



CITY OF BURLINGTON

ADMINISTRATION DEPARTMENT
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1161 – (262) 763-3474 fax
www.burlington-wi.gov

AGENDA
COMMUNITY DEVELOPMENT AUTHORITY (CDA)
Tuesday, September 6, 2016
224 East Jefferson Street, Burlington, WI
Council Chambers
5:30 p.m.

Bil Scherrer, Chairman
Jeannie Hefty, Mayor
Bob Grandi, Aldermanic Representative
Jack Eckola
Chuck Rule
Jim Spiegelhoff
Thomas Wiemer

1. Call to Order
2. Roll Call
3. Persons desiring to be heard
4. Review and Discussion regarding Phase II Environmental Site Assessment of 249 E. Chestnut St. (former Milo property) and 261 E. Chestnut St. (former Redi-Bake property) located at the corner of Dodge Street and Chestnut Street.
5. Discussion regarding the Original Offer to Sell Purchase Price of \$70,000 to Burlington Core Upgrades II, LLC” regarding 249 E. Chestnut St. (former Milo property) and 261 E. Chestnut St. (former Redi-Bake property) located at the corner of Dodge Street and Chestnut Street.
6. Adjournment

Note: Notice is hereby given that a majority of the members of the Common Council may be present at this meeting. Although this may constitute a quorum of the Council, the Council will not take any action at this meeting.

Note: If you are disabled and have accessibility needs or need information interpreted for you, please call the City Clerk’s Office at 262-342-1161 at least 24 hours prior to the meeting.



**PHASE II ENVIRONMENTAL
SITE ASSESSMENT**

**FORMER MILO
249 E CHESTNUT
BURLINGTON, WISCONSIN 53105
BRRTS# 02-52-554849**

*Prepared for and
Certified for Use by.*

**City of Burlington
300 N. Pine
Burlington, WI 53105**

**Prepared by:
LF Green Development, LLC
5600 W Brown Deer Road, Suite 120
Milwaukee, Wisconsin 53223**

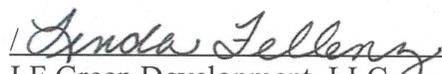
August 20, 2016

SUBMITTAL CERTIFICATION

PHASE II ENVIRONMENTAL
SITE ASSESSMENT

FORMER MILO
249 E CHESTNUT
BURLINGTON, WISCONSIN 53105

I, LINDA J. FELLEENZ, hereby certify that I am an Environmental Professional as that term is defined in ASTM guidance E-1527-05 and EPA 40 CFR Part 312 – AAI, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in general compliance with ASTM E-1527-00, E-1527-05, and EPA 40 CFR part 312 – AAI.



LF Green Development, LLC.
Linda J. Fellenz
Environmental Manager

8/20/2016

Date

6.0 Conclusions

Based on the results of the Phase II ESA, we conclude the following:

- Soil impacts (PAH, VOCs, and lead) remain in the soil at the site above the GW pathway and/or DC RCLs;
- Two NR 141 groundwater wells have been installed and one round of sampling has been done at the site;
- Groundwater samples have no impacts above NR140 standards;
- The source of the impacts is not evident from the past land use, therefore is most likely from filling done at the site during previous construction or demolition activities;
- The future land use for the site is a multi-story commercial building – slab on grade with no basement;
- A vapor mitigation system and soil barrier are included in the building construction plans;
- Any soil generated from construction of the building will be managed and disposed of properly;
- A maintenance plan for the site will be included in the closure documents for the site.

7.0 Recommendations

Based on the results of the Phase II ESA, we conclude the following:

- **No additional environmental investigation is considered necessary at this time;**
- A minimum of one additional round of groundwater sampling should be completed to verify groundwater conditions;
- If the subsequent groundwater sampling is consistent with the initial round of sampling, LF Green recommends the wells a closure request be submitted to the WDNR.
- If new construction begins during the investigation, documentation of soil disposal should be retained and included with the closure request;
- Information regarding the vapor system and soil barrier under the new building should also be included in the closure request.
- Once construction is complete, a soil maintenance plan should be submitted to the WDNR either as part of the closure package or as a closure modification.



**PHASE II ENVIRONMENTAL
SITE ASSESSMENT**

**FORMER REDI-BAKE
261 E CHESTNUT
BURLINGTON, WISCONSIN 53105
BRRTS# 02-52-554863**

*Prepared for and
Certified for Use by.*

**City of Burlington
300 N. Pine
Burlington, WI 53105**

**Prepared by:
LF Green Development, LLC
5600 W Brown Deer Road, Suite 120
Milwaukee, Wisconsin 53223**

August 20, 2016

SUBMITTAL CERTIFICATION

PHASE II ENVIRONMENTAL
SITE ASSESSMENT

**REDI-BAKE
261 E CHESTNUT
BURLINGTON, WISCONSIN 53105**

I, LINDA J. FELLEENZ, hereby certify that I am an Environmental Professional as that term is defined in ASTM guidance E-1527-05 and EPA 40 CFR Part 312 – AAI, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in general compliance with ASTM E-1527-00, E-1527-05, and EPA 40 CFR part 312 – AAI.



LF Green Development, LLC.

Linda J. Fellenz

Environmental Manager

8/20/2016

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