From:	Beggs, Tauren R - DNR
To:	sherchelie@aol.com
Cc:	jdubois@stangelcpas.com; Streiffer, Adam B - DHS; Kinnard, Cindy
Subject:	Department of Health Letter for Vapor Intrusion
Date:	Wednesday, December 21, 2016 9:37:00 AM
Attachments:	109 Steel St Algoma-final.pdf

Hi Sherry,

Attached is a letter from the Department of Health Services that explains why we are sampling and potential risks if elevated levels of indoor air contamination is found in the building. I will bring a copy with me to give to you tomorrow when we meet. For individuals that are pregnant or who may become pregnant in the near future are the ones most susceptible to immediate short term risk if air contamination is found. These individuals may want to consider staying out of the property until we determine the results from the indoor air sampling. The letter explains potential risks in more detail. As discussed previously, please have the common household materials removed so we can be ready for sampling tomorrow morning and provide a signed copy of the access agreement. If you have any questions, please let me know.

Thanks,

We are committed to service excellence.
Visit our survey at http://dnr.wi.gov/customersurvey to evaluate how I did.

Tauren R. Beggs
Hydrogeologist & Northeast Region Land Recycling Expert
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
2984 Shawano Ave
Green Bay, WI 54313
Phone: (920) 662-5178
Fax: (920) 662-5197
Tauren.Beggs@wisconsin.gov


dnr.wi.gov


Scott Walker
Governor

Linda Seemeyer
Secretary

DIVISION OF PUBLIC HEALTH

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

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

State of Wisconsin
Department of Health Services

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

From:	Beggs, Tauren R - DNR
To:	"sherchelie@aol.com"
Cc:	"jdubois@stangelcpas.com"; Streiffer, Adam B - DHS; Kinnard, Cindy
Subject:	Indoor Air Sampling Information - Access Agreement, Common Materials to Remove, and Information
Date:	Tuesday, December 20, 2016 11:19:00 AM
Attachments:	household_materials.pdf RR892.pdf RR953.pdf access agreement.pdf

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Hi Sherry,

As discussed, attached is the access agreement, common household materials that may contain volatile organic compounds (VOCs) that need to be removed 24 hours prior to the air sample being collected, and two informational fact sheets – What is Vapor Intrusion? and Why Test for Vapor Intrusion? that can be provided to the tenants. I can also talk to the tenants to help them better understand the situation if that would be of help to you as well. Currently there is only a potential concern that vapors could be an issue in the apartment complex based on the information and data we currently have for the former dry cleaner building next door.

Steps to Take Prior to Sampling:

1) Return Signed Access Agreement via email to me
2) Remove common household materials from the two apartment units #1 and #3, 24 hours prior to sampling, so we can reduce/eliminate interference with the air sampling.
3) Meet with me at the apartment (Cindy Kinnard from the local health department will likely be there with me as well). This would likely be Thursday to allow us the time to get Steps #1 and #2 completed.

Air sampling:
I will be setting up the air sample (Summa) canisters for 24 hour samples in the two apartment units and getting photo documentation of the sampling locations. I will return the following day to collect the canisters from the apartment units, so I can prep them to be sent in for analysis.

Please sign the access agreement and facilitate the removal of household materials, so we can prepare for sampling Thursday.

Thanks,

We are committed to service excellence.
Visit our survey at http://dnr.wi.gov/customersurvey to evaluate how I did.

Tauren R. Beggs
Hydrogeologist & Northeast Region Land Recycling Expert
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
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Phone: (920) 662-5178

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Tauren.Beggs@wisconsin.gov

Common household materials that may contain VOCs

NOTE: Analysis of indoor air should be specific to the VOCs expected from soil and/or groundwater contamination. For example, if chlorinated VOCs are the target chemical, then compounds containing CVOCs should be removed from the building at least 24 hours prior to sampling.

Fuel containers or devices using gasoline, kerosene, fuel oil and products with petroleum distillates:

- paint thinner
- oil-based stains and paint
- aerosol or liquid insect pest products
- mineral spirits
- furniture polishes

Personal care products:

- nail polish
- nail polish remover
- colognes
- perfumes
- rubbing alcohol
- hair spray

Dry cleaned clothes, spot removers, fabric/ leather cleaners
Citrus (orange) oil or pine oil cleaners, solvents and some odor masking products
PVC cement and primer, various adhesives, contact cement, model cement
Paint stripper, adhesive (glue) removers
Degreasers and cleaning solvents, such as:

- aerosol penetrating oils
- brake cleaner
- carburetor cleaner
- commercial solvents
- electronics cleaners
- spray lubricants

Moth balls and moth flakes,
Deodorizers and air fresheners
Aerosol spray products:

- paints
- cosmetics
- automotive products
- leather treatments
- pesticides

Oven cleaners
Carpet/upholstery cleaners
Bathroom cleaner
Appliance cleaner
Furniture/floor polish
Hobby supplies: including solvents, paints, lacquers, glues, photographic darkroom chemicals
Scented trees, potpourri, etc.

PUB-RR-892
Feb 2014

Wisconsin DNR vapor intrusion quick facts

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.

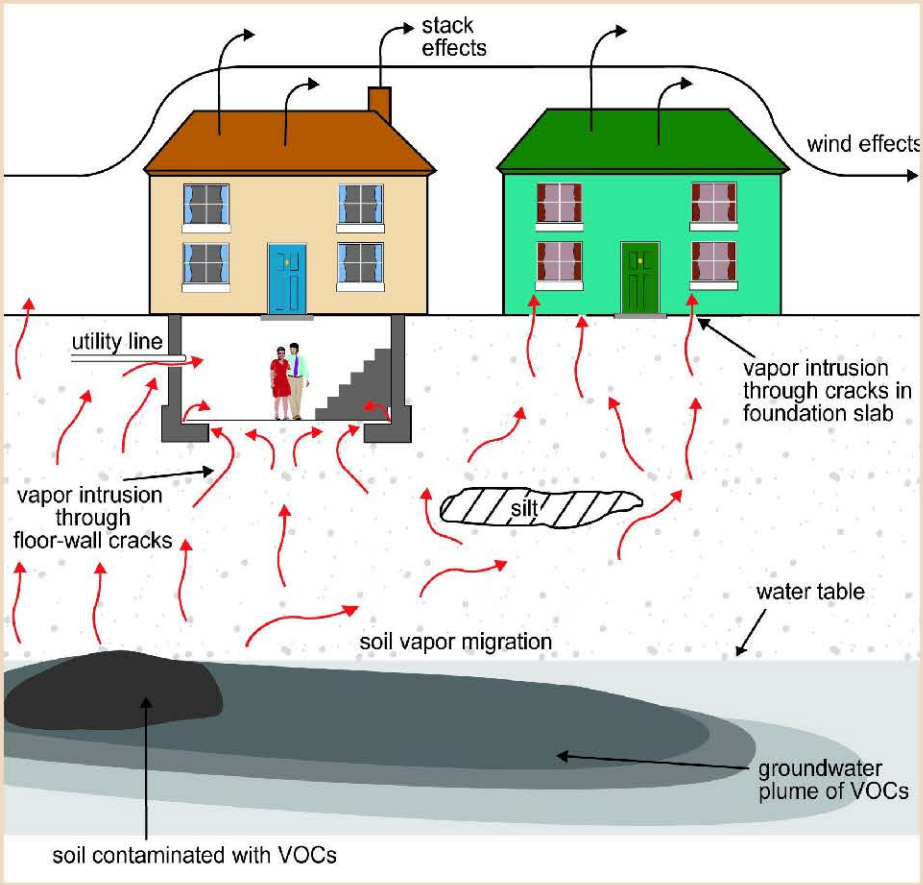
What should I expect if vapor intrusion is suspected near my home or business?

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."

Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov, search "Brownfields"

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.

PUB-RR-953
Feb 2014

Wisconsin DNR vapor intrusion quick facts

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.

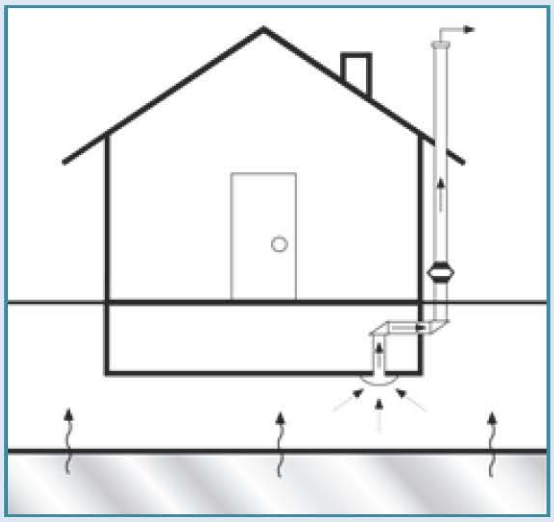
Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov, search "Brownfields"

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**.

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.

Wisconsin Department of Natural Resources
ACCESS PERMISSION AGREEMENT

I, _____hereby give permission to the Wisconsin Department of
(Print Name)

Natural Resources (DNR) and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the home/business located at

109 Steele Street, Algoma, WI 54201

and that is owned by Jeremy DuBois (Property Manager Sherry Young working on behalf of property owner)
(Print Name)

The property has parcel # 201-00330-0700 (alt. parcel # 31 201 Y&S 31) and is located in Kewaunee County, Wisconsin. The access permission is for the following purposes: that the DNR may screen the home/business for vapor migration from chlorinated solvents located in soil and groundwater, associated with the Allyn Property located at 111 Steele St, Algoma, WI located near your property. This permission allows the DNR or its authorized representative to:

(1) Collect two 24 hour indoor air samples within the apartment complex, either on individual floors, in individual apartment units or in close proximity to individual apartment units and taking photo documentation.

(2) Return to the property to collect indoor air sample Summa canisters after the 24 hour sample has been collected.

The permission that is granted shall remain in effect until December 23, 2016 when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, DNR will inform you in writing.

The property owner agrees not to damage or interfere with the use of the Summa air canisters 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 email correspondence regarding this site to:

WI Dept. of Natural Resources
ATTN: Tauren R. Beggs
2984 Shawano Ave
Green Bay, WI 54313
Tauren.Beggs@wisconsin.gov