



March 11, 2024

Mr. Mark Woppert  
Smoke Out Cleaners Ltd  
535 Half Mile Rd  
Verona, WI 53593  
Sent via electronic mail only to [mark.woppert@smoke-out.net](mailto:mark.woppert@smoke-out.net)

Mr. Chris Dockry  
2105 Springcrest Pl  
Green Bay, WI 54304  
Sent via electronic mail only to [cdockry@gmail.com](mailto:cdockry@gmail.com)

SUBJECT: Approval of Remedial Action Change Order #2 and Variance Request #1  
Smoke Out Cleaners, 1631 Brookfield Ave, Howard, WI 54313  
BRRTS # 02-05-552214

Dear Mr. Woppert & Mr. Dockry:

On March 4, 2024 Wisconsin Department of Natural Resources (DNR) received a change order request titled "2024 Additional Vapor Intrusion Investigation Work Plan and DERF Change Order Request" (SIWP) and a supplemental vapor intrusion investigation scope was subsequently submitted on March 8, 2024 (Supplemental VI Scope), prepared by Terracon Consultants, Inc. and submitted on your behalf. **Remedial Action Change Order #2 is approved**, and you may proceed with the proposed work.

On February 20, 2024, prior to receiving the change order, the DNR also received the request for variance of Wis. Admin. Code NR 169, known as the Dry Cleaner Environmental Response Program (DERP). **The variance request is approved** and allows for an increase in rates for work that was previously approved on November 8, 2018, but not yet completed. The approved variance also allows for a rate increase for future work included within the SIWP submitted on February 20, 2024 and Supplemental VI Scope submitted on March 8, 2024.

The SIWP and Supplemental VI Scope included the following work:

- Additional investigation of the on-site sanitary, including:
  - Grab vapor samples from the headspace of the floor drain holding tank and sanitary holding tank.
  - Grab vapor samples from the north drain, north sanitary cleanout and south sanitary cleanout of the Smoke Out Cleaners tenant space.
  - Advancement of six soil borings with soil sample obtained from above the water table in the following locations:
    - One to the north and two to the west of the sanitary holding tank.
    - Three surrounding the north, west and south of the floor drain holding tank.
  - Conversion of the six soil borings into temporary wells with grab groundwater sample obtained from each well for analysis prior to abandonment.
- Additional vapor investigation, including:
  - Sub-slab sampling at all vapor monitoring points, including installation and sampling of an additional monitoring point in the area of the breeched sanitary pipe.
  - Indoor air sample collection via Beacon passive samplers over a duration of 7 to 10 days at

March 11, 2024

Page 2

Mr. Mark Woppert, Smoke Out Cleaners Ltd

Mr. Chris Dockry

Approval of Change Order & Variance Request

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the following locations:

- 4 indoor air samples in the Smoke Out space, within the north garage, bathroom, office, and south garage.
- 1 indoor air sample within the Badger Scale Garage.
- 1 indoor air sample within the Titledown Basements garage area near the floor drain holding tank.
- Repair the breeched sanitary pipe via cure-in-place pipe lining.
- Installation of Dranjer plugs, or similar, into the following drain locations:
  - The south floor drain and north floor drain of Smoke Out Cleaners.
  - The floor drain(s) of Badger Scale, if present, or fill p-trap(s) with vegetable oil if drains are not in use.

Cost approved for this change order is [Click here to enter text.](#)\$54,529.00 for consulting and [Click here to enter text.](#)\$16,604.00 for sub-contractors, for a total of [Click here to enter text.](#)\$71,133.00. [Click here to enter text.](#)A previous change order (Remedial Action Change Order #1) was approved via email on March 19, 2019, and totaled \$1,220 for repair of damaged wells. The total cost approved for this remedial action is \$191,559. The total cost approved to date for this site is \$258,117.00. [Click here to enter text.](#)

Please be aware that you are required to comply with all applicable statutes and administrative rules including the Wis. Admin. Code NR 700 series.

This approval does not guarantee the reimbursement of costs under the Dry Cleaner Environmental Response Program (DERP). Reimbursement is contingent upon availability of funding and a final determination regarding the eligibility of costs at the time of claim review.

If you have any questions regarding the content of this letter, please contact me at 920-366-5685 or [josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)

Sincerely,



Josie Schultz  
Hydrogeologist  
Remediation & Redevelopment Program

cc: David Tenor, Howard Self Storage ([howardselfstorage@gmail.com](mailto:howardselfstorage@gmail.com))  
Scott Hodgson, Terracon ([scott.hodgson@terracon.com](mailto:scott.hodgson@terracon.com))  
Sandy Flesher, DERP Fund Manager ([Sandra.flesher@wisconsin.gov](mailto:Sandra.flesher@wisconsin.gov))