



April 27, 2022

Craig Boone
125 S Dousman St
Prairie Du Chien, WI 53821

Sent Certified Mail

Subject: Third and Final Request for Property Access to Conduct Chemical Vapor Sampling
Blackhawk Drycleaners, BRRTS Activity # 02-12-552357

Dear Mr. Boone:

The Wisconsin Department of Natural Resources (DNR) has been informed that Robert Langdon of SCS Engineers has contacted and/or corresponded with you at least two times, outlining their need to access your property and conduct environmental sampling. As a follow-up to our telephone call today, I am mailing you this final request and access agreement to allow these environmental professionals on your property to conduct the necessary environmental work.

From both a health and liability perspective, it is in your best interest to allow sampling to occur as soon as possible.

Situation Overview

DNR is overseeing an investigation of soil and groundwater contamination at Blackhawk Drycleaners, 700 E Blackhawk Ave, Prairie Du Chien, WI. Testing your property is part of this investigation. Some contamination may, over time, have migrated underground toward your property.

Further, certain types of chemical contamination produce gases that rise through permeable soil and can seep into buildings through cracks, drains and other small openings in basement floors and walls. Buildings with crawl spaces and slab-on-grade foundations can be affected as well. These soil gases mix with indoor air and can be a serious health concern. The process of soil gasses getting into buildings is called chemical vapor intrusion, and environmental sampling is necessary to determine if there is a problem.

It is likely that soil gas is present in this situation, and your property is located in an area that should be tested for vapor intrusion. It is possible that chemical vapors may be entering your home or building.

DNR Recommends Granting Property Access for Sampling Now

DNR highly recommends that you grant access to your property and allow this important health and environmental sampling work to be performed now, rather than risk taking on that responsibility yourself at a later date.

To allow environmental sampling for chemical vapor intrusion on your property, simply complete, sign and return the enclosed "Access Permission Agreement" to SCS Engineers, ATTN: Robert Langdon at 2830 Dairy Drive, Madison, WI 53718 within two weeks of the date of this letter. You will then be contacted to schedule a day and time for air and soil gas sampling.

The following issues are important for you to consider in making your final decision about access:

Documentation in DNR Files

In the event that you do not return a completed “Access Agreement” within two weeks of the date of this letter, or otherwise contact DNR to explain why additional time is needed, it will be noted in DNR records for the Blackhawk Drycleaners site that you are not allowing access to your property for vapor intrusion sampling.

Costs Paid if Access is Granted Now

Currently the Redevelopment Authority of the City of Prairie du Chien is identified as the party responsible for environmental contamination on, and migrating from, the Blackhawk Drycleaners site. As such, they are required to pay for sampling and mitigation work at potentially affected properties like yours. If you allow access for sampling now these services will be paid for in full.

You May be Responsible if Access is Not Granted

If you do not allow property access for environmental sampling at this time you risk becoming the party who may be responsible for investigating and mitigating any contamination that exists on your property – whether you caused the problem or not.

Potential Health & Real Estate Issues

Allowing access for sampling now, finding out if chemical vapor intrusion is an issue on your property, and following through with any mitigation efforts, if necessary, is clearly the best course of action. It will help answer your health questions, limit your liability, and demonstrate action to correct a potential issue for purposes of property transactions.

Additional Information Available

Fact sheets on vapor intrusion and related matters are included with this letter for your review. This is a complex issue, and you have many things to consider. Please feel free to contact me at any time if you have questions or want to discuss this matter in more detail. I can be reached at (715) 492-1222 and by email at Matthew.Vitale@Wisconsin.gov.

Sincerely,



Matthew Vitale
Hydrogeologist - Remediation & Redevelopment Program
West Central Region

Cc: Robert Langdon – SCS Engineers
Garth Frable, City of Prairie du Chien

Attachment: Access Permission Agreement

Enclosures: RR-892, What is Vapor Intrusion
RR-953, Why Test for Vapor Intrusion
RR-954, What to Expect During Vapor Intrusion Sampling
RR-934, Who Should I Contact About Vapor Intrusion Investigations?
RR-973, Environmental Contamination and Your Real Estate

Wisconsin Department of Natural Resources
ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to the Prairie du Chien Redevelopment Authority (“Requestor”) and its employees, duly authorized representatives, agents, and contractors, to enter upon and have access at reasonable times to the home located at 125 S Dousman St, Prairie Du Chien, WI

and that is owned by _____.
(Print Name)

The property is located at 125 S Dousman St, parcel number 271-0760-0000, Crawford County, Wisconsin. The access permission is for the following purposes: that the Requestor may screen the home/business for vapor migration from Chlorinated Volatile Organic Compounds (CVOCs) located in soil and groundwater, associated with the former drycleaners on the Blackhawk Drycleaners site located near your property. This permission allows Requestor 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 two (2) 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.*
- (4) *Abandon the vapor probe(s) when no longer needed.*

The permission that is granted shall remain in effect until May 1, 2024 when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, Requestor 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:

SCS Engineers
Attn: Robert Langdon
2830 Dairy Drive, Madison, WI 53718

Fax: 608.224.2839
Email: rlangdon@scsengineers.com

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CRAIG BOONE
125 S DOUSMAN ST
PRAIRIE DU CHIEN, WI
53821

2. Article Number
(Transfer from s)

7008 0150 0001 8864 7955

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Craig Boone

- Agent
 Addressee

B. Received by (Printed Name)

Craig Boone

C. Date of Delivery

5/13/2007

D. Is delivery address different from item 1?

- If YES, enter delivery address below: Yes
 No

*PO Box 43
Marquette, IA 52158*

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

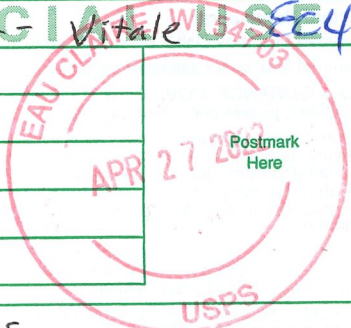
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Sent To *CRAIG BOONE*
Street, Apt. No.,
or PO Box No. *125 S DOUSMAN ST*
City, State, ZIP+4
PRAIRIE DU CHIEN, WI 53821

7008 0150 0001 8864 7955