

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

This is a:	New Submittal
BRRTS ID (no dashes):	0305150876
Comm # (no dashes):	54304273437
County:	Brown
Region:	Commerce
Site name:	Koehler Property
Street Address:	837 S Broadway
City:	Green Bay
Closure Date	2000-10-13
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	676889.105534715
Northing (Y):	450223401073822
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

October 13, 2000

Ms. Paula Koehler
700 Cormier Road
Green Bay, WI 54304

RE: CASE CLOSURE APPROVED
Koehler Property, 837 S. Broadway, Green Bay, WI
Commerce #54304-2734-37

Dear Ms. Koehler:

The Department is in receipt of documentation that the conditions necessary for site closure detailed in the **CASE CLOSURE CONDITIONAL UPON RECEIPT OF DOCUMENTATION** letter dated June 7, 2000 have been met. The Department considers that no further action is necessary and has updated our database to reflect this closure.

Thank you for your efforts in restoring Wisconsin's environment. If you have any questions, please contact me at 920-424-0046.

Sincerely,



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

cc. Jim Rabideau - ECCI
File – pf\pecfa\543\54304\273437\Close-Final.doc

54304-2734-37

1775118

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

BROWN COUNTY REGISTER OF DEEDS CATHY WILLIQUETTE

2000 OCT -2 P 4: 08

RECEIVED

OCT 11 2000

ERS DIVISION OSHKOSH

Recording Area

Name and Return Address

Paula J. Koehler 4323 Fox Hollow Court Oneida, WI 54155

12/2

Legal Description of the Property: In Re:

That triangular parcel of land lying immediately South of and adjacent to Lot 127, Block "L", Tank's First Addition to Fort Howard which was designated as "Reserved", according to the recorded Plat of Mrs. C.L.A. Tank's First Addition to Fort Howard, recorded in Volume 1 Plats 29, now a part of the City of Green Bay, West side of Fox River, Brown, County, Wisconsin. Said triangular parcel is bounded on the East by the Chicago & Northwestern Railway Company's Right-of-way and on the West by Broadway Street and was previously designated as Lots 124, 125 and 126 in Otto Tank's Plat of a Third Addition to the Town of Howard as recorded in volume 1 of Deeds 516 and subsequently to said Plat was known and designated as Lot 126.

Parcel Identification Number (PIN)

This deed is given in fulfillment of a certain land contract between the above parties, dated June 24, 1980, and recorded June 24, 1980, in the office of the Register of Deeds for Brown County in Jacket 4084 Image 24, Doc. No. 941597, Brown County Records.

STATE OF WISCONSIN)) ss COUNTY OF BROWN)



WHEREAS, James A. Koehler and Paula J. Koehler, owners of the above-described property.

WHEREAS, 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 Administration Code exist(s) on this property.

NOW THEREFORE, 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:

I, Cathy Williquette, Brown County Register of Deeds, do hereby certify that this is a true and correct copy of the original record on file in the Brown County Register of Deeds Office, Green Bay, Wisconsin. I herewith set my hand and official seal this 2nd day of October, A.D. 2000. Cathy Williquette REGISTER OF DEEDS

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 requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed 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 Declaration of Restrictions, this 25th day of Sept, 2000.

Signature: James A Koehler
Printed Name: JAMES A KOEHLER

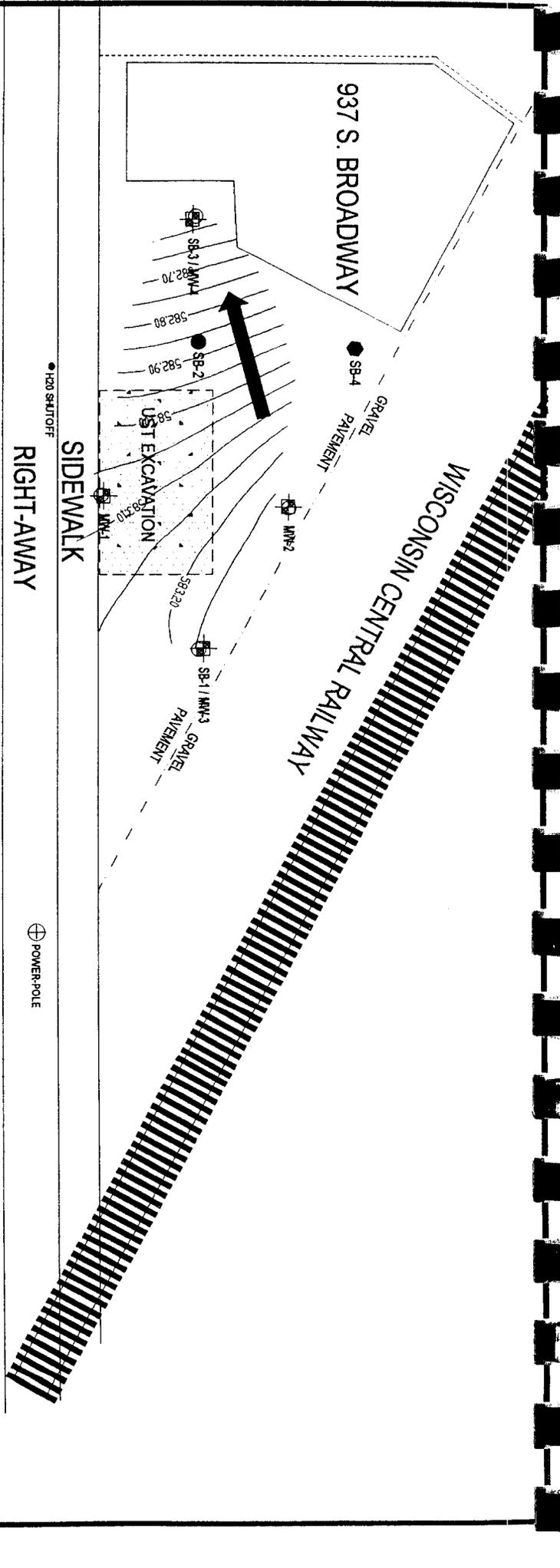
Signature: Paula J Koehler
Printed Name: Paula J. Koehler

Subscribed and sworn to before me
this 25th day of Sept, 2000.

[Signature]
Notary Public, State of WI.
My commission 04-18-04



This document was drafted by the Wisconsin Department of Commerce based on information provided by Environmental Compliance Consultants, Inc..



SOUTH BROADWAY

RIGHT-AWAY

SIDEWALK

836 S. BROADWAY

DRIVE

840 S. BROADWAY



LEGEND

- ⊕ MONITORING WELL LOCATION
 - ⊕ POWER/LIGHT POLE
 - - - GRAVEL / PAVEMENT BORDER
 - SOIL BORING LOCATION
 - HAND AUGER LOCATION
 - PROPERTY LINE
- CONTOUR INTERVAL = 0.05 FEET

KOEHLER PROPERTY - GREEN BAY, WI

FIGURE 7

WATER TABLE MAP (SEPTEMBER 1998)

SCALE	1" = 20'	DATE	02/1/99
Environmental Compliance Consultants, Inc.		BY: J. RABIDEAU	

TABLE 5
WATER ANALYTICAL - KOEHLER PROPERTY

Parameter	MW-1		MW-2		MW-3		MW-4	
	June 3, 1998	Sept 17, 1998						
Benzene	<25	<25	<.5	<1.3	<.5	<.5	1.4	<.5
1,2-Dichloroethane	<25	<25	<.5	<1.3	<.5	<.5	0.96	0.89
Ethyl Benzene	970	430	51	43	0.51	<.5	17	0.83
MTBE	<10	<10	4.8	<.5	<.2	<.2	<.2	<.2
Naphthalene	810	300	25	28	<8.0	<2.0	<8.0	<2.0
Toluene	94	<25	<.5	<1.3	<.5	<.5	1.2	<.5
Total Xylenes	7000	1600	220	92	1.7	<.5	5.3	<.5
n-Butylbenzene	340	na	27	na	7.1	na	5.3	na
Isopropylbenzene	52	na	5.7	na	<.5	na	1.7	na
n-Propylbenzene	230	na	24	na	1.9	na	6.2	na
1,2,4-Trimethylbenzene	2700	na	230	na	24	na	1.6	na
1,3,5-Trimethylbenzene	760	na	40	na	3.6	na	8.4	na
Total BETX	8064	2030	271	135	2.21	<2.0	24.9	0.83
Lead	0.01	na	<.005	na	<.005	na	<.005	na
pH	na	7.8	na	7.7	na	8.5	na	7.9
D.O. Total	0.4	0.7	2.4	0.7	2.4	0.6	5.4	0.8
Temperature (Celsius)	15	18.8	13.9	18.5	11.9	20.2	12	18

Pb results given in parts per million (PPM)

All other results given in parts per billion (PPB)

Italicized indicates Exceedence of Protective Action Limit (PAL)

Bold indicates Exceedence of Enforcement Standard (ES)

= detected parameter



NOTE: Taken from the Green Bay West, Wis 7.5 Topographic Map (1992)



KOEHLER PROPERTY, GREEN BAY, WI	
FIGURE 1	
SITE LOCATION MAP	
SCALE: 1" = 2000'	DATE: 6/23/97
Environmental Compliance Consultants, Inc.	BY: J. RABIDEAU