

From: [Travis Doyle](#)
To: [Graham, Joseph R - DNR](#)
Subject: RE: Request for Information - Tower Avenue Slip, Superior, WI, BRRTS # 11-16-591466
Date: Thursday, March 14, 2024 7:13:21 AM
Attachments: [image001.jpg](#)
[image002.gif](#)
[image003.gif](#)
[image004.gif](#)
[image005.gif](#)
[image006.gif](#)
[image007.gif](#)
[DNR Questions.docx](#)

**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.**

Hey Joe,

I did the best I can on this but unfortunately, I do not have a whole ton of information about the past. We have only owned and operated out of that location for a small-time frame. If there is anything else, you need or have questions about let me know and I will do the best to answer but may not have it.

Thanks, and have a good day!

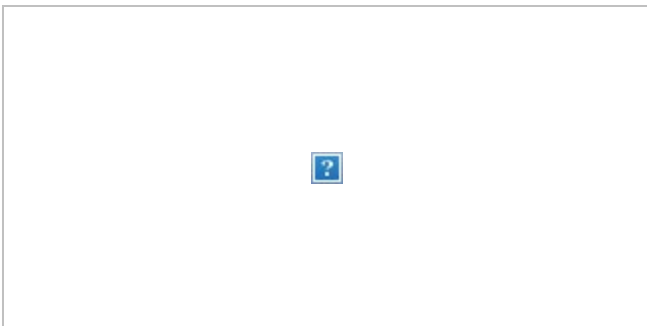
P.S. I keep getting undeliverable emails because of the file sizes so I may need to send multiple emails. Hopefully that works.

Travis Doyle

Arrowhead Auto Body
4285 Haines Rd. **Hermantown, MN**
P: 218-722-2902

1901 N. 4th St. **Superior, WI**
P: 715-395-6972

<http://arrowheadautobody.com/>



From: Graham, Joseph R - DNR <Joseph.Graham@wisconsin.gov>
Sent: Tuesday, February 20, 2024 8:52 AM
To: Travis Doyle <Travis@arrowheadautobody.com>
Cc: Graham, Joseph R - DNR <Joseph.Graham@wisconsin.gov>
Subject: RE: Request for Information - Tower Avenue Slip, Superior, WI, BRRTS # 11-16-591466

You don't often get email from joseph.graham@wisconsin.gov. [Learn why this is important](#)

Hello Travis,

The expectation is that you respond to the questions the best you can. Most large companies DNR sent similar letters to are working on responses through their attorneys. I did not expect small businesses to work with an attorney to respond. I am not an attorney and cannot provide legal advice, so working with an attorney is entirely up to you.

You could answer to the best of your ability and qualify your responses by saying they still need to be reviewed by your attorney. You can respond that you don't know or are unsure how to answer a specific question.

DNR has limited information about the site and does know that it was formerly used by Northwestern Boiler Works from 1898 until at least 1924. Below is an excerpt about the site and a link to our report. The response is your opportunity to tell us what you know about the property and your connection to it. For your specific property, I think a good response would be to answer the questions as well as you can and share a copy of your deed, environmental site assessment reports, and any other information that helps tell the story.

Sigma 2019 report link: https://apps.dnr.wi.gov/botw/DownloadBlobFile.do?docSeqNo=138725&docName=20191122_99_Tower_Ave_Rpt.pdf&docDsn=584798

Excerpt from Sigma 2019:

Site #11: Northwestern Boiler Works Site

The Northwestern Boiler Works Site, which comprises an approximately 1.2-acre parcel located at 1901 North 4th Street, consists of the block bounded by Banks Avenue to the east, North 3rd Street to the north, North 4th Street to the south and the Railyard Site (Site #10) to the west. The site is currently improved with an auto repair garage and outdoor vehicle storage belonging to Len's Auto Body.

Prior to development, the northwestern section of the site was part of the Tower Slip backwater. In the mid-1890s, the backwater was filled.

The site was historically occupied by the Northwestern Boiler Works, which fabricated boilers from circa 1898 through some point between 1924 and 1937. Site operations included boiler construction, plate and structural steel work and welding. The site was then occupied by one or more junk dealers through the early 1970s. Around 2007, Len's Auto Body purchased the site, which is currently used for auto repair and vehicle storage.

Considering the proximity of the site to Tower Slip and the likelihood of releases related to historical activities, contamination from this site may have impacted sediments in the St. Louis River AOC via subsurface contaminant migration, overland flow or filling activities.

Let me know if you need anything else.

Sincerely,

We are committed to service excellence.

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

Joe Graham

Cell: (715) 292-4925

joseph.graham@wisconsin.gov

From: Travis Doyle <Travis@arrowheadautobody.com>

Sent: Monday, February 19, 2024 9:25 AM

To: Graham, Joseph R - DNR <Joseph.Graham@wisconsin.gov>

Subject: RE: Request for Information - Tower Avenue Slip, Superior, WI, BRRTS # 11-16-591466

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.

Hey Joe,

Thanks for sending that over. I just read through the questionnaire. What are the expectations? Because, to answer all the questions accurately we would need to hire an attorney it appears. This is a lot of information needed that I would think the State already has.

Let me know, thank you.

Travis Doyle

Arrowhead Auto Body
4285 Haines Rd. **Hermantown, MN**
P: 218-722-2902

1901 N. 4th St. **Superior, WI**
P: 715-395-6972

<http://arrowheadautobody.com/>



From: Graham, Joseph R - DNR <Joseph.Graham@wisconsin.gov>
Sent: Friday, February 16, 2024 5:14 PM
To: Travis Doyle <Travis@arrowheadautobody.com>
Cc: Graham, Joseph R - DNR <Joseph.Graham@wisconsin.gov>
Subject: Request for Information - Tower Avenue Slip, Superior, WI, BRRTS # 11-16-591466

You don't often get email from joseph.graham@wisconsin.gov. [Learn why this is important](#)

Travis,

Thank you for taking time to speak with me earlier today. Attached is the letter I mentioned during our discussion.

Please let me know if you have any questions.

Sincerely,

We are committed to service excellence.

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

Joe Graham

Contaminated Sediment Expert
Remediation & Redevelopment
Wisconsin Department of Natural Resources
Cell: (715) 292-4925
joseph.graham@wisconsin.gov



dnr.wi.gov



- 1) Identify the current owner and operator of the Site. State the dates during which the current owner and operator owned, operated, leased, or occupied any portion of the Site and provide copies of all documents evidencing such ownership, operation, lease, or occupation, including but not limited to purchase and sale agreements, deeds, leases, etc.

Current land owner: Hytten Properties LLC – Travis Doyle

Purchased Date: June 30th 2023

Leased Date: June 30th 2023 – Current

Lessee: Arrowhead Auto Body Superior Inc. - 5/21/2021 to current

- 2) Identify any persons who in addition to the owner/operator exercises actual control over the Site or who holds significant authority to control activities at the Site.

None

- 3) Identify any legal or equitable interest that you now have, or previously had, in the Site and describe the nature of any such interest, including when, how, and from whom such interest was obtained as well as when, how, and to whom such interest was conveyed. Provide documentation evidencing the acquisition or conveyance of any identified interest.

I am the sole owner of (Hytten Properties LLC) of the real estate, and the majority shareholder of the operator Arrowhead Auto Body Superior Inc. I purchased the real estate on June 30th 2023 from Doyle Investments Superior, LLC, which is solely owned by my father and business partner, Todd Doyle. I have been a shareholder in the operator Arrowhead Auto Body Superior Inc. since May 21st 2021.

- 4) Identify all hazardous substance discharges that have occurred at or from the Site and other actual or potential environmental pollution that has been found at the Site, including any hazardous substance discharge into, or environmental pollution found in, a subsurface disposal system or floor drain inside or under any building at the Site. Provide all documentation including reports and data related to hazardous substance discharges and actual or potential environmental pollution of soil, sediment, water (ground or surface) or air quality at or around the Site.

The only hazardous waste I am aware this site has ever had is from our collision/auto body business which has all been disposed of properly. I am not aware of any hazardous substance discharges. The hazardous wastes are as follows:

Non-Hazardous waterborne paint

Solvent based paint waste

Used Antifreeze

Used Oil

All these 4 listed materials have been stored in a safe location, inside 55-gallon containers, on-top of a containment pallet. Once full, they have been properly disposed of through Como Oil & Lube. Inside of our site, we do have drains that go into explosion proof, large containment tanks, to prevent sediment, etc from getting into the sewer system. See attached pickup manifest from Como Oil & Lube.

- 5) If you are the current owner and/or current operator of the Site, did you acquire or operate the Site or any portion of the Site after the discharge of any hazardous substance on or at the Site? Did you know or have reason to know of any discharge of any hazardous substance on or at the Site before acquiring or operating the Site? Describe all environmental investigations of the Site you undertook before acquiring or operating the Site and provide all documentation of investigations performed.

Prior to purchasing the property in 2021, we had a Phase 1 environmental inspection done by MSA Professional Services, Inc.

Please see attached Phase 1 Environmental, full report.

- 6) Identify all prior owners of the Site. For each prior owner, further identify: a. The dates of ownership, b. All evidence showing that each identified owner controlled the Site; and c. All evidence of any hazardous substance discharge or environmental pollution (including coal) at or from the Site and/or its solid waste units during the period that each identified owner owned the Site.

Lens Auto Body LLC: May 21st 2021, prior to 5/21/21, no knowledge of other prior owners. No knowledge of any hazardous substances discharged or environmental particulates by said prior owners.

- 7) Identify all prior operators of the Site, including lessors. For each prior operator, further identify: a. The dates of operation, b. The nature of prior operations at the Site, c. All evidence that each identified operator controlled the Site; and d. All evidence of any hazardous substance discharge or environmental pollution (including coal) at or from the Site and/or its solid waste units during the period that each identified operator operated the Site.

Lens Auto Body LLC: May 21st 2021, prior to 5/21/21, no knowledge of other prior owners. No knowledge of any hazardous substances discharged or environmental particulates by said prior owners.

Any prior site operators before Lens Auto Body to our knowledge is unknown.

- 8) Describe the nature of your activities, business, or operations at the Site with respect to generating, transporting, storing, treating, or disposing hazardous substances or solid or hazardous waste (including coal) at the Site.

Automotive Collision repair & refinishing vehicles. All paint is water born non-hazardous waste, that is contained in 55-gallon drums and picked up by Como Oil & Lube. Coolant & oil is also contained in 55-gallon drums and picked up from Como Oil & Lube.

- 9) If any hazardous substances or solid or hazardous waste (including coal) was ever generated, transported, stored, treated, or disposed of at the Site, identify and provide all documentation which relates to: (a) the type, quantity, chemical composition, characteristics and physical state (e.g., solid, liquid) of hazardous substances or solid or hazardous waste generated, transported, stored, treated or disposed of at the Site and the dates that such activities occurred; (b) the identity of all persons who generated, transported, treated, stored, or disposed of such substances or waste at the Site; and (3) the identity of all subsidiary or parent corporations of identified persons.

The only hazardous substances generated at this site that we are currently aware of are from the operation of our collision repair business starting in May 2021. We have no knowledge of prior owners or operators at this site regarding this question. We have 4, 55-gallon barrels and the description of each is as follows: Hazardous waste solvent based, non-hazardous waterborne paint, anti-freeze, and oil. All 4 barrels are stored inside in a contained location, on top of containment pallets. All pickup, transporting, treating, and disposing of is handled by Como Oil & Supplies @ 1108 Port Terminal Rd. Duluth, MN 55802.

- 10) Describe with specificity all occurrences where a Site owner, operator, or person in control over the Site was determined by a federal, state, or local authority to have violated any environmental law or where any environmental violation or deficiency was discovered at the Site, including any violation or deficiency that resulted in the issuance of a citation or the commencement of any enforcement or legal action. Identify the federal, state, and local authorities involved in each identified occurrence. Provide all documentation related to each identified occurrence.

To the best of our knowledge, there have been no occurrences where the site was in any violation with environmental law matters.

- 11) Provide a list of all local, state, and federal environmental permits ever granted for the Site or any part thereof (e.g., Resource Conservation and Recovery Act (RCRA) permits, National Pollutant Discharge Elimination System (NPDES) permits, etc.).

There has been no environmental permits granted to this location to the best of our knowledge. The only thing we operate with is a EPA ID# to our hazardous and non-hazardous waste. Our ID number is WIR000165779.

- 12) Did the Site ever file a Hazardous Waste Activity Notification under the Resource Conservation and Recovery Act (RCRA)? If so, provide documentation of such notification.

No, not to our knowledge.

- 13) Did the Site ever have "interim status" under the Resource Conservation or Recovery Act (RCRA)? If so, and the Site does not currently have interim status, describe the circumstances under which the Site lost interim status.

No, not our knowledge.

- 14) Provide the following information about the Site, if applicable: a. Property boundaries, including a written legal description, b. Location of underground utilities (telephone, electrical, sewer, water main, etc.), c. Surface structures (e.g., buildings, tanks, etc.), d. Groundwater wells, including drilling logs, e. Storm water drainage systems, and sanitary sewer systems, past and present, including septic tank(s), subsurface disposal field(s), and other underground structures; and where, when and how such systems are emptied, f. All additions, demolitions or changes of any kind on, under or about the Site, its physical structures or to the property itself (e.g., prior removal or excavation of contaminated soil or sediment); and any planned additions, demolitions or other changes to the site, g. Geology and hydrogeology at and around the Site, h. Maps and drawings of the Site depicting the property boundaries and property features identified above; and i. Photographs of the Site, past and present, including aerial photographs.

See attached legal description

All utilities run along Banks Ave in which our building is tied into them. Our only permanent structure is our building which was added onto around 2015 by the prior site owners. We do have two movable storage containers outside of the building. We have no tanks, ground water wells, storm water drainage system, septic tanks, subsurface disposal fields, or underground structure to the best of our knowledge. We currently do not have any plans for demolition of our building.

- 15) Describe the conditions of any physical plant facility at the Site during the years each operator operated at the Site, including the status of equipment (operating or dormant), general condition of the facility (e.g., leaking pipes, corroded drain or new piping installed), quality of maintenance (e.g., equipment in disrepair or inspected monthly), adherence to procedures (improper handling of chemicals, incomplete/absent policies, quality of supervision), and management of the plant.

Hytten Properties LLC & Doyle Investments LLC (Site Owner) 5/21/21 - Current

Lens Auto Body Unknown operating date – May 21st 2021

Unknown

- 16) Are you or your consultants planning to perform any investigations of the soil, sediment, water (ground or surface), geology, hydrology or air quality on or about the Site? No Provide all documentation concerning any investigation you have conducted or plan to conduct at or around the Site.

Our Phase 1 Environmental inspection completed on 3/12/2021 concluded that there were no current or pre-existing issues to be concerned about that would warrant further investigation.

- 17) Describe all potential pathways for migration of contamination, including airborne deposition, drainage improvements, utility corridors, sediments, bedrock and permeable material or soil along which dust/particulate, vapors, and free product may flow as well as potential pathways contaminated water may flow.

None known