

# GIS REGISTRY

## Cover Sheet

May, 2009  
(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:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)  
*(note: soil contamination concentrations between non-industrial 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:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes  No  N/A

*\* Residual Contaminant Level  
\*\*Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. 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 #: 02-05-553963 PARCEL ID #: 18-459 & 18-459a

ACTIVITY NAME: Green Bay City - Broadway WTM COORDINATES: X: 677799 Y: 452247

**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** (where the contamination originated). 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: Certified Survey Map**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

**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 Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show 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 Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 3**                      **Title: Soil Boring and Groundwater Monitoring Well Locations**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 5**                      **Title: Approximate Extent of PAH Impacted Soil**

BRRTS #: 02-05-553963

ACTIVITY NAME: Green Bay City - Broadway

**MAPS (continued)**

**Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) 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 #: 6                      Title: Extent of Groundwater Enforcement Standard Exceedances**

**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 #: 4                      Title: Groundwater Contour Map (9-23-09)**

**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: 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 #: 3                      Title: Groundwater Analytical Results**

**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 #: 2                      Title: Groundwater Field Data**

**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 #: 3                      Title: Soil Boring and Groundwater Monitoring Well Locations**

**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 #: 02-05-553963

ACTIVITY NAME: Green Bay City - Broadway

## NOTIFICATIONS

### Source Property

- 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 confirmation was received for notifying current source property owner.

### Off-Source Property

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

- 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 confirmation was received 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 contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

**Number of "Governmental Unit/Right-Of-Way Owner" Letters: 1**



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters  
1125 N. Military Ave., P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-492-5800  
FAX 920-492-5913  
TTY Access via relay - 711

August 4, 2010

Ms. Jami Harrington  
City of Green Bay  
101 North Jefferson Street, Room 200  
Green Bay, WI 54301

SUBJECT: Final Case Closure with Continuing Obligations  
City of Green Bay – Broadway, 908–910 North Broadway, Green Bay, WI  
WDNR BRRTS Activity #: 02-05-553963

Dear Ms. Harrington:

On February 24, 2010, the Wisconsin Department of Natural Resources Northeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On March 1, 2010, you were notified that the Closure Committee had granted conditional closure to this case.

On July 21, 2010, the Department received information indicating that you have complied with the requirements for final closure (i.e. submittal of a complete GIS registry packet, monitoring well abandonment forms and soil/water disposal documentation.)

The Department has reviewed the case closure request regarding the polynuclear aromatic hydrocarbon and arsenic contamination at this site. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier.
- Groundwater contamination is present above Chapter NR 140 enforcement standards.
- One or more monitoring wells were not located and must be properly abandoned if found.

This letter and information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

#### Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter are met.

#### Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the soil cover that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific location described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

#### Prohibited Activities

The following activities are prohibited on any portion of the property where soil cover or other barrier is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

#### Residual Groundwater Contamination

Groundwater impacted by arsenic contamination greater than the enforcement standard set forth in ch. NR140, Wis. Adm. Code, is present on this contaminated property. For more

detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

#### Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

#### Monitoring Wells that could not be Properly Abandoned

On July 20, 2010, your consultant, AECOM, notified the Department that monitoring well NB-B7, located on Parcel 18-459, could not be properly abandoned because it was damaged during site development activities. Your consultant has made a reasonable effort to locate monitoring well NB-B7 and to determine whether it was properly abandoned but has been unsuccessful in those efforts. You need to understand that in the future you may be held liable for any problems associated with monitoring well NB-B7 if it creates a conduit for contaminants to enter groundwater. If in the future monitoring well NB-B7 is found, the then current owner of the property on which the well is located will be required to notify the Department, to properly abandon the well in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the Department.

Because this monitoring well was not properly abandoned, the site will be listed on the DNR Remediation and Redevelopment GIS Registry.

The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Kristin DuFresne at 920-662-5543.

Sincerely,



Bruce G. Urben, Team Supervisor  
Northeast Region Remediation & Redevelopment Program

#### Attachments

cc: Michael Carney, AECOM  
Daniel O'Connell  
400 Fisk Street, Green Bay, WI 54303  
Tara Gokey, Packerland Builders  
316 Heidelberg Court, Green Bay, WI 54302

**Cover/Barrier Maintenance Plan**  
**Parcel 18-459A**  
**North Broadway**  
**Green Bay, Wisconsin**  
**WDNR BRRTS Activity No. 02-45-553369**

**Introduction**

This document outlines the Maintenance Plan for a cover / barrier for Parcel 18-459A, North Broadway, Green Bay, Wisconsin. The maintenance activities described in this document are the responsibility of the current property owner (signatory) and/or subsequent owners of the property. The maintenance activities are associated with an existing barrier covering subsurface soil characterized by elevated polynuclear aromatic hydrocarbon (PAH) concentrations. The location of the barrier, to be maintained in accordance with this Maintenance Plan, is identified on the attached Figure 5A in Exhibit A. The barrier consists of an existing building concrete floor slab.

**Cover Barrier Purpose and Description**

The existing cover over the contaminated soil serves as a barrier to limit the potential for direct human contact with residual soil that might otherwise pose a risk to human health. The cover barrier consists of existing soil cover. Based on the current and future use of the property, the barrier should function as intended, unless disturbed.

The following activities are prohibited on any portion of the property where existing concrete is required as shown on the attached Figure 5, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources (WDNR):

- Removal of the existing barrier
- Replacement with another barrier
- Excavation or grading of the land surface
- Filling on capped or paved areas
- Plowing for agricultural cultivation
- Construction or placement of a building or other structure

**Annual Inspection**

The barrier overlying the impacted soil, as depicted on Figure 5, will be inspected once a year. Inspection will be conducted in the spring of each year after the snow melt or in the summer. The surface area will be inspected visually to evaluate damage due to settling, wear from traffic, erosion, and for other potential problems that may expose underlying soil. Any areas of the barrier that have become or are likely to become disturbed will be documented and repaired. A log of the inspections and any repairs will be maintained by the property owner and is included in Exhibit B, Cover/Barrier Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

**Maintenance Activities**

If areas of the barrier are noted to be disturbed during the annual inspection or at any other time of the year, repairs will be scheduled as soon as practical. During maintenance activities, if underlying soils are exposed for an extended period of time, the owner should inform maintenance workers of the direct contact exposure hazard. The owner should also sample any soil that is excavated from the site prior to disposal to document chemical characteristics of soil transported from the facility. The soil should be managed and disposed with applicable local, state, and federal law.

In the event the barrier overlying the soil is removed or replaced, the replacement barrier must contact with underlying soil. The replacement barrier will be subject to the same maintenance guidelines as outlined herein unless indicated otherwise by the WDNR or its successor.

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

**Amendment or Withdrawal of Maintenance Plan**

This Maintenance Plan can be amended or withdrawn by the current or subsequent owners of the property with the written approval of the WDNR.

**Contact Information**

Site Owner and Operator

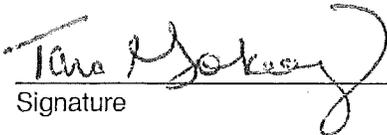
Ms. Tara Gokey  
316 Heidelberg Court  
Green Bay, Wisconsin 54302  
Phone: 920.884.7046

Consultant

Mr. Michael Carney  
AECOM  
1035 Kepler Drive  
Green Bay, Wisconsin 54311  
Phone: 920.406.3140

WDNR

Ms. Kristin DuFresne  
Wisconsin Department of Natural Resources  
2984 Shawano Avenue  
Green Bay, Wisconsin 54313  
Phone: 920.662.5100

  
\_\_\_\_\_  
Signature

5-30-2010  
\_\_\_\_\_  
Date

Tara L. Gokey  
\_\_\_\_\_  
Name

owner  
\_\_\_\_\_  
Title

  
\_\_\_\_\_  
Company

Enclosures:

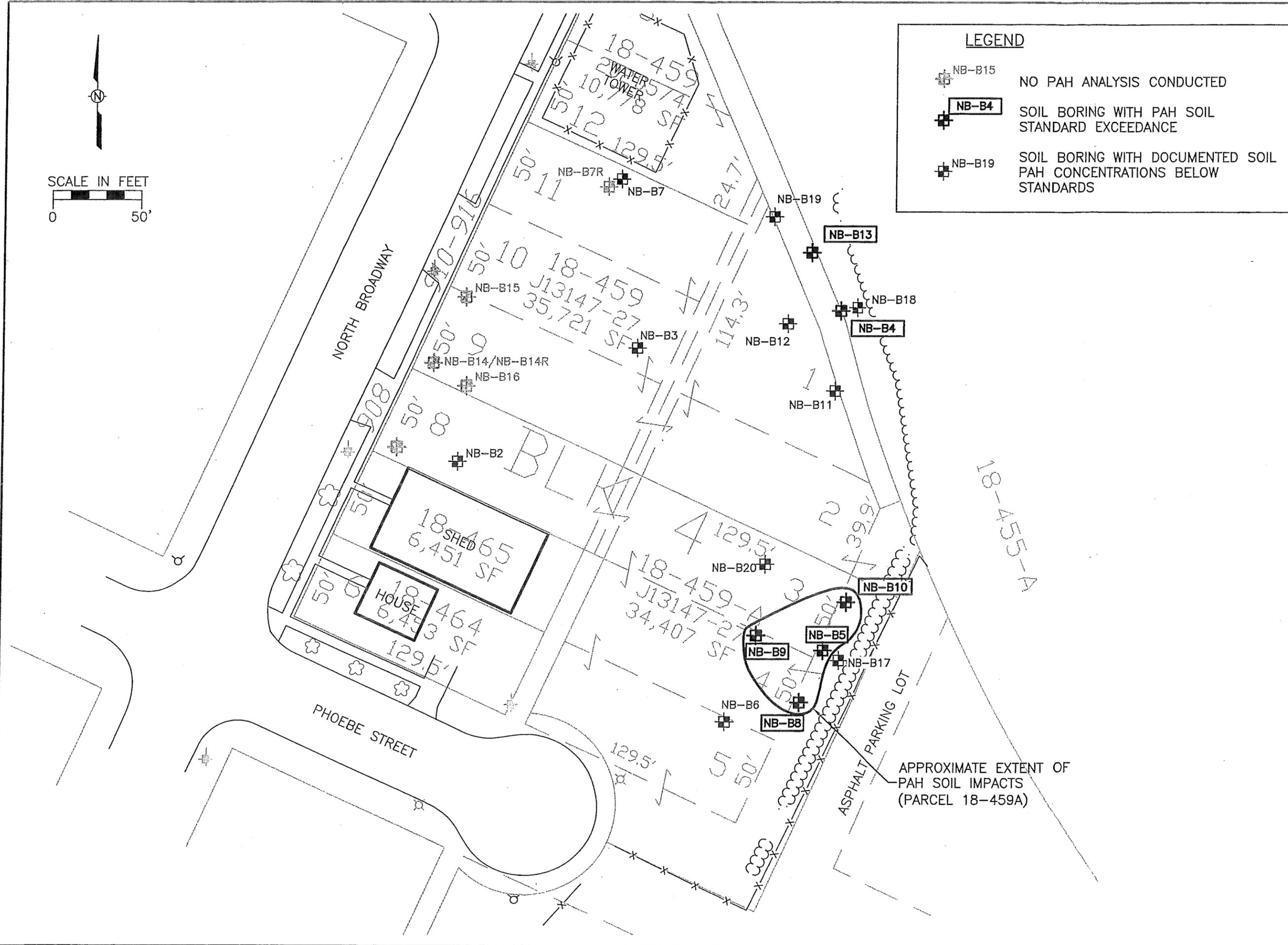
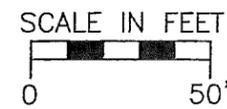
- Exhibit A - Cover/Barrier Maintenance Plan - Approximate Extent of PAH Impacted Soil, Parcel 18-459A North Broadway
- Exhibit B - Cover/Barrier Inspection Log

**Exhibit A**

**Cover/Barrier Maintenance Plan -  
Approximate Extent of PAH Impacted  
Soil, Parcel 18-459A North Broadway**

LEGEND

-  NB-B15 NO PAH ANALYSIS CONDUCTED
-  NB-B4 SOIL BORING WITH PAH SOIL STANDARD EXCEEDANCE
-  NB-B19 SOIL BORING WITH DOCUMENTED SOIL PAH CONCENTRATIONS BELOW STANDARDS



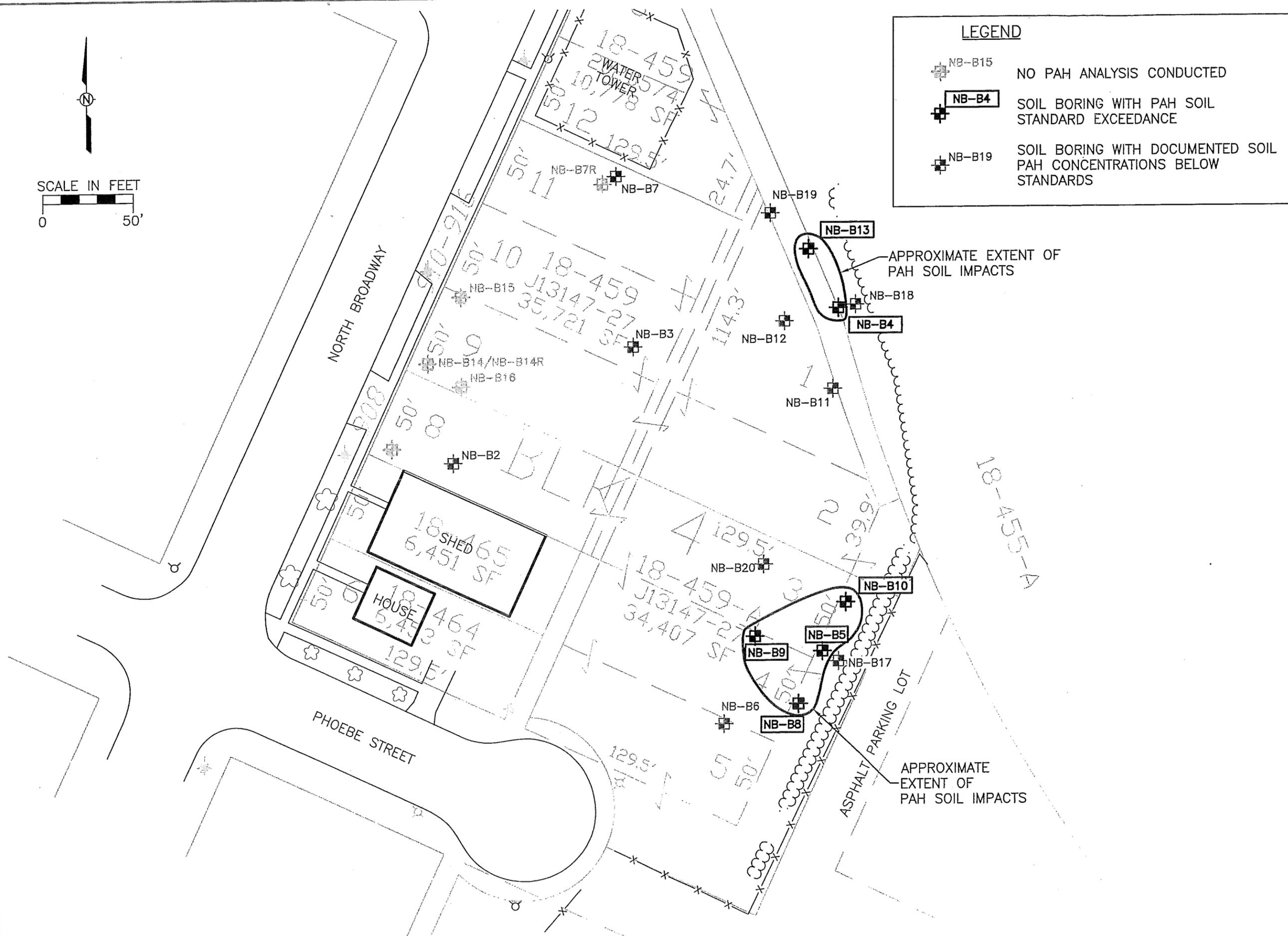
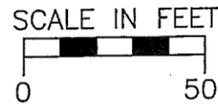
COVER/BARRIER MAINTENANCE PLAN  
APPROXIMATE EXTENT OF PAH IMPACTED SOIL  
PARCEL 18-459A NORTH BROADWAY  
CITY OF GREEN BAY, WISCONSIN

Drawn:	DTB 11/06/2009
Checked:	MJC 11/06/2009
Approved:	MJC 11/06/2009
PROJECT NUMBER	60139774
FIGURE NUMBER	

X:\PROJECTS\13083\13083-007\dwg\908 N Broadway\08rev09\13083-007\_FIG.dwg; 4/9/2010 1:29:20 PM; BRAITZ, DAN T.; STS.atb

**LEGEND**

-  NB-B15 NO PAH ANALYSIS CONDUCTED
-  **NB-B4** SOIL BORING WITH PAH SOIL STANDARD EXCEEDANCE
-  NB-B19 SOIL BORING WITH DOCUMENTED SOIL PAH CONCENTRATIONS BELOW STANDARDS



APPROXIMATE EXTENT OF PAH IMPACTED SOIL  
908-910 NORTH BROADWAY  
CITY OF GREEN BAY, WISCONSIN

Drawn :	DTB	11/06/2009
Checked:	MJC	11/06/2009
Approved:	MJC	11/06/2009
PROJECT NUMBER	60139774	
FIGURE NUMBER	5	

X:\PROJECTS\13083\13083-007\dwg\908 N Broadway\06nov09\13083-007\_FIG 5.dwg; 12/17/2009 2:36:40 PM; DUCKART, RYAN; STS.sab

## **Exhibit B**

### **Cover/Barrier Inspection Log**



EXTENT OF GROUNDWATER ENFORCEMENT STANDARD EXCEEDANCES  
908-910 NORTH BROADWAY  
CITY OF GREEN BAY, WISCONSIN

Drawn: DTB 11/06/2009

Checked: MJC 11/06/2009

Approved: MJC 11/06/2009

PROJECT NUMBER 60139774

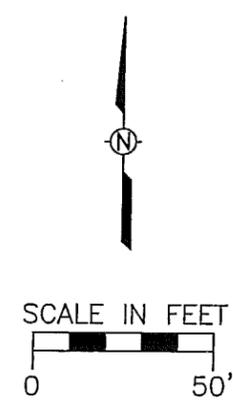
FIGURE NUMBER 6

LEGEND

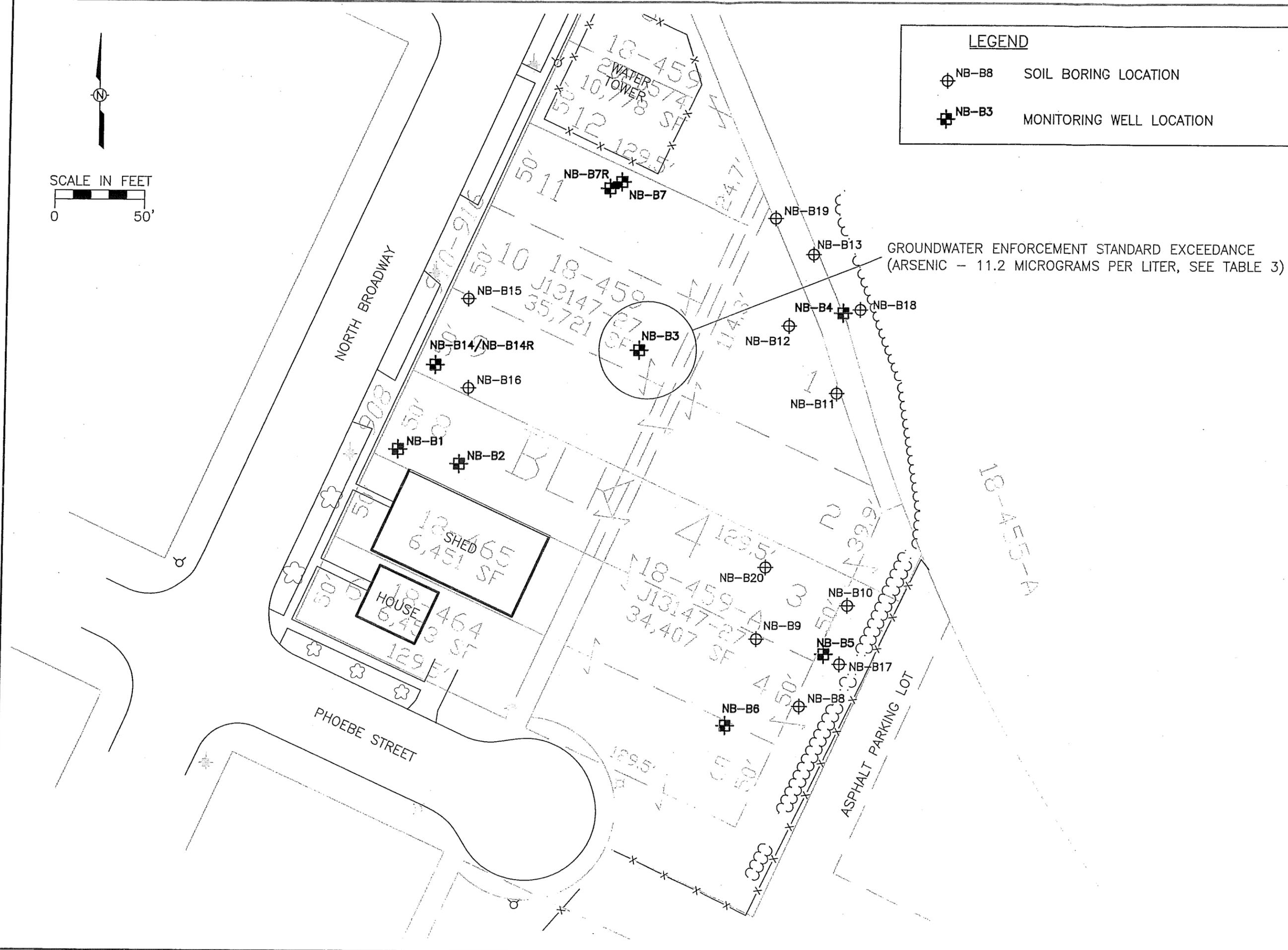
⊕ NB-B8 SOIL BORING LOCATION

⊕ NB-B3 MONITORING WELL LOCATION

GROUNDWATER ENFORCEMENT STANDARD EXCEEDANCE  
(ARSENIC - 11.2 MICROGRAMS PER LITER, SEE TABLE 3)



A:\PROJECTS\13083\13083-007\dwg\908 N Broadway\09nav09\13083-007\_FIG 6.dwg; 12/17/2009 2:26:47 PM; DUCKART, RYAN; STS.tb





## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters  
1125 N. Military Ave., P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-492-5800  
FAX 920-492-5913  
TTY Access via relay - 711

August 4, 2010

Ms. Tara Gokey  
Packerland Builders  
316 Heidelberg Court  
Green Bay, Wisconsin 54302

**SUBJECT:** Continuing Obligations and Property Owner Requirements for  
Parcel # 18-459A, North Broadway, Green Bay, WI

Final Case Closure for City of Green Bay – Broadway  
908–910 North Broadway, Green Bay, WI  
WDNR BRRTS Activity #: 02-05-553963

Dear Ms. Gokey:

The purpose of this letter is to notify you that certain continuing obligations apply to the property known as Parcel 18-459A (referred to in this letter as the "Property") due to contamination remaining on the Property. The continuing obligations are part of the cleanup and case closure approved for the above referenced case, located at 908 – 910 North Broadway. (The case is referenced by the location of the source property, i.e. the property where the original discharge occurred, prior to contamination migrating to the Property.) The continuing obligations that apply to the Property are stated as conditions in the attached closure approval letter, and are consistent with s. 292.12, Wis. Stats., and ch. NR 700, Wis. Adm. Code, rule series. They are meant to limit exposure to any remaining environmental contamination at the Property. These continuing obligations will also apply to future owners of the Property, until the conditions no longer exist at the Property.

It is common for properties with approved cleanups to have continuing obligations as part of cleanup/closure approvals. Information on continuing obligations on properties is shown on the Internet at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. How to find further information about the closure and residual contamination for this site can be located at <http://dnr.wi.gov/org/aw/rr/clean.htm>.

The Department reviewed and approved the case closure request regarding the polynuclear aromatic hydrocarbons and arsenic contamination in soil/groundwater at this site, based on the information submitted by AECOM. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain continuing obligations, as described below.

### Continuing Obligations Applicable to Your Property

A number of continuing obligations are described in the attached case closure letter to Jami Harrington – City of Green Bay, dated August 4, 2010. However, only the following continuing obligations apply to your Property:

- Residual soil contamination
- Cover or barrier

### GIS Registry – Well Construction Approval Needed

Because of the residual soil/groundwater contamination and the continuing obligations, this site, which includes your Property, will be listed on the Department's internet accessible GIS Registry, at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a well on the Property, you will need to get Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help with this form. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf>. If at some time, all these continuing obligations are fulfilled, and the remaining contamination is either removed or meets applicable standards, you may request the removal of the Property from the GIS Registry.

### Property Owner Responsibilities

The owner (you and any subsequent property owner) of this Property is responsible for compliance with these continuing obligations, pursuant to s. 292.12, Wis. Stats. You are strongly encouraged to pass on the information about these continuing obligations to anyone who purchases this property from you (i.e. pass on this letter). For residential property transactions, you are required to make disclosures under Wis. Stats. s. 709.02. You may have additional obligations to notify buyers of the condition of the property and the continuing obligations set out in this letter and the closure letter.

Please be aware that failure to comply with the continuing obligations may result in enforcement action by the Department. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with referenced maintenance plans, are met.

These responsibilities are the property owner's. A property owner may enter into a legally binding agreement (such as a contract) with someone else (the person responsible for the cleanup) to take responsibility for compliance with the continuing obligations. If the person with whom any property owner has an agreement fails to adequately comply with the appropriate continuing obligations, the Department has the authority to require the property owner to complete the necessary work.

A legal agreement between you and another party to carry out any of the continuing obligations listed in this letter does not automatically transfer to a new owner of the property. If a subsequent property owner cannot negotiate a new agreement, the responsibility for compliance with the applicable continuing obligations resides with that Property owner.

When maintenance of a continuing obligation is required, the Property owner is responsible for inspections, repairs, or replacements as needed. Such actions should be documented by the Property owner and the records kept accessible for the Department to review for as long as the Department directs.

You and any subsequent Property owners are responsible for notifying the Department, and obtaining approval, before making any changes to the property that would affect the obligations applied to the Property. Send all written notifications in accordance with the above requirements to:

Department of Natural Resources  
Attn: Kristin DuFresne  
2984 Shawano Avenue  
Green Bay, WI 54313-6727

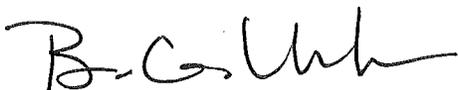
The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Under s. 292.13, Wis. Stats., owners of properties affected by contamination from another property are generally exempt from investigating or cleaning up a hazardous substance discharge that has migrated onto a property from another property, through the soil, groundwater or sediment pathway. However, the exemption under s. 292.13, Wis. Stats., does not exempt the property owner from the responsibility to maintain a continuing obligation placed on the property in accordance with s. 292.12, Wis. Stats. To maintain this exemption, that statute requires the current property owner and any subsequent property owners, to meet the conditions in the statute, including:

- Granting reasonable access to DNR or responsible party, or their contractors;
- Avoiding interference with response actions taken; and
- Avoiding actions that make the contamination worse (e.g., demolishing a structure and causing or worsening the discharges to the environment).

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Kristin DuFresne at 920-662-5443.

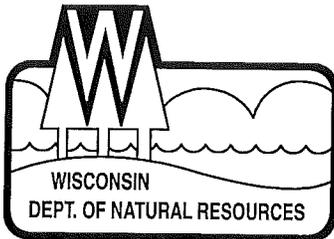
Sincerely,



Bruce G. Urben  
Northeast Region Remediation & Redevelopment Team Supervisor

Attachment

ec: Jami Harrington, City of Green Bay  
Michael Carney, AECOM



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters  
1125 N. Military Ave., P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-492-5800  
FAX 920-492-5913  
TTY Access via relay - 711

August 4, 2010

Mr. Daniel O'Connell  
400 Fisk Street  
Green Bay, WI 54303

SUBJECT: Continuing Obligations & Property Owner Requirements for  
Parcel # 18-459, North Broadway, Green Bay, WI

Final Case Closure for City of Green Bay – Broadway  
908–910 North Broadway, Green Bay, WI  
WDNR BRRTS Activity #: 02-05-553963

Dear Mr. O'Connell:

The purpose of this letter is to notify you that certain continuing obligations apply to the property known as Parcel 18-459 (referred to in this letter as the "Property") due to contamination remaining on the Property. The continuing obligations are part of the cleanup and case closure approved for the above referenced case, located at 908 – 910 North Broadway. (The case is referenced by the location of the source property, i.e. the property where the original discharge occurred, prior to contamination migrating to the Property.) The continuing obligations that apply to the Property are stated as conditions in the attached closure approval letter, and are consistent with s. 292.12, Wis. Stats., and ch. NR 700, Wis. Adm. Code, rule series. They are meant to limit exposure to any remaining environmental contamination at the Property. These continuing obligations will also apply to future owners of the Property, until the conditions no longer exist at the Property.

It is common for properties with approved cleanups to have continuing obligations as part of cleanup/closure approvals. Information on continuing obligations on properties is shown on the Internet at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. How to find further information about the closure and residual contamination for this site can be located at <http://dnr.wi.gov/org/aw/rr/clean.htm>.

The Department reviewed and approved the case closure request regarding the polynuclear aromatic hydrocarbon and arsenic contamination in soil and groundwater at this site, based on the information submitted by AECOM. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain continuing obligations, as described below.

### Continuing Obligations Applicable to Your Property

A number of continuing obligations are described in the attached case closure letter to Jami Harrington – City of Green Bay, dated August 4, 2010. However, only the following continuing obligation applies to your Property:

- Residual groundwater contamination.
- Improper abandonment of monitoring well NB-B7.

### GIS Registry – Well Construction Approval Needed

Because of the residual soil/groundwater contamination and the continuing obligations, this site, which includes your Property, will be listed on the Department's internet accessible GIS Registry, at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a well on the Property, you will need to get Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help with this form. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf>. If at some time, all these continuing obligations are fulfilled, and the remaining contamination is either removed or meets applicable standards, you may request the removal of the Property from the GIS Registry.

### Property Owner Responsibilities

The owner (you and any subsequent property owner) of this Property is responsible for compliance with these continuing obligations, pursuant to s. 292.12, Wis. Stats. You are strongly encouraged to pass on the information about these continuing obligations to anyone who purchases this property from you (i.e. pass on this letter). For residential property transactions, you are required to make disclosures under Wis. Stats. s. 709.02. You may have additional obligations to notify buyers of the condition of the property and the continuing obligations set out in this letter and the closure letter.

Please be aware that failure to comply with the continuing obligations may result in enforcement action by the Department. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with referenced maintenance plans, are met.

These responsibilities are the property owner's. A property owner may enter into a legally binding agreement (such as a contract) with someone else (the person responsible for the cleanup) to take responsibility for compliance with the continuing obligations. If the person with whom any property owner has an agreement fails to adequately comply with the appropriate continuing obligations, the Department has the authority to require the property owner to complete the necessary work.

A legal agreement between you and another party to carry out any of the continuing obligations listed in this letter does not automatically transfer to a new owner of the property. If a subsequent property owner cannot negotiate a new agreement, the responsibility for compliance with the applicable continuing obligations resides with that Property owner.

When maintenance of a continuing obligation is required, the Property owner is responsible for inspections, repairs, or replacements as needed. Such actions should be documented by the Property owner and the records kept accessible for the Department to review for as long as the Department directs.

You and any subsequent Property owners are responsible for notifying the Department, and obtaining approval, before making any changes to the property that would affect the obligations applied to the Property. Send all written notifications in accordance with the above requirements to:

Department of Natural Resources  
Attn: Kristin DuFresne  
2984 Shawano Avenue  
Green Bay, WI 54313-6272

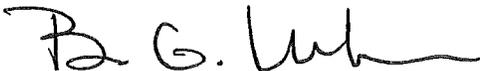
The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Under s. 292.13, Wis. Stats., owners of properties affected by contamination from another property are generally exempt from investigating or cleaning up a hazardous substance discharge that has migrated onto a property from another property, through the soil, groundwater or sediment pathway. However, the exemption under s. 292.13, Wis. Stats., does not exempt the property owner from the responsibility to maintain a continuing obligation placed on the property in accordance with s. 292.12, Wis. Stats. To maintain this exemption, that statute requires the current property owner and any subsequent property owners, to meet the conditions in the statute, including:

- Granting reasonable access to DNR or responsible party, or their contractors;
- Avoiding interference with response actions taken; and
- Avoiding actions that make the contamination worse (e.g., demolishing a structure and causing or worsening the discharges to the environment).

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Kristin DuFresne at 920-662-5443.

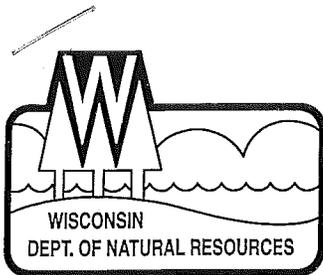
Sincerely,



Bruce G. Urban  
Northeast Region Remediation & Redevelopment Team Supervisor

Attachment

ec: Jami Harrington, City of Green Bay  
Michael Carney, AECOM



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters  
2984 Shawano Ave.  
Green Bay, Wisconsin 54313-6727  
Telephone 920-662-5100  
FAX 920-662-5413  
TTY Access via relay - 711

March 1, 2010

Ms. Jami Harrington  
City of Green Bay  
101 North Jefferson Street, Room 200  
Green Bay, WI 54301

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure  
City of Green Bay – Broadway, 908 – 910 North Broadway, Green Bay, WI  
WDNR BRRTS Activity # 02-05-553963

Dear Ms. Harrington:

On February 24, 2010, the Wisconsin Department of Natural Resources (Department), Northeast Regional Closure Committee reviewed your request for closure of the case described above. The Northeast Regional 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 petroleum, arsenic and lead contamination on the property 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 if the following conditions are satisfied:

### **GIS Registry**

Your site has been approved for closure with a listing on the groundwater GIS registry for arsenic at NB-B3 and the soil GIS registry for polynuclear aromatic hydrocarbons at NB-B4, NB-B5, NB-B8, NB-B9, NB-B10 and NB-B13. In effort to complete the GIS registry process for the City of Green Bay – Broadway site, please provide the Department with the information highlighted on the attached forms.

### **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 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department.

### **Purge Water, Waste and Soil Pile Removal**

Any remaining purge water, 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. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that

applicable conditions have been met, and your case will be closed. Your site will be listed on the Department's Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

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 920-662-5443.

Sincerely,



Kristin DuFresne  
Hydrogeologist  
Bureau for Remediation & Redevelopment

Enclosure

ec: Michael Carney, AECOM





LEGAL DESCRIPTION  
SALE OF PROPERTY  
FROM THE CITY OF GREEN BAY  
TO TARA GOKEY D/B/A PACKERLAND BUILDERS

Parcel I:

Lots 1, 2, 9, 10 and 11, Block 4, Elmore's Homestead Addition, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, and that part of the vacated alley lying between Lots 1, 2, 9, 10 and 11, Block 4 of said Elmore's Homestead Addition; and the West 1/2 of vacated Alma Street lying adjacent and Easterly of Lot 2, Block 4, of said Elmore's Homestead Addition.

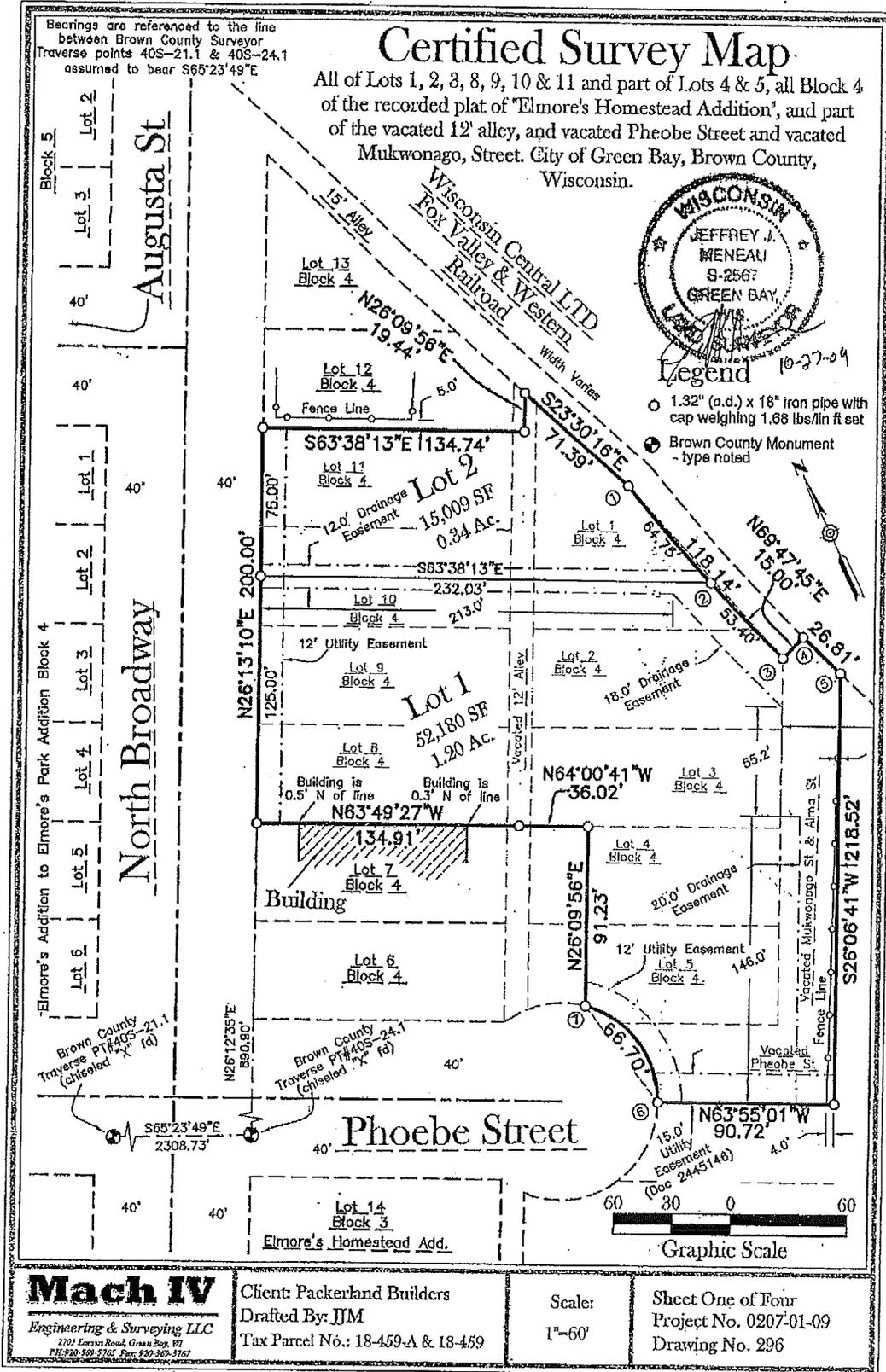
Tax Parcel Number: 18-459  
Street Address: 910-916 North Broadway

Parcel II:

Lots 3, 4, 5 and 8, Block 4, Elmore's Homestead Addition, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, AND that part of the vacated alley lying between Lots 3 and 8, Block 4, of said Elmore's Homestead Addition; AND the East 1/2 of the vacated alley lying adjacent and Westerly of Lots 4 and 5, Block 4, of said Elmore's Homestead Addition; AND the Westerly 1/2 of vacated Alma Street lying adjacent and Easterly of Lots 3, 4 and 5, Block 4, of said Elmore's Homestead Addition; AND the Northerly 1/2 of vacated Phoebe Street lying adjacent and Southerly of Lot 5, Block 4, of said Elmore's Homestead Addition and lying Easterly of the property described in Jacket 9703, Image 24, as Document Number 1067477, EXCEPTING THEREFROM that part of Lot 5 as described in Jacket 9703 Image 24, as Document Number 1067477, and FURTHER EXCEPTING THEREFROM that portion of the above premises described as follows:

That part of Lots 4 and 5, Block 4, Elmore's Homestead Addition, and the Easterly 1/2 of the vacated Alley lying Westerly of said Lots 4 and 5, Block 4, Elmore's Homestead Addition, as described in Brown County Document Number 2441732, all located in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, described as follows: Beginning at the Northwest corner of said Lot 4, Block 4, Elmore's Homestead Addition; thence South 63° 54' 07" East, 30.00 feet along the North line of said Lot 4, Block 4, Elmore's Homestead Addition; thence South 26° 10' 01" West, 91.38 feet to the North right-of-way line of Phoebe Street as described in Jacket 9703 Image 24, Document Number 1067477; thence along said North right-of-way line of Phoebe Street, along the arc of a 50.00 foot radius curve to the left, 37.19 feet, said curve having a chord which bears North 71° 42' 46" West, 36.34 feet, to the center line of said vacated alley described in Document Number 2441732; thence North 26° 10' 01" East, 96.32 feet along said centerline of the vacated alley, to a point on the Westerly extension of the North line of said Lot 4, Block 4, Elmore's Homestead Addition; thence South 63° 54' 07" East, 6.00 feet, along said extension of the North line of Lot 4, Block 4, Elmore's Homestead Addition, to the point of beginning.

Tax Parcel Number: 18-459-A  
Street Address: 908 North Broadway



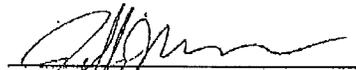
### Surveyor's Certificate

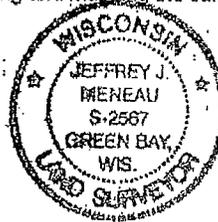
I, Jeffrey J. Meneau, Registered Land Surveyor, do hereby certify that I have surveyed, divided and mapped All of Lots 1, 2, 3, 8, 9, 10 & 11 and part of Lots 4 & 5, all Block 4 of the recorded plat of "Elmore's Homestead Addition", and part of the vacated 12' alley, and vacated Phoebe Street and vacated Mukwonago, Street. City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Beginning at the Southwest Corner of Lot 8, Block 4 of the recorded plat of "Elmore's Homestead Addition"; thence N26°13'10"E, 200.00 feet along the East right-of-way of North Broadway; thence S63°38'13"E, 134.74 feet along the North line of Lot 11, Block 4 of said recorded plat; thence N26°09'56"E, 19.44 feet along the centerline of the vacated alley to the North line of Lot 1, Block 8 of said recorded plat; thence S23°30'16"E, 71.39 feet along said North line; thence 118.14 feet along said North line being the arc of a 985.00 radius curve to the left whose long chord bears S16°46'05"E, 118.07 feet; thence N69°47'45"E, 15.00 feet to the South right-of-way of the Wisconsin Central LTD, Fox Valley & Western Railroad right-of-way; thence 26.81 feet along said South right-of-way being the arc of a 970.00 radius curve to the left whose long chord bears S20°59'46"E, 26.81 feet to the centerline of vacated Mukwonago Street & Alma Street; thence S26°06'41"W, 218.52 feet along said centerline to the centerline of vacated Phoebe Street; thence N63°55'02"W, 90.72 feet along said centerline to the Northeastly right-of-way of Phoebe Street; thence 66.70 feet along said Northeastly right-of-way being the arc of a 50.00 radius curve to the left whose long chord bears N12°08'02"W, 61.86 feet; thence N26°09'56"E, 91.23 feet to the South line of Lot 3, Block 4 of said recorded plat; thence N64°00'41"W, 36.02 feet along said South line and extension to the centerline of the vacated alley; thence N63°49'27"W, 134.91 feet along the extension of and the South line of Lot 8, Block 4 of said recorded plat to the point of beginning.

Parcel contains 67,188 square feet 1.54 acres more or less.  
Subject to easements and restrictions of record.

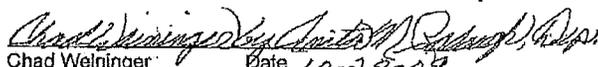
That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the City of Green Bay in surveying, dividing and mapping the same.

  
Jeffrey J. Meneau S-2567  
August 11, 2009  
Revised October 28, 2009



### Certificate of the Green Bay City Clerk

As the duly appointed City Clerk for the City of Green Bay, I hereby certify that the records in my office show no unpaid taxes or special assessments affecting any of the lands included in the Certified Survey Map.

  
Chad Weinger Date 10-28-09  
Green Bay City Clerk



**Mach IV**

Engineering & Surveying LLC  
3711 Larkin Road, Green Bay, WI  
920-569-2765 Fax: 920-569-2767

Client: Packerland Builders  
Drafted By: JJM  
Tax Parcel No.: 18-459-A & 18-459

Sheet Two of Four  
Project No. 0207-01-09  
Drawing No. 296

# City of Green Bay Planning Commission

Approved for the City of Green Bay Plan Commission this 28<sup>th</sup> day of October, 2009.

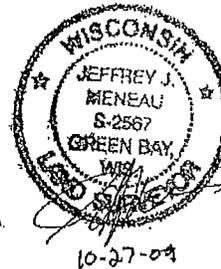
*William Lockery*  
~~P. Rob Strong~~ *William Lockery*  
~~Planner Director~~ *Principal Planner*

## Restrictive Covenants

- 1) The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- 2) Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- 3) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

## Curve Data

Curve No.	Arc	Radius	Chord	Chord Bearing	Central Angle	Tangent Bearing
1-3	118.14	985.00	118.07	S16°46'05"E	06°52'20"	N13°19'55"W
						S20°12'15"E
1-2	64.75	985.00	64.73	S15°12'54"E	03°46'58"	
2-3	53.40	985.00	53.39	S18°39'04"E	03°06'22"	
4-5	26.81	970.00	26.81	S20°58'46"E	01°35'00"	N20°12'16"W
						S21°47'16"E
6-7	66.70	50.00	61.86	N12°08'02"W	76°25'46"	N50°20'55"W
						S26°04'51"W



**Mach IV**  
 Engineering & Surveying LLC  
 2701 Larson Road, Green Bay, WI  
 PH: 920-369-2165 Fax: 920-369-2167

Client: Packerland Builders  
 Drafted By: JJM  
 Tax Parcel No.: 18-459-A & 18-459

Sheet Three of Four  
 Project No. 0207-01-09  
 Drawing No. 296

2445662

### Owner's Certificate

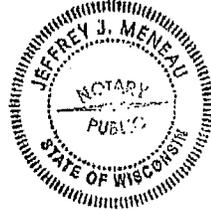
As Owner, I hereby certify that I caused the land described and easements granted on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

CITY OF GREEN BAY

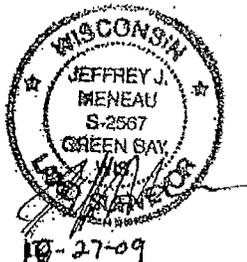
Tara J. Gokey  
Tara Gokey db/a Packerland Builders

Personally came before me this 27 day of October, 2009, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public My Commission Expires 7-31-2011  
Brown County, Wisconsin



STATE OF WISCONSIN ]  
  ] SS  
COUNTY OF BROWN ]



Office of the Register of Deeds  
Brown County, Wisconsin  
Received for Record October 28, 2009  
at 3:36 o'clock P M and recorded as  
Document # 2445662 in  
Volume 55 of CSM's on Page 122  
[Signature]  
Cathy Wilkowitz, Register of Deeds

**Mach IV**  
Engineering & Surveying LLC  
3701 Laramie Road, Green Bay, WI  
PH: 920-369-3765 Fax: 920-329-3767

Client: Packerland Builders  
Drafted By: JIM  
Tax Parcel No.: 18-459-A & 18-459

Sheet Four of Four  
Project No. 0207-01-09  
Drawing No. 296

STATEMENT OF AFFECTED PROPERTY LEGAL DESCRIPTION

As required by s.NR 726.05(3)f of the Wisconsin Administrative Code, the City of Green Bay is providing this signed statement that to the best of our knowledge, the legal description for the property that is within, or partially within, the contaminated site boundary located at 908/910 North Broadway, Green Bay, Wisconsin, has been provided to the Wisconsin Department of Natural Resources.

Derek Lord  
Signature

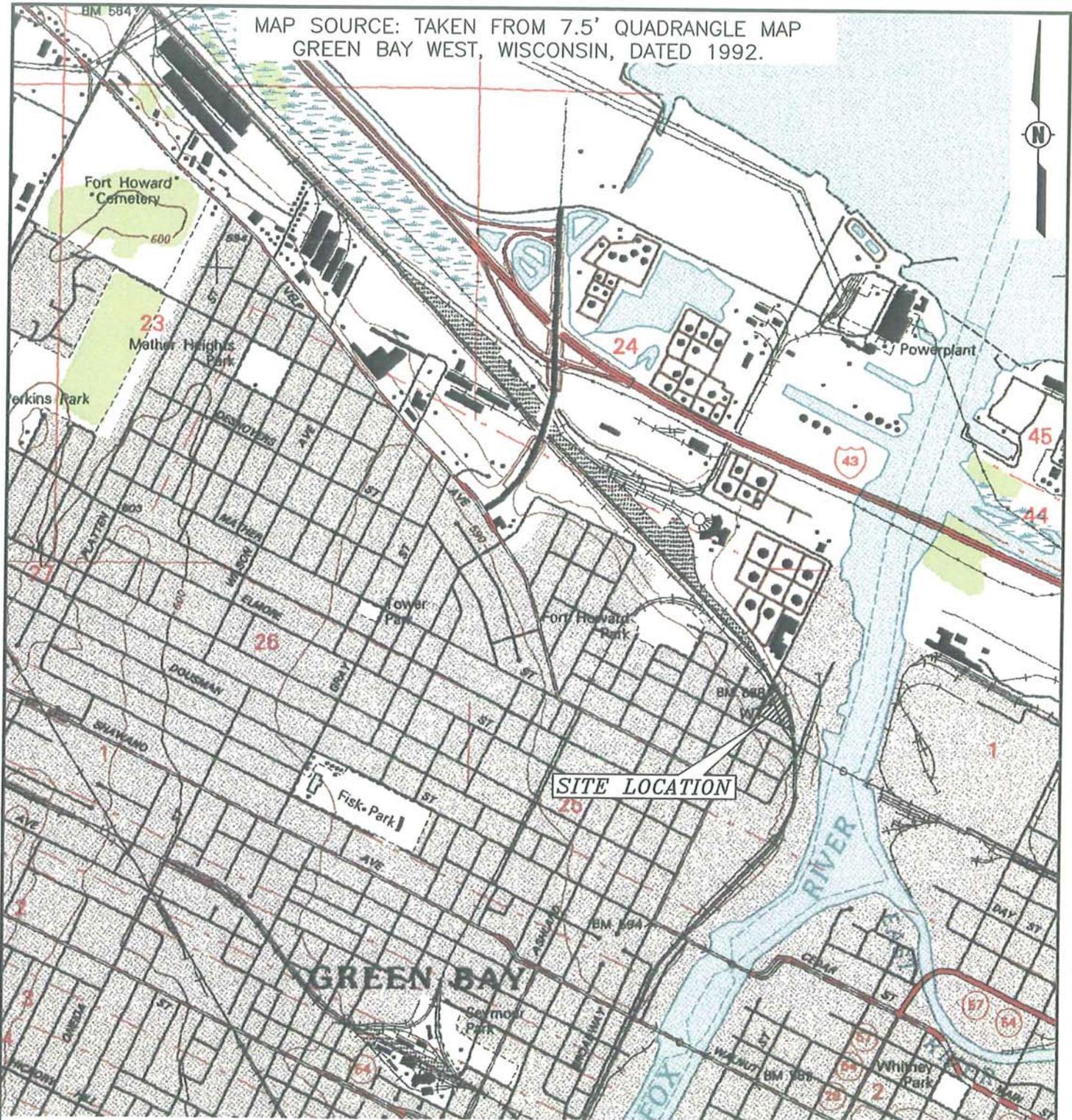
1/28/2010  
Date

Derek Lord  
Name

Economic Development Director  
Title

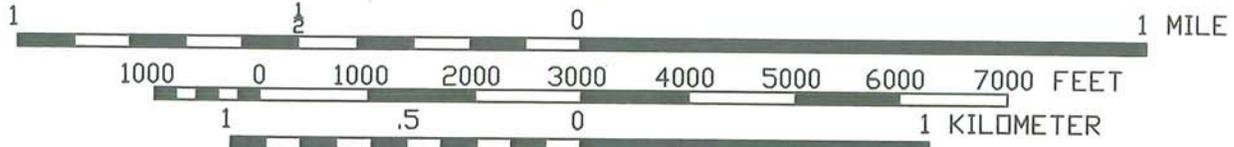
City of Green Bay  
Company

MAP SOURCE: TAKEN FROM 7.5' QUADRANGLE MAP  
GREEN BAY WEST, WISCONSIN, DATED 1992.



X:\PROJECTS\13083\13083-007\dwg\908 N Broadway\06nov09\13083007\_FIG 1.dwg: 11/13/2009 1:23:52 PM; DUCKART, RYAN

SCALE



**AECOM**

1035 Kepler Drive  
Green Bay, WI 54311  
920.468.1978  
www.aecom.com  
Copyright © 2009, By: AECOM USA, Inc.

**SITE LOCATION MAP**  
908-910 NORTH BROADWAY  
CITY OF GREEN BAY, WISCONSIN

Drawn :	RLD 11/06/2009
Checked:	RJM 11/06/2009
Approved:	RJM 11/06/2009
PROJECT NUMBER	60139774
FIGURE NUMBER	1

X:\PROJECTS\13083\13083-007\dwg\908 N Broadway\06nov09\13083-007\_FIG 3.dwg 12/17/2009 2:17:18 PM; DUCKART, RYAN; STS.atb



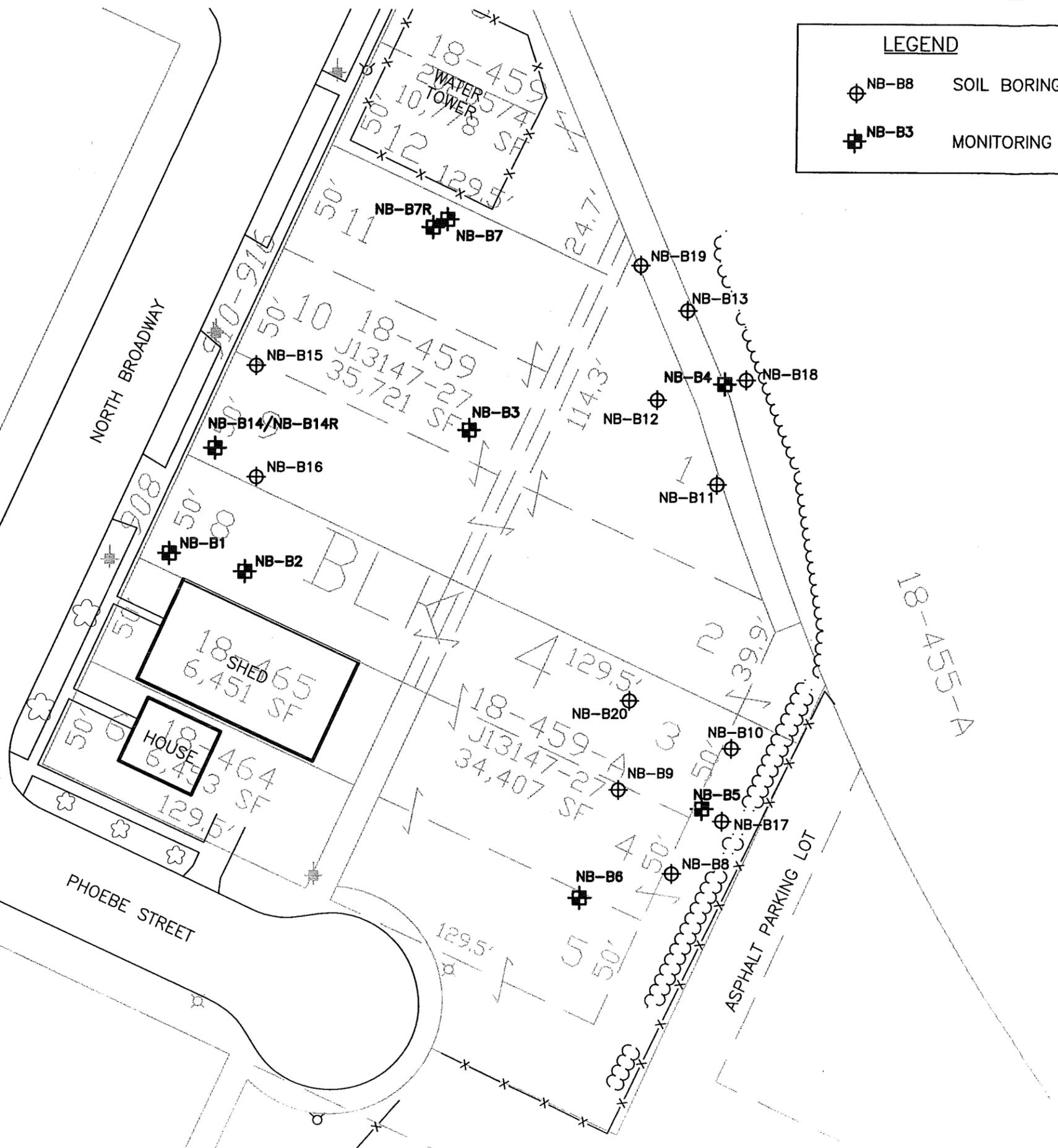
SCALE IN FEET



**LEGEND**

⊕ NB-B8 SOIL BORING LOCATION

⊕ NB-B3 MONITORING WELL LOCATION



AECOM

1035 Kepler Drive  
Green Bay, WI 54311  
920.468.1978  
www.aecom.com  
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SOIL BORING AND GROUNDWATER MONITORING WELL LOCATIONS  
908-910 NORTH BROADWAY  
CITY OF GREEN BAY, WISCONSIN

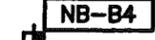
Drawn :	DTB 11/06/2009
Checked:	MJC 11/06/2009
Approved:	MJC 11/06/2009
PROJECT NUMBER	60139774
FIGURE NUMBER	3

X:\PROJECTS\13083\007.dwg\908 N Broadway\06nov09\13083-007\_FIG 5.dwg 12/17/2009 2:36:40 PM; DUCKART, RYAN; STS.stb



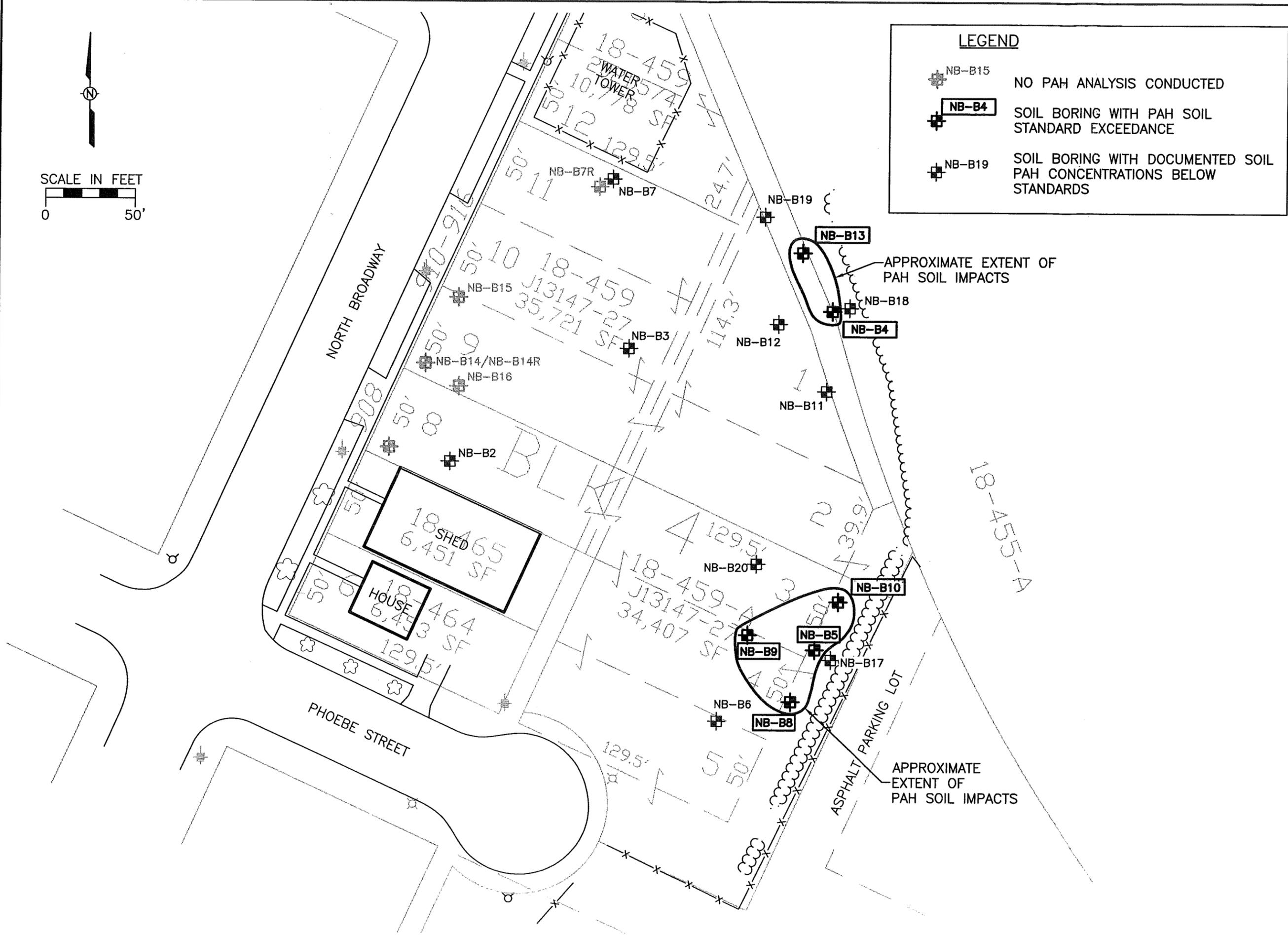
SCALE IN FEET  
0 50'

**LEGEND**

-  NB-B15 NO PAH ANALYSIS CONDUCTED
-  NB-B4 SOIL BORING WITH PAH SOIL STANDARD EXCEEDANCE
-  NB-B19 SOIL BORING WITH DOCUMENTED SOIL PAH CONCENTRATIONS BELOW STANDARDS

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APPROXIMATE EXTENT OF PAH IMPACTED SOIL  
908-910 NORTH BROADWAY  
CITY OF GREEN BAY, WISCONSIN

Drawn :	DTB	11/06/2009
Checked:	MJC	11/06/2009
Approved:	MJC	11/06/2009
PROJECT NUMBER	60139774	
FIGURE NUMBER	5	

X:\PROJECTS\13083-007\dwg\908 N Broadway\06nov09\13083-007\_FIG 6.dwg: 12/17/2009 2:28:47 PM; DUCKART, RYAN; STS.atb



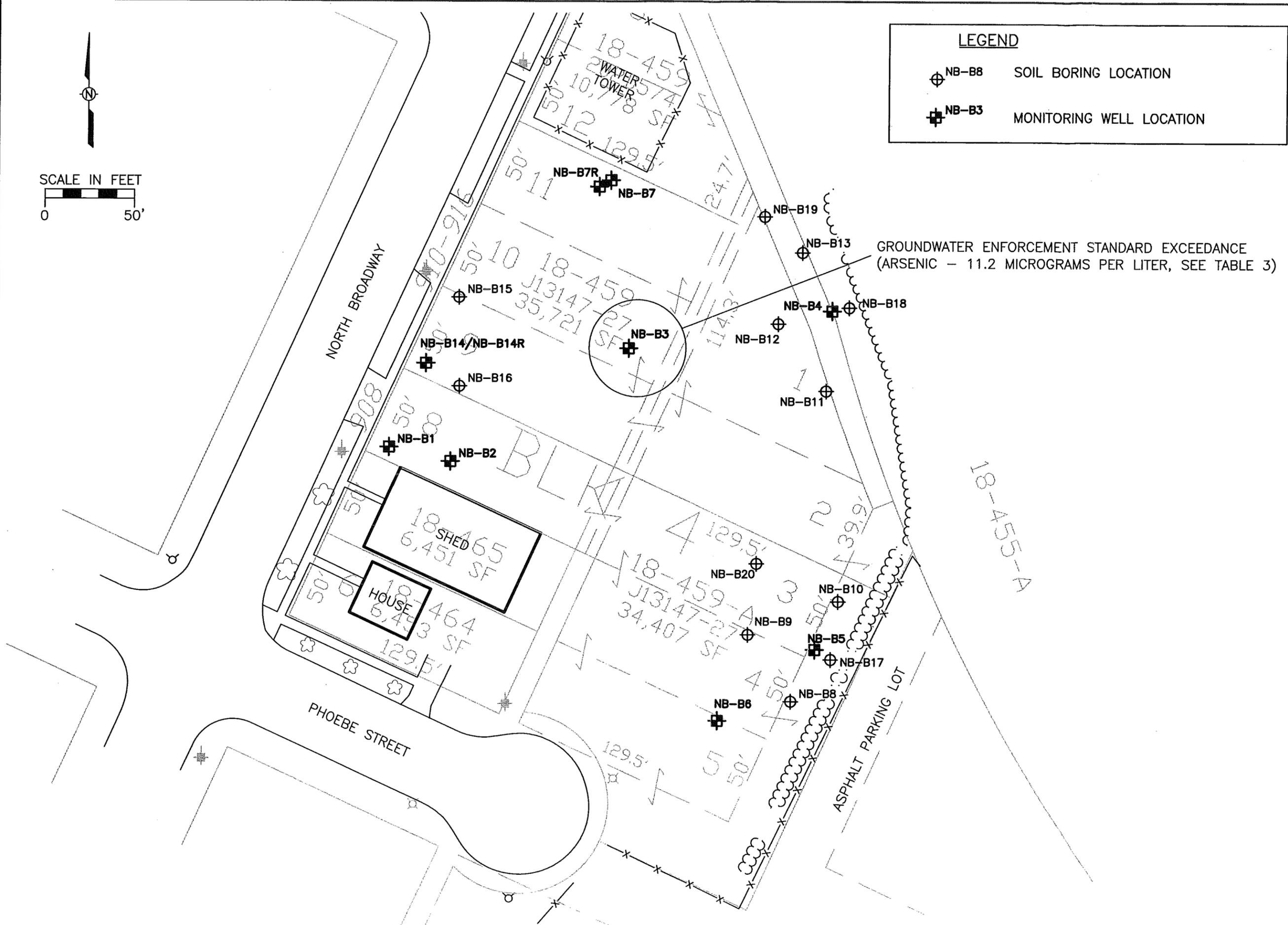
SCALE IN FEET



**LEGEND**

NB-B8 SOIL BORING LOCATION

NB-B3 MONITORING WELL LOCATION

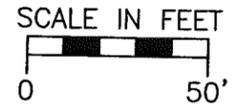


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**EXTENT OF GROUNDWATER ENFORCEMENT STANDARD EXCEEDANCES**  
908-910 NORTH BROADWAY  
CITY OF GREEN BAY, WISCONSIN

Drawn :	DTB 11/06/2009
Checked:	MJC 11/06/2009
Approved:	MJC 11/06/2009
PROJECT NUMBER	60139774
FIGURE NUMBER	6



**LEGEND**

- NB-B8 SOIL BORING LOCATION
- NB-B3 MONITORING WELL LOCATION
- (581.92) WATER ELEVATION MEASURED (MEAN SEA LEVEL)
- APPROXIMATE GROUNDWATER FLOW DIRECTION
- 583 GROUNDWATER ELEVATION CONTOUR

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GROUNDWATER CONTOUR MAP (9-23-09)  
908-910 NORTH BROADWAY  
CITY OF GREEN BAY, WISCONSIN

Drawn :	DTB	11/13/2009
Checked:	MJC	11/13/2009
Approved:	MJC	11/13/2009
PROJECT NUMBER	60139774	
FIGURE NUMBER	4	

X:\PROJECTS\13083\13083-007.dwg 908 N Broadway\06nov09\13083-007\_FIG 4.dwg; 12/17/2009 2:33:26 PM; DUCKART, RYAN; STS.atb

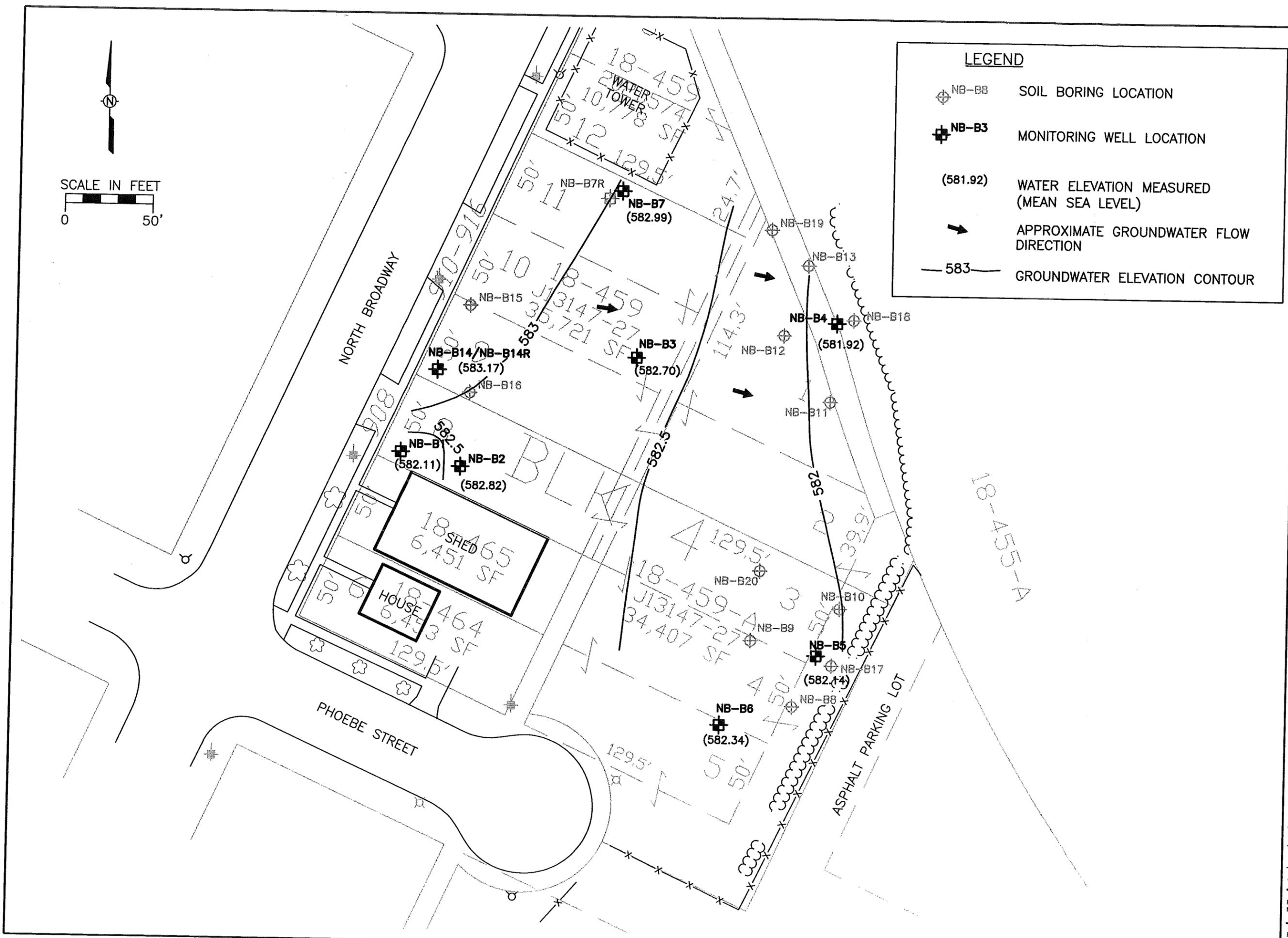




TABLE 3 - GROUNDWATER ANALYTICAL RESULTS  
 908 - 910 NORTH BROADWAY  
 GREEN BAY, WISCONSIN  
 AECOM PROJECT NO. 13083-007

Parameters	NR 140 Standards		NB-B1-D070109		NB-B2-W082309		NB-B3-W072209				NB-B4-W092309		NB-B5-W072209		NB-B6-W092309		NB-B7-W092309		NB-B14R-W092309					
	ES	PAL	7/1/2009	7/1/2009	9/23/2009	7/1/2009	9/23/2009	7/1/2009	7/22/2009	7/22/2009	9/23/2009	7/1/2009	7/22/2009	9/23/2009	7/1/2009	7/22/2009	9/23/2009	7/1/2009	7/22/2009	9/23/2009	9/23/2009			
Arsenic	10	1.0	<1.4	1.9 J	3.2 J	1.8 J	2.9 J	23.5	31.1	31.7	11.2 J	6.9 J	6.4 J	5.5 J	2.4 J	NA	6.1 J	2.8 J	3.8 J	9.2 J	8.6 J	8.5 J	4.3 J	7.1 J
Barium	2000	400	73.7	74.7 J		55.1		70.7	NA	NA	NA	68.3	NA	NA	50.2	NA	NA	40.1	NA	NA	NA	NA	NA	NA
Cadmium	5.0	0.5	<0.13	<0.13		<0.13		<0.13	NA	NA	NA	<0.13	NA	NA	<0.13	NA	NA	<0.13	NA	NA	NA	NA	NA	NA
Chromium	100	10	1.0	0.88 J		0.89 J		0.87 J	NA	NA	NA	<0.13	NA	NA	<0.13	NA	NA	0.19 J	NA	NA	NA	NA	NA	NA
Lead	50	10	<3.3	<3.3		1.4 J	2.2 J	1.6 J	2.2 J	3.0 J	2.1 J	1.4 J	NA	NA	0.91 J	NA	NA	0.84 J	NA	NA	NA	NA	NA	NA
Selenium	15	1.5	1.5	1.2 J		2.2 J		2.2 J	NA	NA	NA	<3.3	NA	NA	2.0 J	NA	NA	<3.3	NA	NA	NA	NA	NA	NA
Silver	50	10	<0.42	<0.42		<0.43 J		<3.3	NA	NA	NA	<3.3	NA	NA	<3.3	NA	NA	<0.75	2.1 J	1.9 J	3.3 J	2.4 J	<1.3	
Mercury	2.0	0.2	<0.10	<0.10		<0.10		<0.10	NA	NA	NA	<0.10	NA	NA	<0.10	NA	NA	<0.10	NA	NA	NA	NA	NA	NA
VOCs (µg/L)																								
Benzene	5.0	0.5	<0.41	<0.41		<0.41		<0.41	NA	NA	NA	<0.41	NA	NA	<0.41	NA	NA	<0.41	NA	NA	NA	NA	NA	NA
Bromobenzene			<0.82	<0.82		<0.82		<0.82	NA	NA	NA	<0.82	NA	NA	<0.82	NA	NA	<0.82	NA	NA	NA	NA	NA	NA
Bromochloromethane			<0.97	<0.97		<0.97		<0.97	NA	NA	NA	<0.97	NA	NA	<0.97	NA	NA	<0.97	NA	NA	NA	NA	NA	NA
Bromodichloromethane	0.6	0.06	<0.56	<0.56		<0.56		<0.56	NA	NA	NA	<0.56	NA	NA	<0.56	NA	NA	<0.56	NA	NA	NA	NA	NA	NA
Bromoform	4.4	0.44	<0.94	<0.94		<0.94		<0.94	NA	NA	NA	<0.94	NA	NA	<0.94	NA	NA	<0.94	NA	NA	NA	NA	NA	NA
Bromomethane	10	1.0	<0.91	<0.91		<0.91		<0.91	NA	NA	NA	<0.91	NA	NA	<0.91	NA	NA	<0.91	NA	NA	NA	NA	NA	NA
n-Butylbenzene			<0.93	<0.93		<0.93		<0.93	NA	NA	NA	<0.93	NA	NA	<0.93	NA	NA	<0.93	NA	NA	NA	NA	NA	NA
sec-Butylbenzene			<0.89	<0.89		<0.89		<0.89	NA	NA	NA	<0.89	NA	NA	<0.89	NA	NA	<0.89	NA	NA	NA	NA	NA	NA
tert-Butylbenzene			<0.97	<0.97		<0.97		<0.97	NA	NA	NA	<0.97	NA	NA	<0.97	NA	NA	<0.97	NA	NA	NA	NA	NA	NA
Carbon tetrachloride	5.0	0.5	<0.49	<0.49		<0.49		<0.49	NA	NA	NA	<0.49	NA	NA	<0.49	NA	NA	<0.49	NA	NA	NA	NA	NA	NA
Chlorobenzene	100	20	<0.41	<0.41		<0.41		<0.41	NA	NA	NA	<0.41	NA	NA	<0.41	NA	NA	<0.41	NA	NA	NA	NA	NA	NA
Chloroethane	400	80	<0.97	<0.97		<0.97		<0.97	NA	NA	NA	<0.97	NA	NA	<0.97	NA	NA	<0.97	NA	NA	NA	NA	NA	NA
Chloroform	6.0	0.6	<1.3	<1.3		<1.3		<1.3	NA	NA	NA	<1.3	NA	NA	<1.3	NA	NA	<1.3	NA	NA	NA	NA	NA	NA
Chlorodibromomethane	60	6.0	<0.81	<0.81		<0.81		<0.81	NA	NA	NA	<0.81	NA	NA	<0.81	NA	NA	<0.81	NA	NA	NA	NA	NA	NA
Chloromethane	3.0	0.3	<0.24	<0.24		<0.24		<0.24	NA	NA	NA	<0.24	NA	NA	<0.24	NA	NA	<0.24	NA	NA	NA	NA	NA	NA
2-Chlorotoluene			<0.85	<0.85		<0.85		<0.85	NA	NA	NA	<0.85	NA	NA	<0.85	NA	NA	<0.85	NA	NA	NA	NA	NA	NA
4-Chlorotoluene			<0.74	<0.74		<0.74		<0.74	NA	NA	NA	<0.74	NA	NA	<0.74	NA	NA	<0.74	NA	NA	NA	NA	NA	NA
1,2-Dibromo-3-chloropropane	0.2	0.02	<1.7	<1.7		<1.7		<1.7	NA	NA	NA	<1.7	NA	NA	<1.7	NA	NA	<1.7	NA	NA	NA	NA	NA	NA
1,2-Dibromomethane	0.05	0.005	<0.56	<0.56		<0.56		<0.56	NA	NA	NA	<0.56	NA	NA	<0.56	NA	NA	<0.56	NA	NA	NA	NA	NA	NA
Dibromomethane			<0.60	<0.60		<0.60		<0.60	NA	NA	NA	<0.60	NA	NA	<0.60	NA	NA	<0.60	NA	NA	NA	NA	NA	NA
1,2-Dichlorobenzene	600	60	<0.83	<0.83		<0.83		<0.83	NA	NA	NA	<0.83	NA	NA	<0.83	NA	NA	<0.83	NA	NA	NA	NA	NA	NA
1,3-Dichlorobenzene	1250	125	<0.87	<0.87		<0.87		<0.87	NA	NA	NA	<0.87	NA	NA	<0.87	NA	NA	<0.87	NA	NA	NA	NA	NA	NA
1,4-Dichlorobenzene	75	15	<0.95	<0.95		<0.95		<0.95	NA	NA	NA	<0.95	NA	NA	<0.95	NA	NA	<0.95	NA	NA	NA	NA	NA	NA
Dichlorodifluoromethane	1000	200	<0.99	<0.99		<0.99		<0.99	NA	NA	NA	<0.99	NA	NA	<0.99	NA	NA	<0.99	NA	NA	NA	NA	NA	NA
1,1-Dichloroethane	850	85	<0.75	<0.75		<0.75		<0.75	NA	NA	NA	<0.75	NA	NA	<0.75	NA	NA	<0.75	NA	NA	NA	NA	NA	NA
1,2-Dichloroethane	5.0	0.5	<0.36	<0.36		<0.36		<0.36	NA	NA	NA	<0.36	NA	NA	<0.36	NA	NA	<0.36	NA	NA	NA	NA	NA	NA
1,1-Dichloroethene	7.0	0.7	<0.57	<0.57		<0.57		<0.57	NA	NA	NA	<0.57	NA	NA	<0.57	NA	NA	<0.57	NA	NA	NA	NA	NA	NA
cis-1,2-Dichloroethene	70	7.0	<0.83	<0.83		<0.83		<0.83	NA	NA	NA	<0.83	NA	NA	<0.83	NA	NA	<0.83	NA	NA	NA	NA	NA	NA
trans-1,2-Dichloroethene	100	20	<0.89	<0.89		<0.89		<0.89	NA	NA	NA	<0.89	NA	NA	<0.89	NA	NA	<0.89	NA	NA	NA	NA	NA	NA
1,2-Dichloropropane	5.0	0.5	<0.49	<0.49		<0.49		<0.49	NA	NA	NA	<0.49	NA	NA	<0.49	NA	NA	<0.49	NA	NA	NA	NA	NA	NA
1,3-Dichloropropane			<0.61	<0.61		<0.61		<0.61	NA	NA	NA	<0.61	NA	NA	<0.61	NA	NA	<0.61	NA	NA	NA	NA	NA	NA
2,2-Dichloropropane			<0.62	<0.62		<0.62		<0.62	NA	NA	NA	<0.62	NA	NA	<0.62	NA	NA	<0.62	NA	NA	NA	NA	NA	NA
1,1-Dichloropropene			<0.75	<0.75		<0.75		<0.75	NA	NA	NA	<0.75	NA	NA	<0.75	NA	NA	<0.75	NA	NA	NA	NA	NA	NA
cis-1,3-Dichloropropene	0.2	0.02	<0.20	<0.20		<0.20		<0.20	NA	NA	NA	<0.20	NA	NA	<0.20	NA	NA	<0.20	NA	NA	NA	NA	NA	NA
trans-1,3-Dichloropropene	0.2	0.02	<0.19	<0.19		<0.19		<0.19	NA	NA	NA	<0.19	NA	NA	<0.19	NA	NA	<0.19	NA	NA	NA	NA	NA	NA
Diisopropyl ether			<0.54	<0.54		<0.54		<0.54	NA	NA	NA	<0.54	NA	NA	<0.54	NA	NA	<0.54	NA	NA	NA	NA	NA	NA
Ethylbenzene	700	140	<0.76	<0.76		<0.76		<0.76	NA	NA	NA	<0.76	NA	NA	<0.76	NA	NA	<0.76	NA	NA	NA	NA	NA	NA
Fluorotrichloromethane	3490	698	<0.79	<0.79		<0.79		<0.79	NA	NA	NA	<0.79	NA	NA	<0.79	NA	NA	<0.79	NA	NA	NA	NA	NA	NA
Hexachloro-1,3-butadiene			<0.67	<0.67		<0.67		<0.67	NA	NA	NA	<0.67	NA	NA	<0.67	NA	NA	<0.67	NA	NA	NA	NA	NA	NA
Isopropylbenzene			0.86 J	0.80 J		<0.59		<0.59	NA	NA	NA	<0.59	NA	NA	<0.59	NA	NA	<0.59	NA	NA	NA	NA	NA	NA
p-Isopropyltoluene			0.78 J	0.67 J		<0.43		<0.43	NA	NA	NA	<0.43	NA	NA	<0.43	NA	NA	<0.43	NA	NA	NA	NA	NA	NA
Methylene chloride	5.0	0.5	<0.43	<0.43		<0.43		<0.43	NA	NA	NA	<0.43	NA	NA	<0.43	NA	NA	<0.43	NA	NA	NA	NA	NA	NA
Methyl-tert-butyl-ether	60	12	2.2	2.2		<0.89		<0.89	NA	NA	NA	<0.89	NA	NA	<0.89	NA	NA	<0.89	NA	NA	NA	NA	NA	NA
Naphthalene	100	10	1.2 J	1.1 J		<0.81		<0.81	NA	NA	NA	<0.81	NA	NA	<0.81	NA	NA	<0.81	NA	NA	NA	NA	NA	NA
n-Propylbenzene			1.2	1.1		<0.81		<0.81	NA	NA	NA	<0.81	NA	NA	<0.81	NA	NA	<0.81	NA	NA	NA	NA	NA	NA
Styrene	100	10	<0.86	<0.86		<0.86		<0.86	NA	NA	NA	<0.												

TABLE 2 - GROUNDWATER FIELD DATA  
 908 - 910 NORTH BROADWAY  
 GREEN BAY, WISCONSIN  
 AECOM PROJECT NO. 60139774

Well I.D.	Date	Ground Surface Elevation (feet)	TPVC Elevation (feet)	Screen Interval (feet below grade)	Screen Interval Elevation (feet)	Depth to Water Below TPVC (feet)	Groundwater Elevation (feet)	Temp (C)	pH (Units)	Conductivity (umhos/cm)	Color	Odor	Turbidity	Dissolved Oxygen (mg/L)	Ferrous Iron (mg/L)
NB-B1	07/01/09	589.9	591.82	4.7 - 14.7	585.2 - 575.2	7.42	584.40	12.3	7.29	630	Brown	Slight	Turbid	---	---
	07/22/09	589.9	591.82			8.23	583.59	--	--	--	--	--	--	--	--
	09/23/09	589.9	591.82			9.71	582.11	--	--	--	--	--	--	--	--
NB-B2	07/01/09	589.9	591.86	4.0 - 14.0	585.9 - 575.9	7.56	584.30	12.5	7.38	530	Light brown	None	Slight	2	0.6
	07/22/09	589.9	591.86			7.79	584.07	--	--	--	--	--	--	--	--
	09/23/09	589.9	591.86			9.04	582.82	--	--	--	--	--	--	--	--
NB-B3	07/01/09	589.0	590.95	4.2 - 14.2	584.8 - 574.8	5.73	585.22	13.4	7.17	459	Clear	None	None	4.0	4.0
	07/22/09	589.0	590.95			6.94	584.01	--	--	--	--	--	--	--	--
	09/23/09	589.0	590.95			8.25	582.70	--	--	--	--	--	--	--	--
NB-B4	07/01/09	589.1	590.99	4.2 - 14.2	584.9 - 574.9	6.48	584.51	13.9	7.25	797	Light brown	None	Slight	4.0	10+
	07/22/09	589.1	590.99			7.83	583.16	--	--	--	--	--	--	--	--
	09/23/09	589.1	590.99			9.07	581.92	--	--	--	--	--	--	--	--
NB-B5	07/01/09	589.3	591.27	3.4 - 13.4	585.9 - 575.9	6.95	584.32	13.2	7.2	501	Clear	None	None	4.0	0.4
	07/22/09	589.3	591.27			7.95	583.32	--	--	--	--	--	--	--	--
	09/23/09	589.3	591.27			9.13	582.14	--	--	--	--	--	--	--	--
NB-B6	07/01/09	589.7	591.71	4.0 - 14.0	585.7 - 575.7	7.63	584.08	14.1	7.25	527	Clear	None	None	1.0	0.3
	07/22/09	589.7	591.71			8.40	583.31	--	--	--	--	--	--	--	--
	09/23/09	589.7	591.71			9.37	582.34	--	--	--	--	--	--	--	--
NB-B7	09/23/09	588.4	591.07	4.0 - 14.0	584.4 - 574.4	8.81	582.26	--	--	--	--	--	--	--	--
NB-B14R	09/23/09	589.3	591.80	4.0 - 14.0	585.3 - 573.3	7.90	583.90	--	--	--	--	--	--	--	--

Notes:  
 -- = Not Sampled  
 NM = Not Measured

X:\PROJECTS\13083\13083-007\dwg\908 N Broadway\06nov09\13083-007\_FIG 3.dwg 12/17/2009 2:17:18 PM; DUCKART, RYAN; STS.atb



IMPROPERLY ABANDONED  
MONITORING WELL

SOURCE  
PROPERTY

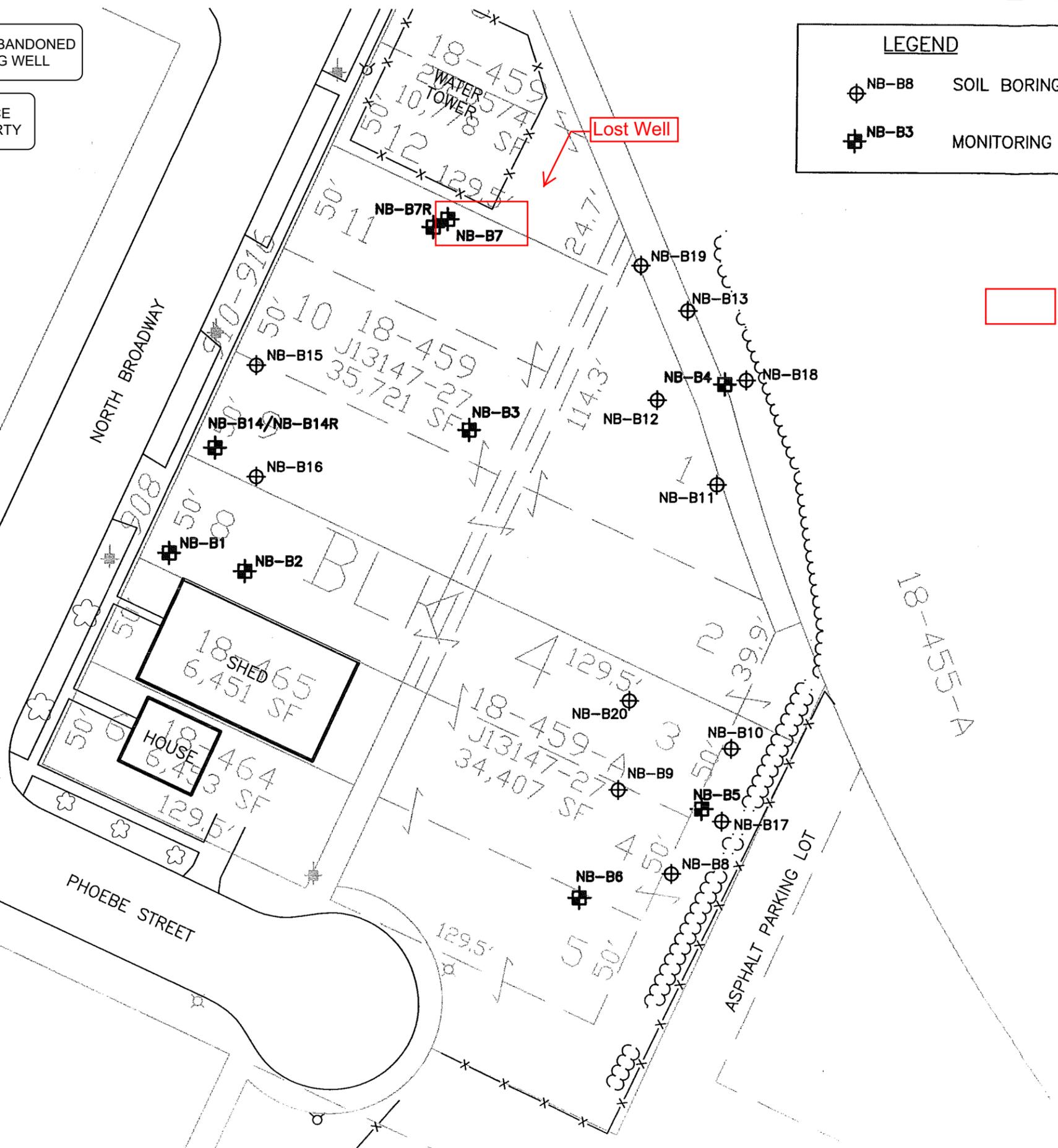


**LEGEND**

⊕ NB-B8 SOIL BORING LOCATION

⊕ NB-B3 MONITORING WELL LOCATION

Improperly  
Abandoned Well



**AECOM**

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SOIL BORING AND GROUNDWATER MONITORING WELL LOCATIONS  
908-910 NORTH BROADWAY  
CITY OF GREEN BAY, WISCONSIN

Drawn :	DTB 11/06/2009
Checked:	MJC 11/06/2009
Approved:	MJC 11/06/2009
PROJECT NUMBER	60139774
FIGURE NUMBER	3

**SOURCE PROPERTY**

Water Resources

**IMPROPERLY ABANDONED MONITORING WELL**

Water  Waste Management   
 Development  Other

**MONITORING WELL CONSTRUCTION**  
 Form 4400-113A Rev. 7-98

Facility/Project Name <b>North Broadway - Green Bay EPA</b>		Local Grid Location of Well ft. <input type="checkbox"/> N. <input type="checkbox"/> E. <input type="checkbox"/> S. <input type="checkbox"/> W.		Well Name <b>NB-B7</b>	
Facility License, Permit or Monitoring No.		Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/> ) or Well Location <input type="checkbox"/>		Wis. Unique Well No. / DNR Well Number	
Facility ID		Lat. _____ " Long. _____ " or		Date Well Installed <b>08/23/2009</b>	
Type of Well <b>temporary well</b>		St. Plane _____ ft. N, _____ ft. E. S/C/N		Well Installed By: (Person's Name and Firm) <b>Bill Zakowski</b>	
Distance from Waste/Source ft.		Section Location of Waste/Source _____ 1/4 of _____ 1/4 of Sec. _____, T. _____ N, R. _____ <input type="checkbox"/> E <input type="checkbox"/> W		Gov. Lot Number	
Enf. Stds. Apply <input type="checkbox"/>		Location of Well Relative to Waste/Source u <input type="checkbox"/> Upgradient s <input type="checkbox"/> Sidegradient d <input type="checkbox"/> Downgradient n <input type="checkbox"/> Not Known		AECOM	

- A. Protective pipe, top elevation 591.20 ft. MSL
- B. Well casing, top elevation 591.07 ft. MSL
- C. Land surface elevation 588.4 ft. MSL
- D. Surface seal, bottom 587.4 ft. MSL or 1.0 ft.

12. USCS classification of soil near screen:  
 GP  GM  GC  GW  SW  SP   
 SM  SC  ML  MH  CL  CH   
 Bedrock

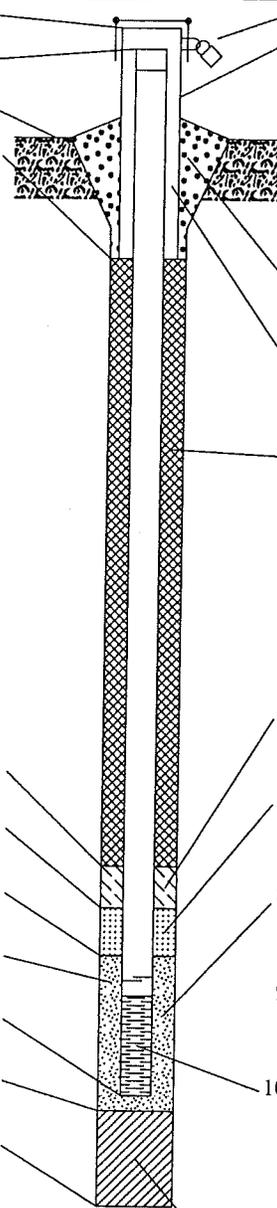
13. Sieve analysis attached?  Yes  No

14. Drilling method used: Rotary  5 0  
 Hollow Stem Auger  4 1  
flight auger Other

15. Drilling fluid used: Water  0 2 Air  0 1  
 Drilling Mud  0 3 None  9 9

16. Drilling additives used?  Yes  No  
 Describe \_\_\_\_\_

17. Source of water (attach analysis, if required):  
 \_\_\_\_\_



- 1. Cap and lock?  Yes  No
- 2. Protective cover pipe:
  - a. Inside diameter: 4.0 in.
  - b. Length: 4.0 ft.
  - c. Material: Steel  0 4  
Other
  - d. Additional protection?  Yes  No  
If yes, describe: \_\_\_\_\_
- 3. Surface seal: Bentonite  3 0  
Concrete  0 1  
Other
- 4. Material between well casing and protective pipe: Bentonite  3 0  
Other
- 5. Annular space seal:
  - a. Granular/Chipped Bentonite  3 3
  - b. \_\_\_\_\_ Lbs/gal mud weight . . . Bentonite-sand slurry  3 5
  - c. \_\_\_\_\_ Lbs/gal mud weight . . . Bentonite slurry  3 1
  - d. \_\_\_\_\_ % Bentonite . . . Bentonite-cement grout  5 0
  - e. \_\_\_\_\_ Ft<sup>3</sup> volume added for any of the above
  - f. How installed: Tremie  0 1  
Tremie pumped  0 2  
Gravity  0 8
- 6. Bentonite seal:
  - a. Bentonite granules  3 3
  - b.  1/4 in.  3/8 in.  1/2 in. Bentonite chips  3 2
  - c. \_\_\_\_\_ Other
- 7. Fine sand material: Manufacturer, product name & mesh size  
 a. 40/70 Badger  
 b. Volume added 0.5 ft<sup>3</sup>
- 8. Filter pack material: Manufacturer, product name & mesh size  
 a. 45/55 Badger  
 b. Volume added 0.5 ft<sup>3</sup>
- 9. Well casing: Flush threaded PVC schedule 40  2 3  
 Flush threaded PVC schedule 80  2 4  
 Other
- 10. Screen material: PVC  
 a. Screen Type: Factory cut  1 1  
 Continuous slot  0 1  
 Other   
 b. Manufacturer Buffalo  
 c. Slot size: 0.010 in.  
 d. Slotted length: 10.0 ft.
- 11. Backfill material (below filter pack): None  1 4  
 Other

- E. Bentonite seal, top \_\_\_\_\_ ft. MSL or \_\_\_\_\_ ft.
- F. Fine sand, top 585.4 ft. MSL or 3.0 ft.
- G. Filter pack, top 584.9 ft. MSL or 3.5 ft.
- H. Screen joint, top 584.4 ft. MSL or 4.0 ft.
- I. Well bottom 574.4 ft. MSL or 14.0 ft.
- J. Filter pack, bottom 572.4 ft. MSL or 16.0 ft.
- K. Borehole, bottom 572.4 ft. MSL or 16.0 ft.
- L. Borehole, diameter 4.0 in.
- M. O.D. well casing 2.50 in.
- N. I.D. well casing 2.00 in.

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature \_\_\_\_\_ Firm **AECOM** Tel: 920.468.1978  
 1035 Kepler Drive Green Bay, Wisconsin 54311 Fax: 920.468.3312

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.

IMPROPERLY ABANDONED  
MONITORING WELLSOURCE  
PROPERTY

May 26, 2010

Mr. Daniel O'Connell  
400 Fisk Street  
Green Bay, Wisconsin 54303

**Subject: Conditional Site Closure and Clarification Regarding Notification of Residual Impacts in Groundwater, Parcel 18-459, North Broadway, Green Bay, Wisconsin -- WDNR BRRTS Activity No. 02-05-553963 -- AECOM Project No. 60139774**

Dear Mr. O'Connell,

The Wisconsin Department of Natural Resources (WDNR) has issued a conditional closure letter for the property including Parcels 18-459 and 18-459A (copy attached). On behalf of the City of Green Bay, AECOM is providing you with information regarding conditional closure and clarification regarding the notification letter you received from AECOM, dated January 28, 2010 (copy attached).

The notification letter referenced GIS Registry of soil and groundwater impacts for the property described as 908/910 North Broadway, Green Bay, Wisconsin. The GIS Registry will include impacted groundwater (not soil) for Parcel 18-459. The impacted groundwater on your property consists of relatively low levels of arsenic in groundwater at one location designated NB-B3 on Parcel 18-459 (see attached figure). As indicated in the January 28, 2010, notification letter from AECOM, residual impacts to groundwater on Parcel 18-459 will be naturally attenuated and therefore, natural attenuation is the final remedy for this site along with listing on the GIS Registry. Also, please note the reference in the January 28, 2010, letter to historical bulk petroleum storage activities does not apply to Parcel 18-459.

Conditional closure requires documentation of well abandonment activities and documentation of your receipt of the January 28, 2010, letter from AECOM. A copy of the letter is attached. Accordingly, this letter has been submitted to you with a receipt certification.

The monitoring wells on the property were abandoned the first week of April 2010. During monitoring well abandonment activities, it was discovered that Monitoring Well NB-B7, located on Parcel 18-459, was not properly abandoned and was likely destroyed during construction of the existing building. The steel protective pipe was discovered on the site lying on the ground. This monitoring well was not abandoned in accordance with Chapter NR 141, Wisconsin Administrative Code. Accordingly, if this monitoring well is discovered in the future, it is the responsibility of the owner of the property at Parcel 18-459 to properly abandon the monitoring well and provide documentation to the WDNR.

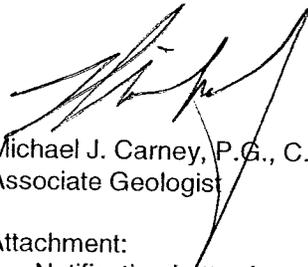
IMPROPERLY ABANDONED  
MONITORING WELL

SOURCE  
PROPERTY

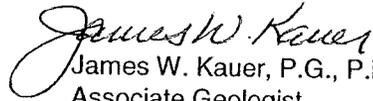
Upon receipt of the requested documentation referenced in the WDNR condition closure letter, a final closure letter for the property will be issued. The City of Green Bay will provide you with a copy of the closure letter. If you have any questions regarding the information provided in this letter, please contact Ms. Jami Harrington (City of Green Bay) at 920.448.3086 or Mr. Michael Carney (AECOM) at 920.406.3140

Sincerely,

AECOM Technical Services, Inc.



Michael J. Carney, P.G., C.P.G.  
Associate Geologist



James W. Kauer, P.G., P.H., C.P.G.  
Associate Geologist

Attachment:

- Notification Letter from AECOM, dated January 28, 2010
- WDNR Conditional Closure Letter
- Figure 6 - Extent of Groundwater Enforcement Standard Exceedances

Cc: Ms. Jami Harrington  
City of Green Bay  
101 North Jefferson Street, Room 200  
Green Bay, Wisconsin 54301

SOURCE  
PROPERTYIMPROPERLY ABANDONED  
MONITORING WELL

January 28, 2010

Ms. Tara Gokey  
Packerland Builders  
316 Heidelberg Court  
Green Bay, Wisconsin 54302

**Subject: Notification of Residual Petroleum Impacts in Soil and Groundwater, 908/910 North Broadway, Green Bay, Wisconsin -- WDNR BRRTS Activity No. 02-05-553963 -- AECOM Project No. 60139774**

Dear Ms. Gokey,

On behalf of the City of Green Bay, AECOM is providing you with information regarding regulatory case closure for the site at 908/910 North Broadway, Green Bay Wisconsin. AECOM has prepared a Case Closure Request for submittal to the Wisconsin Department of Natural Resources (WDNR) (a copy is enclosed with this letter). Closure means the WDNR will not be requiring further investigation or cleanup actions, other than natural attenuation, at this site.

As you are aware, historical petroleum bulk storage activities on the site resulted in subsurface impacts on the site. Remedial action has addressed the soil and groundwater impacts such that there is no exposure threat to the human health or the environment. However, residual petroleum impacts continue to remain on site. It is our opinion that the remaining impacts on site will be naturally attenuated and, therefore, are requesting the WDNR to accept natural attenuation as the final remedy for this site and grant case closure. A WDNR Fact Sheet on natural attenuation is enclosed with this letter for your benefit. Conditions for closure can be met when all properties affected by the residual petroleum impacts originating from this site are listed on the WDNR Geographic Information System (GIS) Registry of Closed Remediation Sites for soil and groundwater.

This letter is being provided in accordance with Chapter NR 726, Wisconsin Administrative Code requirements to notify you that the site will be placed on the WDNR's GIS Registry.

Information in the GIS Registry will include maps showing the location of properties where groundwater impacts above Chapter NR 140 enforcement standards and soil impacts exceeding Chapter NR 720 or Chapter NR 746 limits were found at the time of case closure. If you or any subsequent property owner wish to construct or reconstruct a water well on the site, special well construction standards might be necessary to protect the well from residual groundwater impact. Any well driller who proposes to construct a well in the future will need to contact the Drinking Water program within the WDNR to determine if there is a need for special well construction standards. The GIS Registry will be available on the WDNR's internet website. Any well driller who proposes to construct a water supply well in Wisconsin must reference this GIS Registry. Additionally, any future building demolition or soil displacement activities on the site must be performed in accordance with stipulations in the WDNR closure letter. A copy of the closure letter will be included in the site file in the GIS Registry.

To enhance and sustain the world's built, natural and social environments

IMPROPERLY ABANDONED  
MONITORING WELL

SOURCE  
PROPERTY

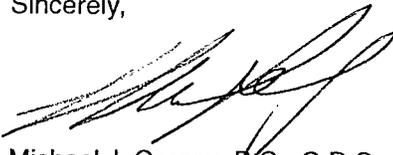
The WDNR will not review our closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the WDNR that is relevant to this closure request, you should mail that information to:

Ms. Kristin DuFresne  
Wisconsin Department of Natural Resources  
2984 Shawano Avenue  
Green Bay, Wisconsin 54313-6727

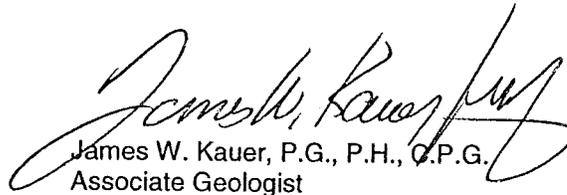
Upon meeting the requirements in the conditional closure letter, the WDNR will provide a letter indicating this site has been closed and no further action is necessary. If you are not copied on the final closure letter from WDNR, the City of Green Bay will provide you a copy of the letter.

If you need more information, please contact Mr. Michael Carney at 920.406.3140.

Sincerely,



Michael J. Carney, P.G., C.P.G.  
Associate Geologist



James W. Kauer, P.G., P.H., C.P.G.  
Associate Geologist

Attachments:

Closure Request  
WDNR Fact Sheet on Natural Attenuation

Cc: Ms. Jami Harrington  
City of Green Bay  
101 North Jefferson Street, Room 200  
Green Bay, Wisconsin 54301

To enhance and sustain the world's built, natural and social environments

IMPROPERLY ABANDONED  
MONITORING WELL

SOURCE  
PROPERTY

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	<p>A. Signature <input checked="" type="checkbox"/> <i>Norma O'Connell</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>NORMA O'CONNELL</i></p> <p>C. Date of Delivery <i>6-9-10</i></p>
<p>1. Article Addressed to:</p> <p><i>Mr. Daniel O'Connell 400 Fisk Street Green Bay, WI 54308</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p><i>7006 3450 0003 8862 2202</i></p>

May 26, 2010

SOURCE  
PROPERTY

Ms. Tara Gokey  
Packerland Builders  
316 Heidelberg Court  
Green Bay, Wisconsin 54302

**Subject: Case Closure Documentation and Clarification Regarding Notification of Residual Impacts in Soil and Groundwater, Parcel 18-459A, North Broadway, Green Bay, Wisconsin -- WDNR BRRTS Activity No. 02-05-553963 -- AECOM Project No. 60139774**

Dear Ms. Gokey,

The Wisconsin Department of Natural Resources (WDNR) has issued a conditional closure letter for the property represented by Parcels 18-459 and 18-459A, North Broadway, Green Bay, Wisconsin (copy attached). On behalf of the City of Green Bay, AECOM is providing you with information regarding conditional closure and clarification regarding the notification letter you received from AECOM, dated January 28, 2010 (copy attached).

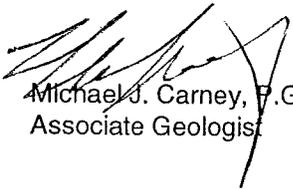
The groundwater monitoring wells were abandoned on the property in the first week of April 2010. A copy of the notification letter (without attachments) is attached with this correspondence. As discussed, a cover/barrier maintenance plan will also need to be submitted for GIS registry. Accordingly, please review and sign the enclosed maintenance plan and return it to AECOM for submittal to the WDNR.

This letter also provides you with the following clarification regarding impacted soil remaining on your property, Parcel 18-459A. The impacted soil is likely due to fill soils present on the property and not historical petroleum bulk storage activities, as described in the January 28, 2010, notification letter.

Upon receipt of the requested documentation referenced in the WDNR condition closure letter, a final closure letter for the property will be issued. The City of Green Bay will provide you with a copy of the closure letter. If you have any questions regarding the information provided in this letter, please contact Ms. Jami Harrington (City of Green Bay) at 920.448.3086 or Mr. Michael Carney (AECOM) at 920.406.3140

Sincerely,

AECOM Technical Services, Inc.

  
Michael J. Carney, P.G., C.P.G.  
Associate Geologist

  
James W. Kauer, P.G., P.H., C.P.G.  
Associate Geologist

SOURCE  
PROPERTY

Attachments:

Notification Letter from AECOM dated January 28, 2010 (without attachments)  
WDNR Conditional Closure Letter dated March 1, 2010  
Cover/Barrier Maintenance Plan

Cc: Ms. Jami Harrington  
City of Green Bay  
101 North Jefferson Street, Room 200  
Green Bay, Wisconsin 54301

SOURCE  
PROPERTY

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>■ Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	A. Signature <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee	
1. Article Addressed to: Ms. Tara Gakey Packerland Builders 316 Heidelberg Court Green Bay, WI 54302	B. Received by (Printed Name) Tara Gakey	C. Date of Delivery 6-5-10
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
	7006 3450 0003 8862 2219	

RIGHT-OF-WAY

January 28, 2010

Mr. Ed Weisner  
Director of Public Works  
100 North Jefferson Street, Room 300  
Green Bay, Wisconsin 54301-5026

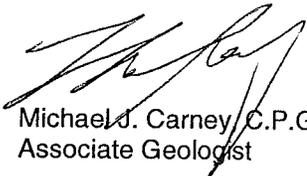
**Subject: Notification of Potential for Residual Petroleum Impacts to Remain on City of Green Bay Right-of-Way Adjacent to 908/910 North Broadway, Green Bay, Wisconsin -- WDNR BRRTS Activity No. 02-05-553963 -- AECOM Project No. 60139774**

Dear Mr. Weisner,

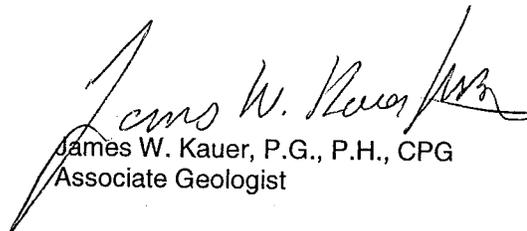
On behalf of the City of Green Bay, AECOM has prepared this notification of the potential for residual petroleum impacts in the City of Green Bay right-of-way adjacent to 908/910 North Broadway, Green Bay, Wisconsin (see attached figure). This notification is being submitted in accordance with requirements in Wisconsin Administrative Code Chapter NR 726.

If you have any questions or comments, please contact us at 920.468.1978.

Sincerely,



Michael J. Carney, C.P.G.  
Associate Geologist



James W. Kauer, P.G., P.H., CPG  
Associate Geologist

Attachment:

Figure - Extent of Groundwater Enforcement Standard Exceedances

Cc: Ms. Jami Harrington, MPA  
Business Development Specialist  
City of Green Bay Economic Development Department  
101 North Jefferson Street, Room 200  
Green Bay, Wisconsin 54301-5026