

**GIS REGISTRY INFORMATION**

**SITE NAME:** WISCONSIN ELECTRIC POWER COMPANY

**BRRTS #:** 03-45-001029

**CLOSURE DATE:** 09/06/2001

**STREET ADDRESS:** 800 LYNNDALE AVENUE

**CITY:** APPLETON

**CLOSURE:**  Pending  Conditions Met

**OFF SITE CONTAMINATION:**  Yes  No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

**IF YES, STREET ADDRESS 2:** \_\_\_\_\_

**IF YES, STREET ADDRESS 3:** \_\_\_\_\_

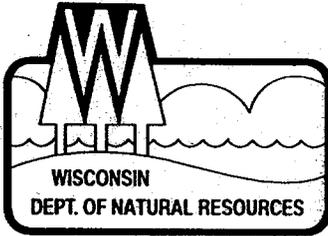
**IF YES, STREET ADDRESS 4:** \_\_\_\_\_

**IF YES, STREET ADDRESS 5:** \_\_\_\_\_

**CONTAMINATION IN RIGHT OF WAY:**  Yes  No

**DOCUMENTS NEEDED:**

- |  |                                     |
|--|-------------------------------------|
| Closure Letter   | <input checked="" type="checkbox"/> |
| Copy of Deed(s) for all impacted properties                              | <input checked="" type="checkbox"/> |
| General Site Location Map within Municipality                            | <input checked="" type="checkbox"/> |
| Detailed Site Map(s) for all impacted properties                         | <input checked="" type="checkbox"/> |
| Latest Groundwater Flow/MW Location Map                                  | <input checked="" type="checkbox"/> |
| Latest Extent of Contaminant Plume Map                                   | <input checked="" type="checkbox"/> |
| Latest Tables of Groundwater Analytical Results                          | <input checked="" type="checkbox"/> |
| Copies of off site notification letters (if applicable)                  | <input type="checkbox"/>            |
| RP Certified statement that legal descriptions are complete and accurate | <input type="checkbox"/>            |
| Legal Description of all impacted properties(if not included above)      | <input checked="" type="checkbox"/> |
| Geologic Cross Section (if available)                                    | <input checked="" type="checkbox"/> |
| Letter informing ROW owner of residual contamination (if applicable)     | <input type="checkbox"/>            |



**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center  
625 East County Road Y, STE 700  
Oshkosh, Wisconsin 54901-9731  
TELEPHONE 920-424-3050  
FAX 920-424-4404

September 6, 2001

Liz Stueck-Mullane  
Wisconsin Electric  
PO Box 2046  
Milwaukee, WI 53201-2046

**SUBJECT:** Final Case Closure By Project Manager With Conditions Met for  
Wisconsin Electric Power Company, 800 S. Lynndale Ave., Appleton, WI  
WDNR BRRTS #: 03-45-001029

Dear Ms. Stueck-Mullane:

On September 15, 1999, your site as described above was reviewed for closure by the Department of Natural Resources (Department). The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On October 11, 1999, you were notified that conditional closure was granted to this case.

On July 5, 2001, the Department received correspondence indicating that you have complied with the conditions of closure. An approved groundwater use restriction was filed with the deed and recorded on August 16, 2000 and well abandonment forms have been submitted for monitoring wells, MW-1 through MW-6 and sumps, SW-1 through SW-4. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with ch. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Please be aware that this case may be reopened pursuant to ch. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 424-7887.

Sincerely,

Jennifer Tobias  
Hydrogeologist  
Bureau for Remediation & Redevelopment

Cc: David Bohman, GeoTrans, 175 N. Corporate Dr., STE. 100, Brookfield, WI 53045



THIS INDENTURE, Made by The City of Appleton, a Municipal Corporation  
grantor of Outagamie County, Wisconsin, hereby conveys and warrants  
to Wisconsin Michigan Power Company, a Wisconsin Corporation  
grantee of Outagamie County, Wisconsin,  
for the sum of One Dollar and other good and valuable consideration  
the following tract of land in Outagamie County, State of Wisconsin:

See attached Exhibit "A"

No Revenue Stamps required - Municipality exempt.

IN WITNESS WHEREOF, this document has been sealed, executed and delivered this 16th day of August, A.D. 19 65

SIGNED AND SEALED IN PRESENCE OF:

Mabel Duwel  
Mabel Duwel  
Carol M. Olson  
Carol M. Olson

Clarence A. Mitchell (SEAL)  
Clarence A. Mitchell, Mayor  
Elden J. Broehm (SEAL)  
Elden J. Broehm, City Clerk

STATE OF WISCONSIN )  
County of Outagamie ) SS. 16th (CORPORATE ACKNOWLEDGMENT)  
Personally came before me this 16th day of August, 19 65

Clarence A. Mitchell, Mayor  
Elden J. Broehm, City Clerk  
of the above named corporation, to me known to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers as the deed of said corporation, by its authority.

(COBEN SEAL.) (NOTARIAL SEAL.)  
Notary Public, Outagamie County, Wisconsin  
My Commission expires REBECC H. SORGAN State of Wisconsin

STATE OF WISCONSIN )  
County of ) SS.  
Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

to me known to be the person who executed the foregoing instrument and acknowledged the same.

Received for Record this \_\_\_\_\_ day of \_\_\_\_\_  
A.D., 19 \_\_\_\_\_ at \_\_\_\_\_  
o'clock \_\_\_\_\_ M.,  
Register of Deeds  
Deputy Register of Deeds

(SEAL) Notary Public, \_\_\_\_\_ County, Wisconsin  
My Commission expires: \_\_\_\_\_

If grantor is a corporation, insert corp. name in full and complete with signatures of Pres. and Sec. and corp. seal, if any; if none, so state. (Sec. 59.51(1) of the Wis. Stats. provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)

STATE 584197

10/4  
4426-0  
ENV 1

118115

Recd H.P. Schembeler  
copy of deed to Brummett ELL  
agreement to purchase Brummett ELL  
abstract to H.P. Schembeler  
opinion to H.P. Schembeler  
certified copy of Brummett H.P. Schembeler  
copy of certified Brummett Brummett ELL  
shown in local record are  
REGISTER'S OFFICE 32  
OUTAGAMIE COUNTY, WIS.

Received Top Record the \_\_\_\_\_  
day of September A.D. 19 65  
at \_\_\_\_\_ o'clock A M. and Recorded in  
Vol. 102 of Records on page 621  
A. P. Peters  
REGISTER

Return to:  
Wis. Mich. Power Co.  
807 S. Oneida Street  
Appleton, Wisconsin

pk  
1/50 envelope..

REGISTERED  
APPLINGTON, WISCONSIN

EXHIBIT "A"

A parcel of land in the Northwest one-quarter ( $NW\frac{1}{4}$ ) of the Northeast one-quarter ( $NE\frac{1}{4}$ ) of Section Thirty-three (33), Township Twenty-one (21) North, Range Seventeen (17) East, more fully described as follows: Commencing at the north one-quarter corner of said Section Thirty-three (33), said point being the intersection of the centerline of Spencer Street and the centerline of Lynndale Drive; thence South eighty-nine degrees twenty minutes East ( $S.89^{\circ}20'E.$ ), a distance of forty and no tenths (40.0) feet to the point of intersection of the east line of Lynndale Drive extended north and the centerline of Spencer Street; thence South no degrees two minutes West ( $S.0^{\circ}02'W.$ ), along the east line of Lynndale Drive and Lynndale Drive extended, a distance of four hundred fifty-seven (457) feet to the point of beginning; thence South eighty-nine degrees fifty-six minutes East ( $S.89^{\circ}56'E.$ ), parallel with the centerline of Spencer Street, a distance of four hundred ninety-three and fifteen hundredths (493.15) feet; thence North no degrees eleven minutes West ( $N.0^{\circ}11'W.$ ), a distance of one hundred twenty-seven (127) feet; thence South eighty-nine degrees fifty-six minutes East ( $S.89^{\circ}56'E.$ ), a distance of three hundred ninety-six (396) feet; thence South no degrees eleven minutes East ( $S.0^{\circ}11'E.$ ), to the north line of Lot Fourteen (14), 1st Addition to Industrial Park Plat, a distance of nine hundred ninety-nine (999) feet; thence South eighty-nine degrees fifty-seven minutes West ( $S.89^{\circ}57'W.$ ), a distance of eight hundred ninety-two and four tenths (892.4) feet along the north line of the 1st Addition to Industrial Park Plat to the east line of Lynndale Drive; thence North no degrees two minutes East ( $N.0^{\circ}02'E.$ ), a distance of eight hundred seventy-three and nine tenths (873.9) feet along the east line of Lynndale Drive to the point of beginning and containing nineteen and one hundredth (19.01) acres of land, more or less.



applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

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

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

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

By signing this document, Michael James asserts that he is duly authorized to sign this document on behalf of Wisconsin Electric Power Company, a Wisconsin Energy Corporation.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 9th day of August, 2000.

Signature: Michael James  
Printed Name: Michael James  
Title: Manager of Property Management

Subscribed and sworn to before me  
this 9th day of Aug., 2000.

Russell J. Wiegman  
Notary Public, State of WI  
My commission JAN. 4, 2004

**R + R - OSH  
RECEIVED**

OCT 11 2001

**TRACKED   
REVIEWED**

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Wisconsin Electric Power Company.

Wisconsin Electric Power Company  
800 South Lynndale Drive  
Appleton, Wisconsin 54911  
NW 1/4, NE 1/4, Section 33, T21N, R17E

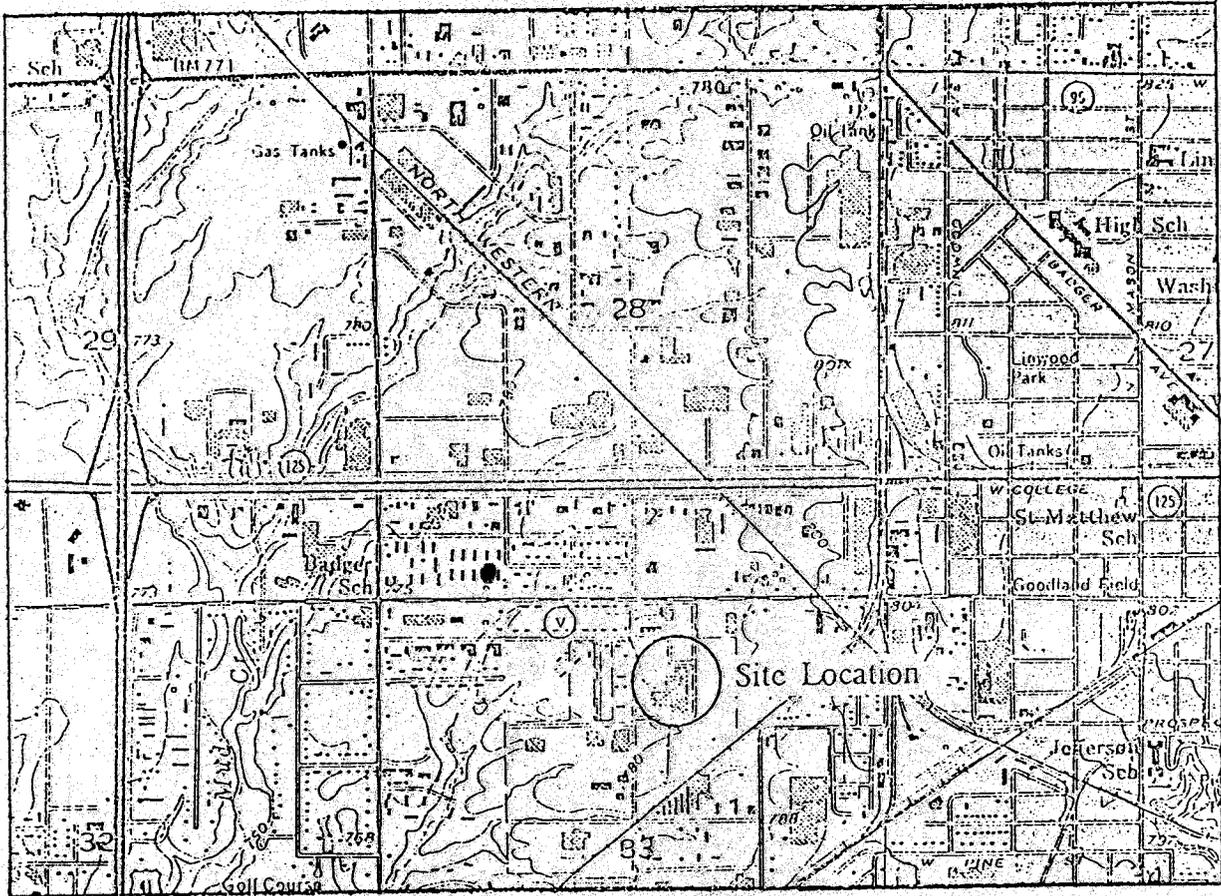


Figure 1  
Site Location Map

SPENCER STREET

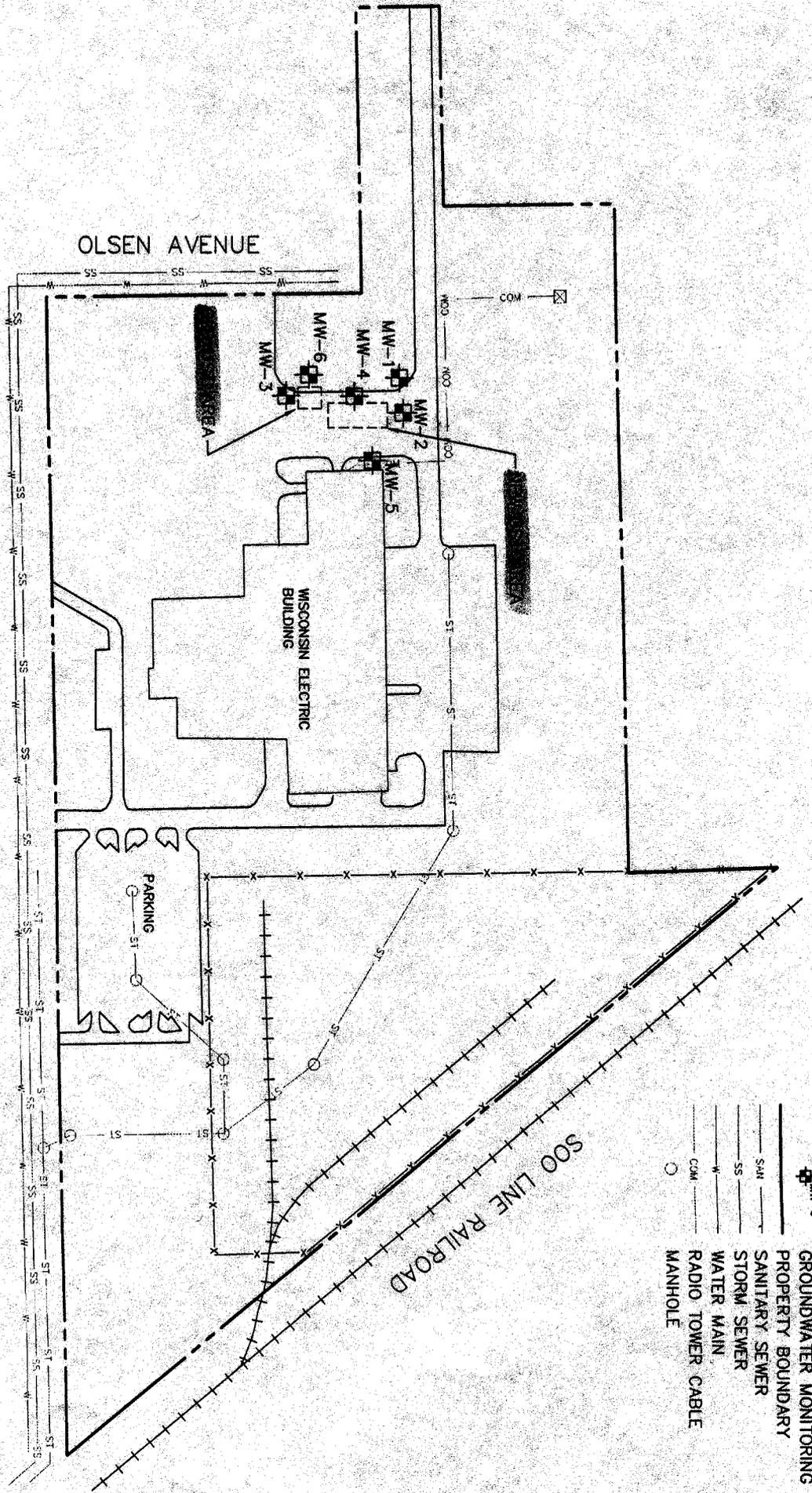
OLSEN AVENUE

LYNNDALE DRIVE

WISCONSIN ELECTRIC BUILDING

PARKING

SOO LINE RAILROAD



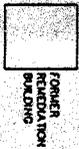
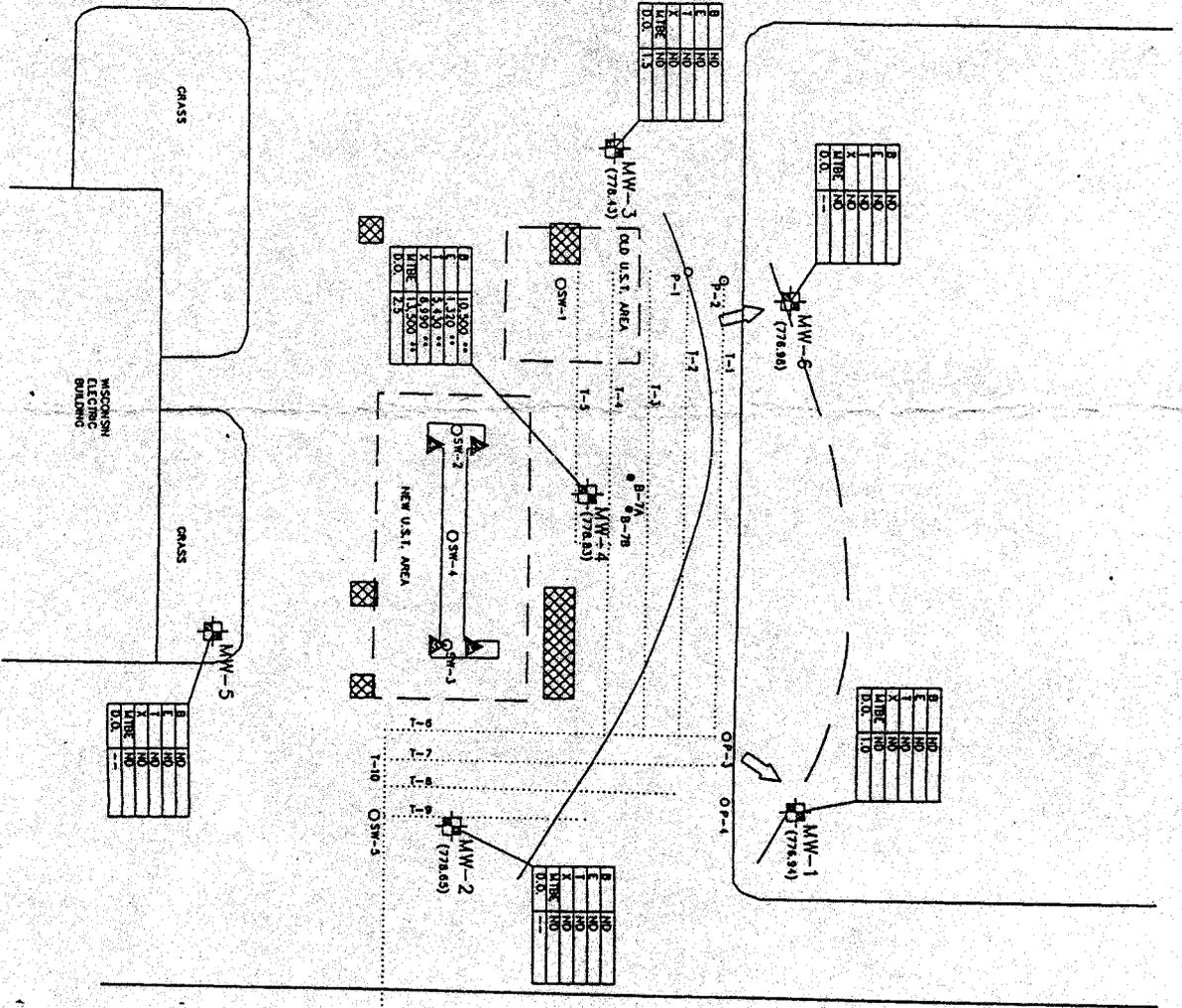
- LEGEND**
- GROUNDWATER MONITORING WELL
  - PROPERTY BOUNDARY
  - SANITARY SEWER
  - STORM SEWER
  - WATER MAIN
  - RADIO TOWER CABLE
  - MANHOLE

NOTE: BASE MAP BY SAUTER SEABORNE ARCHITECTS, LTD.

SITE MAP

DRAWN BY	DATE
PDS	10-27-06
CHECKED BY	DATE

NOTE: BASE FIGURE IS FROM MAP 99



0 Feet 30 Feet

- B MOST RECENT BENTONE CONCENTRATION IN MICROGRAMS PER LITER
- T MOST RECENT ETHYLENE CONCENTRATION IN MICROGRAMS PER LITER
- X MOST RECENT TOLUENE CONCENTRATION IN MICROGRAMS PER LITER
- Y MOST RECENT XYLENE CONCENTRATION IN MICROGRAMS PER LITER
- D.O. MOST RECENT DISSOLVED OXYGEN CONCENTRATION IN MICROGRAMS PER LITER
- NO DIRECT
- NO EXCEEDANCE
- NR ES EXCEEDANCE
- NR (4) PAL EXCEEDANCE

**GROUNDWATER CONTOURS, CONTAMINANT DISTRIBUTION & D.O. CONCENTRATIONS WISCONSIN ELECTRIC WINNEBAGO SERVICE CENTER APPLETON, WISCONSIN**

DRAWN BY	PDS	DATE	10-2-98
CHECKED BY	KWY	DATE	10-2-98
APPROVED BY	TWK	DATE	10-2-98
CAD FILE: \PROJECTS\G5578001 XREF =			



STS CONSULTANTS LTD  
Consulting Engineers

STS PROJECT NO. 85578XA

STS PROJECT FILE G5578000

SCALE 1" = 30'

FIGURE NO. 1

DRIVEWAY

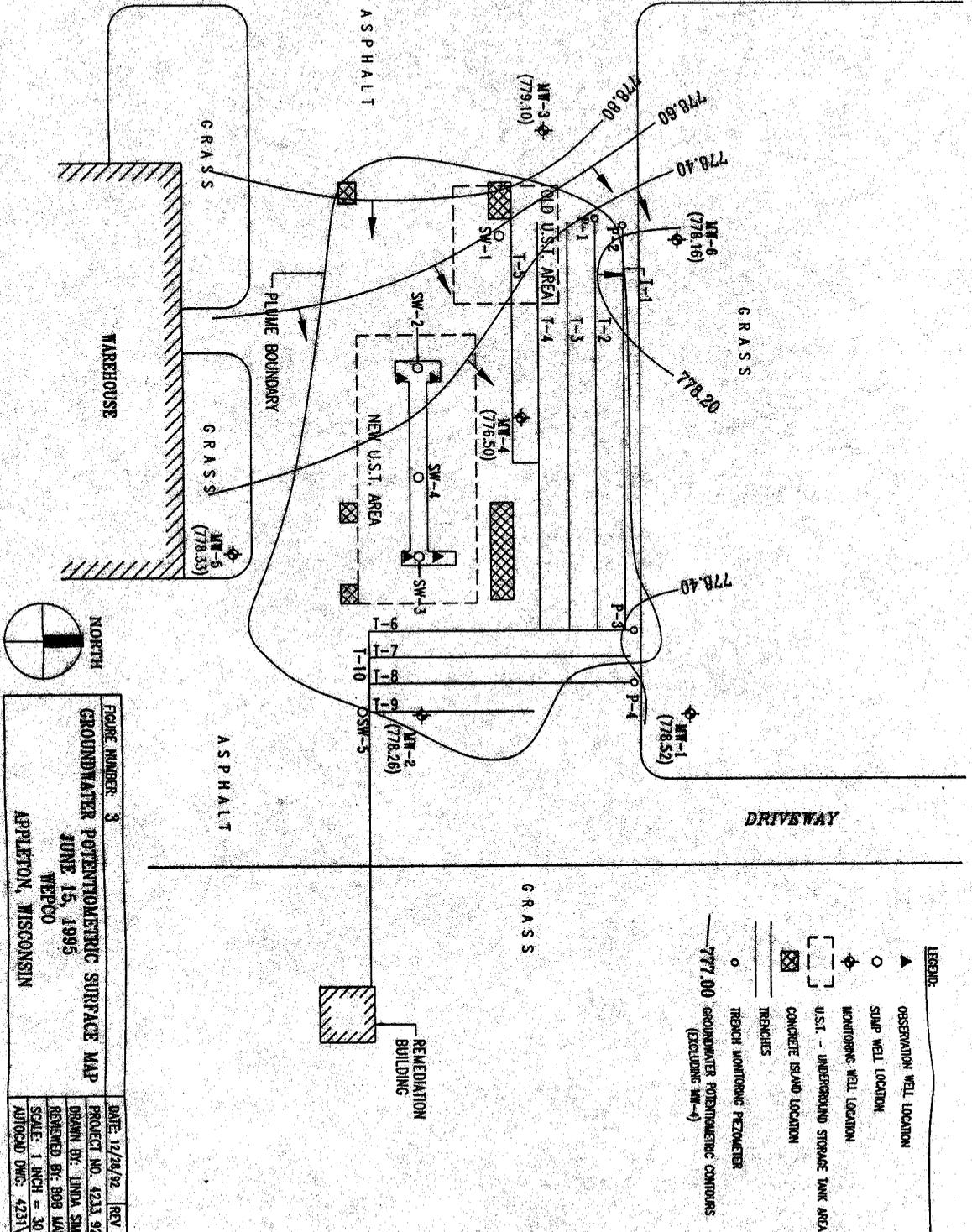


FIGURE NUMBER: 3	DATE: 12/29/92	REV: 7/12/95
GROUNDWATER POTENTIOMETRIC SURFACE MAP	PROJECT NO. 4233 92-4090	
JUNE 15, 1995	DRAWN BY: JINDA SIMMONS	
WEPDO	REVIEWED BY: BOB JARZOK	
APPLETON, WISCONSIN	SCALE: 1 INCH = 30 FEET	
	AUTOCAD DWG: 423102-61230	

Table 2d  
 Groundwater Analytical Results Summary - MW-4  
 Wisconsin Electric Winnebago Service Center  
 Appleton, Wisconsin  
 STS Project No. 85578XA

Top of MW-4 PVC Well Casing: 781.30 MSL (from previous consultant)

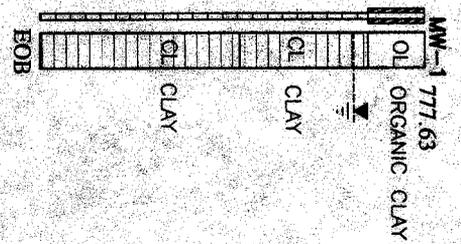
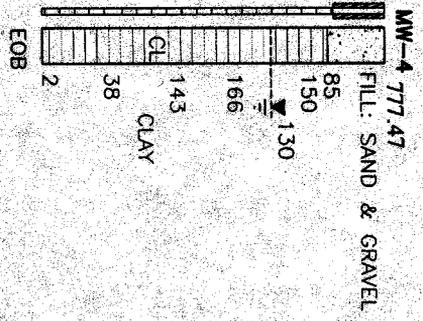
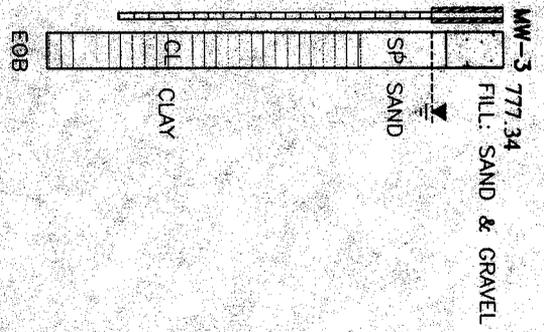
Sample Date	Groundwater		Ethyl-										GRO	D.O.	ORP	Iron	Nitrate	Sulfate	
	Depth (bgs)	Elevation (MSL)	Benzene	Toluene	benzene	Xylenes	MTBE	TMB	TMB	TMB	TMB	TMB							TMB
3/26/92	-	-	5,000	5,900	660	2,780	-	350	110	22,000	-	-	-	-	-	-	-	-	
6/25/92	-	-	2,000	1,300	220	1,050	600	200	68	4,600	-	-	-	-	-	-	-	-	
9/23/92	-	-	94	24	26	35	ND	11	11	-	-	-	-	-	-	-	-	-	
12/28/92	5.56	775.74	4,200	890	280	660	2,900	150	50	-	-	-	-	-	-	-	-	-	
3/30/93	6.16	775.14	3,000	520	73	162	3,100	120	48	-	-	-	-	-	-	-	-	-	
7/30/93	4.91	776.39	470	66	12	70	610	21	6	-	-	-	-	-	-	-	-	-	
11/3/93	5.98	775.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1/24/94	-	-	9,890	5,080	168	3,520	9,920	932	270	-	-	-	-	-	-	-	-	-	
4/29/94	4.50	776.80	16,000	18,000	1,400	7,600	11,000	ND	ND	-	-	-	-	-	-	-	-	-	
7/27/94	5.10	776.20	18,800	26,200	2,030	11,900	6,650	1,690	403	-	-	-	-	-	-	-	-	-	
10/17/94	4.18	777.12	5,600	7,500	1,100	5,500	1,300	1,200	ND	-	-	-	-	-	-	-	-	-	
1/11/95	4.90	776.40	21,100	28,800	2,380	14,000	10,500	ND	ND	72,100	-	-	-	-	-	-	-	-	
4/12/95	3.94	777.36	12,400	16,400	2,010	10,800	8,560	1,870	456	-	-	-	-	-	-	-	-	-	
8/22/95	4.76	776.54	15,400	18,100	2,120	13,800	8,380	2,080	642	-	-	-	-	-	-	-	-	-	
10/24/95	6.48	774.82	13,500	19,600	1,910	12,600	6,210	1,910	612	-	-	-	-	-	-	-	-	-	
3/19/96	3.10	778.20	15,000	19,000	1,900	15,700	9,900	2,200	680	77,000	-	-	-	-	-	-	-	-	
10/24/96	-	-	8,000	9,200	1,900	11,200	-	-	-	-	-	-	-	-	-	-	-	-	
2/20/98	2.06	779.24	9,820	4,630	1,390	7,540	9,820	1,600	389	42,800	1.5	1	>10	0	ND	-	-	-	
5/21/98	2.50	778.80	13,400	8,730	1,830	13,160	15,900	2,390	692	58,600	2.5	38	>10	0	4,467	-	-	-	
8/14/98	2.47	778.83	10,500	5,120	314	8,990	13,500	1,970	453	44,500	-	-	-	-	-	-	-	-	
Dup.	2.47	778.83	10,300	5,430	1,320	8,820	12,900	1,860	433	39,500	-	-	-	-	-	-	-	-	
NIR 140 Enforcement Standard (ES)			5	343	700	620	60	None	None	None	None	None	None	None	None	None	None	None	None
NIR 140 Preventive Action Limit (PAL)			0.5	68.6	140	124	12	None	None	None	None	None	None	None	None	None	None	None	None

**NOTES:**  
 bgs = below ground surface  
 MSL = Mean Sea Level  
 MTBE = methyl tertiary butyl ether  
 GRO = gasoline range organics  
 TMB = trimethylbenzene  
 ND = not detected; detection limits vary

**Notes:**  
 Bold # = contaminant detected above the laboratory detection limit  
 D.O. = dissolved oxygen in parts per million  
 ORP = oxidation/reduction potential in millivolts  
 500 = contaminant concentration exceeds the ES  
 2 = contaminant concentration exceeds the PAL  
 Dup = duplicate sample for quality assurance purposes  
 All units are micrograms per liter

Samples collected 2/20/98 and thereafter collected by STS Consultants Ltd.; lab reports for previous samples not available.

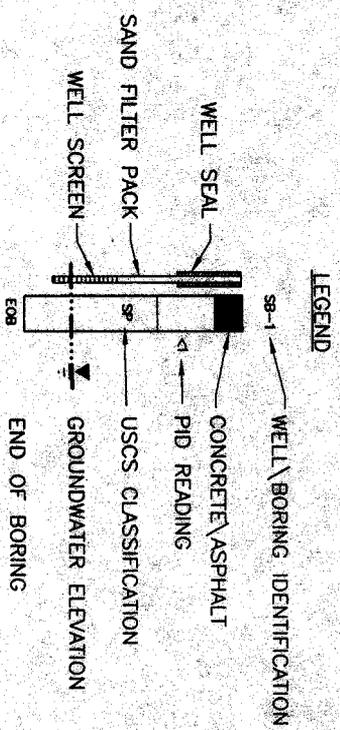
780  
775  
770  
765  
760  
755



780  
775  
770  
765  
760  
755

**CROSS-SECTION**  
VERTICAL SCALE: 1" = 5'  
HORIZONTAL SCALE: 1" = 40'

**NOTE:**  
SOIL CONDITIONS DESCRIBED HEREIN ARE VALID AT THE BORING LOCATIONS ONLY. HORIZONTAL PROJECTIONS ARE INTERPOLATED AND REPRESENT ONLY APPROXIMATIONS OF ACTUAL SOIL CONDITIONS.



**GEOLOGIC CROSS-SECTION**  
**WISCONSIN ELECTRIC**  
**WINNEBAGO SERVICE CENTER**

DRAWN BY	PDS	DATE	10-14-98
CHECKED BY	SMM	DATE	10-14-98
APPROVED BY	TWK	DATE	10-14-98



STS PROJECT NO. 85578XA  
STS CONSULTANTS  
Consulting Engineers

SCALE AS SHOWN  
FIGURE NO. 3