

**From:** Schultz, Josie M - DNR  
**Sent:** Tuesday, August 3, 2021 8:12 AM  
**To:** Dillon Plamann  
**Subject:** RE: Vapor Sampling Feedback - Tidy Cleaners & Laundry 02-05-552220

Hi Dillon,

Yes, PCE, TCE, cis-1,2-DCE, trans-1,2-DCE, and Vinyl Chloride are the contaminants to include in the TO-15 analysis.

The residential VRSL exceedance would result in a land use restriction to non-residential use at time of closure; you are correct in that the current land use is small commercial, and that is the VRSL that would apply at this time. The concern is that there is a round of sub-slab sampling in a location not *nearest* to the highest concentrations in soil beneath the slab, and it had elevated vapor concentrations.

DNR guidance [RR-986](#) recommends 3 vapor ports within a commercial building with a footprint of 5,000 sq ft or less. It will be difficult to close the site with only one vapor port with a residential VRSL exceedance that is not located nearest to the presumed source. I would highly recommend performing this expanded vapor investigation sooner rather than later as it will require two rounds with one round in winter.

Please feel free to give me a call at 920-366-5685 if you would like to discuss this further.

Thank you,  
Josie

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**Josie Schultz**

Cell Phone: (920) 366-5685

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**From:** Dillon Plamann <dplamann@fehr-graham.com>  
**Sent:** Thursday, July 29, 2021 9:17 AM  
**To:** Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>  
**Subject:** RE: Vapor Sampling Feedback - Tidy Cleaners & Laundry 02-05-552220

Hi Josie,

After reviewing the vapor sampling from 2019, during the field work the original location of SS-1 was inaccessible due to site operations and equipment, so the location was adjusted to be between the original locations of SS-1 and SS-2 to be able to evaluate the sub-slab air downgradient of the dry

cleaning machine, and near the office. Also noted that future sub-slab samples from this site will be limited to analysis of drycleaners CVOCs. Are the compounds PCE, TCE, cis-1,2-DCE, trans-1,2-DCE, and Vinyl Chloride what are expected?

In regards to the RVSL exceedance for PCE, do we need to compare the results to the residential standards? Since the building is a small commercial structure, wouldn't that standard be more appropriate? Just curious so that I can explain to the client.

We will begin working on the work plan for approval. Thank you!

**DILLON PLAMANN** | Project Hydrogeologist  
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**From:** Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)>  
**Sent:** Thursday, July 22, 2021 4:05 PM  
**To:** Dillon Plamann <[dplamann@fehr-graham.com](mailto:dplamann@fehr-graham.com)>  
**Subject:** Vapor Sampling Feedback - Tidy Cleaners & Laundry 02-05-552220

Hi Dillon,

I've reviewed the vapor sampling results for Tidy Cleaners, and have a couple questions about the placement of the sub slab vapor port. Is there a reason why the port was placed near the office rather than near the higher concentrations in soil in the vicinity of the dry cleaning machine (DCM) near B-1 & B-2? Looking back at the SIWP submitted on January 4, 2018, there were two vapor port locations included on the map, and Kristin Dufresne provided comment that DNR would be willing to accept one sub-slab sample location placed between the sanitary line and B-2.

Seeing as there was a residential vapor risk screening level (VRSL) exceedance for PCE within vapor port SS-1 in September, I would highly recommend installing an additional vapor port in the area of the DCM, and also within the area of the washers in the northern portion of the building with the overhead doors. Another round of vapor sampling should be performed during heating season (i.e. winter) at SS-1, and two rounds should be performed at any additional ports installed. Please submit a workplan to DNR with vapor port placement prior to installation.

Feel free to reach out to me if you would like to discuss further, or have any questions.

Thanks,  
Josie

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Josie M. Schultz

Hydrogeologist – Northeast Region Remediation and Redevelopment Team

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