

From: Hodgson, Scott A. <Scott.Hodgson@terracon.com>
Sent: Monday, October 16, 2017 1:40 PM
To: DuFresne, Kristin I - DNR
Subject: RE: Royal Cleaners (DNR BRRTS # 02-05-549808) New Deed

Kristin,

I'm guessing the questions below were passed on to your legal counsel. When do you expect an answer from them?

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***Note new mobile number**

From: Hodgson, Scott A.
Sent: Wednesday, September 13, 2017 2:31 PM
To: 'DuFresne, Kristin I - DNR' <Kristin.DuFresne@wisconsin.gov>
Subject: RE: Royal Cleaners (DNR BRRTS # 02-05-549808) New Deed

Kristin,

I have now obtained a copy of the new deed for the 716 North Danz property that was bought by Phil Lee. However, the entity on the deed (Lee & Lee Inc) is different than for the source property (Philip F. Lee and Peter S. Lee). Copies of the two deeds are attached. How does this impact the questions I had asked below and discussed in our August phone conversation?

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From: Hodgson, Scott A.
Sent: Monday, July 17, 2017 3:10 PM
To: 'DuFresne, Kristin I - DNR' <Kristin.DuFresne@wisconsin.gov>
Subject: RE: Royal Cleaners (DNR BRRTS # 02-05-549808)

Actually one more to add to the list below

Fig B.2.a and Figure B.2.b—Assume you want just the locations of those sample points shown, and not the results; is that correct?

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From: Hodgson, Scott A.
Sent: Monday, July 17, 2017 2:04 PM
To: 'DuFresne, Kristin I - DNR' <Kristin.DuFresne@wisconsin.gov>
Subject: RE: Royal Cleaners (DNR BRRTS # 02-05-549808)

Kristin,

Now that the property transfer has occurred I am trying to get this wrapped up and have questions as follows regarding your June 8, 2017, Request for Additional Information Letter:

1. Page 1-Acres for Reuse: Please verify what area should be considered for reuse. In the past WDNR has varied in what was wanted for this from the source parcel alone to all contiguous property owned by the source property owner, regardless of the number of parcels or how small the contaminated area is. Form says adjacent rather than contiguous; what is meant by adjacent? As such there might be the following choices:
 - a. The parcel which contains Royal Cleaners plus the other mall parcel to the east, and the former Lovita Dewitt property: 60,491 square feet or 1.39 acres
 - b. The parcel which contains Royal Cleaners plus the other mall parcel to the east, the former Lovita Dewitt property, and the residential parcel at 2216 Preble: 68,804 square feet or 1.58 acres
 - c. All contiguous parcels owned by Phil and Peter Lee (two mall parcels, former Lovita Dewitt parcel, bank parcel at 2255 University, residential parcel at 2216 Preble): 85,497 square feet or 1.96 acres.
2. Figure B.1.b—Ensuring the eastern property boundary is correct...Not sure where this is coming from or what you are getting at here. The eastern boundary as shown is the eastern boundary of the source parcel and is clearly correct based on County GIS maps...we did not have a boundary survey performed. Are you saying the “property boundary” should be all of that for item 1 above, whatever that is rather than the “source” property boundary?
3. Figure B.3.b.—Extend ES contour to include P-4 and sump. Data at P-4 was from 2008, do you really want to use that data? I do not understand what you are asking/suggesting for the sump. In January 2015, the sump did not have an ES exceedance and of course even if it did have an exceedance, that exceedance is not at the spot of the sump. Water in the sump is conveyed from where the drain tile intersects the groundwater plume to the sump. The figure already shows that scenario.
4. Figure B.4.b. —(and language in form) Add a figure to depict locations of the sub-slab monitoring points and vacuum monitoring points that were kept and those abandoned. None were abandoned because it was thought that the SSDS was needed and the points may be necessary in the future to show that it was no longer needed. I have asked Phil Lee what he wants to do with the SSDS and monitoring points, but I have not received a response. If he wants to dismantle and abandon all monitoring points, I assume this figure would not be needed, is that correct?
5. Attachment G Update this section by completing the following: bullet 1(3): Are you saying that the letter has to be modified and reissued to Phil Lee or just modify the parts that we include with the closure? Must we include the new deed?
6. Attachment G Update this section by completing the following: bullet 2(2): Does the 716 N Danz property now owned by Phil Lee need to be listed separately on the form?
7. Attachment G Update this section by completing the following: bullet 2(3): Does the notification to the Green Bay Clerk and to the Public Works Dept have to be shown on separate lines on the form?

Thanks.

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From: DuFresne, Kristin I - DNR [<mailto:Kristin.DuFresne@wisconsin.gov>]
Sent: Thursday, June 8, 2017 11:51 AM
To: 'John Butz' <jbutz@baytowel.com>
Cc: donald.gallo@huschblackwell.com; Hodgson, Scott A. <Scott.Hodgson@terracon.com>; Lillie Conrad (lillie.conrad@gmail.com) <lillie.conrad@gmail.com>; DuFresne, Kristin I - DNR <Kristin.DuFresne@wisconsin.gov>
Subject: Royal Cleaners (DNR BRRTS # 02-05-549808)

John – Attached please find an electronic version of the Request for Additional Information Letter associated with the Royal Cleaners site located at 2201 University Avenue, Green Bay, Wisconsin. The original letter will follow by regular mail. I also spoke with your consultant, Scott Hodgson, a few moments ago regarding the content of the letter.

Please feel free to contact me if you have any questions.

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

Kristin DuFresne

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