

## Martinez, Joseph J - DNR

---

**From:** Rob Hoverman <rhoverman@enviroforensics.com>  
**Sent:** Tuesday, December 7, 2021 9:59 AM  
**To:** Martinez, Joseph J - DNR  
**Subject:** FW: Access to 1041 Lowell Drive Oconomowoc

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

This is the second refusal for off-site access with regard to the OHM Summit site. We will be evaluating our options to move forward with the remaining work.

**Rob Hoverman**, Northern Midwest Regional Director  
**EnviroForensics®** | N16W23390 Stone Ridge Dr, Suite G, Waukesha, WI 53188  
414.630.0060 | [enviroforensics.com](http://enviroforensics.com)

---

**From:** Tracy Jones <tracy@katzprop.com>  
**Sent:** Tuesday, December 7, 2021 9:16 AM  
**To:** Rob Hoverman <rhoverman@enviroforensics.com>  
**Subject:** RE: Access to 1041 Lowell Drive Oconomowoc

James just called. This is not something that we authorize

---

**From:** Rob Hoverman [<mailto:rhoverman@enviroforensics.com>]  
**Sent:** Monday, December 06, 2021 9:36 AM  
**To:** [tracy@katzprop.com](mailto:tracy@katzprop.com)  
**Subject:** FW: Access to 1041 Lowell Drive Oconomowoc  
**Importance:** High

Tracy,

Apparently Amanda is out, do you have an update regarding the access request?

**Rob Hoverman**, Northern Midwest Regional Director  
**EnviroForensics®** | N16W23390 Stone Ridge Dr, Suite G, Waukesha, WI 53188  
414.630.0060 | [enviroforensics.com](http://enviroforensics.com)

---

**From:** Rob Hoverman  
**Sent:** Monday, December 6, 2021 9:28 AM  
**To:** 'amanda@katzprop.com' <[amanda@katzprop.com](mailto:amanda@katzprop.com)>  
**Cc:** 'joseph.martinez@wisconsin.gov' <[joseph.martinez@wisconsin.gov](mailto:joseph.martinez@wisconsin.gov)>  
**Subject:** RE: Access to 1041 Lowell Drive Oconomowoc  
**Importance:** High

Amanda,

How does the approval look on your end?

**Rob Hoverman**, Northern Midwest Regional Director  
**EnviroForensics®** | N16W23390 Stone Ridge Dr, Suite G, Waukesha, WI 53188  
414.630.0060 | [enviroforensics.com](http://enviroforensics.com)

---

**From:** Rob Hoverman  
**Sent:** Thursday, December 2, 2021 9:09 AM  
**To:** [amanda@katzprop.com](mailto:amanda@katzprop.com)  
**Subject:** RE: Access to 1041 Lowell Drive Oconomowoc

Amanda,

We need to install monitoring wells in the parking lot. No access inside the building is required. We would likely clear utilities next week and drill the week of the 13<sup>th</sup>. It will take almost one whole day so it would likely on result in a minor parking inconvenience. We would come back the week of the 20<sup>th</sup> and sample the wells, which only takes a couple of hours and should not interfere with anything. Happy to provide proof of insurance is that helps. Feel free to call with any questions.



**Rob Hoverman**, Northern Midwest Regional Director  
**EnviroForensics®** | N16W23390 Stone Ridge Dr, Suite G, Waukesha, WI 53188  
414.630.0060 | [enviroforensics.com](http://enviroforensics.com)

---

**From:** [amanda@katzprop.com](mailto:amanda@katzprop.com) <[amanda@katzprop.com](mailto:amanda@katzprop.com)>  
**Sent:** Thursday, December 2, 2021 8:37 AM  
**To:** Rob Hoverman <[rhoverman@enviroforensics.com](mailto:rhoverman@enviroforensics.com)>  
**Subject:** RE: Access to 1041 Lowell Drive Oconomowoc

Hi Rob,

Sorry for the delayed reply. Please let me know when you would like to access the building so can get it scheduled for you. Will you need to enter tenants apartments or just common areas?

Thank you!

Amanda Oswald  
Katz Properties  
614 W. Brown Deer Rd.  
Suite 300  
Bayside, WI 53217

(414)332-8080  
[www.katzprop.com](http://www.katzprop.com)

---

**From:** Rob Hoverman <[rhoverman@enviroforensics.com](mailto:rhoverman@enviroforensics.com)>  
**Sent:** Wednesday, December 1, 2021 10:09 AM  
**To:** Martinez, Joseph J - DNR <[Joseph.Martinez@wisconsin.gov](mailto:Joseph.Martinez@wisconsin.gov)>; [tracy@katzprop.com](mailto:tracy@katzprop.com); [amanda@katzprop.com](mailto:amanda@katzprop.com)  
**Subject:** RE: Access to 1041 Lowell Drive Oconomowoc

Tracy and Amanda,

Is there someone else I should contact to see what questions I can answer to move this forward?

**Rob Hoverman**, Northern Midwest Regional Director  
**EnviroForensics®** | N16W23390 Stone Ridge Dr, Suite G, Waukesha, WI 53188  
414.630.0060 | [enviroforensics.com](http://enviroforensics.com)

---

**From:** Martinez, Joseph J - DNR <[Joseph.Martinez@wisconsin.gov](mailto:Joseph.Martinez@wisconsin.gov)>  
**Sent:** Wednesday, November 24, 2021 10:16 AM  
**To:** Rob Hoverman <[rhoverman@enviroforensics.com](mailto:rhoverman@enviroforensics.com)>; [tracy@katzprop.com](mailto:tracy@katzprop.com); [amanda@katzprop.com](mailto:amanda@katzprop.com)  
**Subject:** RE: Access to 1041 Lowell Drive Oconomowoc

Thank you for the update Rob, please keep me updated on future discussions regarding access for off-site sampling.

Tracy and Amanda – The following is a link to a DNR guidance document which discusses liability in situations where contamination migrates from a source property to an off-site property: <https://dnr.wi.gov/files/PDF/pubs/rr/RR589.pdf>. The guidance states that “when contamination from one property crosses a property boundary, Wisconsin law provides an environmental liability exemption to the affected property owner who meets the conditions in the law,” and the DNR “will generally not ask off-site, exempt property owners to investigate or remediate contamination that did not originate on their property.” The guidance document also contains a list of bullet points which describe conditions required to maintain eligibility for the off-site liability exemption. Note that in order to maintain eligibility for the exemption the off-site owner must “allow reasonable access to their property, so the DNR and its contractors, along with those responsible for the contamination, can take necessary response actions to protect public health.” I recommend reading through the guidance document to help decide whether to allow access to your property. I understand this is a topic most people are not familiar with so please feel free to contact me if you have any questions.

-Joseph Martinez

**We are committed to service excellence.**  
Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Joseph J. Martinez**  
Hydrogeologist – Remediation and Redevelopment Program

Wisconsin Department of Natural Resources  
1027 W. St. Paul Avenue  
Milwaukee, WI 53233  
Phone: (414)218-6042  
Email: [joseph.martinez@wisconsin.gov](mailto:joseph.martinez@wisconsin.gov)



---

**From:** Rob Hoverman <[rhoverman@enviroforensics.com](mailto:rhoverman@enviroforensics.com)>  
**Sent:** Tuesday, November 23, 2021 4:52 PM  
**To:** [tracy@katzprop.com](mailto:tracy@katzprop.com); [amanda@katzprop.com](mailto:amanda@katzprop.com)  
**Cc:** Martinez, Joseph J - DNR <[Joseph.Martinez@wisconsin.gov](mailto:Joseph.Martinez@wisconsin.gov)>  
**Subject:** RE: Access to 1041 Lowell Drive Oconomowoc

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Thanks for taking my call today Amanda.

I neglected to mention in our call that Paul and I discussed doing this work the week of December 13.

Any feedback regarding management's reluctance to allow this work would be appreciated.

**Rob Hoverman**, Northern Midwest Regional Director  
**EnviroForensics®** | N16W23390 Stone Ridge Dr, Suite G, Waukesha, WI 53188  
414.630.0060 | [enviroforensics.com](http://enviroforensics.com)

---

**From:** Rob Hoverman  
**Sent:** Monday, November 22, 2021 11:30 AM  
**To:** 'tracy@katzprop.com' <[tracy@katzprop.com](mailto:tracy@katzprop.com)>; [amanda@katzprop.com](mailto:amanda@katzprop.com)  
**Cc:** [Joseph.Martinez@wisconsin.gov](mailto:Joseph.Martinez@wisconsin.gov)  
**Subject:** FW: Access to 1041 Lowell Drive Oconomowoc  
**Importance:** High

It appears that I used the incorrect spelling for Tracy. My apologies. Please see below.

**Rob Hoverman**, Northern Midwest Regional Director  
**EnviroForensics®** | N16W23390 Stone Ridge Dr, Suite G, Waukesha, WI 53188  
414.630.0060 | [enviroforensics.com](http://enviroforensics.com)

---

**From:** Rob Hoverman  
**Sent:** Monday, November 22, 2021 11:18 AM  
**To:** [tracey@katzprop.com](mailto:tracey@katzprop.com); [amanda@katzprop.com](mailto:amanda@katzprop.com)  
**Cc:** [Joseph.Martinez@wisconsin.gov](mailto:Joseph.Martinez@wisconsin.gov)  
**Subject:** Access to 1041 Lowell Drive Oconomowoc  
**Importance:** High

Tracy and Amanda,

I was directed to you by the onsite manager for access to Whitman Park Apartment properties at 1041 Lowell Dr, Oconomowoc, WI. As I understand it, the property owner is denying access to the property. I want to ensure that this work is required per state law to delineate contaminants originating on the adjacent property that likely originated from a former dry cleaner. While I understand this may seem like a hassle, it is important to delineate the groundwater contaminants not only per Wisconsin Department of Natural Resources, but to determine to what extent the environment has been affected and ensure that vapors from groundwater are not potentially affecting indoor air at your property. I have also shared a results map showing our previous investigation boring locations, SB-6 and SB-7, which had groundwater exceedances of enforcement standards in proximity to your property.

I also want to reiterate that this is at no cost to you and we will never try to sell you anything or charge you for this work.

Feel free to reach out with any questions. I have copied the WDNR Project Manager Joe Martinez who may be able to assist as well.

**Rob Hoverman**, Northern Midwest Regional Director  
**EnviroForensics®** | N16W23390 Stone Ridge Dr, Suite G, Waukesha, WI 53188  
414.630.0060 | [enviroforensics.com](http://enviroforensics.com)

CONFIDENTIALITY DISCLAIMER: The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party without written consent of the sender. If you received this message in error, please notify the sender and delete the message.