

From: [Borski, Jennifer - DNR](#)
To: [Kara J. Homan](#)
Cc: [Hedman, Curtis J - DHS](#)
Subject: Status Update on Sterling Dry Cleaning (DNR Site Name: So's Dry Cleaners (Former), BRRTS #02-45-552133)
Date: Monday, April 1, 2024 12:51:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[20240401122354831.pdf](#)

Good afternoon, Kara - Please share this message internally as appropriate.

I am writing with an update on the Sterling Dry Cleaning at 304 W. Wisconsin Ave. in Appleton. Recall we met in September 2023 regarding vapor intrusion in general and had conversation specifically about this location. An email summary was sent to you on September 29, 2023 following our conversation and is available electronically [here](#).

Update

Last week I received notice from the property owner that they have been unable to sell their property and are now looking to lease their space to another business. Conversion of a dry cleaning space to another use is a well-known health concern. In addition, the indoor air has not been recently evaluated. Historical data collected at this location prior to USEPA's soil excavation in 2010 indicates indoor air was well above actionable levels for a non-dry cleaner (details below).

This is more for the health department awareness, but note indoor air sampled by USEPA on March 10, 2010 during dry cleaning operations revealed tetrachloroethene (PCE) in the basement air at 37,400 $\mu\text{g}/\text{m}^3$ and PCE in the dry cleaner area at 313,000 $\mu\text{g}/\text{m}^3$. These results are well above the current indoor air vapor action level of 180 $\mu\text{g}/\text{m}^3$ for a non-dry cleaning business. Sub-slab vapor was also sampled during the same mobilization adjacent to the dry cleaner machine and PCE was detected at 2,740 $\mu\text{g}/\text{m}^3$. This is below the current sub-slab vapor risk screening level of 5,800 $\mu\text{g}/\text{m}^3$. An excerpt from USEPA's May 7, 2010 report with the site map and data table is attached for reference, as needed. (Unit 003 is 304 W. Wisconsin Ave.)

Next Steps

I've updated Curtis Hedman with DHS about the owner's interest in leasing the building. Curtis plans to reach out directly to Steve Kihl at Appleton Health Dept. I wanted to make sure your department is also aware of the situation. Recall that DNR has no authority when it comes to issuing occupancy or business permits and rely on the local authority to work with DNR and DHS. Our respective authorities and concerns are also laid out on the DNR's new website on [Vapor Intrusion for Local Governments](#), launched in October 2023, following our meeting.

The DNR intends to write the current property owner a letter explaining what sampling is needed to determine if there is a potential risk to a non-dry cleaning business. However, it is unclear if the property owner has the financial ability to perform this work. Please notify me if your department is contacted for an occupancy or business permit so we can work together to make sure future occupants are protected.

Let me know if you have any other questions or would like to discuss further.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Jennifer Borski

(she/her/hers)

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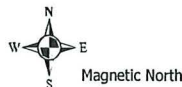
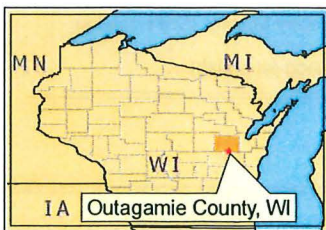




Map created using orthoimagery data, and sample location data.

Map Creation Date: 16 April 2010

Coordinate system: Wisconsin State Plane
 FIPS: 4802
 Datum: NAD83
 Units: Feet



Legend

- Sub-slab Soil Gas / Air Sampling Location

Data: g:\Air Team\SERAS\arcviewprojects\00-068
 MXD file: g:\Air Team\SERAS\arcinfo\projects\SER00068_SterlingCleaners
 \068_SoilGasAir_Sample_Location_E_f1rev001
 Revision Number: 00x

U.S EPA Environmental Response Team
 Scientific Engineering Response and Analytical Services
 EP-W-09-031
 W.A.# 0-068

Figure 1
 Soil Gas and Air Sample Locations
 Sterling Cleaners Site
 Appleton, WI

TABLE 2.1
 Sub-slab Soil Gas, Indoor Air and Ambient Air SUMMA® Canister Results - March 2010
 Sterling Cleaners Site
 Appleton, WI
 May 2010
 (All results in $\mu\text{g}/\text{m}^3$)

Sample Number	Project Action Limits*	0-068-0005	0-068-0006	0-068-0007	0-068-0009	0-068-0010	0-068-0011	0-068-0012	0-068-0013
Location		Unit003	Unit003	Unit003	Unit002	Unit002	Unit002	Unit002	Unit004
Sub Location		IA1 (Basement)	SS2 _{subslab} (First Floor) <i>on First Floor</i>	IA2 (First Floor)	IA1 (Basement)	IA2 (First Floor)	IA2_COL (First Floor)	AMB	SG1
Matrix		Air	Soil Gas	Air	Air	Air	Air	Air	Soil Gas
Date	Air / Soil Gas	3/10/2010	3/10/2010	3/10/2010	3/10/2010	3/10/2010	3/10/2010	3/10/2010	3/10/2010
1,1,1-Trichloroethane	2200 / 22000	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	1.5 / 15	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	500 / 5000	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	200 / 2000	0.138	ND	0.432	ND	ND	ND	ND	ND
Carbon Tetrachloride	1.6 / 16	0.501	0.433	0.613	0.632	0.461	0.445	0.415	0.231
cis-1,2-Dichloroethene	35 / 350	3.85	0.259	0.908	0.326	0.161	0.171	ND	ND
Methylene Chloride	52 / 520	0.736 J	0.49 J	1.16 J	0.393 J	0.559 J	0.486 J	1.04 J	0.0907 J
Tetrachloroethene	8.1 / 81	37400	2740	313000	24.1	15.1	15.7	7.05	4.17
trans-1,2-Dichloroethene	70 / 700	ND	ND	0.114	ND	ND	ND	ND	ND
Trichloroethene	0.22 / 2.2	3.32	19.3	4.45	1.28	0.779	0.838	0.11	ND
Vinyl Chloride	2.8 / 28	ND	ND	ND	ND	ND	ND	ND	ND

$\mu\text{g}/\text{m}^3$ - Micrograms per cubic meter

* - Project Action Limits from OSWER Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils (Subsurface Vapor Intrusion Guidance)

"bold text" - Value exceeds project action limit

ND - Not detected above the reporting limit

J - Value is estimated

SS - Sub-slab

SG- Soil gas

AMB - Ambient

IA - Indoor air

COL - Collocated