



August 22, 2023

Candace Buggs
6505 28th Avenue
Kenosha, WI 53143

SUBJECT: Introduction and Request for Property Access - Reply Requested by **September 6, 2023**

Dear Candace,

The Wisconsin Department of Natural Resources (DNR) is leading an investigation of environmental contamination in your neighborhood with support from our partners at the Department of Health Services (DHS). The purpose of this letter is to introduce the current understanding of the issue and request permission for the DNR to test your property for the presence of chlorinated volatile organic compounds (CVOCs) including trichloroethylene (TCE) and tetrachloroethylene (PCE). This testing is part of an assessment of CVOC contamination identified on a nearby property and presumed to originate from the former Werner's Cleaners located at 6415 28th Avenue, Kenosha, WI (Werner's Property).

TCE is a contaminant that is a concern for human health with both short duration (acute) exposure health risks and long-duration (chronic) exposure health risks. Please see the attached fact sheets, *TCE in the Air from DHS and ToxFAQs for TCE and PCE by the Agency for Toxic Substances and Disease Registry (ATSDR)*.

Vapor intrusion is the movement of vapors from chemicals in the soil, groundwater, or utilities into the indoor air. It is very similar to the way that radon gas can move into a home or office. The results from the proposed air sampling will tell us if vapors are present in your home and guide DNR and DHS on next steps. Please see the attached fact sheet, *What Is Vapor Intrusion?* for more information.

The Werner's Property is listed in city and telephone directories under a variety of names from at least 1933 to 1984 as uniform rental, dry cleaner, and drapery cleaner and understood to have operated until or shortly before 2016 when building was destroyed by fire. CVOC contamination is commonly associated with the activities formerly conducted at the former Werner's Property. Limited sampling at the Werner's Property found PCE and TCE in soil, no groundwater sampling took place. The contamination was reported to the DNR, and the Werner's case was opened on May 3, 2016 (BRRTS# 02-30-577102). CVOC contamination has also been identified in groundwater at the Clark Station site at 2710 Roosevelt Road (BRRTS # 03-30-002417), which lies about 750 feet south of the former

Werner's Property site. It is currently unclear whether the CVOC groundwater contamination identified at the Clark Station site is migrating from the Werner's Property or is the result of a separate source.

Information about the Werner's Property is tracked in the DNR's Bureau for Remediation and Remediation Tracking System (BRRTS) on the Web (BOTW) with Activity Name "Werners Cleaners," BRRTS No. 02-30-577102 and the Clark Station site is tracked with the Activity Name "Clark Station #1602," BRRTS No. 03-30-002417. Go to dnr.wi.gov, search "BOTW," and type in the Activity Name or BRRTS No. for additional information regarding the sites.

The DNR and its environmental contractor, The Sigma Group, would like to collect air samples from within the soil beneath your foundation and from the indoor air at your property located at 6505 28th Avenue Kenosha, WI to determine whether vapors from chemicals formerly used at the Werner's Property may be present at your property and, if so, at what levels. There is no cost to you for this work.

In addition to the requested sampling at your property, you may see technicians testing other homes in the neighborhood and collecting samples from the sewers in the road or from the City of Kenosha right-of-way between sidewalks. These tests will help us determine if CVOC contamination is moving through the soil as a vapor and accumulating beneath homes and/or moving through the sanitary sewer and potentially entering your home through the sewer lines. This testing will also provide us with a more accurate picture of where and whether CVOC vapors are a concern to the neighborhood.

Enclosed are two copies of an access agreement for your review and signature. To assist our coordination efforts, we request to receive your signed access agreement by **September 6, 2023**. Please send one copy of the signed agreement back in the self-addressed, stamped envelope provided with this letter and retain a copy for your records. If preferred, you may instead send a scanned PDF copy to the DNR and The Sigma Group at joseph.martinez@wisconsin.gov and Steve Meer at smeer@thesigmagroup.com. Do not modify the access agreement in any way, as it may void the agreement. Once received, Mr. Meer or a member of his staff will contact you to schedule the sampling.

At this time, only a limited number of homes are recommended for sampling in your neighborhood based on the currently available information. If you or your neighbors would find a public informational meeting useful, the DNR will work with the City to schedule a time and location to meet with you. Regardless, we can be reached by telephone or email to answer any questions using the information below.

DNR will continue to share information with you as the work progresses. Contacts are included on the next page for your use.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Martinez', with a long horizontal flourish extending to the right.

Joseph Martinez
Hydrogeologist - Remediation & Redevelopment Program
Southeast Region

Encl. Fact Sheets:

TCE in the Air (DHS)

Tetrachloroethylene-ToxFAQs (ATSDR)

Trichloroethylene-ToxFAQs (ATSDR)

What is Vapor Intrusion (DNR PUB RR-892)

CC:

Christopher Diakoumakos, Werner's Property Owner and Responsible Party - jydamos@gmail.com

John Butz, Responsible Party - jbutz@baytowel.com

Jeremiah Yee, DHS – Jeremiah.Yee@dhs.wisconsin.gov

Steve Meer, SIGMA – smeer@thesigmagroup.com

Don Gallo, Responsible Party Attorney - don.gallo@dgallolaw.com

Richard Baron, Responsible Party Attorney - rbaron@fbmjlaw.com

Contacts for Vapor Intrusion Investigation in West Allis, Wisconsin – April 2023

DNR



Vapor Intrusion Investigation Lead – contact for current investigation questions and contact for site discovery or responsibility questions

Joseph Martinez

Phone: (414) 218-6042

Email: joseph.martinez@wisconsin.gov

DHS



Toxicologist – contact for health-related questions

Dr. Jeremiah Yee

Phone: 608-266-3139

Email: Jeremiah.Yee@dhs.wisconsin.gov

SIGMA

Project Manager – contact for logistical coordination

Steve R. Meer

Phone: (414) 643-4124

Mobile: (414) 588-8910

Email: smeer@thesigmagroup.com



August 22, 2023

Amanda Babic
6501 28th Avenue
Kenosha, WI 53143

SUBJECT: Introduction and Request for Property Access - Reply Requested by **September 6, 2023**

Dear Amanda Babic,

The Wisconsin Department of Natural Resources (DNR) is leading an investigation of environmental contamination in your neighborhood with support from our partners at the Department of Health Services (DHS). The purpose of this letter is to introduce the current understanding of the issue and request permission for the DNR to test your property for the presence of chlorinated volatile organic compounds (CVOCs) including trichloroethylene (TCE) and tetrachloroethylene (PCE). This testing is part of an assessment of CVOC contamination identified on a nearby property and presumed to originate from the former Werner's Cleaners located at 6415 28th Avenue, Kenosha, WI (Werner's Property).

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Information about the Werner's Property is tracked in the DNR's Bureau for Remediation and Remediation Tracking System (BRRTS) on the Web (BOTW) with Activity Name "Werners Cleaners," BRRTS No. 02-30-577102 and the Clark Station site is tracked with the Activity Name "Clark Station #1602," BRRTS No. 03-30-002417. Go to dnr.wi.gov, search "BOTW," and type in the Activity Name or BRRTS No. for additional information regarding the sites.

The DNR and its environmental contractor, The Sigma Group, would like to collect air samples from within the soil beneath your foundation and from the indoor air at your property located at 6501 28th Avenue Kenosha, WI to determine whether vapors from chemicals formerly used at the Werner's Property may be present at your property and, if so, at what levels. There is no cost to you for this work.

In addition to the requested sampling at your property, you may see technicians testing other homes in the neighborhood and collecting samples from the sewers in the road or from the City of Kenosha right-of-way between sidewalks. These tests will help us determine if CVOC contamination is moving through the soil as a vapor and accumulating beneath homes and/or moving through the sanitary sewer and potentially entering your home through the sewer lines. This testing will also provide us with a more accurate picture of where and whether CVOC vapors are a concern to the neighborhood.

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Sincerely,



Joseph Martinez
Hydrogeologist - Remediation & Redevelopment Program
Southeast Region

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DNR



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Joseph Martinez

Phone: (414) 218-6042

Email: joseph.martinez@wisconsin.gov

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Email: smeer@thesigmagroup.com



August 22, 2023

James Fraid
6605 28th Avenue
Kenosha, WI 53143

SUBJECT: Introduction and Request for Property Access - Reply Requested by **September 6, 2023**

Dear James,

The Wisconsin Department of Natural Resources (DNR) is leading an investigation of environmental contamination in your neighborhood with support from our partners at the Department of Health Services (DHS). The purpose of this letter is to introduce the current understanding of the issue and request permission for the DNR to test your property for the presence of chlorinated volatile organic compounds (CVOCs) including trichloroethylene (TCE) and tetrachloroethylene (PCE). This testing is part of an assessment of CVOC contamination identified on a nearby property and presumed to originate from the former Werner's Cleaners located at 6415 28th Avenue, Kenosha, WI (Werner's Property).

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Werner's Property site. It is currently unclear whether the CVOC groundwater contamination identified at the Clark Station site is migrating from the Werner's Property or is the result of a separate source.

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The DNR and its environmental contractor, The Sigma Group, would like to collect air samples from within the soil beneath your foundation and from the indoor air at your property located at 6605 28th Avenue Kenosha, WI to determine whether vapors from chemicals formerly used at the Werner's Property may be present at your property and, if so, at what levels. There is no cost to you for this work.

In addition to the requested sampling at your property, you may see technicians testing other homes in the neighborhood and collecting samples from the sewers in the road or from the City of Kenosha right-of-way between sidewalks. These tests will help us determine if CVOC contamination is moving through the soil as a vapor and accumulating beneath homes and/or moving through the sanitary sewer and potentially entering your home through the sewer lines. This testing will also provide us with a more accurate picture of where and whether CVOC vapors are a concern to the neighborhood.

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Hydrogeologist - Remediation & Redevelopment Program
Southeast Region

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Project Manager – contact for logistical coordination

Steve R. Meer

Phone: (414) 643-4124

Mobile: (414) 588-8910

Email: smeer@thesigmagroup.com



August 22, 2023

Lisa Fosbrook
6607 28th Avenue
Kenosha, WI 53143

SUBJECT: Introduction and Request for Property Access - Reply Requested by **September 6, 2023**

Dear Lisa,

The Wisconsin Department of Natural Resources (DNR) is leading an investigation of environmental contamination in your neighborhood with support from our partners at the Department of Health Services (DHS). The purpose of this letter is to introduce the current understanding of the issue and request permission for the DNR to test your property for the presence of chlorinated volatile organic compounds (CVOCs) including trichloroethylene (TCE) and tetrachloroethylene (PCE). This testing is part of an assessment of CVOC contamination identified on a nearby property and presumed to originate from the former Werner's Cleaners located at 6415 28th Avenue, Kenosha, WI (Werner's Property).

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In addition to the requested sampling at your property, you may see technicians testing other homes in the neighborhood and collecting samples from the sewers in the road or from the City of Kenosha right-of-way between sidewalks. These tests will help us determine if CVOC contamination is moving through the soil as a vapor and accumulating beneath homes and/or moving through the sanitary sewer and potentially entering your home through the sewer lines. This testing will also provide us with a more accurate picture of where and whether CVOC vapors are a concern to the neighborhood.

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Sincerely,

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Joseph Martinez
Hydrogeologist - Remediation & Redevelopment Program
Southeast Region

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SIGMA

Project Manager – contact for logistical coordination

Steve R. Meer

Phone: (414) 643-4124

Mobile: (414) 588-8910

Email: smeer@thesigmagroup.com



August 22, 2023

Khatra and Dhanoa LLC
2710 Roosevelt Road
Kenosha, WI 53143

SUBJECT: Introduction and Request for Property Access - Reply Requested by **September 6, 2023**

Dear Khatra and Dhanoa LLC,

The Wisconsin Department of Natural Resources (DNR) is leading an investigation of environmental contamination in your neighborhood with support from our partners at the Department of Health Services (DHS). The purpose of this letter is to introduce the current understanding of the issue and request permission for the DNR to test your property for the presence of chlorinated volatile organic compounds (CVOCs) including trichloroethylene (TCE) and tetrachloroethylene (PCE). This testing is part of an assessment of CVOC contamination identified on a nearby property and presumed to originate from the former Werner's Cleaners located at 6415 28th Avenue, Kenosha, WI (Werner's Property).

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The DNR and its environmental contractor, The Sigma Group, would like to collect groundwater samples from existing monitoring wells and air samples from within the soil beneath your foundation and from the indoor air at your property located at 2710 Roosevelt Road Kenosha, WI to determine whether contaminated groundwater and vapors from chemicals formerly used at the Werner's Property may be present at your property and, if so, at what levels. There is no cost to you for this work.

In addition to the requested sampling at your property, you may see technicians testing other homes in the neighborhood and collecting samples from the sewers in the road or from the City of Kenosha right-of-way between sidewalks. These tests will help us determine if CVOC contamination is moving through the soil as a vapor and accumulating beneath homes and/or moving through the sanitary sewer and potentially entering your home through the sewer lines. This testing will also provide us with a more accurate picture of where and whether CVOC vapors are a concern to the neighborhood.

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Khatra and Dhanoa LLC
ATTN. Amarjit Dhindsa
7336 148th Avenue
Kenosha, WI 53142

SUBJECT: Introduction and Request for Property Access - Reply Requested by **September 6, 2023**

Dear Amarjit Dhindsa,

The Wisconsin Department of Natural Resources (DNR) is leading an investigation of environmental contamination in your neighborhood with support from our partners at the Department of Health Services (DHS). The purpose of this letter is to introduce the current understanding of the issue and request permission for the DNR to test your property for the presence of chlorinated volatile organic compounds (CVOCs) including trichloroethylene (TCE) and tetrachloroethylene (PCE). This testing is part of an assessment of CVOC contamination identified on a nearby property and presumed to originate from the former Werner's Cleaners located at 6415 28th Avenue, Kenosha, WI (Werner's Property).

TCE is a contaminant that is a concern for human health with both short duration (acute) exposure health risks and long-duration (chronic) exposure health risks. Please see the attached fact sheets, *TCE in the Air from DHS and ToxFAQs for TCE and PCE by the Agency for Toxic Substances and Disease Registry (ATSDR)*.

Vapor intrusion is the movement of vapors from chemicals in the soil, groundwater, or utilities into the indoor air. It is very similar to the way that radon gas can move into a home or office. The results from the proposed air sampling will tell us if vapors are present in your home and guide DNR and DHS on next steps. Please see the attached fact sheet, *What Is Vapor Intrusion?* for more information.

The Werner's Property is listed in city and telephone directories under a variety of names from at least 1933 to 1984 as uniform rental, dry cleaner, and drapery cleaner and understood to have operated until or shortly before 2016 when building was destroyed by fire. CVOC contamination is commonly associated with the activities formerly conducted at the former Werner's Property. Limited sampling at the Werner's Property found PCE and TCE in soil, no groundwater sampling took place. The contamination was reported to the DNR, and the Werner's case was opened on May 3, 2016 (BRRTS# 02-30-577102). CVOC contamination has also been identified in groundwater at the Clark Station site

at 2710 Roosevelt Road (BRRTS # 03-30-002417), which lies about 750 feet south of the former Werner's Property site. It is currently unclear whether the CVOC groundwater contamination identified at the Clark Station site is migrating from the Werner's Property or is the result of a separate source.

Information about the Werner's Property is tracked in the DNR's Bureau for Remediation and Remediation Tracking System (BRRTS) on the Web (BOTW) with Activity Name "Werners Cleaners," BRRTS No. 02-30-577102 and the Clark Station site is tracked with the Activity Name "Clark Station #1602," BRRTS No. 03-30-002417. Go to dnr.wi.gov, search "BOTW," and type in the Activity Name or BRRTS No. for additional information regarding the sites.

The DNR and its environmental contractor, The Sigma Group, would like to collect groundwater samples from existing monitoring wells and air samples from within the soil beneath your foundation and from the indoor air at your property located at 2710 Roosevelt Road Kenosha, WI to determine whether contaminated groundwater and vapors from chemicals formerly used at the Werner's Property may be present at your property and, if so, at what levels. There is no cost to you for this work.

In addition to the requested sampling at your property, you may see technicians testing other homes in the neighborhood and collecting samples from the sewers in the road or from the City of Kenosha right-of-way between sidewalks. These tests will help us determine if CVOC contamination is moving through the soil as a vapor and accumulating beneath homes and/or moving through the sanitary sewer and potentially entering your home through the sewer lines. This testing will also provide us with a more accurate picture of where and whether CVOC vapors are a concern to the neighborhood.

Enclosed are two copies of an access agreement for your review and signature. To assist our coordination efforts, we request to receive your signed access agreement by **September 6, 2023**. Please send one copy of the signed agreement back in the self-addressed, stamped envelope provided with this letter and retain a copy for your records. If preferred, you may instead send a scanned PDF copy to the DNR and The Sigma Group at joseph.martinez@wisconsin.gov and Steve Meer at smeer@thesigmagroup.com. Do not modify the access agreement in any way, as it may void the agreement. Once received, Mr. Meer or a member of his staff will contact you to schedule the sampling.

At this time, only a limited number of homes are recommended for sampling in your neighborhood based on the currently available information. If you or your neighbors would find a public informational meeting useful, the DNR will work with the City to schedule a time and location to meet with you. Regardless, we can be reached by telephone or email to answer any questions using the information below.

DNR will continue to share information with you as the work progresses. Contacts are included on the next page for your use.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Martinez', with a long horizontal flourish extending to the right.

Joseph Martinez
Hydrogeologist - Remediation & Redevelopment Program
Southeast Region

Encl. Fact Sheets:

TCE in the Air (DHS)

Tetrachloroethylene-ToxFAQs (ATSDR)

Trichloroethylene-ToxFAQs (ATSDR)

What is Vapor Intrusion (DNR PUB RR-892)

CC:

Christopher Diakoumakos, Werner's Property Owner and Responsible Party - jydamos@gmail.com

John Butz, Responsible Party - jbutz@baytowel.com

Jeremiah Yee, DHS – Jeremiah.Yee@dhs.wisconsin.gov

Steve Meer, SIGMA – smeer@thesigmagroup.com

Don Gallo, Responsible Party Attorney - don.gallo@dgallolaw.com

Richard Baron, Responsible Party Attorney - rbaron@fbmjlaw.com

Contacts for Vapor Intrusion Investigation in West Allis, Wisconsin – April 2023

DNR



Vapor Intrusion Investigation Lead – contact for current investigation questions and contact for site discovery or responsibility questions

Joseph Martinez

Phone: (414) 218-6042

Email: joseph.martinez@wisconsin.gov

DHS



Toxicologist – contact for health-related questions

Dr. Jeremiah Yee

Phone: 608-266-3139

Email: Jeremiah.Yee@dhs.wisconsin.gov

SIGMA

Project Manager – contact for logistical coordination

Steve R. Meer

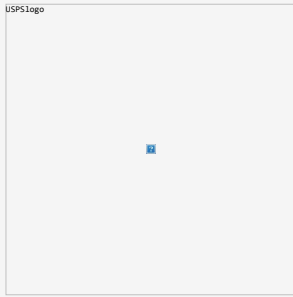
Phone: (414) 643-4124

Mobile: (414) 588-8910

Email: smeer@thesigmagroup.com

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Product	Qty	Unit Price	Price
Priority Mail®	1		\$9.35
Kenosha, WI 53143			
Weight: 0 lb 2.20 oz			
Expected Delivery Date			
Wed 08/23/2023			
Tracking #:			
9505 5124 8640 3234 3828 24			
Insurance			
Up to \$100.00 included			
Total			\$9.35
Priority Mail®	1		\$9.35
Kenosha, WI 53142			
Weight: 0 lb 2.20 oz			
Expected Delivery Date			
Wed 08/23/2023			
Tracking #:			
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Insurance			
Up to \$100.00 included			
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Total			\$9.35
Grand Total:			\$56.18
Credit Card Remit			\$56.18
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Account #: XXXXXXXXXXXXXXX223			
Approval #: 001162			
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