



July 18, 2017

MR BARRY JENNERJOHN  
JENNERJOHN LLC  
N2949 MAIN RD  
HORTONVILLE WI 54944-8211

MIKE GONNERING  
AFFORDABLE RENTAL STORAGE LLC  
825 W MAIN ST  
HORTONVILLE WI 54944-8422

SUBJECT: Deed Notice for Signature and Filing Regarding  
American Toy & Furniture (Former), 825 West Main Street, Hortonville, WI  
DNR BRRTS Activity #: 02-45-000563  
AND  
American Toy & Furniture (Former) – Site 2, 825 West Main Street, Hortonville, WI  
DNR BRRTS Activity #: 03-45-245541

Dear Messrs. Jennerjohn and Gonnering:

On May 24, 2017, the Department of Natural Resources (DNR) sent you a letter stating that the DNR intended to draft a deed notice for the property owner to sign, notarize and file with the Outagamie County Register of Deeds office to terminate the restriction on the property filed on December 1, 2005 under BRRTS #02-45-000563. The DNR also sent you a letter dated May 24, 2017 stating that the DNR intended to draft, sign and notarize a deed notice for the property owner to file with the Outagamie County Register of Deeds office to satisfy the notice of contamination filed with the property on March 28, 2002 under BRRTS #03-45-245541.

Please note that it has since been clarified that under s. NR 727.09, Wis. Adm. Code, the property owner has authority to sign and notarize both deed notices. As a result, a single deed notice has been drafted to address both items.

Please sign the attached deed notice in the presence of a public notary and file the document with referenced exhibits at the Outagamie County Register of Deeds office in Appleton. The Register of Deeds office will return the recorded notice to the DNR with a document number and date of filing. Upon receipt of the recorded notice, the DNR will draft a post closure addendum letter for each site.

We look forward to working with you to complete all remaining actions. Please contact me with any questions in Oshkosh by phone at 920-424-7887 or by email at [jennifer.borski@wisconsin.gov](mailto:jennifer.borski@wisconsin.gov).

Sincerely,

Jennifer Borski  
Hydrogeologist  
Remediation & Redevelopment Program

Attachment: Deed Notice



Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Subscribed and sworn to before me  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_

Notary Public, State of \_\_\_\_\_

My commission \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Subscribed and sworn to before me  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_

Notary Public, State of \_\_\_\_\_

My commission \_\_\_\_\_

This document was drafted by the Department of Natural Resources.



**SENT BY CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

May 24, 2017

MR BARRY JENNERJOHN  
JENNERJOHN LLC  
N2949 MAIN RD  
HORTONVILLE WI 54944-8211

MIKE GONNERING  
AFFORDABLE RENTAL STORAGE LLC  
825 W MAIN ST  
HORTONVILLE WI 54944-8422

SUBJECT: Continuing Obligation Modification Notice to Proceed for  
American Toy & Furniture (Former), 825 West Main Street, Hortonville, WI  
DNR BRRTS Activity #: 02-45-000563

Dear Messrs. Jennerjohn and Gonnering :

On May 3, 2017, the Department of Natural Resources (DNR) received a *Post-Closure Modification Request* from Barry Jennerjohn of Jennerjohn, LLC dated April 30, 2017 regarding the American Toy & Furniture (Former) site at the property described above (the "PCM Request"). The PCM Request includes technical information submitted by OMNNI Associates on behalf of Jennerjohn, LLC. The database modification fee of \$1,050, soil database fee of \$300 and groundwater database fee of \$350 accompanied the PCM Request in accordance with ch. NR 749, Wis. Adm. Code.

The case was closed on December 14, 2005 with residual soil and groundwater contamination and a requirement to maintain the building over temporary well, TW-3, as shown on the attached Figure 4, *Site Detail Map, BRRTS #0245000563*, by OMNNI dated 5/1/2017. In addition, a restriction was filed on the property by Document #1690467, recorded on December 1, 2005. Monitoring points, MW-5, TW-2 and TW-3 were also retained for post-closure monitoring. All other monitoring points were abandoned.

Since that time, soil and groundwater data has been collected by OMNNI Associates on behalf of Jennerjohn, LLC under the Voluntary Party Liability Exemption (VPLE) Program BRRTS #06-45-307856. The DNR worked to confirm the applicant on record for the VPLE case after the DNR performed a continuing obligation audit for the case in July 2016. The applicant was found to be the original applicant, Outagamie County, and not Jennerjohn, LLC as believed by all parties. The DNR withdrew Outagamie County from the VPLE Program on February 9, 2017 after providing notice.

Jennerjohn, LLC proceeded with OMNNI to submit the PCM Request on May 3, 2017 in an effort to remove the restriction filed on the property. The PCM Request also recommended the remaining monitoring well, MW-5, and the remaining temporary well, TW-2, be abandoned/sealed. (Note TW-3 was properly abandoned on February 9, 2017 and documentation received by the DNR on May 3, 2017.) These two action items are terms of the Land Contract between Jennerjohn, LLC and Affordable Rental Storage, LLC filed as Document #2005135 and recorded on December 17, 2013.

The DNR Northeast Region (NER) Closure Committee reviewed the PCM Request on May 18, 2017 and is in agreement that no further soil or groundwater sampling is necessary. Jennerjohn, LLC can move forward with the following actions:

May 24, 2017

Exhibit A

Page 2 of 2

Messrs. Jennerjohn and Gonnering  
Continuing Obligation Modification Notice to Proceed  
American Toy & Furniture (Former), 825 W. Main St., Hortonville, WI  
BRRTS #02-45-000563

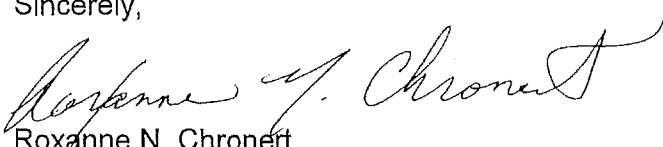
1. Proper abandonment of MW-5 and TW-2 must be performed in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment for all wells must be submitted to Jennifer Borski with the DNR on Form 3300-005, found at <http://dnr.wi.gov/topic/groundwater/forms.html>.
2. Any remaining purge water, waste and/or soil piles generated as part of site investigation activities must be removed from the site and disposed of or treated in accordance with the applicable rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

The DNR will draft a notice for the property owner to sign, notarize and file with the Outagamie County Register of Deeds office to terminate the restriction on the property filed on December 1, 2005. We anticipate this notice will be finalized within the next 30 to 60 days and will be forwarded to you along with instructions for filing.

Upon receipt of the well abandonment forms, investigative waste disposal documentation and a copy of the filed notice, the DNR will draft a post closure addendum letter for this site. We look forward to working with you to complete all remaining actions.

If you have any questions regarding this letter, please contact Jennifer Borski in Oshkosh by calling 920-424-7887, or by email at [jennifer.borski@wisconsin.gov](mailto:jennifer.borski@wisconsin.gov).

Sincerely,



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

Attachment: Figure 4, *Site Detail Map*, BRRTS #0245000563, by OMNNI dated 5/1/2017

cc: Barry Jennerjohn, Jennerjohn, LLC – [jennerjohnsellshomes@gmail.com](mailto:jennerjohnsellshomes@gmail.com)  
Mike Gonnering, Affordable Rental Storage, LLC – [ARS\\_LLCC@att.net](mailto:ARS_LLCC@att.net)

Exhibit A



- Parcels
- Hand Auger Locations
- Soil Sample Locations
- Geoprobe Locations
- Soil Boring Locations
- Monitoring Wells
- 2017 Soil Samples



**OMNI ASSOCIATES**  
 ONE SYSTEMS DRIVE PHONE (920) 735-6900  
 APPLETON, WI 54914 FAX (920) 830-6100



**AMERICAN TOY & FURNITURE  
 SITE DETAIL MAP - LGU**

BRRTS #024500563  
 CITY OF HORTONVILLE, OUTAGAMIE COUNTY, WISCONSIN

Project Manager: BDW  
 Project Engineer: BDW  
 Drawn By: JCW  
 Checked By: BDW  
 Date: 5/1/2017

SCALE:  
 1" = 30'  
 PROJECT NO.  
**N1602A13**  
 FIGURE NO.  
**4**



**SENT BY CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

May 24, 2017

MR BARRY JENNERJOHN  
JENNERJOHN LLC  
N2949 MAIN RD  
HORTONVILLE WI 54944-8211

MIKE GONNERING  
AFFORDABLE RENTAL STORAGE LLC  
825 W MAIN ST  
HORTONVILLE WI 54944-8422

SUBJECT: Continuing Obligation Modification Notice to Proceed for  
American Toy & Furniture (Former) – Site 2, 825 West Main Street, Hortonville, WI  
DNR BRRTS Activity #: 03-45-245541

Dear Messrs. Jennerjohn and Gonnering :

On May 3, 2017, the Department of Natural Resources (DNR) received a *Post-Closure Modification Request* from Barry Jennerjohn of Jennerjohn, LLC dated April 30, 2017 regarding the American Toy & Furniture (Former) – Site 2 at the property described above (the “PCM Request”). The PCM Request includes technical information submitted by OMNNI Associates on behalf of Jennerjohn, LLC. The database modification fee of \$1,050, soil database fee of \$300 and groundwater database fee of \$350 accompanied the PCM Request in accordance with ch. NR 749, Wis. Adm. Code.

The case was closed on April 22, 2002 by the Department of Commerce with residual soil and groundwater contamination. See attached Figure 4, *Site Detail Map – Site 2, BRRTS #0345245541*, by OMNNI dated 5/1/2017. In addition, a notice of contamination was filed on the property by Document #1459354, recorded on March 28, 2002. Monitoring point, MW-1 was also retained for post-closure monitoring.

Since that time, soil and groundwater data has been collected by OMNNI Associates on behalf of Jennerjohn, LLC under the Voluntary Party Liability Exemption (VPLE) Program BRRTS #06-45-307856. The DNR worked to confirm the applicant on record for the VPLE case after the DNR performed a continuing obligation audit for BRRTS #02-45-000563 at the property in July 2016. The applicant was found to be the original applicant, Outagamie County, and not Jennerjohn, LLC as believed by all parties. The DNR withdrew Outagamie County from the VPLE Program on February 9, 2017 after providing notice.

Jennerjohn, LLC proceeded with OMNNI to submit the PCM Request on May 3, 2017 in an effort to satisfy the notice of contamination filed to the property. The PCM Request also recommended the remaining monitoring well, MW-1, be abandoned/sealed. These two action items are terms of the Land Contract between Jennerjohn, LLC and Affordable Rental Storage, LLC filed as Document #2005135 and recorded on December 17, 2013.

The DNR Northeast Region (NER) Closure Committee reviewed the PCM Request on May 18, 2017 and is in agreement that no further soil or groundwater sampling is necessary. Jennerjohn, LLC can move forward with the following actions:

1. Proper abandonment of MW-1 must be performed in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment for all wells must be submitted to Jennifer Borski with the DNR on Form 3300-005, found at <http://dnr.wi.gov/topic/groundwater/forms.html>.
2. Any remaining purge water, waste and/or soil piles generated as part of site investigation activities must be removed from the site and disposed of or treated in accordance with the applicable rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

The DNR will draft, sign and notarize a notice for the property owner to file with the Outagamie County Register of Deeds office to satisfy the notice of contamination filed with the property on March 28, 2002. We anticipate this notice will be finalized within the next 30 to 60 days and will be forwarded to you along with instructions for filing.

Upon receipt of the well abandonment forms, investigative waste disposal documentation and a copy of the filed notice, the DNR will draft a post closure addendum letter for this site. We look forward to working with you to complete all remaining actions.

If you have any questions regarding this letter, please contact Jennifer Borski in Oshkosh by calling 920-424-7887, or by email at [jennifer.borski@wisconsin.gov](mailto:jennifer.borski@wisconsin.gov).

Sincerely,



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

Attachment: Figure 4, *Site Detail Map – Site 2, BRRTS #0345245541*, by OMNNI dated 5/1/2017

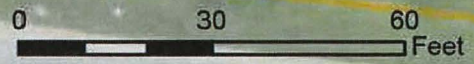
cc: Barry Jennerjohn, Jennerjohn, LLC – [jennerjohnsellshomes@gmail.com](mailto:jennerjohnsellshomes@gmail.com)  
Mike Gonnering, Affordable Rental Storage, LLC – [ARS\\_LLC@att.net](mailto:ARS_LLC@att.net)



Exhibit B



- Parcels
- Tank Locations
- Hand Auger Locations
- Soil Sample Locations
- Geoprobe Locations
- Soil Boring Locations
- Monitoring Wells
- 2017 Soil Samples



ONE SYSTEMS DRIVE PHONE (920) 735-6900  
 APPLETON, WI 54914 FAX (920) 830-6100



**AMERICAN TOY & FURNITURE  
 SITE DETAIL MAP - SITE 2**

BRRTS #0345245541  
 CITY OF HORTONVILLE, OUTAGAMIE COUNTY, WISCONSIN

Project Manager: BDW  
 Project Engineer: BDW  
 Drawn By: JCW  
 Checked By: BDW

Date: 5/1/2017

SCALE:  
 1" = 30'  
 PROJECT NO.  
**N1602A13**  
 FIGURE NO.  
**4**

**State of Wisconsin**  
**DEPARTMENT OF NATURAL RESOURCES**  
Oshkosh Service Center  
625 East County Road Y, STE 700  
Oshkosh, WI 54901-9731

Exhibit C

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



July 18, 2017

MR BARRY JENNERJOHN  
JENNERJOHN LLC  
N2949 MAIN RD  
HORTONVILLE WI 54944-8211

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Hydrogeologist  
Remediation & Redevelopment Program

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