



November 19, 2021

Mr. David Kittle
Village of Little Chute
108 West Main Street
Little Chute, WI 54140

Deborah Smith
Four D Investments LLC
505 Grand Ave
Little Chute, WI 54140

Subject: Request for Historical Land Use Information Regarding 505 Grand Avenue, Little Chute, WI
Relating to: Sandies Dry Cleaners & Laundry (Former), 513 Grand Ave, Little Chute, WI
DNR BRRTS # 02-45-552222

Dear Mr. Kittle & Ms. Smith:

On October 11, 2021, the Department of Natural Resources (DNR) received a *Limited Site Investigation* report for Sandies Dry Cleaner & Laundry (Former) (the "Report"), prepared by Terracon Consultants, Inc. ("Terracon") for the Village of Little Chute, Wisconsin (the "Village"). The purpose of this letter is to request additional information about the historical land uses at 505 Grand Avenue be submitted by January 18, 2022 to continue DNR's evaluation of data presented in the Report.

As you are aware, there is contamination from the historic dry cleaner, Sandies Dry Cleaners & Laundry at 513 Grand Avenue, Little Chute, Wisconsin (the "Site"). The primary contaminant of concern is tetrachloroethylene (or "PCE"). PCE is a common chlorinated solvent utilized by dry cleaners and also used as a common degreaser in many commercial and industrial businesses.

The Report presented soil and groundwater data collected by the Village in July 2021 from 505, 513 and 515 Grand Avenue and within the right-of-way of Grand Avenue as part of a due diligence in anticipation of redevelopment. The soil and groundwater data are in line with discharge(s) from the former dry cleaner operation at 513 Grand Avenue with the exception of one sample location, P-8, located in the southwest corner of 505 Grand Avenue. See the attached Figure 4, Soil Isoconcentration Map (July 2021), for the location of P-8.

Soil boring location, P-8, was collected on the side of the building opposite the adjacent former dry cleaner. Shallow soil data revealed PCE at 6,420 parts per billion (ppb) at a depth of one foot below ground surface (bgs) and PCE at 263 ppb at five feet bgs. For comparison, PCE is not naturally occurring and any detect indicates a discharge of the chemical. However, PCE in soil at a concentration of 4.5 ppb has the potential to contaminate groundwater. This data with a high shallow concentration that decreases with depth is indicative of a localized, surficial spill as opposed to sub-surface migration of contamination from the adjacent dry cleaner operation.

Furthermore, a grab groundwater sample was collected from shallow groundwater within the soil boring, P-8, and data revealed PCE in groundwater at 161 ppb. For comparison, a PCE concentration above 0.5 ppb requires an investigation and is of concern. While groundwater contamination is expected in the area, the

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Re: Sandies Dry Cleaners & Laundry (Former), BRRTS #02-45-552222

presence of contamination in shallow groundwater with a basement between the known discharge area (the dry cleaner) and the shallow groundwater contamination at P-8 is also concerning.

The DNR is investigating whether current and/or past owners or occupants of property at 505 Grand Avenue may potentially be responsible for causing or contributing to the contamination in the area of P-8. Additional information on the building specifics and historical land uses at 505 Grand Avenue are necessary for the DNR to continue evaluation of data from P-8 in comparison with other data collected.

Specifically, the DNR requests the Village and property owner for 505 Grand Avenue, Four D Investments, LLC, research and provide all available information on the following specific to 505 Grand Avenue:

- Location and depth of the basement with respect to the current building footprint;
- Original building construction date, footprint and date(s)/location(s) of building additions;
- Past and current land uses;
- Past and current use of chemicals at the property;
- Ownership history; and
- Any additional information that may aid in determine the source of shallow contamination discovered at P-8.

This information can be found through interviews of current and past owners and occupants, city directories, Sanborn maps, historical photos, the local historical society, etc.

In an effort to continue DNR evaluation of the July 2021 data in a timely manner, we request this information be submitted to the DNR within the next 60 days, or by January 18, 2022.

This information is requested by the Department under the authority of s. 292.11(7) (a) and s. 292.11(8), Wis. Stats.

Your cooperation in this matter is appreciated. Please contact me with any questions by phone at 920-360-0853 or by email at jennifer.borski@wisconsin.gov.

Sincerely,

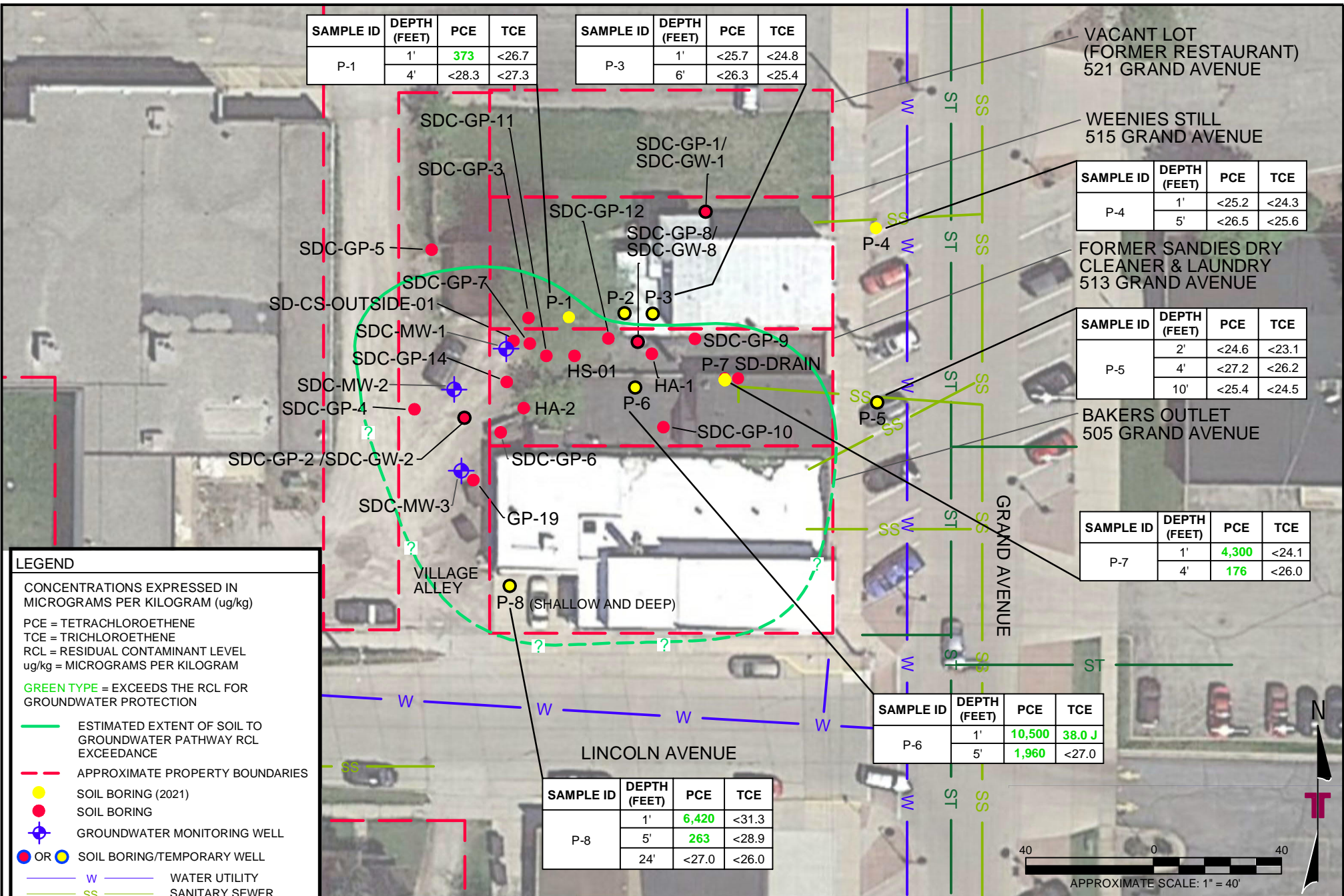


Jennifer Borski
Hydrogeologist
Remediation & Redevelopment Program

att: Figure 4, *Soil Isoconcentration Map (July 2021)*, dated 9/2021

cc:

- David Kittle, Village of Little Chute – david.kittle@littlechutewi.org
- Krista Kroeninger, Terracon – krista.kroeninger@terracon.com
- Scott Hodgson, Terracon – scott.hodgson@terracon.com



SAMPLE ID	DEPTH (FEET)	PCE	TCE
P-1	1'	373	<26.7
	4'	<28.3	<27.3

SAMPLE ID	DEPTH (FEET)	PCE	TCE
P-3	1'	<25.7	<24.8
	6'	<26.3	<25.4

VACANT LOT (FORMER RESTAURANT)
521 GRAND AVENUE

WEENIES STILL
515 GRAND AVENUE

SAMPLE ID	DEPTH (FEET)	PCE	TCE
P-4	1'	<25.2	<24.3
	5'	<26.5	<25.6

FORMER SANDIES DRY CLEANER & LAUNDRY
513 GRAND AVENUE

SAMPLE ID	DEPTH (FEET)	PCE	TCE
P-5	2'	<24.6	<23.1
	4'	<27.2	<26.2
	10'	<25.4	<24.5

BAKERS OUTLET
505 GRAND AVENUE

SAMPLE ID	DEPTH (FEET)	PCE	TCE
P-7	1'	4,300	<24.1
	4'	176	<26.0

SAMPLE ID	DEPTH (FEET)	PCE	TCE
P-6	1'	10,500	38.0 J
	5'	1,960	<27.0

SAMPLE ID	DEPTH (FEET)	PCE	TCE
P-8	1'	6,420	<31.3
	5'	263	<28.9
	24'	<27.0	<26.0

LEGEND

CONCENTRATIONS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg)
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
RCL = RESIDUAL CONTAMINANT LEVEL
ug/kg = MICROGRAMS PER KILOGRAM

GREEN TYPE = EXCEEDS THE RCL FOR GROUNDWATER PROTECTION

- ESTIMATED EXTENT OF SOIL TO GROUNDWATER PATHWAY RCL EXCEEDANCE
- APPROXIMATE PROPERTY BOUNDARIES
- SOIL BORING (2021)
- SOIL BORING
- GROUNDWATER MONITORING WELL
- OR SOIL BORING/TEMPORARY WELL
- W WATER UTILITY
- SS SANITARY SEWER
- ST STORM SEWER

SANITARY SEWER LATERAL LOCATIONS ESTIMATED FROM VILLAGE OF LITTLE CHUTE-PROVIDED UTILITY DRAWINGS

IMAGE SOURCE: GOOGLE EARTH PRO
DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr:	KLK	Project No.:	58217064
Drawn By:	PJS	Scale:	AS SHOWN
Checked By:	KLK	File No.:	58217064C1
Approved By:	SAH	Date:	9/2021

Terracon
Consulting Engineers and Scientists

9856 SOUTH 57th STREET FRANKLIN, WI 53132
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SOIL ISOCONCENTRATION MAP (JULY 2021)

SANDIES DRY CLEANER & LAUNDRY (FORMER)
513 GRAND AVENUE
LITTLE CHUTE, WISCONSIN

FIGURE

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