

February 1, 2024

Ms. Karen K. McElroy
1006 Lincoln Drive West
West Bend, WI 53095

Sent Certified Mail

Subject: Final Request for Access to Conduct Chemical Vapor Sampling at 1006 Lincoln Drive West, West Bend, Related to the former dry cleaner at Decorah Shopping Center Annex, 1011- 1025 South Main St., West Bend, WI
BRRTS #: 02-67-151266

Dear Ms. McElroy:

The DNR understands that on Tuesday November 7, 2023 Mr. Bernard Fenelon of GZA GeoEnvironmental, Inc. contacted you to request access to complete environmental sampling at your property located at 1006 Lincoln Drive West, West Bend, to assess for potential vapor intrusion related to the former dry cleaner at the Decorah Shopping Center Annex, 1011-1025 South Main St., West Bend, WI. The DNR further understands that you have declined to grant access for the 3rd round of testing.

This letter is a final request to allow these environmental professionals on your property to conduct the necessary environmental work.

From both a health and liability perspective, it is in your best interest to allow sampling to occur as soon as possible.

Situation Overview

As you know the Department of Natural Resources (DNR) is overseeing an investigation of soil and groundwater contamination at the Decorah Shopping Center Annex, 1011- 1025 South Main St., West Bend. Certain types of chemical contamination present near your property may produce gases that rise through soil and can seep into buildings through cracks, drains and other small openings in basement floors and walls. These soil gases mix with indoor air and can be a health concern. The process of soil gasses getting into buildings is called chemical vapor intrusion, and environmental sampling is necessary to determine if there is a problem.

Related to this, two rounds of testing have been conducted at your property by GZA in January and in March of 2022. Due to the variability in testing results, it is important to have another round of sampling done for verification purposes. Note that there was an exceedance of the indoor-air vapor action limit (VAL) for trichlorethylene (TCE) in the basement sample during the first round of testing. The 2nd round of testing had results below the VAL, and below the detection limit in the basement sample for TCE after household chemicals were moved from the basement to the garage.

The DNR Recommends Granting Property Access for Sampling Now

DNR highly recommends that you grant access to your property and allow this important health and environmental sampling work to be performed now, rather than risk taking on that responsibility yourself at a later date.

Request for Access for 3rd Round of Sampling at 1006 Lincoln Drive West, West Bend, WI
February 1, 2024

To allow environmental sampling for chemical vapor intrusion on your property, contact Mr. Bernard Fenelon of GZA at the phone number or email address provided below within two weeks of the date of this letter.

Mr. Bernard G Fenelon, PG
GZA
17975 West Sarah Lane, Suite 100
Brookfield, WI 53045

The following issues are important for you to consider in making your final decision about access:

Documentation in DNR Files

In the event that you do not return a completed "Access Agreement" within two weeks of the date of this letter, or otherwise contact DNR to explain why additional time is needed, it will be noted in DNR records for the Decorah Shopping Center Annex that you did not respond or are not allowing access to your property for vapor intrusion sampling.

Costs Paid if Access is Granted Now

Currently, the responsible parties are paying for sampling activities on their property and for sampling on properties with potential contamination migrating from their property.

You May be Responsible if Access is Not Granted

If you do not allow property access for environmental sampling at this time you risk becoming the party who may be responsible for investigating and mitigating any contamination that exists on your property – whether you caused the problem or not.

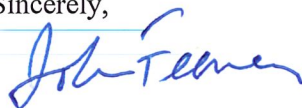
Potential Health & Real Estate Issues

Allowing access for sampling now, finding out if chemical vapor intrusion is an issue on your property, and following through with any mitigation efforts, if necessary, is clearly the best course of action. It will help answer your health questions, limit your liability, and demonstrate action to correct a potential issue for purposes of property transactions.

Additional Information Available

This is a complex issue, and you have many things to consider. Please feel free to contact me, the DNR Project Manager, at any time if you have questions or want to discuss this matter in more detail. I can be reached at 262-416-8643 or johnm.feeney@wisconsin.gov.

Sincerely,



John Feeney, PG
Hydrogeologist
Remediation and Redevelopment Program

cc: Mr. Bernard G Fenelon, GZA GeoEnvironmental, Inc
Mr. Curtis Hedman, Department of Health Services (DHS)