

June 5, 2023

Paul V. Grittner  
Wisconsin Department of Natural Resources  
1027 West St. Paul Avenue  
Milwaukee, WI 53233

RE: **BRRTS Case Number 02-41-544080**  
6633-6639 West National Avenue  
West Allis, WI

Request to Modify Legal Description and Create Separate BRRTS Case File  
References for Final Legally Defined Parcels

Paul:

Following up on our phone conversation of Wednesday, May 31 2023 we are submitting materials and a formal request to modify the parcel/land divisions to which the above-referenced BRRTS case file is associated. The reason for this request is to allow for the orderly completion of construction and development work on the four (4) separate parcels created by the recorded Certified Survey Map. The progression of work will be completed by affiliates of Mandel Group, Inc. such that there will be coordination of work between the CSM Lots and continuity of work at adjoining property lines to effect a complete, integrated cap closure.

A list of exhibits and illustrations are appended to this letter request to provide clarity for the history of the delineation of lands covered under this BRRTS case number.

The BRRTS case number and file were opened in September, 2005 at which time a Site Investigation Report and RAOR analysis were submitted on behalf of the City of West Allis. The property was a targeted redevelopment activity of the City of West Allis. At the time of this initial submittal there were several parcels being assembled to create a redevelopment site. The parcels are described as the "700 Series Properties" and individually referenced numerically – i.e. "701", "702", etc. Two corner properties at the northwest and northeast corners of the parcel along National Avenue appear to be excluded from this analysis, based on the outlined land area shown on exhibits contained in the September, 2005 SIR.

Subsequently, on 5/10/2012 and 6/26/2012 a Remedial Action Plan and Phase II assessment were submitted, which incorporated the original "700 Series" parcels along with the two corners mentioned above. Since 2012 the entirety of the current site delineation has been included in all environmental work.

The "modern era" environmental work commenced in 2021. All of the SIR, RAOR, and Off-Site Material Removal submissions have referenced the entirety of the Site, inclusive of the two corner parcels mentioned above.

In order to facilitate development of the Site a Certified Survey Map #9370 was prepared and recorded on December 2, 2021. CSM 9370 created four parcels (Lot 1, Lot 2, Lot 3, and Lot 4) from the lands that fully envelope the Site area that has been the subject of the environmental investigations under BRRTS 02-41-544080.

We are requesting that BRRTS 02-41-544080 be amended or expanded to allow for individual tracking of each of the four Lots created by CSM 9370. We will submit a separate closure request (for instance, "BRRTS 02-41-544080 Lot 2") as each individual parcel is completed with a compliant cap improvement. We understand that BRRTS 02-41-544080 will remain open until all four lots have been closed. So long as we can demonstrate closure as to individual lots, this approach will allow us to raise debt and equity capital to fund the improvements required to complete the cap on each individual parcel. From our review of the BRRTS database we believe that this matter is properly and completely addressed under the singular BRRTS database reference 02-41-544080.

We greatly appreciate your review of this request and the attached materials, and look forward to answering any questions you may have or otherwise assisting with any recording against title to the four lots referenced above.

Best Regards,



Robert B. Monnat  
Senior Partner

CC: FEC, Inc; Angie Achenbach, Mandel Group, Inc.; Debe Storts, Walker & Dunlop

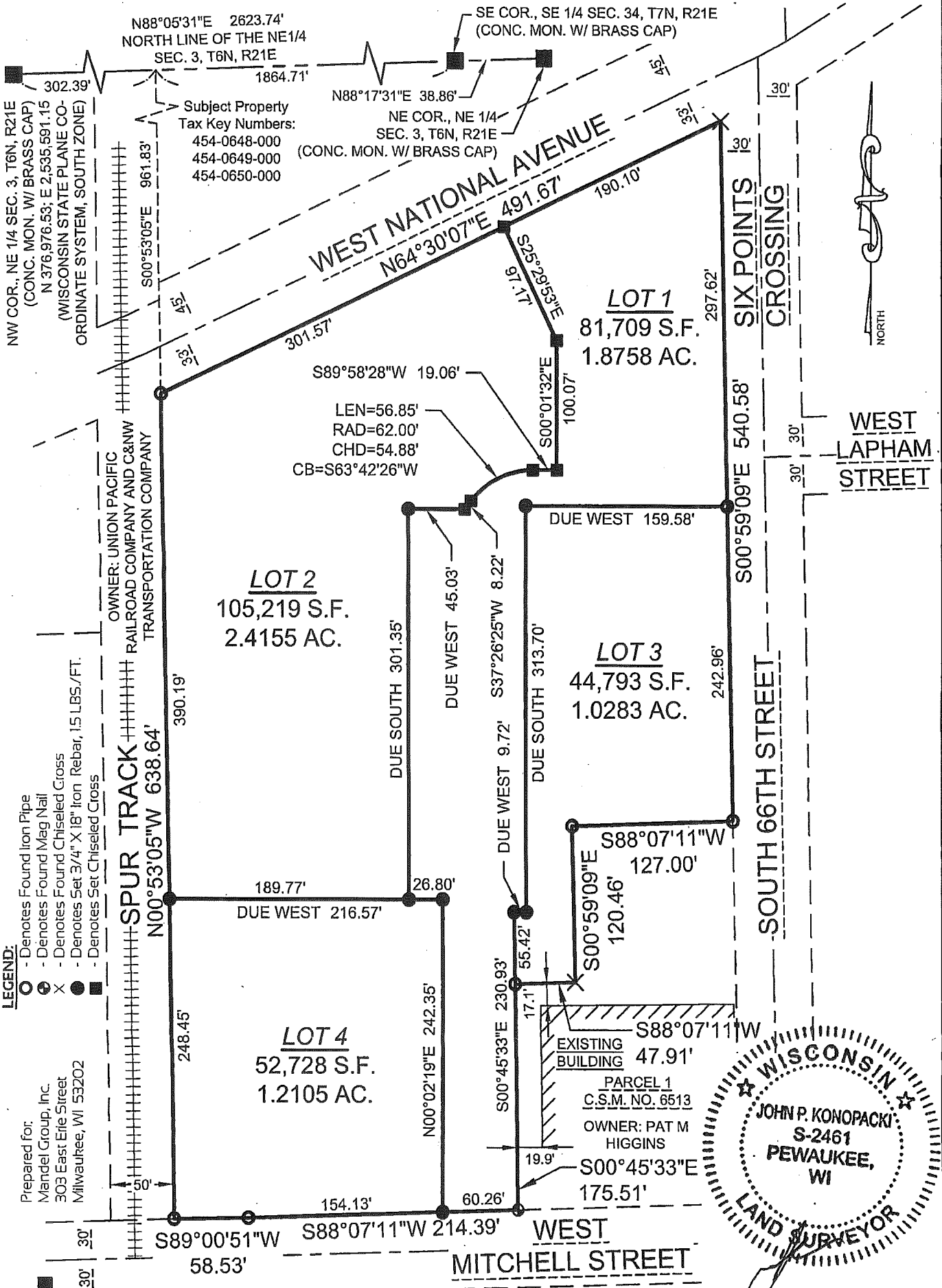
**LIST OF EXHIBITS**

- A Certified Survey Map #9370
- B Status of Work as of June 1, 2023
- C September, 2005 Scope of Investigation Graphic showing exclusion of two corner parcels
- D 2012 Scope of Investigation Including Two Corner Parcels, 2012 RAP

**EXHIBIT A**  
CSM #9370

# CERTIFIED SURVEY MAP NO. 9370

Being a redivision of Lots 1, 2 and 3 of Certified Survey Map No. 8866, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.



**LEGEND:**

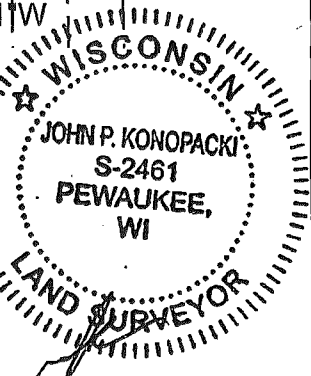
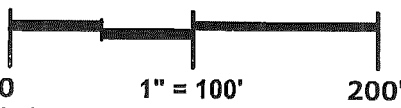
- - Denotes Found Iron Pipe
- ⊙ - Denotes Found Mag Nail
- X - Denotes Found Chiseled Cross
- - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
- - Denotes Set Chiseled Cross

Prepared for:  
Mandel Group, Inc.  
303 East Erie Street  
Milwaukee, WI 53202

**LEGEND:**

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD I SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

GRAPHICAL SCALE (FEET)



SEPTEMBER 23, 2021

PEG JOB#650.00  
SHEET 1 OF 4

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

# CERTIFIED SURVEY MAP NO. 9370

Being a redivision of Lots 1, 2 and 3 of Certified Survey Map No. 8866, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and redivided Lots 1, 2 and 3 of Certified Survey Map No. 8866, recorded in the office of the Register of Deeds for Milwaukee County on November 11, 2016 as Document No. 10622534, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 3;  
Thence North 88°05'31" East along the north line of said Northeast 1/4, 302.39 feet;  
Thence South 00°53'05" East, 961.83 feet to the south right of way line of West National Avenue and the Point of Beginning;

Thence North 64°30'07" East along said south right of way line, 491.67 feet to the west right of way line of Six Points Crossing;  
Thence South 00°59'09" East along said west right of way line and then along the west right of way line of South 66th Street, 540.58 feet to the north line of Parcel 1 of Certified Survey Map No. 6513;  
Thence South 88°07'11" West along said north line, 127.00 feet;  
Thence South 00°59'09" East along said north line, 120.46 feet;  
Thence South 88°07'11" West along said north line, 47.91 feet to the west line of said Parcel 1;  
Thence South 00°45'33" East along said west line, 175.51 feet to the north right of way line of West Mitchell Street;  
Thence South 88°07'11" West along said north right of way line, 214.39 feet;  
Thence South 89°00'51" West along said north right of way line, 58.53 feet to the east line of a Spur Track;  
Thence North 00°53'05" West along said east line, 638.64 feet to the Point of Beginning.

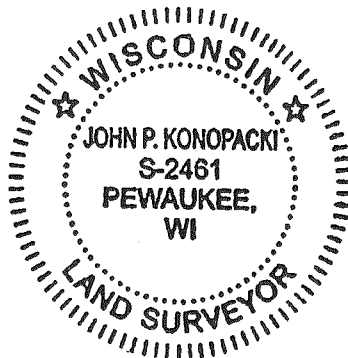
Containing 284,449 square feet (6.5300 acres) of land, more or less.

That I have made such survey, land division and map by the direction of Community Development Authority of the City of West Allis, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

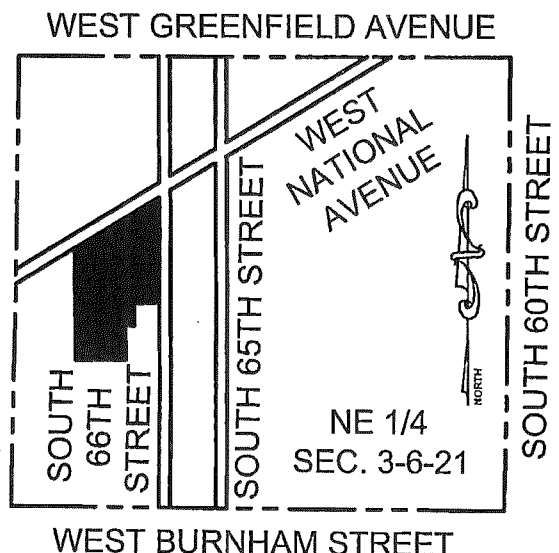
That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the City of West Allis Land Division Ordinance in surveying, mapping and dividing the same.

Date: SEPTEMBER 23, 2021



  
John P. Konopacki  
Professional Land Surveyor S-2461

## VICINITY MAP SCALE 1"=1000'



### NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Vertical Datum: City of West Allis Vertical Datum. Contours are shown at 2' intervals based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the Northwest corner of the Northeast 1/4 Section 3, Town 6 North, Range 21 East, Elevation = 147.93.
- Bearings referenced to C.S.M. NO. 8866. The north line of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East has a bearing of N88°05'31"E.

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#650.00  
SHEET 2 OF 4

# CERTIFIED SURVEY MAP NO. 9370

Being a redivision of Lots 1, 2 and 3 of Certified Survey Map No. 8866, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

## OWNER'S CERTIFICATE


Community Development Authority of the City of West Allis, as owner, does hereby certify that it caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

We also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of West Allis
2. Milwaukee County

IN WITNESS WHEREOF, the said Community Development Authority of the City of West Allis has caused these presents to be signed by Patrick Schloss, Executive Director of the Community Development Authority, at West Allis, Milwaukee County, Wisconsin, on this 18 day of October, 2021.

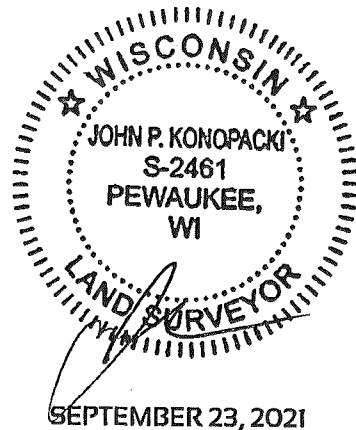
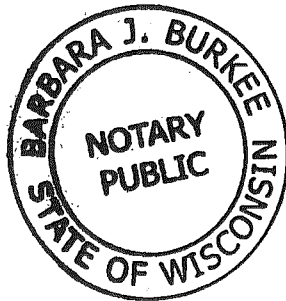
In the presence of: Community Development Authority of the City of West Allis

  
Patrick Schloss  
Executive Director of the  
Community Development Authority

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

Personally came before me this 18<sup>th</sup> day of October, 2021, Patrick Schloss, Executive Director of the Community Development Authority, of the above named Community Development Authority of the City of West Allis, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officer, by its authority.

Barbara J. Burkee  
Notary Public  
Name: Barbara J. Burkee  
State of Wisconsin  
My Commission Expires: 10-18-23



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#650.00  
SHEET 3 OF 4

# CERTIFIED SURVEY MAP NO. 9370

Being a redivision of Lots 1, 2 and 3 of Certified Survey Map No. 8866, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

## COMMON COUNCIL APPROVAL

Be it resolved by the Common Council of the City of West Allis, Wisconsin, that the Certified Survey Map of a parcel of land in the Southwest 1/4 and Northwest 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin be and the same is hereby adopted.

Approved: 1/5/2021

[Signature]  
Dan Devine, Mayor

Adopted: 1/5/2021

[Signature]  
Rebecca N. Grill, CPM, CMC, MBA  
City Administrative / Clerk

## PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of West Allis on this 27 day of October, 2021.

10/6/2021  
Date

10-6-21  
Date

[Signature]  
Dan Devine, Chairman

[Signature]  
Planning Manager

## CERTIFICATE OF CITY TREASURER

I, Corinne Zurad, being the duly appointed, qualified and acting City Treasurer of the City of West Allis, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes of unpaid special assessments as of Oct 6, 2021 on any of the lands included in this Certified Survey Map.

10/6/2021  
Date

[Signature]  
Corinne Zurad  
City Treasurer

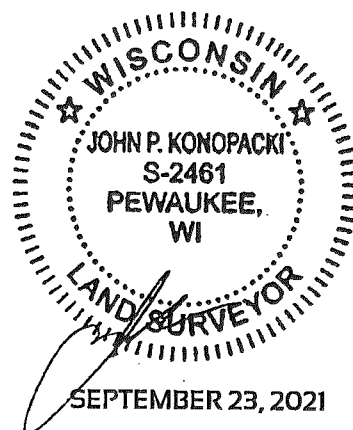
## CERTIFICATE OF CITY CLERK

I, Rebecca Grill, being the duly appointed, qualified and acting City Clerk of the City of West Allis, Wisconsin, and that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of West Allis, Wisconsin on the 6 day of October, 2021.

10/6/2021  
Date

[Signature]  
Rebecca N. Grill, CPM, CMC, MBA  
City Administrator / Clerk

DOC # 11193094  
RECORDED:  
12/02/2021 11:05 AM  
ISRAEL RAMON  
REGISTER OF DEEDS  
MILWAUKEE COUNTY, WI  
AMOUNT: 30.00



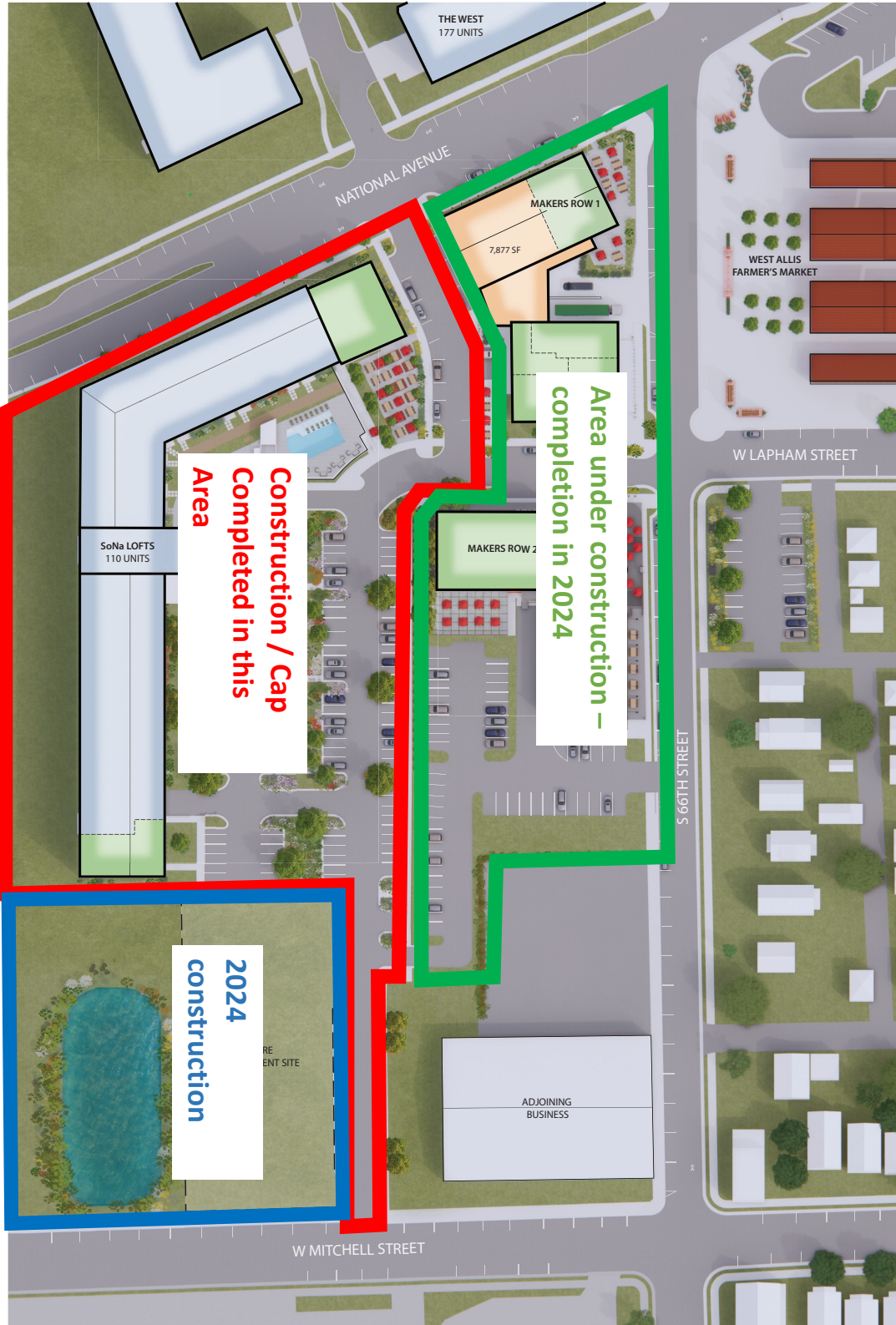
Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#650.00  
SHEET 4 OF 4

**EXHIBIT B**  
STATUS OF WORK AS OF JUNE 1, 2023





# MAKERS M ROW

A COLLECTION OF CRAFT FOOD & BEVERAGE MAKERS

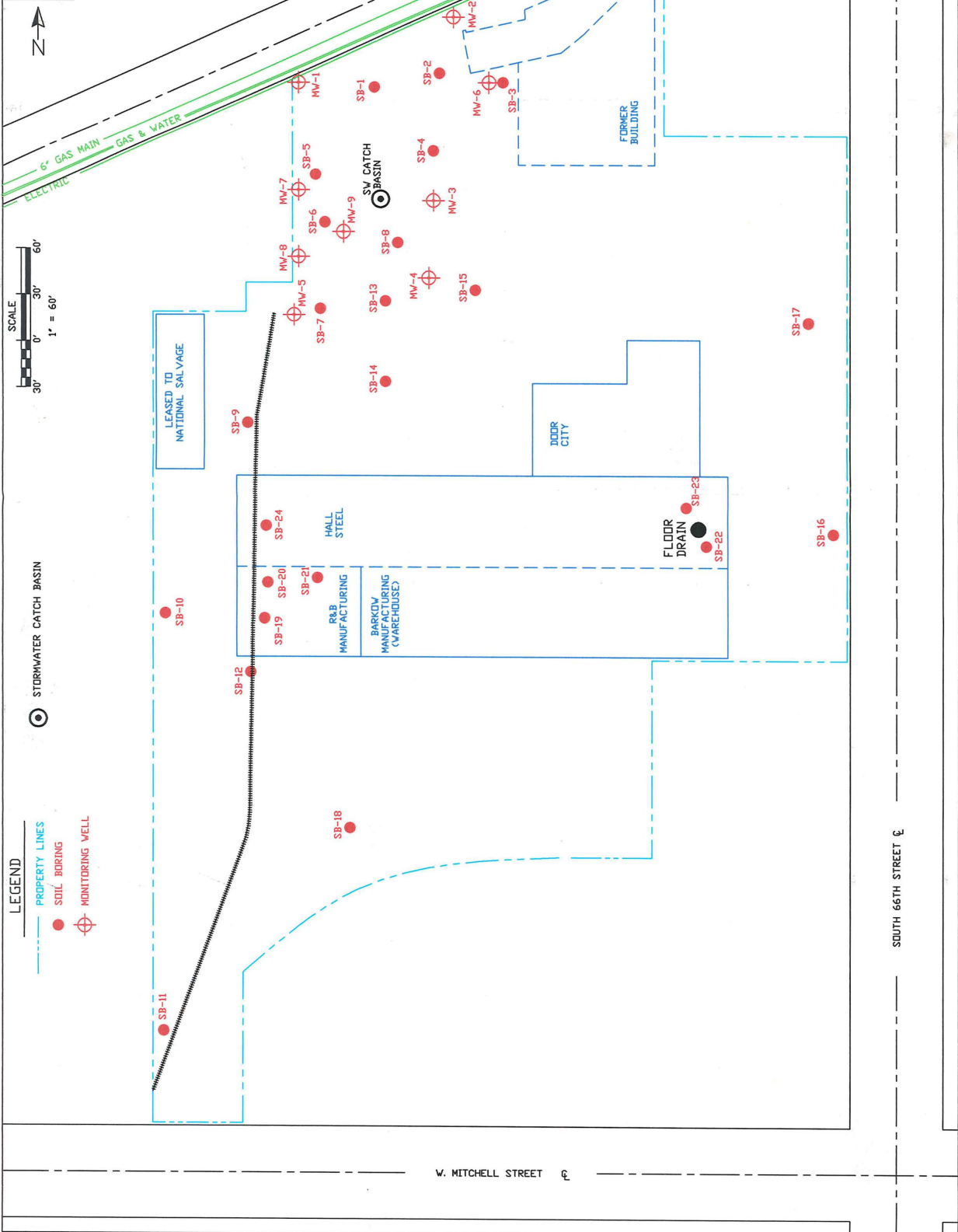
WEST ALLIS

- RESIDENTIAL
- COMMERCIAL SPACE - LEASED
- COMMERCIAL SPACE - AVAILABLE

**EXHIBIT C**  
SEPTEMBER 2005 SCOPE OF INVESTIGATION GRAPHIC

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC  
 DATE: 08/23/05 DRAWN BY: TJM  
 LOCATION: 6639-39 W. NATIONAL AVE  
 WEST ALLIS, WISCONSIN

**FIGURE 2**  
 MONITORING WELL &  
 SOIL BORING LOCATIONS



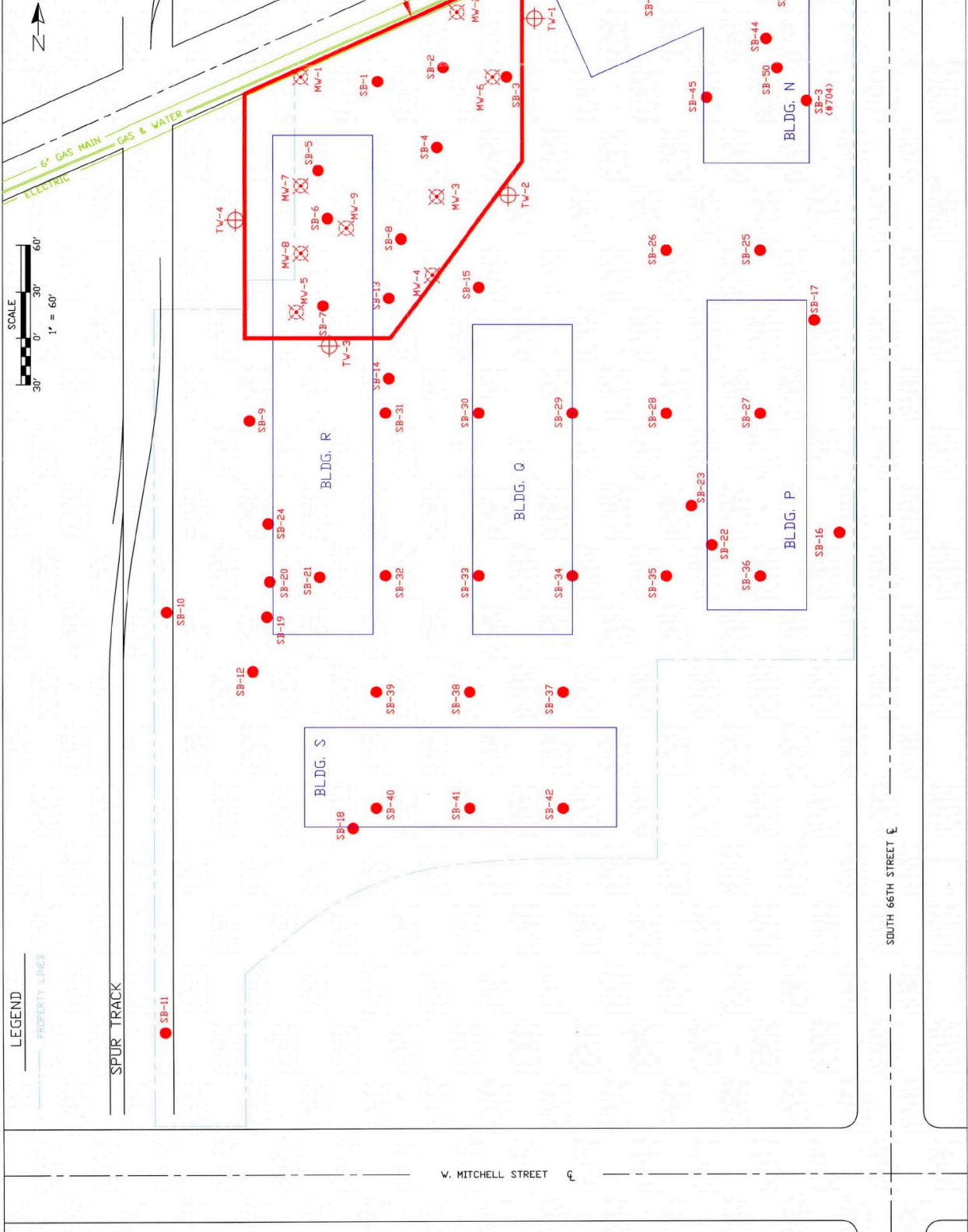


**EXHIBIT D**  
2012 SCOPE OF INVESTIGATION GRAPHIC FROM 2012  
RAP



THE ENVIRONMENTAL MANAGEMENT COMPANY LLC  
 DATE: 04/28/12 DRAWN BY: TJM  
 LOCATION 6633-39 W. NATIONAL AVE  
 WEST ALLIS, WISCONSIN

**FIGURE 2**  
 SOIL BORING, MONITORING WELL,  
 AND TEMPORARY WELL LOCATIONS



**LEGEND**  
 PROPERTY LINES

SPUR TRACK

W. MITCHELL STREET

SOUTH 66TH STREET

W. NATIONAL AVE E  
 6" GAS MAIN  
 ELECTRIC

BLDG. N  
 SB-3 (#704)

COMPLETED SOIL EXCAVATION/  
 SOIL REMOVED TO  
 OFF-SITE BIOTREATMENT

