



October 22, 2021

ATTN: Garth Frable  
Redevelopment Authority  
P.O. Box 324  
Prairie du Chien, WI 53821

Subject: Approval to Manage Contaminated Soil under Wis. Admin. Code § NR 718.12 on Site  
Blackhawk Drycleaners, 700 E Blackhawk Ave, Prairie Du Chien, WI  
DNR BRRTS Activity #02-12-552357 and 06-12-587767

Dear Mr. Frable:

On September 29, 2021, SCS Engineers submitted a Materials Management Plan on your behalf requesting to manage tetrachloroethylene-contaminated soil generated during redevelopment activities on the same site from which it will be excavated in accordance with Wis. Admin. Code § NR 718.12. The Wisconsin Department of Natural Resources (DNR) received all applicable technical assistance and database fees for providing review and response, in accordance with Wis. Admin. Code § NR 749.04 (1).

Planned site redevelopment activities include the construction of 3 slab-on-grade apartment buildings and 2 parking garages in the southwest portion of the Property. The new buildings will be slab-on-grade; however, soil excavation is anticipated for the installation of the frost wall around building perimeters, utility trenches, building foundations. An approval through Wis. Admin. Code § NR 718.12 has been requested to reuse the contaminated soil as backfill beneath the buildings and parking lots near where in the same areas it is generated. The southwest buildings will also incorporate vapor ventilation systems to address soil vapor identified in the vicinity of the former dry cleaners.

#### **Wis. Admin. Code § NR 718.12 Approval**

This letter grants an approval to manage contaminated soil under Wis. Admin. Code § NR 718.12 on site as described in the Materials Management Plan. Approval is based on the following:

#### **Compliance with Locational Criteria**

Managing contaminated soil in areas of the site identified on Figure 3 of the Soil Management Plan will meet the locational criteria listed under Wis. Admin. Code § NR 718.12 (1) (c).

#### **Characterization of Soil to be Excavated**

Tetrachloroethylene (PCE) was detected in soil samples collected during the site investigation activities in concentrations exceeding the Wis. Admin. Code § NR 720 soil-to-groundwater pathway residual contaminant level. Only one sample location within the excavation area contained detected concentrations of PCE within the upper 4 feet of soil. As the estimated volume of material to be excavated was not determined, the sampling protocol described in Wis. Admin. Code § NR 718.12 (1) (e) was not met. However, the DNR has determined that the material was adequately characterized due to the past sampling conducted and the limited extent of soil contamination in the surficial soil to be excavated.

**Notice Provided Prior to Commencing Soil Management Activities**

Per Wis. Admin. Code § NR 718.12 (2), the DNR was provided with written notice at least seven days prior to commencing the proposed material management.

**Other Information**

- 1) Any hazardous substance discharge discovered during contaminated soil management activities must be reported to the DNR following the requirements of Wis. Admin. Code ch. NR 706.
- 2) Material management activities exempted by this letter are scheduled to be completed within two years, of the effective date of this letter unless a written extension is obtained from the DNR.
- 3) This approval is granted under Wis. Admin. Code § NR 718.12 and applies only to the specific activities described within the submitted Materials Management Plan. Any contaminated soil that is excavated or otherwise disturbed at the Blackhawk Cleaners site, not covered under this or another approval, must be managed in compliance with the requirements of Wis. Admin. Code chs. NR 500 through NR 599. The management of contaminated soil on a property that does not comply with these rules may be considered a hazardous substance discharge or environmental pollution and would be required to be addressed by the process outlined in Wis. Admin. Code chs. NR 700 to NR 799.
- 4) The Redevelopment Authority of the City of Prairie du Chien or their contractors are responsible for obtaining any local, federal, or other applicable state permits to carry out the project.

All remediation sites are included in DNR's BRRTS database. All documents and project milestones related to the cleanup of the site are listed in the database entry identified by BRRTS activity numbers 02-12-552357 and 06-12-587767.

We appreciate your efforts to protect the environment at this site. If you have any questions regarding this approval decision, please contact me, Matthew Vitale, by calling (715) 492-1222 or email, at [Matthew.Vitale@Wisconsin.gov](mailto:Matthew.Vitale@Wisconsin.gov).

Sincerely,



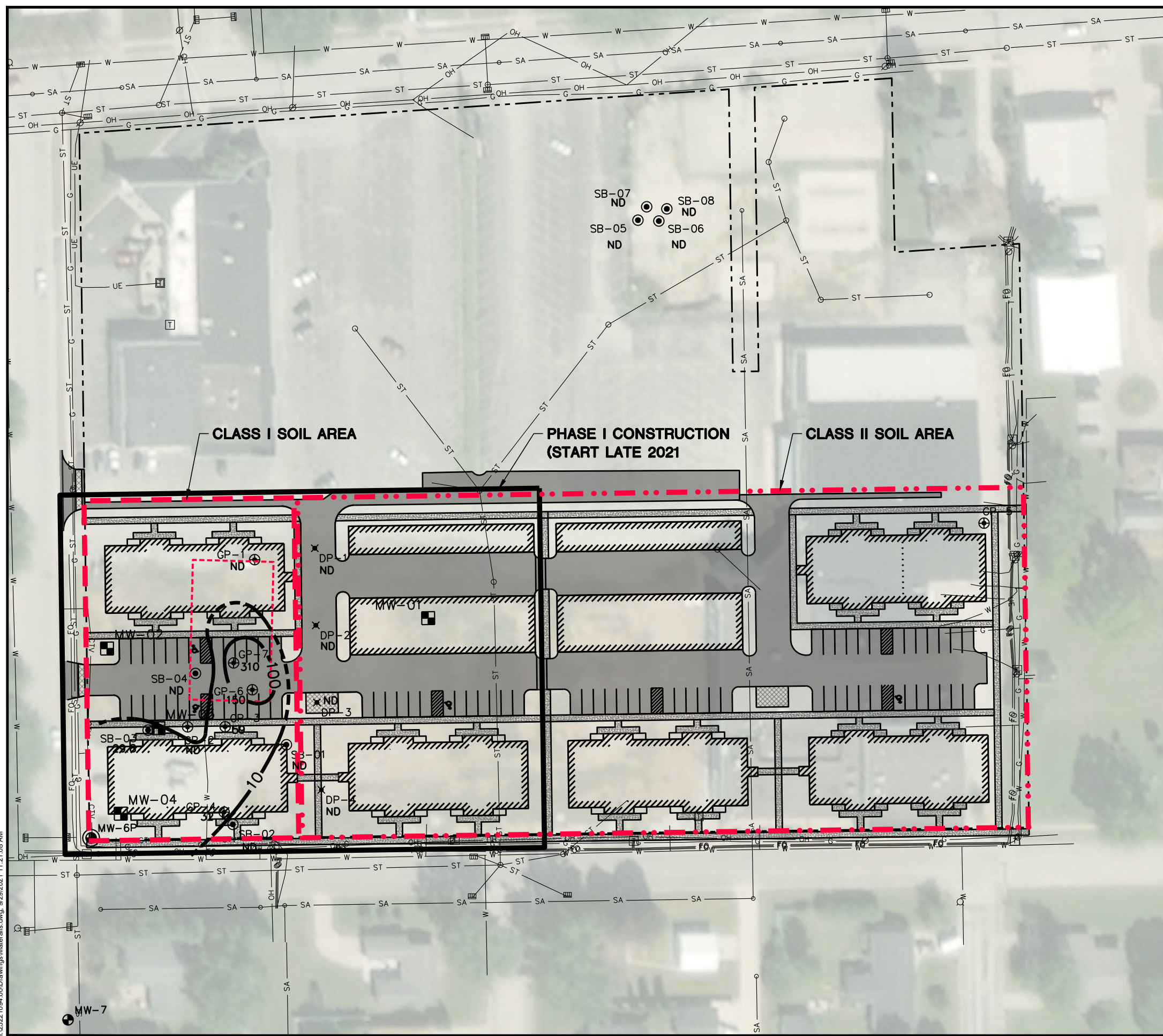
Matthew Vitale  
Hydrogeologist  
Remediation & Redevelopment Program

Attachments:

Figure 3. Materials Management, 9/29/2021

cc: Robert Langdon, SCS Engineers – email only

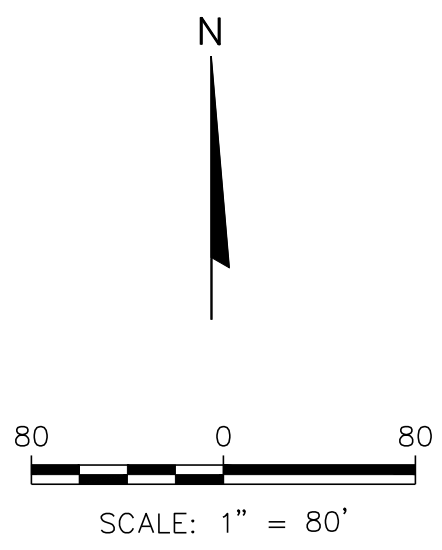
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**LEGEND**

- ⊙ SOIL BORING (BAY WEST, 2020)
- ⊕ SOIL BORING (AYRES, 2009/2010)
- ✕ SOIL BORING (SCS, 2021)
- MONITORING WELL (BAY WEST, 2020)
- ⊕ MONITORING WELL (SCS, 2021)
- ⊕ PIEZOMETER (SCS, 2021)
- FORMER DRY CLEANERS BUILDING (APPROXIMATE)
- 32 SOIL PCE CONCENTRATION (ug/kg)
- ND NOT DETECTED
- 10 PCE ISOCONCENTRATION
- ▨ PROPOSED BUILDING
- ▒ PROPOSED ASPHALT PAVEMENT
- ▓ PROPOSED CONCRETE PAVEMENT

- NOTES:**
- SEE FIGURE 2 FOR BASE MAP NOTES AND LEGEND ITEMS.
  - HIGHEST CONCENTRATION DETECTED AT EACH BORING IS SHOWN.
  - ISOCONCENTRATION LINES DEVELOPED BY SCS ENGINEERS FROM BAY WEST AND AYRES ENVIRONMENTAL DATA.
  - ALL BUILDINGS WITHIN PHASE 1 TO BE CONSTRUCTED WITH MITIGATION SYSTEMS.



CLIENT PRAIRIE DU CHIEN REDEVELOPMENT AUTHORITY	MATERIALS MANAGEMENT			FIGURE 3
	BLACKHAWK JUNCTION REDEVELOPMENT			ENGINEER
PROJECT NO. 25221094.00	DRAWN BY: KP	SCS ENGINEERS 2830 DAIRY DRIVE, MADISON, WI 53718-6751 PHONE: (608) 224-2830		
DRAWN: 09/23/2021	CHECKED BY: MRH			
REVISED: 09/23/2021	APPROVED BY: REL	REL 09/29/2021		