

---

**From:** Stoltz, Carrie R - DNR  
**Sent:** Friday, November 24, 2017 7:16 AM  
**To:** Shafel, Kathleen S - DNR  
**Subject:** FW: Vapor Assessment Letters - FYI  
**Attachments:** 2017-11-22\_Access Agreement\_Bassett.pdf; 2017-11-22\_Access Agreement\_Jaster.pdf; 2017-11-22\_Access Agreement\_Ouimette.pdf; 2017-11-22\_Access Agreement\_Schmitz.pdf; 2017-11-22\_Access Agreement\_Teichmiller.pdf; 2017-11-22\_Access Agreement\_Trinko.pdf

Hi Kathleen, are these letters something I should track and should they be placed in BRRTS? Thanks, Carrie

**We are committed to service excellence.**

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

Carrie Stoltz

Phone (715)365-8942

Carrie.Stoltz@Wisconsin.gov

---

**From:** Schroeder, Alia [mailto:ASchroeder@trcsolutions.com]  
**Sent:** Wednesday, November 22, 2017 11:49 AM  
**To:** TeBeest, Sharlene - DOT <Sharlene.TeBeest@dot.wi.gov>; Stoltz, Carrie R - DNR <Carrie.Stoltz@wisconsin.gov>; Sellwood, Alyssa A - DNR <Alyssa.Sellwood@wisconsin.gov>  
**Cc:** O'Connell, Theodore <TOConnell@trcsolutions.com>; Stehn, Andrew <AStehn@trcsolutions.com>; Haak, Daniel <DHaak@trcsolutions.com>; Buss, Amy <ABuss@trcsolutions.com>  
**Subject:** Vapor Assessment Letters - Northwoods Laundry, BRRTS# 02-44-000517, WisDOT ID #0656-50-31

Good morning,

Today we are sending the attached letters to property owners for the former Northwoods Laundry site in Minocqua (BRRTS #02-44-000517, WisDOT ID #0656-50-31). If you have any questions, please feel free to contact me or Ted O'Connell at (608) 826-3648.

Thank you and happy Thanksgiving,

Alia

Alia Schroeder  
Project Engineer



708 Heartland Trail, Madison, WI 53717

T: 608.826.3646 | C: 608.572.3845

[LinkedIn](#) | [Twitter](#) | [Blog](#) | [www.trcsolutions.com](http://www.trcsolutions.com)



708 Heartland Trail  
Suite 3000  
Madison, WI 53717

608-826-3600 PHONE  
608-826-3941 FAX

[www.TRCSolutions.com](http://www.TRCSolutions.com)

November 22, 2017

Scot J. and Susan P. Bassett  
P.O. Box 629  
Minocqua, WI 54548

Subject: Access Agreement for Vapor Assessment at 221 and 225 Front Street and  
527 Oneida Street, Minocqua, WI 54548

Dear Mr. and Ms. Bassett:

Our client, the Wisconsin Department of Transportation (WisDOT), has been cooperating with the Wisconsin Department of Natural Resources (WDNR) to evaluate residual compounds in the groundwater potentially originating from the former Northwoods Laundry property (405 Front Street, Minocqua, WI). Historic dry cleaning activities at the former Northwoods Laundry property contaminated site soil and groundwater with chlorinated volatile organic compounds, primarily trichloroethene and tetrachloroethene. Information about this site is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) online, as site #02-44-000517. The WisDOT became responsible for the environmental liability at the property when it acquired a portion of the site for USH 51 construction activities.

As part of the ongoing investigation, TRC Environmental Corporation (TRC), on behalf of the WisDOT, is investigating potential vapor intrusion risk for properties within the extents of the residual groundwater impacts. 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 building. WDNR Remediation Redevelopment (RR) publication PUB-RR-892 *What is Vapor Intrusion?* is attached to provide additional background information.

Based on previous investigations, TRC has concluded that your property at 221 and 225 Front Street and 527 Oneida Street contains a potential risk for vapor intrusion. Therefore, TRC is requesting access to your property to complete a walk-through of your building located at 221 and 225 Front Street and 527 Oneida Street. The purpose of this walk-through is to further evaluate the risk of vapor intrusion from the identified groundwater contaminants and determine where vapor samples could be collected.

Scot J. and Susan P. Bassett  
November 22, 2017  
Page 2

Following the initial walk-through, if vapor sampling is required, TRC will perform one or more additional site visit(s) to collect air samples from the soil beneath your foundation and possibly from within your building. These samples will be collected to determine whether vapors from contaminants present in groundwater may be present, and if so, at what levels. Vapor sampling work would consist of drilling a small hole through the lowest floor of your building and collecting a vapor sample for laboratory analysis (the "Work"), pursuant to the WDNR Remediation Redevelopment (RR) 800 guidance *Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin*. The Work will be required during different seasons throughout the year to ensure representative samples are collected. It is anticipated that up to three sampling events may be required depending on the initial results. Following the Work, the sampling ports will be removed and your floor will be repaired to its previous state. WDNR RR publications PUB-RR-953 *Why Test for Vapor Intrusion?* and PUB-RR-954 *What to Expect During Vapor Intrusion Sampling* are attached to provide additional information.

Please give this request your prompt consideration. Pursuant to the authority of Wis. Stat. §§ 84.01(10), the Department (WisDOT) and its authorized representatives (i.e., TRC) have access to properties for the purpose of making environmental contamination inspections requested by the Department. We are sending this notification and access agreement to you.

By signing and returning this Letter Agreement, you, Scot J. and Susan P. Bassett, agree to grant access required for TRC, as the authorized representative of WisDOT, including officers, employees, and contractors of TRC, to conduct the Work on your properties located at 221 and 225 Front Street and 527 Oneida Street (the "Property").

TRC, as the authorized representative of WisDOT, shall coordinate the scheduling of the Work to the mutual convenience of you and TRC. TRC shall commence, perform and complete the Work on your Property in a good and workmanlike manner in conformance with all laws and regulations. The Work on your Property shall be undertaken at WisDOT's sole cost and expense. Upon completion of the Work, TRC, as the authorized representative of WisDOT, will, as reasonably practicable, fix unforeseen damage caused by TRC to the floor, and restore the Property to the same condition it was prior to the commencement of the Work.

The undersigned specifically represent that they are authorized to execute this Letter Agreement and that they have the rights and capacities to perform the acts contemplated.

This agreement will be in effect through December 31, 2020.



Scot J. and Susan P. Bassett  
November 22, 2017  
Page 3

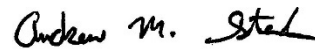
If the provisions of this Letter Agreement meet with your approval, please execute both originals and return one original to me. If you have any questions, please feel free to contact Ted O'Connell with TRC at (608) 826-3648, Sharlene TeBeest with the WisDOT at (608) 266-1476, or Alyssa Sellwood with the WDNR at (608) 266-3084.

Sincerely,

TRC Environmental Corporation



Ted O'Connell  
Project Manager



Andrew M. Stehn  
Project Engineer, PE

cc: Sharlene TeBeest, WisDOT  
Carrie Stoltz, WDNR  
Alyssa Sellwood, WDNR

Attachments: PUB-RR-892 *What is Vapor Intrusion?*  
PUB-RR-954 *What to Expect During Vapor Intrusion Sampling*  
PUB-RR-953 *Why Test for Vapor Intrusion?*

**Accepted and agreed to:**

**Property Owner**

By: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_





708 Heartland Trail  
Suite 3000  
Madison, WI 53717

608-826-3600 PHONE  
608-826-3941 FAX

[www.TRCsolutions.com](http://www.TRCsolutions.com)

November 22, 2017

David C. and Susan A Jaster  
2038 Bluebird Ln.  
Arbor Vitae, WI 54568

Subject: Access Agreement for Vapor Assessment at  
300 E. Front Street, Minocqua, WI 54548

Dear Mr. and Ms. Jaster:

Our client, the Wisconsin Department of Transportation (WisDOT), has been cooperating with the Wisconsin Department of Natural Resources (WDNR) to evaluate residual compounds in the groundwater potentially originating from the former Northwoods Laundry property (405 Front Street, Minocqua, WI). Historic dry cleaning activities at the former Northwoods Laundry property contaminated site soil and groundwater with chlorinated volatile organic compounds, primarily trichloroethene and tetrachloroethene. Information about this site is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) online, as site #02-44-000517. The WisDOT became responsible for the environmental liability at the property when it acquired a portion of the site for USH 51 construction activities.

As part of the ongoing investigation, TRC Environmental Corporation (TRC), on behalf of the WisDOT, is investigating potential vapor intrusion risk for properties within the extents of the residual groundwater impacts. 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 building. WDNR Remediation Redevelopment (RR) publication PUB-RR-892 *What is Vapor Intrusion?* is attached to provide additional background information.

Based on previous investigations, TRC has concluded that your property at 300 E. Front Street contain a potential risk for vapor intrusion. Therefore, TRC is requesting access to your property to complete a walk-through of your buildings located at 300 E. Front Street. The purpose of this walk-through is to further evaluate the risk of vapor intrusion from the identified groundwater contaminants and determine where vapor samples could be collected.

David C. and Susan A Jaster  
November 22, 2017  
Page 2

Following the initial walk-through, if vapor sampling is required, TRC will perform one or more additional site visit(s) to collect air samples from the soil beneath your foundation and possibly from within your building. These samples will be collected to determine whether vapors from contaminants present in groundwater may be present, and if so, at what levels. Vapor sampling work would consist of drilling a small hole through the lowest floor of your building and collecting a vapor sample for laboratory analysis (the "Work"), pursuant to the WDNR Remediation Redevelopment (RR) 800 guidance *Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin*. The Work will be required during different seasons throughout the year to ensure representative samples are collected. It is anticipated that up to three sampling events may be required depending on the initial results. Following the Work, the sampling ports will be removed and your floor will be repaired to its previous state. WDNR RR publications PUB-RR-953 *Why Test for Vapor Intrusion?* and PUB-RR-954 *What to Expect During Vapor Intrusion Sampling* are attached to provide additional information.

Please give this request your prompt consideration. Pursuant to the authority of Wis. Stat. §§ 84.01(10), the Department (WisDOT) and its authorized representatives (i.e., TRC) have access to properties for the purpose of making environmental contamination inspections requested by the Department. We are sending this notification and access agreement to you.

By signing and returning this Letter Agreement, you, David C. and Susan A. Jaster, agree to grant access required for TRC, as the authorized representative of WisDOT, including officers, employees, and contractors of TRC, to conduct the Work on your properties located at 300 E. Front Street (the "Property").

TRC, as the authorized representative of WisDOT, shall coordinate the scheduling of the Work to the mutual convenience of you and TRC. TRC shall commence, perform and complete the Work on your Property in a good and workmanlike manner in conformance with all laws and regulations. The Work on your Property shall be undertaken at WisDOT's sole cost and expense. Upon completion of the Work, TRC, as the authorized representative of WisDOT, will, as reasonably practicable, fix unforeseen damage caused by TRC to the floor, and restore the Property to the same condition it was prior to the commencement of the Work.

The undersigned specifically represent that they are authorized to execute this Letter Agreement and that they have the rights and capacities to perform the acts contemplated.

This agreement will be in effect through December 31, 2020.



David C. and Susan A Jaster  
November 22, 2017  
Page 3

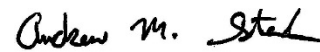
If the provisions of this Letter Agreement meet with your approval, please execute both originals and return one original to me. If you have any questions, please feel free to contact Ted O'Connell with TRC at (608) 826-3648, Sharlene TeBeest with the WisDOT at (608) 266-1476, or Alyssa Sellwood with the WDNR at (608) 266-3084.

Sincerely,

TRC Environmental Corporation



Ted O'Connell  
Project Manager



Andrew M. Stehn  
Project Engineer, PE

cc: Sharlene TeBeest, WisDOT  
Carrie Stoltz, WDNR  
Alyssa Sellwood, WDNR

Attachments: PUB-RR-892 *What is Vapor Intrusion?*  
PUB-RR-954 *What to Expect During Vapor Intrusion Sampling*  
PUB-RR-953 *Why Test for Vapor Intrusion?*

**Accepted and agreed to:**

**Property Owner**

By: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_





708 Heartland Trail  
Suite 3000  
Madison, WI 53717

608-826-3600 PHONE  
608-826-3941 FAX

[www.TRCSolutions.com](http://www.TRCSolutions.com)

November 22, 2017

Victor R. Ouimette and Joan Mueller-Ouimette  
6814 N. Catherine Rd.  
Mercer, WI 54547

Subject: Access Agreement for Vapor Assessment at 313, 315, 317, and 321 E. Front Street,  
Minocqua, WI 54548

Dear Mr. Ouimette and Ms. Mueller-Ouimette:

Our client, the Wisconsin Department of Transportation (WisDOT), has been cooperating with the Wisconsin Department of Natural Resources (WDNR) to evaluate residual compounds in the groundwater potentially originating from the former Northwoods Laundry property (405 Front Street, Minocqua, WI). Historic dry cleaning activities at the former Northwoods Laundry property contaminated site soil and groundwater with chlorinated volatile organic compounds, primarily trichloroethene and tetrachloroethene. Information about this site is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) online, as site #02-44-000517. The WisDOT became responsible for the environmental liability at the property when it acquired a portion of the site for USH 51 construction activities.

As part of the ongoing investigation, TRC Environmental Corporation (TRC), on behalf of the WisDOT, is investigating potential vapor intrusion risk for properties within the extents of the residual groundwater impacts. 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 building. WDNR Remediation Redevelopment (RR) publication PUB-RR-892 *What is Vapor Intrusion?* is attached to provide additional background information.

Based on previous investigations, TRC has concluded that your properties 313, 315, 317, and 321 E. Front Street contain a potential risk for vapor intrusion. Therefore, TRC is requesting access to your properties to complete a walk-through of your buildings located at 313, 315, 317, and 321 E. Front Street. The purpose of this walk-through is to further evaluate the risk of vapor intrusion from the identified groundwater contaminants and determine where vapor samples could be collected.



Victor R. Ouimette and Joan Mueller-Ouimette  
November 22, 2017  
Page 2

Following the initial walk-through, if vapor sampling is required, TRC will perform one or more additional site visit(s) to collect air samples from the soil beneath your foundation and possibly from within your building. These samples will be collected to determine whether vapors from contaminants present in groundwater may be present, and if so, at what levels. Vapor sampling work would consist of drilling a small hole through the lowest floor of your building and collecting a vapor sample for laboratory analysis (the "Work"), pursuant to the WDNR Remediation Redevelopment (RR) 800 guidance *Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin*. The Work will be required during different seasons throughout the year to ensure representative samples are collected. It is anticipated that up to three sampling events may be required depending on the initial results. Following the Work, the sampling ports will be removed and your floor will be repaired to its previous state. WDNR RR publications PUB-RR-953 *Why Test for Vapor Intrusion?* and PUB-RR-954 *What to Expect During Vapor Intrusion Sampling* are attached to provide additional information.

Please give this request your prompt consideration. Pursuant to the authority of Wis. Stat. §§ 84.01(10), the Department (WisDOT) and its authorized representatives (i.e., TRC) have access to properties for the purpose of making environmental contamination inspections requested by the Department. We are sending this notification and access agreement to you.

By signing and returning this Letter Agreement, you, Victor R. Ouimette and Joan Mueller-Ouimette, agree to grant access required for TRC, as the authorized representative of WisDOT, including officers, employees, and contractors of TRC, to conduct the Work on your properties located at 313, 315, 317, and 321 E. Front Street (the "Property").

TRC, as the authorized representative of WisDOT, shall coordinate the scheduling of the Work to the mutual convenience of you and TRC. TRC shall commence, perform and complete the Work on your Property in a good and workmanlike manner in conformance with all laws and regulations. The Work on your Property shall be undertaken at WisDOT's sole cost and expense. Upon completion of the Work, TRC, as the authorized representative of WisDOT, will, as reasonably practicable, fix unforeseen damage caused by TRC to the floor, and restore the Property to the same condition it was prior to the commencement of the Work.

The undersigned specifically represent that they are authorized to execute this Letter Agreement and that they have the rights and capacities to perform the acts contemplated.

This agreement will be in effect through December 31, 2020.



Victor R. Ouimette and Joan Mueller-Ouimette  
November 22, 2017  
Page 3

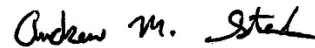
If the provisions of this Letter Agreement meet with your approval, please execute both originals and return one original to me. If you have any questions, please feel free to contact Ted O'Connell with TRC at (608) 826-3648, Sharlene TeBeest with the WisDOT at (608) 266-1476, or Alyssa Sellwood with the WDNR at (608) 266-3084.

Sincerely,

TRC Environmental Corporation



Ted O'Connell  
Project Manager



Andrew M. Stehn  
Project Engineer, PE

cc: Sharlene TeBeest, WisDOT  
Carrie Stoltz, WDNR  
Alyssa Sellwood, WDNR

Attachments: PUB-RR-892 *What is Vapor Intrusion?*  
PUB-RR-954 *What to Expect During Vapor Intrusion Sampling*  
PUB-RR-953 *Why Test for Vapor Intrusion?*

**Accepted and agreed to:**

**Property Owner**

By: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_





708 Heartland Trail  
Suite 3000  
Madison, WI 53717

608-826-3600 PHONE  
608-826-3941 FAX

[www.TRCSolutions.com](http://www.TRCSolutions.com)

November 22, 2017

William R. Schmitz  
N95 W26740 Hwy Q  
Colgate, WI 53017

Subject: Access Agreement for Vapor Assessment at 405 Front Street, Minocqua, WI 54548

Dear Mr. Schmitz:

Our client, the Wisconsin Department of Transportation (WisDOT), has been cooperating with the Wisconsin Department of Natural Resources (WDNR) to evaluate residual compounds in the groundwater potentially originating from the former Northwoods Laundry property (405 Front Street, Minocqua, WI). Historic dry cleaning activities at the former Northwoods Laundry property contaminated site soil and groundwater with chlorinated volatile organic compounds, primarily trichloroethene and tetrachloroethene. Information about this site is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) online, as site #02-44-000517. The WisDOT became responsible for the environmental liability at the property when it acquired a portion of the site for USH 51 construction activities.

As part of the ongoing investigation, TRC Environmental Corporation (TRC), on behalf of the WisDOT, is investigating potential vapor intrusion risk for properties within the extents of the residual groundwater impacts. 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 building. WDNR Remediation Redevelopment (RR) publication PUB-RR-892 *What is Vapor Intrusion?* is attached to provide additional background information.

Based on previous investigations, TRC has concluded that your properties at 405 Front Street contain a potential risk for vapor intrusion. Therefore, TRC is requesting access to your properties to complete a walk-through of your buildings located at 405 Front Street. The purpose of this walk-through is to further evaluate the risk of vapor intrusion from the identified groundwater contaminants and determine where vapor samples could be collected.

William R. Schmitz  
November 22, 2017  
Page 2

Following the initial walk-through, if vapor sampling is required, TRC will perform one or more additional site visit(s) to collect air samples from the soil beneath your foundation and possibly from within your building. These samples will be collected to determine whether vapors from contaminants present in groundwater may be present, and if so, at what levels. Vapor sampling work would consist of drilling a small hole through the lowest floor of your building and collecting a vapor sample for laboratory analysis (the "Work"), pursuant to the WDNR Remediation Redevelopment (RR) 800 guidance *Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin*. The Work will be required during different seasons throughout the year to ensure representative samples are collected. It is anticipated that up to three sampling events may be required depending on the initial results. Following the Work, the sampling ports will be removed and your floor will be repaired to its previous state. WDNR RR publications PUB-RR-953 *Why Test for Vapor Intrusion?* and PUB-RR-954 *What to Expect During Vapor Intrusion Sampling* are attached to provide additional information.

Please give this request your prompt consideration. Pursuant to the authority of Wis. Stat. §§ 84.01(10), the Department (WisDOT) and its authorized representatives (i.e., TRC) have access to properties for the purpose of making environmental contamination inspections requested by the Department. We are sending this notification and access agreement to you.

By signing and returning this Letter Agreement, you, William R. Schmitz, agree to grant access required for TRC, as the authorized representative of WisDOT, including officers, employees, and contractors of TRC, to conduct the Work on your properties located at 405 Front Street (the "Property").

TRC, as the authorized representative of WisDOT, shall coordinate the scheduling of the Work to the mutual convenience of you and TRC. TRC shall commence, perform and complete the Work on your Property in a good and workmanlike manner in conformance with all laws and regulations. The Work on your Property shall be undertaken at WisDOT's sole cost and expense. Upon completion of the Work, TRC, as the authorized representative of WisDOT, will, as reasonably practicable, fix unforeseen damage caused by TRC to the floor, and restore the Property to the same condition it was prior to the commencement of the Work.

The undersigned specifically represent that they are authorized to execute this Letter Agreement and that they have the rights and capacities to perform the acts contemplated.

This agreement will be in effect through December 31, 2020.



William R. Schmitz  
November 22, 2017  
Page 3

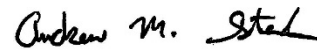
If the provisions of this Letter Agreement meet with your approval, please execute both originals and return one original to me. If you have any questions, please feel free to contact Ted O'Connell with TRC at (608) 826-3648, Sharlene TeBeest with the WisDOT at (608) 266-1476, or Alyssa Sellwood with the WDNR at (608) 266-3084.

Sincerely,

TRC Environmental Corporation



Ted O'Connell  
Project Manager



Andrew M. Stehn  
Project Engineer, PE

cc: Sharlene TeBeest, WisDOT  
Carrie Stoltz, WDNR  
Alyssa Sellwood, WDNR

Attachments: PUB-RR-892 *What is Vapor Intrusion?*  
PUB-RR-954 *What to Expect During Vapor Intrusion Sampling*  
PUB-RR-953 *Why Test for Vapor Intrusion?*

**Accepted and agreed to:**

**Property Owner**

By: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_





708 Heartland Trail  
Suite 3000  
Madison, WI 53717

608-826-3600 PHONE  
608-826-3941 FAX

[www.TRCsolutions.com](http://www.TRCsolutions.com)

November 22, 2017

Teichmiller Enterprises Inc.  
PO Box 876  
Minocqua, WI 54548

Subject: Access Agreement for Vapor Assessment at 524 Oneida Street and  
301-307 E. Front Street, Minocqua, WI 54548

Dear Teichmiller Enterprises Inc.:

Our client, the Wisconsin Department of Transportation (WisDOT), has been cooperating with the Wisconsin Department of Natural Resources (WDNR) to evaluate residual compounds in the groundwater potentially originating from the former Northwoods Laundry property (405 Front Street, Minocqua, WI). Historic dry cleaning activities at the former Northwoods Laundry property contaminated site soil and groundwater with chlorinated volatile organic compounds, primarily trichloroethene and tetrachloroethene. Information about this site is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) online, as site #02-44-000517. The WisDOT became responsible for the environmental liability at the property when it acquired a portion of the site for USH 51 construction activities.

As part of the ongoing investigation, TRC Environmental Corporation (TRC), on behalf of the WisDOT, is investigating potential vapor intrusion risk for properties within the extents of the residual groundwater impacts. 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 building. WDNR Remediation Redevelopment (RR) publication PUB-RR-892 *What is Vapor Intrusion?* is attached to provide additional background information.

Based on previous investigations, TRC has concluded that your properties at 524 Oneida Street and 301-307 E. Front Street contain a potential risk for vapor intrusion. Therefore, TRC is requesting access to your properties to complete a walk-through of your buildings located at 524 Oneida Street and 301-307 E. Front Street. The purpose of this walk-through is to further evaluate the risk of vapor intrusion from the identified groundwater contaminants and determine where vapor samples could be collected.

Teichmiller Enterprises Inc.  
November 22, 2017  
Page 2

Following the initial walk-through, if vapor sampling is required, TRC will perform one or more additional site visit(s) to collect air samples from the soil beneath your foundation and possibly from within your building. These samples will be collected to determine whether vapors from contaminants present in groundwater may be present, and if so, at what levels. Vapor sampling work would consist of drilling a small hole through the lowest floor of your building and collecting a vapor sample for laboratory analysis (the "Work"), pursuant to the WDNR Remediation Redevelopment (RR) 800 guidance *Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin*. The Work will be required during different seasons throughout the year to ensure representative samples are collected. It is anticipated that up to three sampling events may be required depending on the initial results. Following the Work, the sampling ports will be removed and your floor will be repaired to its previous state. WDNR RR publications PUB-RR-953 *Why Test for Vapor Intrusion?* and PUB-RR-954 *What to Expect During Vapor Intrusion Sampling* are attached to provide additional information.

Please give this request your prompt consideration. Pursuant to the authority of Wis. Stat. §§ 84.01(10), the Department (WisDOT) and its authorized representatives (i.e., TRC) have access to properties for the purpose of making environmental contamination inspections requested by the Department. We are sending this notification and access agreement to you.

By signing and returning this Letter Agreement, you, Teichmiller Enterprises Inc., agree to grant access required for TRC, as the authorized representative of WisDOT, including officers, employees, and contractors of TRC, to conduct the Work on your properties located at 524 Oneida Street and 301-307 E. Front Street (the "Property").

TRC, as the authorized representative of WisDOT, shall coordinate the scheduling of the Work to the mutual convenience of you and TRC. TRC shall commence, perform and complete the Work on your Property in a good and workmanlike manner in conformance with all laws and regulations. The Work on your Property shall be undertaken at WisDOT's sole cost and expense. Upon completion of the Work, TRC, as the authorized representative of WisDOT, will, as reasonably practicable, fix unforeseen damage caused by TRC to the floor, and restore the Property to the same condition it was prior to the commencement of the Work.

The undersigned specifically represent that they are authorized to execute this Letter Agreement and that they have the rights and capacities to perform the acts contemplated.

This agreement will be in effect through December 31, 2020.



Teichmiller Enterprises Inc.  
November 22, 2017  
Page 3

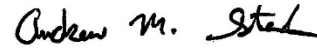
If the provisions of this Letter Agreement meet with your approval, please execute both originals and return one original to me. If you have any questions, please feel free to contact Ted O'Connell with TRC at (608) 826-3648, Sharlene TeBeest with the WisDOT at (608) 266-1476, or Alyssa Sellwood with the WDNR at (608) 266-3084.

Sincerely,

TRC Environmental Corporation



Ted O'Connell  
Project Manager



Andrew M. Stehn  
Project Engineer, PE

cc: Sharlene TeBeest, WisDOT  
Carrie Stoltz, WDNR  
Alyssa Sellwood, WDNR

Attachments: PUB-RR-892 *What is Vapor Intrusion?*  
PUB-RR-954 *What to Expect During Vapor Intrusion Sampling*  
PUB-RR-953 *Why Test for Vapor Intrusion?*

**Accepted and agreed to:**

**Property Owner**

By: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_







708 Heartland Trail  
Suite 3000  
Madison, WI 53717

608-826-3600 PHONE  
608-826-3941 FAX

[www.TRCSolutions.com](http://www.TRCSolutions.com)

November 22, 2017

Curtis V. Trinko  
99 Pond View Dr.  
Port Washington, NY 11050

Subject: Access Agreement for Vapor Assessment at 515 Chippewa Street and  
329 E. Front Street, Minocqua, WI 54548

Dear Mr. Trinko:

Our client, the Wisconsin Department of Transportation (WisDOT), has been cooperating with the Wisconsin Department of Natural Resources (WDNR) to evaluate residual compounds in the groundwater potentially originating from the former Northwoods Laundry property (405 Front Street, Minocqua, WI). Historic dry cleaning activities at the former Northwoods Laundry property contaminated site soil and groundwater with chlorinated volatile organic compounds, primarily trichloroethene and tetrachloroethene. Information about this site is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) online, as site #02-44-000517. The WisDOT became responsible for the environmental liability at the property when it acquired a portion of the site for USH 51 construction activities.

As part of the ongoing investigation, TRC Environmental Corporation (TRC), on behalf of the WisDOT, is investigating potential vapor intrusion risk for properties within the extents of the residual groundwater impacts. 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 building. WDNR Remediation Redevelopment (RR) publication PUB-RR-892 *What is Vapor Intrusion?* is attached to provide additional background information.

Based on previous investigations, TRC has concluded that your properties at 515 Chippewa Street and 329 E. Front Street contain a potential risk for vapor intrusion. Therefore, TRC is requesting access to your properties to complete a walk-through of your buildings located at 515 Chippewa Street and 329 E. Front Street. The purpose of this walk-through is to further evaluate the risk of vapor intrusion from the identified groundwater contaminants and determine where vapor samples could be collected.

Curtis V. Trinko  
November 22, 2017  
Page 2

Following the initial walk-through, if vapor sampling is required, TRC will perform one or more additional site visit(s) to collect air samples from the soil beneath your foundation and possibly from within your building. These samples will be collected to determine whether vapors from contaminants present in groundwater may be present, and if so, at what levels. Vapor sampling work would consist of drilling a small hole through the lowest floor of your building and collecting a vapor sample for laboratory analysis (the "Work"), pursuant to the WDNR Remediation Redevelopment (RR) 800 guidance *Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin*. The Work will be required during different seasons throughout the year to ensure representative samples are collected. It is anticipated that up to three sampling events may be required depending on the initial results. Following the Work, the sampling ports will be removed and your floor will be repaired to its previous state. WDNR RR publications PUB-RR-953 *Why Test for Vapor Intrusion?* and PUB-RR-954 *What to Expect During Vapor Intrusion Sampling* are attached to provide additional information.

Please give this request your prompt consideration. Pursuant to the authority of Wis. Stat. §§ 84.01(10), the Department (WisDOT) and its authorized representatives (i.e., TRC) have access to properties for the purpose of making environmental contamination inspections requested by the Department. We are sending this notification and access agreement to you.

By signing and returning this Letter Agreement, you, Curtis V. Trinko, agree to grant access required for TRC, as the authorized representative of WisDOT, including officers, employees, and contractors of TRC, to conduct the Work on your properties located at 515 Chippewa Street and 329 E. Front Street (the "Property").

TRC, as the authorized representative of WisDOT, shall coordinate the scheduling of the Work to the mutual convenience of you and TRC. TRC shall commence, perform and complete the Work on your Property in a good and workmanlike manner in conformance with all laws and regulations. The Work on your Property shall be undertaken at WisDOT's sole cost and expense. Upon completion of the Work, TRC, as the authorized representative of WisDOT, will, as reasonably practicable, fix unforeseen damage caused by TRC to the floor, and restore the Property to the same condition it was prior to the commencement of the Work.

The undersigned specifically represent that they are authorized to execute this Letter Agreement and that they have the rights and capacities to perform the acts contemplated.

This agreement will be in effect through December 31, 2020.



Curtis V. Trinko  
November 22, 2017  
Page 3


If the provisions of this Letter Agreement meet with your approval, please execute both originals and return one original to me. If you have any questions, please feel free to contact Ted O'Connell with TRC at (608) 826-3648, Sharlene TeBeest with the WisDOT at (608) 266-1476, or Alyssa Sellwood with the WDNR at (608) 266-3084.

Sincerely,

TRC Environmental Corporation



Ted O'Connell  
Project Manager



Andrew M. Stehn  
Project Engineer, PE

cc: Sharlene TeBeest, WisDOT  
Carrie Stoltz, WDNR  
Alyssa Sellwood, WDNR

Attachments: PUB-RR-892 *What is Vapor Intrusion?*  
PUB-RR-954 *What to Expect During Vapor Intrusion Sampling*  
PUB-RR-953 *Why Test for Vapor Intrusion?*

**Accepted and agreed to:**

**Property Owner**

By: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



## 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.

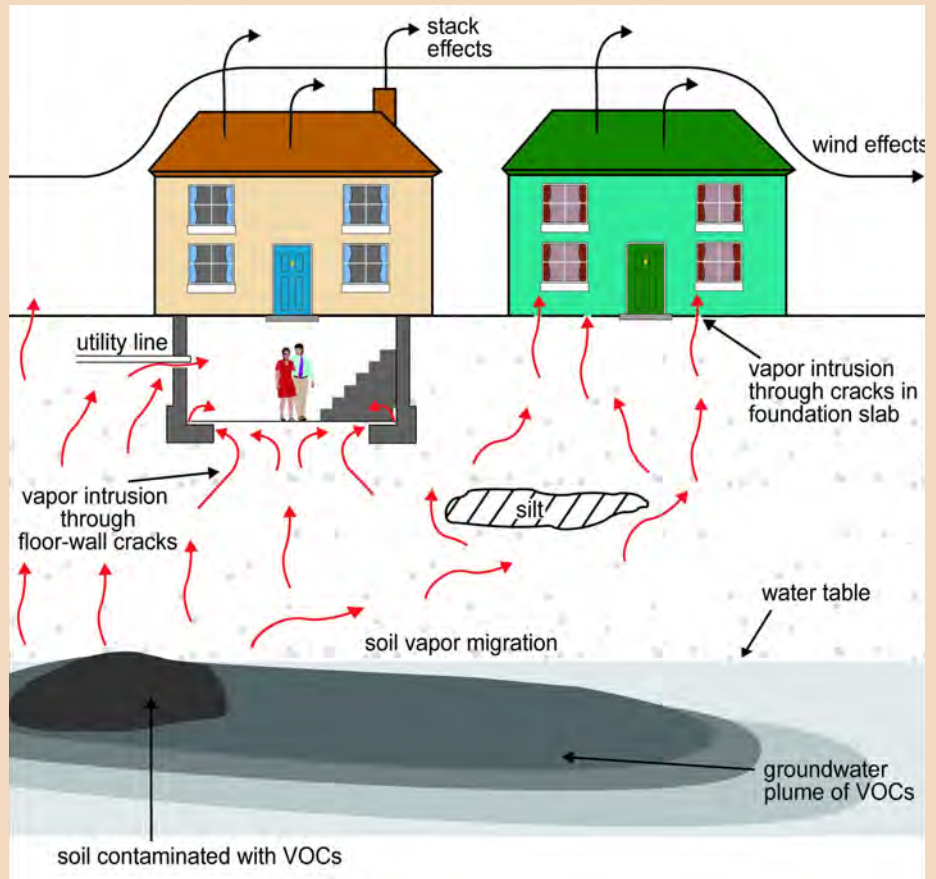
### What should I expect if vapor intrusion is suspected near my home or business?

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.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

## 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?

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.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

## 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.



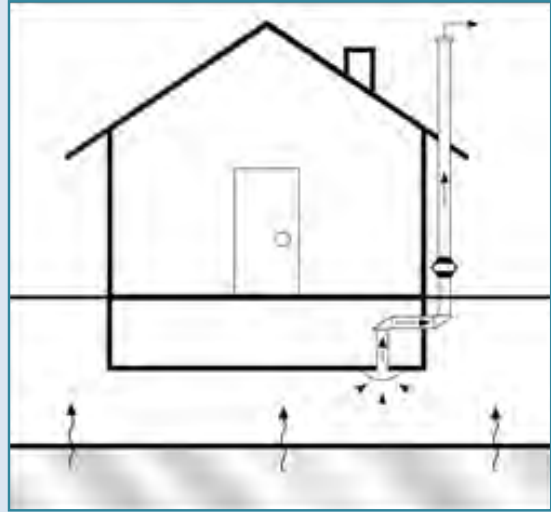


## A simple, cost effective solution exists

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).

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.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.