

**From:** Benjamin Brand <bbrand@kellybrandlaw.com>  
**Sent:** Wednesday, December 21, 2022 9:06 AM  
**To:** Schultz, Josie M - DNR; Pelczar, Jennifer S - DNR; Chronert, Roxanne N - DNR  
**Cc:** Catherine Drayna; Yahoo Mail  
**Subject:** RE: Workplan Notice to Proceed - One Hour Martinizing, BRRTS # 02-05-217270  
**Attachments:** Emails from SWAT Environmental.pdf; 1304888.jpg; 1304890.jpg; 1304894.jpg; 1304891.jpg; 1304892.jpg; Temporary Air Filtration Unit Photos.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Chronert, Ms. Pelczar, and Ms. Schultz:

As you requested below, attached is written confirmation from SWAT Environmental regarding the work they performed at the 1233 S. Military Ave. property in 2022. After numerous contacts with my office staff, SWAT Environmental maintains that they did not generate a report regarding the services performed, and that the attached emails reflect the only information they have retained regarding the work that they performed at the time. SWAT Environmental did take several pictures, which are attached to this email.

Also attached is a PDF containing several pictures from the property showing the placement of the temporary air filtration units that are currently in operation. Should you have any questions, please advise. Thank you.

Best,

Benjamin D. Brand  
[bbrand@kellybrandlaw.com](mailto:bbrand@kellybrandlaw.com)  
(920) 230-2100 ext. 223

**KELLY & BRAND**  
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**From:** Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)>

**Sent:** Thursday, December 8, 2022 4:15 PM

**To:** 'qefnez@yahoo.com' <[qefnez@yahoo.com](mailto:qefnez@yahoo.com)>; Benjamin Brand <[bbrand@kellybrandlaw.com](mailto:bbrand@kellybrandlaw.com)>

**Cc:** Catherine Drayna <[cdrayna@kellybrandlaw.com](mailto:cdrayna@kellybrandlaw.com)>; Tim Welch <[Tim.Welch@terracon.com](mailto:Tim.Welch@terracon.com)>; Pelczar, Jennifer S - DNR <[Jennifer.Pelczar@wisconsin.gov](mailto:Jennifer.Pelczar@wisconsin.gov)>; Chronert, Roxanne N - DNR <[Roxanne.Chronert@wisconsin.gov](mailto:Roxanne.Chronert@wisconsin.gov)>

**Subject:** Workplan Notice to Proceed - One Hour Martinizing, BRRTS # 02-05-217270

Dr. Neziri & Mr. Brand,

The DNR understands that four temporary air treatment units (ATUs) have been ordered and are en route to the One Hour Martinizing site. As discussed in Terracon's workplan, there are five tenant spaces in the main building on the property. Jim's Music occupies 1219 and 1231, One Hour Martinizing occupies 1233, East Spa will be occupying 1235 in January/February of 2023, and Wakanda African Shop will be occupying 1239 S. Military Avenue. Based on review of the workplan and knowledge of previous vapor action level (VAL) exceedances, DNR has the following comments:

1. DNR recommends that more than one ATU be placed in Jim's Music as this tenant space has a large area to cover. There is no mention of treatment within the northern basement of Jim's Music, and this area is occupied and had VAL exceedances. The northern basement at Jim's Music requires reduction in concentrations and an indoor air sample as well.
2. Air treatment within the active drycleaner is not necessary at this time, and DNR has concerns that treatment within the drycleaner may spend the filter very quickly. It may be more worthwhile to place this ATU in the Jim's Music tenant space.
3. Summa Canisters may be in short supply; keep DNR informed if these are difficult to obtain in a timely manner.

4. DNR is still in need of documentation of work (e.g. sealing of possible points of entry) that was performed by SWAT Environmental.

With the comments above, this email may act as your notice to proceed with the work. Please keep Jennie Pelczar, Roxanne Chronert, and me informed of progress. I will be on vacation from December 16<sup>th</sup> until January 2<sup>nd</sup> but will be occasionally checking my email during this time.

Sincerely,  
Josie Schultz

**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

Cell Phone: 920-366-5685

[Josie.Schultz@Wisconsin.gov](mailto:Josie.Schultz@Wisconsin.gov)



[dnr.wi.gov](http://dnr.wi.gov)



1304888.jpg



1304890.jpg



1304891.jpg



1304892.jpg



1304894.jpg





## Catherine Drayna

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**From:** Kylii Grambow  
**Sent:** Thursday, December 15, 2022 2:54 PM  
**To:** Catherine Drayna  
**Subject:** FW: Swat Env. Radon system 1233 S Military Ave Green Bay

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**From:** Jan Perez <[jperez@swatradon.com](mailto:jperez@swatradon.com)>  
**Sent:** Thursday, December 15, 2022 2:13 PM  
**To:** Kylii Grambow <[kgrambow@kellybrandlaw.com](mailto:kgrambow@kellybrandlaw.com)>  
**Subject:** Re: Swat Env. Radon system 1233 S Military Ave Green Bay

Good afternoon, property of 1233 S Military Ave Green Bay WI 54304 we did not generate any type of report for the Vapor Intrusion. If you need information regarding levels please reach out to Tim Welch with Terracon he would be able to help you..... 414-209-7634. Have a good evening!

Thank you,

Jan Perez

SWAT Environmental

16680 W Cleveland Avenue, STE C

New Berlin, WI 53151

262-754-9412

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**From:** Jan Perez <[jperez@swatradon.com](mailto:jperez@swatradon.com)>  
**Sent:** Thursday, December 15, 2022 7:27 AM  
**To:** Kylii Grambow <[kgrambow@kellybrandlaw.com](mailto:kgrambow@kellybrandlaw.com)>  
**Subject:** Re: Swat Env. Radon system 1233 S Military Ave Green Bay

Good morning, I do not have any reports to send to you. The only thing done in 2022 was recaulk. Have a wonderful day!

Thank you,

Thank you,

Jan Perez

SWAT Environmental

16680 W Cleveland Avenue, STE C

New Berlin, WI 53151

262-754-2211

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**From:** Kylii Grambow <[kgrambow@kellybrandlaw.com](mailto:kgrambow@kellybrandlaw.com)>  
**Sent:** Wednesday, December 14, 2022 3:39 PM  
**To:** Jan Perez <[jperez@swatradon.com](mailto:jperez@swatradon.com)>  
**Subject:** RE: Swat Env. Radon system 1233 S Military Ave Green Bay

Hello,

On the technicians notes it says “**All patch work done as pointed out on report.**” Are you aware of any report that would be included when this work was completed? If there is not a report, are you able to write a letter on Swat Environmental’s letter head including such? Also including responses to the questions below.

- What work was done during 2022?
- What work was done during the service call indicated below, or other service calls?
- If *any* report was generated by work done in 2022?
- If no report was generated, can you include the service notes in the letter?

Can you also provide all documentation relating to the Vapor Mitigation System repair work that Swat Environmental performed in 2022?

Thank you!

Sincerely,

Kylii D. Grambow  
[kgrambow@kellybrandlaw.com](mailto:kgrambow@kellybrandlaw.com)  
(920) 230-2100

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**From:** Jan Perez <[jperez@swatradon.com](mailto:jperez@swatradon.com)>  
**Sent:** Wednesday, December 14, 2022 3:02 PM  
**To:** Kylii Grambow <[kgrambow@kellybrandlaw.com](mailto:kgrambow@kellybrandlaw.com)>  
**Subject:** Re: Swat Env. Radon system 1233 S Military Ave Green Bay

Good afternoon, All we did was patch exposed areas around the piping. Please see the attached photos... As for a report I am not sure what report that would be.

Thank you,

Jan Perez

SWAT Environmental

16680 W Cleveland Avenue, STE C

New Berlin, WI 53151

262-754-2211

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**From:** Kylii Grambow <[kgrambow@kellybrandlaw.com](mailto:kgrambow@kellybrandlaw.com)>  
**Sent:** Wednesday, December 14, 2022 2:43 PM  
**To:** Jan Perez <[jperez@swatradon.com](mailto:jperez@swatradon.com)>  
**Subject:** RE: Swat Env. Radon system 1233 S Military Ave Green Bay

You don't often get email from [kgrambow@kellybrandlaw.com](mailto:kgrambow@kellybrandlaw.com). [Learn why this is important](#)

Good afternoon,

I am following up with regard to my previous email. Can you please provide the report and pictures referenced in the technicians notes? Thank you.

Sincerely,

Kylli D. Grambow  
[kgrambow@kellybrandlaw.com](mailto:kgrambow@kellybrandlaw.com)  
(920) 230-2100

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**From:** Kylli Grambow  
**Sent:** Friday, December 9, 2022 9:41 AM  
**To:** Jan Perez <[jperez@swatradon.com](mailto:jperez@swatradon.com)>  
**Subject:** RE: Swat Env. Radon system 1233 S Military Ave Green Bay

Good morning,

Thank you for sending over the information requested so promptly. Can you also provide the report and pictures referenced in the technicians notes, please? Thank you.

Sincerely,

Kylia D. Grambow  
[kgrambow@kellybrandlaw.com](mailto:kgrambow@kellybrandlaw.com)  
(920) 230-2100

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**From:** Jan Perez <[jperez@swatradon.com](mailto:jperez@swatradon.com)>  
**Sent:** Friday, December 9, 2022 9:10 AM  
**To:** Kylia Grambow <[kgrambow@kellybrandlaw.com](mailto:kgrambow@kellybrandlaw.com)>  
**Subject:** Swat Env. Radon system 1233 S Military Ave Green Bay

Good morning, please see the pd invoice for the work done on the property in 2022. These are the technician notes from 5/6/2022( All patch work done as pointed out on report. See attached completed attached photos. Guage reading low on manometer B1 as I can see is there is drain tile in the sump basin and there are new drain tiles installed.)

If anything else is needed please let me know. Have a wonderful day!

Thank you,

Jan Perez

SWAT Environmental

16680 W Cleveland Avenue, STE C

New Berlin, WI 53151

262-754-9412

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Email from outside source.









