State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Oshkosh Service Center
625 East County Road Y, STE. 700
Oshkosh, WI 54901-9731

Tony Evers, Governor
Preston D. Cole, Secretary
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July 7, 2022

CARRIE STEFFENS
117 EAST BEACON STREET
NEW LONDON WI 54961
Sent via electronic mail only – steffensproperties@yahoo.com

SUBJECT: Additional Information on Request Sample Vapor at 117 East Beacon Street
Dry Cleaners Etc, 102 East Cook Street, New London, WI
WDNR BRRTS #: 02-69-552218

Dear Ms. Steffens:

On June 30, 2022, the Wisconsin Department of Natural Resources (DNR) and the Wisconsin Department of Health Services (DHS) left a letter at your 117 East Beacon Street property (Property) detailing the ongoing investigation of environmental contamination in your neighborhood related to the Dry Cleaners Etc site located at 102 East Cook Street. This letter requested you grant access to the U.S. Environmental Protection Agency (EPA) so the Property could be investigated to determine if vapors from the contamination are entering your home through soil pathways, a process called vapor intrusion.

On July 7, 2022, I spoke with you on the phone about the sampling process and you requested additional information on previous testing results from nearby homes along with information on the costs of sampling and mitigating any potential problems at the Property. In 2019, the home at 113 East Beacon Street, to the west of your Property, was sampled for vapors by the Responsible Party for the Dry Cleaners Etc site. A data table is attached showing the results from the sampling. At that time, no contaminant vapors were detected at levels that warranted a sub-slab mitigation system be installed to remove them. Sub-slab mitigation systems consist of PVC tubing that runs from a hole in the basement floor to the roof and is powered by a fan that pulls vapors out of the ground before they can enter your home or business. These systems are identical to those used for homes with high radon levels, and once the vapors are removed from beneath the home they will no longer pose a potential health risk to occupants at the Property.

As mentioned in the June 30, 2022, letter sampling your Property is being done for your health and safety, and there is no cost to you or potential homeowners. In addition, if vapors are detected at levels that warrant a sub-slab mitigation system you or potential homeowners would not be responsible for the cost of the system and its installation. You will be responsible for the long-term costs associated with this system, including the electricity to run the fan ($5-$10/month) and replacing the fan ($100) every 10-15 years.

Thank you for your cooperation. If you have questions regarding the testing/sampling please contact Andrew Maguire, EPA, at 312-758-8672, or by email at maguire.andrew@epa.gov. You can also contact me at 920-510-4343 or by email at gwen.saliares@wisconsin.gov.

Sincerely,

Gwen Saliares

Gwen Saliares
Hydrogeologist
Remediation and Redevelopment

Attachments: Vapor Analytical Test Results Summary Sub-slab, Table 2, dated November 2019

TABLE 2
Vapor Analytic Test Results Summary-Sub-Slab

Dry Cleaners, Etc.
New London, Wisconsin
Terracon Project No. 58107028

Sample ID	Location	Sample Date	Sample Type	Chlorinated Volatile Organic Compounds (µg/m^3)				
				cis - 1,2-Dichloroethene	trans-1,2-Dichloroethene	Tertrachloroethene (PCE)	Trichloroethene (TCE)	Vinyl Chloride
Terracon Investigation - 2010								
VP-1	102 E Cook-East Side Near DCM	2/24/2011	Small Commercial Sub-slab-30 minute	<86.8	<0.43	9,270	740	<27.9
Terracon Supplemental Investigation - 2019								
LIB-SS-1	Library: 412 S Pearl-Southeast Stairwell	2/20/2019	Small Commercial Sub-slab-30 minute	<0.38	<0.50	6,780	*85.8*	<0.22
113-SS-1	113 E Beacon-Basement	3/27/2019	Residential Sub-slab-30 minute	<0.40	<0.52	28.6	2.0	<0.23
			Residential Indoor Air VAL[1]	**NE**	**NE**	**42**	**2.1**	**1.7**
			Residential Sub-slab Vapor/Soil Gas VRSL[2]	NE	NE	1,400	70	57
			Small Commercial Building Indoor Air VAL[1]	***NE***	***NE***	***180***	***8.8***	***28***
			Small Commercial Building Sub-slab Vapor/Soil Gas VRSL[2]	NE	NE	6,000	290	930
			Large Commercial/Industrial Building Indoor Air VAL[1]	***NE***	***NE***	***180***	***8.8***	***28***
			Large Commercial/Industrial Building Sub-slab Vapor/Soil Gas VRSL[3]	NE	NE	18,000	880	2,800

NOTES:
µg/m^3 = micrograms per cubic meter
VAL = Vapor Action Level for Ambient Air (given for information only)
VRSL = Vapor Risk Screening Level
[1] VAL given as the lesser of 1:100,000 lifetime cancer risk or noncancer hazard index of 1 value in generic U.S EPA Tables at the web address: http://www.epa.gov/reg3hwmd/risk/human/rb-concentration_table/Generic_Tables/index.htm and modified for Wisconsin Vapor Intrusion Guidance PUB-RR-800 lifetime cancer risk (1:100,000)
[2] VRSL is the VAL adjusted for sub-slab vapor to indoor air by applying an attenuation factor of 0.03 (sub-slab and shallow soil gas) for comparison with the analytical results.
[3] VRSL is the VAL adjusted for sub-slab vapor to indoor air by applying an attenuation factor of 0.01 (sub-slab and shallow soil gas) for comparison with the analytical results.
Bold Values indicate exceedance of applicable residential VALs (indoor air)
Green Shaded Values indicate exceedance of applicable residential VRSLs (sub-slab vapor and shallow soil gas)
Bold Italic Values indicate exceedance of applicable small commercial building VALs (indoor air)
Brown Shaded Values indicate exceedance of applicable small commercial building VRSLs (sub-slab vapor and shallow soil sas)
Bold Italic Underline Values indicate exceedance of applicable large commercial/industrial building VALs (indoor air)
Pink Shaded Values indicate exceedance of applicable large commercial/industrial building VRSLs (sub-slab vapor and shallow soil gas)
< = Not detected above listed limit of detection (LOD)
--- = Not analyzed
NE=Not Established