GIS REGISTRY
Cover Sheet

July, 2008
(RR 5367)

Source Property Information

CLOSURE DATE: Jul 23, 2010

BRRTS #: 02-52-554282

FID #: 252260580

ACTIVITY NAME: HAYES SUBSTATION

DATCP #:

PROPERTY ADDRESS: 1901 HAYES AVE

COMM #:

MUNICIPALITY: RACINE

PARCEL ID #: 000015479000

***WTM COORDINATES:**

X: **698724** Y: **250658**

** Coordinates are in WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

○ Approximate Center Of Contaminant Source

◉ Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

☐ Groundwater Contamination > ES *(236)*

- ☐ Contamination in ROW
- ☐ Off-Source Contamination

*(**note:** for list of off-source properties see "Impacted Off-Source Property")*

☒ Soil Contamination > *RCL or **SSRCL *(232)*

- ☐ Contamination in ROW
- ☐ Off-Source Contamination

*(**note:** for list of off-source properties see "Impacted Off-Source Property")*

Land Use Controls:

☐ Soil: maintain industrial zoning *(220)*

*(**note:** soil contamination concentrations between residential and industrial levels)*

☐ Structural Impediment *(224)*

☐ Site Specific Condition *(228)*

☐ Cover or Barrier *(222)*

*(**note:** maintenance plan for groundwater or direct contact)*

☐ Vapor Mitigation *(226)*

☐ Maintain Liability Exemption *(230)*

*(**note:** local government or economic development corporation)*

Monitoring wells properly abandoned? *(234)*

○ Yes ○ No ◉ N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

State of Wisconsin Department of Natural Resources http://dnr.wi.gov	**GIS Registry Checklist** Form 4400-245 (R 3/10) Page 1 of 3

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 02-52-554282 PARCEL ID #: NA - see attached Legal Description Statement 0000134979000

ACTIVITY NAME: Hayes Substation WTM COORDINATES: X: 698724 Y: 250658

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

☒ **Closure Letter**

☐ **Maintenance Plan** *(if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)*

☐ **Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)

☐ **Conditional Closure Letter**

☐ **Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

☒ **Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
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.* (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: **Title:**

☒ **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

☒ **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: *Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*

Figure #: 1 **Title: Site Location Map**

☒ **Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, 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 exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 2 **Title: Soil Sampling Map**

☒ **Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL)as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 3 **Title: Soil Removal Map**

BRRTS #: 02-52-554282 ACTIVITY NAME: Hayes Substation

MAPS (continued)

☐ **Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

☐ **Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.
Note: *This is intended to show the total area of contaminated groundwater.*

Figure #: **Title:**

☐ **Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more then 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: **Title:**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

☒ **Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 2 **Title: Summary of Post Soil Removal Soil Sample Analytical Results**

☐ **Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: **Title:**

☐ **Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: **Title:**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.
Note: *If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

☒ **Not Applicable**

☐ **Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.
Note: *If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

Figure #: **Title:**

☐ **Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

☐ **Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

☐ **Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-52-554282 ACTIVITY NAME: Hayes Substation

NOTIFICATIONS

Source Property

☒ **Not Applicable**

☐ **Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

☐ **Not Applicable**

☐ **Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: *Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.*

Number of "Off-Source" Letters:

☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

☐ **Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies).** This does not apply to right-of-ways.
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.*

☐ **Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:

WISCONSIN
DEPT. OF NATURAL RESOURCES

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional Director

Sturtevant Service Center
9531 Rayne Road, Suite IV
Sturtevant, Wisconsin 53177
Telephone 262-884-2300
FAX 262-884-2307
TTY 262-884-2304

July 23, 2010

Mr. Trent Kohl
WE Energies
333 West Everett St. A231
Milwaukee, WI 53203

Subject: Closure for Hayes Substation, 1901 Hayes Ave., Racine, WI BRRTS 02-52-554282, FID 252260580

Dear Mr. Kohl:

On May 24, 2010 the closure request for the above noted property was received by the Department. Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Residual soil contamination remains at CS-3, CS-4 and CS-9 as indicated in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit http://dnr.wi.gov/org/aw/rr/gis/index.htm. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.
The Department 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 Shanna Laube-Anderson at 262-884-2341.

Sincerely,

Frances M. Koonce

Frances M. Koonce
Southeast Region Remediation & Redevelopment Sub-Team Supervisor

Cc: Gregory Johnson, Geosyntec Consultants, W67 N222 Evergreen Blvd., Suite 113, Cedarburg, WI 53012

113124

(132) 10954 A
Enc. 1

Deed dated 5-18-54

Chicago North Shore
System, Inc.

To

23a
Wisconsin Electric
Power Company

616306

Deed

Register's Office }ss.
Racine County, Wis. }

Received for Record 18 day of
May A.D. 1954 at 4:12
o'clock P.M. and recorded in Volume 559
of Deeds page 605 - 607

Louis L. Peterson
Register of Deeds

By _____
Deputy

200

WARRANTY DEED Vol. 379 Page 695

THIS INDENTURE WITNESSETH, that the Grantor, CHICAGO NORTH SHORE SYSTEM, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, for and in consideration of the sum of SIXTEEN THOUSAND THREE HUNDRED FIFTY-SEVEN ($16,357.00) DOLLARS to it in hand paid and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS unto WISCONSIN ELECTRIC POWER COMPANY, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, the following described real estate situate in the City of Racine, County of Racine and State of Wisconsin, to-wit:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33) and Thirty-four (34), all in Block Eleven (11), in Walker Addition, being a part of the North East Quarter (NE 1/4), of Section Nineteen (19), Township Three (3) North, Range Twenty-three (23) East of the Fourth Principal Meridian, according to the plat thereof recorded in the office of the Register of Deeds of Racine County, Wisconsin. Said real estate lying and being in the City of Racine, County of Racine and State of Wisconsin.

Subject to: (1) Special taxes or assessments for improvements not yet completed; (2) Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (3) Special Assessments, or installments of Special Assessments, if any, payable with the taxes for the year 1954 and subsequent years; (4) General taxes for the year 1954 and subsequent years; (5) Building lines of record, if any; (6) Building or liquor restrictions

of record, if any; (7) Zoning and building laws or ordinances; (8) The effect of municipal zoning ordinances and the results of the exercise of governmental police powers; (9) Party wall rights or agreements, if any; (10) Covenants, conditions and restrictions of record, if any; (11) Roads and highways, if any; (12) Easements, if any.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary this 18th day of May, A.D. 1954.

In Presence of

E. B. Joslun

Earl R. Moe

CHICAGO NORTH SHORE SYSTEM, INC.

By J. H. M. Clinch President

Attest:

W. H. Hoadley Secretary

STATE OF ILLINOIS)
)SS:
COUNTY OF COOK)

I, William E. Cavanaugh, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that J. H. M. CLINCH, personally known to me to be the President of the Chicago North Shore System, Inc., a Delaware corporation, and W. H. HOADLEY, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18th day of May, A.D. 1954.

William E. Cavanaugh

William E. Cavanaugh
Notary Public Cook County, Illinois,
My Commission expires: April 21, 1958.

GIS REGISTRY INFORMATION
LEGAL DESCRIPTION STATEMENT

Hayes Substation
1901 Hayes Avenue
Racine, Wisconsin
WDNR BRRTS #: 02-52-554282

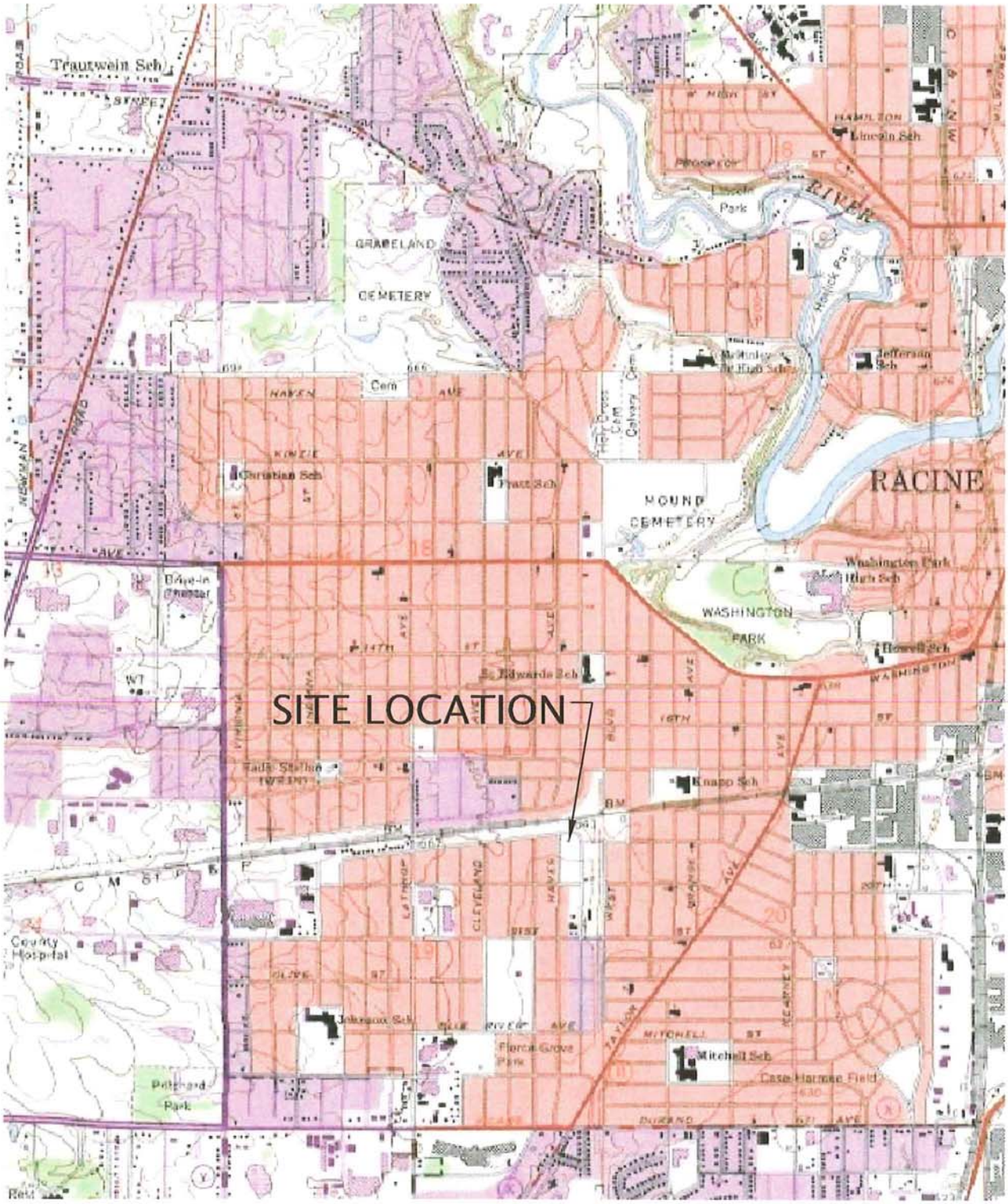
A legal description for the 3.7 acre property is included in the attached deed. The extent of the property is depicted on the attached map obtained from the Racine County online GIS mapping service. Residual soil impacts are located at the subject property approximately centered on WTM coordinates of 698724, 250658, as depicted on the attached WDNR Remediation and Redevelopment Sites Map.

Trent Kohl
Signature

TRENT KOHL
Name

PRINCIPAL ENGINEER
Title

5/14/10
Date



SOURCE: USGS RACINE, WISCONSIN QUADRANGLE MAP
TOPOGRAPHIC MAP 1976
PHOTOREVISED 1994

SCALE IN FEET

0 2,000'

N

Geosyntec consultants

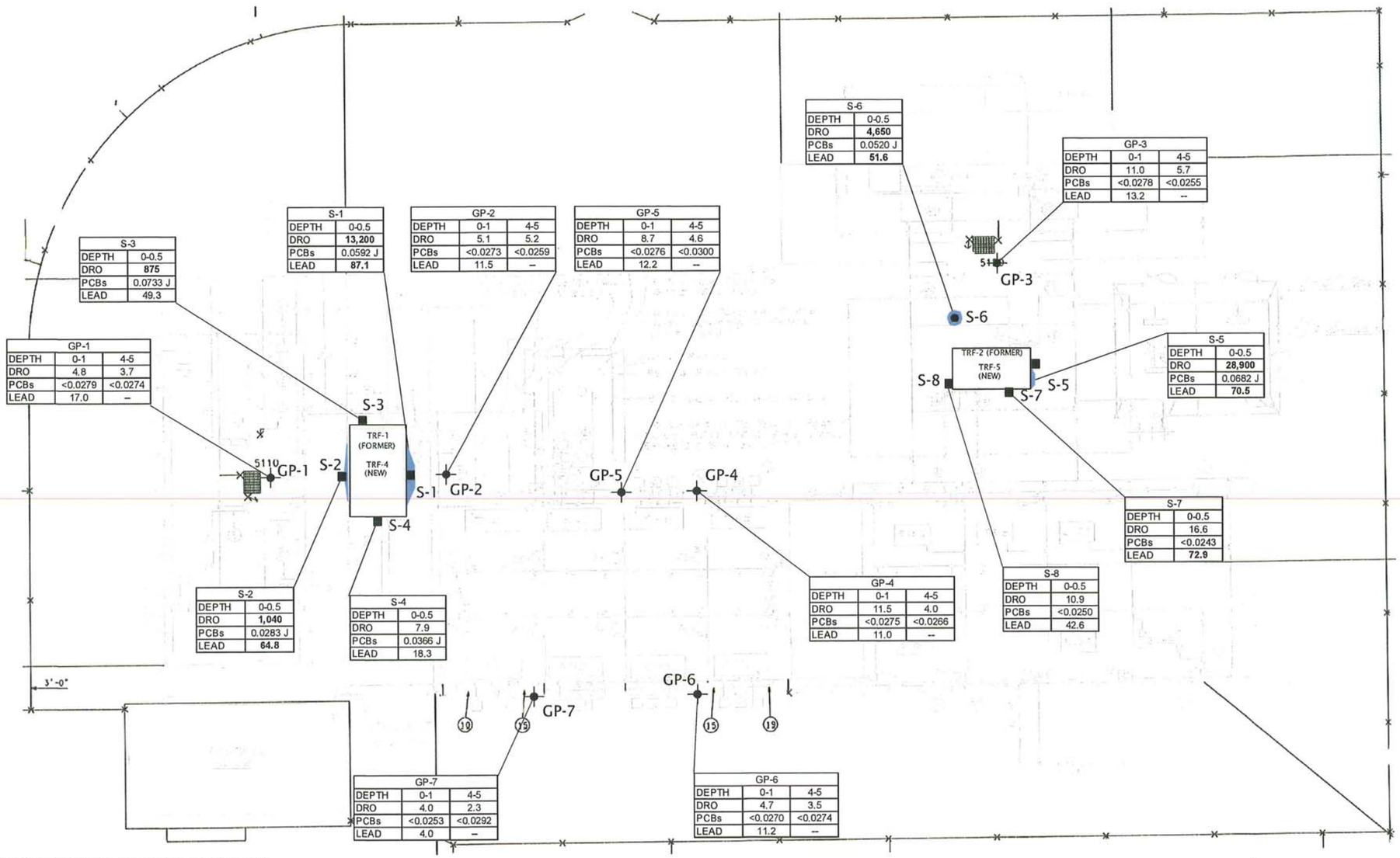
CLIENT:	WE ENERGIES
PROJECT:	HAYES SUBSTATION 1901 HAYES AVENUE RACINE, WISCONSIN
TITLE:	SITE LOCATION MAP
PROJECT: CHE8004GM1	FIGURE NO.: 1
DATE: April 27, 2010	FILE NO.50-04 Hayes 005
DRAWING NO.:	1 OF 3

SOURCE: PROPERTY BOUNDARY - RACINE COUNTY GIS MAP SERVER
AERIAL PHOTOGRAPH - GOOGLE EARTH

N

SCALE IN FEET

0 100'



NOTES:

BOLD - CONCENTRATION EXCEEDS NR 720 RCL (NON-INDUSTRIAL OR GROUNDWATER PROTECTION)
-- - NOT ANALYZED
DEPTH - DEPTH BELOW GROUND SURFACE (FEET)
DRO - DIESEL RANGE ORGANICS (mg/kg)
J - ESTIMATED CONCENTRATIONS ABOVE THE METHOD DETECTION LIMIT AND BELOW THE REPORTING LIMIT
LEAD - TOTAL LEAD (mg/kg)
mg/kg - MILLIGRAMS PER KILOGRAM
PCBs - POLYCHLORINATED BIPHENYLS (mg/kg)
RCL - RESIDUAL CONTAMINANT LEVEL

LEGEND

GP-4 APPROXIMATE SOIL PROBE LOCATION

S-3 APPROXIMATE SURFACE SAMPLE LOCATION

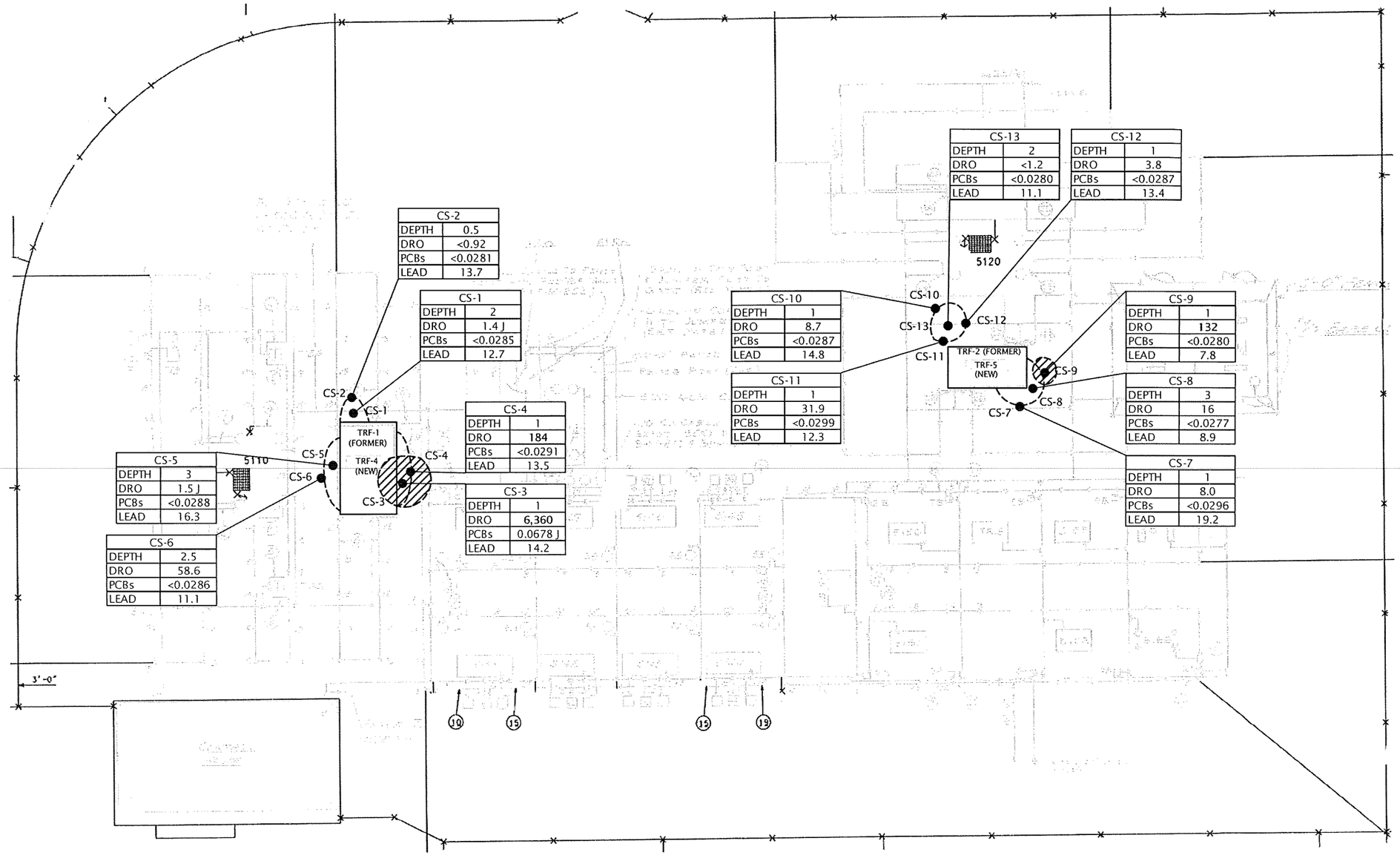
APPROXIMATE EXTENT OF MIO SURFACE STAINING

SCALE IN FEET

0 20'

Geosyntec consultants

CLIENT:	WE ENERGIES
PROJECT:	HAYES SUBSTATION 1901 HAYES AVENUE RACINE, WISCONSIN
TITLE:	SOIL SAMPLING MAP
PROJECT: CHE8094GM1	FIGURE NO.: 2
DATE: April 27, 2010	FILE NO.10-04 Hayes 005
DRAWING NO.:	2 OF 3



NOTES:

BOLD - CONCENTRATION EXCEEDS NR 720 RCL (GROUNDWATER PROTECTION)
-- - NOT ANALYZED
DEPTH - DEPTH BELOW GROUND SURFACE (FEET)
DRO - DIESEL RANGE ORGANICS (mg/kg)
J - ESTIMATED CONCENTRATIONS ABOVE THE METHOD DETECTION LIMIT AND BELOW THE REPORTING LIMIT
LEAD - TOTAL LEAD (mg/kg)
mg/kg - MILLIGRAMS PER KILOGRAM
PCBs - POLYCHLORINATED BIPHENYLS (mg/kg)
RCL - RESIDUAL CONTAMINANT LEVEL

LEGEND

CS-1 APPROXIMATE POST SOIL REMOVAL SOIL SAMPLE LOCATION

APPROXIMATE EXTENT OF SOIL REMOVAL

APPROXIMATE EXTENT OF RESIDUAL DRO CONCENTRATIONS > NR720 RCL

SCALE IN FEET

0 20'

Geosyntec consultants

CLIENT:	WE ENERGIES
PROJECT:	HAYES SUBSTATION 1901 HAYES AVENUE RACINE, WISCONSIN
TITLE:	SOIL REMOVAL MAP
PROJECT: CHE8094GM1	FIGURE NO.: 3
DATE: April 27, 2010	FILE NO.10-04 Hayes 005
DRAWING NO.:	3 OF 3

TABLE 2

SUMMARY OF POST SOIL REMOVAL SOIL SAMPLE ANALYTICAL RESULTS

HAYES SUBSTATION
1901 Hayes Avenue
Racine, Wisconsin
Geosyntec Project No. CHE8094GM1

DATE	SOIL SAMPLE LOCATION	DEPTH [feet bgs]	DRO [mg/kg]	TOTAL PCBs [mg/kg]	TOTAL LEAD [mg/kg]
9/21/2009	CS-1	2	1.4 J	<0.0285	12.7
	CS-2	0.5	<0.92	<0.0281	13.7
10/9/2009	CS-3 S Floor	1	**6,360**	0.0678 J	14.2
	CS-4 S Wall	1	**184**	<0.0291	13.5
	CS-5 N Floor	3	1.5 J	<0.0288	16.3
	CS-6 N Wall	2.5	58.6	<0.0286	11.1
10/23/2009	CS-7	1	8.0	<0.0296	19.2
	CS-8	3	16	<0.0277	8.9
	CS-9	1	**132**	<0.0280	7.8
	CS-10	1	8.7	<0.0287	14.8
	CS-11	1	31.9	<0.0299	12.3
	CS-12	1	3.8	<0.0287	13.4
	CS-13	2	<1.2	<0.0280	11.1
NR 720 RCL			**100/250**	---	---
NR 720 RCL (non-industrial/industrial)			---	---	**50/500**
WDNR DRAFT RCL			---	**1**	---

Notes:
bold concentrations exceed NR 720 RCL
--- - not analyzed, not established, or not applicable
bgs - below ground surface
DRO - diesel range organics
J - estimated concentration above the method detection limit and below the reporting limit
mg/kg - milligrams per kilogram
PCBs - polychlorinated biphenyls
RCL - residual contaminant level