



December 8, 2020

DONALDSONS ONE HOUR CLEANERS INC
BRETT DONALDSON
5365 W CLAIREMONT DR
APPLETON WI 54913

H&J INVESTMENTS LLC
C/O ESTATE OF JANICE DONALDSON
CRAIG DONALDSON
N2018 DOMAIN DR
KAUKAUNA WI 54130-9478

SUBJECT: **Off-Site Vapor Intrusion Site Investigation – November 2020
Interim Action Needed**

Donaldson's One Hour Cleaners (Former), 110 W. Cecil St., Neenah, WI
BRRTS #: 02-71-110797

Dear Messrs. Donaldson:

On February 25, 2020 and June 24, 2020, the Department of Natural Resources (DNR) sent you a notice of intent to incur expenses regarding an off-site vapor intrusion site investigation at Cranky Pat's Pizza located at 905 South Commercial Street in Neenah ("Cranky Pat's") resulting from the removal of the vapor mitigation system and demolition of the on-site building at 110 West Cecil Street in Neenah. On June 24, 2020, the letter also included intentions for an off-site vapor intrusion site investigation at Commercial Square Apartments at 1015/1019 South Commercial Street in Neenah.

DNR performed the initial sampling event on November 9 and 10, 2020.

- Results from Cranky Pat's include exceedances of the vapor risk screening levels (VRSLs) for tetrachloroethylene ("PCE") and trichloroethylene ("TCE"). As a result of this exceedance, an interim action is necessary under Wis. Admin. Code § NR 708.11 which may include conducting source removal and installing a vapor mitigation system, among other options.
- Results from Commercial Square Apartments include detects below VRSLs for PCE and TCE. Subsequent sampling events during different seasons will be scheduled per our current contract with an environmental consulting firm.

On January 7, 2013, the DNR sent letters directing each of you to take appropriate response actions at the above-referenced Property under Wis. Stats. ch. 292 and Wis. Admin. Code §§ NR 700 through 754. As you are aware, chlorinated volatile organic compounds (CVOCs) remain in the environment at the Property and have migrated off-site. **As the identified responsible party for the CVOc contamination, performing an interim action to address the VRSL exceedances at Cranky Pat's is your responsibility under Wis. Admin. Code ch. NR 708.**

By **January 8, 2021**, the DNR requests you provide a written response regarding your intention to perform an interim action along with a time frame.

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Donaldson's One Hour Cleaners, Inc. and H&J Investments, LLC
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Please contact me with questions at (920) 360-0853 or by email at jennifer.borski@wisconsin.gov.

Sincerely,



Jennifer Borski
Hydrogeologist
Remediation & Redevelopment Program

cc:

- Brett Donaldson, Donaldson's One Hour Cleaners, Inc. – bdonaldson@donaldsonscleaners.com
- Craig Donaldson, H&J Investments, LLC / Estate of Janice Donaldson – donacraig@gmail.com
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- Chris Haese, City of Neenah – chaese@ci.neenah.wi.us
- David Earle, Cranky Pat's Pizza – david@crankypats.com