



April 15, 2021

BRETT DONALDSON
DONALDSONS ONE HOUR CLEANERS INC
561 CHATHAM CT
NEENAH WI 54956

SUBJECT: **Action Needed by May 17, 2021**
Off-Site Vapor Intrusion Site Investigation – February and March 2021
Interim Action Needed
Donaldson's One Hour Cleaners (Former), 110 W. Cecil St., Neenah, WI
BRRTS #: 02-71-110797

Dear Mr. 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 included exceedances of the vapor risk screening levels (VRSLs) (beyond the building envelope) for tetrachloroethylene ("PCE") and trichloroethylene ("TCE"). As a result of this exceedance, the DNR sent you a letter on December 8, 2020 directing you to take an interim action under Wis. Admin. Code § NR 708.11 which may include conducting source removal and installing a vapor mitigation system, among other options.

DNR performed a second sampling event in February and March 2021.

- Results from Cranky Pat's include exceedances of the vapor action levels (VALs) (indoor air) for tetrachloroethylene ("PCE") and trichloroethylene ("TCE") within the open sump. As a result of this exceedance, an interim action under Wis. Admin. Code § NR 708.11 to properly seal and vent the sump as well as properly dispose of water within the sump is necessary. Additional interim actions to address the VRSL exceedances in November 2020 which may include conducting source removal and installing a vapor mitigation system, among other options, also remain needed to protect public health.
- Results from Commercial Square Apartments include detects below VRSLs for PCE and TCE and below the VAL for PCE. 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 a letter directing 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 VAL and VRSL exceedances at Cranky Pat's is your responsibility under Wis. Admin. Code ch. NR 708.**

By **May 17, 2021**, the DNR requests you provide a written response regarding your intention to perform an interim action along with a time frame.

Information regarding this open case along with the off-site vapor intrusion investigation data can be found on our database on the internet at: <https://dnr.wi.gov/botw/SetUpBasicSearchForm.do>

- Enter "0271110797" in the "BRRTS No:" field and click on "Search".
- Click on "02-71-110797 DONALDSONS ONE HOUR CLEANERS (FORMER)"

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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- Jennie Pelczar, DNR NER Enforcement Specialist – Jennifer.Pelczar@wisconsin.gov
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- Doug Gieryn, Winnebago County Health, dgieryn@co.winnebago.wi.us
- Amanda Koch, DHS, Amanda.koch@dhs.wi.gov
- Chris Haese, City of Neenah – chaese@ci.neenah.wi.us
- David Earle, Cranky Pat's Pizza – david@crankypats.com