



September 27, 2023

Four D Investments, LLC  
Deborah Smith  
505 Grand Avenue  
Little Chute, WI 54140  
[Debatbakersonline@gmail.com](mailto:Debatbakersonline@gmail.com) – sent via electronic mail only

Subject: Vapor Abatement System at 505 Grand Ave., Little Chute, WI and Site Update  
Site Name: Sandies Dry Cleaners & Laundry (Former), 513 Grand Ave., Little Chute  
BRRTS #: 02-45-552222

Dear Ms. Smith:

### **Purpose**

The purpose of this correspondence is to provide you notice regarding the vapor abatement system installed at 505 Grand Avenue, Little Chute, Wisconsin (your "Property") and update you on the status of the environmental contamination investigation and cleanup at the former Sandies Dry Cleaners & Laundry at 513 Grand Avenue, Little Chute, Wisconsin (the "Site").

### **Vapor Abatement System**

In response to notification of environmental contamination reported at the Site in 2008, the Department of Natural Resources (DNR) and Department of Health Services (DHS), performed indoor air sampling at your Property in 2011 and detected tetrachloroethene (PCE) in the indoor air at concentrations of concern for the occupants. As a result, DNR requested assistance from the United States Environmental Protection Agency (US EPA) who mobilized to the Site to remove environmental hazards. US EPA performed several actions at the Site and neighboring properties to protect public health, including installing a vapor abatement system at your Property in April 2012. Following installation, US EPA turned the system over to the Property owner for routine operation, monitoring and maintenance (OM&M).

US EPA addressed the immediate hazards, but contamination remains in the soil, groundwater and vapor in the subsurface and continues to be a potential source for migration of the contaminated vapors into the building on your Property through small cracks or openings in the foundation or other preferential pathways, known as vapor intrusion. Please see the enclosed fact sheet, *What is Vapor Intrusion?*, Pub RR-892.

Please be aware that vapor abatement systems, commonly referred to as vapor mitigation systems, are known to lose effectiveness over time and require replacement of system components (e.g., the blower fan) or other enhancements. In addition, the science of vapor intrusion and design of vapor mitigation systems has evolved since 2012. The DNR encourages you as Property owner to have your system reassessed by a mitigation professional to assure it is effective at reducing vapor concentrations in the building and determine if modifications are needed to be protective.

DNR strongly encourages contracting a mitigation professional certified by the National Radon Proficiency Program (NRPP) and experienced in chemical vapor intrusion that follows national

Vapor Abatement System at 505 Grand Avenue, Little Chute, Wisconsin  
Re: Sandies Dry Cleaners & Laundry (Former)  
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consensus-based standards on the design and OM&M of vapor mitigation systems. Mitigation professionals that are NRPP-certified can be found at the following link: <https://nrpp.info/pro-search/>.

Any modifications proposed for the vapor abatement system at the Property are recommended to be communicated to the DNR in advance to assure best management practices and protection of public health. Any modifications to the vapor abatement system at this Property must be documented and provided to the DNR in accordance with Wisconsin Administrative Code chs. NR 708 and NR 724.

### **Site Update**

Since US EPA completed their actions in 2012, there has been no cleanup activities performed by the party responsible for the contamination. However, DNR and the Village of Little Chute have performed some additional investigation toward defining the extent of the contamination. The investigation performed by the DNR in 2018 found concentrations of trichloroethene (TCE), a breakdown product of PCE but with different short-term health concerns than PCE. Please see the enclosed fact sheet, *TCE in the Air*. The presence of TCE was confirmed by the Village during an investigation in 2021.

The DNR performed another phase of the investigation in May 2023 by sampling air within the sanitary sewer mains in Grand Avenue and West Lincoln Avenue. Minimal PCE was detected within the sanitary sewer in Grand Avenue and minimal PCE and TCE were detected within the sanitary sewer in West Lincoln Avenue. Based on the information collected, your connection to the sanitary sewer main is not a potential source for migration of contaminated vapors into your building. No further investigation of the sewers is planned by the DNR.

Additional investigation and cleanup may take place as local, state and/or federal funding becomes available to address the contamination at the Site and surrounding properties.

Site-related information and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to [dnr.wi.gov](http://dnr.wi.gov) and search "BOTW." Use the BRRTS # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching "RRSM."

Please contact me with any questions or concerns by phone at 920-360-0853 or by email at [jennifer.borski@wisconsin.gov](mailto:jennifer.borski@wisconsin.gov).

Sincerely,



Jennifer Borski  
Hydrogeologist  
Remediation & Redevelopment Program

Att.

Operation of Vapor Abatement System at 505 Grand Avenue, Little Chute, dated August 8, 2012

Encl.

Fact Sheet: What is Vapor Intrusion?, Pub RR-892  
Fact Sheet: TCE in the Air

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Vapor Abatement System at 505 Grand Avenue, Little Chute, Wisconsin

Re: Sandies Dry Cleaners & Laundry (Former)

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Cc David Linskens, 1687 Princeton Place #5, Green Bay, WI 54302  
David Kittel, Village of Little Chute, [David.Kittel@littlechutewi.org](mailto:David.Kittel@littlechutewi.org)  
Natalie Vandeveld, Outagamie County Health, [Natalie.vandeveld@outagamie.org](mailto:Natalie.vandeveld@outagamie.org)  
Curtis Hedman, DHS, [Curtis.Hedman@dhs.wisconsin.gov](mailto:Curtis.Hedman@dhs.wisconsin.gov)  
Charlie Dercks, J. Ross & Associates, [cdercks@jrossassoc.com](mailto:cdercks@jrossassoc.com)



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 5  
77 WEST JACKSON BOULEVARD  
CHICAGO, IL 60604

August 8, 2012

Ms. Debbie Smith, Owner/Operator  
Baker's Outlet  
505 Grand Avenue, Little Chute, WI 54140

Re: Operation and Maintenance of Vapor Abatement System at 505 Grand Avenue

As you know, U.S. Environmental Protection Agency (U.S. EPA) has been conducting a cleanup at the former Sandies Dry Cleaner and Laundry Site in the past year which included removal of soil contaminated with tetrachloroethylene (PCE). As part of that cleanup you gave us verbal permission to install a vapor abatement system in your basement at 505 Grand Avenue to control PCE vapors which may migrate. This system was installed the week of April 16, 2012. Subsequently, we collected indoor air samples to determine the effectiveness of the system. Results of the air monitoring indicate cleanup goals for PCE at Sandies, and Bakery are being met.

The purpose of this letter is to document your previous verbal agreement to install the aforementioned system. The vapor abatement system includes PVC piping, timer, and an inline fan to vent vapors from the basement area to above the roofline. EPA paid for the material and installation of the system. Operation & maintenance (O&M) of the system will be the property owner's responsibility (which includes the electric bill).

If you have questions regarding the vapor abatement system please contact me at 312-886-4314. If you have health related questions, please contact Henry Nehls-Lowe at the Wisconsin Department of Health Services at 608-266-3479.

Sincerely,

Ramon C. Mendoza  
U.S. EPA On-Scene Coordinator

Please sign below to indicate that you accept the described vapor abatement system and agree to its operation and maintenance as described above, or that you decline the described vapor abatement system for your property:

I agree to and **accept** the terms set forth above:

\_\_\_\_\_  
Name    Signature    Date

I have reviewed the above information and **decline** the described system:

\_\_\_\_\_  
Name    Signature    Date

## What is Vapor Intrusion?



Chemicals used in commercial or industrial activities – dry cleaning chemicals, chemical degreasers and petroleum products such as gasoline – are sometimes spilled and leak into nearby soil or groundwater. When this happens, these chemicals may release gases or vapors, which travel from the contaminated groundwater or soil and move into nearby homes or businesses. This is called vapor intrusion.

*The process when chemical vapors from contaminated soil or groundwater enter a home or other structure is called vapor intrusion.*

### Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

### Why is vapor intrusion a concern?

Exposure to some chemical gases or vapors can cause an increased risk of adverse health effects. Whether or not a person experiences any health effects depends on several factors, including the amount and length of exposure, the toxicity of the chemical, and the individual's sensitivity to the chemical. When harmful chemical vapor intrusion is the result of environmental contamination, the Wisconsin Department of Natural Resources (DNR) requires that steps be taken to reduce or eliminate exposures which could be harmful to human health.

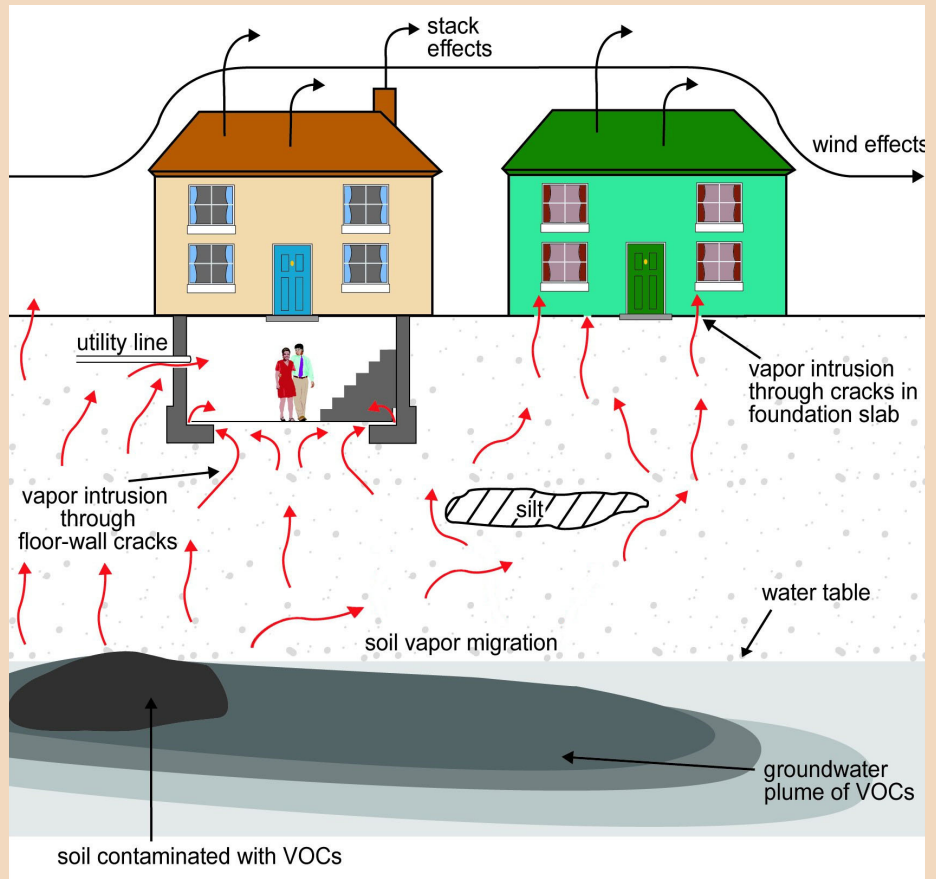
### What should I expect if vapor intrusion is suspected near my home or business?

For businesses or other locations where VOC contamination has been found, the DNR requires that the potential for vapor intrusion be investigated. If you live near a site being cleaned up, you may be contacted by the site owner or others working on the cleanup. Your cooperation and consent will be requested before any testing or sampling is conducted on your property. Ask the person contacting you any questions you have about the work being done, or contact the DNR for more information (see DNR contact information on reverse). For more information about testing for vapor intrusion, see DNR-Pub-RR-954, "What to Expect During Vapor Intrusion Sampling."



## How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.



Adapted from U.S. Environmental Protection Agency (EPA) graphic.  
[www.epa.gov/oswer/vaporintrusion/basic.html](http://www.epa.gov/oswer/vaporintrusion/basic.html)

## Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at [dhs.wisconsin.gov](http://dhs.wisconsin.gov), search “Vapor.” For other health-related questions, please contact your local health department: [www.dhs.wisconsin.gov/localhealth](http://www.dhs.wisconsin.gov/localhealth).

For more DNR information, please visit the DNR’s Remediation and Redevelopment (RR) Program’s Vapor Intrusion page at [dnr.wi.gov/topic/Brownfields/Vapor.html](http://dnr.wi.gov/topic/Brownfields/Vapor.html).

Additional information can be obtained through the DNR field office in your region. To find the correct office, visit the RR Program Staff Contacts page at [dnr.wi.gov/topic/Brownfields/Contact.html](http://dnr.wi.gov/topic/Brownfields/Contact.html) or call the RR Program at (608) 266-2111.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.



# TCE in the Air

## Trichloroethylene (TCE) health effects and actions you can take to protect your home's air

TCE is a man-made chemical used to clean metal in some factories and is found in some household items like paint, spot removers, and varnishes. If spilled, it can stay in the ground for a long time.

### Why should I care?

- It can enter your home through cracks in the floor or walls of your basement, and other openings.
- It evaporates quickly and breathing the vapors is not healthy.
- It can cause cancer if you breathe it over a long period of time.

### Who has more risk?

Babies whose mother's breathe in TCE while pregnant can have:

- Lower birth weights
- Heart defects
- Nervous or immune system problems

### What if TCE is in my community?

If there is a known concern, environmental health professionals will ask to check your home to make sure there is no TCE inside.

They need your permission to drill in your basement and test.

If they find high levels of TCE, they will suggest that you have a special system installed to fix the problem.

### Do I have to pay?

The people responsible for the spill will probably have to pay for the testing and any repairs that have to be made.

A "sub-slab mitigation" system moves air from below to outside the house.



### What else can I do?

- Wear protective gloves if you use products with TCE (like paint remover).
- Use only small amounts of products containing TCE.
- Use the chemical in well-ventilated areas.
- Do not stay in the room for long periods of time if you can smell the chemical while using it or after using it.

### Where can I learn more?

- [Vapor Intrusion 101 \(video\)](https://www.youtube.com/watch?v=izo0QKqCToU):  
[www.youtube.com/watch?v=izo0QKqCToU](https://www.youtube.com/watch?v=izo0QKqCToU)
- [Vapor Intrusion Investigation — Information Sheet for Neighbors](https://dnr.wi.gov/files/PDF/pubs/rr/RR067.pdf):  
<https://dnr.wi.gov/files/PDF/pubs/rr/RR067.pdf>
- [Why Test for Vapor Intrusion?](https://dnr.wi.gov/files/PDF/pubs/rr/RR953.pdf):  
<https://dnr.wi.gov/files/PDF/pubs/rr/RR953.pdf>
- [Mitigation: Protection from Vapor Intrusion](https://dnr.wi.gov/files/PDF/pubs/rr/RR094.pdf):  
<https://dnr.wi.gov/files/PDF/pubs/rr/RR094.pdf>

