

**From:** Beggs, Tauren R - DNR  
**Sent:** Monday, August 6, 2018 3:53 PM  
**To:** 'Greg Buckley'  
**Cc:** 'sboerst@mcmgrp.com'; 'McDonald, James'  
**Subject:** RE: Request Update for Suettinger Property and Adjacent Residential Properties

Hi Greg,

As part of the hotel redevelopment, you will want to assess for vapors and integrate vapor mitigation into the new building construction to ensure the building is protected. Typically, sub-slab ports and a passive vapor mitigation system (that can be converted to an active system if needed) are highly recommended. This is pretty well documented in a fact sheet that we provide for reference. The link to the fact sheet is: <https://dnr.wi.gov/topic/Brownfields/documents/vapor/navfac.pdf>.

If you have any questions, please feel free to contact me.

Regards,

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**Tauren R. Beggs**

Phone: (920) 662-5178

[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)

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**From:** Beggs, Tauren R - DNR  
**Sent:** Thursday, August 2, 2018 8:00 AM  
**To:** Greg Buckley <[grebuc@two-rivers.org](mailto:grebuc@two-rivers.org)>  
**Cc:** [sboerst@mcmgrp.com](mailto:sboerst@mcmgrp.com); McDonald, James <[jammcd@two-rivers.org](mailto:jammcd@two-rivers.org)>  
**Subject:** RE: Request Update for Suettinger Property and Adjacent Residential Properties

Thanks for the update Greg, glad to hear things are progressing well on the proposed redevelopment!

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**Tauren R. Beggs**

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**From:** Greg Buckley [<mailto:grebuc@two-rivers.org>]  
**Sent:** Wednesday, August 1, 2018 6:08 PM  
**To:** Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)>  
**Cc:** [sboerst@mcmgrp.com](mailto:sboerst@mcmgrp.com); McDonald, James <[jammcd@two-rivers.org](mailto:jammcd@two-rivers.org)>  
**Subject:** Re: Request Update for Suettinger Property and Adjacent Residential Properties

Hi Tauren--

Plans are proceeding for the proposed redevelopment.

The City on July 20 closed on the purchase of the former Suettinger Hardware commercial property at 1407 16th Street.. I have approved a contract for asbestos abatement work, which should be completed by the end of August. My office will soon be soliciting bids for demolition of the former hardware store building on this property, which we hope to have completed by mid-October.

Also on July 20, CNM Roto, LLC closed on the purchase of the residential property at 1514 Jefferson Street. That property was vacated by the tenant prior to closing. In late June, CNM Roto, LLC closed on the purchase of 1510 Jefferson Street, the second residential property. I do not know if the former owner of that property has yet vacated; if not, he should be leaving soon. Rick Carey, the principal in CNM Roto, LLC, plans to demo both of these residential structures, also by mid-October, to complete clearance of the site for redevelopment as a hotel.

The City did have additional soil borings and a test well installed on the City-owned parking lot just west of the former Suettinger Hardware building. By copy of this e-mail, I am asking Stuart Boerst of McMahon Associates to forward info on that sampling and testing to you. No contaminants were found at levels requiring action, as I understand it.

Let me know if you have further questions.

Greg Buckley

On Tue, Jul 31, 2018 at 8:08 AM, Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)> wrote:

Hi Greg,

As I continue to work with Thermo Fisher on their investigation and cleanup of the adjacent Thermo Fisher property, I was wondering what updates the City has on plans for the Suettinger property and adjacent residential properties. Based on our in-person meeting in April 2018 and the LGU exemption liability clarification letter request in May 2018, I have the following questions:

- Has the City acquired the Suettinger property yet?
  - Also during our discussion, it was stated that the two adjacent residential properties would also be acquired for the proposed redevelopment. Were those properties also acquired?
- Has there been any other sampling at the property for the other recognized environmental conditions (RECs) identified in the Phase I Environmental Site Assessment for the Suettinger property?
- Are the plans still to demolish the Suettinger building and the residential properties for a redevelopment?

Please let me know when you get a chance.

Thanks,

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**Tauren R. Beggs**

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of the Two Rivers waterfront, at [www.two-rivers.org](http://www.two-rivers.org)