

GIS REGISTRY
Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #: 02-67-548929
ACTIVITY NAME: Kasten Farm Property
PROPERTY ADDRESS: N96 W19418 County Line Road
MUNICIPALITY: Germantown
PARCEL ID #: GTNV - 324993

CLOSURE DATE: 10/16/2009
FID #: 267179990
DATCP #:
COMM #: none

***WTM COORDINATES:**

X: 670288 Y: 303861

** 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" form)
- Soil Contamination > *RCL or **SSRCL (232)
 Contamination in ROW
 Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property" form)

Land Use Controls:

- N/A (Not Applicable)
 Soil: maintain industrial zoning (220)
(note: soil contamination concentrations between non-industrial 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 unit or economic development corporation was directed to take a response action)

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

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 #:	02-67-548929	PARCEL ID #:	NA - see attached Legal Description Statement		
ACTIVITY NAME:	Kasten Farm Property	WTM COORDINATES:	X: 670288	Y: 303861	

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.)
- 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 8.5 x 14 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: Site Layout 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 #: 7 **Title: Summary of Remedial Action Soil Sample Analytical Results - Gasoline UST Excavation Area**

BRRTS #: 02-67-548929

ACTIVITY NAME: Kasten Farm Property

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 than 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 8.5 x 14 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 #: 6 Title: **Summary of Remedial Action Soil Sample Analytical Results - Gasoline UST Area**

- 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 #: 02-67-548929

ACTIVITY NAME: Kasten Farm Property

NOTIFICATIONS

Source Property

- 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

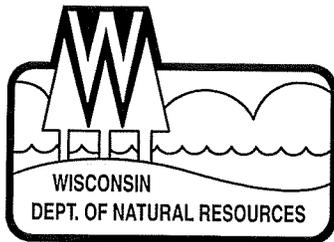
Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- 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:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Waukesha Service Center
141 NW Barstow St., Room 180
Waukesha, Wisconsin 53188
Telephone 262-574-2100
FAX 262-574-2117

October 16, 2009

Mr. Sean Beinecke
We Energies
333 West Everett Street – A231
Milwaukee, WI 53203

Subject: Final Closure
Kasten Farm Property, N96 W19418 County Line Road, Germantown, WI
FID# 267179990 BRRTS# 02-67-548929

Dear Mr. Beinecke:

The Department of Natural Resources (the Department) has reviewed your request for closure of the case described above. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. Based on the correspondence and data provided by Geosyntec Consultants, it appears that your case meets the closure requirements in 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.

The conditions of case closure set out below in this letter require that this site be listed on the Remediation and Redevelopment Program's GIS Registry. The GIS registry listing is necessary because residual soil contamination remains on a portion of the property, and must be properly managed should it be excavated or removed in the future.

This letter and 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/rr/gis/index.htm>. Since the property is listed on the GIS Registry because of remaining contamination, if 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.

Approximately 350 cubic yards of residual impacted soil remain (at the 9 to 10 foot depth) in the southeast area of the property, according to the information submitted to the Department. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, 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 is 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 the efforts you have taken to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact me at the letterhead address or at (262) 574-2145.

Sincerely,



James C. Delwiche P.G.
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Jeremiah Johnson, P.G. – Geosyntec Consultants
SER Case File

190346

Warranty Deed

Document Number

Document Title

DOC#: 1088890



Recorded
MAY 24, 2005 AT 11:00AM
SHARON A. MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Fee Amount: \$15.00
Fee Exempt 77.25-(3)

Recording Area 15-3

Name and Return Address

We Energies
Prop. Management Dept. A252
P.O. Box 2179
Milwaukee, WI 53201-2179

GTNV-324093

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m).
WRDA HB Rev. 1/8/2004

Being recorded

DEED AMENDED TO CORRECT GRANTEE NAME

DOC#: 1074239

DOCUMENT NO.

State Bar of Wisconsin Form 1 - 1983

WARRANTY DEED

Recorded
JAN. 03, 2005 AT 10:10AM
SHARON A. MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Fee Amount: \$13.00
Transfer Fee: \$1550.00

This Deed, made between
KENNETH KASTEN *K.P.K.*

Grantor, and

~~WE ENERGIES~~ *ROB*

WISCONSIN ELECTRIC POWER COMPANY
d/b/a WE ENERGIES

Grantee,

THE SPACE RESERVED FOR RECORDING DATA

Return Document to:
*We Energies - Km. 14 - 252
Property Management Dept.
P.O. Box 2179
MILWAUKEE, WI 53201-2179*

Witnesseth That the said Grantor, for a valuable consideration conveys to

Grantee the following described real estate in WASHINGTON County: Tax Parcel No: GTRV 324993

That part of the Southwest 1/4 of the Southeast 1/4 of Section 32, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin, described as follows:

Commencing at the South 1/4 corner of Section 32, Town 9 North, Range 20 East; thence North 89° 15' 22" East on the South line of the Southeast 1/4 of said Section 32, 419.00 feet to the place of beginning of this description; thence North 01° 25' 14" West and parallel with the South 1/4 line of said Section 32, 660.00 feet; thence

continued

This is homestead property.

Together with all and singular the hereditaments and appurtenances thereto belonging;

And KENNETH KASTEN

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances 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.

and will warrant and defend the same.

Dated this *27* day of *December, 2004*

~~TRANSFER~~
~~\$ 1950.00~~
FEE

FEE
#77.25 (3)
EXEMPT

Kenneth P. Kasten (SEAL)

KENNETH KASTEN

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) of _____

authenticated this _____ day of _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN

WAUKESHA County, } ss.

Personally came before me this *27* day of *December, 2004* the above named

KENNETH KASTEN

TITLE: MEMBER STATE BAR OF WISCONSIN

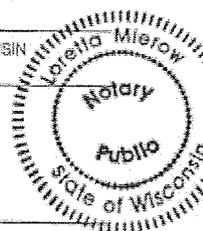
If not _____

authorized by §704.02, Wis. Stats.

THIS INSTRUMENT WAS DRAFTED BY

JEFFREY P. PATTERSON

(Signatures may be authenticated or acknowledged. Both are not necessary.)



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

Vorella Mierow
LORENA MIEROW
Notary Public Waukesha County, Wis.

My Commission is permanent. (If not, state expiration date: *01/21, 05/1*)

DOL# 1088890

Legal Description (continued)

North 89° 18' 22" East, and parallel with the South line of the Southeast 1/4 of said Section 32, 330.00 feet; thence South 01° 25' 14" East, 660.00 feet; thence South 89° 18' 22" West, 330.00 feet to the place of beginning.
EXCEPTING THEREFROM the Southerly 50.00 feet thereof.

Tax Key No. GTNV 324993

ADDRESS: N96 W19418 COUNTY LINE ROAD

**GIS REGISTRY INFORMATION
LEGAL DESCRIPTION STATEMENT**

Kasten Farm Property
N96 W19418 County Line Road
Germantown, Wisconsin
WDNR BRRTS #: 02-67-548929

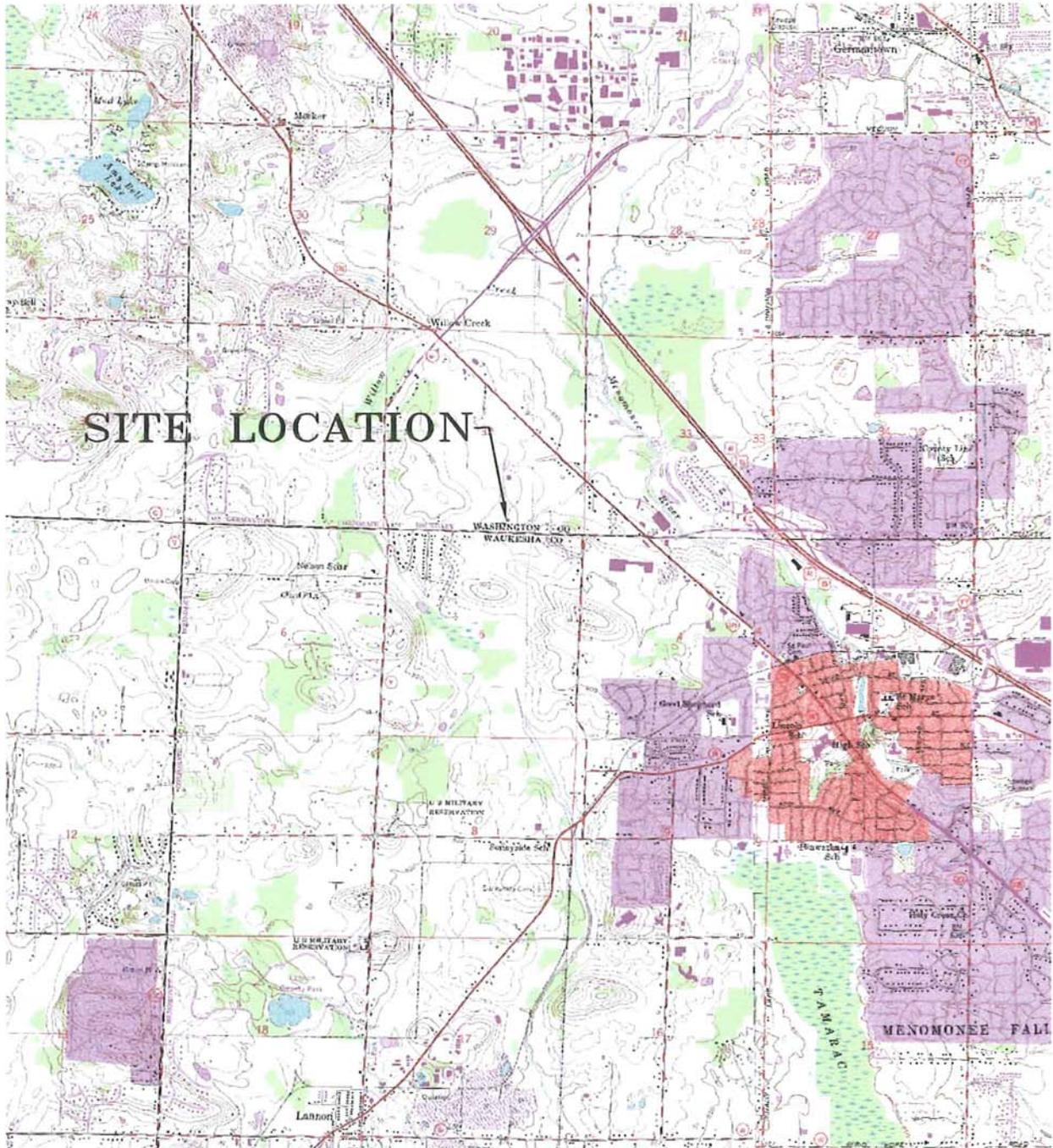
A legal description for the 5.0 acre property is included in the attached deed. The extent of the property is depicted on the attached map obtained from the Washington County online GIS mapping service. Residual soil impacts are located at the southeast corner of the property approximately centered on WTM coordinates of 670334, 303848 as depicted on the attached WDNR Remediation and Redevelopment Sites Map.

Sean Beinecke
Signature

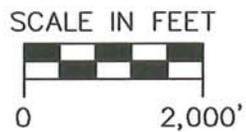
Sean Beinecke
Name

Senior Environmental Specialist
Title

6/16/09
Date



SOURCE: USGS Sussex, Wisconsin Quadrangle Map
 Topographic Map 1959
 Photorevised 1994



Geosyntec[®]
 consultants

CLIENT:	WE ENERGIES		
PROJECT:	KASTEN FARM PROPERTY N96W19418 COUNTY LINE ROAD GERMANTOWN, WI		
TITLE:	SITE LOCATION MAP		
PROJECT:	CHEB04CW	FIGURE NO.:	1
DATE:	April 20, 2009	FILE NO.:	0304cwp007
		FIGURE NO.:	1 OF 7

Map Created on May 19, 2009



Legend

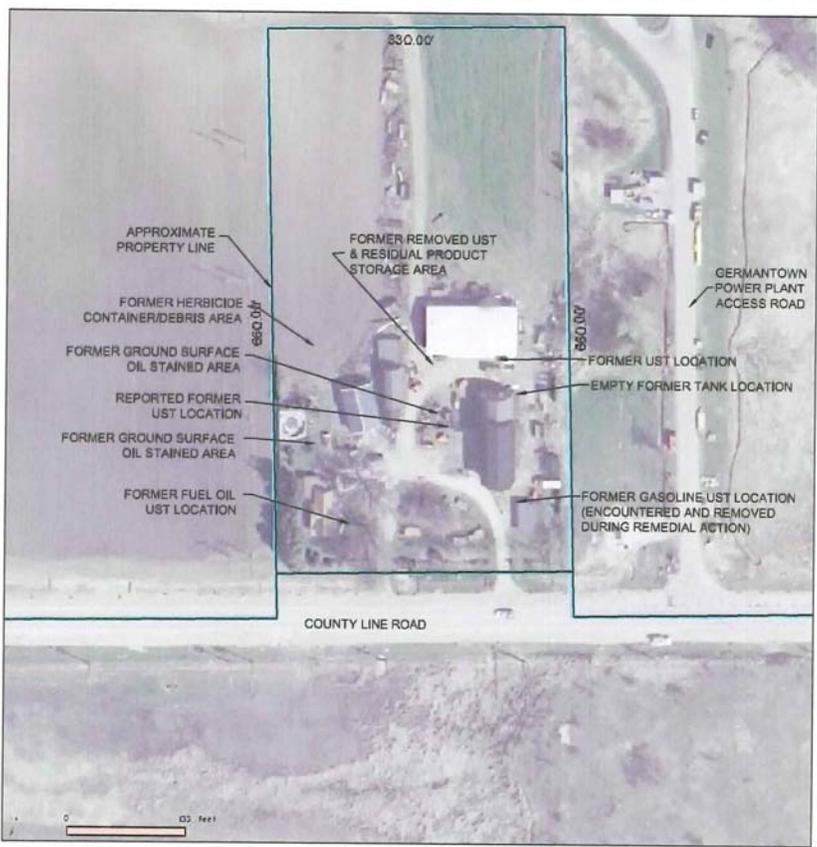
-  Open Sites (ongoing cleanups)
-  Open Sites (ongoing cleanups) - site boundaries shown
-  Closed Sites (completed cleanups)
-  Closed Sites (completed cleanups) - site boundaries shown
-  County Boundary
-  Railroads
-  County Roads (WDOT)
-  County Trunk Highway
-  State and U.S. Highways (WDOT)
-  State Trunk Highway
-  US Highway
-  Interstate Highways (WDOT)
-  Interstate Highway
-  Local Roads (WDOT)
-  Civil Towns
-  Civil Town
-  24K Open Water
-  24K Rivers and Shorelines
-  Municipalities

0 250 500 750 ft.

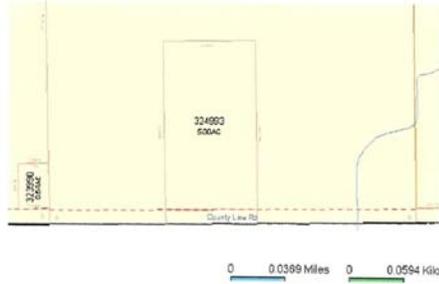
Map created on May 19, 2009
Note: Not all RR Sites have been geo-located yet.

 Scale: 1:2,500

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



SOURCE: WASHINGTON COUNTY WEB SITE: [http://maps.co.washington.vt.us/Public/Attn/default.htm\(2005 Aerial\)](http://maps.co.washington.vt.us/Public/Attn/default.htm(2005 Aerial))

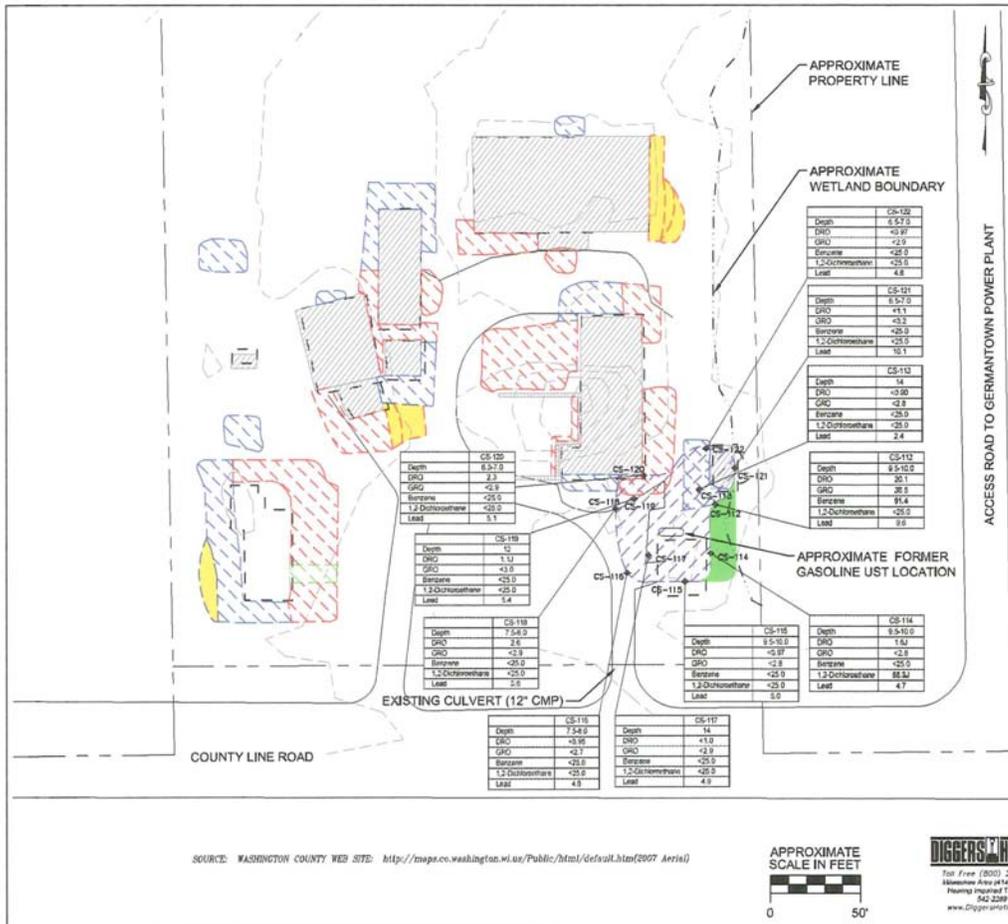


NOTE:

1. ALL THE SITE STRUCTURES WERE DEMOLISHED BY THE FIRST QUARTER OF 2007.
2. SURFACE DEBRIS WAS REMOVED FROM THE SITE PRIOR TO STRUCTURE DEMOLITION.
3. LOCATION OF IDENTIFIED FEATURES ARE APPROXIMATE.

Geosyntec consultants	
Client	WE ENERGIES
Project	KASTEN FARM PROPERTY N8W1/4 18 COUNTY LINE ROAD GERMANTOWN, WISCONSIN
File	SITE LAYOUT MAP
PROJECT: Client/Phase	FED/FC NO. 2
DATE: April 20, 2009	FILE: 181020090001
	2 of 7

K:\Projects\181020090001\181020090001_SiteLayoutMap.dwg, 11/11/2009 11:02:09 AM



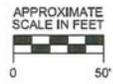
LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE WETLAND BOUNDARY
- PRE-CONSTRUCTION CONTOUR
- REMOVED CONCRETE PAD
- STONE/CONCRETE RETAINING WALL REMOVED DURING REMEDIAL ACTION
- APPROX. EXTENT OF EXCAVATION (DEPTH OF 2-FT bgs)
- APPROX. EXTENT OF EXCAVATION (DEPTH OF 4-FT bgs)
- APPROX. EXTENT OF EXCAVATION (DEPTH OF 8-FT bgs)
- APPROX. EXTENT OF EXCAVATION (DEPTH OF 14-FT bgs)
- APPROX. EXTENT OF OVER-EXCAVATION DUE TO INITIAL CONFIRMATION SOIL SAMPLE EXCEEDING NON-INDUSTRIAL DIRECT CONTACT OR GROUNDWATER PROTECTION RCLs
- ESTIMATED EXTENT OF RESIDUAL SOILS IMPACTED WITH CONTAMINANT CONCENTRATIONS >NR 720 RCLs
- APPROX. CONFIRMATION SOIL SAMPLE LOCATION

NOTES:

- BOLD** - CONCENTRATIONS EXCEED NON-INDUSTRIAL DIRECT CONTACT OR GROUNDWATER PROTECTION RCL
- DEPTH** - DEPTH BELOW GROUND SURFACE (FEET)
- BENZENE** - µg/kg
- bgs** - BELOW GROUND SURFACE
- 1,2-DCA** - 1,2-DICHLOROETHANE (µg/kg)
- DRO** - DIESEL RANGE ORGANICS (mg/kg)
- GRO** - GASOLINE RANGE ORGANICS (mg/kg)
- J** - ESTIMATED CONCENTRATION ABOVE THE ADJUSTED METHOD DETECTION LIMIT AND BELOW THE ADJUSTED REPORTING LIMIT
- LEAD** - TOTAL LEAD (mg/kg)
- RCL** - NR 720 OR WDNR INTERIM GUIDANCE GENERIC RESIDUAL CONTAMINANT LEVEL
- mg/kg** - MILLIGRAMS PER KILOGRAM
- µg/kg** - MICROGRAMS PER KILOGRAM

SOURCE: WASHINGTON COUNTY WEB SITE: [http://maps.co.washington.wi.us/Public/html/delval.htm\(2007 Aerials\)](http://maps.co.washington.wi.us/Public/html/delval.htm(2007 Aerials))



DIGGERS HOTLINE

Toll Free (800) 242-8511
 Milwaukee Area #414-286-1551
 Hearing Impaired TDD (800) 642-2089
 www.diggershotline.com

Geosyntec
 consultants

CLIENT: WE ENERGIES

PROJECT: KASTEN FARM PROPERTY
 N90W15415 COUNTY LINE ROAD
 GERMANTOWN, WISCONSIN

TITLE: SUMMARY OF REMEDIAL ACTION SOIL SAMPLE ANALYTICAL RESULTS - GASOLINE UST EXCAVATION AREA

PROJECT: CHESSINCT FILE NO: 7 SHEET NO: 7

DATE: March 16, 2006 FILE NO: 090106-006