From: Beggs, Tauren R - DNR

Sent: Monday, October 18, 2021 1:45 PM

To: Byers, Harris

Cc: Ashenfelter, Barry J - DNR; Zuelke, Michaela

Subject: RE: Transfer of LGU at 1910 20th Street in Two Rivers

Hi Harris,

Yes that would be good if you could send a TEAMS invite.

I will go through as much as I can recall since it has been awhile since reviewing this site. Most of the work before the SAG was completed was a long time ago during an EPA removal action. Therefore, most of the documentation for this case is in the paper file, not electronic.

There may potentially be more information than what is in BRRTS for the LGU exemption documentation the County submitted in 2013. I would have to see if there is. I would think the City would have to show that the County has the exemption in any liability clarification/LGU letter request with fee, but if the DNR has all that documentation already, you may just be explaining that for the request. I would have to work with Barry on this.

I know we have a paper copy of the Phase I ESA, not sure on electronic. There is a large report from EPA historically as well in the paper file.

Regards,

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

Tauren R. Beggs Phone: (920) 510-3472

<u>Tauren.Beggs@wisconsin.gov</u> (preferred contact method during work at home)

From: Byers, Harris < Harris Byers@stantec.com Sent: Monday, October 18, 2021 12:17 PM

To: Beggs, Tauren R - DNR < Tauren. Beggs@wisconsin.gov>; Zuelke, Michaela

<Michaela.Zuelke@stantec.com>

Cc: Ashenfelter, Barry J - DNR < <u>Barry.Ashenfelter@wisconsin.gov</u>> **Subject:** RE: Transfer of LGU at 1910 20th Street in Two Rivers

Tauren:

Thanks for the quick response on this! From the time I've spent reviewing documents on BRRTS writing the USEPA Eligibility Determination, the Site history looks lengthy. Anything you can remember related to the Site could be very helpful in us getting up to speed.

We're planning the walkthrough etc. on Thursday, so tomorrow morning at 8:00 works perfectly!! Do you want me to send a TEAMS invite? I've asked Michaela Zuelke (cc'd) to take the lead on this, so I'd like for her to join our conversation

My questions up front are more process related (e.g. what documentation would you need from the City to put together the liability clarification/LGU letter). I suspect we're more than 30d from closing and the City is already thinking about the blight declaration resolution (or do they not need that since the City is acquiring from the County??).

Then equally important, we should start the discussion on where the project goes next. We'll be reviewing the prior work in detail as part of the Phase II ESA; but in the interim – do you remember if the soil impacts were delineated, or was more work needed there? From the 2018 sampling, it looked like the County was focusing on groundwater – which we'd typically focus on after soil is delineated. The City wants to continue to lease (?) the southern portion of the Site to the adjacent commercial business and use the rest of the Site for material (gravel/sand) storage by the City DPW. So we have an anticipated end use we can work towards.

Finally - if you had a moment, could you check to see if you have hard copies or electronic copies of the Sigma (2012) Phase I ESA [that was done under the WAM program] and/or the final POLREP.

Looking forward to working with you on this one.

Sincerely, Harris

From: Beggs, Tauren R - DNR < <u>Tauren.Beggs@wisconsin.gov</u>>

Sent: Monday, October 18, 2021 11:51 AM **To:** Byers, Harris < <u>Harris.Byers@stantec.com</u>>

Cc: Ashenfelter, Barry J - DNR < Barry.Ashenfelter@wisconsin.gov Subject: RE: Transfer of LGU at 1910 20th Street in Two Rivers

Hi Harris,

Attached is information DNR received back on March 27, 2013 regarding the In Rem Tax Foreclosure Manitowoc County completed for the 1910 20th Street property and the property directly north of this property (attached documentation is in BRRTS under BRRTS # 02-36-096500). There is some background information in the attached document. There is an extensive history that we can go over on a phone call. Since the county took the property through tax foreclosure in 2012, which is an eligible method under Wis. Stat. § 292.11(9)(e)1m.a. for the local government unit (LGU) environmental liability exemption, then the City, as a LGU, could get the exemption under Wis. Stat. § 292.11(9)(e)1m.b. by acquiring the property from an exempt LGU.

The most recent site investigation work on the property was completed through a WEDC Site Assessment Grant (SAG), with the last sampling taking place in April 2018, as you stated below.

I could possibly have a phone call with you tomorrow morning between 8-9am if that works for you. Otherwise, I am fairly open on Wednesday from 8am – 10am, then Thursday and Friday I have afternoons available.

Regards,

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

Tauren R. Beggs

Phone: (920) 510-3472

Tauren.Beggs@wisconsin.gov (preferred contact method during work at home)

From: Byers, Harris < Harris. Byers@stantec.com >

Sent: Friday, October 15, 2021 9:04 AM

To: Beggs, Tauren R - DNR < <u>Tauren.Beggs@wisconsin.gov</u>> **Subject:** Transfer of LGU at 1910 20th Street in Two Rivers

Tauren:

I met with Elizabeth Runge at the City of Two Rivers yesterday re: 1910 20th Street. The City is a member of Manitowoc's USEPA Brownfield Assessment Coalition, so Elizabeth asked for assistance with a Phase I ESA and helping Two Rivers navigate the transfer of the LGU from the County to the City.

I took a quick glance at the BRRTS database for the property (https://dnr.wi.gov/botw/GetActivityDetail.do?dsn=96500&siteId=1187600&crumb=1) and it looks like a lengthy history.

Wondered if there is a time next week we could chat on the project, so we make sure our project timeline aligns with your internal processes to keep this morning forward. For example, I anticipate the City will need a blight determination resolution, so they need to get that on their calendars (or because the County already owns and has an LGU, will the City need a resolution?). We're diving into the data next week, but it looks like the County stopped the investigation in April 2018, so perhaps the City will want to get that going again.

I'm giving a talk next Wednesday afternoon (with Barry A. at WNDR, John B. at WEDC, Calumet County, and Dane County) at the WCTA meeting, but am flexible other days/times.

Sincerely,

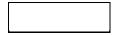
Harris Byers, Ph.D.

Sr. Brownfields Project Manager Contaminant Hydrogeologist / Urban Geochemist

Direct: 414 581-6476 Harris.Byers@stantec.com

Stantec

12075 Corporate Parkway Suite 200 Meguon WI 53092-2649



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From: Elizabeth Runge <elirun@two-rivers.org>
Sent: Thursday, September 23, 2021 8:27 AM

To:Ashenfelter, Barry J - DNRCc:Beggs, Tauren R - DNR

Subject: Re: just fyi - another statue about tax delinquent contaminated property

Thank you for the follow up information.

We will continue to look into all we spoke about.

Elizabeth

On Wed, Sep 22, 2021 at 4:12 PM Ashenfelter, Barry J - DNR < Barry. Ashenfelter@wisconsin.gov > wrote:

Hi Elizabeth,

It was nice talking with you today about the property at 1910 20th Street, in Two Rivers. Hopefully DNR can help the city and the business owner accomplish your goals here.

Here's a link to DNR's Wis. Assessment Monies (WAM) program that provides environmental consultants to conduct phase I/II assessments (and occasionally some limited site investigation work) at properties like this one -- https://dnr.wisconsin.gov/topic/Brownfields/wam.html. Tom Coogan manages the DNR's WAM program, and his contact info is: (608) 219-2148,
Thomas.Coogan@wisconsin.gov. It's a good idea to talk with Tom early-on to let him know that you may be submitting an application, and to get his thoughts on whether your project could be funded by WAM. Tom will talk with Tauren as well once he gets a WAM application from you.

Here's a link to a short info-sheet about the state's local government liability exemption: https://dnr.wi.gov/files/PDF/pubs/rr/RR055.pdf

Here's a link to EPA's info about the federal liability exemption that can be acquired when a potential purchaser completes "all appropriate inquiries" of the property and obtains "bona-fide prospective purchaser" status before taking title to the property: https://www.epa.gov/enforcement/bona-fide-prospective-purchasers.

Also: Just fyi for possible future use at other brownfield properties, here's a state statute that gives municipalities the authority to require counties to take ownership of long-festering tax delinquent contaminated properties, and possibly obtain title to the property at no cost.

75.17	Transfer of	f contaminated	l lanc	l to a	municipality	١.
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75.17(1)(1) In this section:

75.17(1)(a)(a) "Hazardous substance" has the meaning given in s. 292.01 (5).

75.17(1)(b)(b) "Municipality" means a city, village or town.

75.17(2)(2) If a county does not take a tax deed for property that is subject to a tax certificate and that is contaminated by a hazardous substance, within 2 years after the expiration of the redemption period that is described under s. 75.14 (1) and specified in s. 74.57 (2) (a) and (b) (intro.), the county shall take a tax deed for such property upon receiving a written request to do so from the municipality in which the property is located. The county may then retain ownership of the property or, if the county does not wish to retain ownership of the property, the county shall transfer ownership of the property to the municipality, for no consideration, within 180 days after receiving the written request from the municipality.

75.17 History **History**: <u>1999 a. 9</u>.

Please feel free to contact me anytime if you have questions or comments about this specific property or brownfield property redevelopment in general. Tauren and I are happy to talk anytime.

Best wishes,

Barry

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Barry Ashenfelter

Program & Policy Analyst – Remediation and Redevelopment

Wisconsin Department of Natural Resources

Phone: (920) 470-1905

barry.ashenfelter@wisconsin.gov



To: Cc: Subject:	Beggs, Tauren R - DNR Greg Buckley; James McDonald; Ashenfelter, Barry J - DNR Re: 75.106 for 1910 20th Street
Thank you!	
On Wed, Sep 22, 2021 a	nt 9:49 AM Beggs, Tauren R - DNR < <u>Tauren.Beggs@wisconsin.gov</u> > wrote:
Hi Elizabeth,	
	e phone, attached is the In Rem Tax Foreclosure information from 2013. Below is . Stat. 292.11 for the state local governmental unit (LGU) environmental liability
	ed the option for when one exempt LGU (that being the County is this scenario)
would transfer a prope	arty to dilother 200.
<u>292.11(9)(e)</u>	(e)
	 In this paragraph, "local governmental unit" means a municipality, a redevelopment author
	1m. Except as provided in subds. 2., 4., 6. and 7., a local governmental unit is exempt from so of the following applies:
	a. The local governmental unit acquired the property through tax delinquency proceedings
	b. The local governmental unit acquired the property from a local governmental unit that is
	c. The local governmental unit acquired the property through condemnation or other proce
	d. The local governmental unit acquired the property for the purpose of slum clearance or l
	e. The local governmental unit acquired the property through escheat.
	f. The local governmental unit acquired the property using funds appropriated under s. 20.8
Talk to you this afterno	oon.
Regards,	
We are committed to ser	rvice excellence.

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Elizabeth Runge <elirun@two-rivers.org>

Wednesday, September 22, 2021 10:08 AM

From:

Sent:

Tauren R. Beggs
Phone: (920) 510-3472 <u>Tauren.Beggs@wisconsin.gov</u> (preferred contact method during work at home)
From: Elizabeth Runge < elirun@two-rivers.org> Sent: Tuesday, September 21, 2021 3:39 PM To: Beggs, Tauren R - DNR < Tauren.Beggs@wisconsin.gov> Cc: Greg Buckley < grebuc@two-rivers.org>; James McDonald < jammcd@two-rivers.org> Subject: Re: 75.106 for 1910 20th Street
Yes - I sent the email to you before I knew about this green team situation. :)
Thanks Tauren-
Elizabeth
On Tue, Sep 21, 2021 at 3:35 PM Beggs, Tauren R - DNR < <u>Tauren.Beggs@wisconsin.gov</u> > wrote:
Hi Elizabeth,
I will talk with Barry Ashenfelter about this and get back to you. I understand per correspondence from Kitty that you will be included in an upcoming green team call for this property once the date/time is finalized, which Barry and I will be on the call as well.

We are committed to service excellence.

Regards,

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

Tauren R. Beggs

Phone: (920) 510-3472

<u>Tauren.Beggs@wisconsin.gov</u> (preferred contact method during work at home)

From: Elizabeth Runge < <u>elirun@two-rivers.org</u>> Sent: Tuesday, September 21, 2021 2:22 PM

To: Beggs, Tauren R - DNR < Tauren. Beggs@wisconsin.gov>

Cc: Greg Buckley <grebuc@two-rivers.org>; James McDonald <jammcd@two-rivers.org>

Subject: 75.106 for 1910 20th Street

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Hi Tauren,

The City is exploring the options associated with a 75.106 process for the property located at 1910 20th Street, Two Rivers. It is listed on the Manitowoc County tax foreclosure list of properties - which is attached. Could you let us know if the 75.106 process is a possibility for this parcel, and what land uses could be allowed, and what testing and clean-up would be required if the City were to take title of this property?

Thank you very much,

Elizabeth

--

Elizabeth Runge

Community Development Director

erunge@two-rivers.org

phone: 920.793.5564 | fax: 920.793.5512

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two-rivers.org

instagram.com/two_riverswi/

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Tax Foreclosed Real Estate Available for Sale FOR SALE BY MANITOWOC COUNTY TAX FORECLOSED REAL ESTATE

Pursuant to section 75.69 of Wisconsin Statutes, the following described tax deeded land is offered for sale by the Manitowoc County Public Works Department:

PLEASE NOTE: Manitowoc County will consider any reasonable offer on any of the properties listed below. Bids do not have to meet the appraised value to be considered.

City of Manitowoc 052-382-018-321.00 Appraised Value \$1.00

Parcel IR16-34A Kadows Addition #2. That Part Vac. Easy Street Abutting E 10' Lot 31

Block 18 & Abutting E 10' Lot 10 Block 17. A non-buildable lot, mostly on Easy

Street between Block 17 & 18.

City of Manitowoc 052-525-004-010.00 Appraised Value \$1.00

Parcel IR16-36A Panosh Subdivision Out lot 1. A non-buildable triangular lot on the corner of

Rheaume Road & Markham Street

City of Manitowoc 052-814-101-020.00 Appraised Value \$1.00

Parcel IR15-12A Tract B of Cert Surv V4 P697 Being Part of Govt 4 Sec 14-19-23 &

Part NW1/4 SW1/4 Sec 13-19-23. A .29 acre 116.18' X 217.16' X

224.85' triangular non-buildable lot by Kellner Street

City of Two Rivers 053-101-007-247.06 Appraised value \$45,100

Parcel IR25-70 1910 20th Street

For further information contact the Manitowoc County Public Works Department at (920) 683-4054 or in person at 1028 S 9th Street, Manitowoc WI 54220.

Bid forms may be picked up at the Manitowoc County Public Works Department office, 1028 S 9th Street or downloaded from our website. Combining Parcels Not Permitted. Each parcel requires its own unique bid. ANY BID THAT CONTAINS MORE THAN ONE PARCEL WILL BE REJECTED. A 10% good faith deposit in the form of a certified check, cashier's check, or money order payable to "Manitowoc County" must accompany the bid. The balance is payable within 14 days from the date of notification of approval of the bid or down payment is forfeited. Deposits of successful bidders will be applied to the purchase price. All others will be returned.

Sealed bids will be received at the Manitowoc County Public Works Department office at any time. The described parcels will be sold to the person offering the highest bid, or the bid most advantageous to Manitowoc County. Bids unaccompanied by a 10% good faith deposit in the form of a certified check, cashier's check, or money order payable to "Manitowoc County" will be rejected. Manitowoc County reserves the right to reject any or all bids.

Conveyances are subject to easements, restrictions, reservations, and agreements of record, if any. You should contact the local municipality for any zoning or building codes or restrictions.

Please mark the outside of your bid 'Sealed Bid on Tax Foreclosed Land.'

This list of parcels can be purchased at any time. For the most recent list of parcels, please go to our webpage at http://www.manitowoccountywi.gov/foreclosedproperty.

From: kandl kandl.biz < kandl@kandl.biz>
Sent: Tuesday, September 21, 2021 2:40 PM

To: Beggs, Tauren R - DNR; Charles Hagen; Burr, Naletta

Subject: RE: Green Team Call- Manitowoc

Wed can work for me – I just need a time to make sure I have someone up here to answer the phone. Also, Elizabeth Runge from the City (Two Rivers) would like to be included if possible. She told me she is NOT available Friday.

Kitty

From: Beggs, Tauren R - DNR [mailto:Tauren.Beggs@wisconsin.gov]

Sent: Tuesday, September 21, 2021 2:31 PM

To: Charles Hagen < Charles Hagen@manitowoccountywi.gov >; Burr, Naletta < naletta.burr@wedc.org >;

kandl kandl.biz < kandl@kandl.biz>

Subject: RE: Green Team Call- Manitowoc

This week I am available tomorrow 9/22 from 1pm-4pm and Friday 9/24 from 11am to 3pm.

Regards,

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Tauren R. Beggs Phone: (920) 510-3472

<u>Tauren.Beggs@wisconsin.gov</u> (preferred contact method during work at home)

From: Charles Hagen < CharlesHagen@manitowoccountywi.gov>

Sent: Tuesday, September 21, 2021 2:25 PM

To: Burr, Naletta < <u>naletta.burr@wedc.org</u>>; Beggs, Tauren R - DNR < <u>Tauren.Beggs@wisconsin.gov</u>>;

kandl@kandl.biz

Subject: Re: Green Team Call- Manitowoc

Afternoons are better for me but I am open.

Sincerely,

Charles Hagen County Board Supervisor District 24 920.860.7478

From: Naletta Burr < naletta.burr@wedc.org > Sent: Tuesday, September 21, 2021 1:12 PM

To: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>; kandl@kandl.biz <kandl@kandl.biz>

Cc: Charles Hagen < CharlesHagen@manitowoccountywi.gov>

Subject: Green Team Call- Manitowoc

WARNING: This message originated from outside of Manitowoc County's email system. Any attachments or links should be carefully considered before proceeding. Think before you click!

Hi Kitty,

Thank you for the call. It was great to discuss the opportunity with you. As I mentioned it would be great to coordinate a "green team" meeting with all the parties concerned. The point of the conversation would be to discuss what is known about the site, what needs to be discovered and worst case/best case scenarios for redevelopment and remediating requirements. This will allow you to gauge the risk associated to the site and how to best move forward for redevelopment.

As you mentioned, your schedule is very busy. Can you please identify two or three dates and times that work best for you and Tauren, Charles and I can try to make that work in our schedules.

Thanks!

Naletta Burr, CEcD Regional Economic Development Director Wisconsin Economic Development Corporation 5 N. Systems Drive Appleton, WI 54914

608.210.6830



Website: wedc.org and inwisconsin.com
Twitter: twitter.com/InWisconsin

Newsletters: inwisconsin.com/subscribe/



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From: Charles Hagen < Charles Hagen@manitowoccountywi.gov>

Sent: Tuesday, September 21, 2021 1:00 PM **To:** Beggs, Tauren R - DNR; kandl@kandl.biz

Cc: David Dyzak; Burr, Naletta

Subject: Re: 1910 20th Street, Two Rivers, WI 54241 property closeout

Yes. Spoke with her this morning. She wants to set up "green" conference call (I had trouble hearing her) with K and L, you and who ever else to go over getting the costs and such established preparatory to drafting an 80/20 grant to move forward. I do not know if comms were established yet between the two.

It has been hard this morning. Worked on this with a migraine if you can believe it. Dark rooms help.

So now they have to set up the call. Obviously if this goes through an ESTABLISHED BUSINESS with the PERFECT use for the property will get the help and probably make the offer IF the terms are favorable.

The use of this former clean up site as a PARKING LOT for K and L is the IDEAL use for this property. Preserves jobs and local businesses and generates revenues, which should be the goal for ALL OF US. If the river is the only thing that needs testing we might be able to get this done. Then WHAT ELSE? If the property is to be "capped" does it matter with what? Gravel would probably be best but again this conference call needs to DEFINE EVERYTHING (I use caps to emphasize).

Sincerely,

Charles Hagen County Board Supervisor District 24 920.860.7478

From: Beggs, Tauren R - DNR < Tauren. Beggs@wisconsin.gov>

Sent: Tuesday, September 21, 2021 12:25 PM

To: Charles Hagen < Charles Hagen@manitowoccountywi.gov>

Cc: David Dyzak < David Dyzak < naletta.burr@wedc.org Burr, Naletta < naletta.burr@wedc.org >

Subject: RE: 1910 20th Street, Two Rivers, WI 54241 property closeout

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Hi Charles,

Were you able to get in touch with Naletta from WEDC and/or any environmental consultants to talk through this site?

I contacted Naletta last week to give her some information for the site and give her a heads up you would be contacting her. I also provided a response back to Richard from Larson Builders LLC last week to get back to him with the information below.

Regards,

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

Tauren R. Beggs Phone: (920) 510-3472

<u>Tauren.Beggs@wisconsin.gov</u> (preferred contact method during work at home)

From: Beggs, Tauren R - DNR

Sent: Tuesday, September 14, 2021 1:59 PM

To: Charles Hagen < CharlesHagen@manitowoccountywi.gov>

<naletta.burr@wedc.org>

Subject: RE: 1910 20th Street, Two Rivers, WI 54241 property closeout

Hi Charles,

Nice talking to you today. As discussed the two things I wanted to provide to you were:

- Environmental Services Contractors List: https://dnr.wi.gov/files/PDF/pubs/rr/RR024.pdf
 - Guidance on what to ask and expect when looking for a qualified environmental consultant: https://dnr.wi.gov/files/PDF/pubs/rr/RR502.pdf
- Wisconsin Economic Development Corporation contact for Manitowoc County is Naletta Burr.
 Her phone number is 608-210-6830 and I have copied her on this email. I recommend
 contacting her first to talk through the status of the site. Once you have talked to Naletta then
 we can look at setting up a call between you, WEDC, DNR, and anyone else from the County or
 City of Two Rivers that you think should be involved. Please let me know some dates/time that
 would work for you and others you would want involved in the call.

I have attached an email of the background information I provided for the site to one of the potential buyers. Below are the primary things that would still need to be completed for this site: (a site investigation and cleanup is iterative and dependent on what is known at the site currently and what new sample data would be collected):

- Sediment sampling to determine if there was a discharge to the river that would require further investigation and/or cleanup of sediment in the river adjacent to this site. The attached email is correspondence from 2018 about sediment sampling.
- Regulations for a site investigation have changed since 2016, which primarily now involves the
 addition of assessment for vapor intrusion and emerging contaminants. Please see the attached
 letters that provide more information on this.
- There is residual soil and groundwater contamination at this property above standards. A remedial action to address soil contamination above direct contact soil standards across the site is needed to make the property protective, which could involve capping the entire site with clean material/greenscape/landscape, buildings, pavement (parking lots, driveways, etc.).

Additional groundwater monitoring may also be needed. Depending on the redevelopment that would occur, if there would be occupied buildings proposed, then additional requirements may be needed for vapor intrusion.

 Once the site investigation and remedial actions have been completed, a case closure request would need to be submitted.

Work plans would need to be submitted to the DNR to address the above items, which an environmental consultant can help with.

Information for this property is available online in DNR's public database called BRRTS on the Web, which you can access at the following link: https://dnr.wisconsin.gov/topic/Brownfields/botw.html, click Launch, enter BRRTS No.: 02-36-096500, click on the Activity Name, and scroll down to the available PDFs. One document that sums up the work that has been done on the property pretty well is the Site Investigation Report, with the date 2016-06-06 in BRRTS on the Web.

If you have any questions, please let me know.

Regards,

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

Tauren R. Beggs Phone: (920) 510-3472

Tauren.Beggs@wisconsin.gov (preferred contact method during work at home)

From: Charles Hagen < Charles Hagen@manitowoccountywi.gov>

Sent: Tuesday, September 14, 2021 12:24 PM

To: Beggs, Tauren R - DNR < <u>Tauren.Beggs@wisconsin.gov</u>> **Cc:** David Dyzak < <u>DavidDyzak@manitowoccountywi.gov</u>>

Subject: 1910 20th Street, Two Rivers, WI 54241 property closout

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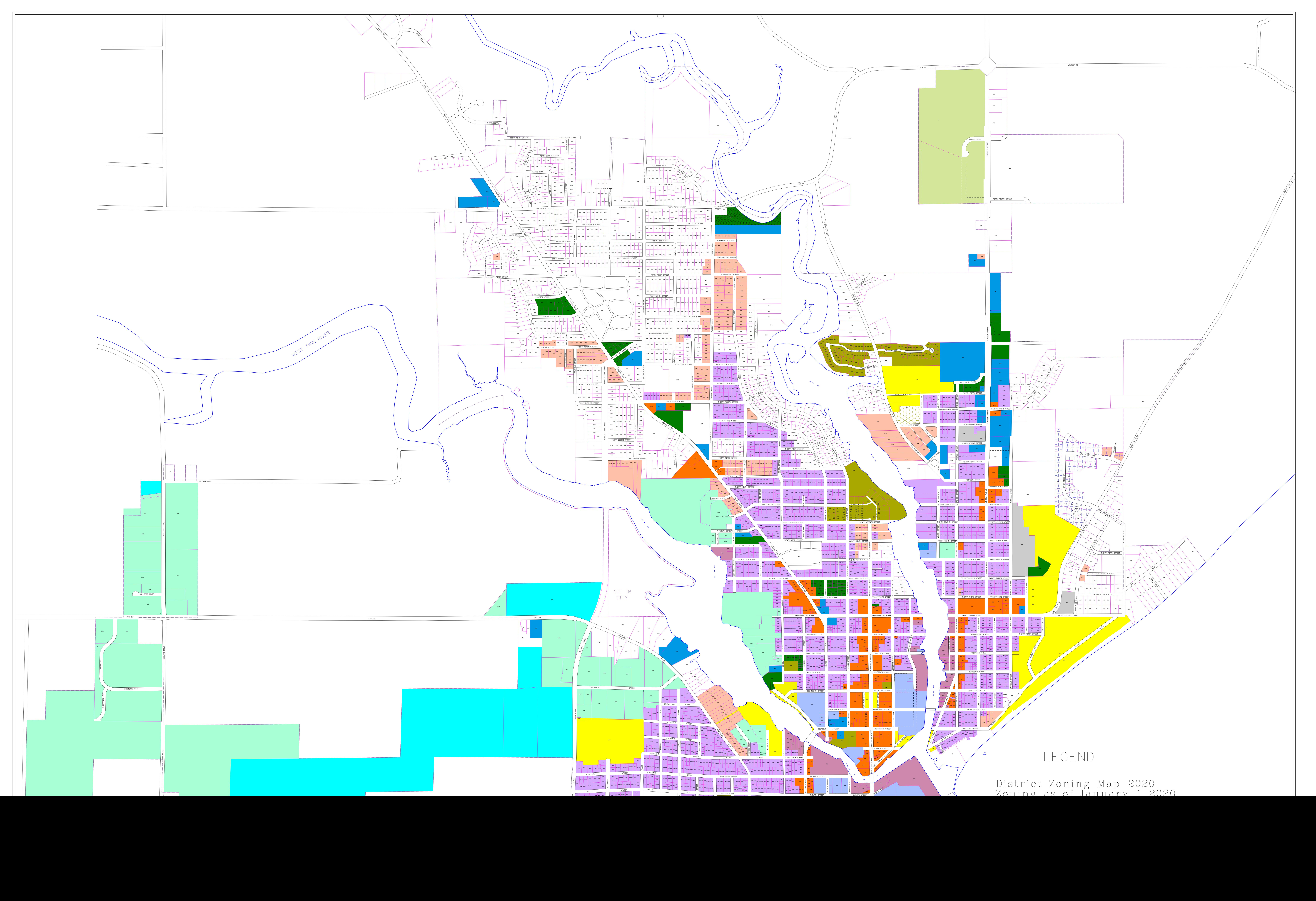
What is needed for the DNR to close case on this property for a constituent interested in purchasing it. It would be used for vehicle parking. Please contact me ASAP regarding this issue.

Sincerely,

Charles Hagen County Board Supervisor District 24 920.860.7478

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From: Beggs, Tauren R - DNR

Sent: Wednesday, September 15, 2021 8:48 AM

To: Larsonbuildersllc@yahoo.com

Subject: RE: Two Rivers property

Attachments: RE: 1910 20th Street, Two Rivers, WI 54241 property closeout

Good morning Rick,

I talked to Charles Hagen from the County Board yesterday afternoon about this site. He indicated he would be sending this information to you, but I figured I would also send it your way as well just to make sure and as follow up to your email you sent me last week. I have attached the email that I sent to Charles yesterday. As indicated in the email, an investigation and cleanup is iterative and based on sampling data that is collected, but I outlined the primary items left for this site. An environmental consultant would need to be involved to complete the remaining work.

Regards,

We are committed to service excellence.

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

Tauren R. Beggs Phone: (920) 510-3472

<u>Tauren.Beggs@wisconsin.gov</u> (preferred contact method during work at home)

From: Larsonbuildersllc@yahoo.com <Larsonbuildersllc@yahoo.com>

Sent: Thursday, September 9, 2021 2:15 PM

To: Beggs, Tauren R - DNR < Tauren. Beggs@wisconsin.gov>

Subject: RE: Two Rivers property

Thank you for all the valuable information. Yes, that is the property. So overall, how do I find out just what would still be needed to be done to get it ready? It sounds like something would be needed to be done right away after purchasing, correct?

From: Beggs, Tauren R - DNR < Tauren. Beggs@wisconsin.gov>

Sent: Thursday, September 9, 2021 1:17 PM

To: Richard Larson richard <a href="mai

Subject: RE: Two Rivers property

Good afternoon Richard,

I included the below screenshot from Manitowoc County GIS just to confirm this is the property you are referencing.

<u>For Background Information:</u> This property currently has an open environmental case called the White Property – LGU, BRRTS # 02-36-096500, for contamination found on the property. The County acquired the property through an In Rem Tax Foreclosure in February 2012, which is one of the acquisition methods that provided the County with a Local Government Unit (LGU) environmental liability exemption as outlined in Wisconsin Statute 292.11(9)(e). This means they were not required to

investigate or clean up the property per the Wisconsin Administrative Code Chapter NR 700 Rule Series for contaminant discharges on the property. However, the County did do investigation work voluntarily through various grant funding. The DNR reviewed the site investigation in 2016 and determined it was not complete (see the attached letter for more information). There have also been some other regulatory changes since that letter was written in 2016 that would likely be needed now.

To answer your question below: The LGU environmental liability exemption does not transfer to a private party, so if you acquired the property from Manitowoc County, then you would become a responsible party as a possessor/controller of the property per Wis. Stat. section 292.11(3), which would require that you finish investigating and cleaning up the property per the Wisconsin Administrative Code Chapter NR 700 Rule Series. If Manitowoc County is willing, there are ways such as a long term lease scenario or possibly other options that could be beneficial for both parties to prevent liability and still get the property redeveloped, but I would recommend there to be further discussions on that if it is something you wish to pursue. A likely remedy/cleanup could involve capping the site as part of a redevelopment, but there would need to be further discussions on that as well and would involve the need for an environmental consultant.

More information is available for this property online in DNR's public database called BRRTS on the Web, which you can access at the following link:

https://dnr.wisconsin.gov/topic/Brownfields/botw.html, click Launch, enter BRRTS No.: 02-36-096500, click on the Activity Name, and scroll down to the available PDFs. One document that sums up the work that has been done on the property pretty well is the Site Investigation Report, with the date 2016-06-06 in BRRTS on the Web.

Once you have had a chance to read this over, please let me know if I can clarify anything for you or if you have additional questions, I am happy to discuss on the phone.

Regards, Tauren



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Tauren R. Beggs Phone: (920) 510-3472

<u>Tauren.Beggs@wisconsin.gov</u> (preferred contact method during work at home)

From: Richard Larson < larsonbuilders llc@yahoo.com >

Sent: Thursday, September 9, 2021 10:50 AM

To: Beggs, Tauren R - DNR < Tauren. Beggs@wisconsin.gov >

Subject: Two Rivers property

CAUTION: This email originated from outside the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm inquiring about information on the address 1910 20th Street in two rivers. Parcel number is 053-101-007-246.06. I'm interested in purchasing this property from the county and would like to know what its status is and what would happen if I purchased it. Would there be mandatory fines or citations due to the condition as soon as it's purchased, or would it not make any difference if I did nothing at all after purchased? Ultimately, if it were to be a business or residential area with some type of building on it, how would that look? It sounds like it could be capped with gravel or pavement and a building may be able to be constructed on a slab so basically trying not to dig at all cost is roughly what the county had mentioned. They said to talk to you for more information. I left you a voicemail a few minutes ago in this regards as well. Feel free to call if needed otherwise email if you can help please. Bear with me as I am voice texting. I can be reached on my cell at 608-843-9868.

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