

GIS REGISTRY INFORMATION

SITE NAME: WEPCO Germantown Power Plant
BRRTS #: 02-67-547927 **FID # (if appropriate):** 267006190
COMMERCE # (if appropriate): _____
CLOSURE DATE: 03/17/2008
STREET ADDRESS: N96 W19298 County Line Rd.
CITY: Germantown

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 670365 Y= 304135

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter or denial letter issued

Copy of any maintenance plan referenced in the final closure letter.

Copy of (soil or land use) deed notice *if any required as a condition of closure*

Copy of most recent deed, including legal description, for all affected properties

Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
County Parcel ID number, if used for county, for all affected properties

Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.

Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.

Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)

Tables of Latest Soil Analytical Results (no shading or cross-hatching)

Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.

GW: Table of water level elevations, with sampling dates, and free product noted if present

GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)

SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour

Geologic cross-sections, if required for SI. (8.5x14" if paper copy)

RP certified statement that legal descriptions are complete and accurate

Copies of off-source notification letters (if applicable)

Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)

X
X
X
X
X
X



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Waukesha Service Center
141 NW Barstow Street, Room 180
Waukesha, Wisconsin 53188
Telephone 262-574-2100
FAX 262-574-2128

March 17, 2008

Mr. Frank Dombrowski
WE Energies
333 West Everett Street
Milwaukee, WI 53203

Subject: Final Case Closure
Germantown Substation, N96 W19298 County Line Rd., Germantown, WI
FID# 267006190 BRRTS# 02-67-547927

Dear Mr. Dombrowski:

The Wisconsin Department of Natural Resources (Department) reviewed the January 31, 2008 *Request for Case Closure* that was prepared by Geosyntec Consultants for the above referenced case. The Department reviews environmental remediation cases for compliance with state statutes and rules to maintain consistency in the closure of these cases. After careful review of your closure request, the Department has determined that the contamination on the site from the dielectric mineral insulating oil apparently has been investigated and remediated to the extent practicable under site conditions.

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 this case may be reopened pursuant to s. NR 726.09, Wisconsin Administrative 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.

GIS Registry

The conditions of case closure require that your site be listed on the Remediation and Redevelopment Program's GIS Registry because residual soil contamination exists at the site that must be properly managed should it be excavated or removed.

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 the RR Sites Map page at: <http://dnr.wi.gov/org/aw/tr/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://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Remaining Residual Soil Contamination

Residual soil contamination remains in the area of power transformer TX-8 as indicated in the information submitted to the Department of Natural Resources. If soil in the specific location described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. NR 500 to 555, 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.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at the letterhead address or (262) 574-2166.

Sincerely,



David G. Volkert, P.G.
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Gregory Johnson, Geosyntec Consultants
LSER File

FRYD LUDWIGSON, Name this day of 1911, A.D., 1911;

between FRED DREGER and SOPHIE DREGER, his wife, parties of the first part, and THOMAS R. HAMILTON, party of the second part.

WITNESSETH:

THAT the said parties of the first part, for and in consideration of the sum of One and 10/100 Dollars (\$1.00) and other good and valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, his heirs and assigns forever, the following described real estate situated in the County of Washington and State of Wisconsin, to-wit:

All that part of the West one-half (1/2) of the Southeast one-quarter (1/4) of Section numbered Thirty-two (32), Township numbered Nine (9) North, Range numbered Twenty (20) East, Town of Wisconsin, bounded and described as follows: Commencing at the southeast corner of the said Southeast one-quarter (1/4) of Section Thirty-two (32); running thence northerly upon and along the west line of said Southeast one-quarter (1/4) of Section Thirty-two (32), two thousand six hundred seventy and one tenth (2670.1) feet to a point on the north line of said Southeast one-quarter (1/4) of Section Thirty-two (32); thence westerly upon and along the north line of said Southeast one-quarter (1/4) of Section Thirty-two (32), one thousand three hundred eighty and seven tenths (1380.7) feet to a point on the east line of the West one-half (1/2) of said Southeast one-quarter (1/4) of Section Thirty-two (32); thence southerly upon and along the east line of the West one-half (1/2) of said Southeast one-quarter (1/4) of Section Thirty-two (32), two thousand six hundred fifty and six tenths (2650.6) feet to a point on the south line of said Southeast one-quarter (1/4) of Section Thirty-two (32); thence westerly upon and along the north line of said Southeast one-quarter (1/4) of Section Thirty-two (32), five hundred twenty-three and five tenths (523.5) feet to a point; thence northerly and parallel with the west line of said Southeast one-quarter (1/4) of Section Thirty-two (32), six hundred sixty (660) feet to a point; thence westerly and parallel with the south line of said Southeast one-quarter (1/4) of Section Thirty-two (32), three hundred thirty (330) feet to a point; thence southerly and parallel with the west line of said Southeast one-quarter (1/4) of Section Thirty-two (32), six hundred sixty (660) feet to a point on the south line of said Southeast one-quarter (1/4) of Section Thirty-two (32); thence westerly upon and along the south line of said Southeast one-quarter (1/4) of Section Thirty-two (32), four hundred ninety (490) feet to the place of commencement; being subject to C.T.R. "R" on the south.



Witnessed with all and singular the formalities and requirements thereunto belonging on my side appearing: 1911, 1911, right, title, interest, claim or demand whatsoever, of the said parties of the

What part, either in law or equity, either in possession or enjoyment of, in and to the above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to his heirs and assigns FOREVER.

AND THE SAID Fred Draper and Annie Draper, his wife, for themselves, their heirs, executors and administrators, do covenant, grant, bargain, and agree to and with the said party of the second part, his heirs and assigns, that at the time of the sealing and delivery of these presents they are well seized of the premises above described, in of a good, sure, perfect, absolute and undivided estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, subject to municipal and zoning ordinances and those certain easements recorded in the office of the Register of Deeds in and for Washington County in Volume 81 of Deeds on Page 24 and 25 as Document No. 25022 and in Volume 99 of Deeds on Page 114 as Document No. 11022, and that the above bargained premises is the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons, lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this 23rd day of June, A.D., 1907.

SIGNED AND SEALED IN PRESENCE OF:

Alfred L. ...
Alfred L. ...

John A. ...
John A. ...

Fred Draper (SAL)
Fred Draper (SAL)

Annie Draper (SAL)
Annie Draper (SAL)

262118 (NAME OF WITNESSES)

1937 MAR 9

Personally came before me, this 9th day of March, 1937, the above named FRED DREGER and SOPHIE DREGER, his wife, both known to be the persons who executed the foregoing instrument and acknowledged the same.

Miles Kaubensheim
Miles Kaubensheim
Notary Public, *Wisconsin* State, Wis.
My commission expires *AD 1938*

1937 MAR -9 AM 10
Edgar Davis

RECORDED



Washington County Tax Inquiry

TAX MASTER INQUIRY

YEAR: 0000

TAX KEY#: GTNV324 992

OWNER: WI ELECTRIC POWER CO

PHY ADDRESS:

PARTIAL ASSESSED:

Mail to:

WI ELECTRIC POWER CO
REAL ESTATE AGENT RM45
231 W MICHIGAN AVE
MILWAUKEE WI 53203

Year	Land	Impr	Total	Ratio	Market			
0000	0	0	0	.0000	0			
					(-LC)			
Yr	1st Half	2nd Half	Special	Total	Lot Cr	Ct Bat	Amt Paid	Tax Bal
2007	.00	.00	.00	.00			.00	.00
2006	.00	.00	.00	.00			.00	.00
2005	.00	.00	.00	.00			.00	.00
2004	.00	.00	.00	.00			.00	.00
2003	.00	.00	.00	.00			.00	.00
2002	.00	.00	.00	.00			.00	.00
2001	.00	.00	.00	.00			.00	.00
2000	.00	.00	.00	.00			.00	.00
1999	.00	.00	.00	.00			.00	.00
1998	.00	.00	.00	.00			.00	.00

[View Tax Bill Image](#)

[Delinquent Tax Statement](#)

[Enter](#)

[New Search](#)

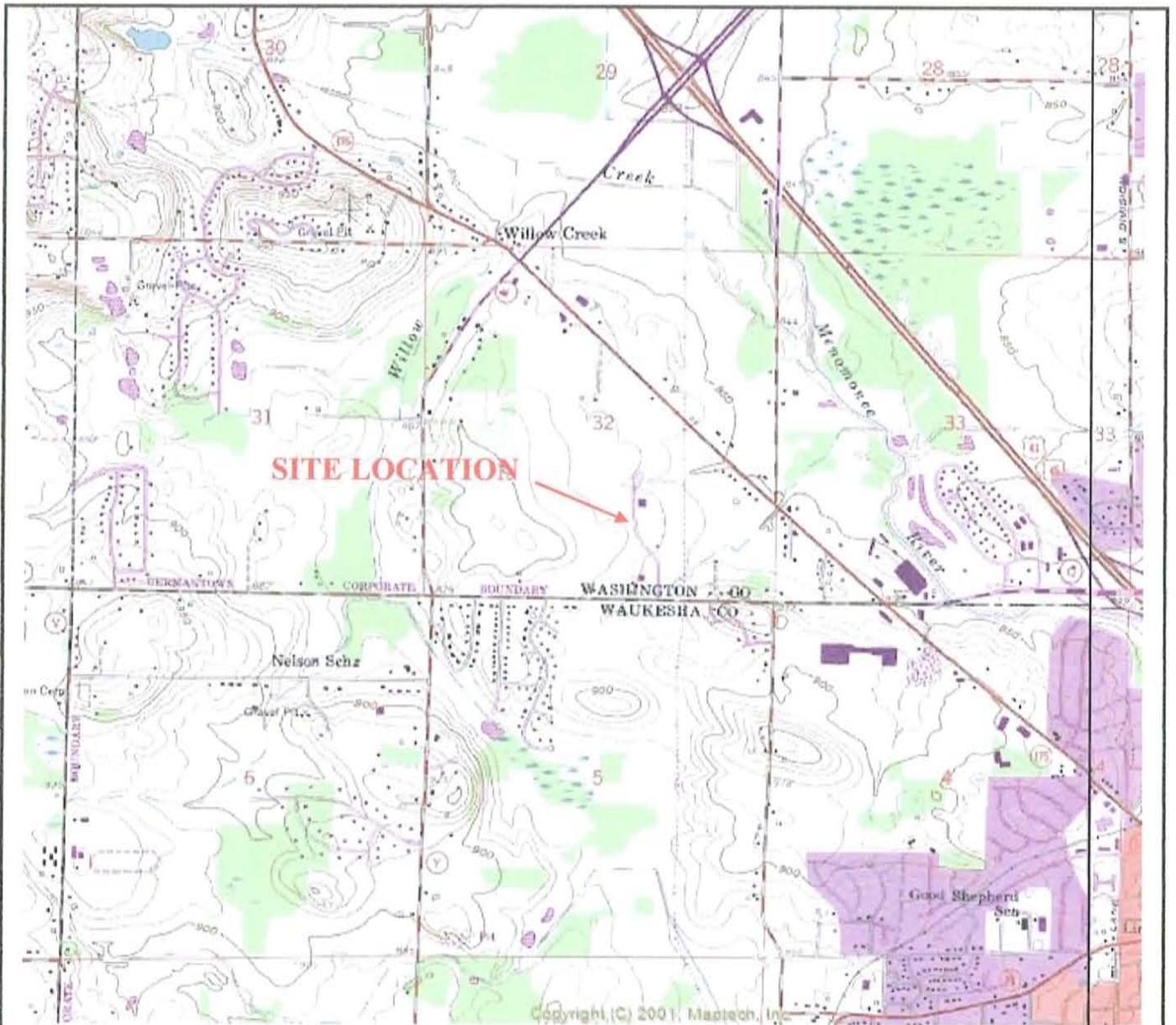
[Tax Receipt Info](#)

[Legal/Districts](#)

[Taxes Split](#)

[History](#)

[Special Tax Info](#)



Source: USGS Sussex, Wisconsin 7.5 Minute Quadrangle Map, 1959, Revised 1994



 consultants	
Client:	WE ENERGIES
Project:	GERMANTOWN SUBSTATION N96 W19298 COUNTY LINE ROAD GERMANTOWN, WISCONSIN
Title:	SITE LOCATION MAP
Project:	CHE8094CO
Figure No.:	001
Date:	12/27/06
File:	figure 1.doc
FIGURE 1	

TABLE 1

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

GERMANTOWN SUBSTATION
 N96 W19298 County Line Road
 Germantown Wisconsin
 GeoSyntec Project No. CHE8094CO

Sample Identification	Depth (feet)	DRO (mg/kg)	Total PCBs (mg/kg)
CS-1	5.5	5,400	< 0.016
CS-2	3.0	< 3.7	< 0.015
CS-3	3.0	< 4.0	< 0.015
CS-4	3.0	< 4.0	< 0.015
<i>EPA PRG Direct Contact - Non Industrial</i>		---	0.22
<i>EPA PRG Direct Contact - Industrial</i>		---	0.74
NR 720 RCL		100	---

Notes:

bold concentrations exceed RCL

--- - not applicable

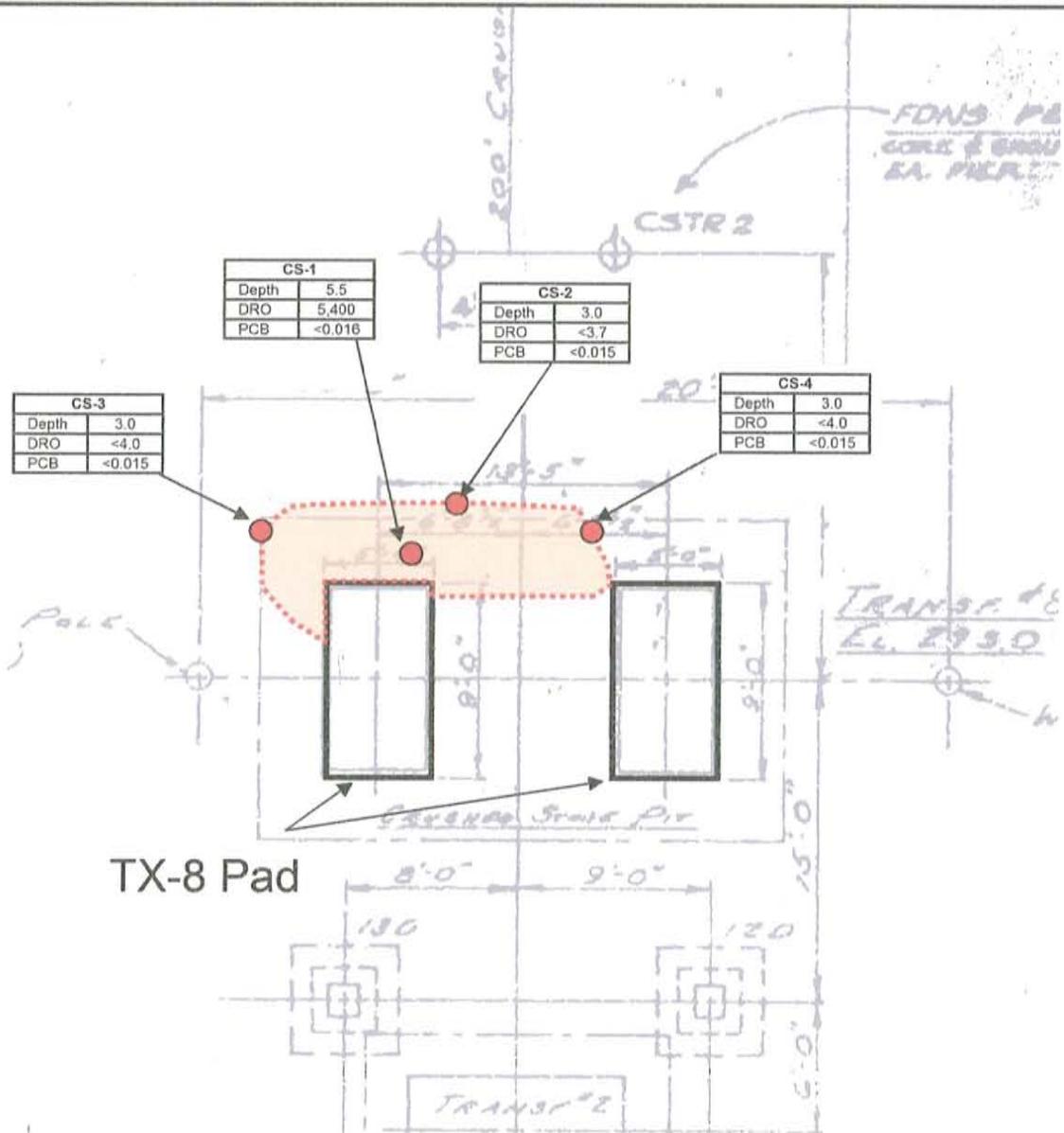
DRO - diesel range organics

RCL - NR 720 generic residual contaminant level

mg/kg - milligrams per kilogram

PCBs - polychlorinated biphenyls

PRG - EPA preliminary remediation goal



TX-8 Pad

LEGEND

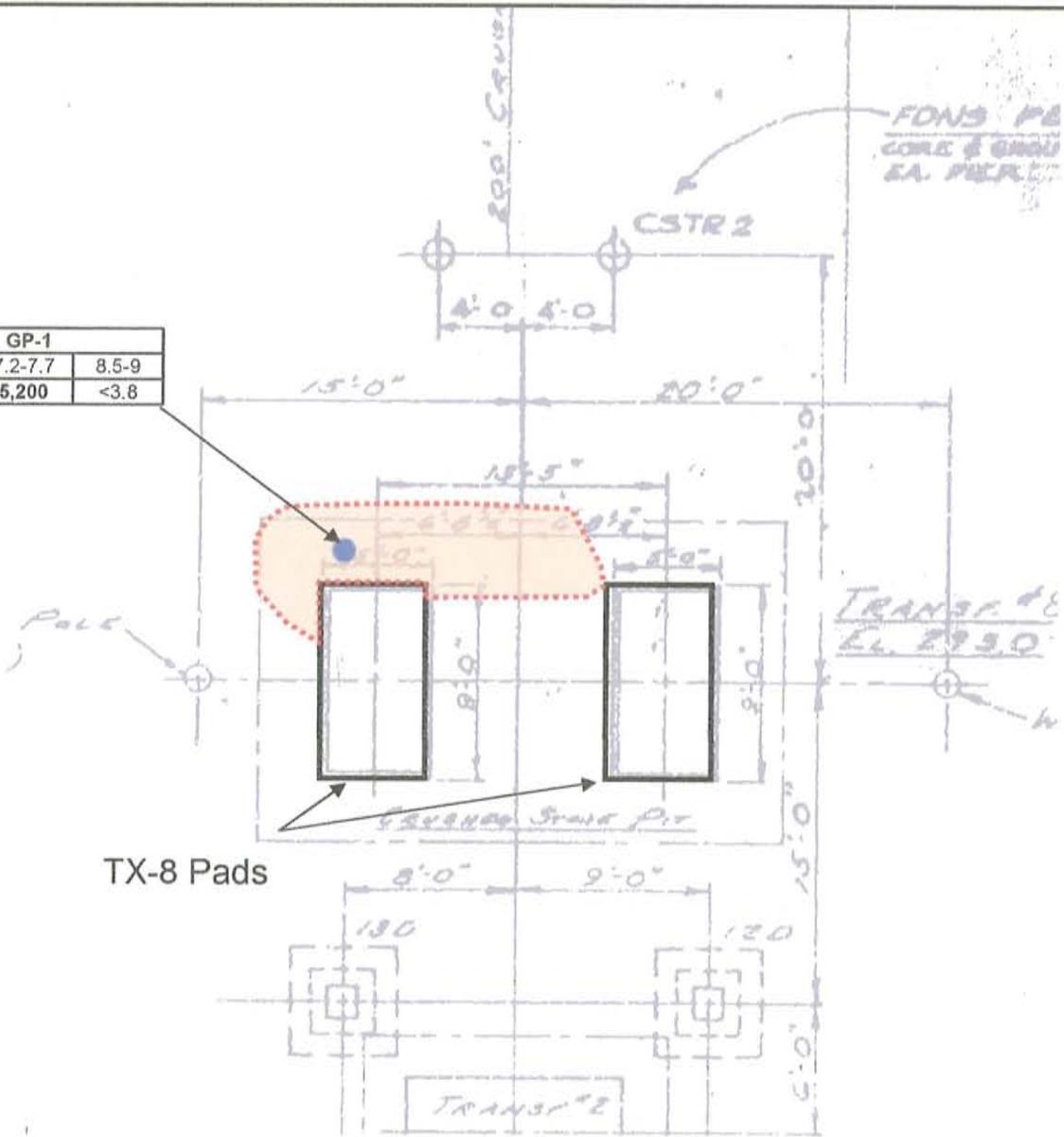
- SOIL SAMPLE LOCATION
- Depth DEPTH BELOW GROUND SURFACE (feet)
- DRO DIESEL RANGE ORGANICS (mg/kg)
- PCB POLYCHLORINATED BIPHENYLS (mg/kg)
- APPROXIMATE EXTENT OF EXCAVATION

APPROXIMATE SCALE



Geosyntec consultants	
Client: WE ENERGIES	
Project: GERMANTOWN SUBSTATION N96 W19298 COUNTY LINE ROAD GERMANTOWN, WISCONSIN	
Title: SUMMARY OF REMEDIAL ACTION RESULTS	
Project: CHE8094CO	Figure No.: 003
Date: 12/27/06	File: figure 3.doc
FIGURE 3	

GP-1		
Depth	7.2-7.7	8.5-9
DRO	5,200	<3.8



TX-8 Pads

APPROXIMATE SCALE

0 FT  10 FT

LEGEND

-  SOIL PROBE LOCATION
- Depth DEPTH BELOW GROUND SURFACE (feet)
- DRO DIESEL RANGE ORGANICS (mg/kg)
- mg/kg MILLIGRAMS PER KILOGRAM
-  APPROXIMATE EXTENT OF EXCAVATION
- 250** BOLD CONCENTRATIONS EXCEED NR 720 RCL

Geosyntec
consultants

Client:	WE ENERGIES	
Project:	GERMANTOWN SUBSTATION N96 W19298 COUNTY LINE ROAD GERMANTOWN, WISCONSIN	
Title:	POST REMEDIAL ACTION INVESTIGATION RESULTS	
Project:	CHE8094CO	Figure No.: 001
Date:	8/17/07	File: figure 1.doc

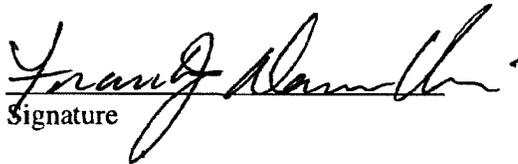
FIGURE 1

**GIS REGISTRY INFORMATION
LEGAL DESCRIPTION STATEMENT**

Germantown Substation – Transformer 8 Area
N96 W19298 County Line Road
Germantown, Wisconsin
WDNR BRRTS #: 02-67-547927
WDNR FID#: 267006190

A legal description for the approximately 75 acre property which is inclusive of the Germantown Substation site is included in the attached deed. The approximate extent of the property is depicted on the first attached WDNR Remediation and Redevelopment Sites Map. Residual soil impacts are located on the central portion of the substation in the vicinity of Transformer 8 (Transformer 8 Area).

An approximately 40 feet by 40 feet area covering the Transformer 8 Area, centered on WTM coordinates of 670369, 304133, is depicted on the second attached WDNR Remediation and Redevelopment Sites Map. Residual DRO concentrations in soil exceeding the NR 720 RCL were detected in this 40 feet by 40 feet area.


Signature

Frank Dombrowski
Name

Sr. Environmental Consultant
Title

1/25/08
Date