

Scott Walker
Governor



**BRRTS
Duplicate**

DIVISION OF PUBLIC HEALTH

1 WEST WILSON STREET
PO BOX 2859
MADISON WI 53701-2659

Linda Seemeyer
Secretary

State of Wisconsin
Department of Health Services

Telephone: 608-266-1251
Fax: 608-267-2832
TTY: 711 or 800-947-3529

December 22, 2016

Mr. Jeremy Dubois
Steele Street Apartments LLC
1210 W Maple Street
Sturgeon Bay, WI 54235

Dear Mr. DuBois:

The Wisconsin Department of Natural Resources (DNR) recently conducted indoor air sampling at the property located at **111 Steele Street in Algoma, WI**. The air samples were analyzed to evaluate trichloroethylene (TCE), tetrachloroethylene (PCE) and vinyl chloride (VC) exposures to residents in the above referenced property. This work was performed to assess contamination in the soil and groundwater due to historical drycleaner activities at the property. Vapors from these chemicals can migrate from contaminated soils and groundwater into the indoor air of a building. This process is known as vapor intrusion. The investigation is now being expanded to your adjacent building (109 Steele Street) to determine if there are health risks to residents from indoor air exposures at this property.

Based on the levels of contamination found beneath the source property (111 Steele Street), there is a possibility that the levels of vapors in the indoor air in your building are above the levels set by Wisconsin that are considered protective of health. We do not have results yet for the 109 Steele Street property to determine if a health concern exists.

If elevated levels of indoor air contamination are found in your property:

- **Breathing air in the building at 109 Steele Street may be a health hazard for pregnant women and women who may become pregnant because of the potential for TCE exposure to cause health effects to the developing fetus.**
- **For individuals other than pregnant women and women who may become pregnant, exposure to PCE, TCE or VC at the concentrations found in the source property indoor air (111 Steele St.) do not represent an immediate health hazard for adults and children, but could present a long-term health threat if the chemicals are not removed. It is unlikely that the levels in the indoor air at your property (109 Steele St.) are significantly higher than the levels in the source property.**

Based on the sampling results next door, there may be drycleaner chemicals in the indoor air at 109 Steele Street. DNR will be conducting sampling to determine if the chemicals are present at levels that may impact health. Exposure to these chemicals over a long-time without taking steps

to remove them could result in a potential increased risk of long-term health effects to the residents that live there. In addition, there is a potential immediate health risk to a developing fetus as a result of exposures to TCE during the first three weeks of pregnancy. Pregnant women and women who may become pregnant in the near future may want to consider staying out of the property until indoor air levels have been measured.

If contamination is found to be affecting indoor air, a vapor mitigation system will be installed which will prevent vapors from the contaminated soil and groundwater from entering the building, and will reduce indoor air levels to safe levels. Vapor mitigation systems are similar to the type of system used to fix radon hazards in homes. DNR is also working with the adjacent property owner to remove the contamination from beneath the properties.

Please contact Cindy Kinnard with the Kewaunee County Public Health Department at (920) 388-7160 or Adam Streiffer with the Wisconsin Division of Public Health at (608)-266-9337, or adam.streiffer@wisconsin.gov if you have any questions about the health recommendations made in this letter. For questions regarding the on-going remediation efforts, please contact Tauren Beggs, DNR Hydrogeologist at (920) 662-5197 or Tauren.Beggs@wisconsin.gov.

Sincerely,



Adam Streiffer
Health Assessor

Cc: Tauren Beggs, Hydrogeologist, Wisconsin Department of Natural Resources
Cindy Kinnard, Public Health Director, Kewaunee County Public Health Department

Beggs, Tauren R - DNR

From: Cindy Kinnard <kinnardc@kewauneeco.org>
Sent: Friday, December 16, 2016 4:07 PM
To: Beggs, Tauren R - DNR
Subject: Re: RE: Follow up from Call Earlier Today for Vapor at Allyn property, Algoma

Hi Tauren,

I apologize for not getting back to you earlier today, but I am out of the office. I will get in contact with you on Monday morning. I would be happy to assist in any way I can. We do not have an environmental division or sanitarian in our office, but if myself or my staff can be of assistance we certainly are willing to help. Thanks!

Cindy

Cindy Kinnard, RN
Kewaunee County Public Health Dept.
810 Lincoln Street, Kewaunee WI 54216
(920) 388-7160

<https://www.facebook.com/kewauneecountypublichealth>

Beggs, Tauren R - DNR

From: Beggs, Tauren R - DNR
Sent: Friday, December 16, 2016 12:18 PM
To: Streiffer, Adam B - DHS
Subject: RE: Follow up from Call Earlier Today for Vapor at Allyn property, Algoma

Okay thanks, I will follow up with her on Monday then.

We are committed to service excellence.

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

Tauren R. Beggs

Phone: (920) 662-5178

Tauren.Beggs@wisconsin.gov

From: Streiffer, Adam B - DHS
Sent: Friday, December 16, 2016 12:11 PM
To: Beggs, Tauren R - DNR
Subject: RE: Follow up from Call Earlier Today for Vapor at Allyn property, Algoma

FYI... Just called Kewaunee CO. HD

Cindy is out for the week, but will be back Monday.

They also said they don't have a sanitarian, so she is the person who would handle this sort of stuff.

Adam Streiffer, MSPH

Bureau of Environmental and Occupational Health

Wisconsin Dept. of Health Services

608-266-9337 direct

From: Beggs, Tauren R - DNR
Sent: Friday, December 16, 2016 11:45 AM
To: John Emery; Don Brittnacher (Don.Brittnacher@omni.com)
Cc: Streiffer, Adam B - DHS; Kinnard, Cindy
Subject: RE: Follow up from Call Earlier Today for Vapor at Allyn property, Algoma
Importance: High

Attached are a DNR fact sheet explaining vapor intrusion and fact sheets for the chlorinated volatile organic compounds (CVOCs) that are typically found in vapor results. PCE and TCE are the main contaminants of concern for vapor for this site. These can be used to help facilitate notifying tenants and property owners on vapor intrusion. I have not been able to get a hold of Cindy yet at the local health department, so if you need any additional assistance from Adam or I, please let us know. Don, if you haven't already, you should try getting in touch with Cindy as well. Adam and I have emailed her and copied her on our email correspondence so she should have the vapor data and the follow up correspondence. Cindy's contact information is:

Cindy Kinnard, RN
Public Health Director
Kewaunee County Public Health Dept.
810 Lincoln Street, Kewaunee WI 54216
(920) 388-7160

If you need anything else, please let me know.

Thanks,

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

Tauren R. Beggs

Phone: (920) 662-5178

Tauren.Beggs@wisconsin.gov

From: Beggs, Tauren R - DNR

Sent: Thursday, December 15, 2016 4:03 PM

To: 'John Emery'; Don Brittnacher (Don.Brittnacher@omni.com)

Cc: Streiffer, Adam B - DHS; Kinnard, Cindy; Sellwood, Alyssa A - DNR; Borski, Jennifer - DNR

Subject: RE: Follow up from Call Earlier Today for Vapor at Allyn property, Algoma

Good afternoon,

Thanks for participating in the call this morning. I have followed up with Adam Streiffer (DHS), Jennifer Borski (Regional Vapor Intrusion contact) and Alyssa Sellwood (State Vapor Intrusion contact).

Actions Needed Based on Priority of Vapor Concerns:

- 1) Determining the demographics of residents at the apartment complex and vapor sampling at the apartment complex as soon as possible to determine if there are immediate health risks. This should be initiated by the responsible party with assistance from the health department. The local health department (main contact is Cindy Kinnard) has been notified by Adam. The local and/or state health departments can assist with this.
 - In regard to Don's question about sub-slab and indoor air. Sub-slab sampling is used to determine if vapor mitigation is needed for a building and indoor air sampling determines the urgency of the action that needs to be taken to address the vapor issue. Sub-slab is needed for full assessment of the apartment complex. Per follow up discussion with DNR vapor staff, a full assessment of the multi-family apartment complex needs to include two sub-slab vapor sampling points with concurrent indoor air samples (one at the north end and one at the south end of the apartment building). This is due to potential variability in the sub-surface and that the full extent of contamination off-site is currently unknown.
 - At a minimum, at least one sub-slab vapor point with a concurrent indoor air sample needs to be collected at the area closest to the contamination that has migrated from the source property (north end of the apartment building). Another indoor air sample should be collected on the south end of the building as well.
- 2) Getting the vapor mitigation system installed at the source property building should be completed as soon as possible.
 - This is the link to the list of radon contractors available on the Department of Health website: <https://www.dhs.wisconsin.gov/radon/radon-proficiency.htm>. This is where to start looking for vapor intrusion (VI) contractors. To determine if they have experience with vapor mitigation systems like what should be installed at this site, ask if: they have experience installing systems to mitigate chemical vapors, include in their scope of work to do pressure field extension testing to ensure the system is depressurizing the whole building, and will provide documentation (photos, pressure field extension data, etc.) detailing what was completed.
- 3) Indoor air sampling to show that there is no longer an indoor air exceedance at the source property.
 - Short-term ventilation of the building as previously recommended in email correspondence by Adam should be done in the interim to temporarily ventilate the building.
 - After the mitigation system has been operating for a couple months, an indoor air sample needs to be collected on the first floor to show indoor air is no longer exceeding the vapor action level.

If there are questions or further assistance is needed, please feel free to contact me at my phone number below. Previous email correspondence is provided below.

Thanks,

We are committed to service excellence.

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

Tauren R. Beggs

Phone: (920) 662-5178

Tauren.Beggs@wisconsin.gov

Beggs, Tauren R - DNR

From: Streiffer, Adam B - DHS
Sent: Thursday, December 15, 2016 1:20 PM
To: Kinnard, Cindy
Cc: Beggs, Tauren R - DNR
Subject: RE: Vapor Intrusion Site in Algoma

Hi Cindy,

I wanted to give you an update on the vapor intrusion investigation in Algoma. The owner/responsible party of the source property (111 Steel Street) is moving forward with installing a vapor mitigation system in the property to protect the tenants in the two upstairs apartments.

DNR is now starting to investigate the multi-family apartment building next door to find out if the people living there are impacted by the vapors.

If we find that the vapor levels are high in that building, it will also need a mitigation system.

It can be helpful in these situations to have the local health department involved to help communicate with the adjacent property owner and tenants, and to determine the demographics of the tenants.

Do you have a sanitarian or other staff that can assist with the communication?

Our immediate concern is determining if there are pregnant women or women of child bearing age in the multi-family building.

The vapor chemical (trichloroethylene) is suspected to have developmental effects to the fetus in early stages of pregnancy, and we would like to know if there are any individuals that meet this profile.

Thank you,
Adam Streiffer, MSPH
Bureau of Environmental and Occupational Health
Wisconsin Dept. of Health Services
608-266-9337 direct

From: Cindy Kinnard [mailto:Kinnardc@kewauneeco.org]
Sent: Thursday, February 25, 2016 11:48 AM
To: Streiffer, Adam B - DHS
Subject: Re: Vapor Intrusion Site in Algoma

Thanks for the update.

Cindy Kinnard, RN
Public Health Director
Kewaunee County Public Health Dept.
810 Lincoln Street, Kewaunee WI 54216
(920) 388-7160

<https://www.facebook.com/kewauneecountypublichealth>

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>>> "Streiffer, Adam B - DHS" <Adam.Streiffer@dhs.wisconsin.gov> 2/25/2016 11:44 AM >>>

Hi Cindy,

I wanted to let you know about a contaminated site we are working on with DNR in Algoma (111 Steele St, Algoma, WI).

The property is a former dry-cleaner, and was recently found to have elevated levels of environmental contamination in the groundwater and soil beneath the building (including tetrachloroethylene (PCE), trichloroethylene (TCE) and vinyl chloride (VC)).

These chemicals have the potential to cause human health impacts to inhabitants of the property through inhalation of vapors that come off of the soil and groundwater and into the air in the building (called vapor intrusion).

We are working with DNR to evaluate the potential for health impacts from vapor intrusion at this building, and to find out if there are any residents who may be impacted.

The DNR site manager is Tauren R. Beggs (920- 662-5178).

I just wanted to let you know about this site to make sure you are in the loop. There's no action needed at this time. I will keep you posted as we find out more information, and if there is any need for health department involvement.

Please let me know if you have any questions.

Thank you,
Adam Streiffer, MSPH
Bureau of Environmental and Occupational Health
Wisconsin Dept. of Health Services
1 West Wilson Street Room 150
Madison, WI 53701
608-266-9337 direct