



Cap Maintenance Plan

Former Firestone Property S73 W16437 Janesville Road Muskego, Wisconsin

Prepared for:

Waukesha County

515 W. Moreland Blvd., Room AC 260
Waukesha, Wisconsin 53188
(262) 896-8300

Prepared by:

SCS ENGINEERS

2830 Dairy Drive
Madison, Wisconsin 53718-6751
(608) 224-2830

January 2014
File No. 25212113.00

Offices Nationwide
www.scsengineers.com

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1 INTRODUCTION

WDNR Site Name: Former Firestone Property
Address: S73 W16437 Janesville Road, Muskego, Wisconsin 53150
Legal Descriptions: See Attached Deed (**Appendix A**)

The current BRRTS Activity Number for the site is 03-68-554227.

This document is the Maintenance Plan for a soil cap at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the soil cap that occupies the area over contaminated soil on site. The soil cap is two feet of clean soil. The contaminated soil is impacted by polycyclic aromatic hydrocarbons (PAHs). The location of the soil cap that is maintained in accordance with this Maintenance Plan, as well as the impacted soil, is identified on the attached map (**Figure 1**). Photos of the cap are included in **Appendix B**. The property owner, or successive owners, will maintain the cap in accordance with this plan.

2 CAP PURPOSE

The soil cap over the contaminated soil serves as a barrier to prevent direct human contact with residual contamination that might otherwise pose a threat to human health. Based on the current and near-future use of the property, the barrier functions as intended unless disturbed. Redevelopment of the property is planned for the future. An appropriate cap or barrier will remain over the property post-development.

3 ANNUAL INSPECTION

The soil cap overlaying the contaminated soil, as depicted on **Figure 1**, will be inspected once a year, normally in the spring after all snow and ice are gone, for deterioration, erosion, and other potential problems that can cause additional infiltration into underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, and other factors. Any areas with obvious erosion will be documented and repaired. A log of the inspections and any repairs will be maintained by the property owner and is included in **Appendix C**, Cap Inspection Log. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be maintained by the Waukesha County, unless otherwise directed in the case closure letter.

4 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.

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 protective 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.

The property owner will maintain a copy of this Maintenance Plan and make it available to all interested parties (i.e., employees, contractors, future property owners, etc.) for viewing.

5 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 Wisconsin Department of Natural Resources (WDNR).

6 CONTACT INFORMATION

January 2014

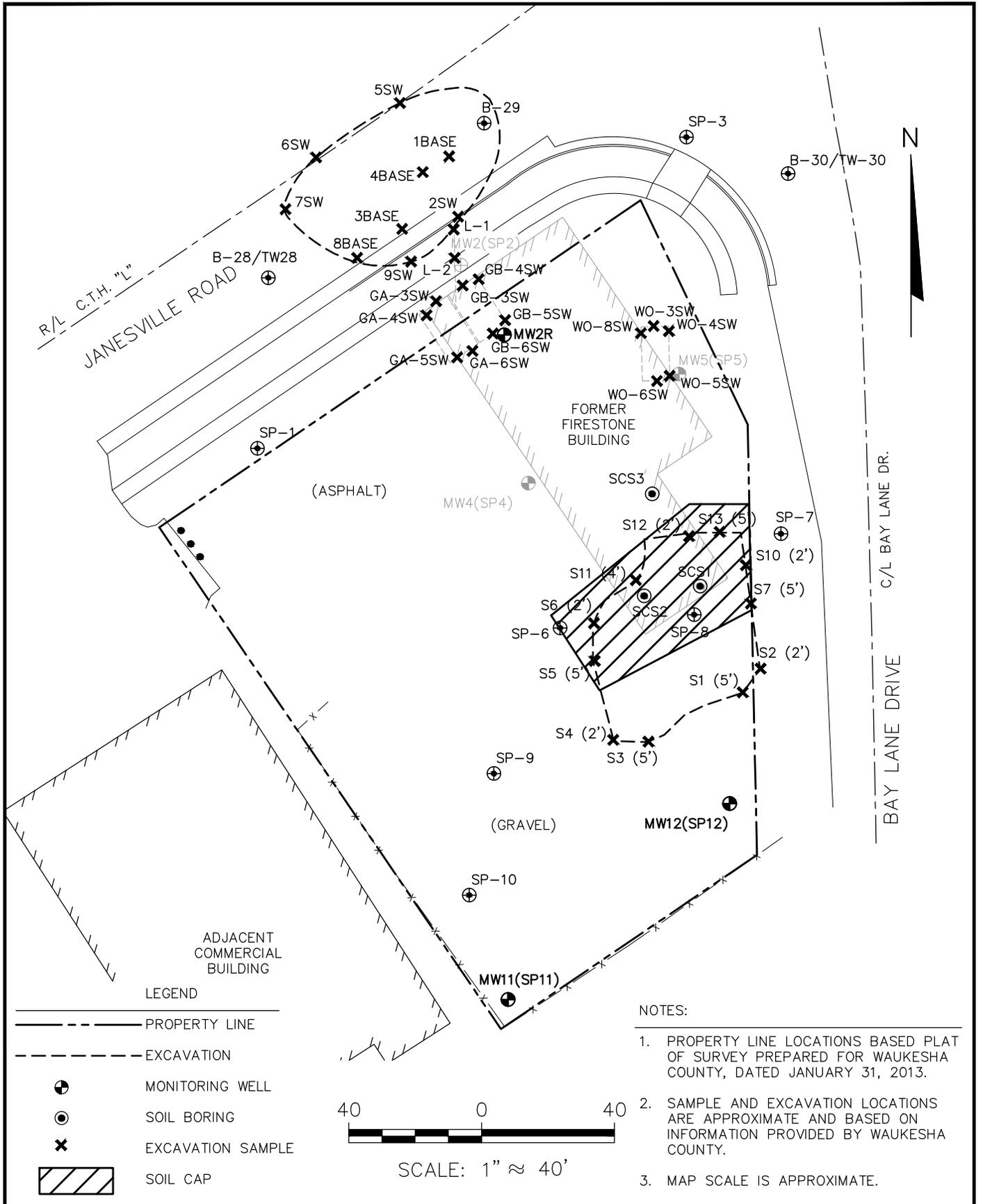
Site Owner and Operator: Mr. Steven Todd, Waukesha County (Site Contact)
Waukesha County
515 W. Moreland Blvd., Room AC 260
Waukesha, WI 53188
Phone: (262) 896-8300

Consultant: Mr. Chris Valcheff, Project Manager
SCS Engineers
2830 Dairy Drive
Madison, Wisconsin 53718
Phone: (608) 224.2830

WDNR: Mr. Shawn Wenzel
WDNR, South Central Region
2514 Morse Street
Janesville, WI 53545-0249
Phone: (608) 758-4934

FIGURE 1

Cap Maintenance Area



- NOTES:
1. PROPERTY LINE LOCATIONS BASED PLAT OF SURVEY PREPARED FOR WAUKESHA COUNTY, DATED JANUARY 31, 2013.
 2. SAMPLE AND EXCAVATION LOCATIONS ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY WAUKESHA COUNTY.
 3. MAP SCALE IS APPROXIMATE.

CLIENT	WAUKESHA COUNTY 515 W. MORELAND BLVD. WAUKESHA, WI 53188		SITE	FORMER FIRESTONE PROPERTY S73 W16437 JANESVILLE ROAD MUSKEGO, WISCONSIN		ENGINEER	CAP MAINTENANCE AREA	
	PROJECT NO.	25212113.00		DRAWN BY:	KP		SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	FIGURE
DRAWN:	04/23/12	CHECKED BY:	TM	1				
REVISED:	01/08/14	APPROVED BY:	REL 01/08/14					

APPENDIX A

Deed



NOV 11 8 447

STATE BAR OF WISCONSIN FORM 2
WARRANTY DEED
Exempt from fee under 77.25(2r)

3705877
REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON
11-11-2009 1:30 PM
JAMES R. BEHREND
REGISTER OF DEEDS
REC. FEE: 4.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 1

Keith R. Hammitt and Valerie J. Hammitt ("Grantor", whether one or more), conveys and warrants to Waukesha County ("Grantee", whether one or more), the following described real estate in Waukesha County, State of Wisconsin:

All that part of the Northwest One-quarter (1/4) of Section Ten (10), in Township Five (5) North, Range Twenty (20) East, in the City of Muskego, Waukesha County, Wisconsin, bounded and described as follows:
Commencing at a point on the North-South 1/4 line of the said Section, distant South 1255.60 feet from the stone marking the North 1/4 Section corner of the said Section; running thence South 57°01' West on the South line of State Trunk Highway 24, of width 66 feet, a distance of 29.80 feet to the point of commencement of the lands herein described; thence continuing South 57°01' West on South line of said Highway, 243.66 feet; thence South 32°59' East, 217.0 feet; thence North 57°01' East, 102.83 feet; thence North and parallel to the North-South 1/4 line aforesaid, and distant West 25.0 feet therefrom, 258.64 feet to the point of commencement. Excepting therefrom the premises conveyed by Warranty Deed recorded in Volume 1169 of Deeds, on Page 576, as Document No. 746452.

RETURN TO
Waukesha County DPW
Attn: Karen Braun
515 W Moreland Blvd Room 220
Waukesha WI 53188

Tax Parcel No: MSKC 2198.948

This deed is exempt from the return under 77.25(2r).

FEE
77.25(2r)
EXEMPT

*pd
11/1*

This is not homestead property.
(is)(is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: **Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.**

Dated this 2nd day of November, 2009.

[Signature]
Keith R. Hammitt

[Signature]
Valerie J. Hammitt

AUTHENTICATION

Signatures authenticated this _____ day of _____, 2009.

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Attorney Daniel R. Heiden State Bar #1017551

(Signatures may be authenticated or acknowledged. Both are not necessary.)

*Names of persons signing in any capacity should be typed or printed below their signatures.

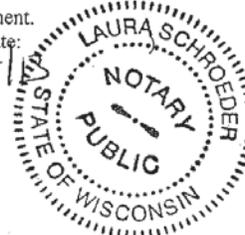
ACKNOWLEDGMENT

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } ss.

Personally came before me this 2nd day of November 2009, the above named **Keith R. Hammitt and Valerie J. Hammitt** to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

* *[Signature]*
Notary Public Waukesha County, WI

My Commission is permanent.
(If not, state expiration date: 5/5/13)

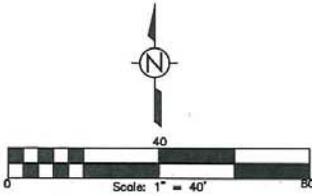


ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 20 EAST, IN THE CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

THE NE CORNER OF THE NW 1/4 OF SEC. 10-5-20

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 01°15'08" EAST ALONG THE EAST LINE OF SAID SECTION 1535.71 FEET TO A POINT; THENCE SOUTH 88°44'52" WEST, 33.00 FEET TO A POINT OF THE WEST RIGHT OF WAY LINE OF BAY LANE DRIVE AND THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE NORTH 01°15'08" WEST, 129.76 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE NORTH 25°31'07" WEST, 74.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF C.T.H. "L" (JANESVILLE ROAD); THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 55°45'52" WEST, 175.28 FEET TO A POINT; THENCE SOUTH 34°14'08" EAST, 182.84 FEET TO A POINT; THENCE NORTH 55°45'52" EAST, 93.29 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BAY LANE DRIVE AND THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 26,549 SQUARE FEET, 0.610 ACRES.

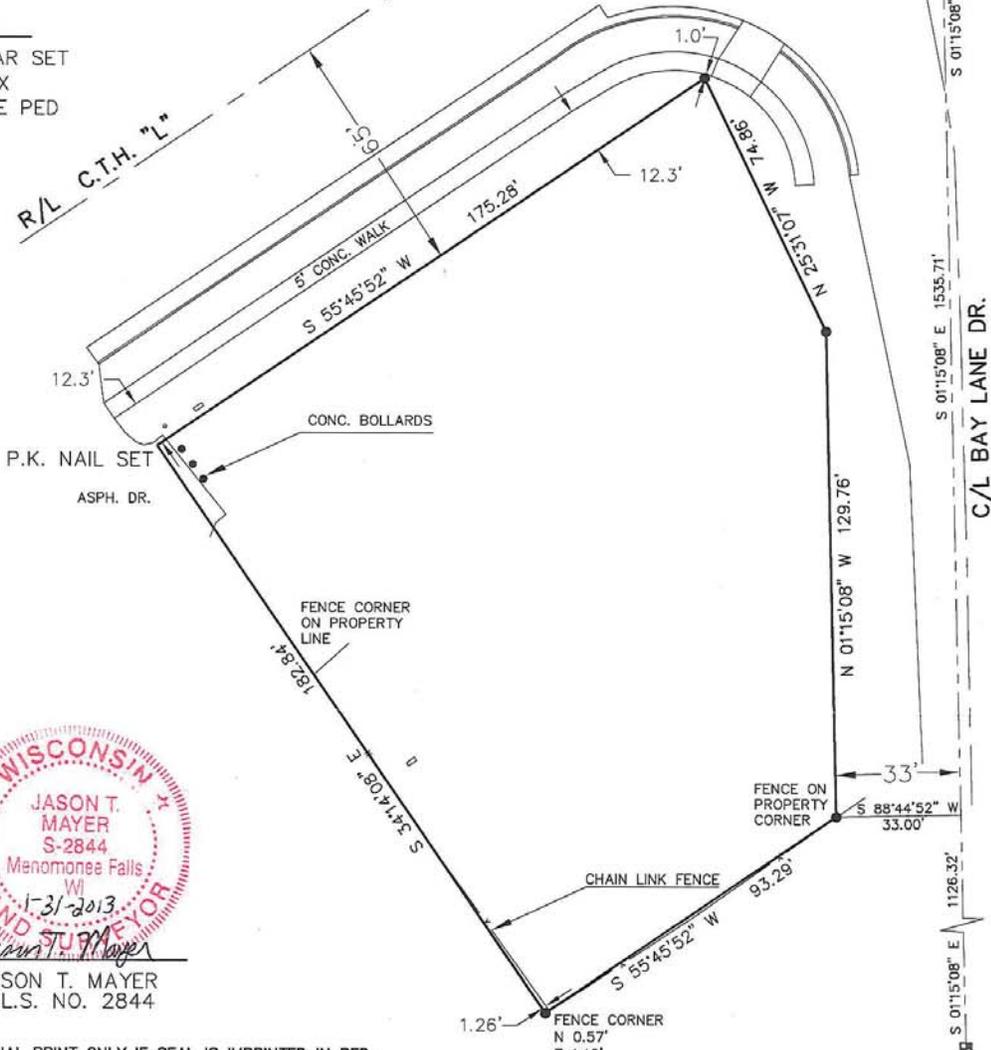


PLAT OF SURVEY FOR:
WAUKESHA COUNTY DEPT. OF PUBLIC WORKS
515 W. MORELAND BLVD. RM. 220
WAUKESHA, WI. 53188

BEARINGS REFERENCED TO THE EAST LINE OF THE NW 1/4 OF SEC. 10-5-20 OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS REVISED BY S.E.W.R.P.C. 2012.

LEGEND

- 1/2" REBAR SET
- CABLE BOX
- TELEPHONE PED



JASON T. MAYER
 S-2844
 Menomonee Falls, WI
 1-31-2013
Jason T. Mayer
JASON T. MAYER
 R.L.S. NO. 2844

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED.
"I have surveyed the above property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways, and visible encroachments.

THE SE CORNER OF THE NW 1/4 OF SEC. 10-5-20

This survey is made for the exclusive use of the present owner of the property, also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof."

APPENDIX B

Photos of Cap

**Former Firestone Property
S73 W16437 Janesville Road, Muskego, Wisconsin
SCS Engineers Project #25212113.00**



Photo 1: View of soil cap looking southeast



Photo 2: View of soil cap looking northeast

APPENDIX C

Cap Inspection Log

