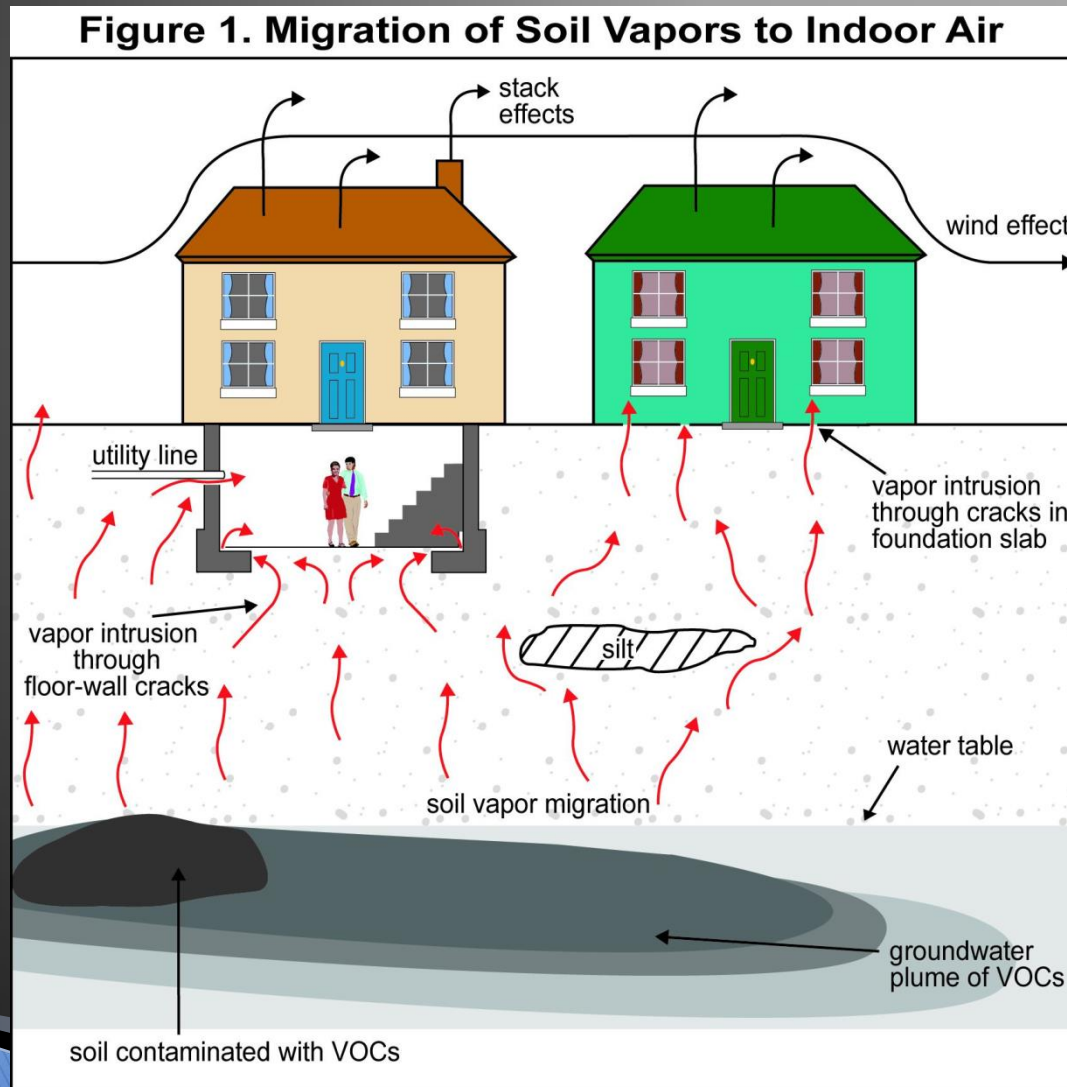


Vapor Intrusion:

Considerations for property acquisition,
redevelopment and outreach

What is “vapor intrusion”?



Why is it an issue?

- ▶ *In extreme cases*, acute health effects.
- ▶ *Typically*, concentration levels are low. The main concern is an unacceptable long-term exposure.
- ▶ A *complicating factor* is the potential presence of some of the same chemicals from emission sources in the building (e.g., cleaners, glue, etc).

Examples of VI in Rural WI Communities

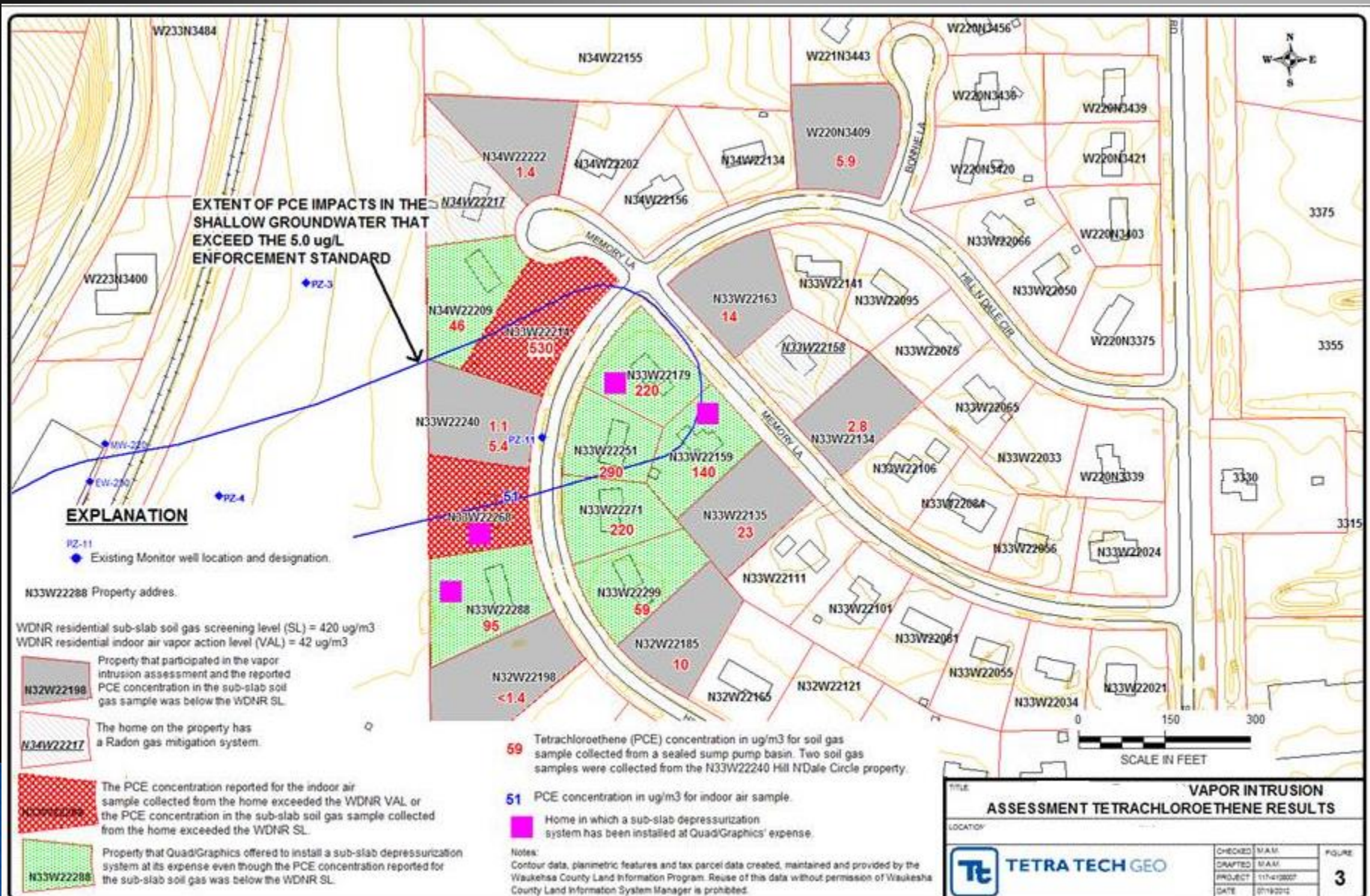
- ▶ **Horicon** – small mfg firm resulted in lg TCE plume under a number of surrounding homes
- ▶ **Reedsburg** – gasoline release at service station resulted in contaminated groundwater entering sumps at the local Fire Dept &
- ▶ **Town of Vernon (Dane Co)** – free product gasoline made 1 home uninhabitable, another is being tested for VI
- ▶ Former dry cleaning establishments in many (if not most) small towns.

Dry Cleaners in Rural Communities

City	Year	Number of Dry Cleaner Addresses	DNR's BRRTS Database
Chippewa Falls	1972	18	0
Lake Geneva	1974	10	0
Marinette	1973	9	1
Stoughton	1951 - 2010	18	1

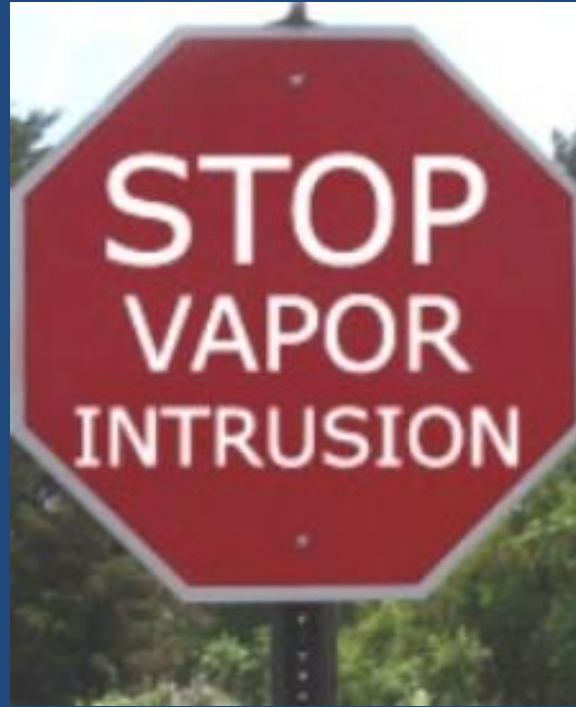
- Chart was compiled using city phone directories
- Shows number of dry cleaners at separate addresses in the city for the years specified
- Compares the number to the number of dry cleaners where contamination has been reported to DNR (BRRTS database)

Rural Pewaukee, WI



How is this issue posing a challenge for:

- » - Communicating with neighbors
- Acquisition and property sales;
- Redevelopment; and
- Our collective understanding of the issue.



Dialogue with Community



Obtaining access to neighboring properties.

Response is often "I don't want to know."

Vapor Intrusion



This web site provides some key information on vapor intrusion for members of the public who may be interested in this topic, including teachers and students, homeowners, community leaders, and environmental professionals. On this website, you'll find [basic information about vapor intrusion](#), technical and policy documents that may be used to support environmental investigations, and highlights of current and upcoming Agency activities related to vapor intrusion.

If you have concerns about vapor intrusion where you live or work, please contact your state health department.

EPA's risk-screening standards: >>

What do they mean?

Reasonable Solutions



Mitigation System



Sampling for vapors

Cost to impacted property owners.



Who is responsible for long-term maintenance?

Impact on resale of property

- ▶ Real estate disclosure law.
- ▶ Valuation.
- ▶ Lenders.
- ▶ Realtors.



Clarifying the situation

What DNR and Public Health can do.

Impact on Local Governments

- ▶ Acquisition of property.
- ▶ Redevelopment and building permits.
- ▶ Road projects.
- ▶ Municipal wells.
- ▶ Local health officials.
- ▶ Property valuation.



**Questions, suggestions
and observations?**

