

Subgroup: Vapor Intrusion

Remediation and Redevelopment Program



Meeting Notes

Remediation and Redevelopment External Advisory Group – Vapor Intrusion

Tuesday, February 11, 2025 | 2 p.m. – 3:30 p.m.

State Natural Resources Building | Room G-09

101 S. Webster St. | Madison, WI

Attendees

- Lanette Altenbach, LLA LLC
- Alex Amundson, WEC Energy Group
- Renata Bitoy Bunger
- Ryan Blundon, Lifetime Radon Solutions
- Todd Boehne, Alm Holding
- Jennifer Borski, DNR
- Kate Brunner, SCS Engineers
- Ed Buc, Terracon
- Roxanne Chronert, DNR
- Michelle Cook, City of Racine
- Lacey Davis, Lifetime Radon Solutions
- Coreen Fallat, DNR
- Don Gallo, Gallo Law
- Lynn Hall, Xcel Energy
- Megan Hamilton, Arcadis
- Danika Hill-Paulus, MKE Fresh Air Collective
- Henry Jacob, MKE Fresh Air Collective
- Nathan Kloczko, DHS
- Amanda Koch, DHS
- Austin Lesmeister, Xcel Energy
- Andrea Lorenz-Foth, Foth Infrastructure & Env.
- Jason Lowery, DNR
- Chris Lutzen, AECOM
- Jane Malone, IEA
- Kurt McClung, Endpoint Solutions
- Steve Meer, The Sigma Group
- Abby Muchnick, Braun Intertec
- Keith Nielsen, KPRG Inc.
- Harry O'Neill, AVIP
- John Osborne, GZA
- Michael Prager, DNR
- Mat Reimer, City of Milwaukee
- Eric Rempala, River Alliance
- Chad Rogness, Lifetime Radon Solutions
- Mark Rutkowski, Shannon & Wilson
- Kraig Sadownikow, Team ACS
- Lindor Schmidt, City of Milwaukee
- Amanda Schrag, Landmark Environmental
- Alyssa Sellwood, DNR
- Christine Sieger, DNR
- Timm Speerschneier, DeWitt, LLP
- Sheryl Stephenson, GZA
- Tim Stohner, KPRG Inc
- Shar Te Beest, DOT
- Jodie Thistle, DNR
- Krystal Velasco, DHS
- Marie Venne, TRC Companies
- Jim Walden, DNR
- Heidi Woelfel, GZA GeoEnvironmental, Inc.
- Jeremiah Yee, DHS
- Julie Zimdars, Ramboll

DNR Updates and Information

- Provided information about vapor-related resources and language available within the RR Program's database designed to assist with identification of sites impacted or potentially impacted by vapor related concerns.
- Shared information about an existing project to make progress on high-priority vapor-impacted sites.
- Shared a reminder about options for assigning continuing obligations at various project stages.

Discussion: Establishment of a Mitigation Contractor Certification Program

The subgroup chair provided an overview of the work completed to date by an ad hoc group to capture considerations for a potential program to certify mitigation contractors.

Assignments

- Individuals interested in contributing to the drafting or review of the paper related to a certification program for mitigation contractors should contact Edmund.Buc@terracon.com or Jennifer.Borski@wisconsin.gov.
- The ad hoc group anticipates that the VI subgroup will present the paper at a future meeting of the full EAG in the summer.

Adjourn

Vapor Intrusion Subgroup

REMEDICATION & REDEVELOPMENT
EXTERNAL ADVISORY GROUP
February 11, 2025

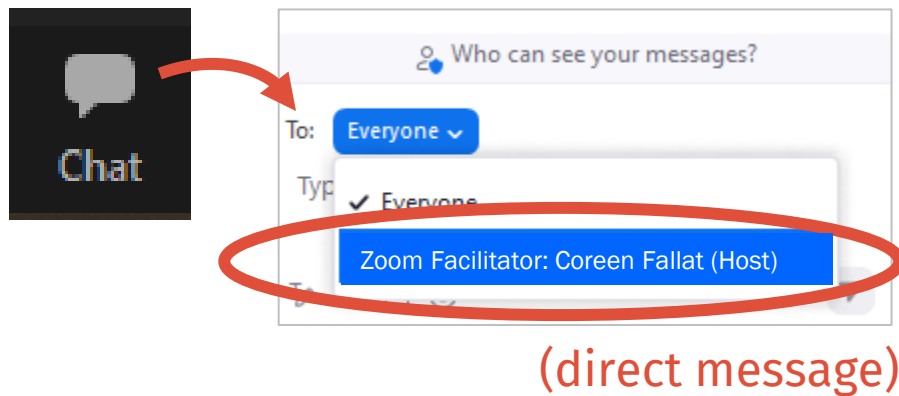


Zoom Meeting Logistics

All attendees are muted

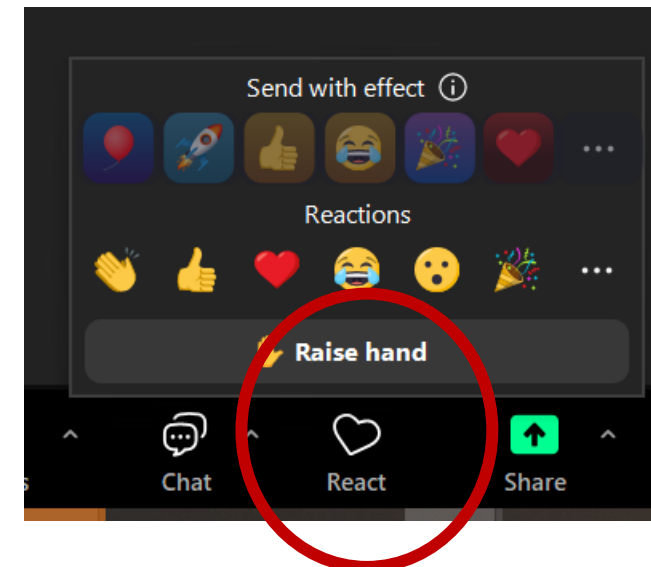
Written Comments/Questions

- Use **chat** and select Zoom facilitator in the “To” dropdown
- Remarks will be read out loud by facilitator



Verbal Comments/Questions

- **Select React to Raise hand** to request a turn to talk (* 9 on phone)
- Please unmute when your name is called (*6 on phone)



Introductions



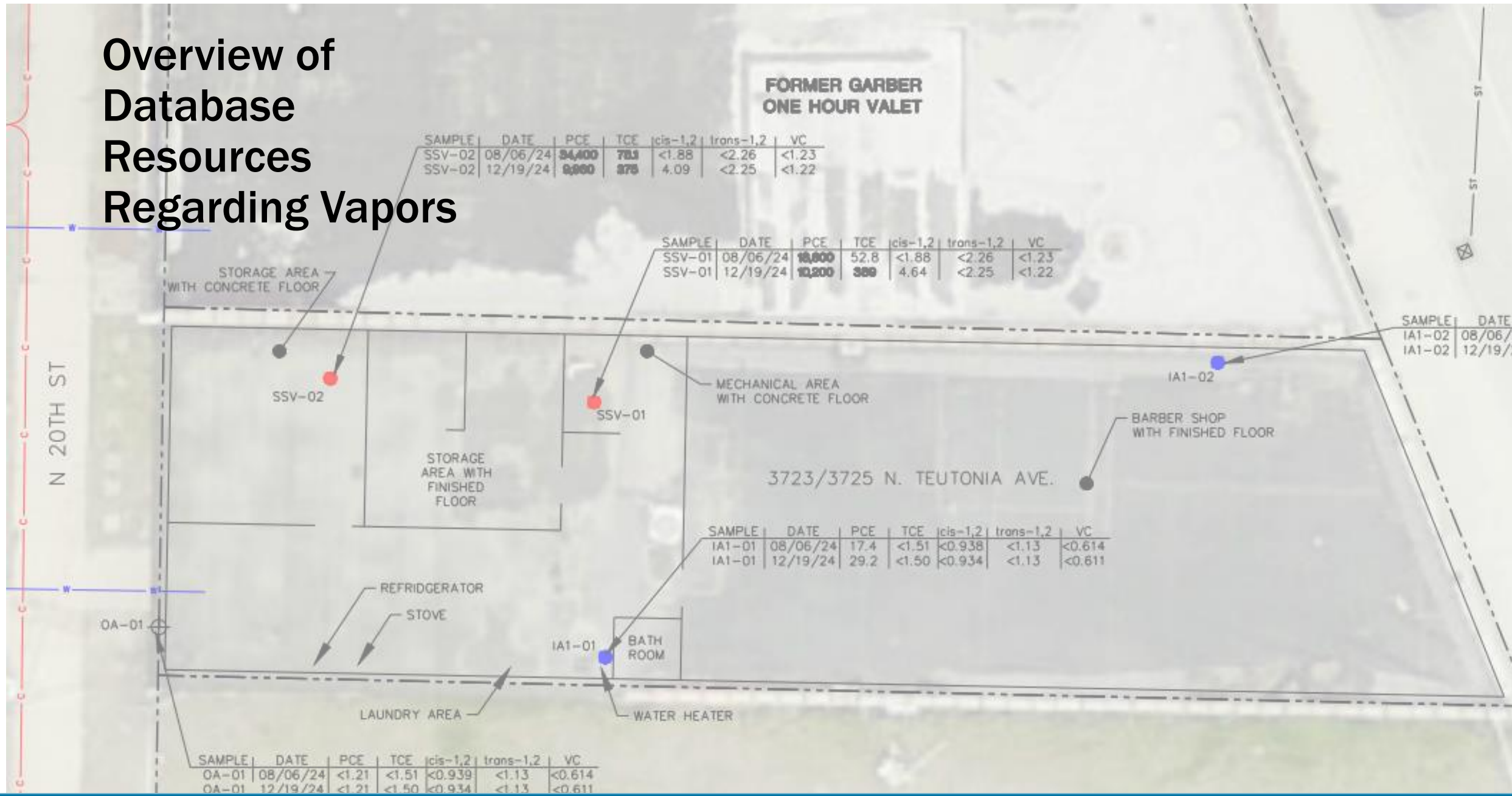
Agenda

- DNR Updates
- Discussion: Establishment of a Mitigation Contractor Certification Program
- Assignments
- Next meeting date



DNR Updates

Overview of Database Resources Regarding Vapors



RR Submittal Portal: Vapor Related Language

None, PFAS is not mentioned in this submittal.

This submittal contains the following related to vapor intrusion (check all that apply): *

- Vapor data not previously submitted (e.g., indoor air, outdoor air, sub-slab vapor, soil gas, sanitary sewer gas)
- Vapor Mitigation System (VMS) Inspection Log (Form 4400-321)
- None, submittal does not include new vapor data or Vapor Mitigation System Inspection Log.

Vapor data equals or exceeds one or more Vapor Action Level (VAL), Vapor Risk Screening Level (VRSL) and/or Sanitary Sewer Gas Screening Level (SSGSL) *

Yes No Unsure

Attach File - Note: Only PDF and Excel file formats will be accepted. Up to three PDF and/or Excel files can be uploaded at a time. Electronic files may not be locked or password protected per Wis. Admin. Code § NR 700.11(3g). Attachments must be under 250 MB. If your file is larger than 250 MB please split the file into two or three PDFs under 250 MB and upload below.

Example email for DNR project managers when the submitter includes vapor data not previously submitted and checks “Yes” for vapor data equals or exceeds:

Fee Amount: \$0

Name: Sonya Rowe

Company: Wisconsin Department of Natural Resources

Other DNR RR Contact: NA

PFAS - This submittal contains:

- An evaluation of potential or known use of or impacts from PFAS.

Vapor Intrusion - This submittal contains:

- Vapor data not previously submitted (e.g., indoor air, outdoor air, sub-slab vapor, soil gas, sanitary sewer gas)
 - Vapor data equals or exceeds one or more Vapor Action Level (VAL), Vapor Risk Screening Level (VRSL) and/or Sanitary Sewer Gas Screening Level (SSGSL) : **Yes**

Additional Information: NA

Please send your fee (if applicable) and a copy of your confirmation page or email to:

**ENVIRONMENTAL CLEANUP & BROWNFIELDS REDEVELOPMENT
BRRTS ON THE WEB**

 >> [SEARCH](#) >> [ACTIVITY](#)

Click the Location Name or FID below to view the Location Details page. If additional Activities are present at this location, they may be accessed from Location Details.

ACTIVITY DETAILS

AFFECTED ANOTHER PROPERTY OR RIGHT-OF-WAY

Contamination from this property moved beyond the property line to other properties or rights-of-way (ROWs). For more information, please see the Relationships to Other Activities section, and files, if available, in the Actions and Documents section below.

LIEN OR DEED AFFIDAVIT/NOTICE EXISTS ON PROPERTY

The State has placed a lien or deed affidavit/notice at this site associated with environmental cleanup obligations and/or costs. Click on the Location Name below to view information related to the lien or deed affidavit/notice.

CONTAMINATED VAPOR MAY MOVE INTO INDOOR AIR AND ANOTHER PROPERTY OR ROW WAS AFFECTED

Contamination at this property may move into indoor air as contaminated vapor, and the contamination moved beyond the property line to other properties or rights-of-way (ROWs) that may also be affected by contaminated vapor in indoor air. For more information, see the Relationships to Other Activities section, and files, if available, in the Actions and Documents section below.

**02-45-552222 SANDIES DRY CLEANERS & LAUNDRY(FORMER) -
SL**

Activity Type / Status		Jurisdiction		
ERP / OPEN		DNR RR		
Location Name		County	DNR Region	
SANDIES CLEANERS (FORMER)		OUTAGAMIE	NORTHEAST	
Address		Municipality		
513 GRAND AVE		LITTLE CHUTE		
PLSS Description	Latitude (WGS84)	Longitude (WGS84)	Google Maps	RR Sites Map
NE 1/4 of the SE 1/4 of Sec 21, T21N, R18E	44.2791931	-88.3159247	CLICK TO VIEW	CLICK TO VIEW
Additional Activity Details				Acres

**Banners on
BOTW**

Searchable Flags Available

ENTER SEARCH CRITERIA

BRRTS No. Facility ID PECFA No.

Activity or Location Name

Address Municipality County Region

Activity Type Activity Status Jurisdiction

DNR Project Manager Financial Type Substance

Relationships Between Activities Start Date End Date

Continuing Obligations
 Dry Cleaner
 Great Lakes AOC
 Impacted Another Property
 On RR Sites Map/Geolocated
 PECFA Eligible
 Sediment Contamination
 Superfund
 Superfund NPL
 Vapor Levels Exceeded
 Vapor Levels Exceeded Off-Site
 WI DOT Site

Sort Results by BRRTS No.

SEARCH RESULTS: 6 ACTIVITIES FOUND

[HELP](#)
[DOWNLOAD RESULTS](#)

Searched for: Muni Contains APPLETON, Substance of TCE, Vapor Levels Exceeded, Sorted by BRRTS No.

Records 1 to 6 - Page 1 of 1

BRRTS No. & Activity Name (Click to open Activity Details) Address, Municipality, County, Region	Type	Status	Juris	Start	End
02-45-000127 N W MAUTHE (SF NPL) 725 S OUTAGAMIE ST, APPLETON OUTAGAMIE NE	ERP	OPEN	RR	1989-04-26	
02-45-221348 KERWIN PAPER CO (FORMER) 801 S LAWE ST, APPLETON OUTAGAMIE NE	ERP	OPEN	RR	1998-09-23	
02-45-297744 BARB & RONS CLEANERS (FORMER) 1700 S LAWE ST, APPLETON OUTAGAMIE NE	ERP	OPEN	RR	2002-02-26	
02-45-552133 SO'S DRY CLEANERS (FORMER) 304 W WISCONSIN AVE, APPLETON OUTAGAMIE NE	ERP	OPEN	RR	2008-08-12	
02-45-554605 VENTURE BUILDING (FORMER) 1408 N MEADE ST, APPLETON OUTAGAMIE NE	ERP	OPEN	RR	2009-12-10	
02-45-586961 DONALDSONS CLEANERS (FORMER)-E EDGEWOOD DR 1835 E EDGEWOOD DR, APPLETON OUTAGAMIE NE	ERP	OPEN	RR	2020-12-14	

Example of Off-Site with Vapor Banner

The screenshot displays the 'RR Sites Map' web application interface. The header includes the Wisconsin Department of Natural Resources logo and title. The main interface is divided into a left sidebar for layer management and a right pane for the map view.

Layer List (Left Sidebar):


- Manage Layers: Upload, REST URL
- Filter layers by title ...
- Open Activity (checked, highlighted with a yellow box)
- Closed Activity (checked)
- Continuing Obligations Apply (checked)
- Affected Another Property or Right-of-Way (checked)
- Affected by Contamination from Another Property (checked, highlighted with a yellow box)
- Facility-wide (checked)
- Facility-wide Boundary (checked)
- Sediment Impacts (checked)
- Sediment Impacts Boundary (checked)
- Materials Management (checked)
- No Action Required (NAR) (checked)
- Liability Clarifications (checked)
- Superfund NPL (checked)
- Voluntary Party Liability Exemption (VPLE) w/ Certificate of Completion (checked)
- VPLE w/ Certificate of Completion Property Boundary (checked)

Map View (Right Pane):

- Tools: Identify, Query, Measure, Markup, Buffer Identify, Snapping, Save/Share, Print, Find Locations, Bookmarks, Help and Links.
- Buttons: Show Coordinates, Show Legend.
- Map: Aerial view showing residential areas and industrial sites. Labels include 'Milwaukee GARBER ONE HOUR VALET INC' and '3725 N TEUTONIA AVE'. Street names 'North 20th Street' and 'North Teutonia Avenue' are also visible.
- Scale: 10 m / 50 ft, Scale 432.
- Footer: US Geological Survey's 1:24,000-scale topographic map; USGS Geographic Names Information System (GNIS); WI Dept. of Natural Resources, Environmental Management Division.

Example of Off-Site with Vapor Banner

ENVIRONMENTAL CLEANUP & BROWNFIELDS REDEVELOPMENT BRRTS ON THE WEB

 >> [SEARCH](#) >> [RESULTS](#) >> [ACTIVITY](#)

Click the Location Name or FID below to view the Location Details page. If additional Activities are present at this location, they may be accessed from Location Details.

ACTIVITY DETAILS

AFFECTED ANOTHER PROPERTY OR RIGHT-OF-WAY

Contamination from this property moved beyond the property line to other properties or rights-of-way (ROWs). For more information, please see the Relationships to Other Activities section, and files, if available, in the Actions and Documents section below.

CONTAMINATED VAPOR MAY MOVE INTO INDOOR AIR AND ANOTHER PROPERTY OR ROW WAS AFFECTED

Contamination at this property may move into indoor air as contaminated vapor, and the contamination moved beyond the property line to other properties or rights-of-way (ROWs) that may also be affected by contaminated vapor in indoor air. For more information, see the Relationships to Other Activities section, and files, if available, in the Actions and Documents section below.

02-41-524113 GARBER ONE HOUR VALET INC

Activity Type / Status	Jurisdiction
ERP / OPEN	DNR RR
Location Name	County DNR Region

Date	Code	Name	File	Comment
2024-01-29	364	VAL.and/or.VRSL.Exceeded		
2024-01-29	366	VAL.and/or.VRSL.Exceeded.at.Off.Site.Property.or.ROW		

Relationships to Other Activities

Click Activity Below to View Details

Type	Related Activity
Property Affected ->	13-41-595490_3725 N TEUTONIA AVE

Substances

Substance	Type	Amt Released	Units
Chlorinated Solvents	VOC		
Tetrachloroethene (Perchloroethylene)	VOC		
Trichloroethylene	Industrial Chem		

Financial

ENVIRONMENTAL CLEANUP & BROWNFIELDS REDEVELOPMENT BRRTS ON THE WEB

 >> SEARCH >> ACTIVITY

Click the Location Name or FID below to view the Location Details page. If additional Activities are present at this location, they may be accessed from Location Details.

ACTIVITY DETAILS

AFFECTED BY CONTAMINATION FROM ANOTHER PROPERTY

Contamination from another property affected this location. For more information, please see the Relationships to Other Activities section, and files, if available, in the Actions and Documents section below.

CONTAMINATED VAPOR MAY MOVE INTO INDOOR AIR

Contamination at this property may move into indoor air as contaminated vapor. For more information, see files, if available, in the Actions and Documents section below.

13-41-595490 3725 N TEUTONIA AVE

Activity Type	Jurisdiction															
<table border="1"><thead><tr><th>Date</th><th>Code</th><th>Name</th><th>File</th><th>Comment</th></tr></thead><tbody><tr><td>2024-09-09</td><td>364</td><td>VAL and/or VRSL Exceeded</td><td></td><td></td></tr><tr><td>2024-08-30</td><td>1</td><td>Notification of Contamination from Another Property</td><td></td><td></td></tr></tbody></table>	Date	Code	Name	File	Comment	2024-09-09	364	VAL and/or VRSL Exceeded			2024-08-30	1	Notification of Contamination from Another Property			
Date	Code	Name	File	Comment												
2024-09-09	364	VAL and/or VRSL Exceeded														
2024-08-30	1	Notification of Contamination from Another Property														

Relationships to Other Activities

Click Activity Below to View Details

Type	Related Activity
Affected by Property ->	02-41-524113 GARBER ONE HOUR VALET INC

Example of Off-Site with Vapor Banner

Vapor Intrusion Zone Contract (VIZC)

- Sites with tetrachloroethylene (PCE) or trichloroethylene (TCE)
- Highest health risk (vapor intrusion) where site not progressing
- Focus on vapor risk to residences and along rights of way

TODAY'S CLEANING TODAY

"THE 60 MINUTES WAY"

Professional **DRY CLEANING**

ONE HOUR SERVICE

TO 5:30 P.M. MON. THRU SAT.

SERVING GREATER MILWAUKEE

• DRAPERY CLEANING	12th & WELLS	DOWNTOWN	272-5808
• SUEDE FINISHING		NORTH	
• COIN-OP CLEANING	3727 N. TEUTONIA AVE.		445-5050
• SHIRT LAUNDERERS		WEST	
• TAILORING	3100 W. NORTH AVE.		442-5540
• SHOE REPAIRING		SOUTH	
	6854 W. BELOIT RD.		321-0040
		EAST	
	6246 N. PT. WASHINGTON RD.		964-7530
		WEST ALLIS	
	9601 W. GREENFIELD AVE.		476-5833



PERSONAL ATTENTION
TO ALL GARMENTS

PARKING FACILITIES



Actions under VIZC

- Passive sampling (soil gas, sanitary sewer gas, sub-slab vapor, indoor air, outdoor air)
- Sampling of sump water, if present
- Mitigate residences as needed
- Not a NR 716 Site Investigation:
 - No soil or groundwater sampling
 - No vapor sampling at commercial/industrial properties

Photo 2: Deployed Beacon sampler hanging in a sanitary manhole structure.
September 27, 2023.

VIZC Example Site – RR Sites Map View



Assigning Continuing Obligations As Condition of Approval (Wis. Stat. § 292.12(2))

Case closure

Remedial action

Interim action

Dry Cleaner and Vapor Intrusion Team (DVIT)

Statewide/Central Office

- **Jennifer Borski**
VI Team Leader
- **Jim Walden**
Statewide VI Technical Expert
- **Joe Martinez**
SER VI Technical Expert

Team Sponsor: Pam Mylotta
PTR Section Manager: Judy Fassbender

Regional Assistance

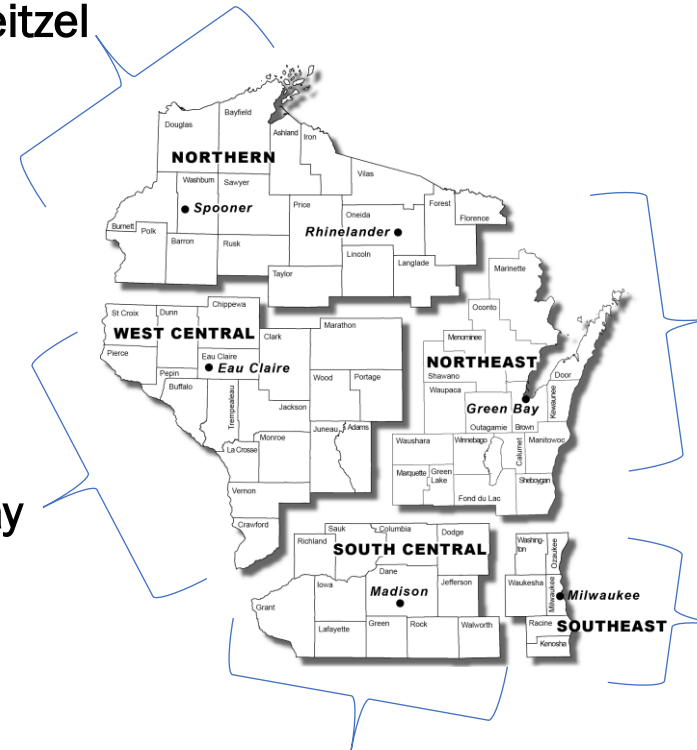
Grant Neitzel

Jane Gray

Cindy Koepke

Josie Schultz

Connor Mulcahy &
Zach Henderson





Discussion: Establishment of a Mitigation Contractor Certification Program

Assignments



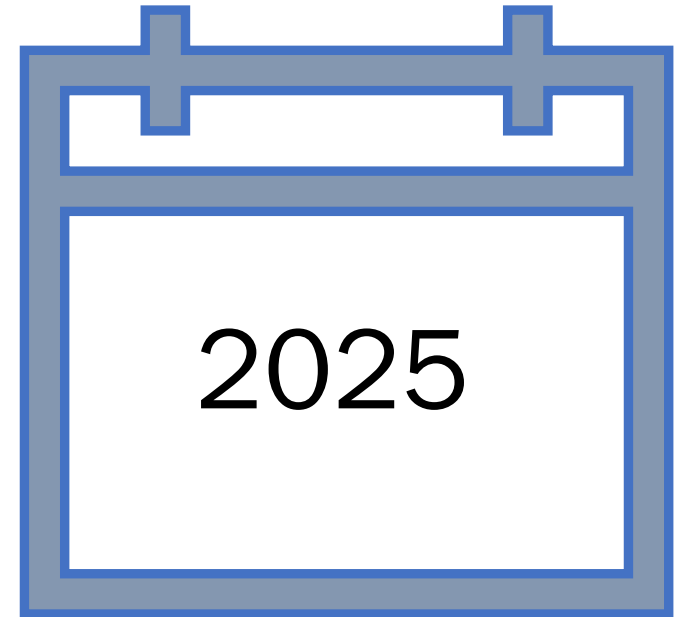
Upcoming Meetings

Full EAG

- **May 2, 2025**
- **July 17, 2025**

Subgroup Meeting

- **May 15, 2025**



CONNECT WITH US

RR Program

Jodie Thistle

Jodie.Thistle@wisconsin.com



@WIDNR



@WI_DNR



/WIDNRTV



"WILD WISCONSIN:
OFF THE RECORD"