

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

This is a:	New Submittal
BRRTS ID (no dashes):	0305176455
Comm # (no dashes):	54303159800
County:	Brown
Region:	Commerce
Site name:	Central Office
Street Address:	200 S Broadway
City:	Green Bay
Closure Date	2000-09-13
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	677146.25475654
Northing (Y):	451002.538420544
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

September 13, 2000

Green Bay Public Schools
Attn: Bruce Kitzman
P.O. Box 23387
Green Bay, WI 54303

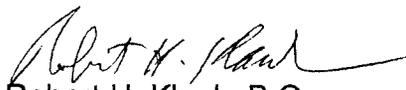
RE: **CASE CLOSURE Approved**
COMMERCE #54303-1598-00
Central Office – Public Schools, 200 S. Broadway, Green Bay, WI

Dear Mr. Kitzman:

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 April 3, 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 additional questions, please call the number listed below.

Sincerely,



Robert H. Klauk, P.G.
Hydrogeologist
Site Review Section
Bureau of PECFA
Phone 920-424-0046

cc. Peter A. Sandborg – Sigma Environmental Services, Inc.
File – pf\pecfa\543\54303\159800\Close2.doc

Petroleum contaminated soil remains on this property at the following locations: GP-1 (8'-12' bgs), GP-2 (8'-10' bgs), GP-4 (4'-6' bgs), GP-5 (4'-10' bgs), GP-7 (6'-8' bgs), and B-6 (6'-8' bgs). The locations of Geoprobos (GP) and soil borings (B) are depicted on Figure 2, which is attached and hereby made part of this restriction. The nature of the petroleum contamination is depicted in Table 1, which is attached and hereby made part of this restriction. An impermeable cap is the selected remedial action to address residual soil contamination on the property. Therefore, an impermeable cap or cover (i.e. concrete, asphalt) shall be maintained across the property where petroleum contaminated soil remains until: 1). The soil is actively remediated or removed or; 2). It can be shown that the soil has naturally degraded to levels shown to be protective of the environment and human health. If subsurface work is done in the contaminated areas, the contamination shall be properly treated or disposed of in accordance with 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 that 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 specific site 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.

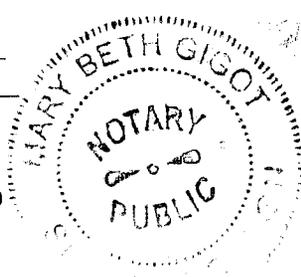
IN WITNESS THEREOF, the owner of the property has executed this document, this 26 day of JUNE, 2000.

By signing this document, Judy CRAIN, asserts that he/she is duly authorized to sign this document on behalf of the Green Bay Area Public School District.

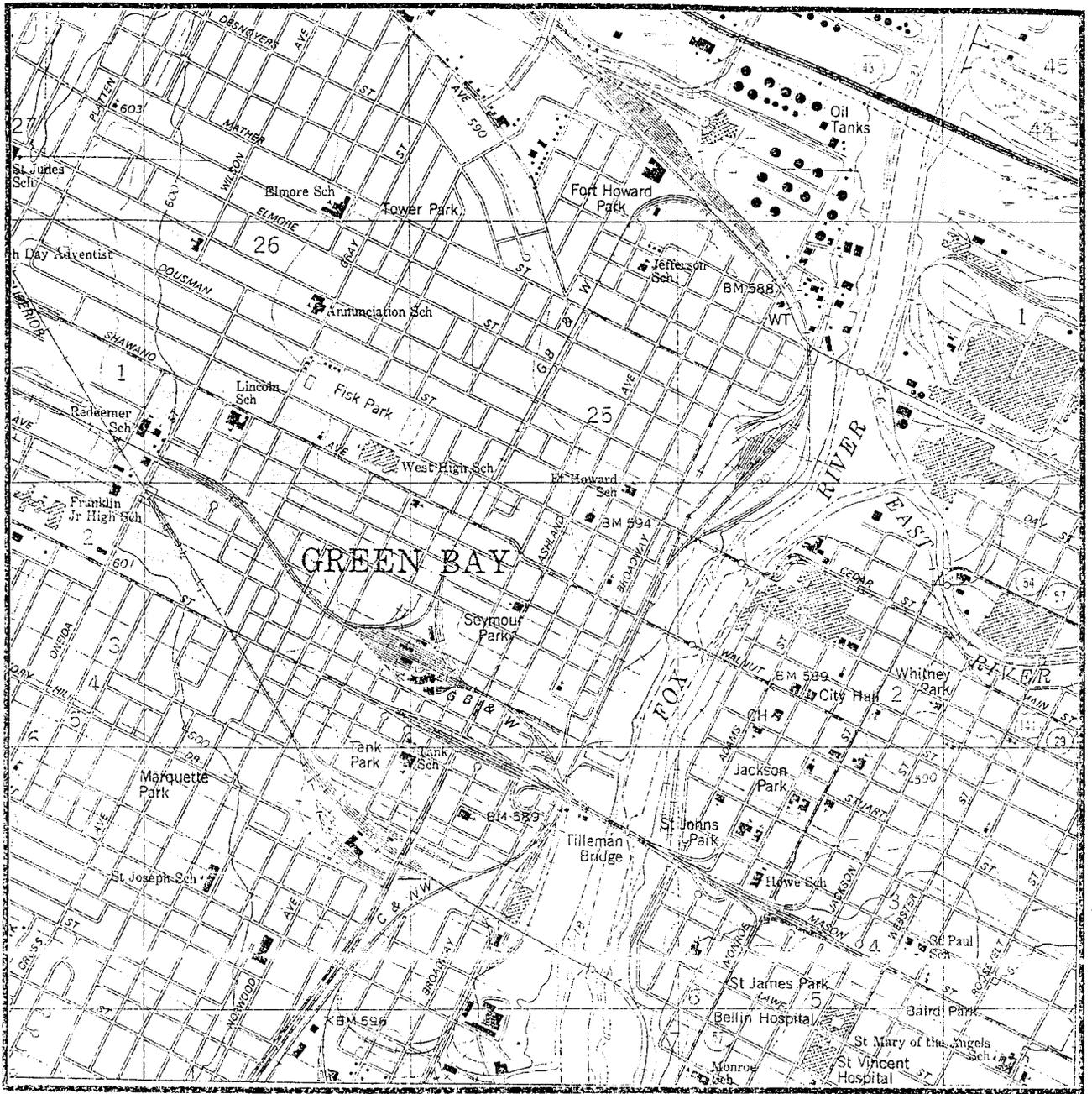
Signature: Judy CRAIN
Printed Name: JUDY CRAIN

Subscribed and sworn to before me this 26 day of JUNE, 192000

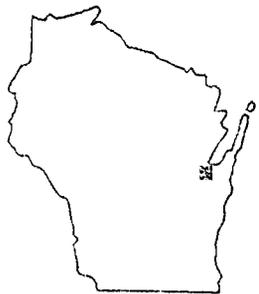
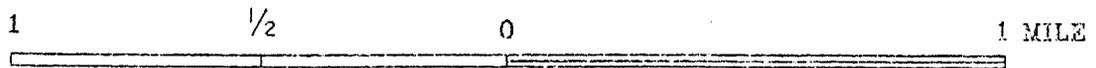
Mary Beth Gigot
Notary Public, State of WI Mary Beth Gigot
My commission 11/9/2003



This document was drafted by Sigma Environmental Services, Inc., based on comments from the Wisconsin Department of Commerce contained in Case Closure letter dated April 3, 2000. Drafted by Peter Sandborg, Sigma Environmental Services, Inc.



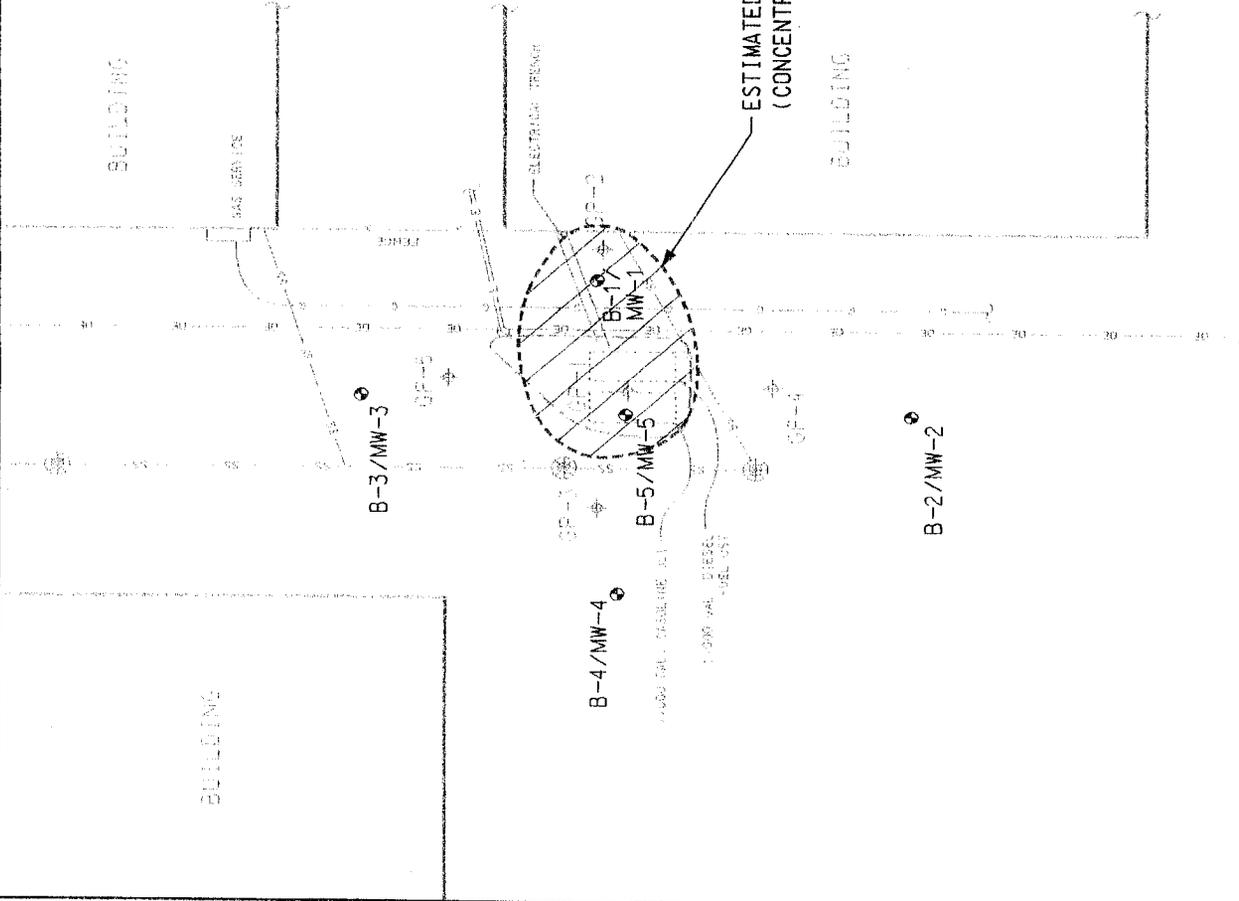
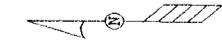
WESTERN END - PRIVATE CLAIMS 1 Sec.11 T.23N R.20E



WISCONSIN

ADAPTED FROM U.S.G.S. 7.5 MINUTE SERIES, GREEN BAY WEST, WISCONSIN QUADRANGLE DATED 1982

<p>GREEN BAY SCHOOLS - CENTRAL ADMINISTRATION BUILDING 200 S. BROADWAY STREET, GREEN BAY, WI</p>			<p>ENVIRONMENTAL SERVICES INC.</p>
DATE: 3-24-98	DR. BY: TMM	DR.# 4513-001	SCALE: SEE ABOVE
<p>SITE LOCATION MAP</p>			<p>FIGURE 1</p>



GROUNDWATER QUALITY RESULTS

	MW-1 2-8-99	MW-2 2-8-99	MW-3 2-8-99	MW-4 2-8-99	MW-5 2-8-99
BENZENE	<0.5	<0.5	<0.5	<0.5	<2.5
TOLUENE	<1.0	<1.0	<1.0	<1.0	<5.0
ETHYLBENZENE	<1.0	<1.0	<1.0	<1.0	5.15
TOTAL XYLENES	<1.0	<1.0	<1.0	<1.0	23.99
METHYL-TERT-BUTYL ETHER	104	<1.0	<1.0	<1.0	<5.0
TRIMETHYLBENZENES	<1.0	<1.0	<1.0	<1.0	235
n-BUTYLBENZENE	<1.0	<1.0	<1.0	<1.0	81.2
sec-BUTYLBENZENE	<1.0	<1.0	<1.0	<1.0	15.4
NAPHTHALENE	<1.0	<1.0	<1.0	<1.0	44.3
n-PROPYLBENZENE	<1.0	<1.0	<1.0	<1.0	12.3

ALL RESULTS ARE LISTED IN MICROGRAMS PER LITER (ug/L).
 = NR 140 EXCEEDANCE

LEGEND

- = MONITORING WELL LOCATION
- = GEOPROBE LOCATION
- = MANHOLE LOCATION
- = OVERHEAD ELECTRIC LINE
- = ELECTRIC LINE
- = SANITARY SEWER
- = GAS LINE
- = EXTENT OF FORMER UST EXCAVATION

ESTIMATED EXTENT OF IMPACTED GROUNDWATER
 (CONCENTRATION GREATER THAN DETECTION LIMIT)

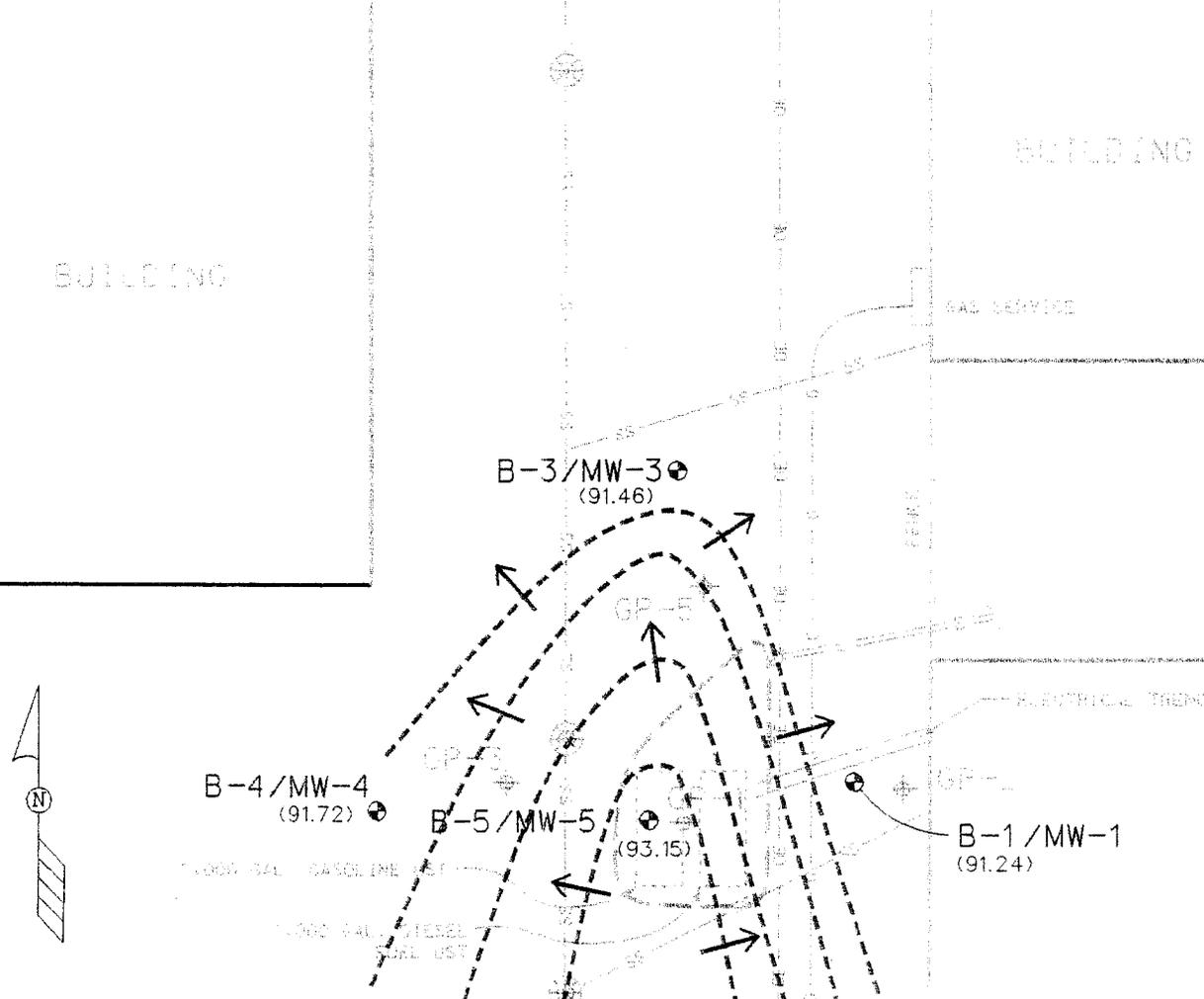
SIGMA
 ENVIRONMENTAL SERVICES INC.

GREEN BAY SCHOOLS - CENTRAL
 ADMINISTRATION BUILDING
 200 S. BROADWAY STREET, GREEN BAY, WI.

DATE: 10-8-99 DR. BY: BEB DR.# 4513-004 SCALE: 1" = 20'

GROUNDWATER QUALITY/ ESTIMATED
 EXTENT OF IMPACTS MAP

FIGURE 4



LEGEND

- = MONITORING WELL LOCATION
- = GEOPROBE LOCATION
- = MANHOLE LOCATION
- = OVERHEAD ELECTRIC LINE
- = ELECTRIC LINE
- = SANITARY SEWER
- = GAS LINE
- = EXTENT OF FORMER UST EXCAVATION
- = GROUNDWATER CONTOUR LINE. CONTOUR INTERVAL = 0.50'
- () = STATIC GROUNDWATER LEVEL (2-8-99)
- = GROUNDWATER FLOW DIRECTION

**GREEN BAY SCHOOLS - CENTRAL
ADMINISTRATION BUILDING**
200 S. BROADWAY STREET, GREEN BAY, WI.

DATE: 10-8-99	DR. BY: BEB	DR.# 4513-003	SCALE: 1" = 20'
GROUNDWATER CONTOUR MAP (2-8-99)			FIGURE 5



TABLE 4
GROUNDWATER LABORATORY ANALYTICAL RESULTS
GREEN BAY SCHOOLS
CENTRAL ADMINISTRATION BUILDING
200 SOUTH BROADWAY STREET
GREEN BAY, WISCONSIN

	Units	GP-1	GP-3	ES	PAL
Benzene	ug/L	<0.41	<0.41	5.0	0.5
Ethylbenzene	ug/L	0.71	<0.23	700	140
Methyl-tert-Butyl-Ether	ug/L	0.99	150	60	12
Toluene	ug/L	0.28	2.4	343	68.6
1,2,4-Trimethylbenzene	ug/L	22	<0.30	NS	NS
1,3,5-Trimethylbenzene	ug/L	1.1	<0.25	NS	NS
Total Xylenes	ug/L	5.1	<0.51	620	124

Key:

ES	=	WI Administrative Code Chapter NR 140 Enforcement Standard
PAL	=	WI Administrative Code Chapter NR 140 Preventive Action Limit
NS	=	No Established Standard
ND	=	Not Detected
ug/L	=	micrograms per liter

ded areas indicate an ES exceedance.

TABLE 4
Summary of Monitoring Well
Groundwater Analytical Results
Green Bay Area Public Schools
Central Administration Building
200 S. Broadway
Green Bay, WI

Location	MW-1	MW-2	MW-3	MW-4	MW-5	NR 140	NR 140
Date Collected	02/08/99	02/08/99	02/08/99	02/08/99	02/08/99	ES	PAL
GRO (ug/l)	68.7	<50	<50	<50	1690	NS	NS
VOCs							
Benzene	<0.5	<0.5	<0.5	<0.5	<2.5	5	1
Toluene	<1.0	<1.0	<1.0	<1.0	<5.0	343	69
Ethylbenzene	<1.0	<1.0	<1.0	<1.0	5.15	700	140
Xylenes	<1.0	<1.0	<1.0	<1.0	23.39	620	124
MTBE	104	<1.0	<1.0	<1.0	<5.0	60	12
Trimethylbenzenes	<1.0	<1.0	<1.0	<1.0	235	480	96
n-Butylbenzene	<1.0	<1.0	<1.0	<1.0	81.2	NS	NS
sec-Butylbenzene	<1.0	<1.0	<1.0	<1.0	15.4	NS	NS
Naphthalene	<1.0	<1.0	<1.0	<1.0	44.3	40	8
n-Propylbenzene	<1.0	<1.0	<1.0	<1.0	12.3	NS	NS
Biofeasibility Parameters							
Alkalinity (mg/l)	---	433	---	---	399	NS	NS
Nitrate (mg/l)	---	0.751	---	---	1.01	NS	NS
Sulfate (mg/l)	---	155	---	---	119	NS	NS
Total Organic Carbon (mg/l)	---	4.78	---	---	9.84	NS	NS
Manganese (mg/l)	---	0.983	---	---	0.448	NS	NS
Ferrous Iron* (mg/l)	0	0	0	0	0	NS	NS
Dissolved Oxygen (mg/l)	8.3	7.3	8.5	7.9	0.2	NS	NS
Redox Potential (mV)	138.4	118.6	119	110.4	89.6	NS	NS
Total Bacterial Plate Count (CFU/L)	---	1.24E+009	---	---	3.9E+008	NS	NS
Hydrocarbon Degradars (CFU/L)	---	180000	---	---	820000	NS	NS

Notes: Concentrations expressed in micrograms per liter ($\mu\text{g/l}$) unless noted

mg/l = milligrams per liter

GRO = Gasoline Range Organics

MTBE = Methyl Tertiary Butyl Ether

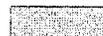
Trimethylbenzenes = Total 1,2,4- and 1,3,5-trimethylbenzenes

ES = Enforcement Standard

PAL = Preventive Action Limit

NS = No Standard has been established

--- = Not analyzed for this parameter

 = Concentration exceeds NR 140 Enforcement Standard

 = Concentration exceeds NR 140 Preventive Action Limit

mV = millivolts

* Ferrous Iron was measured in the field using a Hach kit.

CFU/ml = Colony forming units per milliliter