

LETTER OF TRANSMITTAL

To:

Ms. Victoria Stovall, Program Assistant
 Wisconsin Department of Natural Resources
 Remediation & Redevelopment Program
 2300 N. Dr. Martin Luther King Jr. Drive
 Milwaukee, WI 53212

Please check the type(s) of documents you have enclosed. Submittals will be tracked and filed based on the information you provide. **Include the FID and BRRTS numbers which have been assigned to this site, and identify the intent of the document(s) you are submitting in order to speed processing.** Please attach any required fees to this checklist.

RECEIVED
 OCT 17 2014
 BY: VS

From: Mr. Timothy E. Wimmer, PG
 The Sigma Group, Inc
 1300 West Canal Street
 Milwaukee, WI 53233
 (414) 643-4200

Date: October 14, 2014

Site Name: Twin Lakes 1

Address: 1115 S. Lake Avenue
Twin Lakes, WI

FID# _____

BRRTS # 02-30-545024

IS THIS RELEASE PECFA-ELIGIBLE?
 YES NO UNKNOWN AT THIS TIME

Type of Submittal:
 LUST ERP VPLE OTHER

CHECK	TYPE OF DOCUMENT / REPORT	FEE	DNR CODE (office use only)
	Notification of Release	none	01
	Tank Closure/Site Assessment <i>where release(s) have been detected*</i>	none	33
	Site Investigation Workplan	\$500 if review is requested ~	35, 135~
	Site Investigation Report Please Provide the Following Information	\$750 if review is requested ~	37, 137~
<input type="checkbox"/>	petroleum constituents detected		96~
<input type="checkbox"/>	non-petroleum constituents detected		(if SI is incomplete)
<input type="checkbox"/>	groundwater impacts <input type="checkbox"/> above PAL <input checked="" type="checkbox"/> above ES		
<input type="checkbox"/>	free product		
<input type="checkbox"/>	contamination in fractured bedrock or within 1 meter of fractured bedrock		
<input type="checkbox"/>	PAL exceedance in portable well		
<input type="checkbox"/>	groundwater impacts >ES, within <input type="checkbox"/> 100' of private well or <input type="checkbox"/> 1,000' of public well		
	Request to Transfer Case to Department of Commerce	none	76
	Off-Site Determination Request	\$500 mandatory	638~
	Remedial Action Options Plan	\$750 if review is requested	39, 143~
	NR 720.19 Site Specific Clean-Up Goal Proposed	\$750 if review is requested	67, 68~
	NR 718 Landspreading Request	\$500 mandatory	61~
	Copy of Notification to Treat or Dispose of Contamination Soil or Water	none	99
	Injection/Infiltration Request	\$500 mandatory	63~
	Quarterly Report or Update	\$500 if review is requested	43~
	O&M Form 4400-194	\$300 if review is requested	92, 192~
	Remedial Action Options Report	\$750 if review is requested	41, 41~
	Closure Review Request	\$750 mandatory	79~
<input type="checkbox"/>	Closure Form (Mandatory For Review)		
<input type="checkbox"/>	GIS Registry groundwater / soil impacts	\$250 / \$200 mandatory	700
	Request for No Further Action Letter, under ch. NR 708	\$250 mandatory	68, 67~
	Copy of Draft Deed Affidavit, Well Abandonment Form Restriction	none	99
	Simple Site Process Submittal Under NR 700.11	none	90~
	Remedial Design Report	\$750 if review is requested	147, 148~
	Construction Documentation Reports	\$250 if review is requested	151, 152~
	Long Term Monitoring Plan	\$300 if review is requested	24, 25~
	Voluntary Party Liability Exemption (VPLE) Application	\$250 mandatory	662~
	VPLE Phase I/II Assessments or Additional Reports	Computed hourly	99
	Tax Cancellation Agreement	\$500 mandatory	654~
	Negotiated Agreement	\$1,000 mandatory	630~
	Lender Assessment	\$500 mandatory	686~
	Negotiation and Cost Recovery (municipalities only) Fee for each service	mandatory	90~
	General Liability Clarification Request (No Action Required)	\$500 mandatory	684
	Lease Letter Request - Single Property	\$500 mandatory	646
	Lease Letter Request - Multiple Properties	\$1,000 mandatory	646
	Request for Other Technical Assistance	\$500 mandatory	97~
X	Other (please describe): Consultant Selection and Variance Request		

* Closure reports for sites where no releases have been detected should be sent directly to "Clean Closures" c/o DNR Remediation & Redevelopment Program, P.O. Box 7921, Madison, WI 53707

Remarks: _____

October 14, 2014

Project Reference #14990

CERTIFIED MAIL –
RETURN RECEIPT REQUESTED

Ms. Victoria Stovall
Environmental Program Assistant
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
2300 North Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212

Re: Notice of Consultant Selection and Request for Consultant Selection Variance
And Groundwater Monitoring Cost Approval for Twin Lakes Laundry
111 South Lake Avenue, Twin Lakes, Wisconsin
BRRTS Activity # 02-30-545024 WDNR FID # 230117910

WDNR Project Manager: Doug Cieslak

Dear Ms. Stovall:

On behalf of Twin Lakes Laundry (TLL), The Sigma Group, Inc. (Sigma) is submitting this letter to the Wisconsin Department of Natural Resources (WDNR) as notification that Sigma has been contracted as environmental consultant for this project. The previous consultant, PEP Environmental, has notified TLL that they are no longer working on sites that are enrolled in the Dry Cleaner Environmental Response Fund (DERF) program. Therefore, to meet current obligations outlined in a WDNR letter dated September 2, 2014 (Appendix A), TLL is requesting a consultant selection variance from the NR 169 Wis. Admin Code. Please note, that to meet the WDNR deadline expressed in the letter, Sigma has scheduled groundwater sampling for Thursday, October 16, 2014.

COMPLETED ACTIVITIES

Based on Sigma's review of the limited information we have to date, it is our understanding that the following activities have been completed:

- Installation of seven groundwater monitoring wells and one piezometer.
- Soil sample collection and analysis for VOCs.
- Multiple groundwater sampling events at the groundwater monitoring wells and piezometer.
- Groundwater sample collection and analysis of three potable well samples.
- Installation of a sub slab venting system beneath the TLL building.

October 14, 2014

Page 2

DERF CLAIMS

Based on Sigma's review of the "DERF Payments By Site" spread sheet, the total amount claimed is \$41,931.50 with a deductible of \$10,000. Review of a claim sign-off letter from John Feeney dated June 27, 2011 (Appendix B), indicates that TLL total costs are \$64,764.72. At this time, Sigma is unsure whether there is \$12,833.22 of approved cost remaining which could be used for the next phase of work. Clarification on the cost/claim question from the WDNR would be appreciated.

SCOPE OF WORK

The WDNR letter from September 2, 2014 outlines the proposed scope of work to be implemented. In general, activities to be completed will include:

- Collection of groundwater samples from seven monitoring wells, one piezometer and three potable wells.
- Preparation and submittal of the analytical results to the WDNR and neighboring property owners where groundwater samples were collected. The WDNR submittal will include a brief discussion and work plan for future investigation/monitoring activities.

A map depicting the well locations is also attached.

COST ESTIMATE

Sigma estimates a cost of \$6,265 to complete the above activities. A breakdown of the cost including laboratory fees is provided as Appendix C.

We appreciate the WDNR assistance and approval of these requests. If there are any questions, please feel free to contact me at 414.643.4139.

Sincerely,

THE SIGMA GROUP, INC.



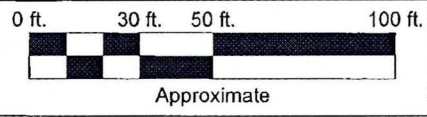
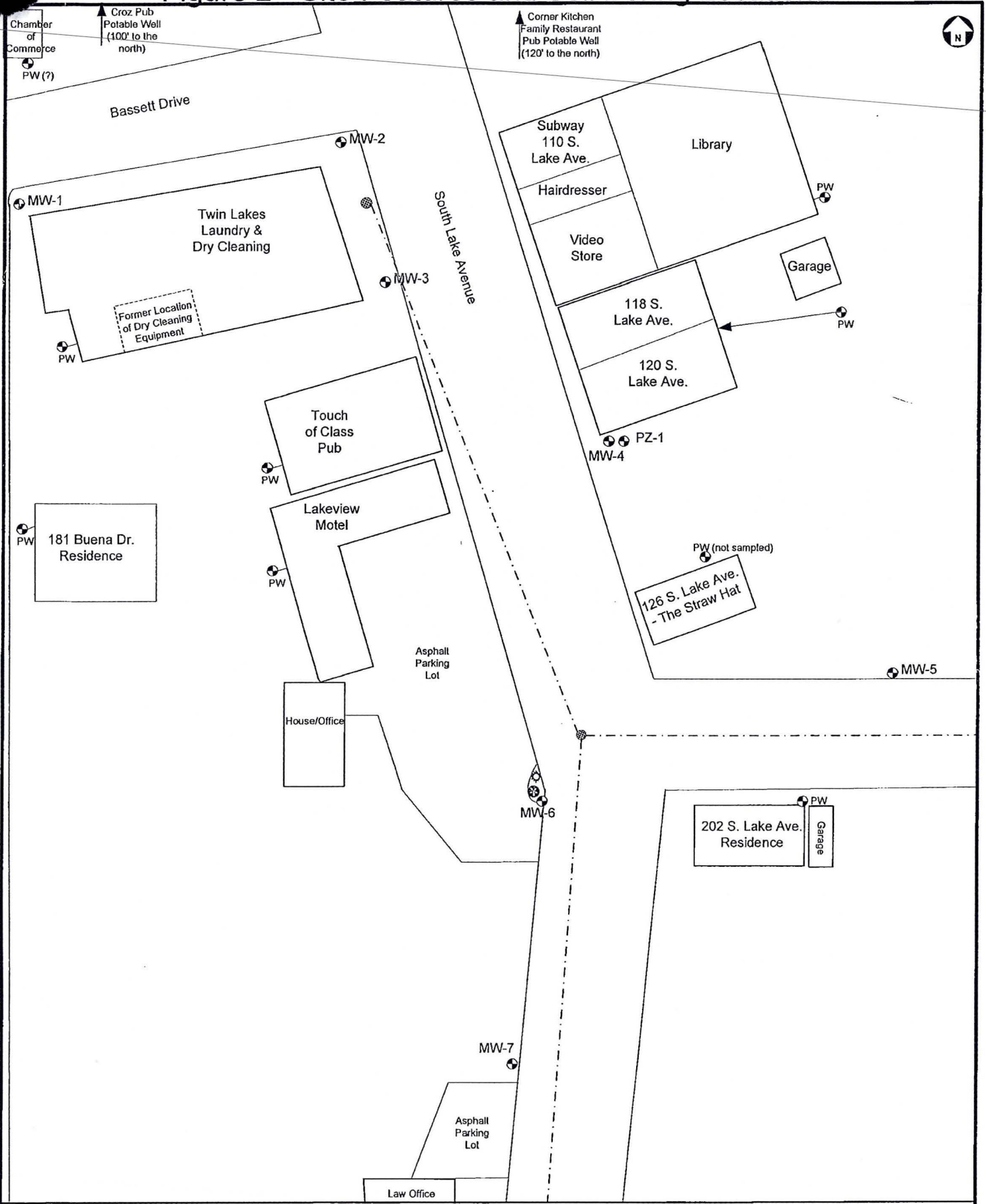
Timothy E. Wimmer, PG
Senior Project Manager

Cc: Tom Olsen-Olsen Properties, LLC (email)

APPENDIX A

**Wisconsin Department of Natural Resources Letter
September 2, 2014**

Figure 2 - Site Features and Soil Boring Locations

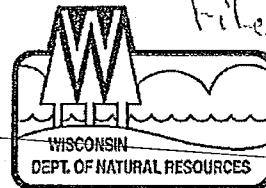


- Soil Boring Location and Number
- Manhole
- SS Storm Sewer
- SAN Sanitary Sewer

PEP Environmental Services, LLC	
Twin Lakes Laundry	26010.01
Twin Lakes, WI	

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
9531 Rayne Rd
Sturtevant WI 53177

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



September 2, 2014

Notice of Non-Compliance

VIA CERTIFIED US MAIL
70051160000146429293

Tom Olsen
Olsen Properties LLC
3010 Brisbane Dr
Lake of the Hills, IL 60156

**SUBJECT: Reported Contamination at Twin Lakes Laundry - 111 S Lake Ave, Twin Lakes, WI
FID # 230117910
WDNR BRRTS #02-30-545024**

Dear Mr. Olsen,

On March 14, 2006 you were notified of your responsibility to investigate and, as needed, clean up contamination located at the subject property. As owner of this property you have certain legal responsibilities, as outlined in Section 292.11(3), Wisconsin Stats., also known as the hazardous substances spills law. Our files indicate that we have not received any written correspondence or reporting for this case since September 2010 where you identified that your facility has contaminated the local groundwater drinking water source. On June 3, 2014 the Wisconsin Department of Natural Resources (DNR) requested that you sample your groundwater monitoring wells and all potable wells previously tested and report the results by August 5, 2014. To date, we have not received the analytical reports. In a recent phone message you mentioned a struggle to hire an environmental consultant. The DNR is now requiring you to take the following immediate actions.

1. Within the next 14 days, September 18, 2014, you must submit written verification (such as a letter from a consultant) that you have hired an environmental consultant and have finalized an agreement to continue the environmental investigation. You or your environmental consultant may arrange to review the Department's case file by contacting me at the phone number below.
2. Within the next 60 days, October 28, 2014, your consultant must sample your groundwater monitoring wells and all potable wells previously tested and notify the DNR and occupants and submit the results and documentation summarizing the current status of the project and a work plan outlining the schedule for completing the investigation. The consultant must comply with the requirements in the NR 700 Wis. Adm. Code rule series and should adhere to current Department technical guidance documents.

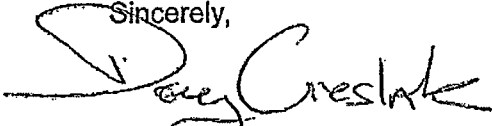
Failure to respond to this letter may result in the initiation of formal enforcement actions against Olsen Properties LLC.

Forward the requested updates, detailing the current status of the case, and all future correspondence to:

Victoria Stovall
WI DNR SER
2300 N Dr Martin Luther King Jr Dr
Milwaukee, WI 53212-3128

If you have any questions regarding this letter, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Doug Gieslak". The signature is written in a cursive style with a large, looped initial "D".

Doug Gieslak
(262) 884-2344
Sturtevant Service Center

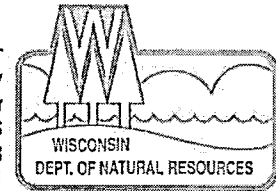
c. Greg Roanhouse - WDNR

APPENDIX B

**Claim Sign-Off Letter from John Feeney
June 27, 2011**

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Plymouth Service Center
1155 Pilgrim Rd.
Plymouth WI 53073

Scott Walker, Governor
Cathy Stepp, Secretary
John Hammen, Acting Regional Director
Telephone 920-892-8756
FAX 920-892-6638
TTY Access via relay - 711



June 27, 2011

Tom Olsen
Olsen Properties, LLC
P.O. Box 1012
Twin Lakes, WI 53181

Dear Mr. Olsen:

Subject: Approval of DERP claim including fist remedial action, Twin Lakes Laundry, 111 S. Lake Avenue, Twin Lakes, file reference FID #230117910, BRRTS #0230545024.

Thank you for finishing up your investigation. Also thank you for beginning your remedial actions, which so far consist of installing three vapor extraction points. With my sign-off on this claim for \$12, 053.50, your total costs are \$64,764.72. Please note that final approval of this amount is given in Madison after I forward the claim paperwork there.

Your latest groundwater sampling monitoring data, which goes through the end of 2010 shows no reductions in contaminant concentrations in the groundwater close to the source at MW-3, therefore more aggressive actions are needed:

- * Submit construction information for the soil vapor extraction wells and performance data (exhaust air monitoring from the venting system). It was my understanding that this system was sized-up from the original radon type system for the purpose of remediating the soils under the floor slab.
- * Please have your consultant submit a plan to me that includes enhancement of the existing venting system or a plan for other remedial actions that can reduce concentrations of soil and groundwater contamination beneath the floor slab at your site, for example, in-situ chemical oxidation.
- * Submit a plan for continued monitoring of the groundwater that is needed at the site, including sampling of the private water supply wells. It may be possible to cut costs by reducing the monitoring frequency of the wells that have shown to be clean.

If you have any questions about this letter, please call me at 920-892-8756, extension 3023.

Sincerely,

John Feeney
Wisconsin Department of Natural Resources

Cc: Pete Pavalko, PEP Environmental
Catherine Burrow

COST ESTIMATE
Twin Lakes Laundry Groundwater Sampling
111 South Lake Avenue
Twin Lakes, Wisconsin

Project Reference #14990

Item Description	Unit Price	Quantity	Units	Total Cost
PROFESSIONAL SERVICES				
TASK 1	Project Coordination/File Review			
	\$ 120.00	6	hour	\$720.00
	\$ 140.00	1	hour	\$140.00
			hour	\$0.00
			lump	\$0.00
			hour	\$0.00
			hour	\$0.00
				\$860.00
TASK 2	Groundwater Sampling			
	\$ 120.00	6	hour	\$720.00
	\$ 65.00	11	hour	\$715.00
	\$ 55.00	12	ea	\$660.00
	\$ 20.00	11	hour	\$220.00
	\$ 200.00	1	lump	\$200.00
	\$ 0.75	120	hour	\$90.00
				\$2,605.00
TASK 3	Reporting/Off site/Work plan			
	\$ 120.00	8	hour	\$960.00
	\$ 75.00	16	hour	\$1,200.00
	\$ 55.00	4	hour	\$220.00
	\$ 140.00	3	hour	\$420.00
	\$ 85.00		hour	\$0.00
	\$ 40.00		hour	\$0.00
				\$2,800.00
TOTAL COST ESTIMATE				\$6,265.00