

School District of
West Allis-West Milwaukee, et al.
EDUCATIONAL ADMINISTRATION CENTER

April 10, 2013

Mr. John Stibal, Director
Department of Development
City of West Allis
7525 W. Greenfield Avenue
West Allis, WI 53214

Dear Mr. Stibal:

Dating back to 2006, The City of West Allis has worked in cooperation with the School District of West Allis-West Milwaukee in planning redevelopment of the Brownfield site that has been underutilized as a capped landfill for nearly 50 years. The redevelopment plans included the creation of a soccer facility to be annexed to the adjacent athletic fields that are located at the southeast corner of the West Allis Athletic Complex. Initially in July 2006, we jointly submitted an application for the Wisconsin Department of Natural Resources Brownfields Green Space & Public Facilities Grant Program to that end.

We now have an opportunity to see this dream come to fruition for our community. After many years of trying, the West Allis-West Milwaukee School District has received a grant award from the United States Soccer Foundation Safe Places to Play and a matching private donation to create the soccer field and multi-use artificial surface.

The creation of this soccer field adjacent to our West Allis Athletic Complex site is an exciting project that will serve a wide range of constituents within our community. There has been a long standing need for these and additional facilities serving and supporting the West Allis-West Milwaukee School District and the entire range of youth through adult and senior recreational needs. This redevelopment project addresses community-wide needs while utilizing an unused Brownfield property. These needs have also been addressed in the City of West Allis Comprehensive Outdoor Recreation Plan.

This addition to the athletic complex will provide a gathering place and will add quality recreational space for the entire community. The facilities will enhance the benefits experienced

Letter to John Stibal, Director
April 10, 2013
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from school district varsity sports, intramural sports, youth activities, community leagues, and city-wide leisure activities. The complex will also serve as a focal point for family-oriented recreational activities, adding to the community's limited and valuable open space system. This synthetic turf soccer field at the West Allis Athletic Complex will greatly expand not only soccer field access and usage but create a multi-use purpose as well. To date, several partnerships activities have occurred to support this project.

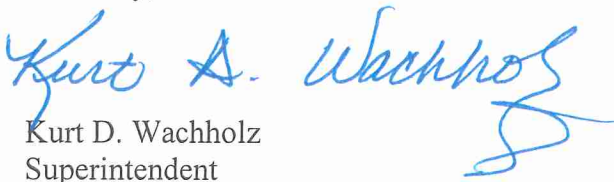
- The School District partnered with the City of West Allis and was awarded a Brownfield Grant from the Wisconsin Department of Natural Resources to conduct a floodplain study within the West Allis Hale Athletic Complex grounds to enable the future development of a soccer field stadium.
- The West Allis Civic Improvement Foundation Dinner Dances identified that the funds raised be directed towards the soccer facility.

Our next step in this process to secure the grant and additional donation is to move forward with a transfer of ownership which is part of the funding requirement. Therefore, the School District of West Allis-West Milwaukee is formally requesting to purchase the Brownfield property located at South 113 & Lincoln Avenue West Allis, Wisconsin, 53227, for \$1.00 (one dollar and no cents). We are working with Stephen Bartoszewski from Ayres and Associates Engineering Firm, the same firm the City of West Allis has used for our joint grant and Department of Natural Resources work.

We have attached the following project documentation:

- Wisconsin Department of Natural Resources Brownfields Green Space & Public Facilities Grant Program
- Satellite Site Visual
- Site Plan
- Site Drawing
- United States Soccer Foundation Safe Places to Play Grant Award

Sincerely,


Kurt D. Wachholz
Superintendent



CITY OF WEST ALLIS

WISCONSIN



JOHN F. STIBAL
Director

Department of Development

July 10, 2006

Mr. Michael Prager
BF GSPF Grant Manager – RR/3
DNR Bureau for Remediation & Redevelopment
P.O. Box 7921
Madison, WI 53707-7921

**Re: Brownfields Green Space & Public Facilities Grant Application
West Allis Athletic Fields – South 113th & Lincoln**

Dear Mr. Prager:

We are pleased to submit the enclosed application for the Wisconsin Department of Natural Resources Brownfields Green Space & Public Facilities Grant Program.

The City of West Allis, in cooperation with the School District of West Allis-West Milwaukee, are planning redevelopment of a site that has been underutilized as a capped landfill for nearly 50 years. Redevelopment plans include the creation of a soccer facility to be annexed to the adjacent athletic fields that are located at the southeast corner of Nathan Hale High School. This will enable the completion of the renovation of the West Allis Athletic Complex.

The athletic complex will provide a gathering place and will add quality recreational space for the entire community. The facilities will enhance the benefits experienced from school district varsity sports, intramural sports, community leagues and city-wide leisure activities. The complex will serve as a focal point for family-oriented recreational activities adding to the community's limited and valuable open space system.

The West Allis Athletic Fields redevelopment plan, with the assistance of a Green Space & Public Facilities Grant, will be a showcase for the community, private businesses and all the agencies involved.

Thank you and please contact me with any questions.

Sincerely,

John F. Stibal
Director, Department of Development

JFS:dml

Enc.

Brownfield Grant Timeline of Events

2006

- Under the direction of Superintendent Kurt D. Wachholz, WAWM School District Grants & Development Coordinator Susan Stuckert worked with City of West Allis Department of Development staff to prepare and submit a grant to the Wisconsin Department of Natural Resources (WDNR) to install a soccer facility to be annexed to the adjacent athletic fields located at the southeast corner of Nathan Hale High School.
- In 2006 The City of West Allis was the recipient of the WDNR Brownfield Green Space & Public Facilities Grant in the amount of \$178,760.
- The proposed grant budget included:

Remedial Actions

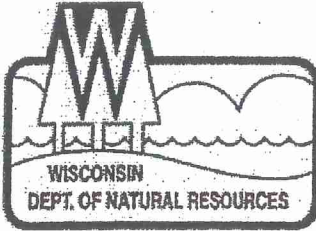
• Silt Fence	\$9,000
• Earthwork/Fill	\$200,000 (<i>Matching funds with dirt</i>)
• Pipe Underdrain	\$24,300
• Area Drain	\$4,000
• Cyclone Chain Fence	\$25,900
• Inlet Protection	\$60,000
• Riprap	\$11,000
• Topsoil Stripping	\$22,000
• Seeding	<u>\$18,000</u>
Remedial Actions Subtotal	\$291,310

Remedial Action Plan

• Earthwork and Cap Augmentation	\$34,760
• Bidding and Construction Planning	\$24,750
• Floodplain Analysis Study	\$20,790
• Reimbursables	<u>\$7,150</u>
Remedial Action Plan Subtotal	\$87,450

Total Cost for Remedial Action & Plan \$378,760 (Grant plus Match)

Total Grant Funds Requested & Awarded \$178,760



State of Wisconsin | DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary

101 S. Webster St.
Box 7921
Madison, Wisconsin 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711

February 24, 2009

RE: GRN-018

City of West Allis
John Stibal, Director of Development
7525 W Greenfield Avenue
West Allis, WI 53214

SUBJECT: Variance for GRN-018, West Allis Athletic Fields

Dear Mr. Stibal:

We are in receipt of your letter dated February 20, 2009 requesting a variance for GRN-018, West Allis Athletic Fields. You requested this variance due to the multiple changes that have happened during the planning and coordination phase of your redevelopment process.

With this in mind, we are approving and extension of this grant until December 1, 2009. This request is being approved under s. NR 173.21(1), Wis. Adm. Code. The grant period for GRN-018 is December 20, 2006 until December 1, 2009. This should permit the City of West Allis to complete their grant activities during the upcoming 2009 construction season.

The City's deadline for submitting a final reimbursement request must be completed within six (6) months after the end of this extended grant period. All requirements listed in the grant agreement must be met before final reimbursement can be made. A final report and any documentation (reports, etc) must also be submitted at the same time as the final reimbursement request. No other variance request will be accepted.

Please consider this letter an amendment and attach it to your copy of the original signed grant agreement. If you have any questions, please call your project manager, Binyoti Amungwafor at (414) 263-8607 or Binyoti.Amungwafor@wisconsin.gov.

Sincerely,

Shelley L. Fox
NR Grant Specialist
Bureau for Remediation & Redevelopment

Cc: Binyoti Amungwafor - SER
Ron Kroepfl - SER

CITY OF WEST ALLIS
DEPARTMENT OF DEVELOPMENT

FEB 25 2009

RECEIVED

West Allis Athletic Site Expenditure Summary		
PERIOD: January 1, 2007 through December 31, 2008		
Activity	Eligible Grant Dollars	Eligible Match Dollars
Landfill Methane Gas Monitoring		\$21,010.29
Athletic Field Preliminary Designs & Permitting	\$62,307.66	
Total Remaining Dollars	\$86,452.34	\$198,864.51

SUMMARY OF TASKS COMPLETED SINCE 2006

- Stormwater Pond Analysis and Preliminary Design. Two options were developed, analyzed for compliance with MMSD rules and regulations.
- Preliminary Athletic Field Layout was completed with earthwork computations
- Floodplain analysis was completed and submitted to FEMA.
- Coordination with multiple contractors. Cost estimates for construction were received in 2008.

Please feel free to contact me if you have any question.

Sincerely,



John F. Stibal
Director of Development

State of Wisconsin
 Department of Natural Resources
 Box 7921
 Madison, WI 53707-7921
 dnr.wi.gov

**Brownfield Green Space and Public Facilities Grant Program
 Reimbursement Claim Worksheet**

Form 4400-235 (11/04)

Notice: Information requested on this form is required by the Department for any claim for reimbursement filed pursuant to ch. NR 173, Wis. Adm. Code. The Department will not consider your claim for reimbursement unless you submit complete information. Personally identifiable information requested on this form is not intended to be used for any other purpose.

Instructions: Submit one copy of this completed form, the Reimbursement Claim (Form 4400-234), invoices and canceled checks or other acceptable proof of payment for all costs that are a part of this claim to the following address: **BF GSPFG Manager - RRB3, PO Box 7921, Madison, WI 53707-7921**

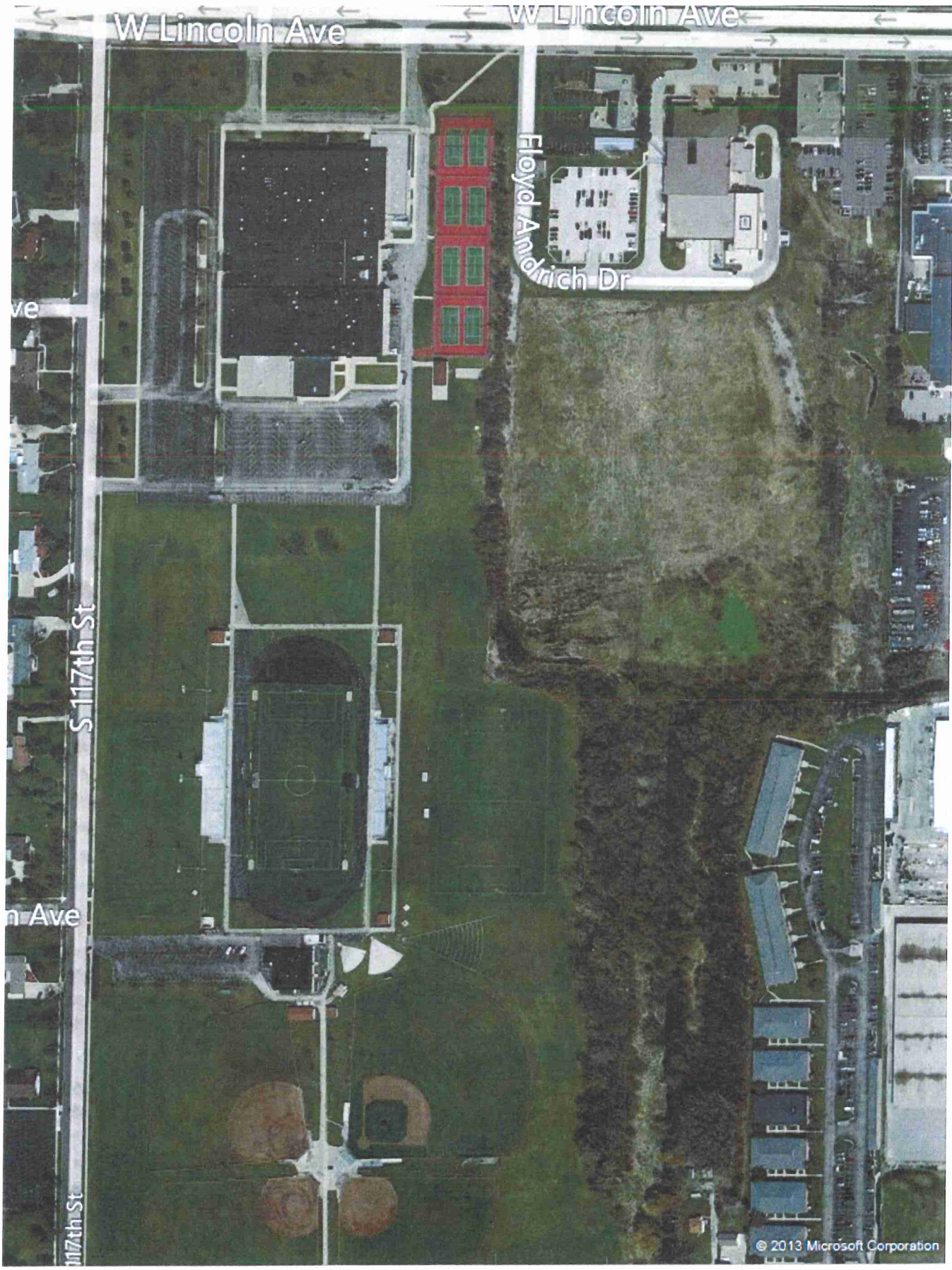
Date of Check	Number		Check Amount	Payee	Description of Expenditure	Total Grant Amount	Total Grantee Match
	Check	Voucher					
3/31/07	50369	117277	\$1,556.37	Ayres Associates	Ground Water Monitoring	\$178,760.00	\$219,874.80
3/31/07	50369	117295	\$3,383.75	Ayres Associates	Engineering Design RAP		\$1,556.37
6/30/07	53094	118657	\$4,587.51	Ayres Associates	Engineering Design RAP		\$3,383.75
9/1/07	55590	120025	\$2,655.58	Ayres Associates	Engineering Design RAP		\$4,587.51
9/30/07	56347	120718	\$5,599.34	Ayres Associates	Engineering Design RAP		\$2,655.58
11/3/07	57199	121256	\$9,952.88	Ayres Associates	Engineering Design RAP		\$5,599.34
12/1/07	58106	121766	\$6,546.69	Ayres Associates	Engineering Design RAP		\$9,952.88
2/2/08	60148	122792	\$10,930.16	Ayres Associates	Engineering Design RAP		\$6,546.69
5/3/08	63105	124514	\$11,015.70	Ayres Associates	Engineering Design RAP		\$10,930.16
5/31/08	64106	125004	\$533.71	Ayres Associates	Engineering Design RAP		\$835.64
6/28/08	65324	125663	\$477.05	Ayres Associates	Engineering Design RAP		\$10,180.06
12/18/08	69884	128350	\$268.92	Ayres Associates	Engineering Design RAP		\$533.71
3/28/09	73650	130015	\$4,808.35	Ayres Associates	Engineering Design RAP		\$477.05
8/1/09	77635	131935	\$5,028.55	Ayres Associates	Engineering Design RAP		\$268.92
TOTAL EXPENDITURES:							

Brownfield Green Space and Public Facilities Grant Program
Reimbursement Claim Worksheet
 Form 4400-235 (11/04)

Notice: Information requested on this form is required by the Department for any claim for reimbursement filed pursuant to ch. NR 173, Wis. Adm. Code. The Department will not consider your claim for reimbursement unless you submit complete information. Personally identifiable information requested on this form is not intended to be used for any other purpose.
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Date of Check	City of West Allis		Check Amount	Grant Number	Payee	Description of Expenditure	Total Grantee Match		
	Check Number	Voucher					Amount Applied to Grant	Amount Applied to Match	
10/31/09	80622	133413	\$405.58	GRN-018	Ayres Associates	Engineering Design RAP		\$405.58	
12/18/07	57522	F09182	\$4,800.00		FEMA FLOOD INSURANCE	Permit Review Fees		\$4,800.00	
06/02/07	51971	118132	\$978.92		Ayres Associates*	Groundwater Monitoring		\$968.89	
09/01/07	55589	120024	\$2,079.65		Ayres Associates	Groundwater Monitoring		\$2,079.65	
09/30/07	56346	120716	\$1,357.50		Ayres Associates	Groundwater Monitoring		\$1,357.50	
12/01/07	58326	121767	\$2,614.37		Ayres Associates	Groundwater Monitoring		\$2,614.37	
02/02/08	59615	122583	\$283.50		Ayres Associates	Groundwater Monitoring		\$283.50	
05/31/08	63355	124519	\$5,160.45		Ayres Associates*	Groundwater Monitoring		\$5,150.42	
11/01/08	68425	127607	\$3,828.32		Ayres Associates*	Groundwater Monitoring		\$3,821.99	
							TOTAL EXPENDITURES:		

*taxes for equipment rental removed, see spreadsheet



W Lincoln Ave

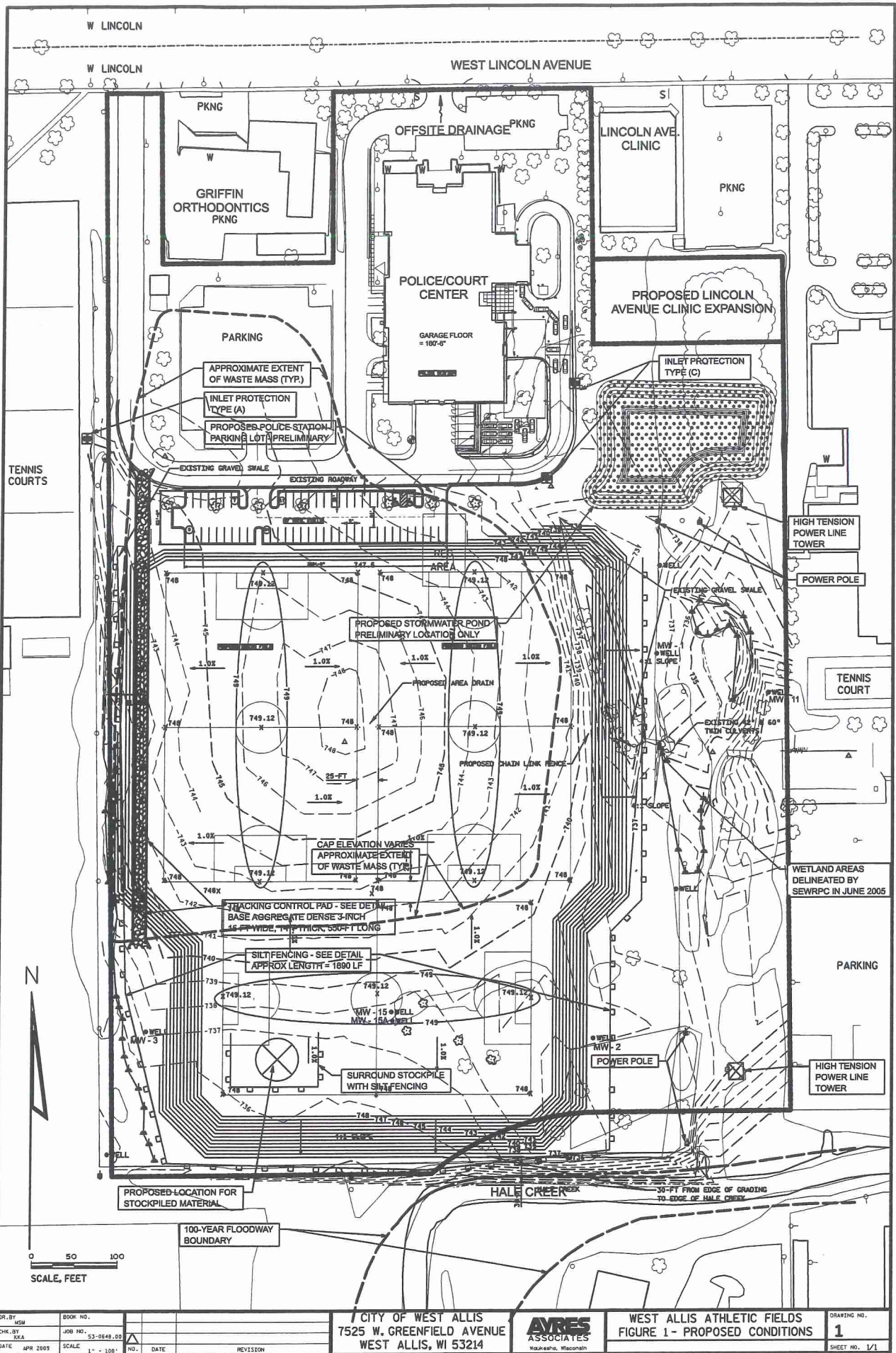
W Lincoln Ave

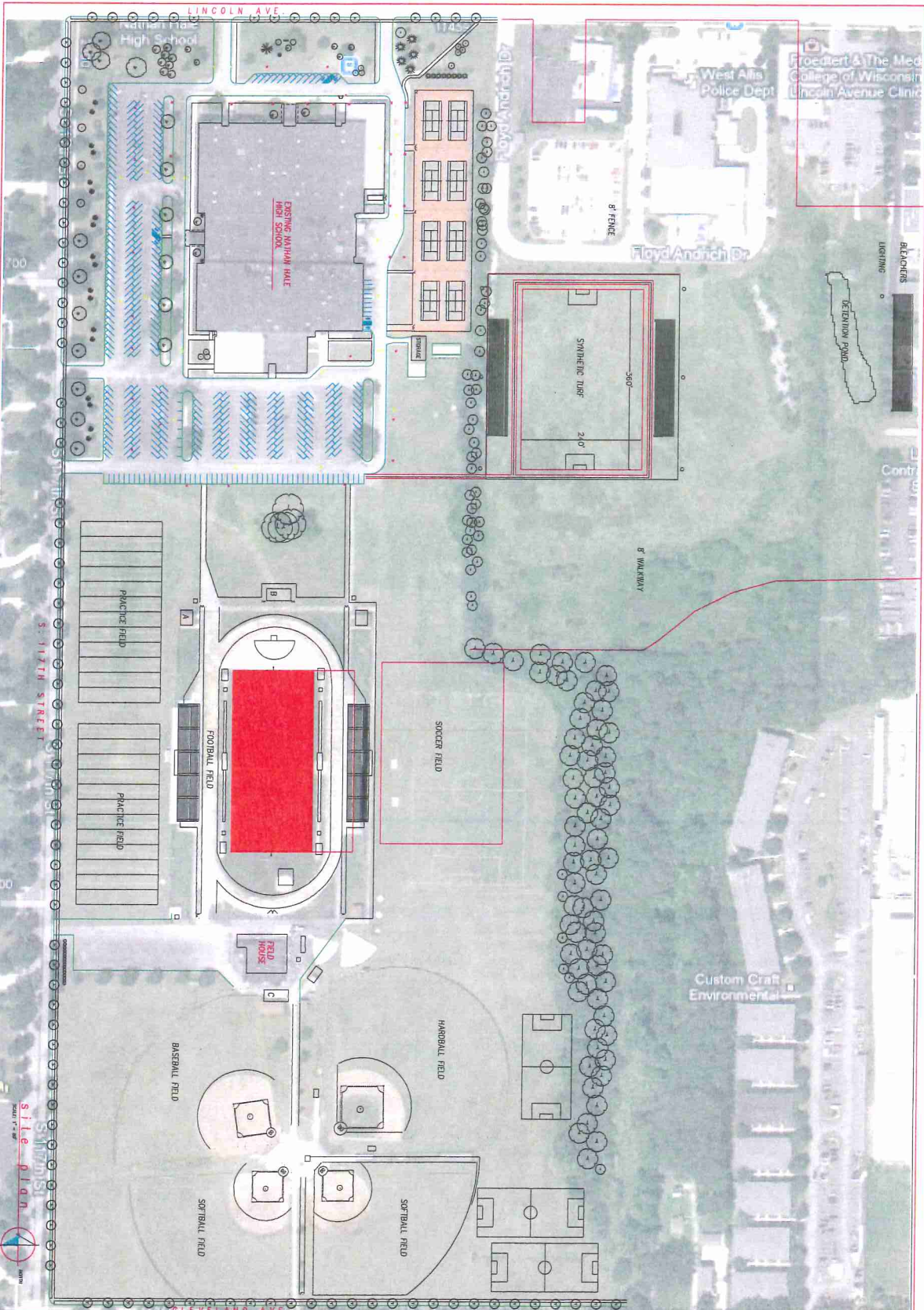
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S 117th St

n Ave

117th St

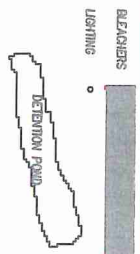
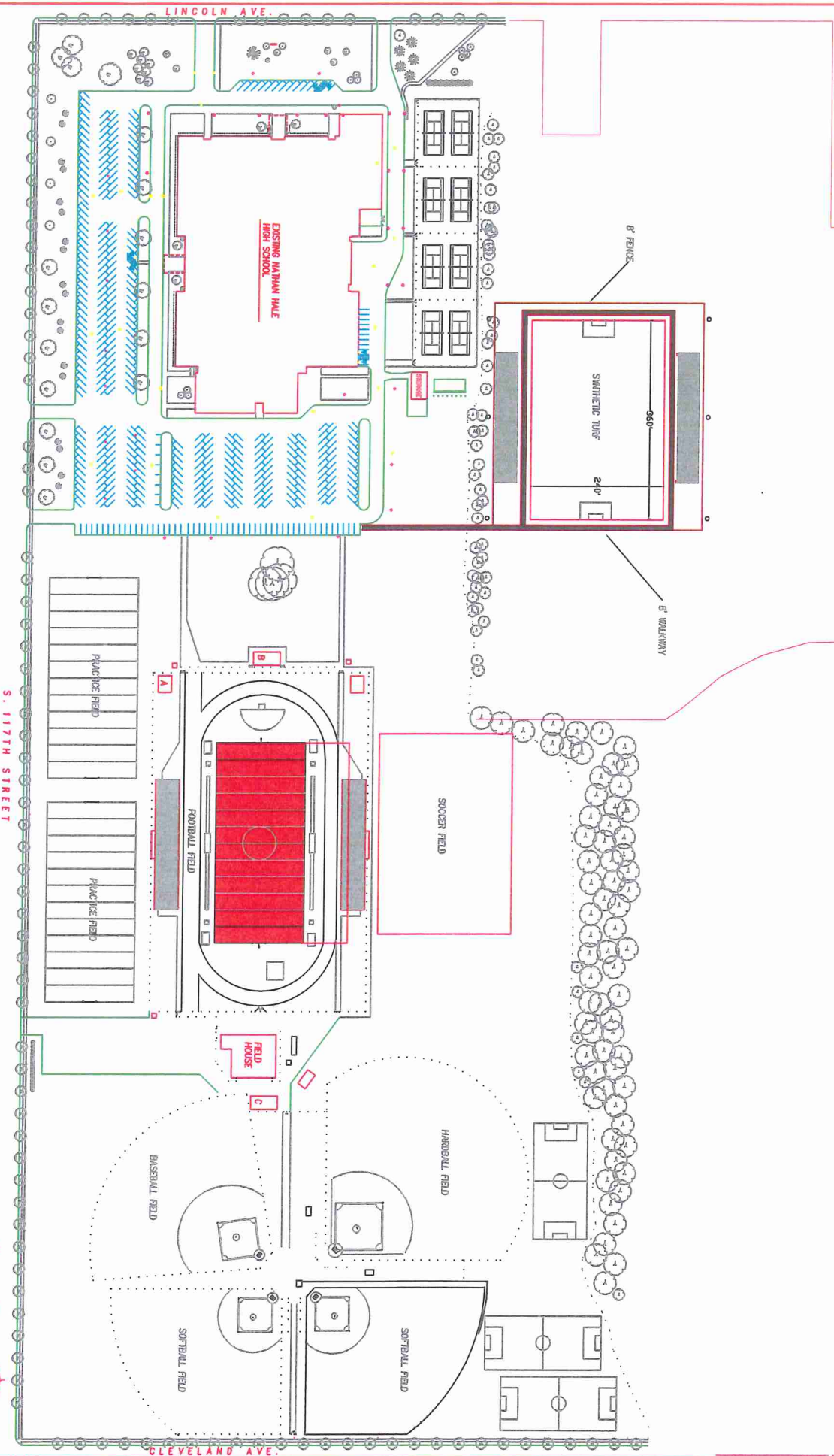




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 proposed facility for:
WEST ALLIS ATHLETIC COMPLEX
 2606 S. 117TH STREET
 WEST ALLIS, WISCONSIN

ARCHITECTS/PLANNERS, S.C.
 1545 South 84th Street
 West Allis, Wisconsin 53214
 (414) 258-9995





S. 117TH STREET

CLEVELAND AVE.



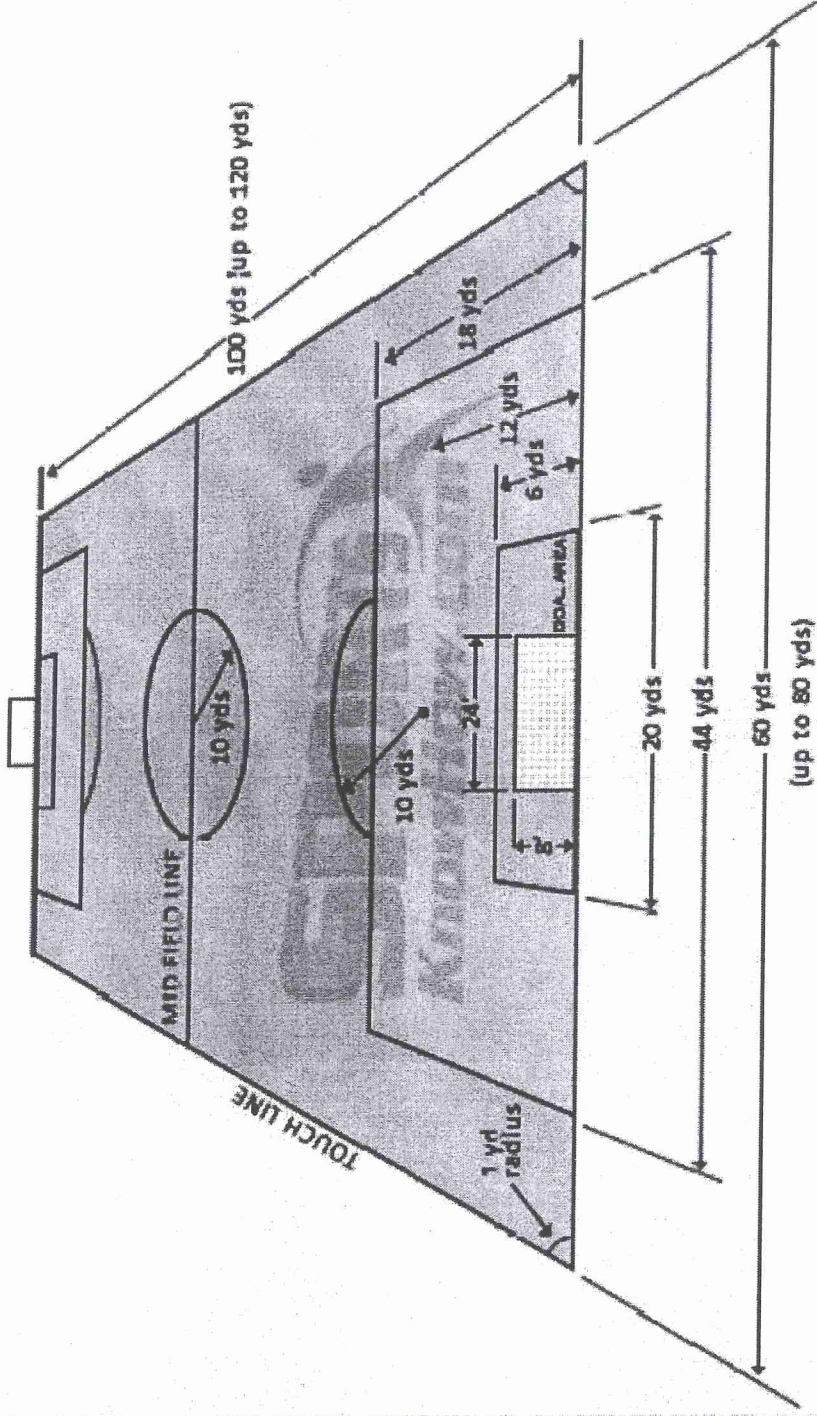
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proposed facility for:
WEST ALLIS ATHLETIC COMPLEX
 2608 S. 117TH STREET
 WEST ALLIS, WISCONSIN



ARCHITECTS/PLANNERS, S.C.
 1646 South 84th Street
 West Allis, Wisconsin 53214
 (414) 258-9965



soccer field
diagram



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MORE THAN 16,000 CHILDREN ACROSS 21 STATES AND THE DISTRICT OF COLUMBIA BENEFIT FROM U.S. SOCCER FOUNDATION GRANT FUNDING

\$2.4 MILLION AWARDED TO SUPPORT SOCCER PROGRAMS AND FIELD BUILDING INITIATIVES NATIONWIDE

January 28, 2013

U.S. Soccer Foundation

Washington, D.C., January 28, 2013 – The [U.S. Soccer Foundation](#), the major charitable arm of soccer in the United States, announced that it has awarded 48 grants totaling more than \$2.4 million to non-profit organizations serving youth in underserved areas across 21 states and the District of Columbia.

The Foundation strives to assist and grow the sport of soccer, as well as improve the well-being of children in under-resourced communities, by awarding grants to support all aspects of the game. Specifically, non-profit organizations that provide children with the opportunity to play soccer and live a healthy lifestyle are awarded grants to support their programming and field-building initiatives.

Of the 48 grant awards distributed by the U.S. Soccer Foundation, 29 were given as part of the [Safe Places to Play](#) program. Supported by adidas and FieldTurf, the [Safe Places to Play](#) program develops or enhances field spaces in underserved areas to provide safe places for children to play. To date, the Foundation has helped create or improve over 1,100 safe places for children nationwide.

“The U.S. Soccer Foundation believes that every child should have the opportunity to enjoy the game of soccer in an environment that is safe and promotes positive development,” said Ed Foster-Simeon, president and CEO of the U.S. Soccer Foundation. “We are happy to support organizations that, through impactful community-based programs, harness the power of soccer to improve the well-being of children.”

Support for the U.S. Soccer Foundation’s [grant process](#) is provided by the Foundation’s corporate partners, including Eurosport, FieldTurf, Hunter Industries, Musco Sports Lighting, PEVO Sports and Sport Court. Since its inception in 1994, the U.S. Soccer Foundation has now awarded more than \$59 million in grant awards to non-profit organizations in all 50 states and the District of Columbia.

[The 2013 Program Grant Recipients](#)

America SCORES Cleveland (Cleveland, OH)

Beyond Soccer, Inc. (Lawrence, MA)

Challengers Boys & Girls Club (Los Angeles, CA)

El Centro Hispano, Inc. (Durham, NC)

Esperanza Academy (Lawrence, MA)

Help USA (New York, NY)

Inti Soccer Academy (Manchester, NH)

Jackie Joyner-Kersey Foundation (East St. Louis, IL)

Kids in Sports (Los Angeles, CA)

Notah Begay III Foundation (Santa Ana Pueblo, NM)

Project GOAL, Inc. (Providence, RI)

SA Youth (San Antonio, TX)

Soccer Without Borders (Oakland, CA)

South Bronx United, Inc. (Bronx, NY)

Southwest Youth Services (Albuquerque, NM)

The Salvation Army – Red Shield Youth and Community Center (Los Angeles, CA)

THINK Together Program (Santa Ana, CA)

Urban Initiatives, Inc. (Chicago, IL)

Watts/Willowbrook Boys & Girls Club (Los Angeles, CA)

The 2013 Safe Places to Play Grant Recipients

- Bavarian Soccer Club (Glendale, WI)
- Boys & Girls Club of Southeast Georgia (Brunswick, GA)
- Camden City Board of Education (Camden, NJ) (Received two grants)
- City of El Monte (El Monte, CA)
- City of Hoboken (Hoboken, NJ)
- City of Kenai (Kenai, AK)
- City of Long Beach (Long Beach, CA)
- City of Manhattan Beach (Manhattan Beach, CA)
- City of McAllen (McAllen, TX)
- City of Vermillion (Vermillion, SD)
- City of Vista (Vista, CA)
- City of Westfield (Westfield, IN)
- City of Wynne Parks & Recreation (Wynne, AR)
- College of Mount Saint Vincent (Bronx, NY)
- E.L. Haynes Public Charter School (Washington, DC)
- El Rancho Unified School District (Pico Rivera, CA)
- Hacienda CDC (Portland, OR)
- Houston Parks & Recreation Department (Houston, TX)
- Joy of the People Foundation (Saint Paul, MN)
- McFarland Unified School District (McFarland, CA)
- Natomas Unified School District (Sacramento, CA)
- North Olmstead Stadium Foundation (North Olmsted, OH)
- Redevelopment Authority of Allegheny County (Pittsburgh, PA)
- Salinas Regional Sports Authority (Salinas, CA)
- St. Anthony School (Milwaukee, WI)
- Street Soccer USA (New York, NY)
- Township of Union (Union, NJ)
- West Allis-West Milwaukee School District (West Allis, WI)

About the U.S. Soccer Foundation

The U.S. Soccer Foundation is a recognized leader in sports-based youth development programs for children in underserved, urban communities. Since its founding in 1994, the organization has provided more than \$59 million in funding to create and sustain innovative programs across all 50 states and the District of Columbia. Proven to deliver positive health and social outcomes, the Foundation's affordable initiatives offer safe environments in which both boys and girls thrive. Headquartered in Washington, D.C. the U.S. Soccer Foundation is a 501(c)(3) organization. Visit www.ussoccerfoundation.org to learn more.

Editor Note: For your understanding, we are a separate entity from USSF/US/U.S. Soccer. When referring to the U.S. Soccer Foundation, please refer to it by its proper name.

####

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SAFE PLACES TO PLAY

In order to play soccer, you need space.

We believe that every child deserves the opportunity to play soccer in a safe place.

Urban areas often lack available space for children to play outside. In order to provide an opportunity for all children to play soccer, we have taken on the task of providing children across the nation with places to play.

Our *Safe Places to Play* program provides grants to organizations to help them build or enhance a field space in their communities. To date, we have helped create over 1,100 safe places for children nationwide. [Check out where we have already created safe places to play!](#)

[For more information about how you can obtain funding for a field-building initiative, click here.](#)



Soccer for Success

Safe Places to Play

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Programs Maps

OUR PROGRAMS



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