

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0305000992
Comm # (no dashes):	54302210638
County:	Brown
Region:	Commerce
Site name:	M Froelich & Son's Inc
Street Address:	1738 Industrial Dr
City:	Green Bay
Closure Date	2000-06-13
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	679264.07511726
Northing (Y):	447807.456203076
Submitted by:	Cheryl Nelson

Checklist

- Final Closure Letter
- Copy of recorded deed Instrument for any property with GW >NR140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- Latest Map(s) showing extent or outline of current GW plume
- GW flow direction
- MW(s) and/or potable wells
- Latest Table of GW results



ENVIRONMENTAL & REGULATORY SERVICES
2129 Jackson Street
Oshkosh, Wisconsin 54901
Fax: (920) 424-0217
TDD #: (608) 264-8777
www.commerce.state.wi.us
Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

March 24, 2000

Ms. Donna King
2412 E. Ridge Terrace
Green Bay WI 54311

June 12, 2000

See text box on page 2 for updated status based on receipt of requested information.

RE: **Commerce # 54302-2106-38**
M Froehlich & Sons, 1738 Industrial Drive, Green Bay, WI

Case Closure (conditional upon receipt of documentation)

Dear Ms. King:

On February 15, 2000 the Wisconsin Department of Natural Resources transferred this site to the Wisconsin Department of Commerce for regulatory oversight. On behalf of the Wisconsin Department of Commerce, I am reviewing this case for closure.

Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health, and no further investigation or remedial action is necessary. In making this determination, I reviewed the following documents prepared by Environmental Assessments, as well as other correspondence in the case file:

- *Contamination Investigation*, February 19, 1992
- *Remedial Plan*, May 4, 1992
- *Underground Storage Tank Remediation System Report*, August 8, 1995
- *Groundwater Monitoring Reports* dated July 29, 1994, December 30, 1994, May 30, 1997, September 4, 1997, January 19, 1998, September 24, 1998 and March 16, 1999
- *Case Summary and Closure Request*, January 28, 2000

If, in the future, site conditions indicate that any contamination that might remain 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.

RE: **Commerce # 54302-2106-38**
M Froehlich & Sons
1738 Industrial Drive, Green Bay, WI

March 24, 2000

Page 2

IMPORTANT: we cannot list this case as "closed" on our computer database until we receive the following items.

- A notification must be placed on the property deed addressing residual soil and groundwater impacts. For case closure we will need a copy of the deed notification that contains the County Register of Deeds' recording information. Enclosed an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for review prior to filing.
- Groundwater Laboratory documentation for the following events: 6/6/95, 4/2/96, 7/19/96, 10/12/96, 1/31/97 – wells 1,2,5,8 and event 4/22/94 for MW-5.
- Groundwater Laboratory documentation for the sump from 9/10/92 through 6/4/97.
- Documentation of the abandonment of monitoring wells MW-1, 2, 5, 8 and the sump/extraction system. Please submit abandonment documentation to the Department at the letterhead address.

Thank you for your efforts in the protection of the environment. If you have any questions, please call me at (920) 424-0046.

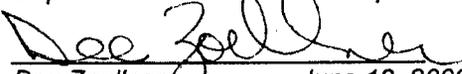
Sincerely,

Dee Zoellner
Hydrogeologist
PECFA Site Review Section

enclosure

cc: Martin Johnson, Environmental Assessments (with enclosure)
electronic case file

After review of the requested information submitted on June 8, 2000 by Environmental Assessments, the Department concludes that no further action is required at the above referenced site and is listed as closed on the Department of Commerce computer tracking system.


Dee Zoellner June 12, 2000
Hydrogeologist

1750118

COPY

Document Number

GROUNDWATER USE RESTRICTION

BROWN COUNTY
REGISTER OF DEEDS
CATLY WILLIQUETTE

2000 APR 25 A 10:27

Declaration of Restrictions

Legal Description of the Property:

See Attached Warranty Deed for Legal Description

Recording Area

Name and Return Address:

Mr. Mark R. Secora
P.O. Box 3397
San Clemente, CA 92674

B-414 and B-414-1

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
)
COUNTY OF BROWN) ss

Section 1. Mr. Mark R. Secora is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above Chapter NR 140 enforcement standards - Benzene and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code 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.

Petroleum contaminated soil remains on this site. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all 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 benefits and is enforceable by, the Wisconsin Department of Commerce, its successors and 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 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 the 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 thereof, are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

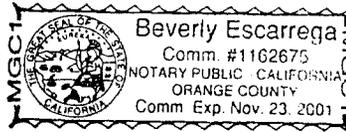
IN WITNESS WHEREOF, the owner of the property has executed this Document, this 11 day of April 2000.

Signature: Mark R Secora

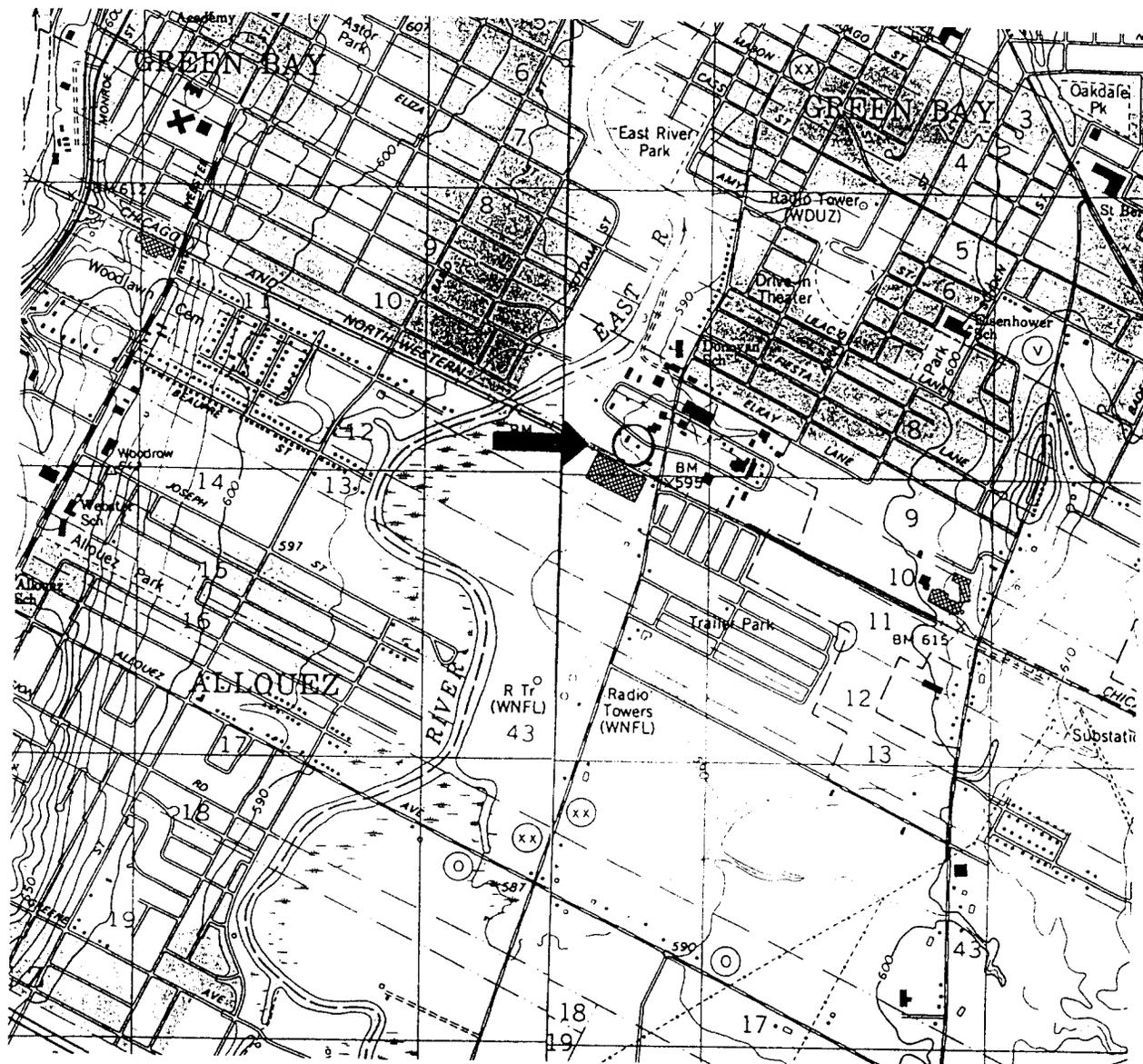
Printed Name: Mark R Secora

Subscribed and sworn to before me
this 11th day of April 2000.

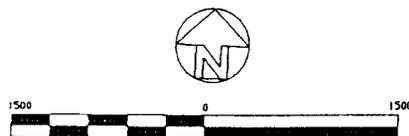
Beverly Escarrega
Notary Public, State of California
My commission expires 11/23/01



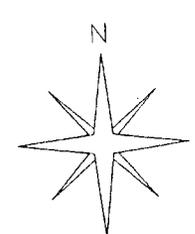
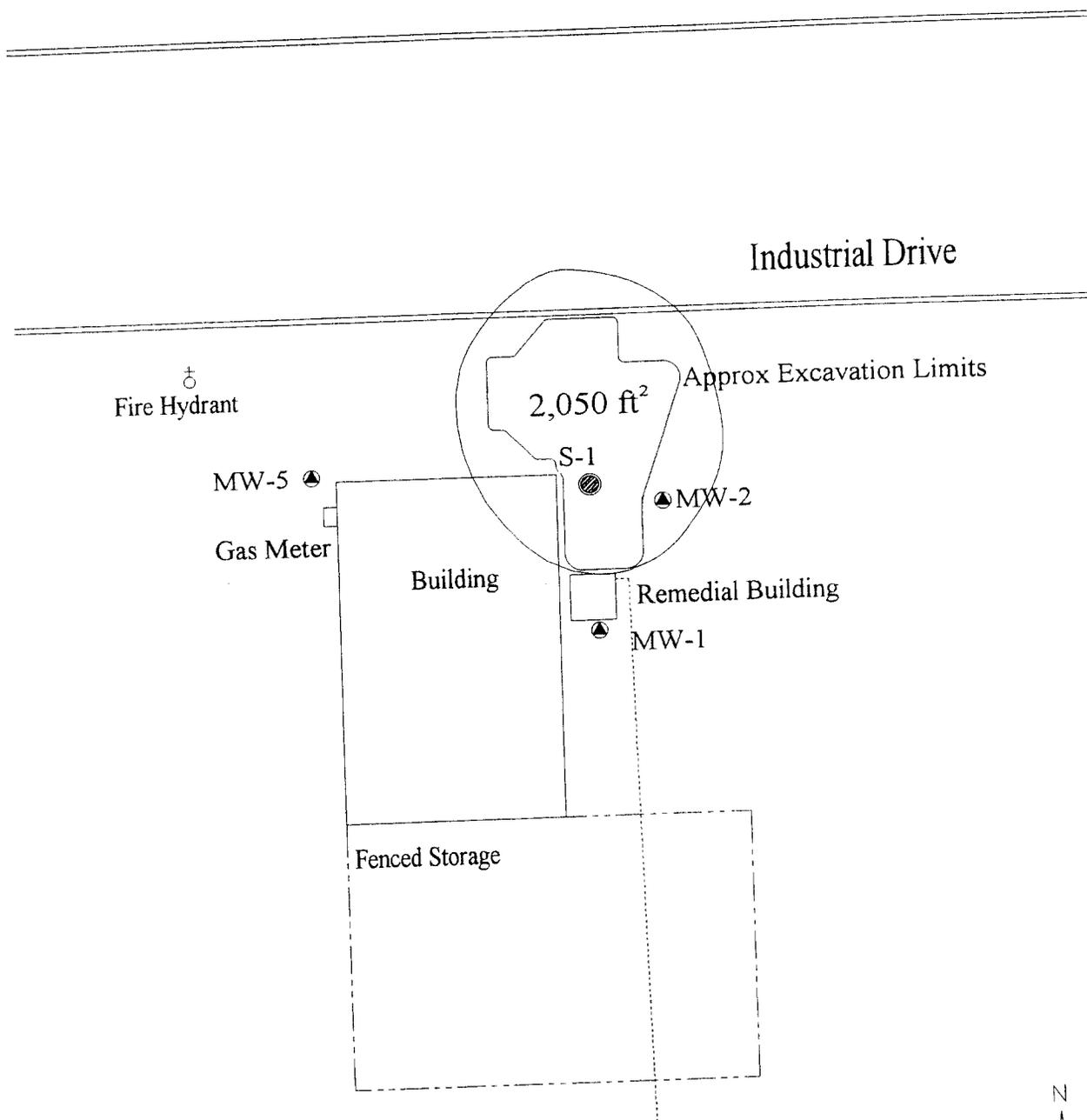
This document was based on a model provided by the Wisconsin Department of Commerce.



Map Source: USGS 7.5' Series Topographic Quads for DePere and Bellevue



ENVIRONMENTAL ASSESSMENTS, INC. APPLETON, WISCONSIN	PROJECT/CLIENT Donna King Property 1738 Industrial Drive Bellevue, WI	DRAWN BY: ALS SCALE: 1 in = 1500 ft
	TITLE: Site Location Map	FIGURE NO: 1



- ▲ Groundwater Monitoring Well
- Groundwater Collection Sump
- Estimated Groundwater Contaminant Plume

<p>ENVIRONMENTAL ASSESSMENTS, INC. P.O. BOX 9127 APPLETON, WI 54911 (920) 749-9746 Fax (920) 749-9748</p>	Title: Estimated Groundwater Contaminant Plume Map	Figure # 1
	Project: Donna King Property 1738 Industrial Drive Bellevue, Wisconsin	Scale: 1" = 30'
		Drafted By: M. Johnson

▲ MW-8
586.95

587.0

Industrial Drive

⊕
Fire Hydrant

Approx Excavation Limits

MW-5 ▲
587.25

Gas Meter

S-1

● 587.33

▲ MW-2
587.45

587.5

Building

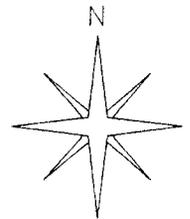
Remedial Building

588.0

▲ MW-1
588.10

Fenced Storage

- ▲ Groundwater Monitoring Well
- Groundwater Collection Sump
- Estimated Groundwater Elevation Contour



Environmental
Assessments, Inc.
P.O. Box 9127
Appleton, WI 54911

(920) 749-9746 Fax (920) 749-9748

Title:
Groundwater Table
Elevation Map
09/03/99

Project:
Donna King Property
1738 Industrial Drive
Bellevue, Wisconsin

Figure #

Scale: 1" = 30'

Drafted By: M. Johnson

MW-8	Benzene	E-Benzene	Toluene	Xylene	MTBE	TMB	1,2-DCA
07/20/92	ND	ND	ND	ND	ND		ND
04/22/93	ND	ND	ND	ND	ND		ND
10/20/94	ND	ND	ND	ND	ND		**
06/06/95	ND	ND	ND	ND	ND		**
04/02/96	ND	ND	ND	ND	ND		**
07/19/96	ND	ND	ND	ND	ND		**
10/12/96	ND	ND	ND	ND	ND		**
05/08/97	ND	ND	ND	ND	ND		**
12/19/97	ND	ND	ND	ND	ND		**
02/17/99	< 0.32	< 0.34	< 0.35	< 1.0	< 0.31	< 0.64	**
05/18/99	< 0.32	< 0.34	< 0.35	< 1.0	< 0.31	< 0.64	**
09/03/99	< 0.32	< 0.34	< 0.35	< 0.66	< 0.31	< 0.64	**

S-1	Benzene	E-Benzene	Toluene	Xylene	MTBE	TMB	1,2-DCA
09/10/92	1,200	130	951	950	513		ND
04/22/93	503	18	32	172	84		ND
05/02/96	196	42	29	65	56		ND
05/06/96	110	22	57	69	85		**
05/17/96	44	3.6	21	25	115		**
05/29/96	80	6.5	72	61	77		**
06/10/96	205	18	65	76	187		**
07/19/96	401	37	89	135	215		**
08/23/96	402	89	42	135	222		**
10/12/96	200	33	22	56	63		**
11/20/96	200	16	21	35.9	190		**
01/31/97	117	5.8	5.1	13.1	77		**
05/07/97	136	20	26	51	43		**
06/04/97	93	8.8	24	30.5	89		**
07/14/97	118	20	172	131	172		**
08/21/97	ND	ND	ND	ND	ND		**
09/15/97	116	16	209	185	143		**
10/10/97	39	5.0	69	63	163		**
11/13/97	57	8.0	84	50	118		**
11/25/97	19	2.1	17	13.9	69		**
04/24/98	198	8.7	4.1	11.2	63		**
05/26/98	165	17	224	162	186		**
06/23/98	110	13	173	134	177		**
08/25/98	36	3.0	68	51	80	9.7	**
09/22/98	39	4.2	96	58	69	8.9	**
10/28/98	23	2.4	50	44	81	7.9	**
11/13/98	36	4.8	84	102	94	25	**
02/17/99	160	4.1	12	25	65	9.4	**
05/18/99	180	12	4.1	14	43	13.6	**
09/03/99	190	32	22	41	39	30.7	**

PAL	0.5	140	68.6	124	12	96	0.5
ES	5.0	700	343	620	60	480	5.0

Notes:

ND = Not detected above method detection limits

** = Not analyzed for this parameter

1,2-DCA = 1,2-Dichloroethane

All results are presented in parts per billion (ppb)

Method detection limits are provided on laboratory data sheets

PAL = WDNR NR 140 Preventative Action Limit

ES = WDNR NR 140 Enforcement Standard

Bolding indicates a WDNR NR140 Preventative Action Limit exceedance

Shaded areas indicate WDNR NR140 Enforcement Standard exceedances

Donna King
Groundwater Contaminant Chemistry Table

MW-1	Benzene	E-Benzene	Toluene	Xylene	MTBE	TMB	1,2-DCA
12/02/91	ND	ND	ND	ND	**		**
04/07/92	ND	ND	ND	ND	ND		ND
04/22/93	ND	ND	ND	ND	ND		ND
10/20/94	ND	ND	ND	ND	ND		**
06/06/95	ND	ND	ND	ND	ND		**
04/02/96	ND	ND	ND	ND	ND		**
07/19/96	ND	ND	ND	ND	ND		**
10/12/96	ND	ND	ND	ND	ND		**
01/31/97	ND	ND	ND	ND	ND		**
05/08/97	ND	ND	ND	ND	ND		**
12/19/97	ND	ND	ND	ND	ND		**
02/17/99	< 0.32	< 0.34	< 0.35	< 1.0	< 0.31	< 0.64	**
05/18/99	< 0.32	< 0.34	< 0.35	< 1.0	< 0.31	< 0.64	**
09/03/99	< 0.32	< 0.34	< 0.35	< 0.66	< 0.31	< 0.64	**

MW-2	Benzene	E-Benzene	Toluene	Xylene	MTBE	TMB	1,2-DCA
12/02/91	ND	ND	12	ND	**		**
04/07/92	4.8	2.1	ND	1.2	ND		ND
04/22/93	ND	ND	ND	ND	10		ND
10/20/94	ND	ND	ND	ND	23		**
06/06/95	ND	ND	ND	ND	12		**
04/02/96	ND	ND	ND	ND	15		**
07/19/96	ND	ND	ND	ND	ND		**
10/12/96	ND	ND	ND	ND	3.6		**
01/31/97	ND	ND	ND	ND	4.6		**
05/08/97	ND	ND	ND	ND	ND		**
12/19/97	ND	ND	ND	ND	2.8		**
02/17/99	< 0.32	< 0.34	< 0.35	< 1.0	4.0	< 0.64	**
05/18/99	< 0.32	< 0.34	< 0.35	< 1.0	1.3	< 0.64	**
09/03/99	< 0.32	< 0.34	< 0.35	< 0.66	1.4	< 0.64	**

MW-4	Benzene	E-Benzene	Toluene	Xylene	MTBE	TMB	1,2-DCA
12/02/91	17,000	290	6,400	2,200	**		**
04/07/92	2,900	250	880	770	1,600		42

Well removed during excavation.

MW-5	Benzene	E-Benzene	Toluene	Xylene	MTBE	TMB	1,2-DCA
12/02/91	ND	ND	ND	ND	**		**
04/07/92	0.6	ND	ND	ND	ND		ND
10/20/94	ND	ND	ND	ND	ND		**
06/06/95	ND	ND	ND	ND	ND		**
04/02/96	ND	ND	ND	ND	ND		**
07/19/96	ND	ND	ND	ND	ND		**
10/12/96	ND	ND	ND	ND	ND		**
01/31/97	ND	ND	ND	ND	ND		**
05/08/97	ND	ND	ND	ND	ND		**
12/19/97	ND	ND	ND	ND	ND		**
02/17/99	< 0.32	< 0.34	< 0.35	< 1.0	< 0.31	< 0.64	**
05/18/99	< 0.32	< 0.34	< 0.35	< 1.0	< 0.31	< 0.64	**
09/03/99	< 0.32	< 0.34	< 0.35	< 0.66	< 0.31	< 0.64	**