From: Ronald English III <renglish@jtpetro.com>
Sent: Monday, April 8, 2024 10:15 AM
To: Keller, Ethan J - DNR
Subject: RE: 705 Lawe Street, Kaukauna Demolition
Attachments: 2023-11-07 RECORDED 705 LAWE ST- RAZE.pdf

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.

Here is the raze order for your records. Sorry it took so long as I had to wait on the City to give it to us. Thanks. Ron

Ron English
JT Petroleum, LLC
Direct: 262-404-1123
renglish@jtpetro.com

From: Ronald English III
Sent: Saturday, March 16, 2024 4:15 PM
To: Keller, Ethan J - DNR <ethan.keller@wisconsin.gov>
Subject: RE: 705 Lawe Street, Kaukauna Demolition

Hi Ethan – there was a raze order for this site from the City. As far as I was aware, we were unaware of any requirements from the DNR as it looks like the last activity was from 2013. We had to take the action as issued by the City. Attached are pictures from the licensed and insured demo company we hired. Let me know what more is needed. We did not have an environmental consultant with this site due to the inactivity, but we can engage one if needed.

Thanks. Ron

Ron English
JT Petroleum, LLC
Direct: 262-404-1123
renglish@jtpetro.com

From: Campoli, Karen L - DNR <karen.campoli@wisconsin.gov>
Sent: Thursday, March 14, 2024 9:54 AM
To: Ronald English III <renglish@jtpetro.com>
Cc: Keller, Ethan J - DNR <ethan.keller@wisconsin.gov>
Subject: RE: 705 Lawe Street, Kaukauna Demolition

Hi Ron,

I did an initial review of this site; the site was closed with Continuing Obligations that require an impervious cap to be maintained on the site in the area of the dispenser island and parking lot area. I have attached the Cap Maintenance plan for your reference. The figure within the maintenance plan shows the area that required an impervious cap.

Since this site closed with a CO for a cap, a Post-Closure Modification request with applicable fee will be needed prior to any work being conducted at this site. I have attached DNR Guidance Document RR-982 which outlines the Post-Closure Modification process.

The DNR Project Manager for this region is **Ethan Keller**, I have cc'd him on this email. Please submit the Post-Closure Modification request to Ethan (via the submittal portal) and he will be able to help you with any questions and moving forward with this site.

Thank you,
-Karen

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

Karen L. Campoli
Phone: (920) 510-4349
Karen.Campoli@wisconsin.gov

From: Ronald English III <renglish@jtpetro.com>
Sent: Wednesday, March 13, 2024 3:31 PM
To: Campoli, Karen L - DNR <karen.campoli@wisconsin.gov>
Subject: FW: 705 Lawe Street, Kaukauna Demolition

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.

Hi Karen – I am writing you on above property because we had a requirement from the City to raze the building. There is a question below – you will see – regarding the site and any DNR requirements. The BRRTS number still says continuing obligations. But it does not look like anything has happened since 2013. Can you please confirm the status or what needs to be done. If this region is someone else in your office, please forward. Thanks. Ron

BRRTS: 03-45-002064 WI DOT SPEEDWAY STATION

Ron English

JT Petroleum, LLC
Direct: 262-404-1123
renglish@jtpetro.com

From: Milbach Construction Services, Co. <milbconst@aol.com>
Sent: Wednesday, March 13, 2024 9:25 AM
To: Ronald English III <renglish@jtpetro.com>
Subject: Fw: 705 Lawe Street Demolition

Ron,
Can you please advise if the obligation regarding caping the site to the DNR has been met or if you have any other information on it.

Thank you.
Christinna
Milbach Construction Services, Co.
2651 Northridge Dr.
Kaukauna, WI 54130
920-993-0735

----- Forwarded Message -----
From: Brett Jensen <bjensen@kaukauna.gov>
To: milbconst@aol.com <milbconst@aol.com>
Sent: Wednesday, March 13, 2024 at 08:11:34 AM CDT
Subject: Fw: 705 Lawe Street Demolition

Hello Kristina,

Can you let me know if there is additional information regarding caping the site from the WI DNR when complete. See e-mail below from John Neumeier

Thank you,
Brett

Brett Jensen

Senior Building Inspector

CITY OF KAUKAUNA

920.766.6325

920.422.6551

bjensen@kaukauna.gov

www.cityofkaukauna.gov

From: John Neumeier <jneumeier@kaukauna.gov>
Sent: Wednesday, March 13, 2024 7:47 AM
To: Brett Jensen <bjensen@kaukauna.gov>
Cc: Tony Penterman <mayor@kaukauna.gov>
Subject: RE: 705 Lawe Street Demolition

Hi Brett,

This lot has continuing obligations listed on the DNR Environmental Cleanup website: WDNR EM/RR BOTW (wi.gov) . Looks like they will need to provide a cap on the lot. Sometimes this can be a poly liner under the topsoil, other times it is a hard surface. Or if they have met all obligations, maybe it is waived. They should provide you with their DNR approval for whatever the cap will be. I apologize if I am out of the loop and they have already done this.

Thank you,

John W. Neumeier

Director of Public Works / City Engineer

CITY OF KAUKAUNA

920.766.6305, ext. 4

jneumeier@kaukauna.gov

www.kaukauna.gov

Document #: **2303039**
Date: **11-07-2023** Time: **11:50 AM**
Pages: **3** Fee: **$30.00**
County: **OUTAGAMIE COUNTY** State: **WI**

Sarah R. Van Camp

SARAH R VAN CAMP, REGISTER OF DEEDS
This document has been electronically recorded
Return to:
City of Kaukauna- Planning Department

Recording Area

Name and Return Address:
City of Kaukauna
Atty. Kevin W. Davidson
144 W. Second Street
Kaukauna, WI 54130

322025500
Parcel Identification Number (PIN)

ORDER TO RAZE AND REMOVE BUILDING

Document Name

GSD Petroleum LLC
1911 N 2nd Avenue
Milwaukee, WI 53212

November 7, 2023

Order to Raze Building
Pursuant to Section 66.0413 Wisc. Stat.
Premises located at 705 Lawe Street
City of Kaukauna

Legal Description: Attached as Exhibit A

The one-story primary structure, accessory metal shed, gas pump shelter/supports, and business signage/supports at the above location were inspected. The interior of the primary building was viewed through glass door on front elevation with extensive damage to walls, flooring, ceiling, and fixtures observed. The exterior of the primary building shows extensive deterioration with rusting metal, peeling paint/deteriorating wood, and boarded up windows. Gas pump shelters/supports, and business signage/supports have rusting/peeling paint and damaged light fixtures. Kaukauna Utilities records indicate electrical service was terminated on 8/17/2017 and water was terminated on 1/18/2016. Estimated costs of repair would exceed 50% of the building's value. Accordingly, the structures are dangerous, unsafe and unfit for human habitation, pose an imminent threat to public safety, and pursuant to Wis. Stat. Section 66.0413(1)(c), are unreasonable to repair.

Therefore, I, Brett Jensen, Senior Building Inspector for the City of Kaukauna, pursuant to the authority of Section 66.0413 of the Wisconsin Statutes, do hereby order you to raze the captioned premises within thirty (30) days after the service of this order upon you, pursuant to law. Should you fail or refuse to do so, the same shall be razed and removed by contract or arrangement with private persons for firms and the costs thereof, plus additional contract administration charges, all of which constitute a lien on the real estate, may be assessed and collected as a special tax under Wisconsin Statute 66.0413 (1)(f) or be collected personally. The building must be maintained secure from entry until you have complied with this order. In event that you do not maintain the building secure from unauthorized entry, this department will maintain the building secure and assess the cost against the real estate. Any use of this structure will be a violation of Section 66.0413 (1)(br)(2c) Wisconsin Statutes and any such use will be subject to prosecution which may result in a fine of not less than $5.00 nor more than $50.00, or imprisonment for up to 30 days, for each week the violation continues.

Before the building may be razed and removed permits must be obtained from the Building Inspector's office located at 144 W Second Street, Kaukauna, Wisconsin.

Dated the 7th day of November, 2023.

Brett Jensen
Senior Building Inspector
City of Kaukauna, Wisconsin

STATE OF WISCONSIN }
} SS
OUTAGAMIE COUNTY }

Personally, came before me this 7th day of November 2023, the above named Brett Jensen, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Christina Heindl
Notary Public, Wisconsin
My Commission Expires: 10/7/2024

This instrument drafted by:
Kevin W. Davidson, City Attorney
144 W. Second St.
Kaukauna, WI 54130
(920)766-6318

CHRISTINA HEINDL NOTARY PUBLIC STATE OF WISCONSIN

Exhibit A
Legal Description

Parcel I:
Lot 2, in Block 1, and a strip on the Southwest side of Lot 3, in Block 1, of 4-28/100 of a foot in width having a frontage on street of 4-28/100 feet by 124 feet deep, said strip adjoining Lot 2, all in Central Addition to Kaukauna according to the recorded Plat of said Addition, in the City of Kaukauna, County of Outagamie, State of Wisconsin.

Parcel II:
Lot 1, in Block 1, in Second Ward, in Central Addition to the City of Kaukauna, according to the recorded Plat of said Addition.
Less and EXCEPT from the above described Parcel II, the following described tract of land, situated in the City of Kaukauna, County of Outagamie, State of Wisconsin, to-wit: Commencing at a found ¾ inch iron rod being the Northeast block corner of said Block; thence South 55°53'28" East, 30.06 feet to the centerline of Lawe Street; thence along said centerline, South 34°06'32" West, 449.98 feet; thence North 55°53'28" West, 30.06 feet to the intersection of the Westerly right-of-way line of Lawe Street with the Northerly right-of-way line of Division Street and the point of beginning; thence along said Northerly right-of-way line, North 41°43'11" West, 6.56 feet; thence North 86°11'41" East, 8.06 feet to the Westerly right-of-way line of Lawe Street; thence along said Westerly right-of-way line, South 34°06'32" West, 6.56 feet to the point of beginning.

Property Address: 705 Lawe Street
Tax Key No.: 322-0255-00