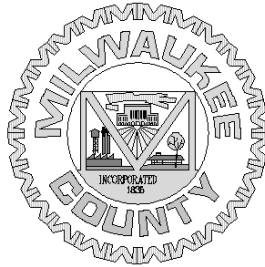


MILWAUKEE COUNTY



Department of Administrative Services

**Architecture, Engineering & Environment Services
633 W. Wisconsin Ave., Suite 1000
Milwaukee, Wisconsin 53203**

**REQUEST FOR PROPOSAL
FOR**

**Oak Creek Housing Development
PROJECT NO. xxxx**

March, 2023

March 29 2023

To All Interested Consultants

Project: Oak Creek Housing Development

Subject : REQUEST FOR PROPOSAL (R.F.P.)

Milwaukee County Department of Administrative Services is requesting proposals for professional consulting services to complete planning, design and construction documents for the creation of a residential subdivision of single family lots on approximately 20 acres of vacant land in the City of Oak Creek. Tax Key #'s 869-9993-000 & 865-9978-003. See Attachment 1 for location map.

I. BACKGROUND AND GENERAL PROJECT DESCRIPTION

Creation of Residential Subdivision

The land is located near the intersection of East American Avenue and Annette Place and is owned by Milwaukee County and under the jurisdiction of the Housing Division. The scope of work includes planning and design for the redevelopment of approximately 20 acres of vacant land to create a subdivision located exclusively within the two owned parcels, with egress on Both American Ave and Annette Pl. Planning and design shall conform to all City of Oak Creek zoning and planning standards for single family housing while maximizing the number of possible lots. City of Oak Creek zoning code currently allows for single lots between 8,000 and 10,000 Square Feet.

- II. **SCOPE OF CONSULTANT SERVICES:** The successful consultant shall provide all services as specified per the standard terms and conditions of the Milwaukee County Department of Administrative Services Consultant Agreement for Professional Services (Type A). (A copy can be found on the County's website or upon request).

1) GENERAL SCOPE REQUIREMENTS

- A. Perform geotechnical analysis for all design efforts as needed.
- B. Provide recommendation to haul off the contaminated soil from the site or to provide a cap for the contaminated soil.
- C. Complete any additional environmental due diligence required for platting.
- D. Provide agency coordination and permit applications for required plan reviews and permits. Investigate, develop and incorporate into the planning and construction documents elements necessary to comply with permit conditions.
- E. Provide erosion control planning and design for all aspects of the project. File all necessary agency notices, such as WDNR Notice of Intent, etc., if applicable.
- F. Schedule, attend and facilitate a project design kickoff meeting. The consultant shall be prepared to attend monthly meetings (at a minimum) to review the project status with their design team and the work group as necessary to address planning and design issues.
- G. Submit three (3) hard copy sets and an electronic file of various reports, project manuals

and construction plans for review and comments at each level of project development.

- H. Bidding services and construction over sight are not included in the scope of this request for qualification/proposal.

2) DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PREPARATION

- A. Complete review of all existing project information. Review street sections for adjoining roads and all existing utilities.
- B. Evaluate cost savings measures such as narrower street widths, rolled curb, narrow sidewalk widths etc. Provide cost estimates for purposes of cost comparison and savings.
- C. Prepare preliminary subdivision plat. Once approved by all required agencies, the plat will be finalized to complete the plat approval process.
- D. Complete plan and profile sheets for the preferred subdivision design including preparation of utility plans, cross sections, erosion control plans. Prepare construction documents for capital project for bidding purposes.
- E. Complete technical specification in CSI format for inclusion in the Milwaukee County assembled project manual. Prepare the schedule of prices for the bid form for electronic bidding. Bid Form template will be provided to consultant.
- F. Complete final pre-bid engineer's probable construction cost estimate.

III. QUALITY CONTROL

1. Milwaukee County reserves the right to request partial or full reimbursement from consultants for change orders resulting from errors and omissions in the services they are contracted to provide.

IV. PROJECT SCHEDULE

- | | |
|--------------------------|---|
| 1. March 29, 2023 | Issue Request for Proposal |
| 2. April 19, 2023 | RFP Due by 4:00 PM |
| 3. April 28, 2023 | Selection Committee selects consultant. |
| 4. May 10, 2023 | Consultant award (will occur no sooner than this date). |
| 5. June 9, 2023 | Offer, negotiate and execute a contract with selected consultant. |
| 6. Dec. 15, 2023 | Deliver final PS&E documents |
| 7. TBD | Construction Start (subject to securing construction funding) |
| 8. TBD | Construction Completion |

V. RELATED WORK BY OTHERS

1. The County will complete the front end/boiler plate sections of the project manual, incorporate the Consultant's technical specification sections and assemble the project manual.
2. A Phase I and Phase II has been conducted on site and discovered some environmental contamination, BRRTS #0241184202. See brief excerpt labeled as Attachment 2.
3. A draft CSM was drawn creating a smaller parcel to the north which encompasses the

contaminated area. This CSM has been conditionally approved on 6/12/2019. See attachment 3

4. Wetlands. The City of Oak Creek has ordered a wetland delineation for the site. Milwaukee County currently does not have an estimate as to when that might be available. See Attachment 4 for a wetlands map generated from the County Land information Office.
5. The County will provide topographic survey information in AutoCAD 2022 to be used for design purposes. The County will also survey additional areas if determined necessary to complete the design scope.
5. County will provide AutoCAD template drawing file and drawing borders.
6. Milwaukee County will provide all available utility drawings of County owned and maintained utilities within the area. However, the Consultant is responsible for contacting other utilities and municipalities for utility information as needed.

VI. **SUBMISSION REQUIREMENTS:** The proposal shall conform to Milwaukee County's Proposal Preparation, Submission and Evaluation Guidelines (see Attachment 5). The proposal shall include the Consultant Proposal Form (Attachment 3) and the following information:

1. Cover Page: Include project number and name, project location, consultant's name, address, telephone number, FAX number, e-mail address, proposal date, etc.
2. Table of Contents: Include an identification of the material by section and page number.
3. Letter of Transmittal: The name and description of the organization submitting the proposal briefly stating the proposer's understanding of the service to be provided.
4. Description of the Organization: A description of the organization submitting the proposal. Include the name, size, legal status (corporation, partnership, etc.), professional registration/certification, major type of activity or areas of consulting.
5. Description of the Organization's Experience: Include a list of similar projects that the consultant has participated with during the past five years. Attach a separate sheet for each project, up to five maximum, giving a brief description of each project, the consultant's participation, and a client contact reference and phone number.
6. Description of Project Team/Resumes: Provide an organizational structure of the consultant's project team, including any subconsultants to be used for this project. Include the name of the Principal in Charge of this project along with the name, occupation and title of the Project Manager who will be in charge of this project.

Provide a one-page resume for each individual involved in the project, and include their name, title, address, telephone number, e-mail address, fax number, duties for the project, professional registration, a brief description of related experience including time contribution in this capacity to past projects, and Proposals.

7. Sub-Consultants: Indicate the names and addresses of any sub-consultants and/or associates proposed to be used in this project. State the capacity they would be used in and

the approximate percentage of the total services they would provide. Also state their past experience in the field.

8. **Project Approach:** Provide a description of challenges you anticipate in this project and how you propose to overcome them. Discuss how you plan to staff the project to efficiently complete the work effort.
9. **Project Schedule to Completion:** Provide a timetable and relationship of tasks which are necessary to complete this project as noted in the "Project Schedule" section of this RFP.
10. **Constant Effort:** Include a spreadsheet/matrix listing the names, classifications, hourly rates and hours to be spent by each required task to complete the project as described in this RFP.
11. **TBE Firm Goals:** The Targeted (Disadvantaged) Business Enterprise participation goal for this project/contract is 17% for consulting services. The TBE participation goal applies individually to each capital project.

- i. Community Business Development Partners (CBDP) is responsible for monitoring and enforcing Milwaukee County's Targeted Business Enterprise (TBE) Program for inclusion of small business. Targeted firms include DBE firms certified under the Unified Certification Program following Federal regulations and WBE and MBE certifications from the State of Wisconsin DOA.

For a non-certified firm bidding or proposing as Prime, participation may be obtained utilizing a TBE firm, whether DBE, MBE, or WBE. This allows for increased participation by providing opportunities for multiple certifications to be included in the project.

For a TBE firm proposing as Prime, self performed work applies toward the goal and may satisfy the goal without using other TBE subcontractors or sub-consultants.

Compliance reporting is accomplished from collection of data in the Diversity Management and Compliance System, utilizing B2GNow software. Prime contractors are required to report payments received from the County and amounts paid to subcontractors in the system. Subcontractors will receive an automated email requesting them to confirm the amounts and whether the terms of the prompt payments policy were followed. There is no cost to the Prime or any subcontractor, the only requirement is to become a registered user and complete the one hour webinar training.

- ii. Contact the Community Business Development Partners Office at 414-278-4747 or cbdpc@milwaukeecountywi.gov for questions related to TBE and DBE requirements.

12. **Quality Control:** Submit a contract document quality control plan. Quality control is to be performed by individuals not assigned to the project on an ongoing basis.

13. **Fee Proposal:** The fee for this project shall be clearly stated as a Lump Sum fee with reimbursables for these services. A dollar amount for reimbursable items as described in

the proposal should also be clearly stated. The fee for each capital project shall be stated separately.

VII. CONSULTANT SELECTION

1. Proposers must recognize this is not a bid procedure, and a Professional Services agreement will not be awarded solely on the basis of the low fee proposal. Milwaukee County reserves the right to accept or reject any and all proposals, issue addenda, request clarification, waive technicalities, alter the nature and/or scope of the proposed project, request additional submittals, and/or discontinue this process.

The proposal evaluation team will be made up of three to five individuals with technical knowledge of the requirements and familiarity with the project. The consultant proposals will be evaluated based on project team, experience and qualifications, project understanding, fee proposal, and reference checks from previous projects.

The project manager will post this RFP, as well as any addendums and other information related to this project to the Milwaukee County Construction RFP website:

<http://county.milwaukee.gov/ConstructionBidsandR23075.htm>

The consultant should consider information on this website to be part of the official RFP. Please check the site frequently. To allow time for proposal preparation, Milwaukee County will not post anything new within two days of the proposal due date.

VIII. GENERAL REQUIREMENTS

1. The selected consultant and/or any contractor affiliated with the prime consultant shall be prohibited from submitting bids in the construction bidding process for this project.
2. Selected consultant shall follow Milwaukee County Code of Ethics as follows: No person(s) with a personal financial interest in the approval or denial of a Contract being considered by a County department or with an agency funded and regulated by a County department, may make a campaign contribution to any County official who has approval authority over that Contract during its consideration. Contract consideration shall begin when a Contract is submitted directly to a County department or to an agency until the Contract has reached final disposition, including adoption, County Executive action, proceeding on veto (if necessary) or departmental approval.
3. The selected consultant must be an Equal Opportunity Employer.
4. The proposal shall conform with all attached documents. All proposals should use this RFP and its attachments as the sole basis for the proposal. The issuance of a written addendum are the only official method through which interpretation, clarification or additional information will be given.
5. All costs for preparing a proposal, or supplying additional information requested by Milwaukee County, is the sole responsibility of the submitting party. Material submitted will not be returned.

6. The proposal must be submitted electronically in pdf format to david.gulgowski@milwaukeecountywi.gov.
7. With the signing and submission of a statement or proposal the submitting consultant certifies that the standard terms and conditions of the Agreement for Professional Services (that will be used to contract with the selected consultant) has been read and understood and that the submitting consultant is ready, willing and able to sign the agreement when requested without making any substantive changes.

Submit proposal in pdf format no later than Wednesday, April 19, 2023 by 4:00 P.M.

The proposals shall be addressed and submitted to:

David Gulgowski
Principal Civil Engineer
david.gulgowski@milwaukeecountywi.gov

Please direct any questions about this RFP to David Gulgowski at 414-278-4942 or via email at david.gulgowski@milwaukeecountywi.gov.

Sincerely,

David S. Gulgowski
David Gulgowski, P.E.
Project Manager

Attachments:

1. Project Location Map
2. Brief Excerpt of Environmental Contamination
3. Draft CSM and Conditional Approval Letter
4. Wetlands Map
5. Proposal Preparation, Submission and Evaluation
6. Consultant Proposal Form
7. TBE Forms

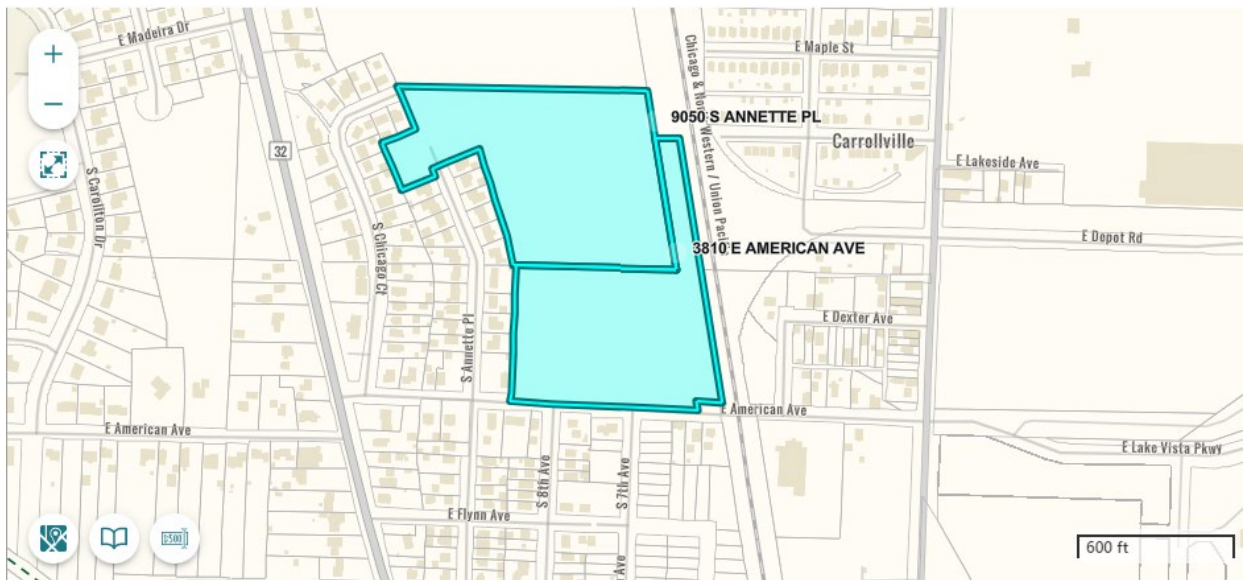
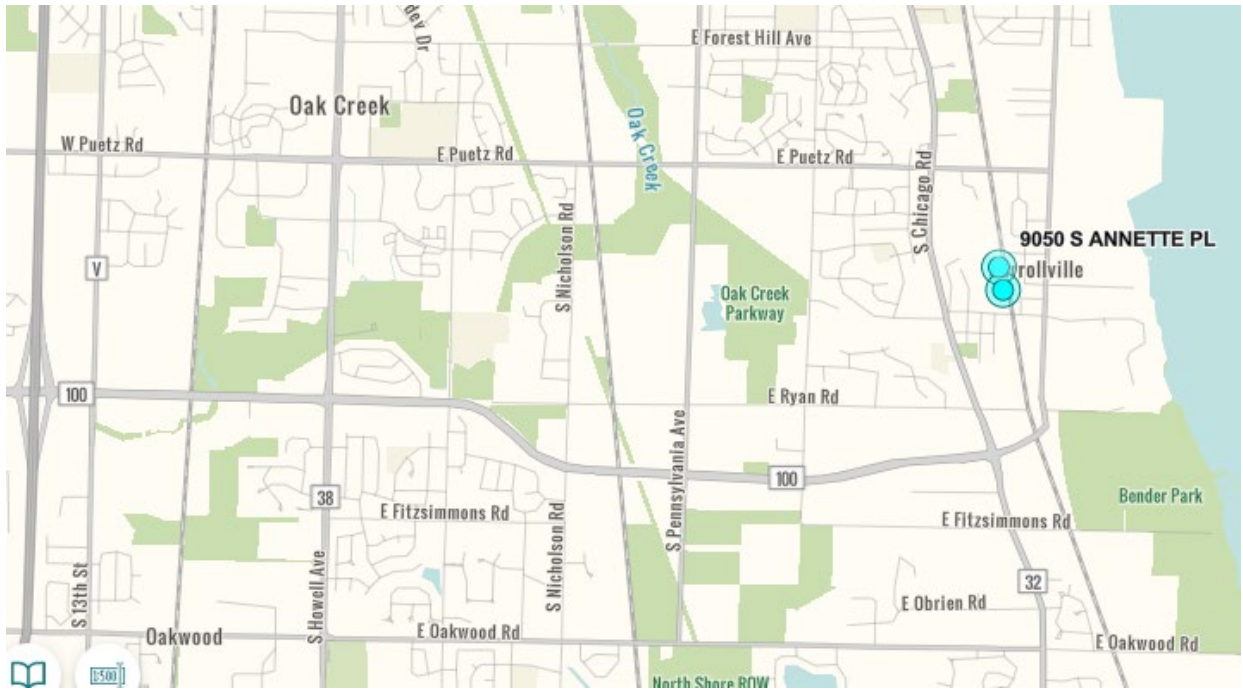
cc: David Gulgowski, DAS-FM
Kevin Crampton, CDBP

Katie Bainer, DAS-FM
David Cialdini, DHHS

James Mathy, DHHS

ATTACHMENT 1
PROJECT LOCATION MAP

ATTACHMENT 1 – Area Map



ATTACHMENT 2

BRIEF EXCERPT OF ENVIRONMENTAL CONTAMINATION

August 10, 2018

Tim Detzer
Milwaukee County Department of Administrative Services
633 W Wisconsin Ave. Suite 1003
Milwaukee, Wisconsin 53203
tim.detzer@milwaukeecountywi.gov

**RE: Phase 2 Site Assessment
Cottonwood Development
BRRS # 02-41-184202
9050 S Annette Place, Oak Creek, WI 53154
3810 E American Ave, Oak Creek, WI 53154
Project No.: 8528-18803**

Dear Mr. Detzer:

The Reese Group, LLC (TRG) is pleased to submit this letter report to the Milwaukee County, Department of Administrative Services for professional consulting services performed at the Cottonwood Development Site located at 9050 South Annette Place and 3810 East American Ave in Oak Creek, Wisconsin. The Cottonwood Development Site, herein referred to as the "Site" or "Property", includes two adjacent parcels located in Oak Creek, Wisconsin including 9050 South Annette Place (Tax Key # 865-9978-003) and 3810 East American Avenue (Tax Key # 869-9993). The Site is generally located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Range 22E, Township 5N. The report is organized into the following sections:

- 1.0 Site background
- 2.0 Previous investigations and Site Assessments
- 3.0 Methods of Investigation
- 4.0 Results
- 5.0 Investigation Derived Waste
- 6.0 Conclusions and Recommendations

1.0 SITE BACKGROUND

Site location is depicted on a United States Geologic Service (USGS) topographic map included as **Figure 1**. Both properties were acquired by Milwaukee County through tax delinquency in 2011. The Properties have been combined into a single site on the Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS) as BRRTS # 02-41-184202 Cottonwood Development (Open ERP case).

Historically, the Site was undeveloped agricultural land, with some residential development to the south of American Ave and to the west. The Property is bordered to the east by the Chicago-Northwestern Railway and to the north by a vacant property known as the Pintar land. The topography is relatively flat with surface elevations ranging from approximately 690 to 700 feet above mean sea level (USGS, 1971). Previous environmental reports have documented extensive excavation and fill activities throughout the 1960s and 1970s at the Site and neighboring parcels adjacent to the cul-de-sac on South Annette Place.

Scope of Work

The primary purpose of this soil and groundwater investigation was to assess the areas of the Site that were not included in previous site investigation activities to determine the presence of soil and groundwater impacts on the Property. The scope of work included:

- Reviewing documents from prior investigations and site assessments.
- Install/abandon twelve (12) Geoprobe soil borings to 15 ft bgs.
- Sample two intervals at each boring location based on field observations and field screening for parameters including:
 - 12 samples for DRO (upper/fill sample only)
 - 24 samples for Resource Conservation and Recovery Act (RCRA) Metals
 - 12 samples for PAHs (upper/fill sample only)
 - 24 samples for Volatile Organic Compounds (VOCs)
 - 2 samples for Polynuclear Chlorinated Biphenyls (PCBs)
- Install/abandon two (2) temporary groundwater monitoring wells.
- Collect two groundwater samples for analysis of RCRA Metals and VOCs.
- Properly dispose of waste (soil cuttings and purge water).

- Preparation of a letter report that summarizes the results of the soil and groundwater investigation.

2.0 PREVIOUS INVESTIGATIONS

AIResearch Phase I Environmental Site Assessment (ESA) (November 1993)

A Phase I ESA was conducted by AIResearch Inc. (AIResearch) for Mr. Robert Fittshur of Country Buildings and Developers (site owner 1994-1996) for the 9050 S Annette Place, 3810 E American Ave, and Pintar properties. The Phase I ESA concluded that no potential environmental problems or risks appeared to be associated with the subject properties.

AIResearch Phase I ESA (December 1995)

The Site was purchased by the 1043 Development Corporation (1043 Development) in 1996 for developing residential homes. AIResearch updated their previous Phase I ESA (AIResearch Phase I ESA, 1993) and conducted a visual inspection of the Site. The Phase I ESA report concluded that no additional environmental investigation work was warranted for the three properties.

TN&A Environmental Investigation (1996 – 1998)

A report documenting environmental investigative work conducted at the Site by AIResearch, Midwest Engineering Services, Inc. (MES), and TN & Associates, Inc. (TN&A) was completed in 1998. In summary, 1043 Development conducted initial grading of the Site in 1996, when impacted fill material was encountered in the northwest corner of the Property near the S Annette Place cul-de-sac. 1043 Development retained MES to investigate the extent and nature of the fill material by installing three (3) test pits (TP-A through TP-C). The fill material was characterized as metal debris, building and construction debris, asphalt and tar paper, cinders, possible paint residues, and foundry related items (foundry sand, castings, and slabs). No soil or groundwater samples were collected from the three initial test pits.

MES installed a second round of test pits (TP-1 through TP-9) at the Site in January 1997. A total of eight (8) soil samples were collected from the test pits (2 to 3 feet below ground surface, ft bgs) and analyzed for diesel range organics (DRO), gasoline range organics (GRO), volatile organic compounds (VOCs), and Toxicity Characteristic Leaching Procedure (TCLP) metals. Analytical results of the test pit samples indicated the presence of soil contamination consisting of DRO, GRO, PCBs, and VOCs. DRO was detected above regulatory standards at TP-1 through TP-8, and GRO exceeded the WDNR standard at TP-5.

MES installed four (4) soil borings (B-1 through B-4) all of which were converted to groundwater monitoring wells (MW-1 through MW-4) in April 1997. Two soil samples were collected from each soil boring and analyzed for DRO, GRO, VOCs, and PCBs. Analytical results

of the soil samples indicated similar soil contamination consisting of DRO, PCBs, and VOCs. Groundwater samples were collected by MES in May 1997 from monitoring wells MW-1 through MW-4 and analyzed for polycyclic aromatic hydrocarbons (PAHs), PCBs, and VOCs. Analytical results of the groundwater samples indicated VOC groundwater contamination and 1,1-Dichloroethane exceeded the WDNR NR 141 Enforcement Standard (ES) at MW-1. Additionally, 1,1,1-Trichloroethane exceeded the WDNR NR 141 Preventive Action Limit (PAL) at MW-1.

TN&A was retained by 1043 Development in April 1998 to collect an additional groundwater sample from MW-1. The groundwater sample was analyzed for VOCs. Analytical results indicated PAL exceedances for 1,1-Dichloroethane and 1,1,1-Trichloroethane.

Kapur & Associates Phase I ESA (June 2007)

Kapur & Associates, Inc. Consulting Engineers (Kapur & Associates) completed a Phase I ESA for the 3810 E American Ave property for Milwaukee County in June 2007. There were no physical observations of environmental impacts identified during the visual inspection conducted at the Site. However, the Phase I ESA concluded that a Phase II ESA was warranted due to the proximity of the Property to the Cottonwood Development ERP site to the northwest.

Milwaukee County Limited Phase 2 ESA (June 2007)

Based on Kapur's recommendation, Milwaukee County completed a limited Phase 2 ESA at the 3810 E American Avenue property in June 2007. The limited Phase 2 ESA consisted of the installation of six (6) hand auger soil borings (B-1 through B-6) to approximately two feet below ground surface (ft bgs). One soil sample was collected from each hand auger location and analyzed for DRO, PCBs, and VOCs. Analytical results indicated low level DRO soil contamination at sample location B-2. PCBs and VOCs were not detected in any soil sample collected from the hand auger borings.

3.0 METHODS OF INVESTIGATION

Soil Investigation

The soil investigation consisted of the advancement of twelve (12) soil borings (MC GP-1 through MC GP-12) at locations selected outside the limits of previous environmental investigations conducted at the Site (**Figure 2**). Soil samples were collected at 2-ft intervals at each sample location using a Geoprobe® equipped with a split-spoon sampler. Soil type, relative moisture content, color, grain size, and other physical characteristics of the samples were documented on WDNR soil boring logs (**Appendix A**). The soil samples were also examined for obvious signs of contamination (odor, occurrence of free product, or unusual color/texture). A photoionization detector (PID), calibrated to an isobutylene equivalent gas

standard, was used to field screen each sample for the presence of volatile organic vapors. Sample intervals were chosen based on whether the soil exhibited any signs of contamination (e.g. obvious staining, odor, or free product) or emitted organic vapors detected by the PID above background concentrations. Soil samples collected were submitted under proper chain-of-custody documentation to TestAmerica Laboratories, Inc. in Chicago, Illinois for chemical analysis of DRO, PAHs, PCBs, RCRA Metals, and VOCs. Following soil sample collection, each soil boring was properly abandoned with 3/8" bentonite chips. Well/Drillhole/Borehole Filling & Sealing Forms for each soil boring location are provided in **Appendix A**.

Groundwater Investigation

The groundwater investigation consisted of the installation of two (2) temporary 1" polyvinyl chloride (PVC) groundwater monitoring wells at two of the soil boring locations to approximately 15 ft bgs. The temporary groundwater monitoring wells were installed at boring locations MC GP-5 and MC GP-7 based on PID readings and proximity to former impacted fill documented on Site. The temporary wells were installed with 5 ft well screens that intersected the water table.

Water level and well depth measurements were obtained using a Solinst water level indicator probe. The monitoring wells were purged and sampled with a peristaltic pump and dedicated poly tubing at each well location. Water quality parameters including pH, dissolved oxygen (DO), specific conductivity (SC), and oxidation-reduction potential (ORP) were measured at each sample location using a YSI 556 water quality meter. The water quality meter was calibrated according to manufacturers specifications and recorded in the field log book prior to sampling. The Solinst water level indicator, YSI 556 water quality meter, and flow-through cell used to collect groundwater samples were decontaminated with a solution of Alconox and deionized water between groundwater sampling locations.

Groundwater samples were collected in appropriate laboratory-supplied containers and properly preserved, where required, and immediately placed on ice in a cooler for shipment to the laboratory. Groundwater samples were analyzed for parameters including RCRA Metals and VOCs, and were shipped to TestAmerica Laboratories, Inc. in Chicago, Illinois under proper chain-of-custody documentation for chemical analysis. Following groundwater sample collection, each temporary groundwater monitoring well was properly abandoned with 3/8" bentonite chips (**Appendix A**).

4.0 RESULTS

Soil Analytical Results

Soil laboratory analytical results are summarized in **Table 1**. Laboratory analytical reports are included as **Appendix B**. Photographic documentation of the soil sampling conducted is included in **Appendix C**.

Site Geology – Based on soil descriptions presented on the borings logs contained in **Appendix A**, the geology at the Site is generally comprised of up to 1.5 feet of topsoil, underlain by light to medium brown to gray silt and/or clay containing some angular gravel and traces of sand to 15 feet below ground surface, the end of the boring. No fill material was encountered.

VOCs - Soil samples analyzed for VOCs were collected at all twelve soil boring locations from two sample intervals; one sample was collected within the top four feet, and one sample was collected deeper in the soil column at an interval lower than 4 feet but above the noted water table.

One VOC compound, methylene chloride, was detected at two sample locations (MC GP-2 and MC GP-3) above the GW RCL. The detections of methylene chloride were flagged with a 'B' qualifier, indicating that the compound was found in the method blank.

DRO - Soil samples analyzed for DRO were collected at each soil boring location within the upper four feet of the soil column. DRO was detected at eight of the 12 soil boring locations with concentrations ranging from 1.1 to 2.4 milligrams per kilogram (mg/Kg). All the detections of DRO were below regulatory standards and flagged with 'B' and 'J' qualifiers. The 'B' qualifier indicates that the compound was found in the method blank and the sample. The 'J' qualifier indicates that the result is less than the reporting limit (RL) but greater than or equal to the method detection limit (MDL), and the concentration is considered estimated.

PAHs - Soil samples analyzed for PAHs were collected at each soil boring location in the upper four feet of the soil column. Relatively low-level concentrations of PAHs were detected at eight of the twelve boring locations. All the detections of PAH constituents were below regulatory standards and flagged with a 'J' qualifier (estimated value).

PCBs - Soil samples analyzed for PCBs were collected at two soil boring locations (MC GP-5 and MC GP-6) located in the northwest portion of the Site. The soil samples were both collected from the (0 – 2) ft bgs interval to document the presence of impacted fill material. There were no detections of PCBs in the soil samples collected.

RCRA Metals - Soil samples analyzed for RCRA Metals were collected at all twelve soil boring locations from two sample intervals; one sample was collected within the top four feet, and one sample was collected deeper in the soil column at an interval lower than 4 feet but above the noted water table.

Arsenic exceeded the WDNR Pathway to Groundwater Residual Contaminant Level (GW RCL) and Non-Industrial Direct Contact RCL (DC RCL) at all 12 boring locations. Although arsenic concentrations exceeded its GW and DC RCL at all 12 sampling locations, the concentrations are below the Wisconsin Statewide Soil-Arsenic background threshold value (BTV) of 8 mg/Kg. All other detected metal compounds were reported at concentrations below their respective GW and DC RCLs.

No fill material was encountered during this investigation.

Groundwater Analytical Results

Groundwater laboratory analytical results are summarized in **Table 2**. Field water quality measurements and observations are included in **Table 3**. Laboratory analytical reports are contained in **Appendix B**. Photographic documentation of the groundwater sampling event is included in **Appendix C**.

VOCs - Three VOC compounds were detected in the groundwater sample collected from MC TW-6 including chloromethane, dichlorodifluoromethane, and toluene. Dichlorodifluoromethane and toluene were also detected at MC TW-7. All the detections were flagged with a 'J' qualifier (estimated value). No VOCs were detected at concentrations that exceeded regulatory standards.

RCRA Metals - Arsenic and barium were detected at both groundwater sampling locations below applicable regulatory standards. Chromium and lead were also detected at MC TW-7 below regulatory standards.

5.0 INVESTIGATIVE WASTE DISPOSAL

Soil cuttings and purge water generated from the temporary groundwater monitoring wells prior to sampling were stored in a 55-gallon drum staged at the end of S Annette Place pending laboratory analysis. Based on the results of the laboratory analytical data, the groundwater and soil containerized in the drums can be spread in the area(s) of generation.

6.0 CONCLUSIONS AND RECOMMENDATIONS

In summary, soil and groundwater samples were collected from twelve soil borings and two temporary monitoring wells that were installed at the Site. No soil or groundwater samples analyzed had concentrations of constituents of concern detected above regulatory standards, except for arsenic and methylene chloride in soil. No fill material was encountered in the area of investigation.

Although arsenic concentrations exceeded its GW RCL and DC RCL at all 12 sampling locations, the concentrations are below the Wisconsin Statewide Soil-Arsenic background threshold value (BTV) of 8 mg/Kg. As such, arsenic is not considered a constituent of concern at the Site.

Methylene chloride is a known lab contaminant therefore any result for methylene chloride less than 3Xs the reporting limit should be suspected as lab contamination (Case Narrative, TestAmerica Job No. 500-147686-1). All the reported concentrations of methylene chloride are below 3Xs the reporting limit. As such, methylene chloride is not considered a constituent of concern at the Site

Based on the results of the laboratory data, it does not appear that further investigation of soil and groundwater is necessary for the two Cottonwood Development properties located at 9050 S Annette Place and 3810 E American Ave except for the area of known contamination located in the northwest portion of the Site near the S Annette Place cul-de-sac.

Please contact me at 414-326-4875 or treese@the-reese-group.com if you have any questions or require additional information regarding our submission.

Sincerely,

THE REESE GROUP, LLC



Christine A Reese, P.G.
President

TABLES

- Table 1 – Summary of Detected Constituents of Concern - Soil
- Table 2 – Summary of Detected Constituents of Concern – Groundwater
- Table 3 – Field Water Quality Measurements and Observations

Table 1
 Summary of Detected Constituents of Concern
 Soil Analytical Data
 Cottonwood Development Phase 2
 Oak Creek, WI

Constituent	Non-Industrial Direct Contact RCL	Soil to Groundwater Pathway RCL	Background Threshold Value	MC GP-1 (2-4) 06/26/2018	MC GP-1 (10-12) 06/26/2018	MC GP-2 (0-2) 06/26/2018	MC GP-2 (12-14) 06/26/2018	MC GP-3 (0-2) 06/26/2018	MC GP-3 (12-14) 06/26/2018	MC GP-4 (0-2) 07/11/2018	MC GP-4 (10-12) 07/11/2018	MC GP-5 (0-2) 07/11/2018	MC GP-5 (12-14) 07/11/2018
Volatile Organic Compounds (mg/Kg)													
Methylene Chloride	61.8	0.0026	NE	< 0.11	< 0.10	< 0.11	0.91 B	0.94 B	0.98 B	< 0.10	< 0.12	< 0.11	< 0.12
Polycyclic Aromatic Hydrocarbons (mg/Kg)													
Benzo[a]anthracene	1.14	NE	NE	< 0.0049	NS	< 0.0050	NS	< 0.0048	NS	< 0.0050	NS	0.0079 J	NS
Benzo[a]pyrene	0.115	0.47	NE	< 0.0071	NS	< 0.0072	NS	< 0.0069	NS	0.026 J	NS	0.031 J	NS
Benzo[b]fluoranthene	1.15	0.4793	NE	< 0.0079	NS	< 0.0080	NS	< 0.0077	NS	< 0.0080	NS	0.012 J	NS
Chrysene	1.15	0.1446	NE	0.012 J	NS	< 0.10	NS	< 0.0097	NS	< 0.010	NS	< 0.010	NS
Dibenz[a,h]anthracene	0.115	NE	NE	< 0.0071	NS	< 0.0072	NS	< 0.0069	NS	< 0.0071	NS	0.023 J	NS
Fluoranthene	2390	88.8778	NE	< 0.0068	NS	< 0.0069	NS	< 0.0066	NS	< 0.0069	NS	0.0084 J	NS
Fluorene	2390	14.8299	NE	< 0.0051	NS	< 0.0052	NS	0.0050 J	NS	< 0.0052	NS	< 0.0054	NS
Indeno[1,2,3-cd]pyrene	1.15	NE	NE	< 0.0095	NS	< 0.0096	NS	< 0.0092	NS	0.025 J	NS	0.027 J	NS
Phenanthrene	NE	NE	NE	< 0.0051	NS	< 0.0052	NS	0.011 J	NS	< 0.0052	NS	< 0.0054	NS
Pyrene	1790	54.5455	NE	< 0.0073	NS	< 0.0074	NS	< 0.0071	NS	< 0.0073	NS	0.0086 J	NS
GC Semivolatiles (mg/Kg)													
Diesel Range Organics [C10-C28]	NE	NE	NE	1.8 J B	NS	1.8 J B	NS	< 1.8	NS	1.4 J B	NS	1.4 J B	NS
RCRA Metals (mg/Kg)													
Arsenic	0.677	0.584	8	3.6	4.3	3.1	6.4	4.9	2.8	4.8	3.6	3.6	3.3
Barium	15300	164.8	364	47	42	39	35	37	28	37	43	43	62
Cadmium	71.1	0.752	1	0.24 B	0.23 B	0.27 B	0.25 B	0.26 B	0.23 B	0.19 J	0.12 J	0.10 J	0.13 J
Chromium	NE	360000	44	15	16	17	15	18	13	19	20	17	26
Lead	400	27	52	7.5	7.2	6.4	7.1	8.8	5.6	9.4	7.9	7.2	9.6
Mercury	3.13	0.208	NE	0.0099 J	0.014 J	0.013 J	0.015 J	0.011 J	0.015 J	0.0097 J	0.013 J	0.0086 J	0.023
Silver	391	0.8491	NE	< 0.14	0.16 J	< 0.13	0.18 J	0.20 J	< 0.14	< 0.14	< 0.14	< 0.14	< 0.15

Notes:
 NE = Not Established
 NS = Not Sampled
 < = Less than the detection limit
Blue = detected concentration
Yellow indicates exceedance of WDNR soil to groundwater pathway RCL
Yellow indicates exceedance of WDNR non-industrial direct contact RCL
 MC = Milwaukee County
 GP = Geoprobe
 (0 - 2) = Soil interval sampled
 RCRA = Resource Conservation and Recovery Act
 J = Indicates that the result is less than the RL but greater than or equal to the MDL and the concentration is considered an approximate value
 B = Indicates the compound was found in the blank and the sample

Table 1
 Summary of Detected Constituents of Concern
 Soil Analytical Data
 Cottonwood Development Phase 2
 Oak Creek, WI

Constituent	Non-Industrial Direct Contact RCL	Soil to Groundwater Pathway RCL	Background Threshold Value	MFCGP-6 (0-2)	MFCGP-6 (10-12)	MC GP-7 (0-2)	MC GP-7 (8-10)	MC GP-8 (0-2)	MC GP-8 (10-12)	MC GP-9 (0-2)	MC GP-9 (4-6)	MFCGP-10 (0-2)	MFCGP-10 (6-8)
Volatile Organic Compounds (mg/Kg)													
Methylene Chloride	61.8	0.0026	NE	< 0.11	< 0.11	< 0.11	< 0.12	< 0.11	< 0.11	< 0.11	< 0.12	< 0.10	< 0.12
Polycyclic Aromatic Hydrocarbons (mg/Kg)													
Benzo[a]anthracene	1.14	NE	NE	< 0.0051	NS	< 0.0051	NS	0.012 J	NS	0.0055 J	NS	< 0.0051	NS
Benzo[a]pyrene	0.115	0.47	NE	0.027 J	NS	< 0.0073	NS	0.035 J	NS	0.028 J	NS	< 0.0073	NS
Benzo[b]fluoranthene	1.15	0.4793	NE	< 0.0081	NS	< 0.0082	NS	0.017 J	NS	< 0.0084	NS	< 0.0081	NS
Chrysene	1.15	0.1446	NE	< 0.010	NS	< 0.010	NS	0.012 J	NS	< 0.011	NS	< 0.010	NS
Dibenz[a,h]anthracene	0.115	NE	NE	< 0.0073	NS	< 0.0073	NS	0.024 J	NS	< 0.0075	NS	< 0.0073	NS
Fluoranthene	2390	88.8778	NE	< 0.0070	NS	< 0.0070	NS	0.013 J	NS	< 0.0072	NS	< 0.0070	NS
Fluorene	2390	14.8299	NE	< 0.0053	NS	< 0.0053	NS	< 0.0054	NS	< 0.0055	NS	< 0.0053	NS
Indeno[1,2,3-cd]pyrene	1.15	NE	NE	0.025 J	NS	< 0.0098	NS	0.029 J	NS	0.026 J	NS	< 0.0097	NS
Phenanthrene	NE	NE	NE	< 0.0053	NS	< 0.0053	NS	< 0.0053	NS	< 0.0054	NS	< 0.0052	NS
Pyrene	1790	54.5455	NE	< 0.0075	NS	< 0.0075	NS	0.014 J	NS	< 0.0077	NS	< 0.0075	NS
GC Semivolatiles (mg/Kg)													
Diesel Range Organics [C10-C28]	NE	NE	NE	2.0 J B	NS	1.1 J B	NS	1.8 J B	NS	< 1.3	NS	2.4 J B	NS
RCRA Metals (mg/Kg)													
Arsenic	0.677	0.584	8	4.2	5.2	3.5	2.3	4.6	2.2	3.5	3.5	6.4	4.9
Barium	15300	164.8	364	43	37	32	15	29	12	52	32	39	33
Cadmium	71.1	0.752	1	0.19 J B	0.21 B	0.080 J	0.13 J	0.17 J	0.12 J	0.12 J	0.12 J	0.20 J B	0.19 J B
Chromium	NE	360000	44	18	16	12	7.2	14	6.5	22	16	17	14
Lead	400	27	52	9.2	7.5	6.0	4.2	8.0	3.6	8.3	6.8	9.4	6.8
Mercury	3.13	0.208	NE	0.010 J	0.0093 J	0.012 J	< 0.0068	0.023	< 0.0063	0.016 J	0.0072 J	0.011 J	0.013 J
Silver	391	0.8491	NE	0.17 J	0.16 J	< 0.14	< 0.15	< 0.15	< 0.14	< 0.13	< 0.14	0.18 J	0.18 J

Notes:
 NE = Not Established
 NS = Not Sampled
 < = Less than the detection limit
Blue = detected concentration
Yellow indicates exceedance of WDNR soil to groundwater pathway RCL
Yellow indicates exceedance of WDNR non-industrial direct contact RCL
 MC = Milwaukee County
 GP = Geoprobe
 (0 - 2) = Soil interval sampled
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 J = Indicates that the result is less than the RL but greater than or equal to the MDL and the co
 B = Indicates the compound was found in the blank and the sample

Table 1
 Summary of Detected Constituents of Concern
 Soil Analytical Data
 Cottonwood Development Phase 2
 Oak Creek, WI

Constituent	Non-Industrial Direct Contact RCL	Soil to Groundwater Pathway RCL	Background Threshold Value	MCGP-11 (0-2) 07/11/2018	MCGP-11 (12-14) 07/11/2018	MCGP-12 (0-2) 07/11/2018	MCGP-12 (14-15) 07/11/2018
Volatile Organic Compounds (mg/kg)							
Methylene Chloride	61.8	0.0026	NE	< 0.11	< 0.10	< 0.12	< 0.11
Polycyclic Aromatic Hydrocarbons (mg/kg)							
Benzo[a]anthracene	1.14	NE	NE	< 0.0050	NS	0.0072 J	NS
Benzo[a]pyrene	0.115	0.47	NE	< 0.0072	NS	0.030 J	NS
Benzo[b]fluoranthene	1.15	0.4793	NE	< 0.0081	NS	0.0092 J	NS
Chrysene	115	0.1446	NE	< 0.010	NS	< 0.011	NS
Dibenz[<i>a,h</i>]anthracene	0.115	NE	NE	< 0.0072	NS	< 0.0077	NS
Fluoranthene	2390	88.8778	NE	< 0.0069	NS	0.0079 J	NS
Fluorene	2390	14.8299	NE	< 0.0052	NS	< 0.0056	NS
Indeno[1,2,3- <i>cd</i>]pyrene	1.15	NE	NE	< 0.0097	NS	0.028 J	NS
Phenanthrene	NE	NE	NE	< 0.0052	NS	< 0.0056	NS
Pyrene	1790	54.5465	NE	< 0.0074	NS	0.0085 J	NS
GC Semivolatiles (mg/kg)							
Diesel Range Organics (C10-C28)	NE	NE	NE	< 1.1	NS	< 1.2	NS
RCRA Metals (mg/kg)							
Arsenic	0.677	0.584	8	4.5	3.9	6.1	2.8
Barium	15300	164.8	364	33	36	50	35
Cadmium	71.1	0.752	1	0.17 J B	0.28 B	0.18 J B	0.20 J B
Chromium	NE	360000	44	13	15	22	14
Lead	400	27	52	7.6	9.2	12	7.1
Mercury	3.13	0.208	NE	0.0093 J	0.012 J	0.048	0.012 J
Silver	391	0.8491	NE	< 0.14	< 0.13	0.21 J	0.18 J

Notes:
 NE = Not Established
 NS = Not Sampled
 < = Less than the detection limit
Blue = detected concentration
Yellow indicates exceedance of WDNR soil to groundwater pathway RCL
Yellow indicates exceedance of WDNR non-industrial direct contact RCL
 GP = Geoprobe
 (0 - 2) = Soil interval sampled
 RCRA = Resource Conservation and Recovery Act
 J = Indicates that the result is less than the RL, but greater than or equal to the MDL and the compound was found in the sample
 B = Indicates the compound was found in the blank and the sample

Table 2
 Summary of Detected Constituents of Concern
 Groundwater Analytical Data
 Cottonwood Development Phase 2

Constituent	Enforcement Standard	Preventive Action Limit	MC TW-6	MC TW-7
			07/11/2018	07/11/2018
Volatile Organic Compounds (ug/L)				
Chloromethane	30	3	0.86 J	< 0.32
Dichlorodifluoromethane	1000	200	1.4 J	1.5 J
Toluene	800	160	0.21 J	0.16 J
RCRA Metals (ug/L)				
Arsenic	10	1	0.90 J B	0.76 J B
Barium	2000	400	58	21
Chromium	100	10	< 1.1	1.6 J
Lead	15	1.5	< 0.19	0.20 J

Notes:

< = Less than the detection limit

Blue = detected concentration

Yellow indicates exceedance of NR 140 Preventive Action Limit

Blue indicates exceedance of NR 140 Enforcement Standard

B = Indicates that the compound was found in the blank and the sample

J = Indicates that the result is less than the RL but greater than or equal to the MDL.

Concentration is considered an approximate value.

MC = Milwaukee County

TW = Temporary well

RCRA = Resource Conservation and Recovery Act

Table 3
 Field Water Quality Measurements and Observations
 Cottonwood Development Phase 2 Site Assessment

Sample Location Identification:	MC GP-6/MC TW-6	MC GP-7/MC TW-7
Date of Level	7/11/2018	
Depth Reference Point (e.g., top of riser)	Ground Surface	Ground Surface
Measured Depth to Water (ft.)	4.49	6.08
Measured Well Depth (ft.)	13.93	10.59
Purging/Sampling Device(s)	Peristaltic Pump	
Target Purge Volume (gallons)	1.72	1.0
Date Purging Completed	7/11/2018	
Volume Purged (gallons)	2.0	1.0
Did Well Purge Dry? (Y or N)	N	N
Date Sample Withdrawn	7/11/2018	7/11/2018
Time Sample Withdrawn	16:15	15:45
Sampled By	LKK	
Color	Clear	Clear
Odor	None	None
Turbidity (Low, Med, Turbid, Highly Turbid)	None	None
Field Temperature (degrees Celsius)	12.24	11.90
Dissolved Oxygen (mg/L)	6.15	4.21
Specific Conductivity (umho/cm)	835	387
pH (Standard Units)	7.61	7.49
Oxidation-Reduction Potential (mV)	-31.4	-33.1
Other Field Comments		

Notes:

- GP = Geoprobe
- mg/L = milligrams per liter
- TW = Temporary well

FIGURES

Figure 1 – Site Location Map

Figure 2 – Detailed Site Map

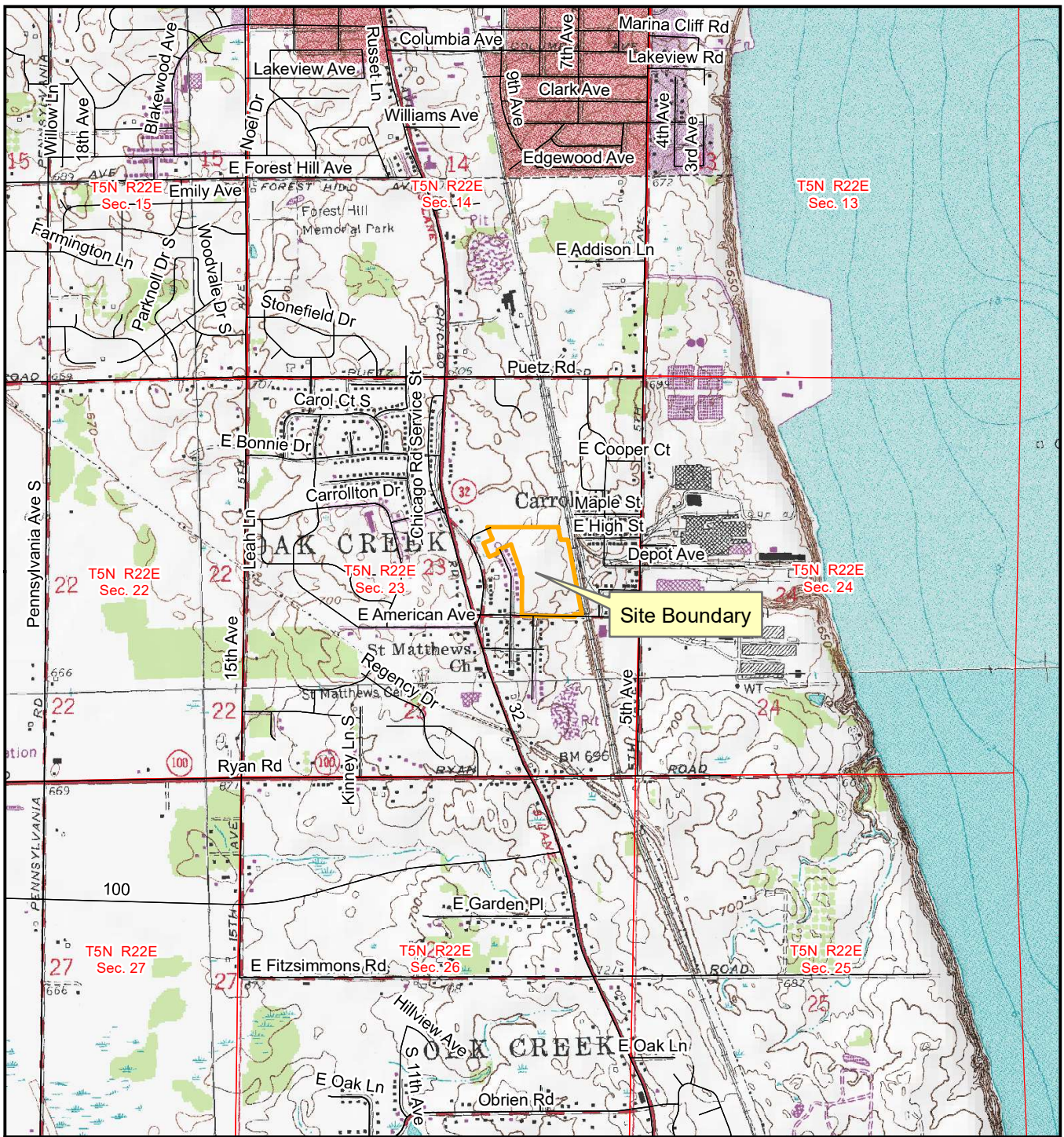
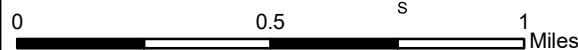


FIGURE 1 - SITE LOCATION MAP

**COTTONWOOD DEVELOPMENT PHASE 2 SITE ASSESSMENT
9050 S ANNETTE PLACE & 3810 E AMERICAN AVE
OAK CREEK, WI**

- Road
- Site Boundary
- Section

1:24,000



Source: Racine North 1958 (Revised 1971),
Franksville 1958 (Revised 1971, 1994),
South Milwaukee 1958 (Revised 1971, 1994)
Greendale 1958 (Revised 1971, 1976), WI
USGS 7.5' series topographic maps



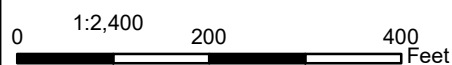


FIGURE 2 - DETAILED SITE MAP

**COTTONWOOD DEVELOPMENT PHASE 2 SITE ASSESSMENT
9050 S ANNETTE PLACE & 3810 E AMERICAN AVE
OAK CREEK, WI**

- Soil Boring
- Project Area
- Parcel Boundary

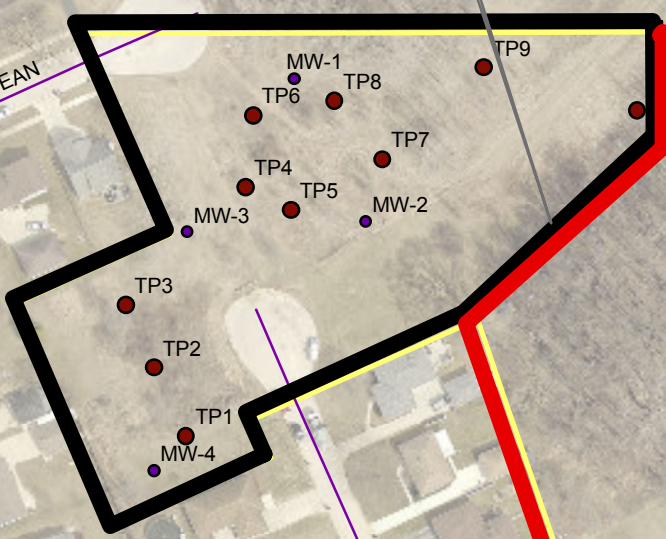
Source:
National Agriculture Imagery Program, 2017



Cottonwood Development Parcels BRRTS 02-41-184202 Proposed Property Line



Proposed New Property Line

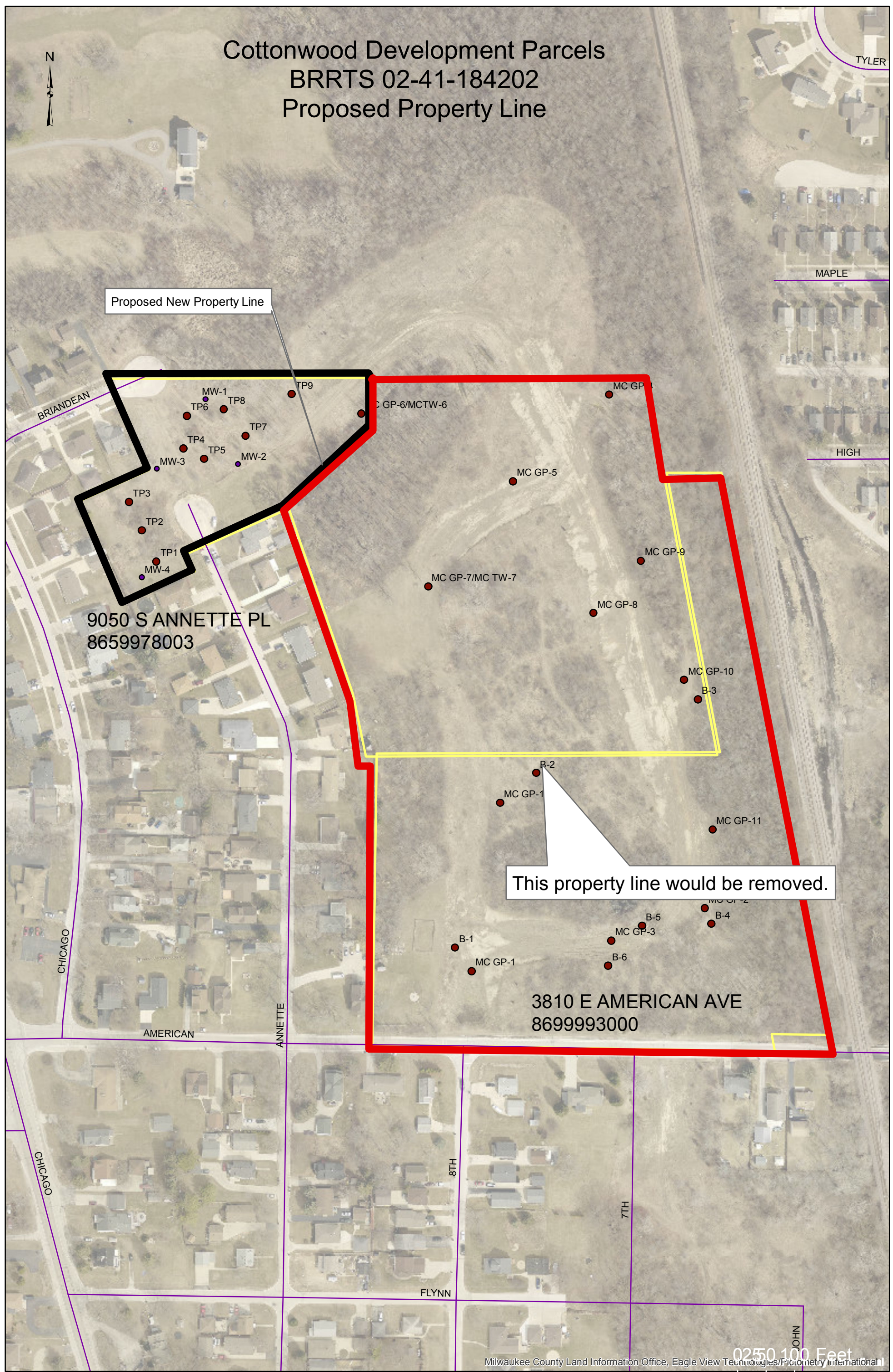


9050 S ANNETTE PL
8659978003



This property line would be removed.

3810 E AMERICAN AVE
8699993000



ATTACHMENT 3

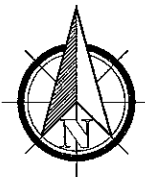
DRAFT CSM AND CONDITIONAL APPROVAL LETTER

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 5 NORTH, RANGE 22 EAST AND PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWN 5 NORTH, RANGE 22 EAST IN CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 23-5-22, WHICH IS ASSUMED TO BEAR S 00°50'07" W, WI STATE PLANE COORDINATE SYSTEM SOUTH ZONE PER FEB. 2018 C.S.S.D.

The NE Corner of the NE 1/4 of Section 23-5-22
Concrete Monument with Brass Cap
N : 330,295.96
E : 2,575,419.06



S00°50'07"W

1988.16'

The East Line of the Northeast 1/4 of Section 23-5-22

2651.24'

The SE Corner of the NE 1/4 of Section 23-5-22
Concrete Monument with Brass Cap
N : 327,645.16
E : 2,575,380.41

THE NE 1/4 OF SECTION 23-5-22

THE SE 1/4 OF SECTION 23-5-22

VICINITY MAP
1" = 2000'

CHICAGO & NORTHWESTERN TRANSPORTATION COMPANY
(R.O.W. VARIES)

E. BRIANDEAN CT.
(60' PUBLIC R.O.W. WIDTH)

S. CHICAGO CT.
(60' PUBLIC R.O.W. WIDTH)

S. ANNETTE PL.
(60' PUBLIC R.O.W. WIDTH)

PREPARED FOR:
MILWAUKEE COUNTY HOUSING DIVISION
9050 S. ANNETTE PL.
3810 E. AMERICAN AVE.
OAK CREEK, WI 53154

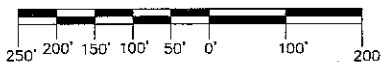
DEDICATED FOR PUBLIC STREET
24,232 Sq. Ft.

E. AMERICAN AVE.
(60' PUBLIC R.O.W. WIDTH)

The Center of Section 23-5-22
Concrete Monument with Brass Cap
N : 327,634.80
E : 2,572,751.18

- - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.13 LBS.
- - DENOTES FOUND 2" IRON PIPE
- ⊙ - DENOTES FOUND 1" IRON PIPE

GRAPHIC SCALE : 1" = 250'



SURVEYING ASSOCIATES, INC.

2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443

sai@wi.rr.com

MARC C. PASSARELLI P.L.S. # 2817

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 23, TOWN 5 NORTH, RANGE 22 EAST AND PART OF THE NORTHWEST ¼ AND NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 23, TOWN 5 NORTH, RANGE 22 EAST IN CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

I, Marc C. Passarelli, a Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped a part of the Southwest ¼ and the Southeast ¼ of the Northeast ¼ of Section 23, Town 5 North, Range 22 East and Part of the Northwest ¼ and Northeast ¼ of the Southeast ¼ of Section 23, Town 5 North, Range 22 East in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of Section 23, thence South 00° 50' 07" West along the East line of the Northeast ¼ of Section 23, 1988.16 feet; thence South 89° 47' 23" West, 1097.85 feet to the point of beginning of the lands to be described; thence South 10° 46' 35" East along the Westerly right-of-way line of the Chicago and Northwestern Transportation Company, 137.24 feet; thence North 89° 46' 27" East, 101.72 feet; thence South 10° 46' 35" East along said Westerly right-of-way line, 1072.76 feet to a point on the centerline of American Ave.; thence North 89° 03' 46" West along said centerline, 810.41 feet; thence North 00° 52' 28" East, 509.91 feet to the Northeast corner of Lot 4 of Certified Survey Map No. 82 also being on the South line of the Northeast ¼ of said Section 23; thence South 89° 46' 27" West along said South line, 15.00 feet; thence North 11° 47' 32" West, 112.65 feet to the Northeast corner of Lot 1 in Block 2 of Annette Acres; thence North 19° 03' 31" West, 343.33 feet to a 2" diameter iron pipe marking the Northwest Corner of Lot 1 in Block 1 of Annette Acres; thence South 65° 55' 48" West, 195.00 feet; thence South 24° 04' 12" East, 33.66 feet to the Northeast corner of Lot 1 in Block 2 of Annette Acres; thence South 65° 55' 48" West 134.68 feet to the Northwest corner of Lot 1 in Block 2 of Briandean; thence North 24° 07' 10" West, 195.08 feet to the Southwest corner of Lot 3 in Block 2 of Briandean; thence North 65° 55' 48" East, 134.68 feet to the Southeast corner of Lot 1 in Block 2 of Briandean; thence North 24° 07' 10" West, 174.50 feet; thence North 89° 47' 23" East, 940.58 feet to the point of beginning.

Dedicating the most Southerly 30.00 feet to the public for street purposes on East American Avenue. Containing 24,232 square feet (0.5562 acres) of land.

That I have made such survey, land division and map by the direction of the Milwaukee County, owner of said land.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Municipal Code of the City of Oak Creek in surveying, dividing and mapping the same.

Dated this 2nd day of April 2019.

Marc C. Passarelli S-2817
Wisconsin Professional Land Surveyor

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 23, TOWN 5 NORTH, RANGE 22 EAST AND PART OF THE NORTHWEST ¼ AND NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 23, TOWN 5 NORTH, RANGE 22 EAST IN CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY OF _____)SS

As owner the County of Milwaukee, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map.

In consideration of the approval of the map by the Planning Commission and the Common Council of the City of Oak Creek, the undersigned agrees:

- a. That all utility lines to provided electric power and telephone services and cable televisions or communications systems lines or cables to all lots in the subdivision shall be installed underground in easements provided therefore, where feasible.

This agreement shall be binding on the undersigned and assigns.

The County of Milwaukee does further certify that this map is required to be submitted to the following for approval or objection: City of Oak Creek.

IN WITNESS WHEREOF, the County of Milwaukee has caused these presents to be signed by, Chris Abele its county Executive and George Christenson, its County Clerk at _____, Wisconsin on this day of _____, 2019.

THE COUNTY OF MILWAUKEE

Chris Abele, Milwaukee County Executive

George Christenson, County Clerk

STATE OF WISCONSIN)
COUNTY OF _____)SS

Personally came before me this _____ day of _____, 2019, the above named Chris Abele and George Christenson, of the above named corporation, to me known to be such County Executive and County Clerk of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

PRINT

(Seal)
Notary Public, State of Wisconsin
My Commission expires _____
My Commission is permanent.

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 23, TOWN 5 NORTH, RANGE 22 EAST AND PART OF THE NORTHWEST ¼ AND NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 23, TOWN 5 NORTH, RANGE 22 EAST IN CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

CERTIFICATE OF MILWAUKEE COUNTY TREASURER:

STATE OF WISCONSIN)
COUNTY OF _____)SS

I, David Cullen, being the duly elected, qualified County Treasurer of the County of Milwaukee, certify that in accordance with the records of the office of the County Treasurer of the County of Milwaukee, there are no unpaid taxes or unpaid special assessments on the land included in this Certified Survey Map.

Date: _____

David Cullen, County Treasurer

PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of Oak Creek on this _____ day of _____, 2019.

Daniel Bukiewicz, Chairman

Douglas Seymour, Secretary

COMMON COUNCIL APPROVAL

Approved and Accepted by the Common Council of the City of Oak Creek in accordance with Resolution Number _____, adopted on the _____ day of _____, 2019.

Daniel Bukiewicz, Mayor

Catherine A. Roeske, City Clerk



June 12, 2019

David Cialdini
Milwaukee County
600 W. Walnut St. #100
Milwaukee, WI 53212

Re: CSM (Minor Land Division)
3810 E. American Ave. and 9050 S. Annette Pl.

Mr. Cialdini:

This letter is to inform you that at their June 11, 2019 meeting, the Plan Commission recommended Common Council approval of the proposed Certified Survey Map (CSM) for the addresses above, with the following conditions:

1. That a minimum 25-foot public water easement is included across Lot 2 prior to recording.
2. That temporary easements for the temporary cul-de-sacs at Briandean Court and Annette Place on Lot 2 are coordinated with the City.
3. That the CSM includes the future street pattern on the Official map and/or dedicates the public right-of-way for such.
4. That the Common Council Approval signature block includes the dedication of rights-of-way.
5. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

The next step in the CSM process is the review before the Common Council, which is scheduled for **June 18, 2019 at 7:00 PM**. A representative must be present at the meeting to answer any questions.

Should you have any questions regarding this matter, I can be contacted at (414) 766-7027 or via e-mail at kpapelbon@oakcreekwi.org.

Sincerely,

Kari Papelbon, CFM, AICP
Planner

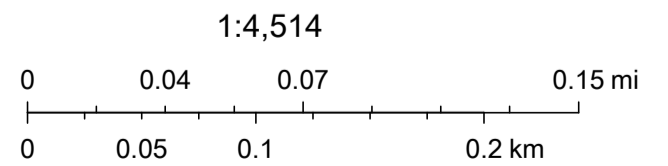
ATTACHMENT 4
WETLANDS MAP

WETLAND MAP



2/22/2023, 8:14:06 AM

- Streets / Roads
- Scale 2 Muni Labels
- Scale 2 Street Labels
- Trail
- Oak Leaf Trail
- Wetland Class Areas
- Wetland Class Points
- Wetland too small to delineate
- 2022 Aerial Imagery
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Esri Community Maps Contributors, Milwaukee County Land Info, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Milwaukee

ATTACHMENT 5
PROPOSAL PREPARATION, SUBMISSION AND
EVALUATION GUIDELINES

PROPOSAL PREPARATION, SUBMISSION & EVALUATION

I. Explanation to Prospective Offerors

Any prospective offeror desiring an explanation or interpretation of this RFP must request it in writing no later than seven business days before the last date for submission of proposals. Requests should be directed to the individual in charge at the address listed in the RFP. Any information given to a prospective offeror concerning a solicitation will be furnished promptly to all other prospective offerors as an amendment to the RFP, if that information is necessary in submitting offers or if the lack of it would be prejudicial to any other prospective offerors.

II. Complete Proposals

Proposals shall represent the best efforts of the offerors and will be evaluated as such. Proposals must set forth full, accurate, and complete information as required by this section and other sections of this RFP.

III. Unnecessarily Elaborate Proposals

Brochures or other presentations beyond those sufficient to present a complete and effective response to this solicitation are not desired and may be construed as unnecessarily elaborate and an indication of the offeror's lack of cost consciousness. Elaborate art work, expensive paper and binding, and expensive visual and other presentation aids are neither necessary nor desired. Concise and clear proposals are sought.

IV. Retention of Proposals

All proposal documents shall be retained by the County and therefore, will not be returned to the offerors. The County will not pay for preparation of proposals or for proposals that are retained by the County.

V. Examination of Proposals

Offerors are expected to examine the Site, Statement of Work and all instructions and attachments in this RFP. Failure to do so will be at the offeror's risk.

VI. Legal Status of Offeror

Each offeror must provide the following information in its proposal:

- A. Name of the offeror;
- B. Whether offeror is a corporation, joint venture, partnership (including type of partnership), or individual;
- C. Copy of any current license, registration, or certification to transact business in the State of Wisconsin if required by law to obtain such license, registration, or certification. If the offeror is a corporation or limited partnership and does not

provide a copy of its license registration, or certification to transact business in the State of Wisconsin, the offeror shall certify its intent to obtain the necessary license, registration or certification prior to contract award or its exemption from such requirements; and

D. Copies of any current license, registration or certification required in RFP;

E. If the offeror is a partnership or joint venture, names of general partners or joint venturers.

VII. Organization of Offeror

Each proposal must further contain a chart showing the internal organization of the offeror and the numbers of regular personnel in each organizational unit.

VIII. Offerors Authorized Agent

Each proposal shall set forth the name, title, telephone number, and address of the person authorized to negotiate in behalf of the offeror and contractually bind the offeror, if other than the person signing the proposal.

IX. Price Schedule Submission

Offerors are to submit prices for each item identified in the Proposal. Offers for services other than those specified will not be considered. The prices set forth in the schedule will be used for evaluation purposes and for establishing a contract price. Milwaukee County reserves the right to accept or reject any and all Proposals.

X. Certification and Representations

Offerors shall return with their proposal resumes and any other documents as may be requested in the RFP.

XI. Signing of Offers

The offeror shall sign the proposal and print or type its name on the form. Erasures or other changes must be initialed by the person signing the offer. Offers signed by an agent shall be accompanied by evidence of that agent's authority, unless that evidence has been previously furnished to the County.

XII. Proposal Guarantee

By submitting a proposal the offeror guarantees that it will keep its initial offer open for at least 60 days.

XIII. Acknowledgement of Amendments

Offerors shall acknowledge receipt of any amendment to this solicitation by signing and returning the amendment or by letter or telegram including mailgrams. The County must receive the acknowledgment by the date and time specified for receipt

of offers. Offeror's failure to acknowledge an amendment may result in rejection of the offer.

XIV. Late Proposals and Modifications and Withdrawals of Proposals

Any proposal received at the office designated in the solicitation after the exact time specified for receipt will not be considered.

XV. Proposal Evaluation Criteria

Following a list of general criteria which will be used to evaluate the proposals:

- a. Quality and responsiveness to the RFP. Weight: 20%
- b. Project approach and understanding, including strategy to perform requested work and time schedule. Weight: 30%.
- c. Qualifications and experience. Weight: 35%
- d. Fee and hourly rates. Weight: 15%.

XVI. Staffing

Consultant shall provide, at its own expense, all personnel required in performing the services under this agreement. Such personnel shall not be employees of Owner.

The offeror must describe his or her qualifications and experience to perform the work described in this RFP. Information about experience should include direct experience with the specific matter and similar facilities. Areas of expertise of each proposed staff member shall be provided (i.e., engineering, economics, architecture, planning). Specific examples of similar or related projects previously conducted shall cite:

- Name of client organization
- Name, address, and current telephone number of client contact person
- Contract number and inclusive dates
- Contract amount

Offeror shall provide the following information for every resume:

- Full name
- Title and areas of specialty
- Affiliation (that is, staff of offeror or subconsultant)
- Experience directly related to the proposed project
- Education/training

- Individual personnel hours and percentage of total project time which will be devoted to the proposed project in total and broken down by task. (See suggested matrix below)
- Resumes shall be included for all personnel expected to work on the project. Only resumes of staff or subconsultant staff employed by or under contract with the firm as of the date of proposal submission are to be included.

TASK	NAME OF EMPLOYEE 1	NAME OF EMPLOYEE 2	ETC.....	EXPENSES	SUB TASK	TASK TOTAL
	HOURLY RATE W/OH	HOURLY RATE W/OH	ETC.....		TOTAL	
DESCRIPTION						
1. TASK 1	Number of Hrs/Task	Number of Hrs/Task				
2. TASK 2						
3. TASK 3						
4. TASK 4						
5. TASK 5						
6. TASK 6						
TOTAL HOURS						
TOTAL COST						
% OF TIME						

TOTAL FEE

ATTACHMENT 6
CONSULTANT PROPOSAL

MILWAUKEE COUNTY
DEPARTMENT OF ADMINISTRATIVE SERVICES
ARCHITECTURE, ENGINEERING AND ENVIRONMENTAL SERVICES SECTION

PROJECT: OAK CREEK HOUSING DEVELOPMENT
PROJECT NO.

CONSULTANT PROPOSAL

I. BASIC SERVICES – Oak Creek Housing Development (Include services of all needed subconsultants)

A. "LUMP SUM" fee for planning, design and construction documents: \$

(_____)

II. PRINCIPAL IN CHARGE

Name of Principal

Engineer's Registration No. in Wisconsin

Flat hourly rate for principal

Participation of Targeted Business Enterprises at the rate of 17% will be required for each project.

Firm Name

Authorized Signature

Title

Date

ATTACHMENT 7
TARGETED BUSINESS ENTERPRISE (TBE)
INSTRUCTIONS & FORMS



COMMUNITY BUSINESS DEVELOPMENT PARTNERS MILWAUKEE COUNTY

COMMITMENT TO CONTRACT WITH TBE

ADDITIONAL INFORMATION & REQUIREMENTS:

Links to Directories for firms eligible for credit:

DBE <http://wisconsin.gov/Pages/doing-bus/civil-rights/dbe/certified-firms.aspx>

MBE and WBE <http://www.doa.state.wi.us/Divisions/Enterprise-Operations/Supplier-Diversity-Program>

Milwaukee County SBE <https://mke.diversitycompliance.com/Default.aspx>

SAM Directory for Federal SBE <https://www.sam.gov/portal/SAM/#1>

- 1. CONTRACT ADJUSTMENTS:** The successful Bidder/Proposer will maintain the approved TBE participation level during the term of the contract with the County, including any additional work on the contract, e.g., change orders, addendums, scope changes, or fee increases.
- 2. WRITTEN CONTRACTS WITH TBE:** The County requires that the successful Bidder/Proposer enter into contract, directly or through subs, as stated in this form. Agreements must be submitted to the County within 7 days of receipt of the Notice-To-Proceed. By executing this commitment, you are certifying that you have had contact with the named TBE firm and that they will be hired if you are awarded the contract by the County.
- 3. SUBSTITUTIONS, TBE SUBCONTRACTING WORK, TRUCKING FIRMS:** The successful Bidder/Proposer must submit written notification of desire for substitution to the TBE affected, and send a copy to the County, stating the reason(s) for the request. The TBE will have five (5) business days to provide written objection/acceptance of the substitution. The "right to correct" must be afforded any TBE objecting to substitution/termination for less than good cause as determined by the County. Approval must be obtained from the County prior to making any substitutions. TBE firms are required to notify and obtain approval from the County prior to seeking to subcontract out work on this project. In the case of TBE trucking firms, credit will be given for trucks leased from other TBE firms; however, if the TBE leases trucks from non-TBE firms, the commission or fee will be counted for crediting.
- 4. REQUESTS FOR PAYMENT:** The successful Bidder/Proposer must indicate on the Continuation Sheet (AIA form G703, or equivalent) or invoice for consulting the work being performed by TBE by either a) placing the word "TBE" behind the work item or b) breaking out the work done by TBES at the end of the report. The successful Bidder/Proposer shall notify TBE firms of the date on which they must submit their invoices for payment.
- 5. TBE UTILIZATION REPORTS:** The successful Bidder/Proposer will enter payments to subs and suppliers directly into the County's online reporting system on a monthly basis. These entries will cover payments made during the preceding month and will include zero dollar (\$0) entries where no payment has occurred.

If you have any questions related to the Milwaukee County Target Enterprise Program, please contact:

414.278.4851 or cbdpcompliance@milwaukeecountywi.gov