

Hanson, David L - DNR

From: Pfeiffer, Jane K - DNR
Sent: Monday, August 30, 2021 3:25 PM
To: Kenneth Sidello
Cc: Hanson, David L - DNR
Subject: Launderama Closed Environmental Repair Program (ERP) Case - BRRTS Activity # 02-41-542923
Attachments: LAUNDERAMA_MONITORING_WELL_ABANDONMENT_FORMS.pdf; LAUNDERAMA_PHOTO_A.jpg; LAUNDERAMA_PHOTO_B.jpg

Greetings,

Thank you for taking the time to speak with me today regarding the above-referenced closed ERP case, which was closed by the Wisconsin Department of Natural Resources (DNR) with continuing obligations on May 6, 2009. As we discussed on the phone, on August 5, 2021, the DNR conducted an audit of the cap/barrier located at the Launderama site, which is a continuing obligation for this site's case closure.

During the DNR's inspection of the Launderama site a monitoring well cap was identified immediately to the east of the site building, behind what I understand to be the service doors of the current Coin Laundry business (see attached photos A & B). Prior to case closure of the Launderama site, the DNR was notified that all of the monitoring wells at this site had been abandoned, as shown on the attached monitoring well abandonment forms. However, the monitoring well cap that was found at the property that you manage may indicate that this well was not properly abandoned or not abandoned at all as these caps are normally removed after monitoring wells are abandoned. Therefore, to ensure that all of the wells on site were properly abandoned, please conduct the following actions:

1. Hire a qualified environmental consultant to perform an inspection of the (former) monitoring wells at the site, specifically the monitoring well located to the east the site building. Required qualifications for environmental consultants are specified in Wis. Admin. Code ch. NR 712. See Wis. Admin. Code ch. NR 712 Qualifications and Certifications ([RR-081](#)), for more information. This inspection should clearly document through photos and in-field observations whether the monitoring wells at the site were abandoned, per Wis. Admin. Code ch. NR 141.
2. If the inspection shows that the monitoring wells were not properly abandoned, then you must work with your environmental consultant to properly abandon the monitoring wells, per Wis. Admin. Code ch. NR 141, and provide the updated monitoring well abandonment forms (i.e. [DNR Well/Drillhole/Borehole Filling & Sealing Report- Form 3300-005](#)).
3. If the inspection shows that the monitoring wells were properly abandoned, then you must work with your environmental consultant to provide the documentation to support this conclusion.

Any documentation related to the above-requested action items can be submitted to the DNR's Remediation and Redevelopment Program's [electronic submittal portal](#) site **within 60-days of this email, by October 29, 2021**. The DNR maintains a database, Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW), for access by the public to share information about all open and closed environmental cases. You may access information on this site at this link: [Launderama \(02-41-542923\)](#). Should you have any questions or concerns as you move forward with these action items, please contact myself or Mr. David Hanson at (414) 639-4156 or at David.Hanson@wisconsin.gov, as he will be your main DNR point of contact moving forward.

Thank you,

Jane

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Jane Pfeiffer

Phone: (414) 435-8021

jane.pfeiffer@wisconsin.gov





All abandonment work shall be performed in accordance with the provisions of Chapters NR 811, NR 812 or 141, Wis. Admin. Code, whichever is applicable.

(1) GENERAL INFORMATION		(2) FACILITY NAME Former Launderama	
Well/Drillhole/Borehole Location MW-1	County Milwaukee	Original Well Owner (If Known) Launderama	
NW 1/4 of SW 1/4 of Section 29 ; T. 6 N; R. 21 <input checked="" type="checkbox"/> E <input type="checkbox"/> W (If Applicable)		Present Well Owner	
Gov't Lot _____ Grid Number _____		Street or Route 5130 South 108th Street	
Grid Location _____ ft. <input type="checkbox"/> N. <input type="checkbox"/> S., _____ ft. <input type="checkbox"/> E. <input type="checkbox"/> W.		City, State, Zip Code Hales Corners, WI 53130	
Civil Town Name _____		Facility Well No. and/or Name (If Applicable)	WI Unique Well No.
Street Address of Well 5130 South 108th Street		Reason For Abandonment Finished sampling	
City, Village Hales Corners		Date of Abandonment 12/30/08	

WELL/DRILLHOLE/BOREHOLE INFORMATION

(3) Original Well/Drillhole/Borehole Construction Completed On
(Date) 6/13/2006

Monitoring Well Construction Report Available?
 Water Well Yes No
 Drillhole
 Borehole

Construction Type:
 Drilled Driven (Sandpoint) Dug
 Other (Specify) _____

Formation Type:
 Unconsolidated Formation Bedrock

Total Well Depth (ft) 20.0 Casing Diameter (in.) 2.37
(From ground surface) Casing Depth (ft.) _____

Lower Drillhole Diameter (in.) _____

Was Well Annular Space Grouted? Yes No Unknown
If Yes, To What Depth? _____ Feet

(4) Depth to Water (Feet) 13.0

Pump & Piping Removed? Yes No Not Applicable
Liner(s) Removed? Yes No Not Applicable
Screen Removed? Yes No Not Applicable
Casing Left in Place? Yes No
If No, Explain _____

Was Casing Cut Off Below Surface? Yes No
Did Sealing Material Rise to Surface? Yes No
Did Material Settle After 24 Hours? Yes No
If Yes, Was Hole Retopped? Yes No

(5) Required Method of Placing Sealing Material

Conductor Pipe - Gravity Conductor Pipe - Pumped
 Dump Bailer Other (Explain) Screened & Poured

(6) Sealing Materials For monitoring wells and monitoring well boreholes only

Neat Cement Grout
 Sand-Cement (Concrete) Grout
 Concrete Bentonite Pellets
 Clay-Sand Slurry Granular Bentonite
 Bentonite-Sand Slurry Bentonite-Cement Grout
 Chipped Bentonite

(7) Sealing Material Used	From (Ft.)	To (Ft.)		Mix Ratio or Mud Weight
3/8" Black Hills Bentonite	Surface	20.0	1	1

(8) Comments _____

(9) Name of Person or Firm Doing Sealing Work
Key Engineering Group, Ltd.

Signature of Person Doing Work _____ Date Signed 1/2/09

Street or Route _____ Telephone Number _____
735 North Water Street, Suite 1000 (414) 224-8300

City, State, Zip Code _____
Milwaukee, WI 53202

(10) FOR DNR OR COUNTY USE ONLY	
Date Received/Inspected	District/County
Reviewer/Inspector	<input type="checkbox"/> Complying Work <input type="checkbox"/> Noncomplying Work
Follow-up Necessary	

All abandonment work shall be performed in accordance with the provisions of Chapters NR 811, NR 812 or 141, Wis. Admin. Code, whichever is applicable.

(1) GENERAL INFORMATION		(2) FACILITY NAME <u>Former Launderama</u>	
Well/Drillhole/Borehole Location	County <u>Milwaukee</u>	Original Well Owner (If Known) <u>Launderama</u>	
	MW-2	Present Well Owner	
NW 1/4 of SW 1/4 of Section <u>29</u> ; T. <u>6</u> N; R. <u>21</u> <input checked="" type="checkbox"/> E <input type="checkbox"/> W		Street or Route	
(If Applicable) _____ Gov't Lot _____ Grid Number		City, State, Zip Code	
Grid Location _____ ft. <input type="checkbox"/> N. <input type="checkbox"/> S. _____ ft. <input type="checkbox"/> E. <input type="checkbox"/> W.		Facility Well No. and/or Name (If Applicable)	
Civil Town Name		WI Unique Well No.	
Street Address of Well <u>5130 South 108th Street</u>		Reason For Abandonment <u>Finished sampling</u>	
City, Village <u>Hales Corners</u>		Date of Abandonment <u>12/30/08</u>	

WELL/DRILLHOLE/BOREHOLE INFORMATION		(4) Depth to Water (Feet) <u>8.0</u>	
(3) Original Well/Drillhole/Borehole Construction Completed On (Date) <u>9/6/2006</u>		Pump & Piping Removed? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Liner(s) Removed? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Screen Removed? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Casing Left in Place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, Explain _____	
<input checked="" type="checkbox"/> Monitoring Well <input type="checkbox"/> Water Well <input type="checkbox"/> Drillhole <input type="checkbox"/> Borehole		Was Casing Cut Off Below Surface? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Did Sealing Material Rise to Surface? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Did Material Settle After 24 Hours? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Was Hole Retopped? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction Report Available? <input type="checkbox"/> Yes <input type="checkbox"/> No		(5) Required Method of Placing Sealing Material <input type="checkbox"/> Conductor Pipe - Gravity <input type="checkbox"/> Conductor Pipe - Pumped <input type="checkbox"/> Dump Bailer <input checked="" type="checkbox"/> Other (Explain) <u>Screened & Poured</u>	
Construction Type: <input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Driven (Sandpoint) <input type="checkbox"/> Dug <input type="checkbox"/> Other (Specify) _____		(6) Sealing Materials For monitoring wells and monitoring well boreholes only <input type="checkbox"/> Neat Cement Grout <input type="checkbox"/> Sand-Cement (Concrete) Grout <input type="checkbox"/> Concrete <input type="checkbox"/> Clay-Sand Slurry <input type="checkbox"/> Bentonite-Sand Slurry <input checked="" type="checkbox"/> Chipped Bentonite	
Formation Type: <input type="checkbox"/> Unconsolidated Formation <input type="checkbox"/> Bedrock		<input type="checkbox"/> Bentonite Pellets <input type="checkbox"/> Granular Bentonite <input type="checkbox"/> Bentonite-Cement Grout	
Total Well Depth (ft) <u>16.0</u> Casing Diameter (in.) <u>2.37</u> (From ground surface) Casing Depth (ft.) _____			
Lower Drillhole Diameter (in.) _____			
Was Well Annular Space Grouted? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown If Yes, To What Depth? _____ Feet			

(7) Sealing Material Used	From (Ft.)	To (Ft.)	Mix Ratio or Mud Weight
<u>3/8" Black Hills Bentonite</u>	<u>Surface</u>	<u>16.0</u>	<u>1</u>

(8) Comments _____

(9) Name of Person or Firm Doing Sealing Work <u>Key Engineering Group, Ltd.</u>	
Signature of Person Doing Work	Date Signed <u>1/2/09</u>
Street or Route <u>735 North Water Street, Suite 1000</u>	Telephone Number <u>(414) 224-8300</u>
City, State, Zip Code <u>Milwaukee, WI 53202</u>	

(10) FOR DNR OR COUNTY USE ONLY	
Date Received/Inspected	District/County
Reviewer/Inspector	<input type="checkbox"/> Complying Work <input type="checkbox"/> Noncomplying Work
Follow-up Necessary	

All abandonment work shall be performed in accordance with the provisions of Chapters NR 811, NR 812 or 141, Wis. Admin. Code, whichever is applicable.

(1) GENERAL INFORMATION		(2) FACILITY NAME Former Launderama	
Well/Drillhole/Borehole Location MW-3	County Milwaukee	Original Well Owner (If Known) Launderama	
NW 1/4 of SW 1/4 of Section 29 ; T. 6 N; R. 21 <input checked="" type="checkbox"/> E <input type="checkbox"/> W (If Applicable)		Present Well Owner	
Gov't Lot _____ Grid Number _____		Street or Route	
Grid Location _____ ft. <input type="checkbox"/> N. <input type="checkbox"/> S., _____ ft. <input type="checkbox"/> E. <input type="checkbox"/> W.		City, State, Zip Code	
Civil Town Name		Facility Well No. and/or Name (If Applicable)	WI Unique Well No.
Street Address of Well 5130 South 108th Street		Reason For Abandonment Finished sampling	
City, Village Hales Corners		Date of Abandonment 12/30/08	

WELL/DRILLHOLE/BOREHOLE INFORMATION

(3) Original Well/Drillhole/Borehole Construction Completed On
(Date) 9/6/2006

Monitoring Well Construction Report Available?
 Water Well Yes No
 Drillhole
 Borehole

Construction Type:
 Drilled Driven (Sandpoint) Dug
 Other (Specify) _____

Formation Type:
 Unconsolidated Formation Bedrock

Total Well Depth (ft) 16.0 Casing Diameter (in.) 2.37
(From ground surface) Casing Depth (ft.) _____

Lower Drillhole Diameter (in.) _____

Was Well Annular Space Grouted? Yes No Unknown
If Yes, To What Depth? _____ Feet

(4) Depth to Water (Feet) 8.0

Pump & Piping Removed? Yes No Not Applicable
Liner(s) Removed? Yes No Not Applicable
Screen Removed? Yes No Not Applicable
Casing Left in Place? Yes No
If No, Explain _____

Was Casing Cut Off Below Surface? Yes No
Did Sealing Material Rise to Surface? Yes No
Did Material Settle After 24 Hours? Yes No
If Yes, Was Hole Retopped? Yes No

(5) Required Method of Placing Sealing Material

Conductor Pipe - Gravity Conductor Pipe - Pumped
 Dump Bailer Other (Explain) Screened & Poured

(6) Sealing Materials For monitoring wells and monitoring well boreholes only

Neat Cement Grout
 Sand-Cement (Concrete) Grout
 Concrete Bentonite Pellets
 Clay-Sand Slurry Granular Bentonite
 Bentonite-Sand Slurry Bentonite-Cement Grout
 Chipped Bentonite

(7) Sealing Material Used	From (Ft.)	To (Ft.)		Mix Ratio or Mud Weight
3/8" Black Hills Bentonite	Surface	16.0	1	1

(8) Comments _____

(9) Name of Person or Firm Doing Sealing Work
Key Engineering Group, Ltd.

Signature of Person Doing Work _____ Date Signed 11/21/08

Street or Route _____ Telephone Number _____
735 North Water Street, Suite 1000 (414) 224-8300

City, State, Zip Code _____
Milwaukee, WI 53202

(10) FOR DNR OR COUNTY USE ONLY

Date Received/Inspected	District/County
Reviewer/Inspector	<input type="checkbox"/> Complying Work <input type="checkbox"/> Noncomplying Work
Follow-up Necessary	

Notice: Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291-293, 295, and 299, Wis. Stats., failure to file this form may result in a forfeiture of between \$10-25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. Return form to the appropriate DNR office and bureau. See instructions on reverse for more information.

Route to:
 Drinking Water Watershed/Wastewater Waste Management Remediation/Redevelopment Other: _____

1. General Information

WI Unique Well No.	DNR Well ID No.	County
		MILWAUKEE
Common Well Name	Gov't Lot # (if applicable)	
MW-4		
1/4	Section	Township
NW	29	6 N
		Range
		21
		<input checked="" type="checkbox"/> E
		<input type="checkbox"/> W
Grid Location		
Feet	<input type="checkbox"/> N	<input type="checkbox"/> E
	<input type="checkbox"/> S	<input type="checkbox"/> W
	<input type="checkbox"/> Local Grid Origin	
	<input type="checkbox"/> (estimated) OR <input type="checkbox"/> Well Location	
Latitude: DEG MIN SEC		Longitude: DEG MIN SEC
		N W
Reason For Abandonment	WI Unique Well No. of Replacement Well	

2. Facility / Owner Information

Facility Name
LAUNDERMA
Facility ID
License/Permit/Monitoring No
City, Village or Town
Street Address of Well
5130 S. 108 th St
Present Well Owner
Original Well Owner
Street Address or Route of Owner
City
HALES CORNERS
State
WI
ZIP Code
53130

3. Well / Drillhole / Borehole Information

<input type="checkbox"/> Monitoring Well	Original Construction Date
<input type="checkbox"/> Water Well	
<input type="checkbox"/> Borehole / Drillhole	If a Well Construction Report is available, please attach.
Construction Type:	
<input checked="" type="checkbox"/> Drilled	<input type="checkbox"/> Driven (Sandpoint)
<input type="checkbox"/> Other (specify):	<input type="checkbox"/> Dug
Formation Type:	
<input type="checkbox"/> Unconsolidated Formation	<input type="checkbox"/> Bedrock
Total Well Depth From Groundsurface (ft.)	Casing Diameter (in.)
20	
Lower Drillhole Diameter (in.)	Casing Depth (ft.)
Was well annular space grouted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
If yes, to what depth (feet)?	Depth to Water (feet)
	10.29

4. Pump, Liner, Screen, Casing & Sealing Material

Pump and piping removed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Liner(s) removed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Screen removed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Casing left in place?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Was casing cut off below surface?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Did sealing material rise to surface?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Did material settle after 24 hours?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
If yes, was hole retopped?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If bentonite chips were used, were they hydrated with water from a known safe source?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Required Method of Placing Sealing Material	
<input type="checkbox"/> Conductor Pipe-Gravity	<input type="checkbox"/> Conductor Pipe-Pumped
<input checked="" type="checkbox"/> Screened & Poured (Bentonite Chips)	<input type="checkbox"/> Other (Explain):
Sealing Materials	
<input type="checkbox"/> Neat Cement Grout	<input type="checkbox"/> Clay-Sand Slurry (11 lb./gal. wt.)
<input type="checkbox"/> Sand-Cement (Concrete) Grout	<input type="checkbox"/> Bentonite-Sand Slurry " "
<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Bentonite Chips
For Monitoring Wells and Monitoring Well Boreholes Only:	
<input checked="" type="checkbox"/> Bentonite Chips	<input type="checkbox"/> Bentonite - Cement Grout
<input type="checkbox"/> Granular Bentonite	<input type="checkbox"/> Bentonite - Sand Slurry

5. Material Used To Fill Well / Drillhole

3/8" Black Hills Bentonite

From (ft.)	To (ft.)	No. Yards (Sacks Sealant) or Volume (circle one)	Mix Ratio or Mud Weight
Surface	20	1	

6. Comments

7. Supervision of Work

Name of Person or Firm Doing Sealing Work	Date of Abandonment	DNR Use Only	
KEY ENGINEERING	12/30/08	Date Received	Noted By
Street or Route	Telephone Number	Comments	
735 N WATER ST SUITE 510	(414) 224-8300		
City	State	ZIP Code	Signature of Person Doing Work
MILWAUKEE	WI	53202	
			Date Signed
			3/23/09