

*Request for Development Proposals for the  
South Main Street Redevelopment Site*

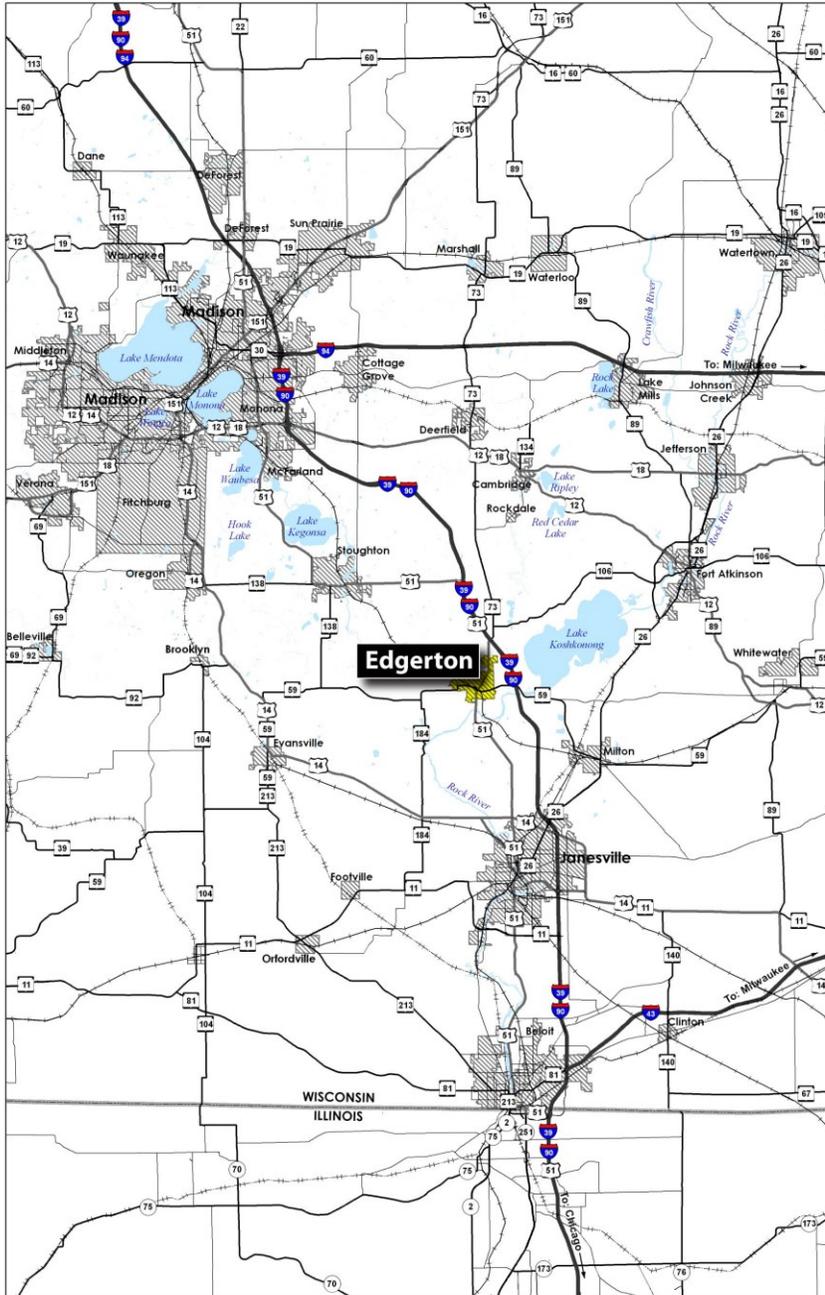


**CITY OF EDGERTON, WISCONSIN**

March 13, 2018

## PROJECT OVERVIEW

The City of Edgerton, Wisconsin, is seeking interested developers for an important redevelopment project on South Main Street in the downtown. The City Redevelopment Authority has developed this information to seek qualified developers and is responsible for selecting a development team and providing direction throughout the development process.



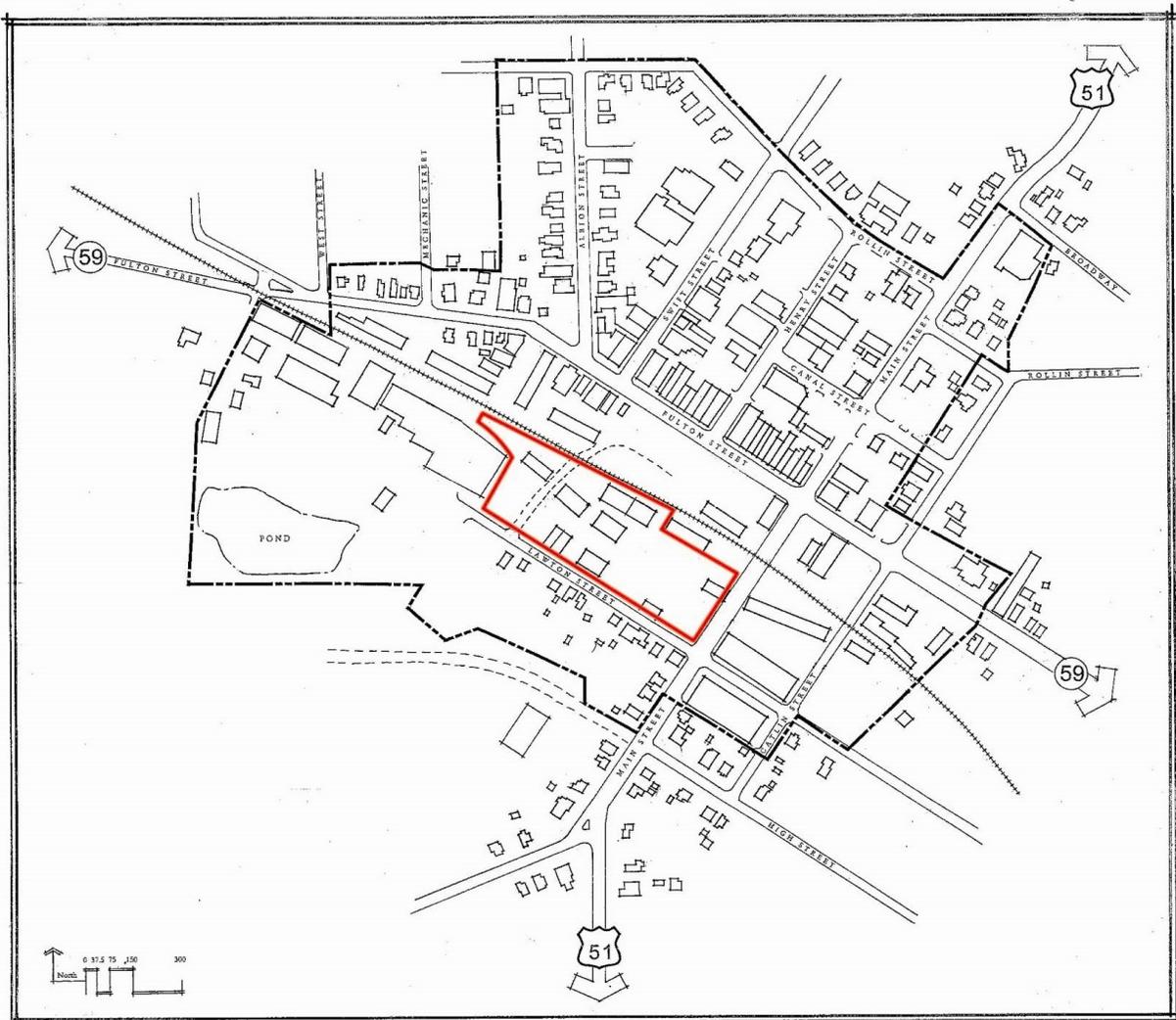
The City of Edgerton is a dynamic community of 5,500 residents located in southeastern Dane County and northern Rock County, approximately 30 miles from the City of Madison and 12 miles from the City of Janesville. The City enjoys direct access to Interstate 90 and serves as a gateway to the nearby Rock River, Lake Koshkonong, and Kettle Moraine Forest. Residents enjoy the small town atmosphere and excellent schools along with the proximity to several larger metro areas.

The historic downtown, with its many 19<sup>th</sup> and early 20<sup>th</sup> century tobacco warehouses, serves as the community's focal point and is home to many businesses and civic buildings. The City's historic neighborhoods are complemented by newer subdivisions and commercial areas. Recent development projects include the new \$26M Edgerton Hospital, the \$6M Fulton Square mixed-use project, and the \$5.8M renovations of four downtown warehouses.

The 4.2<sup>+/-</sup>-acre redevelopment site on the west side of South Main Street (US Highway 51) is located less than one block from Fulton Street, the central street of the downtown. The site (outlined in red on the map below) currently is under private ownership and the City is issuing this RFP in cooperation with the owner. The owner's desire is to enter into a long-term (99-year) ground lease with a developer who would construct and own the improvements.

The City's redevelopment vision for the site is a mixed-use development with either commercial retail/restaurant or appropriately designed higher density residential uses located along the South Main Street frontage with residential uses located to the west. Quality site and building designs and materials that are complementary to the historic buildings that border the property are expected. Given the size of the property, the City anticipates that redevelopment will be phased in over several years.

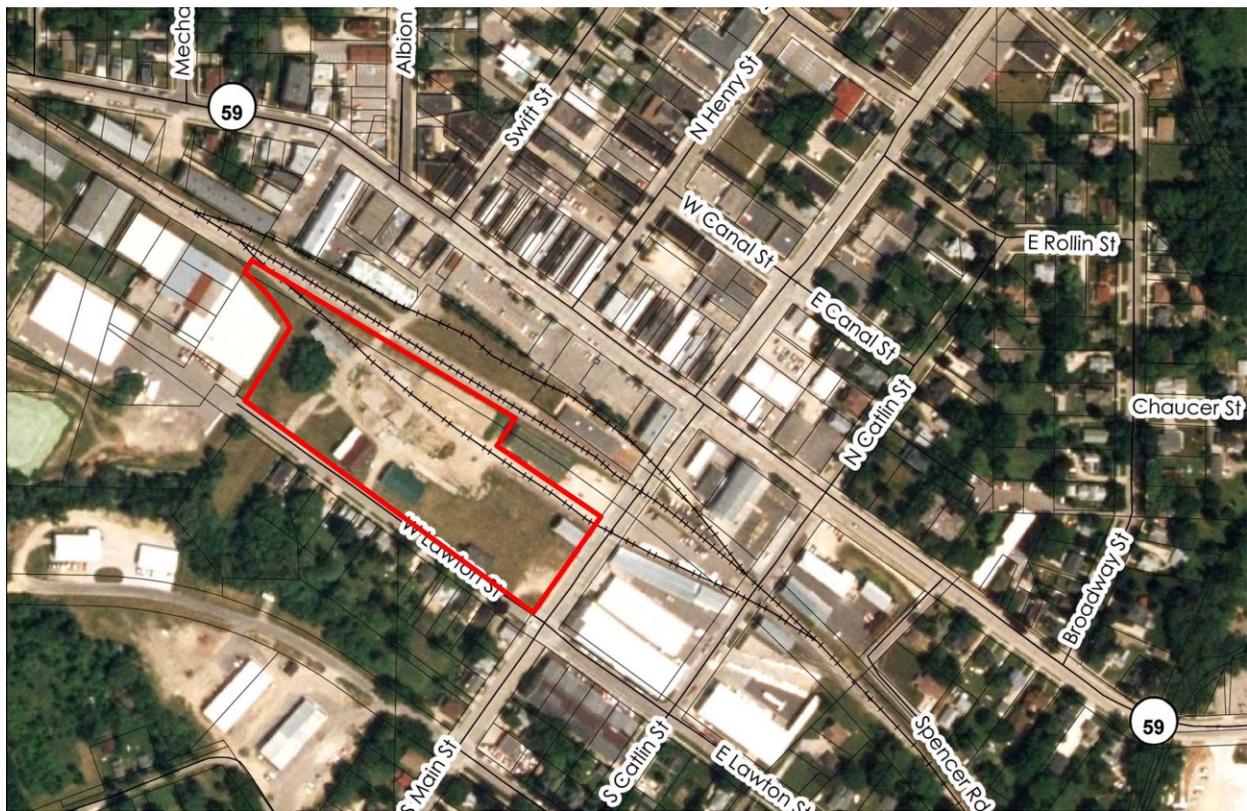
## DOWNTOWN EDGERTON



The City adopted a Downtown Master Plan in 2000 and a state-compliant Smart Growth Comprehensive Plan in 2016. Both documents reinforce the downtown as the commercial and activity center of the community and provide several recommendations for improvements and development, many of which have been implemented. Included in these was the development of a mixed-use project on Fulton Street with ground floor retail use and upper floor residential. That project, known as Fulton Square, is located just north of the subject property. Consistent with the recommendations in the City’s plans, the South Main Street site is now the City’s priority redevelopment project.

The City proudly reflects its history as one of the country’s former major producers of tobacco as well as a center for brick making and pottery. The wealth of the tobacco trade combined with the beauty of Edgerton Cream Brick provided a unique architectural legacy throughout the downtown and community. The continued reuse and rehabilitation of the tobacco warehouses and other historic buildings along with high quality infill projects has created a dynamic environment that continues to attract new development, businesses, residents, and visitors.

### EXISTING SITE CHARACTERISTICS



The information in this RFP has been assembled to provide potential developers (hereinafter referred to as the “Developer”) the information needed to prepare a competitive development proposal. As detailed in later sections of this RFP, the City of Edgerton Redevelopment Authority (RDA) has developed this information and is responsible for selecting a Developer and providing direction throughout the development process.

**Area:** 4.2<sup>+/-</sup> acres

**Topography:** Generally flat

**Soil Conditions:** One to 1.5 feet of topsoil on top of stiff, dry to moist, brown silty clay with thin sandy layers to a depth of 30 feet below the ground. Below the clay is a layer of wet, silty sand to a depth of 45 feet below the ground, and below that is a saturated gravel and coarse sand layer to a depth of 50 feet below the ground.

**Zoning:** Currently Historic Mixed Use “HMU”, but the City anticipates a rezoning to Planned Unit Development based on a specific development plan.

**Existing Structures and Improvements:** Four storage buildings of varying sizes, condition, and ages (none of historic value), all which are anticipated to be removed as part of the site redevelopment. Most of the site is unpaved.

**Utilities:**

- Water: The site is served with a city-owned 10-inch line
- Sewer: The site is served with a city-owned 8-inch line
- Electric: Electricity is provided to the site by Alliant Energy
- Gas: Gas is provided to the site by Alliant Energy
- Telecommunications: Several companies provide telephone, cable TV, and internet services in Edgerton

**Railroad:** The north side of the site adjoins the Wisconsin & Southern rail line that currently serves approximately 2-3 trains per day. A rail spur serving a lumber business to the east of the site cuts across the northern third of the property and is used infrequently. In early 2009 the railroad indicated a willingness to allow the relocation the spur to the north adjacent to the main rail line at an estimated cost of about \$250,000. While the city believes the relocation of the spur would be advantageous for the site development and would like developers to evaluate the spur relocation, the city recognizes the economic difficulty this improvement may create for the project. The Preferred Development Concept Plan attached to this RFP assumes the spur is not relocated.

**Environmental Conditions:** A Phase II Environmental Site Investigation was performed on the property in 2018. A complete copy of the 2018 report is available upon request and the Summary of conclusions and recommendations is attached in the Appendix. The City will actively seek funding to complete any required remediation work.

**Adjoining Uses:**

- North: North of the railroad tracks is the new Fulton Square project consisting of 17,000 square feet of ground floor commercial space and 26 residential units on the second and third floors.
- Northeast: A nonprofit organization, Community Outreach, owns an historic tobacco warehouse used for offices and a resale shop. Their property is leased from the same owner as the subject site and includes only the area in front of the building along Main Street and small strips to the sides and rear. Community Outreach intends to pave their parking area, in 2018. However, the land area covered by their current lease is inadequate to cover all of their parking needs so it is anticipated that the selected Developer will work closely with

them on a shared parking solution. This site and building are **not** a part of the subject property or this RFP.

- East: Across Main Street are several buildings (some of which are historic) occupied by a renovated warehouse with 28 multi-family units and Nelson Young Lumber Company.
- South: South of West Lawton Street are single family homes and duplexes.
- Southwest: At the west end of Lawton Street is Fish Pond Park, a City park with an historic building and original clay pit/pond. Future planned improvements to the park include a trail connection to the High Street Marsh Trail.
- West: Immediately west of the site is a warehouse that is part of a larger property occupied by Nelson Young Lumber Company.

**Property Ownership:** The entire land area is owned by a single, private party who is working in cooperation with the City. Currently, two occupants of the property hold ground leases but own their buildings. Both have indicated that they are willing to sell their interest and vacate the site.

**Ground Lease Rates:** The rate for the ground lease is negotiable.

**TID #6:** The entire site is located in Tax Increment Finance District (TID) #6, which was established in 2000 and will expire in 2027. The City anticipates negotiating and entering into a development agreement with the selected Developer as may be necessary to offset any extraordinary costs associated with the development of the project.

## PREFERRED DEVELOPMENT CONCEPT

In 2017, the City of Edgerton conducted a brief market assessment and site layout/massing study for the subject property. This study started with the general concepts laid out in the Downtown Master Plan but included an up-to-date market assessment and, based on that, looked at several possible alternative mixes of land uses and site layouts. The preferred uses and layout of the property is attached to this RFP.

### Uses

The summary market assessment suggested a need for more senior housing in the community. Currently, the city has only one assisted living complex, a nursing home, and 3 senior independent living developments. With its small town charm, excellent local hospital and health care services, and proximity to several metro areas, Edgerton is very appealing to retirees.

The Preferred Development Concept Plan shows a commercial building on South Main Street with ground floor retail/restaurant and upper floor offices that would be highly visible from the Main and Fulton intersection. The City will also consider appropriately designed multiunit residential in this area. Parking is in the rear and shared with the neighboring Community Outreach building.

South Main Street also serves as the main entry to a multi-building senior living complex included on the Preferred Development Concept Plan. The west end of the site hosts a large assisted living center that fronts on an internal open space with services and parking provided in the rear and under the building with access from West Lawton Street. Flanking the north and south sides of the open space are related facilities such as independent living units and/or specialized care facilities (like an Alzheimer's care center) that would have minimal parking requirements or would provide parking under the buildings.

## **Layout**

As noted above, the primary access to the site will be taken from South Main Street for the commercial use and from West Lawton Street for the residential use.

## **Building Character and Materials**

In keeping with the historic context of the downtown, the City desires the use of high quality materials and designs that are complementary to the tobacco warehouses in the area and former railroad depot located just to the north of the site. A sketch of how the buildings could appear is attached to this RFP. Preferred design elements include:

- Use of natural brick
- Gabled roof forms with exposed trusses
- Roofs with architectural shingles and modeled colors
- Windows with divided glass
- Stone window headers and lintels
- A high level of transparency (window area) for the ground floor of the commercial building
- Coordinated signage throughout the site that is compatible with the architecture of the buildings

## **Alternative Development Plans/Redevelopment Objectives**

The Preferred Development Concept Plan included in this RFP is just that, a concept. The City views this as guide by which to evaluate development proposals and to use as a basis for negotiations with the selected Developer for the final development project. Given ever-changing market conditions and the likelihood that development will be phased in over time, the City fully understands and expects that the final plan will vary from that shown.

The above notwithstanding, the Preferred Development Concept Plan is intended to communicate the City's general redevelopment objectives for the site. These objectives include:

- Uses that are complimentary to and supportive of the downtown as a pedestrian-oriented business district and focal point of activity for the community;
- Mixed-use development with both retail/restaurant and housing, particularly senior housing;
- Integrated development with the existing Community Outreach building, including the provision of shared parking;
- Use of high quality building designs and materials that are compatible with surrounding historic buildings;
- Remediation of environmental conditions; and

The City is open to and will consider alternatives to the preferred concept contained herein. However, to the extent that an alternative proposed by a Developer varies from the preferred concept, and certainly from any of the objectives shown above, the Developer shall provide the rationale on which the changes are based.

## AVAILABLE INFORMATION

The City of Edgerton has posted electronic copies of this RFP and related documents on its website, <http://www.cityofedgerton.com/>. From homepage, click on the “South Main St. RFP” button to access the following:

- This RFP and attachments
- City of Edgerton Comprehensive Plan
- City of Edgerton Downtown Master Plan

The City’s website also contains general information about the community and links to various community organizations. Developers also are encouraged to visit the Edgerton Chamber of Commerce Website at <http://www.edgertonchamber.org/> for additional information about the community and its surroundings.

## SUBMISSION REQUIREMENTS

These proposal requirements are intended to solicit creative, high-quality solutions for the proposed uses, site design, architecture, financing, and construction of this project. Developers wishing to receive consideration must submit, in writing, the following information:

1. Brief statement demonstrating the entity’s knowledge of the City of Edgerton and region and understanding of this project.
2. A detailed description of the development team including the following (joint venture teams must submit the requested information for each firm involved):
  - a. Descriptions and resume/background information for all principals and their proposed level of involvement;
  - b. Descriptions and resume/background information for key Developer-employed personnel that will be working on this project (for example, project manager, construction manager, leasing agent, property manager, etc.), including the entity’s capability to replace key personnel, if necessary, over the life of the project;
  - c. A description of all consultants to be employed in at least the initial phases of the project. This should include architectural and engineering consultants, marketing assessment professionals, financial consultants, and others; and,
  - d. An organizational chart for the Developer’s comprehensive team.
3. A schematic redevelopment plan, including:
  - a. A scaleable site plan and perspective indicating proposed land uses, density/intensity of development, building locations, open space locations, public improvements, and circulation and parking areas;
  - b. A site data table including:
    - floor area by type of use;
    - total area covered by buildings in square feet and percentage of site;
    - total area covered by paving in square feet and percentage of site;
    - total open space/landscaped area in square feet and percentage of site;
    - number of parking spaces and parking ratios by type of use;

- floor area ratio for non-residential uses; and,
  - residential density in units per acre.
- c. A written description of the overall development theme, type of architecture, types and quality of primary building materials, and how the site will satisfy the City's site redevelopment objectives (including justification for deviations from the City's Preferred Development Concept Plan); and
  - d. A development phasing plan and time schedule.
4. A written description of the proposed project financing and whether or not the developer intends to be an equity partner in the final redevelopment project. If so, there should be a description of the proposed ownership entity and/or property management approach (i.e., do you intend to internally manage the property, etc.). In addition, provide the following:
    - a. A description of the proposed sources of project financing, including the proposed use of any and all public incentives including TIF, federal and state tax credits, low interest loans and grants, etc.; and,
    - b. A summary development pro forma containing, at a minimum: land lease costs, soft costs, construction costs, operational costs, development and management fees along with expected project revenues from sales and/or leases and the expected rate of return and/or capitalization rate. Underlying assumptions, such as TIF contributions and interest rates, also need to be identified.
  5. Specific and detailed examples of similar projects that have been developed, owned or managed by the Developer with an emphasis on the following: economic viability, quality of architectural design, timeliness of performance, and experience with TID's or other public financing mechanisms. In addition, provide:
    - a. A statement and written reference from three past and current clients demonstrating such things as general professional integrity and compliance with public policy, reputation held with clients and community in general, and overall performance including awards and recognition received in the past five years of similar work.
  6. A statement regarding any special or unique resources available to you that would enhance your ability to successfully complete this project for the City.
  7. Any other information that you choose to demonstrate the superiority of your team and approach.

*The City recognizes the sensitive nature of the following financial information requested in this statement. Such information may, therefore, be submitted at the Developer's discretion under separate cover and labeled "confidential". This information will be used by the City and its advisors for purpose of evaluation and will be kept confidential as allowed by law.*

8. If the entity that is to undertake the development has been specifically formed for that purpose and represents a subsidiary or joint venture, specify the guarantee relationship that will exist between it and its sponsors or participants.
9. For the development entity (or in the case of a specifically formed company for this project, for each of its guarantors), please provide the following information.
  - a. Identify your current banking relationships (including name of contact person, address and phone number) and the amount of available credit line to the entity and/or guarantors; and,
  - b. The name, address, and phone number for a minimum of two credit references (preferably ones involved in financing projects of a similar scope) for the development entity and/or its guarantors.
10. An executed release letter on your firm's letterhead for each credit reference listed.

## EVALUATION AND RANKING OF SUBMITTALS

The City Redevelopment Authority will evaluate all submittals, conduct interviews, and select a Developer. The RDA will use a "Qualifications Based Selection Process" to review and rank the written proposals based on the following:

- The completeness of the proposal and its consistency with the requirements contained in this RFP;
- The qualifications and experience of the development team with projects similar in scope to that proposed;
- Demonstration of the development team's success with similar projects;
- The development team's financial strength and ability to secure financing for the project;
- The consistency of the proposed redevelopment plan with the City's Preferred Development Concept Plan and site redevelopment objectives, or the strength of the justification provided for deviating from the preferred concept and site redevelopment objectives;
- The projected taxable value of the proposed improvements;
- Required land lease rate; and
- The level of and mechanism for financial assistance to be provided by the City and/or other governmental entities.

Based on the above, the RDA will invite no more than three of the top ranked development teams for an interview. The interviewed teams will then be evaluated using the criteria listed above in addition to any other information requested at the time of the interview.

### **Negotiations with the Selected Developer**

Based on the outcome of the interviews, the RDA will select a Developer who will be asked to enter into an exclusive right to negotiate agreement with the City. The selected Developer then will proceed immediately to work with the RDA and City staff to finalize the development proposal and a corresponding development agreement. The time period for the exclusive right to negotiate and

other terms of the negotiation of the final development proposal and development agreement shall be as specified in the exclusive right to negotiate document and as mutually agreed to by the Developer and the City.

The development agreement to be negotiated with the selected Developer generally will describe: land uses to be included in the project; levels of development density/intensity; site layout; project character/theme, building design and exterior materials; project phasing; related public improvements to be provided by the Developer and/or the City; land lease rate; and project financing including the use of public incentives (e.g., tax increment financing, grants, low interest loans, tax credits).

### **Rejection of Proposals and Proposal Preparation Costs**

The City reserves the right to reject all proposals and terminate this process at any time if it is in the best interests of the City to do so. All costs incurred by those responding to this RFP are the sole responsibility of the respondent.

## **TIMETABLE**

Publication and distribution of this RFP	March 13, 2018
Project briefing dates (by appointment)	April 2-April 16, 2018
Statement of interest and qualifications due date	April 19, 2018
Notification of short-listed development teams	May 10, 2018
Interviews of short-listed teams	Week of May 21, 2018
Final rankings and selection of Developer	Week of June 4, 2018
Negotiation with selected Developer	June – November 2018

\*All time frames are preliminary and subject to change.

## **CONTACT**

All interested Developers are encouraged to contact the City's project manager, Ramona Flanigan, for more information and to discuss the City's thoughts and intents relative to this project as necessary to produce the best solution. Please direct all requests for additional information and/or a project briefing meeting to Ramona at the following:

Ramona Flanigan, City Administrator  
City of Edgerton  
12 Albion St.  
Edgerton, WI 53534  
(608) 884-3341  
rflanigan@cityofedgerton.com.

## APPENDIX

- Preferred Development Concept
- Phase II Environmental Site Assessment – Conclusions and Recommendations

# Preferred Development Concept

## South Main Street - Option 3

Edgerton, Wisconsin

### Senior Residential

2-3 Stories



### Existing Building

2 Stories



### Commercial or Mixed Use

2 Stories



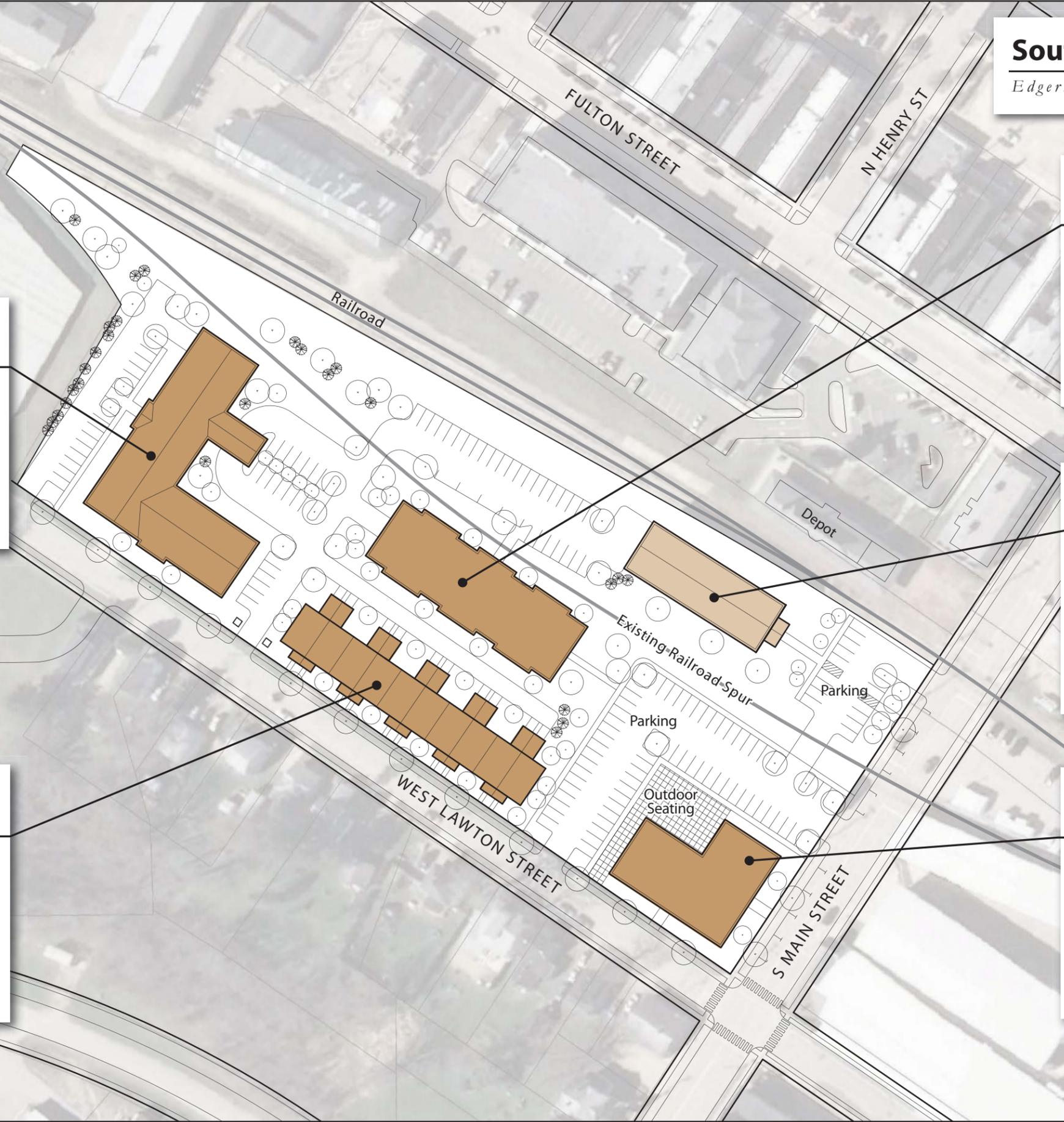
### Senior Residential

2-3 Stories



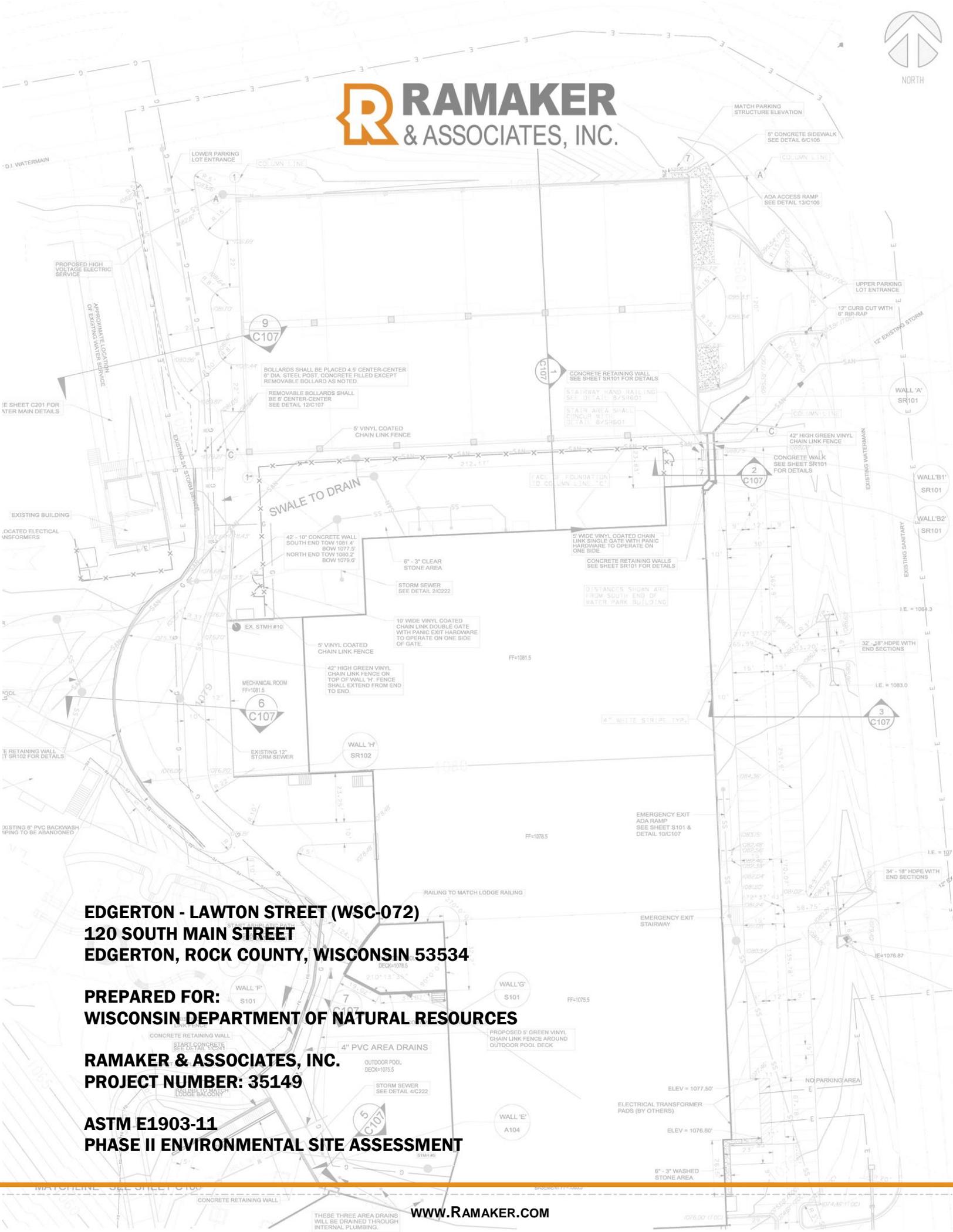
### Senior Residential

1 Story





# RAMAKER & ASSOCIATES, INC.



**EDGERTON - LAWTON STREET (WSC-072)  
120 SOUTH MAIN STREET  
EDGERTON, ROCK COUNTY, WISCONSIN 53534**

**PREPARED FOR:  
WISCONSIN DEPARTMENT OF NATURAL RESOURCES**

**RAMAKER & ASSOCIATES, INC.  
PROJECT NUMBER: 35149**

**ASTM E1903-11  
PHASE II ENVIRONMENTAL SITE ASSESSMENT**

## 4.0 EVALUATION AND PRESENTATION OF RESULTS

### 4.1 SUBSURFACE CONDITIONS

#### **GEOLOGIC SETTING**

According to the USDA Soil Survey, shallow soil consists primarily of St. Charles silt loam, with Elburn silt loam in the far west portions of the *property*. Geologic maps indicate unconsolidated material includes terminal moraines of the Green Bay glacier (1918 Quaternary geology of southeastern Wisconsin with a chapter on the older rock formations) underlain by orthoquartzitic sandstone with minor limestone, shale, and conglomerate of the Ancell Group (1982 Bedrock Geologic Map of Wisconsin). Bedrock is anticipated greater than 100 feet BGS.

Fill material including gravel, cinders, brick, and cobbles was encountered in all of the borings to depths ranging from 0.5 to 12.5 feet BGS. Native soil beneath the fill generally consisted of clay or silt.

Boring logs describing subsurface conditions encountered during the installation of soil boring(s) are included in Appendix A.

#### **HYDROGEOLOGIC CONDITIONS**

RAMAKER reviewed the Edgerton, Wisconsin, 7.5-Minute Series Topographic Quadrangle Map. Based on the review of the topographic map and previous investigations performed at the *property* and surrounding area, RAMAKER inferred that the groundwater flow direction is likely to the northeast. Actual groundwater flow direction was not determined and was not an objective of either the Phase I ESA or this Phase II ESA completed by RAMAKER.

Groundwater was observed/measured at the approximate depths below:

Boring Number	Groundwater Elevation (ft BGS) (during drilling)	Groundwater Elevation (ft BGS) (after drilling)
GP-1	8	8.9
GP-2	10	8.45
GP-3	7.5	8.1
GP-4	8	3.42
GP-5	4	6.18
GP-6	6	3.38
GP-13	---	13.46
GP-14	---	14.38
GP-15	---	13.4

### 4.2 ANALYTICAL RESULTS

Appendix B includes a copy of the laboratory analytical report and chain-of-custody forms.

#### **CHEMISTRY TEST RESULTS FOR DISCRETE SOIL SAMPLES**

Table 1 in the attachments includes table summaries of the soil analytical results, which were compared to Wisconsin's Soil Residual Contaminant Levels (RCLs) in accordance with NR 720 of the Wisconsin Administrative Code

**South Corner (near former gas station and auto repair and including soil borings GP-1 through GP-3)**  
PVOCs in this area were only detected in shallow soil sample ED-SB-GP-03-01 (and the corresponding field duplicate sample FD-02). The detected values were below RCLs.

**Former UST Area (including soil borings GP-4 through GP-6)**

PVOCs – No PVOCs were detected in the soil samples collected within this area.

PAHs – PAHs were only detected in shallow soil sample ED-SB-GP-06-01 within this area. All the detections were below RCLs (when established).

#### **Railroad Bed (including soil borings GP-7 through GP-12)**

RCRA 8 Metals – Metals (except selenium and silver) were detected in all soil samples collected from this area. The concentrations of arsenic, barium, chromium, and lead were below respective background threshold values (BTVs) except for:

- Arsenic was above the groundwater protection RCL, direct contact RCLs and BTV in soil sample ED-SB-GP-07-01.
- Cadmium was above the groundwater protection RCL and BTV in soil sample ED-SB-GP-09-01.
- Lead was above the groundwater protection RCL and BTV in soil sample ED-SB-GP-09-01.

Mercury was detected above the groundwater protection RCL in soil sample ED-SB-GP-11-01.

Mercury was below RCLs in the remaining samples.

PAHs – PAHs were detected in all soil samples except ED-SB-GP-12-02. PAH concentrations were above the respective direct contact non-industrial RCLs, industrial RCLs, and groundwater protection RCLs, when established, in shallow samples (~0 to 2 foot interval). PAHs concentrations in soil samples collected from the 2 to 4 foot interval were below RCLs (when established).

#### **South of 180 West Lawton Building (including soil borings GP-13 through GP-15)**

RCRA 8 Metals – Metals (except selenium and silver) were detected in all samples from this area. The concentrations of arsenic, barium, chromium, and lead were below respective background threshold values (BTVs) except for:

- Arsenic was above the groundwater protection RCL, direct contact RCLs and BTV in soil samples ED-SB-GP-14-01 and ED-SB-GP-14-03.
- Cadmium was above the groundwater protection RCL and BTV in soil sample ED-SB-GP-14-01.
- Lead was above the groundwater protection RCL and BTV in soil sample ED-SB-GP-14-01.

Mercury was detected in several samples from this area below RCLs.

PVOCs – PVOCs were detected at concentrations below RCLs in soil samples ED-SB-GP-14-01 and ED-SB-GP-15-01.

PAHs – PAHs were detected at concentrations below RCLs in soil samples ED-SB-GP-14-01 and ED-SB-GP-15-01.

#### **Basement of 180 West Lawton Building (hand auger HA-1)**

RCRA 8 Metals – Metals (except selenium and silver) were detected in both samples from this area. The concentrations of arsenic, barium, chromium, and lead were below respective background threshold values (BTVs) except for lead in soil sample ED-SB-HA-01-01, which exceeded the groundwater protection RCL and slightly exceeded the BTV. Mercury was detected at a concentration below RCLs in one of the samples from this area (please note that mercury was also detected in the equipment blank corresponding to this sample).

PVOCs – PVOCs were detected at concentrations below the RCLs in soil sample ED-SB-HA-01-03 .

PAHs – PAHs were detected at concentrations below the RCLs in both soil samples from this area.

### **CHEMISTRY TEST RESULTS FOR COMPOSITE SOIL SAMPLES**

PCBs were not detected in any of the composite soil samples submitted for chemical testing.

## **GROUNDWATER CHEMISTRY RESULTS**

Table 2 includes table summaries of the groundwater analytical results (including trip blank), which were compared to Wisconsin's Preventative Action Limits (PALs) and Enforcement Standards (ESs) established in NR 140 of the Wisconsin Administrative Code.

**South Corner (near former gas station and auto repair and including soil borings GP-1 through GP-3)**  
PVOCs were not detected in the water samples collected from this area.

**Former UST Area (including soil borings GP-4 through GP-6)**  
Benzene was detected in the groundwater sample from GP-5 at an estimated concentration above the PAL but below the ES. Toluene was detected in the groundwater sample from GP-6 at an estimated concentration well below the PAL. No other PVOCs were detected in the groundwater samples collected from this area.

**South of 180 West Lawton Building (including soil borings GP-13 through GP-15)**  
PVOCs were not detected in the water samples collected from this area.

## **EQUIPMENT BLANKS**

Table 3 includes table summaries of the equipment blanks collected on November 15, 2017 off the hand auger and the shovel and the equipment blanks collected on November 16, 2017 and November 17, 2017 off the drill rod.

### **RCRA Metals**

Barium was detected in the equipment blank collected on November 16, 2017, from the drill rod at an estimated concentration of 1.7 µg/L. Mercury was detected in the equipment blank collected from the hand auger at an estimated concentration of 0.33 µg/L. No other metals were detected in the equipment blanks.

### **PVOCs**

No PVOCs were detected in the equipment blanks.

### **PAHs**

Several PAHs were detected at low concentrations in the equipment blanks collected from the drill rod November 16, 2017 and November 17, 2017.

### **PCBs**

PCBs were not detected in the equipment blank collected from surficial sampling equipment.

## 5.0 CONCLUSIONS & RECOMMENDATIONS

RAMAKER conducted a Phase II ESA in general conformance with the scope and limitations of ASTM Practice E 1903-11 of the “property” located at 120 South Main Street in Edgerton, Rock County, Wisconsin.

### 5.1 DEVIATIONS FROM THE SCOPE OF WORK

There are no deviations from the SOW prepared by RAMAKER.

### 5.2 CONCEPTUAL MODEL VALIDATION

RAMAKER completed a verification of assumptions and identified that the assumptions upon which the SOW was based were generally valid. It is the opinion of RAMAKER that samples were collected in the appropriate media at the right location and depth. It is the opinion of RAMAKER that the assumptions made in the SOW assumptions were valid, in light of the actual conditions encountered. It is the opinion of RAMAKER that the information gathered as part of this Phase II ESA is representative of the site conditions.

### 5.3 SUMMARY OF FINDINGS

The following is a summary of findings related to areas of concern identified during this Phase II ESA at the property:

#### **South Corner (near former gas station and auto repair and including soil borings GP-1 through GP-3)**

Sampling in this area was intended to evaluate potential impacts from a former gas station and auto repair facility. Based on the depth PVOCs were found (below RCLs), the PVOCs detected are likely due to a surficial release to soil on site. Groundwater results from this area do not suggest contamination from the off-site facilities.

#### **Former UST Area (including soil borings GP-4 through GP-6)**

Soil and groundwater samples collected from this area were utilized to evaluate potential contamination from a UST. Based on the analytical results, soil contamination from a UST was not indicated in this area; however, groundwater is impacted with toluene (in GP-6 well below the PAL) and benzene (in GP-5 above the PAL).

#### **Railroad Bed (including soil borings GP-7 through GP-12)**

Soil borings in this area were utilized to evaluate the direct contact interval. Based on the results, PAH contamination above both non-industrial and industrial direct contact RCLs is present in shallow soil (~0 to 2 foot interval) along the railroad bed. Metals were also detected in the samples from this area with the most elevated concentrations in shallow soil (~0 to 2 foot interval). Only the arsenic concentration in one sample exceeded the BTV, non-industrial, and industrial RCLs.

#### **South of 180 West Lawton Building (including soil borings GP-13 through GP-15)**

Soil borings were advanced south of the 180 West Lawton building within an area of a suspect spill and elevated lead (550 mg/kg) reported at B204. Based on the results, shallow soil (0-2) is impacted with PAHs and PVOCs below RCLs; soil samples collected below this interval were generally native soil and did not contain PAHs or PVOCs. PVOCs were not detected in groundwater samples from this area. Metals were detected in samples containing fill and native soil. The lead concentration in one fill sample was slightly above the BTV (and above the groundwater RCL); however, the result was well below the concentration reported at nearby previous soil boring B204 (550 mg/kg). Cadmium and arsenic were detected in one fill sample above the respective BTV and groundwater protection RCLs; arsenic was also detected in one native soil sample above the BTV and groundwater protection RCL. Based on the results, shallow soil contamination in this area is likely due from fill material or surficial spills.

### **Basement of 180 West Lawton Building (hand auger HA-1)**

The sampling in this area evaluated fill soil and native soil in proximity to a suspect spill. The sampling results indicate PAH contamination in both the fill and native soil samples below RCLs. PVOCs were also detected at concentrations below RCLs in the native soil sample. Lead was slightly above the BTV and groundwater RCL in the sample containing fill. Mercury was also detected below RCLs in this sample, though the result for mercury may not reflect actual conditions (based on the presence of mercury in the equipment blank).

### **Former substation**

Sampling in this area was completed to evaluate reports of a former electrical substation. Based on the analytical results, there is no indication that a release of PCBs occurred in this area.

## **5.4 OTHER CONCERNS**

Previous investigations identified other areas of contamination at the *property*, including but not limited to:

- Groundwater at the *property* remains contaminated above the ES and PAL values for ammonia-N, and nitrate + nitrite-N.
- Residual fertilizer and pesticide contaminated soil remains in various locations throughout the central portion of the *property*.
- Hydrocarbon contamination in soil from the former UST area.
- Benzene (above the PAL) and MTBE (below the PAL) in groundwater to the south of the reported UST location.
- Soil and groundwater contamination in proximity to the 120 West Lawton building, including PAHs in soil tested adjacent to the building, benzene above the PAL and MTBE below the PAL (possibly both related to UST), barium equivalent to the PAL. Naphthalene, toluene, methylene chloride, and numerous PAHs were detected in the stockpile from the basement.
- Lead in soil adjacent to the building at 180 West Lawton Street above the non-industrial direct contact RCL.
- VOCs, RCRA metals, and PAHs were detected in groundwater throughout the *property*.

Remedial action, including excavation of contaminated soil, occurred in 2002 and 2005. The areas excavated in both 2002 and 2005 were reportedly backfilled using limestone screening, sand, and crushed limestone rock. Excavated soil was partially land spread on a nearby farm, with the unsuitable material being transported to the Janesville City landfill for disposal. Figures depicting excavation areas identify significant portions of the excavated areas included the railroad bed area. It is unknown if results from soil samples from GP-8, GP-9, GP-10, and GP-11 reflect contamination in fill material that was placed as part of the remedial action, or if the samples were collected from fill material outside of the boundaries of the excavations.

## **5.5 LIMITATIONS & EXCEPTIONS OF ASSESSMENT**

Limitations and exceptions to this Phase II ESA are as follows:

- In the event that contaminated material needs to be disposed of at a landfill, the landfill may request additional sampling. These additional requirements may not have been met during the Phase II ESA.
- The conclusions reached by this Phase II ESA may be limited by information not provided to RAMAKER such as previous environmental assessments and other reasonably ascertainable information or common knowledge held by the user.
- The sampling locations outlined in this Phase II ESA are depicted in Figure 2. This conceptual modeling was documented in the SOW, which was approved by WDNR. This investigation did not include an investigation of areas other than what was identified on the site plan. Following the completion of the Phase II ESA, additional iterations may be desired to achieve the objectives of the user (e.g. more complete characterization of the environmental conditions).

*Study Limitations & Restrictions* that apply to this Phase II ESA are further detailed in Section 8.

## 5.6 RECOMMENDATIONS

It is the understanding of RAMAKER that the site will undergo redevelopment for mixed use residential and commercial purposes. Regarding the contamination on site, RAMAKER offers the following recommendations:

- Notification to contractors of the contamination and requiring the contractors to comply with all applicable OSHA safety procedures as defined in OSHA 29 CFR Part 1910.120.
- Preparation of a material handling plan to provide guidance on appropriate handling, storage, and disposal of materials (soil, groundwater, etc.) encountered during construction.
- Appropriate remedial actions to limit exposure to sensitive pathways (including but not limited to human health, surficial waters and groundwater).
- Best practices to prevent exacerbation of the contamination during construction activities.
- Further characterization of fill material placed during remedial actions in 2002 and 2005 may be warranted.