



June 29, 2023

Mr. Patrick Goss
SE WI Professional Baseball Park District
1 Brewers Way
Milwaukee, WI 53214
Via Electronic Mail Only to pgoss@wibaseballdistrict.com

Mr. William Ramsey
Wisconsin Department of Administration
Division of Legal Services
P.O. Box 7864
Madison, WI 53707
Via Electronic Mail Only to william.ramsey@wisconsin.gov

KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Case Closure with Continuing Obligations
Milwaukee Cnty Stadium Proj – Contam. Fill, 110 S. 44th Street, 210 and 301 S. 46th Street,
Milwaukee, WI
BRRTS #: 02-41-001185, FID #: 241684740

Dear Mr. Goss and Mr. Ramsey:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Milwaukee Cnty Stadium Proj case identified above met the requirements of Wisconsin Administrative (Wis. Admin.) Code chs. NR 700 to 799 for case closure with continuing obligations (COs). COs are legal requirements to address potential exposure to remaining contamination. No further investigation or remediation is required at this time for the reported hazardous substance discharge and/or environmental pollution.

However, you, future property owners and occupants of the property must comply with the COs as explained in this letter, which may include maintaining certain features and notifying the DNR and obtaining approval before taking specific actions. You must provide this letter and all enclosures to anyone who purchases, rents or leases this property from you.

This case closure decision is issued under Wis. Admin. Code chs. NR 700 to 799 and is based on information received by the DNR to date. The DNR reviewed the case closure request for compliance with state laws and standards and determined the case closure request met the notification requirements of Wis. Admin. Code ch. NR 725, the response action goals of Wis. Admin. Code § NR 726.05(4), and the case closure criteria of Wis. Admin. Code §§ NR 726.05, 726.09 and 726.11, and Wis. Admin. Code ch. NR 140.

This site consists of American Family Field (AFF), former known as Miller Park, and surrounding parking lots and improvements associated with the stadium. The construction of AFF, finalized in 2001, was conducted adjacent to and replaced County Stadium, which operated at this site since 1953. Prior uses of the site included an active landfill that accepted general rubbish and incinerator ash between 1920 and 1940. Various phases of

environmental investigation were conducted to prepare for the construction of AFF. When this case was opened, the street address for this site was 201 S. 46th Street. Since the construction of AFF, the street addresses for these sites changed to 110, 210, and 301 S 46th Street (Figure 1, Site Plan Map, 2/8/2023).

Environmental sampling at these sites revealed organic and inorganic contaminants in soil gas, soil, and groundwater.

Risks posed by the accumulation of methane and Volatile Organic Compounds (VOC) vapors within an indoor space are mitigated by requirements established in the “Exemption to Construct on an Abandoned Landfill” (the Exemption) granted in 1997 requiring a methane management system consisting of a clay barrier, passive venting system, internal methane detection system, and inter-structure ventilation. In addition, barriers were constructed to prevent soil gas from entering the structure through utility trenches. Clay plugs were also utilized at the property boundaries to prevent contaminated soil gas and groundwater from migrating offsite.

Soil samples collected prior to the construction of Miller Park identified the presence of petroleum compounds and lead likely associated by the former use of the property as a landfill. The site was developed and will be maintained in a manner that will prevent direct contact with contaminated soil and fill and minimize infiltration into the subsurface. Any future development that would change site conditions or use, expose contaminated material, or would require soil excavation will require prior DNR approval through a request to modify the Exemption.

Chloride, fluoride, sulfate, manganese, and lead were detected in groundwater samples collected after AFF was constructed at concentrations greater than the Wis. Admin. Code ch. NR 140 preventative action limits (PAL) or enforcement standards (ES). A Wis. Admin. Code ch. NR 140 exemption has been granted for these contaminants.

The case closure decision and COs required were based on the current use of the site for commercial purposes. The site is currently zoned Downtown – Civic Activity C9D. Based on the land use and zoning, the site meets the non-industrial land use classification under Wis. Admin. Code § NR 720.05(5) for application of residual contaminant levels in soil.

SUMMARY OF CONTINUING OBLIGATIONS

COs are applied at the following locations:

ADDRESS (Milwaukee, WI)	COS APPLIED	DATE OF MAINTENANCE PLAN(S)
110 S. 44 th St., 210 and 301 S. 46 th St. (Source Property)	Cover (for soil) Monitoring Wells could not be Properly Filled and Sealed	February 2023

CLOSURE CONDITIONS

Closure conditions are legally required conditions which include both COs and other requirements for case closure (Wis. Stat. § 292.12(2)). Under Wis. Stat. § 292.12(5), you, any subsequent property owners and occupants of the property must comply with the closure conditions as explained in this letter. The property owner must notify occupants for any condition specified in this letter under Wis. Admin. Code §§ NR 726.15(1)(b) and NR 727.05(2). If an occupant is responsible for maintenance of any closure condition specified in this letter, you

and any subsequent property owner must include the condition in the lease agreement under Wis. Admin. Code § NR 727.05(3) and provide the maintenance plan to any occupant that is responsible.

DNR staff may conduct periodic pre-arranged inspections to ensure that the conditions included in this letter and the maintenance plan dated February 2023 are met (Wis. Stat. § 292.11(8)). If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. ch. 292 to ensure compliance with the closure conditions.

SOIL

Continuing Obligations to Address Soil Contamination

Cover (for soil and historic fill) (Wis. Stat. § 292.12(2)(a), Wis. Admin. Code §§ NR 724.13(1) and (2), NR 726.15(2)(d), (e) and/or (m), NR 727.07(1))

The site-wide cover consisting of concrete and asphalt pavement, compacted milled asphalt, gravel, and soil caps, as shown on the enclosed maps (Figure 2.1, Cap Location Map (Overall), 2/8/23, Figure 2.2, Cap Location Map (East of Highway, 2/8/23, and Figure 2.3, Cap Location Map (West of Highway), 2/2/23), shall be maintained in compliance with the enclosed maintenance plan, dated February 2023. The purpose of the cover is to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The cover approved for this closure was designed to be protective for commercial or industrial land uses. Before using the property for residential purposes and before taking an action, the property owner must notify the DNR to determine if additional response actions are warranted. A cover intended for industrial land uses or certain types of commercial land uses may not be protective if the property changes to a residential use. This may include, but is not limited to, single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover designed for multi-family residential housing use may not be appropriate for use at a single-family residence.

To modify or replace a cover, the property owner must submit a request to the DNR under Wis. Admin. Code ch. NR 727. The DNR approval must be obtained before implementation. The replacement or modified cover must be a structure of similar permeability or be protective of the revised use of the property until contaminant levels no longer exceed Wis. Admin. Code ch. NR 720 direct contact residual contaminant levels (RCLs).

Other Soil-Related Closure Information

Sites with Historic Waste Fill (Wis. Admin. Code §§ NR 506.085 and NR 726.15(2)(m))

Information presented in the site investigation report indicates that subsurface materials consist of historical waste fill material, located throughout the site. As such, the property owner must comply with solid waste rules in Wis. Admin. Code ch. NR 500 to 599 while any waste materials remain in place. Any future redevelopment of the property must account for the presence of waste materials and will require the issuance of an approval from the DNR to build on waste materials prior to the start of any construction. An approval for development at a Historic Fill Site or Licensed Landfill was provided by the DNR on May 5, 1997, for the construction of the baseball stadium and associated infrastructure. **Any redevelopment of this property will require compliance with the approval; any changes require notification and DNR approval prior to commencement.**

If historic fill or soil materials are excavated in the future, the property owner or right of way holder at the time of excavation must sample and analyze the excavated materials. If sampling confirms that contamination is present, the property owner or right of way holder at the time of excavation will need to determine if the material is considered solid waste and ensure that any storage, treatment or disposal complies with applicable standards and rules. Contaminated materials may be managed under Wis. Admin. Code ch. NR 718 with prior DNR approval.

In addition, all current and future property owners, occupants and right of way holders need to be aware that excavation of the contaminated fill may pose an inhalation and direct contact hazard; special precautions may be needed to prevent a threat to human health.

GROUNDWATER

Continuing Obligations to Address Groundwater Contamination and/or Monitoring Wells

Monitoring Wells could not be Properly Filled and Sealed (Wis. Admin. Code ch. NR 141 and § NR 726.15(2)(c)1.)

Monitoring wells F5A01, F5A04, MW-11, and MW-12 (located on 301 S. 44th Street), MW-5 (located on 110 S. 44th Street), MW-4 (located on 618 S. 44th Street, as shown on Figure 1, Location of Improperly Abandoned Monitoring Wells (7/23/09) and Figure 8, Watertable Map – March 13, 1996 (1/97), could not be properly filled and sealed because they were missing due to being paved over, covered or removed during site development activities. Your consultant made a reasonable effort to locate the wells and to determine if they were properly filled and sealed. However, the wells listed above were not located and remains open. You may be held liable under Wis. Stat. § 292.11 for any problems associated with the monitoring wells if they create a conduit for contaminants to enter groundwater. If any of the groundwater monitoring wells are found, the owner of the property on which the wells are located is required to properly fill and seal the wells and submit the required documentation to the DNR.

Other Groundwater or Monitoring Well Related Closure Information

Wis. Admin. Code Ch. NR 140 Exemption (Wis. Admin. Code ch. NR 140)

Recent groundwater monitoring data at this site indicates that for lead at MW-6 and JY509 contaminant levels exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES), as shown on the enclosed Monitoring Well Location Map. The DNR may grant an exemption to a PAL for a substance of public health concern, other than nitrate, under Wis. Admin. Code § NR 140.28(2)(b) if all the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for that substance will not be attained or exceeded at the point of standards application. (Note: at this site the point of standards application is all points where groundwater is monitored.)
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the DNR believes that these criteria have been or will be met because a portion of the source material (lead contaminated soil) has been removed. Therefore, under Wis. Admin. Code § NR 140.28, an exemption to the PAL is granted for lead at MW-6 and JY509. This letter serves as your exemption.

Recent groundwater monitoring data at this site indicates exceedances of the ch. NR 140, Wis. Adm. Code, preventive action limit and/or enforcement standard for chloride, fluoride, sulfate, and manganese at MW-6, JY509, JY511, MW-4R, and MW-12R. The DNR may grant an exemption for a substance of public welfare concern, or nitrate, pursuant to ss. NR 140.28 (2) (a), (3) (a) and (4) (a), Wis. Adm. Code, if actions have been taken to achieve the lowest possible concentration for that substance which is technically and economically

feasible and the existing or anticipated increase in the concentration of that substance does not present a threat to public health or welfare.

Based on the information you provided, the DNR believes that the criteria for an exemption have been or will be met as the concentrations of these compounds is not expected to pose a threat to public health or the environment. Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the enforcement standard is granted for manganese at JY509, JY511, MW-4R, and MW-12R, chloride at JY509, JY511, and MW-12R, and sulfate and MW-12R. In addition, an exemption to the preventative action limit is granted for chloride at MW-4R and MW-6, fluoride at JY509 and JY511, and sulfate at MW-4R, JY509, and JY511. The location of these monitoring wells is depicted on the attached Monitoring Well Location Map (5/15/03). This letter serves as your exemption.

OTHER CLOSURE REQUIREMENTS

Maintenance Plan and Inspection Log (Wis. Admin. Code §§ NR 726.11(2), NR 726.15(1)(d), NR 727.05(1)(b)3., Wis. Admin. Code § NR 716.14(2) for monitoring wells)

The property owner is required to comply with the enclosed maintenance plan dated February 2023 for the cover, to conduct inspections annually, and to use the inspection log (DNR Form 4400-305) to document the required inspections. The maintenance plan and inspection log are to be kept up-to-date and on-site. The property owner shall submit the inspection log to the DNR only upon request using the RR Program Submittal Portal. See the DNR Notification and Approval Requirements section below for more information on how to access the Submittal Portal.

The limitations on activities are identified in the enclosed maintenance plan(s). The following activities are prohibited on any portion of this property where the cover is required, without prior DNR approval.

- Removal of the existing cap.
- Replacement with another cap.
- Excavating or grading of the land surface.
- Filling on capped or paved areas.
- Plowing for agricultural cultivation.

Construction or placement of a building or other structure.

Pre-Approval Required for Well Construction (Wis. Admin. Code § NR 812.09(4)(w))

DNR approval is required before well construction or reconstruction for all sites identified as having residual contamination and/or COs. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, the property owner is required to complete and submit Form 3300-254, Continuing Obligations/Residual Contamination Well Approval Application, to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help complete this form. The form can be obtained online at dnr.wi.gov, search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

General Wastewater Permits for Construction-related Dewatering Activities (Wis. Admin. Code ch. NR 200)

The DNR's Water Quality Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits, or to the ground surface. This includes discharges from construction-related dewatering activities, including utility work and building construction.

If the property owner or any other person plans to conduct such activities, that person must contact the Water Quality Program and, if necessary, apply for the required discharge permit. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for

discharge of *Contaminated Groundwater from Remedial Action Operations* may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids, oil and grease, a general permit for pit/trench *Dewatering Operations* may be needed. Additional information can be obtained by visiting the DNR website at “dnr.wi.gov,” search “wastewater general permits.”

DNR NOTIFICATION AND APPROVAL REQUIREMENTS

Certain activities are limited at closed sites to maintain protectiveness to human health and the environment. The property owner is required to notify the DNR at least 45 days before and obtain approval from the DNR prior to taking the following actions (Wis. Admin. Code §§ NR 727.07, NR 726.15 (2), Wis. Stat. § 292.12(6)).

- Before removing a cover or any portion of a cover

The DNR may require additional investigation and/or cleanup actions if necessary, to be protective of human health and the environment. The case may be reopened under Wis. Admin. Code § NR 727.13 if additional information indicates that contamination on or from the site poses a threat, or for a lack of compliance with a CO or closure requirement. Compliance with the maintenance plan is considered when evaluating the reopening criteria.

SUBMITTALS AND CONTACT INFORMATION

Site, case-related information and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to dnr.wi.gov and search “BOTW.” Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching “RRSM.”

Send written notifications and inspection logs and monitoring well filling and sealing forms to the DNR using the RR Program Submittal Portal at dnr.wi.gov, search “RR submittal portal” (<https://dnr.wi.gov/topic/Brownfields/Submittal.html>). Questions on using this portal can be directed to the Project Manager below or to the environmental program associate (EPA) for the regional DNR office. Visit dnr.wi.gov, search “RR contacts” and select the EPA tab (<https://dnr.wi.gov/topic/Brownfields/Contact.html>).

CLOSING

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact DNR project manager Paul Grittner at (414) 405-0764 or paul.grittner@wisconsin.gov.

Sincerely,



Pamela A. Mylotta
Southeast Team Supervisor
Remediation & Redevelopment Program

Attachments:

Figure 1, Site Plan Map (2/8/2023)

Figure 1, Location of Improperly Abandoned Monitoring Wells (7/23/09)

Figure 8, Watertable Map – March 13, 1996 (1/97)

Monitoring Well Location Map (5/15/03)

Attachment D, Cap Maintenance Plan, February 2023, including Figure 2.1, Cap Location Map (Overall), 2/8/23,
Figure 2.2, Cap Location Map (East of Highway, 2/8/23, and Figure 2.3, Cap Location Map (West of
Highway), 2/2/23

Inspection Log (DNR Form 4400-305)

cc.

Cory Katzban, The Sigma Group, Inc. - ckatzban@thesigmagroup.com

Kristin Kurzka, The Sigma Group, Inc. - kkurzka@thesigmagroup.com

William Phelps, DNR, William.Phelps@Wisconsin.gov

Additional Resources:

The DNR fact sheets listed below can be obtained by visiting the DNR website at “dnr.wi.gov,” search the DNR publication number.

Guidance for Electronic Submittals for the Remediation and Redevelopment Program (RR-690)

Continuing Obligations for Environmental Protection (RR-819)

Environmental Contamination and Your Real Estate (RR-973)

Post-Closure Modifications: Changes to Property Conditions after a State-Approved Cleanup (RR-987)

Using Natural Attenuation to Clean Up Contaminated Groundwater: What Landowners Should Know (RR-671)

Development at Historic Fill Site or Licensed Landfills: What You Need to Know (RR-683)

Development at Historic Fill Site or Licensed Landfills: Guidance for Investigation (RR-684)

Development at Historic Fill Site or Licensed Landfills: Considerations and Potential Problems (RR-685)

Visit:

<https://apps.dnr.wi.gov/botw/GetActivityDetail.do?detailSeqNo=35860>

for Wisconsin Department of Natural Resources documentation

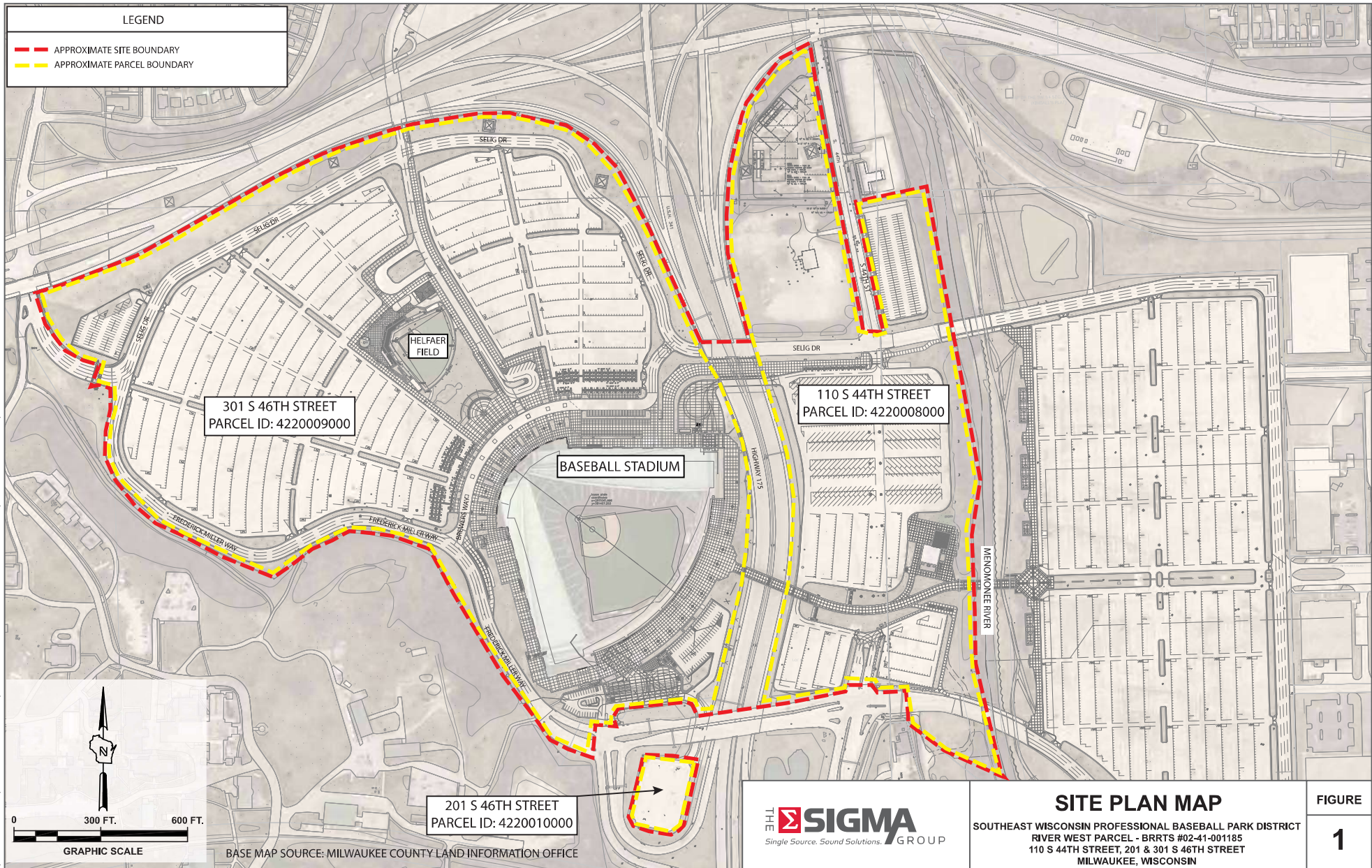
related to BRRTS No. 02-41-001185

OR

Search BRRTS No. 02-41-001185 at

<https://apps.dnr.wi.gov/botw/SetUpSearchAction.do>

PROJECT 1478 | DIRECTORY: CADENW | FILENAME: 1478_Master Map_River West_Overall.dwg | CREATED BY: CCK | DATE: 2024-02-08



LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE PARCEL BOUNDARY

301 S 46TH STREET
PARCEL ID: 4220009000

110 S 44TH STREET
PARCEL ID: 4220008000

BASEBALL STADIUM

201 S 46TH STREET
PARCEL ID: 4220010000

BASE MAP SOURCE: MILWAUKEE COUNTY LAND INFORMATION OFFICE

THE **SIGMA** GROUP
Single Source. Sound Solutions.

SITE PLAN MAP

SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT
RIVER WEST PARCEL - BRRTS #02-41-001185
110 S 44TH STREET, 201 & 301 S 46TH STREET
MILWAUKEE, WISCONSIN

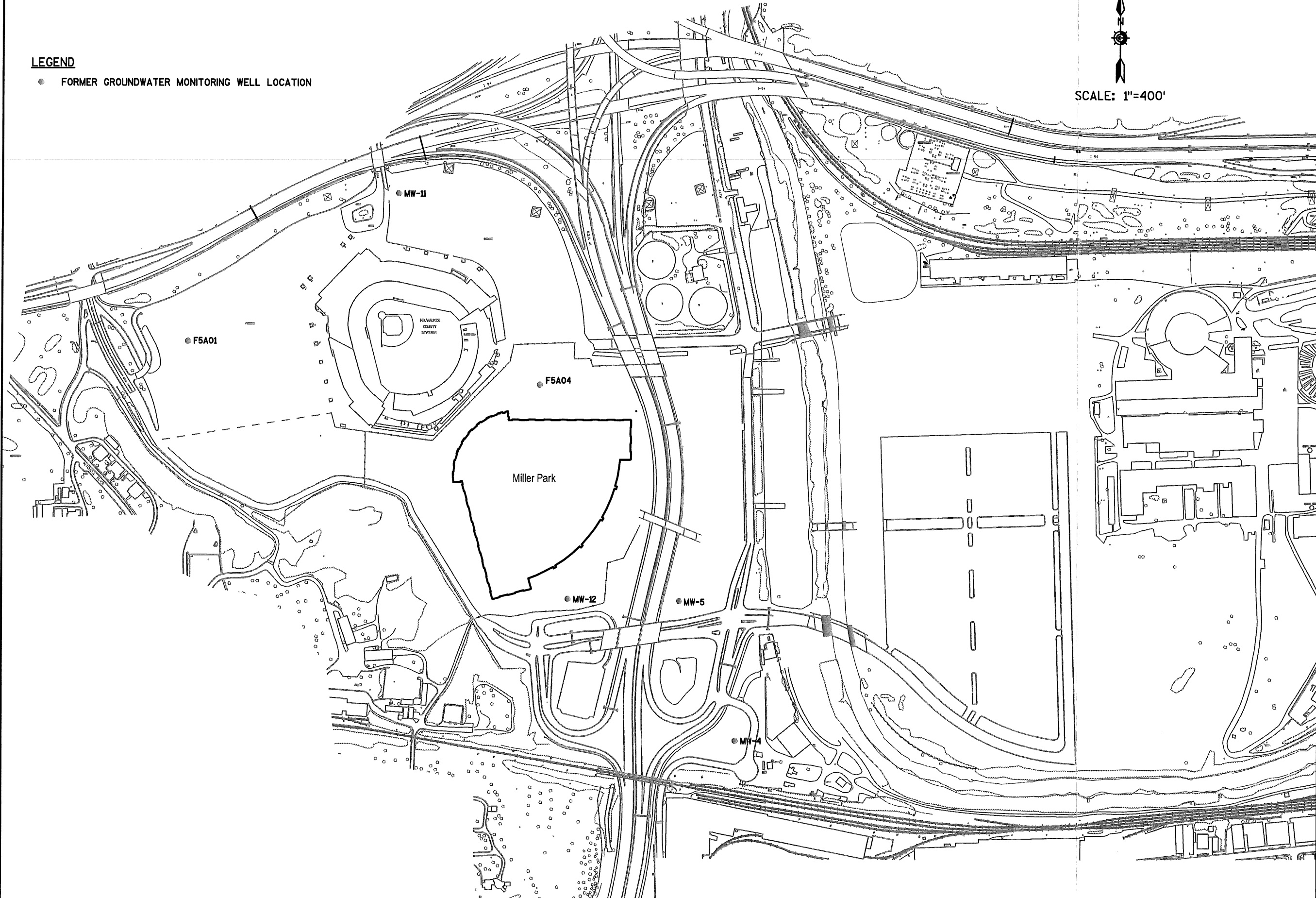
FIGURE

1

LEGEND

- FORMER GROUNDWATER MONITORING WELL LOCATION


SCALE: 1"=400'

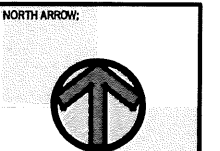


KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117
www.kapurengineers.com

PROJECT:
Miller Park
River West Parcel

LOCATION:
Miller Park
Milwaukee, WI

CLIENT:
 SOUTHEAST WISCONSIN
PROFESSIONAL BASEBALL
PARK DISTRICT



SCALE: 1" = 400'
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SEAL:

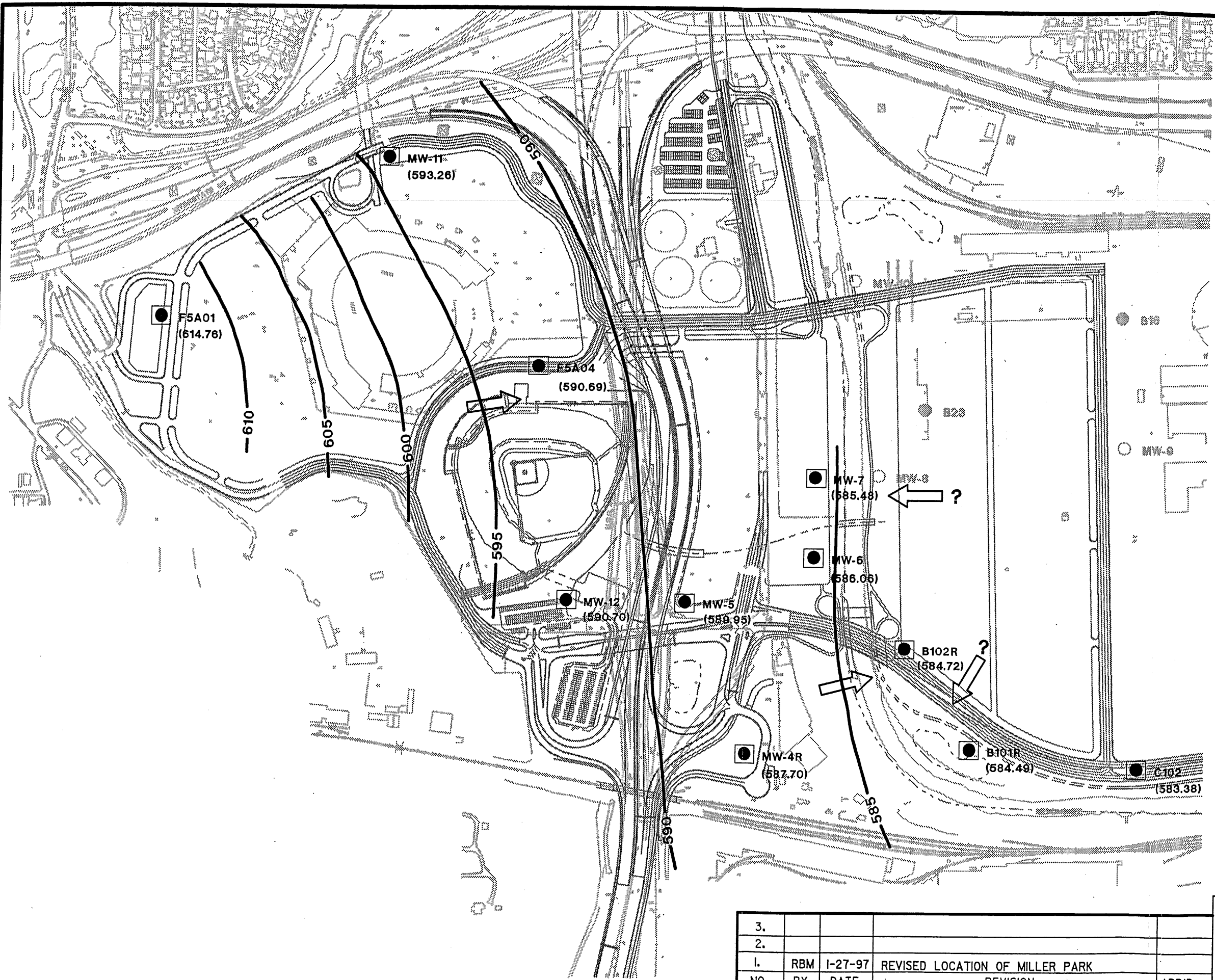
SHEET:
Location of
Improperly Abandoned
Monitoring Wells

DESIGNED BY: TEH
DRAWN BY: JLS
CHECKED BY: TWP
APPROVED BY: TEH
DATE: 07/23/09

PROJECT NO. 08.0085.01

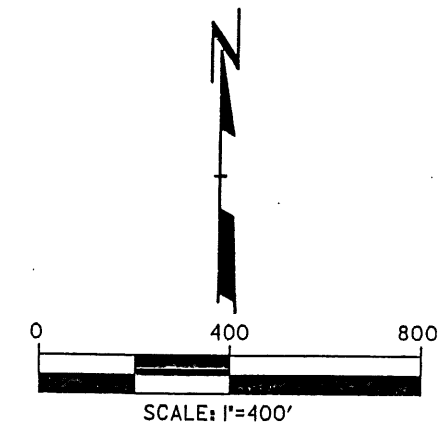
FIGURE:

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- LEGEND**
- MW-6 MONITORING WELL - LONG TERM MONITORING
 - B10 EXISTING MONITORING WELL
 - MW-9 PROPOSED MONITORING WELL
 - (586.06) WATERTABLE ELEVATION (FEET ABOVE M.S.L.)
 - 590— WATER TABLE CONTOUR (SEE NOTE 4)
 - ➔ APPROXIMATE DIRECTION OF GROUNDWATER FLOW

- NOTES:**
1. BASEMAP COMPILED FROM DRAWINGS SUPPLIED BY HNTB, DECEMBER 1992. THE LOCATION/ ORIENTATION OF MILLER PARK WAS PROVIDED BY HNTB, JANUARY 1997.
 2. LONG TERM MONITORING WELLS MW-8, MW-9 AND MW-10 HAVE NOT BEEN INSTALLED DUE TO PROPERTY ACCESS RESTRICTIONS.
 3. EXISTING LONG TERM MONITORING WELLS B16 AND B23 HAVE NOT BEEN SAMPLED BY RMT DUE TO PROPERTY ACCESS RESTRICTIONS.
 4. GROUNDWATER ELEVATIONS DEPICTED BY CONTOURS ARE INTENDED TO GRAPHICALLY REPRESENT GROUNDWATER FLOW DIRECTION AND ARE NOT INTENDED TO IMPLY ACTUAL GROUNDWATER ELEVATIONS.



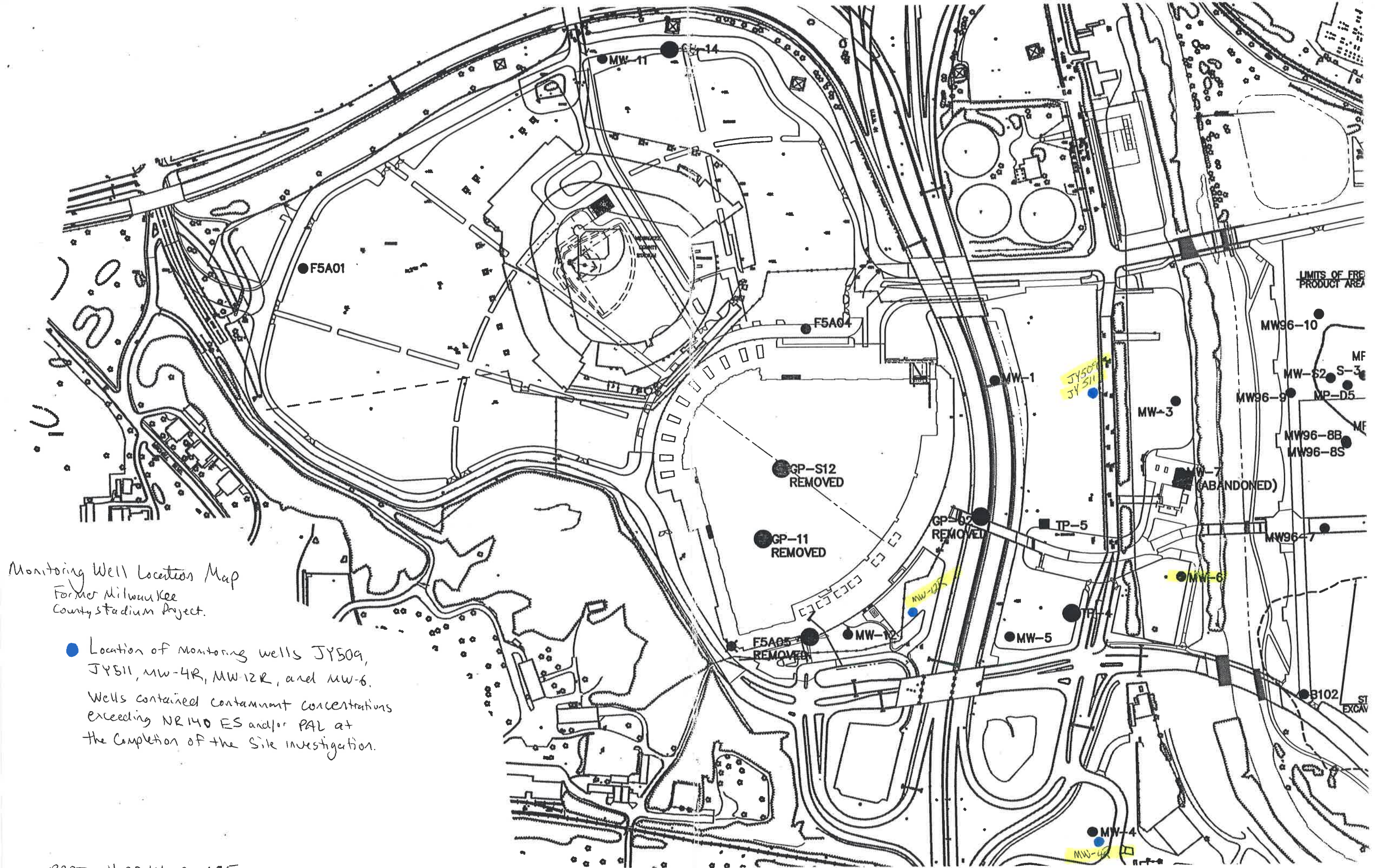
**WATERTABLE MAP
(MARCH 13, 1996)**

**MILLER PARK
MILWAUKEE, WI**

3.				
2.				
1.	RBM	1-27-97	REVISED LOCATION OF MILLER PARK	
NO.	BY	DATE	REVISION	APP'D.

Dwn. By:	RBM
Approved By:	FISH
Date:	JANUARY 1997
Proj. #:	10583.10
File #:	ABANDON.PLT

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CAP MAINTENANCE PLAN
SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT – RIVER WEST

FEBRUARY 2023

PROPERTY LOCATED AT:

110 S 44TH STREET, MILWAUKEE, WI 53214, TAX # 42-20-008000
201 S 46TH STREET, MILWAUKEE, WI 53214, TAX # 42-20-010000
301 S 46TH STREET, MILWAUKEE, WI 53214, TAX # 42-20-009000

WDNR IDENTIFICATION:

WDNR ACTIVITY NAME: MILWAUKEE COUNTY STADIUM PROJECT
WDNR BRRTS: #02-41-001185
WDNR FID: #24168740

LEGAL DESCRIPTION: PARTS OF THE NE ¼ OF SECTION 35, THE SE ¼ OF SECTION 26, AND NW ¼ OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 21 EAST IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

- 110 S 44TH STREET, MILWAUKEE, WI 53214: ASSESSOR'S PLAT OF MILLER PARK IN SE & SW 1/4 SECS 26, NE & NW 1/4 SECS 35 & NW 1/4 SEC 36 ALL IN 7-21 LOT 8 BID #26
- 201 S 46TH STREET, MILWAUKEE, WI 53214: ASSESSOR'S PLAT OF MILLER PARK IN SE & SW 1/4 SECS 26, NE & NW 1/4 SECS 35 & NW 1/4 SEC 36 ALL IN 7-21 LOT 10
- 301 S 46TH STREET, MILWAUKEE, WI 53214: ASSESSOR'S PLAT OF MILLER PARK IN SE & SW 1/4 SECS 26, NE & NW 1/4 SECS 35 & NW 1/4 SEC 36 ALL IN 7-21 LOT 9

Refer to land descriptions and information presented in **Figure 1** and within the Assessor's Plat of Miller Park (**Attachment 1**).

INTRODUCTION

This Cap Maintenance Plan for the above-referenced property has been prepared in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the asphalt pavements, concrete pavements, and greenspace areas located across the Southeast Wisconsin Professional Baseball Park District (the "District") areas west of the Menomonee River. More site-specific information about this property may be found in:

- The case file in the Wisconsin Department of Natural Resources (WDNR) Southeast Regional Office;
- BRRTS on the Web (WDNR's internet-based data base of contaminated sites): <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>;
- WDNR RR Sites Map for further information on the nature and extent of contamination: <https://dnr.wisconsin.gov/topic/Brownfields/rrsm.html>; and
- The WDNR project manager for Milwaukee County.

DESCRIPTION OF CONTAMINATION

Reworked soil containing variable amounts of historic fill material is impacted with volatile organic compounds (VOCs, low-level), polycyclic aromatic hydrocarbons (PAHs), and select Resource Conservation and Recovery Act (RCRA) metals at concentrations greater than WDNR Chapter NR 720 groundwater pathway and/or direct contact Residual Contaminant Levels (RCLs). The impacted reworked soil and historic fill material is located across the site underneath asphalt pavement, concrete pavement, and capped greenspace areas. The soil impacts are associated with historic fill material placed at the site to facilitate development, during past operation as a landfill prior to construction of former County Stadium (circa 1950), as well as soil fill placed during redevelopment of the site and construction of the current baseball stadium (American Family Field, formerly Miller Park, between 1996 and 2001).

The extent of potentially impacted soil is associated with the site boundaries, as presented in **Figures 2.1, 2.2, and 2.3 – Cap Location Maps**.

CAP MAINTENANCE ACTIONS

Description of the Caps to be Maintained. The caps consist of the following engineered barriers that were constructed during redevelopment of the site and construction of American Family Field (formerly Miller Park as referenced in previous WDNR reports and documentation).

- **Asphalt Pavement Cap** – The asphalt pavement cap that covers portions of the site parking lots, walkways, drives, and entrances is constructed with 4-inch thick asphalt overlying an 8-inch thick layer of compacted aggregate stone base course material. Underlying the asphalt pavement and base course is compacted subgrade (soil/fill material).
- **Concrete Pavement Cap** – The concrete pavement cap that covers portions of the site parking lots (curb and gutter), pedestrian walkways, plaza areas, and surrounding the stadium and adjacent Hefner Field baseball diamond is constructed with 6-inch thick concrete overlying an 8-inch thick layer of compacted aggregate stone base course material. Within the facility loading dock areas the concrete cap is 8-inches thick. Underlying the concrete and base course is compacted subgrade (soil/fill material).
- **Greenspace Cap** – The greenspace cap that covers the site parking lot islands and medians, surrounding landscaping, and other green space areas across the site is constructed with a 12-inch thick layer of non-impacted low-permeability clay soil compacted to WisDOT construction specifications and covered with 4-inches of topsoil. Some parking lot islands/medians and greenspace areas are landscaped with plantings and trees with root balls. Immediately surrounding the root balls of large plantings and trees, imported clean soil is placed around the root ball (approximately 3x the width/diameter of the root ball) to the depth of the root ball and covered with 3-inches or more of mulch or vegetated topsoil.
- **Staff Lot (milled asphalt)** – The cap covering the District's and Milwaukee Brewers' Staff Lot is composed of compacted asphalt millings approximately 6 to 12 inches thick. The milled asphalt lot extends to the boundaries of the Staff Lot with minimal overgrown vegetation along the Staff Lot perimeter chain-link fence. Access to the Staff Lot is restricted to the facility and Brewers' staff with a perimeter fence preventing public access. A narrow concrete entrance drive and limited greenspace cap from S. 44th Street comprise the entrance to the Staff Lot.

- **Storage Yard** – A baseball facility storage yard is located to the north of the Staff Lot. The storage yard has a chain-link fence around the entire perimeter, with a locked gate at the S. 44th Street entrance. Access is restricted to authorized facility personnel only. The majority of the storage yard is capped with 6-inches of compacted gravel and broken asphalt. The storage yard has a small concrete paved refuse disposal area (west side) and limited greenspace area composed of 4 to 6-inches of vegetated topsoil beneath an electric power line tower (east side). Vegetation has grown through the gravel in some areas.
- **River Banks, Topsoil, Native Plantings** – The western banks of the Menomonee River along portions of the eastern edge of the site are covered with topsoil and overgrown vegetation consisting of trees, shrubs, and native (Wisconsin) plants.
- **Topsoil Cap, Plantings** – A small portion of the site south of Gantner Lot and Frederick Miller Way is covered with topsoil and overgrown vegetation consisting of trees, shrubs, and native plants.

The extents of the caps are depicted in **Figures 2.1, 2.2, and 2.3 – Cap Location Maps**. Photographs of the caps are included in the **Cap Maintenance Plan Photographs** package and the location and direction of the Cap photographs are presented in **Figures 3.1 and 3.2**. The photographs provided show current cap conditions across the site for comparison during future inspections. Additional cap construction details are provided within **Attachment 2**.

Cap Purpose. The caps over the impacted soils and historic fill material serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the site, the caps will function as intended unless disturbed.

Annual Inspection. The caps overlying the contaminated soil as depicted in **Figures 2.1, 2.2, and 2.3 – Cap Location Maps** and attachments will be inspected once a year in the late fall when there is no snow or ice cover, for deterioration, cracks and other potential problems that can cause exposure to or additional infiltration into underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear, age related degradation, and other factors. Areas where soils have become or are likely to become exposed will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is attached (refer to “Continued Obligations Inspection and Maintenance Log”, WDNR form 4400-305). The log will include recommendations for necessary repair of areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the site and available for submittal or inspection by WDNR representatives upon their request.

Maintenance Activities. If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include maintenance of the concrete slab or asphalt pavement (e.g., milling and overlay, or replacement), and replacement of the gravel layer, as needed. In the event that necessary maintenance activities expose the underlying contaminated soil below described caps, the owner must inform maintenance workers of the exposure hazard so that appropriate personal protection equipment (PPE) can be utilized. The owner must also

sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal law.

In the event the cap overlying the contaminated soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Cap Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the cap, will maintain a copy of this Cap Maintenance Plan on-site and make it available to all interested parties (i.e., on-site employees, contractors, future property owners, etc.) for viewing upon request.

PROHIBITION OF ACTIVITIES AND NOTIFICATION OF WDNR PRIOR TO ACTION AFFECTING THE CAP

The following activities are prohibited on any portion of the property where the cap is required as shown on the attached map, unless prior written approval has been obtained from the WDNR: 1) removal of the existing cap; 2) replacement with another cap; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or (6) construction or placement of a building or other structure.

If removal, replacement, or other changes to a cover, or a building which is acting as a cover, are considered, the property owner shall contact the WDNR at least 45 days before taking such action to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wisconsin Administrative Code.

Historic Fill Exemption. The site has been filled with impacted fill material containing limited amounts of non-native materials; therefore, in accordance with WDNR Chapter NR 506, Wisconsin Administrative Code, development at the site requires prior WDNR approval via an exemption to develop at a historic fill site.

NR 718 Contaminated Soil Management. The site has been filled with impacted fill material containing limited amounts of non-native materials; therefore, management of impacted soil excavated during maintenance related construction (e.g. utility excavations, over-excavation/undercuts of compressible soil during paving, etc.), installation of temporary structures, or new construction must be conducted in accordance with WDNR Chapter NR 718 regulations. Prior to re-using or replacing impacted material on-site, a WDNR Chapter NR 718 exemption for on-site reuse of impacted material must be obtained. Contaminated groundwater and/or free product removed during such activities must be managed, treated, and/or disposed of in accordance with applicable local, state, and federal regulations.

AMENDMENT OR WITHDRAWAL OF MAINTENANCE PLAN

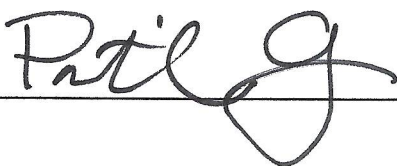
This Cap Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

CONTACT INFORMATION (as of February 2023)

- Responsible Party:
Southeast Wisconsin Professional Baseball Park District
Attn: Executive Director
1 Brewers Way
Milwaukee, Wisconsin 53214

Contact: Mr. Pat Goss
Email: pgoss@wibaseballdistrict.com

Printed Name: PATRICK GOSS

Signature: 

- Environmental Consultant:
The Sigma Group, Inc.
1300 West Canal Street
Milwaukee, WI 53233

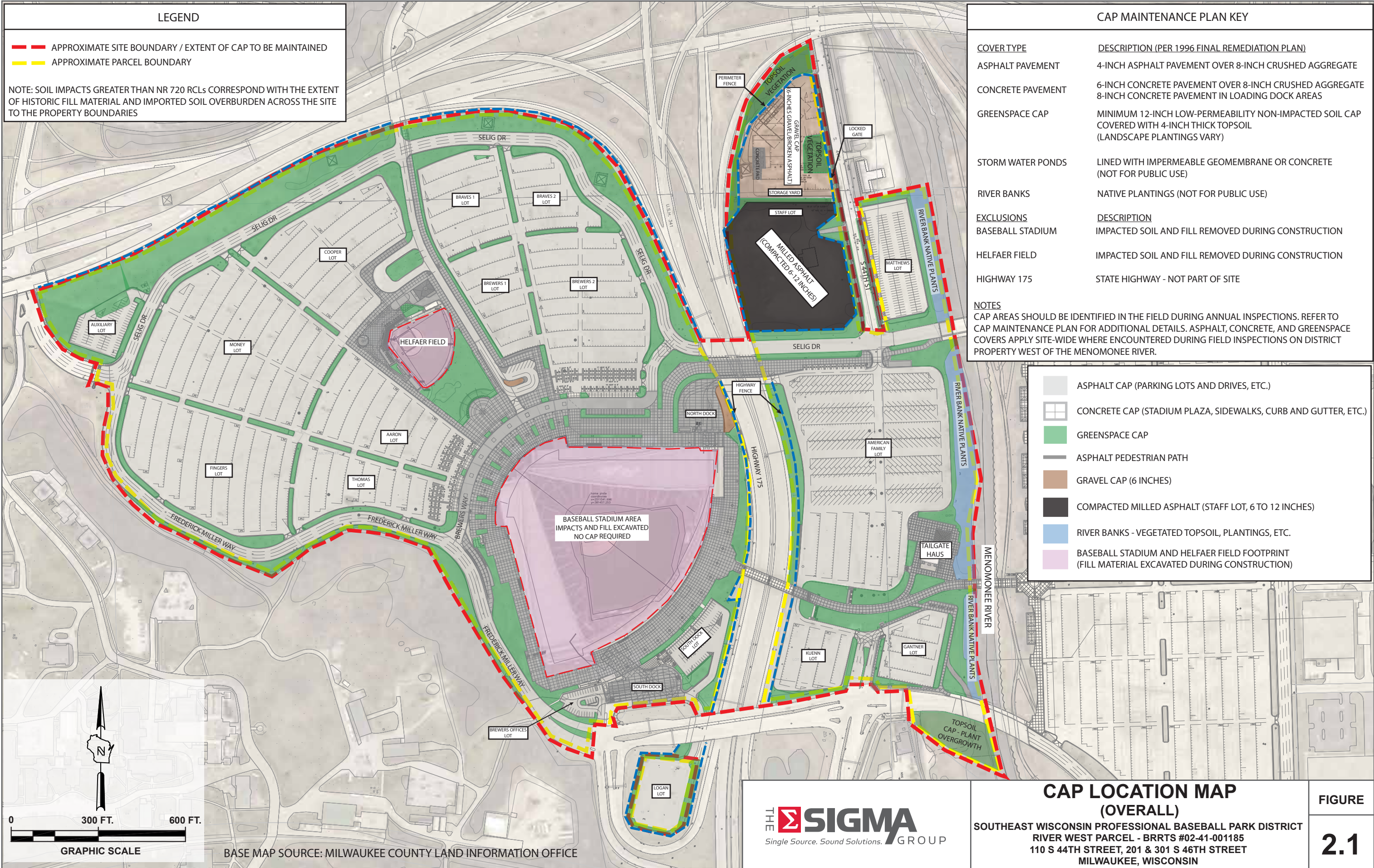
Contact: Ms. Kristin Kurzka, P.E., P.G.
Email: kkurzka@thesigmagroup.com
- WDNR Project Manager:
WDNR Southeast Region
2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212

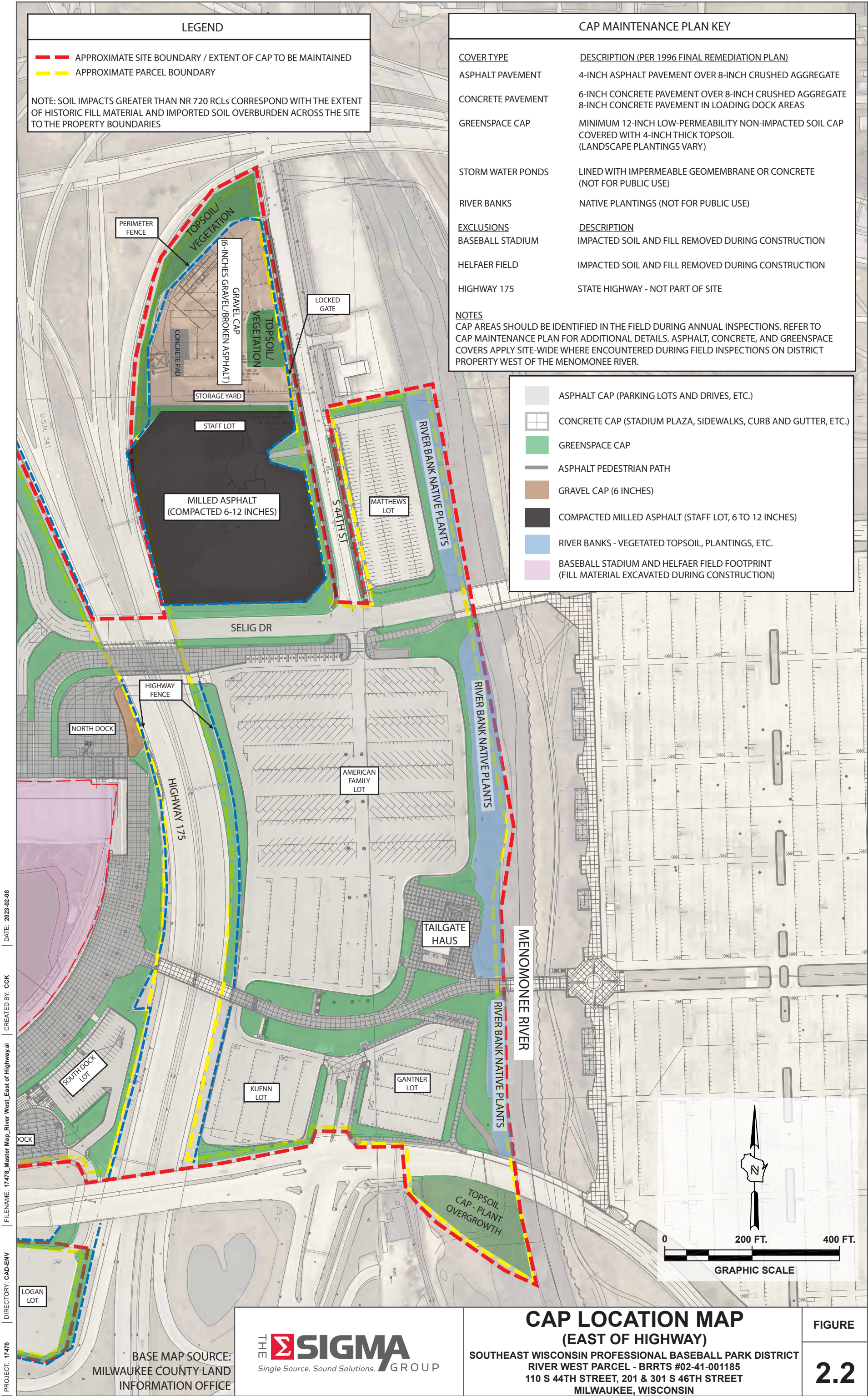
Contact: Mr. Paul Grittner
Email: paul.grittner@wisconsin.gov

Attachments

- Figure 1 – Site Plan Map
- Figure 2.1 – Cap Location Map (Overall)
- Figure 2.2 – Cap Location Map (East of Highway)
- Figure 2.3 – Cap Location Map (West of Highway)
- Figure 3.1 – Cap Photograph Location Map (East of Highway)
- Figure 3.2 – Cap Photograph Location Map (West of Highway)
- Cap Maintenance Plan Photographs
- Form 4400-305 “Continuing Obligations Inspection and Maintenance Log”
- Attachment 1
 - Ownership Status Letter (DOA, February 16, 2023)
 - Assessor’s Plat of Miler Park (2016)
- Attachment 2 – Cap Details – section details

PROJECT: 17478 | DIRECTORY: CAD-ENV | FILENAME: 17478_Master Map_River West_Overall | CREATED BY: CCK | DATE: 2023-02-08





LEGEND

APPROXIMATE SITE BOUNDARY / EXTENT OF CAP TO BE MAINTAINED

APPROXIMATE PARCEL BOUNDARY

NOTE: SOIL IMPACTS GREATER THAN NR 720 RCLs CORRESPOND WITH THE EXTENT OF HISTORIC FILL MATERIAL AND IMPORTED SOIL OVERBURDEN ACROSS THE SITE TO THE PROPERTY BOUNDARIES

ASPHALT CAP (PARKING LOTS AND DRIVES, ETC.)

CONCRETE CAP (STADIUM PLAZA, SIDEWALKS, CURB AND GUTTER, ETC.)

GREENSPACE CAP

ASPHALT PEDESTRIAN PATH

GRAVEL CAP (6 INCHES)

COMPACTED MILLED ASPHALT (STAFF LOT, 6 TO 12 INCHES)

RIVER BANKS - VEGETATED TOPSOIL, PLANTINGS, ETC.

BASEBALL STADIUM AND HELFAER FIELD FOOTPRINT (FILL MATERIAL EXCAVATED DURING CONSTRUCTION)

CAP MAINTENANCE PLAN KEY

COVERTYPE

ASPHALT PAVEMENT

CONCRETE PAVEMENT

GREENSPACE CAP

STORM WATER PONDS

RIVER BANKS

EXCLUSIONS

BASEBALL STADIUM

HELFAER FIELD

HIGHWAY 175

DESCRIPTION (PER 1996 FINAL REMEDIATION PLAN)

4-INCH ASPHALT PAVEMENT OVER 8-INCH CRUSHED AGGREGATE

6-INCH CONCRETE PAVEMENT OVER 8-INCH CRUSHED AGGREGATE

8-INCH CONCRETE PAVEMENT IN LOADING DOCK AREAS

MINIMUM 12-INCH LOW-PERMEABILITY NON-IMPACTED SOIL CAP COVERED WITH 4-INCH THICK TOPSOIL (LANDSCAPE PLANTINGS VARY)

LINED WITH IMPERMEABLE GEOMEMBRANE OR CONCRETE (NOT FOR PUBLIC USE)

NATIVE PLANTINGS (NOT FOR PUBLIC USE)

DESCRIPTION

IMPACTED SOIL AND FILL REMOVED DURING CONSTRUCTION

IMPACTED SOIL AND FILL REMOVED DURING CONSTRUCTION

STATE HIGHWAY - NOT PART OF SITE

NOTES
CAP AREAS SHOULD BE IDENTIFIED IN THE FIELD DURING ANNUAL INSPECTIONS. REFER TO CAP MAINTENANCE PLAN FOR ADDITIONAL DETAILS. ASPHALT, CONCRETE, AND GREENSPACE COVERS APPLY SITE-WIDE WHERE ENCOUNTERED DURING FIELD INSPECTIONS ON DISTRICT PROPERTY WEST OF THE MENOMONEE RIVER.

0

250 FT.

500 FT.

GRAPHIC SCALE

2

THE

SIGMA

GROUP

Single Source. Sound Solutions.

CAP LOCATION MAP

(WEST OF HIGHWAY)

SOUTEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT

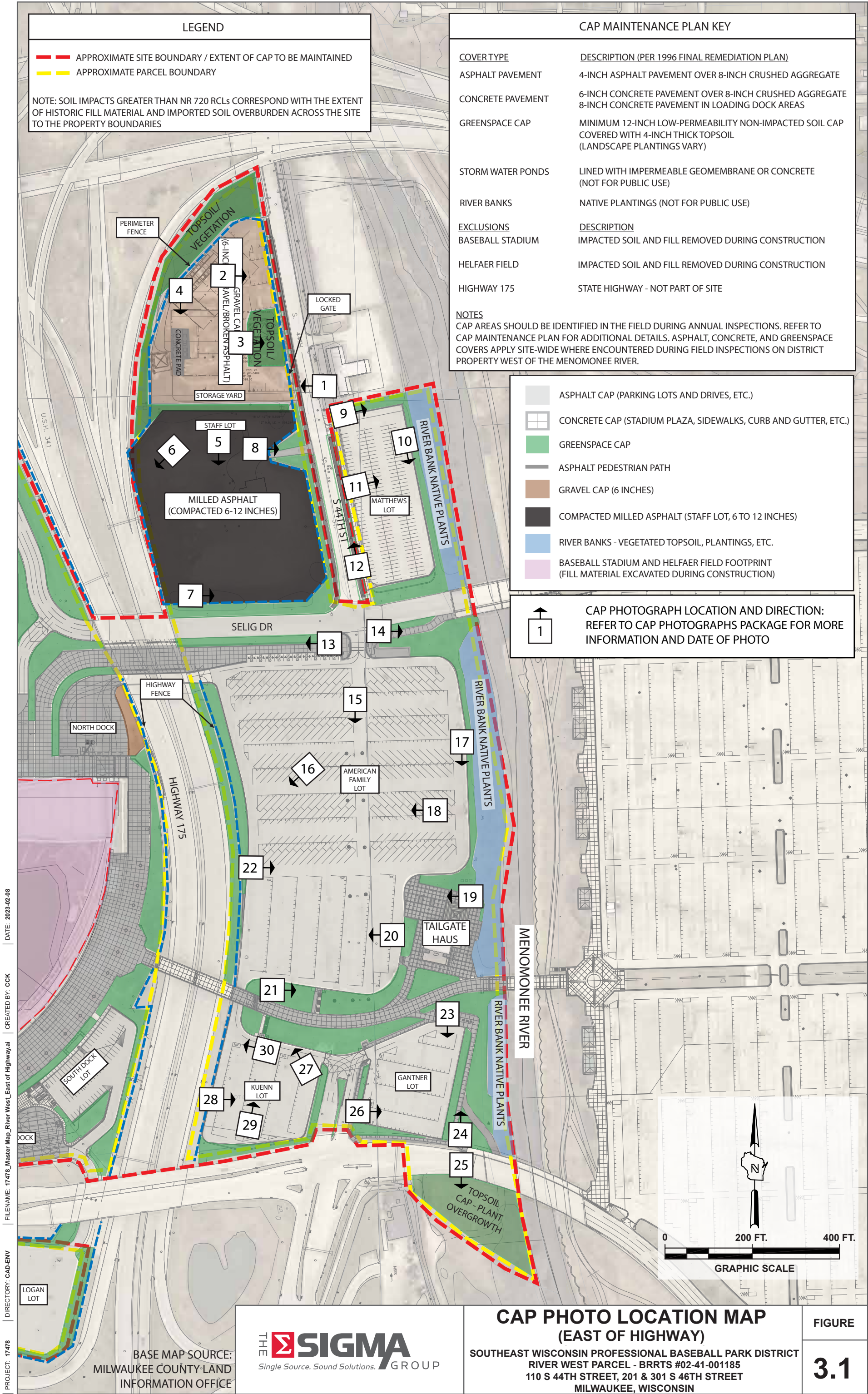
RIVER WEST PARCEL - BRRTS #02-41-001185

110 S 44TH STREET, 201 & 301 S 46TH STREET

MILWAUKEE, WISCONSIN

FIGURE

2.3



LEGEND

APPROXIMATE SITE BOUNDARY / EXTENT OF CAP TO BE MAINTAINED

APPROXIMATE PARCEL BOUNDARY

NOTE: SOIL IMPACTS GREATER THAN NR 720 RCLs CORRESPOND WITH THE EXTENT OF HISTORIC FILL MATERIAL AND IMPORTED SOIL OVERBURDEN ACROSS THE SITE TO THE PROPERTY BOUNDARIES

ASPHALT CAP (PARKING LOTS AND DRIVES, ETC.)

CONCRETE CAP (STADIUM PLAZA, SIDEWALKS, CURB AND GUTTER, ETC.)

GREENSPACE CAP

ASPHALT PEDESTRIAN PATH

GRAVEL CAP (6 INCHES)

COMPACTED MILLED ASPHALT (STAFF LOT, 6 TO 12 INCHES)

RIVER BANKS - VEGETATED TOPSOIL, PLANTINGS, ETC.

BASEBALL STADIUM AND HELFAER FIELD FOOTPRINT (FILL MATERIAL EXCAVATED DURING CONSTRUCTION)

31

CAP PHOTOGRAPH LOCATION AND DIRECTION:
REFER TO CAP PHOTOGRAPHS PACKAGE FOR MORE INFORMATION AND DATE OF PHOTO

CAP MAINTENANCE PLAN KEY

COVERTYPE	DESCRIPTION (PER 1996 FINAL REMEDIATION PLAN)
ASPHALT PAVEMENT	4-INCH ASPHALT PAVEMENT OVER 8-INCH CRUSHED AGGREGATE
CONCRETE PAVEMENT	6-INCH CONCRETE PAVEMENT OVER 8-INCH CRUSHED AGGREGATE 8-INCH CONCRETE PAVEMENT IN LOADING DOCK AREAS
GREENSPACE CAP	MINIMUM 12-INCH LOW-PERMEABILITY NON-IMPACTED SOIL CAP COVERED WITH 4-INCH THICK TOPSOIL (LANDSCAPE PLANTINGS VARY)
STORM WATER PONDS	LINED WITH IMPERMEABLE GEOMEMBRANE OR CONCRETE (NOT FOR PUBLIC USE)
RIVER BANKS	NATIVE PLANTINGS (NOT FOR PUBLIC USE)
EXCLUSIONS	DESCRIPTION
BASEBALL STADIUM	IMPACTED SOIL AND FILL REMOVED DURING CONSTRUCTION
HELFAER FIELD	IMPACTED SOIL AND FILL REMOVED DURING CONSTRUCTION
HIGHWAY 175	STATE HIGHWAY - NOT PART OF SITE

NOTES
CAP AREAS SHOULD BE IDENTIFIED IN THE FIELD DURING ANNUAL INSPECTIONS. REFER TO CAP MAINTENANCE PLAN FOR ADDITIONAL DETAILS. ASPHALT, CONCRETE, AND GREENSPACE COVERS APPLY SITE-WIDE WHERE ENCOUNTERED DURING FIELD INSPECTIONS ON DISTRICT PROPERTY WEST OF THE MENOMONEE RIVER.

0250 FT.500 FT.

GRAPHIC SCALE

THE

SIGMA

GROUP

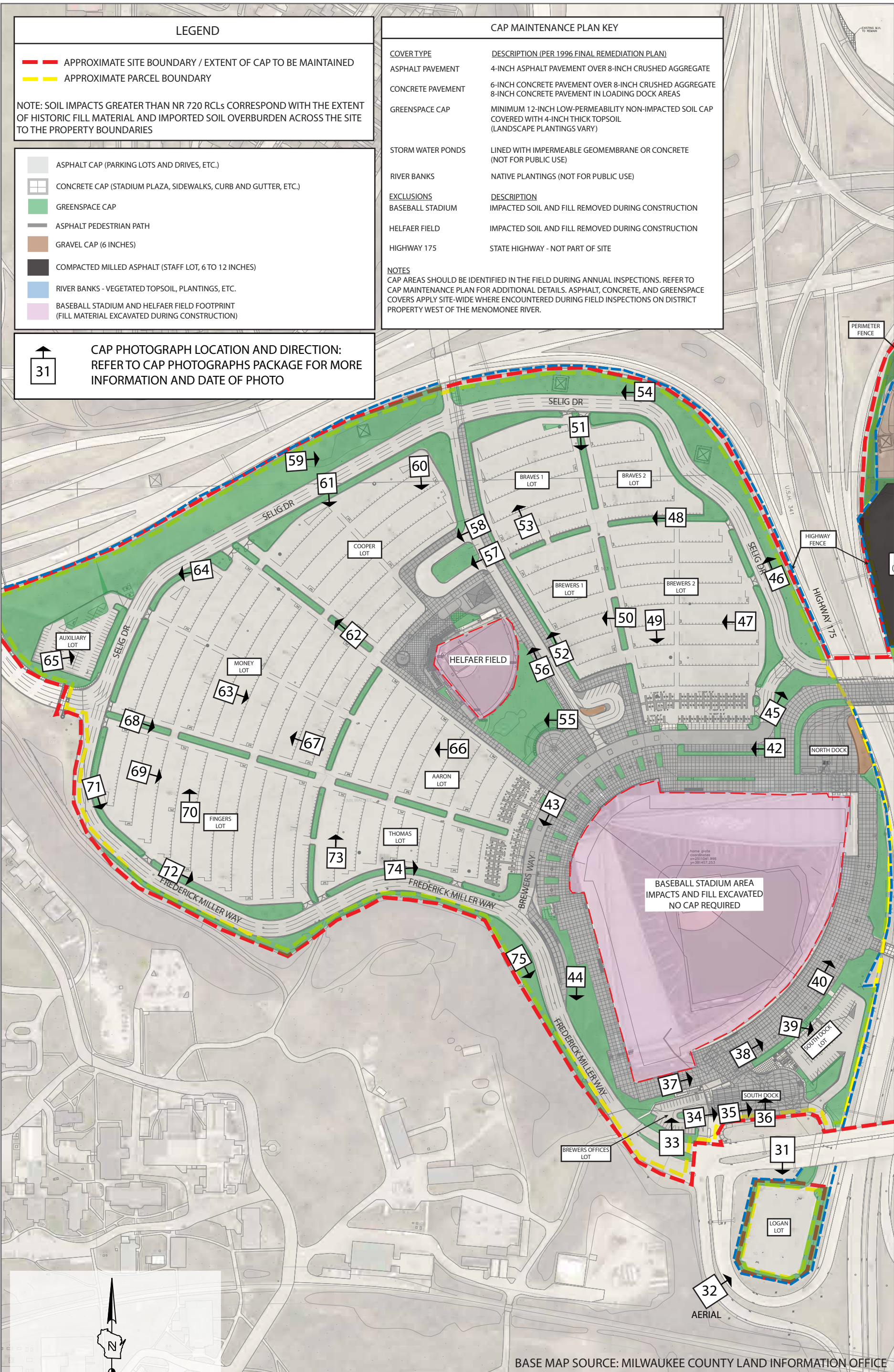
Single Source. Sound Solutions.

CAP PHOTO LOCATION MAP
(WEST OF HIGHWAY)

SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT
RIVER WEST PARCEL - BRRTS #02-41-001185
110 S 44TH STREET, 201 & 301 S 46TH STREET
MILWAUKEE, WISCONSIN

FIGURE

3.2



ATTACHMENT 1



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary-designee
Anne L. Hanson, Chief Legal Counsel

February 16, 2023

Paul Grittner
Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
1027 W. St. Paul Ave.
Milwaukee, WI 53233

Re: Corrected Review of Case Closure Documentation
Milwaukee Cnty Stadium Proj, 110, 201 and 301 S. 46th Street, Milwaukee, WI
BRRTS #: 02-41-001185, FID #: 241684740
WI DH&SS Stadium Proj Areas B&C, 500 S. 44th Street, Milwaukee, WI
BRRTS #: 02-41-001189, FID #: 241838190

Dear Mr. Grittner:

I write at the request of the SE WI Professional Baseball Park District ("the District") in response to your request for additional information regarding the ownership status of the properties referenced above.

The State of Wisconsin owns the properties in question. 1995 Wis. Act 56, which created the District, also authorized the City of Milwaukee and Milwaukee County to "[g]rant to the state land or other property especially dedicated by the grant to use for a professional baseball park." 1995 Wis. Act 56, s. 51 (Wis. Stat. s. 229.69(4)). The Act also authorized the District to "[m]ake a grant of land or other property to the state, especially dedicated by the grant to use for a professional baseball park." 1995 Wis. Act 56, s. 51 (Wis. Stat. s. 229.68(4)(f)(1995)). Finally, the Act authorized DOA to enter into a lease agreement with the District "for the lease of land or other property granted to the state and especially dedicated by the grant to use for a professional baseball district." 1995 Wis. Act 56, s. 5 (Wis. Stat. s. 16.82(7)).

Pursuant to this authority, and its existing authority to acquire and dispose of property, the State entered into numerous transactions which culminated in its acquisition of all the property included in the "Assessor's Plat of Miller Park," which was formed pursuant to "Resolution 2016-03 – *Resolution Approving the Assessor's Plat of Miller Park*," which has been previously provided. The subsequent ground lease, as amended, leasing the property to the District, has also been previously provided.

Pursuant to Wis. Stat. s. 70.27(3), "[c]onveyance may be made by reference to such [Assessor's Plat] and shall be as effective to pass title to the land so described as it would be if the same premises had been described by metes and bounds. Such plat or record thereof shall be received in evidence in all courts and places as correctly describing the several parcels of land therein designated." Thus, the Assessor's Plat has been provided in lieu of searching through and compiling all of the underlying deeds that make up the Plat.

I trust this explanation is sufficient clarification of the ownership status of the above-referenced properties. If you have any questions or concerns, please do not hesitate to give me a call.

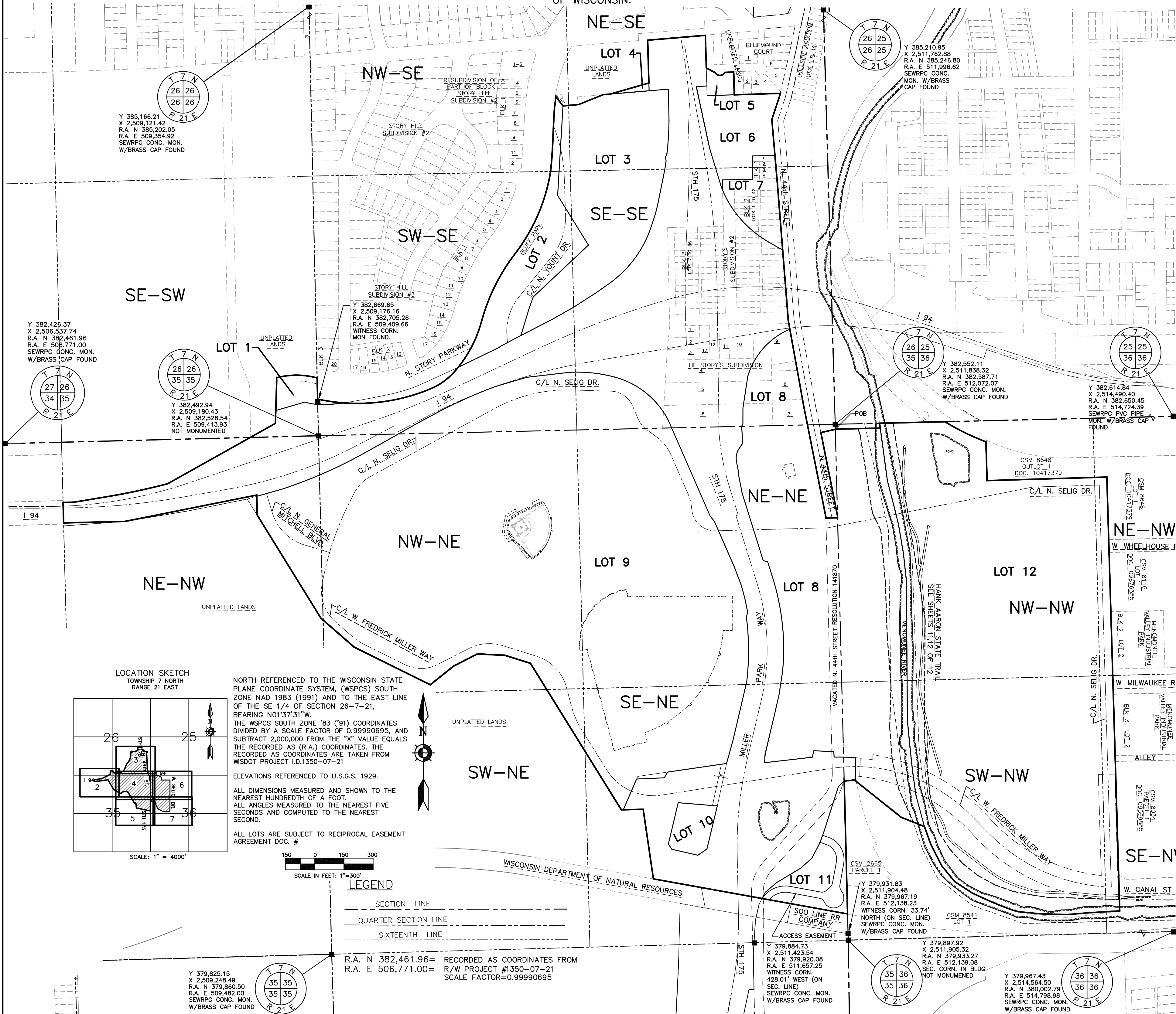
Sincerely,

A handwritten signature in dark ink, appearing to read 'WRamsey', with a long horizontal flourish extending to the right.

William H. Ramsey
Deputy Chief Legal Counsel
Wisconsin Department
of Administration
State Bar No. 1031922
(608)261-5043

ASSESSOR'S PLAT OF MILLER PARK

ALL OF HF STORY'S SUBDIVISION AND STORY'S SUBDIVISION No.2 LOCATED IN AND INCLUDING PART OF THE NE 1/4 OF THE SE 1/4, SE 1/4 OF THE SE 1/4 AND ALSO PART OF THE SW 1/4 OF THE SE 1/4, NW 1/4 OF THE SE 1/4, AND THE SE 1/4 OF THE SW 1/4 ALL IN SECTION 26, AND PART OF SW 1/4 OF THE NE 1/4, NW 1/4 OF THE NE 1/4, NE 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4, AND THE NE 1/4 OF THE NW 1/4 ALL IN SECTION 35, AND PART OF THE SW 1/4 OF THE NW 1/4, AND NW 1/4 OF THE NW 1/4, AND THE NE 1/4 OF THE NW 1/4, AND THE SE 1/4 OF THE NW 1/4 ALL IN SECTION 36, ALL IN TOWNSHIP 7 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, STATE OF WISCONSIN.



OVERVIEW

SURVEYOR'S CERTIFICATE

I, Gary D. Schneider, Professional Land Surveyor, hereby certify that by the direction of the City of Milwaukee I have surveyed, and mapped ASSESSOR'S PLAT OF MILLER PARK, authorized by the Common Council of the City of Milwaukee by Resolution No.150147 on June 2nd, 2015, being all of HF Story's Subdivision and Story Subdivision No.2 located in and including part of the NE 1/4 of the SE 1/4, SE 1/4 of the SE 1/4 and also part of the SW 1/4 of the SE 1/4, the NW 1/4 OF THE SE 1/4, and the SE 1/4 of the SW 1/4 all in Section 26, and part of SW 1/4 of the NE 1/4, NW 1/4 of the NE 1/4, NE 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4, and the NE 1/4 of the NW 1/4 all in Section 35, and part of the SW 1/4 of the NW 1/4, NW 1/4 of the NW 1/4, and the NE 1/4 of the NW 1/4, and the SE 1/4 of the NW 1/4 all in Section 36, all in Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, State of Wisconsin.

Commencing at the Northwest corner of said section 36; thence S01°26'46" E coincident with the Westerly line of said NW 1/4 of Section 36, 25.00 feet to the point of beginning of lands herein described; thence N 88°38'42" E parallel with the northerly line of said NW 1/4 of Section 36, 231 feet more or less to the center of the Menomonee River; thence N 09°57'31" W coincident with said center of the Menomonee River, 25 feet more or less to said northerly line of said NW 1/4 of Section 36 being 227.60 feet, N 88°38'42" E of said Northwest corner of Section 36; thence N 88°38'42" E coincident with said northerly line of said NW 1/4 of Section 36, 336.96 feet to the southerly line of the Soo Line Railroad Company right of way; thence southeasterly coincident with said southerly line of the Soo Line Railroad Company right of way and coincident with a curve to the left; Central Angle 10° 43' 32"; Radius 1257.63 feet; Chord Bearing S 63°52'44" E; Chord 235.08 feet; 235.42 feet to the westerly line of Outlot 1 of Certified Survey Map No. 8648 recorded as Document Number 10417379; thence S 1°40'31" E coincident with the westerly line of said Outlot 1 of Certified Survey Map No. 8648, 199.80 feet to the Southwest corner of said Outlot 1 of Certified Survey Map No. 8648; thence N 88°17'58" E, coincident with the southerly line of said Outlot 1 of Certified Survey Map No. 8648, 616.46 to the westerly line of Lot 1 of Certified Survey Map No. 8648; thence S 1°42'02" E, coincident with said westerly line Lot 1 of Certified Survey Map No. 8648, the westerly line Lot 1 of Certified Survey Map No. 8116 recorded as Document number 09676355 and the westerly line of the Menomonee Valley Industrial Park, a subdivision in said NW 1/4 of Section 36, 2233 feet more or less feet to the center of said Menomonee River; thence westerly and northwesterly coincident with said center of the Menomonee River, 1214 feet more or less; thence N 68°27'49" W, 127 feet more or less to a point that is 624.13 feet, N 01°26'46" W and 289.29 feet, N 88°30'10" E from the W 1/4 corner of said Section 36; thence N 51°30'38" W, 298.94 to the easterly line of Certified Survey Map No. 2665; thence N 12°10'44" W coincident with said easterly line of Certified Survey Map No. 2665, 7.05 feet; thence S 84°06'05" W, 58.94 feet to said westerly line of the NW 1/4 of Section 36; thence S 1°26'46" E coincident with said westerly line of the NW 1/4 of Section 36, 683.96 feet to the northerly line of the Soo Line Railroad Company

thence N 79°45'42" W, coincident with said northerly line of the Soo Line Rail Company and the Wisconsin Department of Natural Resources Bike Trail, 1014.91 feet; thence N 08°22'44" W, 362.18 feet; thence S 88°31'27" W, 112.20 feet; thence N 31°48'14" W, 887.53 feet; thence N 72°48'14" W, 138.93 feet; thence N 87°14'09" W, 140.43 feet; thence S 63°01'46" W, 136.40 feet; thence S 51°18'10" W, 154.81 feet; thence N 63°37'49" W, 437.01 feet; thence N 48°59'05" W, 226.15 feet; thence N 31°42'35" W, 623.76 feet; thence N 01°27'16" W, 103.27 feet; thence S 78°41'12" W, 690.81 feet; thence S 88°34'08" W, 316.18 feet; thence N 01°26'48" W, 105.14 to the northerly line of Interstate 94; thence N 88°06'59" E coincident with said northerly line of Interstate 94, 59.34 feet; thence N 80°27'43" E continuing coincident with said northerly line of Interstate 94, 176.27; thence continuing coincident with said northerly line of Interstate 94 and coincident with a curve to the left, Central Angle 05°05'55"; Radius 3500.32 feet; Chord Bearing N 77°54'45.5" E, Chord 311.39 feet, 311.49 feet; thence N 60°43'00" E, 635.87 feet; thence N 01°42'08" E, 235.00 feet; thence southeasterly coincident with a curve to the right, Central Angle 29°43'01", Radius 400.00 feet, Chord Bearing S 89°40'27.5" E, Chord 207.71 feet, 210.06 feet to the easterly line of said SW 1/4 of Section 26; thence S 01°15'23" E coincident with said easterly line of said SW 1/4 of Section 26, 109.08 feet to a point 12.08 feet, N 01°15'23" W of the north witness corner to the S 1/4 corner of said Section 26; thence northeasterly coincident with a curve to the left, Central Angle 34° 54'40", Radius 972.71 feet, Chord Bearing N 84°47'10" E, Chord 583.56 feet, 592.69 feet; thence northeasterly coincident with a curve to the left, Central Angle 25°49'57", Radius 337.50 feet, Chord Bearing N 54°24'51.5" E, Chord 150.88 feet, 152.17 feet; thence northeasterly coincident with a curve to the left, Central Angle 26°21'03"; Radius 643.41 feet; Chord Bearing N 28°19'21.5" E, Chord 293.31 feet, 295.91 feet; thence northeasterly coincident with a curve to the right, Central Angle 22°25'55"; Radius 1004.92 feet, Chord Bearing N 26°21'47.5" E, Chord 390.93 feet, 393.44 feet; thence northeasterly coincident with a curve to the left, Central Angle 26°19'08". Radius 939.49 feet. Chord Bearing N 24°19'14" E, Chord 427.77 feet, 431.55 feet; thence N 9°48'15" E, 35.75 feet; thence N 05°40'18" E, 56.00 feet; thence N 03°33'22" E, 75.23 feet; thence N 02°17'15" E, 71.88 feet; thence N 02°46'11" E, 64.18 feet; thence N 03°26'40" E, 54.95 feet; thence N 07°05'28" E, 60.49 feet; thence S 37°57'25" E, 59.39 feet; thence N 85°09'08" E, parallel with the centerline of W. Bluemound Road, 80.64 feet; thence N 68°03'40" E, 136.00 feet; thence N 85°09'44" E, parallel with the centerline of W. Bluemound Road, 37.27 feet; thence N 73°59'30" E, 206.20 feet; thence N 01°37'30" W, 220.41 feet; thence N 85°09'44" E, parallel with the centerline of W. Bluemound Road, 298.00 feet; thence S 01°37'30" E, 167.77 feet; thence S 61°46'54" E coincident with the southerly line of W. Clybourn Street, 51.88 feet; thence northeasterly continuing coincident with the southerly line of W. Clybourn Street, and coincident with a curve to the left, Central Angle 122°08'33", Radius 28.66 feet; Chord Bearing N 88°08'30" E, Chord 50.16 feet, 61.09 feet; thence N 88°08'30" E continuing coincident with the southerly line of W. Clybourn Street, 45.00 feet; thence S 01°37'30" E, 117.09 feet; thence N 88°08'30" E, 236.46 feet to the westerly line of N. 44th Street; thence S 12°43'05" W coincident with the westerly line of N. 44th Street, 11.32 feet; thence S 18°18'56" W continuing coincident with the westerly line of N. 44th Street, 130.17 feet; thence S 04°57'41" E continuing coincident with the westerly line of N. 44th Street, 334.31 feet; thence S 04°32'39" E continuing coincident with the westerly line of N. 44th Street, 703.40 feet; thence S 10°12'21" E continuing coincident with the westerly line of N. 44th Street, 450.04 feet; thence S 11°17'35" E continuing coincident with the westerly line of N. 44th Street, 500 feet; thence S 01°26'46" E continuing coincident with the westerly line of N. 44th Street, 5.00 feet; thence N 88°43'07" E, 60.00 feet; thence N 01°26'46" W coincident with the easterly line of N. 44th Street, 10.35 feet; thence N 11°17'35" W coincident with the easterly line of N. 44th Street, 436.73 feet; thence N 77°33'45" E, 76.08 feet; thence N 01°26'46" W, 1.00 feet to the point beginning.

I further certify that this plat is a correct representation of the exterior boundaries and the land surveyed and described and that I have fully complied with the provisions of Section 70.27 of the Wisconsin Statutes in surveying, and mapping said land.

State of Wisconsin)
Signed by the County) as _____, 20____

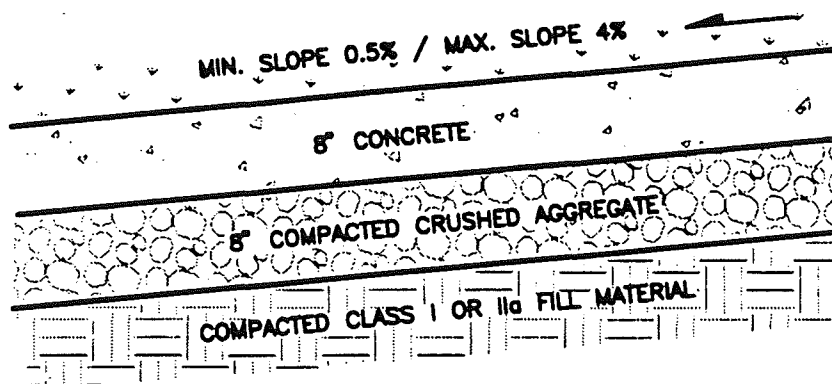
Personally came before me this ____ day of _____, 20____, the above named Gary D. Schneider, to me known to be the person who surveyed the foregoing Subdivision and acknowledged the same.

Notary Public _____, Wisconsin

My Commission expires _____

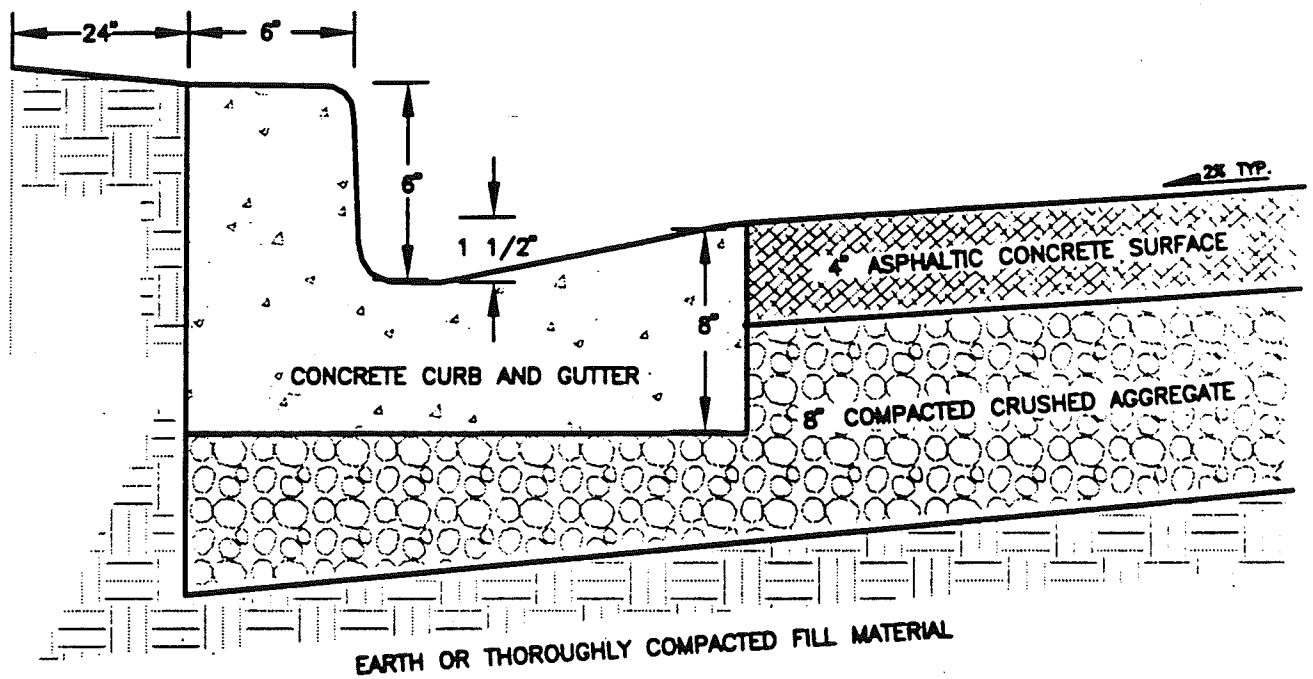
ATTACHMENT 2

TYPICAL PLAZA SECTION DETAIL
(PRELIMINARY AND CONCEPTUAL ONLY)



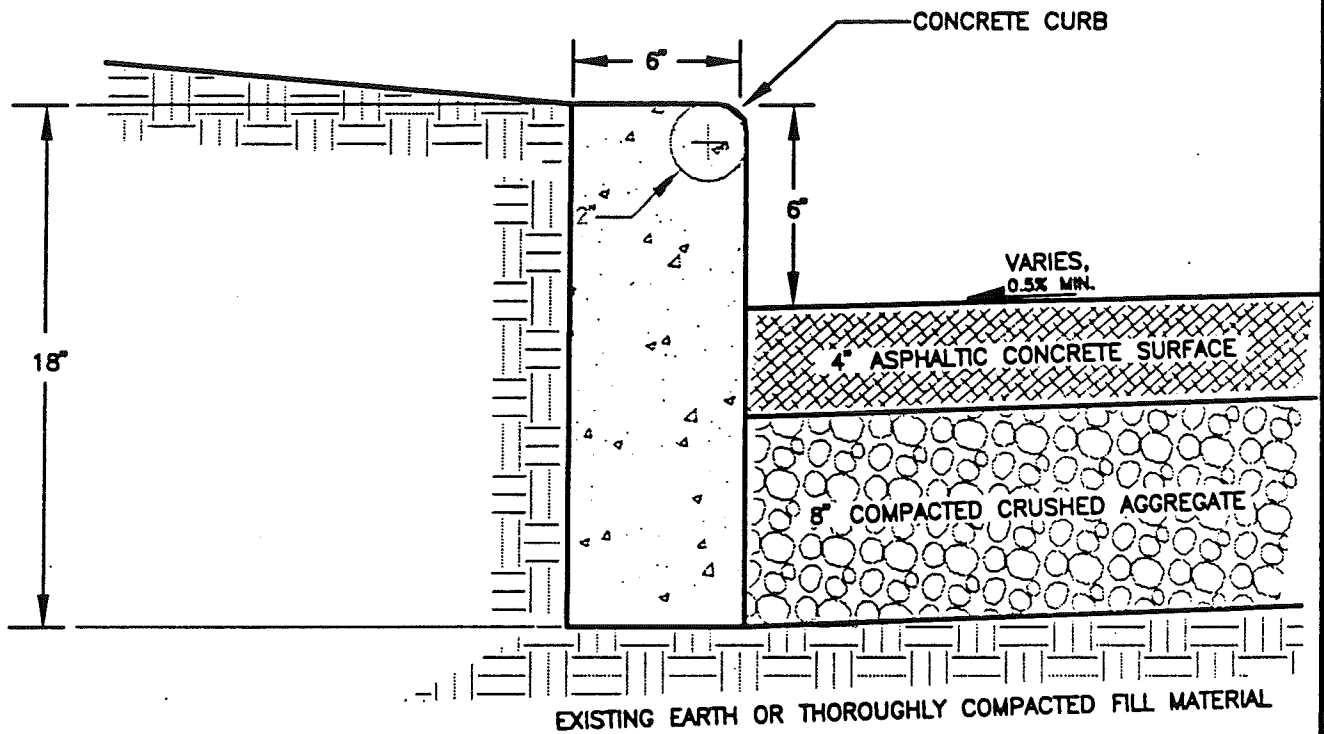
PLOT DATA
Drawing Name: J:\10563\07\0705.DWG
Operator Name: AKS
Scale: 1"=1'
Dwg Size: 8X11
Plot Date:
Plot Time:
Attached Xrefs:

**TYPICAL STREET SECTION DETAIL
(PRELIMINARY AND CONCEPTUAL ONLY)**



PLOT DATA
 Drawing Name: J:\10583\07\0706.DWG
 Operator Name: AKS
 Scale: 1=1
 Dwg Size: 8X11
 Plot Date:
 Plot Time:
 Attached Xref's:

TYPICAL PARKING SECTION DETAIL **(PRELIMINARY AND CONCEPTUAL ONLY)**



PLOT DATA
 Drawing Name: J:\10583\07\0707.DWG
 Operator Name: AKS
 Scale: 1"=1'
 Dwg Size: 8X11
 Plot Date:
 Plot Time:
 Attached Xref's:

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name	BRRTS No.
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Inspections are required to be conducted (see closure approval letter): <input type="radio"/> annually <input type="radio"/> semi-annually <input type="radio"/> other – specify _____	When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):
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Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier for soil <input type="checkbox"/> sediment cap <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier for soil <input type="checkbox"/> sediment cap <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier for soil <input type="checkbox"/> sediment cap <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier for soil <input type="checkbox"/> sediment cap <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier for soil <input type="checkbox"/> sediment cap <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier for soil <input type="checkbox"/> sediment cap <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

{Click to Add/Edit Image}

Date added:

Title:

{Click to Add/Edit Image}

Date added:

Title: