



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:

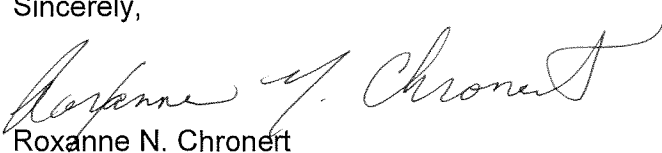
1. Proper abandonment of MW-5 and TW-2 must be performed in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment for all wells must be submitted to Jennifer Borski with the DNR on Form 3300-005, found at <http://dnr.wi.gov/topic/groundwater/forms.html>.
2. Any remaining purge 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.








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
Mike Gonnering, Affordable Rental Storage, LLC – ARS_LLC@att.net

-  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	SCALE: 1" = 30'
Project Engineer: BDW	PROJECT NO. N1602A13
Drawn By: JCW	FIGURE NO. 4
Checked By: BDW	
Date: 5/1/2017	

7016 0910 0000 2711 4535

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.49
Total Postage and Fees	\$ 6.59

Postmark
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5/25/17

Sent To Mike Gonnering, ARS LLC
 Street and Apt. No., or P.O. Box No. 825 W Main St
 City, State, ZIP+4® Hortonville WI 54944-8422
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Mike Gonnering, ARS LLC
 825 W Main St
 Hortonville WI 54944-8422



9590 9403 0437 5163 4160 85

2. Article Number (Transfer from service label)
 7016 0910 0000 2711 4535

COMPLETE THIS SECTION ON DELIVERY

A. Signature Mike Gonnering Agent
 Addressee
 B. Received by (Printed Name) MIKE GONNERING C. Date of Delivery 6/2/17
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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• Sender: Please print your name, address, and ZIP+4® in this box•

Borski
 WI DEPT OF NATURAL RESOURCES
 625 E COUNTY RD Y SUITE 700
 OSHKOSH, WI 54901-9731

USPS TRACKING#



9590 9403 0437 5163 4160 85

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.49
Total Postage and Fees	\$

Postmark Here
5/25/17

Sent To Jennerjohn LLC
 Street and Apt. No., or PO Box No. N 2949 Main Rd
 City, State, ZIP+4® Hortonville WI 54944-8211

PS Form 3800, April 2015 PSN 7580-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Barry Jennerjohn
Jennerjohn LLC
N 2949 Main Rd
Hortonville, WI 54944-8211



9590 9403 0437 5163 4160 78

2. Article Number (Transfer from service label)

116 0910 0000 2711 4528

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] Agent
 Addressee

B. Received by (Printed Name) Joseph Barry Jennerjohn C. Date of Delivery 5-27-17

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
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<input type="checkbox"/> Insured Mail	
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Domestic Return Receipt

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