

From: Campoli, Karen L - DNR
Sent: Tuesday, March 16, 2021 4:20 PM
To: Chad Fradette; Honea, William
Cc: Schultz, Josie M - DNR
Subject: FW: Next Steps for VI - Sturgeon Bay Launderers & Cleaners 02-15-576022

Hi Chad and Bill,

I spoke with our vapor team to discuss the proposed work plan, at this time, the DNR does not approve of the proposed work plan. We will need to see a revised work plan and documentations of access attempts for the off-site property. Please see the summary below which states that sub-slab samples are recommended within the on-site building as well as within the off-site building.

Please feel free to contact Josie Schultz or myself with any questions regarding vapor sampling, gaining access and the requested revisions.

Thank you,

We are committed to service excellence.

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

Karen L. Campoli

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From: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>
Sent: Tuesday, March 16, 2021 12:53 PM
To: Campoli, Karen L - DNR <karen.campoli@wisconsin.gov>
Subject: Next Steps for VI - Sturgeon Bay Launderers & Cleaners 02-15-576022

Hi Karen,

Thank you for discussing the workplan for vapor sampling at the Sturgeon Bay Launderers & Cleaners Site. As discussed, DNR doesn't recommend soil gas sampling in lieu of sub-slab sampling, as soil gas sampling does not offer the same conditions and quality data as sampling vapor accumulation beneath a slab. Sub-slab sampling will be required at the on-site building located at 7 S. 2nd Ave, and off-site property located at 111 Michigan St in Sturgeon Bay.

You had mentioned that the off-site property located at 111 Michigan Street has denied access, however it sounds like it may have been a verbal request for access, and no access agreement was provided to the property owner. The RP and/or their representative are required to attempt to obtain signed off-site property access agreements through multiple, good-faith efforts. At a minimum, the RP must provide two written requests to the off-site property owner in attempt to obtain signed off-site property access agreements, and provide copy of letters and proof of receipts to DNR PM (e.g. certified mail receipt or signature and date acknowledging receipt during in-person visit). If after two attempts access is still denied, DNR is required to consult with Department of Health Services (DHS), and potentially local health, before DNR sends a third and final request for access via certified mail. The consultant and/or RP can find outreach tools including template letters and access agreements on DNR

website at <https://dnr.wisconsin.gov/topic/Brownfields/Vapor.html>, under the *Community Outreach* tab.

Sampling at these two properties should follow [RR-986](#) sub-slab vapor sampling procedures, including:

- Three sub-slab probes per 5,000 sf with one probe for each additional 2,000 sf;
- two rounds of 30-minute sub-slab sampling, with at least one round performed during heating season (i.e. winter);
- proper leak testing on both the sample train and sample probe; and
- sample analysis should be limited to the contaminants of concern; CVOCs (i.e. PCE, TCE, DCE, and Vinyl Chloride).

Please let the consultant and/or RP know that they can contact me directly if they have questions about the vapor sampling requirements, or gaining access.

Thanks,
Josie

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Josie M. Schultz

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