

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

This is a:	New Submittal
BRRTS ID (no dashes):	0305112113
Comm # (no dashes):	54303278612
County:	Brown
Region:	Commerce
Site name:	Dehns Ice Cream
Street Address:	412 W Walnut St
City:	Green Bay
Closure Date	2000-07-14
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	677144.03841877
Northing (Y):	451178.974989813
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



January 31, 2000

July 14, 2000

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

Ourada Estate
Attn: Scott Ourada
3124 Maple Grove Road
Suamico WI 54173

RE: **Commerce # 54303-2786-12**
Dehn Ice Cream, 412 W. Walnut Street, Green Bay, WI

Case Closure (conditional upon receipt of documentation)

Dear Mr. Ourada:

On December 14, 1999 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 NRP Environmental Consultants, as well as other correspondence in the case file:

- *Update/Information Letter, January 7, 1999*
- *Request for Site Closure/Remedial Action Summary/Investigation Report Submittal, May 11, 1999*
- *Supplemental Information for Site Closure – Dehn's Ice Cream, October 13, 1999*
- *Supplemental Information for Site Closure – Dehn's Ice Cream, December 7, 1999*

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 # 54303-2786-12**
Dehn's Ice Cream
412 W. Walnut St., Green Bay, WI

January 31, 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.
- Documentation of the abandonment of monitoring wells MW-1, 2, 3, 4, and sump. 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: Robert Herubin, NRP Environmental Consultants (with enclosure)
electronic case file

After review of the requested information submitted on July 14, 2000 by NRP Environmental Consultants, Inc., 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
Hydrogeologist

July 14, 2000

1749790

NOTICE OF CONTAMINATION TO PROPERTY

Document Number

Title of Document

BROWN COUNTY
REGISTER OF DEEDS
CATHY WILLIQUETTE

2000 APR 24 A 9:29

Legal Description of the Property: In re: Lot 31 and 32, according to the original Survey of Fort Howard in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, excepting therefrom parts used for street purposes.

Record this document with the Register of Deeds

Name and Return Address:

Robert C. Herubin
NRP Environmental Consultants, Inc.
1140 Ashwaubenton Street
Green Bay, WI 54304

20/10

4-212
(Parcel Identification Number)

STATE OF WISCONSIN)
) ss
COUNTY OF BROWN)

Section 1. Francis Ourada a/k/a Frank Ourada was the owner of the above described property located at 412 West Walnut Street, Green Bay, WI 54303. Francis Ourada died on February 23, 1997. His son, Scott Ourada, was appointed Personal Representative of his Estate on April 25, 1997. The Estate succeeds to the interests of Francis Ourada with respect to all rights in and to the above described property and Scott Ourada is the authorized Personal Representative of the Estate of Francis Ourada (hereinafter referred to as "the owner").

Section 2. One or more petroleum discharges have occurred at this property. Groundwater and soil contaminated above NR 140.10 (Wisconsin Administrative Code) residual contaminant limits for soil exists on this property in the area of: MW-1, MW-4, GP-2, GP-3, GAS #1, GAS #2, GAS #4, samples A, B, C, D, E, F,. Groundwater contamination exists in the excavation, in the areas of MW-1 and MW-4 and likely in the right-of-way along W. Walnut and Chestnut. Please see the attached Figures (4) for these locations. One or more of the contaminants present in these samples included; gasoline range organics, diesel range organics, benzene, toluene, ethyl benzene, xylenes, naphthalene, MTBE, TMBs and other petroleum compounds that currently have no environmental standards.

Section 3. 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.

Section 4. 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 the 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 standard, 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 be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the Estate of Francis Ourada has executed this document, this 17 day of April, 2000.

By signing this document, he acknowledges that he is duly authorized to sign this document on behalf of the Estate of Francis Ourada.

Signature: Scott Ourada P. R.
Scott Ourada, Pers. Rep.

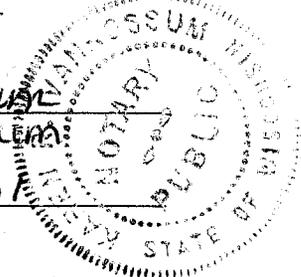
Title: Personal Representative

Acknowledgment

STATE OF WISCONSIN)
) SS.
COUNTY OF BROWN)

Personally came before me this 17 day of April, 2000, Scott Ourada, the above-named individual, to me known to be the person who executed the foregoing instrument and duly acknowledged the same.

Karen R. Van Rossum
Karen R. Van Rossum
Notary Public, State of Wisconsin
My commission expires: 11-04-01



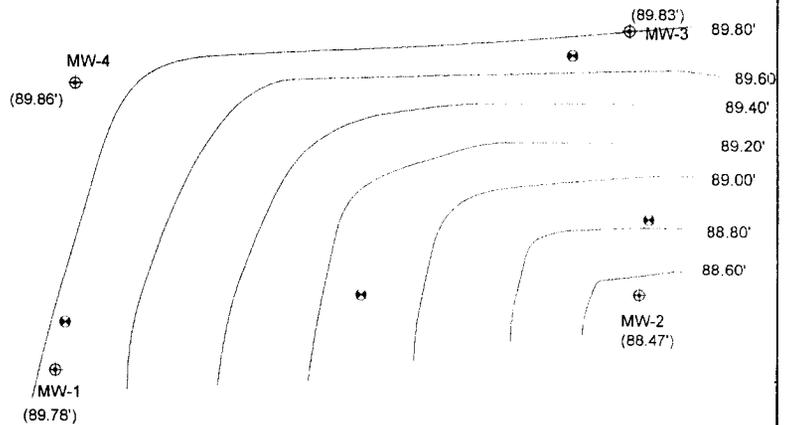
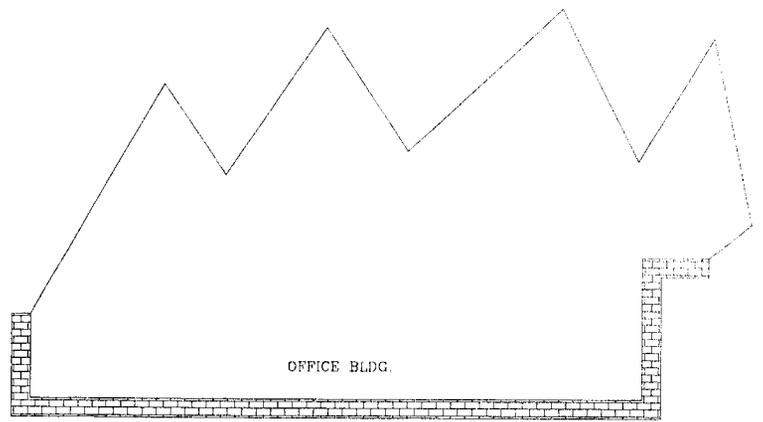
This document was drafted by the Wisconsin Department of Commerce.



DEHN'S ICE CREAM - WEST PROPERTY
412 WEST WALNUT STREET
GREEN BAY, WISCONSIN



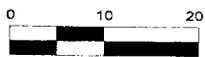
CHESTNUT STREET



W. WALNUT STREET

LEGEND

- MW-1 MONITORING WELL
- GP-4 GEO-PROBE
- B-2 SOIL BORING (FROM PHASE II)



SCALE 1" = 20'

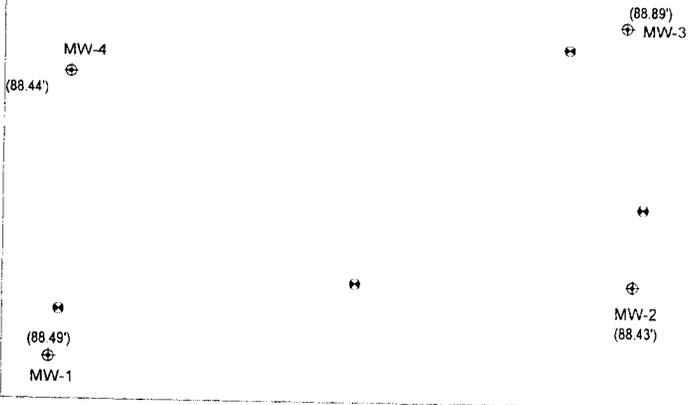
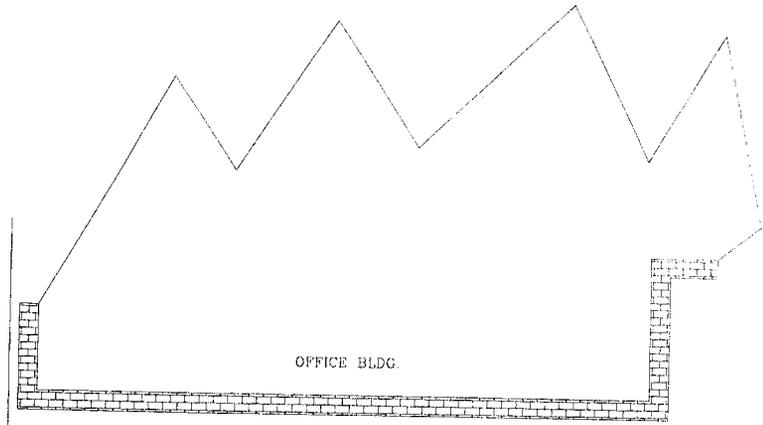
NRP ENVIRONMENTAL CONSULTANTS, INC.

PROJECT : DEHN'S ICE CREAM PROPERTY

TITLE : Groundwater Elevation Map (3/27/98)



CHESTNUT STREET



W. WALNUT STREET

LEGEND

- MW-1
⊕ MONITORING WELL
- GP-4
○ GEO-PROBE
- B-2
⊕ SOIL BORING (FROM PHASE II)



SCALE 1" = 20'

NRP ENVIRONMENTAL CONSULTANTS, INC.

PROJECT :

DEHN'S ICE CREAM PROPERTY

TITLE :

Groundwater Elevation Map (9/29/99)

TABLE IV

SUMMARY OF DETECTED GROUNDWATER PARAMETERS

Parameter (ppb)	MONITORING WELL #1					WDNR	WDNR
	JANUARY 30,	JUNE 23,	DEC. 14,	FEBRUARY 25,	JULY 20,	PAL	ES
	1997	1998	1998	1999	1999		
GRO	23,000	NA	NA	NA	NA	NE	NE
DRO	10,000	NA	NA	NA	NA	NE	NE
LEAD	4.1	NA	NA	NA	NA	5	50
BENZENE	8,600	7,600	10,000	7,500	7,400	0.5	5
TOLUENE	3,000	3,000	6,600	2,200	1,000	68.6	343
ETHYLBENZENE	700	2,100	3,500	2,100	2,300	140	700
XYLENES (TOTAL)	5,100	5,200	11,000	6,300	4,920	124	620
NAPHTHALENE	81	260	340	220	230	8	40
1,2,4 TRIMETHYLBENZ.	640	870	1,500	950	920		
1,3,5 TRIMETHYLBENZ.	170	190	340	210	160	96	480
MTBE	ND	ND	ND	ND	<22	12	60
1,1,1-TRICHLOROETHANE	ND	NA	NA	NA	NA	40	200
ISOPROPYLBENZENE	18	NA	NA	NA	NA	NE	NE
n-PROPYLBENZENE	22	NA	NA	NA	NA	NE	NE

NOTES:

ppb = parts per billion

ND = Not detected

NE = Not established

WDNR PAL = WDNR NR 140 Preventive Action Limit

WDNR ES = WDNR NR 140 Enforcement Standard

Shaded area denotes WDNR ES exceedance

TABLE IV (Cont.)

SUMMARY OF DETECTED GROUNDWATER PARAMETERS

Parameter (ppb)	MONITORING WELL #2					WDNR PAL	WDNR ES
	JANUARY 30, 1997	JUNE 23, 1998	DEC. 14, 1998	FEBRUARY 25, 1999	JULY 20, 1999		
GRO	ND	NA	NA	NA	NA	NE	NE
DRO	1,600	NA	NA	NA	NA	NE	NE
LEAD	5.4	NA	NA	NA	NA	5	50
BENZENE	ND	ND	ND	ND	ND	0.5	5
TOLUENE	ND	ND	ND	ND	ND	68.6	343
ETHYLBENZENE	ND	ND	ND	ND	ND	140	700
XYLENES (TOTAL)	ND	ND	ND	ND	ND	124	620
NAPHTHALENE	ND	ND	ND	ND	ND	8	40
1,2,4 TRIMETHYLBENZ.	ND	ND	ND	ND	ND	96	480
1,3,5 TRIMETHYLBENZ.	ND	ND	ND	ND	ND		
MTBE	ND	ND	ND	ND	ND	12	60
1,1,1-TRICHLOROETHANE	ND	ND	ND	ND	ND	40	200

NOTES:

ppb = parts per billion

ND = Not detected

NE = Not established

WDNR PAL = WDNR NR 140 Preventive Action Limit

WDNR ES = WDNR NR 140 Enforcement Standard

Shaded area denotes WDNR ES exceedance

TABLE IV (Cont.)

SUMMARY OF DETECTED GROUNDWATER PARAMETERS

Parameter (ppb)	MONITORING WELL #3					WDNR PAL	WDNR ES
	JANUARY 30, 1997	JUNE 23, 1998	DEC. 14, 1998	FEBRUARY 25, 1999	JULY 20, 1999		
GRO	ND	NA	NA	NA	NA	NE	NE
DRO	390	NA	NA	NA	NA	NE	NE
LEAD	7.2	NA	NA	NA	NA	5	50
BENZENE	ND	ND	ND	ND	ND	0.5	5
TOLUENE	ND	ND	ND	ND	ND	68.6	343
ETHYLBENZENE	ND	ND	ND	ND	ND	140	700
XYLENES (TOTAL)	ND	ND	ND	ND	ND	124	620
NAPHTHALENE	ND	ND	ND	ND	ND	8	40
1,2,4 TRIMETHYLBENZ.	ND	ND	ND	ND	ND	96	480
1,3,5 TRIMETHYLBENZ.	ND	ND	ND	ND	ND		
MTBE	0.5	ND	ND	ND	ND	12	60
1,1,1-TRICHLOROETHANE	0.7	NA	NA	NA	NA	40	200

NOTES:

ppb = parts per billion

ND = Not detected

NE = Not established

WDNR PAL = WDNR NR 140 Preventive Action Limit

WDNR ES = WDNR NR 140 Enforcement Standard

Shaded area denotes WDNR ES exceedance

TABLE IV (Cont.)

SUMMARY OF DETECTED GROUNDWATER PARAMETERS

Parameter (ppb)	MONITORING WELL #4					WDNR PAL	WDNR ES
	JANUARY 30, 1998	JUNE 23, 1998	DEC. 14, 1998	FEBRUARY 25, 1999	JULY 20, 1999		
BENZENE	3,600	4,600	2,600	2,500	2,100	0.5	5
TOLUENE	31	43	39	38	35	68.6	343
ETHYLBENZENE	530	1,100	1,100	1,100	960	140	700
XYLENES (TOTAL)	1,328	660	524	573	225	124	620
NAPHTHALENE	150	160	110	160	120	8	40
1,2,4 TRIMETHYLBENZ.	410	150	160	350	140	96	480
1,3,5 TRIMETHYLBENZ.	170	110	58	110	52		
MTBE	ND	ND	4.8	ND	<5.5	12	60
1,1,1-TRICHLOROETHANE	ND	NA	NA	NA	NA	40	200
ISOPROPYLBENZENE	15	NA	NA	NA	NA	NE	NE
n-PROPYLBENZENE	30	NA	NA	NA	NA	NE	NE
n-BUTYLBENZENE	9.5	NA	NA	NA	NA	NE	NE

1052

NOTES:

ppb = parts per billion

ND = Not detected

NE = Not established

WDNR PAL = WDNR NR 140 Preventive Action Limit

WDNR ES = WDNR NR 140 Enforcement Standard

Shaded area denotes WDNR ES exceedance

TABLE IV (Cont.)

SUMMARY OF DETECTED GROUNDWATER PARAMETERS

Parameter (ppb)	EXCAVATION SUMP			WDNR PAL	WDNR ES
	SEPTEMBER 17, 1998	DECEMBER 14, 1999	JULY 20, 1999		
BENZENE	270	480	87	0.5	5
TOLUENE	67	98	2.0	68.6	343
ETHYLBENZENE	110	110	24	140	700
XYLENES (TOTAL)	327	206	6.4	124	620
NAPHTHALENE	NA	21	2.5	8	40
1,2,4 TRIMETHYLBENZ.	120	67	6.1	96	480
1,3,5 TRIMETHYLBENZ.	34	8.5	ND		
MTBE	4.0	1.2	0.25	12	60
1,1,1-TRICHLOROETHANE	NA	NA	NA	40	200

NOTES:

ppb = parts per billion

ND = Not detected

NE = Not established

WDNR PAL = WDNR NR 140 Preventive Action Limit

WDNR ES = WDNR NR 140 Enforcement Standard

Shaded area denotes WDNR ES exceedance