

## **Disclaimer**

This case was closed by the DNR prior to August 1, 2002. At the time of closure, a deed restriction was filed documenting the remaining soil contamination. After August 1, 2002 the DNR began adding approved cleanups with residual soil and/or groundwater contamination to the GIS Registry replacing the need for a deed restriction.

The information contained in this document was assembled by the DNR from an existing file and posted so that all closed sites with remaining contamination are accessible on the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

# GIS REGISTRY

## Cover Sheet

July, 2008  
(RR 5367)

### Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

#### \*WTM COORDINATES:

X:  Y:

*\* Coordinates are in  
WTM83, NAD83 (1991)*

#### WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

#### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property")*

Soil Contamination > \*RCL or \*\*SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties  
see "Impacted Off-Source Property")*

#### Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations  
between residential and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for  
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic  
development corporation)*

Monitoring wells properly abandoned? (234)

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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.].

BRRTS #: 02-05-255348 PARCEL ID #: 20 - 684 - A

ACTIVITY NAME: Green Bay Packaging - Starch Tank WTM COORDINATES: X: 678401 Y: 452566

**CLOSURE DOCUMENTS** (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property**. Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #:**                      **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that ALL legal descriptions attached to the statement are complete and accurate.  
*Note: The point here is that the legal descriptions are describing the correct (i.e., contaminated) properties.*

**MAPS** (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 1                      Title: Site Location Diagram**
- Detailed Site Map:** A map that shows all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shows the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2                      Title: Green Bay Packaging, Inc. Mill Division**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map shows the location of all soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #:                      Title:**

BRRTS #: 02-05-255348

ACTIVITY NAME: Green Bay Packaging - Starch Tank

**MAPS (continued)**

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

**Figure #:**                      **Title:**

**Figure #:**                      **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

**Note:** *This is intended to show the total area of contaminated groundwater.*

**Figure #:**                      **Title:**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

**Figure #:**                      **Title:**

**Figure #:**                      **Title:**

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.  
**Note:** This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

**Table #: 1                      Title: Green Bay Packaging Soil Analytical Results**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

**Table #:                      Title:**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

**Table #:                      Title:**

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

**Note:** *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

**Note:** *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

**Figure #:**                      **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-05-255348

ACTIVITY NAME: Green Bay Packaging - Starch Tank

## NOTIFICATIONS

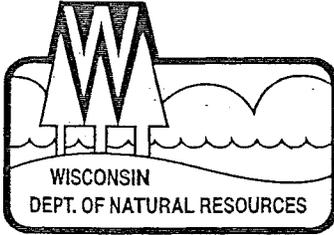
Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which the RP received confirmation for notifying current source property owner.
- Letter To Off-Source Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.  
**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

### Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which the RP received confirmation for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To Governmental Unit/Right-Of-Way Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the boundaries of the contaminated site, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL).

### Number of "Governmental Unit/Right-Of-Way Owner" Letters:



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Ronald W. Kazmierczak, Regional Director

Remediation and Redevelopment  
1125 North Military Avenue  
P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-492-5916  
FAX 920-492-5859  
TTY 920-492-5812

October 24, 2002

Green Bay Packaging, Inc.  
Attn: Kathy Nelson  
1601 North Quincy Street  
Green Bay, WI 54302

SUBJECT: Final Case Closure By Closure Committee With Conditions Met  
Green Bay Packaging - Starch Tank, 1601 North Quincy Street,  
Green Bay, Wisconsin  
WDNR BRRTS #: 02-05-255348

Dear Ms. Nelson:

On March 4, 2002 your site as described above was reviewed for closure by the Northeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On March 18, 2002, you were notified that the Closure Committee had granted conditional closure to this case.

On October 16, 2002 the Department received correspondence indicating that you have complied with the conditions of closure. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-492-5943.

Sincerely,

Kristin DuFresne  
Hydrogeologist  
Remediation & Redevelopment Program

1926956

Document Number

DEED RESTRICTION

BROWN COUNTY  
REGISTER OF DEEDS  
CATHY WILLIQUETTE

2002 SEP -6 P 12: 38

Declaration of Restrictions

In Re:

1601 North Quincy Street, Green Bay, Wisconsin  
T24N, R21E, Section 30.

As described in Document No. 366798, Vol 280, Page 184, Brown County Register of Deeds office. That part of the South three-fourths (S3/4) of Private Claim No. 1, East Side of the Fox River which is bounded on the South by a line Four hundred (400) feet Southerly from and parallel to the north line of Eastman's Addition to the City of Green Bay extended Westerly to the Channel Bank of Fox River as such line has been established by Agreement and Quit Claim Deed recorded in Volume 185 of Deeds, Page 548; on the East by Quincy Street; on the West by the Channel Bank of the Fox River and on the North by said north line of said Eastman's Addition established by Agreement and Quit Claim as aforesaid together with all riparian rights appertaining thereto subject to and excepting all existing railroad rights-of-way and subject to all existing easements for railroads on spur tracks or electric transmission lines and excepting from the tract above conveyed the tract of land owned by Wisconsin Public Service Corporation and formerly described as Lots One (1), and Two (2) and Three (3), Block Ninety (90), Eastman's Addition to the City of Green Bay together with easements pertaining thereto.

A tract of land formerly described as:

Lots Seven (7) to Twelve (12), both inclusive, to Block Ninety (90); Lots Seven (7) to Twelve (12), both inclusive, in Block Ninety-one (91); and Lots Seven (7) to Twelve (12), both inclusive, in Block Ninety-two (92) in Eastman's Addition to the City of Green Bay; also all those portions of Lots Four (4), Five (5) and Six (6) in said Block 90, and Lots One (1) to Six (6), both inclusive, in said Block Ninety-one (91), and Lots one (1) to Six (6), both inclusive, in said Block Ninety-two (92), in said Eastman's Addition, which lie Southerly of the North line of said Eastman's Addition as such line has been established by the agreement and quitclaim made and entered into between the Lessor and Northern Paper Mills dated Sept. 25, 1930 and recorded in the office of the Register of Deeds for Brown County, Wisconsin on November 3, 1930 in Vol. 185 of Deeds, page 548; also those parts of Lots One (1) to Six (6), both inclusive, in Block Seventy-three (73), and Lots One (1) to Six (6), both inclusive, in Block Seventy-four (74), and One (1) to Six (6), both inclusive, in Block Seventy-five (75), in said Eastman's Addition which lie Northerly of a line Four Hundred (400) feet Southerly from and

Recording Area

21-16

Name and Return Address

David V. Borowski  
Green Bay Packaging Inc.  
1700 N. Webster Court  
P.O. Box 19017 (54307-1907)  
Green Bay, WI 54302

20-684-A

Parcel Identification Number (PIN)



The following activities are prohibited on that portion of the property identified in Exhibits A and B, and described above where a cap or cover has been placed, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on the capped area with the exception of the periodic filling of clean soil and gravel as required by the maintenance plan dated August 5, 2002; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover. In addition, the cap or cover shall be maintained in compliance with a plan prepared and submitted to the Wisconsin Department of Natural Resources by a responsible party, as required by section NR 724.13(2), Wis. Adm. Code (1999).

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, David V. Borowski asserts that he or she is duly authorized to sign this document on behalf of Green Bay Packaging Inc.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 6<sup>th</sup> day of Sept, 2002.

Signature:

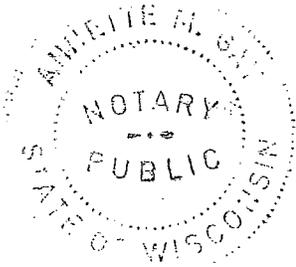


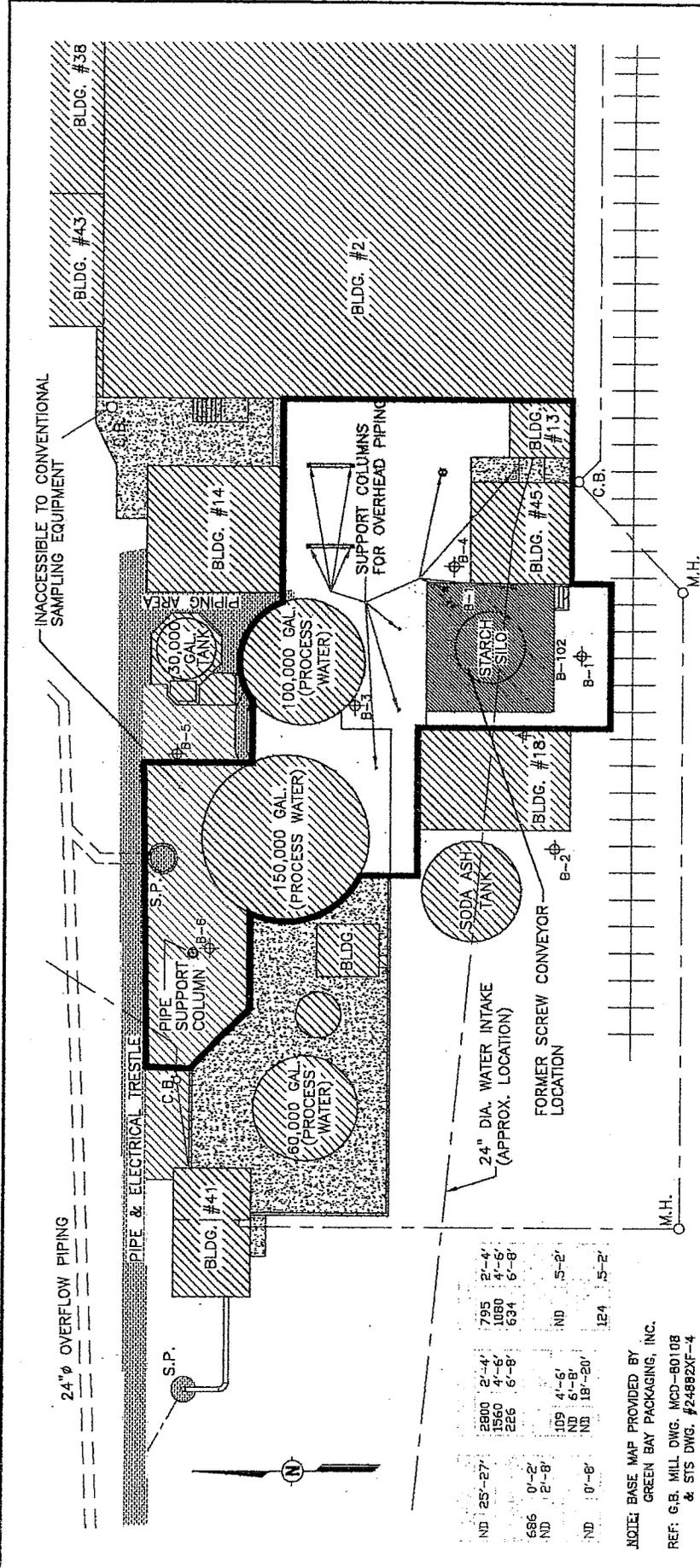
Printed Name: David V. Borowski

Subscribed and sworn to before me  
this 6<sup>th</sup> day of Sept, 2002

Annette M. Gay Annette M. Gay  
Notary Public, State of Wisconsin  
My commission exp 4/10/05

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Green Bay Packaging Inc.





**Green Bay Packaging Inc.**  
MILL DIVISION  
GREEN BAY, WISCONSIN

CHKO  
DATE 4-25-2002

TITLE DEED RESTRICTION AREA  
SCALE 1"=30'

DWG NO. MCA-81181

REVISIONS

BY	SYD.	DATE
TDR	Δ	REV. DWG. SIZE; SCALE WAS 1"=20'
		8-12-02

**DEFINES BOUNDARY OF RESTRICTED AREA**

Exhibit A  
Polychlorinated biphenyl contaminated soil remains at the location of former soil borings B-102, B-1, B-3, B-4, and B-6.

M.H. = MANHOLE  
 BENCH MARK LOCATION TOP OF FLOOR SLAB, ASSUMED ELEVATION OF 100.00'  
 BUILDINGS AND TANKS  
 CONCRETE  
 PIPING AND ELECTRICAL  
 EXISTING SOIL BARRIER (APPROX. 2.0' THICKNESS)  
 EXISTING SOIL BARRIER (APPROX. 1.0' THICKNESS)  
 GRAVEL AREA (6" LAYER OF 1/2" CRUSHED STONE OVER GEOPAPRIB)

BORING I.D.      SAMPLE DEPTH  
 795 2'-4"      2'-4"  
 1080 4'-6"      4'-6"  
 634 6'-8"      6'-8"

FORMER GROUNDWATER MONITORING WELL  
 SEPTEMBER 29, 1999, SOIL BORING  
 MARCH 4, 1999, SOIL BORING  
 ND ARCOHLOR 1254 NOT DETECTED  
 C.B. = CATCH BASIN  
 S.P. = STAND PIPE

ND 25'-27'	2800 2'-4"	795 2'-4"	ND 5'-2'
	1560 4'-6"	1080 4'-6"	
	226 6'-8"	634 6'-8"	
686 0'-2"			ND 19'-20"
ND 2'-8"	109 4'-6"		
	ND 5'-8"		
ND 0'-6"	ND 18'-20"	124 5'-2'	

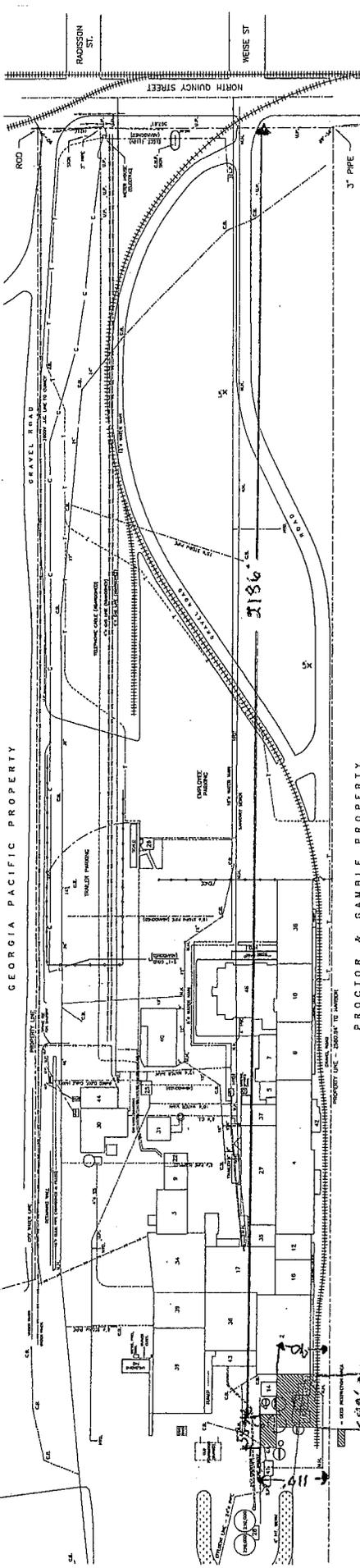
NOTE: BASE MAP PROVIDED BY GREEN BAY PACKAGING, INC.  
REF: G.B. MILL DWG. MCD-60108 & STS DWG. #24882XF-4

Exhibit B

BUILDING SCHEDULE

BUILDING SCHEDULE

NUMBERS	DESCRIPTION	REMARKS	BLDG HT	F.L.R. EL.	BLDG S.F.	NUMBER	DESCRIPTION	REMARKS	BLDG HT	F.L.R. EL.	BLDG S.F.
30	BOILER ROOM		85'	103.0'	5,044	1	(REMOVED)		37'	105.5'	12,420
31	BAG HOUSE		70'	102.0'	1,789	2	PULP MILL		36'	102.0'	3,975
32	(REMOVED)					3	BOILER ROOM		43'	105.5'	18,825
33	(REMOVED)					4	MACHINE ROOM		10'	102.5'	1,104
34	BALE STORAGE WAREHOUSE	ADD. 1982	24'	105.5'	9,020	5	OFFICE		27'	105.5'	6,000
35	MAINTENANCE SHOP	ADD. 1982	21'	105.5'	1,692	6	OFFICE	100 FT. ADD	14'	102.5'	2,362
36	SHIPPING		27'	105.5'	8,520	7					
37	A.C. DRIVES	ADD. 1989	38'	105.5'	2,196	8	(REMOVED)				
38	RECYCLED FIBER WAREHOUSE	ADD. 1991	35'	105.5'	8,667	9	BOILER ROOM	ADD	18'	102.0'	1,550
39	RECYCLED FIBER WAREHOUSE	ADD. 1991	33'	105.5'	16,645	10	MACHINE ROOM	100 FT. ADD	27'	105.5'	6,117
40	SHEET METAL SHOP	ADD. 1991	21'	105.5'	5,360	11	(REMOVED)				
41	EFFLUENT MONITORING STATION	ADD. 1996	11'	105.5'	350	12	FIBER PULPER ROOM		27'	105.5'	2,645
42	PRODUCTION OFFICES	ADD. 1996	17'	105.5'	807	13	PUMP HOUSE (RIVER WATER INTAKE)		10'	103.25'	138
43	RECYCLED FIBER	ADD. 1997	33'	105.5'	1,868	14	WHITE WATER PUMP HOUSE	DEALS 5/25/98	11'	102.4'	665
44	BOILER ROOM #7	ADD. 1997	53'	103.0'	2,323	15					
45	STARCH SILO EQUIPMENT-SHED	ADD. 1989	12'	104.5'	400	16	PULP MILL	ADD	27'	105.5'	3,506
46	MAIN OFFICE	ADD. 10/1/01	15'	102.5'	9,328	17	SECONDARY FIBER		49'	105.5'	9,072
						18	CHEMICAL STORAGE BLDG		38'	103.0'	630
						19	OFFICE (DEMOLISHED 3/2001)				
						20	(REMOVED)				
						21	(REMOVED)				
						22	BOILER ROOM	ADD	18'	102.0'	1,069
						23	(REMOVED)				
						24	(REMOVED)				
						25	FIRE BOOSTER PUMP HOUSE		14'	103.0'	432
						26	SCALEYARD OFFICE		9'	103.0'	365
						27	MAINTENANCE SHOP/STOCK ROOM		26'	105.5'	5,768
						28	250,000 GAL. TANK PUMP HOUSE		10'	102.0'	398
						29	(REMOVED)				
						TOTAL	155,550				



FOR MORE DETAILS, SEE: - REFER TO: -  
 -G.P. DWG# AC-FB005 FIRE PROTECTION SYSTEM PIPING  
 -G.P. DWG# AC-FB006 MAIN PROCESS WATER, SEWER AND SANITARY SEWER PIPING  
 -G.P. DWG# BR-01004 TEL ASH PIPING

PROCTOR & GAMBLE PROPERTY

SITE PLAN

NOTES:  
 -TOTAL ACRES OF LAND 36.795  
 -CITY DATUM PLUS 482.55' = ABOVE SEA LEVEL  
 (INTERNATIONAL GREAT LAKES DATUM - 1955)  
 -LOW WATER LINE = 576.8' - (C.L.D. - 1955 (92.33' - CITY DATUM)  
 -CITY DATUM IS 10 FEET ABOVE L.W.L.  
 -CITY DATUM IS 165.25 FEET ABOVE SEA LEVEL  
 (GEODEIC SURVEY DATUM)  
 -OPERATING FLOOR = 105.5' CITY DATUM

LEGEND:  
 - C.B. = CATCH BASIN  
 - M.H. = MAN HOLE  
 - U.P. = UTILITY POLE  
 - H.D. = FIRE HYDRANT  
 - L.P. = LIGHT POLE

NO.	DATE	BY	CHKD.	REVISIONS
1	4/1/97	AWC	AWC	ADDED FUEL TANK
2	4/1/97	AWC	AWC	ADDED UNLOADING PAD
3	4/1/97	AWC	AWC	ADDED AREA FOR STARCH SILO
4	4/1/97	AWC	AWC	ADDED AREA FOR STARCH SILO
5	4/1/97	AWC	AWC	ADDED DEER RESTRICTION AREA
6	4/1/97	AWC	AWC	REVISED STORM SEWER LINES
7	4/1/97	AWC	AWC	ADDED BLDG #6
8	4/1/97	AWC	AWC	MOVED 10" WATER MAIN & FP LINE
9	4/1/97	AWC	AWC	ADDED 2000V L.I.C. AT N. ROAD
10	4/1/97	AWC	AWC	ADDED 2000V L.I.C. AT N. ROAD

Green Bay Packaging Inc.  
 MILL DIVISION  
 GREEN BAY, WISCONSIN  
 DATE: 4/1/97  
 SCALE: 1" = 100'  
 SHEET NO. 3186-5100

<b>ENVIRONMENTAL MANAGEMENT SYSTEM</b>		
Green Bay Packaging Inc., Green Bay Mill Division		
<b>Title:</b> Operation and Maintenance Plan Soil Barrier - Area specified on map For WDNR BRRTS #02-05-255348	<b>Identification Number:</b> EMS 4.4.6 -12 Operation and Maintenance Plan Soil Barrier - Area specified on map For WDNR BRRTS #02-05-255348	
<b>Prepared By:</b> Environmental Manager		
<b>Approved By:</b> Environmental Manager		
<b>Date:</b> 08/05/2002	<b>Revision Number:</b> 1	<b>Page 1 of 2</b>

### 4.4.6 -12 Operation and Maintenance Plan Soil and Gravel Barrier - Area specified on map For WDNR BRRTS #02-05-255348

**PURPOSE:**

The purpose of this plan is to limit direct contact by maintaining the existing soil and gravel barrier in the areas associated with B-102, B-1, B-3, B-4, and B-6

**SCOPE:**

s.NR724.13(2) Wis. Adm. Code requires Green Bay Packaging Inc., Green Bay Mill Division to prepare a plan to maintain the cover in the restricted area which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

**RECORDS:**

The Environmental Manager will keep the operation and maintenance plan available on site and a record of the barrier inspections.

**RESPONSIBILITY:**

The Engineering Department will maintain designation of the restricted area on the plot plan to ensure that if the structural impediments are removed, the property owner shall make the proper notifications, conduct an investigation of the degree and extent of Aroclor 1254 contamination.

The Environmental Manager will ensure any soil removed is properly remediated in accordance with applicable statutes and rules.

**PROCEDURE:**

- a) Attached is a map of the restricted area.
- b)
  1. Structural impediments existing at the time of clean-up made complete remediation of the soil contamination on this property impracticable. The impediments are in the nature of a starch silo and process water storage tanks, buildings, concrete pads, and support columns for overhead piping, all as depicted on Figure 1. If these structural impediments are removed, the property owner shall conduct an investigation of the degree and extent of Aroclor 1254 contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly evaluated for remediation in accordance with applicable statutes and rules. If the currently-inaccessible contaminated soil that remains on the property is excavated in the future, it will have to be sampled and analyzed for treatment or disposal of the soil as a solid or hazardous waste.
  2. A soil and gravel barrier has been installed and maintained as a performance standard to address residual soil contamination on the property. The location of the soil and gravel barrier performance standard area is depicted on Figure 1. Therefore, the following activities are prohibited in the soil and gravel barrier performance area, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) excavating or grading of the land surface; (2) filling on the capped area with the exception of the periodic filling of clean soil and gravel; (3) plowing for agricultural cultivation; and (4) construction or installation of a building or other structure with a foundation that would sit on or be placed within the cover. These

## ENVIRONMENTAL MANAGEMENT SYSTEM

Green Bay Packaging Inc., Green Bay Mill Division

<b>Title:</b> Operation and Maintenance Plan Soil Barrier - Area specified on map For WDNR BRRTS #02-05-255348		<b>Identification Number:</b> EMS 4.4.6 -12 Operation and Maintenance Plan Soil Barrier - Area specified on map For WDNR BRRTS #02-05-255348
<b>Prepared By:</b> Environmental Manager		
<b>Approved By:</b> Environmental Manager		
<b>Date:</b> 08/05/2002	<b>Revision Number:</b> 1	<b>Page 2 of 2</b>

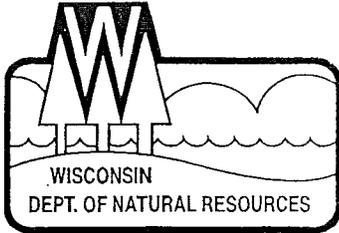
restrictions shall not apply in emergency situations where advance notification and approval cannot be given or obtained; in that event, notice shall be given to the WDNR as soon as reasonably possible. The Lab Manager at least twice per year will visually inspect the barrier. Clean gravel and soil will be added when necessary.

- c) A potential for emergency excavation to access the intake pipes (or any other substructures) exists. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be notified as soon as reasonably possible and the contamination shall be properly remediated in accordance with applicable statutes and rules. If the structural impediments are removed, the property owner shall conduct an investigation of the degree and extent of Aroclor 1254 contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be notified and the contamination shall be properly evaluated for remediation in accordance with applicable statutes and rules. If the currently inaccessible contaminated soil that remains on the property is excavated in the future, it will have to be sampled and analyzed for treatment or disposal of the soil as a solid or hazardous waste. If erosion or depressions occurring in the gravel and soil barrier, more clean gravel or soil will be added.
- d) If the area is excavated in the future, the property owner shall monitor for the degree and extent of Aroclor 1254 contamination. The testing shall be done in accordance with a method approved under SW-846. The sampling method will be manual or mechanically in occurrence with current standards of practice to minimize contamination.
- e) The soil and gravel barrier will be visually inspected at least twice per year by the Lab Manager to insure that it is still being maintained. The Lab Manager will record the inspection on the monthly checks report that is kept by the Environmental Manager. The inspection records will be kept for 5 years. If the area needs to be excavated, the WDNR will be notified before excavation begins. In the event of an emergency situation, the WDNR will be notified as soon as reasonably possible.

**CONTACTS:** Green Bay Packaging Inc.-Green Bay Mill Division  
Kathleen A. Nelson  
1601 N. Quincy St.  
P.O. Box 19017  
Green Bay, WI 54307-9017  
920-433-5011

STS Consultants, Ltd.  
1035 Kepler Drive  
Green Bay, WI 54311-8320  
920-468-1978

**SITE LOCATION:** Green Bay Packaging Inc.- Green Bay Mill Division  
1601 N. Quincy St.  
Green Bay, WI 54302  
Brown County  
T24N, R21E, Section 30  
Parcel Identification No. 20-684-A



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Ronald W. Kazmierczak, Regional Director

Remediation and Redevelopment  
1125 North Military Avenue  
P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-492-5916  
FAX 920-492-5859  
TTY 920-492-5812

March 18, 2002

Green Bay Packaging, Inc.  
Attn: Kathleen Nelson  
1601 North Quincy Street  
Green Bay, WI 54302

Subject: Conditional Case Closure With NR 140 Exemption  
Green Bay Packaging - Starch Tank, 1601 North Quincy, Green Bay, Wisconsin

Dear Ms. Nelson:

On March 4, 2002, your request for closure of the case described above was reviewed by the Department of Natural Resources Northeast Region Closure Committee. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the polychlorinated biphenyl and metal contamination on the site near the starch tank appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed when the following conditions are satisfied:

### **Monitoring Well Abandonment**

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Kristin DuFresne on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dqw/gw/](http://www.dnr.state.wi.us/org/water/dqw/gw/) or provided by the Department of Natural Resources.

### **Waste and Soil Pile Removal**

Any remaining waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department rules. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.

### **Deed Restriction for Contaminated Soil**

To close this site, the Department requires a deed restriction be signed and recorded to address the issue of the remaining soil contamination associated with the site. The purpose of the restriction is to limit direct contact by maintaining the existing soil barrier in the areas of B-102, B-1, B-3, B-4 and B-6. The existing cap will prevent remaining contamination from impacting human health and the environment and will require the owner of the property investigate the degree and extent of residual contamination that is currently inaccessible, if structural impediments that currently exist on the property are removed. You will need to submit a draft deed restriction to me before the document is signed and recorded. You may find a model deed restriction on our web site at [www.dnr.state.wi.us/org/rr/](http://www.dnr.state.wi.us/org/rr/). To assist us in our review of the deed restriction, you should submit a copy of the property deed to me along with the draft document. After the Department has reviewed the draft document for completeness, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Brown County Register of Deeds. Then submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction is recorded for the wrong property

because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

The existing cap must be maintained to minimize contaminant infiltration to groundwater and direct contact concerns. This cap is to be maintained in accordance with a plan prepared and submitted to the Department pursuant to s. NR 724.13(2), Wis. Adm. Code.

In accordance with ss. NR 714.07(5) and 722.09(2)(a)2, Wis. Adm. Code, you are required to provide a Class 1 public notice under ch. 985, Stats., concerning the existing cap on your property. Please refer to s. NR 714.07(5), Wis. Adm. Code, for details on the required content of the public notice. An example of a Class 1 public notice for your use has been provided with this letter. Also enclosed is a list of newspapers in which the public notice can be published. The Department requires that you submit proof (a photocopy) of the published notice.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed.

#### Preventive Action Limit Exemption

Recent groundwater monitoring data at this site indicates exceedances of the NR 140 preventive action limit (PAL) for Chromium at B-102, but compliance with the NR 140 enforcement standard. The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

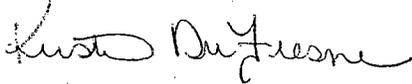
1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for Chromium at B-102. This letter serves as your exemption.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-492-5943.

Sincerely,



Kristin DuFresne  
Bureau for Remediation & Redevelopment

Enclosure

cc: Bill Phelps, DG/2  
Paul Garvey/Roger Miller, STS Consultants Ltd., 1035 Kepler Drive, Green Bay, WI 54311

George F. Kress and Marguerite Kress, his wife, Grantors of Brown County, Wisconsin, hereby Quitclaim to Green Bay Paper & Pulp Company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Grantee of Brown County, Wisconsin, for the sum of One (\$1.00) Dollar the following tract of land in Brown County, in the State of Wisconsin, to wit:

That part of the South three-fourths (S 3/4) of Private Claim No. 1, East Side of the Fox River which is bounded on the South by a line Four hundred (400) feet Southerly from and parallel to the north line of Eastman's Addition to the City of Green Bay extended Westerly to the Channel Bank of Fox River as such line has been established by Agreement and Quit Claim Deed recorded in Volume 185 of Deeds, Page 548; on the East by Quincy Street; on the West by the Channel Bank of the Fox River and on the North by said north line of said Eastman's Addition established by Agreement and Quit Claim as aforesaid together with all riparian rights appertaining thereto subject to and excepting all existing railroad rights-of-way and subject to all existing easements for railroads on spur tracks or electric transmission lines and excepting from the tract above conveyed the tract of land owned by Wisconsin Public Service Corporation and formerly described as Lots One (1), Two (2) and Three (3), Block Ninety (90), Eastman's Addition to the City of Green Bay together with easements pertaining thereto.

A tract of land formerly described as:

Lots Seven (7) to Twelve (12), both inclusive, in Block Ninety (90); Lots Seven (7) to Twelve (12), both inclusive, in Block Ninety-one (91); and Lots Seven (7) to Twelve (12), both inclusive, in Block Ninety-two (92), in Eastman's Addition to the City of Green Bay; also all those portions of Lots Four (4), Five (5) and Six (6) in said Block 90, and Lots One (1) to Six (6), both inclusive, in said Block Ninety-one (91); and Lots One (1) to Six (6), both inclusive, in said Block Ninety-two (92), in said Eastman's Addition, which lie Southerly of the North line of said Eastman's Addition as such line has been established by the agreement and quitclaim made and

tion which lie Northerly of a line Four Hundred (400) feet Southerly from and parallel to the North line of Eastman's Addition as such line has been established by said agreement and quitclaim recorded in Vol. 185 of Deeds, page 548; also all that part of the South Three-fourths (S 3/4) of Private Claim No. 1, East Side of Fox River, which is bounded on the South by a line Four Hundred (400) feet Southerly from and parallel to the North line of Eastman's Addition to the City of Green Bay extended Westerly to the channel bank of Fox River as such line has been established by said agreement and quitclaim recorded in Vol. 185 of Deeds, page 548; on the East by the West line of said Eastman's Addition to the City of Green Bay, on the West by the channel bank of Fox River, and on the North by said North line of Eastman's Addition established by agreement and quitclaim as aforesaid, together with all riparian rights appertaining thereto, subject to and excepting all existing railroad rights of way, and subject to all existing easements for railroads or spur tracks or electric transmission lines.

WITNESS the hands and seals of said Grantors, this 3rd day of August, 1948.

In the Presence of:

Max Sielaff  
Max Sielaff

George F. Kress (SEAL)  
George F. Kress

Christine Libal  
Christine Libal

Marguerite Kress (SEAL)  
Marguerite Kress

STATE OF WISCONSIN )  
BROWN COUNTY ) SS.

Personally came before me this 3rd day of August, 1948, the above named George F. Kress and Marguerite Kress, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Christine Libal  
Christine Libal

NOTARY PUBLIC



MAP SOURCE: MODIFIED FROM GREEN BAT EAST, WIS. U.S.G.S. QUADRANGLE DATED 1992.

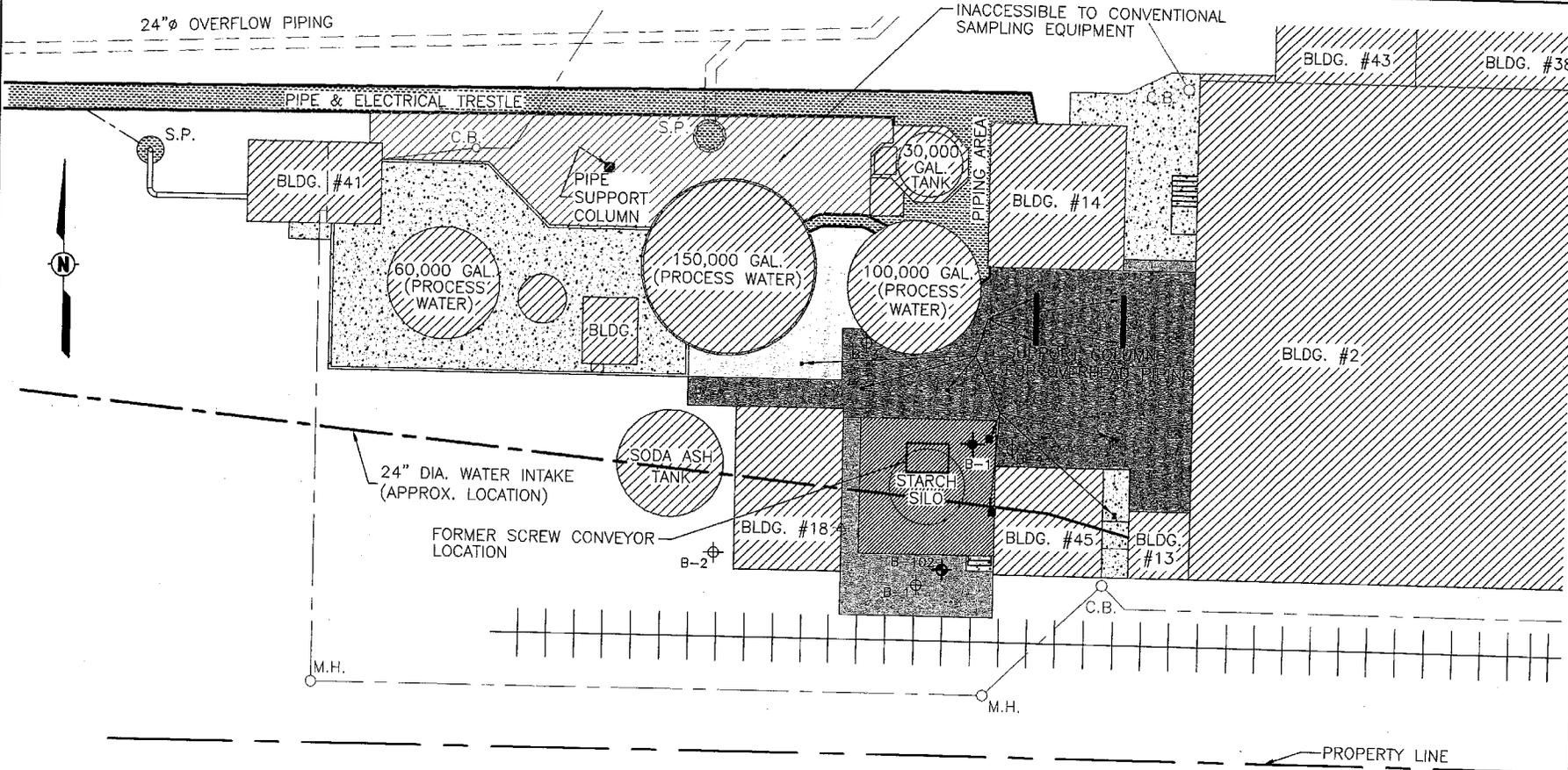


STS Consultants Ltd.  
Consulting Engineers

PROJECT/CLIENT

GREEN BAY PACKAGING INC.  
MILL DIVISION  
GREEN BAY, WISCONSIN  
SITE LOCATION DIAGRAM

DRAWN BY	P.D.P.	3-28-97
CHECKED BY	P.R.B.	3-28-97
APPROVED BY	PRB	3-28-97
SCALE	1"=2000'	FIGURE NO.
		1
STS DRAWING NO.	22973XF	



DESIGNED BY	P.M.G.	DATE	4-2-01
DRAWN BY	J.R.L.	DATE	4-2-01
APPROVED BY	R.A.M.	DATE	4-2-01
CADFILE	GARB2001		
XREF	W.		

GREEN BAY PACKAGING, INC.  
MILL DIVISION  
GREEN BAY, WISCONSIN  
STARCH TANK AREA

**LEGEND**

<p>PCB 1254 CONCENTRATION IN MICROGRAMS PER KILOGRAM</p> <table border="1"> <tr> <th colspan="2">B-4</th> <th rowspan="2">SAMPLE DEPTH</th> </tr> <tr> <td>795</td> <td>2'-4'</td> </tr> <tr> <td>1080</td> <td>4'-6'</td> </tr> <tr> <td>634</td> <td>6'-8'</td> </tr> </table>	B-4		SAMPLE DEPTH	795	2'-4'	1080	4'-6'	634	6'-8'	<p>MANHOLE</p> <p>BENCH MARK LOCATION TOP OF FLOOR SLAB. ASSUMED ELEVATION OF 100.00'</p> <p>BUILDINGS AND TANKS</p> <p>CONCRETE</p> <p>PIPING AND ELECTRICAL</p> <p>EXISTING SOIL BARRIER (APPROX. 2.0' THICKNESS)</p> <p>EXISTING SOIL BARRIER (APPROX. 1.0' THICKNESS)</p> <p>PROPOSED SOIL BARRIER (APPROX. 1.0' THICKNESS)</p>
B-4		SAMPLE DEPTH								
795	2'-4'									
1080	4'-6'									
634	6'-8'									

B-4 BORING I.D.  
 B-4 SAMPLE DEPTH  
 FORMER GROUNDWATER MONITORING WELL  
 SEPTEMBER 29, 1999, SOIL BORING  
 MARCH 4, 1999, SOIL BORING  
 ND PCB NOT DETECTED  
 CATCH BASIN

<b>B-1 (03/04/99)</b>	<b>B-3</b>	<b>B-4</b>
ND 25'-27'	2800 2'-4'	795 2'-4'
	1560 4'-6'	1080 4'-6'
<b>B-1 (09/29/99)</b>	226 6'-8'	634 6'-8'
656 0'-2'		
ND 2'-8'	<b>B-102</b>	
	109 4'-6'	
<b>B-2</b>	ND 6'-8'	
ND 0'-8'	ND 18'-20'	

NOTE: BASE MAP PROVIDED BY GREEN BAY PACKAGING, INC.

REF. G.B. MILL DWG. MCD-80108 AND STS DWG. #24882XF-4



STS Consultants Ltd.  
Consulting Engineers  
1035 Kepler Dr.  
Green Bay, WI 54311  
920.468.1978

STS PROJECT NO. 24882XF  
STS PROJECT FILE

SCALE 1"=20'  
FIGURE NO. 2

