



SENT CERTIFIED MAIL – RETURN RECEIPT REQUESTED

February 25, 2020

DONALDSONS ONE HOUR CLEANERS INC
BRETT DONALDSON
1166 WESTOWNE DR
NEENAH WI 54956-2175

H&J INVESTMENTS LLC
C/O ESTATE OF JANICE DONALDSON
CRAIG DONALDSON
N2018 DOMAIN DR
KAUKAUNA WI 54130-9478

SUBJECT: Vapor Mitigation System Shut-Down & Notice of Intent to Incur Expenses
Action Requested by March 20, 2020.
Donaldson's One Hour Cleaners (Former), 110 W. Cecil St., Neenah, WI
BRRTS #: 02-71-110797

Dear Messrs. Donaldson:

On February 10, 2020, the Department of Natural Resources (DNR) received notice of an executed Consent to Raze the building at 110 West Cecil Street in Neenah, Wisconsin (the "Property"). Additional discussion with the city of Neenah (the "City") confirmed the City intends to move forward with demolishing the building in the coming weeks.

On January 7, 2013, the DNR sent letters directing each of you to take appropriate response actions at the above-referenced Property under Wis. Stats. ch. 292 and Wis. Admin. Code §§ NR 700 through 754. As you are aware, chlorinated volatile organic compounds (CVOCs) remain in the environment at the Property and have migrated off-site. A vapor mitigation system was installed at the Property as an interim action under Wis. Admin. Code § NR 708.11 in November 2014 following a vapor intrusion investigation.

The vapor mitigation system is necessary to protect occupants at both the Property and adjacent property, Cranky Pat's Pizza located at 905 South Commercial Street in Neenah ("Cranky Pat's"). Shutting down the vapor mitigation system at the Property in advance of demolition has the potential to re-create a vapor intrusion concern at Cranky Pat's that must be re-assessed after the system is turned off. **As the identified responsible party for the CVOc contamination, re-assessment for vapor intrusion at Cranky Pat's is your responsibility under Wis. Admin. Code ch. NR 716.** It is also your responsibility to perform necessary immediate or interim actions under Wis. Admin. Code ch. NR 708.

DNR's current vapor intrusion guidance, *Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin*, RR-800, recommends a minimum of three sampling events at specific intervals:

1. Two to four weeks after shut-down;
2. Two to six months after shut-down; and
3. One year after decommissioning.

Donaldson's One Hour Cleaners, Inc. and H&J Investments, LLC
Vapor Mitigation System Shut-Down & Notice of Intent to Incur Expenses
Donaldson's One Hour Cleaners (Former), 110 W. Cecil St., Neenah, WI
BRRTS #: 02-71-110797

By **March 20, 2020**, the DNR requests you provide a written response regarding your intention to perform the re-assessment for vapor intrusion at Cranky Pat's along with a time frame to complete the first two sampling events.

In accordance with Wis. Stats. § 292.81(2), you are hereby notified, as a responsible party under Wis. Stats. ch. 292 and Wis. Admin. Code § NR 700.03 (51), that the DNR intends to incur expenses as authorized under Wis. Stats. § 292.31(3) if you do not proceed with the necessary re-assessment for vapor intrusion. The DNR may hire a contractor to investigate sub-slab, indoor and outdoor air at Cranky Pat's. The DNR may also perform immediate or interim actions at Cranky Pat's, such as installation of a vapor mitigation system, if found necessary to protect occupants from vapor intrusion. Please be aware that you could be held responsible for reimbursing the DNR for the expenses incurred to do the work described in this letter.

You should also be aware that construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

If you have questions concerning the activities described in this letter, please contact me with any questions in Oshkosh by phone at 920-424-7887 or by email at jennifer.borski@wisconsin.gov.

Sincerely,



Jennifer Borski
Hydrogeologist
Remediation & Redevelopment Program

cc:

- Brett Donaldson, Donaldson's One Hour Cleaners, Inc. – bdonaldson@donaldsonscleaners.com
- Craig Donaldson, H&J Investments, LLC / Estate of Janice Donaldson – donacraig@gmail.com
- Peter van Houwelingen, Corporate Legal Counsel, Ltd. – pvhouw@clcl.com
- Tressie Kamp, DOJ Assistant Attorney General – KampTK@doj.state.wi.us
- Bill Nelson, DNR Attorney – William.Nelson@wisconsin.gov
- Jennie Pelczar, DNR NER Enforcement Specialist – Jennifer.Pelczar@wisconsin.gov
- Roxanne Chronert, DNR NER RR Team Supervisor – Roxanne.Chronert@wisconsin.gov
- Chris Haese, City of Neenah – chaese@ci.neenah.wi.us
- David Earle, Cranky Pat's Pizza – david@crankypats.com

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Donaldsons One Hr Cleaners
 Brett Donaldson
 1166 Westowne Dr
 Neenah, WI 54956



9590 9402 4489 8248 4547 14

2. Article Number (Transfer from service label)

7019 1120 0000 0641 3764

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X Jan Wetzel

- Agent
 Addressee

B. Received by (Printed Name)

Jan Wetzel

C. Date of Delivery

2/28

- D. Is delivery address different from item 1?** Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

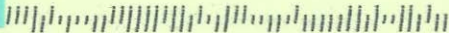
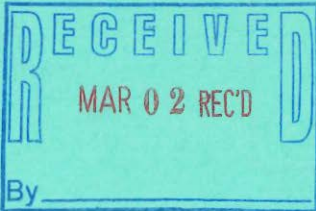
9590 9402 4489 8248 4547 14

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Jennifer Borski

WI DEPT OF NATURAL RESOURCES
625 E COUNTY RD Y SUITE 700
OSHKOSH, WI 54901-9731



7019 1120 0000 0641 3757

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®	
OFFICIAL USE	
Certified Mail Fee \$ _____	Postmark Here 2-25-20
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To H+J Investments LLC	
Street and Apt. No., or PO Box No. N2018 Domain Dr	
City, State, ZIP+4® Kaukauna WI 54130	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1120 0000 0641 3764

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®	
OFFICIAL USE	
Certified Mail Fee \$ _____	Postmark Here 2-25-20
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To Donaldsons One Hr Cleaners	
Street and Apt. No., or PO Box No. 1166 Westowne Dr	
City, State, ZIP+4® Neenah, WI 54956	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Track Another Package +

Tracking Number: 70191120000006413757

[Remove X](#)

We attempted to deliver your item at 1:01 pm on February 28, 2020 in KAUKAUNA, WI 54130 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning February 29, 2020. If this item is unclaimed by March 14, 2020 then it will be returned to sender.

Feedback

Delivery Attempt: Action Needed

February 28, 2020 at 1:01 pm
Notice Left (No Authorized Recipient Available)
KAUKAUNA, WI 54130

[Schedule Redelivery](#) ∨

[Text & Email Updates](#) ∨

[Schedule Redelivery](#) ∨

[Tracking History](#) ∨

[Product Information](#) ∨

[See Less](#) ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback

ALERT: DUE TO LIMITED TRANSPORTATION AVAILABILITY AS A RESULT OF NATIONWIDE CO...



FAQs >

Track Another Package +

Tracking Number: 70191120000006413757

Remove X

Expected Delivery on

TUESDAY

24

MARCH 2020 ⓘ

by

8:00pm ⓘ

Feedback

✓ Delivered

March 24, 2020 at 8:31 am
Delivered, To Original Sender
MADISON, WI 53708

Get Updates ▾

Text & Email Updates ▾

Tracking History ▾

Product Information ▾

See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback