

From: [Paddock, Jeffrey J - DNR](#)
To: betsy@islaundry.com
Subject: RE: Attorney Letter
Date: Thursday, December 1, 2022 2:38:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Betsy,

Here is a summary of our conversation today:

- Recommended getting additional quotes from other consultants, costs associated with environmental cleanups can vary considerably based on the consultant.
- Recommended obtaining the Phase I ESA from Lord & Winter and provide it to the DNR /potential consultants to gain a better understanding of historical site operations.
- The next step would be to determine the extent and magnitude of the contamination at the site. This would be described in the Site Investigation Work Plan.
- There was significant contamination identified during the Limited Phase II Environmental Site Assessment. Due to the proximity of adjacent buildings, there is a potential that human health may be affected and it is important to proceed with the environmental investigation.
- We will touch base in two weeks to discuss progress on contacting an environmental consultant.

Thank you and please let me know if you have additional questions.

We are committed to service excellence.

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

Jeff Paddock

Phone: 715-828-8544

Jeffrey.Paddock@Wisconsin.gov

From: betsy@islaundry.com <betsy@islaundry.com>
Sent: Thursday, December 1, 2022 11:12 AM
To: Paddock, Jeffrey J - DNR <jeffrey.paddock@wisconsin.gov>
Subject: RE: Attorney Letter

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Jeff,

I have attached copies of e-mails on estimates for cleanup.

Betsy Blaufuss

From: Paddock, Jeffrey J - DNR <jeffrey.paddock@wisconsin.gov>

Sent: Wednesday, November 30, 2022 10:31 AM

To: betsy@lslaundry.com

Subject: Attorney Letter

Hi Betsy,

Here is the letter that the attorney sent. As we discussed, there was significant contamination identified during the Phase II ESA and it is important that we take steps to address the contamination. I will call you on Friday, December 2, to discuss further.

Thank you

We are committed to service excellence.

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

Jeff Paddock, P.G.

Northern Region Spill Coordinator – Remediation and Redevelopment Program

Wisconsin Department of Natural Resources

107 Sutliff Avenue

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Phone: (715) 828-8544

Jeffrey.Paddock@Wisconsin.gov



dnr.wi.gov



RE: Wisconsin DNR guidance

From Sheryl Filby Williams <SWilliams@barr.com>
To richard@slsundry.com <richard@slsundry.com>
Cc Jon Aspie <JAspie@barr.com>, Lynette M. Carney <LCarney@barr.com>
Date 2022-07-25 17:48

Hi Richard,

I'm going to put a lot of information in this email- read through it and let me know if you'd like a call to talk it through.

Jon Aspie, a senior geologist, reviewed the Phase II from the property. At this time, it is difficult to make even a ballpark estimate on clean up, but I want to say up front that it will not be cheap or quick. A very rough wag of \$500K might be ballpark - but it could range from \$200K to \$1+M. The paragraphs below describe the general phased next steps. Each step would inform the cost of the following step.

The Phase II accomplished its goal of identifying whether contamination exists on the property (yes, it does), but it doesn't define the extent of the contamination in the soil or the groundwater. This is normal - the purpose of the Phase II is to determine the answer to the yes/no question of whether contamination exists. If yes, then additional investigations are generally needed to confirm how much soil and groundwater is contaminated (in order to inform how to best remediate it).

These projects generally take a phased approach, with each phase informing the next. First, we'd need to define the extent of contamination with an additional investigation and then determine the most appropriate way to clean it up. Clean up happens after those steps and might involve something like excavation. Clean up also might involve leaving institutional controls on the property such as restrictions on groundwater or areas of soil that then carry on with the deed.

Barr has a lot of experience with similar sites and the steps to move through them. These projects generally require an experienced group working closely with the WI DNR to make sure they are on board with the plan while also working to minimize the impact to you as the client. The geology in the Ashland area is very similar to that in the Duluth area and we have a lot of experience in these somewhat unique conditions.

Let me know if you would like a call or set up a meeting to discuss this email or potential next steps. I want to help make sure you have the information you need to move forward.

Sheryl

Sheryl Filby Williams, PG
She/her/hers
Vice President
Senior Hydrogeologist
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-----Original Message-----

From: richard@slsundry.com <richard@slsundry.com>
Sent: Monday, July 25, 2022 10:42 AM
To: Sheryl Filby Williams <SWilliams@barr.com>
Subject: Wisconsin DNR guidance

CAUTION: This email originated from outside of your organization.

Good morning,

Thank you for taking the time to review and advise our next steps regarding this issue. I am attaching the phase II report for our location in Ashland Wisconsin that Lord and Winter conducted on May 19th, 2022. Please let me know if there is anything else that you need regarding this issue.

Have a great day!

Richard

RE: Wisconsin DNR guidance

From Sheryl Filby Williams <SWilliams@barr.com>
To richard@lslaundry.com <richard@lslaundry.com>
Cc Lynette M. Carney <LCarney@barr.com>, Jon Aspie <JAspie@barr.com>
Date 2022-07-27 15:42

Hi Richard,

Great question - our role on a project like this would typically be as the lead consultant overseeing the work. We have a staff of geologists and engineers, licensed in WI, who would be the technical staff on the project. We would plan the investigation and oversee it in the field, evaluate the results, and then recommend the next steps for remediation. We subcontract with drillers, laboratories, and remediation contractors as necessary for particular phases for the project. We generally invoice on a time and materials basis for an estimated amount that we would send you in a proposal.

As I mentioned below, it's hard to give much more than a wide range of costs for the full remediation, however we could scope out the next phase with a cost estimate in a proposal.

The next phase of the work will include these general tasks:

- reviewing the existing Phase I and Phase II
- developing a scope for the next phase of investigation including where to sample and what kinds of samples to collect etc.
- engaging with the WI DNR to discuss the project
- developing a written work plan that describes that scope of the investigation for submittal and review by the WIDNR

The phase following that described above will generally include:

- completing the investigation (note that the cost estimate for this work will depend on the scope defined in the phase above)
- writing a report summarizing the results of the investigation
- making recommendations for next steps (either additional investigation or moving into a remediation plan and design).

Please let me know if you'd like us to prepare a proposal for the first phase of the work (which will include a cost estimate and a more detailed description of the tasks).

Thank you!

Sheryl

Sheryl Filby Williams, PG
She/her/hers
Vice President
Senior Hydrogeologist
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-----Original Message-----

From: richard@lslaundry.com <richard@lslaundry.com>
Sent: Wednesday, July 27, 2022 9:30 AM
To: Sheryl Filby Williams <SWilliams@barr.com>
Subject: Re: Wisconsin DNR guidance

CAUTION: This email originated from outside of your organization.

Good morning,

Thank you for information you sent. What would your fee be for helping us through this?

Richard

On 2022-07-25 17:48, Sheryl Filby Williams wrote:

Hi Richard,

I'm going to put a lot of information in this email- read through it and let me know if you'd like a call to talk it through.