

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
101 S. Webster Street  
Box 7921  
Madison WI 53707-7921

Tony Evers, Governor  
Adam N. Payne, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



August 30, 2023

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

MENN LAW FIRM, LTD  
MAGNUS ZAUNMUELLER  
ASSOCIATE ATTORNEY  
2501 E ENTERPRISE AVENUE  
PO BOX 785  
APPLETON WI 549112-0785

-- CERTIFIED MAIL --

Subject: Notice of Intent to File Lien  
Donaldson's One Hour Cleaners (Former), 110 W. Cecil St., Neenah, WI  
BRRTS #: 02-71-110797, FID 471007460; Parcel #02-0415-01-00

Dear Messrs. Donaldson and Zaunmueller:

On January 7, 2013, you received a letter directing you to take appropriate response actions at the above-referenced property under Wis. Stats. ch. 292 and Wis. Admin. Code chs. NR 700 through 799. In accordance with Wis. Stats. § 292.81(4), you are hereby notified, as a responsible party under Wis. Stats. ch. 292 and Wis. Admin. Code § NR 700.03 (51), that the Department of Natural Resources ("department") intends to file a lien against the above-referenced property to recover costs incurred by the department related to an off-site vapor intrusion assessment at Cranky Pat's Pizza, 905 S. Commercial Street, & Commercial Square Apartments, 1015/1019 S. Commercial Street, which included investigation of sub-slab, indoor and outdoor air

As of the date of this letter, the department has incurred costs in the amount of TWENTY-SIX THOUSAND, THIRTY-THREE DOLLARS AND TWENTY-SEVEN CENTS (\$26,033.27). The lien will be filed on or after NOVEMBER 8, 2023. This provides you with a minimum of 60 days' notice before the department files the lien. A copy of the draft lien is enclosed for your reference.

If you have questions concerning this letter, please do not hesitate to contact me at 608-419-3918 or by email at [benjamin.vondra@wisconsin.gov](mailto:benjamin.vondra@wisconsin.gov), or contact Jennifer Borski, Hydrogeologist, at 920-360-0853 or by email at [jennifer.borski@wisconsin.gov](mailto:jennifer.borski@wisconsin.gov).

Please provide a copy of this notice to any other interested party not identified by the department. Thank you.

Sincerely,

Ben Vondra

State & Federal Programs Section Chief  
Remediation & Redevelopment Program

Enc  
Draft lien  
Statement of Expenses Incurred

cc.  
Jennifer Borski, WDNR ([Jennifer.Borski@wisconsin.gov](mailto:Jennifer.Borski@wisconsin.gov))

## NOTICE OF LIEN

Wis. Stats. § 292.81(3)

Document Number

Title of Document

As provided by Wis. Stats. ch. 292 and Wis. Admin. Code series NR 700, the Department of Natural Resources has incurred costs at the following property owned by H&J Investments, LLC, a Wisconsin Limited Liability Company, and located in Winnebago County:

The East Forty (40) feet of Lot Twelve (12), Block Two (2), Replat of Airport Heights, Second Ward, City of Neenah, Winnebago County, Wisconsin;

AND

Lot Eleven (11) and the West Twenty (20) feet of Lot Twelve (12), Block Two (2), Replat of Airport Heights, Second Ward, City of Neenah, Winnebago County, Wisconsin.

Record this record with the Register of Deeds.

**Name and return address:**

Ben Vondra  
State & Federal Programs Section Chief  
Remediation and Redevelopment Program  
PO Box 7921  
Madison WI 53707-7921

Parcel #02-0415-01-00

The Department of Natural Resources (department) has incurred expenses for off-site vapor intrusion assessment at Cranky Pat's Pizza, 905 S. Commercial Street, & Commercial Square Apartments, 1015/1019 S. Commercial Street, which included investigation of sub-slab, indoor and outdoor air. The amount of these expenses, totaling \$26,033.27, constitutes a superior lien on the property as described in Wis. Stats. § 292.81(3). The property remains subject to this superior lien until these costs are paid in full to the department. No interest is recoverable on this superior lien.

The department makes and files this claim for the legal interest held by the Owner(s) in this property under Wis. Stats. § 292.81(3). The department certifies that to the best of its knowledge and belief, all information contained in this Notice of Lien is correct, and this superior lien represents a legal encumbrance upon the property. Based on the above information, the department claims a superior lien on all the legal interest, which the Owner(s) have in the above-described property.

Wisconsin Department of Natural Resources  
By:

Ben Vondra, State & Federal Programs Section Chief  
Remediation and Redevelopment Program

### AUTHENTICATION OF ACKNOWLEDGMENT

The above named person was sworn to before me  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Jody Irland

Notary Public  
State of Wisconsin, County of Dane  
My Commission expires \_\_\_\_\_

This document was drafted & approved by:  
WI Department of Natural Resources  
PO Box 7921  
Madison WI 53707-7921

**Attachment 2: Statement of Expenses Incurred**

Donaldson's One Hour Cleaners (Former), 110 W. Cecil St., Neenah, WI; BRRTS #: 02-71-110797  
For expenses occurring Fiscal Years 2021 to 2022 at the off-site properties of Cranky Pat's Pizza, 905 S. Commercial Street, & Commercial Square Apartments, 1015/1019 S. Commercial Street, Neenah, Wisconsin

<b>Fiscal Year</b>	<b>Professional Services</b>	<b>Supplies /Service Alloc. Other</b>	<b>Supplies /Service Alloc. SS</b>	<b>Supplies /Service Alloc. Travel</b>	<b>Grand Total</b>
2021	21,439.28	197.14	22.31	8.12	21,666.85
2022		5.06	0.86	0.35	6.27
<b>Grand Total</b>	<b>21,439.28</b>	<b>202.2</b>	<b>23.17</b>	<b>8.47</b>	<b>21,673.12</b>



State of Wisconsin  
 Department of Natural Resources  
 P. O. Box 7921  
 Madison, WI 53707-7921

RP/5 \$ 232

CERTIFIED MAIL



7020 0090 0001 5211 0998

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

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**OFFICIAL USE**

7020 0090 0001 5211 0998

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input 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	\$
<b>Total Postage and Fees</b>	\$

Postmark Here

Sent To  
 H & J Investments LLC Craig Donaldson  
 c/o Estate of Janice Donaldson  
 Street and Apt. No., or PO Box No.  
 N2018 Domain Drive  
 City, State, ZIP+4®  
 Kaukauna WI 54130-9478

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

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

2. Article Number **7020 0090 0001 5211 0998**  
 (Transfer from sel...)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**X**  Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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**OFFICIAL USE**

7020 0090 0001 5211 0998

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
  - Return Receipt (electronic) \$
  - Certified Mail Restricted Delivery \$
  - Adult Signature Required \$
  - Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To *Craig Donaldson*  
*H & J Investments LLC*  
 Street and Apt. No., or PO Box No.  
*N2018 Domain Drive*  
 City, State, ZIP+4®  
*Kaukauna WI 54130-9478*

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

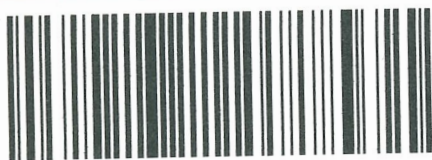
See Reverse for Instructions



State of Wisconsin  
 Department of Natural Resources  
 P. O. Box 7921  
 Madison, WI 53707-7921

RR/5 #232

CERTIFIED MAIL®



7020 0090 0001 5211 1179

MENN LAW FIRM, LTD  
 MAGNUS ZAUNMUELLER  
 2501 E ENTERPRISE AVENUE  
 PO BOX 785  
 APPLETON WI-54912-0785  
 54912-0785

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**OFFICIAL USE**

7020 0090 0001 5211 1179

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input 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	
\$	

Postmark  
Here

Sent To MENN Law Firm Ltd. / Magnus Zaunmuller  
 Street and Apt. No., or PO Box No. 2501 E. Enterprise Ave. PO Box 785  
 City, State, ZIP+4® Appleton WI 54912-0785

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Menn Law Firm  
 Magnus Zaunmüller  
 2501 E Enterprise Ave.  
 P.O. Box 785  
 Appleton, WI ~~54912-0785~~  
 54912-0785

2. Article Number **7020 0090 0001 5211 1179**  
 (Transfer from s...)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
**X**  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Menn Law Firm Ltd. / Magnus Zaunmüller  
 Street and Apt. No., or PO Box No.  
 2501 E. Enterprise Ave. PO Box 785  
 City, State, ZIP+4®  
 Appleton WI 54912-0785

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

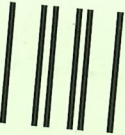
7020 0090 0001 5211 1179



UNITED STATES POSTAL SERVICE  
MILWAUKEE WI 530

RR/5

2 SEP 2023 PM 2 L



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

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

Molly Schmidt  
Wisconsin Dept. of Natural Resources  
Remediation & Redevelopment Program  
101 S. Webster St.  
PO Box 7921  
Madison WI 53707-7921

RR/5 # 232

RECEIVED

SEP -7 2023

Remediation &  
Redevelopment



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number  
(Transfer from ser

7020 0090 0001 5211 0998

S Form 3811, February 2004

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature   Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

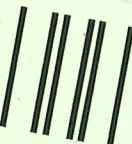
Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

102595-02-M-1540

UNITED STATES POSTAL SERVICE  
MILWAUKEE WI 530

7 SEP 2023 PM 2 L



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

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

Wisconsin Dept. of Natural Resources  
Remediation & Redevelopment Program  
101 S. Webster Street  
PO Box 7921  
Madison WI 53707-7921

RECEIVED

SEP 12 2023

Remediation & Redevelopment

RR/5

#232



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Mann Law Firm  
Magnus Zaunveller  
2501 E Enterprise Ave.  
P.O. Box 785  
Appleton, WI ~~54912-0785~~  
54912-0785

Article Number  
(Transfer from SL)

7020 0090 0001 5211 1179

Form 3811, February 2004

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*Tom Maurer*

C. Date of Delivery

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

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

102595-02-M-1540

Tracking Number:

Remove X

## 70200090000152110998

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

### Latest Update

Your item was delivered to an individual at the address at 1:15 pm on September 2, 2023 in KAUKAUNA, WI 54130.

Get More Out of USPS Tracking:

**USPS Tracking Plus<sup>®</sup>**

### Delivered

**Delivered, Left with Individual**

KAUKAUNA, WI 54130

September 2, 2023, 1:15 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus<sup>®</sup>



Product Information



See Less ^

Feedback

Tracking Number:

Remove X

## 70200090000152111179

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

## Latest Update

Your item has been delivered to an agent for final delivery in APPLETON, WI 54911 on September 5, 2023 at 7:32 am.

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Get More Out of USPS Tracking:

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## Delivered to Agent

**Delivered to Agent for Final Delivery**

APPLETON, WI 54911

September 5, 2023, 7:32 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

See More 

Track Another Package

## Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)