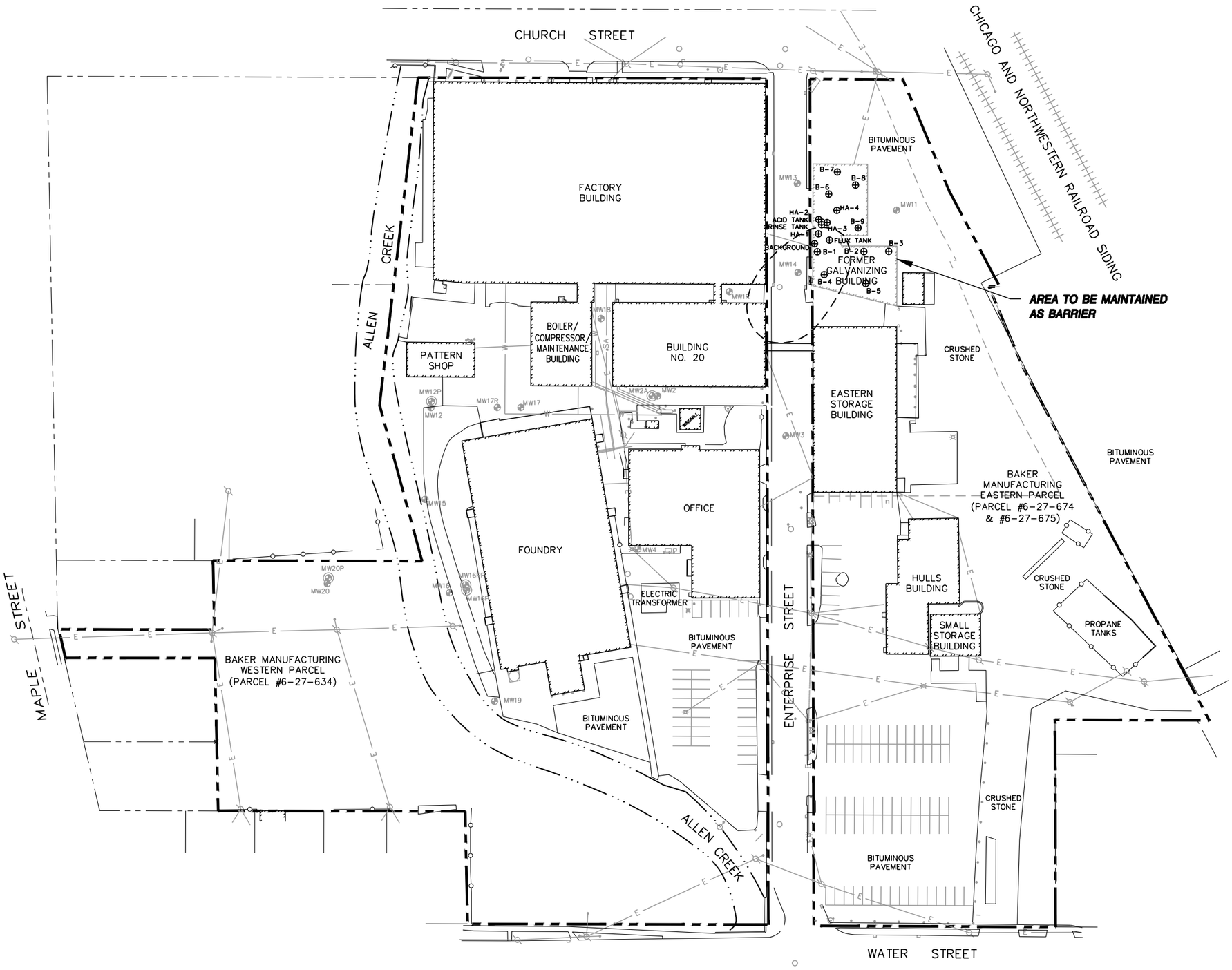
See **Attachment A**.

D.4 Continuing Obligations Inspection and Maintenance Log

See **Attachment B**.

Figures

1 Detailed Site Map
2 Barrier Location Map



LEGEND

- BAKER PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- EASEMENT LINE
- RAILROAD TRACKS
- EDGE OF WATER
- FENCE
- POST/POLE
- HYDRANT
- UTILITY POLE
- LIGHT POLE
- CTV — COMMUNICATIONS
- E — ELECTRIC
- G — GAS
- SA — SANITARY
- W — WATER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER
- SOIL BORING
- ESTIMATED EXTENT OF NR 140 PAL EXCEEDANCES

NOTES:

1. BASE MAP DERIVED FROM THE ALTA/ACSM LAND TITLE SURVEY REVISED ON MAY 19, 2006 BY COMBS AND ASSOCIATES.
2. NOT ALL UTILITIES ARE SHOWN. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON FIELD MEASUREMENTS COLLECTED ON SEPTEMBER 13, 2006 FOR ONLY THE AREA NORTH OF THE FOUNDRY.

100 0 100

SCALE: 1" = 100'

N

PROJECT NO.	25222190.00	DRAWN BY:	KP
DRAWN:	11/20/2022	CHECKED BY:	REL
REVISED:	01/12/2023	APPROVED BY:	REL 1/30/2023

ENGINEER: SCS ENGINEERS, 2830 DAIRY DRIVE MADISON, WI 53718-6751, PHONE: (608) 224-2830

CLIENT: BAKER manufacturing company — BAKER MANUFACTURING CO., 133 ENTERPRISE STREET, EVANSVILLE, WI 53536, (608) 882-3769

SITE: BAKER MANUFACTURING CO., EVANSVILLE, WISCONSIN

DETAILED SITE MAP

FIGURE 1

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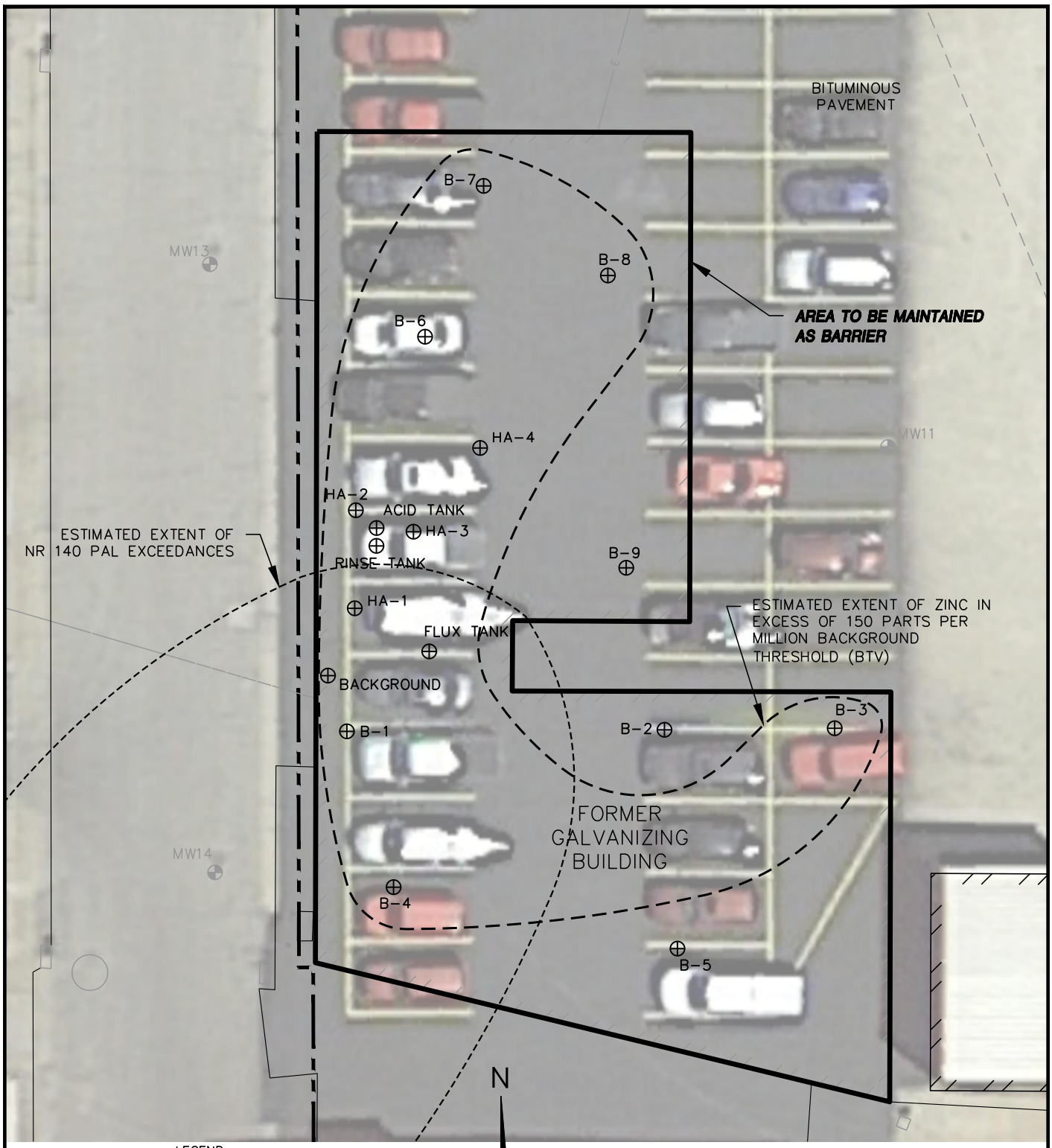

LEGEND

- BAKER PROPERTY LINE
- EASEMENT LINE
- POST/POLE
- E ELECTRIC
- ABANDONED MONITORING WELL
- SOIL BORING

20 0 20

SCALE: 1" = 20'

CLIENT		SITE		
BAKER manufacturing company	BAKER MANUFACTURING CO. 133 ENTERPRISE STREET EVANSVILLE, WI 53536 (608) 882-3769		BAKER MANUFACTURING CO. EVANSVILLE, WISCONSIN	BARRIER LOCATION MAP

PROJECT NO.	25222190.00	DRAWN BY:	KP	ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830
DRAWN:	11/20/2022	CHECKED BY:	REL		FIGURE
REVISED:	01/12/2023	APPROVED BY:	REL 01/30/2023		2

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Attachment A

Barrier Photographs

Barrier Photographs
Baker Manufacturing, Evansville, Wisconsin
SCS Engineers Project #25222190.00

Photo 1: Looking southeast at asphalt barrier. Google Street View image, August 2013.

Photo 2: Looking northeast at asphalt barrier. Google Street View image, August 2013.

Attachment B

Continuing Obligations Inspection and Maintenance Log

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

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (R 7/20)

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.
Baker MFG	02-54-000983

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 for soil ☐ sediment cap ☐ other:			( ) Y ( ) N	( ) Y ( ) N
		☐ monitoring well ☒ cover/barrier for soil ☐ sediment cap ☐ other:			( ) Y ( ) N	( ) Y ( ) N
		☐ monitoring well ☒ cover/barrier for soil ☐ sediment cap ☐ other:			( ) Y ( ) N	( ) Y ( ) N
		☐ monitoring well ☒ cover/barrier for soil ☐ sediment cap ☐ other:			( ) Y ( ) N	( ) Y ( ) N
		☐ monitoring well ☒ cover/barrier for soil ☐ sediment cap ☐ other:			( ) Y ( ) N	( ) Y ( ) N
		☐ monitoring well ☒ cover/barrier for soil ☐ sediment cap ☐ other:			( ) Y ( ) N	( ) Y ( ) N

{Click to Add/Edit Image} Date added:

Title:

{Click to Add/Edit Image} Date added:

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