

**From:** Koepke, Cynthia L - DNR  
**Sent:** Friday, June 14, 2024 2:17 PM  
**To:** Jim's Tire & Auto  
**Subject:** RE: Notice of Demolition  
**Attachments:** cap map.pdf

Hello, Jim,

I reviewed your email, the map with the broken concrete marked on it, and the proposal from Fanning Excavating. They do not mention excavating or disturbing any soil; if you will be moving soil, then we should talk further about whether it's in an area that we know has contaminated soil remaining and how to handle that.

If you are not disturbing any soil, then you may proceed with your work. We will log your June 12, 2024 email as your notification to DNR that you will be repairing/replacing parts of the cap. It's too bad that part of the cap has broken concrete already, but very good that that area will soon be paved over and impermeable again.

Please keep in mind the following:

- The area you've marked with the broken concrete is part of the required cap for the 602 W Madison parcel; see the attached cap map. The approved cap maintenance plan (pages 10-22 of the January 3, 2024 DNR closure letter) indicates that the cap will be a minimum of 4" thick.
- The building is not part of the cap. We are not aware that there is any contaminated soil under the building. I hope you won't have any unpleasant surprises there, but if you do find any contamination in a new area, you will need to report it to DNR without delay. (That would likely require some soil sampling, but let's cross that bridge if we come to it.)
- The Fanning Excavation proposal mentions the canopy bases; if that refers to the canopy between Madison Avenue and the building, that area is also part of the required cap.

Once the cap is restored, send photos of the completed work and a map showing the area to me within 60 days of completing the work.

Thanks for following the advance notice requirement and for getting the cap back into good condition. Happy to answer any questions you have.

Have a nice weekend,  
Cindy Koepke

**We are committed to service excellence.**

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

Cindy Koepke, P.G.

[she/her/hers]

Phone: **608-219-2181**

Email: [cynthia.koepke@wisconsin.gov](mailto:cynthia.koepke@wisconsin.gov)

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**From:** Jim's Tire & Auto <[jimstireauto@gmail.com](mailto:jimstireauto@gmail.com)>

**Sent:** Friday, June 14, 2024 9:01 AM

**To:** Koepke, Cynthia L - DNR <[Cynthia.Koepke@wisconsin.gov](mailto:Cynthia.Koepke@wisconsin.gov)>

**Subject:** Re: Notice of Demolition

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Sounds good, thank you.

On Fri, Jun 14, 2024 at 7:58 AM Koepke, Cynthia L - DNR <[Cynthia.Koepke@wisconsin.gov](mailto:Cynthia.Koepke@wisconsin.gov)> wrote:

Good morning, Jim,

Thanks for sending me that additional info so quickly yesterday. I have several meetings this morning, but my goal is to get back to you with details this afternoon!

Cindy Koepke

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Cindy Koepke, P.G.

[she/her/hers]

Phone: **608-219-2181**

Email: [cynthia.koepke@wisconsin.gov](mailto:cynthia.koepke@wisconsin.gov)

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**From:** Jim's Tire & Auto <[jimstireauto@gmail.com](mailto:jimstireauto@gmail.com)>

**Sent:** Thursday, June 13, 2024 12:36 PM

**To:** Koepke, Cynthia L - DNR <[Cynthia.Koepke@wisconsin.gov](mailto:Cynthia.Koepke@wisconsin.gov)>

**Subject:** Re: Notice of Demolition

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On Thu, Jun 13, 2024 at 7:44 AM Koepke, Cynthia L - DNR <[Cynthia.Koepke@wisconsin.gov](mailto:Cynthia.Koepke@wisconsin.gov)> wrote:

Good morning,

Could you please send me a map of the area where you will be working? I know where the existing building is but need to know the area where you will be removing/replacing the broken concrete. Once I know that, I can be specific in letting you know the specifics of what is required. Thanks!

**We are committed to service excellence.**

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

Cindy Koepke, P.G.

[she/her/hers]

Phone: **608-219-2181**

Email: [cynthia.koepke@wisconsin.gov](mailto:cynthia.koepke@wisconsin.gov)

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**From:** Jim's Tire & Auto <[jimstirenauto@gmail.com](mailto:jimstirenauto@gmail.com)>  
**Sent:** Wednesday, June 12, 2024 1:42 PM  
**To:** Koepke, Cynthia L - DNR <[Cynthia.Koepke@wisconsin.gov](mailto:Cynthia.Koepke@wisconsin.gov)>  
**Subject:** Notice of Demolition

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Cynthia,

On January 3, 2024, we were sent a letter of closure for 602 W Madison ave Milton, WI 53563. Since then, Jim's Tire & Automotive LLC @ 520 W Madison Ave, Milton, WI 53563 has purchased the property of 602 W Madison ave.

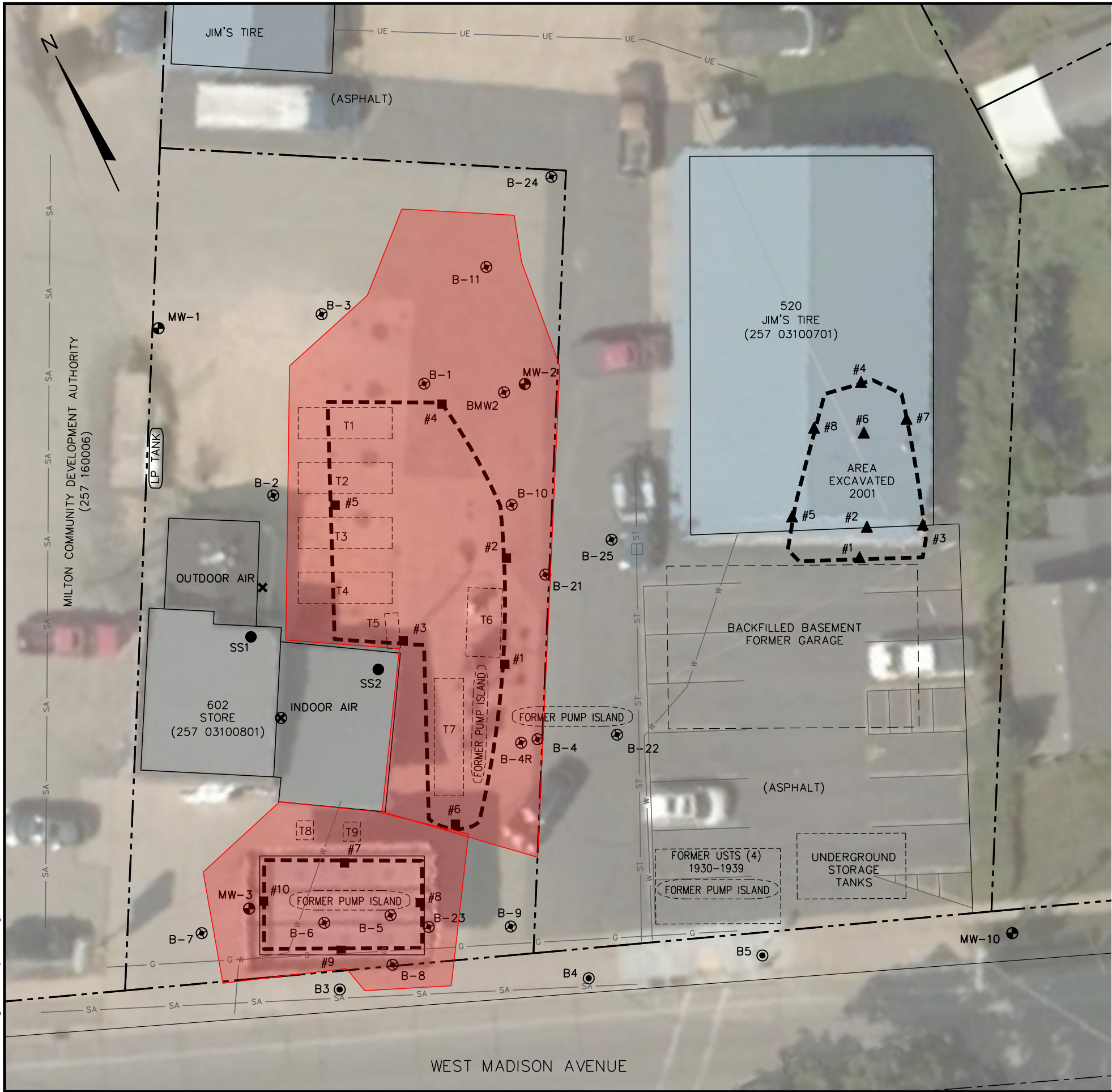
According to the closure requirements, we would need DNR approval to remove the existing building and broken concrete and replace with minimum 3" of blacktop barrier to keep this site sealed.

If you could help us with this and let me know if there is any further action we need besides an approval letter from your office, I would appreciate that.

Thank you

Jimmy Oshel

I:\25221172.00\Drawings\Closure Request\Site.dwg, 7/13/2022 4:34:24 PM



LEGEND

PROPERTY LINE (APPROXIMATE)

GAS MAIN

SANITARY SEWER

STORM SEWER

UNDERGROUND ELECTRIC

WATER MAIN

W. MADISON AVENUE ADDRESS

SOIL BORING

GEOPROBE SOIL BORING

MONITORING WELL

UNDERGROUND STORAGE TANK (UST)

APPROXIMATE REMEDIAL EXCAVATION LIMIT

EXCAVATION SAMPLE

2002 EXCAVATION SAMPLE

SUB-SLAB VAPOR SAMPLE

INDOOR AIR VAPOR SAMPLE (LOCATION UNKNOWN)

OUTDOOR AIR VAPOR SAMPLE (LOCATION UNKNOWN)

Area where cap is to be maintained

UST LEGEND

T1

DIESEL

T2

UNLEADED GAS

T3

UNLEADED GAS

T4

UNLEADED GAS

T5

KEROSENE

T6

KEROSENE

T7

KEROSENE (REMOVED IN 2008)

T8

FUEL OIL (REMOVED IN 2008)

T9

DIESEL (CLOSED, FILLED IN 1995)

NOTES:

1.

MONITORING WELL AND BORING (B-1 THROUGH B-10) FROM BASE MAP PREPARED BY SEYMOUR ENVIRONMENTAL SERVICES, INC., JULY 2015.

2.

ALL USTS HAVE BEEN REMOVED EXCEPT FOR T9, WHICH WAS CLOSED AND FILLED WITH INERT MATERIAL IN 1995.

3.

LIMITS OF EXCAVATION FROM SEYMOUR ENVIRONMENTAL SERVICES, INC., FIGURE 1, REMEDIAL EXCAVATION DETAILS, JANUARY 21, 2020.

4.

2001 EXCAVATION EXTENT AND SAMPLE LOCATIONS FROM MORaine ENVIRONMENTAL, FIGURE 2, JANUARY 8, 2002, AND ARE NOT PART OF THE BADGERLAND COOP-BOB'S CITGO LUST CASE.

5.

LOCATION OF JIM'S TIRE FORMER GARAGE, UST SYSTEM, AND BORINGS IN RIGHT-OF-WAY FROM WDOT PHASE 2 REPORT, NOVEMBER 30, 1992.

6.

PROPERTY LINES ARE APPROXIMATE AND WERE OBTAINED FROM THE WISCONSIN STATEWIDE PARCEL MAP INITIATIVE. INFORMATION OBTAINED FROM WISCONSIN'S COUNTIES AND CITIES IN 2020 AND THUS MAY NOT BE THE MOST CURRENT, COMPREHENSIVE DATA AVAILABLE.

7.

AERIAL PHOTOGRAPH FROM BING MAPS, AS BROUGHT IN BY AUTOCAD. NO DATE IMAGE PROVIDED.

8.

ADDITIONAL MONITORING WELL LOCATIONS SHOWN ON FIGURE B.1.b.2.

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SCALE: 1" = 20'

CLIENT	MR. ROBERT RICHARDSON 507 CAMPUS STREET MILTON, WI 53563	SITE	BOB'S CITGO 602 W. MADISON AVENUE MILTON, WISCONSIN		AREA WHERE CAP IS TO BE MAINTAINED
			ENGINEER		
			SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830		
			FIGURE D.2.		
PROJECT NO.		25221172.00	DRAWN BY:	KP	
DRAWN:		10/12/2021	CHECKED BY:	BJS	
REVISED:		07/13/2022	APPROVED BY:	BJS 10/13/2023	