

CITY OF MANITOWOC

WISCONSIN, USA
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JAN 16 2019

WI DNR - GREEN BAY

January 11, 2019

Attention: Mr. Tauren Beggs

Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
2984 Shawano Ave
Green Bay, WI 54313

**Reference: Environmental Liability Clarification and LGU Exemption Request
Former Railroad Property Located Along North 10th and North 11th Streets
Manitowoc, Wisconsin**

Dear Mr. Beggs:

Pursuant to Wisconsin Statute 292.11(9)(e), the City of Manitowoc (City) is requesting clarification on environmental liabilities and requesting a local government unit (LGU) liability exemption for a former railroad property located along North 10th Street and North 11th Street in the City of Manitowoc (herein referred to as the "Property"). The Property consists of approximately ± 20.136 acres of largely vacant former railroad/industrial land. The Property is zoned Heavy Industrial I-2. Surrounding properties are a mix of commercial and industrial properties. The Property along with local topography is illustrated on Figure 1.

WDNR Form 4400-237 is provided in Attachment A. The following provides supplemental material to support the LGU request, as requested in Publication RR-055.

1 Reason for Property Acquisition

The City is targeting acquisition of the Property for blight elimination purposes.

2 Acquisition Method

The City declared the property as blighted at the September 17, 2018 Common Council meeting, by Resolution 18-0968. The property is located within TID 16. The City has executed a letter of intent and offer to purchase with the current property owner.

3 Additional Property Information

3.1 Property Details

Property Address: North 10th and North 11th Streets

Legal Description Adapted from the Corner Point, LLC (2018) ALTA Survey (Attachment B):

A parcel of land located in Blocks 2, 148, 149, 150, 151, 152, 168, 169, 170, 171, 172, 173 and 185 of the Original Plat of the City of Manitowoc and adjacent vacated streets, being part of Government Lot 3 of Section 19 and Government Lot 5 of Section 30, Town 19 North, Range 24 East. City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the NE Corner of said Section 30; Thence N 87°35'26" W, 366.28 feet coincident with the north line of said Government Lot 5 to a point on the west line of N.

City Attorney Kathleen M. McDaniel • Assistant City Attorney Elizabeth Majerus
Paralegal Jane M. Rhode

CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543
Phone (920) 686-6990 • Fax (920) 686-6999



11th street being the point of beginning; Thence N 00°52'37" E, 78.32 feet coincident with said west line of N. 11th street to a meander line being S 00°52'37" W, ± 61 feet from the approximate Ordinary High Water Mark of the Manitowoc River; Thence N 74°02'44" W, 882.94 feet coincident with said meander line; Thence S 61°01'35" W, 53.26 feet coincident with said meander line to a point on the north line of an existing parcel recorded in volume 243, page 314, document 306352, being S 88°45'41" E, ±28 feet from said approximate Ordinary High Water Mark of the Manitowoc River; Thence S 88°45'41" E (recorded as N 88°48'40" W), 30.00 feet; Thence Southerly, 128.67 feet along the arc of a 301.89 foot radius curve to the right the chord of which bears S 11°42'41" E (recorded as N 11°45'40" W), 127.70 feet; Thence S 00°29'19" W (recorded as N 0°26'20" E), 118.70 feet; Thence N 88°20'41" W (recorded as S 88°23'40" E), 1.25 feet; Thence Southerly, 123.97 feet along the arc of a 240.49 foot radius curve to the left the chord of which bears S 13°04'41" E (recorded as N 13°07'40" W), 122.60 feet all coincident with the easterly line of said existing parcel recorded in volume 243, page 314, document 306352; Thence S 48°19'19" W, 20.00 feet to a meander line on the south line of said parcel, being N 48°19'19" E, ±44 feet from said approximate Ordinary High Water Mark of the Manitowoc River; Thence S 49°52'04" E, 1515.55 feet coincident with said meander line to a point on the west line of N. 10th Street as described in volume 755, page 408, document 609214, being N 01°03'40" E, ±24 feet from said approximate Ordinary High Water Mark of the Manitowoc River; Thence N 01°03'40" E (recorded as S 00°40'15" W), 15.00 feet; Thence S 88°56'20" E (recorded as S 89°19'45" W), 9.00 feet; Thence N 00°50'35" W (recorded as S 02°34'30" E), 120.06 feet; Thence N 02°55'01" E (recorded as S 01°11'06" W), 308.99 feet; Thence S 89°30'20" E (recorded as S 88°45'45" W), 1.00 feet all coincident with said west line of N. 10th Street as described in volume 755, page 408, document 609214; Thence N 01°03'40" E, 40.27 feet to the southeast corner of said Block 168; Thence N 89°31'05" W, 100.00 feet coincident with the south line of said Block to the southwest corner of Lot 11; Thence N 01°03'40" E, 110.00 feet to the northwest corner of said Lot 11; Thence N 89°31'05" W, 100.00 feet to the southwest corner of Lot 4; Thence N 01°03'40" E, 115.00 feet coincident with the west line of said Lot 4 and its northerly extension to the south line of Buffalo Street as established by the Resolution Vacating Street Area, recorded in document 470436; Thence N 89°31'05" W, 165.97 feet coincident with said south line of Buffalo Street to said west line of N. 11th Street; Thence N 01°20'53" E, 35.00 feet; Thence N 01°02'59" E, 300.32 feet; Thence N 89°25'09" W, 0.55 feet; Thence N 00°52'37" E, 11.68 feet all coincident with said west line of N. 11th Street to the point of beginning. Said parcel includes all of that land lying between the meander lines and the Ordinary High Water Mark of the Manitowoc River.

Said parcel contains ± 877, 123 Square Feet (±20.136 Acres) of land.

PLSS Description Adapted from the Corner Point, LLC (2018) ALTA Survey (Attachment B):

Government Lot 3 of Section 19 and Government Lot 5 of Section 30, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin.

Property Identification Numbers:

The Property consists of 23 individual parcel identification numbers as summarized in the table below and illustrated on Figure 2. Assessor records suggest individual parcel IDs were developed for property tax purposes and correspond to historic leases rather than individually surveyed parcels of land, which may explain why identification numbers 173170 and 173160 are associated with more than one parcel.

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Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID
173000	173003	173022	173040	173080	173110	173150	173170
173001	173010	173023	173060	173090	173130	173160	173170
173002	173020	173030	173070	173100	173140	173160	

3.2 Aerial Photograph and Summary of Current Uses

Aerial Photograph

The location and extent of the Property illustrated on an orthophotograph taken in 2017 is provided on Figure 2.

Current Uses

The Property is largely vacant, with several building/AST foundations remaining in the central portion of the Property. Storage/dumping of materials/debris/vehicles by adjacent facility owners is apparent in the northwestern and eastern portions of the Property. The far northern portion of the Property is currently occupied by the Braun Building Center truss manufacturing facility. Adjacent facility occupants are using portions of the Property for parking.

The real estate sale contract indicates the following leases remain active at the Property:

Tenant	Purpose
Braun Building Center, Inc.	Storage Yard
Holmes Oil Corporation	Warehouse
Holmes Oil Corporation	Bulk Oil Plant
Holmes Oil Corporation	Bulk Oil Plant
Holmes Oil Corporation	Bulk Oil Plant
Holmes Oil Corporation	Bulk Oil Plant
Delite Outdoor	Sign Board

3.3 Property Ownership

Historic records indicate the Parcel was transferred from the Manitowoc Terminal Company to the Manitowoc and Western Railroad Company on July 22, 1895, which is consistent with railroad development in the late 19th Century. Assessor records suggest the property was later transferred to the Soo Line Railroad Company and ultimately transferred to the current owner (Wisconsin Central Limited) sometime during the latter half of the 20th Century.

In addition to railroad use during the 20th Century, prior industrial occupants are summarized on Figure 3 and include bulk petroleum storage in the central/eastern portions of the Property, ship building on the northern/north central portion of the Property, grain storage/elevator on the eastern/southern portions of the Property, metal/scrap/junk yard storage on the eastern portion of the Property, and transloading of stone along the southern portion of the Property.

3.4 Proposed Reuse of the Property

Due to the proximity of the Property to the Manitowoc River and the associated turning basin, likely reuse scenarios include recreational reuse on the southern and western portions of the Property; industrial reuse on the northern portion of the Property; and mixed-use commercial/multi-family residential on the central and eastern portions of the Property.

3.5 Previous Environmental Investigations

Numerous environmental investigations have been completed by others on behalf of the current Owner and/or previous tenants at the Property. The WDNR BRRTS Case numbers associated with the Property (Case No. 03-36-001962, Case No. 02-36-176478, and Case No. 02-36-000408) are summarized below.

BRRTS Case No. 03-36-001962

The Wisconsin Department of Commerce issued a closure letter on October 17, 2005 for BRRTS Case No. 03-36-001962 following excavation of petroleum impacted soil and listing the property on the GIS registry of closed remediation sites as an institutional control to manage residual petroleum impacts to soil and groundwater.

BRRTS Case No. 02-36-176478

WDNR issued a closure letter for BRRTS Case No. 02-36-176478 on February 22, 2007. Continuing obligations include an annual inspection and maintenance of an engineered barrier to control for residual impacts to soil and groundwater along with continuance of institutional controls.

BRRTS Case No. 02-36-000408

WDNR closed BRRTS Case No. 02-36-000408 on April 6, 1993.

3.6 WDNR License History

No records have been identified suggesting the Property was used as a dump or landfill.

The WDNR SHWIMS database indicates a previous tenant (Holmes Oil Corp) was a Very Small Quantity Hazardous Waste Generator (license number not listed) of D001 non-listed ignitable wastes.

3.7 Proposed Date of Acquisition

The City of Manitowoc, Wisconsin anticipates acquiring the Property on or before March 31, 2019.

We trust this information meets your needs. Please review this request as soon as possible and contact me with questions.

Sincerely,



Kathleen M. McDaniel,
City Attorney

Enclosures

Finance
9-17-18

18-0968

**RESOLUTION DECLARING THE CANADIAN NATIONAL
PENINSULA BLIGHTED AND AUTHORIZING THE COMMUNITY
DEVELOPMENT AUTHORITY TO ACQUIRE AND ASSIST THE
REDEVELOPMENT OF THE PROPERTY**

WHEREAS, Wisconsin Statutes §66.1333, the Blight Elimination and Slum Clearance Act (the "Act"), states that it is the policy of this state to protect and promote the health, safety and general welfare of the people of the state in which blighted areas exist by the elimination and preservation of such areas through the utilization of all means appropriate for that purpose, thereby encouraging well-planned, integrated, stable, safe and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places for employment of the people of this state and its communities in such areas; and,

WHEREAS, the Common Council has created a Community Development Authority under Manitowoc Municipal Code §3.160 for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects; and

WHEREAS, the Act allows the authority to undertake activities within the City for the purpose of carrying out redevelopment, blight elimination, blight prevention and urban renewal programs and projects as set forth in the Act, together with all powers necessary or incidental to effect adequate and comprehensive redevelopment, blight elimination, and urban renewal programs and projects; and,

WHEREAS, the Canadian National Peninsula in the City, roughly bounded by North 10th Street on the east and the Manitowoc River on the north, west, and south, as shown on the attached map, (the "Property") has been proposed as the site for various public improvements and private development projects; and,

WHEREAS, blight elimination, slum clearance, and urban renewal and redevelopment projects at the Property will protect and promote the health, safety, and general welfare of citizens of the City; and

WHEREAS, the Authority proposes to acquire or assist the private acquisition and development of the Property and to carry out blight elimination and urban renewal projects on the Property, including the installation and construction of public

improvements on the Property, and to subsequently transfer portions of the Property to private developers; and,

WHEREAS, Section 5(c)1g. of the Act provides that the Authority may acquire blighted property without designating a redevelopment area or adopting a redevelopment plan if the Authority obtains advance approval of the Common Council by at least a two-thirds vote; and,

WHEREAS, the Authority will conduct a duly-noticed public hearing at which all interested parties will be afforded a full opportunity to express their views respecting this preliminary determination of blight for the Property; and,

WHEREAS, the City staff have made preliminary findings and recommendations that (i) found the Property to be a "blighted property" within the meaning of Wis. Stats. § 66.1333(2m)(bm), and (ii) submitted the attached preliminary blight determination of the Property for the purpose of carrying out blight elimination and urban renewal projects to the Community Development Authority and Common Council for approval; and,

WHEREAS, in accordance with the Act, this Common Council now finds it necessary and in the public interests that the Authority undertake activities to eliminate and prevent blight, obsolescence, and the deterioration of the Property and to promote redevelopment and urban renewal on the Property; and,

WHEREAS, this Common Council has studied the facts and circumstances relating to the Property and the proposed acquisition of the Property, consideration having been given, among other items, to the following matters: (i) the definition of "blighted property" contained in Section (2m)(bm) of the Act, (ii) the Report with respect to the existence of blight on the Property in the context of the Act, (iii) the past and existing condition of, and the proposed uses of, the Property and of similar properties, (iv) the goals and objectives of the proposed acquisition of the Property, (v) visual inspections of the Property and surrounding areas by various members of the Authority and by various staff of and consultants to the City, and (vi) reports and recommendations to the Common Council by the Authority and City staff members.

NOW THEREFORE, BE IT RESOLVED by Mayor Justin M. Nickels and the Common Council of the City of Manitowoc that:

1. The Common Council hereby finds, determines and declares that the Property is blighted within the meaning of Section (2m)(bm) of the Act which substantially impairs or arrests the sound growth of the community.

2. The Common Council finds that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the Property, the uses of the Property after acquisition and the relation of the acquisition to other property redevelopment by the Authority.

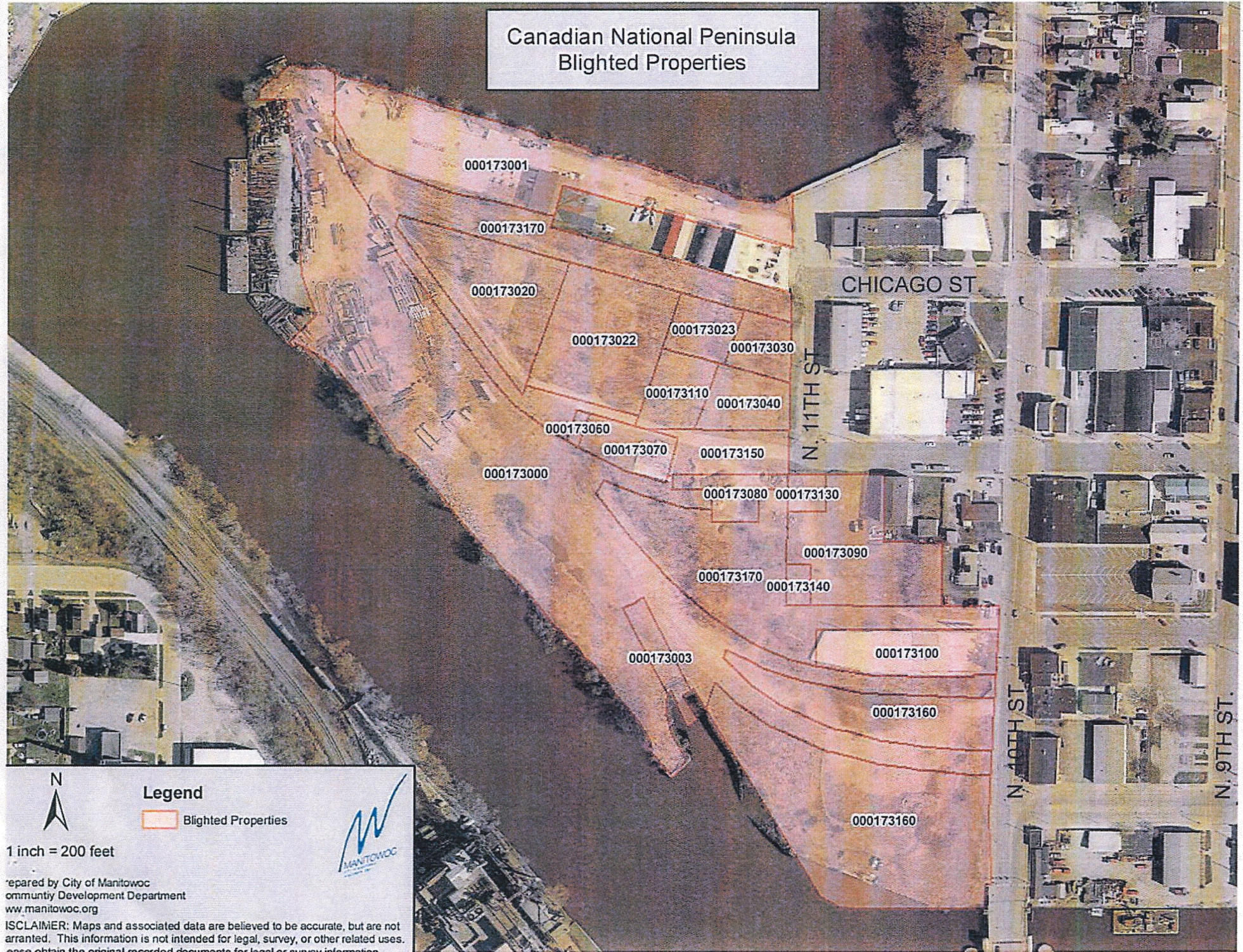
INTRODUCED SEP 17 2018 ADOPTED SEP 17 2018

Justin M. Nickels APPROVED 9/18/18
Justin M. Nickels, Mayor


This resolution was drafted by Kathleen M. McDaniel, City Attorney

Fiscal Impact:	\$0
Funding Source:	n/a
Finance Director Approval:	/sc
Approved as to form:	/kmm

Canadian National Peninsula Blighted Properties



Legend

 Blighted Properties



1 inch = 200 feet

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org

DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Blight Determination

**1 N. 10th Street, 1103 Chicago Street, 1121 Buffalo Street, & 308 N 11th Street
Also known as the Wisconsin Central LTD / CN Peninsula**

Date: September 14, 2018

Parcel #: 052-000-173-130.00
052-000-173-040.00
052-000-173-080.00
052-000-173-140.00
052-000-173-170.00
052-000-173-090.00
052-000-173-022.00
052-000-173-150.00
052-000-173-020.00
052-000-173-110.00
052-000-173-003.00
052-000-173-023.00
052-000-173-030.00
052-000-173-001.00
052-000-173-060.00
052-000-173-160.00
052-000-173-100.00
052-000-173-000.00
052-000-173-010.00
052-000-173-070.00



Current Conditions

The following assessment examines the current conditions of the subject property per the statutory definition of "blight" found in Chs. 32.03(6) and 66.1333(2m)(bm), Wis. Stats.

Statutory Elements	Observations	Resources
abandonment, dilapidation, deterioration, age or obsolescence; deterioration of site or other improvements	The 21 +/- acre site was historically used as a railroad marshalling, salvage, coal gasification, transloading car ferry dock and storage yard since the late 1800's through approximately 1990. After 1990 active rail activities ceased and limited transloading of rip rap/quarry stone occurred until circa 2010; all activities ceased after 2010. After 2010 two railroad bridges that provided rail car access to the site were removed, eliminating any direct rail access to the site. A vast majority of the site has gone fallow with no maintenance occurring by the property owner. The site consists of vacant underutilized land with approximately 3 foundations or slabs exposed from razed buildings. In 2016, the buildings were ordered to be razed but the foundations were left in place. There is one active building being leased and used for a business that builds trusses but otherwise the site is abandoned. An unused former building supply	Historical aerial photography. Inspection Notes & Photos 9-11-2014 Razing Permit 5-1-2015

	store is sitting dormant. General maintenance on the site is nonexistent. In addition, the sheet wall along the Manitowoc River is in disrepair and is falling into the river. No positive investment by the property owner in the past 30 to 40 years has occurred.	
inadequate provisions for ventilation, light, air or sanitation; insanitary conditions	Not applicable – the buildings have been razed on the site with the exception of the buildings being leased for the construction of building trusses.	Photos
high density of population and overcrowding	Not applicable – this is a non-residential property.	
conditions which endanger life or property by fire and other causes; unsafe conditions	The site is not secured by fencing and there is no owner presence on the site to deter trespassing, vandalism or other illegal activities. The site has the presence of unprotected foundations and fall hazards. There is evidence of junk and debris being dumped on the site. The river sheet wall system is in major disrepair creating an unsafe environment for boaters and fisherman.	Fire Dept. Citations List Historical Brownfield records, Stantec Reports Photos
faulty lot layout in relation to size, adequacy accessibility or usefulness	Due to long history of railroad ownership dating to the original plat of the City the lot layout has been haphazard and not conducive to orderly and efficient redevelopment practices.	Tax Record / Mapping
diversity of ownership	The property is currently owned by a Canadian company with it's United States office based in Chicago. There is no local presence on the site. Throughout the properties life there have been multiple rail companies that owned the property in addition to a myriad of leases.	
tax or special assessment delinquency exceeding the fair market value of the land	There are no significant tax or special assessment delinquencies against the property. The property is not being used for its highest and best use. With over 2,000 l.f. of river frontage the property is underutilized and therefore is not generating its potential in tax base.	Tax Record
defective or unusual conditions of title	There are no known construction liens filed against the property. There are environmental restrictions on the property.	

Potential Impacts

The following assessment considers the potential impacts of the current state of the property as detailed above per the statutory definition of "blight" found in Ch. 66.1333(2m)(bm).

Statutory Elements	Conclusions	Resources
conductive to ill health, transmission of disease, infant	The presence of hazardous materials, other contamination and petroleum substances on the property are causes for concern relative to health	Previous environmental reports, Stantec Reports

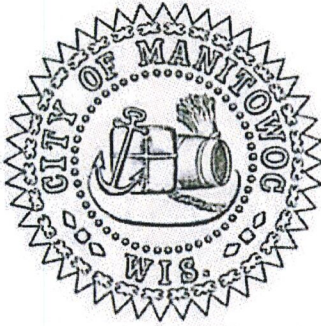
mortality, juvenile delinquency or crime	and mortality. The 21 +/- acre parcel has approximately 2,800' of frontage along the Manitowoc River which is used for a multitude of recreational activities. The unsecured access and unsupervised oversight of the site are attractive for delinquency and crime. The lack of property maintenance and lack of vermin proof activities are causes for concern relative to transmission of disease.	Photos
detrimental to the public health, safety, morals or welfare	Causes for concern with public health, safety, morals and welfare stem from the dangers present in the unsupervised and unsecured property. The real or perceived environmental contamination and blighted appearance of the property is deterring positive investment by other neighboring property owners. The property casts a negative shadow on residents driving along the N. 10 th Street corridor into the downtown area.	Historical environmental reports, Stantec Reports Photos
substantially impairs or arrests the sound growth of a city	Positive community growth is being deterred on the N. 10 th Street corridor and other adjacent properties due to the negative visual impact of the property. There is a preponderance of vacant buildings and other deteriorated properties in the blocks immediately surrounding this property. In the past two Comprehensive Plans and recent downtown and river corridor plans the property has been shown as a key redevelopment site for the City.	Photos, Aerial Photography
retards the provisions of housing accommodation	Not applicable – this is a non-residential property.	
constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare	Due to the negative impacts of the vacant, underutilized property investment in adjacent properties is minimal. The property is adjacent to a major southbound travel corridor into the downtown. The current owner has not shown any intention of investing into the property for the betterment of the community.	Stantec Reports

Determination

The subject parcel and its contents meet the statutory definition of blight.

Completed by: Paul Braun
City Planner

Approved by: City of Manitowoc Common Council (Insert Date)
Community Development Authority of the City of Manitowoc (Insert Date)



18-0968

Standing Committee: Finance Committee

Document Name: Resolution Declaring the Canadian National Peninsula Blighted and Authorizing the Community Development Authority to Acquire and Assist the Redevelopment of the Property

Consent

Non-Consent

Chairman Recommend

Recommendation:

Adopt Res

Attest:

[Signature]
Chair - Alderperson Jim Brey

9-17-18
Date

[Signature]
Vice-Chair - Alderperson Todd Lotz

[Signature]
Alderperson Scott McMeans

[Signature]
Alderperson Eric Sitkiewitz

[Signature]
Alderperson Mike Williams

Approved:

[Signature]
Justin M. Nickels
Mayor

9/18/18
Date

Notice: Use this form to request a **written response (on agency letterhead)** from the Department of Natural Resources (DNR) regarding technical assistance, a post-closure change to a site, a specialized agreement or liability clarification for Property with known or suspected environmental contamination. A fee will be required as is authorized by s. 292.55, Wis. Stats., and NR 749, Wis. Adm. Code., unless noted in the instructions below. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

Definitions

"Property" refers to the subject Property that is perceived to have been or has been impacted by the discharge of hazardous substances.

"Liability Clarification" refers to a written determination by the Department provided in response to a request made on this form. The response clarifies whether a person is or may become liable for the environmental contamination of a Property, as provided in s. 292.55, Wis. Stats.

"Technical Assistance" refers to the Department's assistance or comments on the planning and implementation of an environmental investigation or environmental cleanup on a Property in response to a request made on this form as provided in s. 292.55, Wis. Stats.

"Post-closure modification" refers to changes to Property boundaries and/or continuing obligations for Properties or sites that received closure letters for which continuing obligations have been applied or where contamination remains. Many, but not all, of these sites are included on the GIS Registry layer of RR Sites Map to provide public notice of residual contamination and continuing obligations.

Select the Correct Form

This form should be used to request the following from the DNR:

- Technical Assistance
- Liability Clarification
- Post-Closure Modifications
- Specialized Agreements (tax cancellation, negotiated agreements, etc.)

Do not use this form if one of the following applies:

- Request for an **off-site liability exemption or clarification** for Property that has been or is perceived to be contaminated by one or more hazardous substances that originated on another Property containing the source of the contamination. Use DNR's Off-Site Liability Exemption and Liability Clarification Application Form 4400-201.
- Submittal of an Environmental Assessment for the **Lender Liability Exemption**, s 292.21, Wis. Stats., **if no response or review by DNR is requested**. Use the Lender Liability Exemption Environmental Assessment Tracking Form 4400-196.
- Request for an **exemption to develop on a historic fill site** or licensed landfill. Use DNR's Form 4400-226 or 4400-226A.
- **Request for closure** for Property where the investigation and cleanup actions are completed. Use DNR's Case Closure - GIS Registry Form 4400-202.

All forms, publications and additional information are available on the internet at: dnr.wi.gov/topic/Brownfields/Pubs.html.

Instructions

1. Complete sections 1, 2, 6 and 7 for all requests. Be sure to provide adequate and complete information.
2. Select the type of assistance requested: Section 3 for technical assistance or post-closure modifications, Section 4 for a written determination or clarification of environmental liabilities; or Section 5 for a specialized agreement.
3. Include the fee payment that is listed in Section 3, 4, or 5, unless you are a "Voluntary Party" enrolled in the Voluntary Party Liability Exemption Program **and** the questions in Section 2 direct otherwise. Information on to whom and where to send the fee is found in Section 8 of this form.
4. Send the completed request, supporting materials and the fee to the appropriate DNR regional office where the Property is located. See the map on the last page of this form. A paper copy of the signed form and all reports and supporting materials shall be sent with an electronic copy of the form and supporting materials on a compact disk. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>

The time required for DNR's determination varies depending on the complexity of the site, and the clarity and completeness of the request and supporting documentation.

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

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Section 1. Contact and Recipient Information

Requester Information

This is the person requesting technical assistance or a post-closure modification review, that his or her liability be clarified or a specialized agreement and is identified as the requester in Section 7. DNR will address its response letter to this person.

Last Name McDaniel	First Kathleen	MI M	Organization/ Business Name City of Manitowoc, Wisconsin
Mailing Address 900 Quay Street			City Manitowoc
			State WI
			ZIP Code 54220
Phone # (include area code) (920) 686-6990	Fax # (include area code)	Email kmcDaniel@manitowoc.org	

The requester listed above: (select all that apply)

- Is currently the owner
- Is currently renting or leasing the Property
- Is a lender with a mortgagee interest in the Property
- Is considering selling the Property
- Is considering acquiring the Property
- Other. Explain the status of the Property with respect to the applicant:

Pursuant to Wisconsin Statute 292.11(9)(e), the City of Manitowoc (City) is requesting clarification on environmental liabilities and requesting a local government unit (LGU) liability exemption for the former railroad property located along North 10th and North 11th Streets.

Contact Information (to be contacted with questions about this request) Select if same as requester

Contact Last Name McDaniel	First Kathleen	MI M	Organization/ Business Name City of Manitowoc, Wisconsin
Mailing Address 900 Quay Street			City Manitowoc
			State WI
			ZIP Code 54220
Phone # (include area code) (920) 686-6990	Fax # (include area code)	Email kmcDaniel@manitowoc.org	

Environmental Consultant (if applicable)

Contact Last Name Byers	First Harris	MI	Organization/ Business Name Stantec
Mailing Address 12075 Corporate Parkway; Suite 200			City Mequon
			State WI
			ZIP Code 53092
Phone # (include area code) (414) 581-6476	Fax # (include area code)	Email harris.byers@stantec.com	

Attorney (if applicable)

Contact Last Name Steimle	First Andrew	MI	Organization/ Business Name Steimle Birschbach, LLC
Mailing Address 21 Maritime Drive; PO Box 2225			City Manitowoc
			State WI
			ZIP Code 54221
Phone # (include area code) (920) 683-3500	Fax # (include area code)	Email Andrew@steimlebirshbach.com	

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

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Section 2. Property Information

Property Name Former Railroad Property Located Along North 10th and North 11th Streets		FID No. (if known)	
BRRTS No. (if known) 03-36-001962, 02-36-176478, and 02-36-000408		Parcel Identification Number 23 parcels; see attached cover letter and Figure 2	
Street Address North 10th and North 11th Streets		City Manitowoc	State WI
County Manitowoc	Municipality where the Property is located <input checked="" type="radio"/> City <input type="radio"/> Town <input type="radio"/> Village of Manitowoc	Property is composed of: <input type="radio"/> Single tax parcel <input checked="" type="radio"/> Multiple tax parcels	Property Size Acres 20

1. Is a response needed by a specific date? (e.g., Property closing date) Note: Most requests are completed within 60 days. Please plan accordingly.

No Yes

Date requested by: 03/01/2019

Reason: Acquisition

2. Is the "Requester" enrolled as a Voluntary Party in the Voluntary Party Liability Exemption (VPLE) program?

No. **Include the fee that is required for your request in Section 3, 4 or 5.**

Yes. **Do not include a separate fee.** This request will be billed separately through the VPLE Program.

Fill out the information in Section 3, 4 or 5 which corresponds with the type of request:

Section 3. Technical Assistance or Post-Closure Modifications;

Section 4. Liability Clarification; or Section 5. Specialized Agreement.

Section 3. Request for Technical Assistance or Post-Closure Modification

Select the type of technical assistance requested: [Numbers in brackets are for WI DNR Use]

- No Further Action Letter (NFA) (Immediate Actions) - NR 708.09, [183] - **Include a fee of \$350.** Use for a written response to an immediate action after a discharge of a hazardous substance occurs. Generally, these are for a one-time spill event.
- Review of Site Investigation Work Plan - NR 716.09, [135] - **Include a fee of \$700.**
- Review of Site Investigation Report - NR 716.15, [137] - **Include a fee of \$1050.**
- Approval of a Site-Specific Soil Cleanup Standard - NR 720.10 or 12, [67] - **Include a fee of \$1050.**
- Review of a Remedial Action Options Report - NR 722.13, [143] - **Include a fee of \$1050.**
- Review of a Remedial Action Design Report - NR 724.09, [148] - **Include a fee of \$1050.**
- Review of a Remedial Action Documentation Report - NR 724.15, [152] - **Include a fee of \$350**
- Review of a Long-term Monitoring Plan - NR 724.17, [25] - **Include a fee of \$425.**
- Review of an Operation and Maintenance Plan - NR 724.13, [192] - **Include a fee of \$425.**

Other Technical Assistance - s. 292.55, Wis. Stats. [97] (For request to build on an abandoned landfill use Form 4400-226)

- Schedule a Technical Assistance Meeting - **Include a fee of \$700.**
- Hazardous Waste Determination - **Include a fee of \$700.**
- Other Technical Assistance - **Include a fee of \$700.** Explain your request in an attachment.

Post-Closure Modifications - NR 727, [181]

- Post-Closure Modifications: Modification to Property boundaries and/or continuing obligations of a closed site or Property; sites may be on the GIS Registry. This also includes removal of a site or Property from the GIS Registry. **Include a fee of \$1050, and:**
 - Include a fee of \$300 for sites with residual soil contamination; and
 - Include a fee of \$350 for sites with residual groundwater contamination, monitoring wells or for vapor intrusion continuing obligations.

Attach a description of the changes you are proposing, and documentation as to why the changes are needed (if the change to a Property, site or continuing obligation will result in revised maps, maintenance plans or photographs, those documents may be submitted later in the approval process, on a case-by-case basis).

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

Page 4 of 8

Skip Sections 4 and 5 if the technical assistance you are requesting is listed above and complete Sections 6 and 7 of this form.

Section 4. Request for Liability Clarification

Select the type of liability clarification requested. Use the available space given or attach information, explanations, or specific questions that you need answered in DNR's reply. Complete Sections 6 and 7 of this form. [Numbers in brackets are for DNR Use]

"Lender" liability exemption clarification - s. 292.21, Wis. Stats. [686]

❖ Include a fee of \$700.

Provide the following documentation:

- (1) ownership status of the real Property, and/or the personal Property and fixtures;
- (2) an environmental assessment, in accordance with s. 292.21, Wis. Stats.;
- (3) the date the environmental assessment was conducted by the lender;
- (4) the date of the Property acquisition; for foreclosure actions, include a copy of the signed and dated court order confirming the sheriff's sale.
- (5) documentation showing how the Property was acquired and the steps followed under the appropriate state statutes.
- (6) a copy of the Property deed with the correct legal description; and,
- (7) the Lender Liability Exemption Environmental Assessment Tracking Form (Form 4400-196).
- (8) If no sampling was done, please provide reasoning as to why it was **not** conducted. Include this either in the accompanying environmental assessment or as an attachment to this form, and cite language in s. 292.21(1)(c)2., h.-i., Wis. Stats.:
 - h. The collection and analysis of representative samples of soil or other materials in the ground that are suspected of being contaminated based on observations made during a visual inspection of the real Property or based on aerial photographs, or other information available to the lender, including stained or discolored soil or other materials in the ground and including soil or materials in the ground in areas with dead or distressed vegetation. The collection and analysis shall identify contaminants in the soil or other materials in the ground and shall quantify concentrations.
 - i. The collection and analysis of representative samples of unknown wastes or potentially hazardous substances found on the real Property and the determination of concentrations of hazardous waste and hazardous substances found in tanks, drums or other containers or in piles or lagoons on the real Property.

"Representative" liability exemption clarification (e.g. trustees, receivers, etc.) - s. 292.21, Wis. Stats. [686]

❖ Include a fee of \$700.

Provide the following documentation:

- (1) ownership status of the Property;
- (2) the date of Property acquisition by the representative;
- (3) the means by which the Property was acquired;
- (4) documentation that the representative has no beneficial interest in any entity that owns, possesses, or controls the Property;
- (5) documentation that the representative has not caused any discharge of a hazardous substance on the Property; and
- (6) a copy of the Property deed with the correct legal description.

Clarification of local governmental unit (LGU) liability exemption at sites with: (select all that apply)

- hazardous substances spills - s. 292.11(9)(e), Wis. Stats. [649];
- Perceived environmental contamination - [649];
- hazardous waste - s. 292.24 (2), Wis. Stats. [649]; and/or
- solid waste - s. 292.23 (2), Wis. Stats. [649].

❖ Include a fee of \$700, a summary of the environmental liability clarification being requested, and the following:

- (1) clear supporting documentation showing the acquisition method used, and the steps followed under the appropriate state statute(s).
- (2) current and proposed ownership status of the Property;
- (3) date and means by which the Property was acquired by the LGU, where applicable;
- (4) a map and the $\frac{1}{4}$, $\frac{1}{4}$ section location of the Property;
- (5) summary of current uses of the Property;
- (6) intended or potential use(s) of the Property;
- (7) descriptions of other investigations that have taken place on the Property; and
- (8) (for solid waste clarifications) a summary of the license history of the facility.

**Technical Assistance, Environmental Liability
Clarification or Post-Closure Modification Request**

Form 4400-237 (R 9/15)

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Section 4. Request for Liability Clarification (cont.)

Lease liability clarification - s. 292.55, Wis. Stats. [646]

❖ **Include a fee of \$700 for a single Property, or \$1400 for multiple Properties and the information listed below:**

- (1) a copy of the proposed lease;
- (2) the name of the current owner of the Property and the person who will lease the Property;
- (3) a description of the lease holder's association with any persons who have possession, control, or caused a discharge of a hazardous substance on the Property;
- (4) map(s) showing the Property location and any suspected or known sources of contamination detected on the Property;
- (5) a description of the intended use of the Property by the lease holder, with reference to the maps to indicate which areas will be used. Explain how the use will not interfere with any future investigation or cleanup at the Property; and
- (6) all reports or investigations (e.g. Phase I and Phase II Environmental Assessments and/or Site Investigation Reports conducted under s. NR 716, Wis. Adm. Code) that identify areas of the Property where a discharge has occurred.

General or other environmental liability clarification - s. 292.55, Wis. Stats. [682] - Explain your request below.

❖ **Include a fee of \$700 and an adequate summary of relevant environmental work to date.**

No Action Required (NAR) - NR 716.05, [682]

❖ **Include a fee of \$700.**

Use where an environmental discharge has or has not occurred, and applicant wants a DNR determination that no further assessment or clean-up work is required. Usually this is requested after a Phase I and Phase II environmental assessment has been conducted; the assessment reports should be submitted with this form. This is not a closure letter.

Clarify the liability associated with a "closed" Property - s. 292.55, Wis. Stats. [682]

❖ **Include a fee of \$700.**

- Include a copy of any closure documents if a state agency other than DNR approved the closure.

Use this space or attach additional sheets to provide necessary information, explanations or specific questions to be answered by the DNR.

See cover letter and associated attachments.

Technical Assistance, Environmental Liability
Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

Page 6 of 8

Section 5. Request for a Specialized Agreement

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: dnr.wi.gov/topic/Brownfields/lgu.html#tabx4.

Tax cancellation agreement - s. 75.105(2)(d), Wis. Stats. [654]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description; and,
- (3) a draft 75.105 agreement based on the DNR's model (dnr.wi.gov/topic/brownfields/documents/mod75-105agrmt.pdf).

Agreement for assignment of tax foreclosure judgement - s.75.106, Wis. Stats. [666]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description; and,
- (3) a draft 75.105 agreement based on the DNR's model (dnr.wi.gov/topic/brownfields/documents/mod75-106agrmt.pdf).

Negotiated agreement - Enforceable contract for non-emergency remediation - s. 292.11(7)(d) and (e), Wis. Stats. [630]

❖ **Include a fee of \$1400, and the information listed below:**

- (1) a draft schedule for remediation; and,
- (2) the name, mailing address, phone and email for each party to the agreement.

Section 6. Other Information Submitted

Identify all materials that are included with this request.

Include one copy of any document from any state agency files that you want the Department to review as part of this request. The person submitting this request is responsible for contacting other state agencies to obtain appropriate reports or information.

Phase I Environmental Site Assessment Report - Date: _____

Phase II Environmental Site Assessment Report - Date: _____

Legal Description of Property (required for all liability requests and specialized agreements)

Map of the Property (required for all liability requests and specialized agreements)

Analytical results of the following sampled media: Select all that apply and include date of collection.

Groundwater Soil Sediment Other medium - Describe: _____

Date of Collection: _____

A copy of the closure letter and submittal materials

Draft tax cancellation agreement

Draft agreement for assignment of tax foreclosure judgment

Other report(s) or information - Describe: See cover letter and associated attachments

For Property with newly identified discharges of hazardous substances only: Has a notification of a discharge of a hazardous substance been sent to the DNR as required by s. NR 706.05(1)(b), Wis. Adm. Code?

Yes - Date (if known): _____

No

Note: The Notification for Hazardous Substance Discharge (non-emergency) form is available at: dnr.wi.gov/files/PDF/forms/4400/4400-225.pdf.

**Technical Assistance, Environmental Liability
Clarification or Post-Closure Modification Request**

Form 4400-237 (R 9/15)

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Section 7. Certification by the Person who completed this form

I am the person submitting this request (requester)

I prepared this request for: _____

Requester Name

I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge. I also certify I have the legal authority and the applicant's permission to make this request.

Signature

Kathleen M. Deane

Date Signed

01/11/2017

Title

City Attorney

Telephone Number (include area code)

(920) 686-6990

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 9/15)

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Section 8. DNR Contacts and Addresses for Request Submittals

Send or deliver one paper copy and one electronic copy on a compact disk of the completed request, supporting materials, and fee to the region where the property is located to the address below. Contact a DNR regional brownfields specialist with any questions about this form or a specific situation involving a contaminated property. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

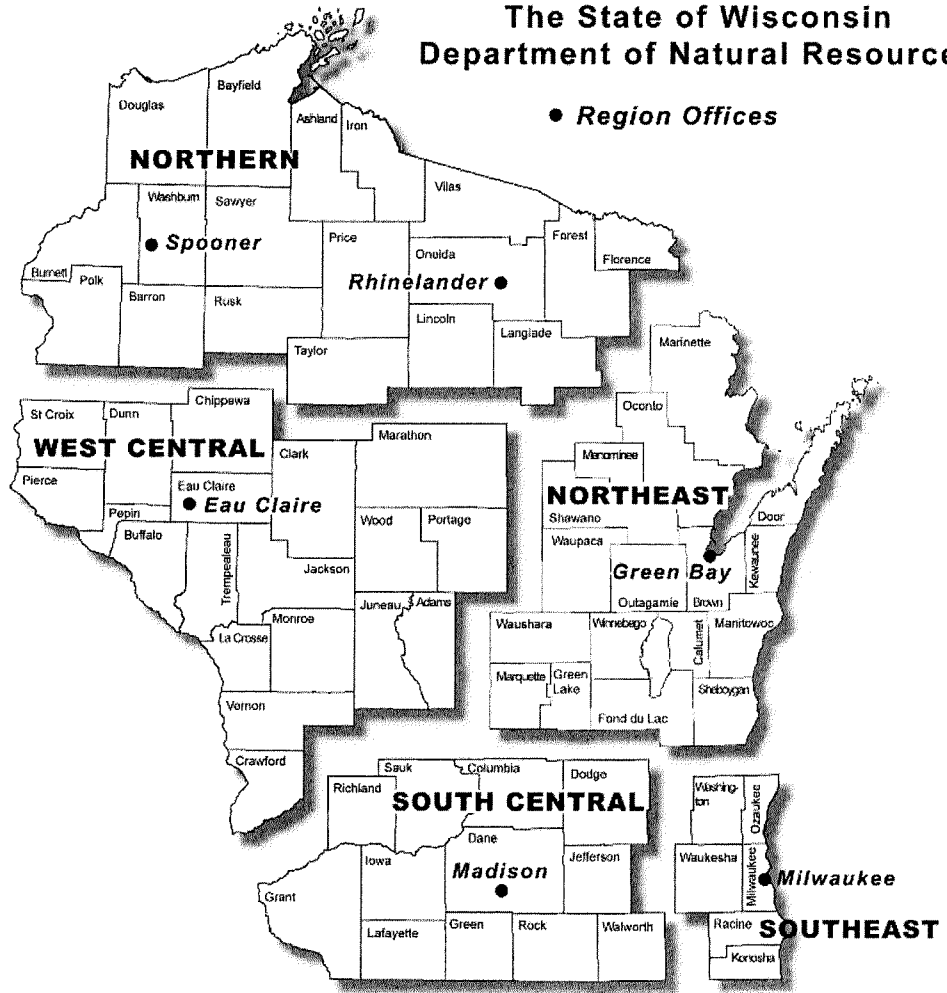
DNR NORTHERN REGION
Attn: RR Program Assistant
Department of Natural Resources
223 E Steinfest Rd Antigo, WI 54409

DNR NORTHEAST REGION
Attn: RR Program Assistant
Department of Natural Resources
2984 Shawano Avenue
Green Bay WI 54313

DNR SOUTH CENTRAL REGION
Attn: RR Program Assistant
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg WI 53711

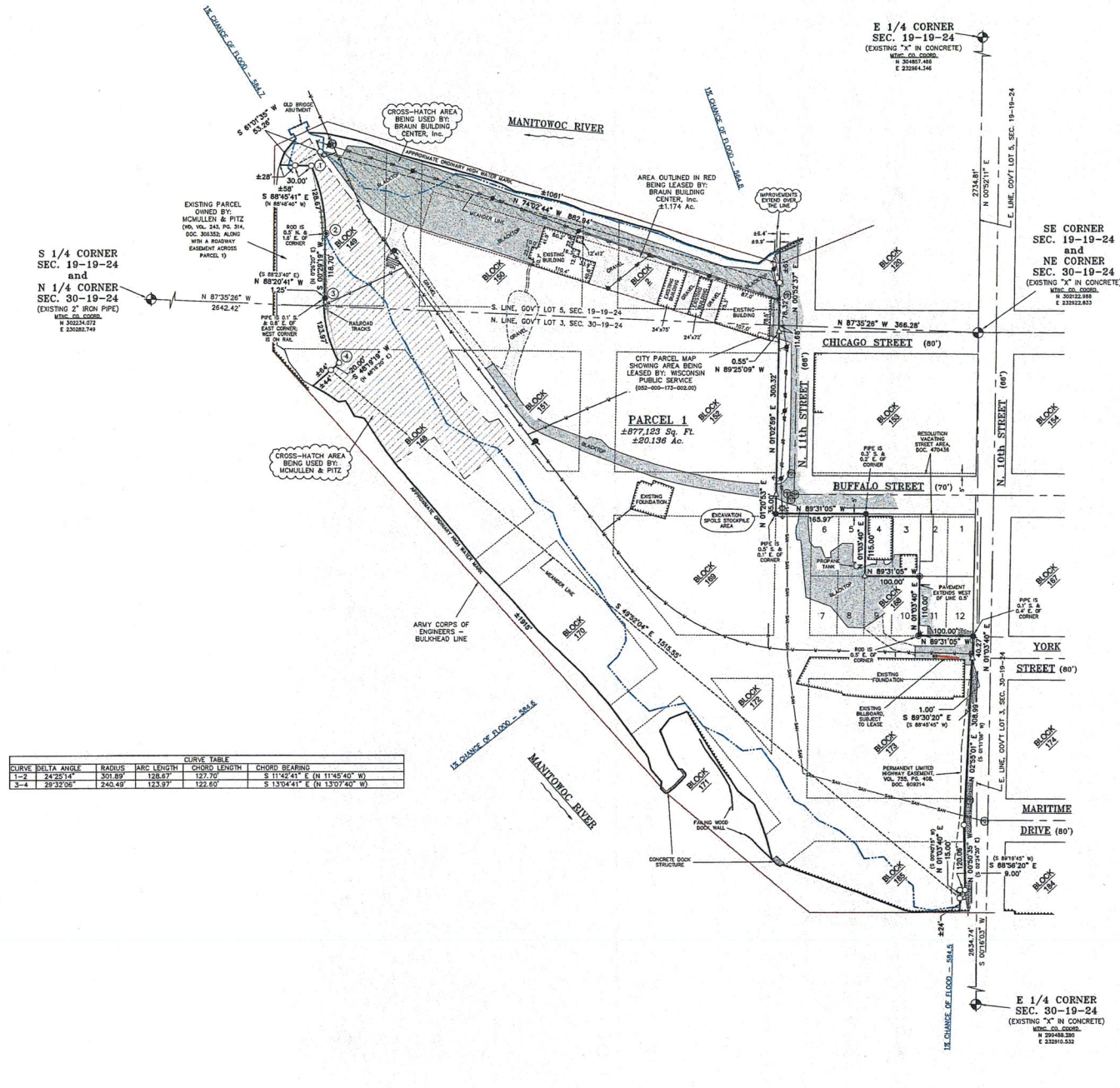
DNR SOUTHEAST REGION
Attn: RR Program Assistant
Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee WI 53212

DNR WEST CENTRAL REGION
Attn: RR Program Assistant
Department of Natural Resources
1300 Clairemont Ave.
Eau Claire WI 54702

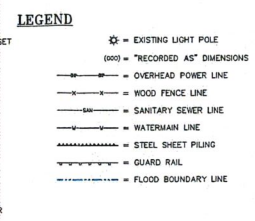


Note: These are the Remediation and Redevelopment Program's designated regions. Other DNR program regional boundaries may be different.

DNR Use Only			
Date Received	Date Assigned	BRRTS Activity Code	BRRTS No. (if used)
DNR Reviewer		Comments	
Fee Enclosed? <input type="radio"/> Yes <input type="radio"/> No	Fee Amount \$	Date Additional Information Requested	Date Requested for DNR Response Letter
Date Approved	Final Determination		



CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1-2	24°25'14"	301.89'	128.67'	127.70'	S 11°42'41" E (N 11°45'40" W)
3-4	29°32'06"	240.49'	123.97'	122.69'	S 13°04'41" E (N 13°07'40" W)



WARNING:
 DIGGERS HOTLINE WAS CONTACTED TO MARK UNDERGROUND UTILITIES (DIGGERS HOTLINE DOES NOT MARK PRIVATE SEWER AND WATER LATERALS, A MARKING COMPANY MUST BE HIRED TO MARK LATERALS). THOSE UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE CITY OF MANITOWOC AND MANITOWOC PUBLIC UTILITIES.
 CONTACT DIGGERS HOTLINE AND VERIFY ALL UTILITY LOCATIONS BEFORE DIGGING.

ALTA COMMITMENT:
 EFFECTIVE DATE: July 3, 2018, at 8:30 am
 FILE NUMBER: CW-30424
 COMMITMENT SCHEDULE B, Part 8, Exceptions
 Items 1, 2, 3, 4, 5, 6, 10, 11, 14, 15, and 16 may apply to Parcel 1 but may not necessarily be mapped.
 Items 7, 8, 9, 12, 13, 17, 18, 19, 20, 21, 25, 26, 27, and 28 apply to Parcel 1 and are shown hereon.
 Items 22, 23 and 24 do not apply to Parcel 1.

- TABLE "A" ITEMS:**
1. Corner monuments as shown.
 2. Address of parcel as shown.
 3. According to the FIRM (Flood Insurance Rate Map) Panel Number 55071C0306D and 55071C0308D, Effective Date August 2, 2011, Parcel 1 is adjacent to Zone AE along the Mantowoc River, with virtually all of the parcel classified as Zone X (unshaded), outside the 0.2% annual chance floodplain.
 4. Due to the actual elevation of the property, a more significant portion of this property is in Zone AE, which is not shown on the FIRM map. The Flood Boundary line shown hereon is based on the actual elevation of the ground and referenced to local National Geodetic Survey benchmarks. Portions of the parcel outside of the Flood Boundary may be below the 1% chance of flood elevation shown hereon and portions of the parcel within the Flood Boundary may be above the 1% chance of flood elevation.
 5. Gross land area as shown.
 6. Exterior building dimensions as shown.
 7. Substantial features as shown.
 8. Location of utilities as shown.

DESCRIPTION:
 A parcel of land located in Blocks 2, 148, 149, 150, 151, 152, 156, 169, 170, 171, 172, 173 and 185 of the Original Plat of the City of Manitowoc and adjacent vacated streets, being part of Government Lot 3 of Section 19 and Government Lot 5 of Section 30, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:
 Commencing at the NE Corner of said Section 30; Thence N 87°35'28" W, 366.28 feet coincident with the north line of said Government Lot 3 to a point on the west line of N. 11th Street being the point of beginning; Thence N 00°52'37" E, 78.32 feet coincident with said west line of N. 11th Street to a meander line being S 00°52'37" E, 261 feet from the approximate Ordinary High Water Mark of the Mantowoc River; Thence N 74°02'44" W, 882.54 feet coincident with said meander line; Thence S 81°01'35" W, 53.26 feet coincident with said meander line to a point on the north line of an existing parcel recorded in volume 243, page 314, document 306352, being S 88°45'41" E, 428 feet from said approximate Ordinary High Water Mark of the Mantowoc River; Thence S 88°45'41" E (recorded as N 88°45'40" W), 30.00 feet; Thence Southerly, 128.67 feet along the arc of a 301.89 foot radius curve to the right the chord of which bears S 11°42'41" E (recorded as N 11°45'40" W), 127.70 feet; Thence S 00°52'37" E (recorded as N 00°52'37" E), 118.70 feet; Thence N 89°31'05" W (recorded as S 88°23'40" E), 1.25 feet; Thence Southerly, 123.97 feet along the arc of a 240.49 foot radius curve to the left the chord of which bears S 13°04'41" E (recorded as N 13°07'40" W), 122.69 feet coincident with the easterly line of said existing parcel recorded in volume 243, page 314, document 306352; Thence S 48°19'19" W, 20.00 feet to a meander line on the south line of said parcel, being N 48°19'19" E, 244 feet from said approximate Ordinary High Water Mark of the Mantowoc River; Thence S 48°19'19" E, 1315.55 feet coincident with said meander line to a point on the west line of N. 10th Street as described in volume 725, page 408, document 609214, being N 01°03'40" E, 4.24 feet from said approximate Ordinary High Water Mark of the Mantowoc River; Thence N 01°03'40" E (recorded as S 00°40'15" W), 15.00 feet; Thence S 88°58'20" E (recorded as S 88°19'45" W), 8.00 feet; Thence N 02°50'35" W (recorded as S 02°34'30" E), 120.06 feet; Thence N 02°50'35" E (recorded as S 01°11'05" W), 308.89 feet; Thence S 89°30'20" E (recorded as S 88°45'45" W), 1.00 feet coincident with said west line of N. 10th Street as described in volume 725, page 408, document 609214; Thence N 01°03'40" E, 40.27 feet to the southeast corner of said Block 168; Thence N 89°31'05" W, 100.00 feet coincident with the south line of said Block to the southwest corner of Lot 11; Thence N 01°03'40" E, 110.00 feet to the northwest corner of said Lot 11; Thence N 89°31'05" W, 100.00 feet to the southwest corner of Lot 4; Thence N 01°03'40" E, 115.00 feet coincident with the west line of said Lot 4 and its northerly extension to the south line of Buffalo Street as established by the Resolution Vacating Street Area, recorded in document 470438; Thence N 89°31'05" W, 165.97 feet coincident with said south line of Buffalo Street to said west line of N. 11th Street; Thence N 01°03'40" E, 35.00 feet; Thence N 01°02'59" E, 300.32 feet; Thence N 88°25'09" W, 0.55 feet; Thence N 00°52'37" E, 11.68 feet all coincident with said west line of N. 11th Street to the point of beginning. Said parcel includes all of that land lying between the meander lines and the Ordinary High Water Mark of the Mantowoc River.
 Said parcel contains 2877,123 Square Feet (20.136 Acres) of land.

Property Address: 1 N. 10th Street and 1103 Chicago Street, Manitowoc, WI 54220
Tax Parcel Numbers:
 052-000-173-130.00; 052-000-173-130.00; 052-000-173-130.00; 052-000-173-140.00; 052-000-173-170.00;
 052-000-173-090.00; 052-000-173-090.00; 052-000-173-150.00; 052-000-173-020.00; 052-000-173-110.00;
 052-000-173-003.00; 052-000-173-003.00; 052-000-173-030.00; 052-000-173-030.00; 052-000-173-001.00; 052-000-173-060.00;
 052-000-173-160.00; 052-000-173-100.00; 052-000-173-000.00; 052-000-173-002.00; 052-000-173-016.00;
 052-000-173-070.00

The Property Address and tax parcel number shown herein is for informational purposes only.
SURVEYORS CERTIFICATE:
 To Wisconsin Central Ltd; Commonwealth Land Title Insurance Company, (Solutz & Solutz, LLP); City of Manitowoc:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7, 8 and 11 of Table A thereof. The plat was completed on August 17, 2018 and that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.
 JEFFREY A. DEZEEUW
 LAND SURVEYOR
 MANITOWOC, WI

ALTA/NSPS LAND TITLE SURVEY FOR WISCONSIN CENTRAL LTD LOCATED IN BLOCKS 2, 148, 149, 150, 151, 152, 156, 169, 170, 171, 172, 173 AND 185 OF THE ORIGINAL PLAT OF THE CITY OF MANITOWOC AND ADJACENT VACATED STREETS, BEING PART OF GOVERNMENT LOT 3 OF SECTION 19 AND GOVERNMENT LOT 5 OF SECTION 30, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN
 WISCONSIN CENTRAL LTD
 c/o STEINLE BIRSCHBACH, LLC
 100 WEST 22ND ST
 MANITOWOC, WI 54201-2225

Attachment B - ALTA Survey



RESUME - BEWARE TO SHOW THE EXACT LOCATION OF FLOOD BOUNDARY 4/19/18 - SEE THE CITY OF MANITOWOC WEBSITE FOR MORE INFORMATION
 100 WEST 22ND ST
 MANITOWOC, WI 54201-2225

FIELD BOOK COMPLETE DATE: 0/0/2018
 DRAWN BY: JAD
 CHECKED BY: JAD
 DATE: 08/17/2018
 SCALE: 1" = 100'

Figure 1 - Topographic Map



Figure No. 1
Title
Target Redevelopment Area and Topographic Map
Client/Project
City of Manitowoc
USEPA Brownfield Assessment Grant

0 500 1,000 Feet
Prepared by H&A on 7/11/18
193703931

Legend
Target Property
N



Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet



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Figure 2 - Orthophotograph



Figure No.

2

Title

Target Property and 2017 Orthophotograph

Client/Project

City of Manitowoc
USEPA Brownfield Assessment Grant

0 115 230
Feet

193703931
Prepared by HLB on 7/11/18

Legend

- Target Property
- Target Parcels
- Nearby Parcels



Notes

- Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet



Figure 3 - Prior Occupants and Uses



Figure No.
3
Title
Target Property and Historic Occupants/Uses

Client/Project
City of Manitowoc
USEPA Brownfield Assessment Grant

0 120 240 Feet

193703931
Prepared by HLB on 7/11/18

- Legend**
- Target Property
 - Historic Occupants/Uses



- Notes**
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Historic Site features illustrated on this figure were digitized from multiple historic maps/sources, including City Assessor files, WDNR files, and Sanborn (R) Fire Insurance Maps. These features are provided for illustration purposes only; Stantec makes no warranty as to the accuracy of these features.
 3. Orthophotograph: Manitowoc County, 2017

