



November 6, 2024

**CERTIFIED MAIL 9589 0710 5270 0571 2191 81**

Sal-Maria LLC  
John J Germanotta  
1733 N. Farwell Avenue  
Milwaukee, WI 53202

Subject: Notice of Intent to File Notice of Contamination Affidavit per Wis. Admin. Code § NR 728.11  
MSF Corp, 5025 S. Packard Avenue, Cudahy, WI 53110  
BRRTS# 02-41-242945; FID# 241197880

Dear John Germanotta:

On August 30, 2024, the Department of Natural Resources ("DNR") sent you a letter requesting a site update for the above referenced Property. The DNR did not receive an adequate response to the previous request within the allotted timeframe.

In accordance with Wis. Admin. Code § NR 728.11(2)(b), you are hereby notified that the DNR intends to record an affidavit at the county register of deeds office giving notice of contamination at the Property at 5025 S. Packard Avenue, Cudahy, WI, unless you **respond to this second letter in writing, within 30 days of receiving this letter (date of delivery confirmation), informing the DNR of your plans to finish the necessary environmental response actions at this site.** As part of this response, please include the name and contact information of your environmental consultant.

In accordance with Wis. Admin. Code § 728.11(2)(c), if an acceptable response is not received within the time period set forth in this letter, the DNR may, as soon as practicable but in no case less than 15 days after the 30-day deadline, record the Notice of Contamination affidavit at the office of the register of deeds for the county in which the Property is located. A copy of the Notice of Contamination affidavit to be filed is enclosed with this letter.

Your prompt attention to this request is appreciated. If you have other questions concerning the cleanup process, please contact the DNR Project Manager, Mackenzie Reynolds at 608-400-9934 or [mackenzie.reynolds@wisconsin.gov](mailto:mackenzie.reynolds@wisconsin.gov).

Sincerely,

Michele R. Norman  
Southeast Region Team Supervisor  
Remediation & Redevelopment Program

Enc:  
Copy of Deed Affidavit to Be Filed

Document Number

NOTICE OF CONTAMINATION

In Re: See attached legal description.

STATE OF WISCONSIN                    )  
  ) ss  
COUNTY OF BROWN                    )

I, Roxanne Chronert, being first duly sworn, state that:

1. I am the Remediation and Redevelopment Program Policy and Program Operations Director, employed by the Wisconsin Department of Natural Resources (hereinafter "the department").

2. I have, or Mackenzie Reynolds, Hydrogeologist, has personal knowledge of the facts herein set forth and believe the same to be true.

3. The department has determined that contamination has been discharged to soil and groundwater at the above described property ("the Property"), and that the contamination identified on the Property has not been adequately defined or remediated. Additional information may be found by visiting the Bureau of Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW), currently at [dnr.wi.gov](http://dnr.wi.gov) (search: "BOTW"), by searching for 02-41-242945 in the "BRRTS No."

4. Per Wis. Admin. Code § NR 728.11(2), the department has sent all required notices to the property owner and any mortgagee as applicable at the time of this recording advising that the department has made a decision to record a notice of contamination for the Property at the Register of Deeds office. The department did not receive an acceptable response from the property owner within the time period set forth in the notice.

5. Because the department believes the contamination identified on the Property at the time of this recording will continue to discharge to the environment, the public and prospective purchasers of the Property are hereby notified per Wis. Admin. Code § NR 728.11(3) of potential environmental liability for investigation and remediation of contamination under Wis. Stat. § 292.11(3).

Signature: \_\_\_\_\_

Printed Name: Roxanne Chronert

Subscribed and sworn to before me  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My commission \_\_\_\_\_

This document was drafted by the Wisconsin Department of Natural Resources.

Recording Area

Name and Return Address  
Lien and Deed Affidavit Coordinator  
Remediation and Redevelopment (RR/5)  
PO Box 7921  
Madison WI 53707-7921

631-9989-001

Parcel Identification Number (PIN)

**Legal description:**

Part of the Northwest Quarter (NW1/4) of Section Twenty-six (26), Township Six (6) North, Range Twenty-two (22) East, City of Cudahy, Milwaukee County, Wisconsin, described as follows:

Commencing at a point in the East line of said quarter section, which point is 558.38 feet North of the Southeast

corner of said quarter section; running thence West on a line parallel to the South line of said quarter section, 391.38 feet, more or less, to the East line of the right of way of the Chicago & Northwestern Railway Co.; thence South 1°30' East, along the East line of said right of way 223.81 feet, more or less, to a point; thence East on a line parallel to the South line of said quarter section 390.7 feet, more or less, to a point in the East line of said quarter section, which point is 335.24 feet North of the Southeast corner of said quarter section; thence North along the East line of said quarter section, 223.81 feet, more or less, to the Place of Beginning.

For Informational Purposes Only, the above described lands are designated with the following:  
Tax ID Number: 631-9989-001

Property Address: 5025 South Packard Avenue  
Cudahy, WI 53110