

**From:** Krueger, Sarah E - DNR  
**Sent:** Wednesday, December 11, 2019 11:32 AM  
**To:** 'Skiff, Jordan'  
**Subject:** QuicFrez Access Agreement  
**Attachments:** City\_Access\_Agreement.pdf

Good Morning Jordan,

In looking through our files I could not find a current access agreement for the QuicFrez property. I have attached an updated access agreement for the property. Please read through the access agreement and return it to me by January 10, 2020.

If you have any questions, don't hesitate to reach out to me.  
Thank you,  
Sarah

**We are committed to service excellence.**

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

**Sarah Krueger, P.G.**

Contaminated Sediment Specialist – Remediation & Redevelopment Program

Wisconsin Department of Natural Resources

2984 Shawano Avenue

Green Bay, WI 54313

Phone: 920-662-5443

[Sarah.Krueger@wisconsin.gov](mailto:Sarah.Krueger@wisconsin.gov)



[dnr.wi.gov](http://dnr.wi.gov)



Wisconsin Department of Natural Resources  
ACCESS PERMISSION AGREEMENT

DNR Site Name: QuicFrez – LGU SL  
Site Address: 105 Oak Place, City of Fond du Lac, Wisconsin  
BRRTS# 02-20-118383

I hereby give permission to the Wisconsin Department of Natural Resources (“the department”) and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the property located at 105 Oak Place, including parcels FDL-15-17-15-13-620-00, FDL-15-17-15-13-620-01, FDL-15-17-15-24-763-01, FDL-15-17-15-24-766-00, FDL-15-17-15-24-763-00, FDL-15-17-15-13-613-00, and Oak Place right-of-way, City of Fond du Lac, Fond du Lac County, Wisconsin, referred to herein as the “Property”, and that is owned by the City of Fond du Lac for the following purposes, so that the department may:

- (1) Inspect, maintain and/or repair the existing groundwater monitoring wells and piezometers as needed;
- (2) Collect water samples from existing and new groundwater monitoring wells;
- (3) Advance soil borings;
- (4) Collect soil and sediment samples from soil borings and waterway;
- (5) Properly abandon groundwater monitoring wells when they are no longer necessary and;
- (6) Access areas where remedial action or investigative work is/will be conducted.

The department is responsible for any investigative waste that is produced by these activities and will return to collect any investigative waste that may be temporarily stored on the Property.

The permission that is granted herein shall remain in effect until December 31, 2025. Before December 31, 2025, if the owner of the Property wishes to withdraw permission for continued access, the owner of the Property shall notify the department of that fact in writing. The department shall, within 90 days after receiving such notice, either cease/finalize listed activities, abandon wells, or obtain a court order to allow continued access.

The DNR’s authority to access to the Property described above is provided under Wisconsin Statutes, section 292.31(3).

The department will report all sampling results to the owner of the Property, and occupants as appropriate, within 10 business days of receiving the sample results. When soil, water, sediment, or vapor samples are collected on the Property described above, split samples will be provided to the owner if the Property if the owner of the Property requests split samples and provides sample containers before the samples are collected.

Property owner certifications

*Please mark the box to indicate that you understand and agree to the following information.*

- As the owner of the Property, I hereby agree not to damage or interfere with the use of any monitoring well that is installed as permitted herein and I agree to notify third parties

who plan to conduct any activity on the property described above that monitoring wells have been installed on the property. I understand that I am responsible for any damage to monitoring wells if I cause that damage.

- As the owner of the Property, I understand that the department, in the course of conducting investigation and/or response actions, may find that a hazardous substance discharge or environmental pollution exists on the Property.
  
- If the department discovers a hazardous substance discharge or environmental pollution on the Property, any current owner of this Property, along with any identifiable causer of the contamination, may be required to take additional response actions pursuant to Wis. Stat. § 292.11(3).

IN WITNESS WHEREOF:

\_\_\_\_\_  
Signature of Property Owner or Authorized Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Area Code and Telephone Number

\_\_\_\_\_  
Email Address

Contact information for occupants, tenants, or lessees (if different than owner):

\_\_\_\_\_  
Name of Occupant

\_\_\_\_\_  
Area Code and Telephone Number

\_\_\_\_\_  
Email Address

**From:** Krueger, Sarah E - DNR  
**Sent:** Wednesday, December 11, 2019 11:32 AM  
**To:** Tobias, Sam  
**Subject:** QuicFrez Access Agreement  
**Attachments:** County\_Access\_Agreement.pdf

Good Morning Sam,

In my review of the QuicFrez file I noticed that the DNR installed several wells on the county property (Fond du Lac County Medical Examiner's Office) across the river from the former QuicFrez Property. I could not find a current access agreement for that property to access those wells, so I have attached an updated access agreement for the property. Please read through the access agreement and return it to me by January 10, 2020.

If you have any questions, don't hesitate to reach out to me.  
Thank you,  
Sarah

**We are committed to service excellence.**

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

**Sarah Krueger, P.G.**

Contaminated Sediment Specialist – Remediation & Redevelopment Program  
Wisconsin Department of Natural Resources  
2984 Shawano Avenue  
Green Bay, WI 54313  
Phone: 920-662-5443  
[Sarah.Krueger@wisconsin.gov](mailto:Sarah.Krueger@wisconsin.gov)



Wisconsin Department of Natural Resources  
ACCESS PERMISSION AGREEMENT

DNR Site Name: QuicFrez – LGU SL  
Site Address: 105 Oak Place, City of Fond du Lac, Wisconsin  
BRRTS# 02-20-118383

I hereby give permission to the Wisconsin Department of Natural Resources (“the department”) and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the property located at 134 Western Ave, parcel FDL-15-17-15-24-750-00, City of Fond du Lac, Fond du Lac County, Wisconsin, referred to herein as the “Property”, and that is owned by the Fond du Lac County for the following purposes, so that the department may:

- (1) Inspect, maintain and/or repair the existing groundwater monitoring wells and piezometers as needed;
- (2) Collect water samples from existing and new groundwater monitoring wells and;
- (3) Properly abandon groundwater monitoring wells when they are no longer necessary.

The department is responsible for any investigative waste that is produced by these activities and will return to collect any investigative waste that may be temporarily stored on the Property.

The permission that is granted herein shall remain in effect until December 31, 2025. Before December 31, 2025, if the owner of the Property wishes to withdraw permission for continued access, the owner of the Property shall notify the department of that fact in writing. The department shall, within 90 days after receiving such notice, either cease/finalize listed activities, abandon wells, or obtain a court order to allow continued access.

The DNR’s authority to access to the Property described above is provided under Wisconsin Statutes, section 292.31(3).

The department will report all sampling results to the owner of the Property, and occupants as appropriate, within 10 business days of receiving the sample results. When soil, water, sediment, or vapor samples are collected on the Property described above, split samples will be provided to the owner if the Property if the owner of the Property requests split samples and provides sample containers before the samples are collected.

Property owner certifications

*Please mark the box to indicate that you understand and agree to the following information.*

- As the owner of the Property, I hereby agree not to damage or interfere with the use of any monitoring well that is installed as permitted herein and I agree to notify third parties who plan to conduct any activity on the property described above that monitoring wells have been installed on the property. I understand that I am responsible for any damage to monitoring wells if I cause that damage.

- As the owner of the Property, I understand that the department, in the course of conducting investigation and/or response actions, may find that a hazardous substance discharge or environmental pollution exists on the Property.
  
- If the department discovers a hazardous substance discharge or environmental pollution on the Property, any current owner of this Property, along with any identifiable causer of the contamination, may be required to take additional response actions pursuant to Wis. Stat. § 292.11(3).

IN WITNESS WHEREOF:

\_\_\_\_\_  
Signature of Property Owner or Authorized Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Area Code and Telephone Number

\_\_\_\_\_  
Email Address

Contact information for occupants, tenants, or lessees (if different than owner):

\_\_\_\_\_  
Name of Occupant

\_\_\_\_\_  
Area Code and Telephone Number

\_\_\_\_\_  
Email Address



December 11, 2019

QuicFrez  
BRRTS # 02-20-118383

ROBERT J GROSS REV. LIVING TRUST  
220 OAK STREET  
FOND DU LAC WI 54935

SUBJECT: First Notice: Request for Access for Sampling for Vapor Intrusion – Response Requested by  
January 10, 2020

Dear Trustee,

The Wisconsin Department of Natural Resources (DNR) is overseeing an investigation of environmental contamination in your neighborhood. The purpose of this letter is to request permission to test your business, at 224 Oak Street, City of Fond du Lac, Wisconsin, for vapor intrusion. This testing is part of an ongoing investigation and cleanup of Chlorinated Volatile Organic Compounds (CVOCs) at the former QuicFrez, historically located at 105 Oak Place, City of Fond du Lac, Wisconsin. The DNR will pay for the investigation work.

Vapor intrusion is the movement of vapors from chemicals in the soil or groundwater into the indoor air. It is very similar to the way that radon gas can move into a home or office. Not only will the results tell us if vapors are present on your property, they will also help us get a better idea as to whether vapors are a concern to the entire neighborhood. The vapor Sampling is further described in the enclosed fact sheets and we will need to coordinate a time to come into your business to install the ports and collect the samples.

The DNR received notification of a release to the environment at the former QuicFrez property in 1997. Soil and groundwater sampling identified CVOCs present in both the soil and groundwater at levels above regulatory standards. In 2010 and 2012, DNR conducted vapor sampling within a portion of the building located at 224 Oak Street, City of Fond du Lac, Wisconsin.

At this time, the DNR is requesting access to collect six air samples from the soil beneath the foundations in your business and at least one sample from the indoor air to determine whether vapors from chemicals used at QuicFrez may be present in your business and, if so, at what levels. As stated above, the DNR will pay for the cost of collecting these air samples and any subsequent mitigation needed.

In an effort to perform this investigative work within the current schedule, the DNR needs to receive your signed access agreement by January 10, 2020. Please do not modify the access agreement in any way, as it may void the agreement.

Please send the signed agreement back in the self-addressed envelope provided with this letter. You can also send a scanned PDF copy to Sarah Krueger at [Sarah.Krueger@wisconsin.gov](mailto:Sarah.Krueger@wisconsin.gov).

If you have questions or concerns about the wording of the agreement or any other aspect of this request or the testing, please contact me at (920) 662-5443.

Sincerely,

A handwritten signature in black ink that reads "Sarah Krueger". The signature is written in a cursive, flowing style.

Sarah Krueger  
Hydrogeologist  
Remediation & Redevelopment Program  
Wisconsin Department of Natural Resources

Encl. What is Vapor Intrusion, [RR-892](#)  
Why Test for Vapor Intrusion, [RR-953](#)  
What to Expect During Vapor Intrusion Sampling, [RR-954](#)



Wisconsin Department of Natural Resources  
ACCESS PERMISSION AGREEMENT

I hereby give permission to the Wisconsin Department of Natural Resources (DNR) and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the home/business located at 224 Oak Street, Fond du Lac, Wisconsin and that is owned by Robert J Gross Rev. Living Trust.

The property is located at 224 Oak Street, parcel number FDL-15-17-15-13-612-00, Fond du Lac County, Wisconsin. The access permission is for the following purposes: that the DNR may screen the business for vapor migration from Chlorinated Volatile Organic Compounds (CVOCs) located in soil and groundwater, associated with the former QuicFrez site located near your property. This permission allows the DNR or its authorized representative to:

- (1) *Install and maintain sub-slab vapor probe(s) into the foundation of the business.*
- (2) *Collect at least three (2) separate vapor samples from the sub-slab probe(s) at different times of the year.*
- (3) *Collect, if necessary, an 8-hour indoor air sample on each level of the business.*
- (4) *Abandon the vapor probe(s) when no longer needed.*

The permission that is granted shall remain in effect until December 31, 2021 when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, DNR will inform you in writing.

The property owner agrees not to damage or interfere with the use of any sub-slab probe installed as permitted herein.

IN WITNESS WHEREOF:

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Area Code and Telephone Number

**TENANT(S) / LESSEE(S) by UNIT NUMBER, ETC.**

\_\_\_\_\_  
Name of Tenant(s)/Lessee(s)

\_\_\_\_\_  
Tenant(s) phone number

\_\_\_\_\_  
Tenant(s) email address

Mail or email correspondence  
regarding this site to:

WI Dept. of Natural Resources  
ATTN: Sarah Krueger  
2984 Shawano Avenue  
Green Bay, WI 54313  
Sarah.Krueger@wisconsin.gov