

The following site is being submitted for inclusion into the GIS registry:

- For DNR County and Region list go to:
<g:\p\p\pecfa\site\gis\BRRTS County and Region Codes.xls>
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	0328002677
Comm # (no dashes):	53538270400
County:	Jefferson
Region:	South Central
Site name:	Fort Atkinson Service Center
Street Address:	1300 Janesville Ave
City:	Fort Atkinson
Final Closure Date	2001-11-02
Closure Conditions:	met
Off-source property contamination? (If yes, attach locational data and deed information on pg. 2)	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	613756.000000000
Northing (Y):	271575.000000000
Collection Method:	
Scale or Resolution:	1:08,000
(1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	
Submitted by:	Cheryl Nelson

Source Property Checklist

- Final Closure Letter
- Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- Parcel ID for all properties w/ GW > NR 140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR140 ES
- Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- Map showing GW flow direction
- Latest Table of GW results
- Geologic cross section (if generated as part of the site investigation)
- Statement signed by RP certifying correctness of legal descriptions
- Updated Database



February 26, 2001

Mark Collins
Wisconsin Electric Power Co.
333 W. Everett St. Room A129
Milwaukee, WI 53203

RE: CASE CLOSURE Approved
COMMERCE # 53538-2704-0-A
Fort Atkinson Service Center
1300 Janesville Ave. Fort Atkinson, WI

Dear Mr. Collins:

The Department is receipt of the documentation that the monitoring wells have been properly abandoned and a groundwater use restriction and affidavit of residual soil contamination has been placed on the property deed. Per the letter dated November 2, 2001, the Department considers that no further action is necessary and has updated our database to reflect this closure.

The case may be re-opened in the future if site conditions indicate that any contamination that might remain poses a threat to human health or the environment. The need for additional remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and reimbursed to the extent of any remaining eligibility.

Thank you for your efforts in restoring Wisconsin's environment. If you have any additional questions, please call me at the number listed below.

Sincerely,

Will M. Myers
Geologist
Bureau of PECFA
Phone 608-261-7718, FAX 608-267-1381

1059482

Document Number

DEED RESTRICTION

VOL 1223 PAGE 231

TAX KEY NUMBER: 05-14-09-24

RE: Residual Petroleum Contaminated Groundwater and Residual Petroleum Contaminated Soil that remains in an area located within a part of the following described property:

All that part of the lands known as Tax Key Number 05-14-09-24, located in the Northwest ¼ of Section 9, Town 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin, as described in the following document as recorded on November 15, 1966 at the Jefferson County Register of Deeds:

Volume 391, Page 382, Document No. 664686

RECEIVED FOR RECORD
at 2:55 o'clock P.M.

JUN 27 2001

[Signature]
Register of Deeds
Jefferson County, WI

RETURN TO: DOUGLAS J. FABIO
WISCONSIN ELECTRIC POWER COMPANY
PROPERTY MANAGEMENT
231 W. MICHIGAN STREET, ROOM A252
PO BOX 2046
MILWAUKEE, WI 53201-2046

(E)

WHEREAS, Wisconsin Electric Power Company is the owner of the above-described property; and

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

WHEREAS, one or more petroleum discharges have occurred at this property. Petroleum-contaminated groundwater above NR 140 enforcement standards and petroleum-contaminated soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist on this property in the area of 3 to 11 feet below ground surface (bgs). The remaining soil contamination does not pose a threat to public health, safety, welfare or the environment as long as it remains in place beneath pavement and cover soils.

WHEREAS, the residual petroleum contaminated soil is located within the Wisconsin Electric Power Company Fort Atkinson Service Center property boundaries located at 1300 Janesville Avenue, Fort Atkinson, Wisconsin and beneath asphalt pavement and overlying clean soils.

NOW THEREFORE, the owner hereby declares that the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

The Wisconsin Department of Commerce has agreed that no further soil investigation is required at this time in regards to the residual soil impacts from the petroleum contaminated soil remaining within the boundaries of the above-described property.

Residual petroleum contaminated soil remains on this site in the area of 3 to 11 feet bgs. It has been shown that these levels are protective of health and the environment. If contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

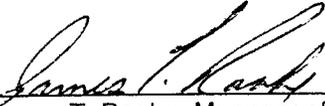
The affected soil area is located within the boundaries of the above-described property located in the Northwest ¼ of Section 9, Township 5 North, Range 14 East, City of Fort Atkinson, County of Jefferson, State of Wisconsin.

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 inures to the benefit of and is enforceable by the Wisconsin Department of Commerce, its successors or assigns. The Wisconsin Department of Commerce, 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 Commerce, 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 Commerce shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Wisconsin Department of Commerce determines that the restrictions can be extinguished, an affidavit, with a copy of the Wisconsin Department of Commerce's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Wisconsin Department of Commerce's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 22nd day of June, 2001.

WISCONSIN ELECTRIC POWER COMPANY

By: 
James T. Raabe, Manager of Property Management

STATE OF WISCONSIN)
: SS
MILWAUKEE COUNTY)

Personally came before me this 22nd day of June, 2001, James T. Raabe, Manager of Property Management for Wisconsin Electric Power Company, known to me to be the person who executed the foregoing instrument and to me known to be such Manager of Property Management for Wisconsin Electric Power Company and acknowledged that he executed the foregoing instrument in such capacity.

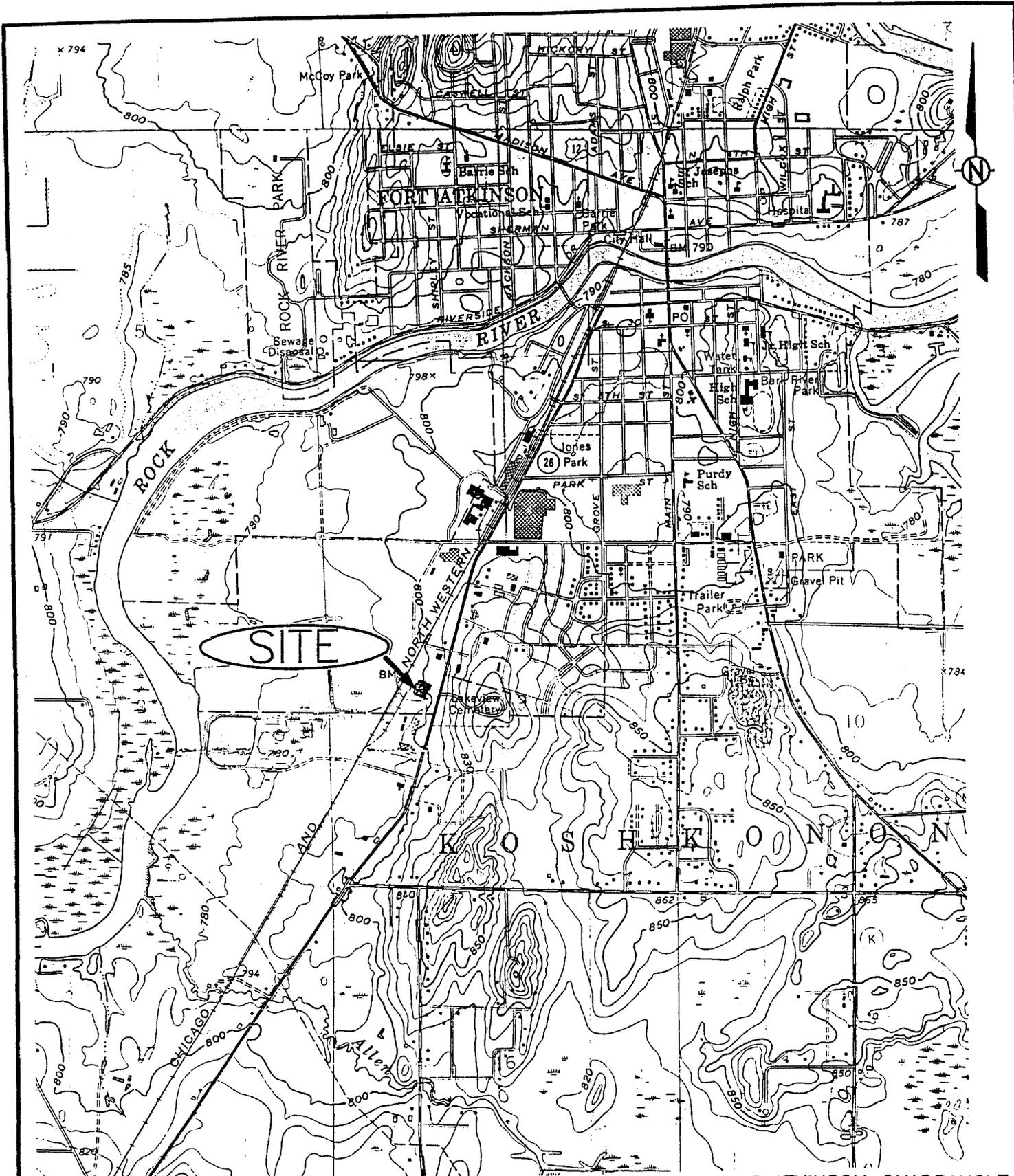

Douglas J. Fabio

Notary Public, State of Wisconsin

My commission expires February 6, 2005

r:\data\as\real estate\deed restrictions\fort atkinson service center.doc

This instrument was drafted by Douglas J. Fabio on behalf of Wisconsin Electric Power Company, 231 W. Michigan St., Milwaukee, WI 53201.



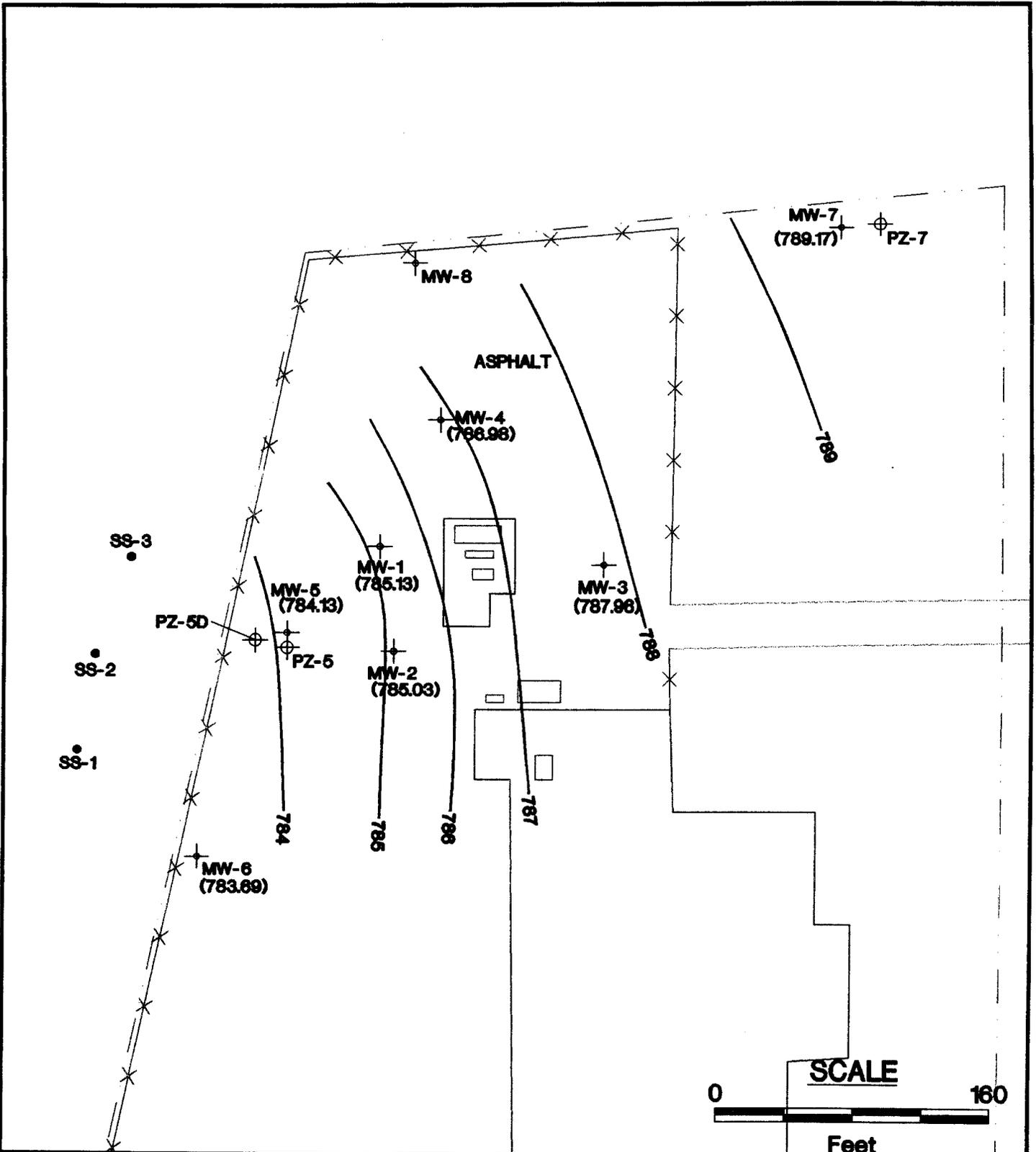
SOURCE: USGS TOPOGRAPHIC MAP, FORT ATKINSON QUADRANGLE



STS Consultants Ltd.
Consulting Engineers

SITE LOCATION MAP
 WISCONSIN ELECTRIC POWER COMPANY
 FORT ATKINSON SERVICE CENTER
 1300 JANESVILLE AVENUE
 FORT ATKINSON, WISCONSIN

DRAWN BY	JMI	1-3-96
CHECKED BY	MMM	1-3-96
APPROVED BY	TWK	1-3-96
CADFILE	SCALE	
84854001	1"=2000'	
STS PROJECT NO.	FIGURE NO.	
84854WA	1	



EXPLANATION

 MONITOR WELL LOCATION
 PIEZOMETER LOCATION
 GROUNDWATER CONTOUR LINE (DASHED WHERE INFERRED)
 GROUNDWATER ELEVATION (786.10)

N

WISCONSIN ELECTRIC POWER CO.
FORT ATKINSON, WISCONSIN
GROUNDWATER CONTOUR MAP
 (March 16, 2000)

DATE:	4/3/00
DESIGNED:	BOB
CHECKED:	JJJ
APPROVED:	JJJ
DRAWN:	BOB
PROJ.:	


HSI GEOTRANS
 A TETRA TECH COMPANY

Figure 5

Table 4: Groundwater Analytical Results
Fort Atkinson Service Center

Well ID	Date Sampled	Benzene	Ethylbenzene	Methyl-tertiary butyl ether (MTBE)	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes	
NR140	ES	5	700	60	1000	--	--	10000	
Standards	PAL	0.5	140	12	200	--	--	1000	
MW-1	07/05/96	153	110	<2.7	14	84	20	140	
	07/21/97	93	52	<0.21	24	25	8.6	120	
	03/10/98	78.6	50.4	<1.0	9.48	23.6	5.79	118.7	
	05/05/98	3.25	5	<1.0	<0.5	0.823	<0.5	3.84	
	11/03/98	2.13	9.2	<1.0	<1.0	<1.0	<1.0	<2.0	
	02/23/99	5.2	6.5	<0.4	<0.7	<0.7	<0.7	<2.0	
	06/10/99	1.5	0.71	<0.31	0.43	<0.35	<0.64	<1.0	
	08/27/99	0.55	0.78	<0.16	<0.20	<0.22	<0.29	<0.23	
	dup	03/16/00	0.45	0.54	<0.16	<0.20	<0.22	<0.29	<0.23
dup	03/16/00	0.47	0.33	<0.16	<0.20	<0.22	<0.29	<0.23	
MW-2	07/05/96	115	72	27	5.4	17	5.3	42.2	
	07/22/97	180	110	19	1.6	1.1	<0.86	<1.8	
	03/10/98	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0	
	05/05/98	<0.5	<0.5	<1.0	<0.5	<0.5	<0.5	<1.0	
	11/03/98	27	24.6	3.76	<1.0	<1.0	<1.0	<2.0	
	02/23/99	12	4.5	<0.4	<0.7	<0.7	<0.7	<2.0	
	06/10/99	<0.32	<0.34	<0.31	<0.35	<0.35	<0.64	<1.0	
	08/27/99	80	25	<1.4	2	0.24	<0.29	1.5	
	dup	03/16/00	43	<0.22	0.20	<0.20	<0.22	<0.29	<0.23
	dup	03/16/00	49	<0.22	0.19	<0.20	<0.22	<0.29	<0.23
dup	05/24/00	15	1.5	0.27	<0.20	<0.22	<0.29	0.25	
dup	08/03/00	14	2.7	0.29	<0.20	<0.22	<0.29	<0.23	
MW-3	dup	07/05/96	<0.5	<0.6	<2.7	<0.6	<1.7	<0.9	<2.2
	dup	07/05/96	<0.5	<0.6	<2.7	<0.6	<1.7	<0.9	<2.2
	dup	07/21/97	<0.21	<0.68	<0.21	<1.5	<1	<0.86	<1.8
MW-4	07/05/96	200	175	<2.7	638	123	33	798	
	07/21/97	200	180	<0.21	200	160	44	690	
	03/10/98	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0	
	05/05/98	35.7	18.8	<1.0	99.2	25.3	9.38	250	
	11/03/98	2.1	4.42	<1.0	<1.0	<1.0	<1.0	<2.0	
	02/23/99	5.3	5.9	<0.4	<0.7	4.5	<0.7	8.1	
	dup	02/23/99	<0.4	4.4	<0.4	<0.7	<0.7	<0.7	<2.0
	dup	06/10/99	59	70	<0.31	160	72	21	290
	dup	08/27/99	49	58	<0.31	130	60	17	250
dup	08/27/99	6.8	4.9	0.59	0.32	2.3	<0.29	2.2	
dup	03/16/00	0.22	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23	
MW-5	07/05/96	154	270	<2.7	22	41	13	82.8	
	07/22/97	110	190	1.8	11	7	34	15	
	03/10/98	482	520	<10	<10	65.8	111	34.4	
	05/05/98	7.75	13.1	<1.0	<0.5	<0.5	3.85	10.2	
	11/03/98	84.3	250	<1.0	2.44	1.8	1.11	3.39	
	02/23/99	20	33	<0.4	5	4.1	<0.7	4.8	
	06/10/99	7.6	10	<0.31	<0.35	<0.64	<0.35	<1.0	
	08/27/99	93	330	<1.9	4.3	2.9	<0.29	4.3	
	dup	03/16/00	2.8	2.4	<0.16	0.24	<0.22	<0.29	0.41
	dup	05/24/00	0.76	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23
	dup	05/24/00	1	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23
	dup	08/03/00	5	3.6	<0.16	<0.20	<0.22	<0.29	<0.23

Well ID	Date Sampled	Benzene	Ethylbenzene	Methyl-tertiary butyl ether (MTBE)	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes
NR140	ES	5	700	60	1000	--	--	10000
Standards	PAL	0.5	140	12	200	--	--	1000
PZ-5 dup dup	07/05/96	403	1120	<27	37	35	12	173
	07/22/97	73	410	1.1	3.4	2.3	5.9	<1.8
	03/10/98	412	961	<10	18.9	33	17.9	47.8
	03/10/98	420	1020	<10	20.1	34.4	15.2	51
	05/05/98	29.4	710	<1.0	0.762	1.42	2.29	1.98
	11/03/98	45.8	297	<1.0	2.13	1.96	3.11	2.5
	11/03/98	48.7	314	1.06	2.31	2.08	3.27	2.01
	02/23/99	41	282	<0.4	5.6	5	4.8	4.4
	06/10/99	59	360	<0.31	2.7	2.1	<0.64	1.4
	08/27/99	49	190	<2.2	4.5	3.9	0.29	5.9
	03/16/00	280	780	<0.80	25	49	30	93
	05/24/00	120	560	<1.6	4.5	4.4	5.8	4.4
	08/03/00	30	390	<0.65	2.3	6.0	5.6	5.2
	PZ-5D dup dup	07/22/97	3.1	1.9	0.46J	<1.5	<1	<0.86
07/22/97		3.1	2	0.216J	<1.5	<1.0	<0.86	0.62
03/10/98		3.6	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0
05/05/98		1.49	<0.5	<1.0	<0.5	<0.5	<0.5	<1.0
05/05/98		1.46	<0.5	<1.0	<0.5	<0.5	<0.5	<1.0
11/03/98		0.859	3.6	<1.0	<1.0	<1.0	<1.0	<0.4
02/23/99		<0.4	<0.7	<0.4	<0.7	<0.7	<0.7	<2.0
06/10/99		<0.32	<0.34	<0.31	<0.35	<0.35	<0.64	<1.0
08/27/99		0.59	0.42	<0.16	<0.20	<0.22	<0.29	<0.23
03/16/00		<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23
05/24/00	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23	
08/03/00	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23	
MW-6	07/21/97	<0.21	<0.68	<0.21	<1.5	<1	<0.86	<1.78
	03/10/98	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0
	05/05/98	<0.5	<0.5	<1.0	<0.5	<0.5	<0.5	<1.0
	03/16/00	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23
MW-7	07/21/97	<0.21	<0.68	<0.21	<1.5	<1	<0.86	<1.78
PZ-7	07/21/97	<0.21	<0.68	<0.21	<1.5	<1	<0.86	<1.78
MW-8	07/21/97	<0.21	<0.68	<0.21	<1.5	<1	<0.86	<1.78
	03/10/98	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0
	05/05/98	<0.5	<0.5	<1.0	<0.5	<0.5	<0.5	<1.0

Notes: All units ug/l unless otherwise noted.

NR140 Wisconsin Administrative Code Enforcement Standard (ES).

NR140 Wisconsin Administrative Code Preventative Action Limit (PAL).

**Table 2: Groundwater Analytical Results (Geoprobe Investigation)
Fort Atkinson Service Center**

Well ID	Date Sampled	Benzene	thylbenzen	Toluene	otal Xylenes	Methyl- tertiary-butyl ether	1,2,4- Trimethyl- benzene	1,3,5- Trimethyl- benzene
NR140	ES	5	700	343	620	60	--	--
Standards	PAL	0.5	140	68.6	124	12	--	--
SS-1-20'	08/26/99	0.49	0.61	1.8	1.7	<0.16	0.4	<0.29
SS-2-5'	08/26/99	0.36	0.24	0.91	0.48	<0.16	<0.22	<0.29
SS-2-20'	08/26/99	1.4	0.66	1.7	1.4	7.6	0.46	<0.29
SS-3-5'	08/26/99	0.35	0.43	1.4	1.4	0.36	0.31	<0.29
SS-3-20'	08/26/99	0.58	0.53	1.7	1.5	1.3	0.37	<0.29
SS-3-20'	08/26/99	0.49	0.49	1.4	1.4	1.9	0.39	<0.29