

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

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



June 8, 2020

Estate of Leonard A. Bukowski  
ATTN: Lenny's Service Center/James Lynch  
623 Marquette Ave  
South Milwaukee, WI 53172

PECFA # 53172-1943-00      BRRTS # 03-41-003443  
Site Name: LENNYS SERVICE CENTER ("Site")  
Site Address: 1500 E Rawson Ave, South Milwaukee

Re: NR 726 Case Closure

Dear James Lynch:

As the owner of the above referenced property, you have agreed to have a superior lien placed on your property in the amount of \$1,700 for the purpose of deferment of fees incurred under Wis. Admin. Code NR ch. 749 (see attached) for the Site described above, for expenditures by the Wisconsin Department of Natural Resources ("department") in processing closure documentation. In accordance with Wis. Stat. § 292.81(4), this letter serves as the second notice that the department intends to file a superior lien against the property at the above address.

The lien will be filed on or after August 7<sup>th</sup>, 2020. This notice provides you with a minimum of 60 days before the department files the lien with the county register of deeds.

Included is a copy of the lien that will be filed. If you have questions, you may contact me at: [DuaneH.Klein@wisconsin.gov](mailto:DuaneH.Klein@wisconsin.gov), 608-264-6199.

Sincerely,

Duane Klein  
Fiscal and IT Section Chief, Remediation and Redevelopment Program

cc: Gregory Walsh (Assured Environmental Associates); Tim Zeichert (DNR)

enc: Copy of signed agreement  
Copy of superior lien to be filed

## NOTICE OF LIEN

Wis. Stats. §292.81(3)

Document Number

Title of Document

As provided by Wis. Stats. ch. 292 and Wis. Admin. Code Ch NR 700, the Department of Natural Resources (department) has incurred the cost for reviewing the case closure request at the following property owned by The Estate of Leonard A. Bukowski and located in Milwaukee County:

Lots Five (5), Six (6) and Seven (7), in Block One (1), in South Milwaukee Improvement Company's Subdivision, The South East One-Quarter (1/4) of Section Three (3), in Township Five (5) North, Range Twenty-Two (22) East, in the City of South Milwaukee.

Tax Key No. 4507

This is not homestead property.

Record this record with the Register of Deeds.

**Name and return address:**

Duane Klein  
Fiscal & IT Section Chief  
Remediation and Redevelopment Program  
PO Box 7921  
Madison WI 53707-7921  
Phone (608) 264-6014

Parcel #730-0080

The case closure request review costs (\$1,700) incurred by the department constitutes a superior lien on the property as described in Wis. Stats. § 292.81(3). The property remains subject to this superior lien until the case closure request review 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 interest held by the Owner(s) in this property under Wis. Stats. §292.81(3), Stats. 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 interest, which the Owner(s) have in the above-described property.

Department of Natural Resources  
By:

\_\_\_\_\_  
Duane Klein, Fiscal & IT Section Chief  
Remediation and Redevelopment Program

### AUTHENTICATION OF ACKNOWLEDGMENT

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

\_\_\_\_\_  
Adrian Herrera

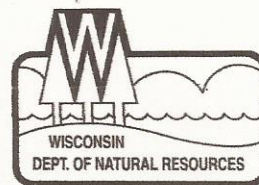
Notary Public  
State of Wisconsin, County of Dane  
My Commission expires May 5, 2022

This document was drafted & approved  
by:

Department of Natural Resources  
PO Box 7921  
Madison WI 53707-7921

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

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May 27, 2020

Estate of Leonard A. Bukowski  
ATTN: Lenny's Service Center/James Lynch  
623 Marquette Ave  
South Milwaukee, WI 53172

PECFA # 53172-1943-00      BRRTS # 03-41-003443  
Site Name: LENNYS SERVICE CENTER ("Site")  
Site Address: 1500 E Rawson Ave, South Milwaukee

Re: NR 726 Case Closure

Dear James Lynch:

While your Site (described above) was submitted for closure, the Wisconsin Department of Natural Resources ("department") has not received the required fees under Wis. Admin. Code ch. NR 749. Closure fees are required to process closure documentation. Prior to the expenditure of staff time on closure for this site, the department would like to clarify that you, as the property owner, will be liable for closure expenses incurred by the department. It is our understanding that you are asserting you do not have the financial ability to pay the department's required fees.

In order to review your site for closure, we would like to offer the option to defer payment by placing a lien in the amount of the closure fee(s) (\$1,700) on your property. The department has the authority to place a lien on the property under Wis. Stat. § 292.81 for costs incurred by the department to remediate sites under Wis. Stat. §§ 292.31 and 292.11.

If you would like to have your closure fee deferred by having a lien placed on your property, please indicate as such below, sign this document and return in the postage paid envelope provided. Alternatively, you may work with your agent (Assured Environmental Associates) to pay the closure fees up front. You may direct any questions to Duane Klein at [DuaneH.Klein@wisconsin.gov](mailto:DuaneH.Klein@wisconsin.gov), 608-264-6199.

Yes, please place a lien on my property, identified above, in the amount of \$1,700, in lieu of payment of fees to review my site for closure, authorized under Wis. Admin. Code ch. NR 749. I assert that I am the fee title owner, or legal representative, of the property and have the sole authority to execute this Voluntary Lien document. By signing this letter, I acknowledge that this document serves as the first required notice stating the department's intent to file a lien under Wis. Stat. § 292.81(2). A second notice will be sent to me with a copy of the draft lien at least 60 days prior to the department filing the lien with the county register of deeds.

JAMES W LYNCH  
Name of Owner [or Legal Representative] (print)

James W Lynch      5-27-20  
Signature of Property Owner [or Legal Representative]      Date

\_\_\_\_\_  
Signature of Additional Property Owner (if applicable)      Date

cc: Gregory Walsh (Assured Environmental Associates); Tim Zeichert (DNR)