

**From:** Schultz, Josie M - DNR  
**Sent:** Thursday, June 22, 2023 4:10 PM  
**To:** Matthew Buchanan; Caine, Lynelle  
**Cc:** Brand, Jeff; Weber, Evan; Lauridsen, Keld B - DNR; dplamann@fehrgraham.com; 'Jim Mohr'  
**Subject:** RE: Proposed Redevelopment on Fourth Street Parcels Adjacent to Tidy Cleaners in Green Bay, WI  
**Attachments:** 4th St Townhomes\_NWGB\_Compiled\_20221021.pdf; Figure 2\_Site Layout.pdf

Good Afternoon Lynelle & Matt,

Of the three proposed apartment buildings, the southeasternmost building would screen in for a vapor investigation because it would be within 100' of residual chlorinated volatile organic compound (CVOC) contamination in soil on the Tidy Cleaners property. DNR recommends, at a minimum, that this southeasternmost building includes a passive mitigation system during construction, with ability to be turned active, and recommends that a National Radon Proficiency Program (NRPP) certified radon mitigator be hired for this system installation. DNR also recommends installing one or two vapor ports near the center of this southeasternmost building during construction and requests that a minimum of one round of sub-slab and concurrent indoor air sampling be completed within this building **prior** to occupancy to ensure there is no risk to human health. Sampling should be completed after the building is completely enclosed and HVAC is operational. Additional indoor air and sub-slab sampling will need to be completed as part of site investigation for the Tidy Cleaners site, regardless of initial results.

DNR recommends coordinating this vapor intrusion investigation with the responsible party for Tidy Cleaners and their consultant, Fehr Graham, whom I've copied on this email. If you have any additional questions or concerns, please feel free to reach out to me via phone or email.

Thank you,  
Josie

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**Josie Schultz**

Cell Phone: (920) 366-5685  
Josie.Schultz@Wisconsin.gov

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**From:** Matthew Buchanan <Matthew.Buchanan@greenbaywi.gov>  
**Sent:** Friday, June 16, 2023 9:30 AM  
**To:** Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>; Caine, Lynelle <lynelle.caine@stantec.com>; Lauridsen, Keld B - DNR <Keld.Lauridsen@wisconsin.gov>  
**Cc:** Brand, Jeff <Jeff.Brand@stantec.com>; Weber, Evan <evan.weber@stantec.com>  
**Subject:** RE: Proposed Redevelopment on Fourth Street Parcels Adjacent to Tidy Cleaners in Green Bay, WI

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Thanks, Josie! I've passed this guidance on to the developer. Sounds like they will take our recommendation and intend install vapor mitigation systems during construction.

Enjoy your weekend,

**Matt Buchanan, AICP**  
**Senior Economic Development Specialist**  
City of Green Bay  
Community & Economic Development Department  
920.448.3396  
[greenbaywi.gov](http://greenbaywi.gov)

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**From:** Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)>  
**Sent:** Thursday, June 15, 2023 5:23 PM  
**To:** Caine, Lynelle <[lynelle.caine@stantec.com](mailto:lynelle.caine@stantec.com)>; Lauridsen, Keld B - DNR <[Keld.Lauridsen@wisconsin.gov](mailto:Keld.Lauridsen@wisconsin.gov)>  
**Cc:** Matthew Buchanan <[Matthew.Buchanan@greenbaywi.gov](mailto:Matthew.Buchanan@greenbaywi.gov)>; Brand, Jeff <[Jeff.Brand@stantec.com](mailto:Jeff.Brand@stantec.com)>; Weber, Evan <[evan.weber@stantec.com](mailto:evan.weber@stantec.com)>  
**Subject:** RE: Proposed Redevelopment on Fourth Street Parcels Adjacent to Tidy Cleaners in Green Bay, WI

Hi Lynelle,

I will need to look at the file and discuss amongst the region and get back to you, but I wanted to provide some initial feedback.

DNR strongly recommends a passive mitigation system be installed during development whenever there is the potential for vapor intrusion. It is considerably less costly to proactively install a vapor mitigation system during development rather than find a vapor issue and have to retroactively install a system. Also to note is that these systems are not only used to prevent chemical vapor intrusion, but to also mitigate radon and reduce the chance of moisture issues within the future building.

I will plan dig into the file and get back to you next week. Please feel free to give me a call if you would like to discuss anything further.

Thanks,  
Josie

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Josie Schultz

Cell Phone: (920) 366-5685

[Josie.Schultz@Wisconsin.gov](mailto:Josie.Schultz@Wisconsin.gov)

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**From:** Caine, Lynelle <[Lynelle.Caine@stantec.com](mailto:Lynelle.Caine@stantec.com)>

**Sent:** Thursday, June 15, 2023 2:08 PM

**To:** Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)>; Lauridsen, Keld B - DNR <[Keld.Lauridsen@wisconsin.gov](mailto:Keld.Lauridsen@wisconsin.gov)>

**Cc:** Matthew Buchanan <[Matthew.Buchanan@greenbaywi.gov](mailto:Matthew.Buchanan@greenbaywi.gov)>; Brand, Jeff <[Jeff.Brand@stantec.com](mailto:Jeff.Brand@stantec.com)>; Weber, Evan <[Evan.Weber@stantec.com](mailto:Evan.Weber@stantec.com)>

**Subject:** Proposed Redevelopment on Fourth Street Parcels Adjacent to Tidy Cleaners in Green Bay, WI

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Hi Josie,

I see you are listed as the project manager for the Tidy Cleaners site in Green Bay (BRRTS Case #02-05-552220). We are working with the City of Green Bay and did some additional soil sampling at the Fourth Street Parcels to the west of this site (see the attached map). A development is proposed on the Fourth Street parcels and we were trying to provide advice as to whether this site would screen out for vapor intrusion in association with contamination at the Tidy Cleaners site. A second round of soil sampling confirmed that VOCs are not present on the Fourth Street Parcels. Looking at the data from Tidy Cleaners in looks as if fairly high levels of CVOCs were detected in one of the sub slab samples, however, the only soil contamination was near South Broadway. Low levels of PCE was found in the groundwater on the Tidy Cleaners western property line but only slightly above the ES so is not believed to have migrated onto the Fourth Street parcels planned for development. If that is the case, it appears the proposed building would be over 100 feet away from the contaminated soil not requiring a vapor mitigation system. A draft of the proposed development is attached.

This also got me thinking as to if the system would be needed and/or vapor samples needed in the future at the Fourth Street parcels in association with Tidy Cleaners, would it be the responsibility of the Tidy Cleaners RP to do this and not the future developer? This is being developed by a non-profit with limited funds on a tight budget and any extra costs might affect the deal. I was hoping you could provide some insight on this.

Also included Keld on this email since he was working with us on the Fourth Street parcels. We are currently working on our SI report for the Fourth Street parcels and should be submitting this soon to the WDNR.

Thanks,

**Lynelle Caine**

Senior Project Manager

Mobile: 920-655-7211

[Lynelle.Caine@stantec.com](mailto:Lynelle.Caine@stantec.com)



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**PERCENTAGE OF IMPERVIOUS**

**SQUARE FOOTAGE INFORMATION:**  
 NEW RESIDENCES = 5,487.0 SQ. FT. (GARAGE LEVEL\*) +  
 TOTAL SPACE = 5,487.0 SQ. FT.  
 PARKING / DRIVEWAY = 7,027.7 SQ. FT.

\*MAIN AND UPPER LEVEL ARE FULLY CONTAINED WITHIN LOWER LEVEL FOOTPRINT\*

**IMPERVIOUS SQ. FOOTAGE CALC.**  
 TOTAL BLDG. FOOTPRINT: 12,514.7 SQ. FT.  
 TOTAL LOT SIZE: 19,770.7 SQ. FT.

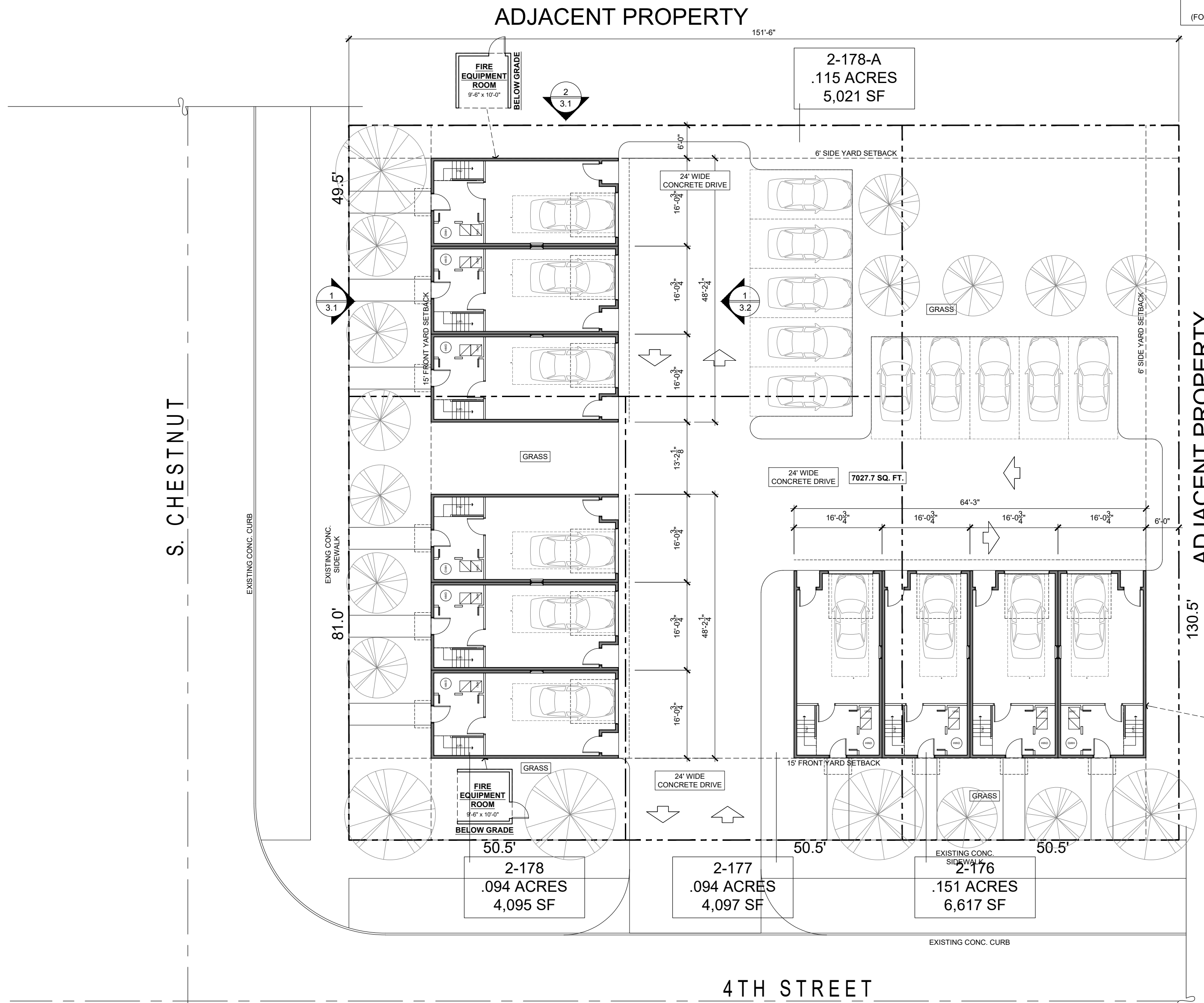
**IMPERVIOUS RATIO =**  
 (BUILDING FOOTPRINT + DRIVEWAY) / LOT SIZE x 100 =  
 % OF IMPERVIOUS SURFACE 12,514.7 / 19,770.7 x 100 = 63.3%

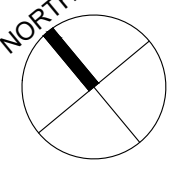
**FLOOR AREA RATIO =**  
 TOTAL BLDG. SF / SITE SF :  
 (FOOTPRINT \* 3 LEVELS) / SITE SF : 16,461.0 / 19,770.7 = .833

**SQUARE FOOTAGE CALCULATIONS**

LOWER LEVEL A/C	156.6 SQ. FT.
MAIN LEVEL A/C	490.5 SQ. FT.
UPPER LEVEL A/C	518.9 SQ. FT.
TOTAL A/C	1,166.0 SQ. FT.
PORCHES NON A/C	14.0 SQ. FT.
GARAGE NON A/C	378.2 SQ. FT.
TOTAL NON A/C	392.2 SQ. FT.
GRAND TOTAL (A/C + NON A/C)	1,558.2 SQ. FT.

\*PER UNIT



**1 SITE PLAN**  
N.T.S. 

**4th Street TOWNHOMES**  
**10 Units**  
**Green Bay, WI 54301**  
**Lots 2-176, 2-177, 2-178, 2-178-A**

**NOT FOR CONSTRUCTION**

ISSUE DATE: 10/21/2022

ISSUED FOR: REVIEW

REVISION LOG

© NEIGHBORWORKS GREEN BAY



**4th Street Townhomes**

**GREEN BAY, WI**

PROJECT NAME

**SITE PLAN**

SHEET NAME

PROJECT NUMBER: -

DRAWN BY: DE CHECKED BY: TD

SCALE: AS NOTED

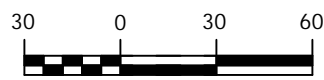
**0.2**

SHEET NUMBER





SCALE IN FEET



**LEGEND**

APPROXIMATE PROPERTY LINE



1165 Scheuring Road, Green Bay, Wisconsin 54115  
 Phone: 920-592-8400 Fax: 920-592-8444

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DATE: 01/31/23    DRAWN BY: JRB    PROJECT MANAGER: LPC

**SITE LAYOUT**

CITY OF GREEN BAY  
 0 & 418 FOURTH STREET; 815 AND 821 SOUTH CHESTNUT AVENUE  
 (PARCELS #2-176, #2-177, #2-178, #2-178-A)  
 GREEN BAY, WISCONSIN

PROJECT NUMBER: 193709402    FIGURE 2