

## Vitale, Matthew J - DNR

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**From:** Vitale, Matthew J - DNR  
**Sent:** Thursday, June 1, 2023 4:05 PM  
**To:** Langdon, Robert  
**Cc:** Chad Abram; Nobile, Trevor W - DNR  
**Subject:** RE: Ready for Reuse Question - Blackhawk Junction

Rob,

As we spoke about on the phone today, the conditions in the new wells are similar to the previous round of sampling, and the extent of PFAS in groundwater is not yet defined. We recommend additional sampling downgradient of the plume centerline (along MW-5 and MW-10) to identify the downgradient extent of contamination. This could be achieved through a series of geoprobe grab samples, followed by a permanent monitoring well to confirm the results. We would want to see a concentration of PFOA + PFOS to be close to the Wisconsin Department of Health Services recommendation of 20 ppt to say the extent is defined.

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**Matthew Vitale**

Pronouns: He/Him/His

Phone: (715) 492-1222

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

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**From:** Langdon, Robert <RLangdon@scsengineers.com>  
**Sent:** Thursday, June 1, 2023 10:18 AM  
**To:** Nobile, Trevor W - DNR <Trevor.Nobile@wisconsin.gov>  
**Cc:** Vitale, Matthew J - DNR <Matthew.Vitale@wisconsin.gov>  
**Subject:** FW: Ready for Reuse Question - Blackhawk Junction

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Morning Trevor, can you provide an update as to when we might expect a response to the attached submittal for the Blackhawk VPLE brownfield redevelopment project? The Redevelopment Authority wants to apply for a Ready for Reuse grant but cannot move forward with a grant application until the site investigation is complete. I think that Matt Vitale would've sent the attached submittal to the PFAS group for feedback, but I have not been able to reach him.

I would appreciate a call back from you or Matt this week if possible so that I can update our client.

Thank you,  
Rob

Robert Langdon  
Senior Project Manager  
SCS Engineers  
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**From:** Langdon, Robert  
**Sent:** Monday, May 1, 2023 10:42 AM  
**To:** Vitale, Matthew J - DNR <[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)>  
**Subject:** RE: Rady for Reuse Question - Blackhawk Junction

Hi Matt, any word from the PFAS group?

Rob

Robert Langdon  
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**From:** Langdon, Robert  
**Sent:** Wednesday, April 12, 2023 10:46 AM  
**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: Rady for Reuse Question - Blackhawk Junction

Hi Matt, were the latest sample results from our March 2nd status update provided to the PFAS Group? Do you know when we might expect a response?

Thanks,  
Rob

Robert Langdon  
Senior Project Manager  
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**From:** Garth Frable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>  
**Sent:** Monday, April 3, 2023 10:14 AM  
**To:** Larson, Gena M - DNR <[Gena.Larson@wisconsin.gov](mailto:Gena.Larson@wisconsin.gov)>  
**Cc:** Rozeboom, David B - DNR <[David.Rozeboom@wisconsin.gov](mailto:David.Rozeboom@wisconsin.gov)>; Vitale, Matthew J - DNR <[Matthew.Vitale@wisconsin.gov](mailto:Matthew.Vitale@wisconsin.gov)>; Langdon, Robert <[RLangdon@scsengineers.com](mailto:RLangdon@scsengineers.com)>; Chad Abram <[cabram@prairieduchien-wi.gov](mailto:cabram@prairieduchien-wi.gov)>  
**Subject:** Re: Rady for Reuse Question - Blackhawk Junction

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Gena,

An update on where we are at in the Site Investigation process.

A) The site investigation is not complete. We have completed the off-site vapor intrusion investigation. However, we are not finished with the groundwater testing and we have recently further expanded the number of off-site monitoring wells. We completed a round of sampling of these new wells and have submitted the data to WDNR. We believe the last hurdle to submitting a site investigation report (SIR) is completing the assessment of PFAS in groundwater. We submitted the most recent PFAS groundwater results to DNR on March 2nd and we are waiting on a response. If they agree with our submittal that no further sampling is necessary for VOCs or PFAS then I think we could proceed with submittal of the SIR. However, this is a VPLE site and with all the unknowns surrounding PFAs especially, we recognize more rounds of sampling (and perhaps even more wells) are possible. Once we hear back from Matt Vitale we will have a better idea of next steps but we may still be a ways off from a completed and accepted SIR.

B) What might a Ready for Reuse application include? I have been thinking that an application might include the vapor intrusion system for the next phase of the multi-family residential development when that occurs, any limited soil remediation (removal and disposal) that might be needed, the vapor intrusion system for the

one off-site property identified, and related consulting costs for implementing this work, etc. The multi-family housing vapor mitigation systems are likely going to be the largest part of the grant.

C) However, at this point we do not know 1) when and if the second phase of the multi-family residential development will occur and 2) when the site investigation will be complete. Since we have identified sub slab vapor presence in one off-site house, I think we need to get the vapor intrusion system installed in that house as soon as possible. It probably does not make sense to submit a Ready for Reuse grant for that work only. In turn, it is probably not prudent to wait to address the off-site house until we are able and ready to submit a Ready for Reuse grant for all the proposed activities.

D) So I think at this point in time and knowing the constraints and unknowns we are working under, we will move forward to get the vapor intrusion system installed in the off-site property and do this without Ready for Reuse funding. In terms of the overall expected mitigation efforts, the costs for the the house mitigation efforts are minor. Of course, I always like to secure grant dollars for any aspect of the project as it allows us to stretch local dollars further. However, I don't think it is judicious to delay any longer in mitigating the sub-slab vapor at the off-site property.

E) I appreciate you and the rest of the WDNR staff thinking outside the box to try to find a path to funding for the off-site vapor mitigation. Without a completed site investigation and subsequent remedial action plan, however, we just aren't ready to submit a comprehensive and complete Ready for Reuse application at this time.

Again, thank you for all your help and creative thinking.

Garth Fable  
City of Prairie du Chien

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**From:** Larson, Gena M - DNR <[Gena.Larson@wisconsin.gov](mailto:Gena.Larson@wisconsin.gov)>  
**Sent:** Thursday, March 23, 2023 4:06 PM  
**To:** Garth Fable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>  
**Subject:** RE: Rady for Reuse Question

Hi Garth, we discussed it internally and in general concept with EPA. It might be possible. Where is the overall project right now? Are you at or close to the point of applying for Ready for Reuse?

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Gena Larson, P.G.  
Phone: (608) 400-9215 **NEW**  
[Gena.Larson@Wisconsin.gov](mailto:Gena.Larson@Wisconsin.gov)

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**From:** Garth Fable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>  
**Sent:** Monday, March 20, 2023 10:07 AM  
**To:** Larson, Gena M - DNR <[Gena.Larson@wisconsin.gov](mailto:Gena.Larson@wisconsin.gov)>  
**Subject:** Re: Rady for Reuse Question

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Gena,

Just following up your email and see if you have identified any possibilities? FYI - I will be leaving City employment on April 14<sup>th</sup>.

It has been a pleasure working with you over the years.

Garth Frable  
City of Prairie du Chien

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**From:** Larson, Gena M - DNR <[Gena.Larson@wisconsin.gov](mailto:Gena.Larson@wisconsin.gov)>  
**Sent:** Thursday, January 26, 2023 7:48 AM  
**To:** Garth Frable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>  
**Subject:** RE: Rady for Reuse Question

Hi Garth,

You are correct that installing the vapor mitigation system in the off-site residence would not be eligible for Ready for Reuse. It also can't be used as match. Only eligible activities can be used as matching costs.

There is one other possible way I'm going to look into through a new provision in our agreement with EPA. It might take me a little time as it was new late 2022 and this would be the first opportunity to test/use this process. Can I get back to you on that?

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Gena Larson, P.G.  
Phone: (608) 400-9215 **NEW**  
[Gena.Larson@Wisconsin.gov](mailto:Gena.Larson@Wisconsin.gov)

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**From:** Garth Frable <[gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)>  
**Sent:** Tuesday, January 24, 2023 11:10 AM  
**To:** Larson, Gena M - DNR <[Gena.Larson@wisconsin.gov](mailto:Gena.Larson@wisconsin.gov)>  
**Subject:** Rady for Reuse Question

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Gena,

I hope you had a wonderful holiday season.

I have a question. As you know, the City continues to work on the former Blackhawk Junction site. Part of that work has been doing vapor assessment on neighboring properties. One of the neighboring residential

properties (single-family home) had sub slab detection of vapor. As a result, the City will need to install of a vapor control system in that house. My assumption is that because this is off-site and not owned by the City that it would not be eligible for a Ready for Reuse grant. Is that correct? Would the costs to install that vapor collection/venting system be eligible match? Any other potential funding sources to offset any of these costs that you know of?

I am trying to determine the best time to undertake this work. Now that we are done with the vapor assessment, the City can move forward with installing the vapor system in the home. However, if there is any grant funding to support such work we would wait until we had a chance to apply. In the case of Ready for Reuse, we cannot apply until we have the site investigation completed and accepted by WDNR. We are still performing testing of groundwater on and off site so completion of the SI may not be until later this year/next year so if this off-site vapor system was an eligible grant expense or could count as match for a larger Ready for Reuse project, we would wait.

My guess is it is not eligible but just wanted to check.

Garth Fable  
City of Prairie du CHien