

From: Beggs, Tauren R - DNR
Sent: Thursday, January 18, 2024 9:36 AM
To: Byers, Harris
Subject: RE: Project Update on River Landing (BRRTS Case No. 0236593784)

Thanks for the update Harris.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Tauren R. Beggs

Phone: (920) 510-3472

Tauren.Beggs@wisconsin.gov (preferred contact method during work at home)

From: Byers, Harris <Harris.Byers@stantec.com>
Sent: Thursday, January 18, 2024 9:21 AM
To: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Subject: Project Update on River Landing (BRRTS Case No. 0236593784)

Tauren:

Just keeping you in the loop. The property transaction went through on 12/28/2023 (screen shot below) for the River Landing development at River Point in Manitowoc (BRRTS Case No. 0236593784). The current owner (River Landing) indicated the checks for your reviews will be sent this week.



Kristi Tuesburg
Manitowoc Register of Deeds
(920) 683-4010

Register of Deeds
1010 S. Eighth St. Rm 107
Manitowoc, WI



manitowocountywi.gov

v2.50 Copyright (c) 2023 DEKETO, LLC

www.deketo.com

Indexes available 1/3/1983 thru 1/17/2024. Data uploaded 10:07PM 1/17/2024.

[Privacy Policy](#)

[Shopping Cart](#)

To view document images (if available), your web browser must allow new tabs or popups from this web site.

WARRANTY DEED

Document Cost: \$3.00

Vol. / Page 03597 / 00277
Alternate # 1268677
Pages 2
Recorded 12/28/2023 3:43:24 PM
Signed 12/28/2023
Returned 1/5/2024

Returned To
ELECTRONIC FILED DOCUMENT
RETURNED TO SUBMITTER

[Prior Match](#)

[Next Match](#)

[Return to Browse](#)



[Add to Cart](#)

Parties

GRANTOR	COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MANITOWOC
GRANTEE	RIVER LANDING DEVELOPERS LLC

Legal Descriptions

LOT 1 (LOT 1) CSM MAP # 36-CSM-329	MANITOWOC COUNTY
---------------------------------------	------------------

Parcel Numbers

052-000-170-010.00

Fees and Amounts

\$30.00	RECORDING FEE
\$72.00	TRANSFER TAX

Sincerely,

Harris Byers, Ph.D.

Sr. Brownfields Project Manager
Contaminant Hydrogeologist / Urban Geochemist

Direct: 414 581-6476
Harris.Byers@stantec.com

Stantec
12080 Corporate Parkway Suite 200
Mequon WI 53092-2649



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Beggs, Tauren R - DNR
Sent: Monday, December 11, 2023 1:43 PM
To: Adam Tegen; Byers, Harris
Subject: RE: External: BRRTS #s for New Sites at River Point

Thanks for the update Adam.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Tauren R. Beggs

Phone: (920) 510-3472

Tauren.Beggs@wisconsin.gov (preferred contact method during work at home)

From: Adam Tegen <ategen@manitowoc.org>
Sent: Monday, December 11, 2023 1:41 PM
To: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>; Byers, Harris <Harris.Byers@stantec.com>
Subject: RE: External: BRRTS #s for New Sites at River Point

Thanks Tauren.

In regards to River Landing, we are expecting to close on the sale of the property by the end of the year.

No timetable for the Former Turntable Area.

Adam

From: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Sent: Monday, December 11, 2023 11:45 AM
To: Byers, Harris <Harris.Byers@stantec.com>
Cc: Adam Tegen <ategen@manitowoc.org>
Subject: External: BRRTS #s for New Sites at River Point

Hi Harris,

As discussed, DNR has created the BRRTS #s for the two sites (River Landing and the Former Turntable Area (Lot 3)):

- River Landing, BRRTS # 02-36-593784: I won't send a Responsible Party letter until I have confirmation the property has been acquired by the private owner from the City. Please let me know when that happens or if it already has.
- The Former Turntable Area, BRRTS # 02-36-593783: I just created this BRRTS # for now so I have a place to upload the documents to BRRTS on the Web. The BRRTS case name right now is only temporary and it will be renamed once the property has been sold for redevelopment, but I wanted you to have the BRRTS # available to you.

If you have any questions, please let me know.

Regards,

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Tauren R. Beggs

Hydrogeologist & Northeast Region Land Recycling Expert

Remediation and Redevelopment Program

Wisconsin Department of Natural Resources

2984 Shawano Ave

Green Bay, WI 54313

Phone: (920) 510-3472

Tauren.Beggs@wisconsin.gov (preferred contact method during work at home)

dnr.wi.gov

Be Alert !

This is External or System generated Email. Please verify before opening any links or attachments.

From: Byers, Harris <Harris.Byers@stantec.com>
Sent: Tuesday, November 21, 2023 3:52 PM
To: Beggs, Tauren R - DNR
Subject: FW: 0236585491: Site Investigation Report (NR 716)

Tauren:

Good afternoon. Just uploaded a SI for the River Landing project at the River Point District in Manitowoc (notice below).

I used the existing BRRTS case number (0236585491) to send the document to you, but as we discussed a few weeks ago – this will need to be filed as part of a new BRRTS Case.

My (very) rough memory was you wanted a spill notification to create the new BRRTS case....is that still the case, or could you use the contact information below for River Landing to open the new BRRTS Case?

DANIEL DIEDERICHS
River Landing Developers, LLC
828 Winnetka Ct
Manitowoc, WI 54220
contact@riverlanding-townhomes.com

The RAP/MMP should be ready tomorrow with the HFE early next week.

The Phase I ESA (if you want a copy) will be ready next week as well with an expected closing of November 30. And the hope to start construction in Spring 2024 as soon as the frost is out of the ground.

Thanks!

Harris Byers, Ph.D.

Sr. Brownfields Project Manager
Contaminant Hydrogeologist / Urban Geochemist

Direct: 414 581-6476
Harris.Byers@stantec.com

Stantec
12080 Corporate Parkway Suite 200
Mequon WI 53092-2649



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: no-reply@wisconsin.gov <no-reply@wisconsin.gov>
Sent: Tuesday, November 21, 2023 3:40 PM
To: Byers, Harris <Harris.Byers@stantec.com>
Subject: 0236585491: Site Investigation Report (NR 716)

Please do not reply to this email.

Dear Harris Byers

Thank you for your submittal.

Confirmation Number: 42676

BRRTS #: 0236585491

Site Name: RIVER POINT DISTRICT- LGU

Type of Report: Site Investigation Report (NR 716)

Fee Amount: 0.00

Name: Harris Byers

Company: Stantec

Other DNR RR Contact: NA

This submittal contains:

- PFAS sampling results.

Additional Information: NA

Please send your fee (if applicable) and a copy of this confirmation email to:

DNR Service Center
Attn: DENISE DANELSKI
2984 SHAWANO AVE
GREEN BAY 54313-6727

A submittal is not considered complete until the fee (if applicable) and electronic copy of the document or report are received, per Wis. Admin. Code § NR 749.04 (1) and § NR 700.11 (3g) respectively. Please be aware that the DNR Project Manager may contact you for a paper copy of your submittal.

For more information please see the [Guidance for submitting Documents to the Remediation and Redevelopment Program \(RR-690\)](#).

If you have questions please contact:
DENISE DANELSKI
denise.danelski@wisconsin.gov
(920) 510-4537

Be reminded that site investigations shall include an evaluation of hazardous substance discharges and environmental pollution including emerging contaminants in accordance with Wis. Admin. Code §NR 716.07, and evaluations shall be submitted as part of scoping to the Department in accordance with Wis. Admin. Code §NR. 716.09(2)(d).

Caution: This email originated from outside of Stantec. Please take extra precaution.