

From: Schmenk, Colin R -DNR
Sent: Wednesday, February 16, 2022 1:00 PM
To: Nathan Treadwell - Hortonville Administrator; Woelfel, Trenten; Village of Hortonville
Cc: Beggs, Tauren R - DNR
Subject: RE: BRRTS Activity 03-45-001398, Schwan Oil Co - Bulk Plt
Attachments: Tech Assist Form 4400-237.pdf

Good afternoon all,

Thank you Nathan and Kray for meeting with us to discuss how to proceed with the Schwan Oil Co -Bulk Plt site. As discussed, if Outagamie County acquires the property through tax delinquency, as one of the acquisition methods outlined for the local government unit (LGU) liability exemption in Wis. Stat. § 292.11(9)(e)1m, which can be transferred to the Village of Hortonville, it would provide the municipality time to acquire grant funding for investigating contamination at the site. The Technical Assistance and Environmental Liability Clarification Request (Form 4400-237) is attached, which the County and/or Village should fill out and submit to request clarification for the local government unit (LGU) exemption, if a written determination is desired. The request would need to be submitted with a \$700 fee. The LGU liability exemption checkbox should be selected under Section 4 of the form on page 4 of the PDF.

The DNR Wisconsin Assessment Monies (WAM) and WEDC Brownfield Site Assessment Grant (SAG) grants would have a higher likelihood of approval compared to federal grants. The WAM grant is probably the best grant option available for this site but funding for petroleum sites is extremely limited at the moment. Tom Coogan, DNR's Brownfields Policy Coordinator, suggests submitting an application as soon as possible so this site can be higher in the queue when more funding becomes available (possibly October of this year). You can work with Tom on starting the application process. Here is his contact info:

Tom Coogan

Brownfields Policy Coordinator
Wisconsin Assessment Monies Manager
Bureau of Remediation and Redevelopment/EM Division
Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
Phone: (608) 219-2148 (CELL – Primary)
Thomas.Coogan@wisconsin.gov

Please let me know if Outagamie County/Hortonville plan on going through with acquiring the property using one of the methods to get the LGU liability exemption.

Feel free to call or email me or Tauren (920-510-3472) if you have any questions.

Thank you,

-Colin

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Colin Schmenk

Hydrogeologist – Remediation & Redevelopment Program

Wisconsin Department of Natural Resources

2984 Shawano Ave

Green Bay, WI 54313-6727

Phone #: (920) 510-9482

ColinR.Schmenk@Wisconsin.gov



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From: Schmenk, Colin R -DNR

Sent: Tuesday, February 8, 2022 12:44 PM

To: Nathan Treadwell - Hortonville Administrator <admin@vohortonville.com>; Woelfel, Trenten <Trenten.Woelfel@outagamie.org>

Cc: Village of Hortonville <dpw@vohortonville.com>; Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>

Subject: RE: BRRTS Activity 03-45-001398, Schwan Oil Co - Bulk Plt

A phone call will work for us. My phone number is below and Tauren's is (920) 510-3472.

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Colin Schmenk

Phone #: (920) 510-9482

ColinR.Schmenk@Wisconsin.gov

From: Nathan Treadwell - Hortonville Administrator <admin@vohortonville.com>

Sent: Monday, February 7, 2022 9:52 AM

To: Schmenk, Colin R -DNR <colinr.schmenk@wisconsin.gov>; Woelfel, Trenten <Trenten.Woelfel@outagamie.org>

Cc: Village of Hortonville <dpw@vohortonville.com>; Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>

Subject: RE: BRRTS Activity 03-45-001398, Schwan Oil Co - Bulk Plt

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Either way the Village doesn't have any software so by phone would work unless either you or the county has some.

From: Schmenk, Colin R -DNR [<mailto:colinr.schmenk@wisconsin.gov>]

Sent: Monday, February 7, 2022 9:07 AM

To: Nathan Treadwell - Hortonville Administrator <admin@vohortonville.com>; Woelfel, Trenten <Trenten.Woelfel@outagamie.org>
Cc: Hortonville Public Works <dpw@vohortonville.com>; Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Subject: RE: BRRTS Activity 03-45-001398, Schwan Oil Co - Bulk Plt

That should work for DNR.

How would you like to hold the meeting (phone call, Skype, Teams, etc.)?

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Colin Schmenk

Phone #: (920) 510-9482

ColinR.Schmenk@Wisconsin.gov

From: Nathan Treadwell - Hortonville Administrator <admin@vohortonville.com>
Sent: Monday, February 7, 2022 8:54 AM
To: Woelfel, Trenten <Trenten.Woelfel@outagamie.org>; Schmenk, Colin R -DNR <colinr.schmenk@wisconsin.gov>
Cc: Village of Hortonville <dpw@vohortonville.com>; Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Subject: RE: BRRTS Activity 03-45-001398, Schwan Oil Co - Bulk Plt

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Let's do the 16th at 9:00

From: Woelfel, Trenten [<mailto:Trenten.Woelfel@outagamie.org>]
Sent: Monday, February 7, 2022 8:53 AM
To: 'Schmenk, Colin R -DNR' <colinr.schmenk@wisconsin.gov>; Nathan Treadwell - Hortonville Administrator <admin@vohortonville.com>
Cc: Hortonville Public Works <dpw@vohortonville.com>; Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Subject: RE: BRRTS Activity 03-45-001398, Schwan Oil Co - Bulk Plt

Good morning,

I would be able to join on the 16th between 8-11, and available on the 17th from 8-10, and the 18th from 10-11.

Thank you,



Trenten J Woelfel | County Treasurer

Treasurer Office | 320 S Walnut St | Appleton WI 54911
e: trenten.woelfel@outagamie.org |
w: www.outagamie.org p: 920.832.5067

Please "Like" us on Facebook to receive important reminders and tips!

From: Schmenk, Colin R -DNR [<mailto:colinr.schmenk@wisconsin.gov>]
Sent: Monday, February 07, 2022 8:37 AM
To: Treadwell, Nathan - MUN <admin@vohortonville.com>
Cc: Woelfel, Trenten <Trenten.Woelfel@outagamie.org>; Village of Hortonville <dpw@vohortonville.com>; Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Subject: RE: BRRTS Activity 03-45-001398, Schwan Oil Co - Bulk Plt

****External Email** Do not open attachments, click links or reply until you know it is safe**

Good morning Nathan,

Tauren Beggs and I would be available on February 16th between 8-11 and 2-4, on the 17th from 8-10, and the 18th from 10-11.

Thanks,

We are committed to service excellence.

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Colin Schmenk

Hydrogeologist – Remediation & Redevelopment Program

Wisconsin Department of Natural Resources

2984 Shawano Ave

Green Bay, WI 54313-6727

Phone #: (920) 510-9482

ColinR.Schmenk@Wisconsin.gov



dnr.wi.gov



From: Nathan Treadwell - Hortonville Administrator <admin@vohortonville.com>
Sent: Monday, February 7, 2022 6:53 AM
To: Schmenk, Colin R -DNR <colinr.schmenk@wisconsin.gov>
Cc: Woelfel, Trenten <Trenten.Woelfel@outagamie.org>; Village of Hortonville <dpw@vohortonville.com>; Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
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I am available Feb: 9,10, 15th after 12:00, 16th 7-11:00, 1:30-4:00, 17th, 18th 7-11,

The week of 21st-25th I'm on vacation and first few days of march I'm at a conference.

Let me know what times work best for you all.

Thank you,
Nathan Treadwell

From: Schmenk, Colin R -DNR [<mailto:colinr.schmenk@wisconsin.gov>]
Sent: Friday, February 4, 2022 11:44 AM
To: Nathan Treadwell - Hortonville Administrator <admin@vohortonville.com>
Cc: Woelfel, Trenten <Trenten.Woelfel@outagamie.org>; Hortonville Public Works <dpw@vohortonville.com>; Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Subject: RE: BRRTS Activity 03-45-001398, Schwan Oil Co - Bulk Plt

Good morning Nathan,

I apologize for the delay in responding. I think a virtual meeting would be a great idea. Please propose some dates & times that would work for you all at Hortonville and I will let you know which times work for DNR.

If Outagamie County acquires the property through one of the methods outlined [here](#), including through tax delinquency, then the County could get a local government unit (LGU) exemption for the site which can be transferred to the Village. If an LGU exemption is granted, the local government is not responsible for investigating or cleaning up hazardous substances, including contaminated soil and groundwater, at the property acquired in some circumstances. This can provide leeway in getting the environmental work completed for future resale of the property. LGU exemptions cannot be transferred to private parties.

There are a couple of funding sources that could be available for this site but it may not score very high during evaluation. We can talk through the options during the meeting.

Please let me know what dates & times will work for you and if you have any additional questions.

Thank you,
-Colin

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Colin Schmenk

Hydrogeologist – Remediation & Redevelopment Program
Wisconsin Department of Natural Resources
2984 Shawano Ave
Green Bay, WI 54313-6727
Phone #: (920) 510-9482

ColinR.Schmenk@Wisconsin.gov



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From: Nathan Treadwell - Hortonville Administrator <admin@vohortonville.com>

Sent: Tuesday, February 1, 2022 6:44 AM

To: Schmenk, Colin R -DNR <colinr.schmenk@wisconsin.gov>

Cc: Woelfel, Trenten <Trenten.Woelfel@outagamie.org>; Village of Hortonville <dpw@vohortonville.com>

Subject: RE: BRRTS Activity 03-45-001398

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Hi Colin,

I have contacted the County Treasurer and cc'd him on this email along with my Public Works Director. If the County and the Village wanted to move forward on this property what would the process look like? Can give us some background on grants available, timeline for cleaning up the site, I believe there is a federal liability protections that are available to Municipalities and counties?

I'm concerned about some of the programs because they seemed to be based on medium income, and some that are based on economic development. Is there anything that can reduce the potential cost of reclaiming the property through tax delinquency so the county and the village don't have to invest a lot of money into this property to clean it up? It's a small parcel that will generate very little income once cleaned so it's not an ideal thing for the Village and County to pursue if it costs us a decent amount of money.

I have contacted a consultant but before I move further with them I need an outline that I can clearly explain to my board the benefit of us getting involved, and taking the time to move forward on this. It would be nice if we could set up a virtual meeting to discuss some of the concerns that the county treasurer and I might have.

Thank you,
Nathan Treadwell

From: Schmenk, Colin R -DNR [<mailto:colinr.schmenk@wisconsin.gov>]
Sent: Tuesday, January 18, 2022 5:58 PM
To: Nathan Treadwell - Hortonville Administrator <admin@vohortonville.com>
Subject: RE: BRRTS Activity 03-45-001398

Hi Nathan,

Thank you for reaching out. I am happy to answer any questions that you may have. This site has not seen much progress over the years other than the tank removal that was completed in 1993. Additional sampling as part of a site investigation to assess the degree and extent of the contamination is needed to get the site to final closure.

We do have most of the documentation for the site uploaded to our BRRTS on the Web site: [WDNR EM/RR BOTW \(wi.gov\)](#).

Please let me know what questions you have and I'll answer them as best I can.

Thank you,

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Colin Schmenk

Hydrogeologist – Remediation & Redevelopment Program

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Phone #: (920) 510-9482

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From: Nathan Treadwell - Hortonville Administrator <admin@vohortonville.com>
Sent: Tuesday, January 18, 2022 9:02 AM
To: Schmenk, Colin R -DNR <colinr.schmenk@wisconsin.gov>
Subject: BRRTS Activity 03-45-001398

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Hi Colin,

Just had some question on this property we have an adjacent land owner interested in this property, but wanted to know what needed to be done to fix the contamination issue.

Thank you,
Nathan Treadwell

Nathan Treadwell
Village Administrator
PO Box 99
Hortonville, WI 54944-0099
(920) 779-6011 office
(920) 538-6709 cell

