

Richard Mazurkiewicz

From: PK_SW584_GRCL@wisconsin.gov
Sent: November 1, 2022 12:13 PM
To: Richard Mazurkiewicz
Subject: WDNR Case Closure Form Now Complete for 02-25-587099

This email confirms on 2022-11-01 the Wisconsin Department of Natural Resources (DNR) Remediation and Redevelopment (RR) Program received Case Closure Form 4400-202 (R 10/22) with fee(s) for:

02-25-587099 RETAIL WHOLESALE STORE
1305 N JOHNS ST, DODGEVILLE

The DNR Project Manager (PM) has now received all information previously deficient and has completed the Administrative Review of your submittal and will now begin the Technical Review. Our goal is to complete this review within sixty (60) days, but our ability to meet this goal is dependent on the number of requests received within this period and the quality and complexity of the requests.

Please contact Caroline Rice at caroline.rice@wisconsin.gov or (608) 219-2182 with questions about your submittal.

For information on this cleanup project, please visit

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdnr.wi.gov%2Fbotw%2FGetActivityDetail.do%3Fdsn%3D587099&data=05%7C01%7Crmazurkiewicz%40ramboll.com%7C1f8688517e274ea7de1708dabc2c5dcc%7C8823c91be814f89b0246c3dd789c106%7C0%7C0%7C638029195988443105%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=AaCSUNbd5TXP3IDYAh0UBxN02apDuzYhNvxZjV9hEYg%3D&reserved=0>

For information on the RR Program, please visit

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdnr.wi.gov%2Ftopic%2FBrownfields%2F&data=05%7C01%7Crmazurkiewicz%40ramboll.com%7C1f8688517e274ea7de1708dabc2c5dcc%7C8823c91be814f89b0246c3dd789c106%7C0%7C0%7C638029195988599394%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=cFCEpCAj0S54TirIIBaMpoch5ZXkWLpepCrRhi3NriI%3D&reserved=0>

This email sent to:

jtarvin@ramboll.com
rmazurkiewicz@ramboll.com
caroline.rice@wisconsin.gov
thomas.foellmi@wisconsin.gov

*** SYSTEM GENERATED ***

Ramboll US Consulting, Inc.

Vendor (2080649): WISCONSIN DEPARTMEN

Check Number: 30132

INVOICE NUMBER	DATE	VOUCHER NO.	AMOUNT
Closure review Registry	10/12/2022	1691126922	1,400.00

received by WDNR 10/31/22

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

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PNC Bank, N.A. 001

60-162
433

Ramboll US Consulting, Inc.

4350 North Fairfax Drive, Suite 300
Arlington, Virginia 22203

CHECK NO. 30132

DATE
10/14/2022

PAY ONLY **1400** 00
CENTS

PAY *****1,400 DOLLARS AND *****00 CENTS \$ *****1,400.00

USD FUNDS Ramboll US Consulting, Inc.

TO THE ORDER OF
WISCONSIN DEPARTMENT OF NATURAL RESOURCES
3911 FISH HATCHERY ROAD
FITCHBURG, WI 53711
USA



[Handwritten Signature]

AUTHORIZED SIGNATURE

Security Features Included. Details On Back

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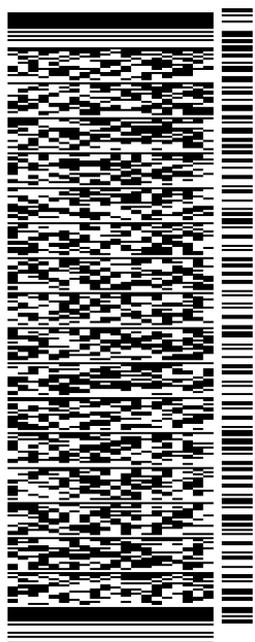
ORIGIN ID: MKEA (262) 901-3502
RICHARD MAZURKIEWICZ
RAMBOLL US CONSULTING, INC.
234 W. FLORIDA STREET
SUITE 500
MILWAUKEE, WI 53204
UNITED STATES US

SHIP DATE: 28OCT22
ACTWGT: 3.00 LB
CAD: 100357499IN/ET4530
BILL SENDER

TO **THOMAS FOELLMI**
WDNR SERVICE CENTER
3911 FISH HATCHERY ROAD

FITCHBURG WI 53711
(608) 400-9932 REF: 1690020998

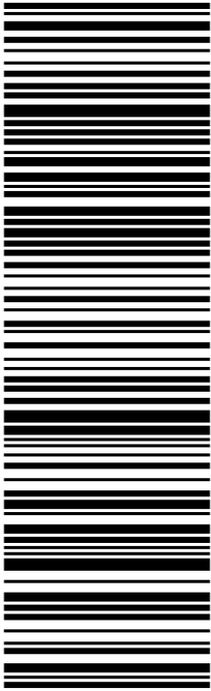
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Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees are required under ch. NR 749, Wis. Adm. Code, are included and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Law (ss. 19.31 - 19.39, Wis. Stats.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until the required information is provided.

Site Information

BRRTS No. 02-25-587099	VPLE No. Not applicable
Parcel ID Nos. 216-1313 (Retail store), 216-1312 (vacant lot)	
FID No. Not applicable	WTM Coordinates X 509678.5 Y 278215.0
BRRTS Activity (Site) Name Retail Wholesale Store	WTM Coordinates Represent: <input type="checkbox"/> Source Area <input checked="" type="checkbox"/> Parcel Center
Site Address 1305 N Johns St (the "site")	City Dodgeville State WI ZIP Code 53533
Acre Ready For Use 0.11	

Responsible Party (RP) Name
Marla Mitchell

Company Name
Trace-Mitchell Real Estate, LLC

Mailing Address 3903 Berg Road	City Dodgeville	State WI	ZIP Code 53533
Phone Number (608) 574-5382	Email mommamitchell@charter.net		

Check here if the RP is the owner of the source property.

Environmental Consultant Name
Richard Mazurkiewicz

Consulting Firm
Ramboll US Consulting, Inc. (Ramboll)

Mailing Address 234 W Florida Street, Fifth Floor	City Milwaukee	State WI	ZIP Code 53212
Phone Number 262.901.3502	Email rmazurkiewicz@ramboll.com		

Fees and Mailing of Closure Request

1. **Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR Regional EPA (Environmental Program Associate) at <http://dnr.wi.gov/topic/Brownfields/Contact.html#tabx3>. Please see RR-997 Implementation of Wis. Admin. Code chs. NR 749 and NR 750 Fees (<https://dnr.wi.gov/DocLink/RR/RR997.pdf>) for additional information on what fees apply. Check all fees that apply:

- \$1,050 Closure Fee
 - \$300 Database Fee for Soil, performance standard such as a cover, Structural impediment, or Industrial Soil Standard
 - \$350 Database Fee for Groundwater, Monitoring Wells (Not Abandoned), Vapor (7A-7E), Sediment, or Site-Specific Continuing Obligations (NR 749 Table 1 (d) 1, 3 and 4)
- Total Amount of Payment **\$1,400**
- Resubmittal, Fees Previously Paid

2. **Submit a complete electronic copy of the entire closure package via the RR Submittal Portal (<https://dnr.wisconsin.gov/topic/Brownfields/Submittal.html>)** to the Regional Project Manager assigned to your site. Any subsequent revisions should also be sent via the RR Submittal Portal. For additional submittal instructions, please review RR-960 Guidance for Submitting Documents (<https://dnr.wi.gov/DocLink/RR/RR690.pdf>).

Resubmitted by Ramboll to WDNR on 11/01/2022

Site Summary

If any portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

- A. Site Location: Describe the physical location of the site, both generally and specific to its immediate surroundings.

The site is located in the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 6 North, and Range 3 East of the Fourth Principal Meridian. The site is bounded by a commercial property (north); the Humane Society (former Silicon Sensor) to the east; Brown Street (south); and North Johns Street (west).

- B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.

The site is comprised of two parcels (216-1313 [0.37 acre] and 216-1312 [0.40 acre]) located on the northeast corner of North Johns Street and Brown Street. The two parcels total 0.77 acres of land. A single-story building is present on Parcel 216-1313 that was constructed in 1982 and faces North Johns Street. There is a storage shed located at the northeast corner of the building, which is situated on the border of Parcels 216-1312. The building is approximately 5,000 square feet and was built with a slab-on-grade foundation (no basement). Historically, the building housed dry-cleaning operations from approximately 1982 to 2003. Reportedly, one self-contained/closed-loop dry-cleaning machine was present in the northwestern portion of the building. The building is currently occupied by NAPA Auto Parts, which is a retail store for automotive supplies (parts, tools, paint, etc.). The only wastes generated at the facility include domestic waste and used batteries (which are stored in the backroom until picked up for recycling).

The eastern portion of the site is vacant and landscaped with grass and only contains a portion of the storage shed. According to the June 2020, AEI Consultants, Inc. Phase I Environmental Site Assessment (ESA), the "2020 Phase I ESA report", the eastern parcel has always been undeveloped.

- C. Current zoning (e.g., industrial, commercial, residential) for the site and neighboring properties, and how verified (Provide documentation in Attachment G).

General Highway Business District (Dodgeville Municipal Code B-H)

- D. Describe how and when site contamination was discovered.

A 2020 Phase I ESA report (completed for a potential site sales transaction) concluded that its use as a former dry cleaner was a Recognized Environmental Condition. Historical records indicate that a dry-cleaning facility was located on the site from approximately 1982 to 2003. Historic dry-cleaning operations commonly used chlorinated solvents (generally tetrachloroethene [PCE]) or Stoddard solvents (petroleum-based solvents) during the dry-cleaning process. These solvents, when improperly stored or managed, can migrate into the subsurface as a result of small releases associated with on-site operations. Chlorinated solvents are highly mobile, recalcitrant chemicals that can easily accumulate in soil and soil gas and migrate to groundwater beneath a facility. However, according to the prior owner, Mr. Charlie King, the dry-cleaning operations used solvent-based chemicals in a closed-loop system machine, minimizing the potential for releases. At the time of the Phase I ESA (June 2020) there were no known subsurface investigations of the site.

On July 7, 2020, Ramboll completed a limited Phase II ESA focusing on the historical use of the site as a dry-cleaner. Ramboll advanced three shallow soil borings in the northeast portion of the building, where historical dry-cleaning operations occurred. Shallow soils encountered at the site consisted of brown sand and gravel fill down to 1 to 2.5 feet bgs that were underlain by silty clay. Field screening using a photoionization detector (PID) did not identify significant evidence of volatile organic compounds (VOCs) in the soils. PID measurements ranged from 0 to 3.1 instrument units [IU], with the highest observed in soil samples collected from boring SB-1, located near the drain inside the building. Only three VOC analytes were detected in the soil including dichlorodifluoromethane (DCDFM), ethylbenzene, and styrene. None of the VOCs were detected at

concentrations above the Wisconsin Administrative Code (WAC) Chapter (Ch.) NR 720 Residual Contaminant Levels (RCLs). The detected analytes were only present in the soil sample collected from boring SB-1 (located near the drain inside the building). The presence of these analytes appeared to be related to de minimus releases associated with historical site use activities and building materials and was not necessarily indicative of releases associated with historical dry-cleaning operations. No VOCs were detected in samples collected from borings SB-2 (located outside the garage door at the northeast corner of the building) or SB-3 (located outside the shed door near the northeast corner of the building).

Ramboll also installed and sampled six temporary sub-slab Vapor Pins at locations across the floor slab (with extra Vapor Pins located at the former dry-cleaning area and the northeast corner of the building). One or more of three VOCs (PCE, ethylbenzene, and DCDFM) were detected above vapor risk screening levels (VRSLs) at all six sub-slab sampling locations. DCDFM was present in all samples above the residential and small commercial building VRSLs. However, based on the presence of foam insulation observed beneath the concrete floor, the presence of DCDFM was attributed to off-gassing from the foam and not as a result of a release of a hazardous chemical to the environment. PCE was detected above the residential VRSL of 1,400 $\mu\text{g}/\text{m}^3$ at two locations (i.e., SS-1 at 1,910 $\mu\text{g}/\text{m}^3$ and SS-2 at 1,410 $\mu\text{g}/\text{m}^3$) but did not exceed the small commercial building VRSL of 6,000 $\mu\text{g}/\text{m}^3$ at any location. Ethylbenzene was detected above the residential VRSL of 370 $\mu\text{g}/\text{m}^3$ at four locations (i.e., SS-1 through SS-4), but did not exceed the applicable small commercial building VRSL of 1,600 $\mu\text{g}/\text{m}^3$ at any location.

On August 28, 2020, Ramboll submitted a Notification for Hazardous Substance Discharge to the Wisconsin Department of Natural Resources (WDNR) for the site, based on the results of the sub-slab residential VRSL exceedances. Subsequently, the WDNR issued a Responsible Party Letter to Trace-Mitchell Real Estate, LLC on October 5, 2020, assigning Bureau of Remediation and Redevelopment Tracking System (BRRTS) Case Number 02-25-587099 to the site.

E. Describe the type(s) and source(s) or suspected source(s) of contamination.

The June 2020 Phase I ESA report also identified the presence of an area-wide chlorinated volatile organic compound (CVOC) groundwater plume in the area. The source of the CVOC groundwater plume was identified as the former Silicon Sensor facility, which was located adjacent to the east and northeast of the site (located at 305 County Highway YZ, Dodgeville, Wisconsin) and is currently occupied by the Humane Society. This adjacent property is listed as the closed WDNR BRRTS Case 02-25-001456 (Advanced Photonix Inc./Silicon Sensor). The following paragraphs summarize Ramboll's review of the available information concerning the adjacent property (BRRTS Case 02-25-001456).

The former Silicon Sensor facility had a release of trichloroethene (TCE), and other chlorinated compounds, in the late 1980s reportedly because TCE was applied as weed control on the property. According to the 1992 Phase I Dodgeville VOC Contamination Investigation report ("the STS report") prepared by STS Consultants, Ltd (STS), multiple wells were sampled in the area in conjunction with the documented release including Dodgeville municipal well No 7 (DMW-7), private wells in the area, and 11 monitoring wells installed during a previous investigation in 1988 to 1989. Groundwater samples were analyzed for VOCs. The 1992 STS report identified multiple sources of contamination causing an area-wide groundwater plume but did not identify the site as one of them. A groundwater plume containing 1,1-dichloroethene (1,1-DCE), 1,2-dichloroethane (1,2-DCA), PCE, and TCE was present on the former Dave Baker Chevrolet (located adjacent [north] of the site) and in monitoring well W-8 (on the former Silicon Sensor property, located adjacent [northeast] of the site). The STS report documented that the former Silicon Sensor property was the source of CVOC contamination around W-8 and the former Dave Baker well.

The June 1991 sampling documented impacts in well W-8 including PCE at 148 micrograms per liter ($\mu\text{g}/\text{L}$), TCE at 2,900 $\mu\text{g}/\text{L}$, 1,1-DCE at 110 $\mu\text{g}/\text{L}$, and 1,2-DCA at 5.3 $\mu\text{g}/\text{L}$. Subsequent sampling of the Dave Baker well in October and November 1991 detected PCE at concentrations ranging from 24 to 48 $\mu\text{g}/\text{L}$, 1,1,1 trichloroethane at concentrations ranging from 3.0 to 4.1 $\mu\text{g}/\text{L}$, and TCE at concentrations ranging from 112 to 200 $\mu\text{g}/\text{L}$.

The top of the groundwater table was determined to be present in the shallow Galena-Platteville bedrock at 51 feet below ground surface (bgs) with groundwater flowing to the southeast. Groundwater flow was also evaluated in the deeper Prairie du Chien formation, which was generally flowing to the southwest in the vicinity of the site. In addition, fractures within the bedrock beneath the area trend northeast to southwest (towards the site), which may also influence groundwater flow and contaminant transport. Based on the groundwater flow directions discussed above, monitoring well W-8 is located hydraulically side gradient from the site for the shallow groundwater, but hydraulically upgradient of the site for the deeper Prairie du Chien aquifer. Given that chlorinated solvents are denser than groundwater and therefore sink in the aquifer, any chlorinated solvents released near well W-8 could sink into the deeper aquifer and migrate under the site. In addition, the former Dave Baker property is located hydraulically upgradient from the site for the shallow Galena Platteville aquifer, and side-gradient of the site for the deeper Prairie Du Chien Aquifer. The former Dave Baker well is installed in the St Peter Sandstone, which is located between the two aquifers. Thus, there are two documented areas of PCE contamination present upgradient of the site.

F. Other relevant site description information (or enter Not Applicable).

Because the site was used for retail operations since it was first developed in 1982 and a dry cleaner operated at the site from approximately 1982 to 2003, Ramboll evaluated the potential release of Per- and polyfluoroalkyl substances (PFAS) that are associated with stain prevention products used on fabrics or clothing that was dry-cleaned. PFAS could be present in the spent dry-cleaning fluid (PCE). However, as discussed in the site investigation report, there is no evidence of a release of PCE, nor any of its degradation products in any of the 15 soil samples collected at the site. Therefore, PFAS should not be considered a contaminant of concern related to the historical dry-cleaning operations at the site.

PFAS has been used in paints and coatings since at least 1980, and fluorinated surfactants for oil- and water-repellent coatings and paints have been used since at least 1993 (Glüge et al. 2020). However, paints were not manufactured at the site and only small quantities of paint (1 quart and 1 gallon) are mixed and sold. Significant paint stains were not observed on the floor slab or outside of the building and the concrete floor in the building was in good condition during Ramboll's March 2022 site visit. Therefore, the use of PFAS associated with paint products should not be considered a contaminant of concern at the site.

Emerging contaminants such as 1,4-dioxane are used primarily as a stabilizer in solvents like 1,1,1-trichloroethane and trichloroethene, and as a solvent in lacquers, paints, and resins. However, 1,4-dioxane is not considered a contaminant of concern at the site, based on 1) the site operations have never utilized a degreasing station, 2) there were no chlorinated volatile organic compounds detected in any of the 15 soil samples collected at the site, 3) the concrete floor in the building did not have any evidence spills, and 4) the floor slab also was in good condition.

Following WDNR Guidance RR-101, the historical dry-cleaning and retail paint operations were evaluated for potential "emerging contaminants" (PFAS and or 1,4-dioxane) of concern and Ramboll has ruled out these substances as explained above.

G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.

RETAIL WHOLESALE STORE
BRRTS #: 0225587099
Address: 1305 N Johns St, Dodgeville
Start Date: 08/28/2020
Has CO?: N

H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.

SILICON SENSOR
BRRTS #: 0225001456
Address: 305 Cth Yz, Dodgeville
Start Date: 01/01/1980
Closed Date: 10/25/2006

Has CO?: N

2. General Site Conditions

A. Soil/Geology

- i. Describe soil type(s) and relevant physical properties, the thickness of soil column across the site, and vertical and lateral variations in soil types.

Based on the topographic map, the surface elevation of the site is approximately 1,240 feet above Mean Sea Level and is relatively level. The site lies in the unglaciated part of southwestern Wisconsin. According to the United States Department of Agriculture Web Soil Survey, the surficial geology in the vicinity of the site consists of two units of the Dodgeville silt loams, which are loess deposits. The Dodgeville silt loams consist of moderately eroded silt and silty clay loams at 0 to 2 percent slopes and 2 to 6 percent slopes.

- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.

The surficial material at the site consists of asphalt, concrete, and fill (topsoil, loose silty sand, silty clay, and clayey silt with variable amounts of sand, gravel, and organic material) ranging from 0.5 to 2.5 feet thick except at the locations of deeper utilities, where the fill is up to 7.5 feet thick. A foam insulation board was observed beneath the concrete building slab in at least three locations (SB-1, SB 7, and SB-8).

- iii. Describe the depth to bedrock, bedrock type, competency, and whether or not it was encountered during the investigation.

The silt loam overlies the Galena and Platteville dolomite bedrock formations. The depth of the bedrock in the area likely varies. Site soil borings document that the depth to bedrock ranges from 4 to 15 feet bgs. Data from a nearby well (WI Unique Well No 8EP556) documents that the Galena Dolomite is present to a depth of 140 feet bgs, which is underlain by the Trenton Limestone. The top of bedrock at the site slopes to the northwest, based on Ramboll's site investigation activities. The historic site investigations identified joints with the shallow bedrock trending northeast-southwest, north-south, and northwest-southeast. These joints would provide a preferential migration pathway from the former Silicon Sensors site to the adjacent former Dave Baker Chevrolet property and the site.

- iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).

The surficial material at the site consists of asphalt, concrete, and fill (topsoil, loose silty sand, silty clay, and clayey silt with variable amounts of sand, gravel, and organic material) ranging from 0.5 to 2.5 feet thick except at the locations of deeper utilities, where the fill is up to 7.5 feet thick. There is an approximately 5,000 square-foot building on parcel 216-1313. The eastern portion of the site (parcel 216-1312) is vacant and landscaped with grass and only contains a portion of a storage shed and according to the 2020 Phase I ESA report, has always been undeveloped.

B. Groundwater

- i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation, and whether free product affects the measurement of water table elevation. Describe the stratigraphic unit(s) where the water table was found or which were measured for piezometric levels.

No potable or site investigation wells are currently present on the site. However, according to the 1993 STS report, the water table is estimated to be about 51 feet bgs in the vicinity of the site.

- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.

The shallow water table gradient of the Galena Dolomite (direction of groundwater flow) was estimated

to flow to the east-southeast (STS, 1992) near the site, and deeper groundwater in the Prairie du Chien flows to the southwest. The depth and gradient of the water table likely also vary seasonally with changes in precipitation and response to the development in the area, including impervious surfaces, stormwater controls, and pumping wells (domestic, industrial, or irrigation).

- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate, and permeability, or state why this information was not obtained.

Hydraulic conductivity testing was not completed at the site because groundwater monitoring wells were not installed as part of this investigation. Soil sampling conducted at the Site delineated the vertical extent of VOCs detected and demonstrated that VOCs are not present at the top of the bedrock. In that the top of the groundwater table is present beneath the top of bedrock, the soil data demonstrate that any de minimis VOC impacts in soil do not extend to the water table and therefore do not act as a source of groundwater impacts. Further, there are documented CVOC impacts in groundwater at and around the site originating from off-site sources, as evidenced by the 1992 STS report (the on-site historical potable well, the historical Dave Baker Chevrolet potable well, and the former Silicon Sensor groundwater monitoring well W8). Therefore, groundwater monitoring wells were not installed on the site because there are no known sources of VOCs extending to the water table and the VOC impacts in groundwater would not be from the site due to the existing area-wide groundwater impacts.

- iv. Identify and describe locations/distances of potable and/or municipal wells within 1200 feet of the site. Include a general summary of well construction (geology, depth of casing, depth of screened or open interval).

Ramboll performed a potable well survey for wells within 1,200 feet of the site (WDNR, August 04, 2022). There is one record (WI Unique Well No 8EP556) for a well within 1,200 feet of the site. The well is located up-gradient of the site, is 142 feet deep, and cased to 63 feet deep. The site, and surrounding properties within 1,200 feet of the site, are in an area serviced by the City of Dodgeville water supply. The City of Dodgeville obtains its potable water from the City of Dodgeville Water Department which obtains its water from five wells that average a depth of about 800 feet bgs.

There were 11 wells found on the WDNR online Well Construction Information System whose location could not be ascertained. However, these wells appear not to be in the vicinity of the site, based on the information provided. These wells varied in depth from 133 to 320 feet bgs and were cased from 27 to 63 feet bgs.

Ramboll also reviewed the online Wisconsin Water Quantity Viewer for high-capacity wells. There were two entries located within 2 square miles around the site (the viewer limits the location information of high-capacity well locations for homeland security purposes). Ramboll contacted the WDNR on October 07, 2022, asking if they had information of high-capacity wells within 1,200 feet of the site, the WDNR responded in an email stating that there were no high-capacity wells located within 1200 feet of the site (see the email provided along with Figure B.1.a). Finally, the site is not a threat to potable wells because all of the soil samples collected at the native soil/bedrock interface at depths ranging from 4 to 5 feet (SB-6), 12 to 13 feet (SB-5 and SB-9), 15 to 16 feet (SB 8), 17 to 18 feet (SB-4), document that no VOC impacts are present. These results demonstrate that the minimal VOC impacts present at the Site are vertically delineated well above the groundwater table, which is approximately 51 feet bgs in bedrock.

3. Site Investigation Summary

A. General

- i. Provide a summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.

In June 2020, AEI Consultants, Inc. prepared a Phase I ESA (the "2020 Phase I ESA report") for a potential sales transaction. The 2020 Phase I ESA report identified the presence of a historical dry-cleaning operation on the site as an REC. In addition, the report also identified the presence of an area-wide CVOC groundwater plume beneath the site. The source of the CVOC groundwater plume was the former Silicon Sensor facility, which was located on the northeast adjacent property. Ramboll's review of the available information on the WDNR BRRTS online website concerning the Silicon Sensor property found that a release of TCE and other chlorinated compounds was detected in the late 1980s. Multiple wells were sampled in the area in conjunction with the documented release including Dodgeville municipal well No 7 (DMW-7), private wells in the area, and 11 monitoring wells installed during a previous investigation in 1988-1989. Groundwater samples were analyzed for VOCs. The 1992 STS report identified multiple sources of contamination in the vicinity of the site causing an area-wide groundwater plume but did not identify the site as one of them.

The closest wells to the site were monitoring well W-8 (located east-northeast of the site) and the former Dave Baker Chevy and Buick private well (located north of the site), both on adjoining properties. The June 1991 sampling documented impacts in groundwater from the adjacent (to the site) well W-8 had PCE at 148 µg/L, TCE at 2,900 µg/L, 1,1-dichloroethene at 110 µg/L, and 1,2 dichloroethane at 5.3 µg/L. Subsequent sampling of the Dave Baker well in October and November 1991 detected PCE at concentrations ranging from 24 to 48 µg/L, 1,1,1 trichloroethane at concentrations ranging from 3.0 to 4.1 µg/L and TCE at concentrations ranging from 112 to 200 µg/L. The former Silicon Sensor was identified as the source of CVOC contamination around W-8 and the former Dave Baker well.

The groundwater table was documented to be present in the shallow Galena-Platteville bedrock at 51 feet bgs with groundwater flowing to the southeast. Groundwater flow was also evaluated in the deeper Prairie du Chien formation, which was generally flowing to the southwest in the vicinity of the site. In addition, fractures within the bedrock beneath the area include northeast to southwest trends (towards the site), which may also influence groundwater flow and contaminant transport. Based on the groundwater flow directions discussed above, monitoring well W-8 is located hydraulically side gradient from the site for the shallow groundwater but hydraulically upgradient of the site for the deeper Prairie du Chien aquifer. Given that chlorinated solvents are denser than groundwater and therefore sink in the aquifer, any chlorinated solvents released near well W-8 could sink into the deeper aquifer and migrate under the site. In addition, the former Dave Baker property is located hydraulically upgradient from the site for the shallow Galena Platteville aquifer, and side-gradient of the site for the deeper Prairie Du Chien Aquifer. The former Dave Baker well is installed in the St Peter Sandstone, which is located between the two aquifers. Thus, there are two documented areas of PCE contamination present upgradient of the site.

According to a subsequent 1993 STS report, additional investigative work focused on areas near the former Silicon Sensor, Municipal Well No. 7, and the Joe King Landfill. In June 1993, all groundwater monitoring wells, private wells, and DMW-7 were sampled. The groundwater sample from the former Dave Baker contained PCE at 83 µg/L, 1,1,1 trichloroethane at 23 µg/L, and TCE at 510 µg/L and monitoring well W-8 contained 1,1-DCE at 12 µg/L, PCE at 130 µg/L, and TCE at 13,000 µg/L. At the former Dave Baker well, PCE was detected at 83 µg/L, 1,1,1-trichloroethane at 23 µg/L, and TCE at 510 µg/L. Based on data from 1991 and 1993, STS identified a shallow chlorinated solvent plume located in the area of W-8 and the former Dave Baker well. The vertical and horizontal extent of the groundwater plume was not defined in this investigation. The WAC NR 140 TCE ES was exceeded in samples collected from the former Dave Baker potable well, former Silicon Sensor well W-8, and the site's potable well. This sampling documented that groundwater impacts originating from the former Silicon Sensor property impacted groundwater at the site. The 1993 report again concluded that the source of PCE at W-8 and the former Dave Baker well was Silicon Sensor.

The 1993 STS report also noted that TCE and PCE concentrations decreased in the shallower well W-8 from 1989 to 1993 and increased in the deeper former Dave Baker Chevrolet well from 1991 to 1993. STS reported that the plume may be extending vertically and/or horizontally away from the former Silicon Sensor source area. These concentration changes demonstrate the lateral and downward migration of chlorinated solvents, which is also supported by area-wide data which shows downward vertical gradients. The documented migration of the PCE towards the former Dave Baker well provides further evidence of upgradient sources of PCE at the site. STS recommended that the potential source of contaminants in the unsaturated zone at the former Silicon Sensor be further delineated and remediated. No further documentation related to investigation work is in the BRRTS file.

On October 25, 2006, the former Silicon Sensor site received a closure letter from the WDNR. The letter stipulates that an asphalt cap should be maintained over the impacted area and the soils must not be disturbed. There was no evidence in the file that the recommended delineation work was ever completed.

Based on Ramboll's review of the above information, Ramboll noted that the extent of CVOC impacted groundwater contamination at the Silicon Sensor property was not defined, Silicon Sensor monitoring well W-8 (located 200 feet east of the site) had CVOC impacts, and that both the former Dave Baker at site potable wells had CVOC impacts. Well W-8 had elevated CVOCs including PCE and TCE in 1993 (the last sampling round based on the BRRTS document review). Therefore, Ramboll concluded that the area-wide CVOC groundwater impacts are a potential source of vapor risk to the site. Because of the area-wide plume and the former use of the site as a dry cleaner identified in the 2020 Phase I ESA, Ramboll recommended a Phase II ESA at the site consisting of sub-slab vapor testing and limited soil investigation.

On July 7, 2020, Ramboll completed a limited Phase II ESA focusing on the historical use of the site as a dry-cleaner. Ramboll advanced three shallow soil borings in the northeast portion of the building, where historical dry-cleaning operations occurred. Shallow soils encountered at the site consisted of brown sand and gravel fill down to 1 to 2.5 feet bgs that were underlain by silty clay. Field screening using a PID did not identify significant evidence of VOCs in the soils. PID measurements ranged from 0 to 3.1 IU, with the highest observed in soil samples collected from boring SB-1, located near the drain inside the building. Only three VOC analytes were detected in the soil including DCDFM, ethylbenzene, and styrene. None of the VOCs were detected at concentrations above the WAC Ch NR 720 RCLs. The detected analytes were only present in the soil sample collected from boring SB-1 (located near the drain inside the building). The presence of these analytes appears to be related to current site use activities and building materials and is not indicative of releases associated with historical dry-cleaning operations (as PCE was not detected in the borings). No VOCs were detected in samples collected from borings SB-2 (located outside the garage door at the northeast corner of the building) or SB-3 (located outside the shed door near the northeast corner of the building).

Ramboll also installed and sampled six temporary sub-slab vapor probes at locations across the floor slab (with extra probes located at the former dry-cleaning area and the northeast corner of the building). One or more of three VOCs (PCE, ethylbenzene, and DCDFM) were detected above VRSLs at all six sub-slab sampling locations. DCDFM was present in all samples above the residential and small commercial building VRSLs. However, based on the presence of foam insulation observed beneath the concrete floor, its presence is attributed to off-gassing from the foam and not as a result of a release of a hazardous chemical to the environment. PCE was detected above the residential VRSL of 1,400 $\mu\text{g}/\text{m}^3$ at two locations (i.e., SS-1 at 1,910 $\mu\text{g}/\text{m}^3$ and SS-2 at 1,410 $\mu\text{g}/\text{m}^3$) but did not exceed the small commercial building VRSL of 6,000 $\mu\text{g}/\text{m}^3$ at any location. In that PCE was not detected in any soil samples collected at the site, its presence in the vapor samples is attributed to the area-wide groundwater plume that is documented to be beneath the site. Ethylbenzene was detected above the residential VRSL of 370 $\mu\text{g}/\text{m}^3$ at 4 locations (i.e., SS-1 through SS-4), but did not exceed the applicable

small commercial building VRSL of 1,600 µg/m³ at any location.

On August 28, 2020, Ramboll submitted a Notification for Hazardous Substance Discharge to the WDNR for the site, based on the results of the sub-slab residential VRSL exceedances. Subsequently, the WDNR issued a Responsible Party Letter to Trace-Mitchell Real Estate, LLC on October 5, 2020, assigning BRRTS Case Number 02-25-587099 to the site.

On November 5, 2020, Ramboll submitted a No Action Required (NAR) request to the WDNR. In a letter dated January 28, 2021, the WDNR denied Ramboll's NAR request stating that a formal WAC Ch. NR 716 site investigation is required to assess the origin of the PCE vapors beneath the building at the site. Ramboll was retained by Trace-Mitchell Real Estate, LLC to conduct further site investigative activities.

On March 18, 2021, Ramboll submitted a Site Investigation Workplan to the WDNR. The workplan was prepared based on tasks specifically requested in the January 2021 WDNR NAR response letter. These tasks included:

Installation and sampling of six sub-slab vapor probes at the previous sub-slab vapor sample locations to verify that concentrations of PCE and ethylbenzene are still below the Small Commercial Building Sub-Slab VRSLs;

Installation and sampling of three soil borings to evaluate potential deeper chlorinated impacts in soil and to evaluate the primary soil type at the site, which may provide a rationale that sub-slab soil vapors may be mitigated (i.e., an adequate thickness of less transmissive soils like clay or clayey-silt is present);

Advance borings along the utility lines around the on-site building to evaluate potential preferential pathways for vapor intrusion; and

Complete a desktop study of groundwater flow at properties adjacent to the site.

On March 12, 2021, Ramboll performed the second round of sub-slab soil vapor sampling to monitor potential seasonal variability and to confirm that sub-slab vapor PCE and ethylbenzene vapor concentrations continue to be below the applicable Small Commercial VRSLs. The sub-slab vapor samples were analyzed for VOCs.

The March 12, 2021, sub-slab soil vapor sampling event is considered to be a heating season event based on the outside temperature being 32 degrees Fahrenheit, the ground still being frozen, and snow being present on the ground on the north side of the building. During the March 2021 heating season sub-slab soil vapor sampling event, all soil vapor concentrations were below the Residential VRSLs across the entire building footprint. Except for DCDFM (which is present as a result of off-gassing from the sub-slab foam insulation), all the sub-slab soil vapor concentrations detected at the site during the July 2020 cooling season and March 2021 heating season sampling events are below the applicable Small Commercial VRSLs. Therefore, based on the vapor sampling results and the current and anticipated future use of the site, vapor intrusion is not a threat to building occupants. No further sub-slab vapor testing is necessary.

On April 23, 2021, Ramboll completed the soil investigation activities requested by WDNR. Two soil samples were collected from each boring for laboratory analysis of VOCs via USEPA Method 8260B. Neither PCE nor any of its degradation products were detected in any of the samples collected. While ethylbenzene, styrene, and DCDFM were detected in one soil boring (SB-1) located inside the building near a floor drain, the concentrations detected were significantly below the applicable WAC NR Ch. 720 RCLs. No VOCs were detected in the samples taken from the borings advanced along the utility lines around the on-site building demonstrating that the utility lines are not acting as a preferential pathway

for vapor intrusion or migration of any potential undetected on-site impacts. The deeper soil samples collected from the three new soil borings document that there are no deep CVOC impacts in soil at the site. The site soil below the surficial fill soil is composed of low-permeability silty clay. The shallow clay acts as a barrier to effectively reduce the migration of CVOCs emanating from the deeper impacted groundwater (encountered at 51 feet bgs) that has been documented to be present as an area-wide groundwater plume. The silty clay also acts as a barrier to minimize any potential impacts from de minimus releases that may have occurred at the site as a result of historic site operations. Given the low detections of CVOC soil vapor concentrations below the building and the absence of CVOCs in soil samples along the utility corridors (see paragraph below) or in the suspected source areas, no significant sources of VOC contamination are documented to be present at the site or migrating along the utility lines. On October 21, 2021, Ramboll submitted a Site Investigation Report for the site stating such.

On January 10, 2022, The WDNR responded to Ramboll's October 2021 Site Investigation Report stating that "additional investigation needed" and "further investigation is needed to define the source of PCE contamination."

On January 31, 2022, Ramboll held a meeting with the WDNR project manager (Caroline Rice) and supervisor (Issac Ross) to discuss the WDNR's decision to ask for more site data after providing the data previously requested by the WDNR in the January 2021 WDNR NAR response letter. The WDNR questioned whether Ramboll had sufficiently proven that the PCE sub-slab soil vapor was coming from off-site. Ramboll made the point that without respect to the source, the data documents that there are no soil CVOC impacts in and around the area of the historical dry-cleaning operations, soil data collected near preferential pathways, (i.e., underground utilities), and that the PCE sub-slab soil vapor concentrations (sampled once in the cooling season and once in the heating season) are below the Wisconsin Small Commercial VRSLs (July 2020) and the Residential VRSLs (March 2021). The WDNR requested that Ramboll send an email documenting the site investigation results.

On February 24, 2022, Ramboll presented an email to the WDNR summarizing the site investigation results. The email included:

Six borings were advanced at the site to evaluate the soil for potential CVOC impacts. Boring and soil sampling was biased towards areas in and around the building where historical dry cleaning operations occurred and adjacent to utility lines (underground gas, sewer, and water) to identify potential preferential pathways for vapor intrusion. Nine soil samples collected from depths ranging from 0.5 to 18 feet bgs documented no CVOC detections above the laboratory method detection limits in any of the borings.

Two rounds of sub-slab vapor testing at the site, one in July 2020 (during the cooling season) and one in March 2021 (during the heating season) documented PCE and ethylbenzene concentrations above the Residential VRSLs but below the Small Commercial VRSLs in the northeast portion of the building. The March 2021 sub-slab soil vapor sampling event documented PCE and ethylbenzene sub-slab soil vapor concentrations well below the Residential VRSLs across the entire building footprint. Based on sub-slab vapor testing during both the cooling and heating seasons, the sub-slab soil vapor concentrations are below the applicable small commercial VRSLs. Therefore, vapor intrusion at the site is not a threat to building occupants based on commercial site use, and no vapor mitigation or further testing is necessary.

Given the low detections of CVOC soil vapor concentrations below the building and the absence of CVOC soil concentrations in soil samples along the utility corridors, soil vapor migration along the utility lines is not a pathway concern.

Ramboll was not able to identify a source of PCE and ethylbenzene in soil. Soil vapor concentrations beneath the slab-on-grade building are likely the result of the area-wide groundwater plume or de minimis releases associated with the historical site operations.

On March 24, 2022, an email from the WDNR project manager stated that the WDNR Closure Committee discussed the site data and the conceptual model presented in the February 24, 2022, email from Ramboll. The WDNR email stated that "The committee disagrees with the assertion that there is no evidence of a release to the soil at the site. Your consultant should continue to investigate the source of sub-slab vapors by performing a code-compliant site investigation as outlined and required in Chapter NR 716 Wis. Admin Code."

On April 8, 2022, Ramboll contacted the WDNR project manager to discuss collecting samples inside the building around the former dry cleaning operations and near the interior sewer locations. It was agreed that Ramboll could submit a workplan via email for the interior drilling scope of the investigation.

On April 15, 2022, Ramboll submitted a workplan to collect soil samples from two borings inside the former dry-cleaning room (one near the drain and one adjacent to the drain line) and one boring immediately adjacent to where the sanitary and water utilities enter the building. The WDNR approved the workplan in an email dated May 25, 2022.

On May 27, 2022, Ramboll commenced with the fieldwork as described in the April 15, 2022, workplan. The results were presented in Ramboll's August 15, 2022, Revised Site Investigation Report. The revised site investigation stated that a total of nine soil borings were advanced at the site focused on areas with historic chemical use and utility migration pathways to identify potential sources of the CVOCs detected in the sub-slab vapor samples. Three borings were completed in the room where the former dry cleaning machine was located, two additional borings were completed outside of the room that contained the former dry cleaning machine adjacent to utilities and close to the foundation walls, and two more samples were collected near the storage shed and the gas line. There were no CVOCs (excluding the single estimated methylene chloride detection that is attributed to laboratory contamination) detected in any of the soil samples collected at the site (including the suspected source area, the drain near the former dry cleaning machine, and along the utility lines). Therefore, if the low concentrations of VOCs detected in vapor samples are related to historic activities, they are the result of de minimus releases and not from a significant release or large-scale disposal of hazardous chemicals. More likely, these concentrations are related to the documented area-wide groundwater plume emanating from the adjacent property.

Reports submitted to the WDNR:

No Action Required Request (Ramboll, November 5, 2020).

Site Investigation Workplan (Ramboll, March 18, 2021).

Site Investigation Report (Ramboll, October 21, 2021).

Additional Site Investigation Workplan (Ramboll, April 15, 2022).

Revised Site Investigation Report (Ramboll, August 15, 2022).

Emerging Contaminants Evaluation Letter (Ramboll, August 18, 2022).

- ii. Identify whether contamination extends beyond the source property boundary and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts.

Contamination from the site does not extend beyond the source property boundary. A total of nine soil

borings were advanced at the site focused on areas with historic chemical use and utility migration pathways to identify potential sources of the CVOCs detected in the sub-slab vapor samples. There were no applicable CVOCs detected in any of the soil samples collected at the site (including the suspected source area, the drain near the former dry cleaning machine, and along the utility lines). Therefore, if the low concentrations of VOCs detected in vapor samples are related to historic activities, they are the result of de minimus releases and not from a significant release or large-scale disposal of hazardous chemicals.

- iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

Only the approximately 5,000-square-foot building represented a partial structural impediment to the site investigation activities. However, Ramboll was able to collect relevant soil and sub-slab vapor samples from within the building footprint.

B. Soil

- i. Describe the degree and extent of soil contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways.

Ramboll collected a total of 15 soil samples. Except for soil sample SB-1 (collected at 1 to 2 feet bgs) that was collected at the floor drain located in the northwest corner of the building), there were no VOC detections above laboratory method detection limits (MDL) in the soil samples collected at the site. Ethylbenzene, styrene, and DCDFM concentrations were detected in the soil sample collected from SB-1 but were below the WAC Ch. NR 720 RCLs.

A total of nine soil borings were advanced at the site focused on areas with historic chemical use and utility migration pathways to identify potential sources of the CVOCs detected in the sub-slab vapor samples. Three borings were completed in the room where the former dry cleaning machine was located, two additional borings were completed outside of the room that contained the former dry cleaning machine adjacent to utilities and close to the foundation walls, and two more samples were collected near the storage shed and the gas line. There were no CVOCs (excluding the single estimated methylene chloride detection that is attributed to laboratory contamination) detected in any of the soil samples collected at the site (including the suspected source area, the drain near the former dry cleaning machine, and along the utility lines). Therefore, if the low concentrations of VOCs detected in vapor samples are related to historic activities, they are the result of de minimus releases and not from a significant release or large-scale disposal of hazardous chemicals.

- ii. Describe the concentration(s) and types of soil contaminants found in the upper 4 feet of the soil column.

Ramboll collected a total of eight soil samples from within the direct contact interval of 0 to 4 feet bgs. Except for DCDFM (originating from the sub-slab concrete insulation foam), styrene (likely also originating from the sub-slab concrete insulation foam), and methylene chloride (which at the concentration detected, is likely a common laboratory contaminant and not considered a chemical of concern at the site), the only analyte detected above the laboratory MDLs is ethylbenzene (62.2 µg/kg) in the soil sample collected from boring SB-1, however; the slight detection* was below the WAC Ch. NR 720 RCL of 1,570 µg/kg.

* The concentration was flagged by the laboratory indicating that result was reported between the MDL and the limit of quantitation, which is a result that is less certain than results at or above the limit of quantitation.

- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this

site. This includes a soil performance standard established in accordance with s. NR 720.08, an RCL established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/ information in Attachment C.

Soil cleanup standards were established by calculating RCLs using the RR Program's spreadsheet of RCLs with soil levels protective of the direct contact pathway and groundwater quality. The non-industrial direct contact RCLs were used for the site based on its non-industrial land use. There were no deviations from the non-industrial direct contact RCLs.

C. Groundwater

- i. Describe the degree and extent of groundwater contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically, address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

Groundwater was not collected as part of this investigation. All of the soil samples were collected at the native soil/bedrock interface at the site at depths ranging from 4 to 5 feet (SB-6), 12 to 13 feet (SB-5 and SB-9), 15 to 16 feet (SB- 8), 17 to 18 feet (SB-4), demonstrate that any potential VOC impacts at the site are vertically delineated above the groundwater table, which is approximately 51 feet bgs in bedrock. Therefore, the installation of groundwater monitoring wells at the site would not specifically identify PCE impacts in groundwater from the site due to the existing area-wide groundwater plume emanating from the adjacent property.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.

There are no sub-slab vapor concentrations or unconsolidated soil impacts that indicate that there is free product at the site

D. Vapor

- i. Describe how the vapor migration pathway was assessed, including locations where vapor, soil gas, or indoor air samples were collected. If the vapor pathway was not assessed, explain the reasons why.

Underground electrical, communications, and gas services enter the site from the north. Water, sanitary, and stormwater services enter the site from the south. All of these utilities are situated within silty clay or fill that is present locally on the site. These utilities are not conduits of contamination, based on the soil sample results from soil borings (SB-5, SB-6, SB-7, SB-8, and SB-9) advanced along the utility lines, that document no VOC detections. Thus, the soil data document that the utility lines are not a preferential pathway for vapor intrusion at the site. The depth to utilities (not greater than 10 feet bgs) is less than the depth to groundwater (approximately 51 feet), which prevents groundwater from migrating along utilities.

- ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub-slab, indoor air, or both).

Sub-Slab soil vapor results were compared to WDNR Sub-Slab VRSL (attenuation factor 0.03; for Small Commercial buildings). Given the property use and size, the Small Commercial VRSLs are the applicable standards for comparison.

E. Surface Water and Sediment

- i. Identify whether surface water and/or sediment were assessed and describe the impacts found. If this pathway was not assessed, explain why.

Based on current conditions at the Site, surface water and sediment are not pathways of concern because there are no surface waters or sediments at the site or in the surrounding area.

- ii. Identify any surface water and/or sediment action levels used to assess the impacts of this pathway and

how these were derived. Describe where the DNR action levels were reached or exceeded.

Based on current conditions at the Site, surface water and sediment are not pathways of concern and therefore no action levels were assessed or applied.

4. Remedial Actions Implemented and Residual Levels at Closure

- A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

Not applicable, no remedial action taken.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

No immediate or interim actions were taken at the site.

- C. Describe the *active* remedial actions taken at the source property, including the type of remedial system(s) used for each media affected; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

No active remedial action was taken at the site.

- D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.

Not applicable, no remedial actions are required for the site

- E. Describe the nature, degree, and extent of residual contamination that will remain at the source property or on other affected properties after case closure.

There are no documented impacts above state criteria in the soil samples collected from the site.

- F. Describe the residual soil contamination within 4 feet of the ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.

There are no documented impacts above state criteria in the soil samples collected from the upper 4 feet of the soil column. Therefore there is no direct contact cap/barrier required.

- G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.

There are no documented soil analyte concentrations that are above the state criteria.

- H. Describe how the residual contamination will be addressed, including but not limited to details concerning covers, engineering controls, or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.

The residual vapor concentrations will be addressed by a continuing obligation that will limit the site use for non-residential purposes.

- I. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration (e.g., stable or receding groundwater plume).

Groundwater was not collected as part of this investigation. As discussed above, groundwater impacts are present beneath the site as a result of an area-wide plume emanating from an adjacent property. According to available information, this plume is being addressed through the use of an engineered barrier.

- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by

immediate, interim and/or remedial action(s).

Not applicable, no immediate, interim, or remedial action was taken.

- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.

No system hardware will be left in place after site closure.

- L. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.

Groundwater was not collected as part of this investigation. As discussed above, groundwater impacts are present beneath the site as a result of an area-wide plume emanating from an adjacent property. According to available information, the site causing the plume has been closed.

- M. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub-slab, or both) describe where it was exceeded and how the pathway was addressed.

The residential VRSLs (for PCE and/or ethylbenzene) exceeded the applicable standards in sub-slab monitoring points SS-1 through SS-4, which are located in the approximate north half of the 5,000-square-foot building. Ramboll performed cooling season and heating season sub-slab vapor testing at the site. The July 2020 sub-slab soil vapor sampling documented PCE and ethylbenzene concentrations above the Residential VRSLs in two locations in the northeast portion of the building but below the Small Commercial VRSLs across the entire building footprint. The subsequent March 2021 sub-slab soil vapor sampling event did not detect PCE or ethylbenzene sub-slab soil vapor concentrations above the Residential VRSLs across the entire building footprint. The sub-slab vapor testing during both the cooling and heating season demonstrates that the sub-slab soil vapor concentrations are below the applicable Small Commercial VRSLs. Based on the sampling results and the intended future use of the property as commercial, vapor intrusion is not a threat to building occupants, and no vapor mitigation or further testing is necessary.

- N. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.

Surface water and sediment are not pathways of concern. There are no surface waters or sediments at the site or in the surrounding area.

5. Continuing Obligations: Includes all affected properties and rights-of-way (ROWs). In certain situations, maintenance plans are also required and must be included in Attachment D.

Directions: For each of the 3 property types below, check all situations that apply to this closure request.

(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

This situation applies to the following property or Right of Way (ROW):			Case Closure Situation - Continuing Obligation (database fees will apply, ii. - xiv.)	Maintenance Plan Required	
Property Type:					
Source Property	Affected Property (Off-Source)	ROW			
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	None of the following situations apply to this case closure request.	NA
ii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Not Abandoned (filled and sealed)	NA
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Continued Monitoring (requested or required)	Yes
v.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Commercial/industrial exposure assumptions used.	NA
xiii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site-specific situation: (e. g., fencing, methane monitoring, other) (<i>discuss with project manager before submitting the closure request</i>)	Site specific

6. Underground Storage Tanks

- A. Were any tanks, piping, or other associated tank system components removed as part of the investigation or remedial action? Yes No
- B. Do any upgraded tanks meet the requirements of ch. ATCP 93, Wis. Adm. Code, exist on the property? Yes No
- C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored? Yes No NA

General Instructions

All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.

Data Tables (Attachment A)**Directions for Data Tables:**

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified in Tables A.2 and A.3.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results that are below the detection level (i.e., do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15(3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (PDF).

A. Data Tables

- Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates for all groundwater sampling points (e.g., monitoring wells, temporary wells, sumps, extraction wells, and potable wells) for which samples have been collected.
- Soil Analytical Results Table(s):** Table(s) showing **all** soil analytical results and collection dates. Indicate if a sample was collected above or below the observed low water table (unsaturated versus saturated).
- Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if a sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.
- Vapor Analytical Table(s):** Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time for sample collection, method and results of leak detection, and date, method and results of communication testing.
- Other Media of Concern (e.g., sediment or surface water):** Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, and time for sample collection.
- Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.
- Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables about engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps, Figures, and Photos (Attachment B)**Directions for Maps, Figures, and Photos:**

- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11 x 17 inches, in a PDF readable by Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables, and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.
- Maps, figures, and photos should be dated to reflect the most recent revision.

B.1. Location Maps

- B.1.a. Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.

B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for all affected properties, contaminant sources, utility lines, monitoring wells, and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding an RCL. Provide parcel identification numbers for all affected properties.

B.1.c. **RR Sites Map:** From RR Sites Map (<https://dnrmaps.wi.gov/H5/?viewer=rrsites>) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

B.2.a. **Soil Contamination:** Figure(s) showing the location of all identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).

B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedance (0-4 foot depth).

B.3. Groundwater Figures

B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:

- Source location(s) and the vertical extent of residual soil contamination exceeding an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
- Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 ES.
- Surface features, including buildings and basements, and show surface elevation changes.
- Any areas of active remediation within the cross-section path, such as excavations or treatment zones.
- Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1.b.)

B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, PAL, and/or an ES. Indicate the date and direction of groundwater flow based on the most recent sampling data.

B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in the flow direction.

B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification numbers. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been abandoned.

B.4. Vapor Maps and Other Media

B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway in relation to residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.

B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.

B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank).

B.5. **Structural Impediment Photos:** One or more photographs documenting the structural impediment feature(s) that precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated in Figures B.2.a and B.2.b.

Documentation of Remedial Action (Attachment C)

Directions for Documentation of Remedial Action:

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc.).
- If the documentation requested below has already been submitted to the DNR, please note the title and date of the report for that particular document requested.
 - A.1. **Site investigation documentation**, that has not otherwise been submitted with the Site Investigation Report.
 - A.2. **Investigative waste** disposal documentation.
 - A.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs are different than those contained in the Department's RCL Spreadsheet available at: <https://dnr.wisconsin.gov/topic/Brownfields/Professionals.html#tabx2>.

- A.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
- A.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment.
- A.6. **Other.** Include any other relevant documentation not otherwise noted above (This section may remain blank).

Maintenance Plan(s) and Photographs (Attachment D)

Directions for Maintenance Plans and Photographs:

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3>

- D.1. **Descriptions of maintenance action(s) required for maximizing the effectiveness of the engineered control, vapor mitigation system, feature, or other action for which maintenance is required:**
- Provide brief descriptions of the type, depth, and location of residual contamination.
 - Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
 - Provide a description of the maintenance actions required for maximizing the effectiveness of the engineered control, vapor mitigation system, feature, or other action for which maintenance is required.
 - Provide contact information, including the name, address, and phone number of the individual or facility who will be conducting the maintenance.
- D.2. **Location map(s) which show(s):** (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) all property boundaries.
- D.3. **Photographs** for site or facilities with a cover or other performance standard, a structural impediment, or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.
- D.4. **Inspection log**, to be maintained on-site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: <http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf>.

Monitoring Well Information (Attachment E)

Directions for Monitoring Well Information:

For all wells that will remain in use, be transferred to another party, or that could not be located; attach monitoring well construction and development forms (DNR Form 4400-113 A and B: http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf)

Select One:

- No monitoring wells were installed as part of this response action.
- All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site

Select One or More:

- Not all monitoring wells can be located, despite good faith efforts. Attachment E must include a description of efforts made to locate the wells.
- One or more monitoring wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address, and email of the new owner(s). Provide documentation from the party accepting future responsibility for monitoring well(s).
- One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason(s) the well(s) will remain in use. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.

Source Legal Documents (Attachment F)

Directions for Source Legal Documents:

Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

- F.1. **Deed:** The most recent deed with legal description clearly listed.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

- F.2. **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be

legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.

- F.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- F.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

Notifications to Owners of Affected Properties (Attachment G)

Directions for Notifications to Owners of Affected Properties:

Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records law [ss. 19.31- 19.39, Wis. Stats.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements <https://dnr.wi.gov/DocLink/RR/RR606.pdf>.

State law requires that the responsible party provide a 30-day, written advance notification to certain persons before applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation.

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Notifications to Owners of Affected Properties (Attachment G)

							Reasons Notification Letter Sent:												
ID	Address of Affected Property	Parcel ID No.	Date of Receipt of Letter	Type of Property Owner	WTMX	WTMY	Residual Groundwater Contamination = or > ES	Residual Soil Contamination Exceeds RCLs	Monitoring Wells: Not Abandoned	Monitoring Wells: Continued Monitoring	Cover/Barrier/Engineered Control	Structural Impediment	Industrial RCLs Met/Applied	Vapor Mitigation System(VMS)	Dewatering System Needed for VMS	Compounds of Concern in Use	Commercial/Industrial Vapor Exposure Assumptions Applied	Residual Volatile Contamination Poses Future Risk of Vapor Intrusion	Site Specification Situation
A							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Not applicable

Signatures and Findings for Closure Determination

This page has been updated as of February 2019 to comply with the requirements of Wis. Admin. Code ch. NR 712.

Check the correct box for this case closure request and complete the corresponding certification statement(s) listed below to demonstrate that the requirements of Wis. Admin. Code ch. NR 712 have been met. The responsibility for signing the certification may not be delegated per Wis. Admin. Code § NR 712.09 (1). Per Wis. Admin. Code § 712.05 (1), the work must be conducted or supervised by the person certifying.

- The investigation and/or response action(s) for this site evaluated and/or addressed groundwater (including natural attenuation remedies). Both a professional engineer and a hydrogeologist must sign this document per Wis. Admin. Code ch. NR 712.
The investigation and the response action(s) for this site did not evaluate or address groundwater. A professional engineer must sign this document per Wis. Admin. Code ch. NR 712.

Engineering Certification

I, James Hutchens, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature [Handwritten Signature]
Title Senior Managing Consultant, P.E.

P. E. # 26366

P.E. Stamp



Hydrogeologist Certification

I, Dan Petersen, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature [Handwritten Signature]
Title Principal, Ph.D., P.G.

Date 10/28/2022



CITATIONS

AEI Consultants, Inc. 2020. Phase I Environmental Site Assessment. June 19.

<https://dnr.wi.gov/WellConstructionSearch/#!/PublicSearch/Index>. October 7, 2022.

Glüge, Juliane, et al. *An overview of the uses of per-and polyfluoroalkyl substances (PFAS). Environmental Science: Processes & Impacts* 22.12 (2020): 2345-2373.

Ramboll US Consulting, Inc. 2020. *Phase II Phase II ESA*, 1305 North Johns Street Dodgeville, Wisconsin. July 23.

Ramboll US Consulting, Inc. 2020. *No Action Required Request*, 1305 North Johns Street Dodgeville, Wisconsin. November 13.

Ramboll US Consulting, Inc. 2022. *Revised Site Investigation Report*, 1305 North Johns Street Dodgeville, Wisconsin. August 15.

STS Consultants, Ltd. 1992. *Summary of Results Phase I Dodgeville VOC Contamination Investigation Dodgeville, Wisconsin*, February.

WDNR Site File Silicon Sensors (0225001456_Site_File.pdf), BRRTS No. 02-25-001456, <https://dnr.wi.gov/botw/Search.do>. January 26, 1993.

Attachment A – Data Tables

A.1. Groundwater Analytical Table

Not Applicable:

Groundwater was not collected as part of this investigation. The installation of groundwater monitoring wells at the site would not specifically identify PCE impacts in groundwater originating from the site due to the already existing historical groundwater impacts in the area of the site. In addition, all of the soil analyses that were collected at the native soil/bedrock interface at the site at depths ranging from 4 to 5 feet (SB-6), 12 to 13 feet (SB-5 and SB-9), 15 to 16 feet (SB- 8), 17 to 18 feet (SB-4), document that any potential VOC impacts at the site are vertically delineated above the groundwater table, which is approximately 51 feet bgs in bedrock.

A.2. Soil Analytical Results Table

Table A.2
Soil Analytical Results Table
Former Dry Cleaner
1305 N Johns Street Dodgeville,
Wisconsin Ramboll Project
1690020998

Parameters	Soil RCL			SB-1 (1-2)	SB-2 (0.5-1.5)	SB-3 (2-3)	SB-4 (1-2)	SB-4 (17-18)	SB-5 (1-2)	SB-5 (12-13)	SB-6 (1-2)	SB-6 (4-5)	SB-7 (2-3)	SB-7 (15-16)	SB-8 (2-3)	SB-8 (15-16)	SB-9 (5-6)	SB-9 (12-13)
	Non-Industrial Direct Contact	Industrial Direct Contact	Groundwater Pathway	7/7/2020	7/7/2020	7/7/2020	4/23/2021	4/23/2021	4/23/2021	4/23/2021	4/23/2021	4/23/2021	5/27/2022	5/27/2022	5/27/2022	5/27/2022	5/27/2022	5/27/2022
PID I.U.				3.0	1.5	0.0	0.2	0.2	0.1	0.1	0.2	0.2	0.0	0.0	0.0	0.0	0.4	0.5
VOCs (µg/kg)																		
Dichlorodifluoromethane	126,000	530,000	3,086.3	647	<25.0	<25.0	<31.4	<60.7	<32.8	<49.5	<34.5	<34.3	<29.5	<38.7	<29.3	<39.5 M1	<37.2	<34.4
Ethylbenzene	8,020	35,400	1,570	62.2 ^J	<25.0	<25.0	<17.4	<33.6	<18.1	<27.4	<19.1	<19.0	<16.3	<21.4	<16.2	<21.9	<20.6	<19.1
Styrene	867,000	867,000	220	131	<25.0	<25.0	<18.7	<36.1	<19.5	<29.4	<20.5	<20.4	<17.6	<23.0	<17.5	<23.5	<22.1	<20.5
Methylene Chloride				<26.3	<26.3	<26.3	<20.3	<39.2	38.0 ^J *	<32.0	<22.3	<22.2	<19.1	<25.0	<19.0	<25.5	<24.0	<22.3

Notes:

Only detected parameters are displayed in the above table.
VOCs = Volatile Organic Compounds
Sample depth (in feet below grade) shown in parentheses.
PID = Photoionization Detector.
IU = Instrument Units, equivalent to parts per million based on bulb intensity and machine calibration.
RCL = Residual Contaminant Level
µg/kg = micrograms per kilogram
* = Common laboratory contaminant, not considered a chemical of concern at the Site.
^J = Laboratory flag indicating that results reported between the Method Detection Limit and Limit of Quantitation (LOQ), which is a result that is less certain than results at or above the LOQ.
Soil RCLs established by the WDNR RR program using the EPA's RSL web-calculator with WAC NR 720 default parameters (WDNR PUB-RR-890, June 2014 - updated RCL spreadsheet, December 2018).
M1 = Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.

A.3. Residual Soil Contamination Table

Table A.3
Residual Soil Contamination Table
Former Dry Cleaner
1305 N Johns Street Dodgeville,
Wisconsin Ramboll Project 1690020998

Parameters	Soil RCL			SB-1 (1-2) 7/7/2020	SB-2 (0.5-1.5) 7/7/2020	SB-3 (2-3) 7/7/2020	SB-4 (1-2) 4/23/2021	SB-4 (17-18) 4/23/2021	SB-5 (1-2) 4/23/2021	SB-5 (12-13) 4/23/2021	SB-6 (1-2) 4/23/2021	SB-6 (4-5) 4/23/2021	SB-7 (2-3) 5/27/2022	SB-7 (15-16) 5/27/2022	SB-8 (2-3) 5/27/2022	SB-8 (15-16) 5/27/2022	SB-9 (5-6) 5/27/2022	SB-9 (12-13) 5/27/2022
	Non-Industrial Direct Contact	Industrial Direct Contact	Groundwater Pathway															
	PID I.U.				3.0	1.5	0.0	0.2	0.2	0.1	0.1	0.2	0.2	0.0	0.0	0.0	0.0	0.4
VOCs (µg/kg)																		
Dichlorodifluoromethane	126,000	530,000	3,086.3	647	<25.0	<25.0	<31.4	<60.7	<32.8	<49.5	<34.5	<34.3	<29.5	<38.7	<29.3	<39.5 M1	<37.2	<34.4
Ethylbenzene	8,020	35,400	1,570	62.2 ^J	<25.0	<25.0	<17.4	<33.6	<18.1	<27.4	<19.1	<19.0	<16.3	<21.4	<16.2	<21.9	<20.6	<19.1
Styrene	867,000	867,000	220	131	<25.0	<25.0	<18.7	<36.1	<19.5	<29.4	<20.5	<20.4	<17.6	<23.0	<17.5	<23.5	<22.1	<20.5
Methylene Chloride				<26.3	<26.3	<26.3	<20.3	<39.2	38.0 ^J *	<32.0	<22.3	<22.2	<19.1	<25.0	<19.0	<25.5	<24.0	<22.3

Notes:

Only detected parameters are displayed in the above table.
VOCs = Volatile Organic Compounds
Sample depth (in feet below grade) shown in parentheses.
PID = Photoionization Detector.
IU = Instrument Units, equivalent to parts per million based on bulb intensity and machine calibration.
RCL = Residual Contaminant Level
µg/kg = micrograms per kilogram
* = Common laboratory contaminant, not considered a chemical of concern at the Site.
^J = Laboratory flag indicating that results reported between the Method Detection Limit and Limit of Quantitation (LOQ), which is a result that is less certain than results at or above the LOQ.
Soil RCLs established by the WDNR RR program using the EPA's RSL web-calculator with WAC NR 720 default parameters (WDNR PUB-RR-890, June 2014 - updated RCL spreadsheet, December 2018).
M1 = Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.

A.4 - Vapor Analytical Table

**Table A.4 Vapor Analytical Table
Former Dry Cleaner
1305 N Johns Street
Dodgeville, Wisconsin
Ramboll Project No. 1690020998**

Parameters	CAS No.	Residential		Small Commercial		USEPA RSL Basis ⁽²⁾	SS-1		SS-2		SS-3					
		Indoor Air VAL (1 E -5)	Sub-Slab Vapor VRSL (33.3 x)	Indoor Air VAL (HI = 1)	Sub-Slab Vapor VRSL (33.3 x)		Indoor Air VAL (1 E -5)	Sub-Slab Vapor VRSL (33.3 x)	Indoor Air VAL (HI = 1)	Sub-Slab Vapor VRSL (33.3 x)	7/7/2020	3/12/2021	7/7/2020	3/12/2021	7/7/2020	3/12/2021
Acetone	67-64-1	--	--	32000	110000	--	--	140000	470000	nc	2510	685 E	421	371	459	178
Benzene	71-43-2	3.6	120	31	1000	16	530	130	4300	c	7.2	4.7	12.2	9.4	9.5	9.4
Carbon Disulfide	75-15-0	--	--	730	24000	--	--	3100	100000	nc	<0.33	<0.15	1.0 J	<0.17	<0.30	29.9
Carbon Tetrachloride	56-23-5	4.7	160	100	3300	20	670	440	15000	c	<0.25	<0.32	0.26 J	<0.35	<0.23	<0.32
Chlorobenzene	108-90-7	--	--	52	1700	--	--	220	7300	nc	20.9	12.9	48.8	34.7	37.2	17.5
Chloroform	67-66-3	1.2	40	100	3300	5.3	180	430	14000	c	<0.32	<0.22	<0.32	<0.24	<0.30	<0.22
Cyclohexane	110-82-7	--	--	6300	21000	--	--	26000	870000	nc	7.2	3.0	11.3	6.7	9.5	5.0
Dichlorobenzene, 1,2-	95-50-1	--	--	210	7000	--	--	880	29000	nc	<0.63	<1.1	1.5 J	1.6 J	2.3	<1.1
Dichlorobenzene, 1,3-	541-73-1	--	--	--	--	--	--	--	--	--	<0.79	<1.2	1.4 J	<1.4	1.5 J	<1.3
Dichlorobenzene, 1,4-	106-46-7	2.6	87	830	28000	11	370	3500	120000	c	<1.4	<1.4	3.7 J	10.1	4.8	1.9 J
Dichlorodifluoromethane	75-71-8	--	--	100	3300	--	--	440	15000	nc	206000 E A,B	88700 A,B	218000 E A,B	101000 A,B	217000 E A,B	39200 A,B
Dichloroethylene, 1,2-trans-	156-60-5	--	--	--	--	--	--	--	--	--	1.8	0.66 J	1.3	1.3 J	1.6	1.3
Ethanol	64-17-5	--	--	--	--	--	--	--	--	--	471	415	513	485	436	400
Ethyl Acetate	141-78-6	--	--	73	2400	--	--	310	10000	nc	<0.28	3.1	1.4	<0.20	<0.26	<0.18
Ethylbenzene	100-41-4	11	370	1000	33000	49	1600	4400	150000	c	624 A	199 E	955 A	331 E	916 A	210
4-Ethyltoluene	622-96-8	--	--	--	--	--	--	--	--	--	11.3	12.6	10.4	11.2	12.8	2.0 J
n-Heptane	142-82-5	--	--	420	14000	--	--	1800	60000	nc	17.4	6.1	21.0	13.0	22.7	9.6
Hexane, N-	110-54-3	--	--	730	24000	--	--	3100	100000	nc	15.8	4.4	22.8	10.0	18.5	10.5
Hexanone, 2-	591-78-6	--	--	31	1000	--	--	130	4300	nc	2.9	4.5 J	3.6 J	2.9 J	2.7 J	3.0 J
Isopropanol	67-63-0	--	--	210	7000	--	--	880	29000	nc	66.4	49.8	66.9	39.2	52.2	37.1
Methyl Ethyl Ketone (2-Butanone)	78-93-3	--	--	5200	170000	--	--	22000	730000	nc	74.5 E	56.9	95.9 E	65.3	96.4 E	40.3
Methyl Isobutyl Ketone (4-methyl-2-pentanone)	108-10-1	--	--	3100	100000	--	--	13000	430000	nc	8.0	11.3	23.2	348 E	12.2	9.9
Methylene Chloride	75-09-2	1000	33000	630	21000	12000	400000	2600	87000	nc	5.8	<1.8	11.5	2.1 J	1.6 J	4.2 J CH,LS,SS
Naphthalene	91-20-3	0.83	28	3.1	100	3.6	120	13	430	c	4.5	3.7 J	4.3 J	3.1 J	3.3 J	<2.9
Styrene	100-42-5	--	--	1000	33000	--	--	4400	150000	nc	144	79.5	597	215 E	377	27.1
Tetrachloroethylene	127-18-4	110	3700	42	1400	470	16000	180	6000	nc	1910 A	533	1490 A	1090	117	62.6
Tetrahydrofuran	109-99-9	--	--	2100	70000	--	--	8800	290000	nc	5.8	5.1	5.8	2.4	8.8	5.6
Toluene	108-88-3	--	--	5200	170000	--	--	22000	730000	nc	119	56.5	130	109	188	78.7
Trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1	--	--	5200	170000	--	--	22000	730000	nc	31.1	101	13.0	36.0	5.7	235 CH,LS,SS
Trichloroethylene	79-01-6	4.8	160	2.1	70	30	1000	8.8	290	nc	0.53	0.68 J	1.2	0.76 J	0.68 J	0.80 J
Trichlorofluoromethane	75-69-4	--	--	--	--	--	--	--	--	--	3.7	<0.34	7.0	4.9	6.4	<0.35
Trimethylbenzene, 1,2,4-	95-63-6	--	--	63	2100	--	--	260	8700	nc	22.2	20.3	17.1	13.5	21.2	2.5
Trimethylbenzene, 1,3,5-	108-67-8	--	--	63	2100	--	--	260	8700	nc	6.6	6.2	5.2	4.4	6.4	1.5 J
m&p-Xylene	179601-23-1	--	--	100	3300	--	--	440	15000	nc	353	177	232	213	433	93.4
Xylene, o-	95-47-6	--	--	100	3300	--	--	440	15000	nc	89.2	46.2	61.2	55.8	105	23.8

Notes:

Standards based on May 2020 USEPA Regional Screening Level (RSL) Tables.
Samples analyzed using USEPA Method TO-15. Only detected compounds are listed.

µg/m³ = Microgram per cubic meter

AF = Attenuation Factor

VAL= Indoor Air Vapor Action Level

VRSL = Vapor Risk Screening Level

⁽¹⁾ For parameters with both carcinogenic and non-carcinogenic indoor air VALs, results are compared to the most conservative sub-slab vapor VRSL displayed in **bold** font.

⁽²⁾ The USEPA RSL Basis indicates whether the carcinogenic (c) or non-carcinogenic (nc) indoor air VAL is most stringent.

A = Exceeds Residential VRSL

B = Exceeds Small Commercial VRSL

C = Exceeds Large Commercial/Industrial VRSL

J = Estimated concentration at or above the level of detection (LOD) and below the level of quantification (LOQ).

E = Analyte concentration exceeded the calibration range. The reported result is estimated.

CH = The continuing calibration for this compound is outside of Pace Analytical acceptance limits. The results may be biased high.

L1 = Analyte recovery in the laboratory control sample (LCS) was above QC limits. Results for this analyte in associated samples may be biased high.

SS = This analyte did not meet the secondary source verification criteria for the initial calibration. The reported result should be considered an estimated value.

-- No RSL established.

**Table A.4 Vapor Analytical Table
Former Dry Cleaner
1305 N Johns Street
Dodgeville, Wisconsin
Ramboll Project No. 1690020998**

Parameters	CAS No.	Residential				Small Commercial				USEPA RSL Basis ⁽²⁾	SS-4		SS-5		SS-6	
		Indoor Air VAL (1 E -5)	Sub-Slab Vapor VRSL (33.3 x)	Indoor Air VAL (HI = 1)	Sub-Slab Vapor VRSL (33.3 x)	Indoor Air VAL (1 E -5)	Sub-Slab Vapor VRSL (33.3 x)	Indoor Air VAL (HI = 1)	Sub-Slab Vapor VRSL (33.3 x)		7/7/2020	3/12/2021	7/7/2020	3/12/2021	7/7/2020	3/12/2021
Acetone	67-64-1	--	--	32000	1100000	--	--	140000	4700000	nc	253	185	127	54.8	213	79.3
Benzene	71-43-2	3.6	120	31	1000	16	530	130	4300	c	8.0	4.7	2.2	3.9	3.5	2.5
Carbon Disulfide	75-15-0	--	--	730	24000	--	--	3100	100000	nc	<0.31	1.1	0.71 J	0.24 J	0.73 J	<0.15
Carbon Tetrachloride	56-23-5	4.7	160	100	3300	20	670	440	15000	c	<0.24	<0.32	<0.23	<0.32	<0.23	<0.31
Chlorobenzene	108-90-7	--	--	52	1700	--	--	220	7300	nc	51.1	24.0	8.3	11.8	27.1	13.5
Chloroform	67-66-3	1.2	40	100	3300	5.3	180	430	14000	c	<0.31	<0.22	4.9	<0.22	<0.30	<0.22
Cyclohexane	110-82-7	--	--	6300	210000	--	--	26000	870000	nc	7.1	5.8	4.1	5.9	5.1	3.4
Dichlorobenzene, 1,2-	95-50-1	--	--	210	7000	--	--	880	29000	nc	1.5 J	2.0	<0.59	<1.1	0.95 J	1.1 J
Dichlorobenzene, 1,3-	541-73-1	--	--	--	--	--	--	--	--	--	1.5 J	2.3 J	<0.75	2.0 J	0.94 J	<1.2
Dichlorobenzene, 1,4-	106-46-7	2.6	87	830	28000	11	370	3500	120000	c	4.4 J	3.9 J	<1.3	<1.5	2.1 J	2.0 J
Dichlorodifluoromethane	75-71-8	--	--	100	3300	--	--	440	15000	nc	185000 E A,B	67600 A,B	3540 A	60200 A,B	3370 E A	29100 A,B
Dichloroethylene, 1,2-trans-	156-60-5	--	--	--	--	--	--	--	--	--	0.84 J	<0.25	0.47 J	<0.25	0.51 J	<0.24
Ethanol	64-17-5	--	--	--	--	--	--	--	--	--	286	224	233	356	270	336
Ethyl Acetate	141-78-6	--	--	73	2400	--	--	310	10000	nc	<0.27	<0.18	5.0	1.4	1.4	<0.18
Ethylbenzene	100-41-4	11	370	1000	33000	49	1600	4400	150000	c	875 A	192	121	70.9	205	67.0
4-Ethyltoluene	622-96-8	--	--	--	--	--	--	--	--	--	9.3	5.9	7.7	4.0	8.4	7.0
n-Heptane	142-82-5	--	--	420	14000	--	--	1800	60000	nc	10.0	5.8	5.3	8.2	7.8	6.2
Hexane, n-	110-54-3	--	--	730	24000	--	--	3100	100000	nc	10.5	5.8	18.7	9.9	12.0	4.7
Hexanone, 2-	591-78-6	--	--	31	1000	--	--	130	4300	nc	1.5 J	3.0 J	1.9 J	2.7 J	1.6 J	2.8 J
Isopropanol	67-63-0	--	--	210	7000	--	--	880	29000	nc	26.2	30.6	35.7	23.3	73.4	62.2
Methyl Ethyl Ketone (2-Butanone)	78-93-3	--	--	5200	170000	--	--	22000	730000	nc	33.4	19.7	25.8	10.0	32.9	18.4
Methyl Isobutyl Ketone (4-methyl-2-pentanone)	108-10-1	--	--	3100	100000	--	--	13000	430000	nc	3.1 J	3.7 J	4.7 J	2.0 J	6.6	7.9
Methylene Chloride	75-09-2	1000	33000	630	21000	12000	400000	2600	87000	nc	4.2 J	<1.8	107	<1.8	35.9	<1.8
Naphthalene	91-20-3	0.83	28	3.1	100	3.6	120	13	430	c	2.6 J	8.3	3.4 J	3.8 J	2.6 J	3.8 J
Styrene	100-42-5	--	--	1000	33000	--	--	4400	150000	nc	668	136	52.9	65.5	175	91.2
Tetrachloroethylene	127-18-4	110	3700	42	1400	470	16000	180	6000	nc	123	96.9	167	122	199	96.8
Tetrahydrofuran	109-99-9	--	--	2100	70000	--	--	8800	290000	nc	3.1	5.8	4.8	<0.20	2.2	3.4
Toluene	108-88-3	--	--	5200	170000	--	--	22000	730000	nc	110	59.1	62.0	21.0	71.3	25.5
Trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1	--	--	5200	170000	--	--	22000	730000	nc	102	99.2	335	545 E	238	162
Trichloroethylene	79-01-6	4.8	160	2.1	70	30	1000	8.8	290	nc	<0.28	<0.31	<0.28	<0.32	<0.27	3.2
Trichlorofluoromethane	75-69-4	--	--	--	--	--	--	--	--	--	3.3	4.0 J	4.3	5.5	4.4	2.3
Trimethylbenzene, 1,2,4-	95-63-6	--	--	63	2100	--	--	260	8700	nc	15.8	13.9	13.8	14.7	12.4	11.1
Trimethylbenzene, 1,3,5-	108-67-8	--	--	63	2100	--	--	260	8700	nc	5.7	5.0	4.2	3.5	4.3	3.3
m&p-Xylene	179601-23-1	--	--	100	3300	--	--	440	15000	nc	216	83.2	156	27.9	198	25.6
Xylene, o-	95-47-6	--	--	100	3300	--	--	440	15000	nc	54.6	19.8	38.3	10.5	48.3	7.7

Notes:

Standards based on May 2020 USEPA Regional Screening Level (RSL) Tables.
Samples analyzed using USEPA Method TO-15. Only detected compounds are listed.

µg/m³ = Microgram per cubic meter

AF = Attenuation Factor

VAL= Indoor Air Vapor Action Level

VRSL = Vapor Risk Screening Level

⁽¹⁾ For parameters with both carcinogenic and non-carcinogenic indoor air VALs, results are compared to the most conservative sub-slab vapor VRSL displayed in **bold** font.

⁽²⁾ The USEPA RSL Basis indicates whether the carcinogenic (c) or non-carcinogenic (nc) indoor air VAL is most stringent.

A = Exceeds Residential VRSL

B = Exceeds Small Commercial VRSL

C = Exceeds Large Commercial/Industrial VRSL

J = Estimated concentration at or above the level of detection (LOD) and below the level of quantification (LOQ).

E = Analyte concentration exceeded the calibration range. The reported result is estimated.

CH = The continuing calibration for this compound is outside of Pace Analytical acceptance limits. The results may be biased high.

L1 = Analyte recovery in the laboratory control sample (LCS) was above QC limits. Results for this analyte in associated samples may be biased high.

SS = This analyte did not meet the secondary source verification criteria for the initial calibration. The reported result should be considered an estimated value.

-- No RSL established.

Table A.5 - Other Media of Concern (e.g., sediment or surface water)

Not Applicable. Surface water and/or sediment were not identified on or adjacent to the site.

Table A.6 - Water Level Elevations

Not Applicable:

Groundwater was not collected as part of this investigation. The installation of groundwater monitoring wells at the site would not specifically identify PCE impacts in groundwater from the site due to the already existing historical groundwater impacts in the area of the site. In addition, all of the soil analyses that were collected at the native soil/bedrock interface at the site at depths ranging from 4 to 5 feet (SB-6), 12 to 13 feet (SB-5 and SB-9), 15 to 16 feet (SB- 8), 17 to 18 feet (SB-4), document that any potential VOC impacts at the site are vertically delineated above the groundwater table, which is approximately 51 feet bgs in bedrock.

Table A.7 - Other

Sub-slab vapor field forms.

Sub-Slab Vapor Sampling Data Form

Sub-Slab Prep

Identify sampling location on plot plan. Identify chemical storage areas (including cleaners), sumps, drains, other penetrations of slab, HVAC supply/return vents, and possible footings.

Identify paved vs. unpaved areas. Identify any staining, odors, visible emissions, and possible sources of volatile chemicals (smoking, barbecues, adjacent gasoline stations).

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 7/7/2020 Staff: Kyle Heimstead

Sample Location ID: SS- 1

Identify indoor current/historic chemical use/storage: former dry cleaner (1982-2004)/NAPA Auto Parts Store

Is heating/cooling forced air? No

Diameter of hole (inch): 5/8-inch

Thickness of slab (inches): 3"

Depth from top of slab to bottom of hole (inches): 4"

Vapor Probe Ambient Flow (micromanometer): 0.000

Leak Check (Vapor Pin)

Water Dam Method. - a short section of a 2 inch PVC pipe was sealed to the floor around the sub-slab vapor probe and filled with water.

Did water maintain constant level? yes; yes = test confirms that no leaks are present in the vapor sample probe.

Leak Check (Sampling Train Shut-In Test – Suma Can Up to Vapor Pin)

Hand Pump Instrument Make: Mityvac Model MV8510

Vacuum Test (ⁱⁿmmHg): -20 start time: -.m. end time: -.m.

Notes:

Good

Sub-Slab Vapor Sampling Data Form

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 7/7/2020 Staff: Kyle Heimstead

Air Purging

Start time: .m. end time: .m.

Total volume of air during purge (ml): ~ 50ml

Notes:

1 cubic inch per stroke (~16.3871 milliliters) 6 strokes = 98 ml.

One purge volume is equal to: 0.83 milliliters (ml) for the Vapor Pin™, plus 5.0 ml for each inch of hole beneath the Vapor Pin™, plus 0.42 ml for each inch of tubing(using 1/4-inch OD Nylaflow, or similar) plus the internal volume of fittings or hardware in the sample train.

Ambient Air Screening

Instrument Make: Honeywell Mini-RAE 3000 Model: _____ S/N: 592-912494

Last Calibrated: _____ m. Calibrated by: US Environmental

Field zeroed and calibrated using 100 ppm isobutylene in air gas standard per manufacturers specifications Post calibration measurement of 100 isobutylene in air standard = 100 ppm.

Pre-sub-slab vapor sampling PID Screening measurement = 4.4 .PID Screening time = 1244 .m.

Indoor 6.4ppm

Vapor Sampling

Type/volume/model of Canister: 6 Liter Summa Canister

Canister ID No.: 933 Flow Controller ID No.: 7225⁵⁹

Sample Flow Rate: 200 milliliters per minute

Sampling start time: 1245 .m. end time: 1320 .m.

Canister Vacuum (”Hg) at start: -28 at end: -3

Indoor Temperature (°F) at start: 70 at end: 70

Outdoor Temperature (°F) at start: 90 at end: 90

Is heating or ~~cooling~~ on during sampling?.. yes

Windows/etc. open/closed during sampling? closed

Notes: _____

Sub-Slab Vapor Sampling Data Form

Sub-Slab Prep

Identify sampling location on plot plan. Identify chemical storage areas (including cleaners), sumps, drains, other penetrations of slab, HVAC supply/return vents, and possible footings.

Identify paved vs. unpaved areas. Identify any staining, odors, visible emissions, and possible sources of volatile chemicals (smoking, barbecues, adjacent gasoline stations).

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 7/7/2020 Staff: Kyle Heimstead

Sample Location ID: SS- 2

Identify indoor current/historic chemical use/storage: former dry cleaner (1982-2004)/NAPA Auto Parts Store

Is heating/cooling forced air? No

Diameter of hole (inch): 5/8-inch

Thickness of slab (inches): 3"

Depth from top of slab to bottom of hole (inches): 4"

Vapor Probe Ambient Flow (micromanometer): 0.000

Leak Check (Vapor Pin)

Water Dam Method. - a short section of a 2 inch PVC pipe was sealed to the floor around the sub-slab vapor probe and filled with water.

Did water maintain constant level? yes; yes = test confirms that no leaks are present in the vapor sample probe.

Leak Check (Sampling Train Shut-In Test – Suma Can Up to Vapor Pin)

Hand Pump Instrument Make: Mityvac Model MV8510

Vacuum Test (ⁱⁿmmHg): -20. start time: - .m. end time: - .m.

Notes:

Sub-Slab Vapor Sampling Data Form

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 7/7/2020 Staff: Kyle Heimstead

Air Purging

Start time: - .m. end time: - .m.

Total volume of air during purge (ml): ~ 50

Notes:

1 cubic inch per stroke (~16.3871 milliliters) 6 strokes = 98 ml.

One purge volume is equal to: 0.83 milliliters (ml) for the Vapor Pin™, plus 5.0 ml for each inch of hole beneath the Vapor Pin™, plus 0.42 ml for each inch of tubing(using 1/4-inch OD Nylaflow, or similar) plus the internal volume of fittings or hardware in the sample train.

Ambient Air Screening

Instrument Make: Honeywell Model: M.in. RAE 3000 S/N: 592-912494

Last Calibrated: _____ m. Calibrated by: US Environmental

Field zeroed and calibrated using 100 ppm isobutylene in air gas standard per manufacturers specifications Post calibration measurement of 100 isobutylene in air standard = 100 ppm.

Pre-sub-slab vapor sampling PID Screening measurement = 7.0 .PID Screening time = 1330 .m.

Indoor 5.9 ppm

Vapor Sampling

Type/volume/model of Canister: 6 Liter Summa Canister

Canister ID No.: 556 Flow Controller ID No.: FL2197

Sample Flow Rate: 200 milliliters per minute

Sampling start time: 1335 .m. end time: 1405 .m.

Canister Vacuum (”Hg) at start: -28 at end: -4

Indoor Temperature (°F) at start: 70 at end: 70

Outdoor Temperature (°F) at start: 90 at end: 90

Is heating or ~~cooling~~ on during sampling? yes

Windows/etc. open/closed during sampling? closed

Notes: _____

Sub-Slab Vapor Sampling Data Form

Sub-Slab Prep

Identify sampling location on plot plan. Identify chemical storage areas (including cleaners), sumps, drains, other penetrations of slab, HVAC supply/return vents, and possible footings.

Identify paved vs. unpaved areas. Identify any staining, odors, visible emissions, and possible sources of volatile chemicals (smoking, barbecues, adjacent gasoline stations).

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 7/7/2020 Staff: Kyle Heimstead

Sample Location ID: SS- 3

Identify indoor current/historic chemical use/storage: former dry cleaner (1982-2004)/NAPA Auto Parts Store

Is heating/cooling forced air? No

Diameter of hole (inch): 5/8-inch

Thickness of slab (inches): 3"

Depth from top of slab to bottom of hole (inches): 4"

Vapor Probe Ambient Flow (micromanometer): 0.000

Leak Check (Vapor Pin)

Water Dam Method. - a short section of a 2 inch PVC pipe was sealed to the floor around the sub-slab vapor probe and filled with water.

Did water maintain constant level? yes; yes = test confirms that no leaks are present in the vapor sample probe.

Leak Check (Sampling Train Shut-In Test – Suma Can Up to Vapor Pin)

Hand Pump Instrument Make: Mityvac Model MV8510

Vacuum Test (ⁱⁿmmHg): -20 start time: - .m. end time: - .m.

Notes:

Sub-Slab Vapor Sampling Data Form

Sub-Slab Prep

Identify sampling location on plot plan. Identify chemical storage areas (including cleaners), sumps, drains, other penetrations of slab, HVAC supply/return vents, and possible footings.

Identify paved vs. unpaved areas. Identify any staining, odors, visible emissions, and possible sources of volatile chemicals (smoking, barbecues, adjacent gasoline stations).

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 7/7/2020 Staff: Kyle Heimstead

Sample Location ID: SS- 4

Identify indoor current/historic chemical use/storage: former dry cleaner (1982-2004)/NAPA Auto Parts Store

Is heating/cooling forced air? No

Diameter of hole (inch): 5/8-inch

Thickness of slab (inches): 3"

Depth from top of slab to bottom of hole (inches): 4"

Vapor Probe Ambient Flow (micromanometer): 0.000

Leak Check (Vapor Pin)

Water Dam Method. - a short section of a 2 inch PVC pipe was sealed to the floor around the sub-slab vapor probe and filled with water.

Did water maintain constant level? yes; yes = test confirms that no leaks are present in the vapor sample probe.

Leak Check (Sampling Train Shut-In Test – Suma Can Up to Vapor Pin)

Hand Pump Instrument Make: Mityvac Model MV8510

Vacuum Test (mmHg): -20 start time: - .m. end time: - .m.

Notes:

Sub-Slab Vapor Sampling Data Form

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 7/7/2020 Staff: Kyle Heimstead

Air Purging

Start time: .m. end time: .m.

Total volume of air during purge (ml): ~ 50

Notes:

1 cubic inch per stroke (~16.3871 milliliters) 6 strokes = 98 ml.

One purge volume is equal to: 0.83 milliliters (ml) for the Vapor Pin™, plus 5.0 ml for each inch of hole beneath the Vapor Pin™, plus 0.42 ml for each inch of tubing(using 1/4-inch OD Nylaflow, or similar) plus the internal volume of fittings or hardware in the sample train.

Ambient Air Screening

Instrument Make: Honeywell Model: Mini RAE 3000 S/N: 592-912494

Last Calibrated: m. Calibrated by: US Environmental

Field zeroed and calibrated using 100 ppm isobutylene in air gas standard per manufacturers specifications Post calibration measurement of 100 isobutylene in air standard = 100 ppm.

Pre-sub-slab vapor sampling PID Screening measurement = 4.9 .PID Screening time = 1500 .m.
Indoor 6.0 ppm

Vapor Sampling

Type/volume/model of Canister: 6 Liter Summa Canister

Canister ID No.: 3378 Flow Controller ID No.: FL2287

Sample Flow Rate: 200 milliliters per minute

Sampling start-time: 1505 .m. end time: 1535 .m.

Canister Vacuum (”Hg) at start: -29 at end: -4

Indoor Temperature (°F) at start: 70 at end: 70

Outdoor Temperature (°F) at start: 90 at end: 90

Is heating or cooling on during sampling?.. yes

Windows/etc. open/closed during sampling? closed

Notes:

Sub-Slab Prep

Identify sampling location on plot plan. Identify chemical storage areas (including cleaners), sumps, drains, other penetrations of slab, HVAC supply/return vents, and possible footings.

Identify paved vs. unpaved areas. Identify any staining, odors, visible emissions, and possible sources of volatile chemicals (smoking, barbecues, adjacent gasoline stations).

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 7/7/2020 Staff: Kyle Heimstead

Sample Location ID: SS- 5

Identify indoor current/historic chemical use/storage: former dry cleaner (1982-2004)/NAPA Auto Parts Store

Is heating/cooling forced air? No

Diameter of hole (inch): 5/8-inch

Thickness of slab (inches): 3"

Depth from top of slab to bottom of hole (inches): 4"

Vapor Probe Ambient Flow (micromanometer): 0.000

Leak Check (Vapor Pin)

Water Dam Method. - a short section of a 2 inch PVC pipe was sealed to the floor around the sub-slab vapor probe and filled with water.

Did water maintain constant level? yes; yes = test confirms that no leaks are present in the vapor sample probe.

Leak Check (Sampling Train Shut-In Test – Suma Can Up to Vapor Pin)

Hand Pump Instrument Make: Mityvac Model MV8510

Vacuum Test (mmHg): -20 start time: -.m. end time: -.m.

Notes:

Sub-Slab Prep

Identify sampling location on plot plan. Identify chemical storage areas (including cleaners), sumps, drains, other penetrations of slab, HVAC supply/return vents, and possible footings.

Identify paved vs. unpaved areas. Identify any staining, odors, visible emissions, and possible sources of volatile chemicals (smoking, barbecues, adjacent gasoline stations).

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 7/7/2020 Staff: Kyle Heimstead

Sample Location ID: SS- 6

Identify indoor current/historic chemical use/storage: former dry cleaner (1982-2004)/NAPA Auto Parts Store

Is heating/cooling forced air? No

Diameter of hole (inch): 5/8-inch

Thickness of slab (inches): 3"

Depth from top of slab to bottom of hole (inches): 4"

Vapor Probe Ambient Flow (micromanometer): 0.000

Leak Check (Vapor Pin)

Water Dam Method. - a short section of a 2 inch PVC pipe was sealed to the floor around the sub-slab vapor probe and filled with water.

Did water maintain constant level? yes; yes = test confirms that no leaks are present in the vapor sample probe.

Leak Check (Sampling Train Shut-In Test – Suma Can Up to Vapor Pin)

Hand Pump Instrument Make: Mityvac Model MV8510

Vacuum Test (mmHg): -20 start time: - .m. end time: - .m.

Notes:

Sub-Slab Vapor Sampling Data Form

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 7/7/2020 Staff: Kyle Heimstead

Air Purging

Start time: .m. end time: .m.

Total volume of air during purge (ml): ~ 50

Notes:

1 cubic inch per stroke (~16.3871 milliliters) 6 strokes = 98 ml.

One purge volume is equal to: 0.83 milliliters (ml) for the Vapor Pin™, plus 5.0 ml for each inch of hole beneath the Vapor Pin™, plus 0.42 ml for each inch of tubing(using 1/4-inch OD Nylaflow, or similar) plus the internal volume of fittings or hardware in the sample train.

Ambient Air Screening

Instrument Make: Honeywell Model: MIRA-E 3000 S/N: 592-912494

Last Calibrated: m. Calibrated by: US Environmental

Field zeroed and calibrated using 100 ppm isobutylene in air gas standard per manufacturers specifications Post calibration measurement of 100 isobutylene in air standard = 100 ppm.

Pre-sub-slab vapor sampling PID Screening measurement = 4.9 .PID Screening time = 1630 .m.

Indoor 5.8 ppm

Vapor Sampling

Type/volume/model of Canister: 6 Liter Summa Canister

Canister ID No.: 1547 Flow Controller ID No.: FC 2568

Sample Flow Rate: 200 milliliters per minute

Sampling start time: 1635 .m. end time: 1705 .m.

Canister Vacuum ("Hg) at start: -29 at end: -4

Indoor Temperature (°F) at start: 70 at end: 70

Outdoor Temperature (°F) at start: 90 at end: 90

Is heating or cooling on during sampling? yes

Windows/etc. open/closed during sampling? closed

Notes: _____

Sub-Slab Prep

Identify sampling location on plot plan. Identify chemical storage areas (including cleaners), sumps, drains, other penetrations of slab, HVAC supply/return vents, and possible footings.

Identify paved vs. unpaved areas. Identify any staining, odors, visible emissions, and possible sources of volatile chemicals (smoking, barbecues, adjacent gasoline stations).

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 3/12/2021 Staff: Kyle Heimstead

Sample Location ID: SS- 1

Identify indoor current/historic chemical use/storage: former dry cleaner (1982-2004)/NAPA Auto Parts Store

Is heating/cooling forced air? No

Diameter of hole (inch): 5/8-inch

Thickness of slab (inches): 3

Depth from top of slab to bottom of hole (inches): 4

Vapor Probe Ambient Flow (micromanometer): 0.000

Leak Check (Vapor Pin)

Water Dam Method. - a short section of a 2 inch PVC pipe was sealed to the floor around the sub-slab vapor probe and filled with water.

Did water maintain constant level? YES; yes = test confirms that no leaks are present in the vapor sample probe.

Leak Check (Sampling Train Shut-In Test – Suma Can Up to Vapor Pin)

Hand Pump Instrument Make: Mityvac Model MV8510

Vacuum Test (mmHg): -25 start time: 1045 .m. end time: 1047 .m.

Notes:

Sub-Slab Vapor Sampling Data Form

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 3/12/2021 Staff: Kyle Heimstead

Air Purging

Start time: .m. end time: .m.

Total volume of air during purge (ml): ~ 50

Notes:
1 cubic inch per stroke (~16.3871 milliliters) 6 strokes = 98 ml.
One purge volume is equal to: 0.83 milliliters (ml) for the Vapor Pin™, plus 5.0 ml for each inch of hole beneath the Vapor Pin™, plus 0.42 ml for each inch of tubing(using 1/4-inch OD Nylaflow, or similar) plus the internal volume of fittings or hardware in the sample train.

Ambient Air Screening

Instrument Make: HONEYWELL Model: MINI-RAE 8000 10.6 eV S/N: 592-916866

Last Calibrated: 3/12/21 m. Calibrated by: KH

Field zeroed and calibrated using 100 ppm isobutylene in air gas standard per manufacturers specifications Post calibration measurement of 100 isobutylene in air standard = 100.0 ppm.

Pre-sub-slab vapor sampling PID Screening measurement = 2.2 .PID Screening time = 1044 .m.

Vapor Sampling

Type/volume/model of Canister: 6 Liter Summa Canister

Canister ID No.: 0658 Flow Controller ID No.: 2954

Sample Flow Rate: 200 milliliters per minute

Sampling start time: 1057 .m. end time: 1130 .m.

Canister Vacuum ("Hg) at start: -30 at end: -4

Indoor Temperature (°F) at start: 65 at end: 65

Outdoor Temperature (°F) at start: 44 at end: 44

Is heating or cooling on during sampling?.. HEATING

Windows/etc. open/closed during sampling? CLOSED

Notes: SS-1

Sub-Slab Vapor Sampling Data Form

Sub-Slab Prep

Identify sampling location on plot plan. Identify chemical storage areas (including cleaners), sumps, drains, other penetrations of slab, HVAC supply/return vents, and possible footings.

Identify paved vs. unpaved areas. Identify any staining, odors, visible emissions, and possible sources of volatile chemicals (smoking, barbecues, adjacent gasoline stations).

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 3/12/2021 Staff: Kyle Heimstead

Sample Location ID: SS- 2

Identify indoor current/historic chemical use/storage: former dry cleaner (1982-2004)/NAPA Auto Parts Store

Is heating/cooling forced air? No

Diameter of hole (inch): 5/8-inch

Thickness of slab (inches): 3

Depth from top of slab to bottom of hole (inches): 4

Vapor Probe Ambient Flow (micromanometer): 0.001 m³/h

Leak Check (Vapor Pin)

Water Dam Method. - a short section of a 2 inch PVC pipe was sealed to the floor around the sub-slab vapor probe and filled with water.

Did water maintain constant level? YES; yes = test confirms that no leaks are present in the vapor sample probe.

Leak Check (Sampling Train Shut-In Test – Suma Can Up to Vapor Pin)

Hand Pump Instrument Make: Mityvac Model MV8510

Vacuum Test (mmHg): -25 start time: 11:39 .m. end time: 11:41 .m.

Notes:

Sub-Slab Vapor Sampling Data Form

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 3/12/2021 Staff: Kyle Heimstead

Air Purging

Start time: - .m. end time: - .m.

Total volume of air during purge (ml): ~ 50

Notes:

1 cubic inch per stroke (~16.3871 milliliters) 6 strokes = 98 ml.

One purge volume is equal to: 0.83 milliliters (ml) for the Vapor Pin™, plus 5.0 ml for each inch of hole beneath the Vapor Pin™, plus 0.42 ml for each inch of tubing(using 1/4-inch OD Nylaflo, or similar) plus the internal volume of fittings or hardware in the sample train.

Ambient Air Screening

Instrument Make: HONEYWELL Model: MONITOR 3000 10.6 CV S/N: 592-916866

Last Calibrated: 3/2/21 m. Calibrated by: KH

Field zeroed and calibrated using 100 ppm isobutylene in air gas standard per manufacturers specifications Post calibration measurement of 100 isobutylene in air standard = 100.0 ppm.

Pre-sub-slab vapor sampling PID Screening measurement = 1.5 .PID Screening time = 11.34 .m.

Vapor Sampling

Type/volume/model of Canister: 6 Liter Summa Canister

Canister ID No.: 1181 Flow Controller ID No.: 2682

Sample Flow Rate: 200 milliliters per minute

Sampling start time: 1147 .m. end time: 1219 .m.

Canister Vacuum (mmHg) at start: -29 at end: -4

Indoor Temperature (°F) at start: 65 at end: 65

Outdoor Temperature (°F) at start: 46 at end: 46

Is heating or cooling on during sampling?.. HEATING

Windows/etc. open/closed during sampling? CLOSED

Notes: SS-2

Sub-Slab Vapor Sampling Data Form

Sub-Slab Prep

Identify sampling location on plot plan. Identify chemical storage areas (including cleaners), sumps, drains, other penetrations of slab, HVAC supply/return vents, and possible footings.

Identify paved vs. unpaved areas. Identify any staining, odors, visible emissions, and possible sources of volatile chemicals (smoking, barbecues, adjacent gasoline stations).

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 3/12/2021 Staff: Kyle Heimstead

Sample Location ID: SS- 3

Identify indoor current/historic chemical use/storage: former dry cleaner (1982-2004)/NAPA Auto Parts Store

Is heating/cooling forced air? No

Diameter of hole (inch): 5/8-inch

Thickness of slab (inches): 3

Depth from top of slab to bottom of hole (inches): 4

Vapor Probe Ambient Flow (micromanometer): 0.005 ~ 1/20

Leak Check (Vapor Pin)

Water Dam Method. - a short section of a 2 inch PVC pipe was sealed to the floor around the sub-slab vapor probe and filled with water.

Did water maintain constant level? YES; yes = test confirms that no leaks are present in the vapor sample probe.

Leak Check (Sampling Train Shut-In Test – Suma Can Up to Vapor Pin)

Hand Pump Instrument Make: Mityvac Model MV8510

Vacuum Test (mmHg): -25 start time: 1143 .m. end time: 1145 .m.

Notes:

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 3/12/2021 Staff: Kyle Heimstead

Air Purging

Start time: _____ .m. end time: _____ .m.

Total volume of air during purge (ml): ~ 50

Notes:

1 cubic inch per stroke (~16.3871 milliliters) 6 strokes = 98 ml.

One purge volume is equal to: 0.83 milliliters (ml) for the Vapor Pin™, plus 5.0 ml for each inch of hole beneath the Vapor Pin™, plus 0.42 ml for each inch of tubing (using 1/4-inch OD Nylaflow, or similar) plus the internal volume of fittings or hardware in the sample train.

Ambient Air Screening

Instrument Make: HONEYWELL Model: MONTRAE 3000 10.6 eV S/N: 592-916866

Last Calibrated: 3/12/21 m. Calibrated by: KH

Field zeroed and calibrated using 100 ppm isobutylene in air gas standard per manufacturers specifications Post calibration measurement of 100 isobutylene in air standard = 106.0 ppm.

Pre-sub-slab vapor sampling PID Screening measurement = ~~0.7~~ 0.7 .PID Screening time = 1136 .m.

Vapor Sampling

Type/volume/model of Canister: 6 Liter Summa Canister

Canister ID No.: 0121 Flow Controller ID No.: 2700

Sample Flow Rate: 200 milliliters per minute

Sampling start time: 1147 .m. end time: 1220 .m.

Canister Vacuum (”Hg) at start: -28 at end: -3

Indoor Temperature (°F) at start: 65 at end: 65

Outdoor Temperature (°F) at start: 46 at end: 46

heating or cooling on during sampling? HEATING

Windows/etc. open/closed during sampling? CLOSED

Notes: SS-3

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 3/12/2021 Staff: Kyle Heimstead

Air Purging

Start time: _____ .m. end time: _____ .m.

Total volume of air during purge (ml): 50

Notes:
1 cubic inch per stroke (~16.3871 milliliters) 6 strokes = 98 ml.
One purge volume is equal to: 0.83 milliliters (ml) for the Vapor Pin™, plus 5.0 ml for each inch of hole beneath the Vapor Pin™, plus 0.42 ml for each inch of tubing(using 1/4-inch OD Nylaflow, or similar) plus the internal volume of fittings or hardware in the sample train.

Ambient Air Screening

Instrument Make: HANNA Model: MINIPIAE 3000 10.6 eV S/N: 592-916806

Last Calibrated: 3/12/21 .m. Calibrated by: KH

Field zeroed and calibrated using 100 ppm isobutylene in air gas standard per manufacturers specifications Post

calibration measurement of 100 isobutylene in air standard = 100.0 ppm.

Pre-sub-slab vapor sampling PID Screening measurement = 1.4 .PID Screening time = 1021 .m.

Vapor Sampling

Type/volume/model of Canister: 6 Liter Summa Canister

Canister ID No.: 3080 Flow Controller ID No.: 1579

Sample Flow Rate: 200 milliliters per minute

Sampling start time: 1050 .m. end time: 1028 .m.

Canister Vacuum (”Hg) at start: -30 at end: -4

Indoor Temperature (°F) at start: 65 at end: 65

Outdoor Temperature (°F) at start: 44 at end: 44

Is heating or cooling on during sampling? HEATING

Windows/etc. open/closed during sampling? CLOSED

Notes: SS-4

Sub-Slab Prep

Identify sampling location on plot plan. Identify chemical storage areas (including cleaners), sumps, drains, other penetrations of slab, HVAC supply/return vents, and possible footings.

Identify paved vs. unpaved areas. Identify any staining, odors, visible emissions, and possible sources of volatile chemicals (smoking, barbecues, adjacent gasoline stations).

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 3/12/2021 Staff: Kyle Heimstead

Sample Location ID: SS-5

Identify indoor current/historic chemical use/storage: former dry cleaner (1982-2004)/NAPA Auto Parts Store

Is heating/cooling forced air? No

Diameter of hole (inch): 5/8-inch

Thickness of slab (inches): 3

Depth from top of slab to bottom of hole (inches): 4

Vapor Probe Ambient Flow (micromanometer): ~~0.010~~ -0.010

Leak Check (Vapor Pin)

Water Dam Method. - a short section of a 2 inch PVC pipe was sealed to the floor around the sub-slab vapor probe and filled with water.

Did water maintain constant level? YES; yes = test confirms that no leaks are present in the vapor sample probe.

Leak Check (Sampling Train Shut-In Test – Suma Can Up to Vapor Pin)

Hand Pump Instrument Make: Mityvac Model MV8510

Vacuum Test (mmHg): -25 start time: 919 .m. end time: 921 .m.

Notes:



Sub-Slab Vapor Sampling Data Form

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533
 Date: 3/12/2021 Staff: Kyle Heimstead

Air Purging

Start time: _____ .m. end time: _____ .m.
 Total volume of air during purge (ml): 50

Notes:
1 cubic inch per stroke (~16.3871 milliliters) 6 strokes = 98 ml.
One purge volume is equal to: 0.83 milliliters (ml) for the Vapor Pin™, plus 5.0 ml for each inch of hole beneath the Vapor Pin™, plus 0.42 ml for each inch of tubing(using 1/4-inch OD Nylaflow, or similar) plus the internal volume of fittings or hardware in the sample train.

Ambient Air Screening

Instrument Make: HONEYWELL Model: MENRAE 3000 S/N: 592-916866
 Last Calibrated: 3/12/21 m. Calibrated by: KH

Field zeroed and calibrated using 100 ppm isobutylene in air gas standard per manufacturers specifications Post calibration measurement of 100 isobutylene in air standard = 100.0 ppm.
Pre-sub-slab vapor sampling PID Screening measurement = 0.5 .PID Screening time = 920 .m.

Vapor Sampling

Type/volume/model of Canister: 6 Liter Summa Canister

Canister ID No.: 2690 0327 Flow Controller ID No.: 2841

Sample Flow Rate: 200 milliliters per minute

Sampling start time: 0925 .m. end time: 1005 .m.

Canister Vacuum (inHg) at start: -29 at end: -4

Indoor Temperature (°F) at start: 65 at end: 65

Outdoor Temperature (°F) at start: 39 at end: 39

Is heating or cooling on during sampling? HEATING

Windows/etc. open/closed during sampling? CLOSED

Notes: SS-5

Location/Address: NAPA Auto Parts (former dry cleaner) 1305 N Johns St, Dodgeville, WI 53533

Date: 3/12/2021 Staff: Kyle Heimstead

Air Purging

Start time: .m. end time: .m.

Total volume of air during purge (ml): ~ 50

Notes:
1 cubic inch per stroke (~16.3871 milliliters) 6 strokes = 98 ml.
One purge volume is equal to: 0.83 milliliters (ml) for the Vapor Pin™, plus 5.0 ml for each inch of hole beneath the Vapor Pin™, plus 0.42 ml for each inch of tubing(using 1/4-inch OD Nylaflow, or similar) plus the internal volume of fittings or hardware in the sample train.

Ambient Air Screening

Instrument Make: HANNA Model: MINTPAE 3000 10.6 eV S/N: 592-916866

Last Calibrated: 3/12/21 m. Calibrated by: KH

Field zeroed and calibrated using 100 ppm isobutylene in air gas standard per manufacturers specifications Post calibration measurement of 100 isobutylene in air standard = 100.0 ppm.

Pre-sub-slab vapor sampling PID Screening measurement = 1.0 .PID Screening time = 749 .m.

Vapor Sampling

Type/volume/model of Canister: 6 Liter Summa Canister

Canister ID No.: 3625 Flow Controller ID No.: 0907

Sample Flow Rate: 200 milliliters per minute

Sampling start time: 955 .m. end time: 1035 .m.

Canister Vacuum ("Hg) at start: -30 at end: -4

Indoor Temperature (°F) at start: 65 at end: 65

Outdoor Temperature (°F) at start: 41 at end: 41

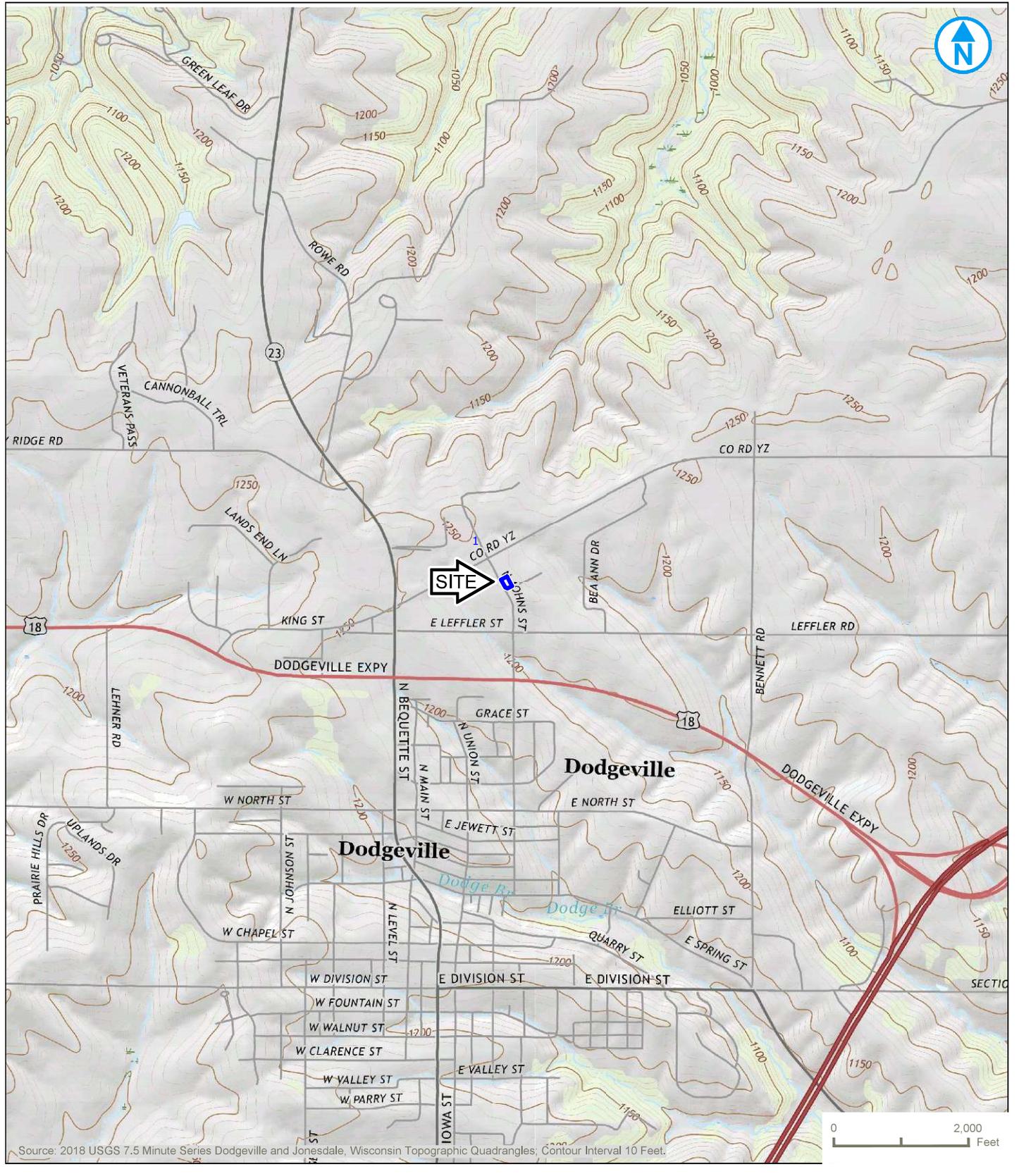
Is heating or cooling on during sampling?.. HEATING

Windows/etc. open/closed during sampling? CLOSED

Notes: SS-6

Attachment B – Maps, Figures, and Photos

Figure B.1.a – Location Map



Location Map

B.1.a.

RAMBOLL US CONSULTING, INC.
A RAMBOLL COMPANY

NAPA RETAIL STORE
1305 NORTH JOHNS STREET
DODGEVILLE, WISCONSIN 53533

Richard Mazurkiewicz

From: Fuchsteiner, Christopher J - DNR <Christopher.Fuchsteiner@wisconsin.gov>
Sent: October 7, 2022 3:36 PM
To: Richard Mazurkiewicz
Subject: RE: High Capacity Well Inquiry

You don't often get email from christopher.fuchsteiner@wisconsin.gov. [Learn why this is important](#)

We have no record of any high capacity wells within 1200 ft of that address.

We are committed to service excellence.

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

Chris Fuchsteiner

Phone: (608) 266-9264

Christopher.Fuchsteiner@wisconsin.gov

From: Richard Mazurkiewicz <RMAZURKIEWICZ@ramboll.com>
Sent: Friday, October 7, 2022 3:16 PM
To: DNR Water Use Registration <DNRWATERUSERREGISTRATION@wisconsin.gov>
Subject: High Capacity Well Inquiry

**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.**

Hello,

I am performing a municipal well survey for a WDNR site investigation. Can you tell me if there is a high-capacity well located within 1200 feet of a NAPA auto parts store located at 1305 North Johns Street, Dodgeville, Iowa County, Wisconsin?

Thanks,

Richard Mazurkiewicz

Managing Consultant

D 262.901.3502

M 414.517.8846

rmazurkiewicz@Ramboll.com

Ramboll
234 W. Florida Street
Fifth Floor
Milwaukee, WI 53204
USA
<https://ramboll.com>

Classification: Confidential

Classification: Confidential

B.1.b. Detailed Site Map



	Approximate Property Boundary
	Boring Location
	Sub-Slab Vapor Pin Location
	Underground Gas Utility
	Sanitary Sewer Utility
	Water Utility
	Underground Communication Utility
	Underground Electric Utility
	Floor Drain
	Power Pole

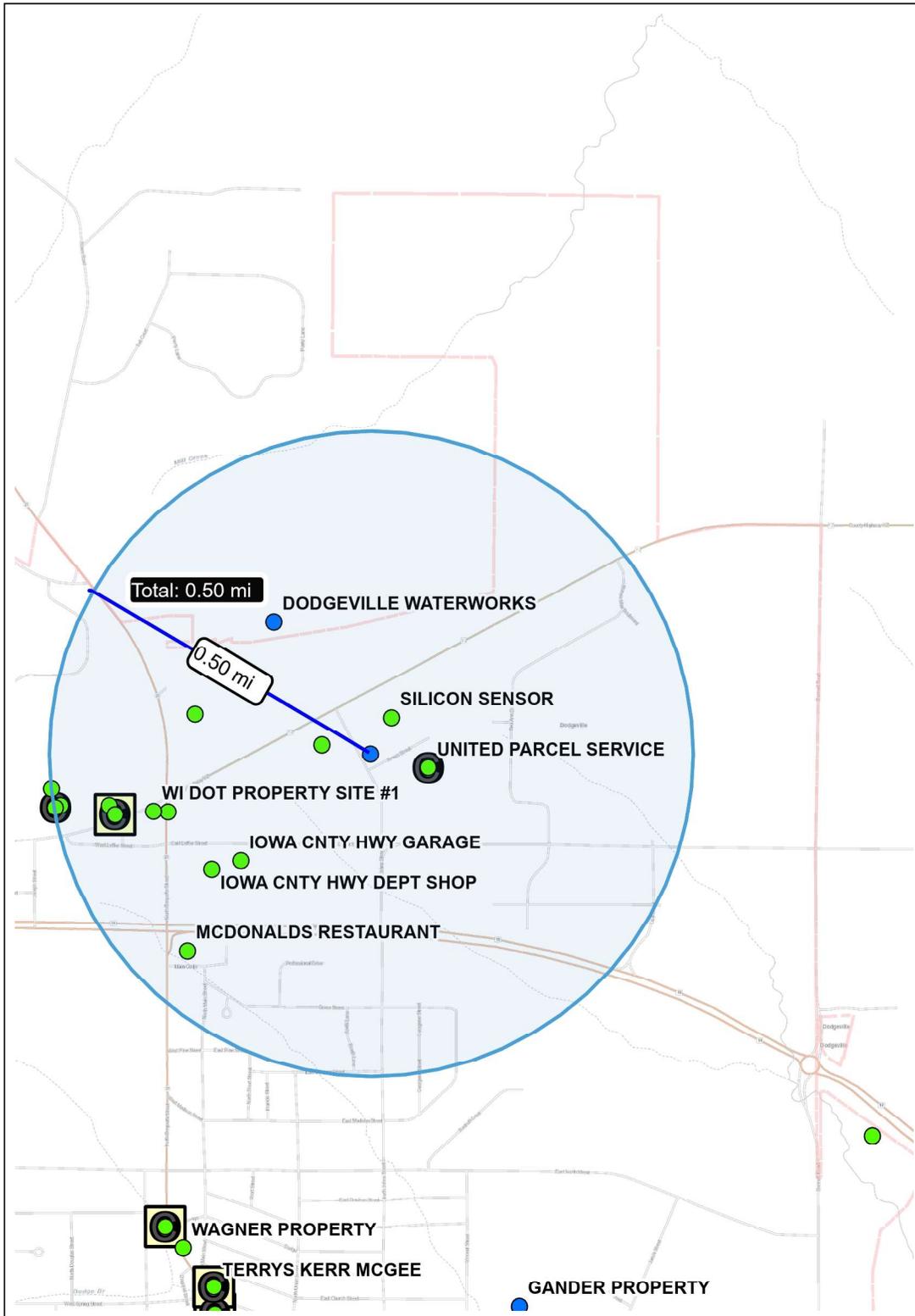


<p>Detailed Site Map Former Dry Cleaner 1305 N Johns Street Dodgeville, WI 53533</p>	
	<p>FIGURE B.1.b</p>
DRAFTED BY: rpm/hjw	DATE: 10/10/2022

B.1.c. RR Sites Map



Figure B.1.c RR Sites Map



- ### Legend
- Open Site
 - Closed Site
 - Continuing Obligations Apply
 - Impacted Another Property(ies) or Ri
 - Facility-wide Site

DODGEVILLE WATERWORKS
 BRRTS #: 0225000939
 Address: Well #7, Dodgeville
 Start Date: 01/01/1980
 Has CO?: N

SITE
RETAIL WHOLESALE STORE
 BRRTS #: 0225587099
 Address: 1305 N Johns St, Dodgeville
 Start Date: 08/28/2020
 Has CO?: N



NAD_1983_HARN_Wisconsin_TM

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made aregarding accuracy, applicability for a particular use, completelemenss, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

Note: Not all sites are mapped.

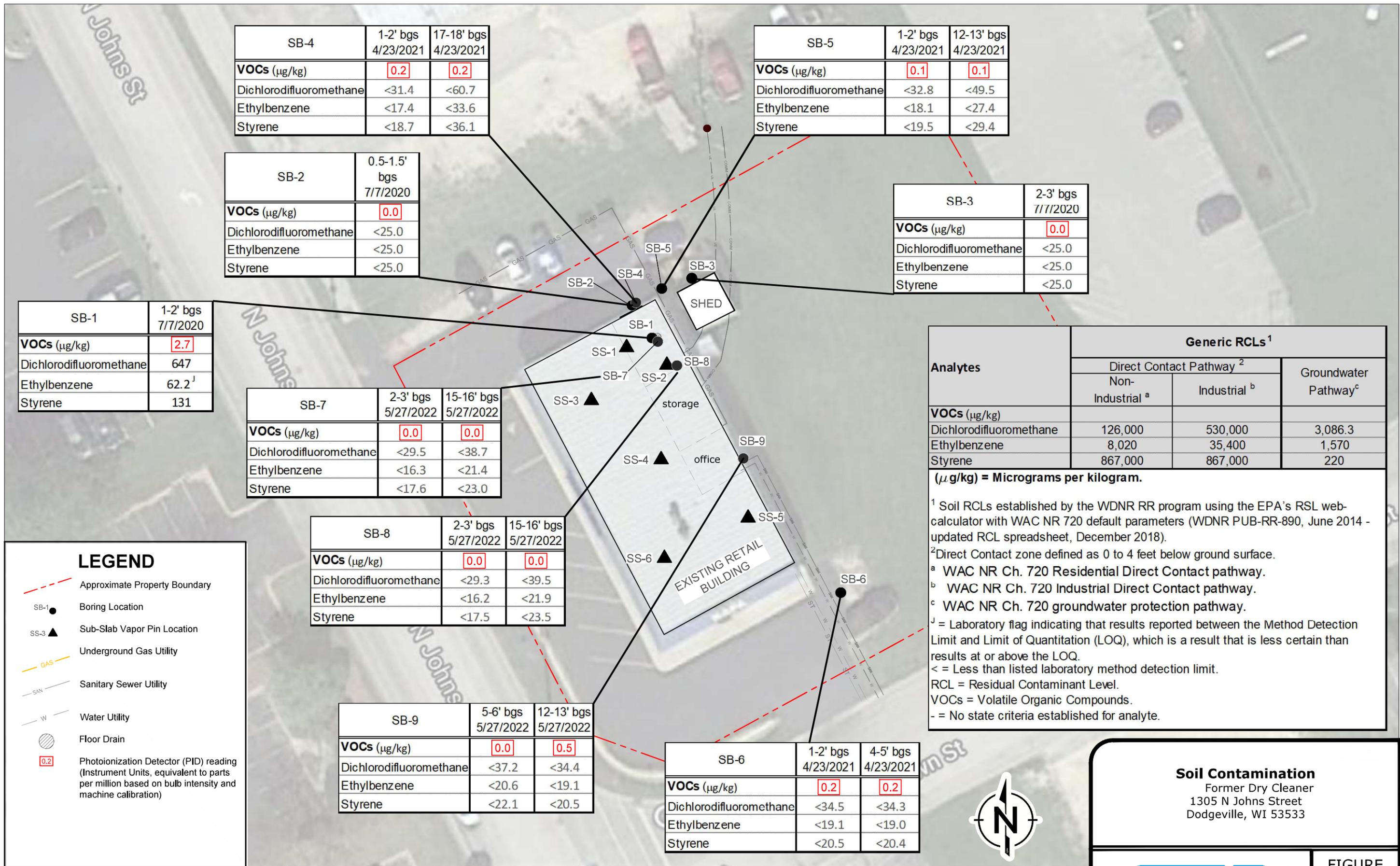
Notes

Map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.
 10/10/2022

B.2. Soil Figures

B.2.a. Soil Contamination

Ramboll's site investigation documents that there are no WAC Ch. NR 720 RCL soil exceedances on the site. Ramboll collected a total of 15 soil samples. Except for soil sample SB-1 (collected at 1 to 2 feet bgs) that was collected at the floor drain located in the northwest corner of the building), there were no analyzed VOC detections above laboratory method detection limits in soil samples collected at the site. Ethylbenzene, styrene, and DCDFM concentrations were detected in the soil sample collected from boring SB-1 but were below the WAC Ch. NR 720 RCLs.



SB-4	1-2' bgs 4/23/2021	17-18' bgs 4/23/2021
VOCs (µg/kg)	0.2	0.2
Dichlorodifluoromethane	<31.4	<60.7
Ethylbenzene	<17.4	<33.6
Styrene	<18.7	<36.1

SB-5	1-2' bgs 4/23/2021	12-13' bgs 4/23/2021
VOCs (µg/kg)	0.1	0.1
Dichlorodifluoromethane	<32.8	<49.5
Ethylbenzene	<18.1	<27.4
Styrene	<19.5	<29.4

SB-2	0.5-1.5' bgs 7/7/2020
VOCs (µg/kg)	0.0
Dichlorodifluoromethane	<25.0
Ethylbenzene	<25.0
Styrene	<25.0

SB-3	2-3' bgs 7/7/2020
VOCs (µg/kg)	0.0
Dichlorodifluoromethane	<25.0
Ethylbenzene	<25.0
Styrene	<25.0

SB-1	1-2' bgs 7/7/2020
VOCs (µg/kg)	2.7
Dichlorodifluoromethane	647
Ethylbenzene	62.2 ^J
Styrene	131

SB-7	2-3' bgs 5/27/2022	15-16' bgs 5/27/2022
VOCs (µg/kg)	0.0	0.0
Dichlorodifluoromethane	<29.5	<38.7
Ethylbenzene	<16.3	<21.4
Styrene	<17.6	<23.0

SB-8	2-3' bgs 5/27/2022	15-16' bgs 5/27/2022
VOCs (µg/kg)	0.0	0.0
Dichlorodifluoromethane	<29.3	<39.5
Ethylbenzene	<16.2	<21.9
Styrene	<17.5	<23.5

SB-9	5-6' bgs 5/27/2022	12-13' bgs 5/27/2022
VOCs (µg/kg)	0.0	0.5
Dichlorodifluoromethane	<37.2	<34.4
Ethylbenzene	<20.6	<19.1
Styrene	<22.1	<20.5

SB-6	1-2' bgs 4/23/2021	4-5' bgs 4/23/2021
VOCs (µg/kg)	0.2	0.2
Dichlorodifluoromethane	<34.5	<34.3
Ethylbenzene	<19.1	<19.0
Styrene	<20.5	<20.4

Analytes	Generic RCLs ¹		
	Direct Contact Pathway ²		Groundwater Pathway ^c
	Non-Industrial ^a	Industrial ^b	
VOCs (µg/kg)			
Dichlorodifluoromethane	126,000	530,000	3,086.3
Ethylbenzene	8,020	35,400	1,570
Styrene	867,000	867,000	220

(µg/kg) = Micrograms per kilogram.

¹ Soil RCLs established by the WDNR RR program using the EPA's RSL web-calculator with WAC NR 720 default parameters (WDNR PUB-RR-890, June 2014 - updated RCL spreadsheet, December 2018).

² Direct Contact zone defined as 0 to 4 feet below ground surface.

^a WAC NR Ch. 720 Residential Direct Contact pathway.

^b WAC NR Ch. 720 Industrial Direct Contact pathway.

^c WAC NR Ch. 720 groundwater protection pathway.

^J = Laboratory flag indicating that results reported between the Method Detection Limit and Limit of Quantitation (LOQ), which is a result that is less certain than results at or above the LOQ.

< = Less than listed laboratory method detection limit.

RCL = Residual Contaminant Level.

VOCs = Volatile Organic Compounds.

- = No state criteria established for analyte.

LEGEND

- - - Approximate Property Boundary
- SB-1 Boring Location
- ▲ SS-3 Sub-Slab Vapor Pin Location
- GAS Underground Gas Utility
- SAN Sanitary Sewer Utility
- W Water Utility
- ⊗ Floor Drain
- 0.2 Photoionization Detector (PID) reading (Instrument Units, equivalent to parts per million based on bulb intensity and machine calibration)



Soil Contamination

Former Dry Cleaner
1305 N Johns Street
Dodgeville, WI 53533

FIGURE B.2.a

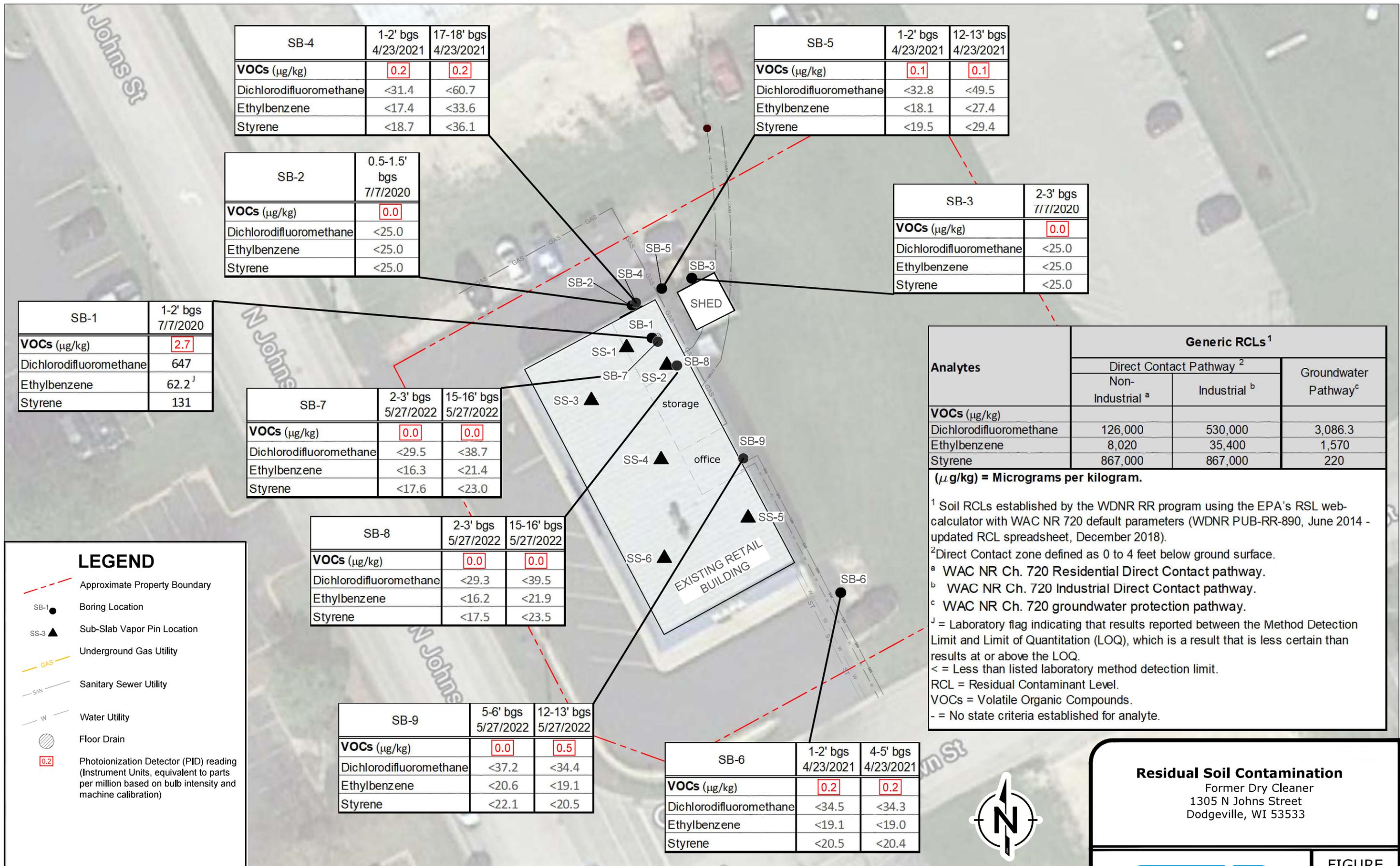
DRAFTED BY: rpm/hjw

DATE: 7/24/2022

B.2.b. Residual Soil Contamination

Not Applicable to the site. Same as the figure in Section B.2.a.

Ramboll's site investigation documents that there are no WAC Ch. NR 720 RCLs exceedances on the site. Ramboll collected a total of 15 soil samples. Except for soil sample SB-1 (collected at 1 to 2 feet bgs) that was collected at the floor drain located in the northwest corner of the building), there were no VOC detections above laboratory MDLs in soil samples collected at the site. Ethylbenzene, styrene, and DCDFM concentrations were detected in the soil sample collected from SB-1 but they were below the WAC Ch. NR 720 RCLs.



SB-4	1-2' bgs 4/23/2021	17-18' bgs 4/23/2021
VOCs (µg/kg)	0.2	0.2
Dichlorodifluoromethane	<31.4	<60.7
Ethylbenzene	<17.4	<33.6
Styrene	<18.7	<36.1

SB-5	1-2' bgs 4/23/2021	12-13' bgs 4/23/2021
VOCs (µg/kg)	0.1	0.1
Dichlorodifluoromethane	<32.8	<49.5
Ethylbenzene	<18.1	<27.4
Styrene	<19.5	<29.4

SB-2	0.5-1.5' bgs 7/7/2020
VOCs (µg/kg)	0.0
Dichlorodifluoromethane	<25.0
Ethylbenzene	<25.0
Styrene	<25.0

SB-3	2-3' bgs 7/7/2020
VOCs (µg/kg)	0.0
Dichlorodifluoromethane	<25.0
Ethylbenzene	<25.0
Styrene	<25.0

SB-1	1-2' bgs 7/7/2020
VOCs (µg/kg)	2.7
Dichlorodifluoromethane	647
Ethylbenzene	62.2 ^J
Styrene	131

SB-7	2-3' bgs 5/27/2022	15-16' bgs 5/27/2022
VOCs (µg/kg)	0.0	0.0
Dichlorodifluoromethane	<29.5	<38.7
Ethylbenzene	<16.3	<21.4
Styrene	<17.6	<23.0

SB-8	2-3' bgs 5/27/2022	15-16' bgs 5/27/2022
VOCs (µg/kg)	0.0	0.0
Dichlorodifluoromethane	<29.3	<39.5
Ethylbenzene	<16.2	<21.9
Styrene	<17.5	<23.5

SB-9	5-6' bgs 5/27/2022	12-13' bgs 5/27/2022
VOCs (µg/kg)	0.0	0.5
Dichlorodifluoromethane	<37.2	<34.4
Ethylbenzene	<20.6	<19.1
Styrene	<22.1	<20.5

SB-6	1-2' bgs 4/23/2021	4-5' bgs 4/23/2021
VOCs (µg/kg)	0.2	0.2
Dichlorodifluoromethane	<34.5	<34.3
Ethylbenzene	<19.1	<19.0
Styrene	<20.5	<20.4

Analytes	Generic RCLs ¹		
	Direct Contact Pathway ²		Groundwater Pathway ^c
	Non-Industrial ^a	Industrial ^b	
VOCs (µg/kg)			
Dichlorodifluoromethane	126,000	530,000	3,086.3
Ethylbenzene	8,020	35,400	1,570
Styrene	867,000	867,000	220

(µg/kg) = Micrograms per kilogram.

¹ Soil RCLs established by the WDNR RR program using the EPA's RSL web-calculator with WAC NR 720 default parameters (WDNR PUB-RR-890, June 2014 - updated RCL spreadsheet, December 2018).

² Direct Contact zone defined as 0 to 4 feet below ground surface.

^a WAC NR Ch. 720 Residential Direct Contact pathway.

^b WAC NR Ch. 720 Industrial Direct Contact pathway.

^c WAC NR Ch. 720 groundwater protection pathway.

^J = Laboratory flag indicating that results reported between the Method Detection Limit and Limit of Quantitation (LOQ), which is a result that is less certain than results at or above the LOQ.

< = Less than listed laboratory method detection limit.

RCL = Residual Contaminant Level.

VOCs = Volatile Organic Compounds.

- = No state criteria established for analyte.

LEGEND

- - - Approximate Property Boundary
- SB-1 Boring Location
- ▲ SS-3 Sub-Slab Vapor Pin Location
- GAS Underground Gas Utility
- SAN Sanitary Sewer Utility
- W Water Utility
- ⊗ Floor Drain
- 0.2 Photoionization Detector (PID) reading (Instrument Units, equivalent to parts per million based on bulb intensity and machine calibration)



Residual Soil Contamination
Former Dry Cleaner
1305 N Johns Street
Dodgeville, WI 53533

RAMBOLL

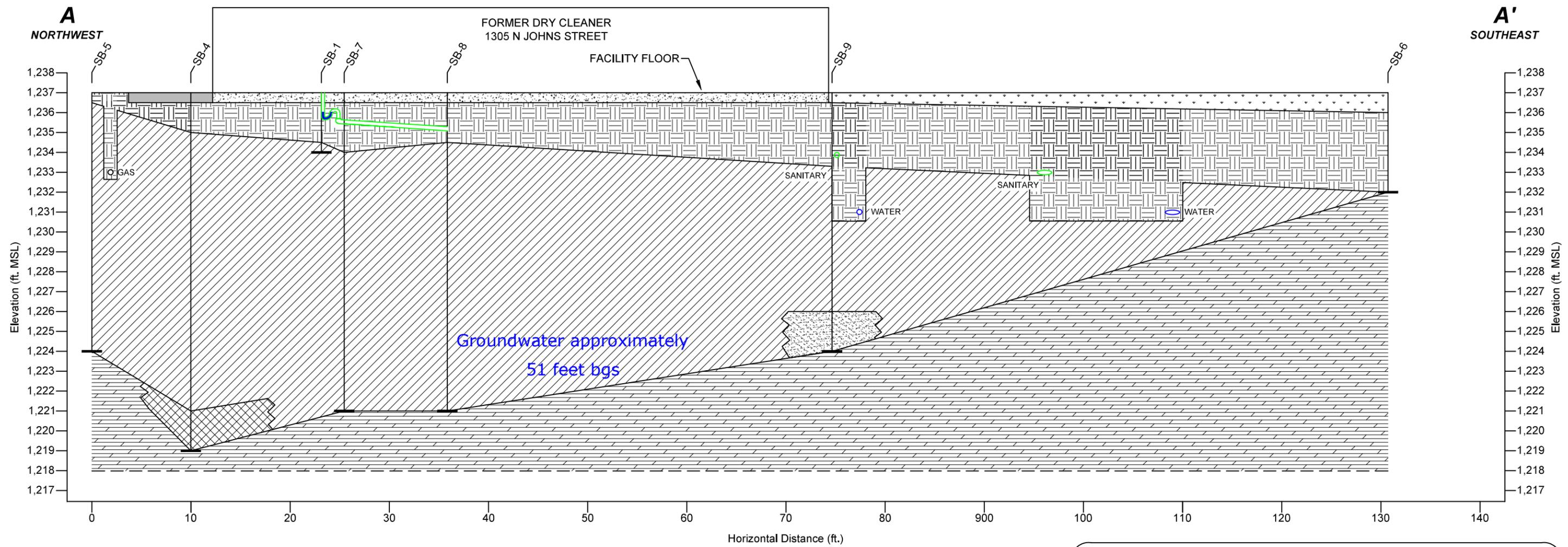
DRAFTED BY: rpm/hjw DATE: 7/24/2022

FIGURE B.2.b

B.3. Groundwater Figures

B.3.a. Geologic Cross-Section Figure

The surficial material at the site consists of asphalt, concrete, and fill (topsoil, loose silty sand, silty clay, and clayey silt with variable amounts of sand, gravel, and organic material) ranging from 0.5 to 2.5 feet thick except at the locations of deeper utilities, where the fill is up to 7.5 feet thick. A blue foam insulation board was observed beneath the concrete building slab in at least three locations (SB-1, SB-7, and SB-8). A thin mantle of loess (primarily silty clay with traces of sand) is present beneath the fill material at most locations. Where the loess is not present, the fill material directly overlies the bedrock. Limestone bedrock was encountered at depths between 3 feet (SB-2) and 18 feet bgs (SB-4). A layer of gravelly sand was noted overlying the bedrock at SB-9, which may represent an interval of weathered bedrock. There were no significant PID readings or organoleptic field evidence of contamination encountered during the soil investigations. The highest PID measurements were measured in the soil sample collected from 1 to 2 feet bgs in boring SB-1 (collected adjacent to the drain in the former dry-cleaning room), which ranged from 2.7 to 3.1 IU. No groundwater was observed in any of the borings. A geological cross-section illustrating the subsurface features at the site is provided in Figure B.3.a.



- | | | | | | |
|--|-------------------|--|-------------------|--|----------------|
| | SAMPLE LOCATION | | ASPHALT | | GRAVELLY SAND |
| | END OF BORING | | FILL | | SANITARY SEWER |
| | LITHOLOGY CONTACT | | SILTY CLAY | | WATER LINE |
| | TOPSOIL | | CLAY | | |
| | CONCRETE | | LIMESTONE BEDROCK | | |

Geologic Cross-Section Figure

FIGURE B.3.a

FORMER DRY CLEANER
1305 N JOHNS STREET
DODGEVILLE, WI 53533

RAMBOLL US CONSULTING, INC.
A RAMBOLL COMPANY



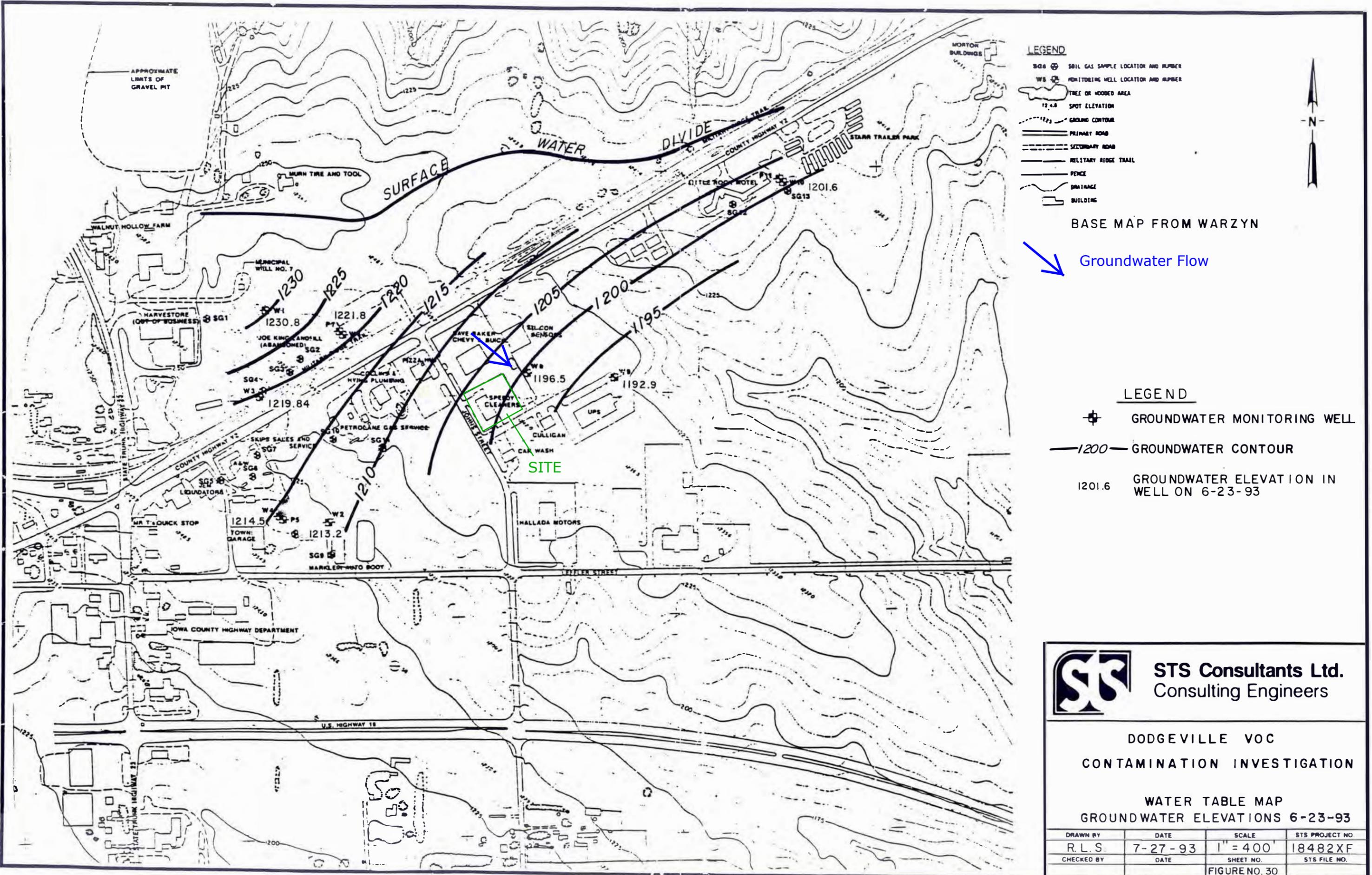
B.3.b. Groundwater Isoconcentration

Map not included. Groundwater was not collected as part of this investigation. The installation of groundwater monitoring wells at the site would not specifically identify PCE impacts in groundwater from the site due to the already existing historical groundwater impacts in the area of the site. In addition, all of the soil analyses that were collected at the native soil/bedrock interface at the site at depths ranging from 4 to 5 feet (SB-6), 12 to 13 feet (SB-5 and SB-9), 15 to 16 feet (SB- 8), 17 to 18 feet (SB-4), document that any potential VOC impacts at the site are vertically delineated above the groundwater table, which is approximately 51 feet bgs in bedrock.

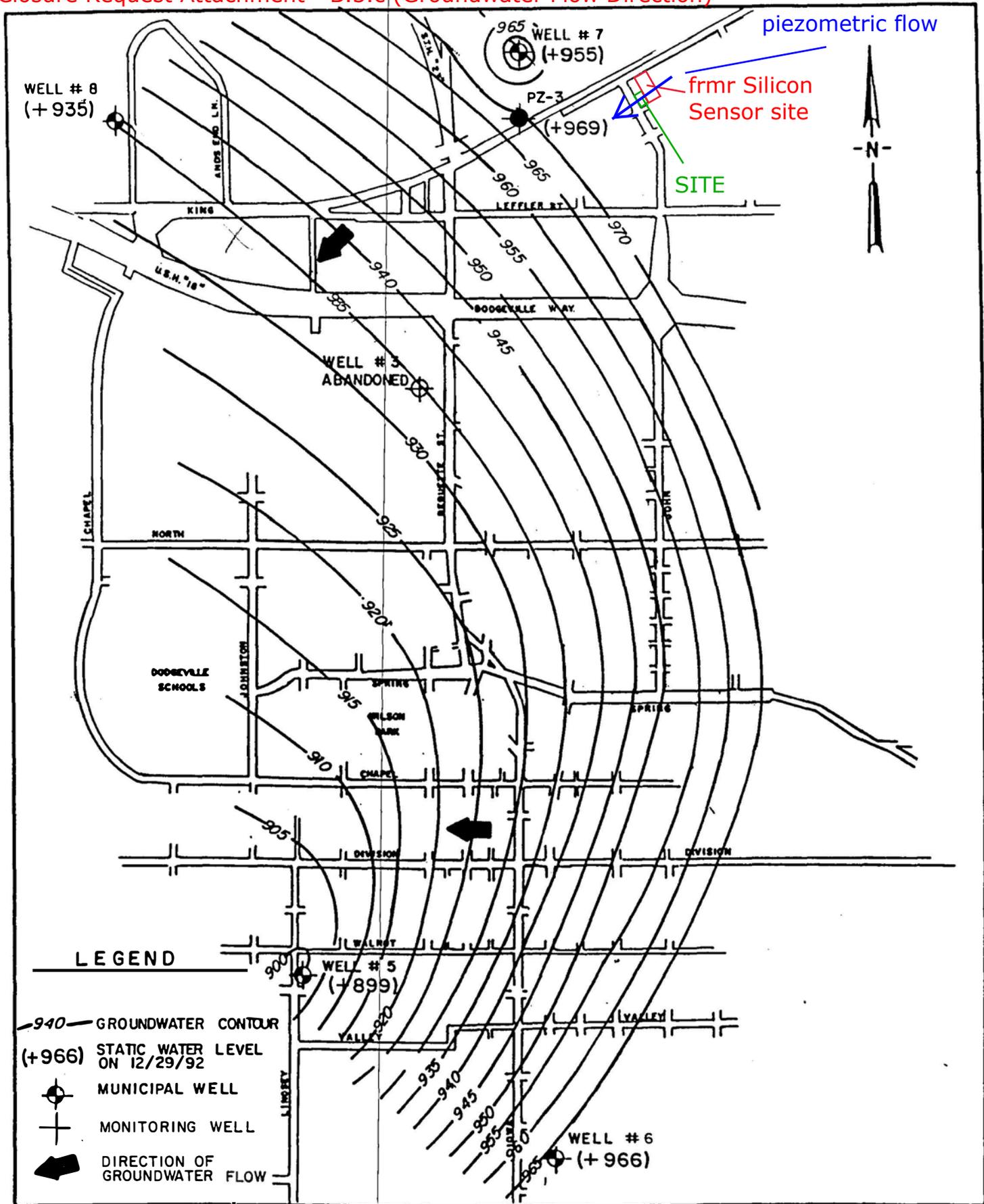
Figure B.3.c – Groundwater Flow Direction

See attached maps provided by reports obtained on the DNR BRRTS online website (<https://dnr.wi.gov/botw/SetUpBasicSearchForm.do>).

According to historic groundwater investigations conducted at the former Silicon Sensors property, groundwater in the vicinity of the site is present within the Galena-Platteville bedrock at a depth of approximately 51 feet. Groundwater flow in the shallow Galena-Platteville bedrock is towards the southeast and in the deeper Prairie du Chien formation is to the southwest in the vicinity of the site.



BRUNING 521884



PROJECT/CLIENT
**DODGEVILLE VOC
CONTAMINATION INVESTIGATION
PAIRIE du CHIEN PIEZOMETRIC SURFACE
AND STATIC WATER LEVELS 12/92**

DRAWN BY	D. T. B.
CHECKED BY	
APPROVED BY	
SCALE 1" = 400'	FIGURE NO. 28
STS DRAWING NO. 18482 XF	

Wisconsin Department of Natural Resources
STS Project No. 18482XF
February 12, 1992

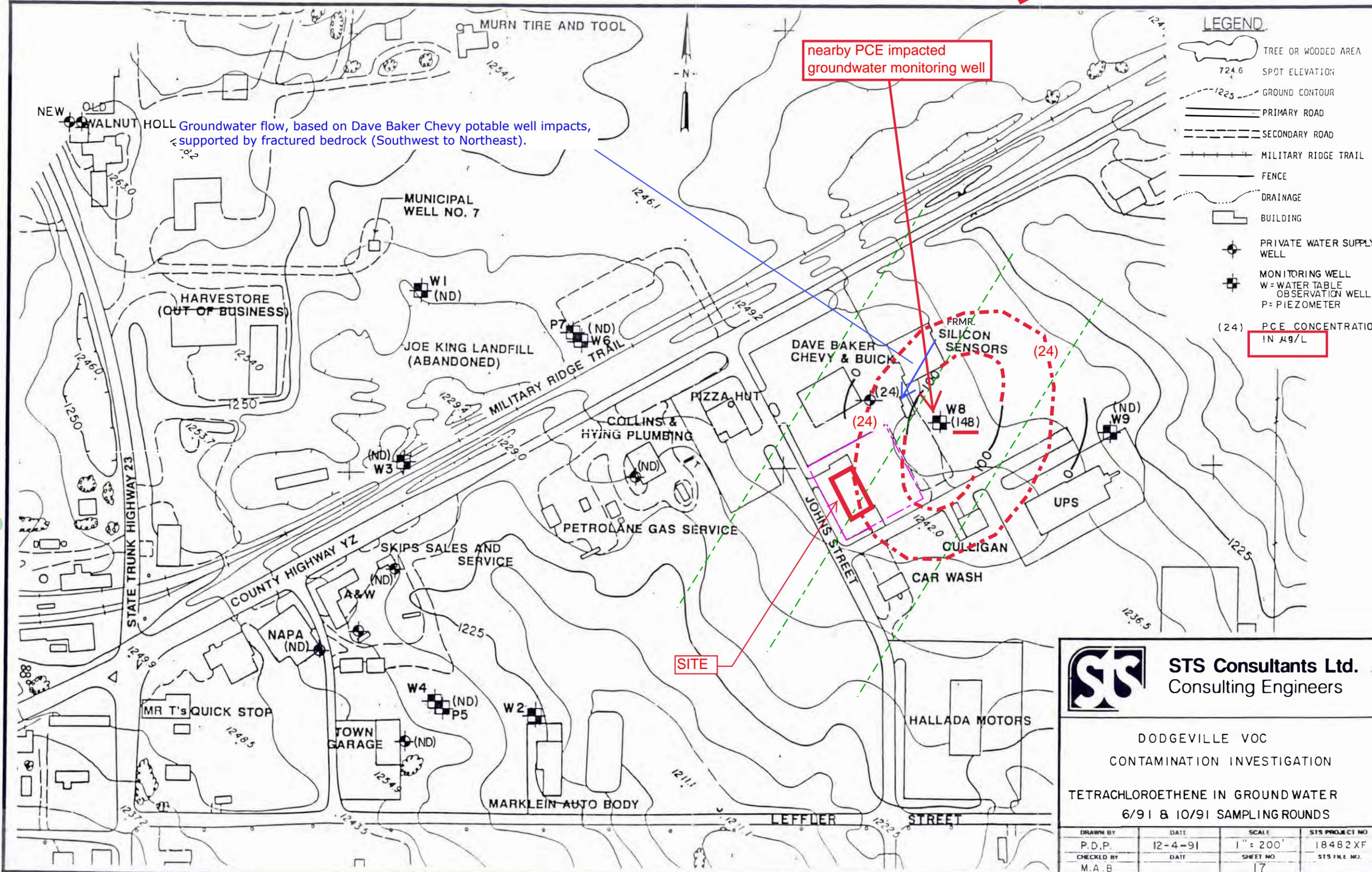
In general, the dominant axes for the resistivity ellipses are oriented approximately north-south and just west of north-south. Other resistivity ellipse alignments occur at approximate orientations of N50E and N90E. Table 1 summarizes the interpreted major and minor AR ellipse alignments for each survey set-up.

It is not clear why the principal alignment of the north survey area 8 meter A-spacing differs so dramatically in comparison with the other survey results. In general, the low variation in resistivity levels and the shallower sensing would appear to reduce the credibility of the data for the shorter A-spacing (4m and 8m) from both survey areas.

Dominant regional fracture alignments are reported to be approximately northwest-southeast and northeast-southwest (Heyl and others, 1959). The AR data only partially correspond to the reported regional joint alignments. However, site specific fracture patterns can differ from regional trends.

The resistivity sounding data (Figures 12 and 13) illustrate steadily increasing resistivities with increasing A-spacing. An interpretation of the data from both survey areas would appear to show a slightly deeper overburden or weathered zone in the North Survey Area. The resistivity low apparent on the North Survey Area surrounding curve may indicate a perched water table, wetter conditions or more clayey materials directly above bedrock.

Observational errors were generally below 1%. Lateral and offset errors generally ranged between 5% and 20%, although larger errors were observed for some survey line orientations and/or A-spacings. The lateral and offset errors tended to be larger and more variable at the South Survey Area. This effect may be caused by variations in thickness and types of the fill materials which are reportedly present throughout the South Survey Area.



LEGEND

- TREE OR WOODED AREA
- 724.6 SPOT ELEVATION
- 1225 GROUND CONTOUR
- PRIMARY ROAD
- SECONDARY ROAD
- MILITARY RIDGE TRAIL
- FENCE
- DRAINAGE
- BUILDING
- PRIVATE WATER SUPPLY WELL
- MONITORING WELL
W = WATER TABLE
OBSERVATION WELL
P = PIEZOMETER
- (24) PCE CONCENTRATION IN µg/L

STS STS Consultants Ltd.
Consulting Engineers

DODGEVILLE VOC
CONTAMINATION INVESTIGATION
TETRACHLOROETHENE IN GROUND WATER
6/91 & 10/91 SAMPLING ROUNDS

DRAWN BY P.D.P.	DATE 12-4-91	SCALE 1" = 200'	STS PROJECT NO. 18482XF
CHECKED BY M.A.B.	DATE	SHEET NO. 17	STS FILE NO.

BRUNING 521864

TABLE 5
Vertical Hydraulic Gradients
(1991)

<u>Well Nest</u>	<u>Date</u>	<u>Head Diff. (feet)</u>	<u>Average Between Filter Packs (feet)</u>	<u>Minimum Length Between Filter Packs (feet)</u>	<u>Average Gradient (ft/ft)</u>	<u>Maximum Gradient (ft/ft)</u>
W4/P5	6/91	-0.81	34.9	23.6	-0.02	-0.03
	11/91	-1.17	34.9	23.6	-0.03	-0.05
W6/P7	6/91	-15.20	36.9	25.5	-0.40	-0.60
	11/91	-11.60	36.9	25.5	-0.31	-0.45
W10/P11	6/91	-0.59	30.7	24.4	-0.02	-0.02
	11/91	-1.03	30.7	24.4	-0.03	-0.04

Note:

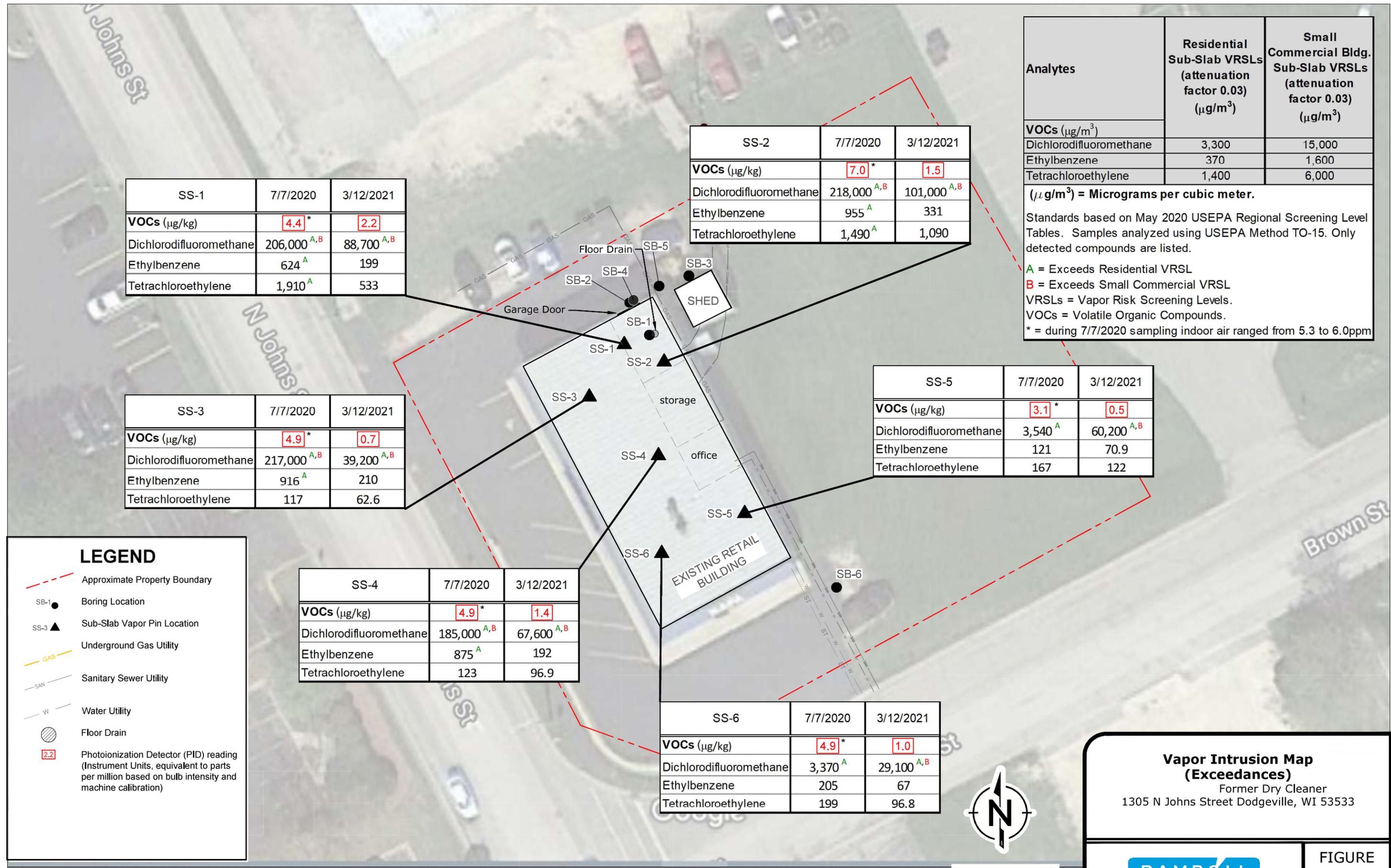
Negative sign indicates downward gradient.

Figure B.3.d – Monitoring Wells

Map not included. No groundwater monitoring wells were installed as part of this investigation. The installation of groundwater monitoring wells at the site would not specifically identify PCE impacts in groundwater originating from the site due to the already existing historical groundwater impacts in the area of the site.

B.4. Vapor Maps and Other Media

Figure B.4.a – Vapor Intrusion Map



SS-1	7/7/2020	3/12/2021
VOCs (µg/kg)	4.4*	2.2
Dichlorodifluoromethane	206,000 ^{A,B}	88,700 ^{A,B}
Ethylbenzene	624 ^A	199
Tetrachloroethylene	1,910 ^A	533

SS-2	7/7/2020	3/12/2021
VOCs (µg/kg)	7.0*	1.5
Dichlorodifluoromethane	218,000 ^{A,B}	101,000 ^{A,B}
Ethylbenzene	955 ^A	331
Tetrachloroethylene	1,490 ^A	1,090

SS-3	7/7/2020	3/12/2021
VOCs (µg/kg)	4.9*	0.7
Dichlorodifluoromethane	217,000 ^{A,B}	39,200 ^{A,B}
Ethylbenzene	916 ^A	210
Tetrachloroethylene	117	62.6

SS-5	7/7/2020	3/12/2021
VOCs (µg/kg)	3.1*	0.5
Dichlorodifluoromethane	3,540 ^A	60,200 ^{A,B}
Ethylbenzene	121	70.9
Tetrachloroethylene	167	122

SS-4	7/7/2020	3/12/2021
VOCs (µg/kg)	4.9*	1.4
Dichlorodifluoromethane	185,000 ^{A,B}	67,600 ^{A,B}
Ethylbenzene	875 ^A	192
Tetrachloroethylene	123	96.9

SS-6	7/7/2020	3/12/2021
VOCs (µg/kg)	4.9*	1.0
Dichlorodifluoromethane	3,370 ^A	29,100 ^{A,B}
Ethylbenzene	205	67
Tetrachloroethylene	199	96.8

Analytes	Residential Sub-Slab VRSLs (attenuation factor 0.03) (µg/m ³)	Small Commercial Bldg. Sub-Slab VRSLs (attenuation factor 0.03) (µg/m ³)
	VOCs (µg/m³)	
Dichlorodifluoromethane	3,300	15,000
Ethylbenzene	370	1,600
Tetrachloroethylene	1,400	6,000

(µg/m³) = Micrograms per cubic meter.
Standards based on May 2020 USEPA Regional Screening Level Tables. Samples analyzed using USEPA Method TO-15. Only detected compounds are listed.
A = Exceeds Residential VRSL
B = Exceeds Small Commercial VRSL
VRSLs = Vapor Risk Screening Levels.
VOCs = Volatile Organic Compounds.
* = during 7/7/2020 sampling indoor air ranged from 5.3 to 6.0ppm

LEGEND

- - - Approximate Property Boundary
- SB-1 Boring Location
- ▲ SS-3 Sub-Slab Vapor Pin Location
- GAS Underground Gas Utility
- SAN Sanitary Sewer Utility
- W Water Utility
- Floor Drain
- 2.2 Photoionization Detector (PID) reading (Instrument Units, equivalent to parts per million based on bulb intensity and machine calibration)

Vapor Intrusion Map (Exceedances)
Former Dry Cleaner
1305 N Johns Street Dodgeville, WI 53533

RAMBOLL

FIGURE B.4.a

DRAFTED BY: rpm/hjw DATE: 10/10/2022



Figure B.4.b – Other media of concern (e.g., sediment or surface water)

Not Applicable. Surface water and/or sediment were not identified on or adjacent to the site.

Figure B.4.c – Other

Not Applicable.

B.5 Structural Impediment Photos

Not Applicable. Structural Impediment photos are not required as there is no structural impediment Continuing Obligation.

Attachment C – Documentation of Remedial Action

C.1 - Site investigation documentation

The six sub-slab soil vapor sampling points (SS-1 through SS-6) were properly abandoned on October 14, 2022. The vapor pins were abandoned by completely removing the brass pins and silicone gaskets from the holes, filling the holes to approximately 4-inches below the surface with 3/8-inch chipped bentonite swelling clay, and patching the surface with vinyl patch concrete mix. The concrete surface patch was smoothed out flush with the surrounding surface.

Two covered plastic 5-gallon buckets filled with soil cuttings were properly disposed of by Waste Management, Inc. on December 5, 2022. The waste disposal documentation is attached.

All other site investigation activities were reported in Ramboll's August 15, 2022, Revised Site Investigation Report.

C.2 - Investigative waste

Not applicable. No remedial action was utilized as a part of this site investigation.

C.3. RCL methodology

Not applicable, no site-specific RCLs have been used for the site.

C.4. Construction documentation

Not Applicable. No construction designs (active systems or passive) were implemented during the site investigation activities.

C.5. Decommissioning of Remedial Systems

Not Applicable. No construction designs (active systems or passive) were implemented during the site investigation activities.

C.6. Other

Not Applicable. No construction designs (active systems or passive) were implemented during the site investigation activities.

Attachment D – Maintenance Plan(s) and Photographs

Not Applicable. No maintenance plan is required for case closure.

Attachment E – Monitoring Well Information

Not Applicable. No WAC Ch. NR 141 groundwater monitoring wells were installed as part of this site investigation.

Attachment F – Source Legal Documents

F.1. Deed

Document Number

WARRANTY DEED

This Deed, made between Charles E. King and DeAnn A. King, husband and wife,

Grantor, and Trace - Mitchell Real Estate, LLC, a Wisconsin Limited Liability Company,

Grantee. Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Iowa County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):

See Attached Exhibit "A"

Recording Area

Name and Return Address

Attorney Timothy B. McKinley
McKINLEY LAW OFFICES
201 N. Iowa Street
Dodgeville, WI 53533

25216.1312 & 1313

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, and real estate taxes for the year 2004, and thereafter,

Dated this 3rd day of June, 2004.

*
* (Signature lines)

Charles E. King
* Charles E. King
DeAnn A. King
* DeAnn A. King

AUTHENTICATION

Signature(s) of Charles E. King and DeAnn A. King authenticated this 3rd day of June, 2004

Dean J. Keyes
* Dean J. Keyes

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Dean J. Keyes
Mineral Point, Wisconsin

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
County.)

Personally came before me this ___ day of ___ the above named

to me known to be the person ___ who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: ___)

*Names of persons signing in any capacity must be typed or printed below their signature.

Parcel I:

Lot 15 of Block 2, Brown's Subdivision, City of Dodgeville, Iowa County, Wisconsin.

Parcel II:

Lot 16 of Block 2, Brown's Subdivision, City of Dodgeville, Iowa County, Wisconsin, except that part of said Lot 16 described as beginning at the SW corner of said Lot 16, thence N 28°57'08" W, along the easterly right-of-way line of Johns Street, 32.25 feet; thence S 68°33'20" E, 41.85 feet; thence S 61°02'52" W, along the southerly right-of-way line of Brown Street 26.68 feet to the point of beginning.

F.2. Certified Survey Map

F.3. Verification of Zoning

DODGEVILLE

=====*At the heart of it all!*=====

CHAPTER 17 - ZONING

[click here to find
zoning code B-H](#)

CITY OF DODGEVILLE, WI
ADOPTED: SEPTEMBER 2021

**CITY OF DODGEVILLE
CHAPTER 17 - ZONING CODE**

- 17.01 AUTHORITY.**
- 17.02 SHORT TITLE.**
- 17.03 PURPOSE.**
- 17.04 INTENT.**
- 17.05 ABROGATION AND GREATER RESTRICTIONS.**
- 17.06 INTERPRETATION.**
- 17.07 DEFINITIONS.**
- 17.08 GENERAL PROVISIONS.**
- 17.09 HEIGHT AND AREA EXCEPTIONS.**
- 17.10 NONCONFORMING USES, STRUCTURES AND LOTS.**
- 17.11 COMMUNITY LIVING ARRANGEMENTS; FAMILY CHILD CARE HOMES.**
- 17.12 ZONING DISTRICTS.**
- 17.13 R-1 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT.**
- 17.14 R-M MULTI-FAMILY RESIDENTIAL DISTRICT.**
- 17.145 MU MIXED USE DISTRICT**
- 17.15 M-H MANUFACTURED AND MOBILE HOME COMMUNITY DISTRICT.**
- 17.16 B-C CENTRAL BUSINESS DISTRICT.**
- 17.17 B-N NEIGHBORHOOD BUSINESS DISTRICT.**
- 17.18 B-H GENERAL HIGHWAY BUSINESS DISTRICT.**
- 17.19 M-L LIMITED INDUSTRIAL DISTRICT.**
- 17.20 M-G GENERAL INDUSTRIAL DISTRICT.**
- 17.21 A-G AGRICULTURAL DISTRICT.**
- 17.22 PUD PLANNED UNIT DEVELOPMENT DISTRICT.**
- 17.23 GROUNDWATER PROTECTION OVERLAY DISTRICT; WELLHEAD PROTECTION.**
- 17.24 CONDITIONAL USES.**
- 17.25 SOLAR ENERGY SYSTEMS & ACCESS.**
- 17.26 TRAFFIC, PARKING AND ACCESS.**
- 17.27 FENCING STANDARDS.**
- 17.28 OUTDOOR LIGHTING.**
- 17.29 DESIGN REVIEW.**
- 17.30 SIGNS AND BILLBOARDS.**
- 17.31 ZONING PERMIT REQUIRED.**
- 17.32 CERTIFICATE OF OCCUPANCY.**
- 17.33 BOARD OF ZONING APPEALS.**
- 17.34 CHANGES AND AMENDMENTS.**
- 17.35 ENFORCEMENT.**
- 17.36 VIOLATION AND PENALTIES.**

17.01 AUTHORITY. These regulations are adopted under the authority granted by §62.23(7), Wis. Stats.

17.02 SHORT TITLE. This chapter shall be known as, referred to or cited as the "Zoning Code, City of Dodgeville, Wisconsin."

17.03 PURPOSE. The purpose of this chapter is to promote the health, safety, morals, prosperity, aesthetics and general welfare of the City.

17.04 INTENT. It is the general intent of this chapter to regulate and restrict the use of all structures, lands and waters; regulate and restrict lot coverage, population distribution and density, and the size and location of all structures so as to lessen congestion in and promote the safety and efficiency of the streets and highways; secure safety from fire, flooding, panic and other dangers; provide adequate light, air, sanitation and drainage; prevent overcrowding; avoid undue population concentration; facilitate the adequate provision of public facilities and utilities; stabilize and protect property values; further the appropriate use of land and conservation of natural resources; preserve and promote the beauty of the City; and implement the City comprehensive plan or plan components. It is further intended to provide for the administration and enforcement of this chapter and to provide penalties for its violation.

17.05 ABROGATION AND GREATER RESTRICTIONS. It is not intended by this chapter to repeal, abrogate, annul, impair or interfere with any existing easements, covenants, deed restrictions, agreements, ordinances, rules, regulations or permits previously adopted or issued pursuant to law. However, wherever this chapter imposes greater restrictions, the provisions of this chapter shall govern.

17.06 INTERPRETATION. In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements and shall be liberally construed in favor of the City and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.

17.07 DEFINITIONS. For the purpose of this chapter, the following definitions shall be used:

(1) **ABUTTING.** Having a common property line or district line.

(2) **ACCESSORY BUILDING.** A building or portion of a building subordinate to the principal building and used for a purpose customarily incidental to the permitted use of the principal building or the use of the lot. When an accessory building is a part of the principal building or is substantially attached thereto, the side yard and rear yard requirements of the principal building shall be applied to the accessory building.

(3) **ALLEY.** A street or thoroughfare less than 21 feet wide and affording only secondary access to abutting property.

- (4) APARTMENT. A portion of a multiple dwelling used as a separate housing unit and having cooking facilities and a private bath.
- (5) APARTMENT HOUSE. See DWELLING, MULTI-FAMILY.
- (6) BASEMENT. A story, as defined in sub. (42) below, partly underground which, if occupied for living purposes, shall be counted as a story for purposes of height measurement.
- (7) BOARDING HOUSE. A building other than a hotel where lodging and meals are furnished for compensation for 3 or more persons not members of a family.
- (8) BUILDING. Any structure use, designed or intended for the protection, shelter, enclosure or support of persons, animals or property. When a building is divided into separate parts by unpierced walls extending from the ground up, each part shall be deemed a separate building.
- (9) BUILDING, ALTERATION OF. Any change or re-arrangement of the supporting members, such as bearing walls, beams, columns or girders, of a building; an addition to a building; or movement of a building from one location to another.
- (10) BUILDING, HEIGHT OF. The vertical distance from the average curb level in front of the lot or the finished grade at the building line, whichever is higher, to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average height of the highest gable of a gambrel, hip or pitch roof.
- (11) CAMPING TRAILER. A nonself-propelled travel/recreational-type vehicle designed for temporary or vacation-type camping accommodations.
- (12) CERTIFICATE OF DESIGN APPROVAL. A written statement issued by the Design Review Board stating that a proposed project meets the design conditions of sec. 17.29 of this Code.
- (13) CERTIFICATE OF OCCUPANCY. A written statement issued by the Building Inspector which permits the use of a building or lot or a portion of a building or lot and which certifies compliance with the provisions of this chapter for the specified use and occupancy.
- (14) DWELLING. (a) One-Family. A detached building designed for or occupied exclusively by one family.
- (b) Two-Family. A detached or semi-detached building designed for and occupied exclusively by 2 families.
- (c) Multi-Family. A building or portion thereof designed for and occupied by more than 2 families, including tenement houses, row houses, apartment houses and

hotels.

(15) DWELLING UNIT. A separate housekeeping unit, designed and used for occupancy by a single family.

(16) FAMILY. Any number of persons related by blood, adoption or marriage, or not to exceed 2 persons not so related, living together in one dwelling as a single housekeeping entity. For purposes of this definition domestic partnership arrangements are also deemed "related."

(17) FLOOR AREA. (a) For residential uses, the gross horizontal area of the floor of a dwelling unit, exclusive of porches, balconies, garages and basements, measured from the exterior faces of the exterior walls or from the center lines of walls or partitions separating dwelling units.

(b) For uses other than residential, the area measured from the exterior faces of the exterior walls, or from the center line of walls or partitions separating such uses, including all floors, lofts, balconies, mezzanines, cellars, basements and similar areas devoted to such uses.

(18) FRONTAGE. All the property abutting on one side of a street between 2 intersecting streets or all of the property abutting on one side of a street between an intersecting street and the dead end of a street.

(19) GARAGE. (a) Private. An accessory detached building or space for storage.

(b) Public. Any building or premises, other than a private or a storage garage, where motor-driven vehicles are equipped, repaired, serviced, hired, sold or stored.

(c) Storage. Any building or premises used for the storage only of motor-driven vehicles, pursuant to previous arrangements and not to transients, and where no equipment, parts, fuel, grease or oil is sold. No commercial motor vehicle exceeding 2 tons capacity shall be stored in any storage garage.

(20) HOME OCCUPATION. A gainful occupation or activity, whether for gain or not for gain, conducted by members of the family only within their place of residence; provided that no article is sold or offered for sale on the premises except such as is produced by such occupations, that no stock in trade is kept or sold, that no mechanical equipment is used other than such as is permissible for purely domestic purposes, that no sign other than one unlighted name plate not more than one foot square is installed and that no person other than a member of the immediate family living on the premises is employed. Outdoor storage of raw materials or finished products is not allowed.

(21) HOTEL. A building in which lodging, with or without meals, is offered to transient guests for compensation and in which there are more than 5 sleeping rooms with no

cooking facilities in any individual room or apartment.

(22) LODGING HOUSE. A building other than a hotel where lodging only is provided for compensation for not more than 3 persons not members of the family.

(23) LOT. A parcel of land having a width and depth sufficient to provide the space necessary for one principal building and its accessory building, together with the open spaces required by this chapter and abutting on a public street or officially approved place. See Figure 1 in Appendix.

(24) LOT, CORNER. A lot abutting on 2 or more dedicated and accepted streets at their intersections, provided that the interior angle of such intersection is less than 135°.

(25) LOT DEPTH. The mean horizontal distance between the front and rear lot lines.

(26) LOT, INTERIOR. A lot other than a corner lot.

(27) LOT LINES. The lines bounding a lot as defined herein.

(28) LOT, THROUGH. An interior lot having frontage on 2 nonintersecting streets.

(29) MANUFACTURED AND MOBILE HOME COMMUNITY. Any plot or plots of ground upon which three (3) or more manufactured homes or mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation.

(30) MANUFACTURED HOME. Any of the following, including any additions, attachments, annexes, foundations, and appurtenances:

(a) a structure that is designed to be used as a dwelling with or without a permanent foundation and that is certified by the federal department of housing and urban development as complying with the standards established under 42 USC 5401 to 5425.

(b) A mobile home, unless a mobile home is specifically excluded under the applicable statute.

(31) MOBILE HOME. A vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid uncollapsible construction, which has an overall length in excess of 45 feet. "Mobile home" includes the mobile home structure including any additions, attachments, annexes, foundations, and appurtenances, its plumbing, heating, air conditioning and electrical systems, and all appliances and other equipment carrying a manufacturer's warranty.

(32) MOTEL. A series of attached, semi-detached or detached sleeping units for the accommodation of transient automobile tourists.

(33) MOTOR HOME. A self-propelled travel/recreational-type vehicle designed for temporary or vacation-type camping accommodations.

(34) NONCONFORMING USE. A building or premises lawfully used or occupied at the time of the passage of this chapter or amendments thereto which use or occupancy does not conform to the regulations of this chapter or any amendments thereto.

(35) PARKING FACILITY. A structure or an open area other than a street or alley used for temporary parking of more than 4 self-propelled vehicles and available for public use, whether free, for compensation or as an accommodation for clients or customers.

(36) PARKING STALL. An off-street space, available for the parking of a motor vehicle and which, in this chapter, is held to be an area 9 feet wide and 18 feet long, exclusive of passageways and driveways appurtenant thereto and giving access thereto.

(37) PROFESSIONAL OFFICE. The office of a doctor, practitioner, dentist, minister, architect, landscape architect, professional engineer, lawyer, author, musician or other recognized profession. When established in an R-I District, a professional office shall be incidental to the residential occupation and not more than 25% of the floor area of only one story of a dwelling unit shall be occupied by such office.

(38) PUBLIC AIRPORT. Any airport which complies with the definition contained in §114.002(7), Wis. Stats., or any airport which serves or offers to serve common carriers engaged in air transport.

(39) SETBACK. The minimum horizontal distance between the right of way of any adjacent street or alley or the lot line between lots and the nearest point of a building or any projection thereof, excluding uncovered steps and ramps.

(40) SHOPPING CENTER. A group of stores, planned and designed for the site on which it is built, functioning as a unit with off-street parking provided on the property as an integral part of the unit.

(41) STREET. All property dedicated for public street purposes.

(42) STORY. That portion of a building included between the surface of a floor and the surface of the floor next above it or, if there be no floor above it, then the space between the floor and the ceiling next above it. A basement or cellar having 1/2 or more of its height above grade shall be deemed a story for purposes of height regulation.

(43) STORY, HALF. The space under any roof except a flat roof which, if occupied for

residential purposes, shall be counted as a full story.

(44) STRUCTURE. Anything constructed or erected, the use of which requires a permanent location on the ground or attached to something having a permanent location on the ground.

(45) STRUCTURAL ALTERATIONS. Any change in the supporting members of a building or any change in the roof structure or in the exterior walls.

(46) TEMPORARY STORAGE. The placement of an item of personal property on property in the City for a total of not more than 30 consecutive or nonconsecutive days in any one calendar year.

(47) TEMPORARY STRUCTURE. A movable structure which does not require a permanent location on the ground and which is not attached to something having a permanent location on the ground for a total of not more than 30 consecutive or nonconsecutive days in any one calendar year.

(48) USE. The use of a property is the purpose or activity for which the land or building thereon is designed, arranged or intended, or for which it is occupied or maintained.

(49) USE, ACCESSORY. A use subordinate in nature, extent or purpose to the principal use of a building or lot and which is also an approved use if so stated in this chapter.

(50) USE, CONDITIONAL. A use, either public or private, which, because of its unique characteristics, cannot be properly classified as a permitted use in any particular district or districts. In each case, after due consideration and recommendation by the Plan Commission of the impact of such use upon neighboring land and of the public need for the particular use at the particular location, such conditional use may or may not be granted by the Common Council.

(51) USE, PERMITTED. A use which may be lawfully established in a particular district or districts, provided it conforms with all requirements, regulations and performance standards, if any, of such districts.

(52) USE, PRINCIPAL. The main use of land or building as distinguished from a subordinate or accessory use. A principal use may be permitted or conditional.

(53) UTILITIES. Public and private facilities such as water wells, water and sewer pumping stations, water storage tanks, electric transmission towers, electric lines, electric transmission substations, gas transmission regulation stations, telephone and telegraph exchanges, microwave relay structures, but not including sewage disposal plants, municipal incinerators, warehouses, shops, mobile telecommunications towers and storage yards.

(54) VISION CLEARANCE. An unoccupied triangular space at the street corner of a corner lot which is bounded by the street lines and a setback line connecting points specified by measurement from the corner on each street line.

(55) YARD. An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein.

(a) Front Yard. A yard extending the full width of the lot between the front lot line and the nearest part of the principal building, excluding uncovered steps and ramps.

(b) Rear Yard. A yard extending the full width of the lot, being the minimum horizontal distance between the rear lot line and the nearest part of the building excluding uncovered steps and ramps.

(c) Side Yard. A yard extending from the front yard to the rear yard, being the minimum horizontal distance between a building, excluding uncovered steps and ramps, and the side lot line.

(56) ZONING DISTRICT. An area or areas within the corporate limits for which the regulations and requirements governing use, lot and bulk of building and premises are uniform.

(57) ZONING PERMIT. A permit stating that the placement of and the purpose for which a building or land is to be used is in conformity with the uses permitted and all other requirements under this chapter for the zone in which it is to be located.

17.08 GENERAL PROVISIONS.

(1) IN VICINITY OF AIRPORT. Except as otherwise provided, no building or object of natural growth located within 3 miles of the boundaries of any public airport owned or leased by the City, or privately owned and open to public use on an equal basis to all, shall hereafter be erected, altered or permitted to grow to a height above the elevation of the nearest point of the boundary of such airport greater than 1/30 of the distance from the said point on such boundary. No overhead power, telephone or telegraph lines shall be erected within 1/2 mile of any boundary of the site of any airport. No building or land located within 3 miles of the boundary of any airport shall be so used that by reason of the emission of smoke, gas or other emanation, it shall produce a hazard to the operation of aircraft. The regulations set forth in this subsection shall not apply to growing field crops which are harvested at least once a year, nor to fences not over 5 feet high.

(2) COMPLIANCE. No structure, land or water shall hereafter be used and no structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without full compliance with the provisions of this chapter and all other applicable City, County and State regulations.

(3) USE RESTRICTIONS. The following use restrictions and regulations shall apply:

(a) Principal Uses. Only those principal permitted and conditional uses, their essential services and the following shall be permitted in that district.

1. Accessory Uses. Accessory uses and structures are permitted in any district, but not until their principal structure is present or under construction. Residential accessory uses shall not involve the conduct of any business, trade or industry. Accessory uses include storage, garages or other parking facilities; gardening sheds; and private swimming pools. Accessory buildings which are not a part of the principal building shall not occupy more than 30% of the area of the required rear yard, shall not be more than 15 feet high and shall not be nearer than 5 feet to any lot line nor 5 feet to any alley line, and shall not extend into a front yard beyond the required setback.

2. Unclassified or Unspecified Uses. Unclassified or unspecified uses may be permitted by the Council after the Plan Commission has made a review and recommendation, provided that such uses are similar in character to the principal uses permitted in the district.

3. Temporary Uses. Temporary uses such as real estate sales field offices or shelters for materials and equipment being used in the construction of a permanent structure may be permitted by the Zoning Administrator.

(4) YARD REDUCTION OR JOINT USE. (a) No lot area shall be so reduced that the yards and open spaces shall be smaller than is required by this chapter, nor shall the density of population be increased in any manner except in conformity with the area regulations hereby established for the district in which a building or premises is located.

(b) No part of a yard or other open space provided about any building for the purpose of complying with the provisions of this chapter shall be included as a part of a yard or other open space required for another building.

(c) No lot in the City which contains a building shall hereafter be reduced by any type of conveyance to an area less than would be required for the construction of such building on such lot.

(5) LOT OCCUPANCY. Every building hereafter erected, converted, enlarged or structurally altered shall be located on a platted lot and in no case shall there be more than one main building on one platted lot.

(6) ALLEY LOADING SPACE. In any business or industrial district, wherever a lot abuts upon a public or private alley, sufficient space for the loading or unloading of vehicles

shall be provided on the lot in connection with any commercial or industrial use so that the alley shall at all times be free and unobstructed to the passage of traffic.

(7) YARDS ABUTTING DISTRICT BOUNDARIES. Any side yard, rear yard or court abutting a district boundary line shall have a minimum width and depth in the less restricted district equal to the average of the required minimum widths and depths for such yards and courts in the 2 districts which abut the district boundary line.

(8) DEVELOPMENT PROJECTS. When a development project consisting of a group of 2 or more buildings is to be constructed on a site not subdivided into customary lots and streets, or where an existing lot and street layout make it impractical to apply the requirements of this chapter to the individual building units, the Plan Commission may approve a development, provided it complies with the regulations of this chapter as applied to the whole plat. In the Mixed Use (MU) Zoning District, such projects shall be subject only to design review under section 17.29.

(9) MOTOR HOMES. No motor home, mobile home or camping trailer shall be used for residence purposes unless located in a licensed Manufactured and Mobile Home Community, except that City police may permit the overnight parking of such vehicles in the City in emergency situations.

(10) VISION CLEARANCE. No obstructions such as structures, parking or vegetation shall be permitted in any district other than the B-C Business District between the height of 2-1/2 and 10 feet above a plane through the mean curb grades within the triangular space formed by any 2 existing or proposed intersecting street or alley right of way lines and a line joining points on such lines, located a minimum of 15 feet from their intersection. Official signs and one utility pole or street light may be permitted within each segment of an intersection traffic visibility area.

(11) PARKING RESTRICTIONS. See sec. 17.26 of this chapter.

(12) APPLICATION TO PERSONAL PROPERTY. The various setback and yard requirements of the various districts and the certificate of occupancy requirements of sec. 17.32 of this chapter shall apply to items of personal property, regardless of height, which occupy more than 30% of the available unused area of the lot or parcel upon which such items shall be placed and such requirements shall apply to items of personal property, regardless of area, which exceed 12 feet in height above the ground level.

(13) SEWER TREATMENT PLANT (Cr. Ord. #909). In order to minimize potential odor, noise and nuisances caused by sewerage treatment facilities, and to enhance plant security and reliability, sewerage treatment facilities shall be separated from all buildings intended for commercial or residential use by a distance of not less than 500 feet, measured from the nearest points of the residential or commercial building and the sewerage treatment building or other facility. In the event the City shall approve plans for expansion of a sewerage treatment

facility, prior to approval of a building permit for construction of a new residential or commercial building, the 500 foot distance shall be measured from the nearest points of planned expansion of the sewerage treatment building or other facility and the proposed residential or commercial building.

17.09 HEIGHT AND AREA EXCEPTIONS. The regulations contained herein relating to the height of buildings and the size of yards and other open spaces shall be subject to the following exceptions:

(1) CHURCHES, SCHOOLS, ETC. Churches, schools, hospitals, sanitariums and other public and quasi-public buildings may be erected to a height not exceeding 60 feet nor 5 stories, provided the front, side and rear yards required in the district in which such building is to be located are each increased at least one foot for each foot of additional building height above the height limit otherwise established for the district in which such building is to be located.

(2) CHIMNEYS, TOWERS, LOFTS, ETC. Chimneys, cooling towers, elevator bulkheads, fire towers, monuments, windmills, stacks, scenery lofts, tanks, water towers, ornamental towers, spires, wireless or broadcasting towers, masts or aerials and necessary mechanical appurtenances exceeding the height regulations of this chapter may be permitted as conditional uses by the Plan Commission.

(3) RESIDENCES. Residences in the residence districts may be increased in height by not more than 10 feet when all yards and other required open spaces are increased by one foot for each foot which such building exceeds the height limits of the district in which it is located.

(4) SETBACK AND YARD MODIFICATIONS. The setback and yard requirements required elsewhere in this chapter may be modified as follows:

(a) Uncovered Stair Restrictions. Uncovered stairs, landings, fire escapes and ramps may project into any yard, but not to exceed 6 feet and be not closer than 3 feet to any lot line, and must be 8 feet or more above ground.

(b) Cul-de-Sac and Curve Restrictions. Residential lot frontage on cul-de-sacs and curves may be less than 80 feet provided the width at the building setback line is at least 80 feet and the street frontage is not less than 45 feet.

(c) Essential Services Exemptions. Essential services, utilities, electric power and communication transmission lines are exempt from the setback and distance requirements of this chapter.

(d) Street Setback Restrictions. The required street setbacks may be decreased in any residential or business district to the average of the existing street setbacks of the abutting structures on each side, but in no case less than 15 feet in the residential districts and 5 feet in any business district.

(5) CORNER LOTS. On corner lots less than 75 feet wide and of record at the time of the passage of this chapter, where reversed frontage exists, the setback on the side street shall not be less than 50% of the setback required on the lot in the rear, and no accessory building shall project beyond the setback line of the lots in the rear; provided further that in no case shall the buildable width of such corner lot be reduced to less than 24 feet.

(6) LOTS ABUTTING DIFFERENT GRADES. Where a lot abuts on 2 or more streets or alleys having different average established grades, the higher of such grades shall control only for a depth of 120 feet from the line of the higher average established grade.

(7) BUILDINGS ON THROUGH LOTS. The requirements for a rear yard for buildings on through lots and extending from street to street may be waived by furnishing an equivalent open space on the same lot in lieu of the required rear yard provided that the setback requirements on both streets be complied with.

(8) NONCONFORMING AREA (Rep. & Recr. Ord. #908). Subject to the restrictions and conditions contained in sec. 17.10(4) of this chapter, where a lot has an area less than the minimum number of square feet per family required for the district in which it is located and was of record as such at the time of the passage of this chapter, such lot may be occupied by one family.

(9) UNOBSTRUCTED YARDS. Every part of a required yard shall be open to the sky unobstructed except for accessory buildings in a rear yard, and the ordinary projections of sills, belt courses, cornices and ornamental features projecting not more than 2 feet.

17.10 NONCONFORMING USES, STRUCTURES AND LOTS.

(1) EXISTING NONCONFORMING USES. (a) Continuation. The lawful nonconforming use of a structure, land or water existing at the time of the adoption or amendment of this chapter may be continued although the use does not conform with the provisions of this chapter, provided, however:

1. Only that portion of the land or water in actual use may be so continued and the structure may not be extended, enlarged, reconstructed, substituted, moved or structurally altered, except when required to do so by law or order or so as to comply with the provisions of this chapter.

2. The total lifetime structural repairs or alterations shall not exceed 50% of the assessed value of the structure at the time of its becoming a nonconforming use unless it is permanently changed to conform to the use provisions of this chapter.

3. (Am. Ord. #1004) Substitution of new equipment may be permitted by the Council if such equipment will reduce the incompatibility of the nonconforming use

with the neighboring uses. In the case of a mobile home located in an R-I Single- or 2-Family Residential District, a maximum of one substitution of a mobile home shall be permitted on a lot, whether or not it reduces incompatibility with neighboring uses.

4. Abolishment or Replacement of Existing Nonconforming Use. If such nonconforming use is discontinued or terminated for a period of 12 months, any future use of the structure, land or water shall conform to the provisions of this chapter. When a nonconforming use or structure is damaged by fire, explosion, flood, the public enemy or other calamity to the extent of more than 50% of its current assessed value, it shall not be restored except so as to comply with the use provisions of this chapter. From the date of adoption of this chapter, a current file of all nonconforming uses shall be maintained by the City Clerk, listing the following:

- a. Owner's name and address.
- b. Use of the structure, land or water.
- c. Assessed value at the time of its becoming a nonconforming use.

(2) EXISTING NONCONFORMING STRUCTURES. Any lawful nonconforming structures existing at the time of the adoption or amendment of this chapter may be continued, although its size or location does not conform with the lot width, lot area, yard, height, parking and loading, and access provisions of this chapter. However, it shall not be extended, enlarged, reconstructed, moved or structurally altered except when required to do so by law or order or so as to comply with the provisions of this chapter. Nevertheless, In the event that a nonconforming structure is damaged or destroyed by violent wind, vandalism, fire, flood, ice, snow, mold or infestation on or after March 2, 2006, it may be replaced at the size, location, and use that it had immediately before the damage or destruction occurred. However, if necessary for the structure to comply with applicable state or federal law, the size of such structure may exceed the size that it had immediately before the damage or destruction occurred.

(3) CHANGES AND SUBSTITUTIONS. Once a nonconforming use or structure has been changed to conform, it shall not revert back to a nonconforming use or structure. Once the Council has permitted the substitution of a more restrictive nonconforming use for an existing nonconforming use, the substituted use shall lose its status as a legal nonconforming use and become subject to all the conditions required by the Council.

(4) EXISTING SUBSTANDARD LOTS. An existing lot which does not contain sufficient area to conform to the dimensional requirements of this chapter may be used as a building site provided that the lot is of record in the County Register of Deed's office prior to the effective date of this chapter, the lot has never been developed with one or more structures placed partly on an adjacent lot, and the lot is developed to comply with all other provisions of this Code. Substandard lots shall be required to meet the setbacks and other yard requirements of this chapter. A building permit for the improvement of a lot with lesser dimensions and requisites than those stated above shall be issued only after approval of a variance by the Board

of Zoning Appeals.

17.11 COMMUNITY LIVING ARRANGEMENTS; FAMILY CHILD CARE HOMES.

(1) STATE LAWS ADOPTED. The provisions of §§62.23(7)(i) and 66.1017, Wis. Stats., are hereby adopted by reference and shall supersede all permitted and conditional uses as stated in this chapter.

(2) PERMITTED USES: RESTRICTIONS.

COMMUNITY LIVING
ARRANGEMENT (CLA); FAMILY
CHILD CARE HOMES

DISTRICTS PERMITTED

STATUTORY RESTRICTIONS

(a) Foster family home (domicile licensed under §48.62, Wis. Stats., up to 4 children, not operated by corporation, child welfare agency, church, association, or public agency)	All residential districts	None
(b) Other foster homes	All residential districts	§62.23(7)(i)1. and 2., Wis. Stats.
(b1) (Cr. Ord. #894) Adult family home (domicile as defined in §50.01(1)(a), Wis. Stats., and certified under §50.032(1m), Wis. Stats., up to 4 adults, or More if all adults are siblings)	All residential districts	None
(b2) (Cr. Ord. #894) Other adult family homes	All residential districts	§62.23(7)(i)2r. and 9. Wis. Stats.
(c) CLA, up to 8 persons	All residential districts	§62.23(7)(i)1., 2. and 9., Wis. Stats.
(d) CLA, 9 to 15 Persons	Multi-family districts	§62.23(7)(i)1., 2. and 9., Wis. Stats.
(e) Family child care home licensed under §48.65, Wis. Stats., up to 8 children	All One-- and Two-family districts and planned residential development districts	§66.1017, Wis. Stats.

(3) **CONDITIONAL USES.** All community living arrangements and family day care homes not permitted in sub. (2) above. See sec. 17.24 of this chapter.

17.12 ZONING DISTRICTS (Am. Ord. #983; Am. Ord. #985; Am. Ord. #998).

(1) **ESTABLISHED.** For the purposes of this chapter, the City is hereby divided into the following 11 zoning districts:

- (a) R-I One- and Two-Family Residential District
- (b) R-M Multi-Family Residential District
- (c) MU Mixed Use District
- (d) M-H Mobile Home District
- (e) B-C Central Business District
- (f) B-N Neighborhood Business District
- (g) B-H General Highway Business District
- (h) M-L Limited Industrial District
- (i) M-G General Industrial District
- (j) A-G Agricultural District
- (k) PUD Planned Unit Development District

(2) **BOUNDARIES.** Boundaries of these districts are hereby established as shown on a map entitled "Zoning Map, City of Dodgeville, Wisconsin," dated September 21, 2021, as amended, which is on file in the office of the City Clerk. Such boundaries shall be construed to follow corporate limits; U.S. Public Land Survey lines; lot or property lines; center lines of streets, highways, alleys, easements and railroad rights of way; or such lines extended, unless otherwise noted on the Zoning Map.

(3) **HISTORIC SITES AND DISTRICTS.**

(a) The following 2 zoning designations may be assigned by the Council after designation by the Historic Preservation Commission in the manner provided in ch. 16A of this Code and notice and hearing by the Plan Commission as required by sec. 17.24 of this chapter:

- (i) H Historic Site or Structure
- (ii) HD Historic Preservation District

(b) The H Historic Site or Structure and the HD Historic Preservation District designations shall be in addition to the underlying zoning district of the land as provided in pars. (1)(a) through (k) above and shall be shown on the Zoning Map, City of Dodgeville, Wisconsin, dated September 21, 2021, as amended.

(c) Land and buildings designated H Historic Site or Structure and HD Historic Preservation District shall be governed by the procedures and subject to the rights and

restrictions established under ch. 16A of this Code in addition to those contained in this chapter.

(4) VACATED STREETS. Vacation of public streets and alleys shall cause the land vacated to automatically revert to the same district as the abutting side.

(5) ANNEXED TERRITORY. Annexations to or consolidations with the City subsequent to the effective date of this chapter shall be placed in the R-I Single- and Two-Family Residential District unless the annexation ordinance temporarily places the land in another district. Within one year of the date of annexation, the Plan Commission shall evaluate and recommend a permanent district classification to the Council.

(7) APPLICABILITY. For the purposes of this section, buildings erected or structurally altered shall include buildings relocated either into or within the City.

(8) ZONING MAP. A certified copy of the zoning Map shall be adopted and approved with the text, as part of this chapter, and shall bear upon its face the attestation of the Mayor and the City Clerk, and shall be available to the public in the office of the City Clerk. Changes thereafter to the districts shall be entered on this certified copy.

17.13 R-1 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT. The R-I District is established for low density developments of one- and two-family homes.

(1) PERMITTED USES. (a) One-family and two-family dwellings. Each residential unit in a two-family dwelling located in a single lot may be under separate ownership provided that the property upon which the dwelling is located is a condominium, as defined in §703.02, Wis. Stats.

(2) CONDITIONAL USES. See also sec. 17.24 of this chapter.

(a) Churches and similar places of worship and instruction, including parsonages.

(b) Municipal buildings, except sewerage disposal plants, garbage incinerators, public warehouses, public garages, public shops and storage yards and penal or correctional institutions and asylums.

(c) Utility offices, provided there is no service garage or storage yard.

(d) Public, parochial and private elementary and secondary schools.

(e) Public parks, recreation areas, playgrounds and community centers.

(f) Home occupations and professional offices.

(g) (Cr. Ord. #887) Day care centers.

(h) See sec. 17.24(1) of this chapter.

(3) LOT, YARD AND BUILDING REQUIREMENTS (Am. Ord. #970). See also sec. 17.08 of this chapter.

Lot frontage at setback.....	Minimum 80 ft.
Lot area.	Minimum 8,000 sq. ft.
Principal building:	
Front setback.....	Minimum 25 ft.
Side setbacks:	
Up to 1-1/2 stories.....	Minimum total, 20 ft.
Minimum per side, 8 ft. 1-1/2 to 2-1/2 stories.	Minimum total, 25 ft.
Minimum per side, 10 ft. Rear setback.	Minimum 25 ft .
Building height.....	Maximum 35 ft.
Building width.	Minimum 24 ft.
Number of stories.....	Maximum 2-1/2
Off-street parking.....	Minimum 2 spaces per dwelling unit.
Accessory buildings:	
Front setback.....	Minimum 25 ft.
Side setback.....	Minimum 5 ft.
Rear setback.	Minimum 5 ft .
Garage(s) (attached, detached or in combination) ...	Maximum 900 ft ² , Maximum height 15 ft

(See also sec. 17.24 of this chapter)

17.14 R-M MULTI-FAMILY RESIDENTIAL DISTRICT. The R-M District is established to protect certain areas of land, both developed and undeveloped, with peculiar characteristics, such as present high density dwelling units, proximity to commercial developments, or proximity to major streets, and because of a probable, continued demand for such dwelling accommodations which are well-designed, pleasant places in which to live.

(1) PERMITTED USES.

(a) Uses permitted in the R-I District

(b) (Am. Ord. #994) Multi-family dwellings containing not more than 8 dwelling units.

(2) CONDITIONAL USES.

(a) (Rep. & Recr. Ord. #994) Multi-family dwellings containing 9 or more dwelling units.

(b) Boarding houses and lodging houses.

(c) Public hospitals.

(d) Private clubs, fraternities and lodges, except those whose chief activity is customarily carried on as a business.

(e) Bed and breakfast establishments.

(f) (Cr. Ord. #1169) Churches and similar places of worship and instruction, including parsonages.

(g) See sec. 17.24(1) of this chapter.

(3) LOT, YARD AND BUILDING REQUIREMENTS. See also sec. 17.08 of this chapter.

(a) One-and Two-Family Dwellings. Same as for R-I District.

(b) Multi-Family Dwellings.

Lot frontage at setback..... Minimum 80 ft.

Lot area per unit. Minimum 4,000 sq.

ft.

Principal building:

Front yard..... Minimum 30 ft .

Side yards:

Up to 2 stories.Minimum per side, 18 ft.

3 stories.Minimum per side, 21 ft .

Rear yard. Minimum 25 ft.

Building height..... Maximum 45 ft.

Number of stories..... Maximum 3

Off-street parking..... Minimum 1-1/2 spaces per unit.

(See also sec. 17.24 of this chapter)

Accessory buildings:

Front yard..... Minimum 30 ft.

Side yards..... Minimum total, 10 ft

Rear yard. Minimum 10 ft.

Garage (attached or detached)Maximum 900 ft²,
Maximum height 15 ft

17.145 MU MIXED USE DISTRICT

(1) Definition and Purpose. "Mixed use development" means the development of one or more contiguous parcels or one or more structures with one or more different land uses, such as a combination of residential, office, retail, industrial or public use in a single or physically integrated group of structures. The mixed use zone provides an opportunity to develop undeveloped or underdeveloped areas to provide housing and quality community design. Development in the MU district is subject only to design review where all of the uses on a lot are permitted uses and where all of the development standards set forth in this section are met. Subject to design review, more than one principal structure is permitted per lot provided that the use of each structure is a permitted use and all of the development standards set forth in this section are met.

Mixed use is desirable in order to:

- (a) Increase housing.
- (b) Encourage a variety of businesses which offer retail goods or consumer services that serve the needs of the surrounding neighborhood.
- (c) Create a friendly environment with well-designed streets and public open spaces.
- (d) Provide a sense of community and place with quality community design.

(2) Permitted uses. Uses permitted in the MU district are as follows:

- (a) Professional services and offices;
- (b) Personal and pet grooming;
- (c) Interior retail sales of retail businesses regularly open not earlier than 6:00 a.m. or later than 8:00 p.m.;
- (d) Parks, open space areas and recreational facilities;
- (e) Restaurants without drive-through facilities;
- (f) Planned unit development (PUD);
- (g) Adult and child daycare facilities;
- (h) Community based residential facilities;
- (i) Private clubs and lodges;
- (j) Single and multifamily residential uses, including one or more multifamily structures for up to 16 units per structure;
- (k) Personal services;
- (l) Museums, libraries, art galleries;

- (m) Centers for senior citizens, youth, general community and similar groups;
- (n) Senior housing facilities;
- (o) Community gardens;
- (p) Farmers markets;
- (q) Churches;
- (r) Convalescent centers, rest homes, nursing homes;
- (s) Schools.
- (t) Public utility facilities and structures

(3) Accessory structures and uses. Accessory structures and uses in the MU district are permitted as follows: All uses and structures customarily accessory to permitted uses;

(4) Conditional uses. Conditional uses in the MU district are as follows:

- (a) Home occupations
- (b) Parking lots as separate, primary uses, including park and ride lots;
- (c) Parking structures as separate, primary uses;
- (d) Gas stations and related convenience stores;
- (e) Retail sales that include exterior sales or which are regularly open earlier than 6:00 a.m. and/or later than 8:00 p.m.;
- (f) Clinics;
- (g) Interior storage facilities.

(5) Development standards. Development standards in the MU zone are as follows:

(a) Multi-Family Dwellings.

Lot area per unit. Minimum 1,500 sq. ft.

Principal building:

Front setback. Minimum 25 ft .

Side setbacks:

Up to 2 stories. Minimum side, 18 ft.

3 stories. Minimum side, 21 ft .

More than 3 stories Minimum side, 25 ft.

Rear setback. Minimum 25 ft.

Building height. Maximum 50 ft.

Number of stories. Maximum 5

Accessory buildings:

Front setback. Minimum 25 ft.

Side setback. Minimum 10 ft .

Rear setback. Minimum 10 ft.

Off-street parking. Minimum 1-1/2 spaces per unit.

(See also sec. 17.24 of this chapter)

(b) Business/Commercial Buildings and Structures

Principal building:

Front setback. Minimum 30 ft .

Side setback: . Minimum side, 20 ft.

Rear setback. Minimum 25 ft.

Building height Maximum 35 ft.

Number of stories Maximum 2

Off-street parking Minimum 1-1/2 spaces per unit.

(See also sec. 17.24 of this chapter)

Accessory buildings:

Front setback. Minimum 30 ft.

Side setback. Minimum 20 ft .

Rear setback. Minimum 25 ft.

(c) Combination Business/Commercial Buildings and Structures

Same as (5)(a)

(d) Light Industrial Buildings and Structures

Same as (5)(b)

17.15 M-H MANUFACTURED AND MOBILE HOME COMMUNITY DISTRICT.

(1) PERMITTED USES

(a) Manufactured and Mobile Home Communities.

(2) CONDITIONAL USES. None.

(3) MANUFACTURED AND MOBILE HOME COMMUNITY REQUIREMENTS. See sec. 12.09 of this Code.

17.16 B-C CENTRAL BUSINESS DISTRICT. The B-C District is established to provide for those retail trade, financial and entertainment activities serving the entire regional community.

(1) PERMITTED USES.

(a) Banks and other financial institutions, including loan and finance companies.

(b) Clinics.

(c) Cocktail lounges and taverns.

(d) Commercial schools.

- (e) Hotels.
- (f) Newspaper offices and light service printers.
- (g) Parking facilities.
- (h) Professional and business offices.
- (i) Restaurants and taverns.
- (j) Retail stores.
- (k) Service establishments
- (l) Theaters and places of amusement.
- (m) Utility company offices.

(2) **CONDITIONAL USES.** (a) Any other uses similar in character with the permitted uses and the manufacture or treatment of products clearly incidental to the conduct of a retail business on the premises.

- (b) Apartments. See sub. (3) below.
- (c) See sec. 17.24(1) of this chapter.

(3) **ADDITIONAL RESTRICTIONS.** Uses permitted in the B-C District are subject to the following conditions:

(a) Dwelling units are not permitted below the second floor and business uses are not permitted on any floor above the ground floor, except in those buildings or structures where dwelling units are not established.

(b) All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.

(c) No bars shall be permitted on Iowa Street, from Fountain Street to Spring Street.

(4) **LOT, YARD AND BUILDING REQUIREMENTS.** Within the B-C District, there shall be no minimum required standards or setbacks in order to provide flexibility in the redevelopment of the downtown area.

17.17 B-N NEIGHBORHOOD BUSINESS DISTRICT. The B-N District is established to permit lower customer or traffic volume-type businesses in semi-residential settings.

(1) **PERMITTED USES.**

- (a) Barber shops, beauty parlors, insurance agencies and professional offices.
- (b) Uses permitted in the R-I and R-M Districts

(2) **CONDITIONAL USES.** (a) Any other uses similar in character with the permitted

uses.

(b) See sec. 17.24(1) of this chapter.

(3) LOT, YARD AND BUILDING REQUIREMENTS.

Lot frontage..... Minimum 30 ft.
Side yards..... Minimum total, 20 ft.
Rear yard. Minimum 25 ft.
Building height..... Maximum 35 ft.
Number of stories..... Maximum 2-1/2

(4) OFF-STREET PARKING AND LOADING REQUIREMENTS. See sec. 17.26 of this chapter.

17.18 B-H GENERAL HIGHWAY BUSINESS DISTRICT. The B-H District is established to provide for the establishment of principally motor vehicle-oriented or dependent commercial activities in nonresidential settings. Lot dimensional requirements are established to provide for the orderly grouping of commercial uses and for adequate off-street parking.

(1) PERMITTED USES.

- (a) Automotive sales, servicing and repairs.
- (b) Cleaning, dyeing and pressing establishments.
- (c) Construction/contractor shops
- (d) Convenience stores.
- (e) Department stores and discount stores.
- (f) Banks.
- (g) Restaurants.
- (h) Feed and seed stores.
- (i) Locker plants.
- (j) Gasoline and service stations, providing all gas pumps are not less than 30 feet from any existing or proposed street line.
- (k) Laundromats.
- (l) Lumber and contractor's yards.
- (m) Motels.
- (n) Plumbing and heating shops.
- (o) Printing and related trades.
- (p) Publishing, including newspaper publishing, job printing, lithographing and blueprinting.
- (q) Recreational and entertainment establishments.
- (r) Shopping centers.
- (s) Supermarkets.
- (t) Taxidermists.

- (u) Tourist information and hospitality centers.
- (v) Veterinary clinics.
- (w) (Cr. Ord. #988) All permitted uses in the B-C Central Business District.

(2) CONDITIONAL USES. (a) Farm machinery and equipment sales, repair and storage.

(a) Painting businesses.

(b) Other uses similar in character to the permitted uses, giving due consideration to such items as noise, odor, pollution, traffic and parking, safety, hours and type of operation.

(c) (Cr. Ord. #1169) Churches and similar places of worship and instruction.

(d) See sec. 17.26(1) of this chapter.

(2) LOT, YARD AND BUILDING REQUIREMENTS.

Lot frontage..... Minimum 100 ft.

Lot area. Minimum 20,000 sq. ft.

Front yard..... Minimum 50 ft.

Side yards..... Minimum total, 20 ft.

Rear yard. Minimum 25 ft.

Building height..... Maximum 35 ft.

Number of stories..... Maximum 2-1/2

(3) OFF-STREET PARKING AND LOADING REQUIREMENTS. See sec. 17.26 of this chapter.

[The remainder of document is not relevant to this attachment. The entire Dodgeville Chapter 7 Zoning document can be found on the City's website.](#)

17.19 M-L LIMITED INDUSTRIAL DISTRICT. The M-L District is intended to provide for manufacturing or industrial operation which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the City as a whole by reason of noise, dirt, dust, smoke, odor, traffic, physical appearance or other similar factors, and subject to such regulatory controls as will reasonably insure compatibility in this respect. Outdoor storage of raw materials or finished products is not allowed.

(1) PERMITTED USES. (a) Automotive repair, service and storage of automobile accessories, except the wrecking of motor vehicles.

(b) Blacksmithing, tinsmithing and sheet metal work.

(c) Breweries and brewpubs.

(d) Manufacture, fabrication, packing and packaging and assembly of products from furs, glass, leather (but not tanning of hides or manufacture of leather), metals,

F.4. Signed Statement

Responsible Party Verification of Deed

I certify that the legal description, as entered on the attached property deed, for the NAPA Retail Wholesale Store property located at 1305 N Johns Street in the City of Dodgeville (Iowa County), Wisconsin is complete and accurate.

Signed this 6 day of October 2022.

RESPONSIBLE PARTY

By: Marla Mitchell
Signature

Marla Mitchell
Printed Name

Title: owner

Company: Trace-Mitchell Real Estate, LLC

Attachment: Property Deed (see Section F1 of closure request)

Attachment G – Notifications to Owners of Affected Properties

Not applicable. The responsible party is the owner of the site.

Ramboll performed two rounds of sub-slab vapor testing at the site, one in July 2020 (during the cooling season) and one in March 2021 (during the heating season). The only impacts of chemicals of concern documented at the site were PCE (in vapor monitoring points SS-1 and SS-2) and ethylbenzene (SS-1 through SS-4) that had concentrations above the Residential VRSLs¹ but below the Small Commercial VRSLs. The concentrations of PCE and ethylbenzene in sub-slab soil vapor were limited to the approximate northern half of the building. No analyzed VOC concentrations were detected in sub-slab vapor samples above the Small Commercial VRSLs. Although Ramboll could not identify a source of PCE and ethylbenzene in soil, soil vapor concentrations beneath the slab-on-grade building are likely of either the area-wide groundwater plume documented to be present beneath the site and/or de minimis releases associated with the historical operations at the site. Since the current and intended future use of the property is commercial, vapor intrusion is not a threat to building occupants and no vapor mitigation or further testing is necessary.

However, the site will be added to the WDNR database with a continuing obligation stating that it remains for commercial/industrial use due to the July 2020 soil vapor results (unless additional testing and/or mitigation is completed). A WDNR database entry fee of \$350 for the commercial/industrial continuing obligation is included along with this case closure submission.

¹ During the cooling season sub-slab soil vapor sampling event in July 2020. Note that there were no Residential VRSL exceedances during the heating season sampling event conducted in March 2021.