

We Energies North Service Center

PUB-RR-893

February 2011

We Energies North Service Center

5400 North Green Bay Road
Glendale, WI
Milwaukee County

17 Acres

Location: Along a major Glendale thoroughfare, close to both residential and retail developments.

A major Wisconsin power company works with the DNR to clean up and remodel its Milwaukee-area service center.

History

The We Energies North Service Center property had deep beginnings — namely, deep into the ground. The site was first put to use as a sand and gravel quarry. In the early 1960s, crews stopped taking dirt out and began putting dirt in.

The property was purchased by the Wisconsin Gas Company in 1963. The utility constructed a service center and a research facility on the property. Over time, other structures added to the site included an air compressor building and a railroad spur.

When planning upgrades, We Energies chose to participate in the DNR's Voluntary Party Liability Exemption (VPLE) process.



We Energies partnered with the DNR to clean up environmental contamination at their North Service Center (photo courtesy DNR).

Investigation and Cleanup

Evaluations of the service center property included Phase I and Phase II site assessments. Testing revealed soil and groundwater contamination from polyaromatic hydrocarbons (PAHs). The pollution levels were high enough to be classified as a threat for human contact. In addition, soil testing revealed contamination related to a neighboring dry cleaner.

To facilitate appropriate cleanup of the facility, a total of ten underground storage tanks were dug-up and removed from the property.

Some contaminated soil was also taken out of the ground and properly disposed, and a cap (e.g cement barrier) was installed as a protective cover for any remaining soil contamination. The DNR's Remediation and Redevelopment staff also approved monitored natural attenuation for some contaminated sections.



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

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Redevelopment

During the cleanup process, the hazardous waste storage facility and other outbuildings were demolished. WE Energies replaced the former structures with buildings housing their fleet of maintenance vehicles. WE Energies also continues to operate its service center at the site and a fueling station for natural gas vehicles.

Financial, Liability, Technical Assistance

The RR Program provided technical and redevelopment assistance, including enrolling WE Energies in the VPLE process.

The VPLE process enables companies to clean up contaminated properties under DNR supervision, after which staff will issue the property owner a Certificate of Completion (COC): an exemption from further liability for past contamination, provided all site restrictions are maintained. WE Energies was issued a COC for this property in 2006.

Also, the company was granted an off-site exemption for the contamination, which came from a neighboring property.

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