

Neighborhood Update

Madison Kipp Corporation Investigation & Cleanup
Wisconsin Department of Natural Resources (DNR)



Date: 12/19/2011

To keep the neighborhood well advised of progress in the investigation and cleanup at the Madison Kipp Corporation Property, DNR will release updates directly to neighbors, through the DNR's website (dnr.wi.gov/org/aw/rr/kipp/index.htm) and through Alderperson Marsha Rummel. DNR will make efforts to notify property owners and tenants in advance, when specific data is released that references their property or an adjacent location.

New Soil Vapor Sampling Results on Madison Kipp Property

The environmental consultant for Madison Kipp Corporation conducted the latest round of soil vapor testing on November 25, 2011. Samples were taken at nine points on the Kipp property which border neighboring homes, including at some locations sampled in the last round of tests on October 7, 2011. The results from these tests show detectable tetrachloroethylene (PCE) and/or trichloroethylene (TCE) concentrations at eight of the nine locations. *View the attached map to see the testing results.*

These tests indicate that PCE in soil vapors is widespread around the Madison Kipp Corporation property. Additionally, the testing results from the northeast corner of the property came back with noticeably higher PCE levels. This indicates a risk that soil vapors could be reaching nearby homes on the north end of S. Marquette Street.

Next Steps

Reducing Potential Exposure to Vapors

In response to this new data, the DNR is working with the Wisconsin Department of Justice and Madison Kipp Corporation to further increase the scope of environmental work being conducted at the Kipp property and neighboring homes. The Wisconsin Department of Health Services and Public Health – Madison & Dane County are both monitoring test results and making recommendations as well.

The goal of DNR and our partner agencies is to quickly assess and eliminate any public health threats posed by contaminated vapors migrating into nearby homes. In order to properly assess the situation, we plan to test the 30 residential properties immediately bordering Kipp. This includes properties which have not been previously tested for contaminated soil vapor: 233, 241, 245, 253, 257, 265 and 269 Waubesa Street and 106, 110, 118, 128, 130, 134, 138, 206, 214, 226 and 230 S. Marquette Street. Properties which already have been sampled will be re-sampled.

Additionally, we recommend soil-vapor testing beneath the basements of 11 homes on the northern-most end of S. Marquette Street (102 through 142 S. Marquette Street). Five homes in the area have already undergone such testing (146-166 S. Marquette Street). This type of test (known as sub-slab sampling) requires a contractor to enter your home on at least two occasions –with your permission– to conduct the testing. The DNR publication *Vapor Intrusion: What to Expect if Vapors from Soil and Groundwater Contamination Exist on My Property (RR-892)* includes an explanation of this testing process. To view a copy, visit dnr.wi.gov/org/aw/rr/archives/pubs/RR892.pdf.

Background information: Learn more about PCE and TCE on the DNR's Madison Kipp Investigation & Cleanup website: dnr.wi.gov/aw/rr/kipp/index.htm.

Neighbors may recall that the five homes originally selected for sub-slab sampling were the homes closest to the reported source of the contamination. At the time the homes were tested in November 2010, results showed PCE detections at three of the five homes tested. Indoor air samples revealed levels of PCE contamination slightly above actionable levels at one of the three homes.

At all five homes, vapor mitigation systems were installed to vent any contaminated vapors into the outside air, above the top floor of the home (see picture). These systems are the same equipment used to prevent radon exposure.



An example of a vapor mitigation system (courtesy: WI Department of Health)

Clean Up of Contamination

Since our last neighborhood update, DNR has continued to work with the Wisconsin Department of Justice (DOJ) and Madison Kipp Corporation to finalize a Scope of Work, which will outline a set of interim actions the company must take to continue to assess and clean up environmental contamination. Once DOJ has finalized the Scope of Work, DNR will work with Madison Kipp to implement actions defined in the document. A public meeting will be arranged (with two weeks advance notice) to outline the next steps are in this process.

Note: Timing of These Results

The timing of these most-recent testing results has pushed this announcement well into holiday season. While we understand that this timing is unfortunate, we hope you can understand that the DNR and its cooperating agencies are committed to openness and transparency. When it comes to matters of public health, we strive to deliver accurate information to you as quickly as possible.

Additional Resources

Where Can I Find More Information?

Website: dnr.wi.gov/org/aw/rr/kipp/index.htm

Public Document Repository: Hawthorne Public Library Information Desk
For hours and contact information visit
www.madisonpubliclibrary.org/hawthorne, 608-246-4548

Whom Can I Contact to Ask a Question or Make a Comment?


DNR Soil/Groundwater Cleanup: Mike Schmoller, WDNR Project Manager
608.275.3303, michael.schmoller@wisconsin.gov

Health Effects of Contamination: John Hausbeck, Public Health – Madison & Dane Co.
608.243.0331, jhausbeck@publichealthmdc.com


General Community Concerns: Marsha Rummel, Alderperson, City of Madison
608.266.4071, district6@cityofmadison.com


Soil Vapor Sampling
Madison Kipp Corp. & Neighboring Properties
 December 19, 2011 – Not to Scale


PCE – tetrachloroethylene
 TCE – trichloroethylene
 DCE – *cis*-1,2-dichloroethylene
 ppbv – parts per billion by volume
 ND – not detected


 house with installed mitigation system


Sampling Info

 Oct 7, 2011 and Nov 25, 2011

 June 2011

 2009 to 2006 (most recent result)

 Proposed Soil Vapor Probe (19)

 Proposed Sub-Slab Port (11)

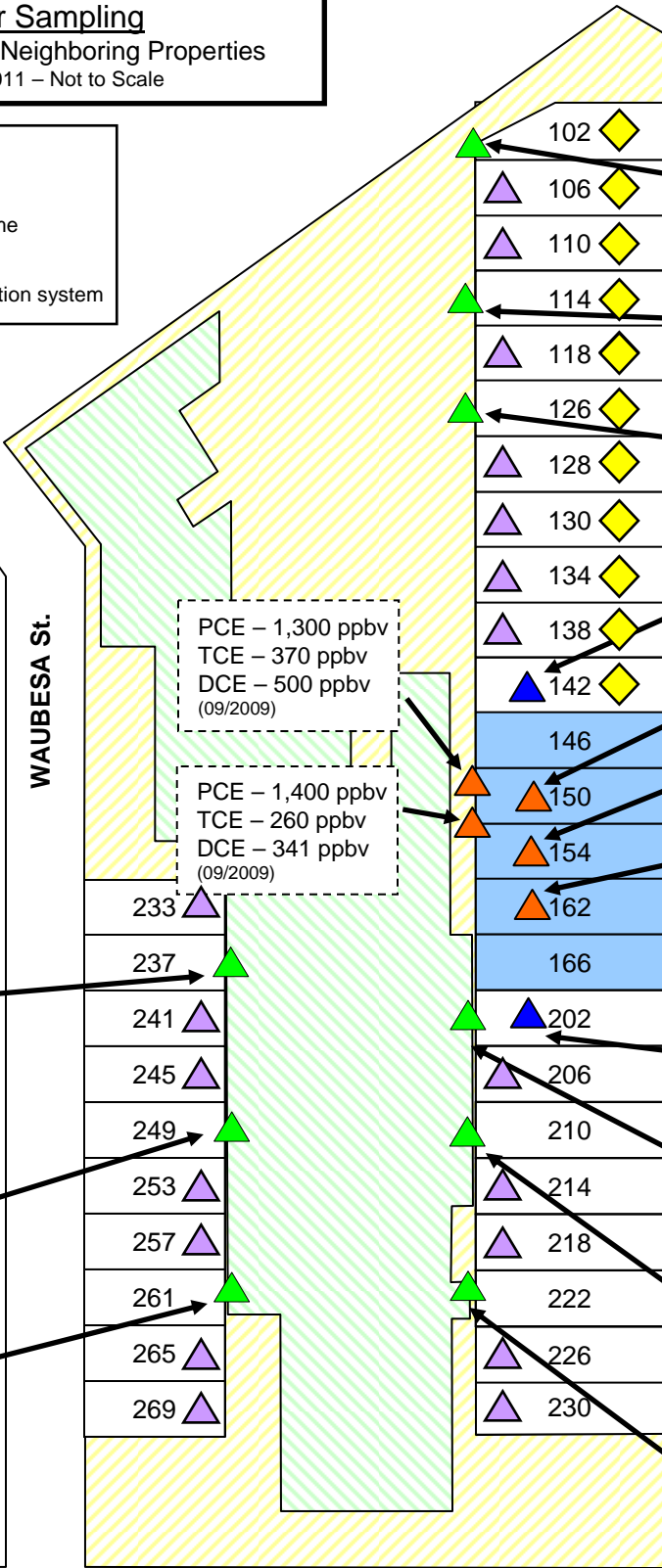
PCE – 97.0 ppbv
 TCE – 0.482 ppbv
 (10/7/2011)

PCE – 53.0 ppbv
 TCE – ND
 (11/25/2011)

PCE – 18.9 ppbv
 (10/7/2011)

PCE – 8.44 ppbv
 (11/25/2011)

PCE – ND
 (11/25/2011)



PCE – 4,620 ppbv
 TCE – 1,770 ppbv
 DCE – 1,940 ppbv
 (11/25/2011)

PCE – 2,540 ppbv
 (11/25/2011)

PCE – 452 ppbv
 (11/25/2011)

PCE – 1.87 ppbv
 (06/14/2011)

PCE – 53 ppbv
 (09/2009)

PCE – 25 ppbv
 (09/2009)

PCE – 56 ppbv
 (09/2009)

FAIRVIEW St.

PCE – 0.341 ppbv
 (06/14/2011)

PCE – 16.7 ppbv
 (10/7/2011)

PCE – 5.7 ppbv
 (11/25/2011)

PCE – 5.05 ppbv
 TCE – 0.237 ppbv
 (10/7/2011)

PCE – 3.22 ppbv
 TCE – ND
 (11/25/2011)

PCE – 77 ppbv
 (11/25/2011)

ATWOOD Ave.

S. MARQUETTE St.