

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
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August 4, 2016

Tom Olsen
3010 Brisbane Drive
Lake of the Hills IL 60156

Subject: Continuing Obligation Audit: Notice of Noncompliance for Holiday Village Coin Laundry,
24924 75th St., Paddock Lake, WI, WDNR BRRTS# 02-30-553765

Dear Tom Olsen:

On July 27, 2016 the Wisconsin Department of Natural Resources (WDNR) conducted a continuing obligation audit at the above referenced site. The site historically was an operating drycleaner from 1980 until 1998, and the facility is currently a coin operated laundromat with dry-cleaning drop-off. The site was granted closure on February 24, 2012 by the WDNR. When the site was granted closure there were a number of continuing obligations that you and future property owners must comply with as explained in the closure letter sent by the WDNR on February 24, 2012.

Of concern is the vapor mitigation system present at the site, this system is intended to prevent soil vapor beneath the building from migrating into the occupied space posing a long-term risk to human health. It is required that this vapor mitigation system be inspected regularly to determine whether the system needs to be repaired. If the vapor mitigation system is found to be in a state of disrepair or non-operational, then it is the property owner's responsibility to repair the system. Records of the inspection and any repairs made need to be maintained.

As a result of the inspection conducted on July 27, 2016 it was determined that the vapor mitigation system at the above referenced property needs to be repaired in order to be in compliance with applicable site closure criteria. The vapor mitigation system was not operational and additionally the electrical panel did not have a clearly labeled dedicated circuit for the vapor system. I have enclosed the Continuing Obligation Audit document with photos showing that the system was not operating and the cause of the concern.

Within 30 days of the date of this letter, please provide me with documentation that the vapor mitigation system has been properly repaired and the system is operational. I will need to perform a follow-up inspection to confirm compliance with the closure criteria.

Thank you for your cooperation. Please forward response to me via US Mail at the address above or my email at Ethan.Guyant@wisconsin.gov. If you have any questions please call me at 414-263-8586.

Sincerely,

Ethan Guyant
Hydrogeologist
Remediation & Redevelopment Program

Enclosures:

1. Continuing Obligation Review, Form 4400-232

BRRTS ID No. 02-30-553765

Reviewer: Ethan Guyant / Doug Cieslak Region: SE Review Date: 07/27/2016

Site Name: Holiday Village Coin Laundry

See RR5242 for instructions <http://intranet.dnr.state.wi.us/intlaw/rr/guidance/RR5242.pdf>. Steps with an * denote DNR follow up; ** denote RP/property owner follow up. If auditing a VPLE site, use the applicable LUST or ERP BRRTS number. Use the NOTES area in each section to add information not otherwise addressed.

File Review:

1. Review BRRTS, and the file if needed, to identify the File Review information:

Site Address 24924 WI-50	City Salem	ZIP Code 53168
County Parcel Identification Number (PIN) 4041200341040	FID Number 230037280	
Original Responsible Person Joe Riesselman		

Has the property been transferred since the continuing obligation was recorded/applied? No Yes

If Yes: Current Property Owner
Tom Olsen - Olsen Properties LLC
 Phone Number (847) 542-0522 Email tom@tkolsen.com

Select all continuing obligations applied (at case closure or RAP approval or letter to LGU):

Add to BRRTS	AC in BRRTS	AC	Action Code (AC) Meaning
		51	Deed notice
		52	Deed restriction for soil
		730	Groundwater use restriction
		95	Deed instrument conditions met (for audits, use if deed restriction was updated by filing a deed notice)
		101	GIS Registry PDF modified - date DNR letter sent
		104	Site removed from GIS Registry - date DNR letter sent
		696	Continuing obligation required of LGU to maintain liability exemption
		605	Green Space Grant awarded (deed restriction)
	X	56	Continuing Obligation applied (use with codes 220-238)
		220	Soil at industrial use level
	X	222	Cover/engineered containment system (pavement, soil cover, etc.)
	X	224	Structural impediment (buildings or other structures)
	X	226	Vapor mitigation/response
		228	Site-specific (identify in comment field)
		230	LGU was directed to take a protective action
	X	232	Residual soil contamination > RCLs/SS RCLs (use with AC 220, 222, 224)
		234	Monitoring well needs to be abandoned
	X	236	Site closed with groundwater contamination > ES
		238	Maintenance and inspection documentation required to be submitted
X		185	Closure Compliance Review completed
X		186	Closure Compliance Review - RP follow up needed
		187	Closure Compliance Review follow up completed
		99	Use this code with comments, for actions not listed under AC 186 (i.e. submittal of inspection reports)

How was site selected for audit? (AC = BRRTS Action Code)

- Vapor Mitigation AC 226
- VPLE with AC 56
- Enforcement Follow-up
- Other: _____
- Green Space Grant AC 605
- AC 220, 222, 224, 228, or 230
- Deed Restriction AC 52 or 696 (LGU)
- Age of Remedy
- Complaint Received
- Regional Priority

Date of:

- Final Closure 02/24/2012
- Certificate of Completion _____
- Green Space Grant _____
- Remedial Action Plan Approval _____
- General Liability Clarification Letter _____
- Local Gov't Unit (LGU) Letter _____

Describe any site-specific requirements (AC 228) that the site owner and/or responsible party needed to address:

Is the site on the GIS Registry? Yes No – *Add it to the GIS Registry**

Were neighboring properties affected? Yes No

If yes, are these properties listed on the GIS Registry and in BRRTS? Yes No – *Update the GIS Registry/BRRTS, use form 4400-246**

Was a maintenance plan required at closure? NA No Yes – It is: in the file PDF missing

If no maintenance plan was required, offer the property owner the template model with inspection log, and note in the follow up section of the audit that one was provided on the audit date

Was/were the appropriate restriction(s) recorded with the Register of Deeds? Yes No NA

Has a restriction been amended, or been nullified by DNR? No

Yes: Was BRRTS updated? (95) Yes No*

Was the GIS Registry PDF updated? Yes No*

Notes:

Site Visit:

2. Contact the site owner for access. Provide a copy of the maintenance plan, if applicable. If the audit is being conducted for a CO which would now require a maintenance plan, provide a template version if no maintenance plan was required at closure, for the property owner's use (voluntary).
3. Walk the site (ideally with the owner or responsible party) to review the site conditions against the conditions documented at closure/other to verify or change answers to questions in #1. Discuss use of the maintenance plan or template.
4. With the site owner/RP (if possible), answer the following for DNR RR records:

Did the site owner know about the continuing obligation(s)? Yes No

Have site conditions changed since closure that would affect either a deed restriction or other restrictions or requirements associated with the site?

- No
- Yes – Explain:

Examples: 1) a building has been razed and investigation and remediation occurred.
2) excavation or residential development has occurred in a restricted area.

Has the land use changed such that there are either health or safety issues?

- No
- Yes – Describe any follow up needed:

Notes:

COMPLIANCE AND FOLLOW-UP SUMMARY:

5. Identify compliance and any follow up needed.

Is the site in compliance with the continuing obligations/closure approval document?

- Yes
- No – Describe what's not in compliance and the reasons for noncompliance:
Vapor mitigation system not operational. Fan not running.

(May depend on extent of non-compliance, non-maintenance of remedy or changed ownership or conditions. If case is out of compliance, it should be prioritized by the region, for new casework or enforcement, as needed.)

Has the maintenance agreement required at closure been followed?

- Yes
- No – Describe: Vapor mitigation system not operating and no maintenance logs kept.
- NA

Was the property owner reminded to complete and document the (yearly) inspections?

- Yes
- No – Why not?
- NA

Was a maintenance plan or template provided to the property owner at the site visit?

- Yes
- No – If no, why not?
- NA

6. Are additional actions by the RP property owner warranted at the site? *The intent is to return the site to compliance with continuing obligation. If a significant land use change has occurred, and/or further remedial action is needed, determine if the site meets the NR 726 reopening criteria.***

- No
- Yes – Summarize the actions needed to return the site to compliance and identify who is responsible:
Vapor mitigation system need to be repaired and operated and maintained as as designed.
Electrical panel should clearly label dedicated circuit for vapor mitigation system.

Notes:

Add AC 186 for RP/property owner follow-up required. Use AC 99 if a reminder was provided to the property owner to complete and document inspections.

7. * Does the site require follow up by DNR?

- No
- Yes: contact or enforcement to return site to compliance with continuing obligation
 - updating the GIS Registry (adding or modifying a packet)
 - reopen site (add ACs 186, 12 and 13)
 - other: _____

8. * Attach photographs of the site, documenting site conditions. Label the photos with the site name/BRRTS Activity number/date/view. If a follow-up letter is sent, include a copy with the audit. (audit/photos/follow-up letter)

9. * Save a copy of the audit using the following naming convention:
BRRTS#_COAUDIT_Year.pdf (example: 0365001149_COAUDIT_2008.pdf).

10. Update applicable BRRTS action codes on the Table on page 1. Send a copy of the audit to your Regional EPA for updating ACs and uploading the PDF into BRRTS.

11. Notify Central Office when the audit has been completed and loaded into BRRTS.

{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}

Date added: 07/29/2016



Title: Holiday Village Coin Laundry/0230553765/07272016/Radonaway RP145 Blower

{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}

Date added: 07/29/2016



Title: Holiday Village Coin Laundry/0230553765/07272016/Radonaway RP145 Blower and outdoor switch

{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}

Date added: 07/29/2016



Title: Holiday Village Coin Laundry/0230553765/07272016/PVC Vent Stack

{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}

Date added: 07/29/2016



Title: Holiday Village Coin Laundry/0230553765/07272016/Back of building and neighboring property cover

{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}

Date added: 07/29/2016



Title: Holiday Village Coin Laundry/0230553765/07272016/Front of building cover

{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}

Date added: 07/29/2016



Title: Holiday Village Coin Laundry/0230553765/07272016/Piping sealed suction pint

{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}

Date added: 07/29/2016



Title: Holiday Village Coin Laundry/0230553765/07272016/Vapor System Vacuum gauge

{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}

Date added: 07/29/2016



Title: Holiday Village Coin Laundry/0230553765/07272016/Electric Panel