

June 23, 2022  
File No. 25221094.00

Ms. Vicki Whalen  
119 South Dousman Street  
Prairie du Chien, WI 53821

Subject: Access Agreement for Air Sampling – Second Request  
119 South Dousman Street, Prairie du Chien (the “Property”)

Dear Ms. Whalen:

On behalf of the Prairie du Chien Redevelopment Authority (RDA), SCS Engineers (SCS) is requesting permission to collect air samples from the subject Property. This request is made in connection with a request made by the Wisconsin Department of Natural Resources (WDNR) for sampling at the Property. The purpose of the sampling is to evaluate the degree and extent of dry cleaning solvent vapors in the subsurface, in the vicinity of a former dry cleaning facility, which was located at 700 East Blackhawk Avenue.

The work on the Property involves using a hand-held drill to install one small stainless steel vapor probe through the building floor slab. Installation of the probe can be completed within approximately 1 hour. The location of the probe should not interfere with the use of the Property. The probe will be flush with the floor and extend through the floor slab to a depth of approximately 6 inches. SCS will return to the Property up to approximately two times to take samples from the probe and indoor air. It is anticipated that the probe will be removed and the concrete hole patched within 2 years.

Please review the attached Access Agreement, which grants SCS access to the Property to perform the sampling work. Please note that SCS cannot provide any legal advice regarding your interests and the Access Agreement. SCS recommends you fully and carefully review this Access Agreement, and, if you feel it is necessary, have an attorney review it also.

If the Access Agreement is acceptable to you, please return a signed copy by fax or email. We will return a final copy to you for your records.

Please feel free to contact me at (608) 212-3995 if you have any questions. Thank you.

Sincerely,



Robert Langdon  
Senior Project Manager  
SCS Engineers

REL/lmh



Vicki Whalen  
June 23, 2022  
Page 2

cc: Matt Vitale, Wisconsin Department of Natural Resources  
Bob Standorf, City of Prairie du Chien RDA  
Garth Frable, City of Prairie du Chien

Encl. Access Agreement  
WDR Guidance, What is Vapor Intrusion? (PUB-RR-892, 2/14)  
WDR Guidance, Why Test for Vapor Intrusion? (PUB-RR-953, 2/14)  
WDR Guidance, What to Expect During Vapor Intrusion Sampling (PUB-RR-954, 2/14)

I:\25221094.00\Correspondence\Other\Access Requests\119 S. Dousman Access\Second Request\220623\_Vapor Sampling Access Agreement\_119 S. Dousman.docx

**ACCESS AGREEMENT**

This Agreement is entered into by the Prairie du Chien Redevelopment Authority (“Requestor”) and Owner of the Property located at 119 South Dousman Street, Prairie du Chien, Wisconsin (“Owner”).

In consideration of their mutual promises, the parties agree as follows:

- 1) The purpose of this Agreement is to allow Requestor and Requestor’s agents to install a sub-slab vapor probe and to collect sub-slab and indoor samples at the Property.
- 2) Requestor shall be responsible for:
  - a) Drilling a 2-inch-diameter hole through the building floor slab and installing one stainless steel sub-slab vapor probe.
  - b) Collecting one or more samples from the sub-slab probe and indoor air.
  - c) Properly sealing and abandoning the sub-slab probe within 30 days of the conclusion of this Agreement.
  - d) Performing the work in accordance with the professional standards applicable to the work being performed. Requestor makes no other warranty, either expressed or implied, as part of this Agreement.
- 3) Owner agrees:
  - a) To allow Requestor or Requestor’s agents access to the Property at reasonable hours so that the activities described in Part 2 above may be carried out.
- 4) This Agreement shall extend for 2 years from the date it is signed by both parties. The Agreement may be terminated by either party with 30 days’ notice to the other party.

Agreed:

\_\_\_\_\_  
(Owner – Signature and Date)

\_\_\_\_\_  
(Requestor – Signature and Date)

\_\_\_\_\_  
(Owner – Print Name)

\_\_\_\_\_  
(Requestor – Print Name)

\_\_\_\_\_  
(Owner Email Address)

\_\_\_\_\_  
(Owner Area Code and Phone Number)

Email 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
--

## 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.

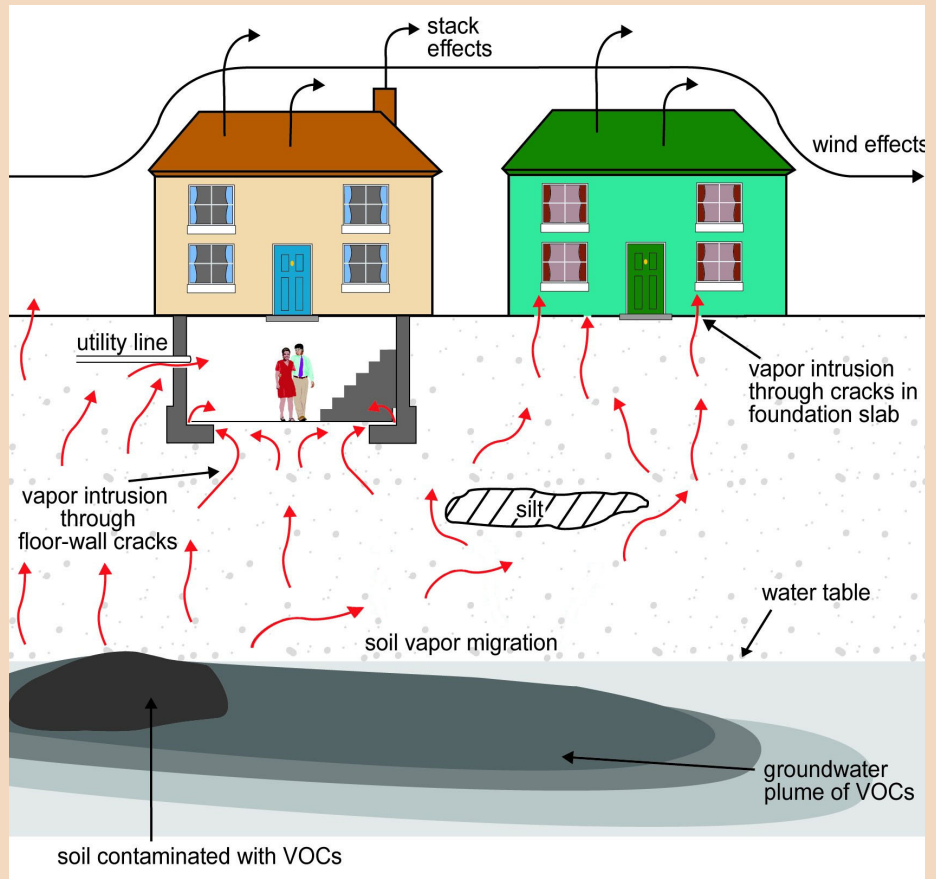
### What should I expect if vapor intrusion is suspected near my home or business?

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.

## Why Test for Vapor Intrusion?



Vapor intrusion is likely an unfamiliar term to you, and hearing that your property should be tested for possible chemical vapor intrusion may cause you some concern. That is understandable, and this information sheet is designed to answer basic questions many people have. Please refer to DNR PUB-RR-892, “What is Vapor Intrusion?” for a summary discussion of the term “vapor intrusion.”

Most cases of vapor intrusion will pose no immediate threat to your health and safety. However, when other neighborhood properties are contaminated, it is wise to get your home or building tested to determine if there is any cause for concern. If potentially harmful chemical vapors are detected inside your home or building, the Department of Natural Resources (DNR), working in collaboration with other health and environmental professionals, will help you come up with a solution to protect you and your family.

Please consider the following factors when deciding whether to allow access for sampling:

### Peace of mind

If there’s a chance that chemical vapor or soil gas is seeping into your home or business, testing can determine whether it really is and to what extent. If testing reveals a problem, then steps can be taken to resolve it, making the indoor air you breathe safer for you and your family. Like radon gas, vapors from nearby soil or groundwater contamination can be diverted from beneath your home or office building and safely expelled into the outdoors, thus improving air quality inside your home or building.

*The goal of sampling a residence or business is to eliminate as many of the unknowns as possible and safely address any concerns.*

### Who pays for testing?

You didn’t cause this problem, so you don’t have to pay for testing just as long as you allow reasonable and timely access to have testing done. The cost of sampling at potentially impacted residences or workplaces, like yours, is covered by the responsible party (the person or business legally obligated to investigate and clean up the contamination). In some cases, it’s paid for directly by DNR, the Department of Health Services (DHS), or some other agency. Vapor sampling will be performed by a professional, and samples will be sent to a specialized lab for analysis.

### Trained professionals and experts oversee the process

Multiple state and local agencies often work together to determine if vapor intrusion is a potential health risk in an area. The DNR, DHS, local health officials, the responsible party and environmental consultants are working together to ensure that quality samples are taken and that all results are given extensive review. It is important to gather the information in order to adequately understand if or where there may be a risk of vapor intrusion in your neighborhood.

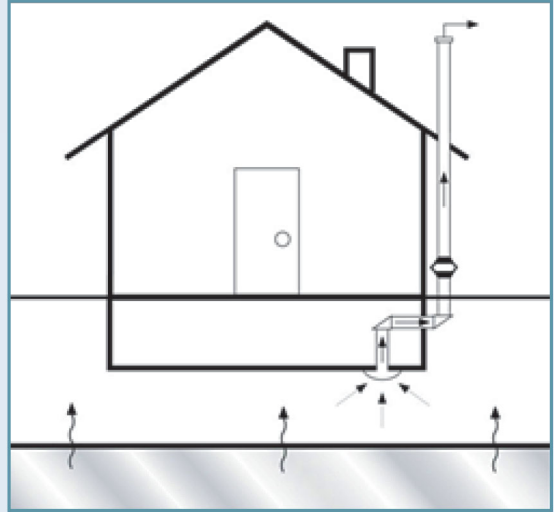


## A simple, cost effective solution exists

If vapor intrusion is a problem in a house or building, it can generally be solved by installing a vapor mitigation system. These sub-slab depressurizing systems are similar to those used to eliminate radon gas underneath homes, and have been used for years in a safe and effective manner. If the source of the vapor is tied to a responsible party, they will often pay to have a system installed at your home. The annual upkeep and operation of a typical system is generally less than \$100 per year, mostly for electricity. These annual costs are typically the responsibility of the homeowner.

## How will I know if the vapors have been eliminated?

After a vapor mitigation system is installed, follow-up testing of indoor air typically takes place three to six months later. The systems are usually considered permanent fixtures of the building. In cases where the source of the vapor is completely eliminated, the systems should no longer be needed.



If potentially harmful chemical vapor intrusion is detected in a home or business, the most common solution is to install a sub-slab depressurization system. This system captures and redirects soil vapors from below the building foundation before they enter the indoor air. Vapors are vented outside of the building where they disperse into the air and are rendered harmless.

Sub-slab depressurization systems also prevent radon from entering homes, which is an added health benefit in radon-prone areas.

## 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.

## What to Expect During Vapor Intrusion Sampling



The sampling procedure for vapor intrusion is performed by health and environmental professionals. It involves drilling one or more small holes into the basement or lowest level of your building, collecting a vapor sample from those holes - also called ports - and then sending the sample to a specialized lab for analysis. This is called sub-slab sampling. Sampling professionals try to minimize any inconveniences to you by informing you up front on what to expect and working with your schedule on the days of sampling.

***Vapor sampling provides information about the extent of potential contamination in your neighborhood.***

### Should I be on site for the sampling?

It's up to you. Sampling professionals will need to be let in to install the testing equipment and collect the samples. The arrangements you make are completely dependent on your availability and comfort level with others on your property.

### How many times will sampling professionals enter my property, and how is sampling done?

In general, you should plan on two or three visits over two or three days. While the actual sampling procedure and schedule may vary, the following provides a typical approach:

**Day 1:** The first day includes locating suitable locations for port installation, then drilling and installing the ports. This usually takes about an hour or two.

**Day 2:** The second day involves attaching the collection canister to the port to begin collecting the samples. A 24-hour indoor air sampling kit may also be set up. This visit will also take an hour or two.

**Day 3:** The third day is a shorter visit to gather all of the sampling equipment and seal off the ports. Sometimes the port site is left in place in case samples may need to be collected in the future.

### Why not take indoor air samples instead of sub-slab samples?

Indoor air quality often changes from day to day, creating misleading assumptions about long-term indoor air quality. Indoor air quality may be affected by vapors given off by household or commercial products including paints, glues, fuels, cleaners, cigarette smoke, aerosol sprays, new carpeting or furniture. Also, any outdoor air that enters the inside of your house may also contain vapors which can alter test results. By itself, indoor air testing will not necessarily confirm that the vapors in the indoor air are entering a building from underground sources. However, indoor air samples are usually collected at the same time as the sub-slab samples for comparison purposes.





## What if there is a crawl space instead of a basement?

If there is a crawl space or a basement with a dirt floor, it is not possible to install a port. In these cases, a sample of air is collected from the crawl space or basement over a 24 hour period. Sometimes a port can be installed in the side wall of the foundation.

## Who pays for testing, and when will I get the results?

In many cases, the responsible party (the person or business legally obligated to investigate and clean up the environmental contamination) pays for the testing. The responsible party may also pay for the installation of a mitigation system if it is necessary. Sometimes, other parties such as DNR or the Dept. of Health may pay for testing. As long as the property owner provides reasonable and timely access for testing, rarely would they be responsible for the cost.

The laboratory results are usually available in two to four weeks and will be shared with you through a state or local health agency, the Wisconsin DNR, the responsible party or a hired consultant. An explanation of the findings and additional steps to be taken, if any, will also be provided.



A sub-slab vapor sampling system is usually in place for a day or two during the sampling process. The metal canisters (foreground) collect the vapor sample from the port (smaller canister in back of photo). The same canisters can be used to collect indoor air samples.

## 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.

**SCS ENGINEERS**

Environmental Consultants and Contractors  
2830 Dairy Drive  
Madison, WI 53718-6751

**CERTIFIED MAIL**



7019 2280 0001 7076 8415



US POSTAGE

**\$05.11<sup>0</sup>**

First-Class

Mailed From 53718

06/23/2022

032A 0061843030



Vicki Whalen  
119 South Dousman Street  
Prairie du Chien, WI 53821

## Vitale, Matthew J - DNR

---

**From:** Langdon, Robert <RLangdon@scsengineers.com>  
**Sent:** Wednesday, July 6, 2022 9:01 AM  
**To:** Vitale, Matthew J - DNR  
**Cc:** Garth Frable  
**Subject:** RE: Blackhawk Junction, BRRTS #02-12-552357 & 06-12-587767  
**Attachments:** 220623\_Proof of sending Certified.pdf; 220625\_Certified Mail\_Delivery Confirmation.pdf; 220630\_Unclaimed\_Envelope returned to SCS.pdf

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Matt, attached are tracking details confirming delivery of our second access request to 119 S. Dousman. The post office attempted to deliver the first access request on June 11th. It appears nobody was home at that time so they left a note indicating the letter could be picked up at the post office. The letter was never collected so was returned to SCS on June 27. I've attached documentation for the returned access request.

We have made a good faith effort to gain access to 119 and 123 S. Dousman residences. Both owners have indicated they will not sign agreements and do not want the sampling performed. When will you be reaching out to these owners to wrap up the access process? Also, can we assume we're finished attempting access? The next home to the north is located significantly north of the plume centerline.

Thanks,  
Rob

Robert Langdon  
Senior Project Manager  
SCS Engineers  
2830 Dairy Drive  
Madison, WI 53718-6751 USA  
608-216-7329 (W)  
608-212-3995 (C)  
[rlangdon@scsengineers.com](mailto:rlangdon@scsengineers.com)  
[www.scsengineers.com](http://www.scsengineers.com)

---

**From:** Langdon, Robert  
**Sent:** Thursday, June 16, 2022 12:16 PM  
**To:** Vitale, Matthew J - DNR <Matthew.Vitale@wisconsin.gov>  
**Cc:** Garth Frable <gfrable@prairieduchien-wi.gov>  
**Subject:** RE: Blackhawk Junction, BRRTS #02-12-552357 & 06-12-587767

Matt, I've attached mail receipts confirming delivery of the first and second attempt access requests for 123 S. Dousman. Also, here is the phone number for the owner (Frances Gilbert): 608-326-1868

Rob

Robert Langdon

Senior Project Manager  
SCS Engineers  
2830 Dairy Drive  
Madison, WI 53718-6751 USA  
608-216-7329 (W)  
608-212-3995 (C)  
[rlangdon@scsengineers.com](mailto:rlangdon@scsengineers.com)  
[www.scsengineers.com](http://www.scsengineers.com)

---

**From:** Langdon, Robert  
**Sent:** Wednesday, June 15, 2022 1:20 PM  
**To:** Vitale, Matthew J - DNR <[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)>  
**Cc:** Garth Frable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>  
**Subject:** RE: Blackhawk Junction, BRRTS #02-12-552357 & 06-12-587767

Hi Matt, we sent a second access request to 123 S. Dousman, which the owner received on June 13th. We have not received a signed access agreement or response to this second request. As discussed previously, the City talked to the owner (Frances Gilbert) and she indicated that she won't allow access to her home. Given this situation, would you be able to move forward with your call to the owner and then the third access request?

We sent an initial access request to the owner of the next home to the north (Vicki Whalen, 119 S. Dousman) on June 8th and the City spoke with Vicki on June 10th. Vicki was adamant that no testing will be done in her home. So, access to this home also seems unlikely, but we'll proceed with the 2nd request per protocol.

Prior sampling has shown no exceedances to the west or south of 127 S. Dousman and it seems that we have attempted access as far to the north as necessary. If we don't receive access to 119 or 123 S. Dousman would you agree that we can be finished attempting access?

Rob  
Robert Langdon  
Senior Project Manager  
SCS Engineers  
2830 Dairy Drive  
Madison, WI 53718-6751 USA  
608-216-7329 (W)  
608-212-3995 (C)  
[rlangdon@scsengineers.com](mailto:rlangdon@scsengineers.com)  
[www.scsengineers.com](http://www.scsengineers.com)

---

**From:** Vitale, Matthew J - DNR <[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)>  
**Sent:** Monday, June 6, 2022 4:00 PM  
**To:** Langdon, Robert <[RLangdon@scsengineers.com](mailto:RLangdon@scsengineers.com)>  
**Cc:** Garth Frable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>  
**Subject:** RE: Blackhawk Junction, BRRTS #02-12-552357 & 06-12-587767

This email originated from outside of SCS Engineers. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rob,

Regarding a cutoff for trying to obtain access and determining the site investigation is complete, we would like a vapor sample to determine the northern extent of vapor concerns. Based on the ES exceedances in MW-02, VI sampling at 119 S Dousman St (the next house north of 123 S. Dousman) could delineate the extent. You do not need to wait for 123 S Dousman to refuse access before sampling at 119 S Dousman St. This could get the SI completed earlier, even if we would need to go back and sample the other houses later.

Timing of the 2<sup>nd</sup> and 3<sup>rd</sup> letter could be as soon as a week after receipt of the previous letter. I would say this is reasonably, considering you've also spoken to the owner.

-Matt

**We are committed to service excellence.**

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

**Matthew Vitale**

Pronouns: He/Him/His

Phone: (715) 492-1222

[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)

---

**From:** Langdon, Robert <[RLangdon@scsengineers.com](mailto:RLangdon@scsengineers.com)>

**Sent:** Thursday, June 2, 2022 1:55 PM

**To:** Vitale, Matthew J - DNR <[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)>

**Cc:** Garth Frable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>

**Subject:** RE: Blackhawk Junction, BRRTS #02-12-552357 & 06-12-587767

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Matt, we sent an access agreement to the owner of 123 S. Dousman (Frances Gilbert) and spoke with her yesterday. Frances implied that she would not be signing the access agreement as she didn't want any holes drilled in her basement and she didn't think there was a vapor problem. We plan to contact her again in a few days to see if she's changed her mind.

Given the significant effort and time it has taken to try and gain access to these homes we would like some clarification from the Department.

1. We assume we will need to send a second access request to Frances and then the Department will call her and send the third/final access request (same process as attempts to access 125 S. Dousman). How soon can the second and third access requests be made?
2. We understand that the vapor assessment work falls under Site Investigation and that we cannot apply for Ready for Reuse funding prior to completing the Site Investigation. If Frances does not provide a signed access agreement within two weeks of the third access attempt (same timeframe Department established with 125 S. Dousman), can we assume we're finished having to try and gain access to and sampling homes for vapor? Our concern is without a cutoff, it leaves the timeframe for completing the Site Investigation and applying for Ready for Reuse funds indefinite.
3. If the answer to No.2 is "no" can we revisit the concept of separating vapor assessment from Site Investigation?

Thank you,  
Rob

Robert Langdon  
Senior Project Manager  
SCS Engineers  
2830 Dairy Drive  
Madison, WI 53718-6751 USA  
608-216-7329 (W)  
608-212-3995 (C)  
[rlangdon@scsengineers.com](mailto:rlangdon@scsengineers.com)  
[www.scsengineers.com](http://www.scsengineers.com)

---

**From:** Vitale, Matthew J - DNR <[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)>  
**Sent:** Tuesday, May 31, 2022 10:11 AM  
**To:** Langdon, Robert <[RLangdon@scsengineers.com](mailto:RLangdon@scsengineers.com)>  
**Cc:** Garth Fable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>  
**Subject:** RE: Blackhawk Junction, BRRTS #02-12-552357 & 06-12-587767

This email originated from outside of SCS Engineers. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes, you can proceed with contacting the next house to request access for vapor sampling. I will make a note to the BRRTS file. If you do receive the access agreement from Mr. Boone, please sample there first.

**We are committed to service excellence.**

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

**Matthew Vitale**

Pronouns: He/Him/His  
Phone: (715) 492-1222  
[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)

---

**From:** Langdon, Robert <[RLangdon@scsengineers.com](mailto:RLangdon@scsengineers.com)>  
**Sent:** Thursday, May 26, 2022 4:12 PM  
**To:** Vitale, Matthew J - DNR <[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)>  
**Cc:** Garth Fable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>  
**Subject:** RE: Blackhawk Junction, BRRTS #02-12-552357 & 06-12-587767

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Matt, we did not receive a signed access agreement from Mr. Boone. OK to move on?

Rob

Robert Langdon  
Senior Project Manager

SCS Engineers  
2830 Dairy Drive  
Madison, WI 53718-6751 USA  
608-216-7329 (W)  
608-212-3995 (C)  
[rlangdon@scsengineers.com](mailto:rlangdon@scsengineers.com)

[www.scsengineers.com](http://www.scsengineers.com)

---

**From:** Langdon, Robert  
**Sent:** Thursday, May 19, 2022 3:14 PM  
**To:** Vitale, Matthew J - DNR <[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)>  
**Cc:** Garth Frable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>  
**Subject:** RE: Blackhawk Junction, BRRTS #02-12-552357 & 06-12-587767

Thanks Matt. We'll keep an eye out for the access agreement. Can we assume if it is not received by this time next week that we can move on?

Robert Langdon  
Senior Project Manager  
SCS Engineers  
2830 Dairy Drive  
Madison, WI 53718-6751 USA  
608-216-7329 (W)  
608-212-3995 (C)  
[rlangdon@scsengineers.com](mailto:rlangdon@scsengineers.com)

[www.scsengineers.com](http://www.scsengineers.com)

---

**From:** Vitale, Matthew J - DNR <[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)>  
**Sent:** Thursday, May 19, 2022 2:57 PM  
**To:** Langdon, Robert <[RLangdon@scsengineers.com](mailto:RLangdon@scsengineers.com)>  
**Cc:** Garth Frable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>  
**Subject:** RE: Blackhawk Junction, BRRTS #02-12-552357 & 06-12-587767

This email originated from outside of SCS Engineers. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rob,

I was able to get a hold of Mr. Boone on the phone. The Letter I sent to 125 S Dousman St was held at the post office and only picked up on 5/13/22. He indicated he would sign and return the access agreement within a week. The agreement and document will be going to your office at 2830 Dairy Drive, Madison, WI 53718.

-Matt

**We are committed to service excellence.**  
Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Matthew Vitale**  
Pronouns: He/Him/His  
Phone: (715) 492-1222  
[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)

---

**From:** Langdon, Robert <[RLangdon@scsengineers.com](mailto:RLangdon@scsengineers.com)>  
**Sent:** Thursday, May 19, 2022 1:12 PM  
**To:** Vitale, Matthew J - DNR <[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)>  
**Cc:** Garth Fable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>  
**Subject:** RE: Blackhawk Junction, BRRS #02-12-552357 & 06-12-587767

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Matt, we would like to move on with the vapor sampling and try for the next home to the north of Mr. Boone's residence. Our initial access request was delivered to Mr. Boone in early November of last year. Our second request was delivered in late December. The deadline for Mr. Boone to approve access as noted in your April 27<sup>th</sup> (third) request has passed.

It seems like we've given Mr. Boone plenty of opportunity to allow access and we're concerned about further delays to completing the site investigation. Would it be OK for us to move on and assume we're done attempting to reach out to Mr. Boone?

Rob

Robert Langdon  
Senior Project Manager  
SCS Engineers  
2830 Dairy Drive  
Madison, WI 53718-6751 USA  
608-216-7329 (W)  
608-212-3995 (C)  
[rlangdon@scsengineers.com](mailto:rlangdon@scsengineers.com)  
[www.scsengineers.com](http://www.scsengineers.com)

---

**From:** Vitale, Matthew J - DNR <[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)>  
**Sent:** Friday, May 13, 2022 10:48 AM  
**To:** Langdon, Robert <[RLangdon@scsengineers.com](mailto:RLangdon@scsengineers.com)>; Rozeboom, David B - DNR <[David.Rozeboom@wisconsin.gov](mailto:David.Rozeboom@wisconsin.gov)>  
**Cc:** Garth Fable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>  
**Subject:** RE: Blackhawk Junction, BRRS #02-12-552357 & 06-12-587767

This email originated from outside of SCS Engineers. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rob,

Ready for Reuse can only be used to pay for vapor mitigation system work on the award-eligible property, not off-site residences. Out grant coordinator is out until next week, but she is willing to double check with the EPA to confirm.

The mitigation work does not have to be completed before the site investigation is determined to be complete. If indoor air samples show Vapor Action Level exceedances, then an immediate action may be needed to interrupt the vapor intrusion pathway before completing the SI (see [Section 7.1 in RR-800](#)).



I will reach out to the owner of 125 S. Dousman St again, since on my last call, he had verbally agree to grant access.

-Matt

**We are committed to service excellence.**

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

**Matthew Vitale**

Pronouns: He/Him/His

Phone: (715) 492-1222

[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)

---

**From:** Langdon, Robert <[RLangdon@scsengineers.com](mailto:RLangdon@scsengineers.com)>

**Sent:** Thursday, May 12, 2022 10:59 AM

**To:** Vitale, Matthew J - DNR <[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)>; Rozeboom, David B - DNR <[David.Rozeboom@wisconsin.gov](mailto:David.Rozeboom@wisconsin.gov)>

**Cc:** Garth Frable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>

**Subject:** Blackhawk Junction, BRRTS #02-12-552357 & 06-12-587767

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Matt and Dave, we are continuing to work on off-site vapor assessment for the Blackhawk Junction site, which we understand is required as part of site investigation and needs to be completed before the City can apply for the Ready for Reuse grant.

It has taken several months to try and gain access to the last home that we needed to sample (125 S. Dousman). The owner had until yesterday to provide us with a signed access agreement. We did not receive one, so we are planning to contact the next home owner to the north (123 S. Dousman) to try and gain access to sample their home instead.

We know that we have to mitigate the home at 127 S. Dousman and we would like to finish the vapor sampling so that if any other homes require mitigation we can mitigate them at the same time as 127 S. Dousman.

Does the mitigation work have to take place before the site investigation is determined complete? Would the mitigation be an eligible expense under Ready for Reuse?

Thanks,  
Rob

Robert Langdon  
Senior Project Manager  
SCS Engineers  
2830 Dairy Drive  
Madison, WI 53718-6751 USA  
608-216-7329 (W)  
608-212-3995 (C)  
[rlangdon@scsengineers.com](mailto:rlangdon@scsengineers.com)

**Driven by Client Success**

[www.scsengineers.com](http://www.scsengineers.com)



**SCS ENGINEERS**

Environmental Consultants and Contractors  
2830 Dairy Drive  
Madison, WI 53718-6751

**CERTIFIED MAIL**



7019 2280 0001 7076 8415



US POSTAGE

**\$05.11<sup>0</sup>**

First-Class

Mailed From 53718

06/23/2022

032A 0061843030



Vicki Whalen  
119 South Dousman Street  
Prairie du Chien, WI 53821

## Track Another Package +

**Tracking Number:** 70192280000170768415

Remove X

Your item was delivered to an individual at the address at 12:13 pm on June 25, 2022 in PRAIRIE DU CHIEN, WI 53821.

**USPS Tracking Plus<sup>®</sup> Available** ✓

### ✓ **Delivered, Left with Individual**

June 25, 2022 at 12:13 pm  
PRAIRIE DU CHIEN, WI 53821

Feedback

**Get Updates** ✓

---

**Text & Email Updates**



---

**Tracking History**



**June 25, 2022, 12:13 pm**

Delivered, Left with Individual

PRAIRIE DU CHIEN, WI 53821

Your item was delivered to an individual at the address at 12:13 pm on June 25, 2022 in PRAIRIE DU CHIEN, WI 53821.

---

**June 25, 2022, 8:47 am**

Out for Delivery

PRAIRIE DU CHIEN, WI 53821

---

**June 25, 2022, 8:36 am**  
Arrived at Post Office  
PRAIRIE DU CHIEN, WI 53821

---

**June 24, 2022, 5:49 pm**  
Departed USPS Regional Origin Facility  
MADISON WI DISTRIBUTION CENTER

---

**June 24, 2022, 1:33 pm**  
Arrived at USPS Regional Origin Facility  
MADISON WI DISTRIBUTION CENTER

---

**June 23, 2022, 4:27 pm**  
Departed Post Office  
MADISON, WI 53718

---

**June 23, 2022, 1:52 pm**  
USPS picked up item  
MADISON, WI 53718

---

Feedback

---

**USPS Tracking Plus®**



---

**Product Information**



**Postal Product:**

**Features:**

Certified Mail™

---

**See Less**

**Can't find what you're looking for?**

Go to our FAQs section to find answers to your tracking questions.

CERTIFIED MAIL®



7019 2280 0001 7076 8378



US POSTAGE

\$08.16<sup>00</sup>

First-Class

Mailed From 53718

06/08/2022

032A 0061843030

Not 6/11/22 ADK  
6/16/2022 and N

2830 Dairy Drive  
Madison, WI 53718

SCS ENGINEERS

-R-T-S- 53821-RFS-1N

06/27/22

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
RETURN TO SENDER

\*RFS\*

FIRST CLASS MAIL

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
if YES, enter delivery address below:

3. Service Type

Adult Signature Restricted Delivery

Certified Mail®

Collect on Delivery

Insured Mail (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

Ms. Vicki Whalen  
119 South Dousman St  
Prairie du Chien, WI 53821



9590 9402 6713 1060 2377 16

2. Article Number (Transfer from service label)

7019 2280 0001 7076 8378

PS Form 3811, July 2020 PSN 7530-02-000-9053