

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 fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

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

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

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

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location Map**
- Detailed Site Map:** A map that shows all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shows the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: Various **Title: Various - 4 pages total**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map shows the location of all soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Title:**

BRRTS #: 03-05-000668

ACTIVITY NAME: Stokely USA - Main St

MAPS (continued)

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

Figure #: **Title:**

Figure #: **Title:**

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

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

Figure #: **Title:**

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

Figure #: **Title:**

Figure #: **Title:**

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

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

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

Table #: **Various** **Title:** **Various - 2 pages total**

- 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 #: **1** **Title:** **Horizontal Boring Analytical Results**

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 #: 03-05-000668

ACTIVITY NAME: Stokely USA - Main St

NOTIFICATIONS

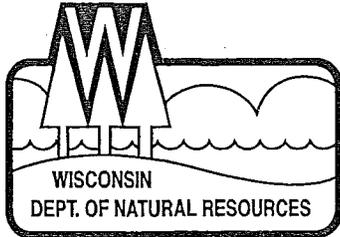
Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

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

Number of "Off-Source" Letters:

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

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



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TTY 920-492-5912

May 15, 2001

Mr. Don Penly
Chiquita Processed Foods, LLC
840 Bakke Street
Deforest, WI 53532

SUBJECT: Case closure with a soil deed restriction for the Stokely USA property,
1425 Main Street, Green Bay, WI
WDNR BRRTS # 03-05-000668

Dear Mr. Penly:

On June 12, 1995, your request for closure of the case described above was reviewed by the Wisconsin Department of Natural Resources Northeast Region Closure Committee. This 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, it appears at this time the site has been investigated and remediated to the extent practicable under current site conditions and that the conditions of closure (filing of a deed restriction) have been met. Your case has been closed under s. NR 726.05, Wis. Adm. Code on May 15, 2001.

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 in Green Bay at (920) 492-5921.

Sincerely,

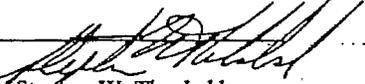
Keld B. Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

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.

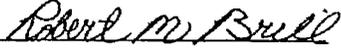
IN WITNESS WHEREOF, the owners of the property have executed this Declaration of Restrictions, this 12th day of December, 1997.

By signing this document, Stephen W. Theobald, President and Robert M. Brill, Secretary each acknowledge that he is duly authorized to sign this document on behalf of Stokely USA, Inc.

Signature: 

Printed Name: Stephen W. Theobald

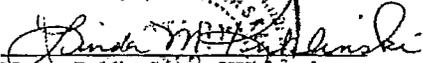
Title: President

Signature: 

Printed Name: Robert M. Brill

Title: Secretary

Subscribed and sworn to before me
this 12th day of December, 1997.

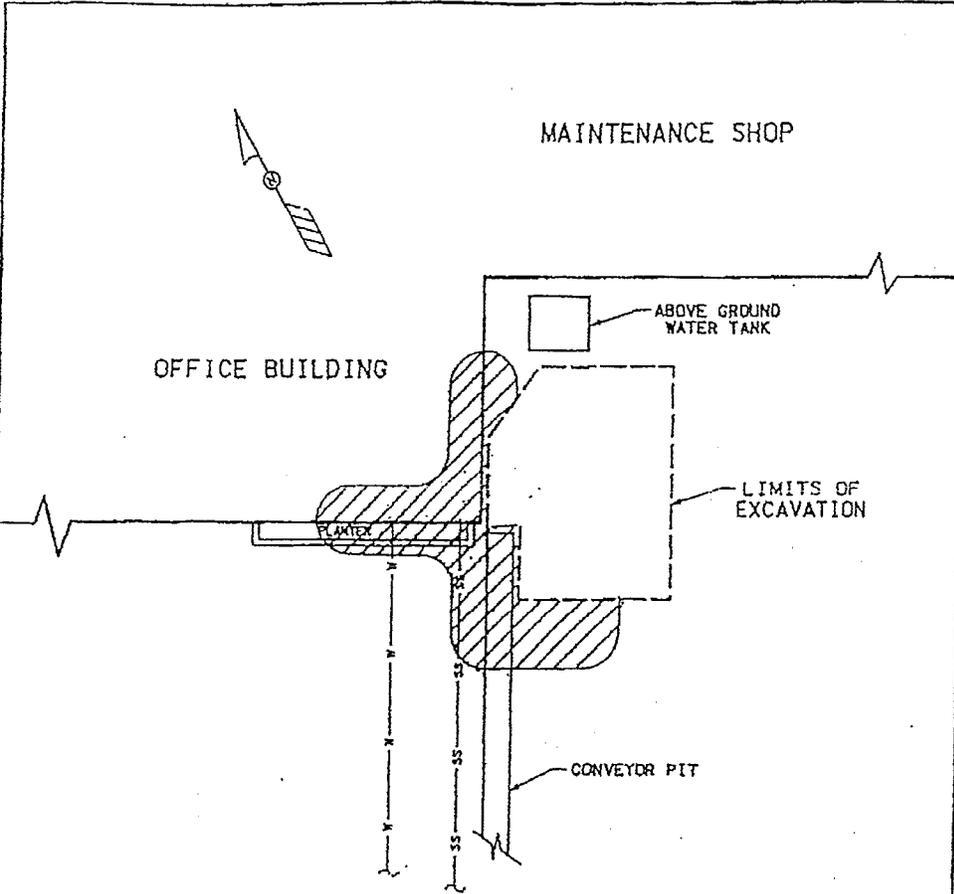


Notary Public, State of Wisconsin.

My Commission expires 3/15/98

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

1591350



NOTE:
 LOCATIONS OF SEWER AND WATER LINE SHOWN
 ARE APPROXIMATE.
 EXACT DEPTH AND ROUTING OF SEWER AND WATER
 LINES WERE UNABLE TO BE DETERMINED.
 Alterations To The Original Sigma
 Map Where Made By The WDNR.

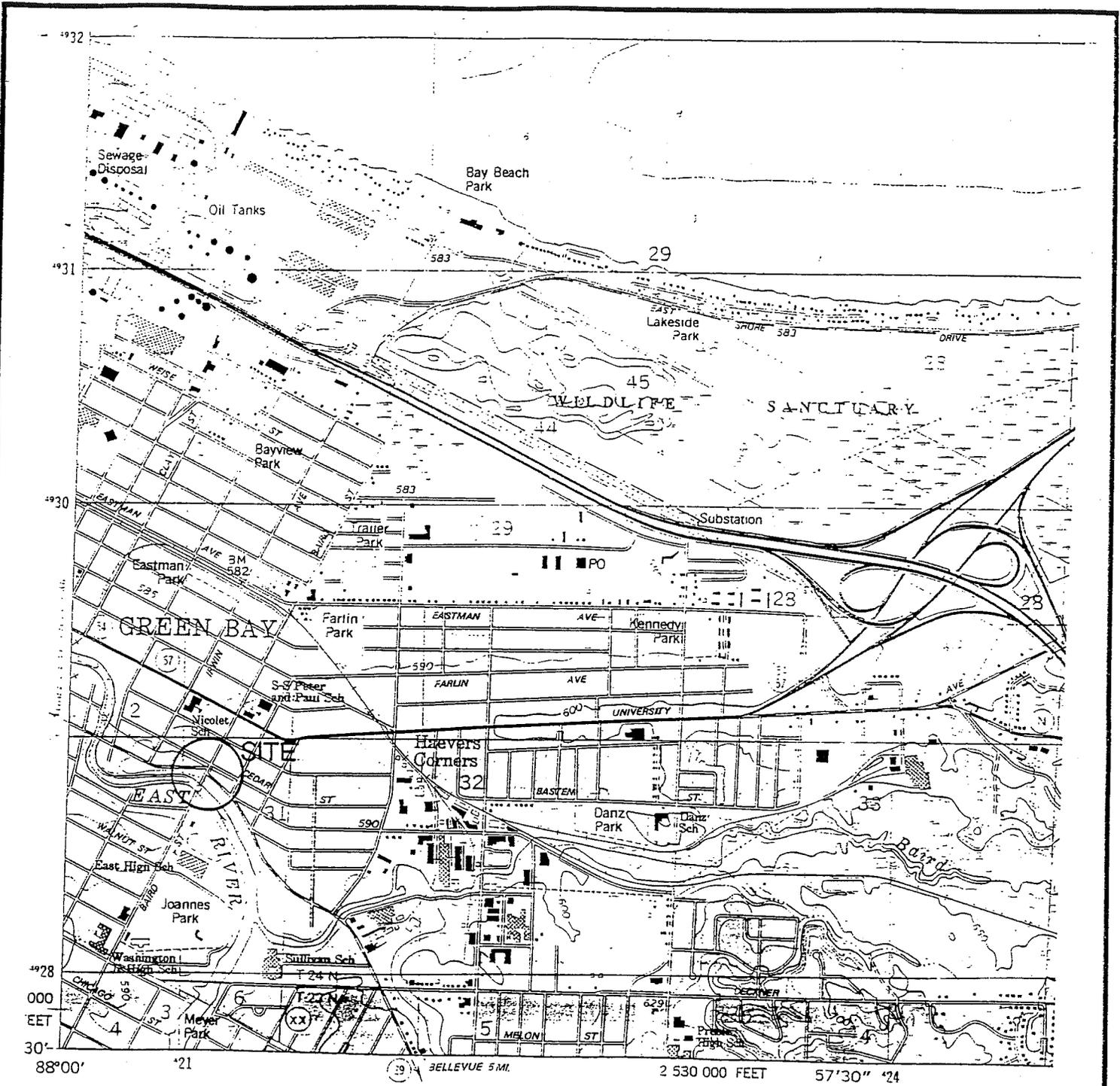
LEGEND

= Area Where Petroleum Contamination May Remain

= WATER SERVICE LINE

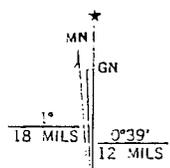
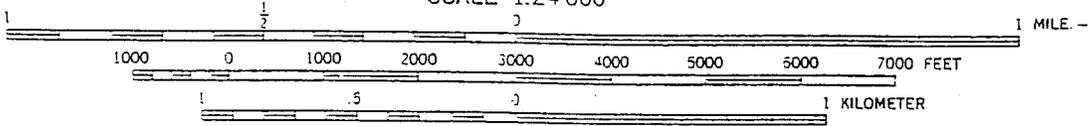
= SANITARY SEWER LINE

| | | | |
|--|-------------|----------------|--|
| STOKELY - USA 1425 MAIN STREET, GREEN BAY, WI | | | <small>ENVIRONMENTAL SERVICES INC.</small> |
| DATE: 2-6-95 | DR. BY: BEB | DR. # 1275-008 | SCALE: 1" = 20' |
| Area Where Petroleum Contaminated Soil May Remain As Per Deed Restriction | | | Attachment 1 |



88°00' '21 2 530 000 FEET 57'30" '24

SCALE 1:24 000



UTM GRID AND 1982 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



QUADRANGLE LOCATION

| | | | |
|--------------------------|------------|---|-------------|
| | | STOKELY USA 1425 MAIN STREET GREEN BAY, WISCONSIN | |
| SCALE: AS SHOWN | DRW BY: LL | APPR. BY: | |
| DATE 6-3-92 | CHK BY: | PROJ. = 1275 | |
| SITE LOCATION MAP | | | |
| FIGURE 1 | | | DRW = 1275- |

GMB 1020

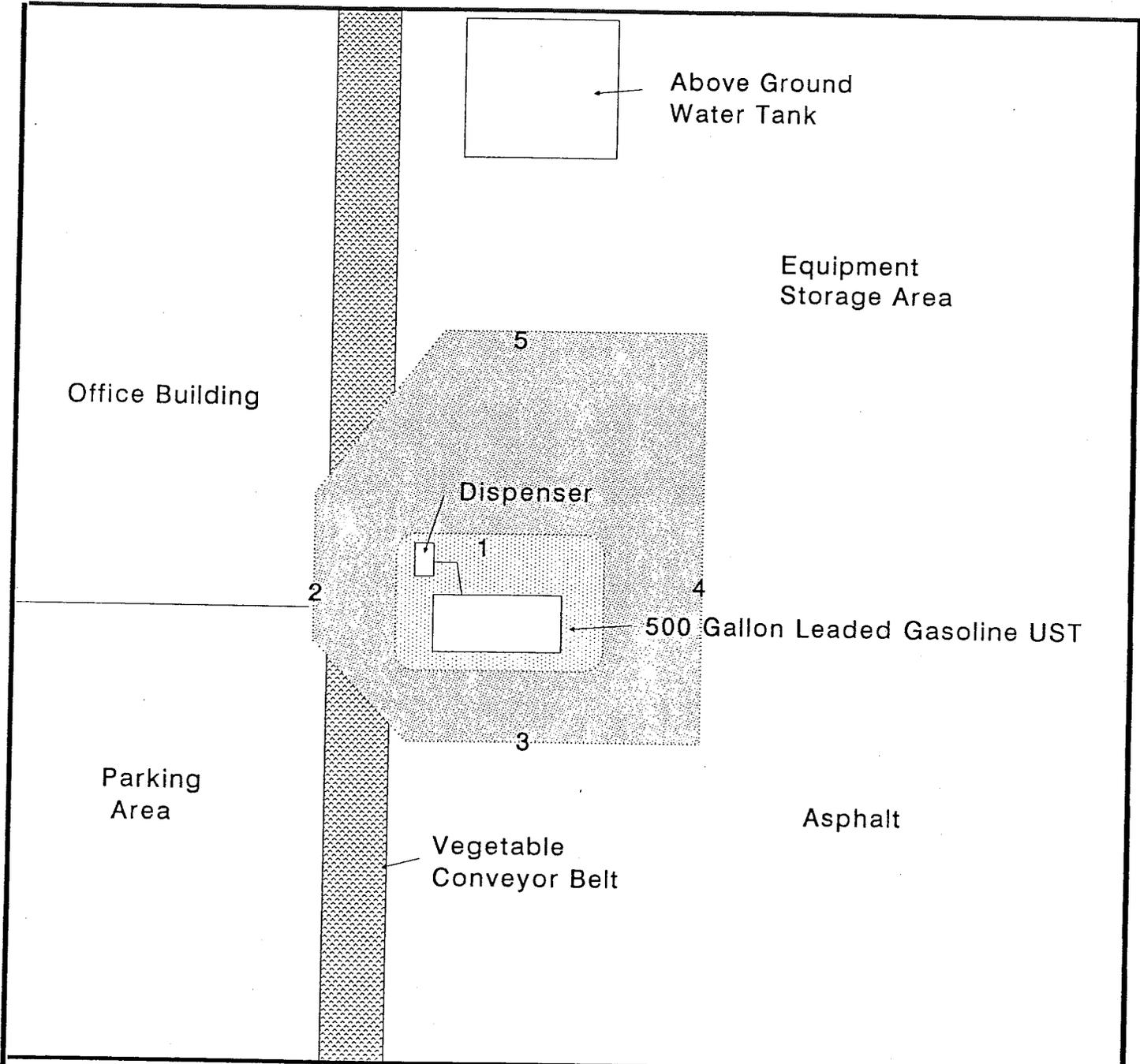


FIGURE 2

SAMPLE LOCATION MAP

Stokely USA
 1425 Main Street
 Green Bay, Wisconsin



Approximate Scale
 0 ————— 10 Feet

LEGEND

- 1-5 Sample Locations
- Extent of Excavation

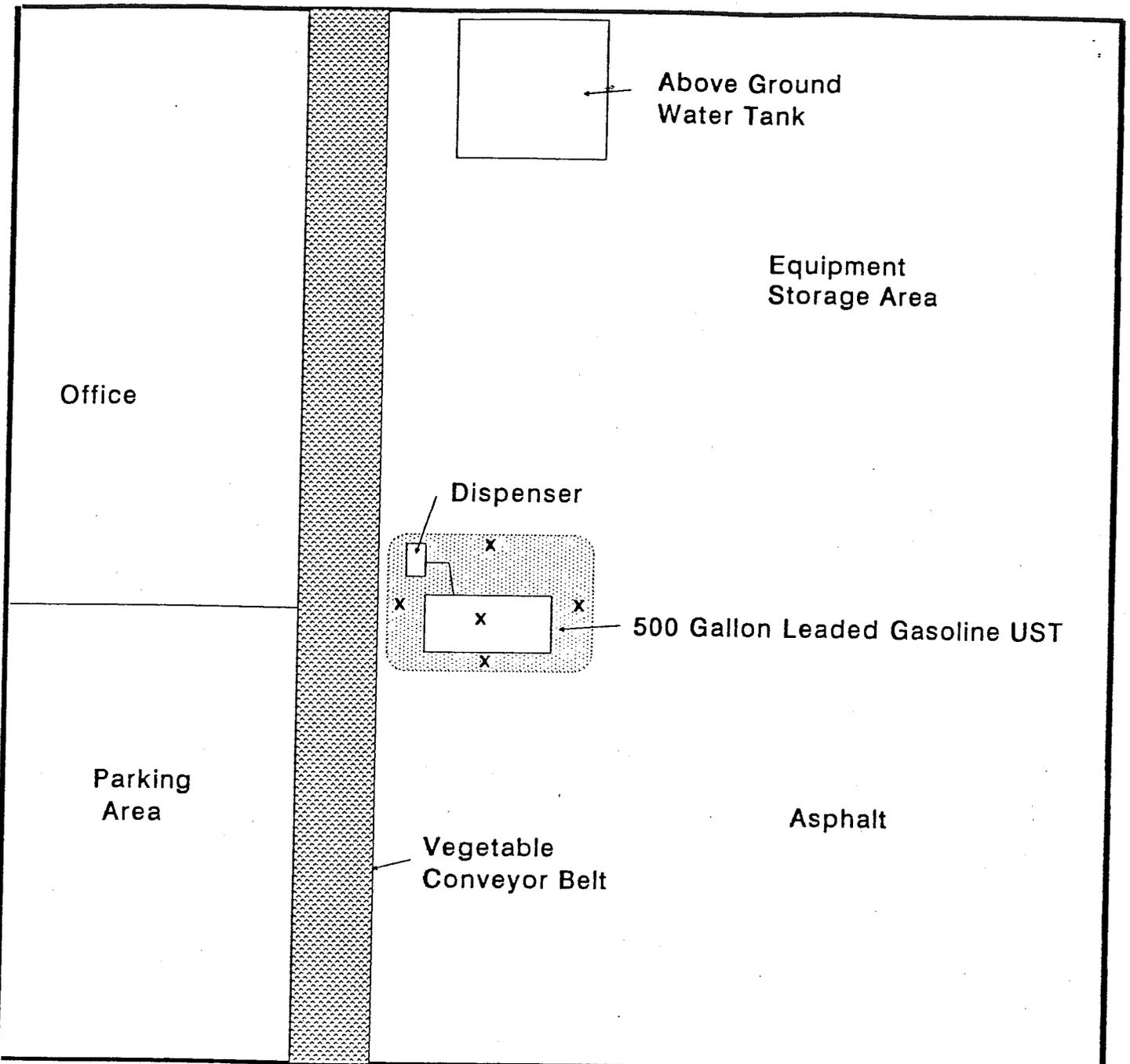


FIGURE 2

Approximate Scale
 0  10 Feet

SAMPLE LOCATION MAP

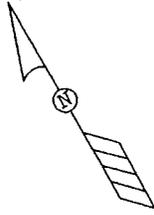
Excavation A

Stokely USA
 1425 Main Street
 Green Bay, Wisconsin



LEGEND

x Sample Locations



MAINTENANCE SHOP

OFFICE BUILDING

HORIZONTAL BOREHOLE

ABOVE GROUND WATER TANK

LIMITS OF EXCAVATION

EW-2

PLANTER

DRILL RIG PIT

EW-1

B-3

CONVEYOR PIT

B-1

B-2

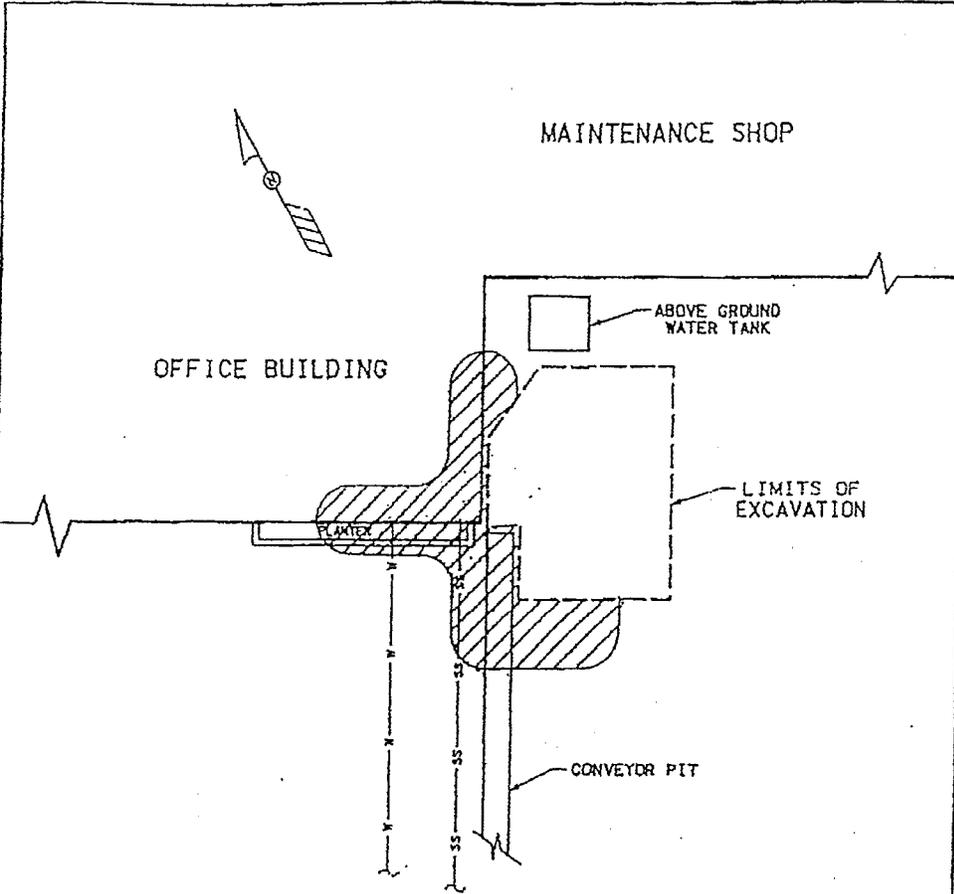
NOTE:
LOCATIONS OF SEWER AND WATER LINE SHOWN
ARE APPROXIMATE.

LEGEND

- = SOIL BORING LOCATION
- = VAPOR EXTRACTION WELL LOCATION
- W — = WATER SERVICE LINE
- SS — = SANITARY SEWER LINE

| | | | |
|---|-------------|---------------|--|
| STOKELY - USA 1425 MAIN STREET, GREEN BAY, WI | | |  SIGMA ENVIRONMENTAL SERVICES INC. |
| DATE: 2-6-95 | DR. BY: BEB | DR.# 1275-009 | |
| HORIZONTAL BOREHOLE LOCATION MAP | | | SCALE: 1" = 20' FIGURE 2 |

1591350



NOTE:
 LOCATIONS OF SEWER AND WATER LINE SHOWN
 ARE APPROXIMATE.
 EXACT DEPTH AND ROUTING OF SEWER AND WATER
 LINES WERE UNABLE TO BE DETERMINED.
 Alterations To The Original Sigma
 Map Where Made By The WDNR.

| LEGEND | |
|---|---|
|  | = Area Where Petroleum Contamination May Remain |
|  | = WATER SERVICE LINE |
|  | = SANITARY SEWER LINE |

| | | | |
|--|-------------|----------------|---|
| STOKELY - USA | | |  ENVIRONMENTAL SERVICES INC. |
| 1425 MAIN STREET, GREEN BAY, WI | | | |
| DATE: 2-6-95 | DR. BY: BEB | DR. # 1275-008 | SCALE: 1" = 20' |
| Area Where Petroleum Contaminated Soil May Remain As Per Deed Restriction | | | Attachment 1 |

The results of the laboratory analyses performed on the soil samples are summarized in Table 1 below. Laboratory reports are included as Attachment No. 4.

| TABLE 1 STOKELY USA - GREEN BAY HORIZONTAL BORING ANALYTICAL RESULTS | | | |
|---|--------------------|---------------------------|---------------------------|
| Sample I.D. | DRO (mg/kg) | Total Lead (mg/kg) | Total PVOC (mg/kg) |
| HB1 - 5' | < 2.5 | < 2.45 | ND |
| HB1 - 10' | < 2.5 | < 2.5 | ND |
| HB1 - 15' | 3.0 | < 2.44 | ND |
| NOTE: ND = No detect | | | |

Based upon the field observations and laboratory data presented above, Sigma can make the following conclusions.

- One horizontal borehole was advanced beneath the office building at seven (7) feet bgs.
- Only one borehole was advanced due to concerns over utilities in the area.
- The borehole could only be advanced sixteen (16) feet from the edge of the office building before an obstruction was encountered.
- Three (3) soil samples were collected at five (5) foot intervals along the length of the boring.
- Field observations of the soil samples collected did not indicate any impacts.
- A field decision was made not to install well screen in the borehole based upon the field observations of the soil samples.
- The soil samples were sent to Robert E. Lee for laboratory analysis of GRO, PVOCs and Lead.
- The laboratory results indicate that the soil samples collected were not impacted.

TABLE 1

PID SCREENING AND LABORATORY RESULTS
FROM SOIL SAMPLES

| | <u>Sample Location</u> | <u>Depth (Feet)</u> | <u>PID Results (parts/million)</u> | <u>Total Petroleum Hydrocarbons (parts/million)</u> |
|---|------------------------|---------------------|------------------------------------|---|
| A | Composite | - | 7350 | 21 |
| | Base | 4.5 | >9999 | 7500 |
| | South wall | 4 | 4901 | <4.0 |
| | West wall | 4 | >9999 | <4.0 |
| | North wall | 3.5 | 2346 | - |
| | East wall | 3 | 1789 | - |
| B | Base North | 6 | 51.4 | 14 |
| | Base South | 6 | 51.4 | 63 |
| | South wall | 4 | 80.0 | - |
| | East wall | 4 | 205 | - |
| | North wall | 4 | 473 | <4.0 |
| | West wall | 4 | 281 | - |

TABLE 1

PID SCREENING AND LABORATORY RESULTS
FROM SOIL SAMPLES

| <u>Sample Location</u> | <u>Depth (Feet)</u> | <u>PID Results (parts/million)</u> | <u>Total Petroleum Hydrocarbons (parts/million)</u> |
|------------------------|---------------------|------------------------------------|---|
| Base | 15 | 8.2 | <4.0 |
| South wall | 10 | 2609 | 280 |
| West wall | 10 | 3518 | 14,000 |
| North wall | 10 | 28 | <4.0 |
| East wall | 10 | 410 | 31 |