

# 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 #: 02-05-554529 PARCEL ID #: VH-80

ACTIVITY NAME: Peters Property (Former) WTM COORDINATES: X: 677507 Y: 495524

**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: Property Location & Local Topography**
  - 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 #: 2;3;1                      Title: Property Layout; Soil Sample Location; Site Plan**
  - 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 #: 1                      Title: Area of Soil Cap/Soil Contamination Great Than RCL**

BRRTS #: 02-05-554529

ACTIVITY NAME: Peters Property (Former)

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

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

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

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

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

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

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

**Table #:** 1 & 1b; 1                      **Title:** **Soil Sample Field Screening and Lab. Analytical Results; Summary of Soil Analytical Results**

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

**Table #:**                      **Title:**

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

**Table #:**                      **Title:**

**IMPROPERLY ABANDONED MONITORING WELLS**

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

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

- Not Applicable**

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

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

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

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

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

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

BRRTS #: 02-05-554529

ACTIVITY NAME: Peters Property (Former)

## 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.

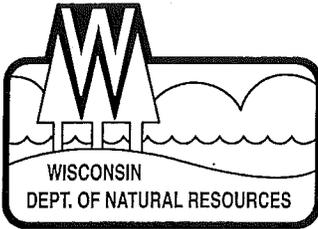
- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.  
**Note:** Letters 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:



## 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

February 17, 2010

Mr. Timothy Mella  
Wisconsin Department of Natural Resources  
2984 Shawano Avenue  
Green Bay, WI 54313

SUBJECT: Final Case Closure with Continuing Obligations  
Peters Property (former), 1784 Bayshore Drive (Lot 1), Village of Howard, WI  
WDNR BRRTS Activity # 02-05-554529

Dear Mr. Mella:

On January 28, 2010, the 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 February 5, 2010, you were notified that the Closure Committee had granted conditional closure to this case.

On February 17, 2010, the Department received final information or documentation indicating that you have complied with the requirements for final closure (waste disposal documentation and cap maintenance plan received).

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
- The existing vegetative barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

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 you 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 including compliance with referenced maintenance plans are met.

### Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the mainly vegetative surface 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 area 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 if possible. 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 a vegetative cover 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.

### Post-Closure Notification Requirements

In accordance with ss. 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil

Please send written notifications in accordance with the above requirements to the WDNR office in Green Bay to the attention of Mr. Keld Lauridsen.

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 Keld Lauridsen at (920) 662-5420.

Sincerely,

A handwritten signature in black ink, appearing to read "B. G. Urben". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

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

Attachment – Cap Maintenance Plan

# CAP MAINTENANCE PLAN

February 2010

Property identified as  
Peters Property (former)  
1784 Bayshore Drive (lot 1)  
Village of Howard, Wisconsin  
BRRTS # 02-05-554529

County Tax Number VH-80

## LEGAL DESCRIPTION:

Lot One (1), Volume 41 Certified Survey Maps, page 306, Map No. 6272, said map being a part of Government Lot One (1), Section One (1), Township Twenty-four (24) North, Range Twenty (20) East, in the Village of Howard, Brown County, Wisconsin, excepting therefrom any parts thereof used for road purposes.

\*\*\*\*\*

## Introduction

The purpose of this document is to present a Maintenance Plan for the existing surface cover at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing mainly vegetative surface cover occupying the area over the lead and Polycyclic Aromatic Hydrocarbons (PAH) contaminated soil on-site. The location of the existing surface cover to be maintained in accordance with this Maintenance Plan, as well as the impacted soil is identified on the attached map (Exhibit A) being the hatched area.

## Cap Purpose

The mainly vegetative surface cover over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

## Annual Inspection

The existing surface cover overlying the contaminated soil as depicted in Exhibit A will be inspected once a year at a minimum for potential exposures to underlying soils. The inspections will be performed to evaluate damage to the existing vegetative surface cover. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections will be maintained by the property owner and is included as Exhibit B, *Cap 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 exposed soils are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law. Appropriate notification of the Wisconsin Department of Natural Resources ("WDNR") or its successor would be required.

In the event the existing surface cover overlying the contaminated soil is removed or replaced, the replacement barrier must be equally protective. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the Wisconsin Department of Natural Resources ("WDNR") or its successor.

The property owner, in order to maintain the integrity of the existing surface cover, will maintain a copy of this Maintenance Plan on-site or at the office of the WDNR property manager 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 property owner and its successors with the written approval of WDNR.

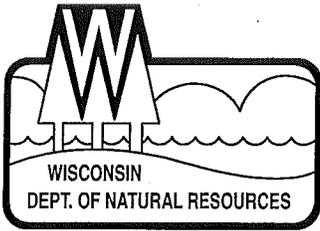
Contact Information  
(as of February 2010)

Site Owner and Operator: WDNR Property Manager  
Green Bay West Shores  
101 N. Ogden P.O. Box 208  
Peshtigo WI 54157  
Telephone # (715) 582-5047

WDNR: Mr. Keld Lauridsen  
WDNR  
2984 Shawano Avenue  
Green Bay, WI 54313  
Telephone # (920) 662-5420







State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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2984 Shawano Ave.  
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February 5, 2010

Mr. Timothy Mella  
Wisconsin Department of Natural Resources  
2984 Shawano Avenue  
Green Bay, WI 54313

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure  
Peters Property (former), 1784 Bayshore Drive (Lot 1), Village of Howard, WI  
WDNR BRRTS Activity # 02-05-554529

Dear Mella:

On January 28, 2010, the Northeast Region Closure Committee reviewed your request for closure of the case described above. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the Polycyclic Aromatic Hydrocarbon (PAH) and lead contamination identified at the site in the vicinity of the former location of a trap shooting range 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:

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 of Natural Resources' 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.

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

When the above conditions have been satisfied, please submit the appropriate documentation (for example, 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 DNR 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) 662-5420.

Sincerely,

A handwritten signature in black ink, appearing to read "Keld Lauridsen", with a long horizontal flourish extending to the right.

Keld B. Lauridsen  
Hydrogeologist  
Remediation & Redevelopment Program

2408509

CATHY WILLIQUETTE  
BROWN COUNTY RECORDER  
GREEN BAY, WI

RECORDED ON  
03/11/2009 11:48:23AM

REC FEE: 13.00  
TRANS FEE:  
EXEMPT # 77.25 (2R)  
PAGES: 2

Document Number  
**WARRANTY DEED**

Wisconsin Department of Transportation  
Exempt from fee: s.77.25(2r) Wis. Stats.  
RE3004x 896

THIS DEED, made by Arnold H. Peters, a single person

GRANTOR, conveys and warrants the property described below to the State of Wisconsin, Department Natural Resources, GRANTEE, for the sum of One Hundred Thirty Thousand and 00/100 (\$130,000.00)

Other persons having an interest of record in the property: \_\_\_\_\_

Legal Description This is not homestead property.

This space is reserved for recording date **EVANS TITLE**

Return to  
Transportation District 3 SHARLENE SMITH YF6  
944 Vanderson Way STATE OF WISCONSIN DNR  
Green Bay, WI 54304 P.O. Box 7921  
Madison, WI  
53707-7901

Parcel Identification Number/Tax Key Number  
VH-80

**WHZ**  
**ON RECORD**  
**D#2408510**

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Arnold H Peters  
(Signature)

3-6-09  
(Date)

Arnold H. Peters  
(Print Name)

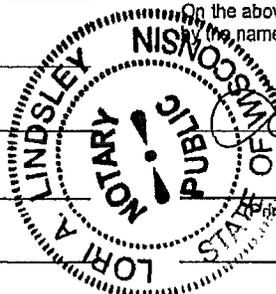
\_\_\_\_\_  
(Signature)

State of Wisconsin }  
Brown County } ss.

\_\_\_\_\_  
(Print Name)

On the above date, this instrument was acknowledged before me by the named person(s) or officers.

\_\_\_\_\_  
(Signature)



\_\_\_\_\_  
(Print Name)

Lori A. Lindsley  
(Signature, Notary Public, State of Wisconsin)

\_\_\_\_\_  
(Signature)

Curtis D. Van Erem Lori A. Lindsley  
(Print or Type Name, Notary Public, State of Wisconsin)

\_\_\_\_\_  
(Print Name)

11/06/2011 6-3-12  
(Date Commission Expires)

Project ID 9202-07-22

This instrument was drafted by Wisconsin Dept of Transportation

Parcel No. 36

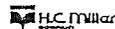
Sharlene Smith

## EXHIBIT "A"

File No.: **1869190**

Lot One (1), Volume 41 Certified Survey Maps, page 306, Map No. 6272, said map being a part of Government Lot One (1), Section One (1), Township Twenty-four (24) North, Range Twenty (20) East, in the Village of Howard, Brown County, Wisconsin, excepting therefrom any parts thereof used for road purposes.

APN: VH-80



Stock No. 26273

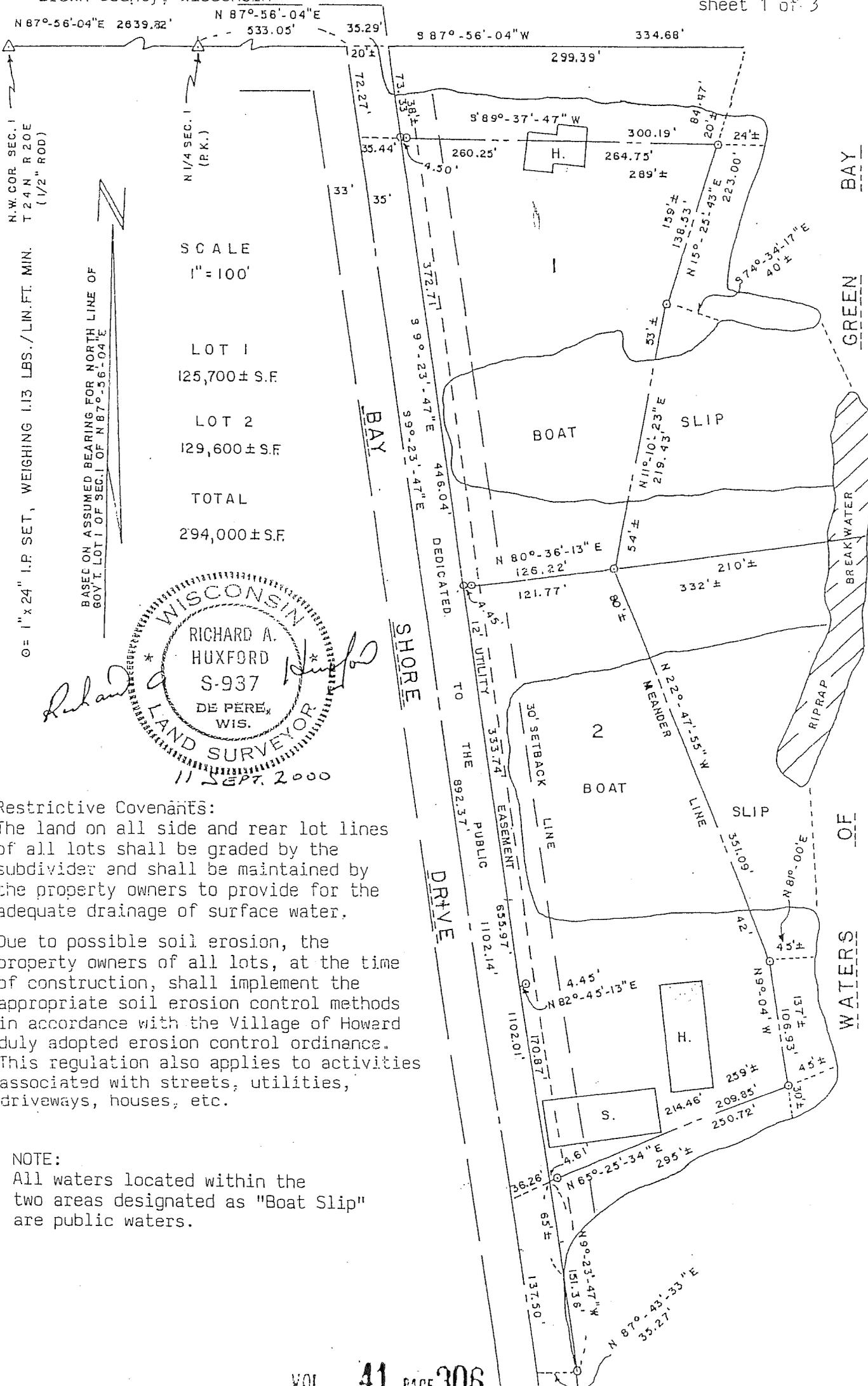
1780068

6272

# CERTIFIED SURVEY MAP

Part of Government Lot 1, Section 1, T 24 N, R 20 E, Village of Howard  
Brown County, Wisconsin

sheet 1 of 3



N.W. COR. SEC. 1  
T 24 N R 20 E  
(1/2" ROD)

0 = 1" x 24" I.P. SET, WEIGHING 1.13 LBS./LIN.FT. MIN.

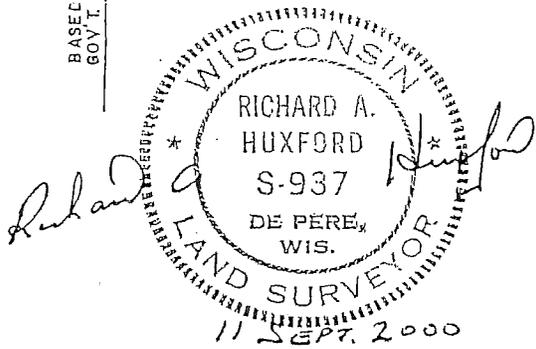
BASED ON ASSUMED BEARING FOR NORTH LINE OF  
GOV'T. LOT 1 OF SEC. 1 OF T 24 N R 20 E

SCALE  
1" = 100'

LOT 1  
125,700 ± S.F.

LOT 2  
129,600 ± S.F.

TOTAL  
294,000 ± S.F.



**Restrictive Covenants:**  
The land on all side and rear lot lines of all lots shall be graded by the subdivider and shall be maintained by the property owners to provide for the adequate drainage of surface water.

Due to possible soil erosion, the property owners of all lots, at the time of construction, shall implement the appropriate soil erosion control methods in accordance with the Village of Howard duly adopted erosion control ordinance. This regulation also applies to activities associated with streets, utilities, driveways, houses, etc.

**NOTE:**  
All waters located within the two areas designated as "Boat Slip" are public waters.



Stock No. 26273

sheet 2 of 3

NOTE:

Lots 1 and 2 of this CSM are located within the floodplain of the waters of Green Bay ( elevation 585 ) and are subject to the Village of Howard floodplain ordinance.

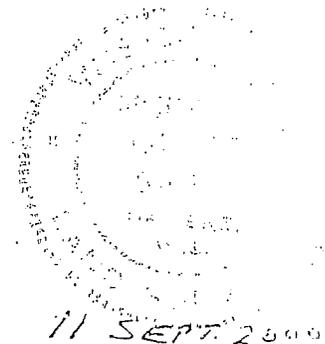
Wetland maps indicate that there may be wetland pockets located within both lots 1 and 2 of this CSM. Before any filling and/or construction is commenced, field verification must be done.

Surveyors Certificate:

I, Richard A. Huxford, Land Surveyor, do hereby certify that I have surveyed, divided and mapped a parcel of land located in Government Lot 1 of Section 1, T 24 N, R 20 E, Village of Howard, Brown County, Wisconsin described as follows: Commencing at the North one-quarter corner of said Section 1; thence N 87°-56'-04" E along the north of said Lot 1, 533.05 feet to a point on the centerline of Bay Shore Drive and the point of beginning; thence S 9°-23'-47" E along said centerline, 1102.14 feet to the southerly line of lands described in J 1935-4 Brown County Records; thence N 87°-43'-33" E, 35.27 feet to the west shore of Green Bay; thence northerly along said west shore to the north line of said Section 1; thence S 87°-56'-04" W along said north line 20 feet more or less to the point of beginning. Containing 294,000 sq. ft. more or less including road right-of-way. That I have made such survey and land division by the order and direction of the owners of said lands. That the map is a correct representation of the exterior of the land surveyed. That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and with the subdivision regulations of the Village of Howard and Brown County.

The meander line is not described herein because of the unusual boundary of the shore of Green Bay but it is correctly mapped hereon.

*Richard A. Huxford*  
Richard A. Huxford, LS-937



Owners Certificate:

As owners, we do hereby certify that we caused the hereon shown and described lands to be surveyed, divided, mapped and dedicated as shown.

*Arnold H. Peters Jr.*  
Arnold H. Peters Jr.

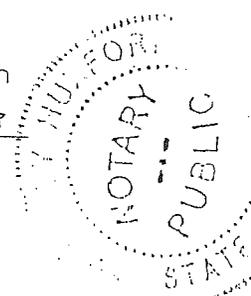
*Delores Peters*  
Delores Peters

*Otto L. Peters*  
Otto L. Peters

State of Wisconsin) SS  
Brown County )

Personally came before me this 10<sup>th</sup> day of September, 2000, the above named, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

*Beverly Huxford*  
Notary Public, Brown County, Wisconsin  
My commission expires Nov. 30, 2003  
Beverly Huxford





Stock No. 26273

1780068

sheet 3 of 3

Village of Howard Approval:

Approved by the Village Board of the Village of Howard this 24<sup>th</sup> day of JANUARY, 2000.

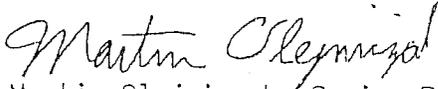
  
Hugh Thomas, Administrator/Clerk

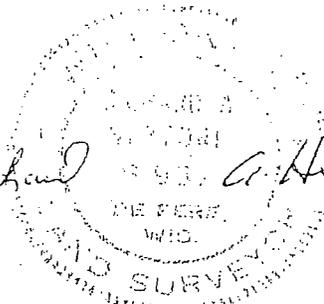
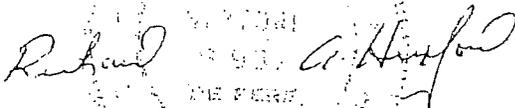


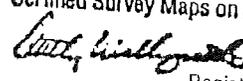
Brown County Planning Commission Approval:

Approved for the Brown County Plan Commission this 1<sup>st</sup> day of November, 2000.

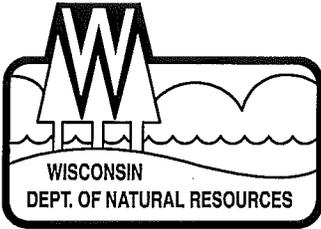


  
Martin Olejniczak, Senior Planner  
Brown County Plan Commission

  
  
11 SEPT 2000

REGISTER'S OFFICE  
Brown Co. Wis.  
Received for record the 3<sup>rd</sup>  
day of Nov. A.D. 2000  
at 8:23 o'clock A M.  
and recorded in Vol. 4 of  
Certified Survey Maps on Page 306  
  
Register of Deeds

1400



**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

February 17, 2010

Mr. Keld Lauridsen  
Wisconsin Department of Natural Resources  
2984 Shawano Avenue  
Green Bay, WI 542313

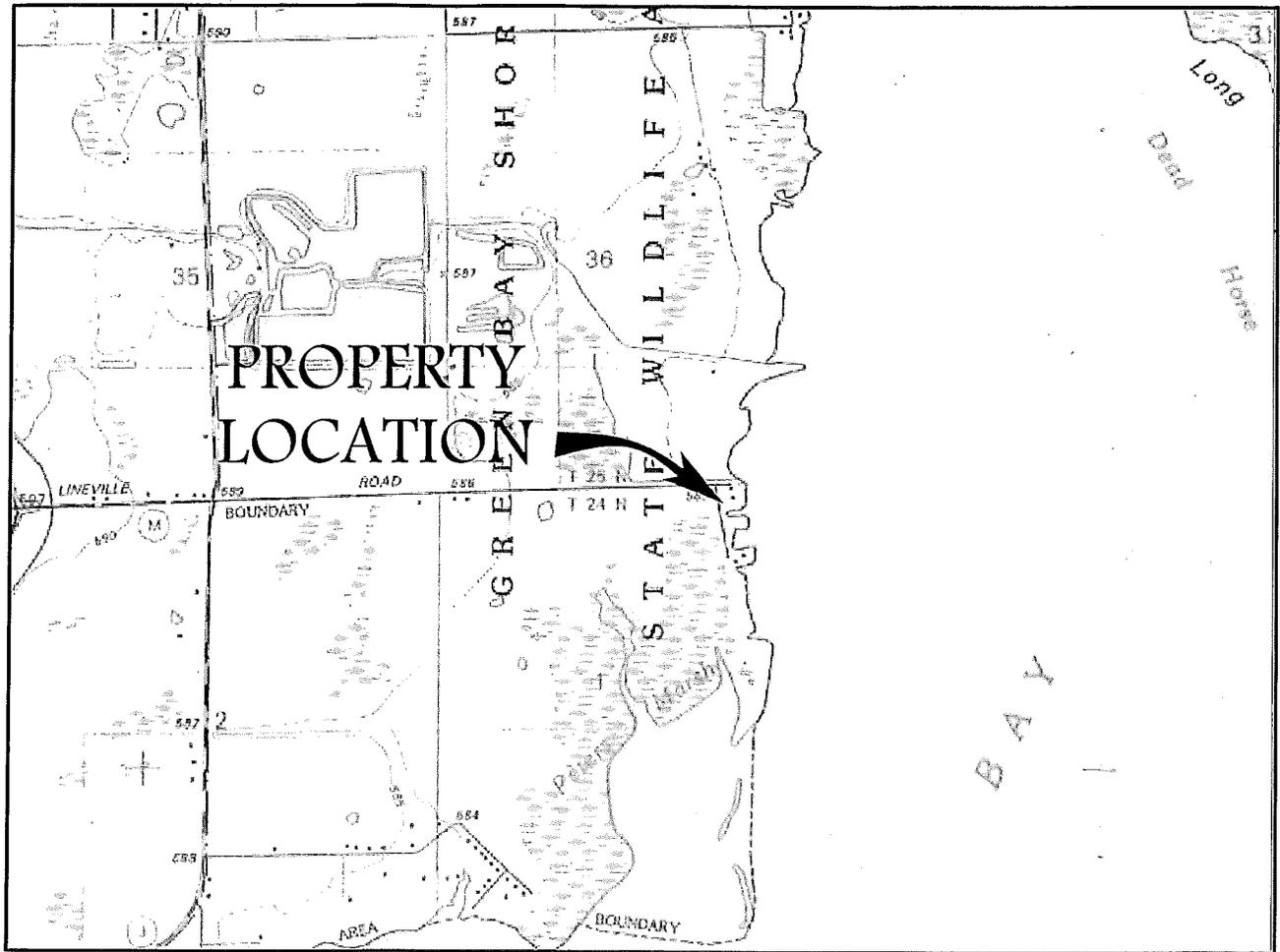
Subject: Legal Description for the Peters Property (former), 1784 Bayshore Drive (Lot 1) Parcel VH-80, Village of Howard, Brown County, WI WDNR BRRTS Activity # 02-05-554529

Dear Mr. Lauridsen:

The Legal Description in the Cap Maintenance Plan (WI WDNR BRRTS Activity # 02-05-554529) for the Peters Property (former), is correct and the same as the Legal Description on the Deed for that parcel.

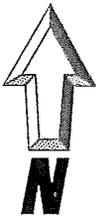
Sincerely,

Timothy Mella  
Real Estate Specialist



SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, GREEN BAY WEST, WISCONSIN, 1981 (NATIONAL GEOGRAPHIC HOLDINGS, INC.)

**Northern Environmental** <sup>SM</sup>

Hydrologists • Engineers • Surveyors • Scientists

12075 North Corporate Parkway, Suite 210, Mequon, Wisconsin 53092  
Phone: 800-776-7140 Fax: 262-241-8222

WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

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PROPERTY LOCATION  
& LOCAL TOPOGRAPHY

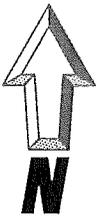
LOT 1, 1784 BAYSHORE DRIVE  
VILLAGE OF HOWARD, WISCONSIN

DATE: 08/12/08

DRAWN BY: BMP

PROJECT NUMBER: 100-1243 PHASE II

FIGURE 1



LEGEND

— — — — — APPROXIMATE PROPERTY BOUNDARY

**Northern Environmental** <sup>SM</sup>

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12075 North Corporate Parkway, Suite 210, Mequon, Wisconsin 53092  
 Phone: 800-776-7140 Fax: 262-241-8222

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**PROPERTY LAYOUT**

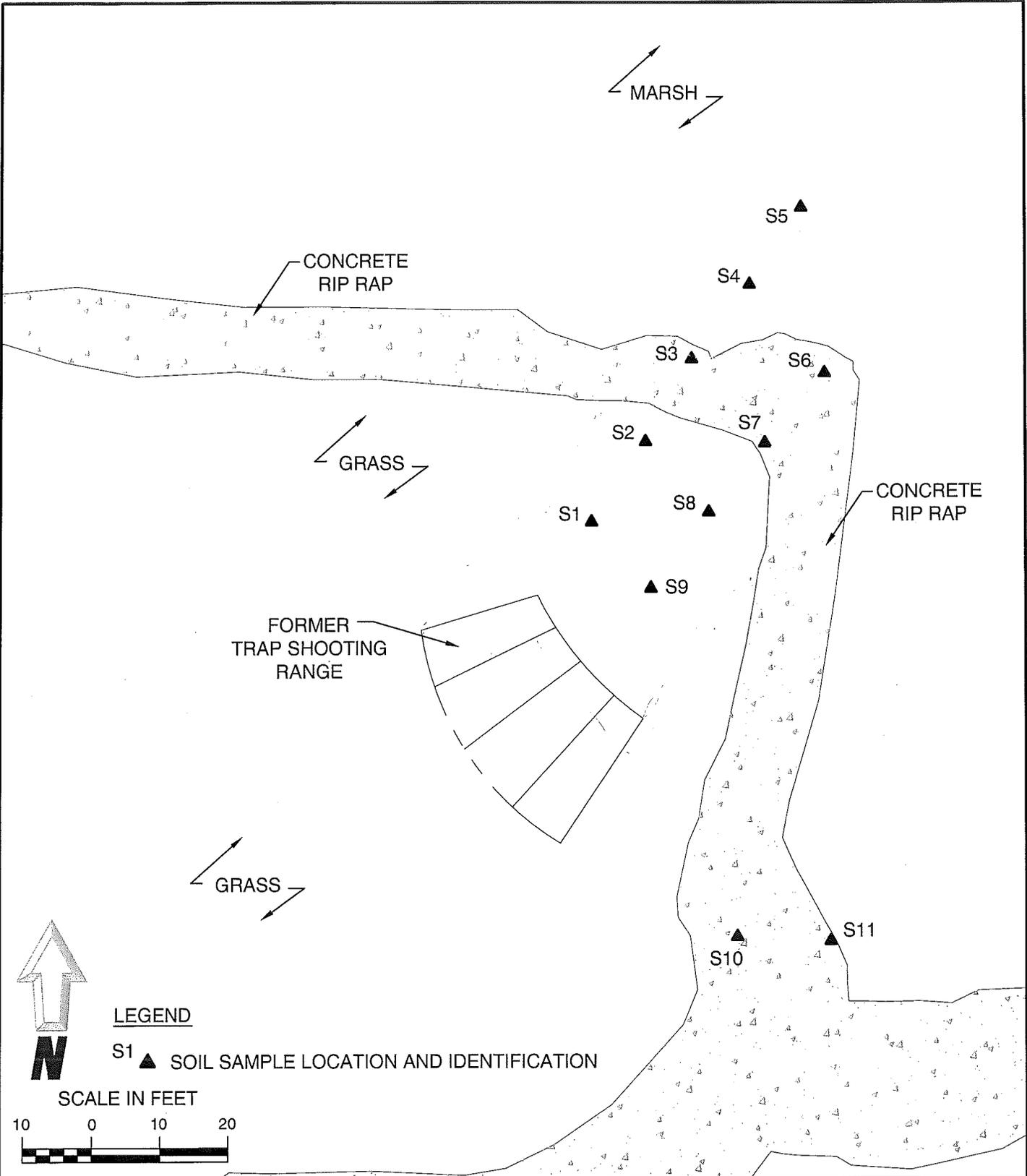
LOT 1, 1784 BAYSHORE DRIVE  
 VILLAGE OF HOWARD, WISCONSIN

DATE: 08/15/08

DRAWN BY: BMP

PROJECT NUMBER: 100 - 1243 PHASE II

FIGURE 2



**Northern Environmental** <sup>SM</sup>  
 Hydrologists • Engineers • Surveyors • Scientists  
 12075 North Corporate Parkway, Suite 210, Mequon, Wisconsin 53092  
 Phone: 800-776-7140 Fax: 262-241-8222

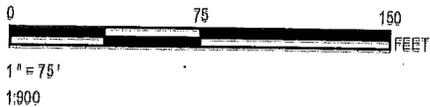
WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

**SOIL SAMPLE LOCATION**

LOT 1, 1784 BAYSHORE DRIVE  
 VILLAGE OF HOWARD, WISCONSIN

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DATE: 08/22/08	DRAWN BY: BMP	PROJECT NUMBER: 100 - 1243 PHASE II	FIGURE 3
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**LEGEND**

- PROPOSED SOIL EXCAVATION LIMITS (FIELD LATHE)
- LIMITS OF SOIL EXCAVATION (APPROX. 2 FT DEEP)
- EXCAVATION AREA
- G1 SOIL CONFIRMATION SAMPLE
- GROUNDWATER MONITORING WELL

NOTES:  
 BASE MAP IMAGERY (2005) FROM THE BROWN COUNTY WISCONSIN LAND INFORMATION OFFICE

**RMT**

744 Heartland Trail  
 Madison, WI 53717-1934  
 P.O. Box 8923 53708-8923  
 Phone: 608-831-4444  
 Fax: 608-831-3334

WDNR/WISDOT  
 FORMER PETERS PROPERTY

SITE PLAN

DRAWN BY:	BENTONK
APPROVED BY:	HAAK D
PROJECT NO:	00-10942.01
FILE NO.	109420102
DATE:	SEPTEMBER 2009



**Table 1 Soil Sample Field Screening and Laboratory Analytical Results, 1784 Bayshore Drive, Green Bay, Wisconsin**

Sample Number	Date Sampled	Sample Depth (feet)	Description	Lead (mg/kg)	Relevant and Significant Polynuclear Aromatic Hydrocarbon Analytical Results (micrograms per kilogram)																	
					Acenaphthylene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenzo(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methyl naphthalene	2-Methyl naphthalene	Naphthalene	Phenanthrene	Pyrene
s. NR 720.11, Wis. Adm. Code RCLs			Non-Industrial	50	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
Suggested Generic RCLs for Protection from Direct Contact			Non-Industrial	NE	900,000	18,000	5,000,000	88	0.088	88	1800	880	8800	8.8	600,000	600,000	88	1,100,000	600,000	20,000	18,000	500,000
Suggested Generic RCLs for Protection of Groundwater				NE	38,000	700	3,000,000	17,000	48,000	360,000	6,800,000	870,000	37,000	38,000	500,000	100,000	680,000	23,000	20,000	400	1800	8,700,000
S1	07/28/08	0.5	Silty sand, gravel, topsoil, clay fragments	57	370	<70	840	15,800	13,800	15,900	5900	5800	15,900	2030	16,300	112 "J"	7800	<60	55 "J"	<60	2870	16,000
S2	07/28/08	0.5	Silty sand, gravel, topsoil, clay fragments, brown	77	13.4 "J"	<14	38	286	350	330	208	110	390	61	307	<12	220	<12	<9.4	<12	115	301
S3	07/28/08	0.5	Silty sand, gravel, topsoil, clay fragments, brown, shell casings	35	<13	<14	<8.8	98	103	98	66	26.3 "J"	154	22.7 "J"	77	<12	62	<12	<9.4	<12	28.5 "J"	89
S4	07/28/08	0.5	Silty sand, shell casings, clay pigeons, wet	4.3	10,600	<700	29,800	181,000	162,000	158,000	77,000	49,000	251,000	30,500	212,000	10,800	88,000	870 "J"	1620	1580 "J"	109,000	206,000
S5	07/28/08	0.5	Silty sand, shell casings, clay pigeons, wet	3.1	1750	<140	4600	48,000	42,000	36,000	18,100	9500	76,000	7300	43,000	1160	18,300	230 "J"	350	330 "J"	18500	47,000
S6	07/28/08	0.5	Silty sand, shell casings, clay pigeons, wet	21	56	<14	177	2360	2580	1790	1220	510	4400	540	1260	59	1090	<12	28.9 "J"	<12	750	2240
S7	07/28/08	0.5	Silty sand, topsoil, clay pigeons, shell casings	59	<130	<140	550	14,400	14,300	7200	6200	1360	31,200	3300	3300	<120	3500	<120	166 "J"	<120	2940	11,100
S8	07/28/08	0.5	Silty sand, gravel, topsoil, clay pigeons	100	20 "J"	<14	55	430	510	550	301	185	570	99	520	14.8 "J"	350	<12	<9.4	<12	191	490
S9	07/28/08	0.5	Silty sand, gravel, topsoil, clay pigeons	54	<13	<14	<8.8	54	56	59	36 "J"	18.6 "J"	76	11.3 "J"	57	<12	36	<12	<9.4	<12	22.1 "J"	58
S10	07/28/08	0.5	Silty sand, wet, shell casings, clay pigeons	8.3	2430	<140	4600	70,000	65,000	66,000	31,400	20,400	84,000	9700	69,000	1290	38,000	1210	2270	600	19,600	73,000
S11	07/28/08	0.5	Silty sand, wet, shell casings, clay pigeons	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note: Suggested generic RCLs based on Wisconsin Department of Natural Resources Guidance Publication RR-519-97 (Corrected), April 1997

- mg/kg = milligrams per kilogram
- NE = not established by Wisconsin Administrative Code (Wis. Adm. Code)
- <x = compound not detected to a detection limit of x
- = not laboratory analyzed
- J = analyte detected between the limit of detection and the limit of quantitation
- XXX** = exceeds section NR 720.11, Wisconsin Administrative Code (s. NR720.11, Wis. Adm. Code) non-industrial residual contaminant levels (RCLs)
- XXX** = exceeds suggested non-industrial generic RCLs for protection from direct contact
- XXX** = exceeds suggested generic RCLs for protection of groundwater

*Pre-revised*

Table 1b Soil Sample Field Screening and Laboratory Analytical Results, 1784 Bayshire Drive, Green Bay, Wisconsin

Sample Number	Date Sampled	Sample Depth (feet)	PID Response (iui)	Description	Gasoline Range Organics (milligrams per kilogram)	Detected Volatile Organic Compounds (micrograms per kilogram)						
						Benzene	Ethylbenzene	Methyl-tertiary-butyl-ether	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes
Section NR 720.09, Wis. Adm. Code Residual Contaminant Level					250	5.5	2900	NE	1500	NE	NE	4100
Section NR 746.06 Wis. Adm. Code Table 1 Values					NE	8500	4600	NE	38,000	83,000	11,000	42,000
Section NR 746.06 Wis. Adm. Code Table 2 Values					NE	1100	NE	NE	NE	NE	NE	NE
AST	07/28/08	1		Silty sand, gravel, brown, topsoil	<10	<25	<25	<25	<25	<25	<25	<75
Disp	07/28/08	1		Silty sand, gravel, clay, pea gravel at surface, fill	<10	<25	<25	<25	<25	<25	<25	<75

Note:

PID = photoionization detector

iui = instrument units as isobutylene

<x = compound not detected to a detection limit of x

- = not laboratory analyzed

J = analyte detected between the limit of detection and the limit of quantitation

NE = not established by Wisconsin Administrative Code (Wis. Adm. Code)

**XXX** = exceeds Chapter NR 720, Wisconsin Administrative Code residual contaminant levels

**XXX** = exceeds Chapter NR 726, Wisconsin Administrative Code Table 1 Values

**XXX** = exceeds Chapter NR 726, Wisconsin Administrative Code Table 2 Values

**Table 1**  
**Summary of Soil Analytical Results**  
**Former Peters Property**  
**Howard, Wisconsin**

Parameter	Units	RCL <sup>(1)</sup>	G-1	G-2	G-3	G-4
Lead	mg/kg	50	32.5	7.9	4.1	13.8
Acenaphthene	µg/kg	38,000	17.8	<0.98	<0.99	4.4 J
Acenaphthylene	µg/kg	700	<1.8	<1.8	<1.8	4.8 J
Anthracene	µg/kg	3,000,000	61.1	<4.8	<4.9	19.5
Benzo(a)anthracene	µg/kg	88	456	<8.8	<8.9	62.6
Benzo(a)pyrene	µg/kg	8.8	643	<b>12.2 J</b>	4.9 J	86.9
Benzo(b)fluoranthene	µg/kg	88	550	9.8 J	<6.1	67.3
Benzo(g,h,i)perylene	µg/kg	1,800	431	9.8 J	4.6 J	63.0
Benzo(k)fluoranthene	µg/kg	880	390	9.8 J	<6.6	69.4
Chrysene	µg/kg	8,800	606	11.1 J	5.8 J	83.6
Dibenz(a,h)anthracene	µg/kg	8.8	142	<4.9	<5.0	21.0
Fluoranthene	µg/kg	500,000	591	11.0 J	3.4 J	104
Fluorene	µg/kg	100,000	13.3 J	<0.97	<0.98	5.8 J
Indeno(1,2,3-cd)pyrene	µg/kg	88	332	7.5 J	<4.5	52.8
1-Methylnaphthalene	µg/kg	23,000	2.2 J	<2.0	<2.0	<2.0
2-Methylnaphthalene	µg/kg	20,000	4.5 J	<2.0	<2.0	<2.0
Naphthalene	µg/kg	400	6.4 J	<1.3	<1.3	2.0 J
Phenanthrene	µg/kg	1,800	219	5.5 J	<2.1	53.7
Pyrene	µg/kg	500,000	578	9.5 J	3.4 J	83.5

<sup>(1)</sup> NR 720 RCL for residential for lead and the lowest suggested RCLs for PAHs as provided in the Soil Cleanup Levels for PAHs Interim Guidance.

J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

**Bold values exceed RCLs listed.**

Notes:

1. Soil samples collected from surface soil following excavation on August 4, 2009.

Checked by: T. Krause, 8/25/09