

**GIS REGISTRY INFORMATION**

**SITE NAME:** Wisconsin Public Service Corporation

**BRRTS #:** 03-05-001843 **FID # (if appropriate):** \_\_\_\_\_

**COMMERCE # (if appropriate):** \_\_\_\_\_

**CLOSURE DATE:** 07/12/2006

**STREET ADDRESS:** 600 North Adams Street

**CITY:** Green Bay

**SOURCE PROPERTY GPS COORDINATES** (meters in WTM91 projection): X= 678103 Y= 451404

**CONTAMINATED MEDIA:** Groundwater  Soil  Both

**OFF-SOURCE GW CONTAMINATION >ES:**  Yes  No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

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

**OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):**  Yes  No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

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

**CONTAMINATION IN RIGHT OF WAY:**  Yes  No

**DOCUMENTS NEEDED:**

Closure Letter, and any conditional closure letter or denial letter issued	x
Copy of most recent deed, including legal description, for all affected properties	x
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	x
County Parcel ID number, if used for county, for all affected properties parcel #11-15	x
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.	x
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 SSRCLs.	x
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	x
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	x
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.	na
GW: Table of water level elevations, with sampling dates, and free product noted if present	na
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	na
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	x
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)	na
RP certified statement that legal descriptions are complete and accurate	x
Copies of off-source notification letters (if applicable)	na
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	na
Copy of any maintenance plan.	na



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters  
2984 Shawano Ave., P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-662-5100  
FAX 920-662-5413  
TTY Access via relay - 711

July 12, 2006

Connie Lawniczak  
Wisconsin Public Service Corporation  
PO Box 19002  
Green Bay, WI 54307-9002

SUBJECT: Final Case Closure  
Wisconsin Public Service Corporation, 600 N Adams St., Green Bay, WI  
WDNR BRRTS Activity #: 03-05-001843

Dear Ms. Lawniczak:

On July 21, 1997, the Northeast Regional Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. At that time the requirement for closure was a deed restriction to address the remaining soil contamination onsite. Since that time an online GIS registry has been created to take the place of the deed restriction.

On June 8, 2006 the Department received correspondence indicating that you have complied with the requirements of closure. A soil GIS registry packet and fee has been provided. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time. Furthermore, the NR 140.28 PAL exemption described in the letter dated May 7, 1998 is now in effect.

### **FUTURE EXCAVATION OF RESIDUAL CONTAMINATED SOIL**

Residual soil contamination remains at soil sample locations B-2, B-6 and HA-2 as indicated in the information submitted to the Department of Natural Resources. If soil in these specific locations is excavated in the future, the property owner at the time of excavation will be required to sample and analyze the excavated soil to determine whether the contamination still remains. If contamination remains, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation. **Special precautions may need to be taken during excavation activities to prevent a direct contact health threat to humans.** Based upon the results of sample analysis, the current owner will also have to properly store, treat, or dispose of any excavated materials, in accordance with state and federal laws.

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning

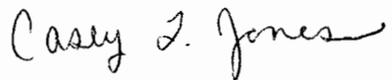
any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted by your consultant on June 8, 2006 will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Please be aware that this 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 the environment.

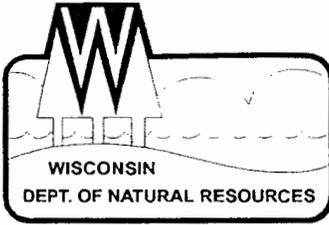
The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-303-5424.

Sincerely,

A handwritten signature in cursive script that reads "Casey L. Jones".

Casey L. Jones  
Hydrogeologist  
Remediation & Redevelopment Program

Electronic copy: James Caine, Robert E. Lee & Associates



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
William R. Selbig, Regional Director

Remediation and Redevelopment Program  
1125 North Military Avenue, P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-492-5916  
FAX 920-492-5859  
TDD 920-492-5812

May 7, 1998

Ms. Connie Lawniczak  
Wisconsin Public Service Corporation  
P.O. Box 19002  
Green Bay, Wisconsin 54307-9002

Subject: Closure of WDNR LUST Case # 03-05-001843 with Groundwater Standard Exemption and Deed Restriction, Wisconsin Public Service Corporation, 600 North Adams Street, Green Bay, Wisconsin

Dear Ms. Lawniczak:

The Department's Case Closeout Committee in the Northeast Region completed a review of the above referenced contamination case and has approved it for closure. Your case closure letter has the following two significant parts:

1. General case closure with deed restriction criteria
2. Exemption issued to State Groundwater Quality Standard (NR 140)

Please read this entire letter. It addresses each of these topics with subtitled, highlighted paragraphs.

**General Case Closure**

The case closure committee reviews environmental remediation cases for compliance with state laws, standards, and guidelines to maintain consistency in the closeout of cases. At the present time, it appears that actions have been taken to the extent practicable to restore the environment and minimize the harmful effects from this discharge to the air, lands, and waters of this state. The committee has agreed to close this site pending the filing of a deed restriction for the remaining soil contamination. This deed restriction will state that inaccessible soil contamination may remain at the 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 and map of the property. This may be obtained from



Ms. Connie Lawniczak  
May 7, 1998  
Page 2

the Brown County Register of Deeds. Upon receipt of these items, the Department will prepare and send you a draft copy of the deed restriction, containing language regarding the remaining benzene contamination in the soil. A revised copy will be sent for your signature. If it is acceptable, you are to sign it and return a signed copy along with a proof of filing for our records. After this is done and the Department has received abandonment forms for all of the monitoring wells at this site, this case will appear as closed on the Department's case tracking system.

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. Within 14 days please submit a letter to the Department documenting your intentions. If you have any additional relevant information which was not formerly provided to the Department, you should submit this information to the Department for reevaluation.

Please be aware that this letter does not absolve the current, or any future owner of this property from future decisions regarding this site or impacts which may be discovered and/or traced back to past or future activities at this site. If additional information in the future indicates that further investigation or cleanup is warranted, the Department will require that appropriate action be taken at that time.

### **Groundwater Quality Exemption**

The most recent groundwater monitoring data at this site indicates an exceedance of the NR 140 preventive action limit (PAL) for benzene but compliance with the NR 140 enforcement standard. The Department may grant an exemption pursuant to NR 140.28(2), Wis. Adm. Code, if the following criteria are met:

- a) The anticipated increase in the concentration of benzene will be minimized to the extent technically and economically feasible.
- b) Compliance with the PAL is either not technically or economically feasible.
- c) The enforcement standard for benzene will not be attained or exceeded at the point of standards application.
- d) Any increase in the concentration of benzene above background does not present a threat to public health or welfare.

The Department believes that the above criteria have been or will be met because of the remediation which has occurred at this site. Therefore, pursuant to NR 140.28, an

Ms. Connie Lawniczak  
May 7, 1998  
Page 3

exemption for the benzene PAL is granted to monitoring well MW-1. This letter serves as your exemption. At this time the Department is not requiring any further investigation or other action concerning this specific site.

The Department appreciates the actions you have undertaken to restore the environment at this site. If you have questions regarding this letter or this case, please in contact me in Green Bay at (920) 492-5861.

Yours truly,



Alan Thomas Nass, P.G.  
Hydrogeologist  
Remediation and Redevelopment Program

NR 140 Exemption  
Approval

5-11-98  
(Date)



Rick Stoll, P.G.  
Regional Hydrogeologist

cc: Steve Karklins, DG/2  
Rick Stoll, DG  
Jim Caine, REL

ST

66.00'  
159.00'  
66.00'  
151.48'

66.00'  
159.00'  
122

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123

159.00'  
124

159.00'  
125

11-15

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122

159.00'  
102

159.00'  
101

66.00'

66.00'

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66.00'

N JEFFERSON ST

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361

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VAC JEFFERSON

400.00'

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124

125

487.4'

330.00'  
363.11'

PGT. B  
203M643

49.44'  
33.11'  
30.00'

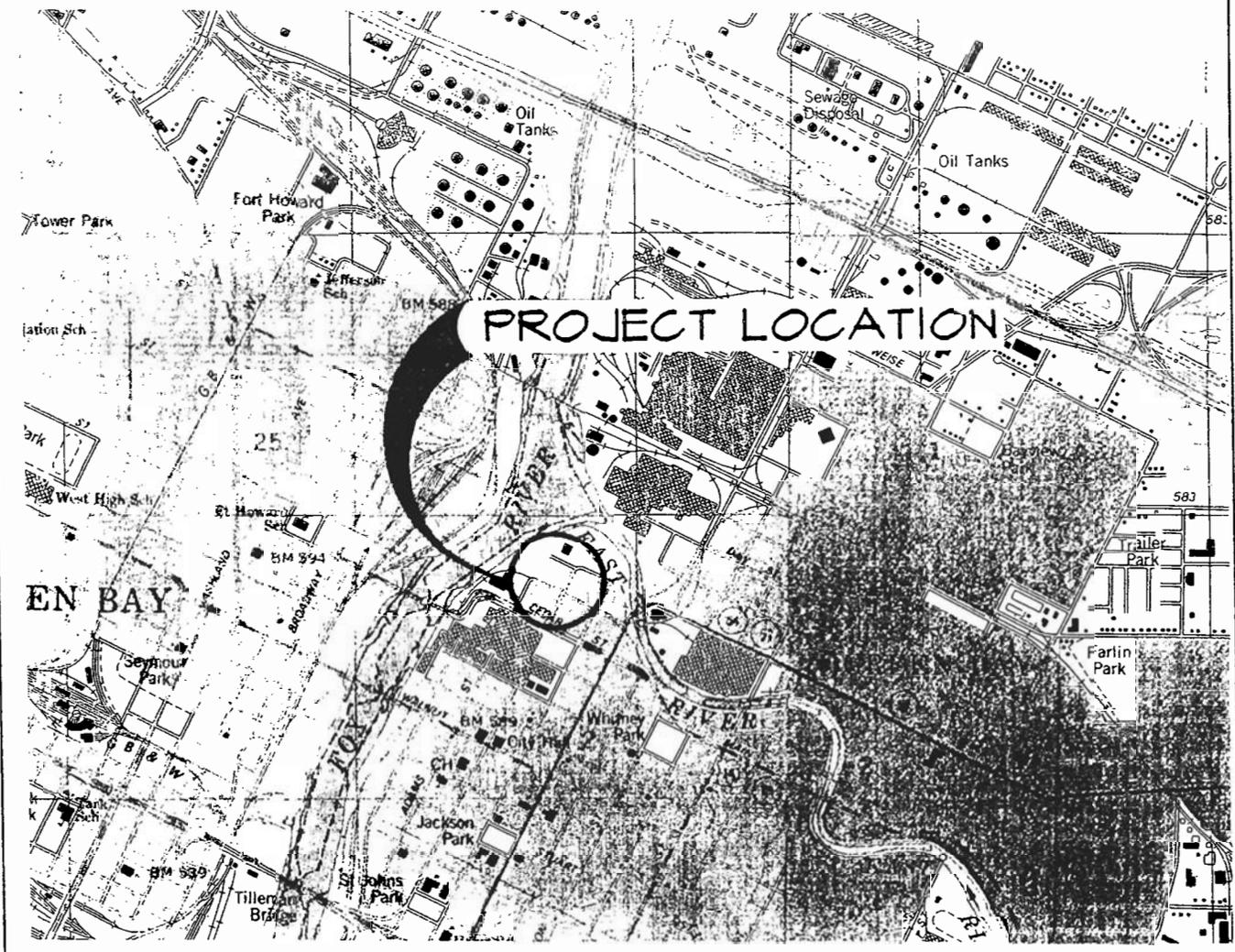
447.00'

361.65'

GAP

VAC JEFFERSON

384  
383  
382



LOCATION MAP  
 WISCONSIN PUBLIC SERVICE  
 600 N. ADAMS STREET  
 GREEN BAY, WISCONSIN



MAP USED - GREEN BAY EAST QUAD - 1982  
 MAP USED - GREEN BAY WEST QUAD - 1982

1" = 2000'



## WPS-Downtown

### Natural Attenuation Remediation Groundwater Analysis

Well #	Date Sampled	Analyte ( $\mu\text{g/l}$ )					
		Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-Trimethylbenzene	Xylene
MW-1	4/19/96	4.9	<0.2	<0.2	<0.2	0.9	4.5
	7/19/96	18	1.0	<0.3	0.6	3.8	6.9
	10/14/96	13	0.7	<0.3	0.9	1.7	2.4
	1/17/97	4.4	<1.0	<1.0	1.0	<1.0	1.2
	4/1/97	2.8	<1.0	<1.0	<1.0	<1.0	<1.0
MW-2	4/19/96	<0.2	<0.2	<0.2	<0.2	<0.3	<0.4
	7/19/96	<0.2	<0.2	<0.3	<0.2	<0.4	<0.3
	10/14/96	<0.2	0.2	<0.3	0.4	<0.4	<0.3
	1/17/97	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0
	4/1/97	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0
MW-3	4/19/96	<0.2	<0.2	<0.2	<0.2	<0.3	<0.4
	7/19/96	0.5	<0.2	<0.3	<0.2	<0.4	<0.3
	10/14/96	<0.2	0.2	<0.3	0.5	<0.4	0.4
	1/17/97	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0
	4/1/97	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0
MW-4	4/19/96	<0.2	<0.2	<0.2	<0.2	<0.3	<0.4
	7/19/96	<0.2	<0.2	<0.3	<0.2	<0.4	<0.3
	10/14/96	<0.2	0.2	<0.3	0.4	<0.4	<0.3
	1/17/97	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0
	4/1/97	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0
	NR 140 ES	5	700	60	343	-	620
	NR 140 PAL	.5	140	12	68.6	-	124

= NR 140 ES exceedance

= NR 140 PAL exceedance

**WPS-DOWNTOWN  
SOIL SAMPLE ANALYSIS  
SOIL BORINGS B-1 THROUGH B-9**

Analytical Parameter	NR 720 Clean-up Standard	Boring Number and Sample Depth (feet)								
		B-1 6-8	B-2 4-6	B-3 6-8	B-4 6-8	B-5 6-8	B-6 6-8	B-7 6-8	B-8 6-8	B-9 6-8
		3/16/95	3/16/95	3/16/95	3/16/95	3/16/95	3/16/95	3/17/95	3/17/95	3/17/95
GRO (ppm)	100	<10	<b>230</b>	<10	<10	<10	<b>380</b>	<10	<10	<10
Total Lead (ppm)	-	5.90	330	47.5	251	5.30	196	3.88	5.41	69.6
VOCs(ppb)										
Benzene	5.5	<6.5	<b>140</b>	<6.1	<7.1	<5.9	<b>140</b>	<6.1	<5.9	<6.2
Ethybenzene	2,900	<6.5	610	<6.1	<7.1	<5.9	500	<6.1	<5.9	<6.2
MTBE	-	<6.5	<7.1	<6.1	<7.1	<5.9	<73	<6.1	<5.9	<6.2
Toluene	1,500	<6.5	61	16	11	<5.9	<73	<6.1	8.6	<6.2
1,2,4-Trimethylbenzene	-	26	16,000	<6.1	<7.1	<5.9	9,100	<6.1	<5.9	<6.2
1,3,5-Trimethylbenzene	-	12	4,800	<6.1	<7.1	<5.9	1,300	<6.1	<5.9	<6.2
Total Xylene	4,100	26	<b>7,600</b>	<12	<14	<12	<b>9,030</b>	<12	<12	<12

**Bold** = Exceedance of NR 720 Soil Cleanup Standard

**WPS-DOWNTOWN  
SOIL SAMPLE ANALYSIS  
HAND AUGER BORINGS HA-1 THROUGH HA-5**

Analytical Parameter	NR 720 Clean-up Standard	Boring Number and Sample Depth (feet)				
		HA-1 4-6	HA-2 4-6	HA-3 4-6	HA-4 4-6	HA-5 4-6
		6/7/95	6/7/95	8/11/95	8/11/95	8/11/95
GRO (ppm)	100	<10	<10	<10	<10	<10
Total Lead (ppm)	-	1.95	2.85	1.90	8.00	1.45
VOCs (ppb)						
Benzene	5.5	<25	<b>62</b>	<25	<25	<25
Ethylbenzene	2,900	<25	<25	<25	<25	<25
MTBE	-	<25	<25	<25	<25	<25
Toluene	1,500	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	-	<25	680	<25	<25	<25
1,3,5-Trimethylbenzene	-	<25	200	<25	<25	<25
Total Xylene	4,100	<50	504	<50	<50	<50

**Bold** = Exceedance of NR 720 Soil Cleanup Standard



## STATEMENT OF PROPERTY LEGAL DESCRIPTION

As required by s. NR 726.05(3) of the Wisconsin Administrative Code, I am providing this signed statement that to the best of my knowledge the attached legal description is complete and accurate for the property identified by the Wisconsin Department of Natural Resources BRRTS #03-05-001843 located in Green Bay, Wisconsin.

Connie K. Lاونiczak  
Signature

3/16/08  
Date

Connie K. Lاونiczak  
Name

Director - Environmental Services  
Title

Wisconsin Public Service  
Company