



December 9, 2021

Chad Abram  
Redevelopment Authority of the City of Prairie du Chien  
PO Box 324  
Prairie du Chien, WI 53821

Subject: Liability Clarification and “No Action Required” Determination Letter  
Lots 1 and 3 of Crawford County Certified Survey Map 1503  
700 E Blackhawk Ave, Prairie du Chien, Wisconsin  
BRRTS Activity Name: Blackhawk Junction Mall  
BRRTS #: 07-12-585198 FID #: 612034170

Dear Mr. Abram:

CC: Pelton Development Group PdC LLC, Royal Bank, Mississippi Meats, and County Seat Laundry:

The Wisconsin Department of Natural Resources (DNR) received a request for a liability clarification and a “No Action Required” determination request from Chad Abram from the Redevelopment Authority of the City of Prairie du Chien (Redevelopment Authority) on November 8, 2021 (Request). The Request was submitted with the appropriate review fee for the site location (Property) identified above. The purpose of this letter is to provide the Redevelopment Authority, Pelton Development Group PdC LLC, Royal Bank, Mississippi Meats, and County Seat Laundry clarification as to environmental liabilities and current environmental conditions at the Property, particularly Lot 1 and Lot 3 as described on Crawford County Certified Survey Map No. 1503 (attached).

Wisconsin Statutes (Wis. Stat.) § 292.55(1)(d)1 authorizes the DNR to issue a letter to a person seeking assistance concerning the liability of a person owning or leasing a property for environmental pollution at a property, the type and extent of environmental pollution at a property, the adequacy of an environmental investigation, or any other matter related to a request for assistance. This type of letter contains a DNR determination as to whether response actions are needed under Wisconsin Administrative Code (Wis. Admin. Code) chs. NR 700 to 799 based on the discharge of one or more hazardous substances, or the presence of environmental pollution at the Property.

The DNR based this letter on a review of environmental reports that were provided in the Request:

- Liability clarification letter request, completed Form 4400-237, signed November 8, 2021, including a cover letter and attachments.
- Phase I Environmental Site Assessment for Blackhawk Junction, January 6, 2020, prepared by Bay West LLC (Bay West)
- Phase II Environmental Site Assessment Report, Blackhawk Junction, April 23, 2020, prepared by Bay West
- Limited Site Investigation Report, Blackhawk Junction, June 7, 2021, prepared by Bay West
- Site Investigation Status Update, Blackhawk Drycleaners, September 13, 2021, prepared by SCS Engineers
- Materials Management Plan, 700 East Blackhawk Avenue, Prairie du Chien, Wisconsin, September 29, 2021, prepared by SCS Engineers

The DNR also reviewed DNR files for Blackhawk Cleaners.

### **PROPERTY USE**

The Property consists of three parcels of land, approximately 9.14 acres in total. One commercial building currently occupies the western side of Lot 1. Lot 2 and lot 3 were historically occupied by a large retail building that was partially demolished after a fire in 2014. The remaining portion on Lot 3 and the southeastern part of Lot 1 was demolished in November 2021. A paved parking lot covers the remainder of the Property. The Redevelopment Authority currently owns the Property and is working with the recipients of this letter to redevelop the property for mixed-use development. As part of the redevelopment planning, the Redevelopment Authority recorded Certified Survey Map #1503 which divided the Property into Lots 1, 2 and 3.

Refer to the attached Figure 2 for a map of the Property.

### **BACKGROUND AND ENVIRONMENTAL SUMMARY**

The Redevelopment Authority requested assistance from the DNR through the Wisconsin Assessment Monies (WAM) program by which DNR oversaw a Phase I and Phase II Environment Site Assessment conducted by Bay West, LLC in 2020. According to the Phase I, prior to the 1950s, the Property was used for agricultural purposes. The Property was developed for commercial use in phases, starting in the 1950s. A commercial building and parking lot was added to the western portion of Lot 1, The building was expanded with additional units and has been occupied to the current day. The eastern portion of Lot 1 was occupied by a gasoline service station and car wash through the 1970s and 1980s, followed by a landscaping business, thereafter.

Lot 2 in the southwest quadrant of the Property was developed in the 1960s with a new commercial building and parking lot in the center of the Property. This building was expanded east onto Lot 3 and then north to Lot 1 throughout the 1970s. Dry-cleaning businesses occupied a unit of the building on Lot 2 until 2014 when the western portion of the building was destroyed by fire. According to the Phase I Environmental Site Assessment, city directory records indicate that dry cleaning operations may have existed at the Property as early as 1969.

Environmental investigations at Property began in the 1990s. Tetrachloroethylene (PCE), a dry-cleaning solvent was identified in soil, groundwater and soil vapor samples collected in the vicinity of the former dry cleaners, on Lot 2. The Blackhawk Drycleaners site (BRRTS # 02-12-552357) was opened upon notification of a hazardous substance discharge to the DNR by the City of Prairie du Chien in 2008. To facilitate redevelopment of the Property, investigation efforts were renewed by the Redevelopment Authority in 2019. The additional sampling conducted by Bay West and SCS Engineers delineated the extent of PCE soil contamination to be within the boundaries of Lot 2 and a Soil Management Plan was submitted to the DNR and approved in October 2021. Groundwater samples collected from monitoring well MW-01 indicates the upgradient extent of PCE in groundwater does not extend eastward onto Lot 3.

The former gasoline service station on Lot 1 was also investigated as part of the 2020 Phase II Environmental Site Assessment conducted by Bay West. Four soil samples collected within the footprint of the former gasoline underground storage tank (UST) system contained no detectable concentrations of petroleum-related VOCs or metals in concentrations indicative of a release from the system. Trace amounts of VOCS were detected in the two soil vapor samples from the same area. Based on the low concentrations in soil vapor and non-detect in soil samples, no action is required by the DNR to further investigate the former UST system on Lot 1. The Phase I did not identify any other recognized environmental conditions on Lot 1 or Lot 3 that warranted Phase II sampling (other than the UST system on Lot 1).

In June 2021, the Redevelopment Authority enrolled the Property into the Voluntary Party Liability Exemption (VPLE) process identified in Wis. Stat. § 292.15. The environmental investigation and cleanup of PCE contamination on Lot 2 is proceeding in a timely manner, and no further investigation is expected to occur on Lots 1 and 3 of the Property.

### DETERMINATIONS

Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700 to 799 require those who are responsible for a hazardous substance discharge or environmental pollution to take actions necessary to restore the environment to the extent practicable and minimize the harmful effects from the discharge to the air, lands or waters of the state. Wis. Stat. § 292.55 authorizes the department to issue clarification letters concerning liability for environmental pollution.

Information submitted to the DNR with your request for liability clarification indicates that no hazardous substance discharges or environmental pollution has occurred on Lot 1 or Lot 3 of the Property. Therefore, based on information provided at this time, further site investigation activities at Lots 1 and 3 are not required, and no response action at Lots 1 and 3 is required under Wis. Admin. Code chs. NR 700 to 799.

As with any environmental assessment, some areas of the Property were not assessed, the number of samples collected were limited based on professional judgment and financial considerations, and environmental samples were not analyzed for all parameters. This letter relates and refers only to those conditions described above and to information and data you submitted to the DNR in your request for this letter. The DNR makes no determination concerning the presence or absence of hazardous substances or environmental pollution on the Property other than those identified in the documents and reports listed above, which you submitted to the DNR. In the future, if the DNR becomes aware of new information concerning the contaminants referenced above or the presence of any other contaminants on the Property, the DNR will evaluate that data at that time to determine if any response actions are required.

### CLOSING

This letter, site and case-related information and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to [dnr.wi.gov](http://dnr.wi.gov) and search “BOTW.” Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching “RRSM.”

If you have any questions regarding this letter, please contact me at 715.492.1222, or [Matthew.Vitale@Wisconsin.gov](mailto:Matthew.Vitale@Wisconsin.gov)

Sincerely,



Matthew Vitale  
West Central Region Project Manager  
Remediation and Redevelopment Program

Attachments:    Crawford County Certified Survey Map No. 1503, Sheet 1  
                                 Figure 2, Site Plan, September 23, 2021, SCS Engineers

cc:      Garth Frable – [gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)  
            Lara Czajkowski Higgins – [lara@prairieduchienlaw.com](mailto:lara@prairieduchienlaw.com)  
            Michael Prager, DNR, Remediation and Redevelopment Program – [Michael.Prager@wisconsin.gov](mailto:Michael.Prager@wisconsin.gov)



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346136

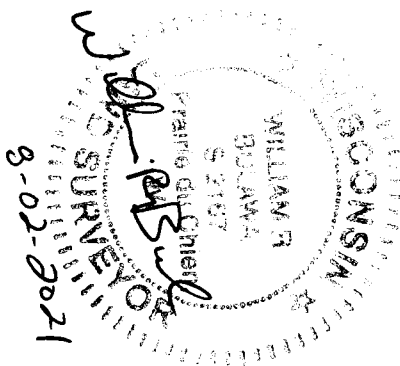
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REGISTER OF DEEDS OFFICE  
CRAWFORD COUNTY, WI  
RECORDING FEE 30.00

PAGES: 4

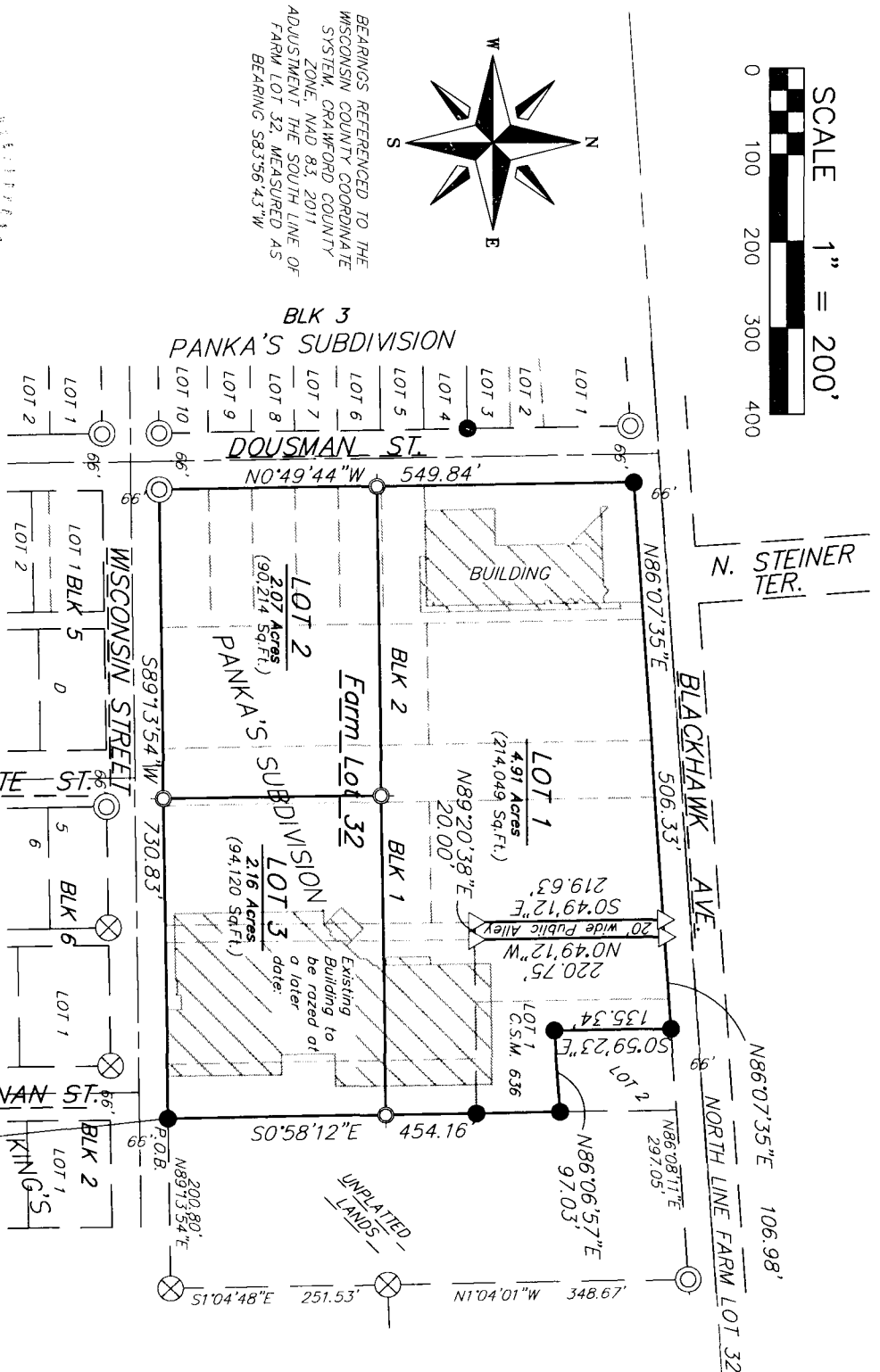
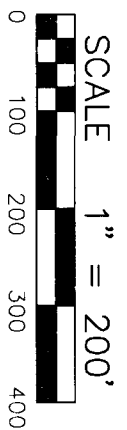
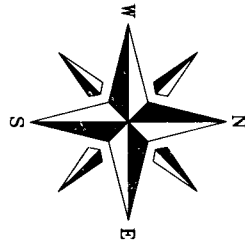
VOLUME: 13CSM PAGE: 45

# CRAWFORD COUNTY CERTIFIED SURVEY MAP NO. 1503

LOCATED IN FARM LOT 32, OF THE PRIVATE LAND CLAIMS AT PRAIRIE DU CHIEN, CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN, ALSO BEING LOT 1, CRAWFORD COUNTY CERTIFIED SURVEY MAP NUMBER 636, RECORDED IN VOLUME 5, C.S.M.'S, PAGES 42 and 42A, DOCUMENT #238238, AND ALL OF BLOCK 1, EXCEPT LOTS 1, AND 2 ACCORDING TO PANKA'S SUBDIVISION, ALL OF BLOCK 2 ACCORDING TO PANKA'S SUBDIVISION, ALSO INCLUDING THE FOLLOWING VACATED STREETS AND ALLEYS LYING WITHIN THE BOUNDS OF BLOCKS 1, AND 2 OF PANKA'S SUBDIVISION, ALL OF STATE STREET AND BUCHANAN STREET THE 20 FOOT ALLEY IN BLOCK 2, AND THE PART OF THE ALLEY IN BLOCK 1 LYING SOUTH OF THE SOUTH LINE EXTENDED WESTERLY OF LOTS 1, AND 2 OF BLOCK 1, CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN.



BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CRAWFORD COUNTY ZONE, NAD 83, 2011 ADJUSTMENT THE SOUTH LINE OF FARM LOT 32, MEASURED AS BEARING S83°56'43"W



- SURVEY LEGEND**
- PUBLIC LAND CORNER AS NOTED
  - FOUND 1" Ø IRON PIPE
  - FOUND 2" Ø IRON PIPE
  - FOUND 3/4" Ø IRON ROD
  - FOUND P.K. NAIL
  - SET 3/4" DIA. X 18" IRON RE-BAR, 1.50 LBS./LIN.FT.
  - SW CORNER FARM LOT 32 FOUND A 1" IRON ROD TEST VERIFIED

02 Aug 2021 11:25a Y:\Projects\Prairie du Chien City of 210140 - Blackhawk Junction ALTA Survey\CADD\Blackhawk Junction 2021 CSM.dwg by: wbul

<b>vierbicher</b> planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 108 W. Blackhawk Ave. Prairie du Chien, Wisconsin 53821 Phone: (608) 326-1051 Fax: (608) 326-1052	FN: 210140 DATE: 8/02/21 REV:	SURVEYED FOR: Redevelopment Authority of the City Prairie du Chien, 214 E. Blackhawk Ave. PO Box 214 Prairie du Chien, WI 53821	C.S.M. No. <u>1503</u> Doc. No. <u>346136</u> Vol. <u>13</u> Page <u>45</u>	SHEET 1 OF 4
	Drafted By: wbul Checked By: rmlon			

FS

FS



02/22/2024 10:00 AM

PROJECT NO. 2522094.00	DRAWN BY: KP
DRAWN: 04/05/2021	CHECKED BY: MRH
REVISED: 09/23/2021	APPROVED BY: REL 09/29/2021
PRAIRIE DU CHIEN REDEVELOPMENT AUTHORITY	
CLIENT	
<b>SCS ENGINEERS</b> 2830 DARTY DRIVE MADISON, WI 53718-6751 PHONE: (608) 244-2838	
ENGINEER	
BLACKHAWK JUNCTION REDEVELOPMENT 700 EAST BLACKHAWK AVENUE PRAIRIE DU CHIEN, WISCONSIN	
SITE PLAN	
FIGURE 2	

LEGEND

- SITE BOUNDARY
- - - FORMER DRY CLEANERS BUILDING (APPROXIMATE)
- CTV CABLE TELEVISION (BURIED)
- UE ELECTRIC (BURIED)
- FO FIBER OPTIC (BURIED)
- G GAS MAIN (BURIED)
- OH OVERHEAD UTILITY
- SA SANITARY SEWER (BURIED)
- ST STORM SEWER (BURIED)
- T TELEPHONE (BURIED)
- W WATER MAIN (BURIED)
- MANHOLE
- ⊕ STORM INLET
- ⊕ UTILITY POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ SOIL BORING (BAY WEST, 2020)
- ⊕ SOIL BORING (AYRES, 2009/2010)
- ⊕ SOIL BORING (SCS, 2021)
- ⊕ MONITORING WELL (BAY WEST, 2020)
- ⊕ ABANDONED MONITORING WELL (ADVENT, 1991)
- ⊕ MONITORING WELL (SCS, 2021)
- ⊕ PIEZOMETER (SCS, 2021)

NOTES:

1. SEPTEMBER 2018 AERIAL PHOTOGRAPH SOURCES: ESRI, DIGITALGLOBE, GEOCUE, I-CUBED, USDA FSA, USGS, AEX, GETMAPPING, AERGRID, IGN, IGP, SWISSTOPO, AND THE GIS USER COMMUNITY.
2. BAY WEST MONITORING WELLS AND AYRES AND BAY WEST SOIL BORINGS BASED ON BAY WEST FIGURE 1, SITE MAP WITH MONITORING WELL LOCATIONS DATED JANUARY 27, 2021.
3. ABANDONED MONITORING WELLS (ADVENT) FROM ADVENT ENVIRONMENTAL SERVICES OVERLAY OF WELL LOCATION MAP DATED SEPTEMBER 13, 1991.
4. UTILITY LOCATIONS FROM VERBICHER EXISTING CONDITIONS DRAWING DATED MARCH 7, 2021, STORM SEWER SYSTEM DRAWING DATED MARCH 19, 2019, AND SANITARY LATERAL SYSTEM DRAWING DATED MARCH 2, 2020.
5. BORING AND WELL LOCATIONS ARE APPROXIMATE.



December 9, 2021

Laura & Andrew Patten  
County Seat Laundry  
1218 N. Main Street, STE. C  
Viroqua, WI 54665

**Subject:** Liability Clarification and “No Action Required” Determination Letter  
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700 E Blackhawk Ave, Prairie du Chien, Wisconsin  
BRRTS Activity Name: Blackhawk Junction Mall  
BRRTS #: 07-12-585198 FID #: 612034170

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If you have any questions regarding this letter, please contact me at 715.492.1222, or [Matthew.Vitale@Wisconsin.gov](mailto:Matthew.Vitale@Wisconsin.gov)

Sincerely,



Matthew Vitale  
West Central Region Project Manager  
Remediation and Redevelopment Program

Attachments: Crawford County Certified Survey Map No. 1503, Sheet 1  
Figure 2, Site Plan, September 23, 2021, SCS Engineers

cc: Garth Frable – [gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)  
Lara Czajkowski Higgins – [lara@prairieduchienlaw.com](mailto:lara@prairieduchienlaw.com)  
Michael Prager, DNR, Remediation and Redevelopment Program – [Michael.Prager@wisconsin.gov](mailto:Michael.Prager@wisconsin.gov)





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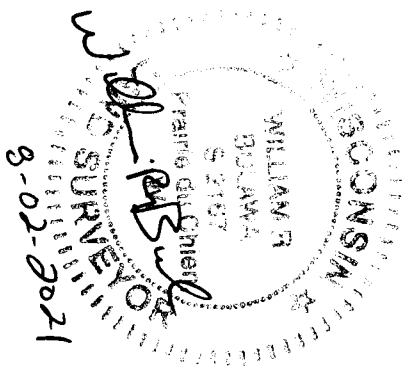
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CRAWFORD COUNTY, WI  
RECORDING FEE 30.00

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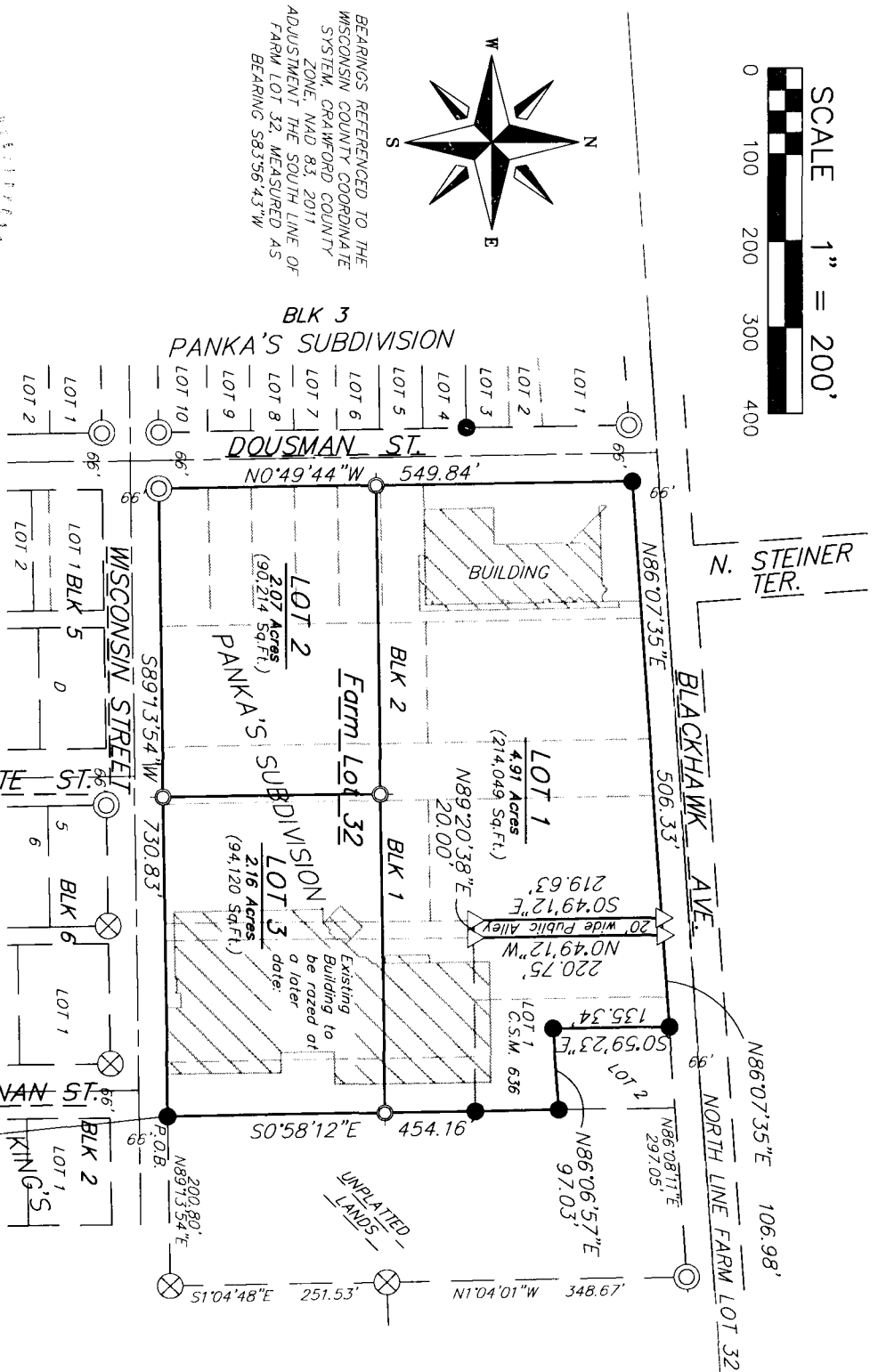
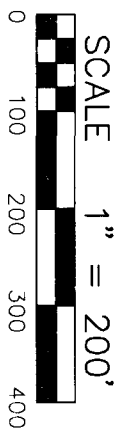
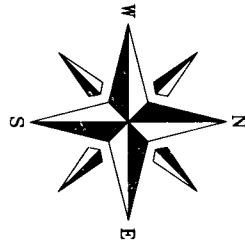
VOLUME: 13CSM PAGE: 45

# CRAWFORD COUNTY CERTIFIED SURVEY MAP NO. 1503

LOCATED IN FARM LOT 32, OF THE PRIVATE LAND CLAIMS AT PRAIRIE DU CHIEN, CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN, ALSO BEING LOT 1, CRAWFORD COUNTY CERTIFIED SURVEY MAP NUMBER 636, RECORDED IN VOLUME 5, C.S.M.'S, PAGES 42 and 42A, DOCUMENT #238238, AND ALL OF BLOCK 1, EXCEPT LOTS 1, AND 2 ACCORDING TO PANKA'S SUBDIVISION, ALL OF BLOCK 2 ACCORDING TO PANKA'S SUBDIVISION, ALSO INCLUDING THE FOLLOWING VACATED STREETS AND ALLEYS LYING WITHIN THE BOUNDS OF BLOCKS 1, AND 2 OF PANKA'S SUBDIVISION, ALL OF STATE STREET AND BUCHANAN STREET THE 20 FOOT ALLEY IN BLOCK 2, AND THE PART OF THE ALLEY IN BLOCK 1 LYING SOUTH OF THE SOUTH LINE EXTENDED WESTERLY OF LOTS 1, AND 2 OF BLOCK 1, CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN.



BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CRAWFORD COUNTY ZONE, NAD 83, 2011 ADJUSTMENT THE SOUTH LINE OF FARM LOT 32, MEASURED AS BEARING S83°56'43"W



- SURVEY LEGEND**
- ▣ PUBLIC LAND CORNER AS NOTED
  - FOUND 1" Ø IRON PIPE
  - ⊗ FOUND 2" Ø IRON PIPE
  - FOUND 3/4" Ø IRON ROD
  - △ FOUND P.K. NAIL
  - ⊙ SET 3/4" DIA. X 18" IRON RE-BAR, 1.50 LBS./LIN.FT.
  - ⊠ SW CORNER FARM LOT 32 FOUND A 1" IRON ROD TEST VERIFIED

02 Aug 2021 11:25a Y:\Projects\Prairie du Chien City of 210140 - Blackhawk Junction ALTA Survey\CADD\Blackhawk Junction 2021 CSM.dwg by: wbul

<b>vierbicher</b> planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 108 W. Blackhawk Ave. Prairie du Chien, Wisconsin 53821 Phone: (608) 326-1051 Fax: (608) 326-1052	FN: 210140 DATE: 8/02/21 REV:	SURVEYED FOR: Redevelopment Authority of the City Prairie du Chien, 214 E. Blackhawk Ave. PO Box 214 Prairie du Chien, WI 53821	C.S.M. No. <u>1503</u> Doc. No. <u>346136</u> Vol. <u>13</u> Page <u>45</u>	SHEET 1 OF 4
	Drafted By: wbul Checked By: mlon			

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02/22/2024 10:00 AM

PROJECT NO. 2522094.00	DRAWN BY: KP
DRAWN: 04/05/2021	CHECKED BY: MRH
REVISED: 09/23/2021	APPROVED BY: REL 09/29/2021
PRAIRIE DU CHIEN REDEVELOPMENT AUTHORITY	
CLIENT	
<b>SCS ENGINEERS</b> 2830 DARTY DRIVE MADISON, WI 53718-6751 PHONE: (608) 244-2838	
ENGINEER	
BLACKHAWK JUNCTION REDEVELOPMENT 700 EAST BLACKHAWK AVENUE PRAIRIE DU CHIEN, WISCONSIN	
SITE PLAN	
FIGURE 2	

LEGEND

- SITE BOUNDARY
- - - FORMER DRY CLEANERS BUILDING (APPROXIMATE)
- CTV CABLE TELEVISION (BURIED)
- UE ELECTRIC (BURIED)
- FO FIBER OPTIC (BURIED)
- G GAS MAIN (BURIED)
- OH OVERHEAD UTILITY
- SA SANITARY SEWER (BURIED)
- ST STORM SEWER (BURIED)
- T TELEPHONE (BURIED)
- W WATER MAIN (BURIED)
- MANHOLE
- ⊕ STORM INLET
- ⊕ UTILITY POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ SOIL BORING (BAY WEST, 2020)
- ⊕ SOIL BORING (AYRES, 2009/2010)
- ⊕ SOIL BORING (SCS, 2021)
- ⊕ MONITORING WELL (BAY WEST, 2020)
- ⊕ ABANDONED MONITORING WELL (ADVENT, 1991)
- ⊕ MONITORING WELL (SCS, 2021)
- ⊕ PIEZOMETER (SCS, 2021)

NOTES:

1. SEPTEMBER 2018 AERIAL PHOTOGRAPH SOURCES: ESRI, DIGITALGLOBE, GEODEY, I-CUBED, USDA FSA, USGS, AEX, GETMAPPING, AERGRID, IGN, IGP, SWISSTOPO, AND THE GIS USER COMMUNITY.
2. BAY WEST MONITORING WELLS AND AYRES AND BAY WEST SOIL BORINGS BASED ON BAY WEST FIGURE 1, SITE MAP WITH MONITORING WELL LOCATIONS DATED JANUARY 27, 2021.
3. ABANDONED MONITORING WELLS (ADVENT) FROM ADVENT ENVIRONMENTAL SERVICES OVERLAY OF WELL LOCATION MAP DATED SEPTEMBER 13, 1991.
4. UTILITY LOCATIONS FROM VERBICHER EXISTING CONDITIONS DRAWING DATED MARCH 7, 2021, STORM SEWER SYSTEM DRAWING DATED MARCH 19, 2019, AND SANITARY LATERAL SYSTEM DRAWING DATED MARCH 2, 2020.
5. BORING AND WELL LOCATIONS ARE APPROXIMATE.



December 9, 2021

Lucas J. Pelton  
Pelton Development Group PdC LLC  
S1930 Glen Valley Drive  
Reedsburg, WI 53959

**Subject:** Liability Clarification and “No Action Required” Determination Letter  
Lots 1 and 3 of Crawford County Certified Survey Map 1503  
700 E Blackhawk Ave, Prairie du Chien, Wisconsin  
BRRTS Activity Name: Blackhawk Junction Mall  
BRRTS #: 07-12-585198 FID #: 612034170

Dear Mr. Pelton:

CC: Redevelopment Authority of the City of Prairie du Chien, Royal Bank, Mississippi Meats, and County Seat Laundry:

The Wisconsin Department of Natural Resources (DNR) received a request for a liability clarification and a “No Action Required” determination request from Chad Abram from the Redevelopment Authority of the City of Prairie du Chien (Redevelopment Authority) on November 8, 2021 (Request). The Request was submitted with the appropriate review fee for the site location (Property) identified above. The purpose of this letter is to provide the Redevelopment Authority, Pelton Development Group PdC LLC, Royal Bank, Mississippi Meats, and County Seat Laundry clarification as to environmental liabilities and current environmental conditions at the Property, particularly Lot 1 and Lot 3 as described on Crawford County Certified Survey Map No. 1503 (attached).

Wisconsin Statutes (Wis. Stat.) § 292.55(1)(d)1 authorizes the DNR to issue a letter to a person seeking assistance concerning the liability of a person owning or leasing a property for environmental pollution at a property, the type and extent of environmental pollution at a property, the adequacy of an environmental investigation, or any other matter related to a request for assistance. This type of letter contains a DNR determination as to whether response actions are needed under Wisconsin Administrative Code (Wis. Admin. Code) chs. NR 700 to 799 based on the discharge of one or more hazardous substances, or the presence of environmental pollution at the Property.

The DNR based this letter on a review of environmental reports that were provided in the Request:

- Liability clarification letter request, completed Form 4400-237, signed November 8, 2021, including a cover letter and attachments.
- Phase I Environmental Site Assessment for Blackhawk Junction, January 6, 2020, prepared by Bay West LLC (Bay West)
- Phase II Environmental Site Assessment Report, Blackhawk Junction, April 23, 2020, prepared by Bay West
- Limited Site Investigation Report, Blackhawk Junction, June 7, 2021, prepared by Bay West
- Site Investigation Status Update, Blackhawk Drycleaners, September 13, 2021, prepared by SCS Engineers
- Materials Management Plan, 700 East Blackhawk Avenue, Prairie du Chien, Wisconsin, September 29, 2021, prepared by SCS Engineers

The DNR also reviewed DNR files for Blackhawk Cleaners.

### **PROPERTY USE**

The Property consists of three parcels of land, approximately 9.14 acres in total. One commercial building currently occupies the western side of Lot 1. Lot 2 and lot 3 were historically occupied by a large retail building that was partially demolished after a fire in 2014. The remaining portion on Lot 3 and the southeastern part of Lot 1 was demolished in November 2021. A paved parking lot covers the remainder of the Property. The Redevelopment Authority currently owns the Property and is working with the recipients of this letter to redevelop the property for mixed-use development. As part of the redevelopment planning, the Redevelopment Authority recorded Certified Survey Map #1503 which divided the Property into Lots 1, 2 and 3.

Refer to the attached Figure 2 for a map of the Property.

### **BACKGROUND AND ENVIRONMENTAL SUMMARY**

The Redevelopment Authority requested assistance from the DNR through the Wisconsin Assessment Monies (WAM) program by which DNR oversaw a Phase I and Phase II Environment Site Assessment conducted by Bay West, LLC in 2020. According to the Phase I, prior to the 1950s, the Property was used for agricultural purposes. The Property was developed for commercial use in phases, starting in the 1950s. A commercial building and parking lot was added to the western portion of Lot 1, The building was expanded with additional units and has been occupied to the current day. The eastern portion of Lot 1 was occupied by a gasoline service station and car wash through the 1970s and 1980s, followed by a landscaping business, thereafter.

Lot 2 in the southwest quadrant of the Property was developed in the 1960s with a new commercial building and parking lot in the center of the Property. This building was expanded east onto Lot 3 and then north to Lot 1 throughout the 1970s. Dry-cleaning businesses occupied a unit of the building on Lot 2 until 2014 when the western portion of the building was destroyed by fire. According to the Phase I Environmental Site Assessment, city directory records indicate that dry cleaning operations may have existed at the Property as early as 1969.

Environmental investigations at Property began in the 1990s. Tetrachloroethylene (PCE), a dry-cleaning solvent was identified in soil, groundwater and soil vapor samples collected in the vicinity of the former dry cleaners, on Lot 2. The Blackhawk Drycleaners site (BRRTS # 02-12-552357) was opened upon notification of a hazardous substance discharge to the DNR by the City of Prairie du Chien in 2008. To facilitate redevelopment of the Property, investigation efforts were renewed by the Redevelopment Authority in 2019. The additional sampling conducted by Bay West and SCS Engineers delineated the extent of PCE soil contamination to be within the boundaries of Lot 2 and a Soil Management Plan was submitted to the DNR and approved in October 2021. Groundwater samples collected from monitoring well MW-01 indicates the upgradient extent of PCE in groundwater does not extend eastward onto Lot 3.

The former gasoline service station on Lot 1 was also investigated as part of the 2020 Phase II Environmental Site Assessment conducted by Bay West. Four soil samples collected within the footprint of the former gasoline underground storage tank (UST) system contained no detectable concentrations of petroleum-related VOCs or metals in concentrations indicative of a release from the system. Trace amounts of VOCS were detected in the two soil vapor samples from the same area. Based on the low concentrations in soil vapor and non-detect in soil samples, no action is required by the DNR to further investigate the former UST system on Lot 1. The Phase I did not identify any other recognized environmental conditions on Lot 1 or Lot 3 that warranted Phase II sampling (other than the UST system on Lot 1).

In June 2021, the Redevelopment Authority enrolled the Property into the Voluntary Party Liability Exemption (VPLE) process identified in Wis. Stat. § 292.15. The environmental investigation and cleanup of PCE

contamination on Lot 2 is proceeding in a timely manner, and no further investigation is expected to occur on Lots 1 and 3 of the Property.

#### DETERMINATIONS

Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700 to 799 require those who are responsible for a hazardous substance discharge or environmental pollution to take actions necessary to restore the environment to the extent practicable and minimize the harmful effects from the discharge to the air, lands or waters of the state. Wis. Stat. § 292.55 authorizes the department to issue clarification letters concerning liability for environmental pollution.

Information submitted to the DNR with your request for liability clarification indicates that no hazardous substance discharges or environmental pollution has occurred on Lot 1 or Lot 3 of the Property. Therefore, based on information provided at this time, further site investigation activities at Lots 1 and 3 are not required, and no response action at Lots 1 and 3 is required under Wis. Admin. Code chs. NR 700 to 799.

As with any environmental assessment, some areas of the Property were not assessed, the number of samples collected were limited based on professional judgment and financial considerations, and environmental samples were not analyzed for all parameters. This letter relates and refers only to those conditions described above and to information and data you submitted to the DNR in your request for this letter. The DNR makes no determination concerning the presence or absence of hazardous substances or environmental pollution on the Property other than those identified in the documents and reports listed above, which you submitted to the DNR. In the future, if the DNR becomes aware of new information concerning the contaminants referenced above or the presence of any other contaminants on the Property, the DNR will evaluate that data at that time to determine if any response actions are required.

#### CLOSING

This letter, site and case-related information and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to [dnr.wi.gov](http://dnr.wi.gov) and search “BOTW.” Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching “RRSM.”

If you have any questions regarding this letter, please contact me at 715.492.1222, or [Matthew.Vitale@Wisconsin.gov](mailto:Matthew.Vitale@Wisconsin.gov)

Sincerely,



Matthew Vitale  
West Central Region Project Manager  
Remediation and Redevelopment Program

Attachments: Crawford County Certified Survey Map No. 1503, Sheet 1  
Figure 2, Site Plan, September 23, 2021, SCS Engineers

cc: Garth Frable – [gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)  
Lara Czajkowski Higgins – [lara@prairieduchienlaw.com](mailto:lara@prairieduchienlaw.com)  
Michael Prager, DNR, Remediation and Redevelopment Program – [Michael.Prager@wisconsin.gov](mailto:Michael.Prager@wisconsin.gov)



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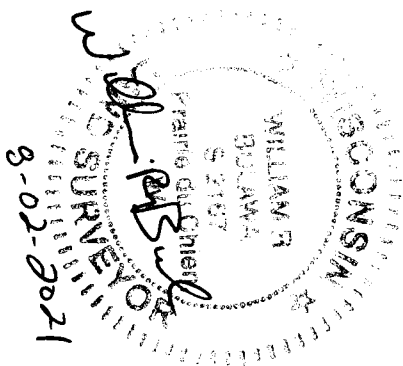
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REGISTER OF DEEDS OFFICE  
CRAWFORD COUNTY, WI  
RECORDING FEE 30.00

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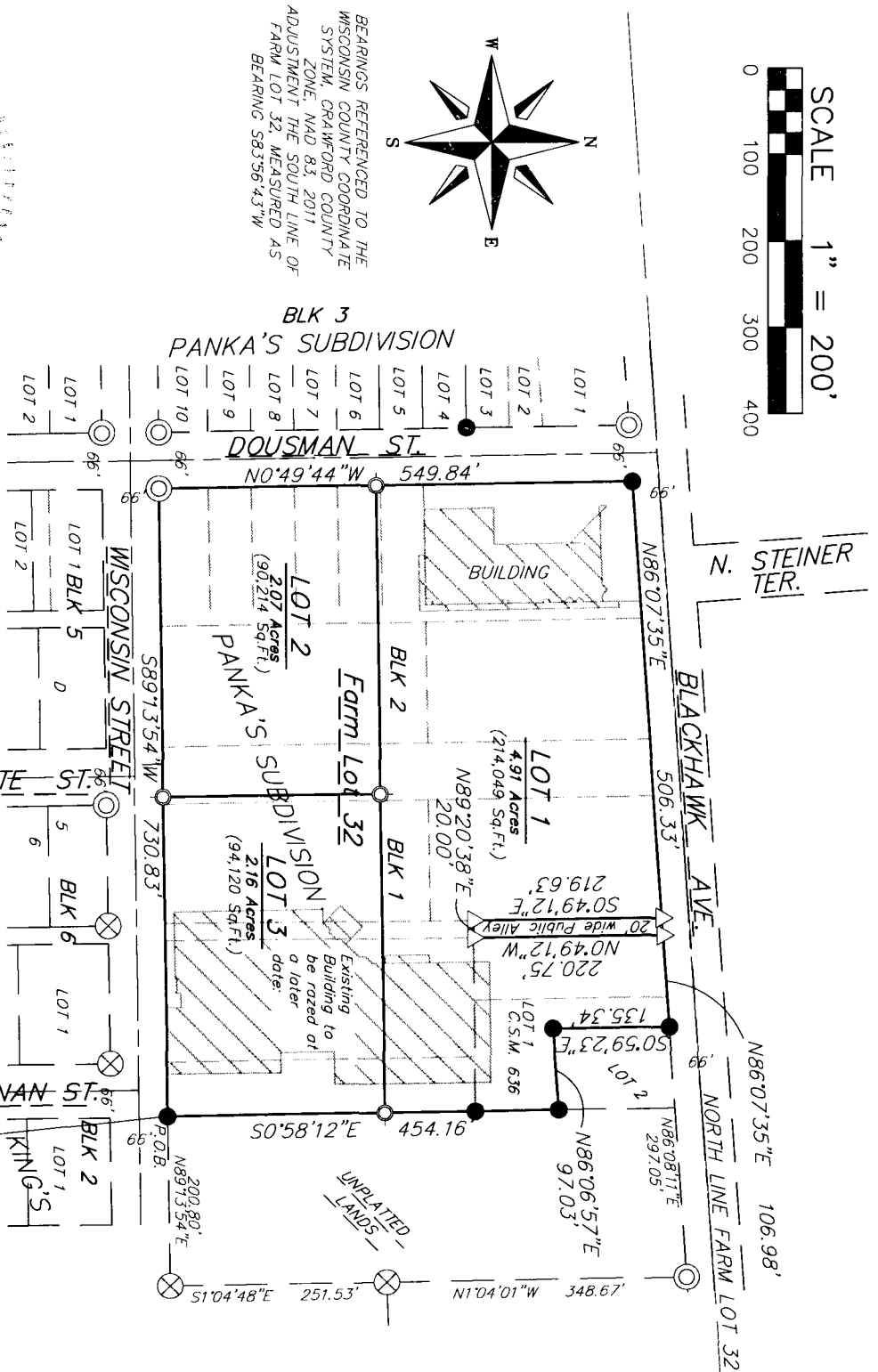
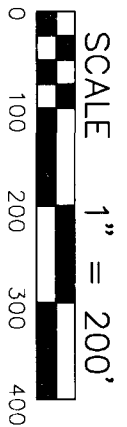
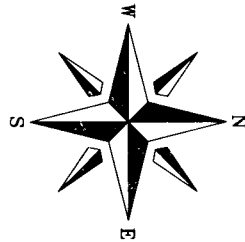
VOLUME: 13CSM PAGE: 15

# CRAWFORD COUNTY CERTIFIED SURVEY MAP NO. 1503

LOCATED IN FARM LOT 32, OF THE PRIVATE LAND CLAIMS AT PRAIRIE DU CHIEN, CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN, ALSO BEING LOT 1, CRAWFORD COUNTY CERTIFIED SURVEY MAP NUMBER 636, RECORDED IN VOLUME 5, C.S.M.'S, PAGES 42 and 42A, DOCUMENT #238238, AND ALL OF BLOCK 1, EXCEPT LOTS 1, AND 2 ACCORDING TO PANKA'S SUBDIVISION, ALL OF BLOCK 2 ACCORDING TO PANKA'S SUBDIVISION, ALSO INCLUDING THE FOLLOWING VACATED STREETS AND ALLEYS LYING WITHIN THE BOUNDS OF BLOCKS 1, AND 2 OF PANKA'S SUBDIVISION, ALL OF STATE STREET AND BUCHANAN STREET THE 20 FOOT ALLEY IN BLOCK 2, AND THE PART OF THE ALLEY IN BLOCK 1 LYING SOUTH OF THE SOUTH LINE EXTENDED WESTERLY OF LOTS 1, AND 2 OF BLOCK 1, CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN.



BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CRAWFORD COUNTY ZONE, NAD 83, 2011 ADJUSTMENT THE SOUTH LINE OF FARM LOT 32, MEASURED AS BEARING S83°56'43"W



- SURVEY LEGEND**
- ▣ PUBLIC LAND CORNER AS NOTED
  - FOUND 1" Ø IRON PIPE
  - ⊗ FOUND 2" Ø IRON PIPE
  - FOUND 3/4" Ø IRON ROD
  - △ FOUND P.K. NAIL
  - ⊙ SET 3/4" DIA. X 18" IRON RE-BAR, 1.50 LBS./LIN.FT.

- ▣ SE CORNER FARM LOT 32
- FOUND A 1" IRON ROD AND CAP TIES VERIFIED
- ▣ SW CORNER FARM LOT 32
- FOUND A 1" IRON ROD TIES VERIFIED

02 Aug 2021 11:25a Y:\Projects\Prairie du Chien City of 210140 - Blackhawk Junction ALTA Survey\CADD\Blackhawk Junction 2021 CSM.dwg by: wbul

<b>vierbicher</b> planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 108 W. Blackhawk Ave. Prairie du Chien, Wisconsin 53821 Phone: (608) 326-1051 Fax: (608) 326-1052	FN: 210140 DATE: 8/02/21 REV:	SURVEYED FOR: Redevelopment Authority of the City Prairie du Chien, 214 E. Blackhawk Ave. PO Box 214 Prairie du Chien, WI 53821	C.S.M. No. <u>1503</u> Doc. No. <u>346136</u> Vol. <u>13</u> Page <u>45</u>	SHEET 1 OF 4
	Drafted By: wbul Checked By: mlon			

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02/22/2024 10:00 AM

PROJECT NO. 2522094.00	DRAWN BY: KP
DRAWN: 04/05/2021	CHECKED BY: MRH
REVISED: 09/23/2021	APPROVED BY: REL 09/29/2021
CLIENT: PRAIRIE DU CHIEN REDEVELOPMENT AUTHORITY	
ENGINEER: SCS ENGINEERS 2830 DARTY DRIVE MADISON, WI 53718-6751 PHONE: (608) 244-2838	
SITE: BLACKHAWK JUNCTION REDEVELOPMENT 700 EAST BLACKHAWK AVENUE PRAIRIE DU CHIEN, WISCONSIN	
SITE PLAN	
FIGURE: 2	

LEGEND

- SITE BOUNDARY
- - - FORMER DRY CLEANERS BUILDING (APPROXIMATE)
- CTV CABLE TELEVISION (BURIED)
- UE ELECTRIC (BURIED)
- FO FIBER OPTIC (BURIED)
- G GAS MAIN (BURIED)
- OH OVERHEAD UTILITY
- SA SANITARY SEWER (BURIED)
- ST STORM SEWER (BURIED)
- T TELEPHONE (BURIED)
- W WATER MAIN (BURIED)
- MANHOLE
- ⊕ STORM INLET
- ⊕ UTILITY POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ SOIL BORING (BAY WEST, 2020)
- ⊕ SOIL BORING (AYRES, 2009/2010)
- ⊕ SOIL BORING (SCS, 2021)
- ⊕ MONITORING WELL (BAY WEST, 2020)
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- ⊕ MONITORING WELL (SCS, 2021)
- ⊕ PIEZOMETER (SCS, 2021)

NOTES:

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5. BORING AND WELL LOCATIONS ARE APPROXIMATE.



December 9, 2021

Jeffrey J. Gruetzmacher  
Royal Bank  
142 Highway 61 N  
PO Box 70  
Lancaster, WI 53813

**Subject:** Liability Clarification and “No Action Required” Determination Letter  
Lots 1 and 3 of Crawford County Certified Survey Map 1503  
700 E Blackhawk Ave, Prairie du Chien, Wisconsin  
BRRTS Activity Name: Blackhawk Junction Mall  
BRRTS #: 07-12-585198 FID #: 612034170

Dear Mr. Gruetzmacher:

CC: Redevelopment Authority of the City of Prairie du Chien, Pelton Development Group, PdC LLC, Mississippi Meats, and County Seat Laundry:

The Wisconsin Department of Natural Resources (DNR) received a request for a liability clarification and a “No Action Required” determination request from Chad Abram from the Redevelopment Authority of the City of Prairie du Chien (Redevelopment Authority) on November 8, 2021 (Request). The Request was submitted with the appropriate review fee for the site location (Property) identified above. The purpose of this letter is to provide the Redevelopment Authority, Pelton Development Group PdC LLC, Royal Bank, Mississippi Meats, and County Seat Laundry clarification as to environmental liabilities and current environmental conditions at the Property, particularly Lot 1 and Lot 3 as described on Crawford County Certified Survey Map No. 1503 (attached).

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### **PROPERTY USE**

The Property consists of three parcels of land, approximately 9.14 acres in total. One commercial building currently occupies the western side of Lot 1. Lot 2 and lot 3 were historically occupied by a large retail building that was partially demolished after a fire in 2014. The remaining portion on Lot 3 and the southeastern part of Lot 1 was demolished in November 2021. A paved parking lot covers the remainder of the Property. The Redevelopment Authority currently owns the Property and is working with the recipients of this letter to redevelop the property for mixed-use development. As part of the redevelopment planning, the Redevelopment Authority recorded Certified Survey Map #1503 which divided the Property into Lots 1, 2 and 3.

Refer to the attached Figure 2 for a map of the Property.

### **BACKGROUND AND ENVIRONMENTAL SUMMARY**

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In June 2021, the Redevelopment Authority enrolled the Property into the Voluntary Party Liability Exemption (VPLE) process identified in Wis. Stat. § 292.15. The environmental investigation and cleanup of PCE

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#### DETERMINATIONS

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#### CLOSING

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If you have any questions regarding this letter, please contact me at 715.492.1222, or [Matthew.Vitale@Wisconsin.gov](mailto:Matthew.Vitale@Wisconsin.gov)

Sincerely,



Matthew Vitale  
West Central Region Project Manager  
Remediation and Redevelopment Program

Attachments: Crawford County Certified Survey Map No. 1503, Sheet 1  
Figure 2, Site Plan, September 23, 2021, SCS Engineers

cc: Garth Frable – [gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)  
Lara Czajkowski Higgins – [lara@prairieduchienlaw.com](mailto:lara@prairieduchienlaw.com)  
Michael Prager, DNR, Remediation and Redevelopment Program – [Michael.Prager@wisconsin.gov](mailto:Michael.Prager@wisconsin.gov)



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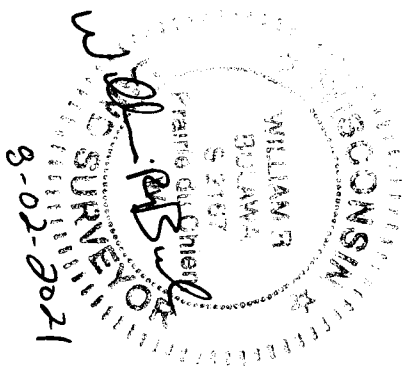
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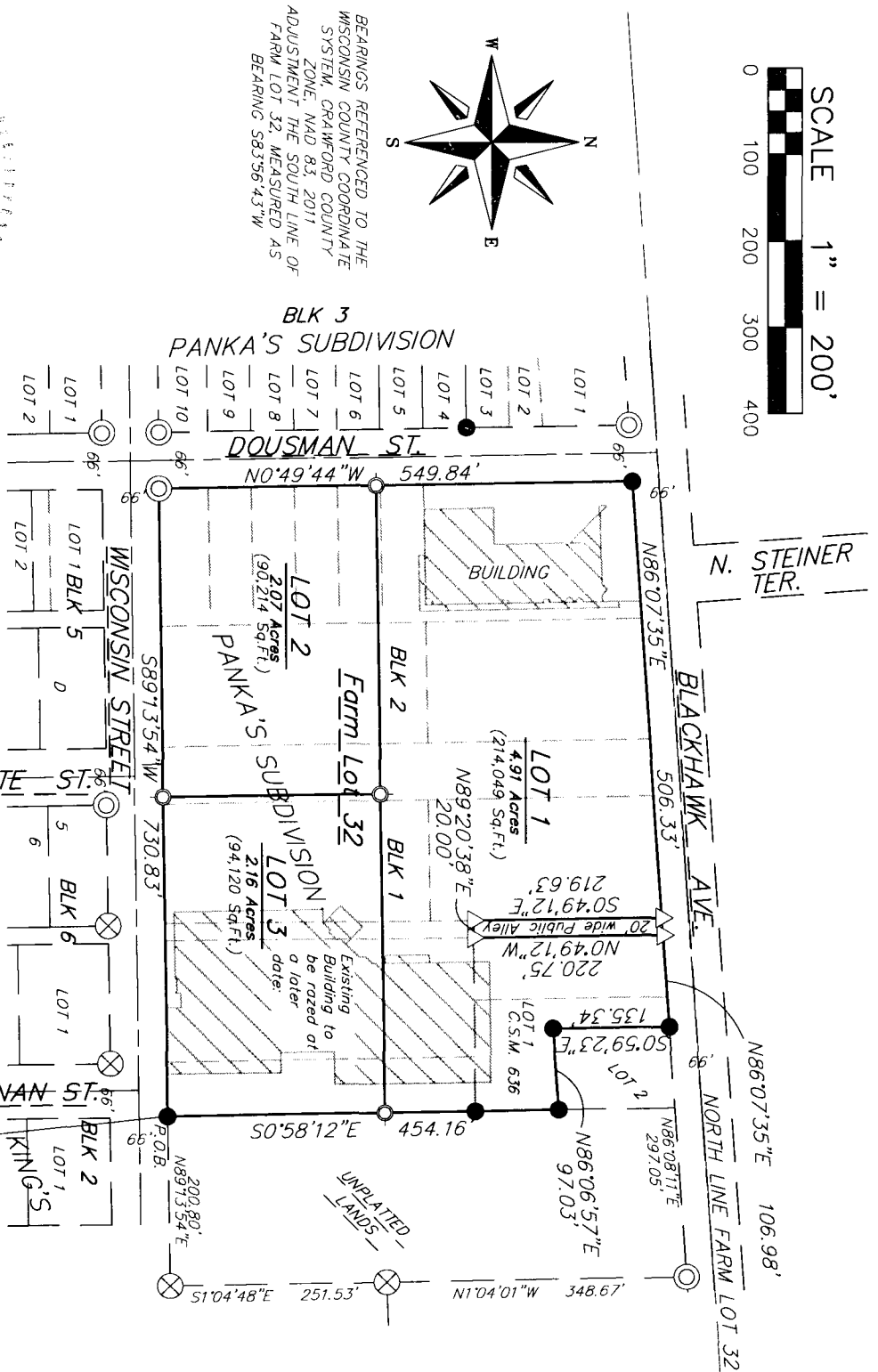
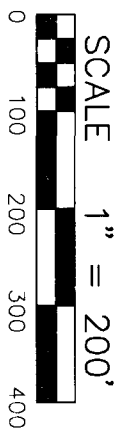
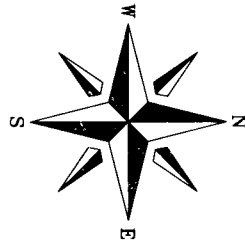
VOLUME: 13CSM PAGE: 45

# CRAWFORD COUNTY CERTIFIED SURVEY MAP NO. 1503

LOCATED IN FARM LOT 32, OF THE PRIVATE LAND CLAIMS AT PRAIRIE DU CHIEN, CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN, ALSO BEING LOT 1, CRAWFORD COUNTY CERTIFIED SURVEY MAP NUMBER 636, RECORDED IN VOLUME 5, C.S.M.'S, PAGES 42 and 42A, DOCUMENT #238238, AND ALL OF BLOCK 1, EXCEPT LOTS 1, AND 2 ACCORDING TO PANKA'S SUBDIVISION, ALL OF BLOCK 2 ACCORDING TO PANKA'S SUBDIVISION, ALSO INCLUDING THE FOLLOWING VACATED STREETS AND ALLEYS LYING WITHIN THE BOUNDS OF BLOCKS 1, AND 2 OF PANKA'S SUBDIVISION, ALL OF STATE STREET AND BUCHANAN STREET THE 20 FOOT ALLEY IN BLOCK 2, AND THE PART OF THE ALLEY IN BLOCK 1 LYING SOUTH OF THE SOUTH LINE EXTENDED WESTERLY OF LOTS 1, AND 2 OF BLOCK 1, CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN.



BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CRAWFORD COUNTY ZONE, NAD 83, 2011 ADJUSTMENT. THE SOUTH LINE OF FARM LOT 32, MEASURED AS BEARING S83°56'43"W



- SURVEY LEGEND**
- ▣ PUBLIC LAND CORNER AS NOTED
  - FOUND 1" Ø IRON PIPE
  - ⊗ FOUND 2" Ø IRON PIPE
  - FOUND 3/4" Ø IRON ROD
  - △ FOUND P.K. NAIL
  - ⊙ SET 3/4" DIA. X 18" IRON RE-BAR, 1.50 LBS./LIN.FT.

- ⊙ SW CORNER FARM LOT 32
- ⊙ FOUND A 1" IRON ROD TIES
- ⊙ VERIFIED

02 Aug 2021 11:25a Y:\Projects\Prairie du Chien City of 210140 - Blackhawk Junction ALTA Survey\CADD\Blackhawk Junction 2021 CSM.dwg by: wbul

<b>vierbicher</b> planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 108 W. Blackhawk Ave. Prairie du Chien, Wisconsin 53821 Phone: (608) 326-1051 Fax: (608) 326-1052	FN: 210140 DATE: 8/02/21 REV: Drafted By: wbul Checked By: mlon	SURVEYED FOR: Redevelopment Authority of the City Prairie du Chien, 214 E. Blackhawk Ave. PO Box 214 Prairie du Chien, WI 53821	C.S.M. No. <u>1503</u> Doc. No. <u>346136</u> Vol. <u>13</u> Page <u>45</u>	SHEET 1 OF 4
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02/22/2024 10:00 AM

PROJECT NO. 2522094.00	DRAWN BY: KP
DRAWN: 04/05/2021	CHECKED BY: MRH
REVISED: 09/23/2021	APPROVED BY: REL 09/29/2021
PRAIRIE DU CHIEN REDEVELOPMENT AUTHORITY	
CLIENT	
<b>SCS ENGINEERS</b> 2830 DARTY DRIVE MADISON, WI 53718-6751 PHONE: (608) 244-2838	
ENGINEER	
BLACKHAWK JUNCTION REDEVELOPMENT 700 EAST BLACKHAWK AVENUE PRAIRIE DU CHIEN, WISCONSIN	
SITE PLAN	
FIGURE 2	

LEGEND

- SITE BOUNDARY
- - - FORMER DRY CLEANERS BUILDING (APPROXIMATE)
- CTV CABLE TELEVISION (BURIED)
- UE ELECTRIC (BURIED)
- FO FIBER OPTIC (BURIED)
- G GAS MAIN (BURIED)
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- ⊕ MONITORING WELL (BAY WEST, 2020)
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- ⊕ MONITORING WELL (SCS, 2021)
- ⊕ PIEZOMETER (SCS, 2021)

NOTES:

1. SEPTEMBER 2018 AERIAL PHOTOGRAPH SOURCES: ESRI, DIGITALGLOBE, GEOCYE, I-CUBED, USDA FSA, USGS, AEX, GETMAPPING, AERGRID, IGN, IGP, SWISSTOPO, AND THE GIS USER COMMUNITY.
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5. BORING AND WELL LOCATIONS ARE APPROXIMATE.



December 9, 2021

Carl Colsch & Chris Herbst  
Mississippi Meats  
700 E. Blackhawk Avenue, STE. 30  
Prairie du Chien, WI 53821

**Subject:** Liability Clarification and “No Action Required” Determination Letter  
Lots 1 and 3 of Crawford County Certified Survey Map 1503  
700 E Blackhawk Ave, Prairie du Chien, Wisconsin  
BRRTS Activity Name: Blackhawk Junction Mall  
BRRTS #: 07-12-585198 FID #: 612034170

Dear Mr. Colsch and Mr. Herbst:  
CC: Redevelopment Authority of the City of Prairie du Chien, Pelton Development Group, PdC LLC, Royal Bank, and County Seat Laundry:

The Wisconsin Department of Natural Resources (DNR) received a request for a liability clarification and a “No Action Required” determination request from Chad Abram from the Redevelopment Authority of the City of Prairie du Chien (Redevelopment Authority) on November 8, 2021 (Request). The Request was submitted with the appropriate review fee for the site location (Property) identified above. The purpose of this letter is to provide the Redevelopment Authority, Pelton Development Group PdC LLC, Royal Bank, Mississippi Meats, and County Seat Laundry clarification as to environmental liabilities and current environmental conditions at the Property, particularly Lot 1 and Lot 3 as described on Crawford County Certified Survey Map No. 1503 (attached).

Wisconsin Statutes (Wis. Stat.) § 292.55(1)(d)1 authorizes the DNR to issue a letter to a person seeking assistance concerning the liability of a person owning or leasing a property for environmental pollution at a property, the type and extent of environmental pollution at a property, the adequacy of an environmental investigation, or any other matter related to a request for assistance. This type of letter contains a DNR determination as to whether response actions are needed under Wisconsin Administrative Code (Wis. Admin. Code) chs. NR 700 to 799 based on the discharge of one or more hazardous substances, or the presence of environmental pollution at the Property.

The DNR based this letter on a review of environmental reports that were provided in the Request:

- Liability clarification letter request, completed Form 4400-237, signed November 8, 2021, including a cover letter and attachments.
- Phase I Environmental Site Assessment for Blackhawk Junction, January 6, 2020, prepared by Bay West LLC (Bay West)
- Phase II Environmental Site Assessment Report, Blackhawk Junction, April 23, 2020, prepared by Bay West
- Limited Site Investigation Report, Blackhawk Junction, June 7, 2021, prepared by Bay West
- Site Investigation Status Update, Blackhawk Drycleaners, September 13, 2021, prepared by SCS Engineers
- Materials Management Plan, 700 East Blackhawk Avenue, Prairie du Chien, Wisconsin, September 29, 2021, prepared by SCS Engineers

The DNR also reviewed DNR files for Blackhawk Cleaners.

### **PROPERTY USE**

The Property consists of three parcels of land, approximately 9.14 acres in total. One commercial building currently occupies the western side of Lot 1. Lot 2 and lot 3 were historically occupied by a large retail building that was partially demolished after a fire in 2014. The remaining portion on Lot 3 and the southeastern part of Lot 1 was demolished in November 2021. A paved parking lot covers the remainder of the Property. The Redevelopment Authority currently owns the Property and is working with the recipients of this letter to redevelop the property for mixed-use development. As part of the redevelopment planning, the Redevelopment Authority recorded Certified Survey Map #1503 which divided the Property into Lots 1, 2 and 3.

Refer to the attached Figure 2 for a map of the Property.

### **BACKGROUND AND ENVIRONMENTAL SUMMARY**

The Redevelopment Authority requested assistance from the DNR through the Wisconsin Assessment Monies (WAM) program by which DNR oversaw a Phase I and Phase II Environment Site Assessment conducted by Bay West, LLC in 2020. According to the Phase I, prior to the 1950s, the Property was used for agricultural purposes. The Property was developed for commercial use in phases, starting in the 1950s. A commercial building and parking lot was added to the western portion of Lot 1, The building was expanded with additional units and has been occupied to the current day. The eastern portion of Lot 1 was occupied by a gasoline service station and car wash through the 1970s and 1980s, followed by a landscaping business, thereafter.

Lot 2 in the southwest quadrant of the Property was developed in the 1960s with a new commercial building and parking lot in the center of the Property. This building was expanded east onto Lot 3 and then north to Lot 1 throughout the 1970s. Dry-cleaning businesses occupied a unit of the building on Lot 2 until 2014 when the western portion of the building was destroyed by fire. According to the Phase I Environmental Site Assessment, city directory records indicate that dry cleaning operations may have existed at the Property as early as 1969.

Environmental investigations at Property began in the 1990s. Tetrachloroethylene (PCE), a dry-cleaning solvent was identified in soil, groundwater and soil vapor samples collected in the vicinity of the former dry cleaners, on Lot 2. The Blackhawk Drycleaners site (BRRTS # 02-12-552357) was opened upon notification of a hazardous substance discharge to the DNR by the City of Prairie du Chien in 2008. To facilitate redevelopment of the Property, investigation efforts were renewed by the Redevelopment Authority in 2019. The additional sampling conducted by Bay West and SCS Engineers delineated the extent of PCE soil contamination to be within the boundaries of Lot 2 and a Soil Management Plan was submitted to the DNR and approved in October 2021. Groundwater samples collected from monitoring well MW-01 indicates the upgradient extent of PCE in groundwater does not extend eastward onto Lot 3.

The former gasoline service station on Lot 1 was also investigated as part of the 2020 Phase II Environmental Site Assessment conducted by Bay West. Four soil samples collected within the footprint of the former gasoline underground storage tank (UST) system contained no detectable concentrations of petroleum-related VOCs or metals in concentrations indicative of a release from the system. Trace amounts of VOCS were detected in the two soil vapor samples from the same area. Based on the low concentrations in soil vapor and non-detect in soil samples, no action is required by the DNR to further investigate the former UST system on Lot 1. The Phase I did not identify any other recognized environmental conditions on Lot 1 or Lot 3 that warranted Phase II sampling (other than the UST system on Lot 1).

In June 2021, the Redevelopment Authority enrolled the Property into the Voluntary Party Liability Exemption (VPLE) process identified in Wis. Stat. § 292.15. The environmental investigation and cleanup of PCE

contamination on Lot 2 is proceeding in a timely manner, and no further investigation is expected to occur on Lots 1 and 3 of the Property.

#### DETERMINATIONS

Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700 to 799 require those who are responsible for a hazardous substance discharge or environmental pollution to take actions necessary to restore the environment to the extent practicable and minimize the harmful effects from the discharge to the air, lands or waters of the state. Wis. Stat. § 292.55 authorizes the department to issue clarification letters concerning liability for environmental pollution.

Information submitted to the DNR with your request for liability clarification indicates that no hazardous substance discharges or environmental pollution has occurred on Lot 1 or Lot 3 of the Property. Therefore, based on information provided at this time, further site investigation activities at Lots 1 and 3 are not required, and no response action at Lots 1 and 3 is required under Wis. Admin. Code chs. NR 700 to 799.

As with any environmental assessment, some areas of the Property were not assessed, the number of samples collected were limited based on professional judgment and financial considerations, and environmental samples were not analyzed for all parameters. This letter relates and refers only to those conditions described above and to information and data you submitted to the DNR in your request for this letter. The DNR makes no determination concerning the presence or absence of hazardous substances or environmental pollution on the Property other than those identified in the documents and reports listed above, which you submitted to the DNR. In the future, if the DNR becomes aware of new information concerning the contaminants referenced above or the presence of any other contaminants on the Property, the DNR will evaluate that data at that time to determine if any response actions are required.

#### CLOSING

This letter, site and case-related information and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to [dnr.wi.gov](http://dnr.wi.gov) and search “BOTW.” Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching “RRSM.”

If you have any questions regarding this letter, please contact me at 715.492.1222, or [Matthew.Vitale@Wisconsin.gov](mailto:Matthew.Vitale@Wisconsin.gov)

Sincerely,



Matthew Vitale  
West Central Region Project Manager  
Remediation and Redevelopment Program

Attachments: Crawford County Certified Survey Map No. 1503, Sheet 1  
Figure 2, Site Plan, September 23, 2021, SCS Engineers

cc: Garth Frable – [gfrable@prairieduchien-wi.gov](mailto:gfrable@prairieduchien-wi.gov)  
Lara Czajkowski Higgins – [lara@prairieduchienlaw.com](mailto:lara@prairieduchienlaw.com)  
Michael Prager, DNR, Remediation and Redevelopment Program – [Michael.Prager@wisconsin.gov](mailto:Michael.Prager@wisconsin.gov)



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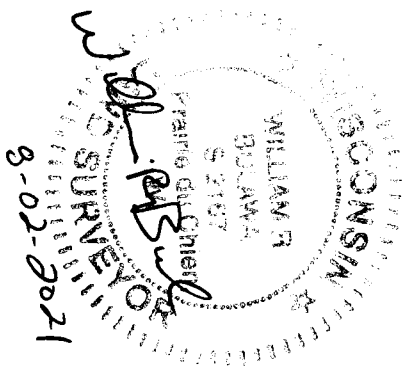
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REGISTER OF DEEDS OFFICE  
CRAWFORD COUNTY, WI  
RECORDING FEE 30.00

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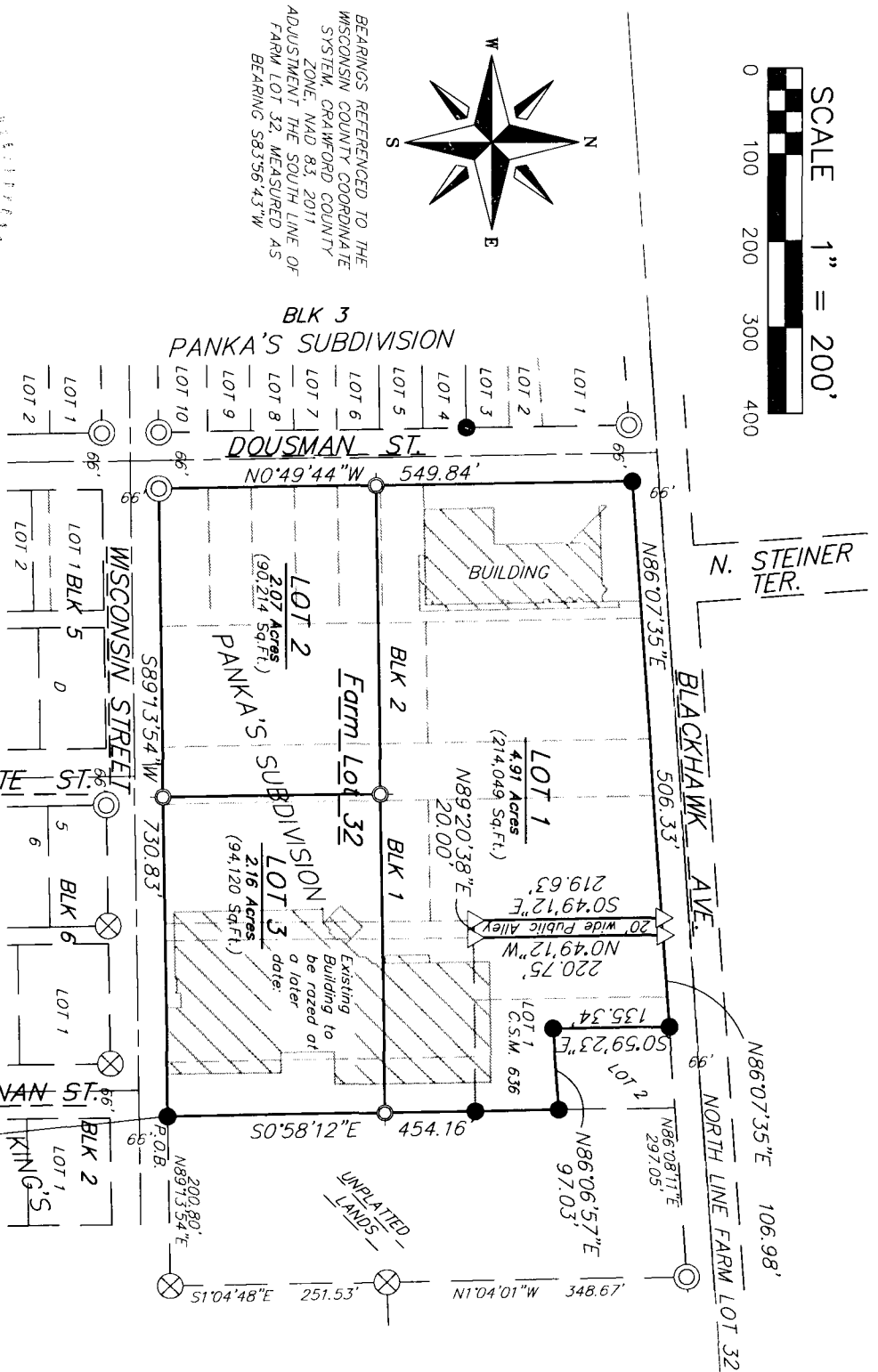
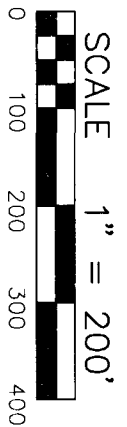
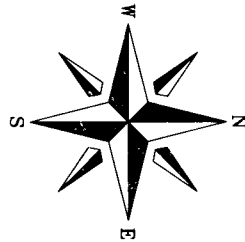
VOLUME: 13CSM PAGE: 15

# CRAWFORD COUNTY CERTIFIED SURVEY MAP NO. 1503

LOCATED IN FARM LOT 32, OF THE PRIVATE LAND CLAIMS AT PRAIRIE DU CHIEN, CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN, ALSO BEING LOT 1, CRAWFORD COUNTY CERTIFIED SURVEY MAP NUMBER 636, RECORDED IN VOLUME 5, C.S.M.'S, PAGES 42 and 42A, DOCUMENT #238238, AND ALL OF BLOCK 1, EXCEPT LOTS 1, AND 2 ACCORDING TO PANKA'S SUBDIVISION, ALL OF BLOCK 2 ACCORDING TO PANKA'S SUBDIVISION, ALSO INCLUDING THE FOLLOWING VACATED STREETS AND ALLEYS LYING WITHIN THE BOUNDS OF BLOCKS 1, AND 2 OF PANKA'S SUBDIVISION, ALL OF STATE STREET AND BUCHANAN STREET THE 20 FOOT ALLEY IN BLOCK 2, AND THE PART OF THE ALLEY IN BLOCK 1 LYING SOUTH OF THE SOUTH LINE EXTENDED WESTERLY OF LOTS 1, AND 2 OF BLOCK 1, CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN.



BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CRAWFORD COUNTY ZONE, NAD 83, 2011 ADJUSTMENT. THE SOUTH LINE OF FARM LOT 32, MEASURED AS BEARING S83°56'43"W



- SURVEY LEGEND**
- ▣ PUBLIC LAND CORNER AS NOTED
  - FOUND 1" Ø IRON PIPE
  - ⊗ FOUND 2" Ø IRON PIPE
  - FOUND 3/4" Ø IRON ROD
  - △ FOUND P.K. NAIL
  - ⊙ SET 3/4" DIA. X 18" IRON RE-BAR, 1.50 LBS./LIN.FT.
  - ⊠ SW CORNER FARM LOT 32 FOUND A 1" IRON ROD TEST VERIFIED

02 Aug 2021 11:25a Y:\Projects\Prairie du Chien City of 210140 - Blackhawk Junction ALTA Survey\CADD\Blackhawk Junction 2021 CSM.dwg by: wbul

<b>vierbicher</b> planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 108 W. Blackhawk Ave. Prairie du Chien, Wisconsin 53821 Phone: (608) 326-1051 Fax: (608) 326-1052	FN: 210140 DATE: 8/02/21 REV: Drafted By: wbul Checked By: mlon	SURVEYED FOR: Redevelopment Authority of the City Prairie du Chien, 214 E. Blackhawk Ave. PO Box 214 Prairie du Chien, WI 53821	C.S.M. No. <u>1503</u> Doc. No. <u>346136</u> Vol. <u>13</u> Page <u>45</u>	SHEET 1 OF 4
	48			

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09/23/2021 10:00 AM

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SITE: BLACKHAWK JUNCTION REDEVELOPMENT 700 EAST BLACKHAWK AVENUE PRAIRIE DU CHIEN, WISCONSIN	
SITE PLAN	
FIGURE: 2	

LEGEND

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