State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W. Saint Paul Avenue
Milwaukee WI 53233

Tony Evers, Governor
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

WISCONSIN
DEPT. OF NATURAL RESOURCES

July 2, 2024

James Fraid
6605 28th Avenue
Kenosha, WI 53143

SUBJECT: 3rd and Final Request for Property Access - Reply Requested by **July 19, 2024**

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.

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.

CVOC contamination has been identified in groundwater at the Clark Station site at 2710 Roosevelt Road (BRRTS # 03-30-002417) and in soil gas in the alley right-of-way near the Clark Station site. The source of the CVOC contamination identified at the Clark Station site is currently unclear.

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 nearby environmental contamination may be present at your property and, if so, at what levels. There is no cost to you for this work.

Enclosed is a copy of the access agreement for your review. Please contact me by **Friday July 19th, 2024** to let me know whether you are willing to allow access for the sampling described above or if you have

any questions regarding this request. You may contact me at 414-218-6042 or joseph.martinez@wisconsin.gov.

At this time, the DNR does not plan to collect additional samples in the neighborhood and this is our final request for access to collect samples at your property.

Sincerely,

Joseph Martinez
Hydrogeologist - Remediation & Redevelopment Program
Southeast Region

Encl. Fact Sheets:
TCE in the Air (DHS)
What is Vapor Intrusion (DNR PUB RR-892)

CC:
Jeremiah Yee, DHS – Jeremiah.Yee@dhs.wisconsin.gov
Steve Meer, SIGMA – smeer@thesigmagroup.com

TCE in the Air

Trichloroethylene (TCE) health effects and actions you can take to protect your home's air

TCE is a man-made chemical used to clean metal in some factories and is found in some household items like paint, spot removers, and varnishes. If spilled, it can stay in the ground for a long time.

Why should I care?

- It can enter your home through cracks in the floor or walls of your basement, and other openings.
- It evaporates quickly and breathing the vapors is not healthy.
- It can cause cancer if you are breathe it over a long period of time.

Who has more risk?

Babies whose mother's breathe in TCE while pregnant can have:

- Lower birth weights
- Heart defects
- Nervous or immune system problems

What if TCE is in my community?

If there is a known concern, environmental health professionals will ask to check your home to make sure there is no TCE inside.

They need your permission to drill in your basement and test.

If they find high levels of TCE, they will suggest that you have a special system installed to fix the problem.

Do I have to pay?

The people responsible for the spill will probably have to pay for the testing and any repairs that have to be made.

A "sub-slab mitigation" system moves air from below to outside the house.

What else can I do?

- Wear protective gloves if you use products with TCE (like paint remover).
- Use only small amounts of products containing TCE.
- Use the chemical in well-ventilated areas.
- Do not stay in the room for long periods of time if you can smell the chemical while using it or after using it.

Where can I learn more?

- **Vapor Intrusion 101 (video)**: www.youtube.com/watch?v=izo0QKqCToU
- **Vapor Intrusion Investigation — Information Sheet for Neighbors**: https://dnr.wi.gov/files/PDF/pubs/rr/RR067.pdf
- **Why Test for Vapor Intrusion?**: https://dnr.wi.gov/files/PDF/pubs/rr/RR953.pdf
- **Mitigation: Protection from Vapor Intrusion**: https://dnr.wi.gov/files/PDF/pubs/rr/RR094.pdf

WISCONSIN DEPARTMENT of HEALTH SERVICES

Division of Public Health
Bureau of Environmental and Occupational Health
P-02480 (10/2020)

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.

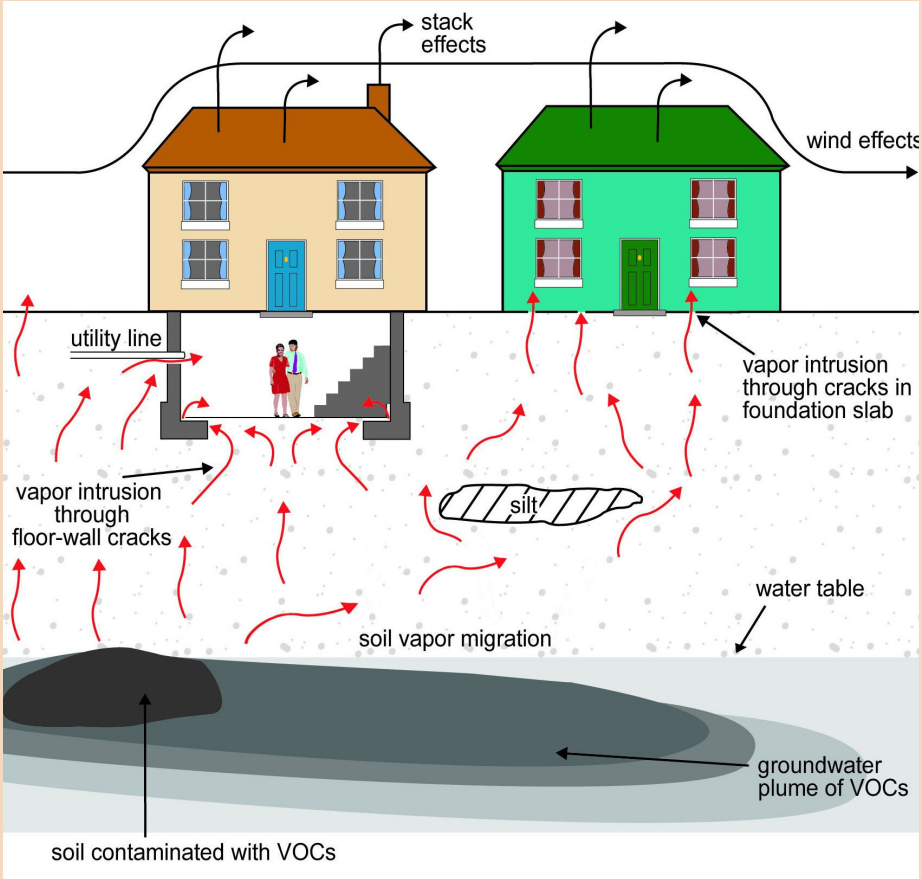
What should I expect if vapor intrusion is suspected near my home or business?

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.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

Tony Evers
Governor

Kirsten L. Johnson
Secretary

State of Wisconsin
Department of Health Services

DIVISION OF PUBLIC HEALTH

SOUTHERN REGIONAL OFFICE
1 WEST WILSON STREET ROOM 250
MADISON WI 53703-3445

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

7/1/2024

Owner/Occupants
6605 28th Avenue
Kenosha, WI 53143

Re: WDNR BRRTS Number: 02-30-577102

Dear Occupants of 6605 28th Ave:

Recently, I was asked by WI DNR staff to review laboratory results for VOCs related to a historical chlorinated compound release that was identified nearby the property located at 6605 28th Avenue in Kenosha, WI. These results indicate that chlorinated VOC contamination is present in the neighborhood near the building at this address and exceed screening levels that indicate a vapor intrusion exposure pathway investigation should take place. The main chlorinated chemicals detected are tetrachloroethylene (PCE) and trichloroethylene (TCE).

The chlorinated chemicals listed above can produce adverse health effects when vapor intrusion exposures occur. Please see the attached fact sheets from the Agency for Toxic Substances and Disease Registry (ATSDR) to learn more about PCE and TCE.

The WI DHS understand that representatives of the WI DNR have attempted to contact the property owner to gain access to collect environmental samples on this property to further investigate the release of contamination described above.

The WI DHS recommends investigation of the potential vapor intrusion exposure pathway for chlorinated VOCs at 6605 28th Avenue as a result of the soil gas results observed and the human health concerns associated with exposure to chlorinated VOCs in the air. WI DHS also recommends the prompt interruption of this exposure pathway if it is determined to exist to protect the occupants of this dwelling.

If the testing within your building would indicate that an air standard has been exceeded, either within the basement air or in the vapors beneath the basement floor slab, a venting system (similar to a radon venting system) would be offered to be installed within this basement at no cost to you. Please reach out to me at (608) 266-3139, or jeremiah.yee@dhs.wi.gov, if you have any comments or questions about this letter and its health recommendations. The WI DNR site lead for this investigation, Joe Martinez, can be reached at (414) 218-6042, or joseph.martinez@wisconsin.gov, to address questions about the site investigation and to arrange for property access and sampling should you decide to proceed.

Sincerely,

Jeremiah Yee, Ph.D., Toxicologist, WI DHS

Cc: Joseph Martinez, WI DNR

Enc: ATSDR ToxFAQs for PCE and TCE

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

(ADDRESS)_____

and that is owned by_____.
(Print Name)

The property is located in the NE 1/4 SEC 1, T1, R22 , Kenosha County, Wisconsin. The access permission is for the following purposes: that the DNR may perform an investigation of the home/business for vapor migration of chlorinated volatile organic compounds located in soil and groundwater, associated with the Werners Cleaners Site (02-30-577102) located near your property. This permission allows the DNR 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 three (3) separate vapor samples from the sub-slab probe(s) at different times of the year.
(3) Collect indoor air samples on each level of the home or business and within the sealed sump headspace, if applicable.
(4) Collect water sample(s) from the sump, if applicable.
(5) Collect water sample(s) from existing monitoring wells located on the property, if applicable.
(6) Abandon the vapor probe(s) when no longer needed.

The permission that is granted shall remain in effect for one year from the signature date, 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 any sub-slab probe installed 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 fax correspondence regarding this site to:

WI Dept. of Natural Resources
ATTN:Joseph Martinez
1027 West St. Paul Avenue
Milwaukee, WI 53233-2641

joseph.martinez@wisconsin.gov
Phone: 414-218-6042