

CORRESPONDENCE/MEMORANDUM

DATE: 5/4/15
TO: VPLE CO File
FROM: Michael Prager
SUBJECT: Pine Tree Commercial Realty – VPLE 06-14-144261

The purpose of this memo was to document that this site is being withdrawn from VPLE.

This property was enrolled in VPLE back in 1996. We have not received any interest from the company who is the voluntary party (Pine Tree Commercial Realty LLC) or any other party about the VPLE case in many many years.

The file includes a couple emails with more information about the status of the case.

The Department of Financial Institutions indicated that Pine Tree Commercial Realty was dissolved in 2007.

<https://www.wdfi.org/apps/CorpSearch/Details.aspx?entityID=P031547&hash=606127684&searchFunctionID=bc6ea034-66ca-4f33-8d89-868b778a7778&type=Simple&q=pine+tree+beaver+dam>

If you look at Linda Hanefeld's 2010 email it seems that there was a lot of work done at the site and we may have forgotten to use the appropriate time code to record time spent working on this case. Also, the time codes were changed from the time this site began, I think the time codes were changed from SWCG to RRCG. The file does include a sheet which shows that 10.5 hours was coded to this code back in 1997. It doesn't seem that we kept track of the time incurred on this site.

Also, Linda indicates the parts of the site that were of interest to this VP are already remediated and redeveloped. The county is involved with this now but they were not the Voluntary Party, if the County was interested in VPLE they could apply. I think since the company who was in the program doesn't even exist anymore we should just withdraw them from VPLE and since it is unclear how much oversight cost was incurred I suggest we not issue a refund.

RRCG

Fox, Shelley L - DNR

From: Hanefeld, Linda S - DNR
Sent: Thursday, September 02, 2010 3:13 PM
To: Prager, Michael A - DNR
Subject: Pine Tree Realty VPLE

Hi, Michael,

The VPLE site noted above is in reality the former Monarch Range (Malleable Iron Range) property in Beaver Dam, which has now been broken into several parcels. The site submitted its \$3000 deposit March 1996. Although a time code was assigned FOR the project, no staff time was ever time-coded to it, even though the file is quite large and I'm sure staff have spent the \$3000 deposit in project oversight costs, even at \$65/hour. The portion of the property that Pine Tree Realty was interested in had been remediated and redeveloped many years ago. The property is owned by Dodge County now and they have gotten an "11" closure for the "02" and "03" (s) that have been assigned to the site. The VPLE was never completed.

This is one of those "old dog" VPLE sites I'm not sure how to handle. Dodge County was awarded a SAG or two to assess direct contact issues at a couple of the remaining parcels. Given where the clean-ups are for the properties are currently, it doesn't seem worth it to try and sort through whether the county wants to continue w/VPLE here, or how we should handle the deposit. We could spend the deposit determining what to do at the site and still not complete the VPLE - is it really worth our time?

Please advice - give me a call if you want to talk.

Thanks - Linda

Fox, Shelley L - DNR

From: Prager, Michael A - DNR
Sent: Monday, May 04, 2015 3:40 PM
To: DiMaggio, Janet H - DNR; Nettesheim, Denise G - DNR
Cc: Fox, Shelley L - DNR
Subject: FW: VPLE - Pine Tree Commercial Realty RRCG
Attachments: Pine Tree Realty VPLE; pinetree.docx

Janet and Denise-

Shelley and I have looked at our records on this site and would like to withdraw it from VPLE. See the attached old email and memo I just wrote to the file. Please let me and Shelley know if you have any concerns with this by Thursday. Thanks

We will just put a withdrawn code in BRRS and you can put this in the regional VPLE file.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Michael Prager

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Wisconsin Department of Natural Resources
101 S. Webster - Box 7921
Madison, WI 53707
Phone: 608-261-4927
Fax: 608-267-7646
michael.prager@wisconsin.gov



From: Fox, Shelley L - DNR
Sent: Tuesday, March 31, 2015 3:32 PM
To: Nettesheim, Denise G - DNR
Subject: RE: VPLE - Pine Tree Commercial Realty RRCG

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Shelley L Fox

Phone: (608) 266-5798
Shelley.Fox@Wisconsin.Gov

From: Fox, Shelley L - DNR
Sent: Wednesday, March 18, 2015 10:13 AM
To: Nettesheim, Denise G - DNR
Cc: Fox, Shelley L - DNR
Subject: RE: VPLE - Pine Tree Commercial Realty RRCG

That's easier said than done. There is no information in the WHO Module in BRRTS, other than you as the designated PM. Plus, Michael requires something in writing from the Applicant stating they no longer want to be involved with VPLE. There is also \$3,000 unspent.....do you happen to know if the Applicant is the same? The check was submitted (in 1996) by Pine Tree Commercial Realty LLC.....is that who the refund should go to?

FYI – I see Don Gallo listed on every document in this file.

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Shelley L Fox

Phone: (608) 266-5798

Shelley.Fox@Wisconsin.Gov

From: Nettesheim, Denise G - DNR
Sent: Wednesday, March 18, 2015 9:35 AM
To: Fox, Shelley L - DNR
Subject: RE: VPLE - Pine Tree Commercial Realty RRCG

Shelley, delete this one from the system.

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Denise Nettesheim

Phone: (608) 275-3209

Denise.Nettesheim@wisconsin.gov

From: Fox, Shelley L - DNR
Sent: Tuesday, March 17, 2015 8:48 AM
To: Nettesheim, Denise G - DNR
Cc: Prager, Michael A - DNR; Fox, Shelley L - DNR
Subject: VPLE - Pine Tree Commercial Realty RRCG

Denise,

This VPLE site has had no activity recorded on it since the Advanced Deposit was received on 03/28/1996.

Last October I sent out 60-day letters to VPLE applicants with no activity. This one you said not to send one. With the start of the new financial system.....I need to know whether to carry this forward or delete it from the system.

Can you contact them and get a status update please?

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Shelley L. Fox

Financial Coordinator – Bureau for Remediation & Redevelopment