



Infrastructure, environment, buildings

Ms. Janet DiMaggio
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711-5397

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ENVIRONMENTAL

Subject:

Investigation Work Plan Addendum, MLC, Janesville Training Center

Date:

May 20, 2011

Dear Ms. DiMaggio:

Contact:

Daniel Petzold

This Investigation Work Plan Addendum for the above referenced site has been prepared based on questions and comments you provided in a telephone conversation on May 18, 2011. Based on the conversation, ARCADIS provides the following responses:

Phone:

317-709-0081

Comment: Please provide information about all entrances to the building in addition to the bay doors shown on the original Work Plan.

Email:

Daniel.Petzold@arcadis-us.com.com

Response: Attached is a revised map of the site that shows all of the doors to the building.

Our ref:

IN000937.2011

Comment: Please clarify the operation of Gates Lumber Company at the site.

Response: ARCADIS re-interviewed Mr. Dick Gates, formerly of Gates Lumber Company, on May 19, 2011. According to Mr. Gates, the site was used as a sales facility that sold lumber, hardware, and minor amounts of wood finishing chemicals (paint, varnish, etc.). The site use was similar to any Lowes or Home Depot store. Wood finishing chemicals would have been stored on store shelves for retail sale.

Comment: Please clarify the nature of the extension on the western side of the building.

Response: Photographs 3 and 4 of the 2010 Phase I ESA (attached) show the extension as a fully enclosed portion of the building. According to Mr. Gates, the area was used for receiving of product materials being delivered by truck. The structure is an addition, but not a loading dock.

Imagine the result

Comment: Please clarify the nature of the operation of 19th Century Reproduction.

Response: This business rented the site from Gates Lumber from approximately 1991 to 1993. According to Mr. Dick Gates, the company made cabinets in the building. Cabinet operations consisted of cutting wood and construction of cabinets. Mr. Gates did not think that the cabinets were finished at the site, but he had little direct interaction with the tenant.

Comment: Please clarify the nature of the shed building that was formerly to the west of the main building.

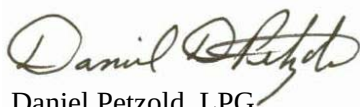
Response: According to Mr. Dick Gates, the shed was built in approximately 1975 and was demolished in the early 1990s, after the site was sold to GM. It was used to store bagged cement, product lumber, and metal moldings. Access to the shed was via a sliding door that opened across its northern side. The southern, eastern, and western sides of the shed were closed.

Comment: Please identify utility corridors on the property.

Response: According to maps provided by the City of Janesville (attached), the building's sewer and water service enter on its western side from connections under Jackson Street. Electrical service is connected to the building via overhead lines off of Jackson Street to the east. The natural gas connection to the building is supplied by Alliant Energy. The connection is on the southwestern corner of the building, and according to a representative of Alliant Energy, the line runs straight west, to a main under Jackson Street. Utility connections are shown on the attached figure.

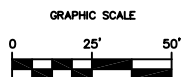
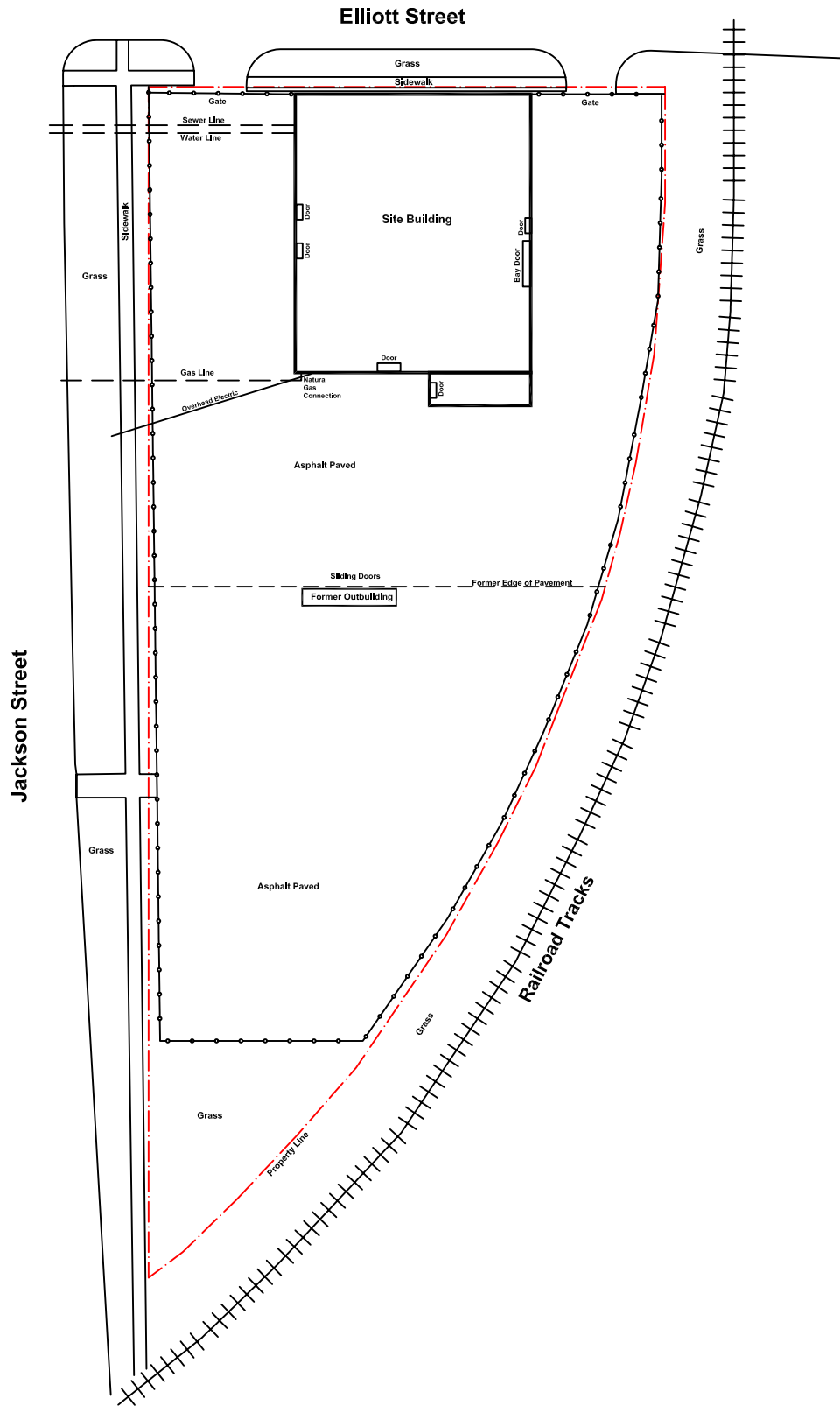
Based on the above additional information, Arcadis believes the proposed sampling locations in the Work Plan remain valid and adequate to characterize the site conditions. If you have any questions, or need additional information, please call me at (317) 231-6500.

Sincerely,



Daniel Petzold, LPG
Senior Geologist

cc: Robert W. Hare, RACER Trust



Site Map

Janesville Training Center
1405 S. Jackson Street
Janesville, Wisconsin



Figure 3



Photograph #3

Description of Photograph:
View of the Site building and asphalt parking, looking north.

Site Location:
1405 S. Jackson St.
Janesville, WI

Photograph Taken By:
Morgan Vogt

Date of Photograph:
April 13, 2010



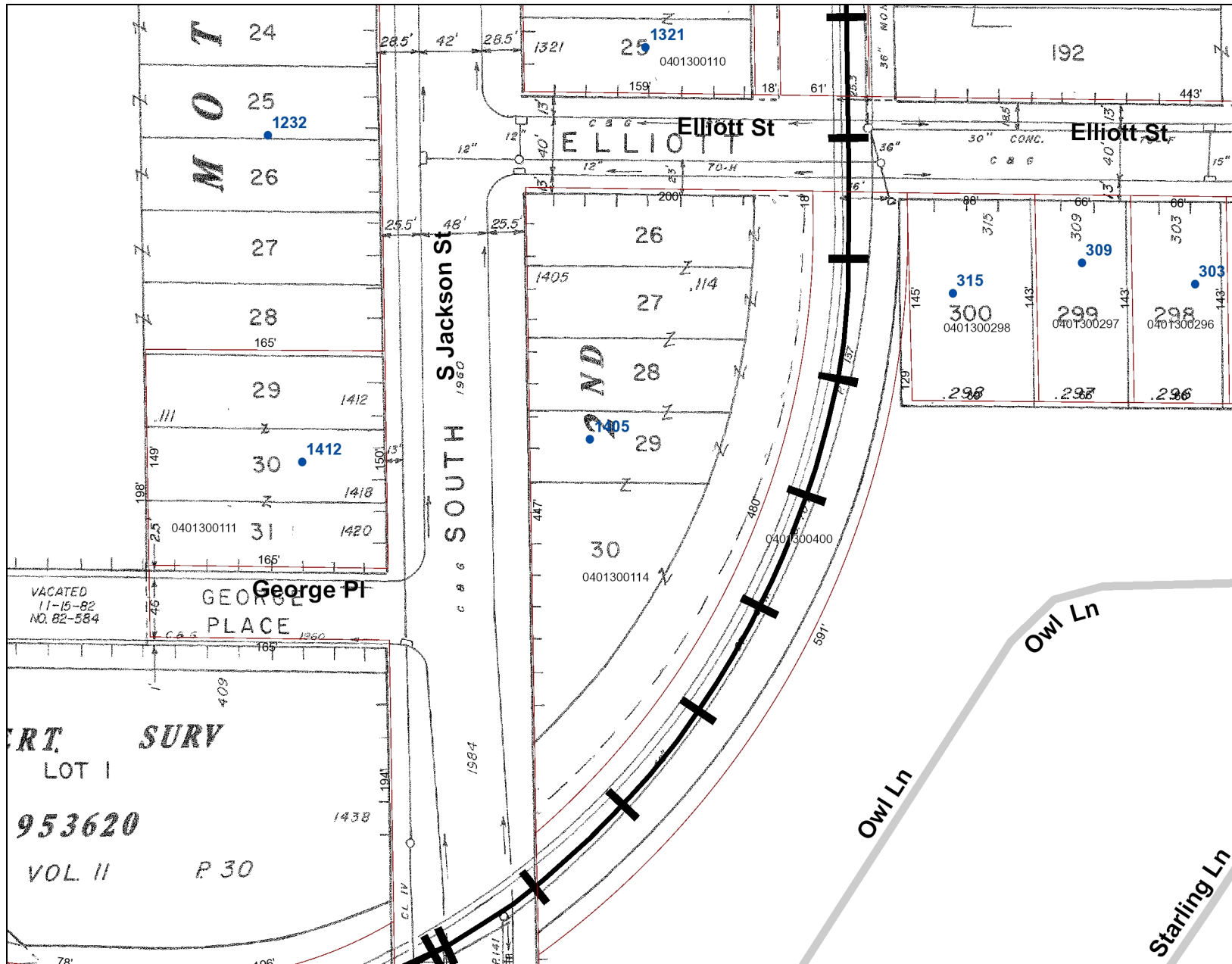
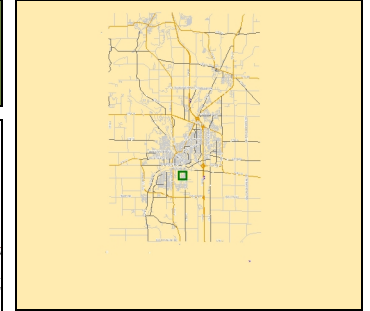
Photograph #4

Description of Photograph:
Looking northeast across the east side of the Site.

Site Location:
1405 S. Jackson St.
Janesville, WI

Photograph Taken By:
Morgan Vogt

Date of Photograph:
April 13, 2010



Legend

- Street Centerlines
 - Interstate Highway
 - Park Road
 - Private Road
 - Cemetery Road
 - Dedicated but Unimproved
- Address Points
- City Limits Line
- Parcels

Notes

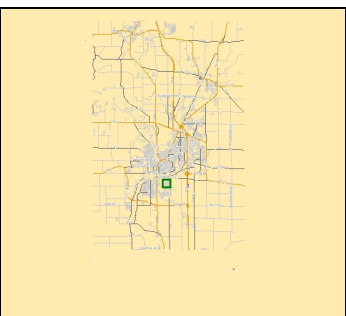
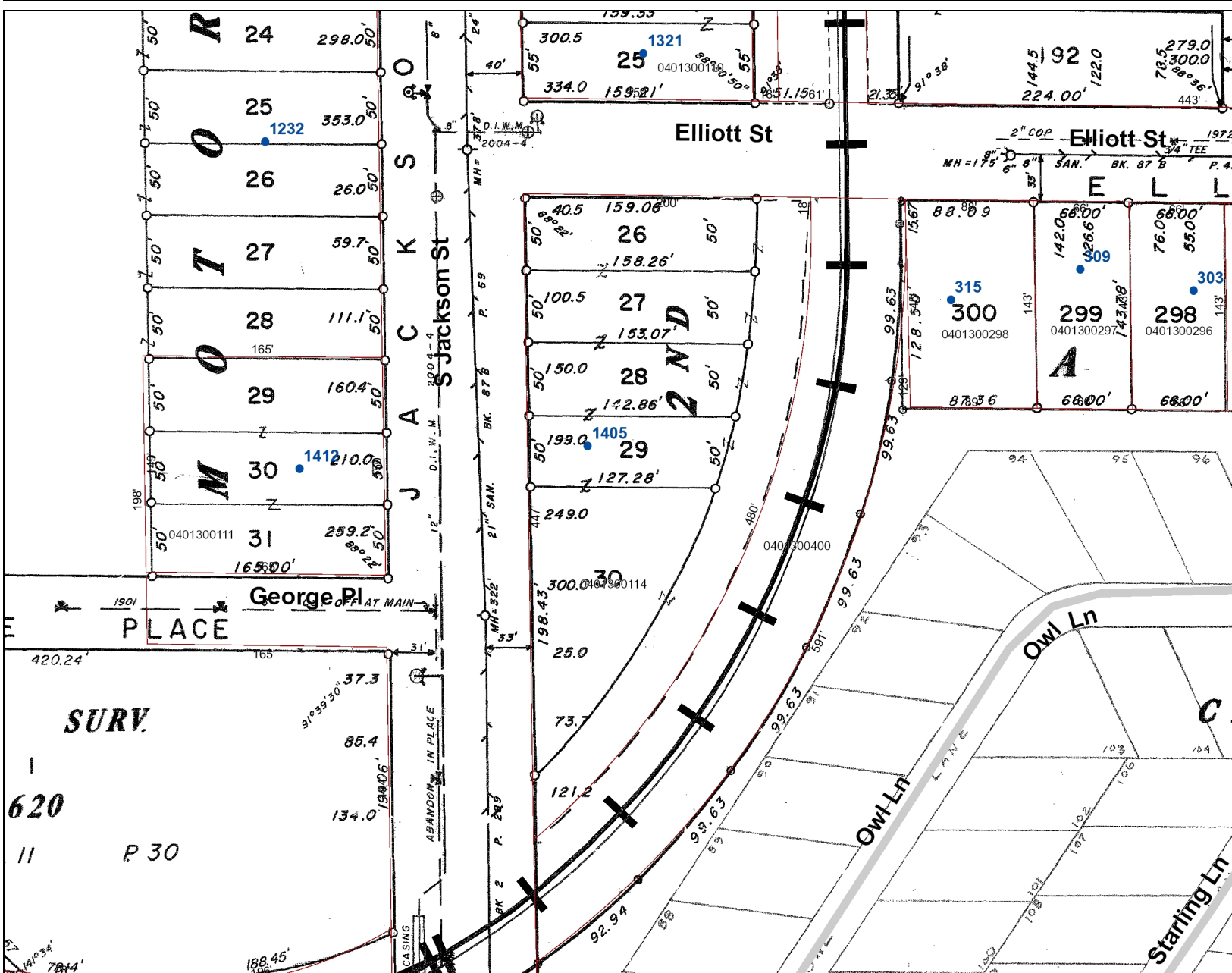
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1:1,200

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City of Janesville - 18 N. Jackson St.
P.O. Box 5005 - Janesville, WI 53547



Legend

Street Centerlines

Interstate Highway

Park Road

Private Road

Cemetery Road

Dedicated but Unimproved

Address Points

City Limits Line

Parcels

Notes

SEWER

22850

Application No.

8637

Account No.

RECORD

OF SEWER AND WATER SERVICE CONNECTION

JANESVILLE, WISCONSIN

WATER

22850

Application No.

Account No.

At House No. 1405 on E side of S. JACKSON Ave.
 Between ELLIOTT Ave. St. and Ave. St.
 Situated on lots 26 & 27, Motor Sub. No. 2
 For Gates Lumber owner from Y 40.5' feet N of Manhole
 at ELLIOTT

Remarks

LOCATION		SEWER				WATER			
From	To	Size	Kind	Date	Laid By	Size	Kind	Date	Laid By
Main	Curb	4"	CI	11/	D.L. Bradley	3/4"	CoP	11/	D.L. Bradley
Curb	Lot Line	"	"	9/	"	"	"	9/	"
Lot Line	House Drain	"	"	6/	"	"	"	6/	"

Inspected by 196.....

Located by 196.....

Stop Box to Curb 4.8' to Walk 4.8 to Local Objects

1405

Gates Lumber

K-12.4

89.8

BlackTop Parking

4.8

4.8

40.5'

S. Jackson