



May 9, 2022

**CERTIFIED MAIL**

Mr. Qefli Neziri  
Innovative Properties Group LLC  
628 N 8<sup>th</sup> Street  
Manitowoc, WI 54220  
Via Electronic Mail to [gefnez@yahoo.com](mailto:gefnez@yahoo.com)

Subject: Second Notice of Non-Compliance: Action Required by June 9, 2022  
One Hour Martinizing, 1233 South Military Avenue, Green Bay, WI  
BRRTS # 02-05-217270

Dear Mr. Neziri:

This letter is to notify you that you are out of compliance with Wisconsin Statutes (Wis. Stat.) chapter 292 and Wisconsin Administrative Code (Wis. Admin. Code) chapters NR 700 through NR 754. On September 9, 2019, the Wisconsin Department of Natural Resources (DNR) notified you, as the property owner, of your responsibilities to investigate the degree and extent of contamination and clean up the above-referenced site. That responsible party letter is attached for your reference.

To address the on-site immediate action, a vapor mitigation system was installed within the source building located at 1219-1239 South Military Avenue, Green Bay, Wisconsin. The vapor mitigation system has not been shown to be effective in reducing contaminant concentrations in indoor air. On January 13, 2022, the Wisconsin Department of Human Services (DHS) performed indoor air sampling within your building. Analytical results were provided to you via email on February 7, 2022, which showed that perchloroethylene (PCE) exceeded the immediate action level. You stated that you would retain SWAT Environmental to inspect and seal the system and deploy temporary air treatment units to lower vapor concentrations. On April 21, 2022, I requested an update for the mitigation system and/or filtration units, along with an update for planned remedial action by April 29, 2022; to date, no update was provided.

Please be aware that the DNR may initiate enforcement action against you for failure to comply with Wis. Stat. chapter 292. Your legal responsibilities are defined both in Wis. Stat. chapter 292 and Wis. Admin. Code chapters NR 700 through 754 and are also described in the September 9, 2019, letter. In particular, Wis. Stat. § 292.11(3), states:

**RESPONSIBILITY.** 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.

**Our information indicates that you have not implemented an effective interim action to address vapor intrusion concerns. There is an immediate concern and need to identify risks for vapor intrusion at your property and neighboring properties.**

May 9, 2022  
Mr. Qefli Neziri, Innovative Properties Group LLC  
Second Notice of Non-Compliance  
One Hour Martinizing, BRRTS # 02-05-217270

Wis. Admin. Code chapters NR 700 through NR 754 establish requirements for emergency and interim actions, public information, site investigations, design and operation of remedial action systems, and case closure. Chapter NR 708 includes provisions for immediate actions in response to limited contamination. The immediate action is only one step in addressing the requirements of Wis. Admin Code chapters NR 700 through NR 754.

The DNR is requesting that **by June 9, 2022**, you submit documentation that the system has been inspected and documentation of the modifications made to improve the effectiveness to reduce indoor air concentrations throughout the entire building (all tenant spaces including the basement). Temporary air filtration system(s) may need to be deployed to address the immediate risk.

The DNR is requesting that **by July 9, 2022**, you submit analytical results showing the vapor concentrations within the building have been lowered to below vapor action levels. DNR requires sampling throughout the entire building (all tenant spaces including the basement).

Please understand that you are in noncompliance and will remain in noncompliance until you fulfill all requirements of the statute. Failure to take the actions required by Wis. Stat. § 292.11 to address this contamination will cause the DNR to review this case for enforcement actions. Additionally, please be advised that the DNR is authorized under Wis. Stat. § 292.94 to assess non-reimbursable fees for any reports you are required to submit as part of additional enforcement actions.

If you are experiencing problems selecting an environmental consultant or if you have other questions concerning the cleanup process, please do not hesitate to write or call Josie Schultz at 920-366-5685. Thank you for your attention to this matter.

Sincerely,



Roxanne N. Chronert  
Supervisor, Northeast Region  
Remediation & Redevelopment Program

Att: Responsible Party Letter, September 9, 2019

CC: Tim Welch, Terracon Consultants, Inc. ([Tim.Welch@Terracon.com](mailto:Tim.Welch@Terracon.com))

**State of Wisconsin**  
DEPARTMENT OF NATURAL RESOURCES  
2984 Shawano Avenue  
Green Bay WI 54313-6727

Tony Evers, Governor  
Preston D. Cole, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



September 9, 2019

Qelfi Neziri  
Innovative Properties Group, LLC  
628 N 8<sup>th</sup> Street  
Manitowoc, WI 54220-3920

Subject: New Responsible Party at One Hour Martinizing,  
1233 South Military Avenue, Green Bay, Wisconsin  
DNR BRRTS Activity # 02-05-217270, DNR FID # 405008780

Dear Mr. Neziri:

This letter is being sent to you regarding contamination at the above-mentioned site, and a copy is being sent to your property manager, Jeremiah Bruley. Please provide the Wisconsin Department of Natural Resources (DNR) with who you would like to be the point of contact moving forward.

**Background:**

On March 31, 1999, the Wisconsin Department of Natural Resources (DNR) was notified that chlorinated solvent contamination had been detected at the site described above. Between 1999 and 2007, the soil and groundwater contamination were being addressed by P.F. Fink, Inc. under the Drycleaner Environmental Response Program (DERP). Peter Fink, the sole owner and shareholder of P.F. Fink, Inc. died in 2007 leaving no person to act on behalf of the corporation. On August 15, 2008 a letter of responsibility was issued to Synergy Investors, LLC, the property owner at that time.

The purpose of this letter is to inform you of the historical release and your liability as the owner of this property. The DNR has been working with Mr. Mike Nass of Synergy Investors, LLC since 2008 to investigate and cleanup this chlorinated solvent contamination. However, the investigation and cleanup actions have not been proceeding in a reasonable amount of time or in full accordance with the NR 700 Rule Series. The most recent update regarding the site investigation at the property was June 2015 sampling results provided by Jeff Maletzke at AECOM, on behalf of Synergy Investors, LLC, in July of 2019.

Based on the information available to the DNR regarding ownership of this property, we believe Innovative Properties Group, LLC is the land owner in possession and control of the discharge and therefore also responsible for investigating and restoring the environment at the above-described site. "Site" refers to the property where the contamination occurred and any other property it has migrated to, as defined in Wisconsin Administrative Code ("Wis. Admin. Code") § NR 700.03(56). The remainder of this letter describes the legal responsibilities of a person who is responsible under Section 292.11, Wis. Stats., and explains what needs to be done to investigate and clean up the contamination.

The longer contamination is left in the environment, the farther it can spread and the more it may cost to clean up. Quick action may lessen damage to your property and neighboring properties and reduce your costs in investigating and cleaning up the contamination.

### **Legal Responsibilities:**

Persons meeting the definition of “responsible party” under § NR 700.03(51) must follow applicable law to address the discharge of a hazardous substance to the environment or other environmental pollution. Wisconsin Statutes (“Wis. Stats.”) ch. 292 and Wis. Admin. Code chs. NR 700 through NR 754 provide specific requirements for undertaking appropriate response actions to address contamination, including requirements for emergency and interim actions, public information, site investigations, remedy selection, design and operation of remedial action systems, and case closure.

### **General Recommendations for Responsible Parties:**

The department recommends that you:

#### *1. Hire a Qualified Environmental Consultant*

To ensure response actions you plan to undertake comply with Wisconsin law, you should hire an environmental consultant within **30 days**, by October 9, 2019 to meet the regulatory deadlines listed below. A delay in hiring an environmental consultant could result in you missing key submittal deadlines.

Hiring a consulting firm with staff that have the appropriate State of Wisconsin qualifications to supervise and certify the submittals is a critical component and necessary to meet your requirements. Further, an environmental consultant should be knowledgeable of Wisconsin’s technical procedures and laws, and be able to answer questions regarding cleanup requirements. Required qualifications for environmental consultants are specified in Wis. Admin. Code ch. NR 712. Program guidance is available, see *Wis. Admin. Code ch. NR 712 Qualifications and Certifications, RR-081*.

#### *2. Properly Submit Reports on Time with Required Information Included*

Wisconsin law includes timeframes for submitting technical documents and conducting work, as well as specifications for what should be included in those submittals. This letter provides a general overview of the timeframes and first steps to take for site investigation and cleanup. For an overview of timing requirements, please refer to *NR 700 Process and Timeline Overview, RR-967, enclosed*.

The department developed the publication *Guidance for Electronic Submittals for the Remediation and Redevelopment Program, RR-690*, to assist responsible parties and consultants in properly submitting documents. Wis. Admin. Code § NR 700.11(3g), and other specific provisions within Wis. Admin. Code ch. NR 700, outline the requirements for submittals, including electronic submittals. Consultants and representatives of responsible parties are required to submit one paper copy and one electronic copy of submittals, including case closure documents. The electronic version must be an exact duplicate of the paper version. Failure to submit both a paper copy and electronic copy delays acceptance of your submittals.

#### *3. Consider the Benefits of a Fee-based Technical Review of your Submittals*

In-depth department review of technical reports and submittals is available for a fee. The Remediation and Redevelopment (RR) Program project managers are available throughout the process to answer general questions and provide general input as the site moves toward closure. However, if you want a formal written response from the department, a meeting or both on a specific submittal, a review fee will be required in accordance with Wis. Admin. Code ch. NR 749. **Obtaining technical assistance from department project managers throughout the process is an effective way to prevent problems and delays at the end of the process when case closure is requested.** Forms, a fee schedule, and further information on technical assistance is available at [dnr.wi.gov](http://dnr.wi.gov) and searching “brownfield fees”.

### **Required Steps to Take and Documents to Submit:**

The steps listed below serve as a general overview only — all mandatory steps and submittals specified in state law must be met before the department can grant “case closure”, which is a determination by the department that no further cleanup is necessary at a site, as defined in Wis. Admin. Code § NR 700.03(3m).

1. **Immediate Actions – NR 708.09:** The law requires you to take any immediate actions needed to halt and minimize harmful effects, unless you are otherwise directed by department staff, and to submit documentation describing immediate actions and outcomes within 45 days after the initial hazardous substance discharge notification is given to the department. A final immediate action report should be submitted in accordance with Wis. Admin. Code NR 708.09.
2. **Scoping and Work Plan Submittal – NR 716.07 and 716.09:** The law requires that you appropriately scope out your site investigation and submit a work plan within 60 days of this notification, by **November 8, 2019**, for completing a site investigation. The work plan must comply with the requirements in Wis. Admin. Code, chs. NR 700 through NR 754. For additional assistance, the department has extensive guidance on its web page at [dnr.wi.gov](http://dnr.wi.gov) and search “brownfield publications”.

Prior to and during a site investigation, you must evaluate whether any interim actions are needed to contain or stabilize a hazardous substance discharge or environmental pollution, pursuant to Wis. Admin. Code § NR 708.11. If you undertake an interim action (e.g., free product removal), you must submit documentation of the action per Wis. Admin. Code § NR 708.15.

As you develop the site investigation work plan, you must include an assessment of the vapor intrusion pathway. Wis. Admin. Code § NR 716.11(5) outlines the requirements for when to evaluate for the presence of vapors in the sub-surface and in indoor air. The results and conclusions from the vapor assessment must be included in the Wis. Admin. Code § NR 716.15 site investigation report whether or not you elected to take vapor samples. *Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin, RR-800*, is available to help responsible parties and their consultants comply with these requirements.

3. **Field Investigation – NR 716.11:** Following submission of the work plan, the site investigation must be started within the timeframe provided under law. The timeframe varies depending on whether you are requesting the department’s fee-based review of the work plan. If you do not request a fee-based review of the work plan, you must initiate the field investigation within 90 days of submitting the work plan, and you may proceed with the field investigation upon department notification to

proceed; however, if the department has not responded within 30 days, from submittal of the work plan, you may then proceed with the field investigation. If a fee and request for department review of the work plan is submitted, the field investigation must begin within 60 days after receiving department approval.

4. **Sample Results Notification Requirements – NR 716.14**: You must report sampling results to the department, owners, occupants, and various other parties within 10 business days after receiving the sampling results, unless a different timeframe is approved by the department, in accordance with Wis. Admin. Code § NR 716.14.
5. **Site Investigation Report – NR 716.15**: Within 60 days after completion of the field investigation and receipt of the laboratory data, the law requires you to submit a Site Investigation Report (SIR) to the department. As part of the SIR or in the Remedial Actions Options Report (RAOR), if there is soil contamination, the responsible party shall identify the current land use (*i.e.*, industrial or non-industrial) and zoning for the site or facility in accordance with Wis. Admin. Code § NR 720.05(5). Also, as part of the SIR or in the RAOR, you must include any interim action report that may be required under Wis. Admin. Code § NR 708.15.
6. **Remedial Actions Options Report – NR 722**: Within 60 days after submitting the SIR, the law requires you to submit a RAOR. The selected remedy in the RAOR should include an evaluation of green and sustainable remediation criteria, as appropriate, as required by Wis. Admin. Code § NR 722.09(2m). This may be submitted as part of a broader SIR.
7. **Remedial and Interim Action Design, Implementation, Operation, Maintenance and Monitoring Reports – NR 724**: Unless otherwise directed by the department, the responsible party shall submit all plans and reports required in Wis. Admin. Code ch. NR 724.
8. **Notification of Residual Contamination or Continuing Obligations – NR 725**: In situations where notification is required, the responsible party must provide submittal(s) that confirms that continuing obligations have been identified and affected property owners have been notified by the responsible parties 30 days prior to case closure, as required by Wis. Admin. Code ch. NR 725.
9. **Semi-annual Reporting -- NR 700.11**: Wis. Admin. Code § NR 700.11(1)(a) requires responsible parties to submit semi-annual site progress reports to the department until final case closure is granted. The reports summarize the work completed over six months and additional work planned to adequately complete the response action at the site. Consultants may submit these reports on behalf of responsible parties. These reports are due in January and July of each year. Please refer to department publication *NR 700 Semi-Annual Site Progress Report, RR-082*, for more information.

**Submittals required under Wis. Admin. Code chs. NR 700 - 726**

These documents, as applicable, must be submitted to the department prior to the responsible party requesting case closure, unless otherwise directed by the department:

- Ch. NR 708 reports and documentation for any immediate or interim actions.
- Ch. NR 712 professional certifications and signatures are included with applicable submittals.
- Ch. NR 716 work plan(s) and site investigation report.
- Ch. NR 722 remedial action options report (exception is for Dry Cleaners Environmental Response Fund sites), with the selected remedial action identified.
- Ch. NR 724 design, construction documentation, operation, maintenance and monitoring plans and reports, including vapor mitigation commissioning.
- Ch. NR 725 submittal(s) that confirms that continuing obligations have been identified and affected property owners have been notified by the responsible parties 30 days prior to case closure.
- If requesting case closure, the Ch. NR 726 case closure form and documentation substantiating compliance with the NR 700 rule series.
- Ch. NR 749 fees have been paid, as applicable, including closure and database fees.
- Ch. NR 700 semi-annual site progress reports starting six months after notification.

**Additional Information:**

The department tracks information on all cleanup sites in a department database available at [dnr.wi.gov](http://dnr.wi.gov) and search "BOTW". The Bureau for Remediation and Redevelopment Tracking System (BRRTS) identification number for this site is listed at the top of this letter. You may view information related to your site on this database at any time.

All correspondence regarding this site should be directed to:

Josie Schultz  
Remediation and Redevelopment Program  
Wisconsin Department of Natural Resources  
2984 Shawano Avenue  
Green Bay, WI 54313  
[Josie.Schultz@wisconsin.gov](mailto:Josie.Schultz@wisconsin.gov)

As previously noted, you are required to submit one paper copy and one electronic copy of plans and reports. To speed up processing, your correspondence should reference the BRRTS and Facility Identification (FID) numbers (if assigned) listed at the top of this letter.

Please visit the department's Remediation and Redevelopment Program website at [dnr.wi.gov](http://dnr.wi.gov) and search "Brownfields", for information on selecting a consultant, seeking financial assistance, and understanding the investigation and cleanup process. Information regarding review fees, liability clarification letters, post-cleanup liability and more is also available.

Innovative Properties Group, LLC  
Mr. Qelfi Neziri  
Responsible Party Letter  
BRRTS #: 02-05-217270  
September 9, 2019

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Information on Dry Cleaner Environmental Response Fund (DERF) and Vapor Intrusion are enclosed.

If you have questions, please call Josie Schultz at 920-662-5424 for more information.

Thank you for your cooperation.

Sincerely,



Denise D. Danelski  
Environmental Program Associate - Remediation & Redevelopment Program  
Northeast Region

Enclosures:

1. *NR 700 Process and Timeline Overview, RR-967*
2. Environmental Contamination Basics, RR-674
3. Selecting a Consultant, RR-502
4. Environmental Services Contractor List, RR-024
5. Frequently Asked Questions: Dry Cleaner Environmental Response Fund (DERF) Program, RR-784
6. Wisconsin DNR vapor intrusion quick facts, RR-892
7. Dry Cleaner Environmental Response Fund (DERF) – Frequently Asked Questions, RR-784
8. Dry Cleaner Environmental Response Fund (DERF) Program Highlights, RR-882

cc: Jeremiah Bruley, Property Manager, [jbruley@live.com](mailto:jbruley@live.com)



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Mr. Qefli Neziri  
 Innovative Properties Group LLC  
 628 N 8th Street  
 Manitowoc WI 54220



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 Mr. Qefli Neziri, Innovative Properties Group  
 Street and Apt. No., or PO Box No.  
 628 N 8th Street  
 City, State, ZIP+4®  
 Manitowoc WI 54220

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