Tony Evers, Governor Preston D. Cole, Secretary Telephone 608-266-2621 Toll Free 1-888-936-7463 TTY Access via relay - 711



January 3, 2023

Marla Mitchell 3909 Berg Road Dodgeville, WI 53533

Via Electronic Mail Only to mommamitchell@charter.net

KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Case Closure with Continuing Obligations Retail Wholesale Store, 1305 N Johns St, Dodgeville, WI 53533 BRRTS #: 02-25-587099

Dear Marla Mitchell:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Retail Wholesale Store case identified above met the requirements of Wisconsin Administrative (Wis. Admin.) Code chs. NR 700 to 799 for case closure with continuing obligations (COs). COs are legal requirements to address potential exposure to remaining contamination. No further investigation or remediation is required at this time for the reported hazardous substance discharge and/or environmental pollution.

However, you, future property owners and occupants of the property must comply with the COs as explained in this letter, which may include maintaining certain features and notifying the DNR and obtaining approval before taking specific actions. You must provide this letter and all enclosures to anyone who purchases, rents, or leases this property from you.

This case closure decision is issued under Wis. Admin. Code chs. NR 700 to 799 and is based on information received by the DNR to date. The DNR reviewed the case closure request for compliance with state laws and standards and determined the case closure request met the notification requirements of Wis. Admin. Code ch. NR 725, the response action goals of Wis. Admin. Code § NR 726.05(4), and the case closure criteria of Wis. Admin. Code §§ NR 726.05, 726.09 and 726.11, and Wis. Admin. Code ch. NR 140.

The Retail Wholesale Store site was investigated for a discharge of hazardous substances and/or environmental pollution based on sub-slab vapor results collected in the on-site building. Case closure is granted for the volatile organic compound (VOCs) contamination as documented in the case file. The site investigation assessed soil and sub-slab vapors. Contamination remains in sub-slab vapors in the on-site building, though concentrations observed were below the small commercial Vapor Risk Screening Level (VRSL).

The case closure decision and COs required were based on the current use of the site being for commercial purposes. The site is currently zoned General Highway Business District. Based on the land use and zoning, the site meets the non-industrial land use classification under Wis. Admin. Code § NR 720.05(5) for application of residual contaminant levels in soil.



SUMMARY OF CONTINUING OBLIGATIONS

COs are applied at the following locations:

ADDRESS (CITY, WI)COS APPLIED1305 N Johns St (Source Property)Commercial/Industrial Use

CLOSURE CONDITIONS

Closure conditions are legally required conditions which include both COs and other requirements for case closure (Wis. Stat. § 292.12(2)). Under Wis. Stat. § 292.12(5), you, any subsequent property owners and occupants of the property must comply with the closure conditions as explained in this letter. The property owner must notify occupants for any condition specified in this letter under Wis. Admin. Code §§ NR 726.15(1)(b) and NR 727.05(2). If an occupant is responsible for maintenance of any closure condition specified in this letter, you and any subsequent property owner must include the condition in the lease agreement under Wis. Admin. Code § NR 727.05(3) and provide the maintenance plan to any occupant that is responsible.

DNR staff may conduct periodic pre-arranged inspections to ensure that the conditions included in this letter are met (Wis. Stat. § 292.11(8)). If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. ch. 292 to ensure compliance with the closure conditions.

VAPOR

Continuing Obligations to Address Vapor Contamination

<u>VI - Commercial/Industrial Use</u>: (Wis. Stat. § 292.12(2), Wis. Admin. Code § NR 726.15(2)(k) or (m)) Soil vapor beneath the on-site building contains contamination at concentrations that pose a long-term risk to human health if allowed to migrate into an occupied building. See the enclosed map (Figure B. 4. a, Vapor Intrusion Map,10/10/2022). Case closure is based on the assumption that the property is used for commercial purposes. Use of this property is restricted to industrial or commercial uses. If changes in property or land use are planned, the property owner must notify DNR and evaluate whether the closure is protective for the proposed use. The DNR may require additional response actions.

DNR NOTIFICATION AND APPROVAL REQUIREMENTS

Certain actions are required at closed sites to maintain protectiveness to human health and the environment. The property owner is required to notify the DNR at least 45 days before and obtain approval from the DNR prior to taking the following actions (Wis. Admin. Code §§ NR 727.07, NR 726.15 (2), Wis. Stat. § 292.12(6)).

• Before changing the use or occupancy to a different commercial or industrial use or to a residential exposure setting

The DNR may require additional investigation and/or cleanup actions if necessary, to be protective of human health and the environment. The case may be reopened under Wis. Admin. Code § NR 727.13 if additional information indicates that contamination on or from the site poses a threat, or for a lack of compliance with a CO or closure requirement.

SUBMITTALS AND CONTACT INFORMATION

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

Send written notifications to the DNR using the RR Program Submittal Portal at dnr.wi.gov, search "RR submittal portal" (<u>https://dnr.wi.gov/topic/Brownfields/Submittal.html</u>). Questions on using this portal can be directed to the Project Manager below or to the environmental program associate (EPA) for the regional DNR office. Visit dnr.wi.gov, search "RR contacts" and select the EPA tab (<u>https://dnr.wi.gov/topic/Brownfields/Contact.html</u>).

CLOSING

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this this letter, please contact DNR project manager Caroline Rice at (608) 219-2182 or caroline.rice@wisconsin.gov.

Sincerely,

Team Supervisor Remediation & Redevelopment Program

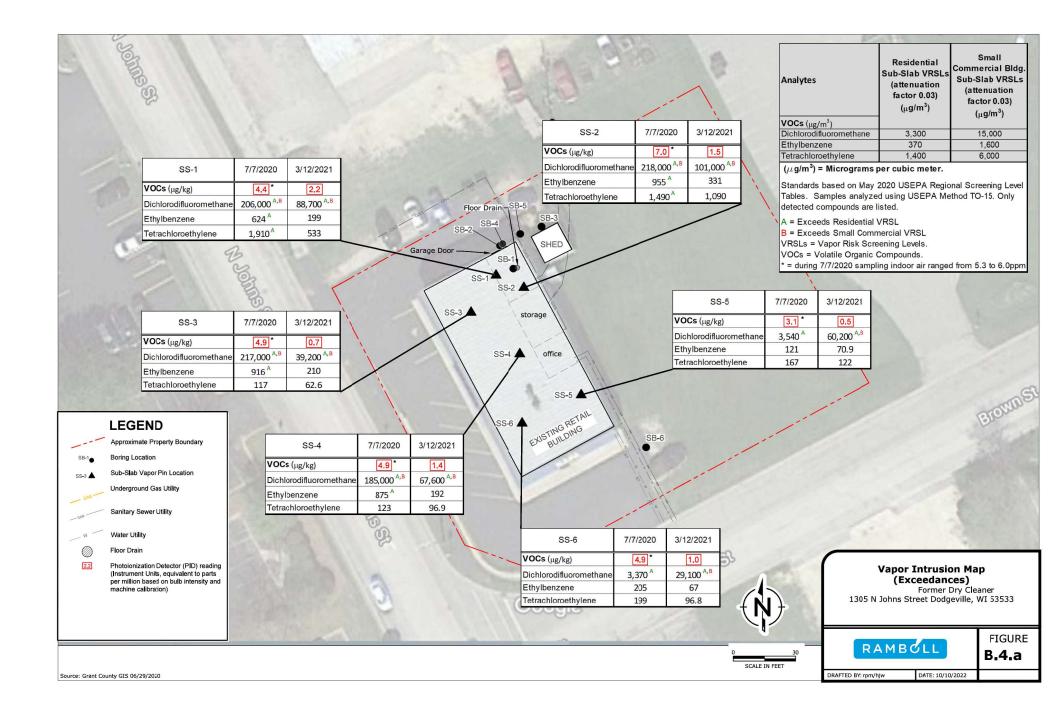
Attachments: Figure B.4.a., Vapor Intrusion, 10/10/2022

cc.

Richard Mazurkiewicz, Ramboll (<u>rmazurkiewicz@ramboll.com</u>) Daniel Petersen, Ramboll (<u>dpetersen@ramboll.com</u>)

Additional Resources:

The DNR fact sheets listed below can be obtained by visiting the DNR website at "dnr.wi.gov," search the DNR publication number. *Guidance for Electronic Submittals for the Remediation and Redevelopment Program* (RR-690) *Continuing Obligations for Environmental Protection* (RR-819) *Environmental Contamination and Your Real Estate* (RR-973) *Post-Closure Modifications: Changes to Property Conditions after a State-Approved Cleanup* (RR-987)



Data Tables

Tables that follow are for reference only and were not included in the Department's closure documentation sent to affected parties

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

	Soil RCL			SB-1 (1-2)	(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)
Parameters	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 3 *	<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 parenthases. PID = Photoionization Detector.

IU = Instrument Units, equivalent to parts per million based on bulb intensity and machine calibration.

RCL = Residual Contaminant Level

RCL = Residual Contaminant Cever µg/kg = micrograms per kilogram
* = Common laboratory contaminant, not considered a chemical of concern at the Site.

³ = 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 (WDIR RPUB-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.

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

Parameters			Resid	dential		Small Commercial				USEPA RSL Basis ⁽²⁾	SS-1		s	S-2	SS-3		
Analyte (µg/m ³) ⁽¹⁾	CAS No.	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	2510	685 E	421	371	459	178	
Benzene	71-43-2	3.6	120	31	1000	16	530	130	4300	с	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	с	<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	с	< 0.32	< 0.22	< 0.32	< 0.24	<0.30	<0.22	
Cyclohexane	110-82-7			6300	210000			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]	<1.3	
Dichlorobenzene, 1,4-	106-46-7	2.6	87	830	28000	11	370	3500	120000	с	<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			1.1							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	С	624 A	199 E	955 A	331 E	916 A	210	
4-Ethyltoluene	622-96-8				-					1227	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	с	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		100	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 subslab vapor VRSL displayed in **bold** fort.

(2) The USEPA RSL Basis indicates whether the carcinogenic (c) or non-carcinogenic (nc) ndoor 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 leve of quantification (LOQ).

 ${\bf E}$ = 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		Residential				Small Commercial				USEPA RSL Basis ⁽²⁾	s	5-4	SS-5		SS-6	
Analyte (µg/m³) ⁽¹⁾	CAS No.	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	с	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	с	<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	с	< 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	с	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	С	875 A	192	121	70.9	205	67.0
4-Ethyltoluene	622-96-8								1000	1	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	с	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 cardinogenic and non-carcinogenic indoor air VALs, results are compared to the most conservative subslab 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

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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 based high.

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