

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
Plymouth Service Center  
1155 N Pilgrim Road  
Plymouth WI 53073

Scott Walker, Governor  
Daniel L. Meyer, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



October 18, 2017

S and S Holdings LLC  
1231 11<sup>th</sup> Avenue  
Grafton, WI 53024

SUBJECT: Request for Access for Sampling at 1229-1235 11<sup>th</sup> Ave., Grafton, WI  
Vapor Intrusion Related to former Quality Cleaners, 1226 11<sup>th</sup> Avenue, Grafton  
BRRTS #: 02-46-560212, FID #: 246166470

Dear S and S Holdings LLC,

The Wisconsin Department of Natural Resources (DNR) is investigating environmental contamination in your neighborhood. The purpose of this letter is to request permission to test your home for vapor intrusion. This testing is part of an ongoing investigation of chlorinated solvents at the former Quality Cleaners site at 1226 11<sup>th</sup> Avenue.

Vapor intrusion is the movement of vapors from chemicals in the soil or groundwater into the indoor air. It is very similar to the way that radon gas can move into a home or office. Not only will the results tell us if vapors are present in your home, they will also help us get a better idea as to whether vapors are a concern to the entire neighborhood (refer to the attached "Vapor Intrusion Investigation – Information Sheet for Neighbors").

In 2013 as part of a potential property transaction, the soil, soil vapor, and groundwater at the former Quality Cleaners was tested, and found to be contaminated with the dry cleaning related chemical, tetrachloroethene (PCE). In 2014, a vapor mitigation system was installed at 1226 and 1226B 11<sup>th</sup> Avenue. Initial testing at the adjacent 1224 11<sup>th</sup> Avenue had vapor levels below vapor risk screening levels. In 2016 monitoring wells MW-1 and MW-2 were installed to the east of the facility and had PCE concentrations in groundwater of 15 and 85 ug/L respectively, which may indicate the potential for vapor intrusion into occupied buildings nearby.

We need to collect an air sample from the soil beneath your foundation and from the indoor air in your building at 1229-1235 11<sup>th</sup> Avenue, to determine whether vapors from chemicals used at the former Quality Cleaners may be present in your building and, if so, at what levels. The DNR will pay for the cost of collecting these air samples (refer to the attached, "What to Expect During Vapor Intrusion Sampling").

We need to receive your signed access agreement by **October 31, 2017**. Please send the signed agreement back in the self-addressed envelope provided with this letter, or scan and email it to me or to the DNR contractor for this work. The DNR contractor is Robert Langdon at SCS Engineers, email [rlangdon@scsengineers.com](mailto:rlangdon@scsengineers.com). Lastly, please do not modify the access agreement in any way, as it may void the agreement.

Please call me, the DNR project manager, at your earliest convenience, at 920-893-8523, or via email at [johnm.feeney@wisconsin.gov](mailto:johnm.feeney@wisconsin.gov) regarding scheduling this work with the DNR contractor.

Sincerely,



John Feeney, PG  
Hydrogeologist  
Remediation and Redevelopment Program

Cc: Mr. Robert Langdon, SCS Engineers  
Attorney Christopher Sitzmann  
Mr. Robert Thiboldeaux, DHS  
SER File

Attachments: Access Agreement Form  
DNR factsheets, "What to Expect During Vapor Intrusion Sampling", and "Vapor Intrusion Investigation – Information Sheet for Neighbors"

Wisconsin Department of Natural Resources  
ACCESS PERMISSION AGREEMENT

I, \_\_\_\_\_ hereby give permission to the Wisconsin Department of  
(Print Name)

Natural Resources (DNR) and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the home/business located at

(ADDRESS) \_\_\_\_\_ 1229-1235 11<sup>th</sup> Avenue \_\_\_\_\_

and that is owned by \_\_\_\_\_ S and S Holdings LLC \_\_\_\_\_.

The property is located in Grafton, Ozuakee County, Wisconsin. The access permission is for the following purposes: that the DNR may screen the home/business for vapor migration from tetrachloroethene located in groundwater, associated with the former Quality Cleaners located near your property. This permission allows the DNR or its authorized representative to:

- (1) *Install and maintain sub-slab vapor probe(s) into the foundation of the home or business.*
- (2) *Collect at least three (3) separate vapor samples from the sub-slab probe(s) at different times of the year.*
- (3) *Collect, if necessary, a 24 hour indoor air sample on each level of the home or business.*
- (4) *Abandon the vapor probe(s) when no longer needed.*

The permission that is granted shall remain in effect until July 1, 2018 when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, DNR will inform you in writing.

The property owner agrees not to damage or interfere with the use of any sub-slab probe installed as permitted herein.

IN WITNESS WHEREOF:

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Area Code and Telephone Number

TENANT(S) / LESSEE(S) by UNIT NUMBER, ETC.

\_\_\_\_\_  
Name of Tenant(s)/Lessee(s)

\_\_\_\_\_  
Tenant(s) phone number

\_\_\_\_\_  
Tenant(s) email address

Mail or fax correspondence regarding this site to:  
  
WI Dept. of Natural Resources  
ATTN: John Feeney 1155 Pilgrim Rd, Plymouth, WI 53074  
Email:  
johnm.feeney@wisconsin.gov