



**SENT CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

June 24, 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: Revised Notice of Intent to Incur Expenses  
**Action Requested by July 8, 2020.**  
Donaldson's One Hour Cleaners (Former), 110 W. Cecil St., Neenah, WI  
BRRTS #: 02-71-110797

Dear Messrs. Donaldson:

On February 25, 2020, the Department of Natural Resources (DNR) sent you a notice of intent to incur expenses for a vapor intrusion investigation regarding the contamination case at 110 West Cecil Street in Neenah, Wisconsin (the "Property"). This was in preparation of the city of Neenah razing the building at the Property and removing the vapor mitigation system installed at the Property. A response was requested by March 20, 2020 and has not yet been received.

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.

Donaldson's One Hour Cleaners, Inc. and H&J Investments, LLC  
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Since February 2020, DNR reviewed the DNR's letter dated June 20, 2017, *Case Closure Denial for Additional Investigation and Remedial Action*, and consulted with the Department of Health Services (DHS) and Winnebago County Health Department ("County Health"). The DNR is revising this notice of intent to also include the vapor intrusion investigation and any necessary immediate or interim actions at the Commercial Square Apartments at 1015 South Commercial Street in Neenah, listed as a necessary action in the June 20, 2017 letter. The vapor investigation at the Commercial Square Apartments is also a requirement under Wis. Admin. Code ch. NR 716 and has not yet been completed.

By **July 8, 2020**, the DNR requests you provide a written response regarding your intention to perform the re-assessment for vapor intrusion at Cranky Pat's and vapor intrusion investigation at the Commercial Square Apartments along with a time frame to complete the first sampling event.

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 and at Commercial Square Apartments. The DNR may also perform immediate or interim actions at Cranky Pat's and/or Commercial Square Apartments, 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 by phone at 920-360-0853 or by email at [jennifer.borski@wisconsin.gov](mailto:jennifer.borski@wisconsin.gov).

Sincerely,



Jennifer Borski  
Hydrogeologist  
Remediation & Redevelopment Program

cc:

- Brett Donaldson, Donaldson's One Hour Cleaners, Inc. – [bdonaldson@donaldsonscleaners.com](mailto:bdonaldson@donaldsonscleaners.com)
- Craig Donaldson, H&J Investments, LLC / Estate of Janice Donaldson – [donacraig@gmail.com](mailto:donacraig@gmail.com)
- Peter van Houwelingen, Corporate Legal Counsel, Ltd. – [pvhouw@clcl.com](mailto:pvhouw@clcl.com)
- Tressie Kamp, DOJ Assistant Attorney General – [KampTK@doj.state.wi.us](mailto:KampTK@doj.state.wi.us)
- Bill Nelson, DNR Attorney – [William.Nelson@wisconsin.gov](mailto:William.Nelson@wisconsin.gov)
- Jennie Pelczar, DNR NER Enforcement Specialist – [Jennifer.Pelczar@wisconsin.gov](mailto:Jennifer.Pelczar@wisconsin.gov)

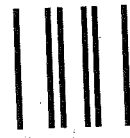
June 24, 2020

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

- Roxanne Chronert, DNR NER RR Team Supervisor – [Roxanne.Chronert@wisconsin.gov](mailto:Roxanne.Chronert@wisconsin.gov)
- Amanda Koch, DHS – [Amanda.koch@dhs.wisconsin.gov](mailto:Amanda.koch@dhs.wisconsin.gov)
- Doug Gieryn, Winnebago County Health Dept – [dgieryn@co.winnebago.wi.us](mailto:dgieryn@co.winnebago.wi.us)
- Anne Boyce, Winnebago County Health Dept – [aboyce@co.winnebago.wi.us](mailto:aboyce@co.winnebago.wi.us)
- Chris Haese, City of Neenah – [chaese@ci.neenah.wi.us](mailto:chaese@ci.neenah.wi.us)
- David Earle, Cranky Pat's Pizza – [david@crankypats.com](mailto:david@crankypats.com)

USPS TRACKING #



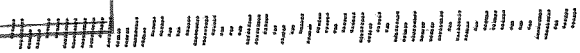
First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 4265 8121 7433 19

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

RECEIVED  
JUL 27 REC'D  
By \_\_\_\_\_



**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 Hour  
Cleaners  
Brett Donaldson  
1166 Westowne Dr  
Neenah WI 54956



9590 9402 4265 8121 7433 19

2. Article Number (Transfer from service label)

7019 1120 0000 0641 3900

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent  
 Addressee

B. Received by (Printed Name)

Brett Donaldson

C. Date of Delivery

06/22/11

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

Domestic Return Receipt

USPS TRACKING#



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

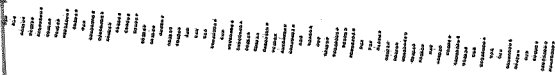
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• Sender: Please print your name, address, and ZIP+4® in this box •

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

RECEIVED  
JUN 29 REC'D



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Craig Donaldson  
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Kaukauna WI 54130-9478



9590 9402 4265 8121 7433 26

2. Article Number (Transfer from service label)

7019 1120 0000 0641 3917

PS Form 3811, July 2015 PSN 7530-02-000-9053

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A. Signature

X

Agent

Addressee

B. Received by, (Printed Name)

C. J. A.

C. Date of Delivery

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

3. Service Type

Adult Signature

Adult Signature Restricted

Certified Mail®

Certified Mail Restrict

Collect on Delivery

Collect on Delivery Res

Insured Mail

Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Signature Confirmation™

Signature Confirmation™ Merchandise

Signature Confirmation™ Restricted Delivery

Signature Confirmation™ Restricted Delivery

Domestic Return Receipt