

GIS REGISTRY INFORMATION

SITE NAME:	Harbor Lights Lodge			FID #	
BRRTS #:	02-31-297388			(if appropriate):	
COMMERCE # (if appropriate):	54216-1423-11				
CLOSURE DATE:	12/22/03				
STREET ADDRESS:	211 Milwaukee St				
CITY:	Kewaunee				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	718574		Y =	446100
CONTAMINATED MEDIA:	Groundwater		Soil	Both	x
OFF-SOURCE GW CONTAMINATION >ES:	Yes		No		x
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes		No		x
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	x	No		
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					x
Copy of most recent deed, including legal description, for all affected properties					x
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					x
County Parcel ID number, if used for county, for all affected properties					na
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.					x
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.					x
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					x
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					x
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.					x
GW: Table of water level elevations, with sampling dates, and free product noted if present					x
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					x
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					x
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					na
RP certified statement that legal descriptions are complete and accurate					x
Copies of off-source notification letters (if applicable)					na
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					x
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					na



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>
Jim Doyle, Governor
Cory L. Nettles, Secretary

January 6, 2004

Mr. Marvin Degeneffe
Harbor Lights Lodge
211 Milwaukee Street
Kewaunee, WI 54126-1423

RE: **Final Closure**

Commerce # 54216-1423-11 **WDNR BRRTS # 02-31-297388**
Harbor Lights Lodge, 211 Milwaukee Street, Kewaunee

Dear Mr. Degeneffe:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure for the site referenced above. This case 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 soil and groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

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 horizontal line.

Robert H. Klauk, PG
Hydrogeologist
Site Review Section

cc: James D. Nuthals – Envirogen, Inc.
Case File



December 22, 2003

Mr. Marvin Degeneffe
Harbor Lights Lodge
211 Milwaukee Street
Kewaunee, WI 54126-1423

RE: **Conditional Case Closure**

Commerce # 54216-1423-11 **WDNR BRRTS # 02-31-297388**
Harbor Lights Lodge, 211 Milwaukee Street, Kewaunee

Dear Mr. Degeneffe:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by Envirogen, Inc. for the site referenced above. It is understood that residual soil and groundwater contamination remain on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- Documentation of the abandonment (WDNR Abandonment Form 3300-5B) of monitoring wells MW-1 through MW-3.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

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
Hydrogeologist
Site Review Section

cc: Kris Baran - Envirogen, Inc.
Case File

313369

VOL 234 RECORDS PAGE 41
RECEIVED FOR RECORD

1988 AUG -2 AM 11: 34

Alice M. Fleaherty
REGISTER OF DEEDS
KEWAUNEE COUNTY, WIS

This indenture, Made this 29th day of July
A. D. 19 88, between City of Kewaunee, a municipal corporation
City of Kewaunee, a municipal corporation, a Corporation duly organized and existing under and by
virtue of the laws of the State of Wisconsin, located at Kewaunee,
Wisconsin, party of the first part, and
Harbor View Associates, Inc.

part Y of the second part.
Witnesseth, That the said party of the first part, for and in consideration of the sum
of One Dollar (\$1.00) and other valuable consideration
to it paid by the said part Y of the second part, the receipt whereof is hereby confessed and
acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and con-
firmed, and by these presents does give, grant, bargain, sell, remise, alien, convey, and confirm unto
the said part Y of the second part, ITS SUCCESSORS, HEIR and assigns forever, the following described real estate, situated in
the County of Kewaunee State of Wisconsin, to-wit:

A tract of land in Block 38 of the Original City Plat of the City of Kewaunee,
Wisconsin, described as follows:
Commencing at the Southwest corner of said Block 38, which is marked by an existing
iron pipe and is the point of real beginning: thence North 88°19'40" East along the
South line of said Block 38 64.69 feet to the West line of Highway 42; thence North
14°40'15" West along the said line 59.80 feet; thence South 84°11'15" West 51.34 feet
to the East line of Dodge Street; thence South 1°38'30" East along the East line of
Dodge Street 54.56 feet to the point of real beginning.
SUBJECT TO all easements, restrictions, reservations and highway matters of record.
TRANSFER TAX EXEMPT - Section 77.25 (2)
RENTAL WEATHERIZATION CODE EXCLUSION W-7

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the
estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or
expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto the said party
of the second part, and to its successors HEIR and assigns FOREVER.

And the said City of Kewaunee
party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said part Y of the
second part, its successors and assigns, that at the time of the enrolling and delivery of these presents it is well
seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple,
and that the same are free and clear from all encumbrances whatever.

and that the above bargained premises in the quiet and peaceable possession of the said party Y of the second part, its successors
HEIR and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and
DEFEND.

In Witness Whereof, the said City of Kewaunee
party of the first part, has caused these presents to be signed by Raymond C. Burmeister, Mayor
Raymond C. Burmeister and countersigned by James W. Stadler, Clerk/Treasurer James W. Stadler
at Kewaunee Wisconsin, and its corporate seal to be hereunto attixed, this
29th day of July A. D. 19 88.

SIGNED AND SEALED IN PRESENCE OF

CITY OF KEWAUNEE
Raymond C. Burmeister Corporate Name
Mayor

Raymond C. Burmeister
COUNTERSIGNED:
James W. Stadler
James D. Stadler, Clerk/Treasurer

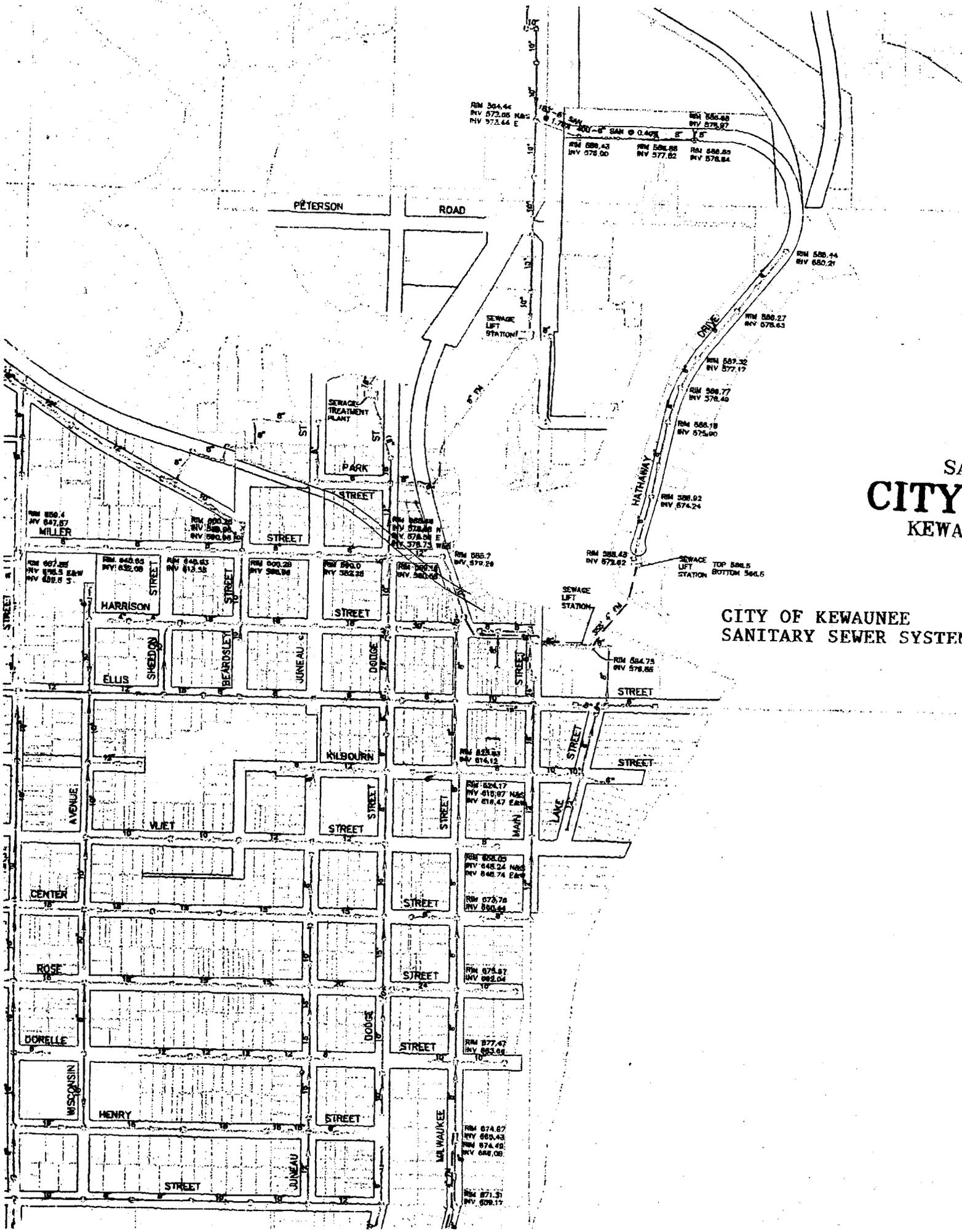
STATE OF WISCONSIN
KEWAUNEE County, ss.

Personally came before me, this 29th day of July, A. D. 1988
Raymond C. Burmeister, Mayor James W. Stadler, Clerk/Treasurer
of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such
President and Secretary of said Corporation, and they acknowledged that they executed the foregoing instrument as such officers as the deed of
said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY
Atty. Douglas J. Messmann
Notary Public, Kewaunee County, Wis.
My commission (expired) (is) Permanent



This document has been microphotographed in accordance with standards established by Section 889.30(3)(b) Wisconsin Statutes and with established procedures. *Alice M. Fleaherty* (Mrs.) Alice M. Fleaherty, Kewaunee County Register of Deeds, Kewaunee, Wis.



SANITARY
CITY
 KEWAUNEE

CITY OF KEWAUNEE
 SANITARY SEWER SYSTEM

RM 564.44
 INV 573.06 N&S
 INV 573.44 E

RM 555.48
 INV 578.87

RM 558.43
 INV 578.00

RM 558.85
 INV 577.82

RM 558.85
 INV 578.84

RM 558.14
 INV 580.21

RM 558.27
 INV 578.63

RM 559.32
 INV 577.17

RM 558.77
 INV 578.46

RM 558.18
 INV 575.00

RM 558.02
 INV 574.24

RM 558.43
 INV 573.82

SEWAGE LIFT STATION
 TOP 561.5
 BOTTOM 566.5

RM 555.7
 INV 570.29

RM 558.08
 INV 578.94 E
 INV 578.74 W&S

RM 554.17
 INV 518.87 N&S
 INV 518.47 E&W

RM 554.05
 INV 548.24 N&S
 INV 548.74 E&W

RM 575.78
 INV 566.58

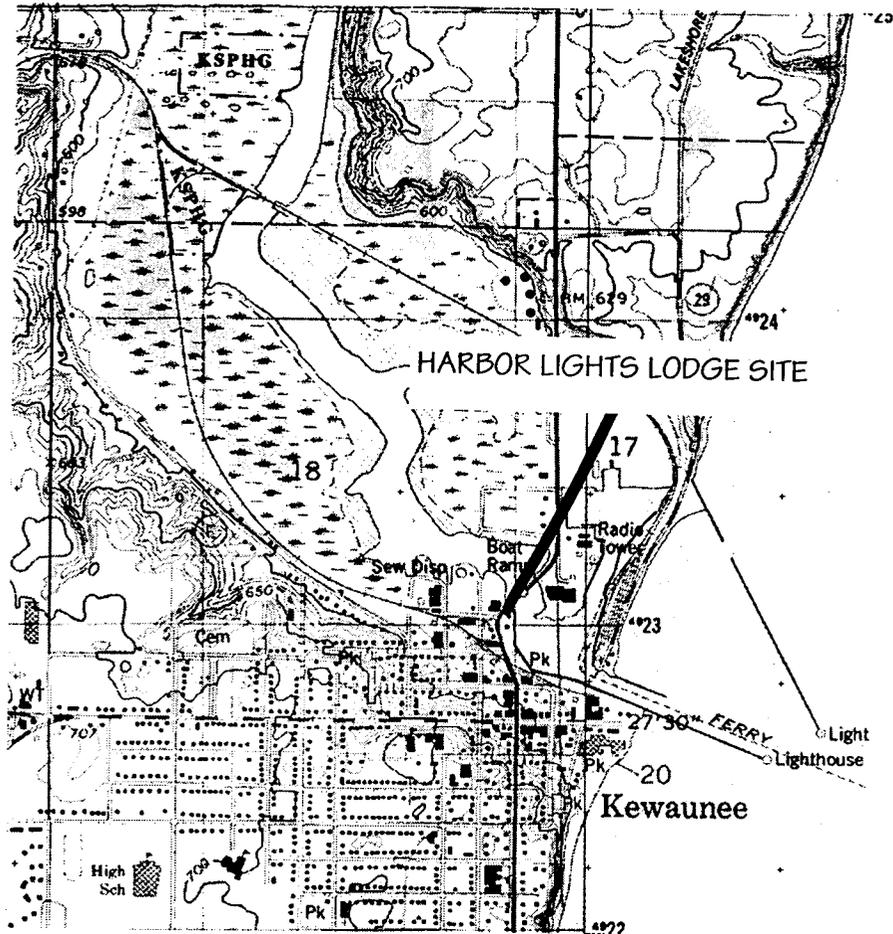
RM 575.87
 INV 562.04

RM 577.47
 INV 563.88

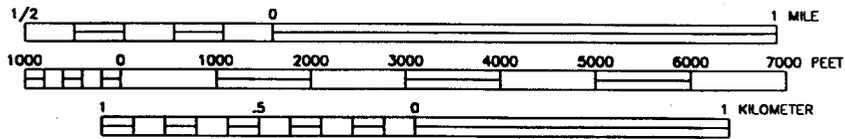
RM 574.87
 INV 565.43

RM 574.48
 INV 568.08

RM 571.31
 INV 568.17



(USGS 1978) SCALE
KEWAUNEE QUADRANGLE 1:24000



CONTOUR INTERVAL 10 FEET



LOCATION



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

790 Marvella Lane
Green Bay, Wisconsin 54304

SITE LOCATION MAP

HARBOR LIGHTS LODGE SITE
KEWAUNEE, WISCONSIN

FIGURE NO.

1

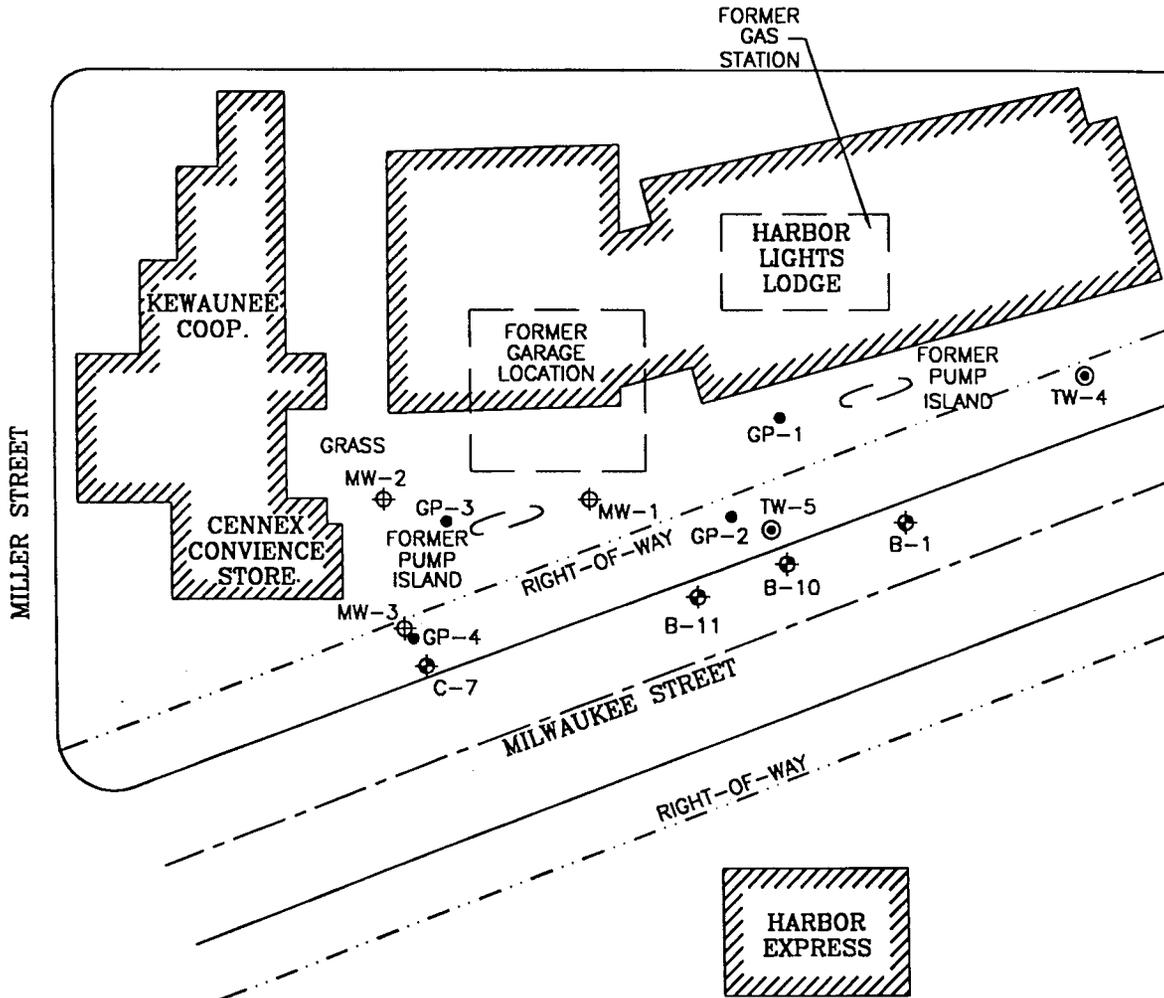
ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	04/10/02
DRAWN BY:	RRT
DRAWING NO.	020050.1

LEGEND

- ROAD CENTERLINE
- - - ROAD RIGHT-OF-WAY
- ⊕ MONITORING WELL
- ⊕ SOIL BORING LOCATION
- GEOPROBE BORING LOCATION
- ⊙ TEMPORARY MONITORING WELL

NOTE:

LOCATIONS OF FORMER BUILDINGS AND PUMP ISLANDS ARE APPROXIMATE



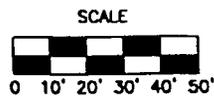
REVISIONS:	ENGINEER	DATE
APPROVED BY:	ENGINEER	DATE
CHECKED BY:	ENGINEER	DATE
DRAWN BY:	ENGINEER	DATE
DRAWING NO.	020050.102	12/09/02
DRAWN BY:	KFT	



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

790 Marvella Lane
Green Bay, Wisconsin 54304



MONITORING WELL/SOIL BORING LOCATIONS	FIGURE NO. 2
HARBOR LIGHTS LODGE SITE	
KEWAUNEE, WISCONSIN	

TABLE 2
Groundwater Sample Laboratory Analytical Results
Harbor Lights Lodge
Kewaunee, Wisconsin

Well	Sample Date	Benzene	1,2-DCA	Ethyl-benzene	MTBE	Naphthalene	Toluene	1,2,4-TMB	1,3,5-TMB	Total Xylenes	Dissolved Lead
MW-1	7/22/02	0.14"J"	<0.12	<0.08	<0.07	0.94	0.1"J"	0.15"J"	<0.08	<0.34	<0.66
	12/13/02	<0.45	NA	<0.82	<0.43	NA	<0.60	<0.94	<0.94	<2.47	NA
MW-2	7/22/02	<0.08	<0.12	<0.08	0.54	<0.1	0.16"J"	2.5	0.91	1.3"J"	<0.66
	12/13/02	<0.45	NA	<0.82	<0.43	NA	1.4	<0.92	<0.94	<2.47	NA
MW-3	7/22/02	650	<6.0	1,500	<3.5	290	670	2,400	700	8,480	23
	12/13/02	580	NA	830	<4.3	250	510	1,900	600	5,540	6.2
NR 140 ES		5	5	700	60	40	1,000	480*		10,000	15
NR 140 PAL		0.5	0.5	140	12	8	200	96*		1,000	1.5

Notes: All results are reported in ppb, unless otherwise noted
BOLD indicates value equals or exceeds the NR 140 Enforcement Standards.
ITALICS indicates value equals or exceeds the NR 140 Preventive Action Limit.

(*): NR 140 Enforcement Standard and NR 140 Preventive Action Limit based on total TMB concentrations.
"J": Analyte detected between limit of detection (LOD) & limit of quantitation (LOQ).

DCA: Dichloroethane
MTBE: Methyl t-butyl ether
TMB: Trimethylbenzene
NA: Not Analyzed

NS: No Standard
ES: Enforcement Standard
PAL: Preventive Action Limit

Checked by: _____
Approved by:

TABLE 1
Soil Sample Laboratory Analytical Results
Harbor Lights Lodge
Kewaunee, Wisconsin

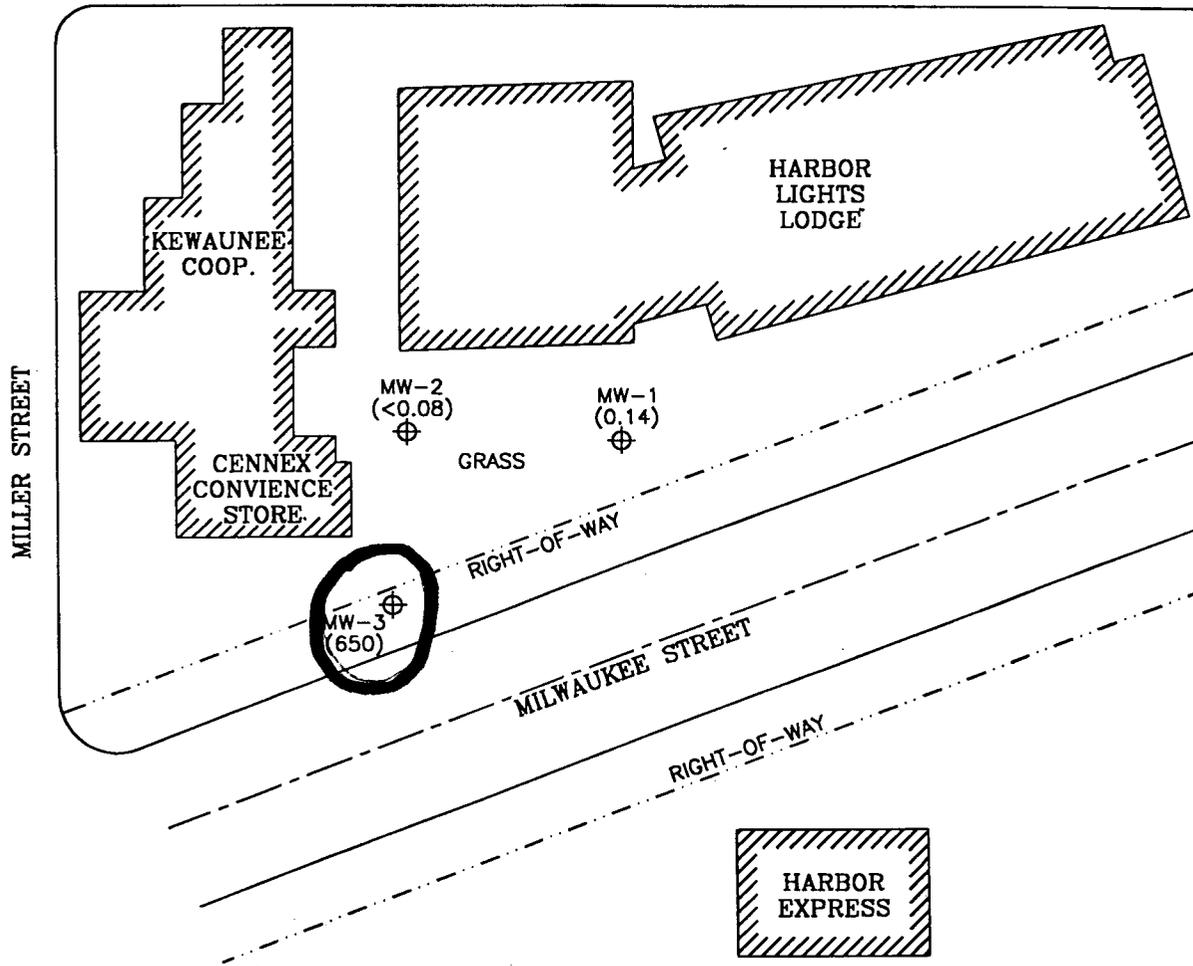
Sample	Date	Sample Depth (feet bls)	PID	GRO (ppm)	Benzene	1,2-DCA	Ethyl-benzene	MTBE	Naphthalene	Toluene	1,2,4-TMB	1,3,5-TMB	Total Xylenes	Lead (ppm)
GP-1	4/16/02	4-6	<10	<10	<25	<25	<25	<25	<25	49	32	<25	30	26
GP-2	4/16/02	4-6	<10	<10	<25	<25	<25	<25	<25	<25	<25	<25	<75	<6
GP-3	4/16/02	4-6	<10	4,100	4,500	<500	46,000	<500	24,000	11,000	140,000	66,000	147,000	20
GP-4	4/16/02	2-4	1,563	2,300	2,200	<250	26,000	<250	19,000	21,000	100,000	43,000	179,000	<6
GP-4	4/16/02	4-6	1,405	3,400	5,500	<500	56,000	<500	24,000	110,000	130,000	59,000	290,000	27
MW-1	7/11/02	4-6	<10	<10	<25	<25	27	<25	<25	78	<25	<25	67	10
MW-1	7/11/02	11-13	<10	<10	<25	<25	<25	<25	59	<25	<25	<25	<75	14
MW-2	7/11/02	6-8	<10	<10	<25	<25	<25	<25	<25	37	<25	<25	<75	13
MW-2	7/11/02	11-13	<10	<10	<50	<50	<50	<50	<50	<50	<50	<50	<150	7.8
NR 720 Generic Soil Standard				100	5.5	4.9	2,900	NS	NS	1,500	NS	NS	4,100	50

Notes: All results are reported in ppb, unless otherwise noted
Bold indicates value equals or exceeds the NR720 generic soil standard
 bls: Below land surface TMB: Trimethylbenzene
 PID: Photoionization detector NA: Not analyzed
 GRO: Gasoline Range Organics NS: No standard
 DCA: Dichloroethane
 MTBE: Methyl t-butyl ether

Checked by: _____
 Approved by: MBU

LEGEND

- ROAD CENTERLINE
- - - ROAD RIGHT-OF-WAY
- ⊕ MONITORING WELL
- () GROUNDWATER BENZENE CONCENTRATION IN ppb



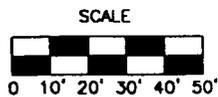
ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
12/09/02	
KFT	
DRAWN BY:	
020050.103	



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

790 Marvella Lane
Green Bay, Wisconsin 54304



GROUNDWATER BENZENE DISTRIBUTION (07/22/02)
HARBOR LIGHTS LODGE SITE KEWAUNEE, WISCONSIN

FIGURE NO.

3

TABLE 3
Groundwater Elevation Data
Harbor Lights Lodge
Kewaunee, Wisconsin

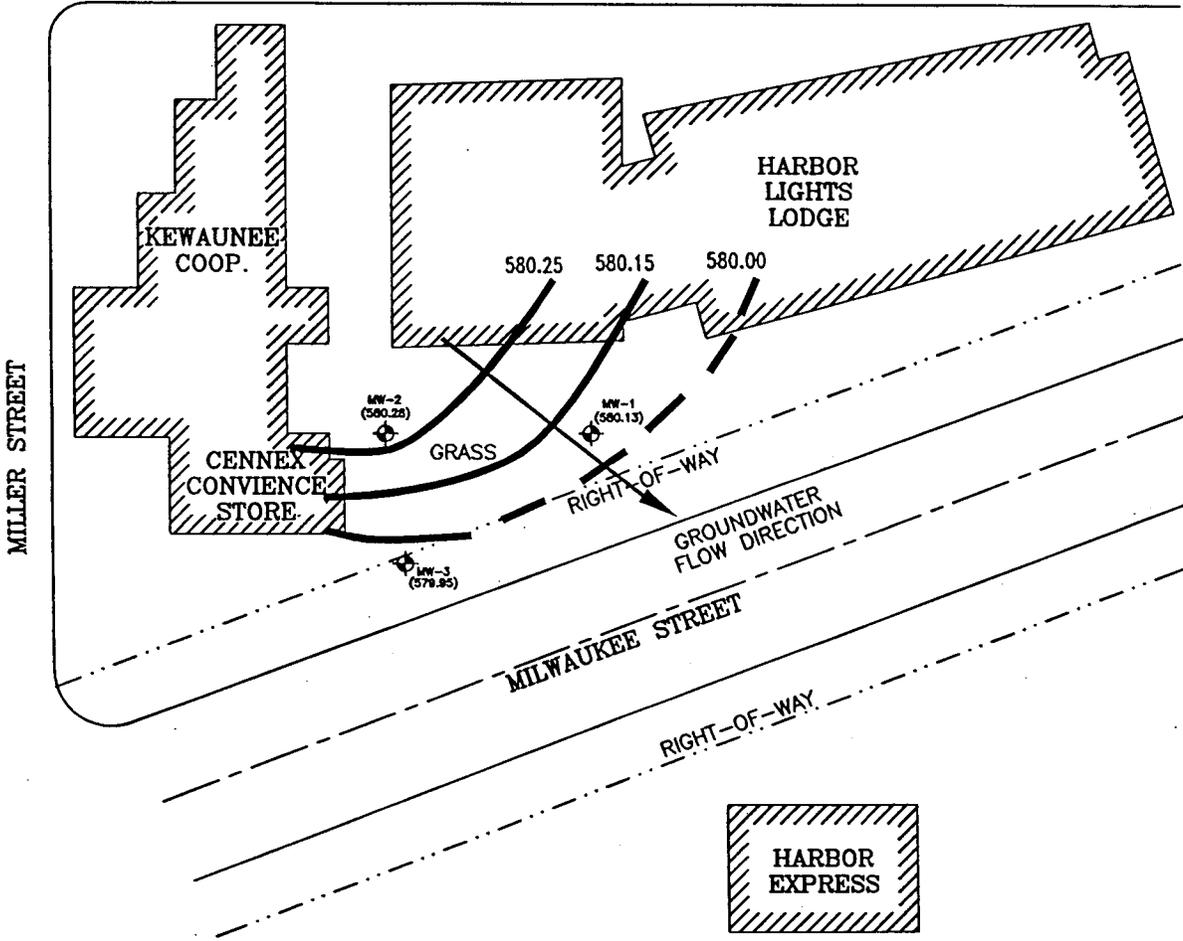
Well	Top-of-Casing Elevation	Top-of-Screen Elevation	Date	Top-of-Casing to Water (feet)	Groundwater Elevation
MW-1	586.12	583.22	7/22/02	6.00	580.12
			8/16/02	5.99	580.13
			12/13/02	5.97	580.15
MW-2	585.78	583.05	7/22/02	6.75	579.03
			8/16/02	5.50	580.28
			12/13/02	5.63	580.15
MW-3	584.95	582.30	7/22/02	5.95	579.00
			8/16/02	5.00	579.95
			12/13/02	5.13	579.82

Notes: Elevations are in feet above mean sea level

Checked by: _____
 Approved by: MRV

LEGEND

- ROAD CENTERLINE
- - - ROAD RIGHT-OF-WAY
- ◆ MONITORING WELL



MILLER STREET

KEWAUNEE COOP.

CENNEX CONVIENCE STORE

HARBOR LIGHTS LODGE

HARBOR EXPRESS

MILWAUKEE STREET

MW-2 (580.28)

MW-1 (580.13)

MW-3 (579.85)

580.25 580.15 580.00

GRASS

RIGHT-OF-WAY

GROUNDWATER FLOW DIRECTION

RIGHT-OF-WAY



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

790 Marvella Lane
Green Bay, Wisconsin 54304

SCALE



POTENTIOMETRIC SURFACE MAP
(08/16/02)

HARBOR LIGHTS LODGE SITE
KEWAUNEE, WISCONSIN

FIGURE NO.

4

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
09/16/02	
RRT	
DRAWN BY:	
020050.41	
DRAWING NO.	

LEGEND

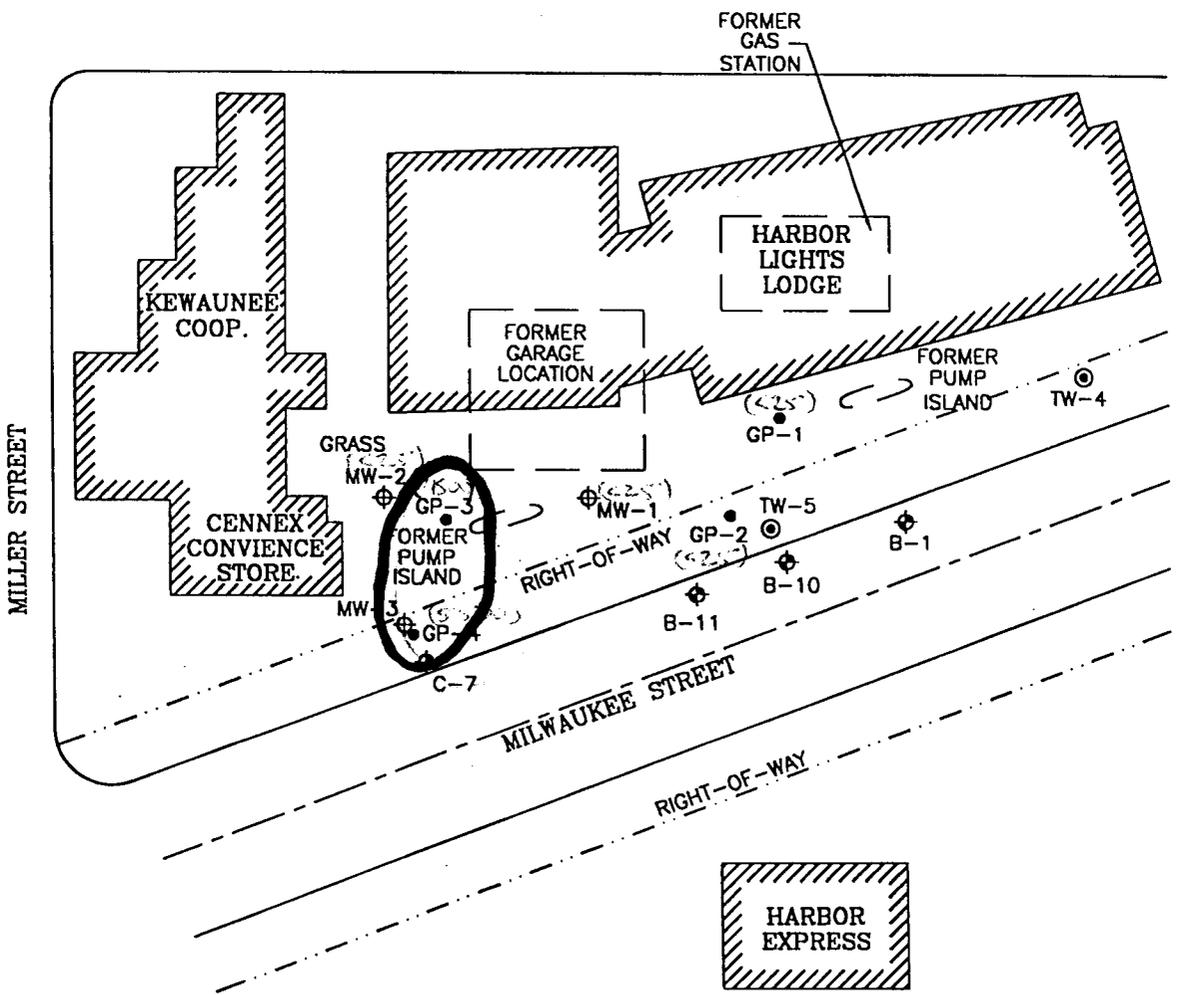
- ROAD CENTERLINE
- - - ROAD RIGHT-OF-WAY
- ⊕ MONITORING WELL
- ⊕ SOIL BORING LOCATION
- GEOPROBE BORING LOCATION
- ⊙ TEMPORARY MONITORING WELL

NOTE:

LOCATIONS OF FORMER BUILDINGS AND PUMP ISLANDS ARE APPROXIMATE



() Benzene Core p/b soil



DATE	ENGINEER	DATE	ENGINEER	REVISIONS:	APPROVED BY:	CHECKED BY:	DATE	DRAWN BY:	DRAWING NO.
							12/09/02	KFT	020050.102

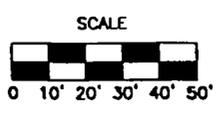
SOIL BENZENE DISTRIBUTION



ENVIROGEN
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

790 Marvelle Lane
 Green Bay, Wisconsin 54304

Soil Benzene Core



MONITORING WELL/SOIL BORING LOCATIONS	FIGURE NO. 2
HARBOR LIGHTS LODGE SITE KEWAUNEE, WISCONSIN	

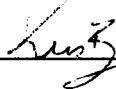
CERTIFICATE OF LEGAL DESCRIPTION

I hereby certify on behalf of the Mr. Marvin Degeneffe, the responsible party, the legal description provided below is a true and accurate description of the property located at 211 Milwaukee Street, City of Kewaunee, Kewaunee County, Wisconsin.

A tract of land in Block 38 of the Original City Plat of the City of Kewaunee, Wisconsin, described as follows:

Commencing at the Southwest corner of said Block 38, which is marked by and existing iron pipe and is the point of real beginning: thence North 88°19'44" East along the South line of said Block 38 64.69 feet to the West line of Highway 42; thence North 14°40'15" West along the said line 59.80 feet; thence South 84°11'15" West 51.34 feet to the East line of Dodge Street; thence South 1°38'30" East along the East line of Dodge Street 54.56 feet to the point of real beginning. Subject to all easements, restrictions, reservations and highway matters of record.

PARCEL ID NUMBER 31 241 OTP 74



Signature

9/12/03

Date

GEOGRAPHIC POSTIONING

The Geographic Position of the contaminated site boundary based upon the WTM91 Interactive Map is 718574, 446100.



790 Marvelle Lane
Green Bay, WI 54304

September 12, 2003

Tel: 920/497-8910
Fax: 920/497-8065
www.envirogen.com

Mr. Chuck Balleine
Director of Public Works
City of Kewaunee
401 5th Street
Kewaunee, WI 54216

**FILE
COPY**

**Re: Harbor Lights Lodge
211 Milwaukee Street, Kewaunee, Wisconsin 54126
WDNR LUST ID No. 02-31-297388
PECFA ID No. 54216-1423-11
Envirogen Project No. 020050**

Dear Mr. Balleine:

The Wisconsin Department of Natural Resources (WDNR) in accordance with NR746 is requiring the property owner/responsible party of the above referenced property, Mr. Marvin Degeneffe, to notify the local municipality of the potential of soil and/or groundwater contamination within the right-of-way of Milwaukee Street. Based upon the site investigation and subsequent remedial actions, residual soil and groundwater petroleum contamination may be found within the right-of-ways of Milwaukee Street located in the City of Kewaunee, Kewaunee County, Wisconsin.

The insitu residual petroleum contamination does not pose a threat to public health, safety or welfare, or the environment. Remaining soil contamination is located at depth or beneath asphalt and is inaccessible to direct human contact. Remaining soil and groundwater contamination is limited to the area identified on the attached figure. Routes of contaminant exposure to negatively affect human health of the environment are minimal. If the land use conditions change in the future and contaminated soil is disturbed, appropriate measures must be implemented to ensure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

If you have any questions please do not hesitate to contact me at (920) 497-8910.

Sincerely,
ENVIROGEN, INC.

A handwritten signature in black ink, appearing to read 'Kris Baran'.

Kris Baran
Project Manager

cc: Marvin Degeneffe

L:\Proj2002\020050\Letters\kbb117