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

Tony Evers, Governor

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WISCONSIN
DEPT. OF NATURAL RESOURCES

October 22, 2024

AOA Milwaukee LLC
c/o John Frey
1835 S. 2nd Street
Milwaukee, WI 53204
Sent Via Email Only to jtfrey1839@gmail.com

Subject: Vapor Intrusion Concern at 1835 S. 2nd Street

Dear John Frey:

The Wisconsin Department of Natural Resources (DNR) recently received a vapor sampling report prepared by The Sigma Group, Inc. (Sigma) on behalf of the City of Milwaukee (City). This report details the work conducted by Sigma on behalf of the City, including a passive air sample collected in the headspace of a sump in the basement of the 1835 S. 2nd Street building. The sample analysis indicates that trichloroethene (TCE) was present at a concentration of 27.2 micrograms per cubic meter, which exceeds the DNR indoor air vapor action level for residential and small commercial structures. There is no clear source of contamination at this time. Currently, the DNR is awaiting the submittal of Sigma's site investigation documentation for our review. Once DNR has conducted our review of the upcoming submittal we can provide any necessary updates to you.

The DNR recommends that you seal all sumps and avoid spending excess time in the basement of the 1835 S. 2nd Street structure. If you wish, you may conduct indoor air sampling in the building to determine if indoor air issues exist aside from the sump. Site investigation documentation regarding the investigation at 1836 S. 3rd Street can be found by viewing our online, public database: https://apps.dnr.wi.gov/botw/GetActivityDetail.do?dsn=112118&siteId=3138100&crumb=1.

If you have any questions regarding this letter, please contact me at (414) 750-7030 or via email at riley.neumann@wisconsin.gov.

For health specific questions, you may consider reaching out to:

Jeremiah Yee
Toxicologist
Bureau of Environmental and Occupational Health
Division of Public Health, Wisconsin Department of Health Services
Phone: 608-266-3139
Email: jeremiah.yee@dhs.wisconsin.gov

Sincerely,

Riley D. Neumann
Hydrogeologist/Project Manager
Remediation & Redevelopment Program

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.

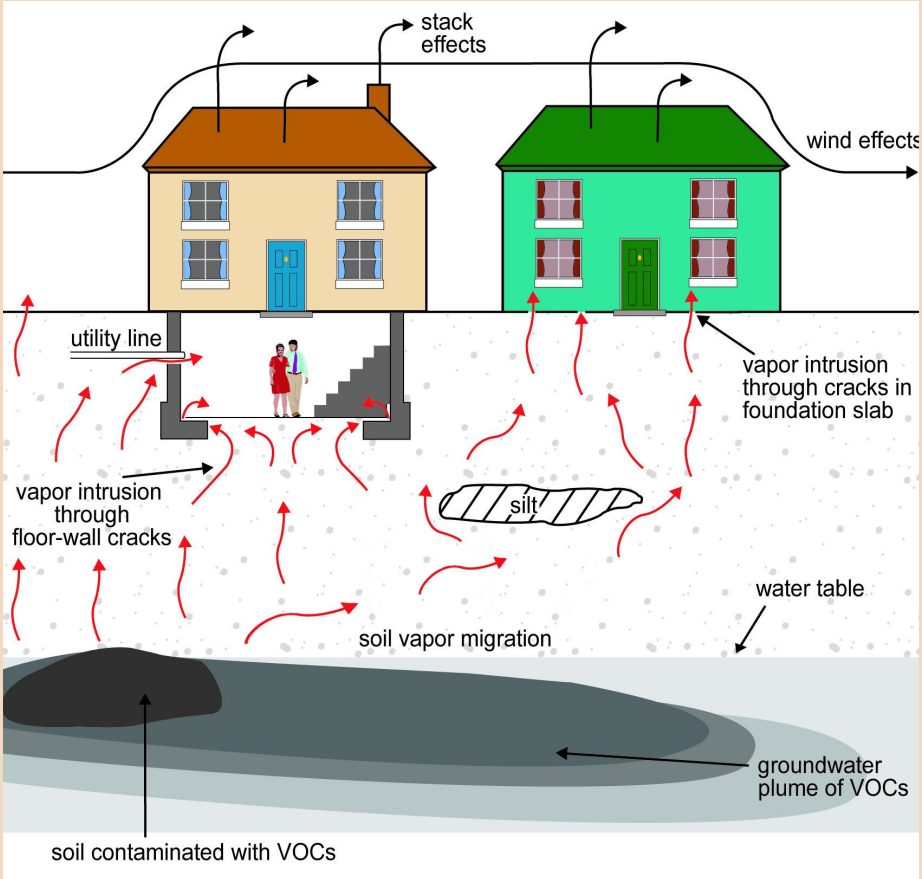
What should I expect if vapor intrusion is suspected near my home or business?

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.