

GIS REGISTRY INFORMATION

SITE NAME: Canadeo Lawn Care  
BRRTS #: 03-05-000176  
CLOSURE DATE: 9/26/01  
STREET ADDRESS: 860 Shawano Avenue  
CITY: Green Bay

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 676632 Y= 451453

OFF-SOURCE CONTAMINATION (>ES):  Yes  No

IF YES, STREET ADDRESS 1: 858 Shawano Avenue

GPS COORDINATES (meters in WTM91 projection): X= 676647 Y= 451450

IF YES, STREET ADDRESS 2: \_\_\_\_\_

GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

IF YES, STREET ADDRESS 3: \_\_\_\_\_

GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

IF YES, STREET ADDRESS 4: \_\_\_\_\_

GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

IF YES, STREET ADDRESS 5: \_\_\_\_\_

GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

SOIL CONTAMINATION >GENERIC OR SITE-SPECIFIC RCL:  Yes  No

IF YES, STREET ADDRESS 1: 860 Shawano Avenue

GPS COORDINATES (meters in WTM91 projection): 676632 Y= 451453

IF YES, STREET ADDRESS 2: 858 Shawano Avenue

GPS COORDINATES (meters in WTM91 projection): 676647 Y= 451450

CONTAMINATION IN RIGHT OF WAY:  Yes  No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter issued

Copy of most recent deed, including legal description, for all affected properties

Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties

County Parcel ID number, *if used for county*, for all affected properties

<input checked="" type="checkbox"/>	closed prior to GIS implementation
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

**Location Map** which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.

**Detailed Site Map(s) for all affected properties**, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or site-specific residual contaminant levels.

**Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)**

**Tables of Latest Soil Analytical Results (no shading or cross-hatching) Isoconcentration map(s), if required for site investigation (SI)** (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. **If not available, include the latest extent of contaminant plume map.**

**GW: Table of water level elevations, with sampling dates, and free product noted if present**

**GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)**

**SOIL: Latest horizontal extent of contamination exceeding generic or site-specific RCLs, with one contour.**

**Geologic cross-sections, if required for SI.** (8.5x14' if paper copy)

**RP certified statement that legal descriptions are complete and accurate**

**Copies of off-source notification letters (if applicable)**

**Letter informing ROW owner of residual contamination (if applicable)**(public, highway or railroad ROW)

**Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure.**

x
x
x
x
x
x
na
na
na
x
x

shading because submitted prior to GIS implementation  
shading because submitted prior to GIS implementation

Site closed prior to GIS implementation  
Deed restriction filed by offsite owner



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
TDD #: (608) 264-8777  
Fax #: (920) 424-0217  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
**Jim Doyle, Governor**  
**Cory L. Nettles, Secretary**

July 8, 2003

Mr. James Canadeo  
2602 Sunrise River Court  
De Pere, WI 54115

RE: **Final Closure**

**Commerce # 54303-2869-60**      **WDNR BRRTS # 03-05-000176**  
Canadeo Lawn Care, 860 Shawano Avenue, Green Bay

Dear Mr. Canadeo:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure for the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert H. Klauk', written over a horizontal line.

Robert H. Klauk, PG  
Hydrogeologist  
Site Review Section

cc: Susan Lawrenz - Environmental Compliance Consultants, Inc.  
Case File



September 26, 2001

Mr. James Canadeo  
Canadeo Lawn Care  
860 Shawano Avenue  
Green Bay, WI 54303

RE: **Conditional Closure**

Commerce #54303-2869-60 WDNR BRRTS #03-05-000176  
Canadeo Lawn Care, 860 Shawano Avenue, Green Bay

Two 800-gallon gasoline USTs  
One 500-gallon gasoline UST  
One 8,000-gallon fuel oil UST  
One 1,000-diesel UST

Dear Mr. Canadeo:

The closure request for Canadeo Lawn Care, 860 Shawano Avenue, Green Bay has been reviewed by Wisconsin Department of Commerce (Department) Bureau of PECFA Site Review Section staff. It is understood there is residual soil contamination exceeding Wisconsin Administrative Code chapter NR 746 Table 2 direct contact concentrations within four feet of the ground surface in the vicinity of the the southeast corner of the site (860 Shawano Avenue) and the southwest corner of the property immediately east (858 Shawano Avenue). Groundwater contamination is also present on both properties. Using the standards established in the Wisconsin Administrative Code NR 700 series, the Department has determined the site has been investigated and remediated to a level protective of the environment and human health. No further investigation or remedial action is necessary as long as the area with direct contact concerns remains capped with asphalt. In making this determination, the following documents prepared by Foth & van Dyke and Environmental Compliance Consultants, Inc., as well as correspondence in the case file, were reviewed:

- *Site Investigation and Remediation of UST Excavations*, December 1989
- *Site Investigation Report*, November 1996
- *Re-submittal of Remedial Action Plan*, November 1996
- *Request for Case Closure*, October 2000
- *Request for Case Closure*, August 2001

The presence of residual soil and groundwater contamination necessitates that the owner sign and record soil restrictions and groundwater use restrictions for properties at 860 (site) and 858 Shawano Avenue.

The following documentation is necessary to satisfy conditions for closure:

1. A notification must be placed on the property deed addressing residual soil and groundwater impacts. In addition, a notification must be placed on the property deed for 858 Shawano Avenue. For case closure, please submit a copy of the deed notification that contains the County Register of Deeds' recording information. Enclosed are examples of "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for approval before filing.
2. Documentation (WDNR Abandonment Form 3300-5B) of abandonment of groundwater monitoring wells MW-1 through MW-6.
3. A copy of correspondence to the city of Green Bay, notifying them of possible soil and groundwater contamination in the public right-of-way that includes Shawano Avenue adjacent to the site and the property immediately to the east.

**IMPORTANT:** Before this case can be officially listed as "closed" on the Wisconsin Departments of Commerce/Natural Resources computer data base, you or your consultant must submit the requested information.

If, in the future, site conditions indicate that the contamination that remains poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect the environment. If you have questions, you may contact me at (920) 424-0046.

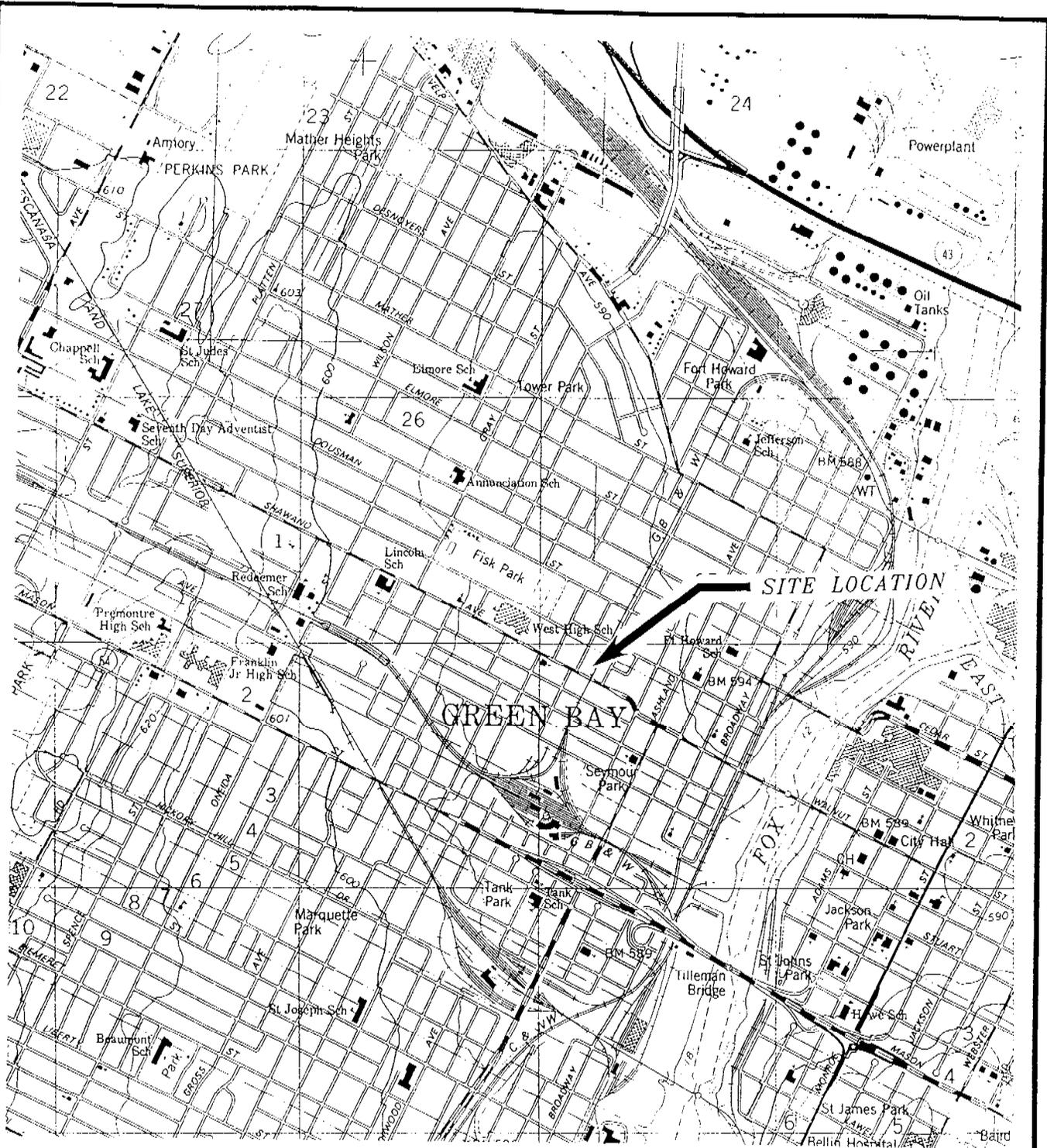
Sincerely,



Robert H. Klauk, P.G.  
Hydrogeologist  
Site Review Section

Enclosures

cc: James M. Rabideau - ECCI  
Case File



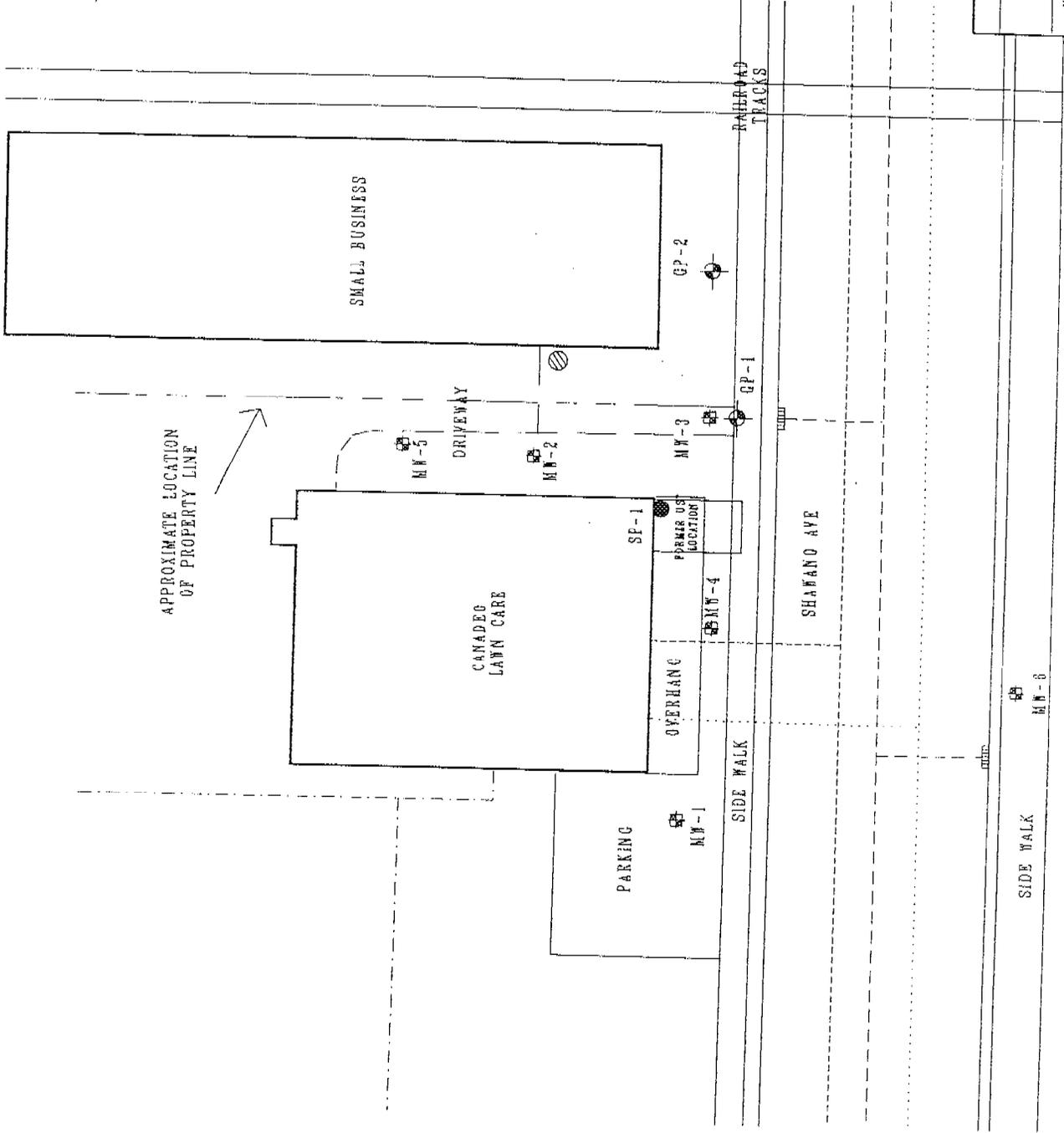
NOTE: Taken from the  
Green Bay West, Wis 7.5  
Topographic Map (1978)



CANADEO PROPERTY - GREEN BAY, WI	
FIGURE 1	
SITE LOCATION MAP	
SCALE: 1"= 2000'	DATE: 10/02/96
Environmental Compliance Consultants, Inc.	BY: J. RABIDEAU

LEGEND

- ☐ MONITORING WELL
- MW-2
- STORM DRAIN
- WATER
- STORM SEWER
- SANITARY SEWER
- TELEPHONE
- ⊙ SOIL PROBE LOCATION



CANADEGO PROPERTY - GREEN BAY, WI	
FIGURE 1	
SITE PLOT MAP	
DATE: 1 Oct - 88	NO: 88/1/18
Environmental Compliance Consultants	Dr. J. Doolan

**TABLE 2-1  
CANADEO PROPERTY  
GROUNDWATER ANALYTICAL RESULTS**

PARAMETER	MWV-1									
	08-Aug-95	01-Apr-96	06-Aug-97	06-Nov-97	22-Jan-98	10-Apr-98	02-Jul-98	05-Oct-98	28-May-99	24-May-01
Benzene	<.43	<.6	<.16	<.41	<.5	<.5	<.5	<.5	<.5	<.5
Ethyl Benzene	<.29	<.1	<.29	<.23	<.5	<.5	<.5	<.5	<.32	<.5
MTBE	na	<.1	<.20	<.53	<.2	<.2	<.2	<.2	<.32	<.20
Toluene	<.19	1.7	<.36	<.28	<.5	<.5	<.5	1.9	<.27	<.50
1,3,5-TMB	<.3	<.1	<.34	<.25	<.1	<.1	<.1	<.10	<.27	<.1
1,2,4-TMB	<.26	<.1	<.30	<.3	<.1	<.1	<.1	1.4	<.22	<.1
Total TMB	nd	nd	nd	nd	nd	nd	nd	1.4	nd	nd
Xylene, o	<.29	<.1	<.21	<.28	<.5	<.5	<.5	<.5	<.24	na
Xylene, m+p	<.41	<.1	<.94	<.51	<.5	<.5	<.5	2.3	<.43	na
Total Xylene	nd	nd	nd	nd	<.5	<.5	<.5	2.3	nd	<.5
1,2-DCA	<b>2.22</b>	na	<.37	na						
Isopropylbenzene	<.20	na								
Naphthalene	<.41	na	<.35	na						
m-Propylbenzene	<.3	na								
Pb	<.1	na								
BTEX	nd	0	nd	nd	nd	nd	nd	2.3	nd	nd
Temp (C)	na	na	17	14	6	7.5	18.9	19.5	4.8	na
D.O	na	na	0.2	1	3.2	2.8	0.8	1.7	1.3	na
TOT Fe	na	na	380	<.22	<.50	<.50	<.50	na	na	na
ALK	na	na	670	590	720	770	630	na	na	na
Nitrate+Nitrite	na	na	<.016	<.026	<.05	<.05	0.23	na	na	na
Sulfate	na	na	310	230	280	250	260	na	na	na
pH	na	na	na	na	na	7.2	7.7	7.5	8	na

All results given in parts per billion (ppb) except  
 Temperature (C), Conductivity (mmho), TOT Fe, ALK, Nitrate+Nitrite, and Sulfate (parts per million (ppm))  
 Shaded cell indicates ES exceedance Bold print indicates PAL exceedance  
 na= Not analyzed; nd= Detected below lower laboratory limit

**TABLE 2-2  
CANADEO PROPERTY  
GROUNDWATER ANALYTICAL RESULTS**

PARAMETER	MW-2									
	08-Aug-95	01-Apr-96	06-Aug-97	06-Nov-97	22-Jan-98	10-Apr-98	02-Jul-98	05-Oct-98	27-May-99	24-May-01
Benzene	4.65	6.7	2.5	0.9	1.4	2.2	12	0.68	0.99	<5
Ethyl Benzene	0.9	1.4	1.8	0.38	<5	1.9	12	<5	0.59	0.54
MtBE	na	1.2	<2	<53	<2	<2	<2	<2	<32	<20
Toluene	<19	<1	<36	<28	<5	<5	2.2	1.0	<27	<50
1,3,5-TMB	1.40	<1	<34	<25	<1	<1	3.3	<1.0	<27	<1
1,2,4-TMB	1.64	<1	0.97	0.4	<1	1.6	11	1.1	0.73	<1
Total TMB	0	nd	0.97	0.4	nd	1.6	14.3	1.1	0.73	nd
Xylene o	<29	<1	<21	<28					<24	na
Xylene m+p	3.21	<1	2.5	0.8					2.1	na
Total Xylene	3.21	nd	2.5	0.8	1.4	4.6	33	1.7	2.1	na
1,2-DCA	<23	na	<37	1						
Isopropylbenzene	<20	na								
Naphthalene	<41	na								
n-Propyl-benzene	<3	na	<35	na						
Pb	<1	na								
BTEX	8.76	8.1	6.8	2.08	2.8	8.7	59.2	3.38	3.68	1.54
Temp (C)	na	na	17	13.9	7.3	8	18	18.5	4.9	na
D.O	na	na	0.2	1.3	1.2	1.7	0.3	2.2	0.6	na
TOT:Fe	na	na	1600	430	<50	<50	<50	na	na	na
ALK	na	na	490	620	900	940	830	na	na	na
Nitrate+Nitrite	na	na	0.032	0.053	<0.05	0.063	0.11	na	na	na
Sulfate	na	na	17	16	15	22	18	na	na	na
pH	na	na	na	na	na	7.5	7.2	7.7	7.6	na

All results given in parts per billion (ppb) except  
 Temperature (C), Conductivity (mmho), TOT Fe, ALK, Nitrate+Nitrite, and Sulfate (parts per million (ppm))  
 Shaded cell indicates ES exceedance    Bold print indicates PAL exceedance  
 na= Not analyzed; nd= Detected below lower laboratory limit

**TABLE 3-3  
CANADEO PROPERTY  
GROUNDWATER ANALYTICAL RESULTS**

PARAMETER	MW-3									
	08-Aug-95	01-Apr-96	06-Aug-97	06-Nov-97	22-Jan-98	10-Apr-98	02-Jul-98	05-Oct-98	27-May-99	24-May-01
Benzene	1640	4600	4500	4400	4900	3400	1700	1500	4400	na
Ethyl Benzene	243	820	940	700	330	360	17	150	290	na
MTBE	na	34	28	<26	<4	28	<10	20	<6.4	na
Toluene	188	240	260	160	120	110	100	66	130	na
1,3,5-TMB	332	180	210	210	150	180	140	530	140	na
1,2,4-TMB	170	580	730	870	560	660	420	140	680	na
Total TMB	0	760	940	1080	710	840	560	670	820	nd
Xylene, o	248	170	190	190					190	na
Xylene, m+p	517	1200	2000	1700					1600	na
Total Xylene	765	1370	2190	1890	1300	1500	900	1100	1790	na
1,2-DCA	<11.6	na	<7.4	na						
Isopropylbenzene	19.2	na								
Naphthalene	33.4	na	140	na						
m-Propyl-benzene	39.7	na								
Pb	2	na								
BTEX	2836	7030	7890	7150	6650	5370	2717	2816	6610	na
Temp (C)	na	na	16.5	14.2	8.1	7.8	16.2	20.5	4.6	na
D.O	na	na	0.2	0.7	2	0.6	0.2	0.8	0.5	na
TOT Fe	na	na	14000	17000	14000	18000	7800	na	na	na
ALK	na	na	670	810	620	970	860	na	na	na
Nitrate+Nitrite	na	na	0.024	<.026	<.05	<.05	0.13	na	na	na
Sulfate	na	na	14	20	55	74	52	na	na	na
pH	na	na	na	na	na	7.2	8.2	7.7	7.7	na

All results given in parts per billion (ppb) except

Temperature (C), Conductivity (mmho), TOT Fe, ALK, Nitrate+Nitrite, and Sulfate (parts per million (ppm))

Shaded cell indicates ES exceedence    Bold print indicates PAL exceedence

na= Not analyzed; nd= Detected below lower laboratory limit

**TABLE 2-4  
CANADEO PROPERTY  
GROUNDWATER ANALYTICAL RESULTS**

PARAMETER	MW-4		MW-5		MW-6		GP-2W 25-May-01
	27-May-99	25-May-01	27-May-99	25-May-01	27-May-99	25-May-01	
Benzene	11000	1980	<27	<5	<27	<5	<5
Ethyl Benzene	370	693	<32	<5	<32	<5	<5
MTBE	<32	<4	<32	<20	<32	<20	<20
Toluene	7900	353	<27	<50	<27	<50	<50
1,3,5-TMB	260	186	<27	<1	<27	<1	<1
1,2,4-TMB	870	684	<22	<1	<22	<1	<1
Total TMB	1090	870	nd	nd	nd	nd	nd
Xylene, o	2200	na	<24	na	<24	na	na
Xylene, m+p	4700	na	<43	na	<43	na	na
Total Xylene	6900	2700	nd	<5	nd	<5	<5
1,2-DCA	<37	na	<37	na	<43	na	<50
Isopropylbenzene	<26	na	<26	na	<26	na	<50
Naphthalene	240	na	<35	na	<35	na	<2
n-Propyl-benzene	<76	na	<76	na	<76	na	<5
BTEX	26170	5726	nd	nd	nd	nd	nd
Temp (C)	4.7	4.7	5.2	na	6.2	na	na
D.O	1	1	7.9	na	3.4	na	na
TOT Fe	na						
ALK	na						
Nitrate+Nitrite	na						
Sulfate	na						
pH	7.8	7.8	7.8	na	8.3	na	na

All results given in parts per billion (ppb) except:

Temperature (C), Conductivity (mmho), TOT Fe, ALK, Nitrate+Nitrite, and Sulfate (parts per million (ppm))

Shaded cell indicates ES exceedance    Bold print indicates PAL exceedance

na= Not analyzed; nd= Detected below lower laboratory limit

**TABLE 1 - 1**  
**SOIL FIELD AND OFF-SITE ANALYTICAL RESULTS**

Boring	Sample #	Depth (in feet)	GRO (ppm)	Lead (ppm)	Benzene	MTBE	Toluene	Ethylbenzene	Xylenes	1,3,5-TMB	1,2,4-TMB
MW-1	MW1-1	2.5-4.5	110	4.2	<200	<210	<110	1,400	3,200	2,300	2,400
MW-2	MW2-1	2.5-4.5	140	34	<200	<210	<110	1,500	2,800	2,900	<140
MW-3	MW3-1	2.5-4.5	9,500	34	43,000	<2100	21,000	72,000	238,000	72,000	110,000
MW-4	MW4-1	1.0-3.0	2300	12	<630	2800	<630	17000	41800	31000	49000
	MW4-2	3.0-4.0	1000	6.4	1500	2000	4300	15000	64000	11000	31000
	MW4-3	12.0-13.0	<2.8	4.3	280	<25	<25	<25	<50	<25	<25
MW-5	MW5-1	3.0-4.0	<3.4	110	<25	<25	<25	<25	<50	<25	<25
	MW5-2	12.0-13.0	<3.2	7.1	<25	<25	<25	<25	<50	<25	<25
MW-6	MW6-1	1.0-4.0	<2.9	48	<25	<25	<25	<25	<50	<25	<25
GP-1	GP-1B	2.0-4.0	1580	na	1770	<500	<500	5690	8070	5270	10200
GP-2	GP-2B	2.0-4.0	<5.98	na	<25	<25	<25	<25	<25	<25	<25
Boring	Sample #	Depth (in feet)	n-Butyl benzene	sec-Butyl benzene	tert-Butyl benzene	Isopropyl benzene	p-Isopropyl toluene	n-propyl benzene			
GP-1	GP-1B	2.0-4.0	2020	3830	2170	4050	2410	1490			
GP-2	GP-2B	2.0-4.0	<25	<25	<25	<25	<25	<25			

na = sampled not analyzed

**na** Indicates the exceedence of the generic RCL for groundwater and/or direct contact

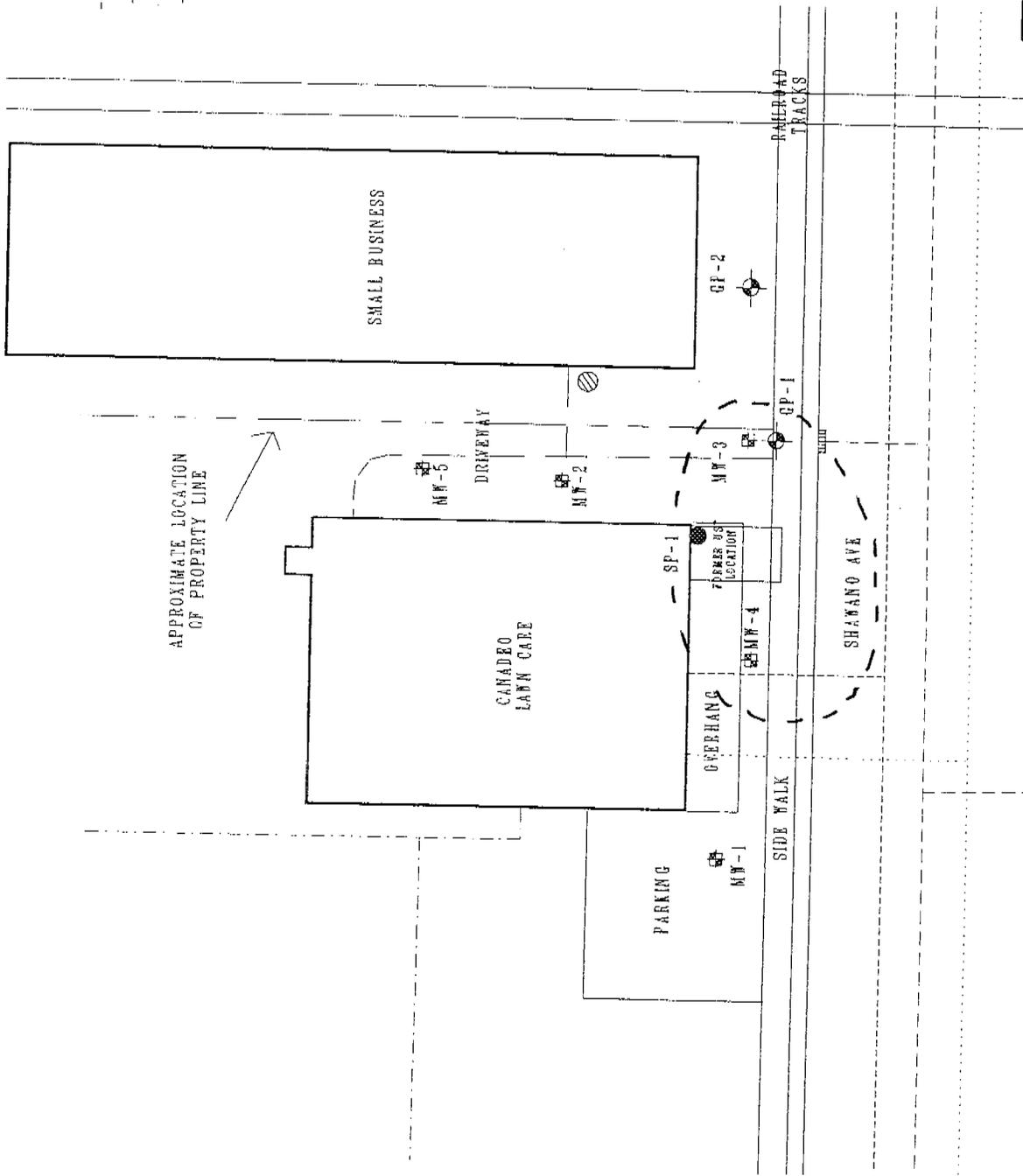
**Shaded cells** indicate exceedance of Table 1, NR 746, Indicators of Residual Petroleum Product in Soil Pores

**Outlined cells** indicate exceedance of Table 2, NR 746, Protection from Direct Contact with Contaminated

All results in ppb unless otherwise specified

LEGEND

- ☐ MONITORING WELL
- MM-2
- STORM DRAIN
- WATER
- STORM SEWER
- SANITARY SEWER
- TELEPHONE
- SOIL PROBE LOCATION
- GROUNDWATER EXCEEDING NR140 ES



CANADCO PROPERTY - GREEN BAY, WI	
FIGURE 1	
SITE PLOT MAP	
Scale: 1 inch = 30 feet	Date: 01/05/11
Environmental Compliance Consultants	21

TABLE 3-1  
SUMMARY OF GROUNDWATER DATA

DATE	MW-1		MW-2		MW-3	
	WL (MSL)	WT (MSL)	WL (MSL)	WT (MSL)	WL (MSL)	WT (MSL)
18-Jul-95	3.62	590.78	2.34	591.98	2.89	591.76
08-Aug-95	3.65	590.75	2.62	591.70	2.92	591.73
25-Sep-95	3.20	591.20	2.66	591.66	2.56	592.09
01-Apr-96	2.81	591.59	1.45	592.87	2.32	592.33
07-Aug-97	3.41	590.99	2.36	591.96	2.91	591.74
06-Nov-97	3.00	591.40	2.65	591.67	3.09	591.56
22-Jan-98	4.14	590.26	3.60	590.72	3.25	591.40
10-Apr-98	3.57	590.83	1.60	592.72	2.86	591.79
02-Jul-98	2.35	592.05	1.52	592.80	2.62	592.03
05-Oct-98	5.10	589.23	1.70	592.82	2.41	591.68
28-May-99	3.00	591.34	2.05	592.53	2.46	591.71
24-May-01	3.02	591.32	1.85	592.73	na	594.17
DATE	MW-4		MW-5		MW-6	
	WL (MSL)	WT (MSL)	WL (MSL)	WT (MSL)	WL (MSL)	WT (MSL)
28-May-99	2.84	590.86	2.56	592.10	3.96	589.81
24-May-01	2.41	591.29	2.92	591.74	4.02	589.75
WELL#	PVC		*PVC		**LS	
	(MSL)	(MSL)	(MSL)	(MSL)	(MSL)	(MSL)
MW-1	594.40	594.70	594.33	594.34	na	na
MW-2	594.32	594.50	594.52	594.58	na	na
MW-3	594.65	594.90	594.09	594.17	na	na
MW-4	na	na	na	593.7	594.11	na
MW-5	na	na	na	594.66	594.98	na
MW-6	na	na	na	593.77	594.08	na

\*Monitoring wells were surveyed on July 14, 1998

\*\* Monitoring wells were surveyed on April 20, 1999

All Results in feet

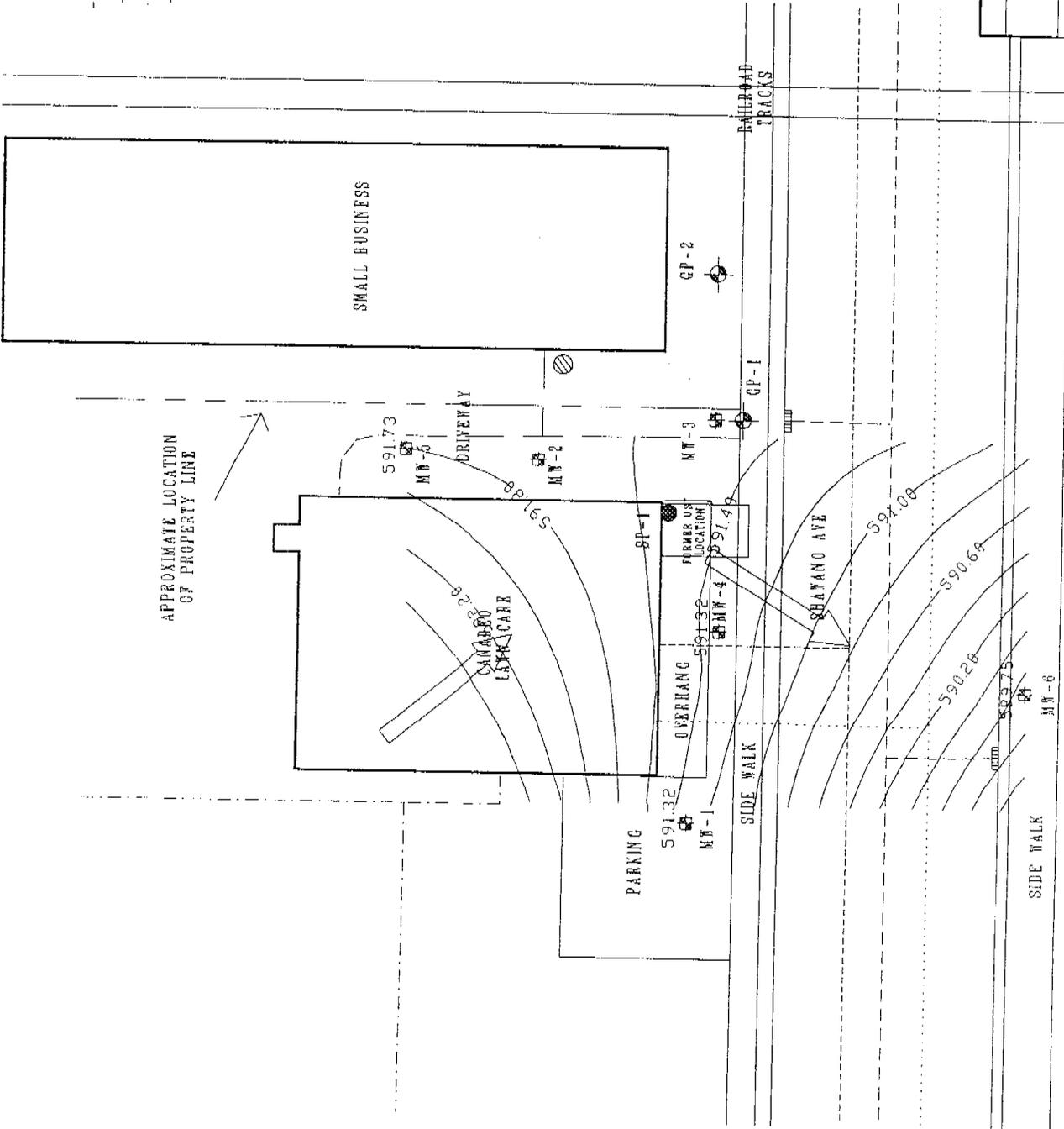
na = Data not available

BG = Feet Below Grade

LS = Landsurface

LEGEND

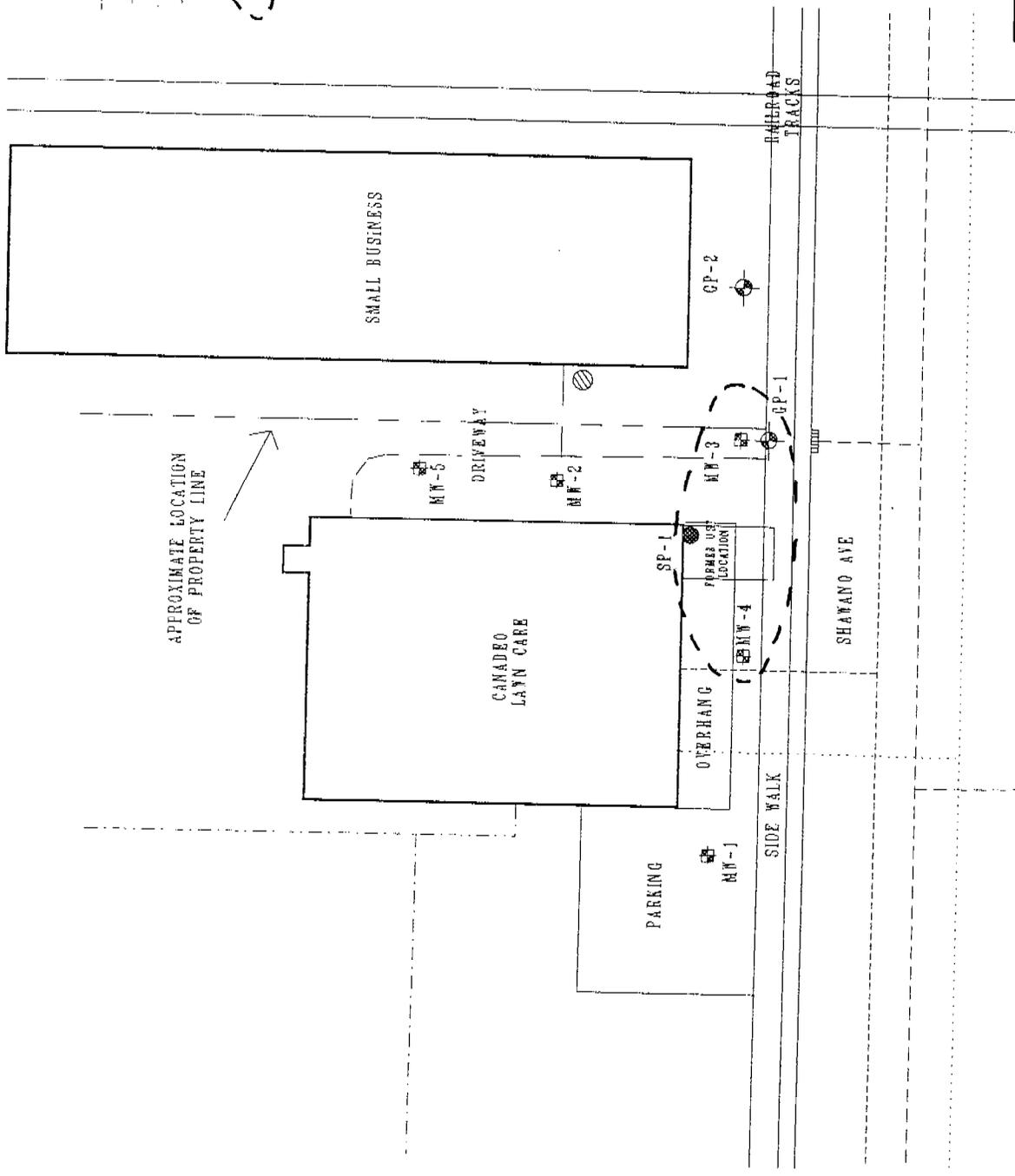
-  MW-2  
 STORM DRAIN  
 WATER  
 STORM SEWER  
 SANITARY SEWER  
 TELEPHONE  
 SOIL PROBE LOCATION



CANADEO PROPERTY - GREEN BAY, WI	
FIGURE 2	
WATER TABLE MAP (24-MAY-01)	
DATE: 7/24/01	SCALE: 1/8"=1'
Environmental Compliance Consultants	BY: [Signature]

LEGEND

- ☐ MONITORING WELL
- MT-2
- STORM DRAIN
- WATER
- STORM SEWER
- SANITARY SEWER
- TELEPHONE
- ⊕ SOIL PROBE LOCATION
- SOIL EXCEEDING NR720 RCLs



CANADEO PROPERTY - GREEN BAY, WI	
FIGURE 1	
SITE PLOT MAP	
DATE: 10/18/01	SCALE: 1" = 30' (AS SHOWN)
DESIGNED BY: J. Anderson	CHECKED BY: J. Anderson

SIDE WALK  
MT-6



ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.

P.O. Box 11417 • GREEN BAY, WI 54307-1417 • 920-434-5380 (VOICE) • 920-434-3381 (FAX)

RECEIVED

OCT 16 2001

ERS DIVISION  
OSHKOSH

October 11, 2001

COPY

City Clerk  
100 North Jefferson Street  
Green Bay, Wisconsin 54301

RE: Canadeo Lawn Care, 860 Shawano Avenue, Green Bay, Wisconsin

54303-2869-60

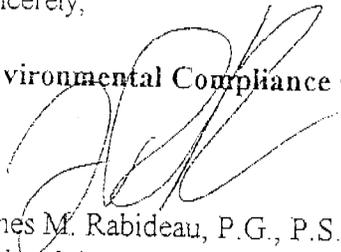
Dear City Clerk:

As part of final closure for the Canadeo Lawn Care property, the Wisconsin Department of Commerce is requiring that the City of Green Bay be notified that petroleum-related groundwater and soil contamination may be present in the Shawano Avenue right-of-way, per NR 724. This potential contamination was the result of leakage/spillage from several underground storage tank systems formerly associated with the above-mentioned property. Based on the results of long term monitoring performed by Environmental Compliance Consultants, Inc. (ECCI), it appears that natural attenuation should be able to remediate any residual contamination on the subject property and within the right-of-way.

If you have any questions or concerns about this letter, please feel free to call me at (920) 434-5035

Sincerely,

Environmental Compliance Consultants, Inc.

  
James M. Rabideau, P.G., P.S.  
Project Manager

cc: James Canadeo, Property Owner  
Tom Giesse, Room 300, 100 North Jefferson Street, Green Bay, Wisconsin 54301

1880585

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

BROWN COUNTY REGISTER OF DEEDS CATHY WILLIQUETTE

2002 FEB 14 A 11:04

Legal Description of the Property: In re:

That part of Lot Two (2) according to the recorded Plat of Fisk's Addition, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, as described in Vol. 182 Deeds, page 150; Vol. 197 Deeds, pages 127 and 128; Vol. 198 Deeds, page 592; Vol. 193 Deeds, page 308 and Vol. 213 Deeds, page 215, Brown County Records.

Recording Area

1300 (2)

Name and Return Address

JAMOSH CANADEO 860 SHAWANO AVE. GREEN BAY, WI 54303

RECEIVED

OCT 02, 2002

ERS DIVISION OSHKOSH

Parcel Identification Number (PIN)

STATE OF WISCONSIN ) ) ss COUNTY OF )

Section 1. James Canadeo and Amy Hendrickson are the owners of the above-described property.

Section 2. One or more petroleum discharges have occurred at 860 Shawano Avenue. Gasoline range organics, benzene, toluene, ethylbenzene and total xylenes exceeding the Wisconsin Administrative Code chapter NR 720 residual contaminant level exists on this property. Furthermore, benzene, toluene, trimethylbenzenes and naphthalene contaminated groundwater above Wisconsin Administrative Code chapter NR 140 enforcement standards exist on this property.

Section 3. It is the desire and intention of the property owner to impose restrictions on the property which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

And

Petroleum contaminated soil with benzene concentrations greater than Comm 46/NR 746 Table 2 concentrations remains in the southeast corner of this property. An impermeable cap or cover is the selected remedial action to address residual soil contamination in the upper four feet of he

1880585

property. Therefore, an impermeable cap or cover (i.e. concrete, asphalt) shall be maintained over the southeast corner of the property until: 1) the soil is actively remediated or removed; or 2) it can be shown that the soil has naturally degraded to levels shown to be protective of the environment and human health. If subsurface work is done, contaminated soil shall be properly treated or disposed of in accordance with applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 13 day of February 2002

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of

Signature: James H Canado  
Printed Name: JAMES H CANADO  
Title: CO-OWNER

Signature: Amy L Hendrickson  
Printed Name: AMY HENDRICKSON  
Title: CO-OWNER

Subscribed and sworn to before me JAMES H. CANADO  
this 29 day of Feb., 2002 AMY L. Hendrickson

Subscribed and sworn to before me  
this 29 day of Nov., 2001



Notary Public, State of Wisconsin  
My commission expires 5-27-05  
C. R. Rabideau

Notary Public, State of \_\_\_\_\_  
My commission \_\_\_\_\_

This document was drafted by the Wisconsin Department of Commerce.



Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

And

Petroleum contaminated soil with benzene concentrations greater than Comm 46/NR 746 Table2 concentrations remains in the southwest corner of this property. An impermeable cap or cover is the selected remedial action to address residual soil contamination in the upper four feet of the property. Therefore, an impermeable cap or cover (i.e. concrete, asphalt) shall be maintained over the southwest corner of the property until: 1) the soil is actively remediated or removed, or 2) it can be shown that the soil has naturally degraded to levels shown to be protective of the environment and human health. If subsurface work is done, contaminated soil shall be properly treated or disposed of in accordance with applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 15th day of Feb 2002.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of

Signature: [Handwritten Signature]

Printed Name: Jeff Elliott

Title: owner

Subscribed and sworn to before me this 15th day of February 2002

Notary Public, State of Wisconsin

My commission July 3, 2005

This document was drafted by the Wisconsin Department of Commerce.