

GIS REGISTRY INFORMATION

SITE NAME:	City Of Green Bay-Bay City Cab			FID #	
BRRTS #:	03-05-119450			(if appropriate):	
COMMERCE # (if appropriate):	54303-2717-05				
CLOSURE DATE:	September 25, 2002				
STREET ADDRESS:	505 Dousman St				
CITY:	Green Bay				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	959	X =	677242	Y =	451496
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input type="checkbox"/>
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.					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input checked="" type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14' if paper copy)					<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate					<input type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)					<input type="checkbox"/>
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					<input checked="" type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Scott McCallum, Governor
Philip Edw. Albert, Secretary

September 25, 2002

Mr. Jon D. Mueller
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301-5026

RE: **Final Closure**

Commerce # 54303-2717-05 **WDNR BRRTS # 03-05-119450**
City of Green Bay-Bay City Cab, 505 Dousman Street, Green Bay

Dear Mr. Mueller:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and 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.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert H. Klauk', written over a printed name.

Robert H. Klauk, PG
Senior Hydrogeologist
Site Review Section

cc: John Link - STS Consultants, Ltd.
Case File



BRRTS: 03-05-119450

September 7, 2000

Mr. Jon Mueller
City of Green Bay Engineering
101 North Jefferson Street, Room 300
Green Bay, WI 54301

RE: COMMERCE # 54303-2717-05, 505 Dousman Street, Green Bay, WI

Conditional Case Closure

Dear Mr. Mueller:

On September 7, 2000, the above site was reviewed for closure by the Site Review staff of the Petroleum Environmental Cleanup Fund Bureau. Using the standards established in NR 700 and the risk criteria in COMM 46, the Department has determined that this site has been investigated/remediated to a level protective of the environment and human health. The Department considers this site to meet environmental standards and no further action is necessary. In making this determination, the following documents prepared by STS Consultants Ltd., as well as other correspondence in the case file were reviewed:

- *Work Plan for Site Assessment*, June 9, 1997
- *Underground Storage Tank Decommissioning Report*, August 11, 1997
- *Subsurface Assessment*, October 13, 1997
- *Soil Excavation Documentation Report*, July 2, 1998
- *Case Closure Request*, August 15, 2000

If, in the future, site conditions indicate that any remaining contamination might pose a threat, the need for further remediation may be necessary. If subsequent information indicates a need to reopen the case, the original claim under the PECFA fund would also reopen and assistance could be granted to the extent of remaining eligibility.

The following items are necessary to satisfy the conditions of closure:

1. 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 approval before filing.

54303-2717-05

BRRTS: 03-05-119450

Mr. Jon Mueller
City of Green Bay Engineering

Page 2

2. Documentation (WDNR Abandonment form 3300-5B) of abandonment of all monitoring wells.

IMPORTANT: Before this case can be officially listed as "closed" on the Wisconsin Department of Commerce/Natural Resources computer database, you or your consultant must submit the requested information.

Thank you for your efforts in the protection of the environment, if you have any questions you can reach me at (920) 424-0046.

Sincerely,



Robert H. Klauk, P.G.
Hydrogeologist
PECFA Site Review Section

Encl.: Draft copies of DI

Cc: Mr. Patrick McCarey – STS Consultants, LTD.
File – p\pecfa\543\54303\271705\Close 1.doc

Document Number

**NOTICE OF CONTAMINATION TO
PROPERTY**

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Recording Area

Name and Return Address

STATE OF WISCONSIN)
) ss
COUNTY OF)

Parcel Identification Number (PIN)

Section 1. _____ is the owner of the above-described property.

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

Section 3. 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.

Residual 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.

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 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 of this restriction 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 _____ day of _____, 20__.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of _____.

Signature: _____

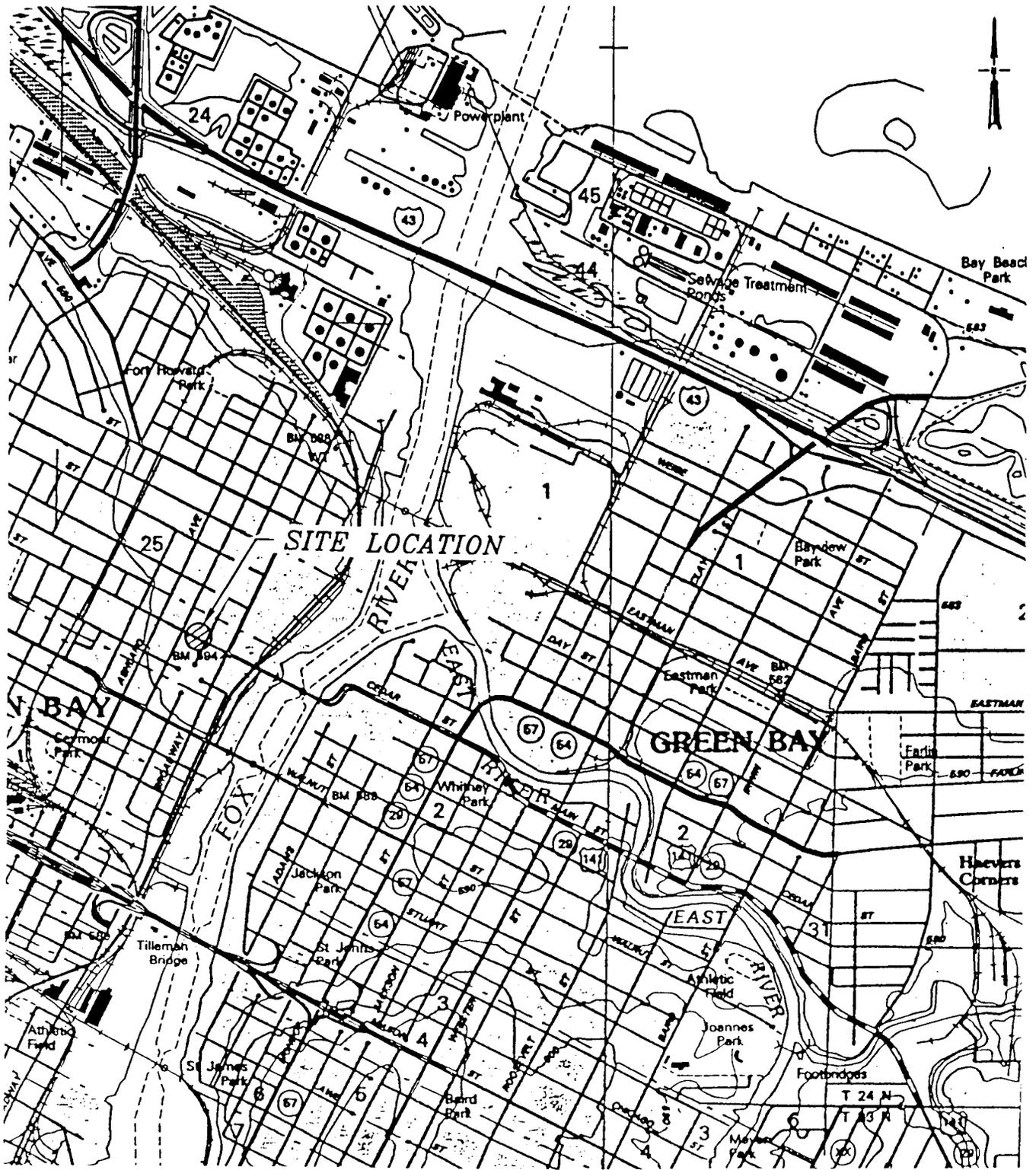
Printed Name: _____

Title: _____

Subscribed and sworn to before me
this _____ day of _____, 20__.

Notary Public, State of _____
My commission _____

This document was drafted by the Wisconsin Department of Commerce.



MAP SOURCE: U.S.G.S. QUADRANGLE GREEN BAY WEST, WI. DATED 1992.



STS Consultants Ltd.
Consulting Engineers

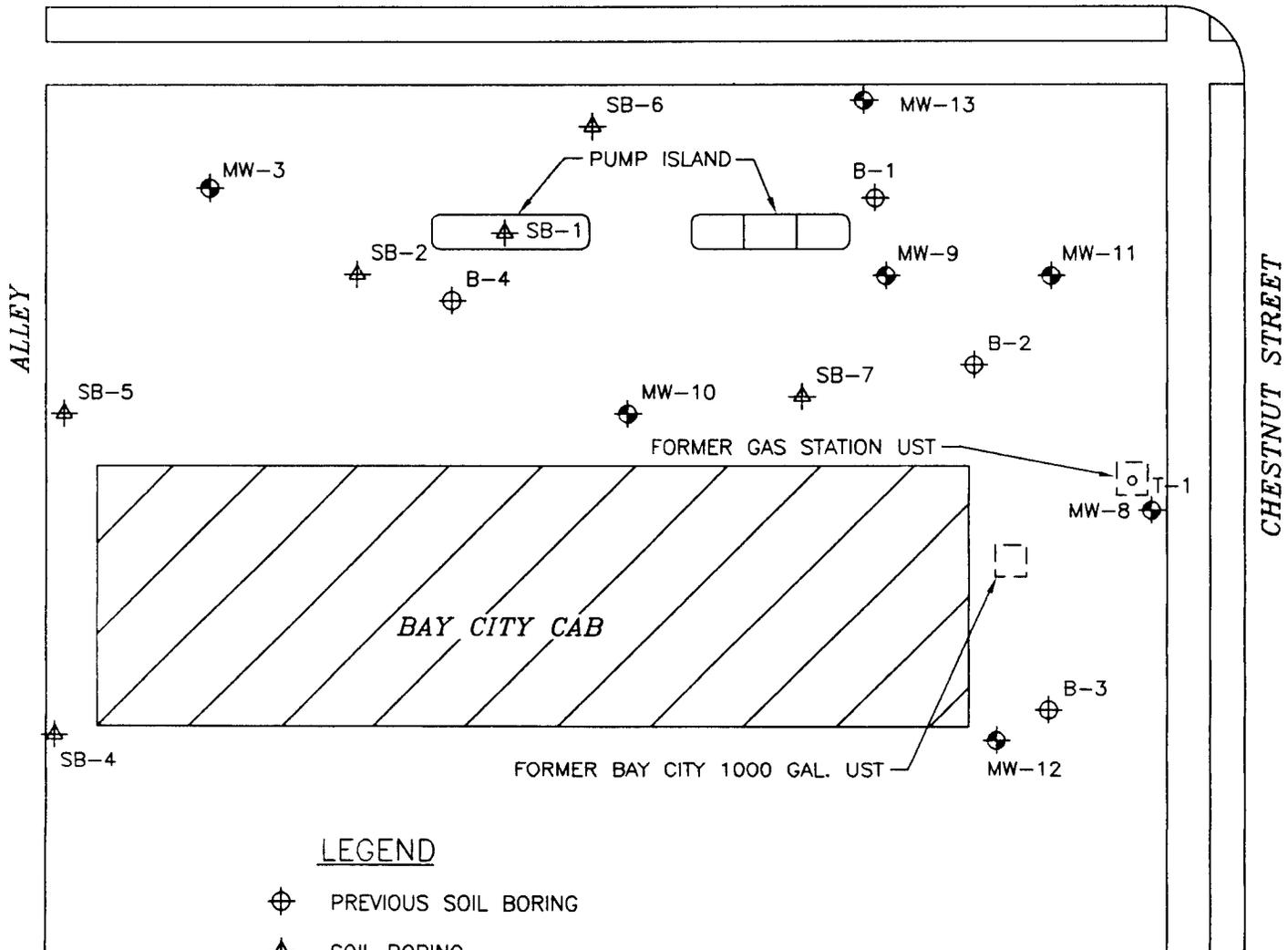
PROJECT/CLIENT

SITE LOCATION DIAGRAM
FORMER BAY CITY CAB
505 DOUSMAN ST.
GREEN BAY, WISCONSIN

DRAWN BY	DJM	4-1-97
CHECKED BY	PJM	4-1-97
APPROVED BY	PRP	4-24-97
SCALE	FIGURE NO.	
1:24000	1	
STS DRAWING NO.		
W\DWG97\22020\W\G4020W01.DWG		



DOUSMAN STREET



LEGEND

- ⊕ PREVIOUS SOIL BORING
- ⊕ SOIL BORING
- ⊕ MONITORING WELL
- SOIL SAMPLE



PROJECT/CLIENT

UST LOCATION DIAGRAM
 FORMER BAY CITY CAB
 505 DOUSMAN ST.
 GREEN BAY, WISCONSIN

DRAWN BY	RAB	4-3-98
CHECKED BY	PJM	4-3-98
APPROVED BY	<i>[Signature]</i>	6/5/98
SCALE	FIGURE NO.	
1"=20'	2	
STS DRAWING NO.		22020W

TABLE 2
GROUNDWATER ELEVATIONS AND ANALYTICAL RESULTS
FORMER BAY CITY CAB PROPERTY
505 DOUSMAN STREET
GREEN BAY, WISCONSIN

<i>Date</i>	<i>Well I.D.</i>	<i>Depth to Water TPVC (Ft)</i>	<i>Elevation TPVC (Feet)</i>	<i>Groundwater Elevation (Feet)</i>
7/15/97	MW-3	6.41	97.51	91.10
7/15/97	MW-8	5.79	96.96	91.17
7/15/97	MW-9	6.49	97.73	91.24
7/15/97	MW-10	6.45	97.83	91.38
7/15/97	MW-11	6.17	97.30	91.13
7/15/97	MW-12	6.48	97.75	91.27
7/15/97	MW-13	6.48	97.27	90.79

<i>Date</i>	<i>Well I.D.</i>	<i>Benzene</i>	<i>Ethyl- benzene</i>	<i>Toluene</i>	<i>Total Xylenes</i>	<i>MTBE</i>	<i>1,2- Dichloroethane</i>	<i>Naphthalene</i>	<i>Lead</i>
7/15/97	MW-3	<0.21	<0.68	<1.5	<1.78	<0.21	2.5	<1	<1
7/15/97	MW-8	4.5	9	<1.5	46	<0.21	1.8	<1	<1
7/15/97	MW-9	3,100	430	11,000	5,000	82	<2.8	400	8
7/15/97	MW-10	<0.21	<0.68	<1.5	<1.78	<0.21	<0.14	<1	<1
7/15/97	MW-11	<0.21	<0.68	<1.5	<1.78	<0.21	0.49	<1	<1
7/15/97	MW-12	<0.21	<0.68	<1.5	<1.78	<0.21	<0.14	<1	<1
7/15/97	MW-13	2,600	296	5,000	4,100	1,900	<7.0	80	<1
Enforcement Standard (ES)		5	700	343	620	60	5	40	15
Preventive Action Limit (PAL)		0.5	140	68.6	124	12	0.5	8	1.5
Notes:									
All Concentrations Reported in (µg/L)									
2,600		: ES Exceedance							
1.8		PAL Exceedance							

Table 1
SOIL ANALYTICAL RESULTS
FORMER BAY CITY CAB PROPERTY
505 DOUSMAN STREET
GREEN BAY, WISCONSIN

Boring Number	Sample Number	Depth Interval (ft)	FID Reading FID Units*	GRO (mg/kg)	Benzene (µg/kg)	Ethylbenzene (µg/kg)	Toluene (µg/kg)	Xylenes (µg/kg)	MTBE (µg/kg)	Lead (mg/kg)
SB-1	1	0.0-2.0	<1	X	X	X	X	X	X	X
	2	2.0-4.0	<1	X	X	X	X	X	X	X
	3	4.0-6.0	<1	X	X	X	X	X	X	X
	4	6.0-8.0	120	<10	<25	<25	<25	<25	<25	3
SB-2	1	0.0-2.0	<1	X	X	X	X	X	X	X
	2	2.5-4.5	<1	X	X	X	X	X	X	X
	3	5.0-7.0	90	13	<25	750	<25	2,500	<25	4
	4	7.5-9.5	80	X	X	X	X	X	X	X
MW-3	1	0.0-2.0	<1	X	X	X	X	X	X	X
	2	2.5-4.5	<1	X	X	X	X	X	X	X
	3	5.0-7.0	12	<10	<25	<25	<25	<25	<25	5
	4	7.5-9.5	8	X	X	X	X	X	X	X
	5	10.0-12.0	3	X	X	X	X	X	X	X
	6	12.5-14.5	9	X	X	X	X	X	X	X
SB-4	1	0.0-2.0	<1	X	X	X	X	X	X	X
	2	2.5-4.5	<1	X	X	X	X	X	X	X
	3	5.0-7.0	<1	<10	<25	<25	<25	<25	<25	3
SB-5	1	0.0-2.0	<1	X	X	X	X	X	X	X
	2	2.5-4.5	<1	X	X	X	X	X	X	X
	3	5.0-7.0	<1	<10	<25	<25	<25	<25	<25	5
SB-6	1	0.0-2.0	<1	X	X	X	X	X	X	X
	2	2.5-4.5	<1	X	X	X	X	X	X	X
	3	5.0-7.0	5	<10	<25	<25	<25	<25	<25	4
SB-7	1	0.0-2.0	<1	X	X	X	X	X	X	X
	2	2.5-4.5	2	X	X	X	X	X	X	X
	3	5.0-7.0	<1	<10	<25	<25	<25	<25	<25	3
MW-8	1	0.0-2.0	<1	X	X	X	X	X	X	X
	2	2.5-4.5	3	X	X	X	X	X	X	X
	3	5.0-7.0	3	<10	<25	<25	<25	<25	<25	4
	4	7.5-9.5	400	X	X	X	X	X	X	X
	5	10.0-12.0	150	X	X	X	X	X	X	X
MW-9	1	0.0-2.0	40	X	X	X	X	X	X	X
	2	2.5-4.5	1000+	470	<25	300	12,000	280,000	<25	15
	3	5.0-7.0	1000+	6,700	53,000	120,000	370,000	780,000	<2500	18
	4	7.5-9.5	125	X	X	X	X	X	X	X
	5	10.0-12.0	20	X	X	X	X	X	X	X
MW-10	1	4.0-6.0	5	<10	<25	<25	<25	<25	<25	66
	2	6.0-8.0	1	X	X	X	X	X	X	X
MW-11	1	4.0-6.0	<1	<10	<25	<25	<25	<25	<25	<3
MW-12	1	4.0-6.0	1	<10	<25	<25	<25	<25	<25	<3
MW-13	1	4.0-6.0	750	1,100	13,000	17,000	78,000	110,000	<25	6
Residual Contamination Level (RCL)				100	5.5	1,500	2,900	4,100		50

Notes:

mg/kg: Parts per million by dry weight

µg/kg: Parts per billion by dry weight

* : Sensidyne Flame Ionization Detector

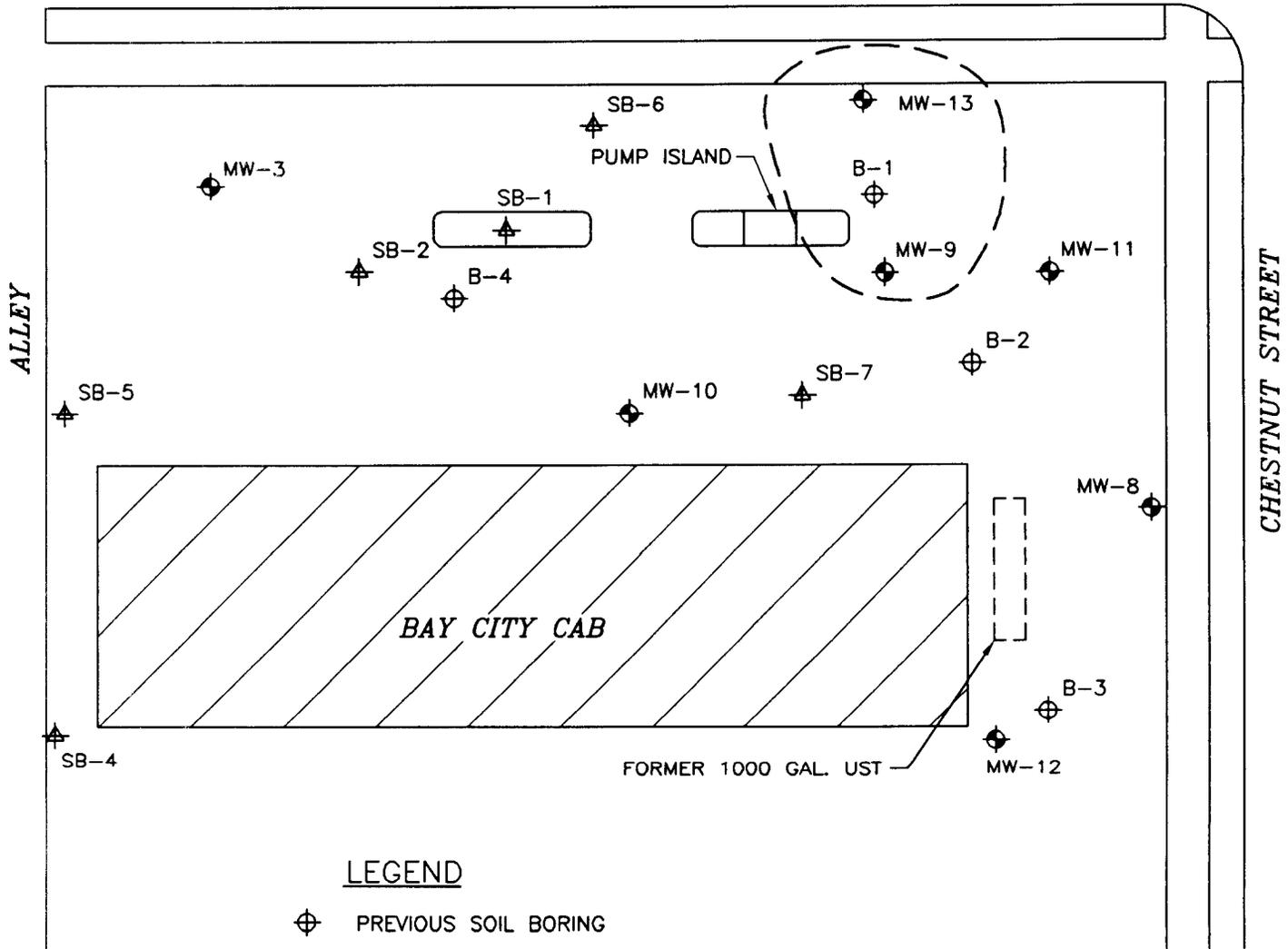
GRO : Gasoline Range Organics

1,100 : RCL Exceedance

X : Not Analyzed



DOUSMAN STREET



LEGEND

- PREVIOUS SOIL BORING
- SOIL BORING
- MONITORING WELL

----- APPROXIMATE EXTENT OF VOC'S IN GROUNDWATER



STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

APPROXIMATE EXTENT OF VOC'S
IN GROUNDWATER
FORMER BAY CITY CAB
505 DOUSMAN ST.
GREEN BAY, WISCONSIN

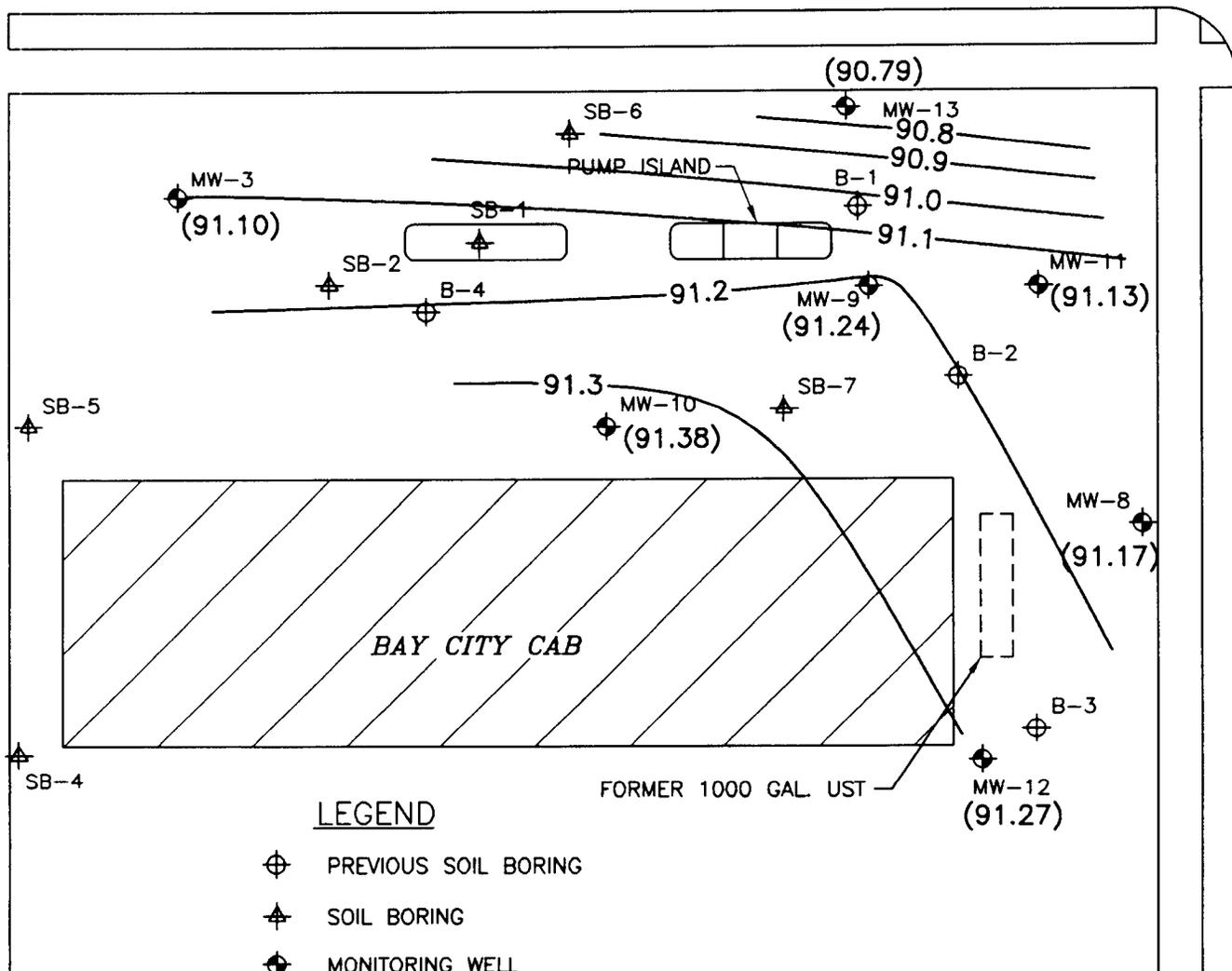
DRAWN BY	RAB	4-1-97
CHECKED BY	PJM	4-1-97
APPROVED BY	JEL	10-14-97
SCALE 1" = 20'	FIGURE NO.	5
STS DRAWING NO. 22020W		



DOUSMAN STREET

ALLEY

CHESTNUT STREET



LEGEND

- ⊕ PREVIOUS SOIL BORING
- ⊕ SOIL BORING
- ⊕ MONITORING WELL

(90.79) GROUNDWATER ELEVATION (7/15/97)

—90.8— GROUNDWATER CONTOUR



PROJECT/CLIENT

GROUNDWATER CONTOUR MAP (7/15/97)
FORMER BAY CITY CAB
505 DOUSMAN ST.
GREEN BAY, WISCONSIN

DRAWN BY	DJM	4-1-97
CHECKED BY	PJM	4-1-97
APPROVED BY	JEL	10-14-97
SCALE	FIGURE NO.	
1" = 20'	3	
STS DRAWING NO.		
22020W		

1781153

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

BROWN COUNTY REGISTER OF DEEDS CATHY WILLIQUETTE

2000 NOV -9 P 2:47

Legal Description of the Property: In re:

The North 79 feet of Lots 88, 89, and 90, Dousman's Addition, City of Green Bay, Brown County, Wisconsin.

Recording Area

Name and Return Address

RDA - City of Green Bay 100 N. Jefferson St. Green Bay, WI 54301

Handwritten initials 'RD' and a circled '2'.

4-85

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
COUNTY OF) ss

Section 1. Redevelopment Authority Of The City of Green Bay is the owner of the above-described property.

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

Section 3. 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.

Residual 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.

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 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 of this restriction 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 9th day of November 2000.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of Redevelopment Authority of the City of Green Bay

Signature: [Handwritten Signature]

Printed Name: P. Robert Strong

Title: Executive Director

Subscribed and sworn to before me this 9 day of Nov., 2000

Kevin R. King Kevin R. King
Notary Public, State of Wisconsin
My commission Aug 4, 2004



This document was drafted by the Wisconsin Department of Commerce.