

GIS REGISTRY
Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

***WTM COORDINATES:**

X: **Y:**

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- | | |
|--|--|
| <input type="checkbox"/> Groundwater Contamination > ES (236) | <input checked="" type="checkbox"/> Soil Contamination > *RCL or **SSRCL (232) |
| <input type="checkbox"/> Contamination in ROW | <input type="checkbox"/> Contamination in ROW |
| <input type="checkbox"/> Off-Source Contamination | <input type="checkbox"/> Off-Source Contamination |
| <i>(note: for list of off-source properties
see "Impacted Off-Source Property" form)</i> | <i>(note: for list of off-source properties
see "Impacted Off-Source Property" form)</i> |

Land Use Controls:

- | | |
|---|--|
| <input type="checkbox"/> N/A (Not Applicable) | <input checked="" type="checkbox"/> Cover or Barrier (222) |
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <i>(note: maintenance plan for
groundwater or direct contact)</i> |
| <i>(note: soil contamination concentrations
between non-industrial and industrial levels)</i> | <input type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Maintain Liability Exemption (230) |
| <input type="checkbox"/> Site Specific Condition (228) | <i>(note: local government unit or economic
development corporation was directed to
take a response action)</i> |

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

- Yes No N/A

** Residual Contaminant Level
**Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: PARCEL ID #:
ACTIVITY NAME: WTM COORDINATES: X: Y:

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title: Final Plat of Devonshire**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Topographic Map**
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Site Diagram**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 3 **Title: Cap and Boring Location Diagram**

BRRTS #: 02-30-556679

ACTIVITY NAME: Outlot 4 of Devonshire Subdivision

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: **Title:**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: **Title:**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 Title: Soil Sample Analytical Summary

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: Title:

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-30-556679

ACTIVITY NAME: Outlot 4 of Devonshire Subdivision

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin
Governor Scott Walker

Department of Agriculture, Trade and Consumer Protection
Ben Brancel, Secretary

May 12, 2011

Mr. Todd Becker
M&I Marshall & Illsley Bank
770 North Water Street, 9th Floor
Milwaukee, WI 53202

Re: Final Case Closure with Land Use Limitations or Conditions
Outlot 4 of Devonshire Subdivision
5029 93rd Street, Pleasant Prairie, Kenosha, WI 53158
DATCP Case No. 11688011401
WDNR BRRTS No. 02-30-556679

Dear Mr. Becker:

On May 6, 2011, our Closure Committee reviewed the above-referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed or if additional information

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regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department may conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Remaining Residual Soil Contamination

Residual lead soil contamination remains on the property shown on Figures 2 and 3 of Terracon Consultants, Inc.'s (Terracon) GIS Registry Package. While the concentrations do not necessitate removal of the soil, they are high enough to require the site to be listed on the GIS Registry, unique disposal requirements if the soil is ever excavated, and implementation of a Cap Maintenance Plan to limit direct contact with the soil. The GIS Registry Package can be viewed at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If residual contaminated soil is excavated in the future, the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment, or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose a direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the vegetative cover that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

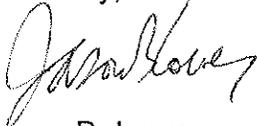
Prohibited Activities

The following activities are prohibited on the property where the barrier is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or Department of Agriculture, Trade and Consumer Protection: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Outlot 4 of Devonshire Subdivision – Pleasant Prairie
May 12, 2011

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please call me at 608-224-4515.

Sincerely,



Jason B. Lowery
Hydrogeologist

Attachment: Cap Maintenance Plan

Copy to: Victoria Stovall, WDNR Regional Assistant
Blaine Schroyer, Terracon

COVER MAINTENANCE PLAN

May 2, 2011

Property Located at: 5029 93rd Street
Outlot 4 of Devonshire Subdivision
Pleasant Prairie, Kenosha County, Wisconsin

BRRTS # 02-30-556679

Legal Description: OUTLOT 4 DEVONSHIRE SUB PT OF NW 1/4 SEC 23 T 1 R 22
PLAT#1535 DOC#1523108 (2008 PT 92-4-122-232-0100,-0125-0140,-0150 & -0200 SEE NEW
92-4-122-232-0301 THRU -0363 ALSO -1301 THRU -1304). Said land being in the City of
Pleasant Prairie, County of Kenosha, State of Wisconsin.

TAX #: 92-4-122-232-1304

Introduction

This document is the Maintenance Plan for a cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cover occupying the area over the contaminated soil on-site.

More site-specific information about this property may be found in:

- The case file in the DNR Southeast Region regional office and Madison offices of DATCP.
- BRRTS on the Web (DNR's internet based data base of contaminated sites): <http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imfApplyTheme.jsp?index=1>; and
- The DNR project manager for Kenosha County.

Description of Contamination

Soil contaminated by lead is located at a depth of six inches below grade at hand auger locations HA-4, HA-7, HA-8, HA-9, and HA-16. The hand auger locations are shown on the attached figure.

Description of the Cover to be maintained

The existing cover consists of turf and prairie grasses that will be maintained to prevent direct contact with potentially contaminated soil. It is located south of the residence located at 5029 93rd Street as shown on the attached figures.

Cover Barrier Purpose

The cover over the contaminated soil serves as a barrier to limit erosion and direct-contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The cover overlying the contaminated soil and as depicted in Figure 3 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can create exposure to underlying shallow soil. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, *Cover Inspection Log*. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the cover overlying the contaminated soil is removed or replaced, the replacement barrier must be equally vegetated. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the cover, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where the vegetative cover is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information (May 2, 2011)

Site Owner and/or Operator: M&I Marshall & Ilsley Bank
770 North Water Street, 9th Floor
Milwaukee, Wisconsin 53202
Contact: Mr. Todd Becker

Printed Name: Todd Becker

Signature: 

Consultant: Terracon Consultants, Inc.
9856 S. 57th Street
Franklin, WI 53132
(414) 423-0255
Contact: David G. Jackson

WDNR: Wisconsin Department of Natural Resources
2300 North Dr. Martin Luther King, Jr. Drive, Milwaukee, WI 53212
(414) 263-8500
Contact: Nancy Ryan

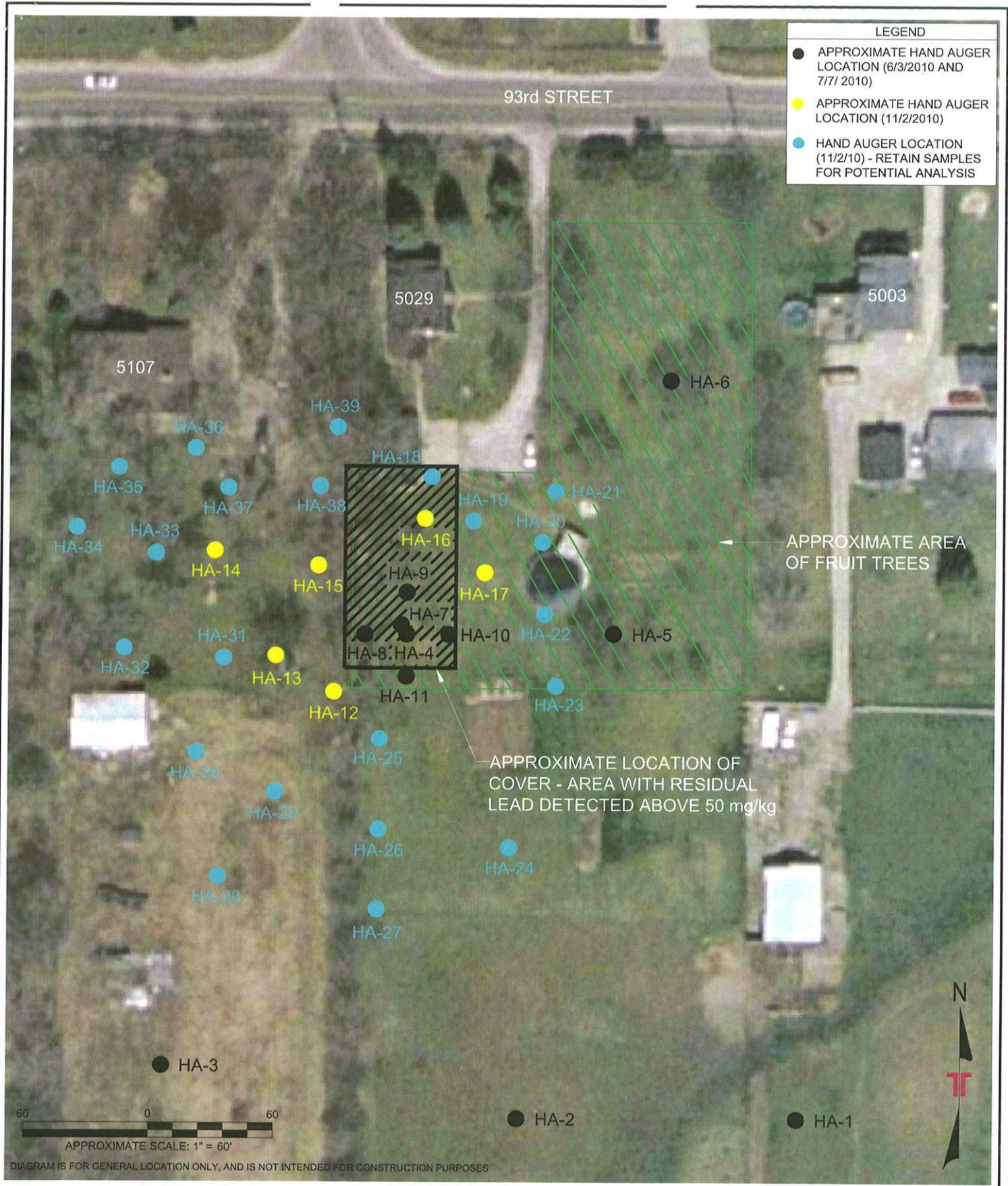
DATCP:

Wisconsin Department of Agriculture, Trade and Consumer
Protection

2811 Agriculture Drive, Madison, WI 53708

(608) 224-4515

Contact: Jason Lowery



Project Mngr:	AGC
Drawn By:	AGC
Checked By:	DGJ
Approved By:	DGJ

Project No.	58107080
Scale:	AS SHOWN
File No.	58107080 BL
Date:	2/18/11

Terracon
Consulting Engineers and Scientists

9856 SOUTH 57th STREET FRANKLIN, WI 53132
PH. (414) 423-0255 FAX. (414) 423-0566

COVER AND BORING LOCATION DIAGRAM

OUTLOT 4 OF DEVONSHIRE SUBDIVISION
SOUTH OF 93rd STREET

PLEASANT PRAIRIE WISCONSIN

FIGURE
3
(AERIAL)

EXHIBIT B

CAP INSPECTION LOG (FOR TURF AND PRAIRIE GRASS COVER)

Inspection Date	Inspector	Condition of Cover	Recommendations	Have Recommendations from previous inspection been implemented?

JK

Document #: **1639874**
Date: **2011-02-21** Time: **11:14:21** Pages: **3**
Fee: **\$30.00** County: **Kenosha** State: **WI**
Register of Deeds : **Louise I Principe**
Exempt Code: 14
The above recording information verifies this document has been electronically recorded and returned to the submitter

WARRANTY DEED

Document Number | Document Title

THIS DEED, made between Regency Hills – Devonshire, LLC, a Wisconsin limited liability company (“Grantor,” whether one or more), and M&I Regional Properties, LLC, a Wisconsin limited liability company (“Grantee,” whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Kenosha County, State of Wisconsin (“Property”) (if more space is needed, please attach addendum):

See Exhibit A attached hereto.

Recording Area
Name and Return Address: Cynthia G. Fletcher, Esq. Davis & Kuelthau, s.c. Suite 1400 111 East Kilbourn Avenue Milwaukee, WI 53202
PIN: <u>92-4-122-232-1304</u>

This conveyance is a deed in lieu of foreclosure with regard to the obligations secured by a Mortgage in favor of M&I Marshall & Ilsley Bank, dated April 5, 2007 and recorded with the Kenosha County Register of Deeds on April 5, 2007 as Document No. 1516418, as assigned to M&I Regional Properties, LLC recorded on 2/18/11, ~~2010~~ as Document No. 1639839. This deed in lieu of foreclosure does not merge with the mortgages described above. Grantor declares that this conveyance is freely and fairly made.

This conveyance is exempt from transfer fee pursuant to Wis. Stats. § 77.25(14).

This is not homestead property.

[Signatures to appear on following page.]

WARRANTY DEED

Document Number

Document Title

THIS DEED, made between Regency Hills – Devonshire, LLC, a Wisconsin limited liability company ("Grantor," whether one or more), and M&I Regional Properties, LLC, a Wisconsin limited liability company ("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Kenosha County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Exhibit A attached hereto.

ORIGINAL DOCUMENT
RECORDED ELECTRONICALLY
Date: 2/21/11
Doc. No. 1030024
Knight-Barry Title Group
www.knightbarry.com

Recording Area

Name and Return Address:
Cynthia G. Fletcher, Esq.
Davis & Kuelthau, s.c.
Suite 1400
111 East Kilbourn Avenue
Milwaukee, WI 53202

PIN:
92-4-122-232-1304

This conveyance is a deed in lieu of foreclosure with regard to the obligations secured by a Mortgage in favor of M&I Marshall & Ilsley Bank, dated April 5, 2007 and recorded with the Kenosha County Register of Deeds on April 5, 2007 as Document No. 1516418, as assigned to M&I Regional Properties, LLC recorded on 2/19/11, 2010 as Document No. 1039839. This deed in lieu of foreclosure does not merge with the mortgages described above. Grantor declares that this conveyance is freely and fairly made.

This conveyance is exempt from transfer fee pursuant to Wis. Stats. § 77.25(14).

This is not homestead property.

[Signatures to appear on following page.]

EXHIBIT A

Outlot 4 of Devonshire, according to the recorded plat thereof. Said land being in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin.

Property Address: Devonshire
Tax Key No: 92-4-122-232-1304

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified June 4th 2007

Renée L. Doney
 Department of Administration

APPROVING AUTHORITY:
 Village of Pleasant Prairie

AGENCIES HAVING AUTHORITY TO OBJECT:
 State of Wisconsin Department of Administration

ENGINEER/SURVEYOR:
 LOSIK ENGINEERING DESIGN GROUP, LTD.
 3815 N. Brookfield Rd., Suite 201
 Brookfield, WI 53045
 Phone: (262) 790-1480
 Fax: (262) 790-1481

DEVELOPER:
 Regency Hills - Devonshire, LLC
 5008 Green Bay Road
 Kenosha, WI 53144
 Phone: (262) 654-1220
 Fax: (262) 654-8005

Being a subdivision of a part of the Northwest 1/4, the Northeast 1/4, the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 23, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

"OVERALL DETAIL SHEET"

NOTES:

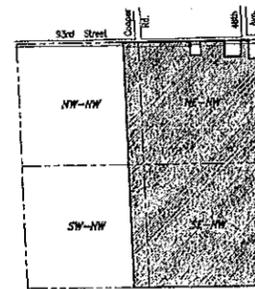
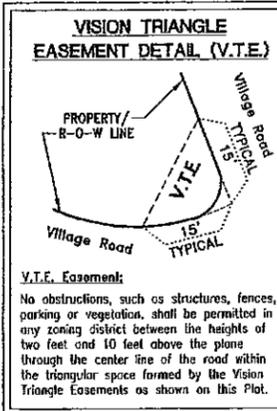
- o - Indicates "Set" 2-1/4" outside diameter x 30" long iron pipe weighing 3.65 lbs. per lineal foot.
- All other lot and outlot corners are staked with 1-5/16" outside diameter x 24" long iron pipe weighing 1.68 lbs. per lineal foot.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- The wetlands were field identified on September 26, 2002 and October 1, 2002 by David Meyer of Wetland & Waterway Consulting, LLC and approved by Michael Luba of the Wisconsin Department of Natural Resources on January 21, 2003. (See sheet 5 for line table)
- The structures located in Outlot 4 and shown on sheet 2 are to be razed, relocated or incorporated into Stage 2 of the development on or before June 1, 2010.
- Deed Restriction Lot 29: The Developer, and then the Lot Owner, hereby grants an easement for the overhang of the shed located on the property abutting the north side of Lot 29. Said easement shall terminate at such time as the shed and its overhang is moved, eliminated or destroyed.

OUTLOT NOTES:

1. Outlot 2 is dedicated by the Developer to the Village of Pleasant Prairie for Public Park, Trail, Open Space, Access and Maintenance Purposes. Wetland areas within Outlot 2 shall be Dedicated for Wetland Preservation and Protection, Stormwater Drainage, Access and Maintenance Purposes.
2. Outlots 1 and 3 are dedicated by the Developer to the Devonshire Homeowner's Association for Open Space, Tree Protection and Preservation, Access and Maintenance Purposes.
3. Wetland areas within Outlots 1, 2, 3 and 4 are Dedicated for Wetland Preservation and Protection, Access and Maintenance Purposes.
4. Outlots 1 and 3 are dedicated to the Devonshire Homeowner's Association for Storm Water Management, Retention Basin, Access and Maintenance Purposes.
5. Outlots 1 and 3 are dedicated to the Devonshire Homeowner's Association for Storm Water Management, Wetland Protection and Preservation, Access and Maintenance Purposes.
6. All wetlands within the Outlots and Lots shall not be filled, moved, out or destroyed. Wetlands are located within Dedicated Wetland Preservation and Protection, Access and Maintenance Areas.
7. Outlot 1 is subject to a Tree Preservation and Protection, Access and Maintenance Easement.
8. A Detailed tree survey within Outlot 1 is not required; however, there shall be no tree removal, digging, grading, cutting or filling of lands within Outlots.
9. Outlot 4 is to be retained by the Developer for "Future" Development.
10. Temporary Public Street, Access and Maintenance Easements are dedicated to the village for roadways to end in a temporary cul-de-sac that meets the village specifications except that no island will be required. Temporary cul-de-sacs will not be paved, nor is curb required. When Outlot 4 is further developed the temporary cul-de-sacs will be removed and the easements vacated.
11. 97th Street Temporary Public Street, Access and Maintenance Easement: Temporary easement on 97th Street is dedicated to the Village for the roadway to end in a temporary cul-de-sac that meets the Village specifications except that no island will be required. Temporary cul-de-sac will not be paved, nor is curb required. When the property to the west is constructed the temporary cul-de-sac will be removed and the easement vacated.
12. The Dedicated Public Sanitary Sewer, Access and Maintenance Easement located within Outlot 4 is being dedicated for the installation of the Sanitary Sewer and related appurtenances.

ACCESS NOTES:

- No direct driveway access shall be obtained from 93rd Street to Outlots 3 and 4.
- No Direct Driveway Access for any lots within 100 feet of a roadway intersection as measured from the centerline of the adjacent intersection to the centerline of the driveway.
- All driveways should be located a minimum of 5' from the side property line per Village ordinance.

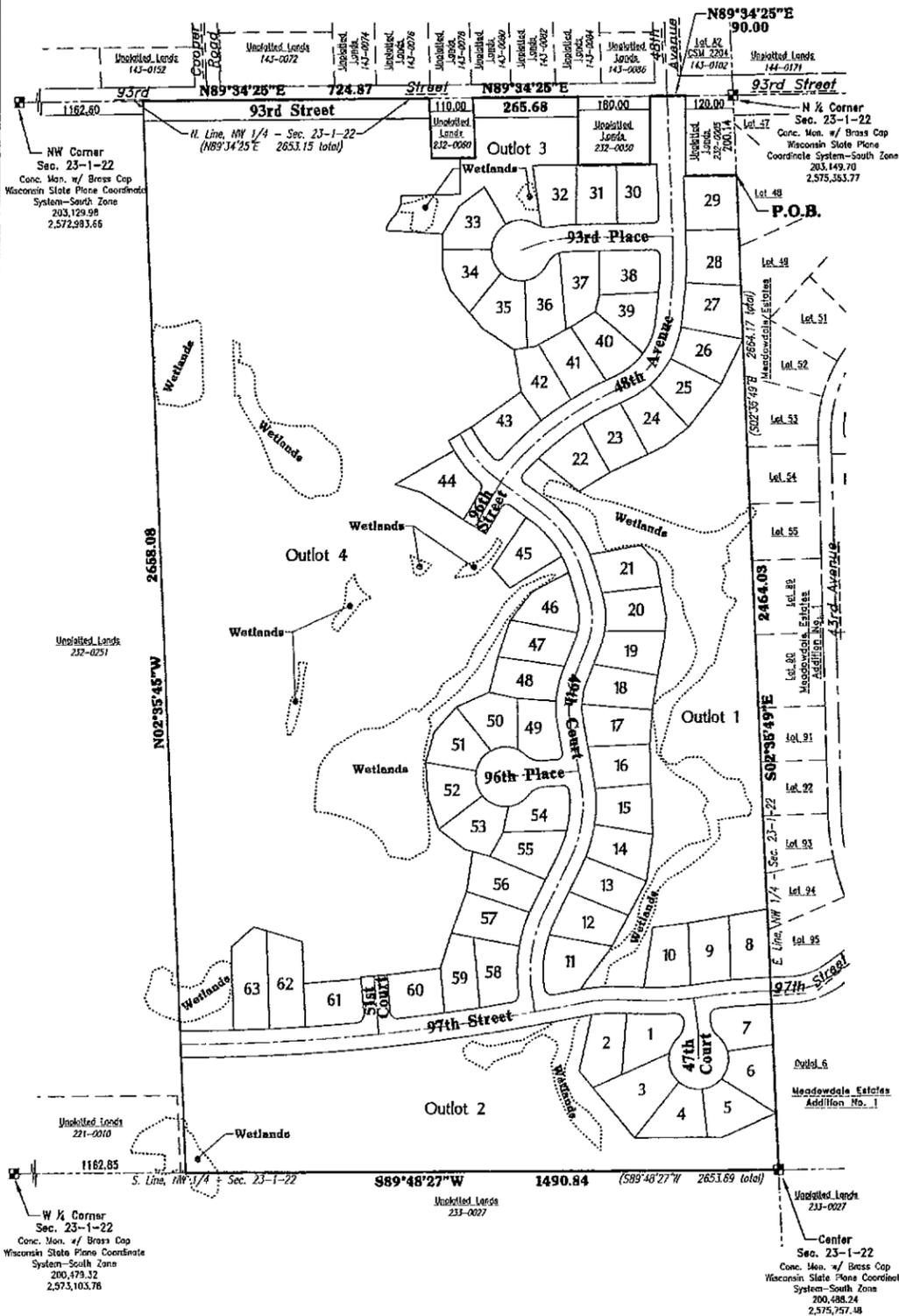


All bearings are referenced to grid north of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the North line of the NW 1/4 of Section 23 is taken to bear North 89°34'25" East.

SCALE: 1" = 200'

0 200 400

TRUE NORTH
 GRID NORTH
 +01°28'03"



R-4 Single Family Minimum Requirements

Minimum Area	15,000 Sq. Ft.
Minimum Width (at Building Setback Line)	90 Ft.
Public Street Setback (R.O.W.)	30 Ft.
Side Setback	10 Ft.
Rear Setback	25 Ft.
Wetland Setbacks	25 Ft.
Avg. Lot Size (63 Lots)	15,939 Sq. Ft.
Total Square Footage	1,004,173 Sq. Ft.

Net Area by Lot:

Lots	Woodland Area (Sq. Ft.)	Wetland Area (Sq. Ft.)	Gross Area (Sq. Ft.)	Net Area (Sq. Ft.)
1	18,217	18,217	18,217	18,217
2	16,570	16,570	16,570	16,570
3	21,593	21,593	21,593	21,593
4	15,746	15,746	15,746	15,746
5	15,635	15,635	15,635	15,635
6	15,028	15,028	15,028	15,028
7	15,050	15,050	15,050	15,050
8	16,220	16,220	16,220	16,220
9	15,928	15,928	15,928	15,928
10	15,854	15,854	15,854	15,854
11	17,053	17,053	17,053	17,053
12	16,051	16,051	16,051	16,051
13	15,323	15,323	15,323	15,323
14	15,336	15,336	15,336	15,336
15	15,067	15,067	15,067	15,067
16	15,075	15,075	15,075	15,075
17	15,913	15,913	15,913	15,913
18	15,943	15,943	15,943	15,943
19	15,062	15,062	15,062	15,062
20	15,094	15,094	15,094	15,094
21	15,069	15,069	15,069	15,069
22	15,481	15,481	15,481	15,481
23	15,000	15,000	15,000	15,000
24	15,000	15,000	15,000	15,000
25	15,000	15,000	15,000	15,000
26	15,000	15,000	15,000	15,000
27	14,724	14,724	14,724	14,724
28	14,556	14,556	14,556	14,556
29	14,635	14,635	14,635	14,635
30	14,478	14,478	14,478	14,478
31	13,025	13,025	13,025	13,025
32	15,032	15,032	15,032	15,032
33	15,635	15,635	15,635	15,635
34	15,135	15,135	15,135	15,135
35	17,815	17,815	17,815	17,815
36	16,843	16,843	16,843	16,843
37	16,716	16,716	16,716	16,716
38	15,839	15,839	15,839	15,839
39	15,118	15,118	15,118	15,118
40	15,005	15,005	15,005	15,005
41	15,037	15,037	15,037	15,037
42	15,040	15,040	15,040	15,040
43	15,061	15,061	15,061	15,061
44	17,439	17,439	17,439	17,439
45	15,315	15,315	15,315	15,315
46	16,168	16,168	16,168	16,168
47	15,255	15,255	15,255	15,255
48	16,334	16,334	16,334	16,334
49	15,024	15,024	15,024	15,024
50	15,259	15,259	15,259	15,259
51	15,018	15,018	15,018	15,018
52	15,027	15,027	15,027	15,027
53	15,025	15,025	15,025	15,025
54	15,316	15,316	15,316	15,316
55	15,210	15,210	15,210	15,210
56	17,439	17,439	17,439	17,439
57	16,291	16,291	16,291	16,291
58	15,259	15,259	15,259	15,259
59	15,458	15,458	15,458	15,458
60	15,109	15,109	15,109	15,109
61	15,745	15,745	15,745	15,745
62	20,495	20,495	20,495	20,495
63	21,308	21,308	21,308	21,308
Subtotal	1,004,173	987,932		
Outlots				
1	31,496	184,706	394,683	208,451
2	121,663	22,253	374,138	227,520
3	7,918	66,875	59,327	59,327
4	67,388	170,355	1,625,297	1,392,554
Subtotal	268,065	364,189	2,462,371	1,888,352
Dedicated Public R.O.W.			425,165	
Wetlands to be Filled			31,845	
Wetlands to be Preserved			308,182	
Woodlands to be Preserved			782,278	
Gross Site Area			3,891,909	

Michael J. Losik
 MICHAEL J. LOSIK
 3068
 BROOKFIELD, WI
 LAND SURVEYOR

H:\C800\678\13031-01\SURVEY\FINAL PLAT PH1\REFPLO.DWG ON 06/01/2007

Statement of Accurate Legal Description

To the best of my knowledge, the attached property legal description depicted on the current deed is complete, accurate, and identifies the parcel with soil impacted with lead, which was identified on the property located at 5029 93rd Street in Outlot 4 of Devonshire Subdivision, Wisconsin, parcel number 92-4-122-232-1304 referred to as the Property.

Todd Becker

Printed Name

5/2/11

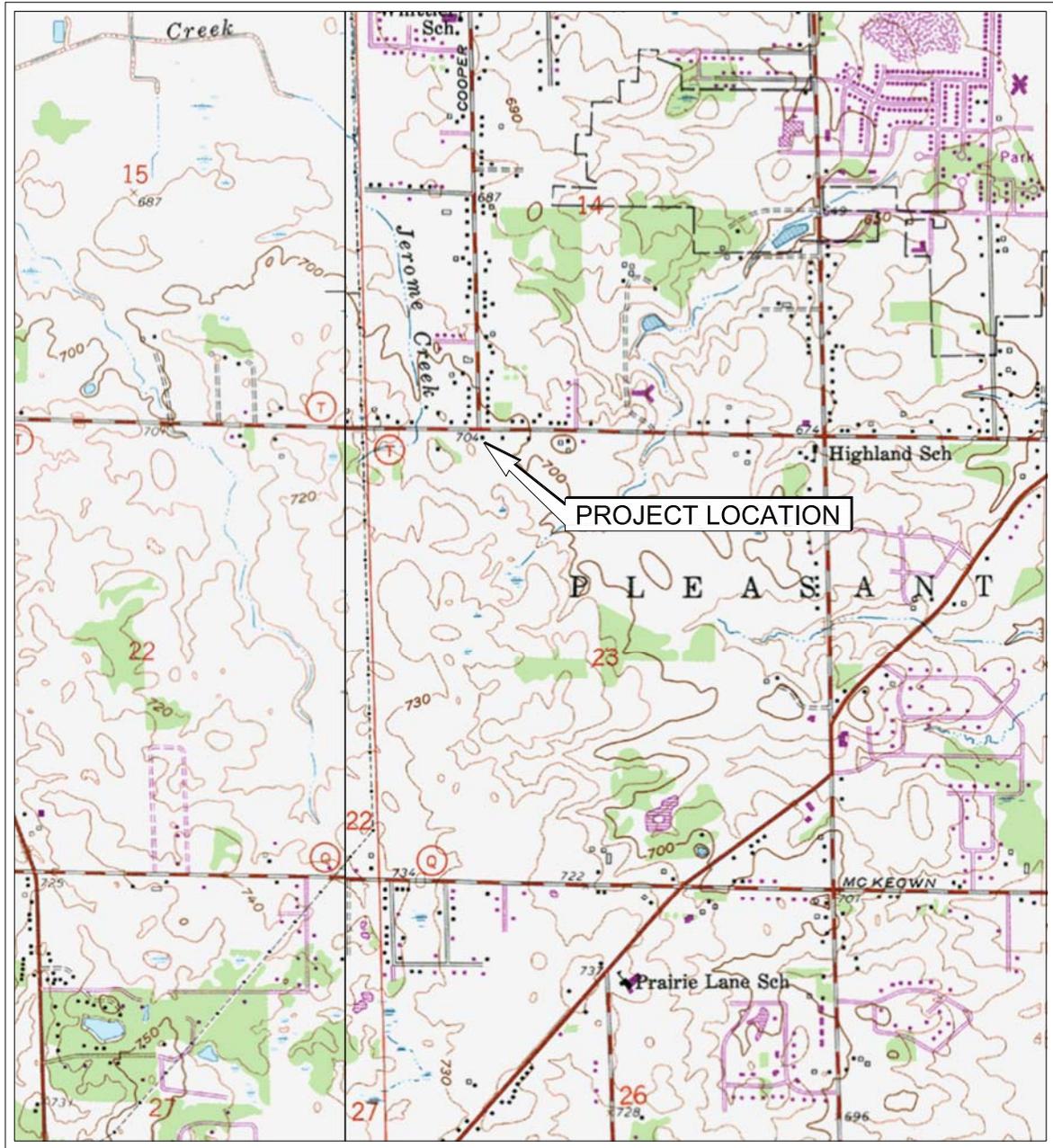
Date

Todd Becker

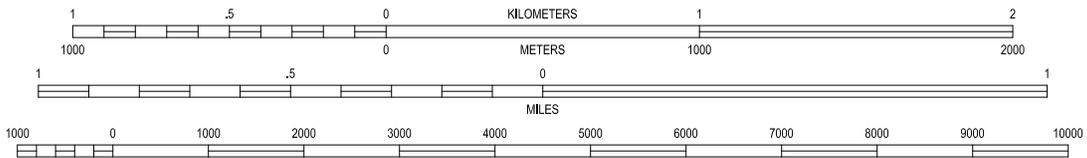
Signature

Mr. Todd Becker

M&I Marshall & Ilsley Bank



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

KENOSHA QUADRANGLE
WISCONSIN - KENOSHA COUNTY
1958 PHOTOREVISED 1971 MINOR REVISION 1994
7.5 MINUTE SERIES (TOPOGRAPHIC)

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr:	AGC
Drawn By:	AGC
Checked By:	BRS
Approved By:	BRS

Project No.	58107080
Scale:	AS SHOWN
File No.	58107080 SL
Date:	11/22/10

Terracon
Consulting Engineers and Scientists
9856 SOUTH 57th STREET FRANKLIN, WI 53132
PH. (414) 423-0255 FAX. (414) 423-0566

TOPOGRAPHIC MAP
OUTLOT 4 OF DEVONSHIRE SUBDIVISION
SOUTH OF 93rd STREET
PLEASANT PRAIRIE WISCONSIN

FIGURE
1



280 0 280
 APPROXIMATE SCALE: 1" = 280'

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mng'r:	AGC	Project No.	58107080
Drawn By:	AGC	Scale:	AS SHOWN
Checked By:	DGJ	File No.	58107080 BL
Approved By:	DGJ	Date:	2/18/11

Terracon
 Consulting Engineers and Scientists

9856 SOUTH 57th STREET FRANKLIN, WI 53132
 PH. (414) 423-0255 FAX. (414) 423-0566

SITE DIAGRAM

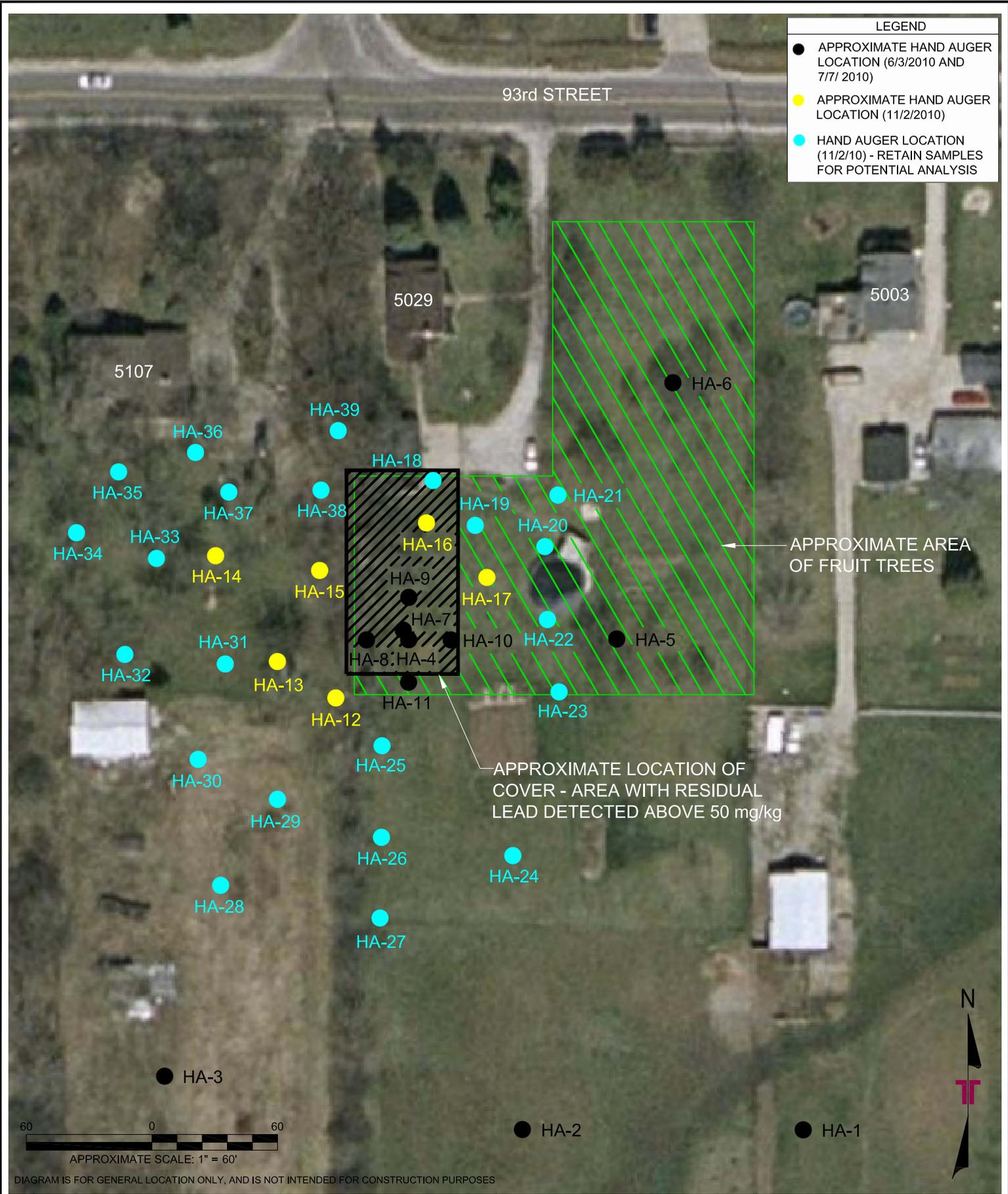
OUTLOT 4 OF DEVONSHIRE SUBDIVISION
 SOUTH OF 93rd STREET

PLEASANT PRAIRIE WISCONSIN

FIGURE

2

(AERIAL)



Project Mng'r:	AGC	Project No.	58107080
Drawn By:	AGC	Scale:	AS SHOWN
Checked By:	DGJ	File No.	58107080 BL
Approved By:	DGJ	Date:	2/18/11

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COVER AND BORING LOCATION DIAGRAM
OUTLOT 4 OF DEVONSHIRE SUBDIVISION SOUTH OF 93rd STREET
PLEASANT PRAIRIE WISCONSIN

FIGURE
3
(AERIAL)

Table 1

Outlot 4 of Devonshire Subdivision
 Pleasant Prairie, Wisconsin
 Terracon Project No. 58107080

Soil Sample Analytical Summary

Boring Number Sample Date Sample Depth Arsenic (mg/kg) Lead (mg/kg)

Sample Locations Outside Approximate Area of Fruit Trees

HA-1	6/3/2010	6"	7.4	20.4
HA-1	6/3/2010	24"	9.5	15.7
HA-2	6/3/2010	6"	5.5	30.5
HA-2	6/3/2010	24"	7.6	11.4
HA-3	6/3/2010	6"	3.1	16.8
HA-3	6/3/2010	24"	10.9	14.1
HA-12	11/2/2010	6"	6.9	27.7
HA-12	11/2/2010	24"	10.2	15.8
HA-13	11/2/2010	6"	4.1	19.2
HA-13	11/2/2010	24"	9.5	14.3
HA-14	11/2/2010	6"	3.7	18.8
HA-14	11/2/2010	24"	11.1	15.2
HA-15	11/2/2010	6"	6.9	16.1
HA-15	11/2/2010	24"	6.4	10.4

Average = 7.3 17.6
 Min = 3.1 10.4
 Max = 11.1 30.5

Sample Locations Inside Approximate Area of Fruit Trees

HA-4	6/3/2010	6"	7.6	128.0
HA-4	6/3/2010	24"	7.6	13.6
HA-5	6/3/2010	6"	5.8	24.4
HA-5	6/3/2010	24"	9.9	13.3
HA-6	6/3/2010	6"	8.7	27
HA-6	6/3/2010	24"	11.3	17.7

Table 1

**Outlot 4 of Devonshire Subdivision
Pleasant Prairie, Wisconsin
Terracon Project No. 58107080**

Soil Sample Analytical Summary

<u>Boring Number</u>	<u>Sample Date</u>	<u>Sample Depth</u>	<u>Arsenic (mg/kg)</u>	<u>Lead (mg/kg)</u>
HA-7	7/7/2010	6"	6.4	99.1
HA-7	7/7/2010	24"	10.8	31.5
HA-8	7/7/2010	6"	7.8	103.0
HA-8	7/7/2010	24"	9.9	19.9
HA-9	7/7/2010	6"	6.5	111.0
HA-9	7/7/2010	24"	10.1	15.0
HA-10	7/7/2010	6"	6.3	26.5
HA-10	7/7/2010	24"	10.6	15.5
HA-11	7/7/2010	6"	9.2	31.7
HA-11	7/7/2010	24"	9.2	12.1
HA-16	11/2/2010	6"	6.8	101.0
HA-16	11/2/2010	24"	9.2	25.1
HA-17	11/2/2010	6"	7.8	23.0
HA-17	11/2/2010	24"	8.6	20.3
Average =			8.5	42.9
Min =			5.8	12.1
Max =			11.3	128.0

5	Arsenic detected above 5 mg/kg
50	Lead detected above 50 mg/kg