



September 29, 2022

Mr. Kelly C. Staat
2309 W. Mangold Avenue
Milwaukee, WI 53221

Subject: First Request: Access for Vapor Intrusion Sampling
2744 W. Layton Ave., Greenfield
Contamination Associated with 2736 W. Layton Ave., Greenfield
DNRBRRTS #: 02-41-558578, FID #: 241439990

Dear Mr. Staat:

On behalf of Milwaukee County, LF Green Development, LLC (LF Green) is conducting an investigation of environmental contamination in your neighborhood. The purpose of this letter is to request permission to test your home for vapor intrusion. This testing is part of an ongoing investigation and cleanup of chlorinated volatile organic compounds at 2736 W. Layton Avenue. We understand that the Wisconsin Department of Natural Resources (WDNR) contacted you regarding access for vapor intrusion sampling in 2019.

Vapor intrusion is the movement of vapors from chemicals in the soil or groundwater into the indoor air. It is very similar to the way that radon gas can move into a home or office. Not only will the results tell us if vapors are present in your home, but they will also help us get a better idea as to whether vapors are a concern to the entire neighborhood.

In 2012, a site assessment was completed on the 2736 W. Layton Ave. property, and soil samples were collected in various locations. These samples identified chlorinated solvents, primarily consisting of Tetrachloroethene (PCE) and Trichloroethene (TCE), at concentrations that exceed WDNR residual contaminant levels in the soil. Milwaukee County acquired the property through tax delinquency foreclosure proceedings and LF Green began investigating the contamination in 2021 on their behalf.

Milwaukee County would like to collect an air sample from the soil beneath your foundation and from the indoor air in your home to determine whether vapors from chemicals used at 2736 W. Layton Avenue may be present in your home and, if so, at what levels. Milwaukee County will pay for the cost of collecting these air samples. It is important that the sampling be conducted to rule out the potential risk to occupants from vapor intrusion.

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The testing procedure includes installing one to two small sampling pins, about the size of a spark plug, in the floor of the basement or lowest level of your home. We will drill a small hole through the concrete, attach a hose to the pin, and collect sub-slab vapors for approximately 30 minutes. We will need to do two rounds of testing, so we will cover the pin with a plastic cap. Once the sampling is completed, we will restore the small hole with concrete patch. We will also collect indoor air samples at the same time. These are canisters about the size of small propane tank you might use for a gas grill. We place each of them in areas on each floor of the building. These samples require a longer collection period and will remain for 24 hours. You will receive a copy of all testing results, along with any recommendations we will have for Milwaukee County.

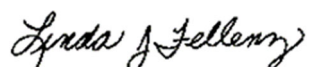
We are requesting permission to conduct sampling at your home, and request that you sign and return the attached agreement within 30 days of the date of this letter, by October 29, 2022. Please send the signed agreement back in the self-addressed envelope provided with this letter. You can also send a scanned PDF copy to me at lfellenz@lfgreendevlopment.com. Additionally, please inform us whether you are occupying the residence or if you have tenants. Lastly, please do not modify the access agreement in any way, as it may void the agreement.

If you have questions or concerns about the wording of the agreement or any other aspect of this request or the testing, please do not hesitate to contact me at (414) 254-4813.

We look forward to working with you on this project. If you have any questions or comments, please feel free to contact us.

Sincerely,

LF Green Development, LLC



Linda J. Fellenz, President
lfellenz@lfgreendevlopment.com
(414) 254-4813

Enclosures: Access Agreement Form & Fact Sheets



ACCESS AGREEMENT FORM

MILWAUKEE COUNTY
ACCESS PERMISSION AGREEMENT

I,-----hereby give permission to Milwaukee County and its employees, duly
(Print Name[s])
authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the home/business
located at 2744 W. Layton Ave., Greenfield, Wisconsin.

and that is owned by _____
(Print Name[s])

The property is located at 2744 W. Layton Ave., Milwaukee County, Wisconsin. The access permission is for the
following purposes: that Milwaukee County may screen the home/business for vapor migration from chlorinated volatile
organic compounds located in the soil, associated with the 2736 W. Layton Ave. property, located near your property. This
permission allows the DNR or its authorized representative to:

- (1) *Install and maintain sub-slab vapor probe into the foundation of the home or business.*
- (2) *Collect at least one (1) vapor sample from the sub-slab probe(s) up to 3 different times of the year.*
- (3) *Collect 24 hour indoor air sample on each level of the home.*
- (4) *Abandon the vapor probe(s) when no longer needed.*

The permission that is granted shall remain in effect until one year from the date of this signing, when the vapor screening
work is expected to be complete. If an extension is necessary to complete the work, Milwaukee County will inform you in
writing.

The property owner agrees not to damage or interfere with the use of any sub-slab probe installed as permitted herein.

IN WITNESS WHEREOF:

Signature of Property Owner

Date

Print Name

Email Address

Mailing Address

Area Code and Telephone Number

TENANT(S) / LESSEE(S) by UNIT NUMBER, ETC.

Name of Tenant(s)/Lessee(s)

Tenant(s) phone number

Tenant(s) email address

Mail or fax correspondence regarding
this site to:

Linda J Fellenz, President
LF Green Development, LLC
3434 Mill Road, Suite 30
Sheboygan, WI 53083
Cell: (414) 254-4813



FACT SHEETS

What is Vapor Intrusion?



Chemicals used in commercial or industrial activities – dry cleaning chemicals, chemical degreasers and petroleum products such as gasoline – are sometimes spilled and leak into nearby soil or groundwater. When this happens, these chemicals may release gases or vapors, which travel from the contaminated groundwater or soil and move into nearby homes or businesses. This is called vapor intrusion.

The process when chemical vapors from contaminated soil or groundwater enter a home or other structure is called vapor intrusion.

Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

Why is vapor intrusion a concern?

Exposure to some chemical gases or vapors can cause an increased risk of adverse health effects. Whether or not a person experiences any health effects depends on several factors, including the amount and length of exposure, the toxicity of the chemical, and the individual's sensitivity to the chemical. When harmful chemical vapor intrusion is the result of environmental contamination, the Wisconsin Department of Natural Resources (DNR) requires that steps be taken to reduce or eliminate exposures which could be harmful to human health.

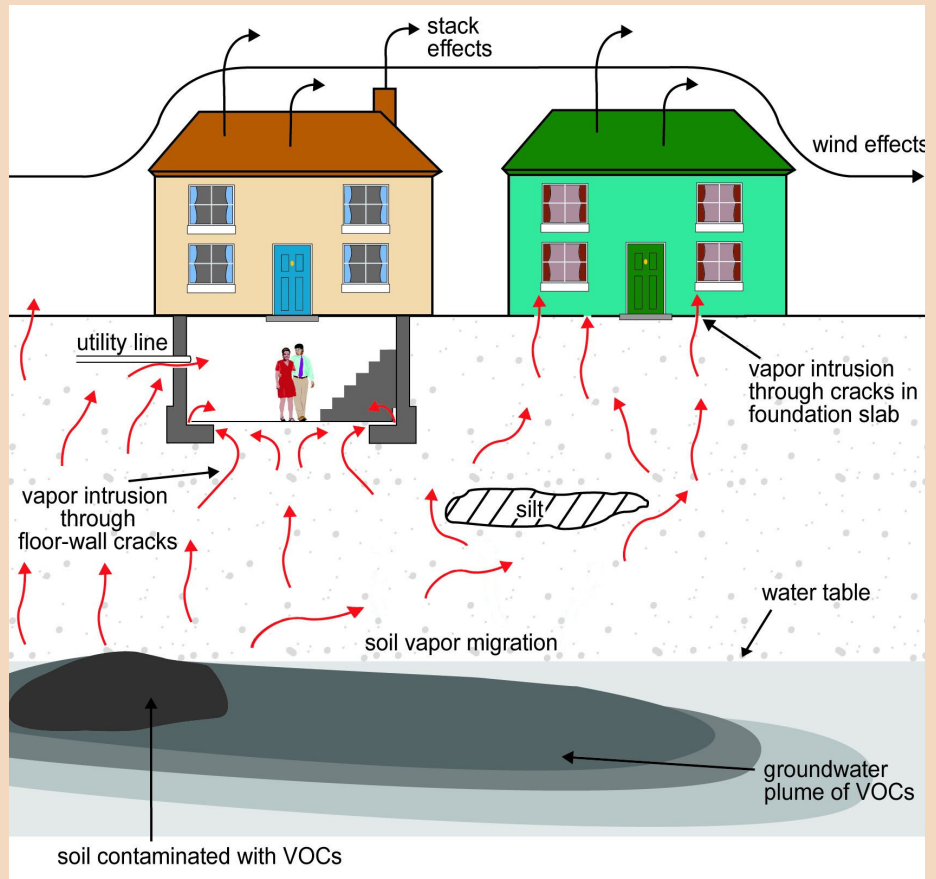
What should I expect if vapor intrusion is suspected near my home or business?

For businesses or other locations where VOC contamination has been found, the DNR requires that the potential for vapor intrusion be investigated. If you live near a site being cleaned up, you may be contacted by the site owner or others working on the cleanup. Your cooperation and consent will be requested before any testing or sampling is conducted on your property. Ask the person contacting you any questions you have about the work being done, or contact the DNR for more information (see DNR contact information on reverse). For more information about testing for vapor intrusion, see DNR-Pub-RR-954, "What to Expect During Vapor Intrusion Sampling."



How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.



Adapted from U.S. Environmental Protection Agency (EPA) graphic.
www.epa.gov/oswer/vaporintrusion/basic.html

Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at dhs.wisconsin.gov, search “Vapor.” For other health-related questions, please contact your local health department: www.dhs.wisconsin.gov/localhealth.

For more DNR information, please visit the DNR’s Remediation and Redevelopment (RR) Program’s Vapor Intrusion page at dnr.wi.gov/topic/Brownfields/Vapor.html.

Additional information can be obtained through the DNR field office in your region. To find the correct office, visit the RR Program Staff Contacts page at dnr.wi.gov/topic/Brownfields/Contact.html or call the RR Program at (608) 266-2111.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

Why Test for Vapor Intrusion?



Vapor intrusion is likely an unfamiliar term to you, and hearing that your property should be tested for possible chemical vapor intrusion may cause you some concern. That is understandable, and this information sheet is designed to answer basic questions many people have. Please refer to DNR PUB-RR-892, “What is Vapor Intrusion?” for a summary discussion of the term “vapor intrusion.”

Most cases of vapor intrusion will pose no immediate threat to your health and safety. However, when other neighborhood properties are contaminated, it is wise to get your home or building tested to determine if there is any cause for concern. If potentially harmful chemical vapors are detected inside your home or building, the Department of Natural Resources (DNR), working in collaboration with other health and environmental professionals, will help you come up with a solution to protect you and your family.

Please consider the following factors when deciding whether to allow access for sampling:

Peace of mind

If there’s a chance that chemical vapor or soil gas is seeping into your home or business, testing can determine whether it really is and to what extent. If testing reveals a problem, then steps can be taken to resolve it, making the indoor air you breathe safer for you and your family. Like radon gas, vapors from nearby soil or groundwater contamination can be diverted from beneath your home or office building and safely expelled into the outdoors, thus improving air quality inside your home or building.

The goal of sampling a residence or business is to eliminate as many of the unknowns as possible and safely address any concerns.

Who pays for testing?

You didn’t cause this problem, so you don’t have to pay for testing just as long as you allow reasonable and timely access to have testing done. The cost of sampling at potentially impacted residences or workplaces, like yours, is covered by the responsible party (the person or business legally obligated to investigate and clean up the contamination). In some cases, it’s paid for directly by DNR, the Department of Health Services (DHS), or some other agency. Vapor sampling will be performed by a professional, and samples will be sent to a specialized lab for analysis.

Trained professionals and experts oversee the process

Multiple state and local agencies often work together to determine if vapor intrusion is a potential health risk in an area. The DNR, DHS, local health officials, the responsible party and environmental consultants are working together to ensure that quality samples are taken and that all results are given extensive review. It is important to gather the information in order to adequately understand if or where there may be a risk of vapor intrusion in your neighborhood.

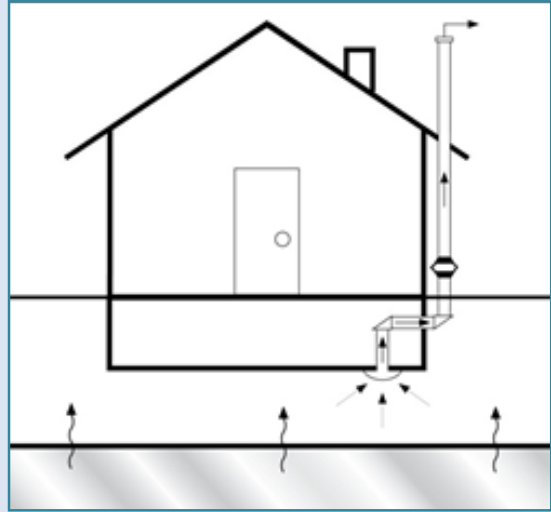


A simple, cost effective solution exists

If vapor intrusion is a problem in a house or building, it can generally be solved by installing a vapor mitigation system. These sub-slab depressurizing systems are similar to those used to eliminate radon gas underneath homes, and have been used for years in a safe and effective manner. If the source of the vapor is tied to a responsible party, they will often pay to have a system installed at your home. The annual upkeep and operation of a typical system is generally less than \$100 per year, mostly for electricity. These annual costs are typically the responsibility of the homeowner.

How will I know if the vapors have been eliminated?

After a vapor mitigation system is installed, follow-up testing of indoor air typically takes place three to six months later. The systems are usually considered permanent fixtures of the building. In cases where the source of the vapor is completely eliminated, the systems should no longer be needed.



If potentially harmful chemical vapor intrusion is detected in a home or business, the most common solution is to install a sub-slab depressurization system. This system captures and redirects soil vapors from below the building foundation before they enter the indoor air. Vapors are vented outside of the building where they disperse into the air and are rendered harmless.

Sub-slab depressurization systems also prevent radon from entering homes, which is an added health benefit in radon-prone areas.

Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at dhs.wisconsin.gov, search “Vapor.” For other health-related questions, please contact your local health department: www.dhs.wisconsin.gov/localhealth.

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