

GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

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

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

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

Vapor Mitigation (226)

Maintain Liability Exemption (230)

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

Monitoring wells properly abandoned? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

This 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 #: PARCEL ID #:

ACTIVITY NAME: WTM COORDINATES: X: Y:

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:**
- 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 #: N/A **Title: Site Map Showing Remaining Soil Contamination**
 - 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 #: **Title:**

BRRTS #: 03-05-000487

ACTIVITY NAME: Little Store

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 #: **Title:**

- 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 #: 03-05-000487

ACTIVITY NAME: Little Store

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.

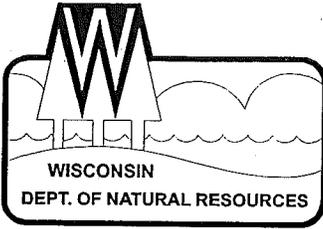
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

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

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William R. Selbig, 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
TDD 920-492-5912

April 28, 1999

Mr. Brian Hunter
3115 Brook Park Drive
Green Bay, Wisconsin 54311

Subject: Follow-up Closure Letter, Little Store, 2590 University Avenue, Green Bay,
Wisconsin BRRTS #: 03-05-000487

Dear Mr. Hunter:

This letter is being sent to you and those individuals listed at the end of this letter at the request of Mr. James Reisenbuechler (one of the individuals copied). Mr. Reisenbuechler had requested a letter that addressed the closure of the above case. As you know, this case was closed October 23, 1996, the date that the Department received the proof of filing of the deed restriction from your Attorney Warren Wanezek. Since that date, this case has appeared as "closed" on the Department's case tracking system. If you have any questions regarding this case or this letter, please contact me in Green Bay at 920-492-5861.

Yours truly,

Alan Thomas Nass, P.G.
Hydrogeologist

Cc: James Reisenbuechler, E1915 Borisch Road, Denmark, Wisconsin 54208

Atty. John Scanlan (Faxed Copy Only)

Atty. Warren Wanezek, P.O. Box 22250, Green Bay, Wisconsin 54305-2250

1517654

J 27515 I 35

RETURN TO: Attorney Warren M. Waneze
P. O. Box 22250
Green Bay, WI 54305-2250

Declaration of Restrictions and Covenants

In Re: Parcel I: Lot Ten (10) and the Westerly Twenty (20) feet of Lot Nine (9), Block One (1), according to the recorded Plat of Pierre Addition, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, except the Southerly Seven (7) feet of Lot Ten (10) measured at right angles to the Northerly line of Humboldt Road.

STATE OF WISCONSIN)
) ss
COUNTY OF BROWN)

WHEREAS, Brian C. Hunter and Debora L. Hunter are the owners of the above-described property; and

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time;

NOW THEREFORE, 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 limitation and restrictions:

One or more petroleum discharges have occurred at this property. Structural impediments existing at the time of cleanup made complete remediation of the contamination impracticable. Petroleum contaminated soil may remain on this property at the following locations: Starting at the northwesterly corner of the existing Little Store building and proceeding one hundred twelve (112) feet southwesterly along the westerly side of said building then making a ninety degree westerly turn and proceeding fifteen (15) feet to G-4 the center of the remaining soil contamination. The area of remaining soil contamination is a fifteen (15) foot radius around point G-4. See attached diagram. The remaining soil contamination may exist between the ground surface to a depth of sixteen (16) feet. Pursuant to the requirements of s. 144.76, Stats., any future subsurface work on this property which removes the structural impediments which currently exist shall provide for an investigation of the degree and extent of petroleum contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

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

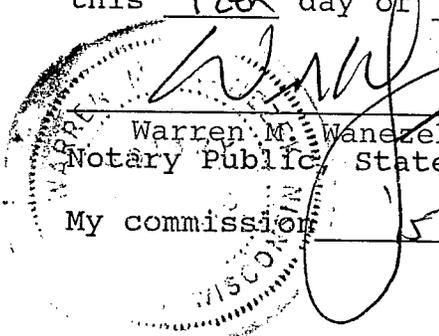
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions and Covenants, this 12th day of September, 1996.

Signature: Brian C. Hunter
Brian C. Hunter

Signature: Debora L. Hunter
Debora L. Hunter

Subscribed and sworn to before me this 12th day of September, 1996.

 Warren M. Wanezek
Notary Public, State of Wisconsin
My commission is permanent

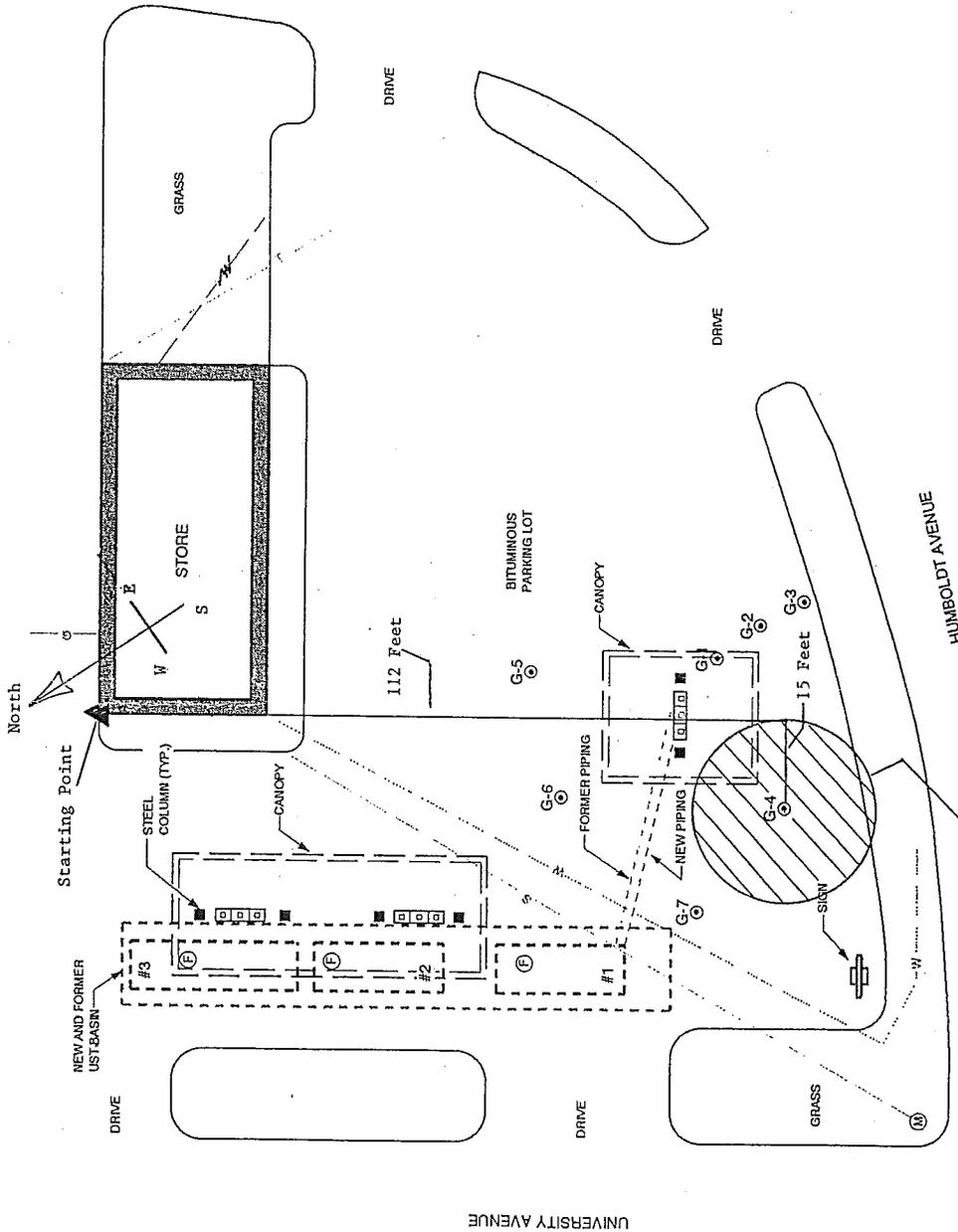
This document was drafted by the Wisconsin Department of Natural Resources.

REGISTER OF DEEDS
BROWN COUNTY

'96 SEP 13 PM 2 57

CATHY WILLIQUETTE
REGISTER OF DEEDS

1403



LEGEND

- PUMP ISLAND
- GEOPROBE
- WATER
- TELEPHONE
- SEWER
- OVERHEAD ELECTRIC
- GAS
- MANHOLE
- FILL PIPE
- Starting Point - NW Corner of Little Store Building
- Area of Remaining Soil Contamination

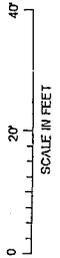
UNDERGROUND STORAGE TANK I.D.'s

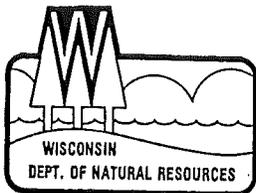
1. MID GRADE UNLEADED GASOLINE, 8,000 GALLON.
2. PREMIUM UNLEADED GASOLINE, 8,000 GALLON.
3. REGULAR UNLEADED GASOLINE, 10,000 GALLON.

NOTE: APPROXIMATE BUILDING AND UTILITY LOCATIONS. CALL LOCAL UTILITY OPERATOR TO VERIFY UTILITIES BEFORE STARTING ANY SUBSURFACE WORK.

Site Map Showing Remaining Soil Contamination

THE LITTLE STORE
2580 UNIVERSITY AVENUE
GREEN BAY, WISCONSIN





WISCONSIN
DEPT. OF NATURAL RESOURCES
George E. Meyer, Secretary
William R. Selbig, District Director

COPY

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Lake Michigan District Headquarters
Solid & Hazardous Waste Program
1125 N. Military Avenue, PO Box 10448
Green Bay, WI 54307-0448
TELEPHONE: (414)492-5916
TELEFAX: (414)492-5869

October 4, 1994

Mr. Brian Hunter
Little Store
2590 University Avenue
Green Bay, WI 54311

SUBJECT: Deed Restriction
Little Store, 2590 University Avenue, Green Bay
WDNR LUST ID # 05-487

Dear Mr. Hunter:

On September 29, 1994, the Lake Michigan District Close Out Committee met to discuss various sites, and the committee has agreed to close this site. You have a choice of either conducting further investigation and removal of the contaminated area; or, you can close the case with a deed restriction. This deed restriction will state that inaccessible soil contamination may remain at this site and that additional remedial action is not feasible at this time. The document would be placed in the file with the deed running with the property.

Only when the deed restriction has been finalized and filed with Brown County can this site be closed. To complete the deed notification, the Department requires a complete (unabbreviated) legal description of the property be provided. This may be obtained from the Brown County Register of Deeds. Please obtain this document and submit to the Department by **October 31, 1994**. You may submit the deed to:

Wisconsin Department of Natural Resources
ATTN: Ashley Kimbell
1125 N. Military Avenue, PO Box 10448
Green Bay, WI 54307-0448

As soon as this is received and the deed restriction is completed, the Department will send you a copy of the deed restriction, containing language regarding the remaining petroleum contamination. This copy will be sent for your review and signature. If it is acceptable, you are to sign it and return a signed copy with proof of filing for our files. At that time, the site may be closed.

This deed restriction is an option which the Department can offer in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the remaining contamination.

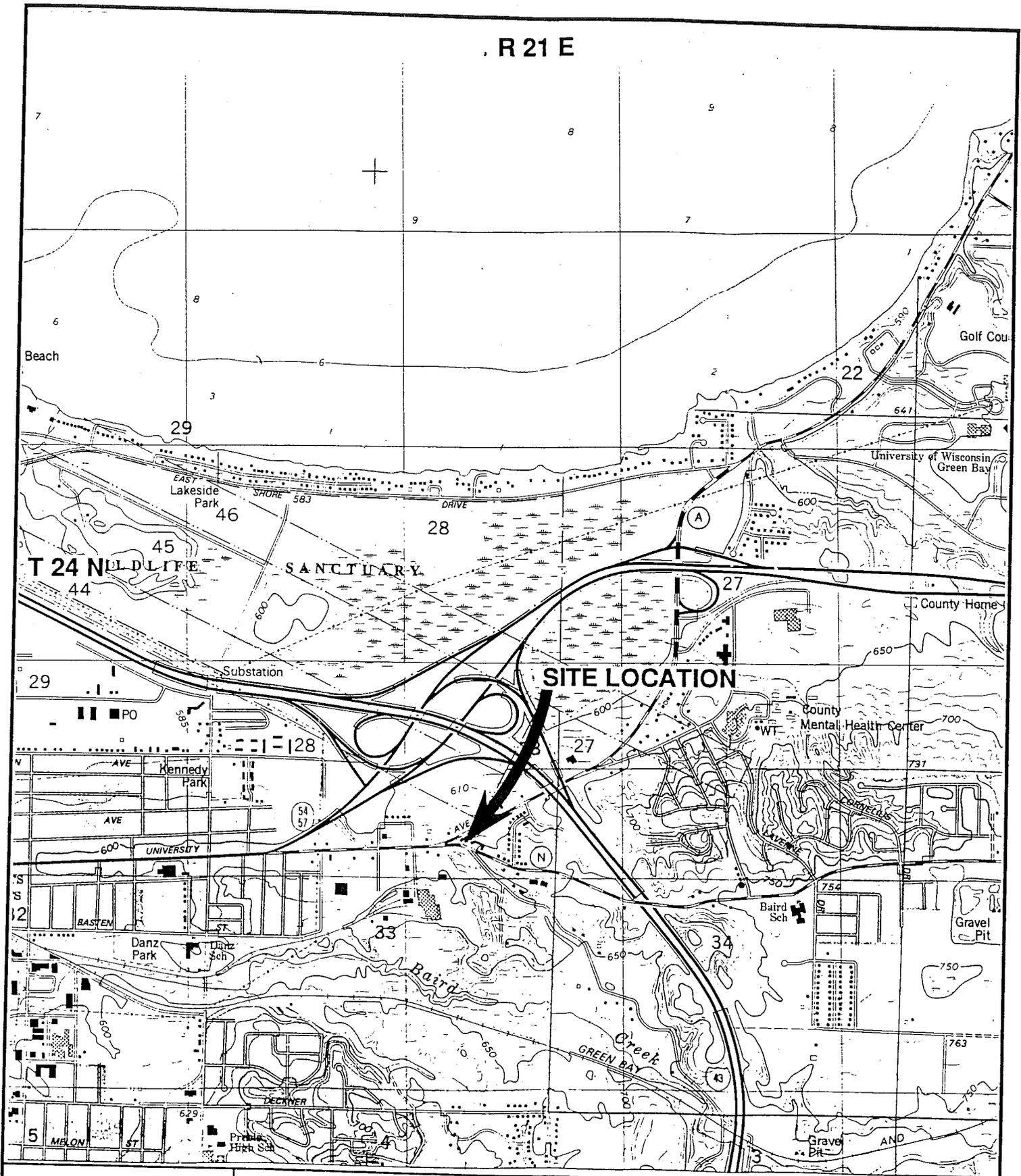
If you have any questions, you may contact me at (414) 492-5942.

Sincerely,

Ashley Kimbell, Program Assistant
Leaking Underground Storage Tank Unit

cc: Tom Lamb, DPRA, 1033 N. Mayfair Road, Suite 200, Milwaukee, WI 53226

R 21 E



SITE LOCATION



**FIGURE 1
SITE LOCATION MAP**

THE LITTLE STORE
2590 UNIVERSITY AVENUE
GREEN BAY, WISCONSIN



PROJECT NO. 5905.001

1517654

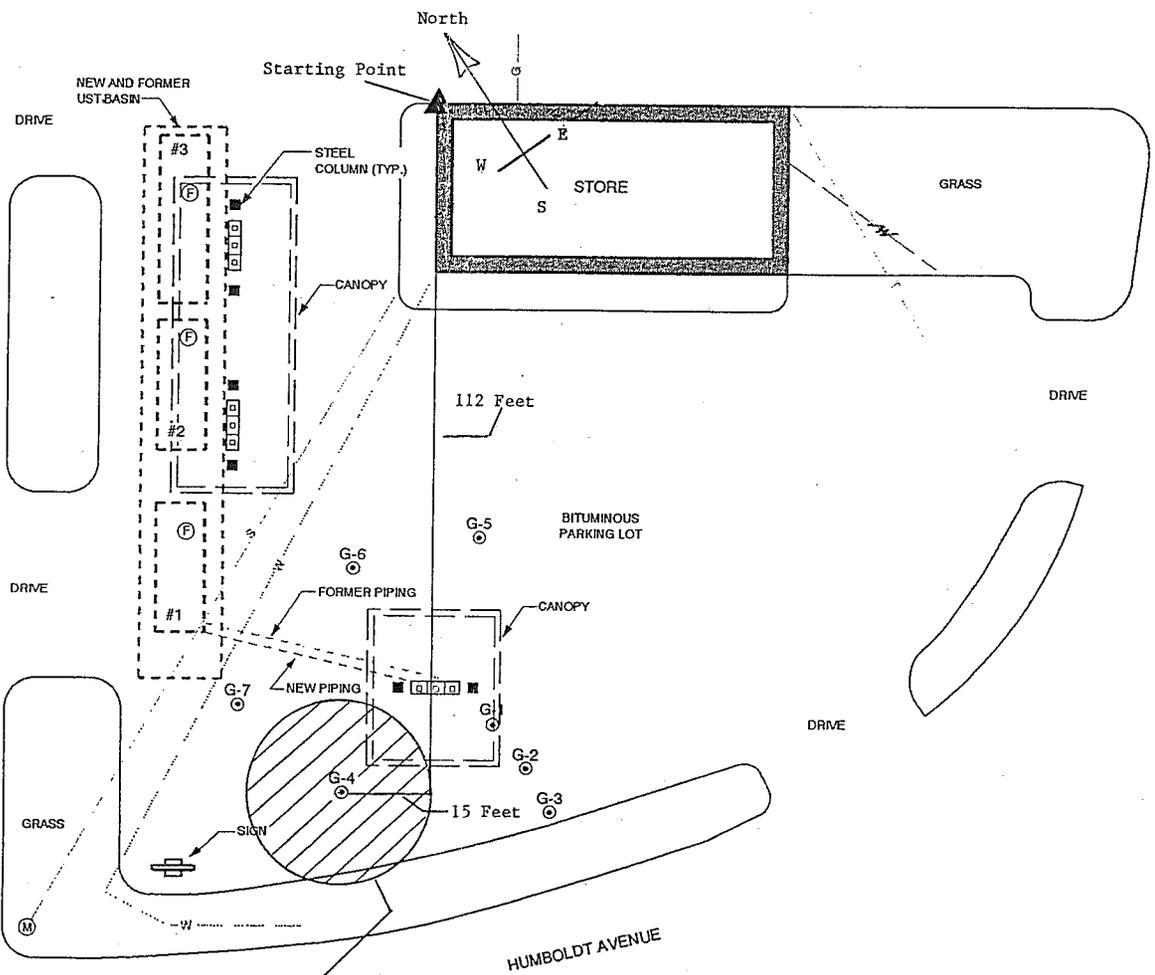
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REGISTER OF DEEDS
BROWN COUNTY

'96 SEP 13 PM 2 57

CATHY WILLIQUETTE
REGISTER OF DEEDS

1402



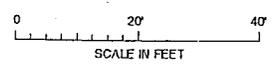
LEGEND

- PUMP ISLAND
 - GEOPROBE
 - WATER
 - TELEPHONE
 - SEWER
 - OVERHEAD ELECTRIC
 - GAS
 - MANHOLE
 - FILL PIPE
 - Starting Point - NW Corner of Little Store Building
 - Area of Remaining Soil Contamination
- UNDERGROUND STORAGE TANK I.D.'s**
1. MID GRADE UNLEADED GASOLINE, 8,000 GALLON.
 2. PREMIUM UNLEADED GASOLINE, 8,000 GALLON.
 3. REGULAR UNLEADED GASOLINE, 10,000 GALLON.

NOTE: APPROXIMATE BUILDING AND UTILITY LOCATIONS. CALL LOCAL UTILITY OPERATOR TO VERIFY UTILITIES BEFORE STARTING ANY SUBSURFACE WORK.

Site Map Showing Remaining Soil Contamination

THE LITTLE STORE
2590 UNIVERSITY AVENUE
GREEN BAY, WISCONSIN



UNIVERSITY AVENUE

HUMBOLDT AVENUE

TABLE 2

NONAQUEOUS ANALYTICAL RESULTS - SOIL PROBES

The Little Store
2590 University Avenue
Green Bay, Wisconsin

<u>Probe Number</u>	<u>Date Sampled</u>	<u>Sample Depth feet</u>	<u>Benzene mg/kg</u>	<u>Ethyl-benzene mg/kg</u>	<u>Toluene mg/kg</u>	<u>Xylenes mg/kg</u>	<u>MTBE mg/kg</u>	<u>1,2,4-Tri-methyl benzene mg/kg</u>	<u>1,3,5-Tri-methyl benzene mg/kg</u>	<u>Lead mg/kg</u>	<u>GRO mg/kg</u>
G-1	12/20/93	4-6	0.75	1.4	1.4	6.8	0.48	5.7	1.9	11	92
		14-16	ND	ND	0.10	0.19	ND	0.24	0.13	---	ND
G-2	12/20/93	6-8	0.72	1.1	ND	0.84	1.1	2.8	1.4	4.4	80
		10-12	ND	ND	ND	ND	ND	ND	ND	---	ND
G-3	12/20/93	6-8	0.28	1.7	0.98	3.6	1.2	4.3	1.5	4.9	100
		10-12	ND	ND	ND	ND	ND	0.06	ND	---	ND
G-4	12/20/93	6-8	12	12	30	55	4.3	26	8.7	4.5	550
		14-16	ND	ND	0.06	ND	ND	ND	ND	---	ND
G-5	12/20/93	14-16	ND	ND	0.07	ND	ND	ND	ND	---	ND
G-6	12/20/93	10-12	ND	ND	0.05	ND	ND	ND	ND	5.2	ND
G-7	12/20/93	14-16	ND	ND	0.06	ND	ND	ND	ND	---	ND
G-7 (Dup)	12/20/93	14-16	ND	ND	0.06	ND	ND	ND	ND	---	ND

MTBE = Methyl Tertiary Butyl Ether

GRO = Gasoline Range Organics

mg/kg = Milligrams per kilogram which is equivalent to parts per million (ppm)

ND = Analyzed but not detected above method detection limits

--- = Not analyzed