State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

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



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

State of Wisconsin Department of Natural Resources PO Box 7921, Madison WI 53707-7921

BRRTS ID No. 02-30-553765

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reports)

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Reviewer	: Ethan C	Guyant /	Doug Cieslak	Reg	ion: SE	Review Date:	07/27/2016
Site Nam	e Holiday	Villag	e Coin Laundry				
See RR5	242 for ins	struction e RP/pr	ns http://intranet.dnr operty owner follow rea in each section t	up. If auditing a V	PLE site, use the	applicable LUST or I	an * denote DNR ERP BRRTS
File Revie	-	UILS	rea in each section t	o add imorniador	Hot otherwise au	dressed.	
The same of the sa	The same of the sa	and the	file if needed, to ide	ntify the File Revi	ew information:		
Site Addr					City		ZIP Code
24924 W	1-50				Salem	e	53168
	The second secon	ification	Number (PIN)		FID Number		33100
4041200			,,		230037280		
	Responsible	e Persor	1	Ondivinue Assistant August Anna August Anna Anna Anna Anna Anna Anna Anna Ann	1200001200		
Joe Riess	selman						
Has the p	roperty be	en trans	ferred since the contir	uing obligation wa	s recorded/applied?	? ○ No ⑥ Yes	
	Current Pro			and an idea of the	- 1000, чочариюч	0110 01100	
			Properties LLC				
Avenue	Phone Num	- the same to be a second	1110petites LLC	[Email			**************************************
		(847)	542-0522	tom@tkolsen.com	n		
Select all	continuing		ons applied (at case c			U):	
Add to	AC in						
BRRTS	BRRTS	AC		Acti	on Code (AC) Mea	ining	•
		51	Deed notice				
		52	Deed restriction for s	oil			
		730	Groundwater use res	triction			
11		95	Deed instrument con notice)	ditions met (for au	dits, use if deed res	triction was updated t	y filing a deed
		101	GIS Registry PDF me	odified - date DNR	letter sent		
		104	Site removed from G	IS Registry - date i	DNR letter sent		
		696	Continuing obligation	required of LGU to	o maintain liability e	xemption	
	,	605	Green Space Grant a	awarded (deed res	triction)		
	X	56	Continuing Obligation	n applied (use with	codes 220-238)		***************************************
		220	Soil at industrial use				
	X	222	Cover/engineered co			er, etc.)	
	X	224	Structural impedimen		er structures)		
	X	226	Vapor mitigation/resp				
		228	Site-specific (identify				
		230	LGU was directed to				
	×	232	Residual soil contam		RCLs (use with AC	; 220, 222, 224)	
	- V	234	Monitoring well need		N F0		
	X	236	Site closed with grou	nawater contamina	ition > ES		

Maintenance and inspection documentation required to be submitted

Use this code with comments, for actions not listed under AC 186 (i.e. submittal of inspection

Closure Compliance Review completed

Closure Compliance Review - RP follow up needed Closure Compliance Review follow up completed

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How was site selected for audit? (AC = BRRTS Action Code)					
✓ Vapor Mitigation AC 226 ☐ Green Space Grant AC 605 ☐ Age of Remedy ☐ VPLE with AC 56 ☒ AC 220, 222, 224, 228, or 230 ☐ Complaint Received ☐ Enforcement Follow-up ☐ Deed Restriction AC 52 or 696 (LGU) ☐ Regional Priority ☐ Other: ☐ Other:					
Date of:					
∑ Final Closure 02/24/2012 ☐ Remedial Action Plan Approval ☐ Certificate of Completion ☐ General Liability Clarification Letter ☐ Green Space Grant ☐ 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? 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?					
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?					
Has a restriction been amended, or been nullified by DNR? O No					
Was the GIS Registry PDF updated? ○ Yes ○ No*					
Notes:					
Site Visit:					
 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). 					
 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 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.					

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disrepair? (asphalt or concrete) cover, soil cover or other sort of cover, such as a building, been removed or is it in
Yes – Should it be replaced or repaired? Yes** No
If a performance standard was the final remedy, has it been altered? No Yes - Explain:
Was the DNR notified?
No/NA
 Yes – Does it appear to impact the effectiveness of the restriction? No Yes – Describe:
Is soil sampling needed to determine if the final remedy has been modified such that a direct contact threat exists? No Yes - Describe:
For example, an asphalt cover has been removed or is in disrepair, or a new contaminated site is present upgradient, etc. Has additional monitoring or remediation been done since the site was closed? No
Yes - Describe:
Does a new threat to public health or the environment exist (e.g. new sources or exposure routes)? No
Yes – Does sampling need to be performed? No Yes** – Describe what should be done to address the problem, and by whom:
Is the vapor mitigation system or sub-slab depressurization system (SSDS) operating as designed? (pressure gradient being maintained) Yes
No** - Describe any follow up needed: System was not operating and requires maintenance. Fan was not running. NA
Have any of the exposure assumptions used for closure changed at this site? NA No
Yes - Describe any follow up needed:
Has the land use at this site changed such that a vapor intrusion pathway may now exist?
No
O Yes Describe any follow up needed:

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Has the land use changed such that there are either health or safety issues?
No 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:

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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.

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Date added: 07/29/2016

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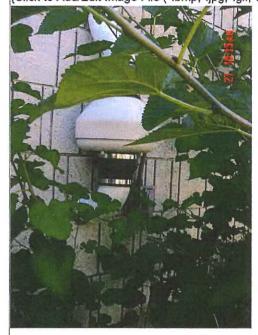
7. * Does the site require follow up by D	NK	
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O No	
Yes:	${\begin{tabular}{ c c c c c c }\hline $\end{tabular}}$ contact or enforcement to return site to compliance with continuing obligation
	updating the GIS Registry (adding or modifying a packet)
	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)
- 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)}



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

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Date added: 07/29/2016

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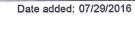
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{Click to Add/Edit Image File (*.bmp;*.jpg;*.gif;*.png;*.tif)}



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

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





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

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Date added: 07/29/2016

Date added: 07/29/2016

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

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

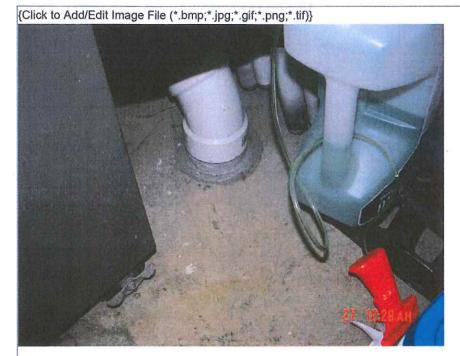
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Title: Holiday Village Coin Laundry/0230553765/07272016/Piping sealed suction pint

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



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

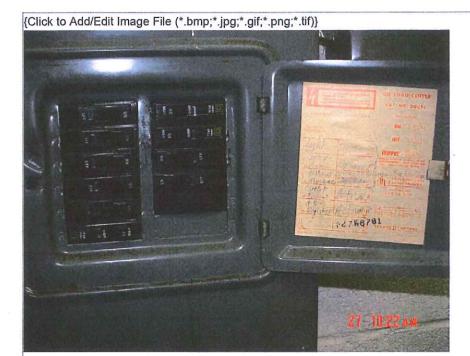
Date added: 07/29/2016

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