

**From:** Gerry Neuser <GerryNeuser@manitowocountywi.gov>  
**Sent:** Thursday, December 21, 2023 1:34 PM  
**To:** Larson, Gena M - DNR  
**Cc:** Coogan, Thomas J - DNR; Beggs, Tauren R - DNR  
**Subject:** WAM Application  
**Attachments:** Former White Property, 1910 20th St, Two Rivers; Scanned from a Xerox Multifunction Printer.pdf

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Hello Gina,

Please find attached Manitowoc County's WAM application.

If there is more information needed, please let me know.

Thank you in advance for your consideration, and a big thank you to Tom Coogan and Tauren Beggs for making us aware of this opportunity.

Happy Holidays,

Gerry

Gerard J. Neuser, CDT, CCCA  
Director, Manitowoc County DPW  
1028 S. 9th Street  
Manitowoc, WI 54220  
920.683.4307 phone  
920.683.4475 fax  
[gerryneuser@manitowoccountywi.gov](mailto:gerryneuser@manitowoccountywi.gov)



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**From:** Gerry Neuser <GerryNeuser@manitowocountywi.gov>  
**Sent:** Friday, December 15, 2023 12:48 PM  
**To:** Coogan, Thomas J - DNR  
**Cc:** Beggs, Tauren R - DNR  
**Subject:** RE: Former White Property, 1910 20th St, Two Rivers

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Sounds good.....thanks Tom !

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**From:** Coogan, Thomas J - DNR <[Thomas.Coogan@wisconsin.gov](mailto:Thomas.Coogan@wisconsin.gov)>  
**Sent:** Friday, December 15, 2023 12:32 PM  
**To:** Gerry Neuser <[GerryNeuser@manitowoccountywi.gov](mailto:GerryNeuser@manitowoccountywi.gov)>  
**Cc:** Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)>  
**Subject:** RE: Former White Property, 1910 20th St, Two Rivers

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Hi Gerry,

Regarding your question about the “Determination of Viable Responsible Party Attachment” I would suggest filling it out given the details of the site (past ASTs and sediment sampling). Fill out as much as you know to help us in our eligibility determination.

As far as the access agreement, you may want to just include all the 9 below, as it gets challenging for us to go back and forth to make sure we and the WAM contractors have the proper access. In the scoping of the work, it’s my understanding we’ll just be focusing on an NR 716 Site investigation and sediment sampling (with an emerging contaminant scoping statement included in the report).

**Wisconsin Department of Natural Resources Site Access Permission Assignment  
for Wisconsin Assessment Monies (WAM) Contractor Services Awards**

I, **name**, as owner or authorized representative of the property owner (the “owner”) of the property located at **street address** **description or parcel number(s)**, **County**, Wisconsin, referred to herein as the “Property,” hereby assign permission to the Wisconsin Department of Natural Resources (the “department”) and its employees, duly authorized representatives, agents and contractors, to enter upon a portion of the Property so that the department may, based on awarded contractor services, perform activities including but not limited to:

- (1) *Conduct a site visit to complete a Phase I Environmental Site Assessment*
- (2) *Conduct a Phase II Environmental Site Assessment*
- (3) *Conduct a Limited NR 716 Site Investigation*
- (4) *Install soil borings*
- (5) *Install and maintain permanent or temporary groundwater monitoring wells*
- (6) *Collect soil samples and water samples*
- (7) *Install and maintain sub-slab vapor probes, collect sub-slab vapor samples and abandon sub-slab vapor probes*
- (8) *Collect indoor air samples*
- (9) *Abandon the groundwater monitoring wells installed by the department when the wells are no longer needed.*

Thanks

Tom

**We are committed to service excellence.**

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

**Tom Coogan**

Phone: (608) 219-2148 (CELL – Primary)

E-Mail: [Thomas.Coogan@wisconsin.gov](mailto:Thomas.Coogan@wisconsin.gov)

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**From:** Gerry Neuser <[GerryNeuser@manitowocountywi.gov](mailto:GerryNeuser@manitowocountywi.gov)>

**Sent:** Friday, December 15, 2023 10:21 AM

**To:** Coogan, Thomas J - DNR <[Thomas.Coogan@wisconsin.gov](mailto:Thomas.Coogan@wisconsin.gov)>

**Cc:** Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)>

**Subject:** RE: Former White Property, 1910 20th St, Two Rivers

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Hello again,

One more question today:

Since the county acquired the property through an involuntary method - tax delinquency foreclosure ( In Rem action ) we do not have to submit this (attached) form.....correct?

Thanks,

Gerry

Gerard J. Neuser, CDT, CCCA  
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**From:** Coogan, Thomas J - DNR <[Thomas.Coogan@wisconsin.gov](mailto:Thomas.Coogan@wisconsin.gov)>  
**Sent:** Wednesday, December 13, 2023 1:25 PM  
**To:** Gerry Neuser <[GerryNeuser@manitowoccountywi.gov](mailto:GerryNeuser@manitowoccountywi.gov)>  
**Cc:** Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)>  
**Subject:** RE: Former White Property, 1910 20th St, Two Rivers

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Hi Gerry,  
Sorry for the inconvenience. Sometimes it comes down to your web browser.

Attached you will find the WAM application (it appears what you had attached worked) and yes it should be fillable.

If you run into any problems, please let me know.

Thanks  
Tom

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**Tom Coogan**

Phone: (608) 219-2148 (CELL – Primary)

E-Mail: [Thomas.Coogan@wisconsin.gov](mailto:Thomas.Coogan@wisconsin.gov)

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**From:** Gerry Neuser <[GerryNeuser@manitowoccountywi.gov](mailto:GerryNeuser@manitowoccountywi.gov)>  
**Sent:** Wednesday, December 13, 2023 10:51 AM  
**To:** Coogan, Thomas J - DNR <[Thomas.Coogan@wisconsin.gov](mailto:Thomas.Coogan@wisconsin.gov)>  
**Cc:** Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)>  
**Subject:** FW: Former White Property, 1910 20th St, Two Rivers  
**Importance:** High

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Hi Tom,

We have our resolution going to the County Board next week. I was going to start on the application but the attached pdf doesn't seem to be anything more than a document that references Adobe Reader, and when I try to get it on the DNR website I get the same Adobe document.

Can you re-send the application to me.....assuming in a fillable pdf format?

Thanks,

Gerry

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**From:** Coogan, Thomas J - DNR <[Thomas.Coogan@wisconsin.gov](mailto:Thomas.Coogan@wisconsin.gov)>  
**Sent:** Wednesday, October 25, 2023 2:59 PM  
**To:** Gerry Neuser <[GerryNeuser@manitowoccountywi.gov](mailto:GerryNeuser@manitowoccountywi.gov)>; Peter Conrad <[PeterConrad@manitowoccountywi.gov](mailto:PeterConrad@manitowoccountywi.gov)>  
**Cc:** Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)>; Larson, Gena M - DNR <[Gena.Larson@wisconsin.gov](mailto:Gena.Larson@wisconsin.gov)>  
**Subject:** Former White Property, 1910 20th St, Two Rivers

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Gerry and Peter,

It was nice meeting you via TEAMS meeting. Below you will find the information we discussed. I've attached the following Wisconsin Assessment Monies (WAM) Program materials:

- Application – 4400-265
- Access Agreement – RR-110
- Model Municipal Resolution – RR-135
- Determination of Viable Responsible Party Attachment

### Financial Assistance:

- **WAM Contractor Services:** Program administered by the DNR to fund Phase I & II Environmental Site Assessments, Site Investigations and/or remedial action planning at Brownfield sites throughout Wisconsin. The services are provided via Contractor Services, in which DNR contracted environmental contractors perform the environmental assessment work. As we mentioned, the requirements to apply are an application, signed access agreement and municipal resolution, which are on the [DNR webpage](#) and attached for your convenience. Given the history of the site using petroleum products, I've attached a Determination of Viable Responsible Party attachment that should be filled out and included with your WAM application submittal. As was mentioned, WAM services are provided at no cost to the WAM applicant.
  - Question #9 in WAM Application - Disadvantaged or underserved community? Here are some tools to assist you:
    - [EJScreen \(epa.gov\)](#)
    - [Methodology & data - Climate & Economic Justice Screening Tool \(geoplatform.gov\)](#)
    - [CDC/ATSDR Social Vulnerability Index \(SVI\) | Place and Health | ATSDR](#)

More information: <https://dnr.wisconsin.gov/topic/Brownfields/wam.html>

- **Ready for Reuse (R4R):** Program used for **environmental cleanup** at Brownfields throughout WI. You can find details regarding the R4R Program at <https://dnr.wisconsin.gov/topic/Brownfields/rf.html>  
If the applicant owns the property at the time of the loan they may be eligible for loan forgiveness. Loan forgiveness functions as a grant and the applicant must own the property for the entire loan period. The property may be transferred after the loan period has ended. Loans are interest free and payback terms can be flexible (e.g. up to 10-year timeframe). As mentioned during the call, there's a 22% match required under the R4R program.

DNR Contact: Gena Larson (cc'd)

### **Green Team Meeting Feedback**

Please consider filling out a brief survey as it helps us improve our Green Team meetings and the information and resources we provide. You can find a link to the survey at [DNR Green Team Meeting Follow-Up Survey \(surveymonkey.com\)](#)

Please don't hesitate to reach out with any questions.

Tom



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

### Tom Coogan

Brownfields Policy Coordinator  
Local Government Ombudsman  
Bureau of Remediation and Redevelopment/EM Division  
Wisconsin Department of Natural Resources  
P.O. Box 7921, Madison, WI 53707  
Phone: (608) 219-2148 (CELL – Primary)  
[Thomas.Coogan@wisconsin.gov](mailto:Thomas.Coogan@wisconsin.gov)



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