

WDNR BRRTS CASE # 02 - 54 - 556700 WDNR SITE NAME : Former GM Training Center

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Remediation and Redevelopment Program

This form is intended to provide instructions and a list of information that must be submitted for evaluation for case closure, each time a request is made. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

In order to expedite the closure process, provide a complete and accurate closure package according to the following instructions, each time a closure decision is requested:

- Submit the Case Closure Request form and the required attachments as a stand-alone, **unbound** package. Include all information requested per section, as appropriate to the site, in the order shown. Include all attachments per section, as appropriate. Do not attach previously submitted reports. Correctly reference any reports in the case summary, as applicable.
- Include fees with this request at the time it is submitted to the department in order for the application to be considered complete.
- Specify your selected closure option.
- **Use forms 4400-245 and 4400-246 for Section H.** Include all **GIS Registry information** (in Section H) as a stand-alone document (*do not refer to materials in other attachments*). Include copies of all off-source property and ROW notifications.
- Place a ✓ (attached) or NA (not applicable) in the blank next to each attachment, in each section.
- Include a maintenance plan, if it is required for the implemented remedial action.
- **Maps for the GIS Registry may not be larger than 8.5 x 14 inches**, unless maps are submitted in electronic form in portable document format (pdf) readable by the Adobe Acrobat Reader. For electronic document submittal requirements, see <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR690.pdf>.
- Prepare maps according to the applicable portions of ss. NR 716.15(2)(h)1 and 726.05(3)(a)4.d. Prepare visual aids, including maps, plans, drawings, cross sections, fence diagrams, tables and photographs according to s. NR 716.15(2)(h)1. – 4.
- **Use a bold font** on information of importance on tables, maps and figures. A **bold font (for ES exceedances)** and *italics (for PALs)* are preferred when differentiation is necessary. **Please do not use shading or highlights** on any of the analytical tables (per s. NR 726.05(3) and maps as the shading obscures the information that is scanned for inclusion in the GIS Registry.
- Put multiple tables submitted for contaminated media data (eg. pre- and post-remedial data) in chronological order. Include the level of detection for results which are below the detection level (i.e. do not just list as no detect (ND)). Summaries of all data should include information collected by previous consultants. Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15(2)(g)3 in the format required in s. NR 716.15(2)(h)3.
- Document free product recovery estimates as required in s. NR 708.15, if applicable.

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Section A: Case History and Closure Pathway Selected

ATTACHMENTS:

- ✓ A brief site summary including results of all investigative activities, interim and remedial actions taken, a description of any residual soil and/or groundwater contamination and their locations, a description of any other media affected, and a description of how actual and potential impacts to receptors have been addressed.
- ✓ Site location map on USGS topographic base map.
- ✓ Site map including buildings, utilities, property lines of source property and impacted non-source properties, ground cover and supply wells, including any municipal wells. *These maps may be combined.*
- ✓ Verification of the zoning for affected properties.

INFORMATION NEEDED:

1. Site Name: Former Janesville Training Center
Street Address: 1405 S. Jackson Street
City/Zip Code: Janesville, 53546
2. BRRTS #: 02-54-556700
3. DNR FID #: _____ PECFA Claim#: _____
4. Responsible Party Name: Racer Trust
Mailing Address: 2930 Ecorse Road City/Zip Code: Ypsilanti, MI 48198
Phone number: 313-486-2908 E Mail Address: rhare@racertrust.org
Contact Person: Robert W. Hare
5. Date of Incident/Discovery: August 10, 2011 Contaminant Type(s): PAHs
6. Quantity Released: Unknown
7. Land Use:
Current : Residential X Commercial Industrial X Other
If other, specify: Vacant commercial property
Planned Post Remediation : Residential Commercial Industrial X Other
If other, specify: Non-residential but no specific use identified
8. Is a zoning change required? Y X N
If so, has it been completed for post remedial land use? Y N
9. 1.5 Acres ready for use (The total area in acres of all adjacent tax parcels owned by the same entity on the site where the contamination originated, rounding fractions to nearest .5 acre and noting >100 acres for acreages above 100 acres. For multiple discharges that are cleaned up concurrently, count the acres once.)
10. Geographic Coordinates (meters/ WTM83/91) E 334654.85 N 4725151.23
11. Method Used to Obtain Geographic Coordinates:
 On-site using GPS equipment, converted or projected into WTM83/91 coordinates
 Used county web map site to get coordinates
 Used RR Sites Map web site to get WTM83/91 coordinates
 X Other (specify): Google Earth set at NW corner of Site
12. *Groundwater Contamination Remaining (>ES):
On Source Property Y X N
Off Source Property Y X N
13. *Residual Soil Contamination > Generic or Site-Specific RCL:
On Source Property X Y N
Off Source Property Y X N
14. Contamination in Right of Way: Y X N

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15. Closure Pathway Selected: check all that apply

<u>CLOSURE via NR 726</u>	
<u>Soil</u>	<u>Groundwater</u>
☐ < s. NR 720.09/720.11 Generic RCLs	☒ < s. NR 140.10 Table 1 & Table 2 Values
☐ s. NR 720.19(2) Soil Performance Standards	☐ s. NR 140.28(2) PAL Exemption
☒ s. NR 720.19(4) Groundwater Pathway	☐ s. NR 726.05(2)(b), ≥ ES Natural Attenuation
☒ s. NR 720.19(5) Direct Contact	
☐ s. NR 720.19(6) Other Pathways	

<u>CLOSURE via NR 746 and NR 726</u>	
<u>Petroleum Storage Tank Soil Options for Closure:</u>	
☐ s. NR 746.07 Requirements Met-Post Investigation	
☐ s. NR 746.08 Requirements Met-Post Remed.	
<u>Petroleum Storage Tank GW Options for Closure:</u>	<u>Petroleum Storage Tank GW Options for Closure:</u>
Within Permeable Material:	Within Low Permeability Material:
☐ s. NR 746.07(3) ≥PAL <ES, Post Investigation	☐ s. NR 746.07(2), Post Investigation
☐ s. NR 746.07(4) >ES, Post Investigation	☐ s. NR 746.08(2), Post Remediation
☐ s. NR 746.08(3) ≥ PAL, <ES, Post Remediation	
☐ s. NR 746.08(4) >ES, Post Remediation	

Section B: Receptor Summary

ATTACHMENTS:

- ☐ NA Notification(s) regarding contamination in ROW
☐ NA Notification(s) to off-source property owners regarding sampling results

INFORMATION NEEDED:

- Identify **all** pre-remedial actual receptors, the assessed risk and their locations (e.g., both on- and off-site utility corridors, basements or sumps of nearby buildings, direct contact threat from soil, water supplies, surface waters, sediments, vapors, etc.) *For definitions, refer to s. NR 700.03 (47), Wis. Adm. Code.*

No Actual receptors are identified

- Have the remedial actions addressed the potential or actual impacts to these receptors?

☒ Y (Details in the case history summary (Section A)).

☐ N If no, please identify the nature of the remaining risk and the receptor at risk, if any:

No receptors are identified.

Section C: Soil Investigation Information

ATTACHMENTS:

- ☒ Complete soil data summary table of field screening and laboratory analytical results, including all detects, regardless of ch. NR 720 standards, with dates, sample locations, depths and detection limits. Identify exceedances.
- ☒ Map(s) of all pre-remedial soil sampling locations: depicting all soil sample locations relative to site facilities. Note in bold font those sample locations that exceed ch. NR 720 RCLs (including free product location) and delineate the extent of contamination.
- ☒ Pre-remedial geologic cross-sections; including geology, source location(s), extent of soil and groundwater contamination, free product location/depth, soil sample locations, water table elevation, and bedrock elevation, if encountered.

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INFORMATION NEEDED:

- Extent Defined? X Y N If not, explain why. _____
- Soil Type(s): Clay overlying sand
- Depth of Contamination: Top: 2 feet Bottom: 16 feet
- Type of Bedrock: Ordovician Dolomite Depth to Bedrock: Unknown
- Is Any Contaminated Soil (Unsaturated or Saturated) in Contact With the Bedrock? Y X N
- Measurable Free Product? Y X N Depth/Location: _____

Section D: Soil Remediation Information

ATTACHMENTS:

- NA Map showing remediated area (for example, excavation limits or area influenced by SVE) and locations of post-remediation soil samples (if any). This map should show the locations and extent of residual soil contamination exceeding ch. NR 720 RCLs. These samples should be noted in bold font. *A copy of the map(s) from Section H(form 4400-245) may be used.*
- NA Soil disposal documentation
- NA NR 720.19 analysis, assumptions and calculations for site specific RCLs (SSRCLs) , with justification
- NA Calculations and results of EPA Soil Screening Level Model.
- NA Post-remedial cross-section(s) with post remedial soil sampling results, if soil removal or treatment has occurred. Identify sample results and depths. *A copy of the cross-section(s) from Section H(form 4400-245) may be used or you may refer to the cross-section(s) in Section E, as appropriate.*
- see Section E

INFORMATION NEEDED:

- Remedial Action Completed? X Y N
- Were immediate or interim actions conducted? Y X N If yes, what action was taken? _____
- Brief description of remedial action taken: Site investigation and evaluation of risk
- Were soils excavated? Y X N
Quantity: _____ Disposal Method: _____
- Final Confirmation Sample Collection Methods: _____
- Final Soil/Drill Cuttings Disposal Location: Removed by Badger Disposal
- Estimated volume and depth of in situ soils exceeding ch. NR 720 Table RCLs or Site Specific RCLs: _____
- Estimated volume and depth of in situ soils exceeding ch. NR 746 Table 1 or Table 2 or Site Specific RCLs (*underground petroleum tank systems, as defined in ch. NR 746 only*): _____
- s. NR 720.19 Analysis? Y N
 Performance Standard -NR 720.19(2)
 SSRCL - NR 720.19(3) and (4),(5) or (6)
- If the remedy includes a Soil Performance Standard, what type? not applicable
 Cap Soil Building Natural Attenuation of Groundwater Other
Specify other: _____
- Will the maintenance of the SPS be consistent with the planned post remediation land use?
 Y N If No, please explain: _____
- Is the EPA Soil Screening Level Model used as justification for closure of sites with residual contaminated soils?
 Y N Are the input numbers used: Site Specific , or WI Defaults?

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Section E: Groundwater Information

ATTACHMENTS:

- ✓ Table identifying all contaminants, summarizing all pre- and post-remediation groundwater analytical results, with sample collection dates (*prepared in accordance with guidance document RR-628*)
- ✓ Groundwater sample location map showing the site facilities and all monitoring wells, sumps, extraction wells, and potable and non-potable wells.
- NA Isoconcentration map(s) when included as part of the site investigation or map(s) of the horizontal extent of contamination based on most recent data. *A copy of the map(s) from Section H (from 4400-245) may be used.*
- NA A map showing groundwater flow direction(s) and summarizing the maximum variation in flow direction. *Multiple maps may be used. A copy of the map(s) from Section H (form 4400-245) may be used.*
- NA A table summarizing all groundwater elevations, with dates, and top and bottom elevations of well screens. (*Wells are to be referenced to national geodetic survey datum, as per NR 141.065(2)*).
- NA Graphs and statistical analyses which demonstrate the dynamics of the groundwater plume, for sites requesting closure using natural attenuation that meet the criteria s. NR 726.05(2)(b) or of s. NR 746 (permeable soils). *Refer to WDNR publication RR-614 for guidance.*
- NA Geologic cross-sections showing extent of residual soil and/or groundwater contamination, as applicable. *A copy of the cross-section(s) from Section H, (form 4400-245) may be used.*

INFORMATION NEEDED:

- Extent of Contamination Defined? X Y N N/A
- Remedial Action Completed? Y N X N/A
Brief Description of Remedial Action Taken: No remediation done beyond site investigation and evaluation of risk
- Depth(s) to Groundwater 16 – 18' Flow Direction(s): Not determined; temporary wells used. Site area drains to northwest, toward Rock River
- Field Analyses? Y X N
Lab Analyses? X Y N
- 1 # of Sample Rounds
4 # of Sampling Points
0 # NR 141 Monitoring Wells Sampled
4 # Temporary GW Sampling Points Sampled
0 # Recovery Sumps Sampled
0 # Municipal Wells Sampled
0 # Private Wells Sampled
- Was DNR notified of substances in groundwater without standards? X Y N N/A
If yes, how many? 5 What substances? Benzo(a)anthracene, benzo(g,h,i)perylene, benzo(k)fluoranthene, dibenzo(a,h)anthracene, phenanthrene
- Preventive Action Limit currently exceeded? X Y N If yes, identify location(s) GP-2, GP-4, GP-7
- Enforcement Standard currently exceeded? Y X N If yes, identify location(s)
- Measurable free product detected? Y X N Pre-remediation
 Y X N Post-remediation
- Was free product remediated? NA Y N
Method:
- Purge water or free product-groundwater mixture disposal method? Purge water drummed and disposed off site
- Potable wells within 1200 feet of site? Y N
Have they been sampled? Y X N
Type (i.e. municipal, private, etc.)?
[NOTE: Include wells on *groundwater well location map*]
- Has DNR been provided with **all** results of private well sampling? Y N
- Have well owners/occupants been notified of results? (*Sec. B Attachments*) Y N
(*Results also need to be sent to the DNR Water Supply Specialist*)

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14. Are there any monitoring wells that have not been located for abandonment? ____ Y X N

15. Identify the property address(es) where the missing well is located: _____

Section F. Other Contaminated Media Information:

ATTACHMENTS:

NA Table of analytical results for all contaminants for media other than soil or groundwater

INFORMATION NEEDED:

1. Have other media been impacted (either on-site or off-site e.g. sediment, utilities, air)? ____ Y X N
Briefly describe type and extent of **all** contamination found in media other than soil or groundwater:

2. Remedial action completed? ____ Y ____ N X N/A
Brief description of remedial action taken: _____

3. # of Post Remedial Sample Rounds: _____
of Sampling Points: _____
Field Analyses? ____ Y ____ N
Lab Analyses? ____ Y ____ N

Section G. Associated Site Closure Information:

ATTACHMENTS:

NA Construction documentation or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), in accordance with s. NR 724.15.
NA Maps and photos documenting the cap area, and/or integrity of the cap, with date.
NA Description of any soil performance standard cover system used, including a description of how it meets the requirement to be protective until residual contaminant concentrations no longer pose a threat to public health, safety, welfare or the environment, per s. NR 720.19(2), s. NR 722.09(2) and (3).
NA Maintenance plan associated with 292.12 land use control or for performance standard remedy. (per ss. NR 720.19(2) and 724.13(2))

INFORMATION NEEDED:

1. Enforcement actions closed out? ____ Y ____ N X N/A

2. Permits closed out? ____ Y ____ N X N/A

3. Describe how the following pathways are protected:

a) Direct Contact Pathway: _____

b) Groundwater: _____

c) Other: _____

Section H. Required GIS Registry Information: Use form 4400-245, GIS Registry Checklist, and form 4400-246, Impacted Off-Source Property Information. Submit these forms and their attachments with this closure request form.

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I certify that, to the best of my knowledge, the information presented on and attached to this form is true and accurate. This recommendation for case closure is based upon all available data as of October 10, 2011. I have read the Case Closure Request Form instructions and all required information has been included.

Form Completed By: _____

(Signature)

11-14-2011

(Date)

☒ **\$750.00 Closure Review Fee Attached**

☒ **\$250.00 GIS Registry Maintenance Fee Attached (GW and/or monitoring well to be abandoned)**

☐ **\$200.00 GIS Registry Maintenance Fee Attached (Soil)**

Printed Name: Daniel D. Petzold

Company Name: ARCADIS-US, Inc.

Email address: Daniel.Petzold@ARCADIS-US.com

If not site owner, relationship to site owner: Consultant

Address: 251 E. Ohio St., Suite 800 City/Zip Code: Indianapolis, IN 46205

Telephone Number: (317)231-6500 FAX Number: (317)231-6514

Source Property Owner's Name (if different from person conducting the cleanup): Racer Trust

Address: 2930 Ecorse Road City/Zip Code: Ypsilanti, MI 48198

Telephone Number: (313) 486-2908 Email Address: RHare@RacerTrust.org

Environmental Consultant (if different than above): Daniel Petzold, ARCADIS

Address: 251 E. Ohio St., Suite 800 City/Zip Code Indianapolis, IN 46204

Email Address: Daniel.Petzold@ARCADIS-US.com

Telephone Number: (317) 231 6500 FAX Number: (317) 231 - 6514

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FOR DEPARTMENT USE ONLY

PROJECT MANAGER: _____ Date Reviewed: _____

() Approved () Denied () Sent to Committee (Date: _____)

CLOSURE COMMITTEE DECISION ON CLOSURE:

FIRST COMMITTEE REVIEW DATE: _____ () Approved () Denied

(Signature)

(Signature)

(Signature)

(Signature)

COMMITTEE RECOMMENDATION:

_____ **Closure Approved With:**

_____ No Restrictions

_____ Listing on GIS Registry due to Groundwater impacts

_____ Listing on GIS Registry due to Soil impacts

_____ Zoning Verification

_____ Well Abandonment Documentation

_____ Soil Disposal Documentation

_____ NR 140 Exemption For: _____

_____ VPLE Insurance needed

_____ ROW notification needed

_____ Cap required, maintenance plan needed for cap

_____ Structural Impediment – notification and investigation needed if change in land use

_____ Maintain Zoning - Industrial Land Use soil standards applied

- notification needed if change in land use

_____ Site Specific Closure Letter

_____ Deed Restriction

_____ Deed Notice

_____ Other

Conditions/Comments: _____

_____ **Closure Denied, Needs More:**

_____ Investigation

_____ Groundwater Monitoring

_____ Soil Remediation

_____ Groundwater Remediation

_____ Documentation of Soil Landspreading or Biopile Destiny

Specific Comments:

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FOR DEPARTMENT USE ONLY

PROJECT MANAGER: _____ Date Reviewed: _____

() Approved () Denied () Sent to Committee (Date: _____)

CLOSURE COMMITTEE DECISION ON CLOSURE:

SECOND COMMITTEE REVIEW DATE: _____ () Approved () Denied

(Signature)

(Signature)

(Signature)

(Signature)

COMMITTEE RECOMMENDATION:

_____ **Closure Approved With:**

_____ No Restrictions

_____ Listing on GIS Registry due to Groundwater impacts

_____ Listing on GIS Registry due to Soil impacts

_____ Zoning Verification

_____ Deed Restriction

_____ Deed Notice

_____ Site Specific Close Out Letter

_____ Well Abandonment Documentation

_____ Soil Disposal Documentation

_____ NR 140 Exemption For: _____

_____ VPLE Insurance needed

_____ Other Conditions/Comments: _____

_____ **Closure Denied, Needs More:**

_____ Investigation

_____ Groundwater Monitoring

_____ Soil Remediation

_____ Groundwater Remediation

_____ Documentation of Soil Landspreading or Biopile Destiny

_____ Specific Comments: _____

Section A

Case History And Closure Pathway Selected

Site Summary

The Janesville Training Center is situated at 1405 S. Jackson Street in Janesville, Wisconsin. The Site consists of approximately 3.77 acres of land at the southeastern corner of the intersection of South Jackson and West Elliot Street (Figure 1). The Site is situated in the southwestern quarter of Section 1, Township 2 North, Range 12 East in Rock County. The Site was the subject of a Site Investigation Work Plan that was submitted to WDNR in May 2011 and a Site Investigation Report that was submitted to WDNR in August 2011.

The Site is situated in a mixed industrial/residential area of Janesville (Figure 2). Land to the west and northwest is occupied by a large General Motors assembly plant, and land to the north is occupied by paved parking lots for the plant, with a small business (Solar Electric Energy) situated at the northeastern corner of the intersection of Jackson and Elliot. Land to the east and southeast is occupied by residential neighborhoods, and land to the southwest is occupied by Abitec Corporation. A single railroad track is immediately adjacent to the eastern side of the Site. The Site is largely asphalt paved and has one building on its northern side. One area of grassy land is situated at the southern tip of the Site, and the paved area is completely enclosed in chain link fence. The building is an approximately 9,300 square-foot, single-story slab-on-grade structure that is divided into several rooms. It has one bay door on its eastern side and a bump-out addition on its southern side (Figure 3). The Site is serviced by municipal water and sewer systems along with electrical and natural gas utilities, all of which enter the site off of Jackson Street to the west.

Based on information from aerial photographs, the Site was vacant grass-covered land from at least 1940 through 1963. According to a former owner (Mr. Dick Gates of Gates Lumber Company; interview February 10, 2011), the Site was first developed in about 1968 and used as a sales center for a lumber yard that was situated approximately $\frac{1}{4}$ mile to the north at 1261 S. Jackson Street. No wood treatment was conducted at the Site by Gates Lumber Company. Aerial photographs indicate that the pavement of the Site originally extended only about half the length of the parcel, and a small storage building was situated at the southern edge of the pavement (Figure 3). Gates leased the Site to a cabinet company in the middle 1990s. The Site building was remodeled in 1996, and was subsequently utilized by General Motors and the United Auto Workers (UAW) as a "soft skills" training center. According to representatives of the UAW (Mr. John Dohner and Ms. Mary Fredricks; interview February 10, 2011), no significant amounts of chemicals were utilized at the Site in the training courses. Aerial photographs indicate that the railroad line has been present along the eastern side of the Site since at least 1940; however there is no evidence that any railroad spurs ever crossed the Site.

The Site is underlain by about four feet of fill material that consists of sand and gravel in a clayey matrix. The fill material overlies clayey soil that ranges from black rooted material (old top soil) to mottled brown subsoil. Sand to clayey sand layer underlies the clay soil at 8 to 10 feet below grade, and this, in turn is underlain by clay at 14 to 16 feet. The sand is saturated and constitutes the uppermost aquifer under the Site. The depth to water in the temporary wells ranged from 16.2 to 18.1 feet below grade. Because water was collected from temporary wells, no Site-specific groundwater flow direction was determined; however, the groundwater flow is presumed to be to the northwest, towards the Rock River.

The following potential areas of concern (AOCs) were previously identified at the Site:

- **Adjacent Railroad Tracks** – The tracks have run along the eastern edge of the Site since before 1940. It is possible that leaks associated with locomotive diesel and oils as well as leaks from freight cars could have occurred along these tracks. Any such leaks have the potential to migrate to the subsurface environment under the Site.

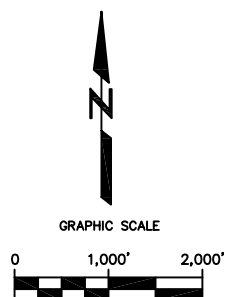
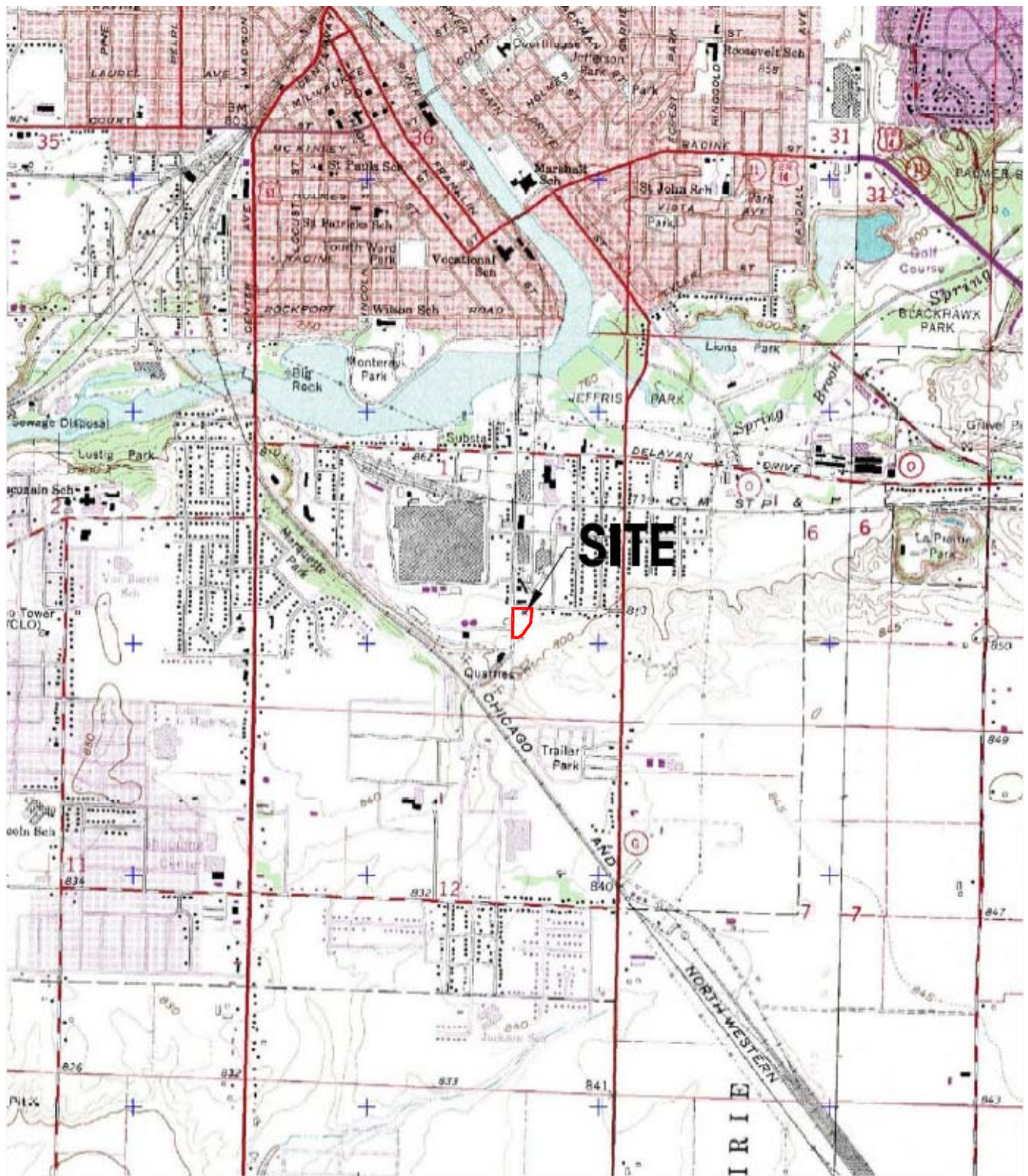
- Doors – Although there is no evidence of the storage and/or use of bulk chemicals at the Site, the most likely point of release of chemicals is at the building's delivery doors, which include a bay door on the eastern side of the building and a smaller door on a bump out addition on the south side of the building.
- Former Storage Shed – Aerial photographs indicate that an outbuilding was formerly situated to the south of the existing building. If this building had formerly been used for the storage of chemicals, this would be a location to check for possible releases to the subsurface.
- Former Edge of Pavement –In the original configuration of the Site, the pavement extended only half way to the southern end of the property, whereas the current pavement extends much farther. In the event of any surface spills at the former lumber yard, the former edge of the paved area is a location to check for migration to the subsurface environment.

The site was investigated with eight direct-push soil probes on July 6-7, 2011. Four of the probes were converted to temporary monitoring wells for the collection of groundwater samples. The probe points, target AOC, and analyte list per matrix are summarized in the table below.

Probe Point	Target	Matrix	VOC	PAH	PCB	Metals
GP1	Railroad	Soil	x	x	x	x
GP2	Bay Door	Soil	x	x	x	x
		Water	x	x		x (filtered)
GP3	Railroad/ Edge of Pavement	Soil	x	x	x	x
GP4	Storage Shed	Soil	x	x	x	x
		Water	x	x		x (filtered)
GP5	Edge of Pavement	Soil	x	x	x	x
GP6	Building	Soil	x	x	x	x
		Water	x	x		x (filtered)
GP7	South Side	Soil	x	x	x	x
		Water	x	x		x (filtered)
GP8	South Door	Soil	x	x	x	x

One VOC analyte was detected in the analysis of the soil samples: total xylenes were reported at 0.030 milligrams per kilogram (mg/kg) in the sample from 4-6 feet in probe GP-1. This concentration is well below the residual contaminant level of 4.1 mg/kg in Table 1, NR 720. No PCB analytes were detected in the analysis of soil samples. Several PAH compounds were detected in the analysis of soil samples (Table 1). Among the detections benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, ideno(1,2,3-cd)pyrene, and phenanthrene were reported as being above the RR-519 non-industrial direct contact standard. The only exceedance of an industrial direct contact standard was benzo(a)pyrene in the primary and duplicate samples from 2-4 feet in probe GP-2. The only exceedance of a groundwater pathway standard was phenanthrene in the duplicate sample from 2-4 feet in probe GP-2. Metals were detected in all soil samples (Table 2), with thirteen samples containing arsenic above the industrial direct contact standard of NR 720. One sample contained lead above the non-industrial direct contact standard.

No VOC compounds were reported in the analysis of groundwater samples collected from the temporary wells. Several PAH compounds were reported in the analysis of groundwater samples collected from the temporary wells (Table 3), with benzo(a)pyrene and benzo(b)fluoranthene exceeding their respective NR 140 preventative action levels. No PAH compounds exceeded the NR 140 enforcement standard. Several metals were reported in the analysis of the filtered groundwater samples collected from the temporary wells (Table 4); however, no metals were reported at concentrations that exceed NR 140 standards.



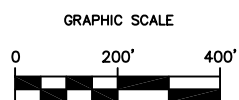
Source: USGS Janesville
West, Wisconsin, 1981
topographic map.

Site Location Map

Janesville Training Center
1405 S. Jackson Street
Janesville, Wisconsin



Figure 1

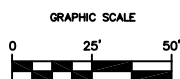
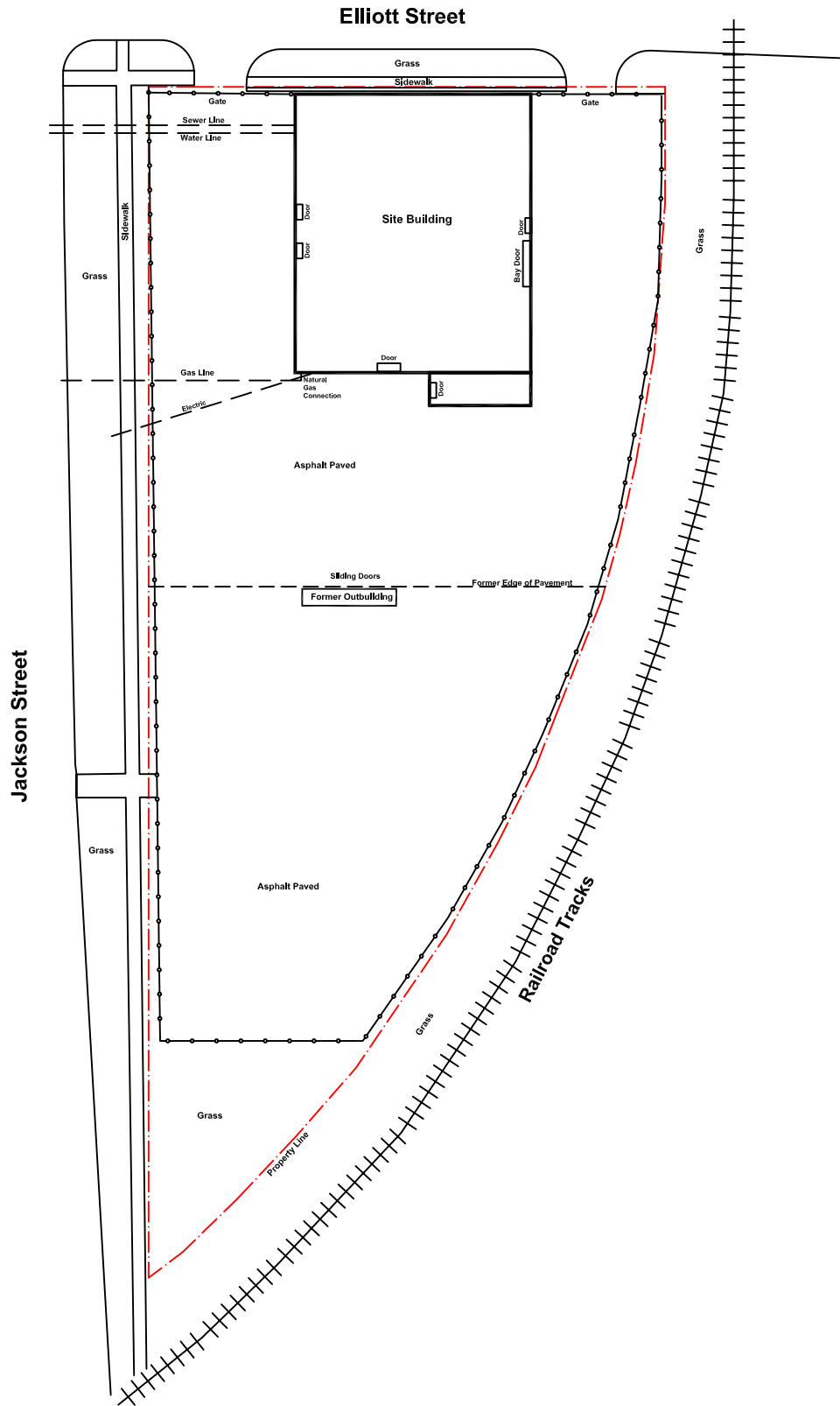


Site Vicinity Map

Janesville Training Center
1405 S. Jackson Street
Janesville, Wisconsin



Figure 2



Site Map

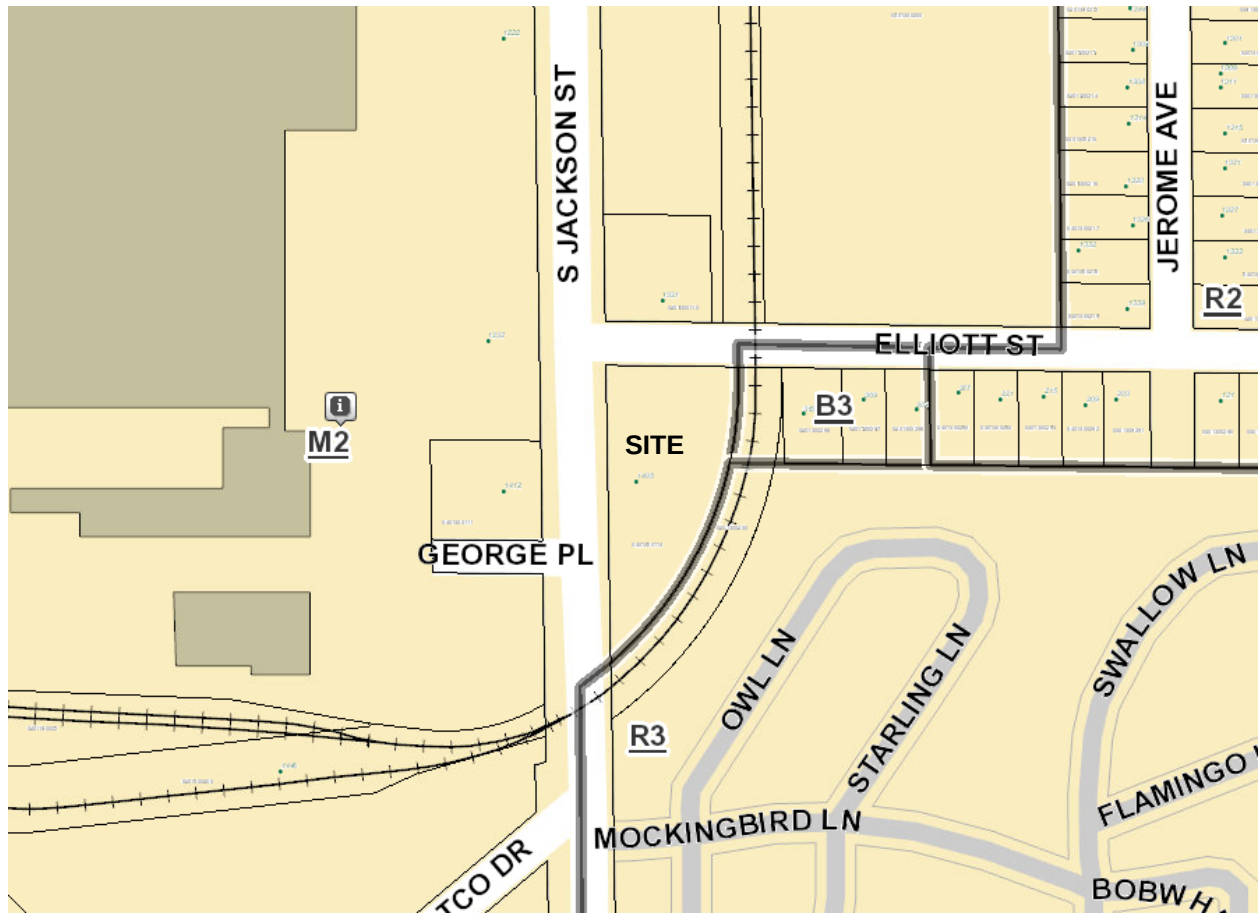
Janesville Training Center
1405 S. Jackson Street
Janesville, Wisconsin



Figure 3

SITE ZONING

The site is zoned as M2 – General Industrial District as shown in the map below from the Janesville GIS web site. See next page for property card showing M2 zoning.



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Tax Map Number 0401300114

Name and Address	Parcel Number	Map #	Routing	Dwelling #	Zoning
Revitalizing Auto Communities Environmental Respose Trust 401 S Old Woodward Ave Suite 370 Birmingham MI 48009	0401300114			0	M2-General Industrial
	Property Address	Neighborhood	Subdivision	Land Use	
	1405 S JACKSON St	98 098 Manufacturing	Commercial	Manufacturing	

OWNERSHIP HISTORY						
Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Revitalizing Auto Communities Environmen General Motors Corp	03/31/2011	\$0	Quit Claim	1919440		Improved
	09/22/1999	\$72,000	Quit Claim	1435380	649	Vacant

GENERAL DATA				SITE DATA	
Topography	Level			Actual Frontage	100.0
Above Str.	Below Str.	Level	Low	Effective Frontage	200.0
Utilities	All Public			Effective Depth	587.0
All Public	Gas	Not Applicable	Public Sewer	Square Footage	58,670.0
Street / Road	Paved			Acreage	1.350
Backland	Landlocked	Paved	Proposed		
Fronting Traffic	Heavy				
Cul-De-Sac	Heavy	Light	Medium		
Dwelling Setback					
Less/Nbhd	More/Nbhd	Not Applicable	Same As Nbhd		
Entrance	Data Entered Prior To Ins				
Construction In Progress	Entrance Gained	Estimated/No Response	No Entrance/Info At Door		
Data Entered Prior To Inspect.	Entrance/InfoRefused	No Entrance/Info on Phone			
Inspection Witnessed By					

LEGAL DESCRIPTION	PROPERTY IMAGE
2nd Motor S.D. Lots 26, 27, 28, 29 & 30; also part SE1/4 Sec. 1-2-12, DAF: Bgn. NE. cor. sd. Lot 26; Th. S0D14'50"W 23.34'; Th. SWly alg. EL. of Lots 26 thru 30, having a chord bearing S23D20'22"W 402.85' and radius of 513.70' to EL. S. Jackson St; Th. S0D07'00"W 48.52' alg. S. Jackson St; Th. NEly 25' West of CL. C & NW RR Spur, having a chord bearing N25D25'17"E 467.73', and radius of 554.60'; Th. N0D37'50"E 17.95 to SL. Elliot St; Th. N88D06'02"W 41.2' to POB. 0401300114 & 0401300400 seichterb - 5/25/2011 9:44:21 AM	
PROPERTY NOTES 2/20/07 cmp ra 2/7/07 2007 Class Shift - Commercial to Manufacturing per DOR request - rh. 11/23/99 SERVING AS UAW-GM PEOPLE CENTER.-CK Note: 12-18-00 spoke with Walter Jackson - all General Motors tax bills should be mailed to his attention at 1000 Industrial Av. address. General Morors has no idea why the mailing address had been changed, it seems every year the address is changed by someone, so if this happens again please note not to chg. any of General Mortors mailing address of 1000 Industrial Av to any other address until you speak with Mr. Walter Jackson/Financial phone 756-7977 and Fax number 756-7765. The 2000 tax bills were all faxed to Mr. Jackson, address chged and then remailed to him at 1000 Industrial Av. on December 18, 2000. 8/9/01 chg. attn. and mailing address to GM Tax Staff, PO Box 9024, Detroit, Michigan 48202 Attn: Eileen Moore-Wvlev as per Walt Jackson at General Motors-Jsvl Plant. If questions call Mr. Jackson at	

[Back to Property Information](#)

Section C

Soil Investigation Summary

Table 1
PAH Compounds in Soil
Janesville Training Center
1405 S. Jackson St., Janesville, WI
(results in mg/kg)

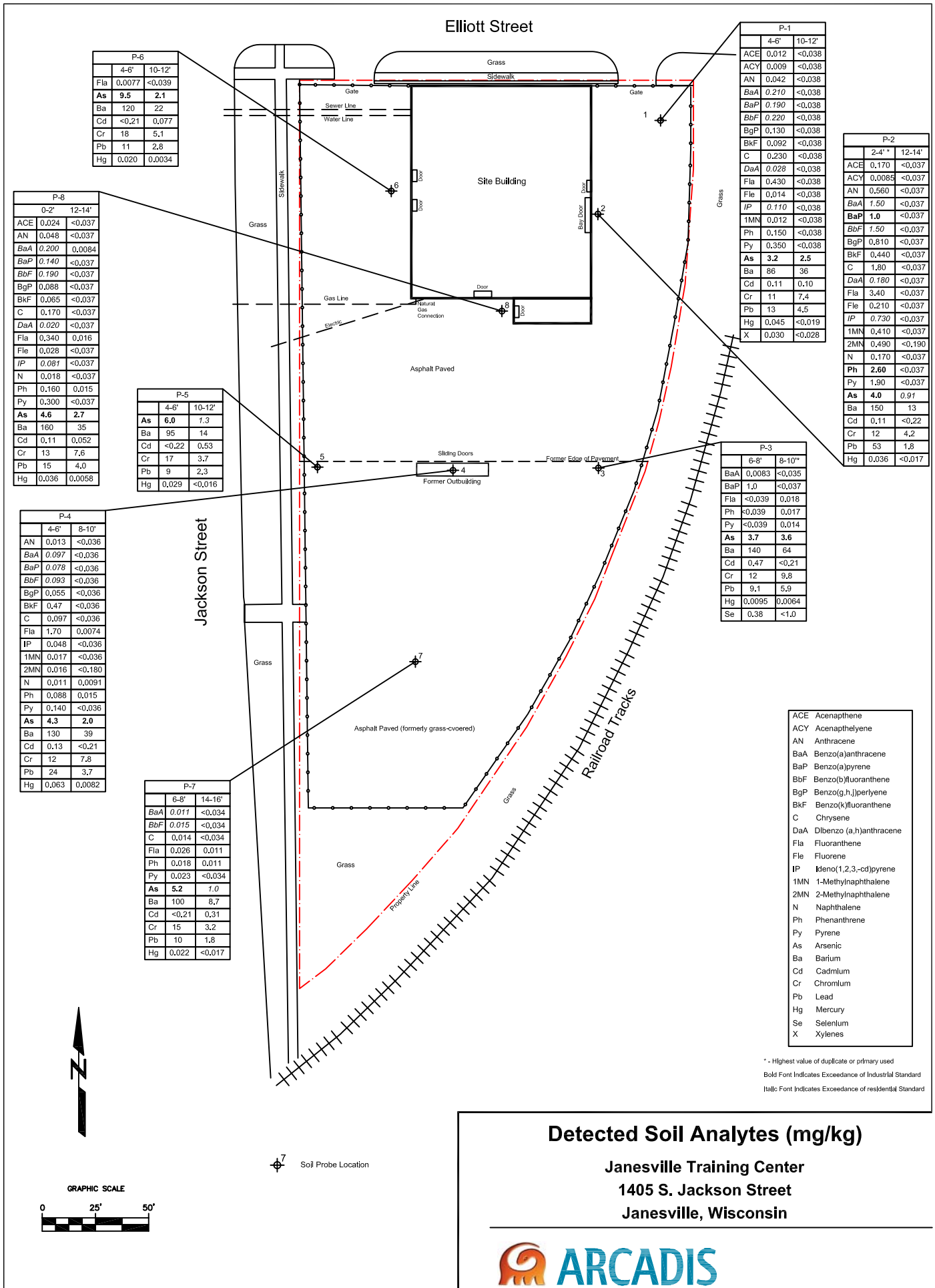
Probe	Depth (ft)	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenzo(a,h)anthracene	Fluoranthene	Fluorene	Ideno(1,2,3-cd)pyrene	1-Methyl-naphthalene	2-Methyl-naphthalene	Naphthalene	Phenanthrene	Pyrene
P-1	4-6	0.012	0.009	0.042	0.210	0.190	0.220	0.130	0.092	0.230	0.028	0.430	0.014	0.110	0.012	<0.190	<0.038	0.150	0.350
	10-12	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.190	<0.038	<0.038	<0.038
P-2	2-4	0.072	0.0097	0.170	0.630	0.520	0.710	0.350	0.190	0.530	0.170	1.3	0.079	0.310	0.410	0.490	0.170	0.810	1.1
	Dup1	0.170	0.0085	0.560	1.50	1.0	1.50	0.810	0.440	1.80	0.180	3.40	0.210	0.730	0.060	0.059	0.050	2.60	1.90
P-3	12-14	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037	<0.190	<0.037	<0.037	<0.037
	6-8	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.200	<0.039	<0.039	<0.039
P-4	8-10	<0.037	<0.037	<0.037	0.0083	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037	0.018	<0.037	<0.037	<0.037	<0.180	<0.037	0.017	0.014
	Dup2	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	0.0079	<0.035	<0.035	<0.035	<0.180	<0.035	0.0074	<0.035
P-5	4-6	<0.038	<0.038	0.013	0.097	0.078	0.093	0.055	0.047	0.097	<0.038	0.170	<0.038	0.048	0.017	0.016	0.011	0.088	0.140
	8-10	<0.036	<0.036	<0.036	<0.036	<0.036	<0.036	<0.036	<0.036	<0.036	<0.036	0.0074	<0.036	<0.036	<0.036	<0.180	0.0091	0.015	<0.036
P-6	4-6	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.190	<0.038	<0.038	<0.038
	10-12	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.035	<0.180	<0.035	<0.035	<0.035
P-7	4-6	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	0.0077	<0.038	<0.038	<0.038	<0.190	<0.038	<0.038	<0.038
	10-12	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.039	<0.200	<0.039	<0.039	<0.039
P-8	6-8	<0.038	<0.038	<0.038	0.011	<0.038	0.015	<0.038	<0.038	0.014	<0.038	0.026	<0.038	<0.038	<0.038	<0.190	<0.038	0.018	0.023
	14-16	<0.034	<0.034	<0.034	<0.034	<0.034	<0.034	<0.034	<0.034	<0.034	<0.034	0.011	<0.034	<0.034	<0.034	<0.170	<0.034	0.011	<0.034
P-8	0-2	0.024	<0.040	0.048	0.200	0.140	0.190	0.088	0.065	0.170	0.020	0.340	0.028	0.081	<0.040	<0.200	0.018	0.160	0.300
	12-14	<0.037	<0.037	<0.037	0.0084	<0.037	<0.037	<0.037	<0.037	<0.037	<0.037	0.016	<0.037	<0.037	<0.037	<0.190	<0.037	0.015	<0.037
WDNR Standards																			
GP		38	0.7	3,000	17	48	360	6,800	870	37	38	500	100	680	23	20	0.4	1.8	8,700
DCN		900	18	5,000	0.088	0.0088	0.088	1.8	0.88	8.8	0.0088	600	600	0.088	1,100	600	20	18	500
DCI		6,000	360	300,000	3.9	0.39	3.9	39	39	390	0.39	40,000	40,000	3.9	70,000	40,000	110	390	30,000

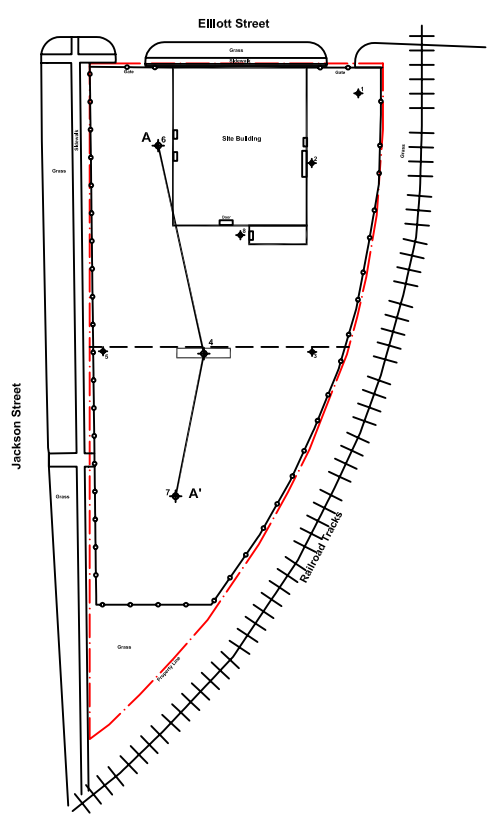
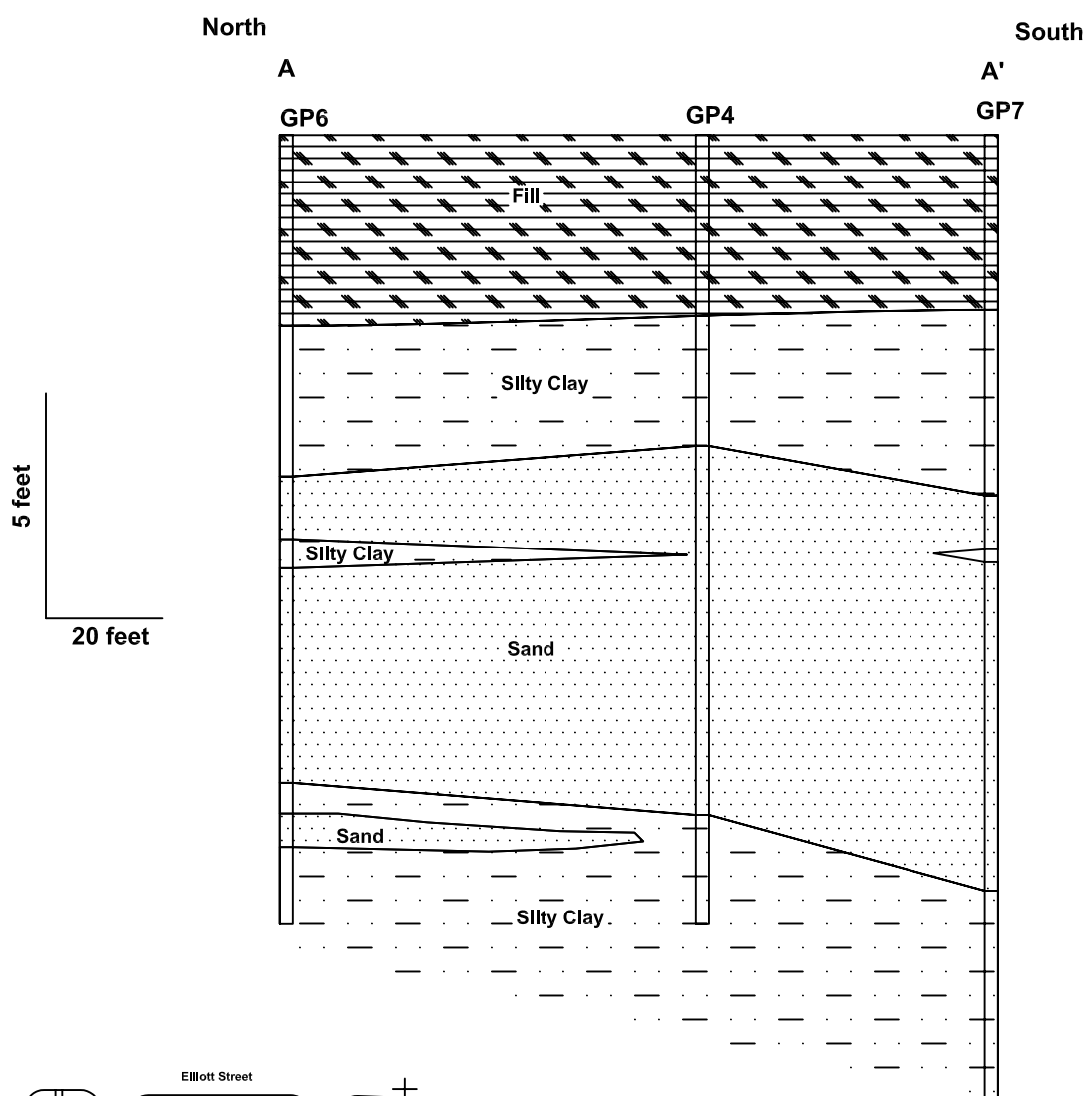
GP - RR-519-97 Groundwater Pathway
DCN - RR-519-97 Non-Industrial Direct Contact
DCI - RR-519-97 Industrial Direct Contact
Italic font indicates exceedance of non-industrial contact standard; Bold font indicates exceedance of industrial contact or groundwater pathway standard

Table 2
Metals in Soil
Janesville Training Center
1405 S. Jackson St., Janesville, WI
(all results mg/kg)

Probe	Depth (ft)	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
P-1	4-6	3.2	86	0.11	11	13	0.045	<1.1	<0.54
	10-12	2.5	36	0.10	7.4	4.5	<0.019	<1.0	<0.51
P-2	2-4	4.0	150	0.093	12	27	0.032	<1.0	<0.51
	Dup1	4.0	110	0.11	11	53	0.036	<1.1	<0.53
	12-14	0.91	13	<0.22	4.2	1.8	<0.017	<1.1	<0.56
P-3	6-8	3.7	140	0.47	12	9.1	0.0095	0.38	<0.54
	8-10	1.6	37	<0.23	6.0	3.5	0.0063	<1.1	<0.56
	Dup2	3.6	64	<0.21	9.8	5.9	0.0064	<1.0	<0.52
P-4	4-6	4.3	130	0.13	12	24	0.063	<1.1	<0.53
	8-10	2.0	39	<0.21	7.8	3.7	0.0082	<1.0	<0.52
P-5	4-6	6.0	95	<0.22	17	9.0	0.029	<1.1	<0.56
	10-12	1.3	14	0.053	3.7	2.3	<0.016	<1.0	<0.52
P-6	4-6	9.5	120	<0.21	18	11	0.020	<1.0	<0.052
	10-12	2.1	22	0.077	5.1	2.8	0.0034	<1.1	<0.54
P-7	6-8	5.2	100	<0.21	15	10	0.022	<1.0	<0.52
	14-16	1.0	8.7	0.031	3.2	1.8	<0.017	<0.97	<0.49
P-8	0-2	4.6	160	0.11	13	15	0.036	<1.2	<0.59
	12-14	2.7	35	0.052	7.6	4.0	0.0058	<0.99	<0.49
WDNR Standard									
Non-Industrial		0.039	NA	8	14*/16000**	50	NA	NA	NA
Industrial		1.6	NA	510	200*/NA**	500	NA	NA	NA

NR 720 Direct Contact standards
*Hexavalent Chromium Standard; **Trivalent Chromium Standard
Italic font indicates exceedance of non-industrial standard; Bold font indicates exceedance of industrial standard





North-South Cross Section

Janesville Training Center
1405 S. Jackson Street
Janesville, Wisconsin



Figure 5

Section E

Groundwater Information

Table 3
PAH Compounds in Groundwater
Janesville Training Center
1405 S. Jackson St., Janesville, WI
(results in ug/l)

Probe	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenzo(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methyl-naphthalene	2-Methyl-naphthalene	Naphthalene	Phenanthrene	Pyrene
GP-2	<0.50	<0.50	<0.50	<0.099	0.12	0.079	0.25	0.074	<0.25	0.25	0.052	<0.50	0.26	<0.50	<0.25	<0.50	<0.50	0.051
GP-4	<0.47	<0.47	<0.47	0.058	<0.093	0.050	0.16	0.064	<0.23	0.13	0.049	<0.47	0.16	<0.47	<0.23	<0.47	<0.47	0.050
GP-6	<0.47	<0.47	<0.47	0.029	<0.093	<0.093	0.12	<0.093	<0.23	0.13	<0.47	<0.47	0.13	<0.47	<0.23	<0.47	0.047	<0.47
DupA	<0.47	<0.47	<0.47	<0.093	<0.093	<0.093	<0.47	<0.093	<0.23	<0.14	<0.47	<0.47	0.036	<0.47	<0.23	<0.47	<0.47	<0.47
GP-7	<0.47	<0.47	<0.47	<0.093	0.054	0.033	0.29	<0.093	<0.23	0.28	<0.47	<0.47	0.29	<0.47	<0.23	0.088	<0.47	<0.47
WDNR Standards																		
PAL	NA	NA	600	NA	0.02	0.02	NA	NA	0.02	NA	80	80	NA	NA	NA	10	NA	50
ES	NA	NA	3,000	NA	0.2	0.2	NA	NA	0.2	NA	400	400	NA	NA	NA	100	NA	250

PAL - nr140 Preventative Action Limit
ES - nr140 Enforcement Standard
NA - Not Available
Italic font indicates exceedance of PAL

Table 4
Metals in Groundwater
Janesville Training center
1405 S. Jackson St., Janesville, WI
(all results ug/l)

Probe	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
GP-2	0.16	58	<0.50	2.2	<0.50	<0.20	2.3	<0.50
GP-4	0.23	110	0.15	1.2	<0.50	0.051	1.1	<0.50
GP-6	0.26	92	<0.50	0.84	<2.5	<0.20	0.56	<0.50
DupA	0.27	91	<0.50	0.69	<0.50	<0.20	0.52	<0.50
GP-7	0.25	170	0.27	2.1	<0.50	0.057	5.0	<0.50
WDNR Standards								
PAL	1	400	0.5	10	1.5	0.2	10	10
ES	10	2,000	5	100	15	2	50	50

PAL - nr140 Preventative Action Limit
ES - nr140 Enforcement Standard

