

**From:** Adam Tegen <ategen@manitowoc.org>  
**Sent:** Monday, June 12, 2023 2:35 PM  
**To:** Schmidt, Molly E - DNR  
**Cc:** Chronert, Roxanne N - DNR; Beggs, Tauren R - DNR; Byers, Harris  
**Subject:** RE: External: DNR letter regarding EPA Cleanup Grant to Manitowoc

Thank you very much!

We really appreciate the quick turnaround to keep our EPA grant on track.

Sincerely,



**Adam Tegen** | Director, Community Development  
City of Manitowoc | 900 Quay Street, Manitowoc, Wisconsin  
P: 920.686.6931 | [ategen@manitowoc.org](mailto:ategen@manitowoc.org)  
[manitowoc.org](http://manitowoc.org)  
**Summer Hours: May 1 to September 29, 2023**  
Monday – Thursday: 7:30am – 5pm | Friday: 7:30-11:30am

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**From:** Schmidt, Molly E - DNR <[MollyE.Schmidt@wisconsin.gov](mailto:MollyE.Schmidt@wisconsin.gov)>  
**Sent:** Monday, June 12, 2023 2:33 PM  
**To:** Adam Tegen <[ategen@manitowoc.org](mailto:ategen@manitowoc.org)>  
**Cc:** Chronert, Roxanne N - DNR <[Roxanne.Chronert@wisconsin.gov](mailto:Roxanne.Chronert@wisconsin.gov)>; Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)>; Byers, Harris <[Harris.Byers@stantec.com](mailto:Harris.Byers@stantec.com)>  
**Subject:** External: DNR letter regarding EPA Cleanup Grant to Manitowoc

Hello Adam,

Attached is a letter from the DNR regarding the status of the site characterization for Manitowoc's pending EPA Cleanup Grant.

Thanks,

**We are committed to service excellence.**

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

**Molly E. Schmidt**

Program and Policy Analyst, Remediation and Redevelopment Program  
Division of Environmental Management  
Wisconsin Department of Natural Resources  
Mobile phone: (608) 219-2153  
[MollyE.Schmidt@wisconsin.gov](mailto:MollyE.Schmidt@wisconsin.gov)



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June 8, 2023

Adam Tegen  
Executive Director  
Community Development Authority  
City of Manitowoc  
900 Quay Street  
Manitowoc, Wisconsin 54220  
*Via Email Mail Only to ategen@manitowoc.org*

**Subject: Addendum to State Acknowledgement Letter for City of Manitowoc  
FY23 EPA Brownfield Cleanup Grant Award**

Dear Adam Tegan:

On November 17, 2022, the Wisconsin Department of Natural Resources (DNR) issued a letter acknowledging the application of the city of Manitowoc for the U.S. Environmental Protection Agency (EPA) brownfield grant identified above. The DNR provided this letter to assist the city of Manitowoc in meeting the EPA's requirement that the applicant provide a letter from the state describing site eligibility and stating whether there is "a sufficient level of site characterization from the environmental site assessment performed to date (or will be by June 15, 2023)."

In the November 17, 2022, letter, the DNR stated that it would be feasible for the applicant to complete site characterization by June 15, 2023, based on the following information provided by the city of Manitowoc:

- The city of Manitowoc will submit a site investigation report by the end of December 2022.
- Site investigation scoping was completed, and onsite work began in May 2022. The vertical and horizontal extents of impacts to soil in the Phase 2 Redevelopment Area were delineated; however, continued evaluation of VOC impacts to groundwater in the vicinity of the former oil house was warranted to confirm the presence and delineate the extents of petroleum and/or solvent impacts.
- Supplemental groundwater sampling was scheduled for October 2022. Laboratory results were expected within two weeks following the sampling event. Upon receipt, the environmental consultant would review the laboratory results upon receipt and evaluate the need for additional sampling. Supplemental groundwater sampling would be completed in November 2022, with the goal of submitting the Site Investigation Report (SIR) to DNR for review by the end of December 2022.

The DNR verifies, as of the date of this letter, that city of Manitowoc has followed up on these commitments to an extent that allows the DNR to ascertain that a sufficient site characterization has occurred prior to June 15, 2023, to allow remediation work to begin. On June 2, 2023, the applicant submitted a SIR to the DNR, along with a Remedial Action Plan (RAP), following a delay due to inclusion of additional sampling data collected in 2023 to the SIR. The SIR includes adequate sampling data to provide the level of site characterization needed to proceed with the remedial actions described in the RAP, such as importing clean soil to significantly raise the grade of the property and constructing utilities and roads, which will act as a cap over soil with contamination above direct contact residual contaminant levels. The city of Manitowoc has completed assessment of the site to an extent that allows the city to begin the remediation work proposed in the RAP.

Sincerely,

A handwritten signature in black ink, appearing to read "Jenna Soyer". The signature is fluid and cursive, with the first name "Jenna" and last name "Soyer" clearly distinguishable.

Jenna Soyer, Deputy Director  
Remediation and Redevelopment Program  
Wisconsin Department of Natural Resources

Attachment:

Acknowledgement letter dated November 17, 2022

cc:

Roxanne Chronert, DNR NER – [roxanne.chronert@wisconsin.gov](mailto:roxanne.chronert@wisconsin.gov)

Tauren Beggs, DNR NER – [tauren.beggs@wisconsin.gov](mailto:tauren.beggs@wisconsin.gov)

Harris Byers, Stantec – [harris.byers@stantec.com](mailto:harris.byers@stantec.com)



November 17, 2022

Adam Tegen  
Executive Director  
Community Development Authority  
City of Manitowoc  
900 Quay Street  
Manitowoc, Wisconsin 54220  
*Via Email Mail Only to ategen@manitowoc.org*

**Subject: State Acknowledgement Letter for City of Manitowoc  
FY23 EPA Brownfield Cleanup Grant**

Dear Adam Tegan:

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the city of Manitowoc for the U.S. Environmental Protection Agency (EPA) brownfield grant identified above.

The DNR is fully committed to a collaborative partnership with the city of Manitowoc, and is able to support your brownfield assessment and remediation efforts in many ways, including:

- The DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with individuals in your community to answer questions and discuss local plans, options and best practices.
- The DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining U.S. EPA funding for this grant application is consistent with community needs, is vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

### **FY23 Cleanup Grant: Site(s) Eligibility, Characterization, and Readiness for Remediation**

For FY23, EPA requests that certain applicants for cleanup grants submit a letter from the state describing site eligibility and whether there is “a sufficient level of site characterization from the environmental site assessment performed to date (or will be by June 15, 2023).”

- **Eligibility.** This property is undergoing cleanup under Wisconsin’s cleanup program and its governing administrative code, Wis. Admin. Code chs. NR 700-799, and statute, Wis. Stat. ch. 292. The state cleanup program is regulatory and nonvoluntary. This property is eligible for the Voluntary Party Liability Exemption program under Wis. Stat. § 292.15; however, the applicant has not indicated interest in enrollment at this time.
- **Site characterization status.** The applicant has not submitted a site investigation report at this time. The applicant’s recent site investigation status update (submitted 10/18/2022) indicates it will submit a site investigation report by the end of December 2022.

- **Timeframe.** For the property described in the attached email request, dated October 18, 2022, the applicant has represented the following timeframe to the DNR:
  - *Site investigation scoping required under Wis. Admin. Code § NR 716.07 was completed by Stantec and onsite work began in May 2022. The vertical and horizontal extents of impacts to soil in the Phase 2 Redevelopment Area are delineated. However, continued evaluation of VOC impacts to groundwater in the vicinity of the former oil house is warranted to confirm the presence and delineate the extents of petroleum and/or solvent impacts.*
  - *Supplemental groundwater sampling is scheduled for the week of October 17, 2022. Laboratory results are expected within two weeks following the sampling event. Stantec will review the laboratory results upon receipt and, if necessary, evaluate the need for additional sampling. Supplemental groundwater sampling will be completed in November 2022, with the goal of submitting the Site Investigation Report to WDNR for review by the end of December 2022.*

Based on this representation, regulatory timeframes, and review timeframes, the DNR believes that it is feasible that site characterization will be complete by June 15, 2023.

Sincerely,



Christine Sieger, Director  
Remediation and Redevelopment Program  
Wisconsin Department of Natural Resources

Attachment:

Request email dated October 18, 2022

cc:

Roxanne Chronert, DNR NER – roxanne.chronert@wisconsin.gov

Tauren Beggs, DNR NER – tauren.beggs@wisconsin.gov

Harris Byers, Stantec – harris.byers@stantec.com