



September 16, 2002

Ms. Bonnie Davis
Bornemann Nursing Home
1853 Mill Street
Green Bay, WI 54302

RE: **Final Closure**

Commerce # 54302-3537-53 **WDNR BRRS # 03-05-305602**
Bornemann Nursing Home, 1853 Mill Street, Green Bay

One 1,000-gallon fuel oil UST (removed)

Dear Ms. Davis:

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'.

Robert H. Klauk, PG
Senior Hydrogeologist
Site Review Section

cc: James M. Rabideau – Bay Environmental Strategies, Inc.
Case File

1520686

The West 40 feet of Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), all in Block Three (3), according to the recorded Plat of Smith Brothers Garden Addition, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

AND

Parcel "A" of Vol. 3 Certified Survey Maps, Page 275; said map being part of the North Half (N $\frac{1}{2}$) of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Thirty-two (32), Township Twenty-four (24) North, Range Twenty-one (21) East, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

AND

The South Two Hundred Eleven and One Fourth (211.25) feet of the East One Hundred Seventy-three (173) feet of that part of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Thirty-two (32), Township Twenty-four (24) North, Range Twenty-one (21) East, lying West of the said Smith Brothers Garden Addition and North of the North line of Mills Street, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

AND

That part of the North Half (N $\frac{1}{2}$) of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Thirty-two (32), Township Twenty-four (24) North, Range Twenty-one (21) East, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of Lot 1, Block 3 of Smith Brothers Garden Addition and running thence North 89 deg. 59 min. 57 sec. West along the North line of Mills Street, a distance of 202.32 feet to the Northeast corner of Schober Street and Mills Street and the point of beginning of this description; thence North 0 deg. 03 min. 03 sec. East along the East line of said Schober Street, a distance of 211.25 feet; thence South 89 deg. 59 min. 57 sec. East, a distance of 29.32 feet; thence South 0 deg. 03 min. 03 sec. West, a distance of 211.25 feet to North line of Mills Street; thence North 89 deg. 59 min. 57 sec. West along said North line of Mills Street, a distance of 29.32 feet to the point of beginning; except part described in Jacket 3482 Records, Image 43.

Property Address: 226 Bornemann Street and 1853 Mills Street
Green Bay, WI 54302

Tax Parcel Number: 21-1222

AND

Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) except the Westerly Forty (W'y 40) feet thereof, all in Block Three (3), according to the recorded Plat of Smith Brothers Garden Addition, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, except part described in Jacket 3482 Records, Image 43.

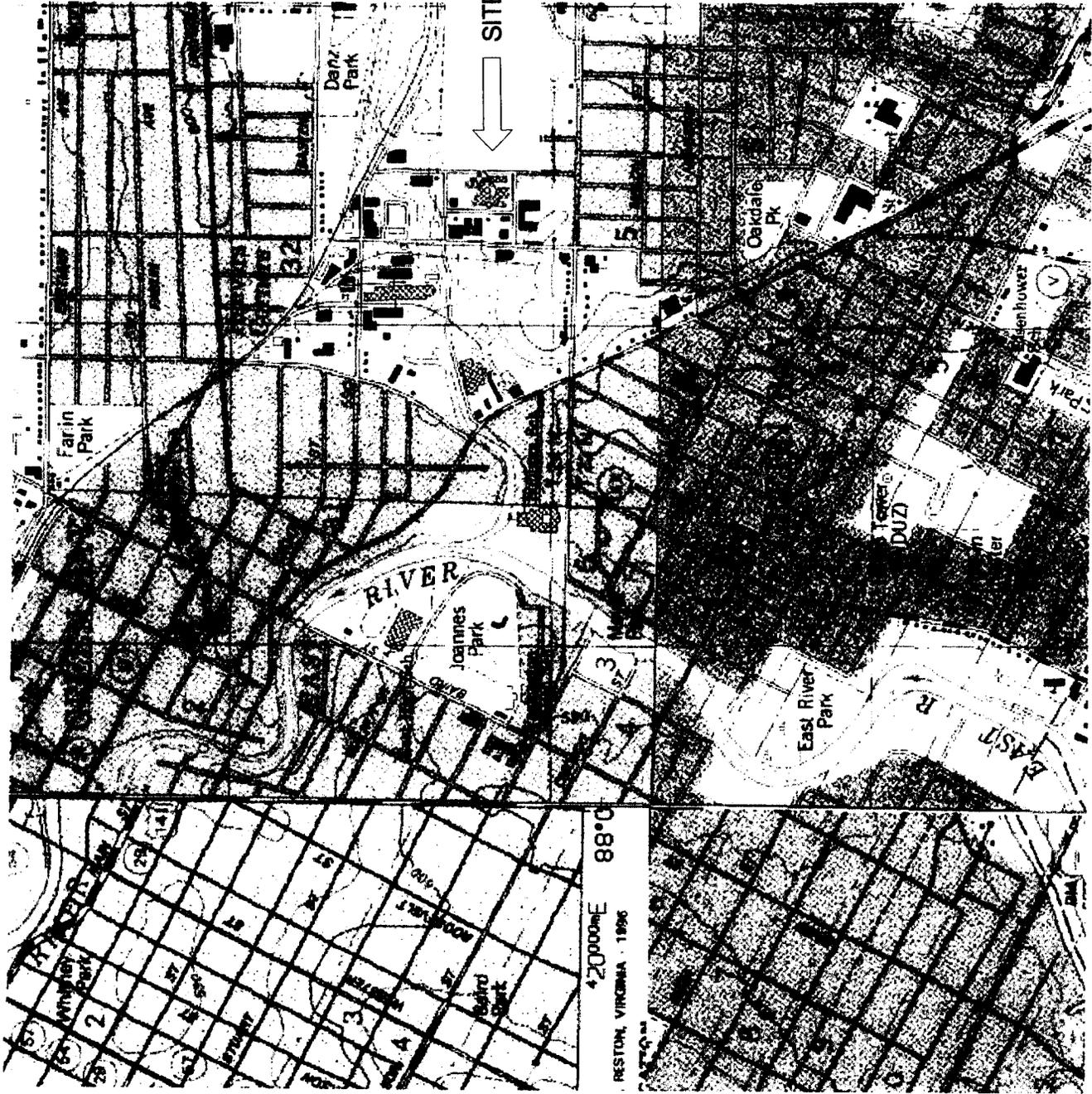
AND

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), all in Block Three (3), according to the recorded Plat of Smith Brothers Garden Addition, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, except part described in Jacket 17377 Records, Image 07.

Property Address: 226 Bornemann Street and 1853 Mills Street
Green Bay, WI 54302

Tax Parcel Number: 21-1222

EXHIBIT "A"



420000E 88°0
 RESTON, VIRGINIA 1996

SITE LOCATION



LEGEND



FIGURE 1
 Site Location Map

Bomermann Nursing Home
 Green Bay, Wisconsin

Scale: 1"=25,000' Date: April 19, 2002

Prepared By: Bay Environmental Strategies, Inc.

Bornemann Building

BORNEIMANN
STREET

BERGER STREET

MILLS STREET

Former
500-gal UST
Location



LEGEND

----- Property Boundaries/Edge of Road

FIGURE 2 Site Plot Plan

Bornemann Nursing Home
Green Bay, Wisconsin

Scale: 1"=60'

Date: July 25, 2002

Prepared By: Bay Environmental Strategies, Inc.

Existing Bornemann Building

Approximate Area of Excavated Soils

Former
500-gal UST
Location

Temporary Monitoring Well Location

Sidewalk

Mills Street

LEGEND

○ Monitoring Well Location



FIGURE 2
Monitoring Well Location

Bornemann Nursing Home
Green Bay, Wisconsin

Scale: 1"=20' Date: July 25, 2002

Prepared By: Bay Environmental Strategies, Inc.

Existing Bornemann Building

North 6'

Approximate Area of Contaminated Soils Removed

West 3.5'

West 6.5'

Former
500-gal UST

Temporary Well
Bottom 6' & 8.5'

South 5'

South 2'

SE Corner 5'

Sidewalk

East 6'

Mills Street

Approximate Area of Residual Contaminated Soils

LEGEND

● Soil Sample Location

--- Water Line



FIGURE 2
Extent of Residual Contamination

Bornemann Nursing Home
Green Bay, Wisconsin

Scale: 1"=20'

Date: April 19, 2002

Prepared By: Bay Environmental Strategies, Inc.

Bornemann Nursing Home

Soil Analytical Results

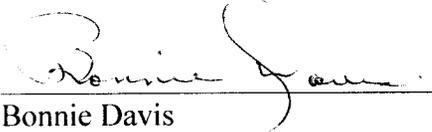
Sample ID	Location	Sample Depth (feet)	DRO (mg/kg)	GRO (mg/kg)	PVOCs (ug/kg)							
					MTBE	Benzene	Toluene	Ethylbenzene	m/p Xylene	o Xylene	1,3,5-TMB	1,2,4-TMB
SC	surrounding UST		18000	2000	<1300	<1400	<1400	8100	<3700	10,000	15,000	35,000
Bottom 8.5'	excavation bottom	8.5'	<2.2	na	<13	<14	<14	<13	<37	<20	<13	<25
Bottom 6'	beneath UST	6.0'	1400	na	<260	<280	<280	<830>	<790>	<1200>	2600	6500
South 2'	south wall	2.0'	<2.2	na	<13	<14	<14	<13	<37	<20	<13	<25
SE Corner 5'	southeast corner of excavation	5.0'	<2.2	na	<13	<14	<14	<13	<37	<20	<13	<25
South 5'	south wall	5.0'	780	76	<260	<280	<280	<250	<730	<410	<270	<490
West 3.5'	west wall	3.5'	<2.2	na	<13	<14	<14	<13	<37	<20	<33>	91
West 6.5'	west wall	6.5'	100	8.8	<13	<14	<14	<13	<37	<30>	<20>	<25>
East 6'	east wall	6.0'	<2.2	na	<13	<14	<14	<13	<37	<20	<13	<25
North 6'	north wall	6.0'	<2.2	na	<13	<14	<14	<13	<37	<20	<13	<25
Blank	trip blank		na	na	<13	<14	<14	<13	<37	<20	<13	<25
NR 720.09 GRCLS			250	250		5.5	1500	2900	4100			
NR 746 Table 1 Values						8500	38000	4600	42000		11000	83000
NR 746 Table 2 Values						1100						

Underline text: Contaminant concentration exceeding ch. NR 720.09 Generic Residual Contaminant Levels (GRCL)

Bold text: Contaminant levels exceeding ch. NR 746 Table 1 values for Indicators of Residual Petroleum Product in Soil Pores

Italic text: Contaminant levels exceeding ch. NR 746 Table 2 for Protection of Human Health from Direct Contact with Contaminated Soil (top 4 ft.)

I, Bonnie Davis, Administrator of Bornemann Nursing Home, believe the attached legal description is correct and accurate.

 *NHA* *8/14/02*

Bonnie Davis Date



COPY

August 13, 2002

Mr. Tom Giese, Right-of-Way Specialist
City of Green Bay Engineering
100 N. Jefferson Street
Green Bay, Wisconsin 54301

Re: Notification of Soil Contamination of the Mill Street Right of Way
Bornemann Nursing Home, 1853 Mill Street, Green Bay, Wisconsin
Commerce # 54302-3537-53 WDNR BRRTS #03-05-305602

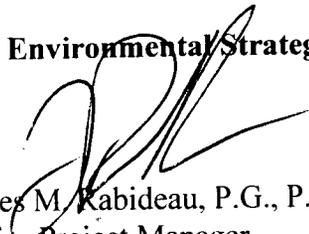
Dear Mr. Giese:

As part of final closure for the Bornemann Nursing Home site, the Wisconsin Department of Commerce is requiring that the City of Green Bay, control authority of Mill Street, Green Bay, be notified that petroleum-related soil contamination is present beneath the street right-of-way, per *Wis. Adm. Code* NR 724. The contamination was the result of leakage/spillage from one underground storage tank systems containing fuel oil, formerly associated with the above-mentioned property.

If you have any questions or concerns about this letter, please feel free to call me at (920) 433-9311.

Sincerely,

Bay Environmental Strategies, Inc.



James M. Kabideau, P.G., P.S.S.
Senior Project Manager

cc: Ms. Bonnie Davis, Bornemann Nursing Home
Mr. Robert Klauk, Wisconsin Department of Commerce