



July 2, 2019

GDC American Blvd LLC  
Attn: Mr. Gary De Caster  
P.O. Box 13427  
Green Bay, WI 54307

480 Pilgrim Development, LLC  
Attn: Mr. David Dewick  
1428 Fox River Drive  
De Pere, WI 54115

AB Hospitalities, LLC  
Attn: Mr. Terry Gerbers  
480 Pilgrim Way, Suite 1200  
Green Bay, WI 54304

**KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Final Case Closure  
Ashwaubenon Boardwalk, 2491 South Broadway (aka 465 and 480 Pilgrim Way),  
Village of Ashwaubenon, WI  
DNR BRRTS Activity #: 02-05-551641

Dear Mr. De Caster, Mr. Dewick and Mr. Gerbers:

The Department of Natural Resources (DNR) considers the Ashwaubenon Boardwalk contamination case closed. No further investigation or remediation is required at this time. Provide this letter to anyone who purchases this property from you. The closure applies to Polycyclic Aromatic Hydrocarbons (PAHs), Volatile Organic Compounds (VOCs), Polychlorinated Biphenyls (PCBs) and/or metals in soil and/or groundwater.

This final closure decision is based on the correspondence and data provided and is issued under Wis. Adm. Code ch. NR 726. The DNR reviewed the request for closure on March 22, 2019. The DNR reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Final revisions to the closure request were received on June 21, 2019, from Max Wilkinson of NRP Consultants, Inc.

The site is identified by the historic parcel boundaries of parcels VA-146-2 and VA-146-3 as identified on the attached map (Figure B.3.d; Monitoring Wells; April 21, 2019). Subsequent to the completion of the site investigation, the above parcels were merged into a larger parcel identified via parcels VA-1373, VA-1374 and VA-1374-1. This closure only covers the known contamination contained within the historic parcels VA-146-2 and VA-146-3.

July 2, 2019  
Mr. De Caster, Mr. Dewick and Mr. Gerbers  
Final Closure Letter  
Ashwaubenon Boardwalk - BRRTS # 02-05-551641

Historically, the site appears to have been agricultural and residential land use prior to being utilized for commercial and/or manufacturing purposes from 1992-2000. Any site buildings were razed circa 2004. There are no other known historical uses of the site. Contamination was discovered in 2008 and believed to have been caused by contaminated fill material removed from a contaminated industrial property known as GDC American Blvd (BRRTS # 02-05-551627) in West De Pere and deposited on the Ashwaubenon Boardwalk property in 2006 as general fill material in an effort to raise the grade and potentially facilitate site redevelopment. General fill material was brought in from other unknown properties as well. The main soil contaminants were Polycyclic Aromatic Hydrocarbons (PAHs). Soil sampling over time exhibited declining PAH concentrations to generally below the applicable soil standards. The attached map (Figure B.3.d; Monitoring Wells; April 21, 2019) shows the site parcel boundaries and soil and groundwater sampling locations.

Some low-level PAH, PCB and metal contamination may remain in the soil across the property below standards and/or background threshold values. If this soil is excavated in the future, the property owner at the time of excavation must determine if contamination remains. If contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with Wis. Adm. Code ch. NR 718, with prior DNR approval.

Please be aware that the case may be reopened pursuant to Wis. Adm. Code § NR 727.13, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Keld Lauridsen at (920) 662-5420, or [Keld.Lauridsen@wisconsin.gov](mailto:Keld.Lauridsen@wisconsin.gov).

Sincerely,



Roxanne N. Chronert  
Team Supervisor, Northeast Region  
Remediation and Redevelopment Program

Attachment: Figure B.3.d; Monitoring Wells; April 21, 2019

ec: Max Wilkinson, NRP Consultants, Inc. ([maxnrcconsultants@gmail.com](mailto:maxnrcconsultants@gmail.com))

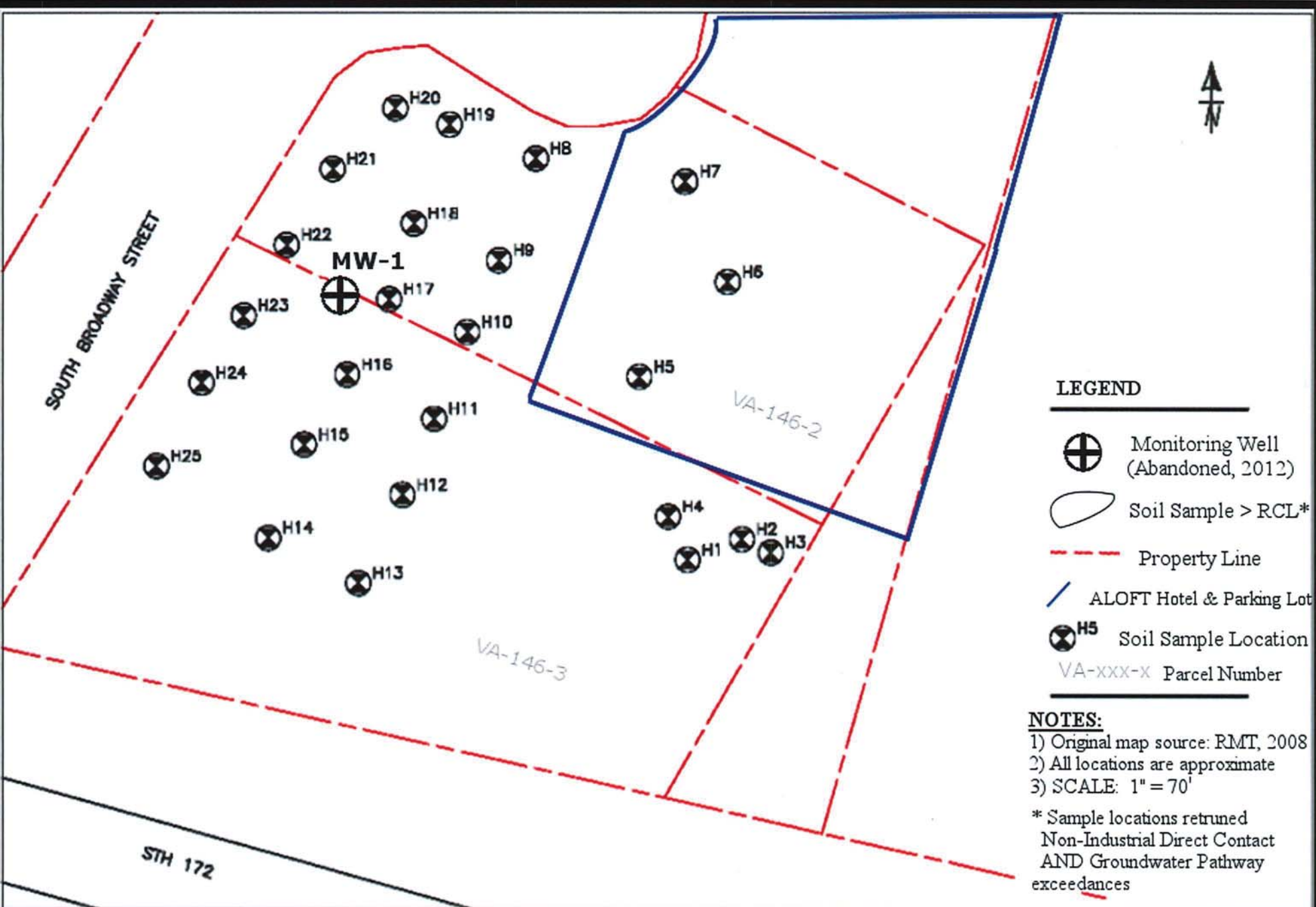


FIGURE  
**B.3.d.**

REVISED  
4/21/19

**Monitoring Wells**  
Ashwaubenon Boardwalk BRRTS# 02-05-551641  
2491 South Broadway Street  
Ashwaubenon Wisconsin

NRP ENVIRONMENTAL CONSULTANTS  
2357 PAMPERIN ROAD  
GREEN BAY WISCONSIN 54313

**SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN**

**Notice:** Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

<b>Site Information</b>		VPLE No.	
BRRTS No. 02-05-551641			
Parcel ID No. VA-1373, VA-1374, VA-1374-1		WTM Coordinates	
FID No.	X 674832	Y 446828	
BRRTS Activity (Site) Name Ashwaubenon Boardwalk		WTM Coordinates Represent: <input type="checkbox"/> Source Area <input checked="" type="checkbox"/> Parcel Center	
Site Address 2491 South Broadway Street Acres Ready For Use		City Ashwaubenon	State ZIP Code WI
		4	

Responsible Party (RP) Name GDC American Blvd LLC			
Company Name GDC American Blvd LLC			
Mailing Address PO Box 13427		City Green Bay	State ZIP Code WI 54307
Phone Number (920) 347-1755		Email jdecaster@llegacy.net	

Check here if the RP is the owner of the source property.

Environmental Consultant Name Maxwell Wilkinson			
Consulting Firm NRP Environmental Consultants			
Mailing Address 2357 Pamperin Rd Suite 2		City Green bay	State ZIP Code WI 54313
Phone Number (920) 327-1081		Email MaxNRPConsultants@gmail.com	

**Fees and Mailing of Closure Request**

- Send a copy of page one of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR Regional EPA (Environmental Program Associate) at <http://dnr.wi.gov/topic/Brownfields/Contact.html>. Check all fees that apply:

<input checked="" type="checkbox"/> \$1,050 Closure Fee	<input type="checkbox"/> \$300 Database Fee for Soil
<input type="checkbox"/> \$350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned)	Total Amount of Payment \$ <u>\$1,050.00</u>
	<input type="checkbox"/> Resubmittal, Fees Previously Paid
- Send one paper copy and one e-copy on compact disk of the entire closure package to the Regional Project Manager assigned to your site. Submit as *unbound, separate documents* in the order and with the titles prescribed by this form. For electronic document submittal requirements, see <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

## Site Summary

*If any portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected.*

### 1. General Site Information and Site History

- A. Site Location: Describe the physical location of the site, both generally and specific to its immediate surroundings.

The site is located in the Village of Ashwaubenon approximately 1,000 feet West of the Fox River. Specifically, the site is North of the overpass of WI-172, Southeast of the intersection of S Broadway Street and Pilgrim Way. The property is bordered to the North by Aloft Hotel and BMO Harris Bank buildings, to the West by South Broadway street, and to the East by undeveloped parcel VA-1405. Contaminated soils are located South of the circle drive to the Aloft hotel, along the west end of the lot. PLSS Location is described as NE 1/4 of the SE 1/4 of Section 10, T23N, R20E.

- B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.

The site is composed of multiple parcels which are currently either undeveloped, or a part of the Aloft hotel property. The village of Ashwaubenon owned the site in the late 2000's. Historic aerial imagery shows the site occupied with commercial or manufacturing buildings and associated parking lots from 1992 to 2000. The buildings appear to have been razed in 2004. The area surrounding the site has been a commercial business setting since the early 1990's. The site appears to have had agriculture and residential use prior to commercial development.

- C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).

B3 - Community Business - Village of Ashwaubenon Zoning Map

- D. Describe how and when site contamination was discovered.

The Site has low level Polycyclic Aromatic Hydrocarbon (PAH) based soil contamination. Contaminated fill material was placed on the site in 2006 to raise the site elevation for future development. Confirmation sampling performed by RMT on behalf of the DNR in November 2008. The origin of the contaminated fill material/soil was an industrial property in West De Pere located at 2191 American Boulevard (Parcel WD-L176). (The original source of contamination is believed to be former municipal waste water sludge lagoons on the WD-L176 property from the late 1960's and 70's.)

- E. Describe the type(s) and source(s) or suspected source(s) of contamination.

The Site has low level Polycyclic Aromatic Hydrocarbon (PAH) based soil contamination. Contaminated fill material was placed on the site in 2006 to raise the site elevation for future development. Confirmation sampling was performed by RMT on behalf of the DNR in November 2008. The origin of the contaminated fill material/soil was an industrial property in West De Pere located at 2191 American Boulevard (Parcel WD-L176). (The original source of contamination is believed to be former municipal waste water sludge lagoons on the WD-L176 property from the late 1960's and 70's.)

- F. Other relevant site description information (or enter Not Applicable).

Fill material was brought to the Ashwaubenon Boardwalk property from several unidentified sites NOT owned by GDC American BLVD LLC. The known contaminated soil originated from GDC American Blvd. BRRTS #02-05-551627.

- G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.

0205551641 - Ashwaubenon Boardwalk

- H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.

0205520114 - Southern Riverfront Redevelopment Site

### 2. General Site Conditions

- A. Soil/Geology

- i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.

The NRCS soil survey identified the following soil map units on the property:

The western end of the site is primarily composed of Oshkosh silt loam, which has a profile of silt loam and silty clay to 6.5 feet.

Geoprobe soil boring advanced at the site for the installation of MW-1 revealed reddish brown silty clay with some silt covered round pebbles and stones. At 9' below grade the material had higher percentage of sand particles which was observed to 17'. This was the only boring advanced on the property. Significant vertical and lateral variations from the boring profile are not expected.

- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.

Fill material was brought to the site from many unknown locations to raise the ground surface elevation of the property, and to create berms along South Broadway street. Most of the PAH soil detects were returned from the berms, with a few sample locations toward the center of the lot. Fill material observed in soil piles from the initial site investigation in 2008 was primarily mixed clay and sand, cobbles, and some pieces of concrete and asphalt. A comparison of elevation contour maps from 2000 and 2010 available from Brown County GIS indicate some areas of the site were raised approximately 5-10 feet with fill material.

- iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.

The nearest area well construction reports indicate a depth to limestone bedrock at 56' below ground surface. Bedrock was not encountered during the investigation.

- iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).

The site surface is covered with grass. The Aloft hotel parking areas are paved asphalt to the north.

#### B. Groundwater

- i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.

During the installation of MW-1 on June 2, 2011, the water table appeared to be at about 8' below grade (see December 12, 2011 report titled "Update on Site Work - Ashwaubenon Boardwalk, LLC Property 2491 S Broadway Street Ashwaubenon, Parcel Numbers VA-146-2 and VA-146-3 WDNR BRRTS # 02-05-551641". No piezometers were installed for this investigation. Free product does not affect groundwater measurement.

- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.

Shallow groundwater generally flows to the Fox River which is approximately 1000 feet east of the site. Regional groundwater generally flows to the Fox River and Bay of Green Bay.

- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.

Groundwater flow characteristics were not investigated at this site. The shallow soils on site observed were typically silty clay. Relatively high sand content was observed in the bottom of the soil boring advanced for the installation of MW-1. The sand content suggests moderate groundwater conductivity. Only one soil boring was advanced on site, which returned VERY MINOR PAH detects well below any applicable standard. Fill added across the site was surface applied.

- iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).

There is a private well at 2580 S Broadway (Well # RG481) is approximately 1,200 feet southwest of the site. The well is 10 welded steel to 496 feet with neat cement grout seal to end of casing. Bedrock geology is Limestone/Dolomite.

### 3. Site Investigation Summary

#### A. General

- i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.

11/11/2008 - RMT advances soil borings H-1 through H-24 across the property.

06/02/2011 - NRP advances one geoprobe soil boring to 17' and converts to monitoring well MW-1.

06/14/2011 - NRP collects 10 hand auger soil samples from DNR recommended locations based on 2008 sample results.

12/12/2011 - NRP submits "Update on Site Work - Ashwaubenon Boardwalk Property 2491 South Broadway Street, Ashwaubenon, Parcel Numbers VA-146-2 and VA-146-3 BRRTS# 02-05-51641" update with soil and groundwater analytical data.

08/17/2012 - NRP collects samples per DNR request, and abandons MW-1.

06/17/2015 - NRP submits "Update and Proposed Site Work - Ashwaubenon Boardwalk Property; 2491 South Broadway Street, Ashwaubenon, Parcel Numbers VA-146-2 and VA-146-3 BRRTS# 02-05-51641" detailing proposed work and analytical sample results from previous sampling.

12/08/2016 - NRP Submits "Update - Ashwaubenon Boardwalk Property; 2491 South Broadway Street, Ashwaubenon, Parcel Numbers VA-146-2 and VA-146-3 BRRTS# 02-05-51641" detailing the revised PAH values in the 2017 RCL spreadsheet. The updated RCL values for PAHs significantly reduced the number of sample locations with RCL exceedances.

5/10/2018 - NRP collects soil samples from sample locations 11, 12, and 24 which had been the only locations with non-industrial RCL exceedances. Analytical results returned NO RCL exceedances for soil PAH.

- ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts.

There is no indication that contamination extends beyond the property boundary.

- iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

There are no structural impediments to the completion of the site investigation

#### B. Soil

- i. Describe degree and extent of soil contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways.

Soil sample analytical results from ALL sample locations and resample locations are below applicable RCL's. Based on the new RCL soil standards, the site has NO soil exceedances over the applicable RCL.

The receptors and migration pathways of concern are native soil and groundwater. Groundwater samples collected in 2011 returned VERY MINOR detects of PAH compounds.

- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column.

There are low level PAH impacts in from 0-1 foot of the soil profile. Analytical soil sample results from ALL sample locations fall below NR 720 non-industrial direct contact standards. Please refer to Attachment A.2. - Soil Analytical Results Table for all analytical sample concentrations.

- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

Soil performance standards established in accordance with NR 720.08. Residual contaminants in soil to not pose a threat to public health, safety, or the welfare of the environment:

Natural attenuation of soil contaminants is evident based on declining analytical concentrations since initial sampling in 2008. Analytical soil samples returned detects of PAH above the Residual Contaminant Level groundwater pathway, or Non-Industrial Direct Contact Standard for Benzo(a)pyrene in 2016. The site is zoned Community Business by the Village of Ashwaubenon. The land use established for the cleanup standard is Non-Industrial - Direct Contact.

## C. Groundwater

- i. Describe degree and extent of groundwater contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

Groundwater samples collected in 2011 returned VERY MINOR PAH detects in MW-1. NONE of these detects is at or approaching any applicable groundwater standard. Impacts or interception with building foundations is also unlikely given observed analytical contaminant concentrations, proximity to nearby buildings, and the Fox River.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.

There is NO free product on site.

## D. Vapor

- i. Describe how the vapor migration pathway was assessed, including locations where vapor, soil gas, or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.

No vapor migration assessment was conducted or requested.

- ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).

No vapor assessment was conducted for this site. The site is an open field with no structures anywhere near the impacted, and now remediated, soil.

## E. Surface Water and Sediment

- i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.

Sediment and surface water were not assessed as part of the investigation, nor were they requested by the department. Dense vegetation has covered the impacted soil since site grading.

- ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.

Sediment and surface water was not assessed as part of the investigation. Please see above (3.E.i.).

4. Remedial Actions **Implemented** and Residual Levels at Closure

- A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

Remedial action implemented for this site has been natural attenuation. Soil samples were collected to assess contaminant degradation starting in 2008, with resampling in 2011, 2012, 2014, and 2016.

Remedial Action Reports previously submitted:

12/12/2011 - "Update on Site Work - Ashwaubenon Boardwalk Property 2491 South Broadway Street, Ashwaubenon, Parcel Numbers VA-146-2 and VA-146-3 BRRTS# 02-05-51641" update with soil and groundwater analytical data.

06/17/2015 - "Update and Proposed Site Work - Ashwaubenon Boardwalk Property; 2491 South Broadway Street, Ashwaubenon, Parcel Numbers VA-146-2 and VA-146-3 BRRTS# 02-05-51641" detailing proposed work and analytical sample results from previous sampling.

12/08/2016 - "Update - Ashwaubenon Boardwalk Property; 2491 South Broadway Street, Ashwaubenon, Parcel Numbers VA-146-2 and VA-146-3 BRRTS# 02-05-51641" detailing the revised PAH values in the 2017 RCL spreadsheet. The updated RCL values for PAHs significantly reduced the number of sample locations with RCL exceedances.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

No immediate actions were taken upon the discovery of contamination in 2008. Fill was no longer being brought to the site from the American Boulevard location by this time. After defining the degree and extent of contamination, the site was allowed to naturally attenuate until a second round of soil samples were collected.



- C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

No active remediation was employed at the site. Contaminants were degraded through natural attenuation/phytoremediation.

- D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.

Alternative remediation strategies for the site included permanently capping the site, or excavating and disposing of contaminated soil in a landfill. These alternatives were deemed unfeasible as the RP is not the property owner, the cost of these options was also deemed unfeasible. The only technically and financially feasible remediation strategy was natural attenuation which has successfully degraded the contaminants of concern.

- E. Describe the nature, degree and extent of residual contamination that will remain at the source property or on other affected properties after case closure.

All available groundwater, soil sample, and resampling analytical results have returned PAH concentrations BELOW applicable RCLs. The site should be closed with NO OBLIGATIONS FOR RESIDUAL CONTAMINATION. Please refer to Table I in Attachment A.2 for complete details on soil sample analytical results. Contamination does not affect adjoining properties.

Please refer to the Detailed Site Map (B.1.b) for details regarding the location of soil samples, monitoring well, and the extent of contamination.

- F. Describe the residual soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.

ALL soil sample and resample analytical results indicate soil has been effectively remediated below the Direct Contact Standard RCL for Non-Industrial sites. Please refer to Attachment A.2. - Soil Analytical Results Table for complete details on soil sample analytical results.

- G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.

ALL soil sample and resample analytical results indicate soil has been effectively remediated below the Direct Contact Standard RCL for Non-Industrial sites. All soil samples were collected above the low water table. The groundwater sample collected from the site returned NO detects of PAH at or approaching ANY applicable NR140 standard.

- H. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.

Remaining contamination is below applicable RCLs and will continue to degrade through natural attenuation.

- I. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration (e.g., stable or receding groundwater plume).

Groundwater samples collected in 2011 returned only VERY MINOR detects of PAH compounds. NONE near the applicable NR 140 groundwater standard. By 2011 contaminated soil had been present on-site for several years, and groundwater impacts would have been observed in MW-1.

- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).

Natural attenuation has been the only means of remediation at this site. Soil sample analytical results show successful remediation of contaminants. Groundwater analytical results from 2011 showed only MINOR detects of PAH's. Vapor was not assessed.

- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.

Temporary Monitoring wells were abandoned per NR 141 requirements in 2012.

- L. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.

There are no NR 140 exemptions needed for this site.

- M. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.

Vapor pathway was not assessed as part of this investigation. Compounds of concern or generally non-volatile/explosive.

- N. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.

Surface water and sediment were not assessed as part of this investigation. Surface water and sediment sampling was not requested by the Department. Surface water or sediment contamination are not expected at this site given vegetated site conditions and the age of the now remediated fill.

**5. Continuing Obligations: Situations where sites, including all affected properties and rights-of-way (ROWs), are included on the DNR's GIS Registry. In certain situations, maintenance plans are also required, and must be included in Attachment D.**

Directions: For each of the 3 property types below, check all situations that apply to this closure request.

(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

	This situation applies to the following property or Right of Way (ROW):			Case Closure Situation - Continuing Obligation Inclusion on the GIS Registry is Required (ii. - xiv.)	Maintenance Plan Required
	Property Type:				
	Source Property	Affected Property (Off-Source)	ROW		
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	None of the following situations apply to this case closure request.	NA
ii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Not Abandoned (filled and sealed)	NA
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Continued Monitoring (requested or required)	Yes
v.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Commercial/industrial exposure assumptions used.	NA
xiii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site-specific situation: (e. g., fencing, methane monitoring, other) ( <i>discuss with project manager before submitting the closure request</i> )	Site specific

**6. Underground Storage Tanks**

- A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action?  Yes  No
- B. Do any upgraded tanks meeting the requirements of ch. ATCP 93, Wis. Adm. Code, exist on the property?  Yes  No
- C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored?  Yes  No

## General Instructions

All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.

## Data Tables (Attachment A)

### Directions for Data Tables:

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e., do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15 (3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (PDF).

### A. Data Tables

- A.1. **Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates for all groundwater sampling points (e.g., monitoring wells, temporary wells, sumps, extraction wells, potable wells) for which samples have been collected.
- A.2. **Soil Analytical Results Table(s):** Table(s) showing all soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).
- A.3. **Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.
- A.4. **Vapor Analytical Table(s):** Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.
- A.5. **Other Media of Concern (e.g., sediment or surface water):** Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, and time period for sample collection.
- A.6. **Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.
- A.7. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

## Maps, Figures and Photos (Attachment B)

### Directions for Maps, Figures and Photos:

- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11 x 17 inches, in a PDF readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.
- Maps, figures and photos should be dated to reflect the most recent revision.

#### B.1. Location Maps

- B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.
- B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for all affected properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.
- B.1.c. **RR Sites Map:** From RR Sites Map ([http://dnrmmaps.wi.gov/sl/?Viewer=RR Sites](http://dnrmmaps.wi.gov/sl/?Viewer=RR%20Sites)) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

**B.2. Soil Figures**

- B.2.a. **Soil Contamination:** Figure(s) showing the location of **all** identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).
- B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedance (0-4 foot depth).

**B.3. Groundwater Figures**

- B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:
- Source location(s) and vertical extent of residual soil contamination exceeding an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
  - Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 ES.
  - Surface features, including buildings and basements, and show surface elevation changes.
  - Any areas of active remediation within the cross section path, such as excavations or treatment zones.
  - Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1.b.)
- B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, PAL and/or an ES. Indicate the date and direction of groundwater flow based on the most recent sampling data.
- B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.
- B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been abandoned.
- B.4. Vapor Maps and Other Media**
- B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway in relation to residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.
- B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.
- B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank).
- B.5. Structural Impediment Photos:** One or more photographs documenting the structural impediment feature(s) which precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated on Figures B.2.a and B.2.b.

**Documentation of Remedial Action (Attachment C)**

**Directions for Documentation of Remedial Action:**

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc.).
- If the documentation requested below has already been submitted to the DNR, please note the title and date of the report for that particular document requested.
  - C.1. **Site investigation documentation**, that has not otherwise been submitted with the Site Investigation Report.
  - C.2. **Investigative waste** disposal documentation.
  - C.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs are different than those contained in the Department's RCL Spreadsheet available at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html>.
  - C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
  - C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment.
  - C.6. **Other.** Include any other relevant documentation not otherwise noted above (This section may remain blank).

**Maintenance Plan(s) and Photographs (Attachment D)**

**Directions for Maintenance Plans and Photographs:**

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3>

- D.1. **Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:**
- Provide brief descriptions of the type, depth and location of residual contamination.

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
  - Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
  - Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.
- D.2. **Location map(s) which show(s):** (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) all property boundaries.
- D.3. **Photographs** for site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: <http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf>.

### Monitoring Well Information (Attachment E)

#### Directions for Monitoring Well Information:

For all wells that will remain in use, be transferred to another party, or that could not be located; attach monitoring well construction and development forms (DNR Form 4400-113 A and B: [http://dnr.wi.gov/topic/groundwater/documents/forms/4400\\_113\\_1\\_2.pdf](http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf))

#### Select One:

- No monitoring wells were installed as part of this response action.
- All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- Select One or More:**
- Not all monitoring wells can be located, despite good faith efforts. Attachment E must include a description of efforts made to locate the wells.
- One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason (s) the well(s) will remain in use. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.
- One or more monitoring wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s). Provide documentation from the party accepting future responsibility for monitoring well(s).

### Source Legal Documents (Attachment F)

#### Directions for Source Legal Documents:

Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

- F.1. **Deed:** The most recent deed with legal description clearly listed.
- Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- F.2. **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- F.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- F.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

**Notifications to Owners of Affected Properties (Attachment G)****Directions for Notifications to Owners of Affected Properties:**

Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31- 19.39, Wis. Stats.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements <http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf>.

State law requires that the responsible party provide a 30-day, written advance notification to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation. (These items will not be placed on the GIS Registry.)

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.





Signatures and Findings for Closure Determination

Check the correct box for this case closure request, and have either a professional engineer or a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code, sign this document.

A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies).

The response action(s) for this site addresses media other than groundwater.

Engineering Certification

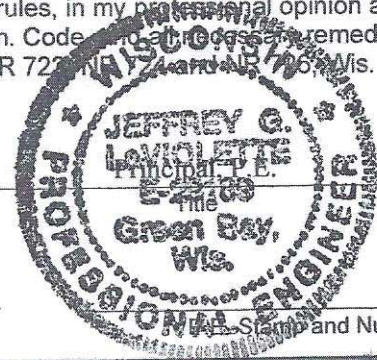
I, Jeffrey G LaViolette hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this case closure request has been prepared by me or prepared under my supervision in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Jeffrey G LaViolette

Printed Name

*Jeffrey G LaViolette*  
Signature

11/20/18  
Date



Hydrogeologist Certification

I, Ronald J Engel hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared by me or prepared under my supervision and, in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Ronald J Engel

Printed Name

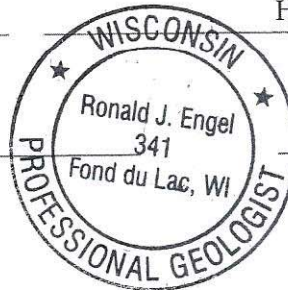
*Ronald J Engel*  
Signature

Hydrogeologist

Title

February 20, 2019

Date



**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

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**ATTACHMENT A – DATA TABLES:**

**A.1. Groundwater Analytical Tables**

**A.2. Soil Analytical Results Tables**

**A.3. Residual Soil Contamination Tables – No Attachment.**

**A.4. Vapor Analytical Table – No Attachment.**

**A.5. Other Media of Concern – No Attachment.**

**A.6. Water Level Elevations Tables – No Attachment.**

**A.7. Other – No Attachment.**

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

## **A.1. Groundwater Analytical Tables**

Ashwaubenon Boardwalk - 465 Pilgrim Way, Ashwaubenon, Wisconsin

WDNR BRRS# 02-55-551641

A.1. Groundwater Analytical Table

Sample ID	MW-1	NR 140 Groundwater Standard	
Sample Date	6/17/2011	Preventive Action Limit	Enforcement Standard
PAH Compound - ug/L			
ACENAPHTHENE	<.0045	NE	NE
ACENAPHTHYLENE	<.0036	NE	NE
ANTHRACENE	.0060J	600	3000
BENZNO(a)ANTHRACENE	<.0036	NE	NE
BENZO(a)PYRENE	<.0029	0.02	0.2
BENZO(b)FLUORANTHENE	<.0034	0.02	0.2
BENZO(g,h,i)PERYLENE	<.0048	NE	NE
BENZO(k)FLUORANTHENE	<.0044	NE	NE
CHRYSENE	<.0035	0.02	0.2
DIBENZO(a,h)ANTHRACENE	<.0032	NE	NE
FLUORANTHENE	<.0044	80	400
FLUORENE	<.0048	80	400
INDENO(1,2,3-cd)PYRENE	<.0047	NE	NE
1-METHYLNAPHTHALENE	.013J	NE	NE
2-METHYLNAPHTHALENE	.023J	NE	NE
NAPHTHALENE	.032J	10	100
PHENANTHRENE	<.0081	NE	NE
PYRENE	<.0047	50	250

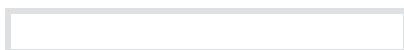
NOTES:

µg/L = parts per billion

ND = Not detected above the MDL

NE -= Standard Not Established

Q - Detected below the limit of quantification



**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

## **A.2. Soil Analytical Results Table**

PAH analytical results for original soil sample and resample locations.

Ashwaubenon Boardwalk - 465 Pilgrim Way, Ashwaubenon, Wisconsin

WDNR BRRTS# 02-55-551641

A.2. Soil Analytical Results Table

Compound	Sample ID			H-1	H-2	H-3	H-4	A-4	4-RR	4	H-5	H-6	H-7	H-8	A-8	8-RR	8	H-9	A-9	9-RR	9	
	Sample Depth (ft)			4-4.5	4-4.5	2-2.5	3.5-4	0.5	0.5	0.5	0-0.5	0-0.5	0-0.5	0-0.5	0.5	0.5	0.5	0.4	0.5	0.5	0.5	
	Collection Date			11/11/08	11/11/08	11/11/08	11/11/08	8/17/12	11/14/14	8/31/16	11/11/08	11/11/08	11/11/08	11/11/08	8/17/12	11/14/14	8/31/16	11/11/08	8/17/12	11/14/14	8/31/16	
PAH Compound - ug/kg	Suggested generic residual contaminant levels (RCL's) for PAH in soil (ug/kg)																					
	Non-Industrial Direct Contact	Industrial Direct Contact	Groundwater Pathway																			
Acenaphthene	3,590,000	45,200,000	NE	<89	<82	<92	<82	<10.3	<10.7	<9.5	<88	<180	<91	<170	16.6J	<10.2	<9.4	<84	<9.4	<10.0	<10.3	
Acenaphthylene	NE	NE	NE	<150	<140	<160	<140	<10.3	<9.6	<8.5	<150	<310	<160	<290	<9.9	<8.1	<8.4	<140	<9.4	<9.0	<9.2	
Anthracene	17,900,000	100,000,000	196,949	19	17	15	51	3.6J	13.2J	<9.8	12	<18	<9.1	96	25.6	<10.6	25.2	110	7.4J	13.3J	<10.7	
Benzo(a)anthracene	1,140	20,800	NE	60	99	100	200	18.6J	36.7	41.5	63	36	12	190	70.9	35.6	85.6	290	29.5	53.7	17.5 J	
Benzo(a)pyrene	115	2,110	470	<54	100	100	250	23.8	38.9	52.4	63	37	15	190	72.7	40.2	107	270	39.8	62.3	21.1	
Benzo(b)fluoranthene	1,150	21,100	479.3	<45	48	47	170	20.3J	35.4	56.8	31	22	9.3	140	74	44.9	96.0	190	24.6	58.6	18.8 J	
Benzo(g,h,i)perylene	NE	NE	NE	<54	140	140	220	23	38.9	42.9	94	54	20	140	75.2	43.6	76.9	210	33.4	65.2	15.5 J	
Benzo(k)fluoranthene	11,500	211,000	NE	27	150	130	91	19.8J	27.6	47.9	89	36	14	69	61.2	38.3	110	99	31.9	54.6	22.6	
Chrysene	115,000	2,110,000	144.6	58	93	96	190	23.1	49.7	53.1	65	40	13	170	84.9	54.1	116	230	36.2	76.6	23.4	
Dibenzo(a,h)anthracene	115	2,110	NE	<13	17	16	32	<10.3	<7.9	13.2J	<13	<27	<14	<26	19.7J	12.6J	25.2	15	10.8J	15.1J	<7.5	
Fluoranthene	2,390,000	30,100,000	88,878	130	200	200	510	39.7	86.6	84.3	160	130	30	500	168	92.3	199	680	64.2	125	40.1	
Fluorene	2,390,000	30,100,000	14,830	<18	<16	<18	<16	<10.3	<10.7	<9.5	<18	<36	<18	<34	12.4J	<10.2	<9.4	18	<9.4	<10.0	<10.3	
Indeno(1,2,3-c)perylene	1,150	21,100	NE	110	160	180	240	15.6J	22.8	36.8	150	84	18	140	52.2	27	64.9	180	25.1	40.3	14.0 J	
1-Methylnaphthalene	17,600	72,700	NE	<54	<49	<55	<49	<9.4	<10.7	<9.5	<53	<110	<55	<100	18.3J	10.5J	14.8 J	<51	20.5	<10.0	<10.3	
2-Methylnaphthalene	239,000	3,010,000	NE	<45	<41	<46	<41	5.6J	12.9J	<9.5	<44	<91	<46	<86	26.1	13.8J	21.0	<42	25.9	12.4J	<10.3	
Naphthalene	5,520	24,100	658.2	<54	<49	<55	<49	5J	<10.7	<9.5	<53	<110	<55	<100	20.2	10.4J	15.1 J	<51	17.9J	<10.0	<10.3	
Phenanthrene	NE	NE	NE	75	75	64	250	18.4J	49.2	32.2	60	73	11	340	103	45	106	400	41.8	50.5	24.2	
Pyrene	1,790,000	22,600,000	54,546	140	180	21	510	31.4	72.3	65.5	160	120	31	500	136	75.3	155	760	53.2	102	30.1	
<b>Metals - in mg/kg or PPM <sup>1</sup></b>																						
Arsenic	0.584	0.677	3	<1.7	106	3.7	3.2	NA	NA	NA	<1.6	3.4	<1.7	<1.8	NA	NA	NA	<1.7	NA	NA	NA	
Barium	164.8	15300	100000	72	58	83	46	NA	NA	NA	68	170	68	99	NA	NA	NA	73	NA	NA	NA	
Cadmium	752.0	71.1	985	0.94	0.76	1.6	0.48	NA	NA	NA	0.85	1	0.85	0.08	NA	NA	NA	0.86	NA	NA	NA	
Chromium	NS	100000	100000	29	24	73	22	NA	NA	NA	29	20	33	28	NA	NA	NA	25	NA	NA	NA	
Lead	27	400	800	14	15.0	32	15	NA	NA	NA	20	17	21	7.6	NA	NA	NA	14	NA	NA	NA	
Mercury	0.208	3.13	3.13	0.085	0.069	0.29	0.047	NA	NA	NA	0.1	0.038	0.073	0.016	NA	NA	NA	0.057	NA	NA	NA	
Selenium	0.52	391	5840	<4.8	<4.4	<4.9	<4.4	NA	NA	NA	<4.7	<4.6	<4.9	<5.0	NA	NA	NA	<4.9	NA	NA	NA	
Silver	0.8491	391	5840	<0.13	<0.12	0.77	0.13	NA	NA	NA	<0.13	<0.13	<0.13	<0.014	NA	NA	NA	<0.13	NA	NA	NA	
<b>PCBs - in mg/kg or PPM <sup>1</sup></b>																						
PCB-1016	4.11	28	NE	<0.06	<0.05	<0.061	<0.05	NA	NA	NA	<0.06	<0.058	<0.058	<0.063	NA	NA	NA	<0.061	NA	NA	NA	
PCB-1221	0.213	0.883	NE	<0.06	<0.05	<0.061	<0.05	NA	NA	NA	<0.06	<0.058	<0.058	<0.063	NA	NA	NA	<0.061	NA	NA	NA	
PCB-1232	0.19	0.792	NE	<0.06	<0.05	<0.061	<0.05	NA	NA	NA	<0.06	<0.058	<0.058	<0.063	NA	NA	NA	<0.061	NA	NA	NA	
PCB-1242	0.235	0.972	NE	<0.06	<0.05	<0.061	<0.05	NA	NA	NA	<0.06	<0.058	<0.058	<0.063	NA	NA	NA	<0.061	NA	NA	NA	
PCB-1248	0.236	0.975	NE	<0.06	<0.05	<0.061	<0.05	NA	NA	NA	<0.06	<0.058	<0.058	<0.063	NA	NA	NA	<0.061	NA	NA	NA	
PCB-1254	0.239	0.988	NE	<0.06	<0.05	<0.061	<0.05	NA	NA	NA	<0.06	<0.058	<0.058	<0.063	NA	NA	NA	<0.061	NA	NA	NA	
PCB-1260	0.243	1	NE	<0.06	<0.05	<0.061	<0.05	NA	NA	NA	<0.06	<0.058	<0.058	<0.063	NA	NA	NA	<0.061	NA	NA	NA	

NOTES:

**Bold** Concentrations exceed an established standard or suggested residual contamination level (RCL)

< means less than

NE = Standard is Not Established

ug/kg = ppb or parts per billion

NA = NOT ANALYZED

NOTE ON SAMPLE ID'S: Previous Project Manager did not follow standard ID labeling protocol. All sample points with same NUMERIC value in sample ID were collected from approximately the same physical location on-site. (i.e. samples H-8, A-8, 8-RR, and 8 are from the same sample location)

NOTE on VOC: VOC's were analyzed by RMT in 2008. No detects were returned above laboratory LOD.

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WDNR BRRTS# 02-55-551641

## A.2. Soil Analytical Results Table

Compound	Sample ID			H-10	H-11	A-11	11-RR	11	11	H-12	A-12	12-RR	12	12	H-13	H-14	H-15	H-16	H-17	H-18	H-19	
	Sample Depth (ft)			0.40	0.4	0.5	0.5	0.5	0.05	0-0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
	Collection Date			11/11/08	11/11/08	8/17/12	11/14/14	8/31/16	5/16/18	11/11/08	8/17/12	11/14/14	8/31/16	5/10/18	11/11/08	11/11/08	11/11/08	11/11/08	11/11/08	11/11/08	11/11/08	11/11/08
PAH Compound - ug/kg	Suggested generic residual contaminant levels (RCL's) for PAH in soil (ug/kg)																					
	Non-Industrial	Industrial Direct	Groundwater Pathway																			
Acenaphthene	3,590,000	45,200,000	NE	<60	<87	<9.7	<10.4	14.6 J	<4.2	<86	<10	45.3	20.3	<4.5	<90	<88	<93	<58	<170	<73	<180	
Acenaphthylene	NE	NE	NE	<100	<150	<9.7	<9.3	<8.6	<3.5	<150	<10	<9.3	<8.0	4.3 J	<150	<150	<160	<99	<290	<120	<300	
Anthracene	#####	100,000,000	196,949	<6.0	36	14.8J	<10.8	41.4	<6.1	100	8.4J	124	98.3	8.1 J	<9.0	<8.8	33	<5.8	<17	<7.3	23	
Benzo(a)anthracene	1.140	20,800	NE	8	140	66.9	20.5J	128	24.0	170	33.2	252	215	44.9	50	32	99	8.8	39	34	77	
Benzo(a)pyrene	115	2,110	470	8	130	97.6	24.9	142	27.7	170	36.5	185	206	50.9	60	31	83	6.8	33	29	66	
Benzo(b)fluoranthene	1,150	21,100	479.3	<6.0	110	66.2	22.2	135	30.0	120	37.4	235	183	45.5	37	21	65	<5.8	16	17	41	
Benzo(g,h,i)perylene	NE	NE	NE	13	190	86.4	23.4	102	22.3	110	39.8	242	109	42.1	73	43	120	9.7	45	36	86	
Benzo(k)fluoranthene	11,500	211,000	NE	8.2	150	74.1	18.6J	144	25.7	84	35	144	185	43.3	60	27	78	7.4	30	27	56	
Chrysene	115,000	2,110,000	144.6	6.6	150	79	28.9	158	32.8	150	40.2	198	229	53.5	47	31	92	7.4	<17	26	68	
Dibenzo(a,h)anthracene	115	2,110	NE	<8.9	20	21.7	<7.6	35.0	7.3 J	15	10.5J	48.9	43.7	17.9	<14	<13	<14	<8.7	<25	<11	<26	
Fluoranthene	2,390,000	30,100,000	88,878	17	350	143	48.9	331	45.6	400	72.8	569	457	63.4	120	79	250	16	100	79	210	
Fluorene	2,390,000	30,100,000	14,830	<12	<17	<9.7	<10.4	15.8 J	<4.5	<17	<10	45.7	29.8	<4.8	<16	<18	<19	<12	<34	<15	<35	
Indeno(1,2,3-	1,150	21,100	NE	<6.0	150	62.1	14.2J	94.5	18.9	120	28.9	130	107	32.7	36	15	64	<5.8	22	25	52	
1-Methylnaphthalene	17,600	72,700	NE	<36	<52	11.4J	<10.4	<9.6	<4.3	<52	<9.1	25.7	<9.0	10.7 J	<54	<53	<56	<35	<100	<44	<110	
2-Methylnaphthalene	239,000	3,010,000	NE	<30	<44	18.5J	<10.4	<9.6	<5.4	140	10.3J	33.1	9.1 J	15.1 J	<45	<44	<46	<29	<85	<36	<88	
Naphthalene	5,520	24,100	658.2	<36	<52	35.2	<10.4	12.4 J	<9.1	<52	7.8J	30.3	<9.0	12.0 J	<54	<53	<56	<35	<100	<44	<110	
Phenanthrene	NE	NE	NE	6.2	170	55.5	21.7	187	19.6 J	320	35.4	427	276	24.0 J	44	33	150	<5.8	37	25	120	
Pyrene	1,790,000	22,600,000	54,546	20	390	118	40.9	241	38.9	420	60.5	481	345	58.9	110	79	280	17	95	65	200	
<b>Metals - in mg/kg or PPM <sup>1</sup></b>																						
Arsenic	0.584	0.677	3	<1.7	<1.6	NA	NA	NA	NA	<1.6	NA	NA	NA	NA	<1.7	<1.6	<1.7	2.3	2.2	<1.6	4	
Barium	164.8	15300	100000	100	62	NA	NA	NA	NA	57	NA	NA	NA	NA	66	59	71	69	69	64	58	
Cadmium	752.0	71.1	985	0.78	0.72	NA	NA	NA	NA	0.67	NA	NA	NA	NA	0.67	0.6	0.87	0.72	0.72	0.75	0.7	
Chromium	NS	100000	100000	29	25	NA	NA	NA	NA	21	NA	NA	NA	NA	26	22	28	23	23	25	22	
Lead	27	400	800	10	15	NA	NA	NA	NA	15	NA	NA	NA	NA	16	15	18	16	16	15	20	
Mercury	0.208	3.13	3.13	0.023	0.074	NA	NA	NA	NA	0.06	NA	NA	NA	NA	0.071	0.035	0.058	0.023	0.023	0.06	0.045	
Selenium	0.52	391	5840	<4.6	<4.7	NA	NA	NA	NA	<4.6	NA	NA	NA	NA	<4.8	<4.7	<4.9	<4.6	<4.6	<4.7	<4.7	
Silver	0.8491	391	5840	<0.13	<0.13	NA	NA	NA	NA	<0.13	NA	NA	NA	NA	<0.13	<0.13	<0.14	<0.13	<0.12	<0.13	<0.13	
<b>PCBs - in mg/kg or PPM <sup>1</sup></b>																						
PCB-1016	4.11	28	NE	<0.06	<0.058	NA	NA	NA	NA	<0.058	NA	NA	NA	NA	<0.06	<0.59	<0.62	<0.058	<0.57	<0.058	<0.059	
PCB-1221	0.213	0.883	NE	<0.06	<0.058	NA	NA	NA	NA	<0.058	NA	NA	NA	NA	<0.06	<0.59	<0.62	<0.058	<0.57	<0.058	<0.059	
PCB-1232	0.19	0.792	NE	<0.06	<0.058	NA	NA	NA	NA	<0.058	NA	NA	NA	NA	<0.06	<0.59	<0.62	<0.058	<0.57	<0.058	<0.059	
PCB-1242	0.235	0.972	NE	<0.06	<0.058	NA	NA	NA	NA	<0.058	NA	NA	NA	NA	<0.06	<0.59	<0.62	<0.058	<0.57	<0.058	<0.059	
PCB-1248	0.236	0.975	NE	<0.06	<0.058	NA	NA	NA	NA	<0.058	NA	NA	NA	NA	<0.06	<0.59	<0.62	<0.058	<0.57	<0.058	<0.059	
PCB-1254	0.239	0.988	NE	<0.06	<0.058	NA	NA	NA	NA	<0.058	NA	NA	NA	NA	<0.06	<0.59	<0.62	<0.058	<0.57	<0.058	<0.059	
PCB-1260	0.243	1	NE	<0.06	<0.058	NA	NA	NA	NA	<0.058	NA	NA	NA	NA	<0.06	<0.59	<0.62	<0.058	<0.57	<0.058	<0.059	

## NOTES:

**Bold** Concentrations exceed an established standard or suggested residual contamination level (RCL)

&lt; means less than

NE = Standard is Not Established

ug/kg = ppb or parts per billion

NA = NOT ANALYZED

NOTE ON SAMPLE ID'S: Previous Project Manager did not follow standard ID labeling protocol. All sample points with same NUMERIC value in sample ID were collected from approximately the same physical location on-site. (i.e. samples H-8, A-8, 8-RR, and 8 are from the same sample location)

NOTE on VOC: VOC's were analyzed by RMT in 2008. No detects were returned above laboratory LOD.

REV 6/1/19





**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

### **A.3. Residual Soil Contamination Table**

No data. Analytical results of resampling of ALL original sample locations have returned NO detects exceeding the Non-Industrial Direct Contact RCL.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

#### **A.4. Vapor Analytical Tables**

No vapor migration assessment was conducted for this site. No vapor assessment was requested by the Department. Contaminants of concern are generally non-volatile, and non-explosive.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

### **A.5. Other Media of Concern**

Not Applicable. No Data - No other media was investigated during the course of the site investigation.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

### **A.6. Water Level Elevations**

Groundwater water was collected from one monitoring well (MW-1) once on 6/17/2011. Depth to water was not measured, and the well was abandoned shortly after returning negligible PAH results.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

## **A.7. Other**

No Data. Regarding natural attenuation; Decrease in contaminants is evident in sample analytical results.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
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**ATTACHMENT B – Maps, Figures, and Photos:**

**B.1. Location Maps**

**B.1.a - Location Map**

**B.1.b - Detailed Site Map**

**B.1.c - RR Site Map**

**B.2. Soil Figures**

**B.2.a - Soil Contamination Maps**

**B.2.b - Residual Soil Contamination Maps – No Attachment.**

**B.3. Groundwater Figures**

**B.3.a - Geologic Cross Section – No Attachment.**

**B.3.b – Groundwater Isoconcentration – No Attachment.**

**B.3.c – Groundwater Flow Direction Figures – No Attachment.**

**B.3.d – Monitoring Wells – No Attachment.**

**B.4. Vapor Maps and Other Media**

**B.4.a – Vapor Intrusion Map - No Attachment.**

**B.4.b – Other Media of Concern - No Attachment.**

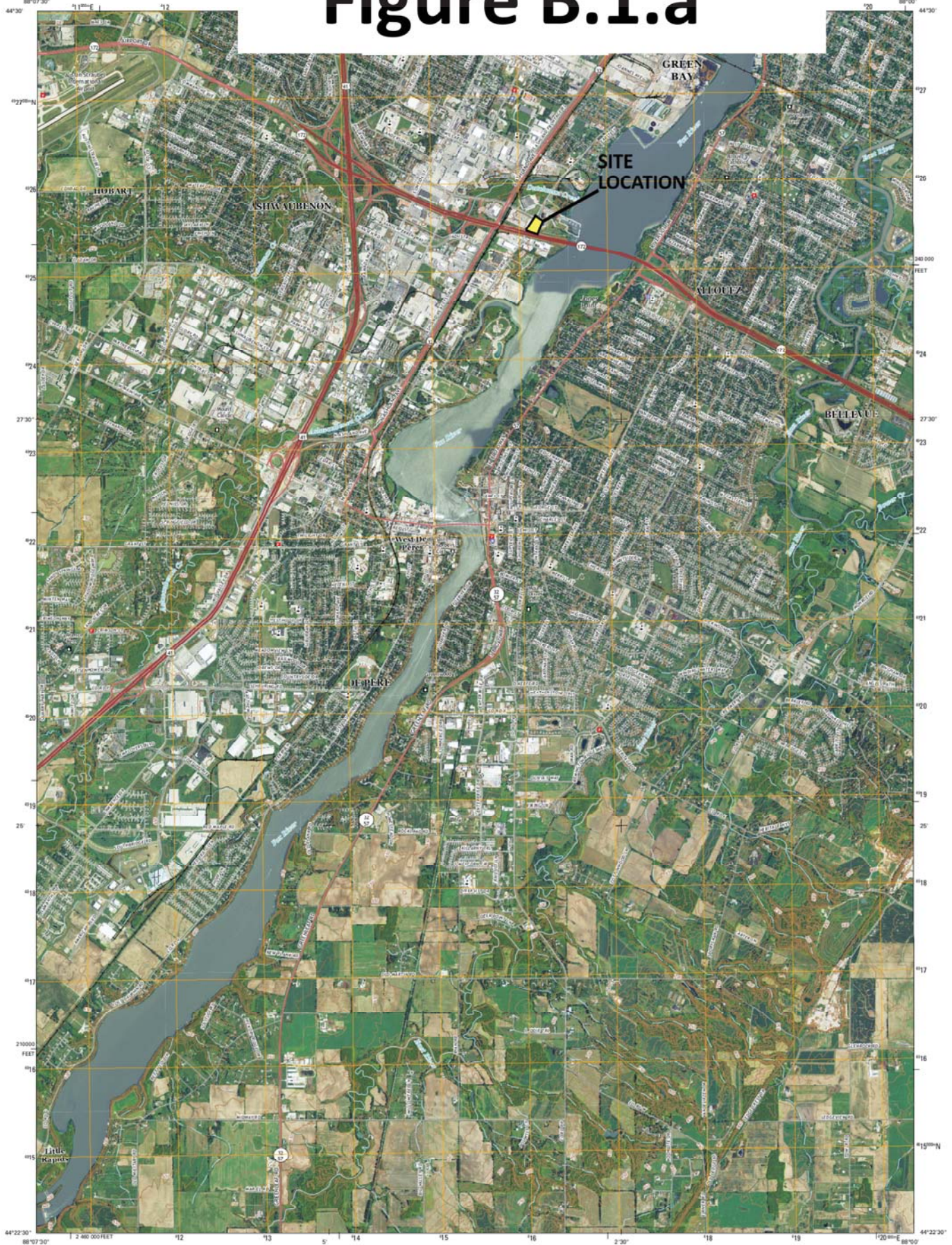
**B.4.c – Other - No Attachment.**

**B.5. Structural Impediment Photos – No Attachment.**

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

### **B.1.a. Site Location Map**

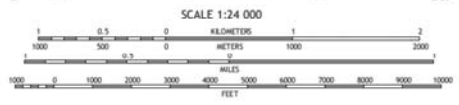
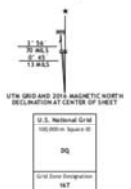
# Figure B.1.a



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1:500-meter grid. Universal Transverse Mercator, Zone 16T  
10 000-foot ticks. Wisconsin Coordinate System of 1983 (central area)

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Map Data:   
 - 2011: NAIP, July 2011  
 - 2010: U.S. Census Bureau, 2010  
 - 2010: National Hydrography Dataset, 2010  
 - 2010: National Elevation Dataset, 2010  
 - 2010: Multiple sources, see metadata file 16T2010  
 - 2010: Public Land Survey System, 2010  
 - 2010: Wetlands Inventory 1977 - 2014



**ROAD CLASSIFICATION**

- Expressway
- Secondary Hwy
- Bypass
- Interstate Route
- Local Connector
- Local Road
- Junct
- US Route
- State Route

1	2	3	4
5	6	7	8

1 Oneida North  
2 Green Bay West  
3 Green Bay East  
4 Oneida South  
5 Bellevue  
6 Highstown  
7 Oneida  
8 Merrimont

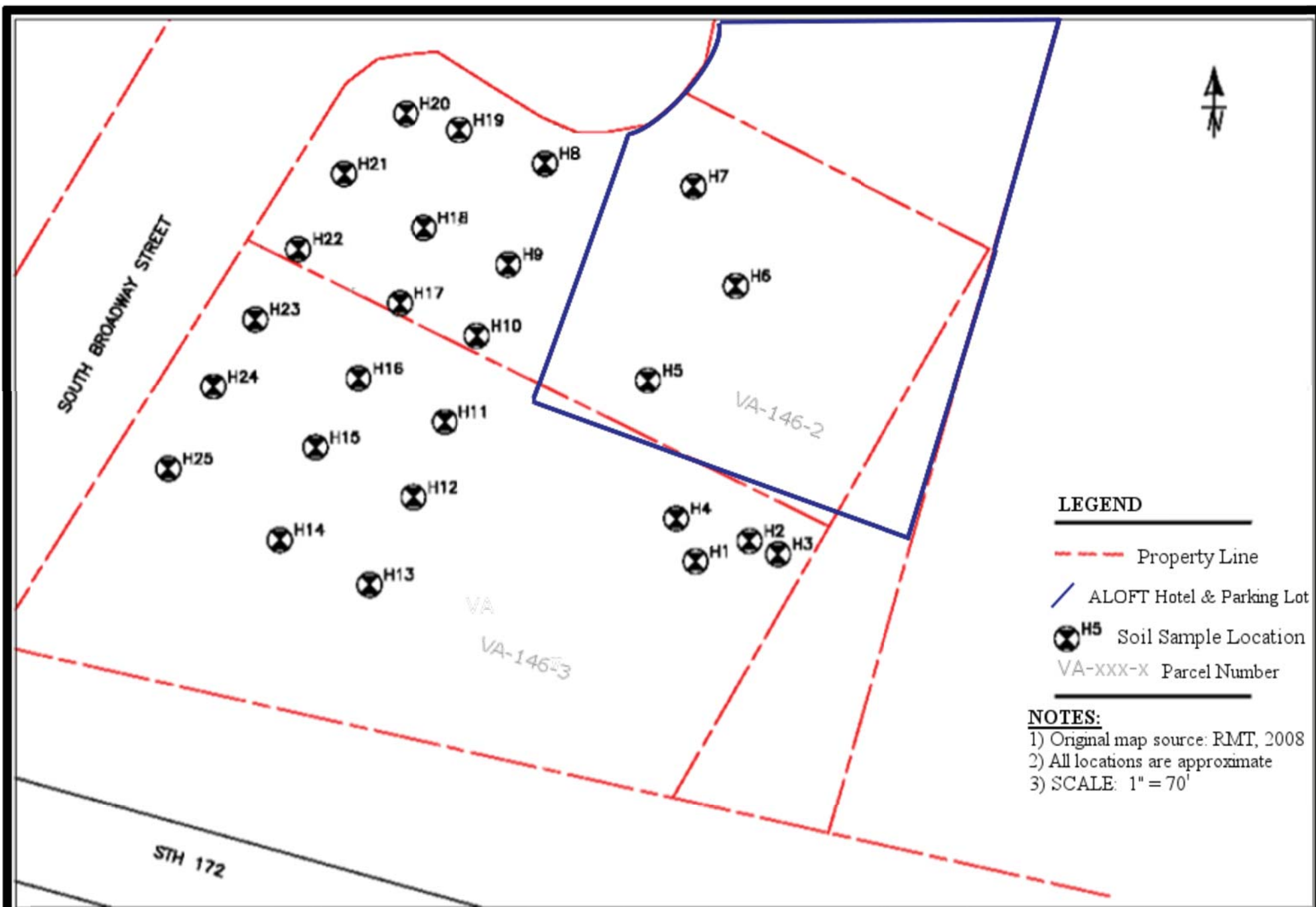
DE PERE, WI  
2016





**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

## **B.1.b. Detailed Site Map**



**FIGURE**  
**B.1.b.**

**REVISED**  
1/16/2018

### Detailed Site Map

Ashwaubenon Boardwalk BRRS# 02-05-551641  
2491 South Broadway Street  
Ashwaubenon Wisconsin

**NRP ENVIRONMENTAL CONSULTANTS**  
2357 PAMPERIN ROAD  
GREEN BAY WISCONSIN 54313

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

**B.1.c. RR Site Map**



# B.1.c. RR Sites Map



### Legend

- Open Site (ongoing cleanup)
- Closed Site (completed cleanup)



NAD\_1983\_HARN\_Wisconsin\_TM

© Latitude Geographics Group Ltd.

1: 7,920



DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

**Note: Not all sites are mapped.**

### Notes

Circle represents approximate half mile radius from site.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
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## **B.2.a. Soil Contamination Map**

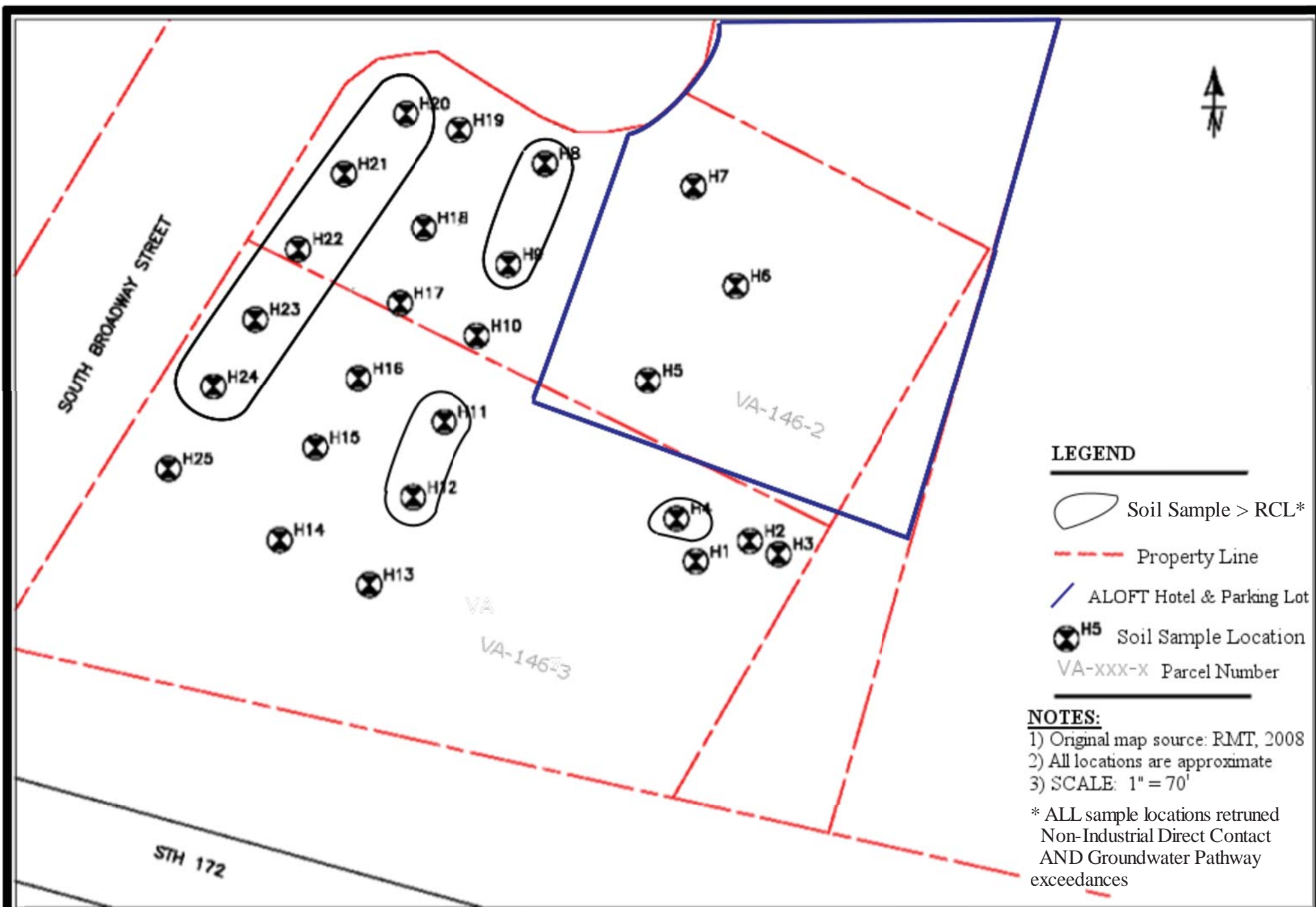


FIGURE  
**B.2.a.**

REVISED  
1/16/2018

## Soil Contamination

Ashwaubenon Boardwalk BRRTS# 02-05-551641  
2491 South Broadway Street  
Ashwaubenon Wisconsin

NRP ENVIRONMENTAL CONSULTANTS  
2357 PAMPERIN ROAD  
GREEN BAY WISCONSIN 54313

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

### **B.2.b. Residual Soil Contamination**

No Attachment. Analytical soil sample results from ALL sample locations fall below NR 720 non-industrial direct contact standards. There is NO residual soil contamination. The site should be closed with NO continuing obligations.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
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**B.3.a. Geologic Cross-Section Figure**

No Data. Geologic Cross-Sections were not generated for this investigation. Soil samples were generally collected from 0-1 foot below ground surface. Bedrock was not encountered.



**Ashwaubenon Boardwalk – 2491 South Broadway Street  
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**B.3.b. Groundwater Isoconcentration**

No Attachment. There are **NO** NR140 PAL or ES exceedances at the site.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
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**B.3.c. Groundwater Flow Direction Figure**

No Data. Only one groundwater monitoring well was installed at the site.  
Groundwater would flow toward the Fox River.

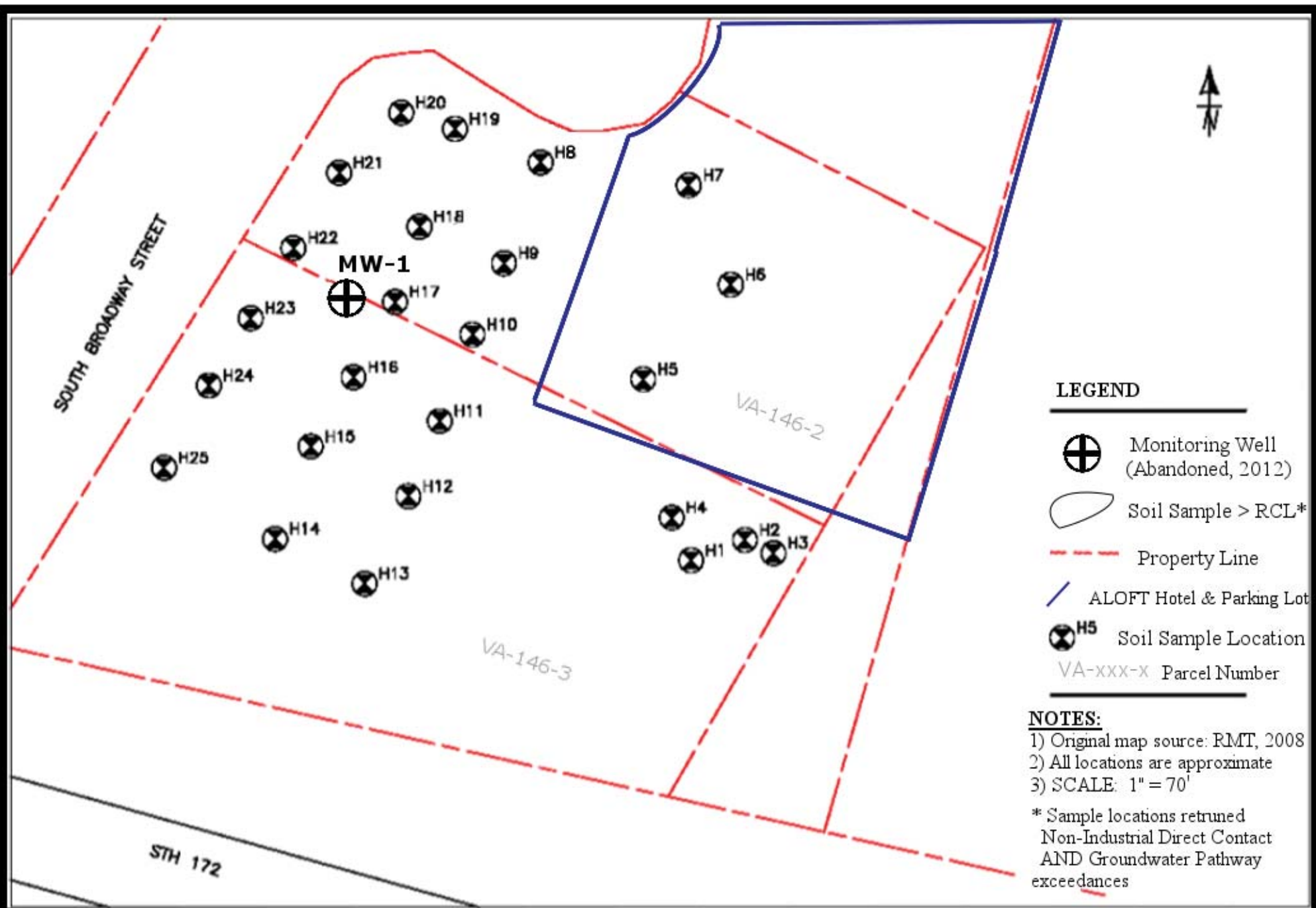


FIGURE  
**B.3.d.**

REVISED  
4/21/19

**Monitoring Wells**  
Ashwaubenon Boardwalk BRRTS# 02-05-551641  
2491 South Broadway Street  
Ashwaubenon Wisconsin

**NRP ENVIRONMENTAL CONSULTANTS**  
2357 PAMPERIN ROAD  
GREEN BAY WISCONSIN 54313

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

#### **B.4.a. Vapor Intrusion Map**

No vapor migration assessment was conducted for this site. Contaminants of concern are generally non-volatile, and non-explosive.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

**B.4.b. Other Media of Concern (e.g. sediment or surface water)**

No Data.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
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**B.4.c. Other**

No Data.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
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### **B.5. Structural Impediment Photos**

No Data. There are no impediments to site investigation.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
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**ATTACHMENT C – Documentation of Remedial Action:**

**C.1. Site Investigation Documentation** - No Attachment, documents previously submitted.

**C.2. Investigative Waste Documentation** - No Attachment.

**C.3. Description of Methodology** – No Attachment.

**C.4. Construction Documentation** – No Attachment.

**C.5. Decommissioning of Remedial System:** No Attachment.

**C.6. Other:** No Attachment.



**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

### **C.1. Site Investigation Documentation**

No Data. All Documentation has been submitted previously.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

### **C.2. Investigative Waste**

No Data. Soil samples were collected from 0-1 foot below ground surface. Unused sampling soil was left on site to be remediated through natural attenuation and phytoremediation.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
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### **C.3. Description of Methodology**

No Data. Soil RCL's used for this site are those defined by the 2017 WDNR Soil Residual Contaminant Level spreadsheet.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
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#### **C.4. Construction Documentation**

No Data. Soil boring logs, monitoring well construction and development logs were submitted previously.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
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### **C.5. Decommissioning of Remedial Systems**

No Data. There is no remedial system in place to decommission.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

**C.6. Other**

No Data.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

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**ATTACHMENT D – Maintenance Plans and Photographs:**

**D.1. Maintenance Actions** - No Attachment, property does not require maintenance action

**D.2. Location Map** - No Attachment

**D.3. Photographs** - No Attachment

**D.4. Inspection Logs** - No Attachment

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

**D.1. Description of Maintenance Actions**

The affected property does not require maintenance action. The only potential residual contamination exceeding the most restrictive RCL is for minor detects of Benzo(a)pyrene and Chrysene returned from the 2016 sampling. Phytoremediation and natural attenuation has proven to be effective in degrading PAH compounds of concern.

Adjoining off-source properties do not require any maintenance action.



**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

## **D.2. Location Map**

No Data. The site will not require any maintenance features.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

### **D.3. Photographs**

No Data.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

#### **D.4. Inspection log**

No Attachment. The site does not require a maintenance plan.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

### **E. Monitoring Well Information**

The monitoring well MW-1, was installed on 6/1/2011. The DNR recommended abandonment on 5/11/2012. The well was subsequently abandoned.

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

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**ATTACHMENT F – Source Legal Documents:**

**F.1. Deed**

**F.2. Certified Survey Map**

**F.3. Verification of Zoning**

**F.4. Signed Statement**

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

**F.1. Deed**

**CONDOMINIUM DEED**




**THIS DEED**, made between Ashwaubenon Boardwalk, LLC, a Wisconsin limited liability company, Grantor, and Scott R. Smet and Chad L. Smet, as tenants in common, Grantee, for good and valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Brown County, State of Wisconsin ("Property"):

**2501277**  
**CATHY WILLIQUETTE**  
**BROWN COUNTY RECORDER**  
**GREEN BAY, WI**  
**RECORDED ON**  
**11/16/2010 4:10 PM**  
**REC FEE: 30.00**  
**EXEMPT # 77.25 (15s**  
**PAGES: 1**

Parcel I:

Unit 1, Ashwaubenon Boardwalk Office Park Condominiums 1st Addendum, in the Village of Ashwaubenon, Brown County, Wisconsin, together with said unit's undivided interest in the common elements and limited common elements appurtenant to said unit, all in Ashwaubenon Boardwalk Office Park Condominiums, recorded in Volume 50 of Condominium Plats on Page 122 (and any addendums thereto), created and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and by Declaration of Condominium for Ashwaubenon Boardwalk Office Park Condominiums dated April 15, 2008 and recorded April 25, 2008 as Document No. 2365324 and by a Condominium Plat therefore, and any amendments thereto.

RETURN TO:

Attorney David P. Dewick  
Hager, Dewick & Zuengler, S.C.   
200 South Washington Street, Suite 401  
Green Bay, WI 54301

VA-1373  
Parcel Identification Number

Parcel II:

Unit 3, Ashwaubenon Boardwalk Office Park Condominiums 1st Addendum, in the Village of Ashwaubenon, Brown County, Wisconsin, together with said unit's undivided interest in the common elements and limited common elements appurtenant to said unit, all in Ashwaubenon Boardwalk Office Park Condominiums, recorded in Volume 50 of Condominium Plats on Page 122, (and any addendums thereto) created and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and by Declaration of Condominium for Ashwaubenon Boardwalk Office Park Condominiums dated April 15, 2008 and recorded April 25, 2008 as Document No. 2365324 and by a Condominium Plat therefore, and any amendments thereto.

This is not homestead property.


Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents, except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

DATED this 15<sup>th</sup> day of November, 2010.

ASHWAUBENON BOARDWALK, LLC

By:   
Scott R. Smet, Member

By:   
Chad L. Smet, Member

AUTHENTICATION

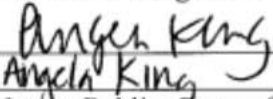
Signature of Scott R. Smet and Chad L. Smet authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ACKNOWLEDGMENT

STATE OF WISCONSIN :  
: SS.  
COUNTY OF BROWN :

Personally came before me this 15<sup>th</sup> day of November, 2010, the above-named Scott R. Smet and Chad L. Smet, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
(Print Name)  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_ authorized by §706.06, Wis. Stats.)

  
Angela King  
Notary Public, State of Wisconsin  
My Commission: 4-14-13

THIS INSTRUMENT WAS DRAFTED BY:  
Attorney David P. Dewick  
Hager, Dewick & Zuengler, S.C.  
Per Legal Description Provided



**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

## **F.2. Certified Survey Map**



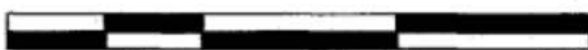
# Certified Survey Map

A combination and depiction of the land boundaries recorded as Lot 1, Volume 47, Certified Survey Maps, page 72, Map Number 6970, Document Number 2087153, Brown County Records and Document Number 2196328, Brown County Records except Lot 2, Volume 12, Certified Survey Maps, page 305, Map Number 2619, Document Number 1012385, Brown County Records, being all of Lot 1, Volume 47, Certified Survey Maps, page 72, Map Number 6970, Brown County Records, said Lot being in part of Private Claim 20, West Side of the Fox River; all of Lot 4, Volume 12, Certified Survey Maps, page 305, Map Number 2619, Brown County Records, said Lot being in part of Private Claim 21, West Side of the Fox River; and also part of said Private Claim 21, all being in the Village of Ashwaubenon, Brown County, Wisconsin into a single parcel and description, more fully described on sheet 2:

## Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ Brown County Monument - type noted

150 75 0 150 300



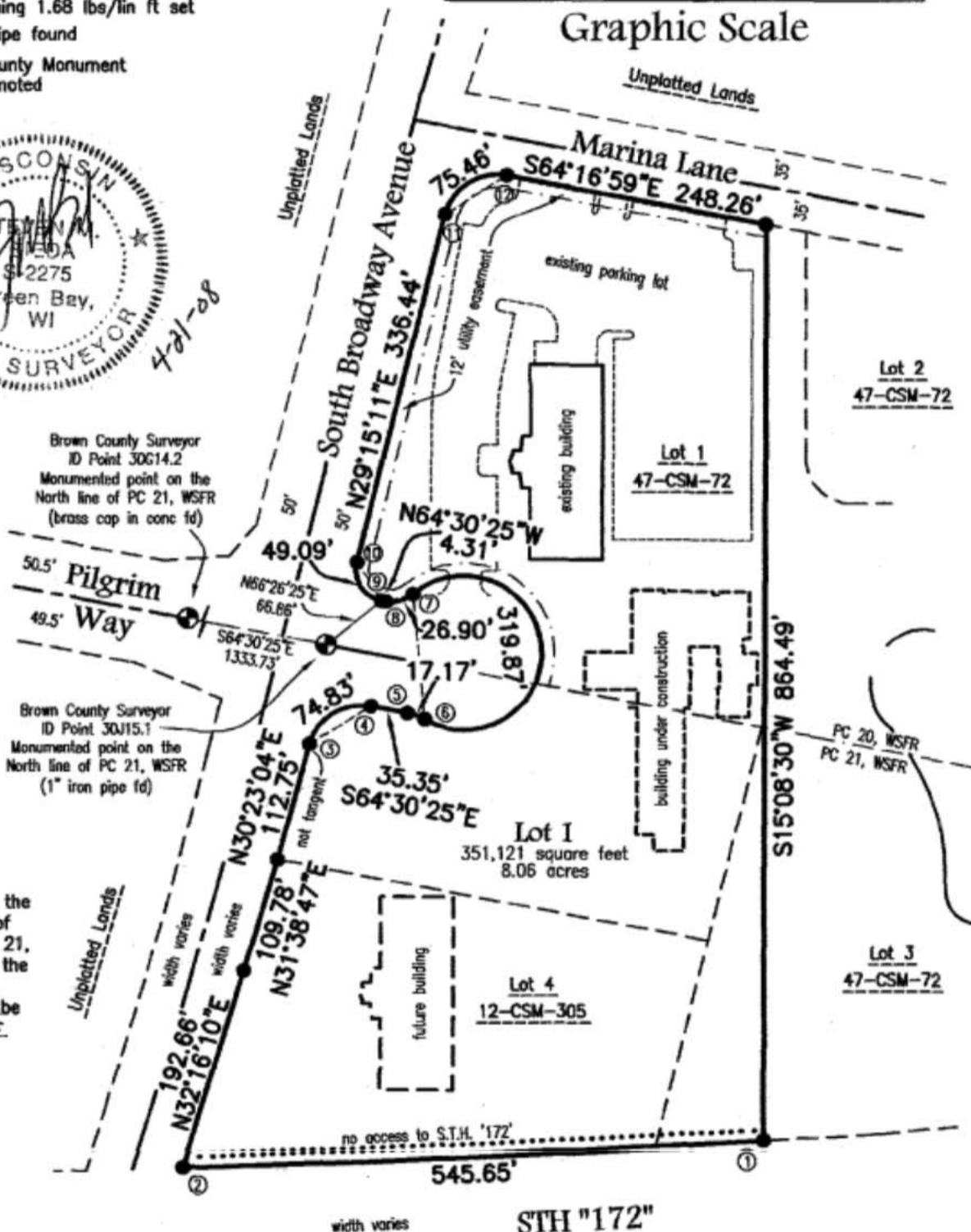
## Graphic Scale



Brown County Surveyor  
ID Point 30G14.2  
Monumented point on the  
North line of PC 21, WSFR  
(brass cap in conc fd)

Brown County Surveyor  
ID Point 30J15.1  
Monumented point on the  
North line of PC 21, WSFR  
(1" iron pipe fd)

Bearings  
referenced to the  
North line of  
Private Claim 21,  
West Side of the  
Fox River,  
assumed to be  
S64°30'25"E.



Client: Ashwaubenon Boardwalk, LLC  
Drafted By: BAR  
File: A-20302CSM 012208.dwg

Scale: 1"=150'  
Tax Parcel Number  
VA-133, VA-146-2, VA-146-3

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

Sheet One of Three  
Project No.: A-20302  
Drawing No.: L-7221


**SURVEYOR'S CERTIFICATE**

I, Steven M. Bieda, Registered Land Surveyor, do hereby certify that this Certified Survey Map is not a division of property but solely a combination and depiction of the land boundaries recorded as Lot 1, Volume 47, Certified Survey Maps, page 72, Map Number 6970, Document Number 2087153, Brown County Records and Document Number 2196328, Brown County Records except Lot 2, Volume 12, Certified Survey Maps, page 305, Map Number 2619, Document Number 1012385, Brown County Records, being all of Lot 1, Volume 47, Certified Survey Maps, page 72, Map Number 6970, Brown County Records, said Lot being in part of Private Claim 20, West Side of the Fox River; all of Lot 4, Volume 12, Certified Survey Maps, page 305, Map Number 2619, Brown County Records, said Lot being in part of Private Claim 21, West Side of the Fox River; and also part of said Private Claim 21, all being in the Village of Ashwaubenon, Brown County, Wisconsin into a single parcel and description, more fully described as follows:

Commencing at the Brown County Surveyor's Traverse Point ID# 30J15.1 (monumented point of the North line of Private Claim 21, West Side of the Fox River); thence N66°26'25"E, 66.86 feet to the point of beginning; thence 49.09 feet along the arc of a 30.00 foot radius curve to the right whose long chord bears N17°37'37"W, 43.80 feet; thence N29°15'11"E, 336.44 feet along the Easterly right of way of South Broadway Avenue; thence 75.46 feet along the arc of a 50.00 foot radius curve to the right whose long chord bears N72°29'06"E, 68.50 feet; thence S64°16'59"E, 248.26 feet along the Southerly right of way of Marine Lane; thence S15°08'30"W, 864.49 feet along the East line of Lot 1, Volume 47, Certified Survey Maps, page 72, Brown County Records to the Northerly right of way of State Trunk Highway "172"; thence 545.65 feet along said right of way being the arc of a 22,738.31 foot radius curve to the right whose long chord bears N77°27'01"W, 545.64 feet; thence N32°16'10"E, 192.66 feet along said Easterly right of way of South Broadway Avenue; thence N31°38'47"E, 109.78 feet along said right of way; thence N30°23'04"E, 112.75 feet along said right of way; thence 74.83 feet along the arc of a 50.00 foot radius curve to the right whose long chord bears N72°37'09"E, 68.04 feet; thence S64°30'25"E, 35.35 feet along the Southerly right of way of Pilgrim Way; thence 17.17 feet along the arc of a 50.00 foot radius curve to the right whose long chord bears S54°40'01"E, 17.09 feet; thence 319.87 feet along the arc of a 73.00 foot radius curve to the left whose long chord bears N09°38'35"E, 118.82 feet; thence 26.90 feet along the arc of a 30.00 foot radius curve to the right whose long chord bears S89°48'10"W, 26.01 feet; thence N64°30'25"W, 4.31 feet along the Northerly right of way of said Pilgrim Way to the point of beginning.

Parcel contains 351,121 square feet / 8.06 acres, more or less.  
Parcel subject to easements and restrictions of record.

That such plot is a correct representation of all the exterior boundaries of the land survey. That I have made such a survey, and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the Brown County Planning Commission in surveying, combining, and mapping the same.

  
Steven M. Bieda S-2275  
January 29, 2008  
Revised: April 21, 2008



**Curve Data**

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1-2	545.65	22738.31	545.64	N77°27'01"W	01°22'30"	S78°08'16"E & N76°45'46"W
3-4	74.83	50.00	68.04	N72°37'09"E	85°44'52"	S29°44'43"W
5-6	17.17	50.00	17.09	S54°40'01"E	18°40'48"	S44°49'37"E
6-7	319.87	73.00	118.82	N09°38'35"E	251°03'38"	S64°06'45"W
7-8	26.90	30.00	26.01	S89°48'10"W	51°22'50"	N64°06'45"E
9-10	49.09	30.00	43.80	N17°37'37"W	93°45'36"	
11-12	75.46	50.00	68.50	N72°29'06"E	86°27'50"	

**BROWN COUNTY PLANNING COMMISSION**

Approved for the Brown County Plan Commission this 21<sup>ST</sup> day of APRIL, 2008

  
Jon Motquin  
Senior Planner



Sheet Two of Three  
Project No.: A-20302  
Drawing No.: L-7221

2364462

OWNER'S CERTIFICATE

Ashwaubenon Boardwalk, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed and mapped as represented hereon. Ashwaubenon Boardwalk, LLC also certifies that this Certified Survey Map is required to be submitted to the Brown County Planning Commission for approval or objection in accordance with the current Land Subdivision Ordinances.

In Witness Whereof, the said Ashwaubenon Boardwalk, LLC has caused these presents to be signed by Tomy Lukow its Member on this 21st day of April, 2008

[Signature]  
Ashwaubenon Boardwalk, LLC

Personally came before me this 21st day of April, 2008, the above named Member of said corporation and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.



My Commission Expires 09-08



NOTES (per 47-CSM-72)

1) The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources, "Wisconsin Construction Site Best Management Practice Handbook" to prevent soil erosion. However, if the Village/Town, at the time of construction, has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any construction or installation related activities associated with streets and utilities.

2) HIGHWAY SETBACK NOTE

No improvements or structures are allowed between the right of way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation District Office for more information. The phone number may be obtained by contacting your County Highway Department.

3) ACCESS RESTRICTION

As Owner, we hereby restrict all lots and blocks so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right of way of STH 172, as shown on the land division map. It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in S.236.293, Wisconsin Statutes and shall be enforceable by the department or its assigns.

4) A land use permit from the Village of Ashwaubenon ~~Brown County~~ Zoning Administrator's office is required prior to any construction, fill, or grading activity within 300 feet of the Fox River.

5) The lots of this land division may experience noise at levels exceeding the levels in S. Trans 405.04 Table I. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

6) A Brown County Highway Department access permit must be obtained prior to any construction of a new street / road connection or driveway to a County Trunk Highway.

7) At the time Lots 1 & 2 of 12-CSM-305 are purchased or an improvement project on STH 172 requires additional right-of-way, the 40' Ingress/Egress Easement on the North Right-of-Way of STH 172 shall be vacated

RESTRICTIVE COVENANTS (per 47-CSM-72)

1) The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

2) Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

3) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

4) Parcel is subject to a Cap Maintenance Plan and recorded Soil Deed Restriction.

Office of the Register of Deeds  
Brown County, Wisconsin  
Received for Record April 21, 2008  
at 3:56 o'clock PM and recorded as  
Document # 2364462 in  
Volume 53 of CSMs on Page 333  
[Signature]  
Cathy Williquette, Register of Deeds

1500

Sheet Three of Three  
Project No.: A-20302  
Drawing No.: L-7221

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

### **F.3. Verification of Zoning**

Official Zoning Maps from the Village of Ashwaubenon



MIKE ALBINGER - VILLAGE PRESIDENT
PATRICK MOYNIHAN JR. - VILLAGE CLERK
MARY KARDOSKEE - TRUSTEE WARD 5 & 7
GARY PAUL - TRUSTEE WARDS 3 & 4
GARY SIMOENS - TRUSTEE WARDS 5 & 6
MARK WILLIAMS - TRUSTEE WARDS 7 & 8
KEN BUKOWSKI - TRUSTEE WARDS 9 & 10
MICHAEL MALCHESKI - TRUSTEE WARDS 11 & 12

**Legend**

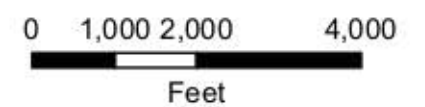
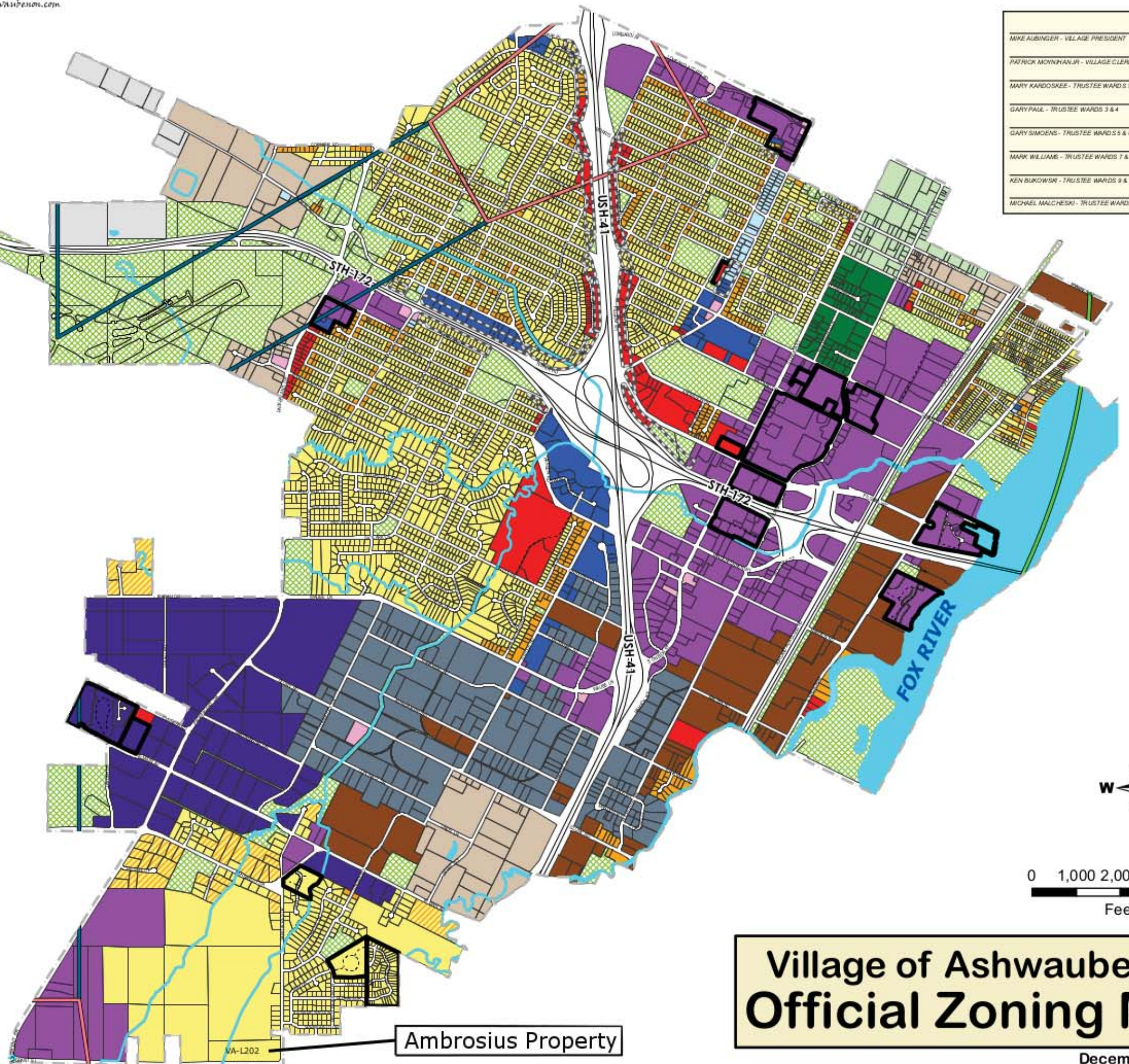
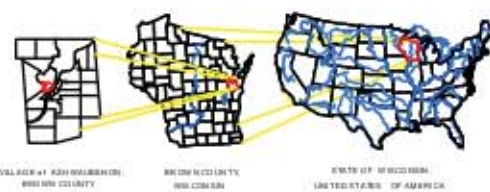
**Parcel Zoning**

- R1: One-Family Residence
- R2: Two-Family Residence
- RE: Rural Estate
- R3: Multi-Family Residence
- B1: Local Business
- B2: General Business
- B3: Community Business
- VC: Village Center
- SE: Sports and Entertainment
- SB: Special Business
- I1: Light Industry
- I2: Heavy Industry
- IP: Industrial Park
- BP: Business Park
- SI: Special Industry
- P: Public Use

**Airport Zoning**

- Zone A
- Zone B
- Zone C
- Planned Unit Development
- Zoning Overlay District
- Water Features
- Green Bay Austin Straubel Int. Airport
- Municipal Boundary

This map shows the approximate relative location of property boundaries, but was not prepared by a professional land surveyor. This map is provided for informational or reference purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This data is only as accurate as to the best of our knowledge at the time of original creation. The Village of Ashwaubenon is not responsible for any inaccuracies.



# Village of Ashwaubenon Official Zoning Map

December 20, 2016

**Ashwaubenon Boardwalk – 2491 South Broadway Street  
Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

#### **F.4. Signed Statement**

To whom it may concern:

As a representative of GDC American BLVD LLC, to the best of my knowledge the attached legal description accurately describes the correct contaminated property.

Thank you,

A handwritten signature in black ink that reads "Gary De Caster". The signature is written in a cursive style with a large initial "G" and "D".

Gary De Caster, Member

**Ashwaubenon Boardwalk – 2491 S. Broadway Street, Ashwaubenon, Wisconsin  
WDNR BRRTS# 02-05-551641**

**ATTACHMENT G – Notifications to Owners of Affected Properties:**

**NO NOTIFICATION REQUIRED. The site will be closed with NO continuing obligations. CO notifications will not be required.**