



September 5, 2019

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

SUBJECT: Vapor Sampling Results - Contaminant Not Detected
PROPERTY: WI DOT – Susies Restaurant (Former) – LGU-SL, 1020 S. 26th Street, Manitowoc, WI
BRRTS Activity # 02-36-000516

Dear Mr. Wagner:

Attached to this letter are the findings of a recent investigation performed on your property located at 1037 South 26th Street, Manitowoc, Wisconsin, by the Wisconsin Department of Natural Resources (DNR). Also enclosed is a copy of the DNR guidance document *Understanding Chemical Vapor Intrusion Testing Results (RR-977)*, for your reference.

As you are aware, this investigation was conducted due to the potential for volatile organic compound (VOC) vapors from the nearby WI DOT – Susies Restaurant (Former) property, identified above, to migrate through soils, accumulate beneath the foundation of your business, and possibly enter your indoor air. The contaminant of concern at the WI DOT – Susies Restaurant (Former) property is Trichloroethene, or TCE. The history of this site and the potential concerns to neighboring residents were described in detail in the original letter sent to your business.

On August 28, 2019, an environmental consultant hired by the DNR collected a soil vapor sample from beneath the foundation of the building at 1037 South 26th Street. The sample was submitted to Synergy Environmental Lab, Inc. for laboratory analysis for nine different VOCs, including TCE.

Your Test Results

Attached is a copy of the laboratory report for your sub-slab air sample. The results show that TCE was not detected. At this time, there does not appear to be a risk of TCE vapor entering your business from beneath the foundation. These analytical results confirm the previous conclusion that there does not appear to be a risk of TCE vapor entering your business from beneath the foundation.

Analytical results from the August sampling event also indicates very low levels of VOCs other than TCE, specifically Tetrachloroethene or PCE, detected in soil vapors beneath your building. This is likely due the activities that took place at WI DOT – Susies Restaurant (Former) in the past. The concentrations of PCE detected does not pose a health threat to you or your employees.

Next Steps

Based on the data collected, the DNR is not planning additional soil vapor sampling beneath your businesses. The consultant hired by the DNR will abandon the vapor port in the floor of your building either September 5, 2019 or September 6, 2019.

September 5, 2019
Edward Wagner, Autowerks Vehicle Maintenance Center, LLC.
Vapor Sampling Results
WI DOT – Susies Restaurant (Former), BRRTS #02-36-000516

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Please feel free to contact me at (920) 662-5443 or by email to Sarah.Krueger@wisconsin.gov if you have any questions about these results.

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".

Sarah Krueger
Project Manager
Remediation & Redevelopment Program

Encl. Understanding Chemical Vapor Testing Results, [RR977](#)

Att. Laboratory Analytical Report
Sample Location Figure

cc: Greg Minikel, City of Manitowoc, gminikel@manitowoc.org