

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

This is a:	New Submittal
BRRTS ID (no dashes):	0368177895
Comm # (no dashes):	53072409789
County:	Waukesha
Region:	Commerce
Site name:	Pewaukee Central Stores
Street Address:	W240N2989 Pewaukee Rd
City:	Pewaukee
Closure Date	2001-07-27
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	664312
Northing (Y):	290401
Submitted by:	Cheryl Nelson

Checklist

- Final Closure Letter
- Copy of recorded deed Instrument for any property with GW >NR140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- Latest Map(s) showing extent or outline of current GW plume
- GW flow direction
- MW(s) and/or potable wells
- Latest Table of GW results



July 27, 2001

Mark J. Collins
Senior Hydrologist
Wisconsin Electric
P.O. Box 2046
Milwaukee, WI 53201-2046

RE: **Case Closure**

Commerce # 53072-4097-89 WDNR BRRTS # 03-68-177895
Pewaukee Central Stores, W240 N2989 Pewaukee Rd., Pewaukee, WI 53072

Petroleum USTs removed in November 1997

Dear Mr. Collins:

This letter acknowledges receipt of the following items:

- a copy of the registered Notice of Contamination to Property; and
- monitoring well abandonment documentation.

This case is now considered closed, as described in my letter dated February 1, 2001.

Thank you for your efforts in the protection of the environment. If you have any questions, please call me at (414) 220-5372.

Sincerely,

A handwritten signature in cursive script that reads 'Nancy S. Kochis'.

Nancy S. Kochis
Hydrogeologist
Site Review Section

cc: David Bohmann, GEOTRANS
case file

DEED RESTRICTION

Document Number

2663811
REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

06-08-2001 12:30 PM

MICHAEL J. HASLINGER
REGISTER OF DEEDS

REC. FEE: 12.00
REC. FEE-CD: 4.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 5

TAX KEY NUMBERS: PWT 0921-998 and PWT 0921-999

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 Numbers PWT 0921-998 and PWT 0921-999, located in the Northeast 1/4 of Section 15, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, as described in the following documents as recorded on June 14, 1971 at the Waukesha County Register of Deeds:

Volume 1232, Page 298, Document No. 788036

Volume 1232, Page 300, Document No. 788037

Volume 1232, Page 302, Document No. 788038

Volume 1232, Page 304, Document No. 788039

Volume 1232, Page 306, Document No. 788040

Volume 1232, Page 308, Document No. 788041

Subject to County Trunk Highway "M" to the South and County Trunk Highway "J" to the East.

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

*Jul
18
/5*

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 the former underground storage tanks removed in November 1997. There were two 10,000 gallon tanks; one contained gasoline, the other diesel. 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. The area of contaminated soils near the gasoline tank and diesel tank is as further shown on the Exhibit "A", consisting of two pages, attached hereto and made a part hereof.

WHEREAS, the residual petroleum contaminated soil is located within the Wisconsin Electric Power Company Pewaukee Stores property boundaries located at W240 N2989 CTH "J", Pewaukee, 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:

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 with benzene and xylene concentrations as high as 1,946 ug/kg and 6,490 ug/kg, respectively, and gasoline range organic (GRO) and diesel range organic (DRO) concentrations as high as 253 mg/kg and 1,100 mg/kg, respectively, remain on this site in the area of the former underground storage tanks. 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 Northeast ¼ of Section 15, Township 7 North, Range 19 East, City of Pewaukee, County of Waukesha, State of Wisconsin.

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.

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 7th day of June, 2001.

WISCONSIN ELECTRIC POWER COMPANY

By: *James T. Raabe*
James T. Raabe, Manager of Property Management

STATE OF WISCONSIN)
 : SS
MILWAUKEE COUNTY)

Personally came before me this 7th 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.

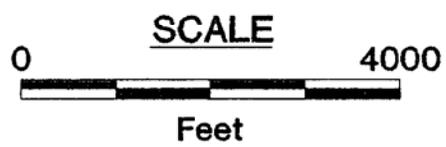
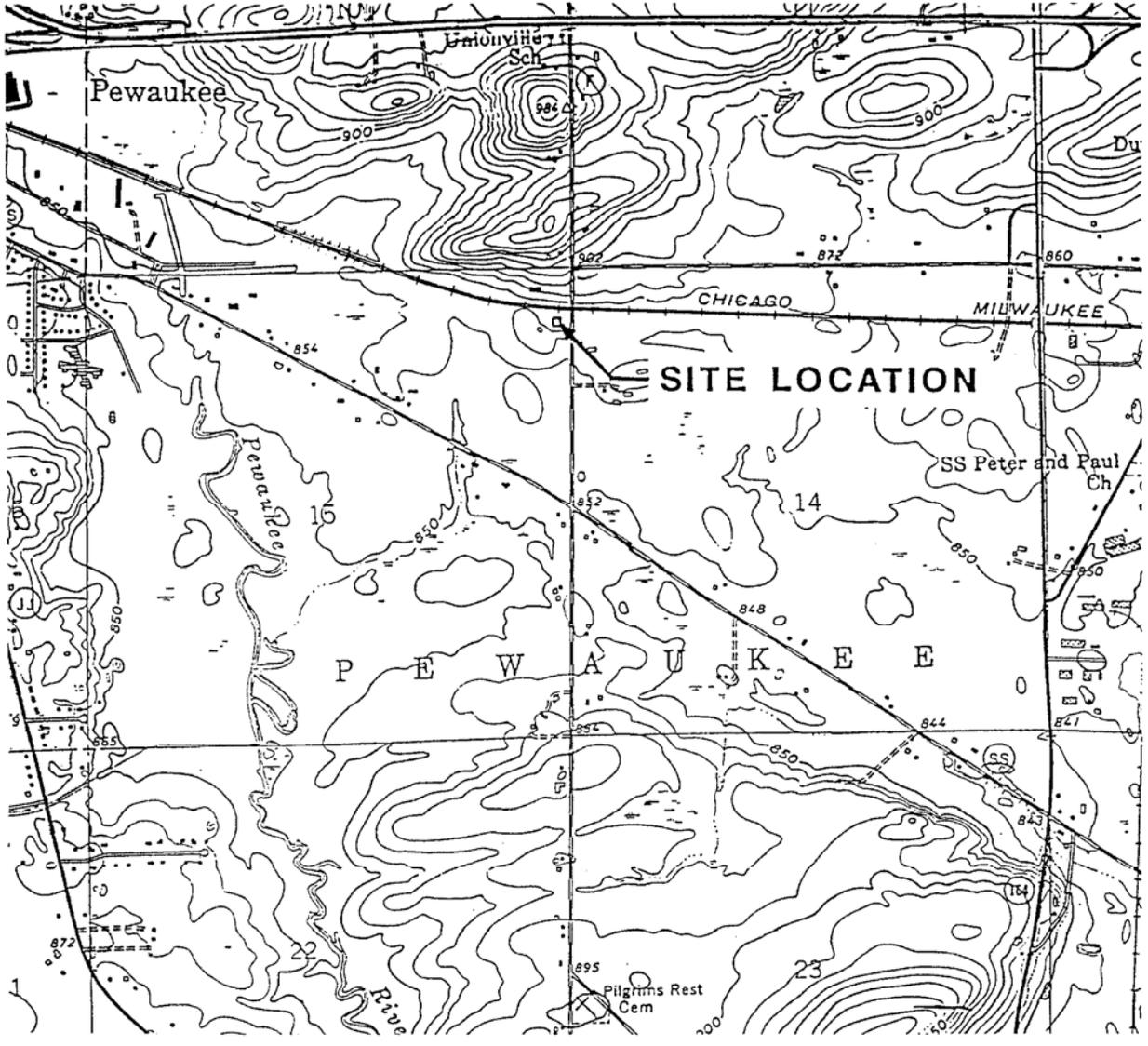
Douglas J. Fabio
Douglas J. Fabio

Notary Public, State of Wisconsin

My commission expires February 6, 2005

r:\data\as\real estate\deed restrictions\pewaukee stores property.doc

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



National Geodetic Vertical Datum of 1929
Contour Interval 10 Feet

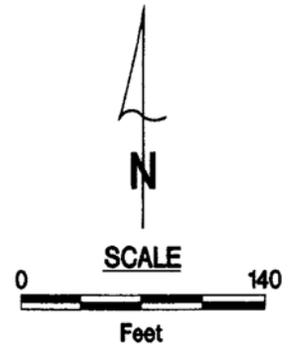
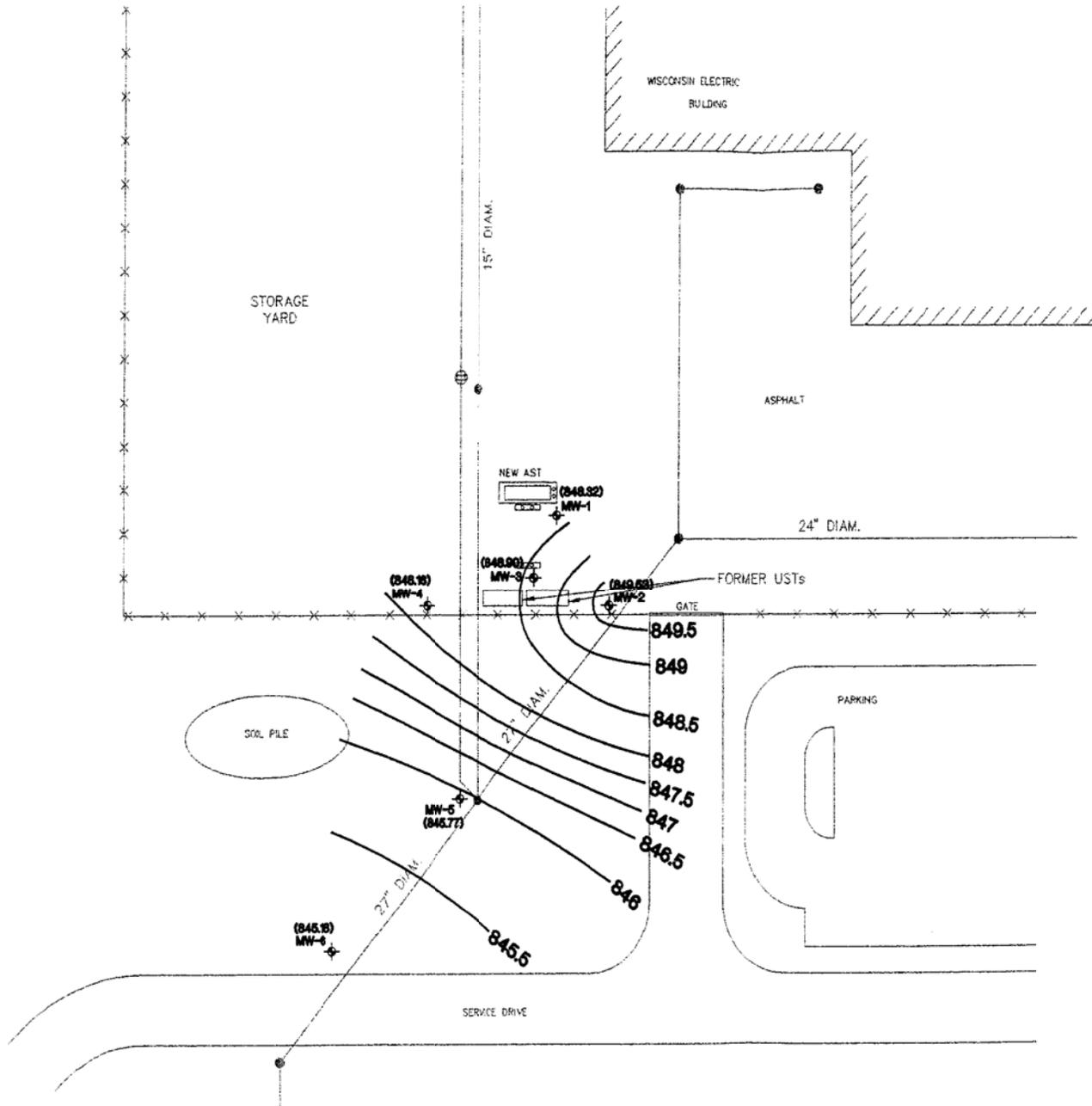


WISCONSIN ELECTRIC POWER COMPANY PEWAUKEE CENTRAL STORES	DATE: 03/28/99
	DESIGNED: BOB
SITE LOCATION MAP	CHECKED: JJJ
	APPROVED: JJJ
	DRAWN: BOB
	PROJ: P073
 HSI GEOTRANS A TETRA TECH COMPANY	Figure 1

Base map from U.S.G.S. 7.5' Waukesha, Wisconsin topographic quadrangle map, photorevised 1971.

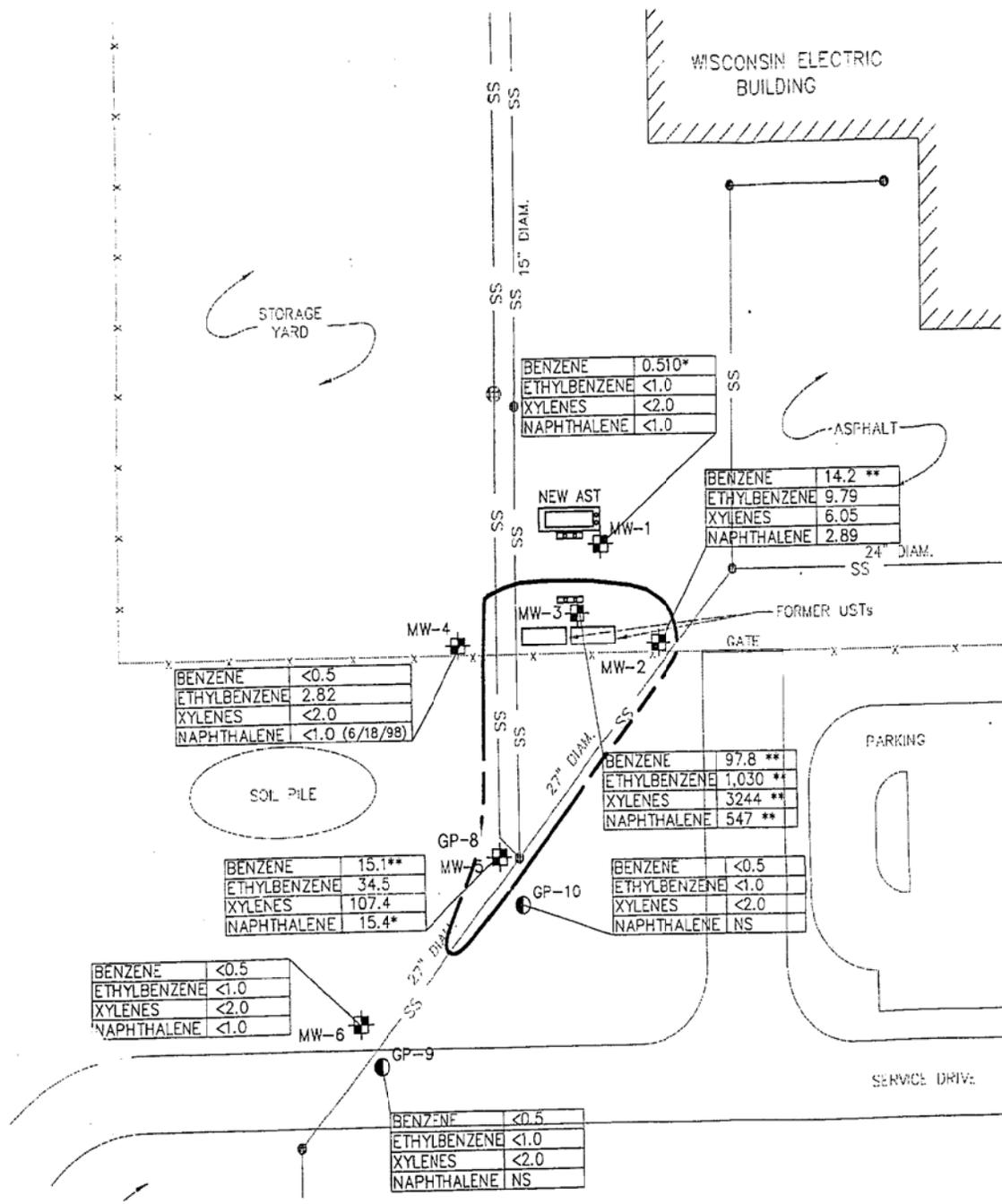
EXPLANATION

-  MW-5 MONITOR WELL LOCATION AND DESIGNATION
-  (848.32) GROUNDWATER ELEVATION
-  849 GROUNDWATER ELEVATION CONTOURS (Dashed where inferred)
-  SS APPROXIMATE STORM SEWER LOCATION
-  CHAIN-LINK FENCE
-  MANHOLE
-  CATCH BASIN



WISCONSIN ELECTRIC POWER COMPANY PEWAUKEE CENTRAL STORES	DATE 05/18/00
GROUNDWATER CONTOUR MAP (March 15, 2000)	DESIGNED: BOB
	CHECKED: TPC
	APPROVED: TPC
	DRAWN: DJB
	PROJ: P073
 A TETRA TECH COMPANY	Figure 5

Base map from STS Consultants Ltd., October, 1998.



BENZENE	0.510*
ETHYLBENZENE	<1.0
XYLENES	<2.0
NAPHTHALENE	<1.0

BENZENE	14.2 **
ETHYLBENZENE	9.79
XYLENES	6.05
NAPHTHALENE	2.89

BENZENE	<0.5
ETHYLBENZENE	2.82
XYLENES	<2.0
NAPHTHALENE	<1.0 (6/18/98)

BENZENE	97.8 **
ETHYLBENZENE	1,030 **
XYLENES	3244 **
NAPHTHALENE	547 **

BENZENE	15.1**
ETHYLBENZENE	34.5
XYLENES	107.4
NAPHTHALENE	15.4*

BENZENE	<0.5
ETHYLBENZENE	<1.0
XYLENES	<2.0
NAPHTHALENE	NS

BENZENE	<0.5
ETHYLBENZENE	<1.0
XYLENES	<2.0
NAPHTHALENE	<1.0

BENZENE	<0.5
ETHYLBENZENE	<1.0
XYLENES	<2.0
NAPHTHALENE	NS

LEGEND

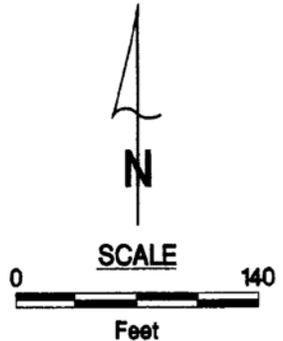
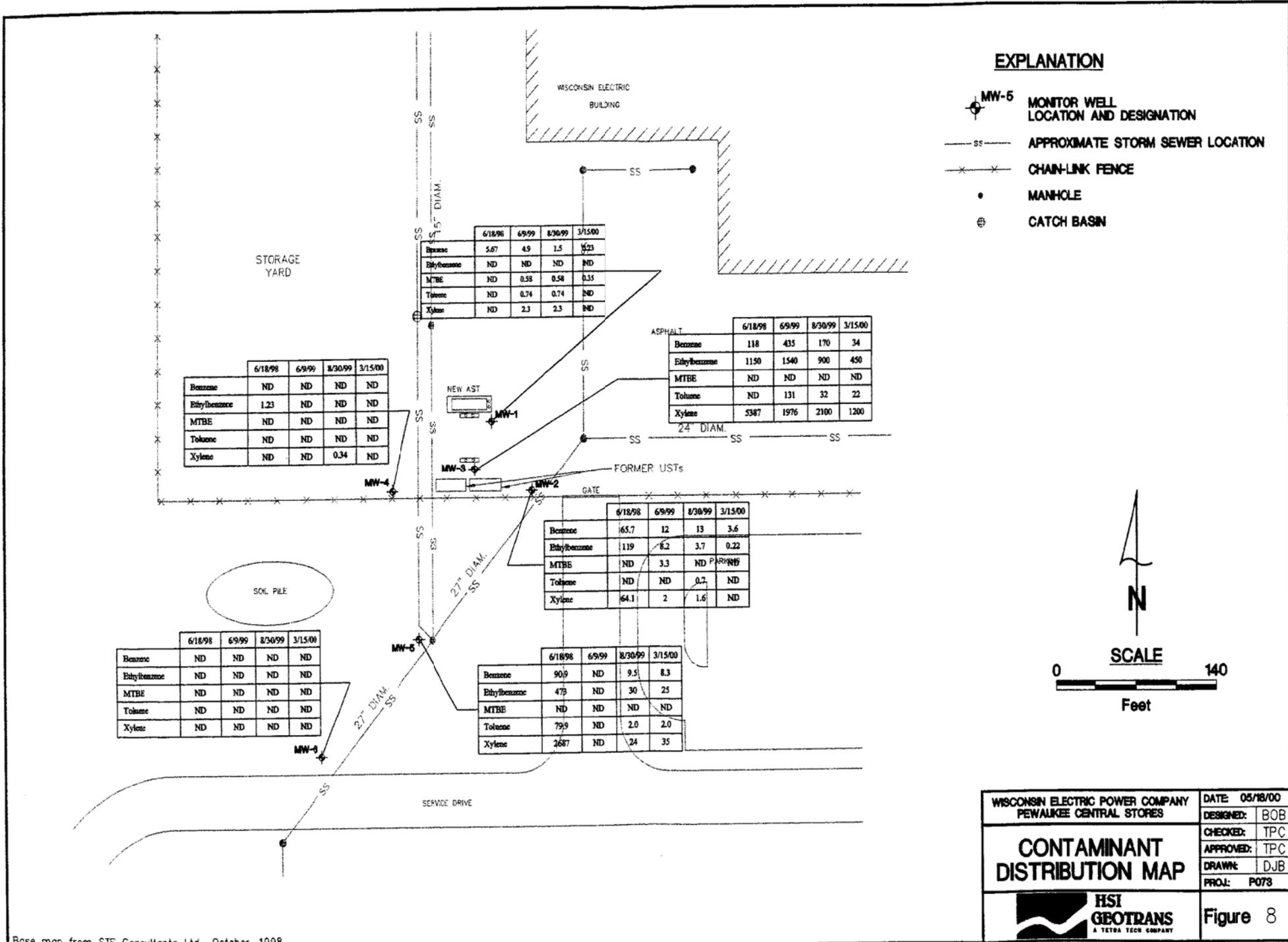
- 5.1 ** NR140 ES EXCEEDANCE
- 0.6 * NR140 PAL EXCEEDANCE
- APPROXIMATE EXTENT OF NR140 ES EXCEEDANCES
- MW-1 MONITORING WELL
- GP-10 SOIL PROBE TEMPORARY WELL (SAMPLED 3-25-98)
- SS APPROXIMATE STORM SEWER LOCATION
- X CHAIN-LINK FENCE
- ⊕ MANHOLE
- ⊕ CATCH BASIN

WISCONSIN ELECTRIC POWER COMPANY PEWAUKEE CENTRAL STORES	DATE: 03/28/99
	DESIGNED: BOE
GROUNDWATER CONTAMINANT DISTRIBUTION	CHECKED: JJJ
	APPROVED: JJJ
	DRAWN: BOE
	PROJ: P703
	
Figure 7	

Base map from STS Consultants Ltd., October, 1998.

EXPLANATION

-  MW-5 MONITOR WELL LOCATION AND DESIGNATION
-  SS APPROXIMATE STORM SEWER LOCATION
-  CHAIN-LINK FENCE
-  MANHOLE
-  CATCH BASIN



WISCONSIN ELECTRIC POWER COMPANY PEWAUKEE CENTRAL STORES	DATE 05/18/00 DESIGNED: BOB CHECKED: TPC APPROVED: TPC DRAWN: DJB PROJ: P073
CONTAMINANT DISTRIBUTION MAP	
	
Figure 8	

Table 1 Groundwater Analytical Results
Wisconsin Electric Pewaukee Central Stores - UST Area

Well ID	Date Sampled	Benzene	Ethylbenzene	Methyl-t-butyl ether	Toluene	1,2,4-Trimethylbenzen	1,3,5-Trimethylbenzen	Total Xylenes
NR140	ES	5	700	60	1000	--	--	10000
Standards	PAL	0.5	140	12	200	--	--	1000
MW-1								
	06/18/98	5.67	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0
	09/02/98	0.51	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0
	02/24/99	3.6	<0.7	<0.4	<0.7	1.7	1.9	3.3
	06/09/99	4.9	<0.7	0.58	0.74	<0.7	<0.7	2.3
	08/30/99	1.5	<0.7	0.58	0.74	<0.7	<0.7	2.3
	03/15/00	0.23	<0.22	0.35	<0.20	<0.22	<0.29	<0.23
MW-2								
	06/18/98	65.7	119	<10.0	<10.0	141	<10.0	64.1
	09/02/98	14.2	9.79	<1.0	<1.0	10.3	<1.0	6.05
	02/24/99	10	5	<0.4	<0.7	2.5	2.2	3.8
	06/09/99	12	8.2	3.3	<0.7	6.3	1.1	2
	08/30/99	13	3.7	<0.16	0.73	2.5	<0.29	1.6
	03/15/00	3.6	0.22	<0.16	<0.20	<0.22	<0.29	<0.23
MW-3								
	06/18/98	118	1,150	<50.0	<50.0	2,470	633	5387
dup	06/18/98	88.5	661	<100.0	<100.0	1,280	335	3344
	09/02/98	97.8	1030	<50.0	<50.0	1,900	654	3243.7
	02/24/99	68	611	<3.5	40	2,100	556	1893
dup	02/24/99	84	692		57	2310	615	2109
	06/09/99	435	1540	<3.5	131	1900	707	1976
	08/30/99	170	900	<3.2	32	1500	260	2100
	03/15/00	30	420	<2.8	20	1800	460	1200
dup	03/15/00	34	450	<2.4	22	1800	480	1200
MW-4								
	06/18/98	<0.5	1.23	<1.0	<1.0	<1.0	<1.0	<2.0
	09/02/98	<0.5	2.82	<1.0	<1.0	<1.0	<1.0	<2.0
	02/24/99	<4.2	33	<3.5	30	44	29	82
	06/09/99	<0.5	<0.7	<1.0	<1.0	<1.0	<1.0	<2.0
	08/30/99	<0.13	<0.22	<0.16	<0.20	0.23	<0.29	0.34
	03/15/00	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23
MW-5								
	06/18/98	90.9	473	<1.0	79.9	1,260	322	633
	09/02/98	15.1	34.5	<1.0	2.41	95.4	31.7	107.4
	02/24/99	18	44	<0.4	6.8	85	53	87
	06/09/99	<0.42	<0.66	<0.35	<0.68	1.1	<0.68	<2.0
	08/30/99	9.5	30	<0.42	2	26	0.94	24
	03/15/00	8.3	25	<0.16	2	49	0.68	35
MW-6								
	06/18/98	<0.5	<1.0	<1.0	<1.0	2.01	<1.0	<2.0
	09/02/98	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0
	02/24/99	<0.4	<0.7	<0.4	<0.7	<0.7	1.8	3.2
	06/09/99	<0.4	<0.7	<0.4	<0.7	<0.7	<0.7	<2.0
	08/30/99	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23
	03/15/00	<0.13	<0.22	<0.16	<0.20	<0.22	<0.29	<0.23

Notes: All units ug/l unless otherwise noted.
 NR140 Wisconsin Administrative Code Enforcement Standard (ES).
 NR140 Wisconsin Administrative Code Preventative Action Limit (PAL).