

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

**FEBRUARY 2023**

**PROPERTY LOCATED AT:**

110 S 44<sup>TH</sup> STREET, MILWAUKEE, WI 53214, TAX # 42-20-008000  
201 S 46<sup>TH</sup> STREET, MILWAUKEE, WI 53214, TAX # 42-20-010000  
301 S 46<sup>TH</sup> 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 44<sup>TH</sup> 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 46<sup>TH</sup> 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 46<sup>TH</sup> 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 Helfaer 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. 44<sup>th</sup> 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. 44<sup>th</sup> 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](mailto: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](mailto:kkurzka@thesigmagroup.com)

- WDNR Project Manager:  
WDNR Southeast Region  
2300 N. Dr. Martin Luther King Jr. Drive  
Milwaukee, WI 53212

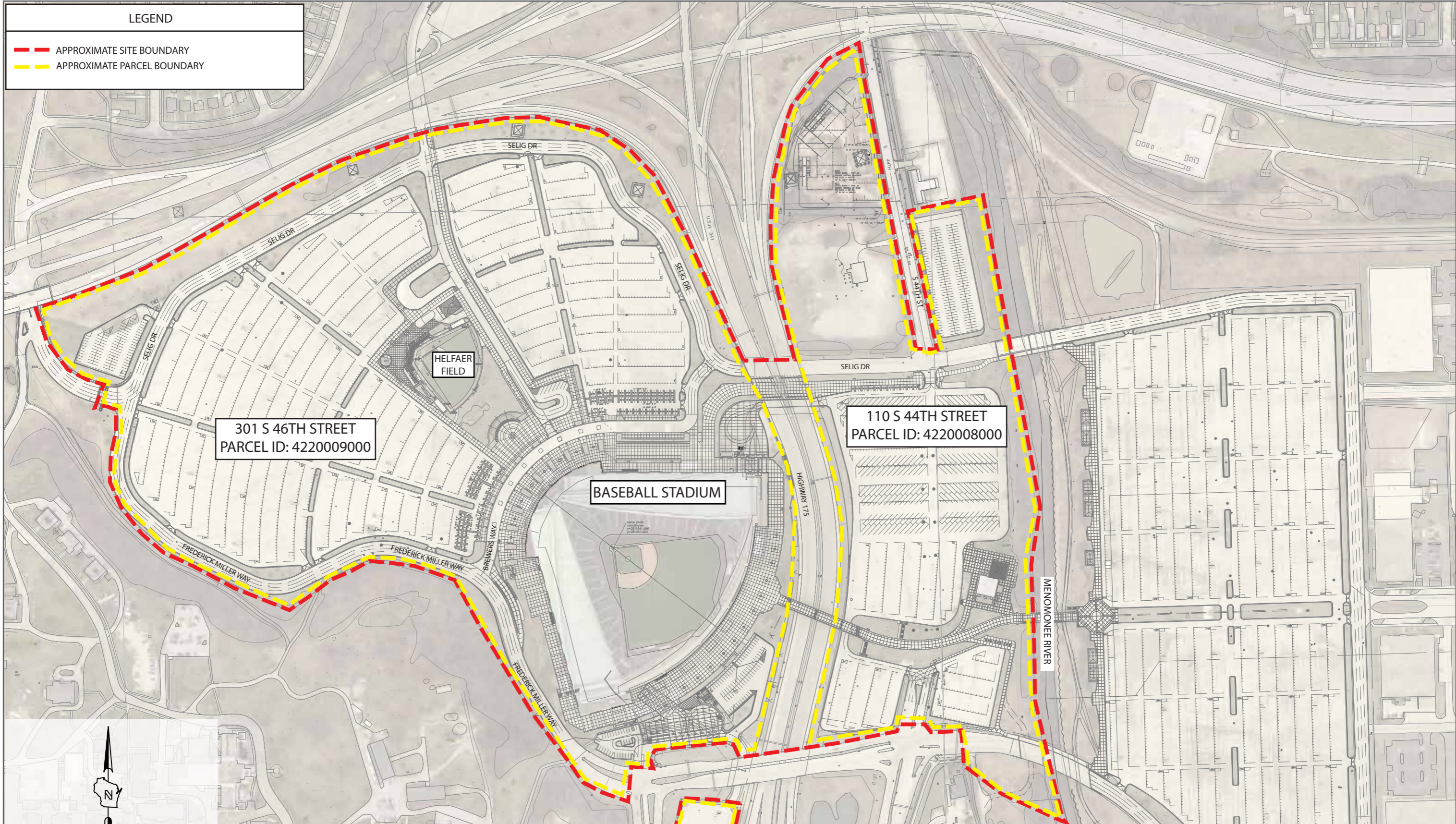
Contact: Mr. Paul Grittner  
Email: [paul.grittner@wisconsin.gov](mailto:paul.grittner@wisconsin.gov)

## **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

**LEGEND**

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE PARCEL BOUNDARY



PROJECT: 17478 | DIRECTORY: CAD-ENV | FILENAME: 17478\_Master Map\_River West\_Overall.ai | CREATED BY: CCK | DATE: 2023-02-08

**GRAPHIC SCALE**

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**

- 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

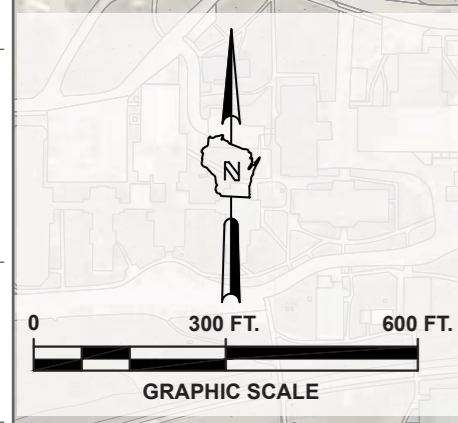
**CAP MAINTENANCE PLAN KEY**

COVER TYPE	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 MEMOMONEE RIVER.

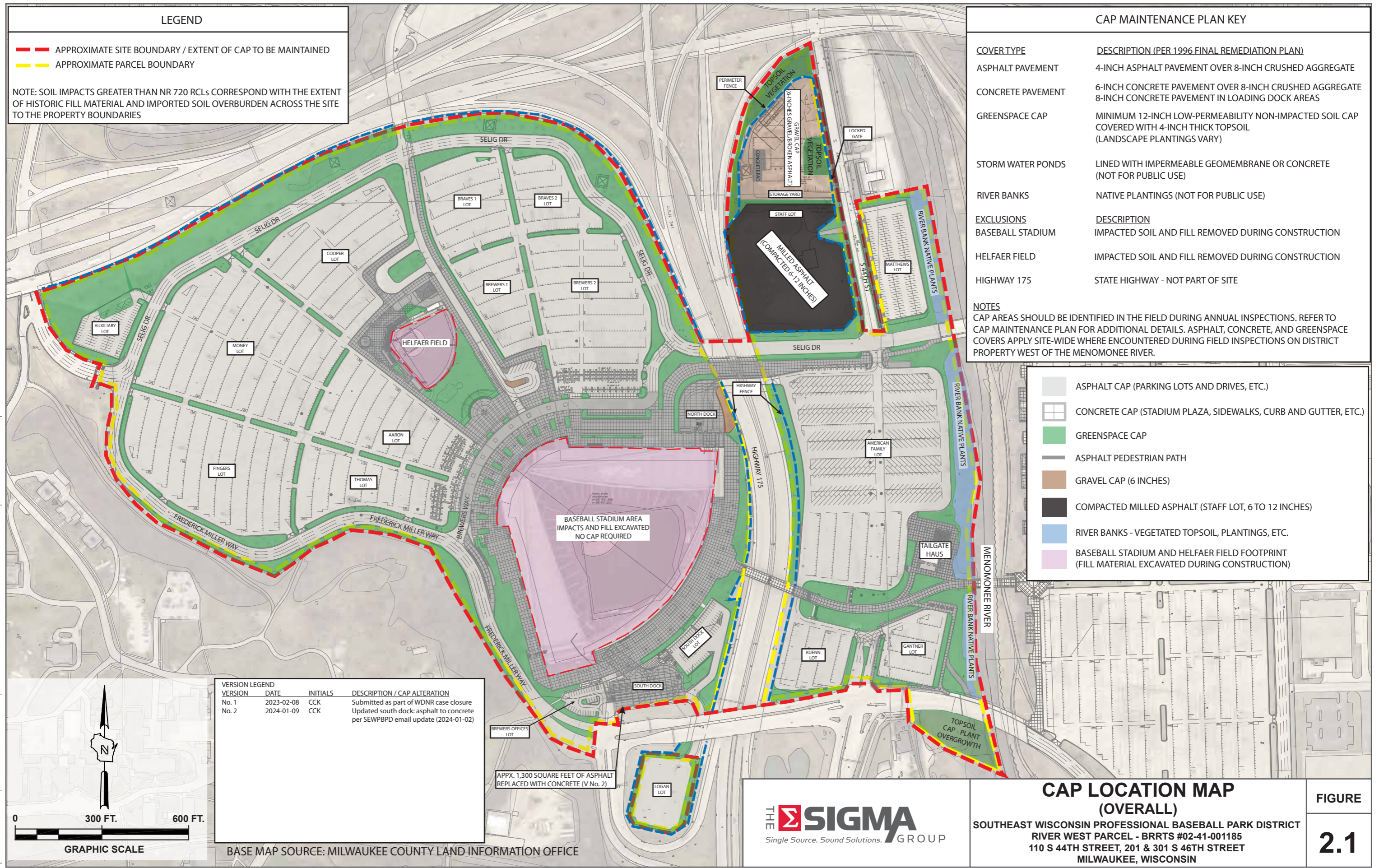
	ASPHALT CAP (PARKING LOTS AND DRIVES, ETC.)
	CONCRETE CAP (STADIUM PLAZA, SIDEWALKS, CURB AND GUTTER, ETC.)
	GREENSPACE CAP
	ASPHALT PEDESTRIAN PATH
	GRAVEL CAP (6 INCHES)
	COMPACTED MILLED ASPHALT (STAFF LOT, 6 TO 12 INCHES)
	RIVER BANKS - VEGETATED TOPSOIL, PLANTINGS, ETC.
	BASEBALL STADIUM AND HELFAER FIELD FOOTPRINT (FILL MATERIAL EXCAVATED DURING CONSTRUCTION)

PROJECT: 17478 | DIRECTORY: CAD-ENV | FILENAME: 17478\_Master Map\_CMP River West\_Ovrall\_V2.ai | CREATED BY: CCK | DATE: 2024-01-09



VERSION	DATE	INITIALS	DESCRIPTION / CAP ALTERATION
No. 1	2023-02-08	CCK	Submitted as part of WDNR case closure
No. 2	2024-01-09	CCK	Updated south dock: asphalt to concrete per SEWPBPD email update (2024-01-02)

BASE MAP SOURCE: MILWAUKEE COUNTY LAND INFORMATION OFFICE



Single Source. Sound Solutions. GROUP

**CAP LOCATION MAP (OVERALL)**

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 2.1**



**LEGEND**

- APPROXIMATE SITE BOUNDARY / EXTENT OF CAP TO BE MAINTAINED
- APPROXIMATE PARCEL BOUNDARY

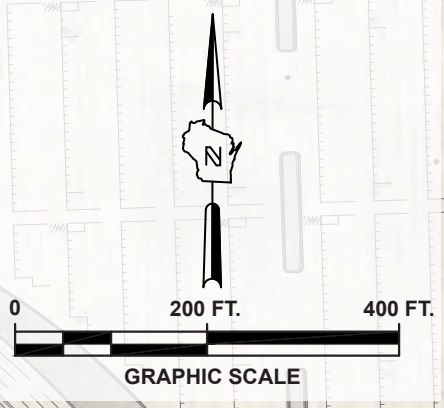
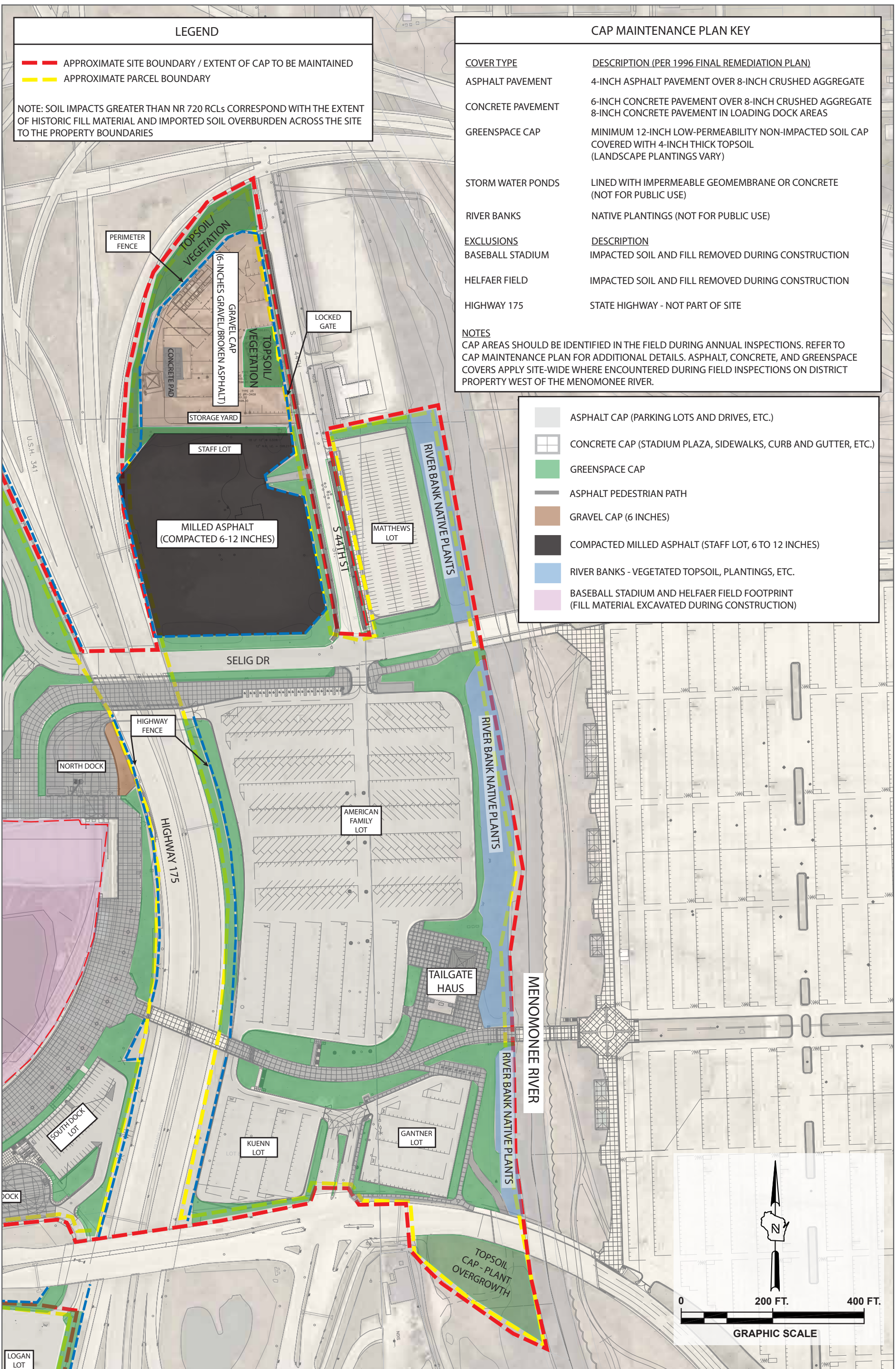
NOTE: SOIL IMPACTS GREATER THAN NR 720 RCLs CORRESPOND WITH THE EXTENT OF HISTORIC FILL MATERIAL AND IMPORTED SOIL OVERBURDEN ACROSS THE SITE TO THE PROPERTY BOUNDARIES

**CAP MAINTENANCE PLAN KEY**

COVER TYPE	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)
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HIGHWAY 175	STATE HIGHWAY - NOT PART OF SITE

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<span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black;"></span>	ASPHALT CAP (PARKING LOTS AND DRIVES, ETC.)
<span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; border-style: dashed;"></span>	CONCRETE CAP (STADIUM PLAZA, SIDEWALKS, CURB AND GUTTER, ETC.)
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90;"></span>	GREENSPACE CAP
<span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span>	ASPHALT PEDESTRIAN PATH
<span style="display: inline-block; width: 15px; height: 15px; background-color: #a0522d;"></span>	GRAVEL CAP (6 INCHES)
<span style="display: inline-block; width: 15px; height: 15px; background-color: #333333;"></span>	COMPACTED MILLED ASPHALT (STAFF LOT, 6 TO 12 INCHES)
<span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6;"></span>	RIVER BANKS - VEGETATED TOPSOIL, PLANTINGS, ETC.
<span style="display: inline-block; width: 15px; height: 15px; background-color: #e6e6fa;"></span>	BASEBALL STADIUM AND HELFAER FIELD FOOTPRINT (FILL MATERIAL EXCAVATED DURING CONSTRUCTION)



PROJECT: 17478 | DIRECTORY: CAD-ENV | FILENAME: 17478\_Master\_Map\_River\_West\_East\_of\_Highway | CREATED BY: CCK | DATE: 2023-02-08

BASE MAP SOURCE:  
MILWAUKEE COUNTY LAND  
INFORMATION OFFICE



**CAP LOCATION MAP**  
(EAST 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  
**2.2**

**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)

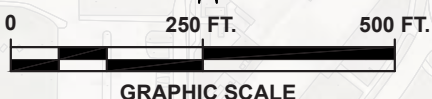
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VERSION	DATE	INITIALS	DESCRIPTION / CAP ALTERATION
No. 1	2023-02-08	CCK	Submitted as part of WDNR case closure
No. 2	2024-01-09	CCK	Updated south dock: asphalt to concrete per SEWPBPD email update (2024-01-02)



BASE MAP SOURCE: MILWAUKEE COUNTY LAND INFORMATION OFFICE

**CAP 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

**2.3**



PROJECT: 17478 | DIRECTORY: CAD-ENV | FILENAME: 17478\_Master\_Map\_CMP\_River\_West\_V2.ai | CREATED BY: CCK | DATE: 2024-01-09

**LEGEND**

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- APPROXIMATE PARCEL BOUNDARY

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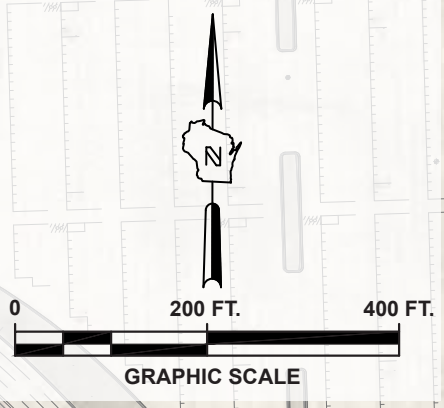
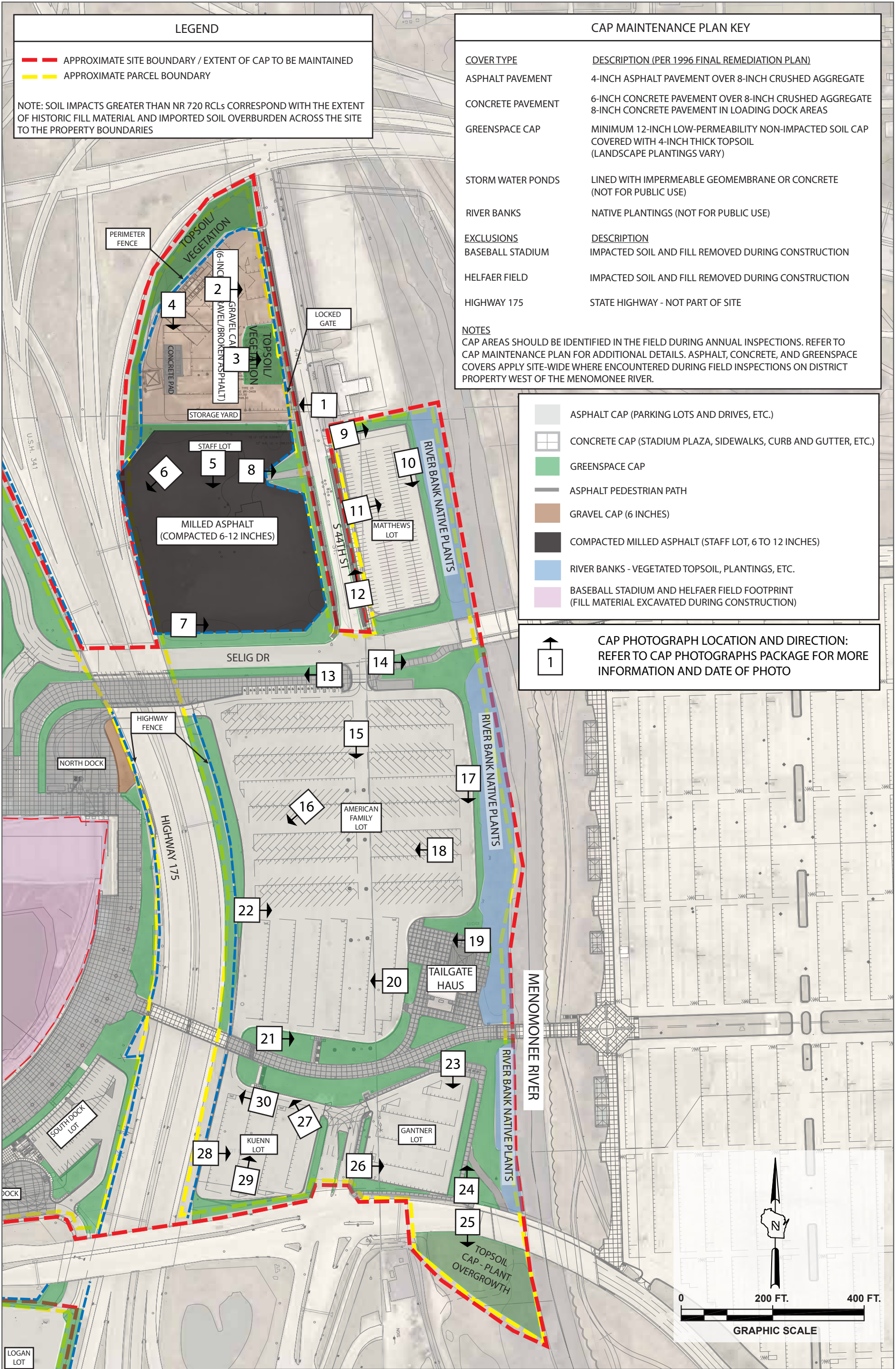
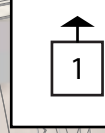
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	ASPHALT PEDESTRIAN PATH
	GRAVEL CAP (6 INCHES)
	COMPACTED MILLED ASPHALT (STAFF LOT, 6 TO 12 INCHES)
	RIVER BANKS - VEGETATED TOPSOIL, PLANTINGS, ETC.
	BASEBALL STADIUM AND HELFAER FIELD FOOTPRINT (FILL MATERIAL EXCAVATED DURING CONSTRUCTION)

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



PROJECT: 17478 | DIRECTORY: CAD-ENV | FILENAME: 17478\_Master\_Map\_River\_West\_East\_of\_Highway.mxd | CREATED BY: CCK | DATE: 2023-02-08

BASE MAP SOURCE:  
MILWAUKEE COUNTY LAND  
INFORMATION OFFICE



**CAP PHOTO LOCATION MAP  
(EAST 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  
**3.1**

**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)

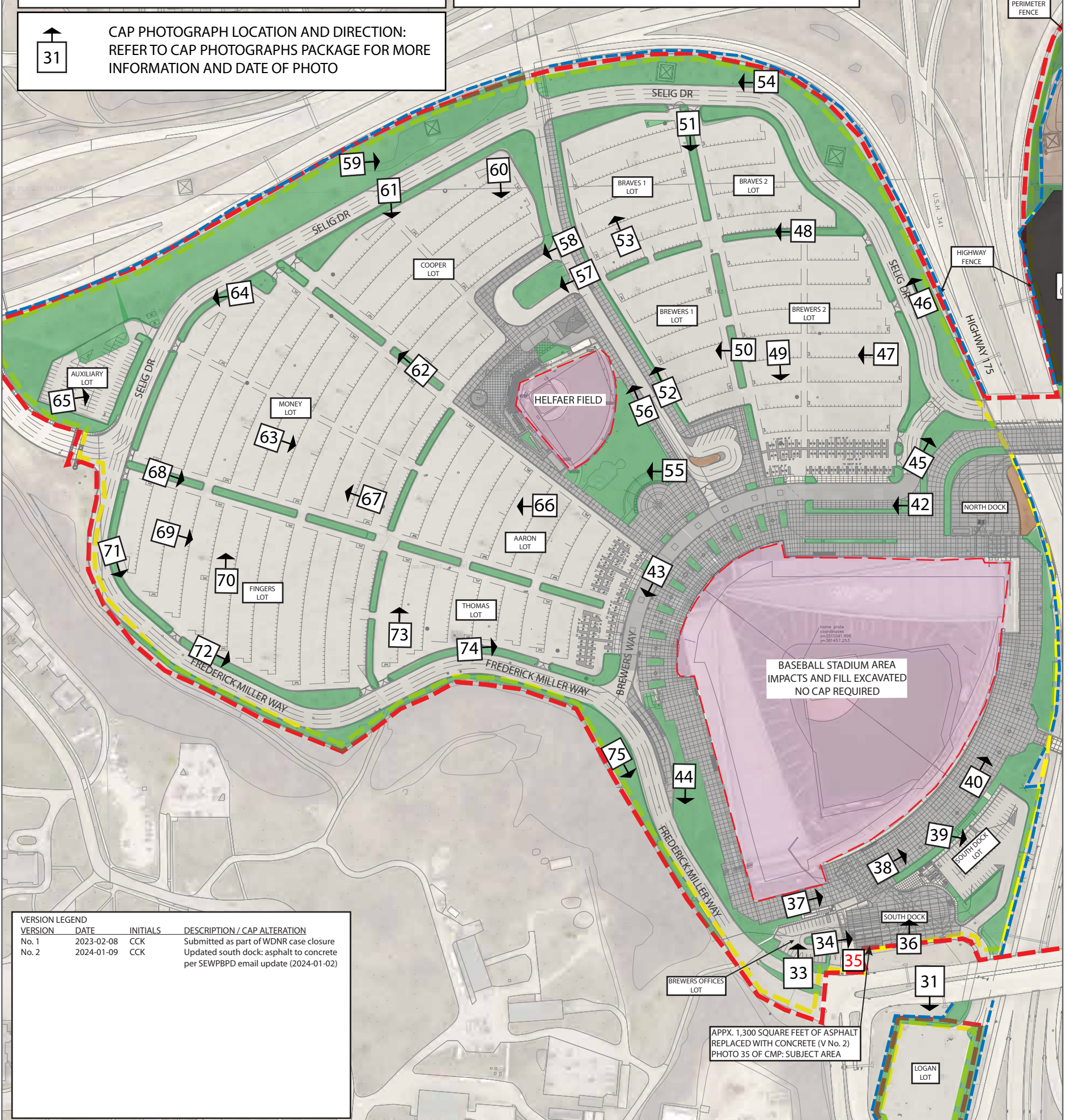
31

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

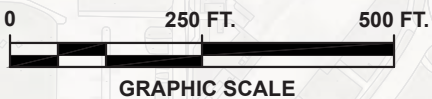
**CAP MAINTENANCE PLAN KEY**

COVER TYPE	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.



VERSION	DATE	INITIALS	DESCRIPTION / CAP ALTERATION
No. 1	2023-02-08	CCK	Submitted as part of WDNR case closure
No. 2	2024-01-09	CCK	Updated south dock: asphalt to concrete per SEWPBPD email update (2024-01-02)



**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**

PROJECT: 17478 | DIRECTORY: CAD-ENV | FILENAME: 17478\_Master Map\_CMP\_River West\_Photos\_V2.ai | CREATED BY: CCK | DATE: 2024-01-09

BASE MAP SOURCE: MILWAUKEE COUNTY LAND INFORMATION OFFICE

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 1: Storage Yard lot: Locked gate entry, public access prohibited. Concrete apron driveway cap and gravel cap along entrance road. Photo taken facing west on January 18, 2023.



Photo 2: Storage Yard lot: Gravel cap along entrance road consisting of approximately 6-inches of gravel cap over broken asphalt pavement and subgrade. Photo taken facing east on January 18, 2023.


# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 3: Storage Yard lot: Vegetated topsoil cap on east side of yard beneath and around the electric power line tower. Approximately 4-inches of vegetated topsoil over subgrade. Photo taken facing east on January 18, 2023.




Photo 4: Storage Yard lot: Gravel cap consisting of approximately 6-inches of gravel over broken asphalt pavement and subgrade. Concrete drive pad for disposal vehicles shown in center of photo. Photo taken facing south on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p style="text-align: center;"><b>CAP PHOTOGRAPHS</b></p> <p style="text-align: center;">SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p style="text-align: center;">PHOTO</p> <hr/> <p style="text-align: center;"><b>Page 2</b></p>
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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 5: Staff Lot: Compacted milled asphalt cap across the Staff Lot. Between 6 and 12 inches thick.  
Photo taken facing south on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p>
		<p><b>Page 3</b></p>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 6: Staff Lot: Compacted milled asphalt cap across the Staff Lot. Between 6 and 12 inches thick.  
Photo taken facing southwest on January 18, 2023.


	<b>CAP PHOTOGRAPHS</b>	PHOTO
	SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN	<b>Page 4</b>



# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 7: Staff Lot: Compacted milled asphalt cap across the Staff Lot. Between 6 and 12 inches thick. Overgrown vegetation and topsoil along perimeter, within perimeter fence. Photo taken facing east on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p> <p><b>Page 5</b></p>
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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 8: Staff Lot: Entrance driveway to the Staff Lot paved with asphalt (cap). Adjacent greenspace cap on each side of driveway.  
Photo taken facing east on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<b>CAP PHOTOGRAPHS</b>		PHOTO
	SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN		<b>Page 6</b>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 9: Matthews Lot: Greenspace cap along northern edge of Matthews Lot. 12-inch low-permeability non-impacted soil cap covered with vegetated topsoil.  
Photo taken facing east on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP <i>Single Source. Sound Solutions.</i></p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p> <p><b>Page 7</b></p>
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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 10: Matthews Lot: Greenspace cap along eastern edge of Matthews Lot, representative of greenspace across the River West site. 12-inch low-permeability non-impacted soil cap covered with vegetated topsoil. Trees and overgrowth shown on left side of photo, which represents the surface cover conditions along the Menomonee River banks on-site. Photo taken facing south on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p>
		<p><b>Page 8</b></p>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 11: Matthews Lot: Asphalt cap across the entire Matthews Lot parking space, representative of asphalt parking lot caps across the River West site. 4-inch asphalt pavement over 8-inches of crushed aggregate (base course). Photo taken facing east on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP <i>Single Source. Sound Solutions.</i></p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p>
		<p><b>Page 9</b></p>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 12: Matthews Lot: Asphalt cap across the pedestrian path along the western edge of Matthews Lot, representative of asphalt pedestrian path caps across the River West site. 4-inch asphalt pavement over 8-inches of crushed aggregate (base course). Photo taken facing north on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p>
		<p><b>Page 10</b></p>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 13: American Family Lot: Concrete pedestrian path cap along northern edge of the lot. 6-inches of concrete pavement over 8-inches of crushed aggregate. Asphalt parking lot cap shown on left side of photo. Greenspace cap shown on right side of photo. Selig Drive on far right side of photo, asphalt pavement cap same construction as asphalt parking lot space. Photo taken facing west on January 18, 2023.

	<b>CAP PHOTOGRAPHS</b>	PHOTO
	SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN	<b>Page 11</b>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 14: American Family Lot: Concrete pedestrian path cap along northern edge of the lot. 6-inches of concrete pavement over 8-inches of crushed aggregate. Greenspace cap shown on left and right side of photo. Photo taken facing east on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p>
		<p><b>Page 12</b></p>



# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 15: American Family Lot: Asphalt capped surface parking lot (American Family Lot). 4-inches of asphalt pavement over 8-inches of crushed aggregate. Older asphalt shown on left side of photo. Newer asphalt shown on right side of photo. Photo taken facing south on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p>
		<p><b>Page 13</b></p>

# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 16: American Family Lot: Asphalt capped surface parking lot (American Family Lot). 4-inches of asphalt pavement over 8-inches of crushed aggregate.  
Photo taken facing southwest on October 4, 2022.

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 17: American Family Lot: Greenspace cap along eastern edge of parking lot. 12-inches low permeability non-impacted soil covered with vegetated topsoil. Trees, shrubs, and native plant overgrown shown on left side of photo, which line the Menomonee River banks.

Photo taken facing south on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p>
		<p><b>Page 15</b></p>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 18: American Family Lot: Asphalt capped surface parking lot (American Family Lot). 4-inches of asphalt pavement over 8-inches of crushed aggregate. Older asphalt shown on in photo foreground, patched along cracks with asphalt tar. Newer asphalt shown in photo background.


Photo taken facing west on January 18, 2023.

	<b>CAP PHOTOGRAPHS</b>	PHOTO
	SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN	<b>Page 16</b>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 19: American Family Lot: Concrete pavement plaza area / pedestrian walk along north side of Tailgate Haus in the American Family Lot. 6-inches of concrete over 8-inches crushed aggregate. Tailgate Haus with concrete floor slab/foundation shown on left side of photo. Landscaped berm (greenspace cap) shown on right side of photo. Photo taken facing west on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p>
		<p><b>Page 17</b></p>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 20: American Family Lot: Asphalt capped surface parking lot (American Family Lot). 4-inches of asphalt pavement over 8-inches of crushed aggregate. Concrete curb and gutter shown in photo foreground, consisting of 6-inch thick concrete (curb) or 8-inch thick concrete (gutter) over crushed aggregate base.  
Photo taken facing west on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p>
		<p><b>Page 18</b></p>

# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 21: American Family Lot: Greenspace cap along southern edge of parking lot. 12-inches low permeability non-impacted soil covered with vegetated topsoil (grass cover as shown). Photo taken facing east on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p>
		<p><b>Page 19</b></p>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 22: American Family Lot: Asphalt capped surface parking lot (American Family Lot). 4-inches of asphalt pavement over 8-inches of crushed aggregate. Photo taken facing east on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p>
		<p><b>Page 20</b></p>



# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 23: Ganter Lot: Asphalt cap across the entire Ganter Lot parking lot, representative of asphalt parking lot caps across the River West site. 4-inch asphalt pavement over 8-inches of crushed aggregate (base course). Concrete paved pedestrian sidewalk cap with curb and gutter cap in photo foreground. Sidewalk and curb 6-inch thick concrete, gutter 8-inch thick concrete over crushed aggregate.

Photo taken facing south on January 18, 2023.

	<b>CAP PHOTOGRAPHS</b>	PHOTO
	SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN	<b>Page 21</b>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 24: Ganter Lot: Greenspace cap along eastern edge of Ganter Lot. 12-inches low permeability non-impacted soil covered with 4 inches of vegetated topsoil (grass shown here) with various plantings. Asphalt cap pedestrian path shown on left side of photo.

Photo taken facing north on January 18, 2023.

	<p style="text-align: center;"><b>CAP PHOTOGRAPHS</b></p> <p style="text-align: center;">SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p style="text-align: center;">PHOTO</p> <hr/> <p style="text-align: center;"><b>Page 22</b></p>
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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 25: Ganter Lot (area to the south of Frederick Miller Way): Native plant overgrowth, trees, and shrubs over topsoil. Area not used by the District, facility staff, public, or others. Photo taken facing south in October 2019.

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		<p><b>Page 23</b></p>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 26: Ganter Lot: Asphalt cap across the entire Ganter Lot parking lot, representative of asphalt parking lot caps across the River West site. 4-inch asphalt pavement over 8-inches of crushed aggregate (base course). Photo taken facing east on January 18, 2023.

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		<p><b>Page 24</b></p>

# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 27: Kuenn Lot: Asphalt cap across Kuenn Lot parking lot, representative of asphalt parking lot caps across the River West site. 4-inch asphalt pavement over 8-inches of crushed aggregate. Concrete curb (6-inch thick concrete) and gutter (8-inch thick concrete) over crushed aggregate. Greenspace cap shown on right side of photo: 12-inches of low-permeability non-impacted soil covered with vegetated (grass) topsoil.  
Photo taken facing northwest on October 4, 2022.

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 28: Kuenn Lot: Asphalt cap across Kuenn Lot parking lot, representative of asphalt parking lot caps across the River West site. 4-inch asphalt pavement over 8-inches of crushed aggregate.  
Photo taken facing east on October 4, 2022.

	<b>CAP PHOTOGRAPHS</b>	PHOTO
	SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN	<b>Page 26</b>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 29: Kuenn Lot: Asphalt cap across Kuenn Lot parking lot, representative of asphalt parking lot caps across the River West site. 4-inch asphalt pavement over 8-inches of crushed aggregate.  
Photo taken facing north on October 4, 2022.

	<b>CAP PHOTOGRAPHS</b>	PHOTO
	SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN	<b>Page 27</b>

# CAP MAINTENANCE PLAN PHOTOGRAPHS

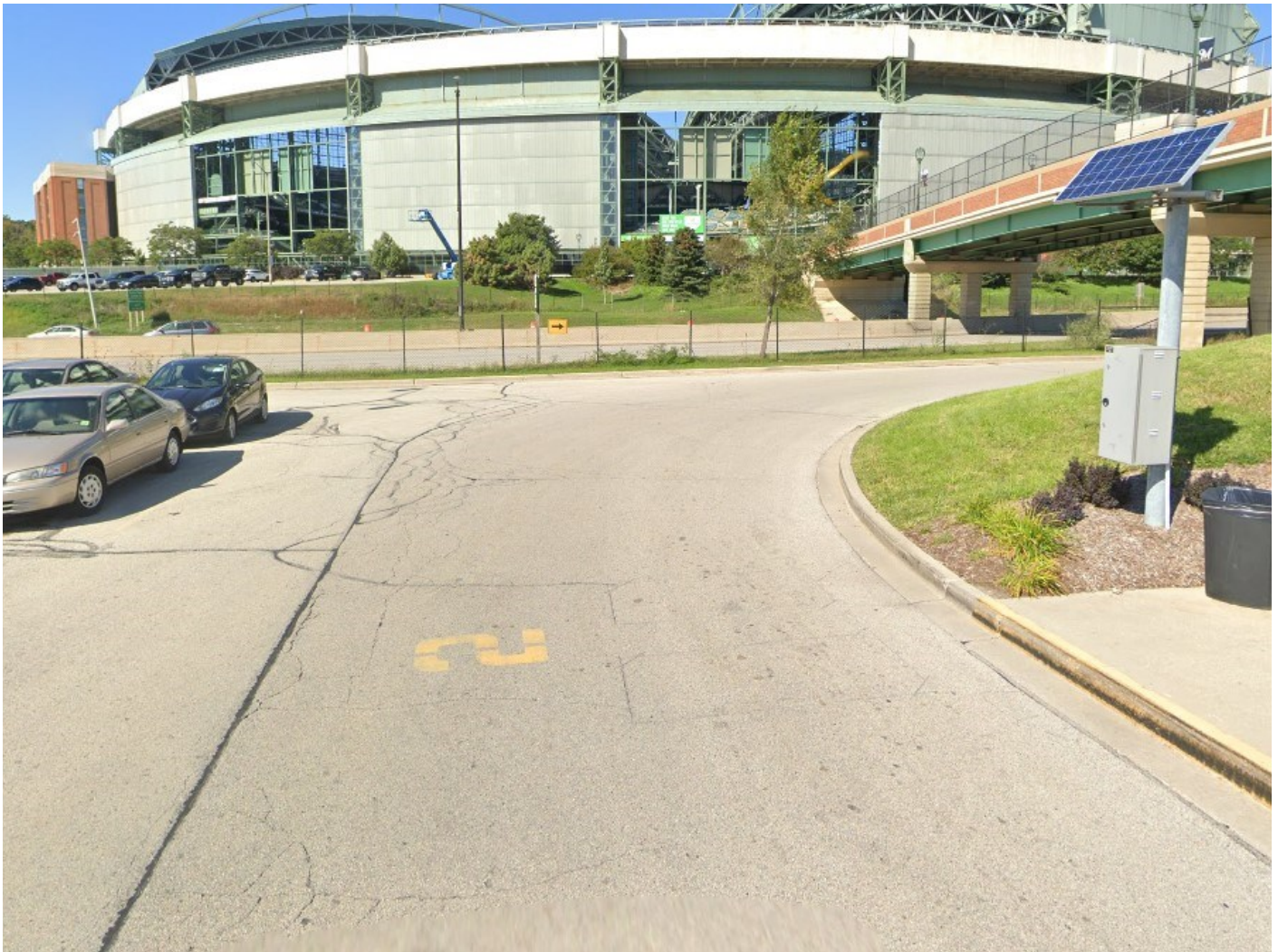


Photo 30: Kuenn Lot: Asphalt cap across Kuenn Lot parking lot, representative of asphalt parking lot caps across the River West site. 4-inch asphalt pavement over 8-inches of crushed aggregate. Concrete cap curb and gutter on right side of photo, as well as partial greenspace cap.  
Photo taken facing west in September 2019.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p>
		<p><b>Page 28</b></p>



# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 31: Logan Lot: Asphalt cap across Logan Lot parking lot, representative of asphalt parking lot caps across the River West site. 4-inch asphalt pavement over 8-inches of crushed aggregate. Concrete curb (6-inch thick concrete) and gutter (8-inch thick concrete) over crushed aggregate shown in photo foreground. Greenspace cap shown in photo foreground and on right side of photo: 12-inches of low-permeability non-impacted soil covered with vegetated (grass) topsoil. Photo taken facing south on October 4, 2022.

# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 32: Logan Lot: Aerial photograph of Logan Lot, which depicts the asphalt lot cap, perimeter curb and gutter, and surrounding greenspace cap within the fence line around the property. Aerial imagery (2023).

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	SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN		<b>Page 30</b>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 33: Brewers Offices Lot: Asphalt cap across Brewers Offices staff parking lot, representative of asphalt parking lot caps across the River West site. 4-inch asphalt pavement over 8-inches of crushed aggregate. Concrete curb (6-inch thick concrete) and gutter (8-inch thick concrete) over crushed aggregate shown on right side of photo. Greenspace cap within parking lot island shown on right side of photo: 12-inches of low-permeability non-impacted soil covered with mulched landscaping. Photo taken facing north on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<h2>CAP PHOTOGRAPHS</h2>	PHOTO
		SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 34: Brewers Offices Lot: Asphalt cap across Brewers Offices staff parking lot, representative of asphalt parking lot caps across the River West site. 4-inch asphalt pavement over 8-inches of crushed aggregate. Photo taken facing east on January 18, 2023.

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		<p><b>Page 32</b></p>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 35: South Dock: Transition of asphalt pavement cap across Brewers Offices staff parking lot into concrete pavement South Dock area shown on left side of photo. Asphalt pavement is 4-inch asphalt over 8 inches crushed aggregate. Concrete loading dock pavement is 8-inch thick concrete over 8-inches crushed aggregate. Greenspace cap shown in central and right side portions of the photo: 12-inches low permeability non-impacted soil covered with vegetated (grass) topsoil. Photo taken facing east on January 18, 2023.

Photo 35 to be updated  
2024 01 09  
See updated Figures

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p style="text-align: center;"><b>CAP PHOTOGRAPHS</b></p> <p style="text-align: center;">SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p style="text-align: center;">PHOTO</p> <hr/> <p style="text-align: center;"><b>Page 33</b></p>
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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 36: South Dock: Concrete loading dock pavement is 8-inch thick concrete over 8-inches crushed aggregate.  
Photo taken facing north on January 18, 2023.

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 37: Stadium Plaza area (south side of stadium): Concrete pavement cap along exterior plaza sections and pedestrian sidewalk. 6-inches of concrete pavement over crushed aggregate.  
Photo taken facing east on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p>PHOTO</p>
		<p><b>Page 35</b></p>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 38: Stadium Plaza area (south side of stadium): Concrete pavement cap along exterior plaza sections and pedestrian sidewalk. 6-inches of concrete pavement over crushed aggregate. Decorative brick pavers within memorial sections of the plaza shown on the right side of the photo.

Photo taken facing northeast on January 18, 2023.

	<b>CAP PHOTOGRAPHS</b>	PHOTO
	SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN	<b>Page 36</b>



# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 39: Stadium Plaza area (south side of stadium): Landscaped strip along plaza perimeter. Mulch landscaping over 12-inches low permeability non-impacted soil, consistent with islands and medians across the site. Photo taken facing southeast on January 18, 2023.

	<b>CAP PHOTOGRAPHS</b>	PHOTO
	SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN	<b>Page 37</b>

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 40: Stadium Plaza area (southeast side of stadium): Concrete pavement cap along exterior plaza sections and pedestrian sidewalk. 6-inches of concrete pavement over crushed aggregate. Decorative brick pavers within memorial sections of the plaza shown in central portion of the photo.


Photo taken facing northeast on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p style="text-align: center;"><b>CAP PHOTOGRAPHS</b></p> <p style="text-align: center;">SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p style="text-align: center;">PHOTO</p> <hr/> <p style="text-align: center;"><b>Page 38</b></p>
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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 41: Stadium Plaza area (northeast side of stadium): Concrete pavement cap along exterior plaza sections and pedestrian sidewalk. 6-inches of concrete pavement over crushed aggregate.  
Photo taken facing west on January 18, 2023.

 <p>THE <b>SIGMA</b> GROUP Single Source. Sound Solutions.</p>	<p><b>CAP PHOTOGRAPHS</b></p> <p>SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	PHOTO
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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 42: Stadium Plaza area (north side of stadium): Landscaped strip along plaza perimeter. Grass landscaping over 12-inches low permeability non-impacted soil, consistent with islands and medians across the site. Photo taken facing west on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 43: Stadium Plaza area (northwest side of stadium): Concrete pavement cap along exterior plaza sections, Brewers Way, and pedestrian sidewalk. 6-inches of concrete pavement over crushed aggregate. Photo taken facing southwest on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 44: Stadium Plaza area (west side of stadium): Landscaping cap along west side of stadium plaza and east side of Frederick Miller Way: Grass landscaping over 12-inches low permeability non-impacted soil, consistent with greenspace across the site. Frederick Miller Way capped with asphalt pavement cap.  
Photo taken facing south on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 45: Brewers and Braves Lots plus Selig Drive: Greenspace landscaping with trees. Grass topsoil over 12-inches low permeability non-impacted soil. No ruts or holes in cap. Concrete curb and gutter cap shown in lower lefthand portion of photo. Photo taken facing northeast on January 18, 2023.

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 46: Brewers and Braves Lots plus Selig Drive: Greenspace landscaping along the east side of Selig Drive along Brewers and Braves Lots. Grass topsoil over 12-inches low permeability non-impacted soil. No ruts or holes in cap. Concrete curb and gutter cap, and asphalt pavement cap along roadway shown in left portion of photo. Photo taken facing northwest on January 18, 2023.



# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 47: Brewers and Braves Lots plus Selig Drive: Brewers 2 Lot paved with asphalt surface cap: 4-inch asphalt pavement over 8-inches of crushed aggregate. No holes, major cracks, or other compromises.  
Photo taken facing west on October 4, 2022.

	<p style="text-align: center;"><b>CAP PHOTOGRAPHS</b></p> <p style="text-align: center;">SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p style="text-align: center;">PHOTO</p> <hr/> <p style="text-align: center;"><b>Page 45</b></p>
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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 48: Brewers and Braves Lots plus Selig Drive: Brewers 2 Lot (left) and Braves 2 Lot (right) paved with asphalt surface cap: 4-inch asphalt pavement over 8-inches of crushed aggregate. No holes, major cracks, or other compromises. Landscaped median between each lot: Grass greenspace cap: grass topsoil over 12-inches of low permeability non-impacted soil. Photo taken facing west on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 49: Brewers and Braves Lots plus Selig Drive: Brewers 2 Lot paved with asphalt surface cap: 4-inch asphalt pavement over 8-inches of crushed aggregate. No holes, major cracks, or other compromises.  
Photo taken facing south on October 4, 2022.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 50: Brewers and Braves Lots plus Selig Drive: Brewers 1 Lot paved with asphalt surface cap: 4-inch asphalt pavement over 8-inches of crushed aggregate. Greenspace median cap shown in photo foreground. Photo taken facing west on October 4, 2022.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 51: Brewers and Braves Lots plus Selig Drive: Braves 1 (right) and Braves 2 (left) Lots paved with asphalt surface cap: 4-inch asphalt pavement over 8-inches of crushed aggregate. Landscaped greenspace median in central portion of photo: grass topsoil over 12-inches of low permeability non-impacted soil. Photo taken facing south on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 52: Brewers and Braves Lots plus Selig Drive: Asphalt cap entrance drive (left) along west side of Brewers 1 Lot. Concrete cap sidewalk along west side of Brewers 1 Lot. Greenspace cap median along west side of Brewers 1 Lot. Photo taken facing north on January 18, 2023.

# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 53: Brewers and Braves Lots plus Selig Drive: Braves 1 Lot paved with asphalt surface cap: 4-inch asphalt pavement over 8-inches of crushed aggregate.  
Photo taken facing north on October 4, 2022.

	<b>CAP PHOTOGRAPHS</b>	PHOTO
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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 54: Brewers and Braves Lots plus Selig Drive: Greenspace landscaping along the north side of Selig Drive along Braves Lots. Grass topsoil over 12-inches low permeability non-impacted soil. No ruts or holes in cap. Concrete curb and gutter cap, and asphalt pavement cap along roadway shown in left portion of photo. Photo taken facing west on January 18, 2023.


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# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 55: Helfaer Field surrounding areas: Greenspace cap and landscaping cap across playground and grassy hill area southeast of Helfaer Field: Grass or mulch covered topsoil over 12-inches of low permeability non-impacted soil. Photo taken facing west on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 56: Helfaer Field surrounding areas: Greenspace cap and landscaping cap across playground and grassy hill area southeast of Helfaer Field (left): Grass or mulch covered topsoil over 12-inches of low permeability non-impacted soil. Concrete cap sidewalk along entrance road and east side of Helfaer Field (right): 6-inch concrete cap over 8-inches of crushed aggregate. Photo taken facing north on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 57: Helfaer Field surrounding areas: Greenspace cap and landscaping cap across within median of Helfaer Field circle drive: Grass or mulch covered topsoil over 12-inches of low permeability non-impacted soil. Photo taken facing west on January 18, 2023.

# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 58: Helfaer Field surrounding areas: Greenspace cap and landscaping cap across within median of Helfaer Field circle drive: Grass or mulch covered topsoil over 12-inches of low permeability non-impacted soil. Concrete cap circle drive: 6-inch concrete cap overlying 8-inches crushed aggregate. Concrete curb and gutter shown in photo. Photo taken facing west on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 59: Cooper Lot area: Greenspace cap and landscaping cap along north side of Selig Drive north of Cooper Lot: Grass or mulch covered topsoil over 12-inches of low permeability non-impacted soil. Photo taken facing east on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 60: Cooper Lot area: Asphalt cap parking lot: 4-inch asphalt pavement cap over 8-inches of crushed aggregate base course. Photo taken facing south on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 61: Cooper Lot area: Asphalt cap parking lot: 4-inch asphalt pavement cap over 8-inches of crushed aggregate base course. Greenspace median cap in photo foreground: 12-inches of low permeability non-impacted soil covered with 4-inches of vegetated topsoil.  
Photo taken facing south August 2021.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 62: Cooper Lot area: Greenspace cap median between Cooper Lot and Money Lot. Asphalt capped lots on left and right side of greenspace cap median in center of photo. Photo taken facing northwest on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 63: Money Lot: Asphalt cap surface lot: 4-inch asphalt pavement over 8-inches of crushed aggregate.  
Photo taken facing southeast on October 4, 2022.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 64: Money Lot: Asphalt cap surface lot: 4-inch asphalt pavement over 8-inches of crushed aggregate shown in left portion of photo. Greenspace cap median along northern edge of Money Lot, along south side of Selig Drive: 12-inches of low permeability soil covered with 4-inches of vegetated (grass) topsoil. Photo taken facing west on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 65: Money Lot - Auxiliary Lot: Asphalt cap surface lot: 4-inch asphalt pavement over 8-inches of crushed aggregate.  
Photo taken facing east on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 66: Aaron Lot: Asphalt cap surface lot: 4-inch asphalt pavement over 8-inches of crushed aggregate.  
Photo taken facing west on October 4, 2022.

	<p style="text-align: center;"><b>CAP PHOTOGRAPHS</b></p> <p style="text-align: center;">SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT RIVER WEST MILWAUKEE, WISCONSIN</p>	<p style="text-align: center;">PHOTO</p> <hr/> <p style="text-align: center;"><b>Page 64</b></p>
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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 67: Money Lot: Asphalt cap surface lot: 4-inch asphalt pavement over 8-inches of crushed aggregate.  
Photo taken facing northwest on October 4, 2022.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 68: Money Lot: Asphalt cap Money Lot (left), asphalt cap Fingers Lot (right), greenspace cap median (center).  
Photo taken facing southeast on January 18, 2023.

	<b>CAP PHOTOGRAPHS</b>	PHOTO
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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 69: Fingers Lot: Asphalt cap surface lot: 4-inch asphalt pavement over 8-inches of crushed aggregate.  
Photo taken facing southeast on October 4, 2022.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 70: Fingers Lot: Asphalt cap surface lot: 4-inch asphalt pavement over 8-inches of crushed aggregate.  
Photo taken facing northeast on October 4, 2022.


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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 71: Fingers Lot: Greenspace cap median (center) along the northwest side of asphalt capped Fingers Lot (left), along the east side of asphalt capped Frederick Miller Way (right). Concrete cap curb and gutter running along the median perimeter. Photo taken facing southwest on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 72: Fingers Lot: Greenspace cap median (center) along the northwest side of asphalt capped Fingers Lot (left), along the east side of asphalt capped Frederick Miller Way (right). Concrete cap curb and gutter running along the median perimeter. Photo taken facing southwest on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 73: Thomas Lot: Asphalt cap surface lot: 4-inch asphalt pavement over 8-inches of crushed aggregate.  
Photo taken facing northeast on October 4, 2022.

	<b>CAP PHOTOGRAPHS</b>	PHOTO
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# CAP MAINTENANCE PLAN PHOTOGRAPHS




Photo 74: Thomas Lot: Greenspace cap median (center) along the west side of asphalt capped Thomas Lot (left), along the north side of asphalt capped Frederick Miller Way (right). Concrete cap curb and gutter running along the median perimeter. Photo taken facing east on January 18, 2023.

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# CAP MAINTENANCE PLAN PHOTOGRAPHS



Photo 75: Thomas Lot - Frederick Miller Way: Greenspace cap along the south side of asphalt capped Frederick Miller Way (left). Concrete cap curb and gutter running along the roadway.  
Photo taken facing southeast on January 18, 2023.

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