

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TTY 920-492-5912

October 30, 2000

City of Sturgeon Bay
Attn: Jay Krauss
PO Box 47
Sturgeon Bay, WI 54235

SUBJECT: Final Site Closure for Maritime Museum; Sturgeon Bay, WI
WDNR BRRTS #02-15-000579

Dear Mr. Krauss:

The Department has received a copy of the completed groundwater use restriction for the above referenced site and proof of filing this record with the Door County Register of Deeds. Based on the investigative and remedial documentation provided to the Department, it appears that the soil and groundwater contamination at the above named site has been remediated to the extent practicable under current site conditions. Therefore, conditional closure of this site has been granted and no further action is necessary at this time. In the future, this groundwater use restriction may be amended with approval from the Department if conditions change at the site and the residual contamination has been remediated.

If you have any additional relevant information concerning this matter which was not formerly provided to the Department, you should submit this information to the Department for reevaluation.

The Department's records will reflect final "closure." If you have any questions regarding this determination, please contact me in Green Bay at (920) 492-5798.

Sincerely,

Kathy Erdmann
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: OMNI Associates; One Systems Drive; Appleton, WI 54914-1654

THIS INDENTURE, made by The Ahnapee and Western Railway Company, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin; of Brown County, Wisconsin, Grantor, hereby conveys and warrants to the City of Sturgeon Bay, Wisconsin, Grantees, for the sum of Eighteen Thousand Dollars (\$18,000), the following tract of land in Door County and State of Wisconsin:

"A parcel of land being a part of Lots 1, 2, 3, and 4, in block 9, Harris Addition to the plat of Bay View in the City of Sturgeon Bay, Door County as more particularly described as follows: Commencing at the intersection of a line which is (24') twenty-four feet easterly of and concentric to the centerline of The Ahnapee and Western Railway Company main track and the southerly line of S. T. H. #57 through Block 9, thence southeasterly approx. 335' along said line to the intersection of this line and the northerly line of the alley between Block 8 and Block 9 of Harris Addition, thence easterly approx. (120') one hundred and twenty feet along said northerly line to an intersection of this line and a line which is (24') twenty-four feet from and concentric to the centerline of the spur track serving Brandies Grain Elevator; thence northeasterly along this line to harbor line as established, thence northwesterly along said harbor line to southerly line of S. T. H. #57; thence southwesterly along southerly line of S. T. H. #57 to place of beginning, excepting therefrom prior easements to public utilities."

The Grantees hereby agree that the property herein conveyed will not be used or allowed to be used for purposes in competition with Grantors' Railroad.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by V. M. Bushman, its President, and countersigned by C. F. Albert, its Secretary, at Green Bay, Wisconsin and its corporate seal to be hereto affixed this 17th day of May, A. D., 1955.

In Presence Of:

Luc Anne Peebles
Ernest [Signature]

THE AHNAPÉE AND WESTERN RAILWAY COMPANY

By [Signature]
V. M. Bushman, President
By [Signature]
C. F. Albert, Secretary

westerly along southerly line of S. T. H. #57 to place of beginning.



607797

VOL 738 PAGE 792

Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: A parcel of land being a part of Lots 1,2,3, and 4, in block 9, Harris Addition to the plat of Bay View in the City of Sturgeon Bay, Door County as more particularly described as follows: Commencing at the intersection of a line which is (24') twenty-four feet easterly of and concentric to the centerline of The Ahnapee and Western Railway Company main track and the southerly line of S. T. H. #57 through Block 9, thence southeasterly approx. 335' along said line to the intersection of this line and the northerly line of the alley between Block 8 and Block 9 of Harris Addition, thence easterly approx. (120') one hundred and twenty feet along said northerly line to an intersection of this line and a line which is (24') twenty-four feet from and concentric to the centerline of the spur track serving Brandies Grain Elevator; thence northeasterly along this line to harbor line as established, thence northwesterly along said harbor line to southerly line of S. T. H. #57; thence southwesterly along southerly line of S. T. H. #57 to place of beginning, excepting therefrom prior easements to public utilities.

RECEIVED FOR RECORD
REGISTER OF DEEDS
DOOR COUNTY

00 OCT 18 PM 2 03

Marilyn Jaden

16.00
pd.

Tract Indexed

Recording Area

City of Sturgeon Bay
PO Box 47
Sturgeon Bay 54235

281-24-15090101A

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF DOOR)

WHEREAS, the City of Sturgeon Bay is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum-contaminated groundwater above ch. NR 140, Wis. Adm. Code enforcement standards existed on this property at the following location(s) on the following date(s): On February 12, 1999 in temporary well 1, Benzo(a)pyrene was detected at 0.6 parts per billion (ppb) and Benzo(k)flouranthene was detected at 0.45 ppb. Location of temporary well 1 is provided on Figure 2A attached and made part of this restriction.



WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

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 limitation and 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 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.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to

a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, John C. Krupp, City Clerk asserts that he/she is duly authorized to sign ~~this~~ document on behalf of the City of Sturgeon Bay.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 17th day of October, 2000.

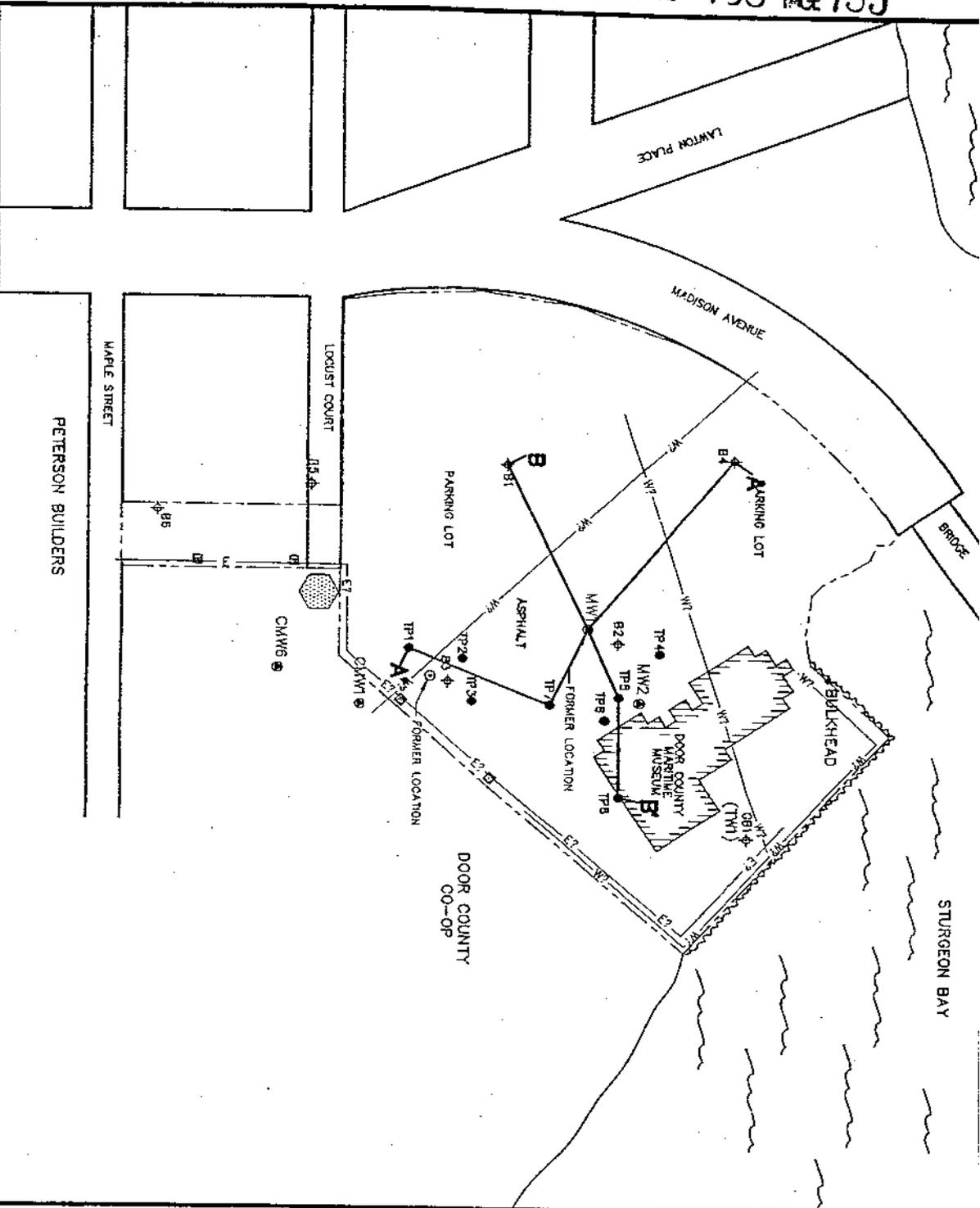
Signature: Mary Lou Allen

Printed Name: Mary Lou Allen

Subscribed and sworn to before me
this 17th day of October, 2000.

Notary Public, State of Wisconsin
My commission expires Nov. 26, 2000

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Omni Associates.



LEGEND

- MW2 ● OMANI Well Location and I.D. No.
- CMW1 ● Co-op Monitoring Well and I.D. No.
- ⊙ Former Sump Location
- BI ◆ Soil Boring Location and I.D. No.
- A-A' Cross-Section
- ⊕ GBT Geoprobe Soil Boring Location
- TW1 Temporary Well Location and I.D. No.
- ////// Building Face
- TP1 ● Test Pile Location and I.D. No.
- - - - - Approximate Property Line
- ⬢ Propane Tank Storage
- ⬢ Pod-Mounted Electrical Transformer
- Edge of Road
- ~ Steel Bulkhead
- - - - - Electrical Line (Estimated Location)
- - - - - Water Main (Estimated Location)

FIGURE 2A
SITE DETAIL MAP

MARITIME MUSEUM
STURGEON BAY, WISCONSIN

OMNI
CONSULTANTS

PROJECT: N1041444
CAD FILE: N1041444
DRAWN: OLD
DATE: 10/23/88
LEVEL: 3

ONE SYSTEMS DRIVE APPLETON, WI 54914-1654
PHONE: (920) 735-8900 FAX: (920) 830-8100

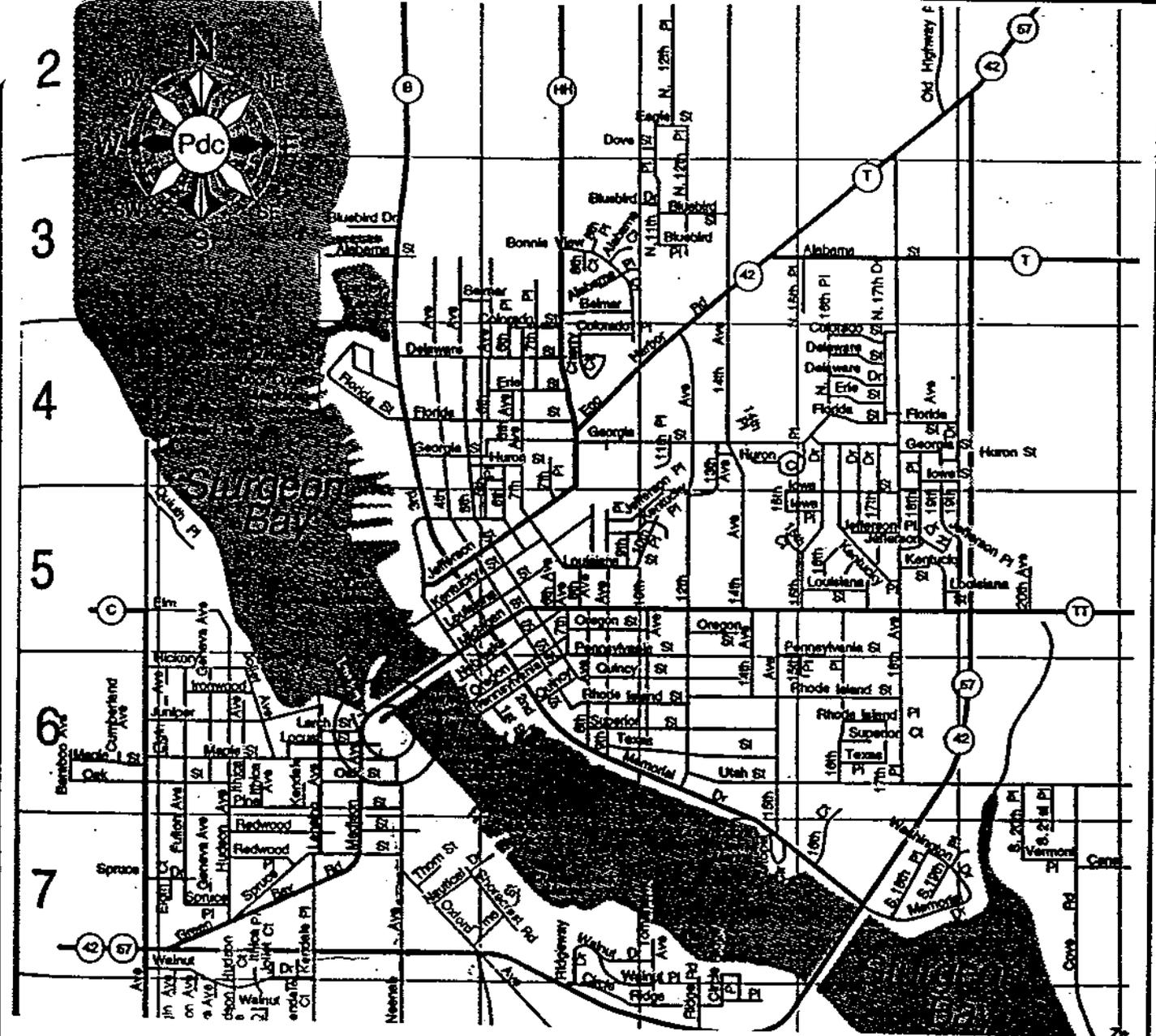


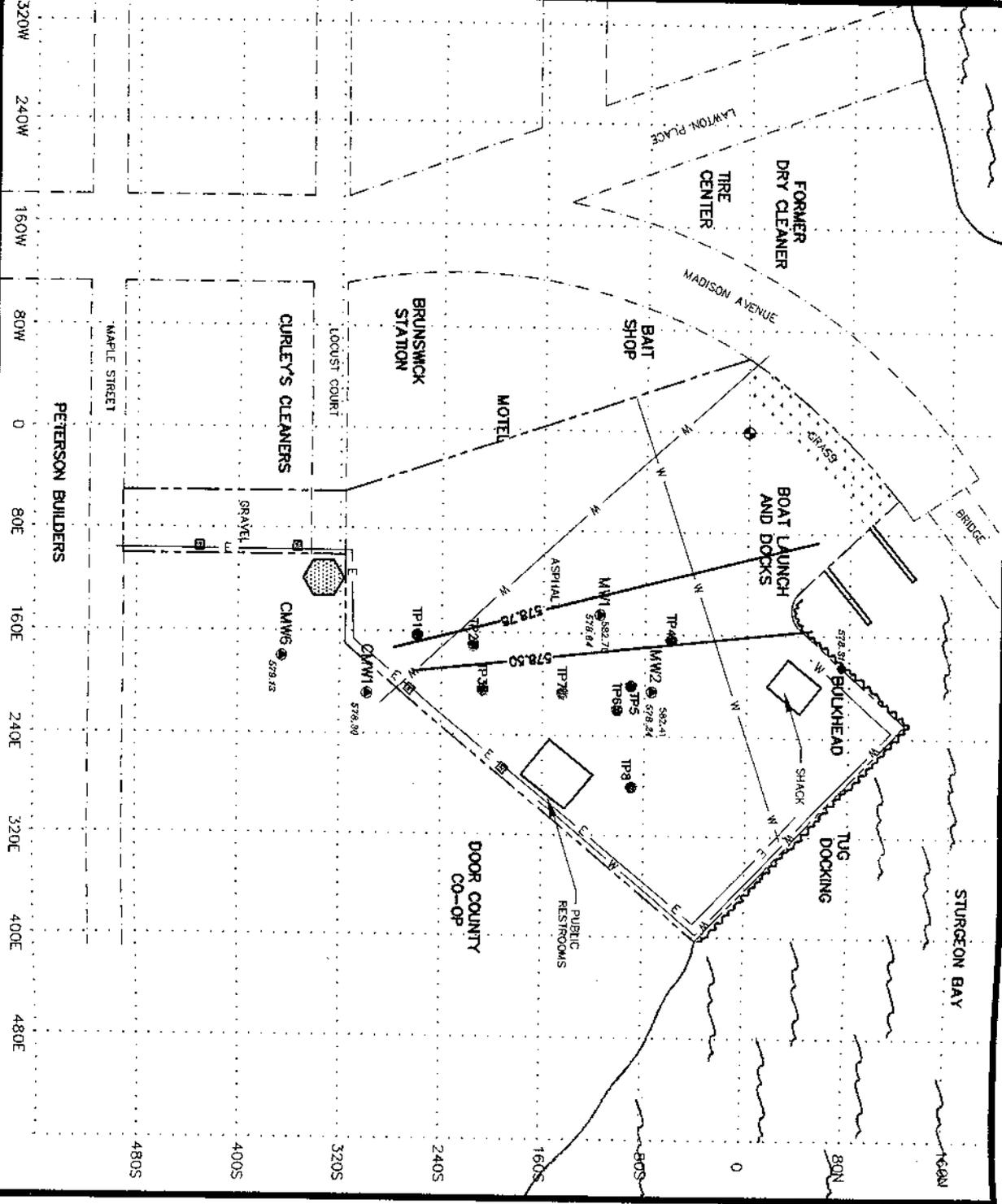
FIGURE 1A
SITE LOCATION MAP

MARITIME MUSEUM
STURGEON BAY, WISCONSIN



PROJECT :	N1041A94
CAD FILE :	SITE-LOC
DRAWN :	MKM
REVIEWED :	
DATE :	6/1/98

ONE SYSTEMS DRIVE APPLETON, WI 54914-1654
PHONE : (920) 735-6900 FAX : (920) 830-6100



LOCAL GRID NORTH
N

LEGEND:

- MW1 ● OMNI WELL LOCATION AND I.D. NO.
- CMW1 ● CO-OP MONITORING WELL AND I.D.
- MW1 ● 582.76 SURFACE ELEVATION AT WELL
- 578.84 GROUNDWATER ELEVATION AT WELL
- 578.50 — GROUNDWATER CONTOUR LINE (0.25' CONTOUR INTERVAL)
- TP1 ● TEST PIT LOCATION AND I.D. NO.
- PROPERTY LINE
- ▢ PROPANE TANK STORAGE
- ▢ PAD-MOUNTED ELECTRICAL TRANSFORMER
- EDGE OF ROAD
- ~ STEEL BULK-HEAD
- E — ESTIMATED ELECTRICAL LINE
- W — ESTIMATED WATER MAIN
- 80S. . . . GRID LINE (80' INTERVAL)

FIGURE 5
GROUNDWATER ELEVATION
CONTOUR MAP (5/4/95)

PROPOSED MARITIME MUSEUM LOCATI
STURGEON BAY, WISCONSIN



PROJECT : M104
CAD FILE: N104132
DRAWN : SP/DJD
DATE : 7/9/95
LEVEL :

ONE SYSTEMS DRIVE APPLETON, WI 54914-1654
PHONE : (414) 755-6900 FAX : (414) 830-6100

TABLE 1
SUMMARY OF LABORATORY ANALYSIS
GROUNDWATER SAMPLES - HISTORICAL

Page 1 of 4

PARAMETER	ES	PAL	MWI				
SAMPLE DATE	-	-	5/4/95	7/15/96	11/18/96	6/27/97	5/21/98
DETECTED VOCs / PVOCS (µg/L)							
BENZENE	5	0.5	ND	ND	ND	NS	
CHLOROBENZENE	-	-	ND	NA	NA	NS	
1,4-DICHLOROBENZENE	75	15	ND	NA	NA	NS	
ETHYLBENZENE	700	140	ND	ND	ND	NS	
METHYLENE CHLORIDE	150	15	1.7	NA	NA	NS	
MTBE	60	12	ND	12	5.6	NS	
NAPHTHALENE	40	8	ND	ND	NA	NS	
TOLUENE	343	68.6	ND	ND	ND	NS	
1,2,4-TRIMETHYLBENZENE	480	96	ND	ND	ND	NS	
1,3,5-TRIMETHYLBENZENE	combined	combined	ND	ND	ND	NS	
m,p-XYLENE	620	124	ND	ND	ND	NS	
o-XYLENE	(combined)	(combined)	ND	ND	ND	NS	
DETECTED PAHs							
ACENAPHTHENE	-	-	NA	ND	ND	NS	
ANTHRACENE	3000	600	NA	ND	ND	NS	
BENZO(A)PYRENE	0.2	0.02	NA	1.4	ND	NS	
BENZO(B)FLUORANTHENE	0.2	0.02	NA	1.2	ND	NS	
BENZO(K)FLUORANTHENE	-	-	NA	ND	ND	NS	
BENZO(G,H,I)PERYLENE	-	-	NA	0.52	ND	NS	
FLUORANTHENE	400	80	NA	1.1	ND	NS	
FLUORENE	-	-	NA	ND	ND	NS	
INDENO(1,2,3-CD)PYRENE	-	-	NA	0.86	ND	NS	
1-METHYLNAPHTHALENE	-	-	NA	ND	ND	NS	
NAPHTHALENE	40	8	NA	ND	ND	NS	
PHENANTHRENE	-	-	NA	0.28	ND	NS	
PYRENE	250	50	NA	1.2	ND	NS	
DIESEL RANGE ORGANICS (µg/L)	-	-	319	NA	NA	NS	

REMOVED DURING CONSTRUCTION

ES = enforcement standard

PAL = preventive action limit

ND = not detected

NA = not analyzed

NS = not sampled

= these results should be viewed as suspect due to methylene chloride detection in the method blanks

☐ = sample concentrations detected above the preventive action limit

TABLE 1
SUMMARY OF LABORATORY ANALYSIS
GROUNDWATER SAMPLES - HISTORICAL

Page 2 of 4

PARAMETER	ES	PAL	MW2					
SAMPLE DATE	-	-	5/4/95	7/15/96	11/18/96	6/27/97	5/21/98	2/12/99
DETECTED VOCs / PVOCS (µg/L)								
BENZENE	5	0.5	ND	NS	34	5.8	1.4	ND
CHLOROBENZENE	-	-	72	NS	NA	NA	110	NA
1,4-DICHLOROBENZENE	75	15	399	NS	NA	6.0	6.0	NA
ETHYLBENZENE	700	140	ND	NS	ND	ND	ND	ND
METHYLENE CHLORIDE	150	15	31	NS	NA	NA	ND	NA
MTBE	60	12	ND	NS	ND	ND	0.37	0.42
NAPHTHALENE	40	8	10	NS	NA	NA	ND	NA
TOLUENE	343	68.6	ND	NS	ND	ND	ND	ND
1,2,4-TRIMETHYLBENZENE	480	96	25	NS	ND	ND	ND	ND
1,3,5-TRIMETHYLBENZENE	combined	combined	ND	NS	ND	ND	ND	ND
m,p-XYLENE	620	124	26	NS	ND	ND	ND	ND
o-XYLENE	(combined)	(combined)	11	NS	ND	ND	ND	ND
DETECTED PAHs								
ACENAPHTHENE	-	-	NA	NS	NA	2.8	0.7	1.02
ANTHRACENE	3000	600	NA	NS	NA	0.29	0.15	0.12
BENZO(A)ANTHRACENE	-	-	NA	NS	NA	ND	0.21	ND
BENZO(A)PYRENE	0.2	0.02	NA	NS	NA	ND	0.3	ND
BENZO(B)FLUORANTHENE	0.2	0.02	NA	NS	NA	ND	0.29	ND
BENZO(K)FLUORANTHENE	-	-	NA	NS	NA	ND	0.11	0.09
BENZO(G,H,I)PERYLENE	-	-	NA	NS	NA	ND	ND	ND
FLUORANTHENE	400	80	NA	NS	NA	0.69	1	ND
FLUORENE	-	-	NA	NS	NA	1.2	0.18	0.54
INDENO(1,2,3-CD)PYRENE	-	-	NA	NS	NA	ND	ND	ND
1-METHYLNAPHTHALENE	-	-	NA	NS	NA	4.2	0.17	0.24
2-METHYLNAPHTHALENE	-	-	NA	NS	NA	ND	ND	0.1
NAPHTHALENE	40	8	NA	NS	NA	ND	0.32	0.37
PHENANTHRENE	-	-	NA	NS	NA	1.1	0.29	0.28
PYRENE	250	50	NA	NS	NA	0.39	0.37	1.1
DIESEL RANGE ORGANICS (µg/L)	-	-	1200	NS	NA	NA	NA	NA

ES = enforcement standard

PAL = preventive action limit

ND = not detected

NA = not analyzed

NS = not sampled

☐ = these results should be viewed as suspect due to methylene chloride detection in the method blanks

☐ = sample concentrations detected above the preventive action limit

TABLE 1
SUMMARY OF LABORATORY ANALYSIS
GROUNDWATER SAMPLES - HISTORICAL

Page 3 of 4

PARAMETER	ES	PAL	SUMP						
			SAMPLE DATE	-	-	5/4/95	7/15/96	11/18/96	6/27/97
DETECTED VOCs / PVOCs (µg/L)									
BENZENE	5	0.5	THE SUMP WAS NOT INSTALLED ON THIS EVENT.	ND	ND	NS	REMOVED DURING CONSTRUCTION		
CHLOROBENZENE	-	-		NA	NA	NS			
1,4-DICHLOROBENZENE	75	15		NA	NA	NS			
ETHYLBENZENE	700	140		ND	ND	NS			
METHYLENE CHLORIDE	150	15		NA	NA	NS			
MTBE	60	12		ND	ND	NS			
NAPHTHALENE	40	8		ND	NA	NS			
TOLUENE	343	68.6		ND	ND	NS			
1,2,4-TRIMETHYLBENZENE	480	96		ND	ND	NS			
1,3,5-TRIMETHYLBENZENE	combined	combined		ND	ND	NS			
m,p-XYLENE	620	124		ND	ND	NS			
o-XYLENE	(combined)	(combined)		ND	ND	NS			
DETECTED PAHs									
ACENAPHTHENE	-	-		ND	NA	NS			
ANTHRACENE	3000	600	ND	NA	NS				
BENZO(A)PYRENE	0.2	0.02	ND	NA	NS				
BENZO(B)FLUORANTHENE	0.2	0.02	ND	NA	NS				
BENZP(K)FLUORANTHENE	-	-	ND	NA	NS				
BENZO(G,H,I)PERYLENE	-	-	ND	NA	NS				
FLUORANTHENE	400	80	0.32	NA	NS				
FLUORENE	-	-	ND	NA	NS				
INDENO(1,2,3-CD)PYRENE	-	-	ND	NA	NS				
1-METHYLNAPHTHALENE	-	-	ND	NA	NS				
NAPHTHALENE	40	8	ND	NA	NS				
PHENANTHRENE	-	-	0.20	NA	NS				
PYRENE	250	50	ND	NA	NS				
DIESEL RANGE ORGANICS (µg/L)	-	-	NA	NA	NS				

ES = enforcement standard
 PAL = preventive action limit
 ND = not detected
 NA = not analyzed
 NS = not sampled

= these results should be viewed as suspect due to methylene chloride detection in the method blanks

Note: The sump is being monitored to assess the effectiveness of the remedial efforts. The ES and PAL are shown for comparative purposes only the sump is not constructed in a manner which allows it to be used as an NR 140 point of enforcement.

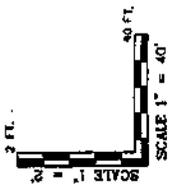
TABLE 1
SUMMARY OF LABORATORY ANALYSIS
GROUNDWATER SAMPLES - HISTORICAL

Page 4 of 4

PARAMETER	ES	PAL	TW1
SAMPLE DATE	-	-	2/12/99
DETECTED VOCs / PVOCS (µg/L)			
BENZENE	5	0.5	ND
CHLOROBENZENE	-	-	ND
1,4-DICHLOROBENZENE	75	15	ND
ETHYLBENZENE	700	140	ND
⊖ METHYLENE CHLORIDE	150	15	ND
MTBE	60	12	ND
NAPHTHALENE	40	8	ND
TOLUENE	343	68.6	4.5
1,2,4-TRIMETHYLBENZENE	480	96	ND
1,3,5-TRIMETHYLBENZENE	combined	combined	ND
m,p-XYLENE	620	124	ND
o-XYLENE	(combined)	(combined)	ND
DETECTED PAHs			
ACENAPHTHENE	-	-	1.1
ANTHRACENE	3000	600	0.17
BENZO(A)ANTHRACENE	-	-	0.32
BENZO(A)PYRENE	0.2	0.02	0.6 †
BENZO(B)FLUORANTHENE	0.2	0.02	0.45 †
BENZO(K)FLUORANTHENE	-	-	0.13
BENZO(G,H,I)PERYLENE	-	-	0.68
FLUORANTHENE	400	80	ND
FLUORENE	-	-	ND
INDENO(1,2,3-CD)PYRENE	-	-	ND
1-METHYLNAPHTHALENE	-	-	0.62
2-METHYLNAPHTHALENE	-	-	0.54
NAPHTHALENE	40	8	ND
PHENANTHRENE	-	-	0.41
PYRENE	250	50	0.88
DIESEL RANGE ORGANICS (µg/L)	-	-	NA

ES = enforcement standard
PAL = preventive action limit
ND = not detected
NA = not analyzed

† = Temporary wells are not constructed in a manner which will allow them to be used as NR 140 points of enforcement. The ES and PAL are shown for comparative purposes only.



LEGEND:

-  ASPHALT
-  SAND AND GRAVEL FILL
-  SAND
-  DEBRIS
-  GRAVEL
-  ? ESTIMATED

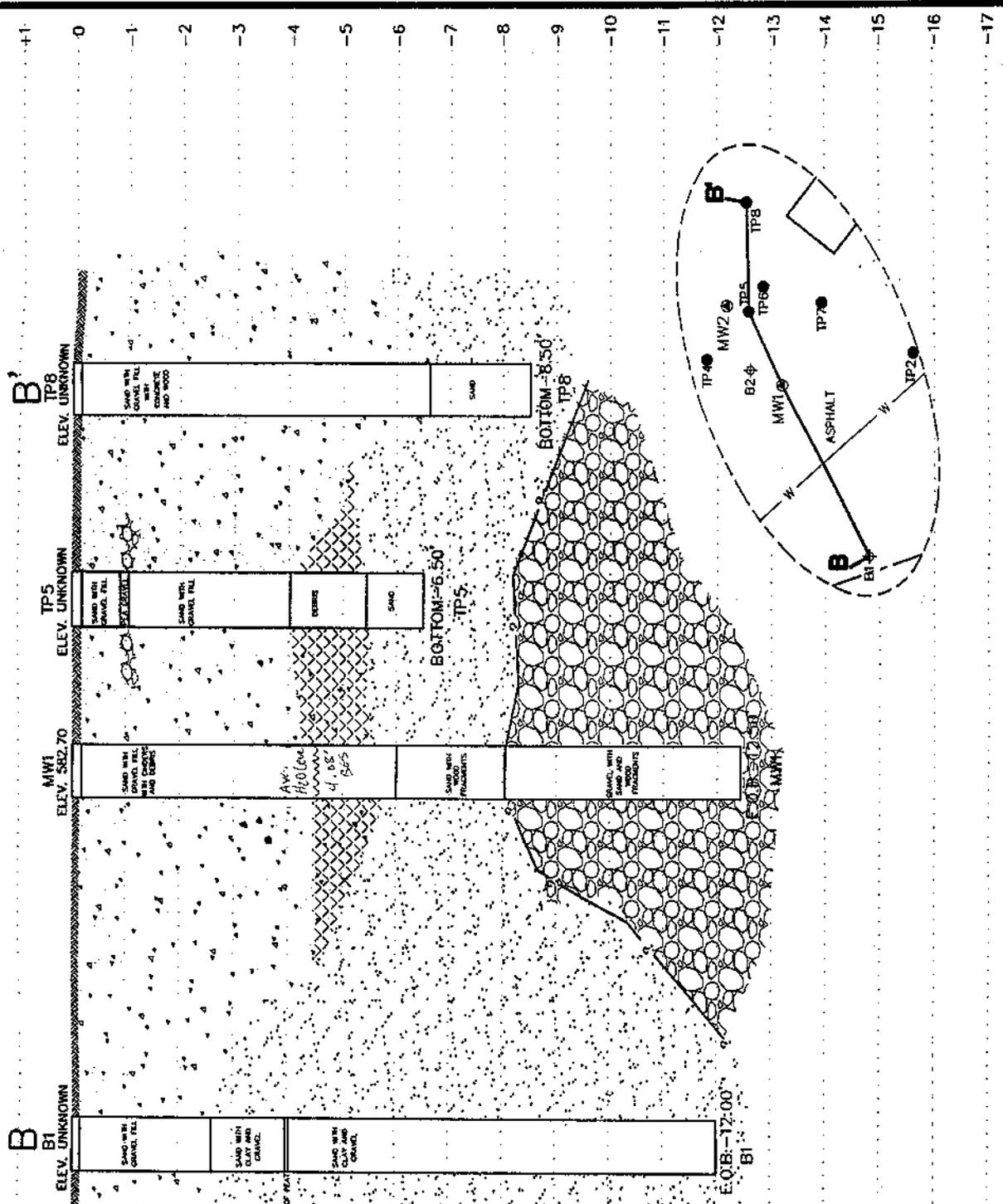
FIGURE 4B
DIAGRAMMATIC CROSS-SECTION
OF STRATIGRAPHY FROM B TO B'

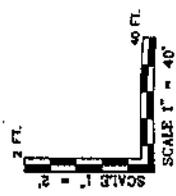
MARITIME MUSEUM
 STURGEON BAY, WISCONSIN

PROJECT : N1041A94
 CAD FILE: N1041A4.DWG
 DRAWN : DLD
 REVIEWED :
 DATE : 7/17/95



ONE SYSTEMS DRIVE APPLETON, WI 54914-1654
 PHONE : (920) 735-6900 FAX : (920) 830-6100





LEGEND:

- ASPHALT
- SAND AND GRAVEL FILL
- CLAY
- SAND
- DEBRIS
- GRAVEL
- ? — ESTIMATED

FIGURE 4A
DIAGRAMMATIC CROSS-SECTION
OF STRATIGRAPHY FROM A TO A'

MARITIME MUSEUM
 STURGEON BAY, WISCONSIN

PROJECT : N1041A94
 CAD FILE: N1041A3.DWG
 DRAWN : DLD
 REVIEWED :
 DATE : 7/17/95

Omni
 ASSOCIATES

ONE SYSTEMS DRIVE APPLETON, WI 54914-1654
 PHONE : (920) 735-6900 FAX : (920) 830-8100

