

**From:** Beggs, Tauren R - DNR  
**Sent:** Tuesday, January 25, 2022 3:42 PM  
**To:** Greg Buckley  
**Subject:** RE: Soil Results are above Industrial Direct Contact Standards for 1910 20th Street, Two Rivers

Hi Greg,

Today I talked to the other DNR staff that work with Brownfields and the LGU exemption. I did confirm that you can propose other options besides capping the entire site as long as other mechanisms are in place to deter/limit/restrict access to the property would not be proposed. As outlined in Wis. Stat. § 292.11(9)(e) and Wis. Admin. Code § NR 708.17, to maintain the LGU exemption, it indicates a LGU has to ensure the site is protective of the intended development and use of the property, that there are no substantial/immediate threats, and to restrict access to the property. The DNR has discretion on what actions are acceptable to meet this criteria and would review those in a plan that is submitted to the DNR per Wis. Admin. Code § NR 708.17(1).

Once you know what your specific proposed plan would be for redevelopment of the portion of the site the City would utilize, then you can submit that plan with a fee for review and approval.

If you would like a written response from the DNR prior to the City owning the property, you could also detail your proposed plans and provide it as a specific question in a LGU exemption clarification letter request with fee, and the DNR could address it in that letter too.

Please feel free to contact me with any questions.

Regards,

**We are committed to service excellence.**

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Tauren R. Beggs**

Phone: (920) 510-3472

[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov) (preferred contact method during work at home)

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**From:** Greg Buckley <[grebuc@two-rivers.org](mailto:grebuc@two-rivers.org)>  
**Sent:** Friday, January 21, 2022 2:17 PM  
**To:** Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)>  
**Subject:** Re: Soil Results are above Industrial Direct Contact Standards for 1910 20th Street, Two Rivers

Thanks, Tauren; I appreciate it.

Greg

On Fri, Jan 21, 2022 at 12:44 PM Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)> wrote:

Hi Greg,

I'm going to be following up early next week (tentatively Tuesday) with some of my other DNR staff that work with Brownfields and the LGU exemption, to discuss potential options that may be available that wouldn't necessitate a need for a cap across the entire site, but would still be protective for the proposed scenario. I will get back to you after I have talked to them.

Have a nice weekend,

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**Tauren R. Beggs**

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**From:** Greg Buckley <[grebuc@two-rivers.org](mailto:grebuc@two-rivers.org)>

**Sent:** Thursday, January 20, 2022 2:04 PM

**To:** Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)>

**Cc:** James McDonald <[jammcd@two-rivers.org](mailto:jammcd@two-rivers.org)>; Elizabeth Runge <[elirun@two-rivers.org](mailto:elirun@two-rivers.org)>

**Subject:** Re: Soil Results are above Industrial Direct Contact Standards for 1910 20th Street, Two Rivers

Thank you for the information, Tauren.

So--if we are continuing an industrial use, and capping the site with gravel, how thick of a layer is needed? I seem to recall from our conversation last week that it would be 24 inches--which seems like a lot of material, if it has to cover the entire site.

Greg

On Thu, Jan 20, 2022 at 1:26 PM Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)> wrote:

Good afternoon,

As follow up from our call last week on January 14, 2022, I went back and looked at the site investigation results for soil at the property at 1910 20th Street (White Property – LGU, BRRTS # 02-36-096500). I did confirm that there are multiple soil sample locations on-site that have exceedances above the industrial direct contact standards, so capping of the site would be necessary even if the property is used for an industrial purpose.

If you have any questions, please let me know.

Regards,

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**Tauren R. Beggs**

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Greg Buckley

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Check out our new [HarborCam](#), for great live views  
of the Two Rivers waterfront, at [www.two-rivers.org](http://www.two-rivers.org)

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