



May 30, 2023

-sent by email-

CBC DT LLC
c/o Mike Belew
4706 Broadway, Suite 240
Kansas City, MO 64112

Subject: Approval of Materials Management Plan for Monarch Development Lot 8
East Main Street and North Spring Street, Beaver Dam, Wisconsin
DNR BRRTS# 03-14-001263 and 09-14-553768, Parcel 206-1214-3342-107

Dear Mr. Belew:

On May 22, 2023, Environmental Works, Inc. (EWI) submitted the “Materials Management Plan” (Plan), on your behalf, for the property referenced above (Site). The Plan describes the proposed management of soil and other materials (material) containing polycyclic aromatic hydrocarbons (PAHs) and metals and potentially other contaminants during Site redevelopment, consistent with the continuing obligations placed on the Site during closure of the “Malleable Iron Range CO” cleanup case #03-14-001263. The Wisconsin Department of Natural Resources (DNR) also received the technical assistance and database fee for providing review and response, in accordance with Wis. Admin. Code § NR 749.04 (1).

Per the Plan, “Proposed construction includes a 10,000 square foot (SF) commercial building, a parking lot along the northwest and northeast sides of the building, a loading zone along the northeastern side of the building, and a pathway to a dumpster pad along the southeastern side of the building.” The proposed site features are shown on Plan Figure 1 “Site Redevelopment Plan”, which is included on page 3 of this letter. No basement is proposed.

The Plan is conditionally approved, as follows:

- The approval is solely for the redevelopment illustrated in the Plan.
- The work must be completed during 2023 and/or 2024.
- Within 60 days of completion of the redevelopment, you or your consultant must submit a documentation report for the work described in the Plan, including descriptions of any deviations from the Plan.

Amendment of the conditions of this approval may be requested.

This approval is granted under Wis. Admin. Code § NR 718.12 and/or § NR 718.15 and applies only to the activities described within the Plan. Any contaminated material excavated or otherwise disturbed at the Site that is not covered under this or another approval, must be managed in compliance with the requirements of Wis. Admin. Code chs. NR 500 through NR 599. The management of contaminated material on a property that does not comply with these rules may be considered a hazardous substance discharge or environmental pollution and would be required to be addressed by the process outlined in Wis. Admin. Code chs. NR 700 to NR 799.

Any hazardous substance discharge discovered during redevelopment activities must be reported to the DNR following the requirements of Wis. Admin. Code ch. NR 706.

CBC DR LLC is responsible for obtaining any additional needed permits and permissions.

CBC DT LLC
5-30-2023 Letter, Page 2 of 3

Feel free to contact me with questions.

Sincerely,

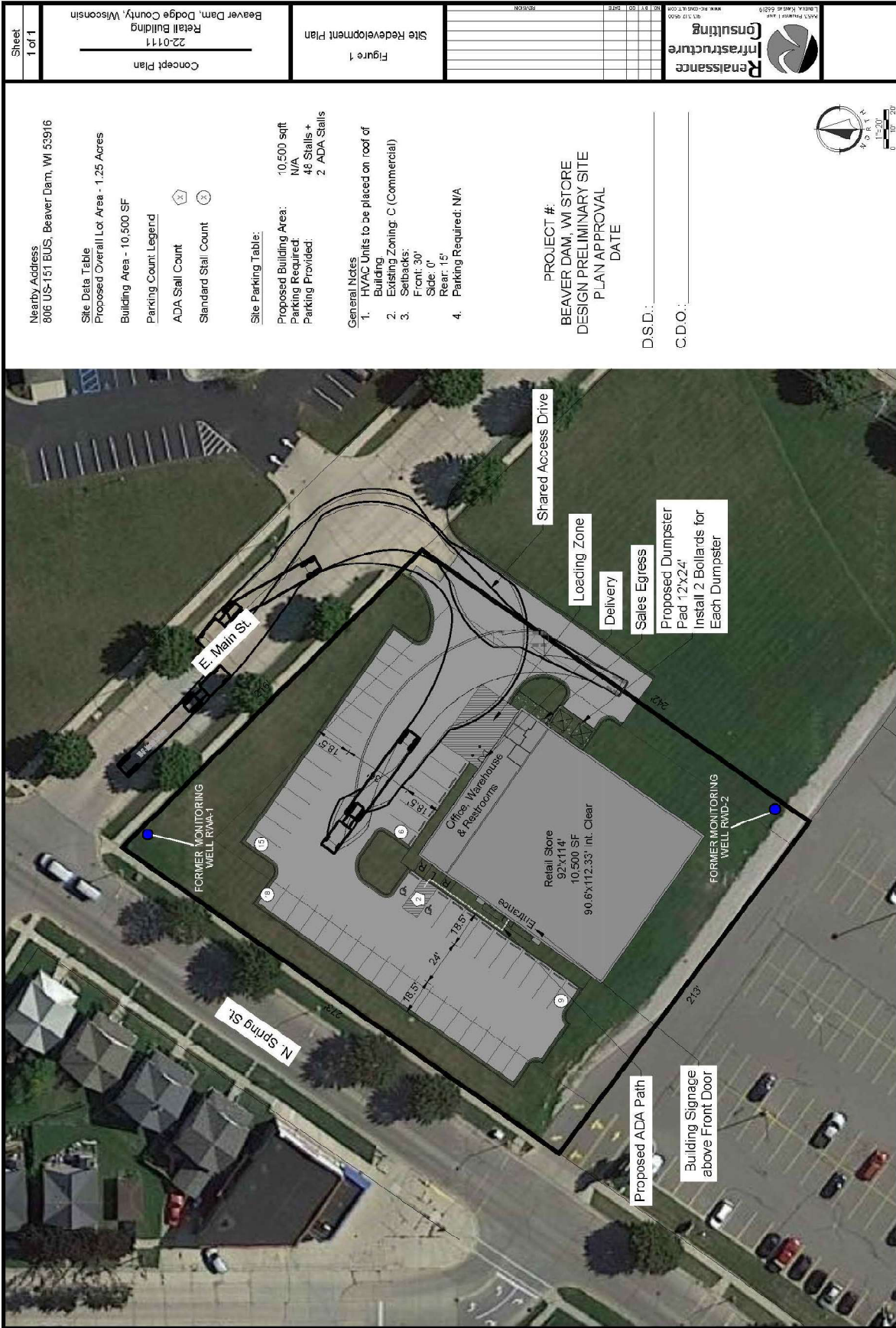


Electronic signature

Jeff Ackerman, P.G.
Hydrogeologist
608-219-2302

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cc: Nicole Wise, EWI
Valerie Gibson, EWI
Pine Ridge Homes, Inc. (owner)



Sheet
1 of 1

Concept Plan
22-0111
Retail Building
Beaver Dam, Dodge County, Wisconsin

Nearby Address
806 US-151 BUS, Beaver Dam, WI 53916

Site Data Table
Proposed Overall Lot Area - 1.25 Acres
Building Area - 10,500 SF
Parking Count Legend
ADA Stall Count
Standard Stall Count

Site Parking Table:
Proposed Building Area: 10,500 sqft
Parking Required: N/A
Parking Provided: 48 Stalls + 2 ADA Stalls

General Notes
1. HVAC Units to be placed on roof of Building
2. Existing Zoning: C (Commercial)
3. Setbacks: Front: 30', Side: 0', Rear: 15'
4. Parking Required: N/A

PROJECT #:
BEAVER DAM, WI STORE
DESIGN PRELIMINARY SITE
PLAN APPROVAL
DATE

D.S.D.: _____
C.D.O.: _____

REnaissance Infrastructure Consulting
1825 Prairie Ave
91317-0000
www.renaissance.com

Scale: 1" = 20'
Graphic Scale: 0' 10' 20'