

Beggs, Tauren R - DNR

From: Beggs, Tauren R - DNR
Sent: Monday, November 5, 2018 4:23 PM
To: Hedman, Curtis J - DHS
Cc: 'Chris Rogers'
Subject: RE: Algoma adjacent properties

Great, thanks for the update Curtis!

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: Hedman, Curtis J - DHS
Sent: Monday, November 5, 2018 3:38 PM
To: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Cc: 'Chris Rogers' <Chris.Rogers@omni.com>
Subject: RE: Algoma adjacent properties

Hi Tauren/Chris –

Update on 117 Steele Street – The owner just phoned me and let me know that he and his wife have been on vacation and are returning on November 19th. A neighbor watching over their home let them know about the materials I left last week. They plan to reach out to me once they are back home to complete the access agreement for that building they should also be available after that to allow access once the sampling event is scheduled.

Best Regards,

Curtis

Curtis Hedman, Ph.D.
Toxicologist
Bureau of Environmental and Occupational Health
Division of Public Health, Wisconsin Department of Health Services
1 W Wilson St, Rm 150
Madison, WI 53701

Phone: 608-266-6677
FAX: 608-267-4853

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Beggs, Tauren R - DNR

From: Hedman, Curtis J - DHS
Sent: Monday, November 5, 2018 12:50 PM
To: Beggs, Tauren R - DNR
Subject: FW: Algoma adjacent properties
Attachments: Agreement.pdf; dnr RR-067_filled_allyn algoma.pdf; RR976_access agreement Allyn Property.docm; Note left for 117 Steele St Owner.jpg

Hi Tauren,

Please see attached for the signed access agreement for 109 Steele Street. I also visited the address listed as owning 117 Steele Street (N6438 Hwy 42) while there last Wednesday, but was not able to make contact. I left documentation and a note (attached) behind at this address, but have not heard back from them yet. Let me know if the engineering firm would like further follow up with this address from DHS and/or local health to try and obtain an access agreement.

Thanks and best regards,

Curtis

Curtis Hedman, Ph.D.
Toxicologist
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From: Chris Rogers [mailto:Chris.Rogers@omni.com]
Sent: Wednesday, October 31, 2018 10:25 AM
To: Hedman, Curtis J - DHS
Subject: Fwd: Algoma adjacent properties

Sent from my iPhone

Begin forwarded message:

From: John Emery <emery.ja@gmail.com>
Date: September 18, 2018 at 2:00:07 PM CDT
To: Chris Rogers <Chris.Rogers@omni.com>
Subject: Algoma adjacent properties

Hi Chris - Here's the data I have for you to work with:

109 Steele St
Steele St Apartments
1210 Maple St
Sturgeon Bay, WI. 54235
Owner: Jeremy DuBois,
920-559-0153, jdubois@stangelecpas.com
Manager: Sherry Young,
920-559-6166,
sherchellie@aol.com

117 Steele St
Becandy Properties
N6438 Hwy 42
Algoma, WI 54201

Tried to find out more about 117 but this is all could get from city hall.

Talk to you later,
John

This email is subject to OMNNI Associates, Inc. Electronic File Disclaimer. For full disclaimer see http://www.omnni.org/legal/OMNNI_Email_Disclaimer.pdf

or intrusion hap



Pipe pathways
Underground chemical vapors sometimes move along porous soil surrounding utility pipes.

Backfill paths
Sand or gravel fill easier for soil vapors



STATE OF WISCONSIN
DEPARTMENT OF HEALTH SERVICES

CURTIS HEDMAN, PH.D.
TOXICOLOGIST
ENVIRONMENTAL AND OCCUPATIONAL HEALTH
DIVISION OF PUBLIC HEALTH

1 WEST WILSON STREET, ROOM 150
P.O. BOX 2859
MADISON, WI 53701-2859

cell (608) 712-8967
PHONE: 608-266-8877
FAX: 608-267-4853
curtis.hedman@wisconsin.gov

10/31/17
2:1 PM

Good Afternoon,
I was given this address for
Beardy Properties, which is
listed as owning 111 Steele St, Algoma.
I am assisting a vapor intrusion
investigation for 109 Steele St. today
and would like to discuss this project
with you in more detail. Please give me
a call at the cell number written on the
attached card, or my office number if
after today. See enclosed for
more info.

Thank you!
Curtis Hedman



Vapor Intrusion Investigation – Information Sheet for Neighbors

Environmental cleanup activities in your area

An environmental investigation is underway in your neighborhood. Environmental investigations involve many different people, and it can be confusing to know who is doing what and why. **The back of this letter includes general information about this project as well as key parties and their contact information.** Please feel free to get in touch with these people to ask questions.

Migrating soil gas contamination

When environmental contamination migrates through soil, groundwater, or utility trenches, away from the property it started on, it can affect nearby properties. **The party responsible for the source of the contamination is required by state law to investigate and clean up hazardous substances in the environment.** They are also responsible for reducing potentially harmful health effects of the contamination at affected properties.

One possible harmful effect occurs when gases (vapors) from underground contamination migrate upward into the indoor air of houses and buildings. **Gases in soil can get into buildings through tiny cracks in a foundation or basement wall, utility service lines, sump pumps, etc. This is often referred to as vapor intrusion, and it is similar to how naturally occurring radon gas gets into houses and buildings.**

Testing to see if vapor intrusion exists at certain houses and buildings is a standard part of most environmental investigations. Allowing environmental professionals to sample air inside and underneath your house or building will let you know if there are any harmful vapors in the soil gas that could affect your indoor air quality and your health. **These samples will be sent to a Wisconsin-certified laboratory for analysis to determine if any follow-up action is necessary.**

If there is a soil gas problem at your house or building, the responsible party is required to fix the problem. Often this means that the responsible party will hire contractors and obtain your permission to install a vapor mitigation system on your home or building to prevent soil gases from getting indoors. These are similar to radon mitigation systems found in many homes, but even houses with radon systems should still be tested during the environmental investigation.

Permission may be requested to access your property

Environmental contamination often migrates, and it does not stop at property boundaries. **The party responsible for the contamination is required by state law to seek permission to access other properties to investigate how far contamination has migrated.**

If access is needed to your property, the responsible party or environmental professional should provide you a written property access agreement to sign. **DNR recommends that you grant permission and allow qualified environmental professionals working for the responsible party to sample and test the air inside and underneath your house or building.**

We recognize that you may still have questions or concerns. **Please contact the environmental consultant or DNR project manager listed on the back with your questions and requests for additional information.**

Vapor Intrusion Investigation — Information Sheet for Neighbors

DATE 10/31/2018

SITE NAME & ADDRESS Allyn's LLC (Former Algoma Cleaners)
111 Steele St., Algoma, WI

DNR ACTIVITY (BRRTS) NUMBER 02-31-564071

For more information about this investigation and cleanup project go to dnr.wi.gov and search for "cleanup database" or "RR sites map"

BRRTS on the Web is the DNR's database of contaminated sites
Enter the activity number or the site address

RR Sites Map is the DNR's interactive map of contaminated sites
Enter site address, or zoom in to your neighborhood to find the site

PEOPLE TO CONTACT WITH YOUR QUESTIONS

ROLE	WHAT THEY DO	CONTACT PERSON & COMPANY	PHONE & EMAIL (if available for contact)
Responsible Party	Person or entity responsible for investigating and cleaning up the contamination	Allyn's LLC John Emery	
Environmental Consultant	Technical expert hired by Responsible Party or DNR to conduct the investigation and cleanup work	OMNNI Associates, Inc. Christopher Rogers, P.G.	(920) 830-6331 Chris.Rogers@omnni.com
DNR Project Manager	Regulator and contact person for questions on environmental cleanup status and overall process	Tauren Beggs	(920) 662-5178 Tauren.Beggs@wi.gov
Dept. of Health Services	Contact person for questions on health risks associated with exposure to chemical vapors	Curtis Hedman, PhD	(608) 266-6677 Curtis.Hedman@wi.gov

WHO HIRED THE ENVIRONMENTAL CONSULTANT? Responsible Party DNR Other _____

Additional resources on vapor intrusion

For more information on vapor intrusion go to dnr.wi.gov and search for "vapor intrusion"

To view a short video about vapor intrusion go to dnr.wi.gov and search for "vapor intrusion 101"

Checked boxes indicate DNR and DHS fact sheets are enclosed

- What is vapor intrusion?
 Why test for vapor intrusion?
 Who should I contact about vapor intrusion investigations?
 What to expect during vapor intrusion sampling
 Environmental contamination and your real estate
 WI Dept. of Health Services handouts

ACCESS PERMISSION AGREEMENT

I, Jeremy DuBois (Print Name) hereby give permission to the OMNNI Associates, Inc.

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

(ADDRESS) 109 Steele St. Algoma WI 54204

and that is owned by Steele Street Apartments, LLC (Print Name)

The property is located in the City of Algoma in Kewaunee County, Wisconsin. The access permission is for the following purposes: that OMNNI Associates, Inc. or its authorized representative may screen the home/business for vapor migration from perchloroethylene located in soil, associated with the Allyn property (former Algoma Cleaners) located near your property. This permission allows the OMNNI Associates, Inc. or its authorized representative to:

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

The permission that is granted shall remain in effect until _____ when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, OMNNI Associates, Inc. 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]
Signature of Property Owner

Jeremy DuBois
Print Name

1210 W. Maple St. Sturgeon Bay, WI 54235
Mailing Address

920-559-0153
Area Code and Telephone Number

10-31-18
Date

jdubois@stangelcpas.com
Email Address

Mail correspondence regarding this site to:

Attn: Christopher J. Rogers, P.G.
 OMNNI Associates, Inc.
 One Systems Drive
 Appleton, WI 54914

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

Name of Tenant(s)/Lessee(s)

Tenant(s) phone number

Tenant(s) email address

Beggs, Tauren R - DNR

From: Hedman, Curtis J - DHS
Sent: Thursday, October 25, 2018 4:26 PM
To: 'Chris Rogers'
Cc: Beggs, Tauren R - DNR; Kinnard, Cindy
Subject: RE: Update on 111 Steele Street - Allyn Property

Good Afternoon Chris,

I spoke with the Health Officer/Health Director for the Kewaunee County Public Health Department, Cindy Kinnard. She is unfortunately not available on those days, but she is open to my being on hand for a site visit next week Wednesday in case any health related questions come up regarding this project as you perform your drilling activities. I will bring along some vapor intrusion educational materials and access agreement forms along with me. If we are not able to connect with the building managers while I am there next week, Cindy and I can collaborate to follow up with them in November.

I will be in touch early next week to coordinate Wednesday's visit.

Best Regards,

Curtis

Curtis Hedman, Ph.D.
Toxicologist
Bureau of Environmental and Occupational Health
Division of Public Health, Wisconsin Department of Health Services
1 W Wilson St, Rm 150
Madison, WI 53701

Phone: 608-266-6677
FAX: 608-267-4853

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From: Chris Rogers [mailto:Chris.Rogers@omni.com]
Sent: Wednesday, October 24, 2018 11:16 AM
To: Hedman, Curtis J - DHS
Cc: Beggs, Tauren R - DNR
Subject: Update on 111 Steele Street - Allyn Property

Good Morning Curtis,

I wanted to reach out to you and see if you were able to make contact with your colleague regarding the former drycleaning site in Algoma, Wisconsin.

We are planning on conducting the drilling next Wednesday (carryover into Thursday if need be). Initially when we talked, you thought we may be able to at least get a site visit then. Do you know if that is still a possibility?

Thank you very much!

Chris

CHRISTOPHER J. ROGERS, P.G.

Project Manager / Hydrogeologist



OMNI ASSOCIATES, INC.

ONE SYSTEMS DRIVE, APPLETON, WI 54914

P:920-830-6331

C: 920-203-8374

Check us out on:

[Website](#) | [Facebook](#) | [Twitter](#)

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Beggs, Tauren R - DNR

From: Beggs, Tauren R - DNR
Sent: Monday, October 15, 2018 10:25 AM
To: Hedman, Curtis J - DHS
Subject: FW: Kewaunee County Health Department Contact Information

Hi Curtis,

Thanks for the call today, below is the contact information for Cindy Kinnard at the Kewaunee County Health Department.

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: Thursday, December 15, 2016 11:12 AM
To: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Subject: Vapor Intrusion/ Radon Contractors

Hi Tauren,

Here is our list of Radon contractors. This is where I would go to start looking for a VI contractor.

<https://www.dhs.wisconsin.gov/radon/radon-proficiency.htm>

I will also give Kewaunee Co. health dept a call to give an update, and find out if they'd like to be involved.

For reference, the health officer is:

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

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

Beggs, Tauren R - DNR

From: Hedman, Curtis J - DHS
Sent: Friday, October 12, 2018 7:02 PM
To: Chris Rogers
Cc: Beggs, Tauren R - DNR
Subject: RE: Vapor Intrusion Assessment relating to 111 Steele Street, Algoma WI
Attachments: image001.jpg

Hi Chris,

I will reach out to you and Tauren on Monday to discuss these plans further.

Best,

Curtis

From: Chris Rogers [Chris.Rogers@omni.com]
Sent: Friday, October 12, 2018 1:15 PM
To: Hedman, Curtis J - DHS
Cc: Beggs, Tauren R - DNR
Subject: RE: Vapor Intrusion Assessment relating to 111 Steele Street, Algoma WI

Good Afternoon Curtis,

I wanted to reach out to you in regard to the DNR open case at 111 Steele Street in Algoma, WI. Back in 2016 it looks like DHS assisted Tauren Beggs (with the DNR) coordinate some vapor sampling at an off-site property (109 Steele St).

We are entering the next round of investigation and would like to conduct a sub slab vapor sampling event at 2 of the adjacent properties (109 Steele St where the initial Indoor Air sampling event occurred) and 117 Steele St./923 Fremont St. (to the west).

Is this something you or one of your colleagues at DHS may be able to assist us with? If so, in what capacity would you be able to provide assistance (i.e. contacting property owners, access agreements, educational material to residents etc.)?

This may be short notice, but we have a tentative date set up for October 31/November 1. We can certainly push that date out a bit if we cannot get things lined up in time.

Thank you,
Chris

CHRISTOPHER J. ROGERS, P.G.
Project Manager / Hydrogeologist

[LittleColor]

OMNNI ASSOCIATES, INC.
ONE SYSTEMS DRIVE, APPLETON, WI 54914
P:920-830-6331