

Schultz, Josie M - DNR

From: Schultz, Josie M - DNR
Sent: Friday, April 3, 2020 9:24 AM
To: 'qefnez@yahoo.com'
Cc: Donald P. Gallo
Subject: Notice of Intent to Incur Costs - One Hour Martinizing 02-05-217270
Attachments: 20200403_99_Notice_of_Intent.pdf

Good Morning Qefli,

Attached to this email is the notice of intent to incur costs for the state-funded response effort at 1219-1239 S Military Avenue. Please be aware that the DNR is making an effort to keep costs as reasonable as possible for this necessary work.

If you have any questions regarding this letter, or past or future work, please don't hesitate to contact me.

Thank you,
Josie

We are committed to service excellence.

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

Josie M. Schultz

Hydrogeologist – Northeast Region Remediation and Redevelopment Team
Wisconsin Department of Natural Resources
2984 Shawano Avenue, Green Bay, WI 54313-6727
Phone: 920-662-5424
Cell: 920-366-5685
Josie.Schultz@Wisconsin.gov





April 3, 2020

INNOVATIVE PROPERTIES GROUP LLC
MR. QEFLI NEZIRI
628 N 8TH ST
MANITOWOC, WI 54220-3920

SUBJECT: Vapor Mitigation System Installation, Sampling, & Notice of Intent to Incur Expenses
One Hour Martinizing, 1233 S Military Avenue, Green Bay, WI
BRRTS #: 02-05-217270

Dear Mr. Neziri:

On March 18, 2020, the Department of Natural Resources (DNR) received vapor sampling results for the building at 1233 S. Military Ave, Green Bay, Wisconsin (the "Property"). Based on these sampling results, an immediate action is required to interrupt the vapor intrusion pathway, along with additional vapor sampling. In an email dated March 22, 2020, you state that DNR will need to take over in order to expedite the work that needs to be done.

As you are aware, chlorinated volatile organic compounds (CVOCs) remain in the environment at the Property and are causing a vapor issue within the on-site building. A vapor mitigation system is required to be installed at the Property as an interim action under Wis. Admin. Code § NR 708.11 in order to interrupt the vapor intrusion pathway. In addition to the vapor mitigation installation, additional vapor sampling will need to occur to better understand the degree and extent of vapor impacts.

In accordance with Wis. Stats. § 292.81(2), you are hereby notified, as a responsible party under Wis. Stats. ch. 292 and Wis. Admin. Code § NR 700.03 (51), that the DNR intends to incur expenses as authorized under Wis. Stats. § 292.31(3). The DNR intends to hire a contractor to investigate additional sub-slab vapor, soil gas, and indoor and outdoor air at 1219-1239 S. Military Avenue and 1259 S. Military Avenue, along with design and installation of a vapor mitigation system beneath 1219-1239 S. Military Avenue. The DNR has also performed immediate or interim actions at the on-site building with known vapor issues, which included deployment of a temporary air treatment unit and additional sampling and screening of vapors in order to better define the vapor intrusion issue. Please be aware that the DNR may file a lien against the above-described property to recover the incurred expenses.

If you have questions concerning the activities described in this letter, please contact me with any questions by phone at 920-366-5685 or by email at josie.schultz@wisconsin.gov.

Sincerely,

Josie Schultz
Hydrogeologist
Remediation & Redevelopment Program

cc: Don Gallo, Axley Brynelson, LLP – Dgallo@axley.com