

From: Mitchell, Jeremy A - DNR
Sent: Friday, March 19, 2021 1:04 PM
To: Hedman, Curtis J - DHS; Eggebrecht, Kurt; 'Steve.Kihl@Appleton.org'
Cc: 'Brian Youngwirth'; Chronert, Roxanne N - DNR; Schultz, Josie M - DNR; Borski, Jennifer - DNR
Subject: Neighborhood Cleaners (Former) - 02-45-585245 - Offsite VI Memo
Attachments: 20210319_VI_Memo.pdf

Curtis,

As discussed, I have prepared a memo which details the lines of evidence which supports that the indoor air TCE exceedances do not appear to be attributable to the adjacent dry cleaner. Please find the attached memo for more clarification. The memo will be saved to the case file and uploaded to BRRS.

I have copied Kurt and Steve from City of Appleton Health Department so they are aware of this as well. With today being my last day with the DNR I would encourage any follow up correspondence to be directed to Roxanne Chronert for the time being.

Also, I wanted to thank you all for your assistance throughout the offsite VI investigation.

Best Regards,

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Jeremy Mitchell

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DATE: March 19, 2021

TO: File

FROM: DNR Project Manager (Jeremy Mitchell)

SUBJECT: Neighborhood Cleaners (Former) – BRRTS # 02-45-585245
Adjacent Offsite Property - Play It Again Sports – Vapor Intrusion Investigation

Following the construction of a new Aldi grocery building in the former Neighborhood Cleaners location, the DNR requested that GEC investigate vapor intrusion (VI) at the adjacent off-site Play It Again Sports building. Play It Again Sports is located at 611 W Northland Ave, Appleton, WI in a strip mall type property immediately to the East of Aldi.

Consultant Brian Youngwirth made multiple site visits to Play It Again Sports to collect various VI samples to investigate potential vapor migration pathways in accordance with Wisconsin Administrative Code (WAC) NR 716. Initially, indoor air samples showed elevated levels of Trichloroethene (TCE) exceeding 50 ug/m³ from an unknown source. To better define the source of TCE in air, GEC performed additional sampling techniques including utility sanitary sewer sampling, sub-slab vapor port sampling, and the use of a hand-held Photoionization Detector (PID). Ultimately, the most likely source of TCE in ambient air has been linked to the ski waxing station located within Play It Again Sports.

Below are lines of evidence supporting this source is not linked to the former Neighborhood Cleaners operations:

1. The TCE contaminated groundwater plume has been defined and does not extend beneath the Play It Again Sports building. Sample data from MW-6 and piezometer-1 located directly south of the off-site property do not show exceedances.
2. Sanitary sewer sample SSMH1 located between the open case building and Play It Again Sports showed an exceedance of TCE (50 ug/m³); however, the sewer manhole sample SSMH3 which is connected and closest to Play It Again Sports did not have elevated TCE levels.
3. All four sub-slab vapor pin samples within the Play It Again Sports building footprint were below residential sub-slab vapor vapor risk screening levels (VRSLs), supporting the position that the source was likely not related to the former dry-cleaning property.
4. PID screening throughout the Play It Again Sports building showed the highest levels of volatile organic compounds (VOCs) of 8000+ ppb near the ski waxing station and waste basket where wax stripping products are discarded.
5. Samples of wax and wax stripping chemicals showed a conclusive match for the constituents found from VP-9 and VP-10.

Based on the soil, groundwater, and vapor analytical results for this case, it does not appear the ambient indoor air detections of TCE within the building occupied by Play It Again Sports are attributable to the former Neighborhood Cleaners. Therefore, the Remediation & Redevelopment program does not have legal authority to require additional investigation or remedial actions since the source appears to be operational rather than associated with a specific release or discharge. It is recommended that DHS, local health department and/or OSHA should evaluate the need for additional measures.