



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
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December 11, 2002

Mr. Art Covi
WE-Energies
231 W. Michigan Ave.
Milwaukee, WI 53202

Subject: Conditional Case Closure: Third Ward Manufactured Gas Plant Site
Peters=Johnson Property (specifically 120 N. Milwaukee St.)
FID#241496530

Dear Mr. Covi:

After careful review of the closure request, for unsaturated soils only, on the property described above, the Department has determined that the petroleum (PAH and BETX) contamination on the site in the vicinity of the former gas manufacturing operations appears to have been investigated and remediated to the extent practicable under current site conditions. The Department will not require any further action regarding site soils if the following conditions are satisfied:

1. Since there is residual soil contamination in a public street, you should contact the municipality that maintains the street to make sure they are aware of the residual contamination and negotiate an agreement with the municipality regarding the proper handling and disposal of any contaminated soil that may be disturbed or excavated if the street is reconstructed in the future. A copy of your notification should be forwarded to the Department.
2. A draft of the proposed deed restriction and cap maintenance plan should be submitted to the Department.
3. At the time of final site closure a soil GIS package with a fee will be required.
4. Further groundwater investigation and remediation (if necessary) will be conducted at the site and surrounding area.

The Department appreciates the actions taken to investigate and remediate the soil contamination at this site. If you have any questions please feel free to contact me at the above address or at (414)263-8557.

Sincerely,

Margaret M. Brunette, P.G.
Hydrogeologist, Remediation and Redevelopment