



December 11, 2023

Tom Olsen
Olsen Properties, LLC
3010 Brisbane Dr.
Lake In The Hills, IL 60156
Sent Via Electronic Mail to tom@tkolsen.com

Subject: Request for Potable Well Sampling and Status Update
Twin Lakes Laundry
111 S. Lake Ave., Twin Lakes, WI 53403
DNR BRRTS Activity # 02-30-545024; DNR FID # 230117910

Dear Tom Olsen:

On March 14, 2006, the Wisconsin Department of Natural Resources (DNR) notified Olsen Properties, LLC of your responsibility to investigate and, as needed, clean up contamination at the above-referenced property. As the responsible party of this property you have certain legal responsibilities, as outlined in Wis. Stat. § 292.11 (3), also known as the hazardous spills law. Wis. Stat. § 292.11(3) states:

- **RESPONSIBILITY.** A person who possesses or controls a hazardous substance which is discharged or who causes the discharge of a hazardous substance shall take the actions necessary to restore the environment to the extent practicable and minimize the harmful effects from the discharge of the air, lands or waters of the State.

On August 2, 2021, the DNR received the results of vapor sampling that was conducted at the site. The DNR has not received any sample results since the August 2, 2021, submittal. On August 31, 2023, your consultant, Konicek Environmental Consulting LLC, indicated via email that additional environmental sampling was planned, however the DNR has not received any written updates since the August 31, 2023, email.

The DNR has not approved the site investigation or remedial action at the site. Additional action is necessary to complete the site investigation and remediation as necessary per Wis. Admin. Code chs. NR 700-754.

Previous sampling of groundwater from nearby potable wells identified contaminants of concern at concentrations exceeding preventive action limits. No potable well sampling has been completed since August 2020. Potable well sampling should be included within the next phase of environmental investigation and completed as soon as possible. Implementation of a regular potable well sampling schedule should also be prioritized at the site.

Additionally, it is the DNR's understanding that a vapor mitigation system was installed at the on-site building. Based on the available information it is unclear whether activities were completed to demonstrate the effectiveness of the vapor mitigation system. Provide an update regarding the operation of the vapor mitigation system.

Within 30 days of the date of this letter, **by January 10, 2023**, submit a work plan detailing your plans to complete the next phase of site investigation and remediation.

Please contact me, the DNR project manager, at 414-218-6042 or at joseph.martinez@wisconsin.gov if you have any questions regarding this letter or the site in general.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Martinez', with a stylized flourish at the end.

Joseph J. Martinez
Hydrogeologist – Remediation and Redevelopment Program
Southeast Region

Cc:

Greg Konicek – Konicek Environmental Consulting LLC – greg@konicekenvironmental.com

Attachments:

DNR Letter “Reported Contamination at Twin Lakes Laundry,” dated March 14, 2006



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TTY 711

March 14, 2006

FID: 230117910
BRRTS: 02-30-545024

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

Subject: Reported Contamination at Twin Lakes Laundry, 111 S. Lake Ave., Village Twin Lakes

Dear Mr. Olsen:

On March 5, 2006, Pete Pavalko, PEP Environmental Services, LLC, on behalf of the Olsen Properties, LLC notified the Department of Natural Resources (WDNR) that soil and potential groundwater contamination had been detected at the site described above.

Based on the information submitted to the WDNR, we believe the Olsen Properties, LLC is responsible for investigating and restoring the environment at the referenced site under Section 292, Wisconsin Stats., known as the hazardous substances spills law.

This letter describes your legal responsibilities as a person who is responsible under section 292.11, explains what you need to do to investigate, and clean up the contamination; provides you with information about cleanups, environmental consultants, and possible financial assistance; and working cooperatively with the Department of Natural Resources and Department of Commerce ("Commerce").

Legal Responsibilities:

Your legal responsibilities are defined both in statute and in administrative codes. The hazardous substances spill law, Section 292.11 (3) Wisconsin Statutes, states:

- **RESPONSIBILITY.** A person who possesses or controls a hazardous substance which is discharged or who causes the discharge of hazardous substance shall take the actions necessary to restore the environment to the extent practicable and minimize the harmful effects from the discharge to the air, lands, or waters of the state.

Wisconsin Administrative Code chapters NR 700 through NR 749 establish requirements for emergency and interim actions, public information, site investigations, design and operation of remedial action systems, and case closure. Chapter NR 708 includes provisions for immediate actions in response to limited contamination. Wisconsin Administrative Code chapter NR 140 establishes groundwater standards for contaminants that reach groundwater.

Steps to Take:

The longer contamination is left in the environment the farther it can spread and the more it may cost to clean up. Quick action may lessen damage to your property and neighboring properties and reduce your costs in investigating and cleaning up the contamination. To ensure that your cleanup complies with Wisconsin's laws and administrative codes, you should hire a professional environmental consultant who understands what needs to be done. These are the first three steps to take:

1. Within the next **30 days**, you should submit written verification (such as a letter from the consultant) that you have hired an environmental consultant. If you do not take action within this time frame, the WDNR may initiate enforcement action against you.
2. Within the next **60 days**, your consultant should submit a work plan and schedule for the investigation. The consultant must comply with the requirements in the NR 700 rule series and should refer to WDNR technical guidance documents. To facilitate prompt agency review of your reports, your consultant should use the site investigation and closure formats which are available online at www.dnr.state.wi.us.

Once an investigation has established the degree and extent of contamination involved at your site, your consultant will be able to determine whether Commerce or the Department of Natural Resources has authority over the case.

3. Within 30 days of completion of the site investigation, you or your consultant must provide a site investigation report per s. NR 716.15. As the remedial activities proceed, you or your consultant should also provide a brief progress report at least every 90 days as required by s. NR 724.13(3), Wis. Adm. Code. Quarterly reports need only include one or two pages of text, plus any relevant maps and tables. Should conditions at your site warrant, we may require more frequent contacts.
4. Sites where discharges to the environment have been reported are entered into the Bureau for Remediation and Redevelopment Tracking System ("BRRTS"), a version of which appears on the Department's Internet site. You may view the information related to your site at any time (<http://www.dnr.state.wi.us/org/aw/rr/brrts>) and use the feedback system to alert us to any errors in the data.

If you want a formal response from the Department on a specific submittal, please be aware that a review fee is required in accordance with ch. NR 749, Wis. Adm. Code. If a fee is not submitted with your reports, you should proceed under the advice of your consultant to complete the site investigation to maintain your compliance with the spills law and chs. NR 700 through NR 749. **Do not delay the investigation of your site by waiting for a Department response.** We have provided detailed technical guidance to environmental consultants. Your consultant is expected to know our technical procedures and administrative codes and should be able to answer your questions on meeting cleanup requirements.

All correspondence regarding this site should be sent to:

Victoria Stovall, Environmental Program Associate
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee, WI 53212

Unless otherwise requested, please send only one copy of plans and reports. To speed processing, correspondence should reference the BRRTS and FID numbers (if assigned) shown at the top of this letter.

Additional Information for Site Owners:

Information to help you select a consultant, and materials on controlling costs, understanding the cleanup process, and choosing a site cleanup method are enclosed. In addition, *Fact Sheet 2, Voluntary Party Remediation and Exemption from Liability* provides information on obtaining the protection of limited liability under s. 292.15, Stats.

Financial Assistance:

Reimbursement from the Petroleum Environmental Cleanup Fund (PECFA) may be available for some of the costs of cleaning up contamination from eligible petroleum storage tanks. Please refer to the enclosed information sheet entitled "*Information about PECFA*" for more information on eligibility and regulations for this program. For more information on the PECFA program, please call the Department of Commerce at 608-266-2424 or visit their web site at: <http://www.commerce.state.wi.us/COM/Com-Petroleum.html>. Funding is also available for cleanup at some drycleaning sites.

Call the DNR Victoria Stovall, Program Associate at (414) 263-8688 for more information on eligibility or visit the RR web site. <http://www.dnr.state.wi.us/org/aw/rr>. You may also contact this person for all other questions regarding this letter.

Thank you for your cooperation.

Sincerely,



Victoria Stovall
Environmental Program Associate
Remediation & Redevelopment Program
Southeast Region

- Enclosures:
1. Selecting a consultant
 2. Fact Sheet 2, VPLE
 3. Env. Services Contractors List
 4. Inf. About PECFA Fact Sheet

cc: Pete Pavalko – PEP Environmental Services, LLC
WDNR SER Files