



June 15, 2021

BRRTS#: 06-12-587767 & 02-12-552357

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

SUBJECT: **Approval to Proceed in the Voluntary Party Liability Exemption Process**
06-12-587767 for the Blackhawk Dry Cleaners located at 700 E Blackhawk Ave. and 708
E Blackhawk Ave.(the "Property")
County Tax Parcel # (s): 12-271-0749-0000 & 12-271-0750-0000

Dear Chad Abram:

The Department of Natural Resources (DNR) has received your application to proceed with an environmental investigation and cleanup under the Voluntary Party Liability Exemption (VPLE) process identified in Wis. Stat. § 292.15. This statute establishes environmental liability exemptions available to voluntary parties that successfully complete the VPLE process.

DOCUMENTS AND PAYMENTS RECEIVED

The DNR received the following documents and payments that you submitted:

- Voluntary Party Liability Exemption Application (DNR Form 4400-178);
- A non-refundable check for the \$250 VPLE application fee, made payable to DNR;
- A map of the Property identifying location and clearly shows the Property boundaries;
- A copy of the Property deed;
- A list of past environmental work at the Property, completed Phase I/II, etc., if applicable

VPLE FEES

Thank you for submitting the VPLE application fee of \$250, which DNR received on June 15, 2021. All VPLE participants are responsible for paying the hourly costs of DNR's review and oversight of their project, pursuant to Wis. Admin. § NR 750.

In addition to the application fee, DNR requires an advance deposit before any DNR work occurs on a VPLE project. An advance deposit of \$2,000 for DNR oversight is required for VPLE properties less than one acre in size, and \$4,000 is required for properties one acre or larger.

Please submit the appropriate advance deposit to DNR, based on the acreage of your Property, as soon as possible. No DNR work will occur on your VPLE project until this payment is received. The

fee should be submitted to the RR Environmental Program Associate at the address at the top of this letter.

DNR costs related to your project will be deducted from your advance deposit at the current hourly rate. This hourly rate is \$105 an hours however it is calculated every year and is subject to change. Check the VPLE webpage for the current hourly oversight rate: dnr.wi.gov, [search VPLE](#)

DNR costs are deducted as they are incurred until the project is completed, or until the deposit is spent, whichever comes first. If your VPLE project is completed before your advance deposit is exhausted, all remaining monies will be refunded to you. If, however, DNR review costs for your project exceed the deposit amount, you will receive quarterly invoices that must be paid within 30 days.

DNR review costs associated with your VPLE project will vary depending on the complexity and size of the property, as well as the completeness of the information that you submit. DNR costs for most VPLE projects range from \$2,000 to \$10,000, but higher and lower costs are possible.

APPLICATION REVIEW AND APPROVAL TO PROCEED

After reviewing your application, in light of Wis. Stats. § 292.15, the DNR approves your request to enroll the Property identified in the subject line of this letter in the VPLE process for the Property, identified above and depicted on the attached map.

Based on the information you provided, DNR makes the following determinations:

- The discharge of a hazardous substance has occurred at the Property;
- You, the applicant, meet the definition of a “voluntary party”, per Wis. Admin. § NR 750; and
- The Property does not include any of the ineligible facilities or sites listed in Wis. Stat. §§ 292.15(7)(a) through (f).

GETTING STARTED

The first step in the VPLE process is to conduct an environmental investigation of the entire Property. A VPLE investigation is more comprehensive than a basic investigation of known or suspected areas of contamination.

The VPLE environmental investigation includes recent Phase I and II environmental site assessments, as well as a Wis. Admin. § NR 716, site investigation of the whole Property. The investigation must assess all discharges of hazardous substances on the Property, discharges that have migrated from the Property, and solid waste disposed of on the Property. Also, if you plan to import any soil or other material to the Property, you are advised to follow guidance, “Obtaining DNR Approval Prior to Use of Imported Soil and Other Fill Materials on Voluntary Party Liability Exemption Sites” (RR-041). VPLE guidance materials are available at dnr.wi.gov, [search VPLE](#).

Previous environmental work done at the Property, if any, may satisfy some or all of the requirements for a VPLE investigation. Discuss these situations with your DNR project manager.

To obtain the Voluntary Party Liability Exemption, DNR project managers must review and approve all necessary environmental investigation and response actions at the Property to ensure compliance with Wis. Stats. §§ 292.11 and 292.15, and with the Wis. Admin. NR 700 rule series. To obtain a Certificate of Completion (COC) for the Voluntary Party Liability Exemption, the following requirements must be met:

- The VPLE Property must obtain site closure under Wis. Admin. ch. NR 726;
- The Voluntary Party must pay any remaining hourly rate fees, if the advance deposit is exhausted;
- The Voluntary Party must pay the appropriate one-time groundwater insurance fee if there is residual groundwater contamination at the time of case closure; and
- The Voluntary Party must pay appropriate database registration fees.

BEGIN THE SITE INVESTIGATION PROCESS

DNR will review the Phase I and Phase II environmental assessment that was conducted under the Wisconsin Assessment Monies (WAM) program by Bay West and will notify you if additional information or site work is needed. This response will identify, if necessary, any additional work needed to scope out the VPLE investigation. Meanwhile we will continue to work with you and your consultant, SCS Engineers as you proceed with the site investigation of the Property.

VPLE PROPERTIES WITH SOLID WASTE DISPOSAL AREAS

All VPLE properties must obtain site closure under Wis. Admin. § NR 726, to receive a Certificate of Completion. Achieving Wis. Admin. § NR 726 closure at properties that include a solid waste facility can be technically challenging in general, and VPLE requirements impose additional requirements.

Wis. Stat. § 292.15(7)(e), specifies that a VPLE property with a solid waste facility or waste site must be able to meet local, state and federal standards without an ongoing, post-closure, requirement to maintain an active remedial system. These types of systems include groundwater monitoring, leachate collection or treatment, or active gas extraction that is required as a condition of closure.

It is possible to achieve VPLE closure at a property with a solid waste facility, but a realistic, upfront assessment to address the solid waste is highly recommended. DNR staff is available to assist with this. Also, properties with solid waste may need to obtain an exemption to build at a historic fill site or licensed landfill.

CHANGES IN PROPERTY CONDITIONS

The approval to proceed in the VPLE process granted in this letter is based on information available to DNR at the time your application was reviewed. If, in the future, additional information becomes available which indicates that the Property does not meet the conditions in Wis. Stat. § 292.15(7) for VPLE eligibility, DNR may remove the Property from the VPLE process.

DUTIES OF APPLICANTS, PROPERTY OWNERS AND POTENTIALLY RESPONSIBLE PARTIES

If you decide to withdraw from the VPLE process, please notify the DNR in writing within 90 days of making such a decision. Remaining deposit monies, if any, will be refunded to you. Also, if a voluntary party in the VPLE process fails to make reasonable progress towards completing the investigation and remedial actions necessary, or fails to submit progress reports, the DNR may withdraw the party from the program.

If a voluntary party withdraws from the VPLE process, or discontinues clean-up efforts, the party may still have legal and financial responsibilities at the property. Wisconsin law assigns responsibility for environmental cleanups in Wis. Stat. § 292.11(3). This statute states, "a person who possesses or

controls a hazardous substance which is discharged or who causes the discharge of a hazardous substance shall take the actions necessary to restore the environment to the extent practicable and minimize the harmful effects from the discharge to the air, lands, or waters of the state.”

Anyone who currently owns or controls the Property, or caused the hazardous substance discharge, is required by state law to complete all necessary work to restore the environment and minimize effects of discharges on the Property and migrating from the Property.

DNR will work with individuals and entities to respond to the hazardous substance discharge(s) on the Property whether they own or control the Property, and whether or not the Property is enrolled in the VPLE process.

WELCOME TO THE VPLE PROCESS

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) identification number for the Property is listed at the top of this letter. Information about the Property and other cleanup sites can be found in the BRRTS database, which is at dnr.wi.gov, [search BOTW](#).

The DNR project manager assigned to your VPLE project is Matthew Vitale, located at in the DNR Eau Claire Service Center . You can contact your project manager at (715) 492-1222 or Matthew.Vitale@wisconsin.gov. Please direct all future correspondence relating to the Property to your project manager.

Thank you for entering the Voluntary Party Liability Exemption process. The DNR looks forward to working with you, as you address contamination on and migrating from the Property and complete the VPLE process. We strive to provide prompt and outstanding service.

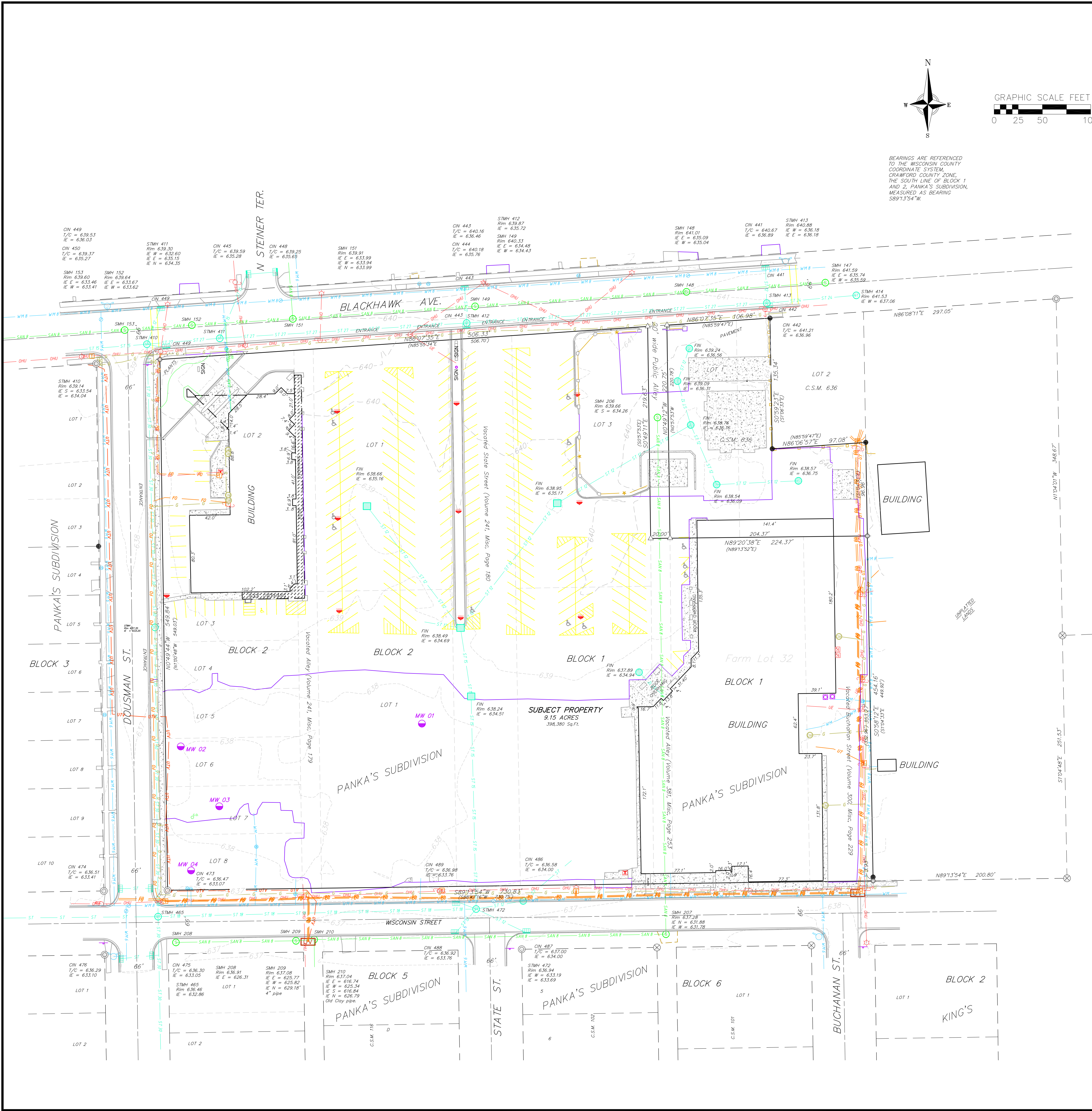
Sincerely,



Michael Prager
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources

Attachments: Map of the Property – ALTA/ NSPS Land Title Survey

Copies: Matthew Vitale
Robert Langdon, SCS Engineers
Michael Prager - RR/5
Regional Site File



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING

TOPOGRAPHIC LINework LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" # IRON PIPE
- FOUND 2" # IRON PIPE
- FOUND 3/4" # IRON ROD
- SET P.K. NAIL
- SET 3/4" # IRON ROD

ALTA/NPS LAND TITLE SURVEY
LOT 1 CRAWFORD COUNTY CERTIFIED SURVEY MAP NUMBER 2
LOCATED IN FARM LOT 43 OF THE PRIVATE LAND CLAIMS AT PRAIRIE DU CHIENON,
CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE 1"=50' (24x36)

DATE 4-22-2021

DRAFTER WBUL

CHECKED SDIS/MLON

PROJECT NO. 200064

SHEET 2 OF 2

DWG. NO.

SURVEYED FOR
City of Prairie du Chien,
214 E. Blackhawk Ave.
PO Box 214,
Prairie du Chien, WI 53821

OWNER
Redevelopment Authority of the
City of Prairie du Chien,
214 E. Blackhawk Ave.
PO Box 214,
Prairie du Chien, WI 53821

SURVEYED BY
Vierbicher Associates Inc.
108 West Blackhawk Ave.
P.O. Box 542
Prairie du Chien, WI 53821
wbu@vierbicher.com