



April 2, 2019

Susies Restaurant (Former) – LGU – WI DOT  
BRRTS # 02-36-000516

AUTOWERKS VEHICLE MAINTENANCE CENTER, LLC  
EDWARD R WAGNER  
1037 S 26TH STREET  
MANITOWOC WI 54220

SUBJECT: First Notice: Request for Access for Sampling for Vapor Intrusion – Response Requested by  
April 16, 2019

Dear Mr. Wagner,

The Wisconsin Department of Natural Resources (“the department”) is overseeing an investigation of environmental contamination in your neighborhood. The purpose of this letter is to request permission to test your business at 1037 South 26<sup>th</sup> Street, City of Manitowoc, Wisconsin, for vapor intrusion. This testing is part of an ongoing investigation and cleanup of Chlorinated Volatile Organic Compounds (CVOCs) at the former Susies Restaurant historically located at 1020 South 26th Street, City of Manitowoc, Wisconsin (the “Susies Restaurant (Former) – LGU – WI DOT” site). The department 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 business or office. Not only will the results tell us if vapors are present in your business, 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 time to come into your business to install the port and collect the sample.

The department received notification of a release to the environment at the former Susies Restaurant property in 1994. Soil and groundwater sampling identified CVOCs present in both the soil and groundwater at levels above regulatory standards. In 2001, Calumet Avenue was realigned across the former Susies Restaurant property. As part of the roadwork, contaminated soil was excavated from the site. Based on the sampling results from 1994 and 2001, soil and groundwater contamination extends into the right-of-way (ROW) on South 26th Street and Calumet Avenue.

At this time, the department is requesting access to collect an air sample from within the soil beneath your foundation in your business to determine whether vapors from chemicals used at the former Susies Restaurant may be present in your business and, if so, at what levels. As stated above, the department 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 department needs to receive your signed access agreement by April 16, 2019. Please send the signed agreement back in the self-addressed envelope provided with this letter. Another option is to scan a signed copy of the access agreement and email the portable document format (PDF) copy to Sarah Krueger at Sarah.Krueger@wisconsin.gov.

April 2, 2019  
Mr. Edward R Wagner  
Request for Access for Sampling for Vapor Intrusion  
Susies Restaurant (Former) – LGU – WI DOT, BRRTS # 03-36-000516

If you have questions regarding this letter, the access agreements or planned investigative work, please contact me at [Sarah.Krueger@wisconsin.gov](mailto:Sarah.Krueger@wisconsin.gov) or 920-662-5431.

Sincerely,

A handwritten signature in black ink that reads "Sarah E. Krueger". The signature is written in a cursive style with a large, prominent "S" and "K".

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, Edward Wagner on behalf of Autowerks Vehicle Maintenance, 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 business located at 1037 S 26th Street, Manitowoc, Wisconsin, and that is owned by Autowerks Vehicle Maintenance.

The property is located at 1037 South 26th Street, parcel number 052-000-366-220.00, Manitowoc County, Wisconsin. The access permission is for the following purposes: that the DNR may screen the home/business for vapor migration from Chlorinated Volatile Organic Compounds (CVOCs) located in soil and groundwater, associated with the former Susies Restaurant 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 (3) 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, 2020 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



April 2, 2019

Susies Restaurant (Former) – LGU – WI DOT  
BRRTS # 02-36-000516

KATHY A SCHMILL  
1029 S 26TH STREET  
MANITOWOC WI 54220

SUBJECT: First Notice: Request for Access for Sampling for Vapor Intrusion – Response Requested by  
April 16, 2019

Dear Ms. Schmill,

The Wisconsin Department of Natural Resources (“the department”) is overseeing an investigation of environmental contamination in your neighborhood. The purpose of this letter is to request permission to test your business, at 1029 South 26th Street, City of Manitowoc, Wisconsin, for vapor intrusion. This testing is part of an ongoing investigation and cleanup of Chlorinated Volatile Organic Compounds (CVOCs) at the former Susies Restaurant historically located at 1020 South 26th Street, City of Manitowoc, Wisconsin (the “Susies Restaurant (Former) – LGU – WI DOT” site). The department 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 business or office. Not only will the results tell us if vapors are present in your business, 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 time to come into your home to install the port and collect the sample.

The department received notification of a release to the environment at the former Susies Restaurant property in 1994. Soil and groundwater sampling identified CVOCs present in both the soil and groundwater at levels above regulatory standards. In 2001, Calumet Avenue was realigned across the former Susies Restaurant property. As part of the roadwork, contaminated soil was excavated from the site. Based on the sampling results from 1994 and 2001, soil and groundwater contamination extends into the right-of-way (ROW) on South 26th Street and Calumet Avenue.

At this time, the department is requesting access to collect an air sample from within the soil beneath your foundation and from the indoor air in your home to determine whether vapors from chemicals used at the former Susies Restaurant may be present in your home and, if so, at what levels. As stated above, the department 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 department needs to receive your signed access agreement by April 16, 2019. Please send the signed agreement back in the self-addressed envelope provided with this letter. Another option is to scan a signed copy of the access agreement and email the portable document format (PDF) copy to Sarah Krueger at Sarah.Krueger@wisconsin.gov.

April 2, 2019  
Ms. Kathy A Schmill  
Request for Access for Sampling for Vapor Intrusion  
Susies Restaurant (former) – LGU – WI DOT, BRRTS # 03-36-000516

If you have questions regarding this letter, the access agreements or planned investigative work, please contact me at [Sarah.Krueger@wisconsin.gov](mailto:Sarah.Krueger@wisconsin.gov) or 920-662-5431.

Sincerely,

A handwritten signature in cursive script that reads "Sarah E. Krueger".

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, Kathy A. Schmill 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 1029 South 26th Street, Manitowoc, Wisconsin, and that is owned by Kathy A. Schmill.

The property is located at 1029 South 26th Street, parcel number 052-000-366-160.00, Manitowoc County, Wisconsin. The access permission is for the following purposes: that the DNR may screen the home/business for vapor migration from Chlorinated Volatile Organic Compounds (CVOCs) located in soil and groundwater, associated with the former Susies Restaurant 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 home or business.*
- (2) *Collect at least three (3) 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 or a 24-hour indoor air sample on each level of the home.*
- (4) *Abandon the vapor probe(s) when no longer needed.*

The permission that is granted shall remain in effect until December 31, 2020 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



April 2, 2019

Susies Restaurant (Former) – LGU – WI DOT  
BRRTS # 02-36-000516

SALVADORE D VALESQUES  
824 N 8TH STREET  
MANITOWOC WI 54220

SUBJECT: First Notice: Request for Access for Sampling for Vapor Intrusion – Response Requested by  
April 19, 2019

Dear Mr. Valesques,

The Wisconsin Department of Natural Resources (“the department”) is overseeing an investigation of environmental contamination in your neighborhood. The purpose of this letter is to request permission to test your home, at 2614 Custer Street, City of Manitowoc, Wisconsin, for vapor intrusion. This testing is part of an ongoing investigation and cleanup of Chlorinated Volatile Organic Compounds (CVOCs) at the former Susies Restaurant historically located at 1020 South 26th Street, City of Manitowoc, Wisconsin (the “Susies Restaurant (Former) – LGU – WI DOT” site). The department 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 in your home, 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 time to come into your home to install the port and collect the sample.

The department received notification of a release to the environment at the former Susies Restaurant property in 1994. Soil and groundwater sampling identified CVOCs present in both the soil and groundwater at levels above regulatory standards. In 2001, Calumet Avenue was realigned across the former Susies Restaurant property. As part of the roadwork, contaminated soil was excavated from the site. Based on the sampling results from 1994 and 2001, soil and groundwater contamination extends into the right-of-way (ROW) on South 26th Street and Calumet Avenue.

At this time, the department is requesting access to collect an air sample from within the soil beneath your foundation and from the indoor air in your home to determine whether vapors from chemicals used at the former Susies Restaurant may be present in your home and, if so, at what levels. As stated above, the department 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 department needs to receive your signed access agreement by April 16, 2019. Please send the signed agreement back in the self-addressed envelope provided with this letter. Another option is to scan a signed copy of the access agreement and email the portable document format (PDF) copy to Sarah Krueger at Sarah.Krueger@wisconsin.gov.

April 2, 2019  
Mr. Salvatore D Valesques  
Request for Access for Sampling for Vapor Intrusion  
Susies Restaurant (Former) – LGU – WI DOT, BRRTS # 03-36-000516

If you have questions regarding this letter, the access agreements or planned investigative work, please contact me at [Sarah.Krueger@wisconsin.gov](mailto:Sarah.Krueger@wisconsin.gov) or 920-662-5431.

Sincerely,

A handwritten signature in cursive script that reads "Sarah E. Krueger".

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, Salvatore D. Valesques 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 located at 2614 Custer Street, Manitowoc, Wisconsin and that is owned by Salvatore D. Valesques

The property is located at 2614 Custer Street, parcel number 052-825-104-080.00, Manitowoc County, Wisconsin. The access permission is for the following purposes: that the DNR may screen the home/business for vapor migration from Chlorinated Volatile Organic Compounds (CVOCs) located in soil and groundwater, associated with the former Susies Restaurant 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 home.*
- (2) *Collect at least one (1) vapor samples from the sub-slab probe(s).*
- (3) *Collect, a 24-hour indoor air sample from the basement and first floor of the home.*
- (4) *Abandon the vapor probe(s) when no longer needed.*

The permission that is granted shall remain in effect until December 31, 2020 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



April 2, 2019

Susies Restaurant (Former) – LGU – WI DOT  
BRRTS # 02-36-000516

SALVADORE D VALESQUES  
2604 CUSTER STREET  
MANITOWOC WI 54220

SUBJECT: First Notice: Request for Access for Sampling for Vapor Intrusion – Response Requested by  
April 16, 2019

Dear Mr. Valesques,

The Wisconsin Department of Natural Resources (“the department”) is overseeing an investigation of environmental contamination in your neighborhood. The purpose of this letter is to request permission to test your business, at 2604 Custer Street, City of Manitowoc, Wisconsin, for vapor intrusion. This testing is part of an ongoing investigation and cleanup of Chlorinated Volatile Organic Compounds (CVOCs) at the former Susies Restaurant historically located at 1020 South 26th Street, City of Manitowoc, Wisconsin (the “Susies Restaurant (Former) – LGU – WI DOT” site). The department 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 business or office. Not only will the results tell us if vapors are present in your business, 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 time to come into your business to install the port and collect the sample.

The department received notification of a release to the environment at the former Susies Restaurant property in 1994. Soil and groundwater sampling identified CVOCs present in both the soil and groundwater at levels above regulatory standards. In 2001, Calumet Avenue was realigned across the former Susies Restaurant property. As part of the roadwork, contaminated soil was excavated from the site. Based on the sampling results from 1994 and 2001, soil and groundwater contamination extends into the right-of-way (ROW) on South 26th Street and Calumet Avenue.

At this time, the department is requesting access to collect an air sample from within the soil beneath your foundation in your business to determine whether vapors from chemicals used at the former Susies Restaurant may be present in your business and, if so, at what levels. As stated above, the department 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 department needs to receive your signed access agreement by April 16, 2019. Please send the signed agreement back in the self-addressed envelope provided with this letter. Another option is to scan a signed copy of the access agreement and email the portable document format (PDF) copy to Sarah Krueger at Sarah.Krueger@wisconsin.gov.

April 2, 2019  
Mr. Salvatore D Valesques  
Request for Access for Sampling for Vapor Intrusion  
Susies Restaurant (Former) – LGU – WI DOT, BRRTS # 03-36-000516

If you have questions regarding this letter, the access agreements or planned investigative work, please contact me at [Sarah.Krueger@wisconsin.gov](mailto:Sarah.Krueger@wisconsin.gov) or 920-662-5431.

Sincerely,

A handwritten signature in black ink that reads "Sarah E. Krueger". The signature is written in a cursive style with a large initial "S" and "K".

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, Salvatore D. Valesques 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 2604 Custer Street, Manitowoc, Wisconsin and that is owned by Salvatore D. Valesques.

The property is located at 2604 Custer Street, parcel number 052-000-367-040.00, Manitowoc County, Wisconsin. The access permission is for the following purposes: that the DNR may screen the home/business for vapor migration from Chlorinated Volatile Organic Compounds (CVOCs) located in soil and groundwater, associated with the former Susies Restaurant 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 (3) 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, 2020 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



April 2, 2019

Susies Restaurant (Former) – LGU – WI DOT  
BRRTS # 02-36-000516

BJW PROPERTIES, LLC  
BARBARA WALLACE  
PO BOX 1563  
MANITOWOC WI 54221

**SUBJECT: First Notice: Request for Access for Sampling for Vapor Intrusion, Monitoring Well Installation and Groundwater Sampling – Response Requested by April 16, 2019**

Dear Ms. Wallace,

The Wisconsin Department of Natural Resources (“the department”) is overseeing an investigation of environmental contamination in your neighborhood. The purpose of this letter is to request permission to test your business, at 1015 and 1025 South 26th Street, City of Manitowoc, Wisconsin, for vapor intrusion, and to request separate access to install temporary groundwater monitoring wells on your property, at 1015 and 1025 South 26th Street, City of Manitowoc, Wisconsin, for groundwater sampling. This testing is part of an ongoing investigation and cleanup of Chlorinated Volatile Organic Compounds (CVOCs) at the former Susies Restaurant historically located at 1020 South 26th Street, City of Manitowoc, Wisconsin (the “Susies Restaurant (Former) – LGU – WI DOT” site). The department will pay for the investigation work.

The wells will consist of a 1” diameter polyvinyl chloride (PVC) pipe to a depth of approximately 15-feet below ground surface and will be flush with the ground surface. A 6” diameter protective steel cover will be placed over the PVC pipe. You do not need to be present for the installation or sampling of the wells.

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 business or office. Not only will the results tell us if vapors are present in your business, 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 time to come into your business to install the port and collect the sample.

The department received notification of a release to the environment at the former Susies Restaurant property in 1994. Soil and groundwater sampling identified CVOCs present in both the soil and groundwater at levels above regulatory standards. In 2001, Calumet Avenue was realigned across the former Susies Restaurant property. As part of the roadwork, contaminated soil was excavated from the site. Based on the sampling results from 1994 and 2001, soil and groundwater contamination extends into the right-of-way (ROW) on South 26th Street and Calumet Avenue.

At this time, the department is also requesting access to collect an air sample from within the soil beneath your foundation in your business to determine whether vapors from chemicals used at the former Susies Restaurant may be present in your business and, if so, at what levels. As stated above, the department will pay for the cost of collecting these air samples.

April 2, 2019  
Ms. Barbara Wallace  
Request for Access for Sampling for Vapor Intrusion  
Susies Restaurant (Former) – LGU – WI DOT, BRRTS # 03-36-000516

In an effort to perform this investigative work within the current schedule, the department needs to receive your signed access agreement by April 16, 2019. Please send the signed agreement back in the self-addressed envelope provided with this letter. Another option is to scan a signed copy of the access agreement and email the portable document format (PDF) copy to Sarah Krueger at [Sarah.Krueger@wisconsin.gov](mailto:Sarah.Krueger@wisconsin.gov).

If you have questions regarding this letter, the access agreements or planned investigative work, please contact me at [Sarah.Krueger@wisconsin.gov](mailto:Sarah.Krueger@wisconsin.gov) or 920-662-5431.

Sincerely,



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, Barbara Wallace on behalf of BJW Properties LLC 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 business located at 1015 South 26th Street and 1025 South 26th Street, Manitowoc, Wisconsin, and that is owned by BJW Properties, LLC.

The property is located at 1015 South 26th Street and 1025 South 26th Street, parcel numbers 052-000-366-050.00 and 052-000-366-130.00, Manitowoc County, Wisconsin. The access permission is for the following purposes: that the DNR may screen the home/business for vapor migration from Chlorinated Volatile Organic Compounds (CVOCs) located in soil and groundwater, associated with the Former Susies Restaurant 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 (3) 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, 2020 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

Wisconsin Department of Natural Resources  
ACCESS PERMISSION AGREEMENT

DNR Site Name: Susies Restaurant (Former) – LGU – WI DOT  
Site Address: 1020 S. 26th Street, City of Manitowoc, Wisconsin  
BRRTS# 02-36-000516

I, Barbara Wallace on behalf of BJW Properties, LLC, 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 1015 South 26th Street and 1025 South 26th Street, City of Manitowoc, Manitowoc County, Wisconsin, referred to herein as the “Property”, and that is owned by BJW Properties, LLC for the following purposes, so that the department may:

- (1) Install two temporary groundwater monitoring wells;
- (2) Collect water samples from the temporary groundwater monitoring wells;
- (3) Inspect, maintain and/or repair the temporary groundwater monitoring well(s) and piezometer(s) as needed; and
- (4) Properly abandon the temporary groundwater monitoring wells installed by the department when the wells are no longer needed.

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, 2020. Before December 31, 2020, 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 department’s authority to access 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 of 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, Barbara Wallace on behalf of BJW Properties, LLC 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, Barbara Wallace on behalf of BJW Properties, LLC, 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), with the exception of any current owner of the Property that is exempt under Wis. Stat. § 292.13.

IN WITNESS WHEREOF:

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

\_\_\_\_\_  
Date

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

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

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

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

\_\_\_\_\_  
Phone Number

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

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

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

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

## What is Vapor Intrusion?



Chemicals used in commercial or industrial activities – dry cleaning chemicals, chemical degreasers and petroleum products such as gasoline – are sometimes spilled and leak into nearby soil or groundwater. When this happens, these chemicals may release gases or vapors, which travel from the contaminated groundwater or soil and move into nearby homes or businesses. This is called vapor intrusion.

*The process when chemical vapors from contaminated soil or groundwater enter a home or other structure is called vapor intrusion.*

### Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

### Why is vapor intrusion a concern?

Exposure to some chemical gases or vapors can cause an increased risk of adverse health effects. Whether or not a person experiences any health effects depends on several factors, including the amount and length of exposure, the toxicity of the chemical, and the individual's sensitivity to the chemical. When harmful chemical vapor intrusion is the result of environmental contamination, the Wisconsin Department of Natural Resources (DNR) requires that steps be taken to reduce or eliminate exposures which could be harmful to human health.

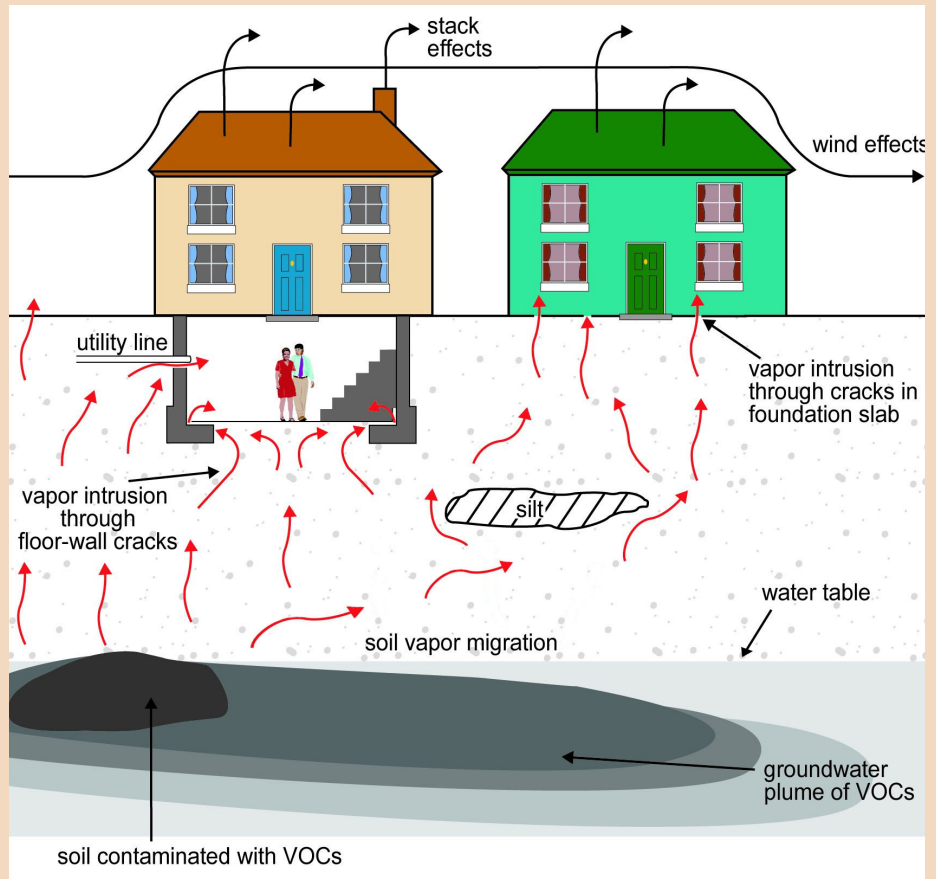
### What should I expect if vapor intrusion is suspected near my home or business?

For businesses or other locations where VOC contamination has been found, the DNR requires that the potential for vapor intrusion be investigated. If you live near a site being cleaned up, you may be contacted by the site owner or others working on the cleanup. Your cooperation and consent will be requested before any testing or sampling is conducted on your property. Ask the person contacting you any questions you have about the work being done, or contact the DNR for more information (see DNR contact information on reverse). For more information about testing for vapor intrusion, see DNR-Pub-RR-954, "What to Expect During Vapor Intrusion Sampling."



## How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.



Adapted from U.S. Environmental Protection Agency (EPA) graphic.  
[www.epa.gov/oswer/vaporintrusion/basic.html](http://www.epa.gov/oswer/vaporintrusion/basic.html)

## Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at [dhs.wisconsin.gov](http://dhs.wisconsin.gov), search "Vapor." For other health-related questions, please contact your local health department: [www.dhs.wisconsin.gov/localhealth](http://www.dhs.wisconsin.gov/localhealth).

For more DNR information, please visit the DNR's Remediation and Redevelopment (RR) Program's Vapor Intrusion page at [dnr.wi.gov/topic/Brownfields/Vapor.html](http://dnr.wi.gov/topic/Brownfields/Vapor.html).

Additional information can be obtained through the DNR field office in your region. To find the correct office, visit the RR Program Staff Contacts page at [dnr.wi.gov/topic/Brownfields/Contact.html](http://dnr.wi.gov/topic/Brownfields/Contact.html) or call the RR Program at (608) 266-2111.

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## Why Test for Vapor Intrusion?



Vapor intrusion is likely an unfamiliar term to you, and hearing that your property should be tested for possible chemical vapor intrusion may cause you some concern. That is understandable, and this information sheet is designed to answer basic questions many people have. Please refer to DNR PUB-RR-892, “What is Vapor Intrusion?” for a summary discussion of the term “vapor intrusion.”

Most cases of vapor intrusion will pose no immediate threat to your health and safety. However, when other neighborhood properties are contaminated, it is wise to get your home or building tested to determine if there is any cause for concern. If potentially harmful chemical vapors are detected inside your home or building, the Department of Natural Resources (DNR), working in collaboration with other health and environmental professionals, will help you come up with a solution to protect you and your family.

Please consider the following factors when deciding whether to allow access for sampling:

### Peace of mind

If there’s a chance that chemical vapor or soil gas is seeping into your home or business, testing can determine whether it really is and to what extent. If testing reveals a problem, then steps can be taken to resolve it, making the indoor air you breathe safer for you and your family. Like radon gas, vapors from nearby soil or groundwater contamination can be diverted from beneath your home or office building and safely expelled into the outdoors, thus improving air quality inside your home or building.

***The goal of sampling a residence or business is to eliminate as many of the unknowns as possible and safely address any concerns.***

### Who pays for testing?

You didn’t cause this problem, so you don’t have to pay for testing just as long as you allow reasonable and timely access to have testing done. The cost of sampling at potentially impacted residences or workplaces, like yours, is covered by the responsible party (the person or business legally obligated to investigate and clean up the contamination). In some cases, it’s paid for directly by DNR, the Department of Health Services (DHS), or some other agency. Vapor sampling will be performed by a professional, and samples will be sent to a specialized lab for analysis.

### Trained professionals and experts oversee the process

Multiple state and local agencies often work together to determine if vapor intrusion is a potential health risk in an area. The DNR, DHS, local health officials, the responsible party and environmental consultants are working together to ensure that quality samples are taken and that all results are given extensive review. It is important to gather the information in order to adequately understand if or where there may be a risk of vapor intrusion in your neighborhood.

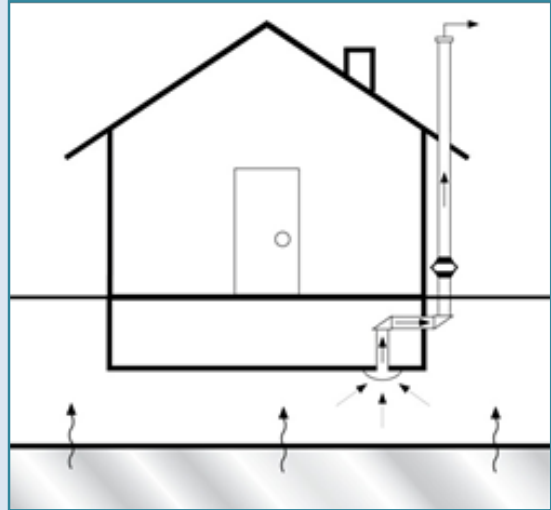


## A simple, cost effective solution exists

If vapor intrusion is a problem in a house or building, it can generally be solved by installing a vapor mitigation system. These sub-slab depressurizing systems are similar to those used to eliminate radon gas underneath homes, and have been used for years in a safe and effective manner. If the source of the vapor is tied to a responsible party, they will often pay to have a system installed at your home. The annual upkeep and operation of a typical system is generally less than \$100 per year, mostly for electricity. These annual costs are typically the responsibility of the homeowner.

## How will I know if the vapors have been eliminated?

After a vapor mitigation system is installed, follow-up testing of indoor air typically takes place three to six months later. The systems are usually considered permanent fixtures of the building. In cases where the source of the vapor is completely eliminated, the systems should no longer be needed.



If potentially harmful chemical vapor intrusion is detected in a home or business, the most common solution is to install a sub-slab depressurization system. This system captures and redirects soil vapors from below the building foundation before they enter the indoor air. Vapors are vented outside of the building where they disperse into the air and are rendered harmless.

Sub-slab depressurization systems also prevent radon from entering homes, which is an added health benefit in radon-prone areas.

## Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at [dhs.wisconsin.gov](http://dhs.wisconsin.gov), search “Vapor.” For other health-related questions, please contact your local health department: [www.dhs.wisconsin.gov/localhealth](http://www.dhs.wisconsin.gov/localhealth).

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## What to Expect During Vapor Intrusion Sampling



The sampling procedure for vapor intrusion is performed by health and environmental professionals. It involves drilling one or more small holes into the basement or lowest level of your building, collecting a vapor sample from those holes - also called ports - and then sending the sample to a specialized lab for analysis. This is called sub-slab sampling. Sampling professionals try to minimize any inconveniences to you by informing you up front on what to expect and working with your schedule on the days of sampling.

***Vapor sampling provides information about the extent of potential contamination in your neighborhood.***

### Should I be on site for the sampling?

It's up to you. Sampling professionals will need to be let in to install the testing equipment and collect the samples. The arrangements you make are completely dependent on your availability and comfort level with others on your property.

### How many times will sampling professionals enter my property, and how is sampling done?

In general, you should plan on two or three visits over two or three days. While the actual sampling procedure and schedule may vary, the following provides a typical approach:

**Day 1:** The first day includes locating suitable locations for port installation, then drilling and installing the ports. This usually takes about an hour or two.

**Day 2:** The second day involves attaching the collection canister to the port to begin collecting the samples. A 24-hour indoor air sampling kit may also be set up. This visit will also take an hour or two.

**Day 3:** The third day is a shorter visit to gather all of the sampling equipment and seal off the ports. Sometimes the port site is left in place in case samples may need to be collected in the future.

### Why not take indoor air samples instead of sub-slab samples?

Indoor air quality often changes from day to day, creating misleading assumptions about long-term indoor air quality. Indoor air quality may be affected by vapors given off by household or commercial products including paints, glues, fuels, cleaners, cigarette smoke, aerosol sprays, new carpeting or furniture. Also, any outdoor air that enters the inside of your house may also contain vapors which can alter test results. By itself, indoor air testing will not necessarily confirm that the vapors in the indoor air are entering a building from underground sources. However, indoor air samples are usually collected at the same time as the sub-slab samples for comparison purposes.



## What if there is a crawl space instead of a basement?

If there is a crawl space or a basement with a dirt floor, it is not possible to install a port. In these cases, a sample of air is collected from the crawl space or basement over a 24 hour period. Sometimes a port can be installed in the side wall of the foundation.

## Who pays for testing, and when will I get the results?

In many cases, the responsible party (the person or business legally obligated to investigate and clean up the environmental contamination) pays for the testing. The responsible party may also pay for the installation of a mitigation system if it is necessary. Sometimes, other parties such as DNR or the Dept. of Health may pay for testing. As long as the property owner provides reasonable and timely access for testing, rarely would they be responsible for the cost.

The laboratory results are usually available in two to four weeks and will be shared with you through a state or local health agency, the Wisconsin DNR, the responsible party or a hired consultant. An explanation of the findings and additional steps to be taken, if any, will also be provided.



A sub-slab vapor sampling system is usually in place for a day or two during the sampling process. The metal canisters (foreground) collect the vapor sample from the port (smaller canister in back of photo). The same canisters can be used to collect indoor air samples.

## Where can I find more information?

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