



January 10, 2022

Marla Mitchell
Mitchell-Trace Real Estate LLC
3909 Berg Rd
Dodgeville, WI 53533

Subject: Response to Site Investigation Report – Additional Investigation Needed
Retail Wholesale Store, 1305 North Johns St, Dodgeville
BRRTS Number: 02-25-587099

Dear Ms. Mitchell,

On October 15, 2021 the Wisconsin Department of Natural Resources (Department) received the Site Investigation Report (Report) for the above-referenced site, submitted by Ramboll US Consulting, Inc. (Ramboll) on your behalf. The Report was accompanied by the appropriate fee of \$1050, required under Wis. Admin. Code § NR 749.04(1), for formal Department review and response. Based on review of the Report, the Department has determined that additional investigation is needed.

Background

In June 2020, the Phase I Environmental Site Assessment concluded that dry cleaning operations occurred on Site. In July 2020, Ramboll advanced and sampled three shallow soil borings, followed by installation and sampling of sub-slab vapor pins to evaluate site conditions. Tetrachloroethene (PCE) and ethylbenzene vapors were found above the residential sub-slab vapor risk screening levels (VRSLs), but below small commercial VRSLs. Dichlorodifluoromethane (DCDFM) was detected above the small commercial VRSL but was attributed to insulating foam building materials observed at the sampling locations.

A Notification for Hazardous Substance Discharge was submitted to the Department. The Department responded with a Responsible Party Letter. Ramboll submitted a No Action Required Request (NAR) to the Department. In response to the NAR Request, the Department requested a NR716 Site Investigation to determine the source of the PCE vapors.

Site Investigation Report

The site investigation objectives were to further investigate the vapor concentrations, evaluate soil type at depth, evaluate the potential chlorinated volatile organic compound (CVOC) contamination at depth, evaluate groundwater flow direction, and evaluate potential preferential pathways. To meet these objectives, a second round of sub-slab vapor sampling was completed, and three additional soil borings were advanced and sampled.

The Report states that the additional site investigation activities have not documented a release of VOCs on site. Contaminated groundwater from an off-site source was thought to likely be the source of PCE vapors detected in the sub-slab samples.

Review

The Report was reviewed for compliance with Wis. Admin. Code ch. NR 716. The Department has determined that additional sampling is needed to complete the site investigation. Further investigation is needed to define the

source of PCE contamination. The current data and evaluation do not sufficiently demonstrate that the PCE vapors are the result of off-site contamination. A Wis. Admin. Code ch. NR 716 compliant site investigation should be conducted, and a Site Investigation Report submitted to the Department for review.

Schedule

The Department recommends submitting a Site Investigation Work Plan within 60 days of the date of this letter, by March 11, 2022, for the completion of the Site Investigation at the Site.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address, by email at caroline.rice@wisconsin.gov, or by telephone at (608) 219-2182.

Sincerely,

A handwritten signature in cursive script that reads "Caroline Rice".

Caroline Rice
Hydrogeologist
Remediation and Redevelopment Program

cc: Richard Mazurkiewicz, Ramboll US Consulting, Inc.
Issac Ross, South Central Region Supervisor, Department of Natural Resources