City of
BURNSVILLE

1313 East Highway 13, Burnsville, Minnesota 55337 612/890-4100

May 26, 1989

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MAY 30 89
MPCA, Ground Water
& Solid Waste Div.

Rodney E. Massey, P.E. Director
Ground Water and Solid Waste Division
Minnesota Pollution Control Agency
520 Lafayette Road
St. Paul, MN 55155

RE: Environmental Assessment Worksheet for Proposed McGowan Development Corporation Planned Unit Development to include an Amphitheater and Waste Transfer Station, Freeway Landfill Site, City of Burnsville

Dear Mr. Massey:

The City of Burnsville is in the process of preparing an EAW covering the above noted development proposal. The proposed project encompasses a large, strategically located property within the City, and many factors (including the historical use of the site) combine to complicate the development review and approval process.

While the City has identified a number of significant questions that will need to be fully addressed in the planning and design process, it is safe to say that the community is generally supportive of the proposal. The development of an attractive, outdoor recreational use along this portion of the Minnesota River Corridor is consistent with Burnsville's long range goals for this area. The proposed development also seems to offer a feasible, tax paying end use for the Freeway Landfill property, which is also important to the City.

Following an initial informal review of this proposal at a joint meeting of the Planning Commission and City Council several months ago, City Staff was directed to work closely with the Applicants to fully address all of the issues related to the proposed PUD. Pursuant to that direction, I have assigned our planning consultant, John Shardlow of Dahlgren, Shardlow & Uban, Inc., to coordinate the planning and design of the project and to assemble the necessary information to complete the required EAW. That process is now well underway and we have, so far, been focusing primarily on transportation and floodplain related issues. We have appreciated the assistance and cooperation of representatives from the Federal, State, Metropolitan, and county agencies that we have been in contact with regarding this proposal.

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I am writing you to request a meeting between appropriate members of your department and staff members and consultant to the City of Burnsville. The purpose of the meeting would be to identify the scope and content of the sections of the EAW related to the closure of the landfill. We would also value your advise and counsel regarding several project design issues, reasonable conditions of approval, ongoing monitoring, etc.

In closing, let me say that everyone involved with this project understands that there are several important questions that must be answered before this development should proceed. While we are committed to identifying these issues and addressing them completely, we would also like to proceed in a timely manner. Because we are in the middle of moving into new City facilities, I would appreciate it if you would contact John Shardlow to arrange this meeting. John can be reached at 339-3300. We have discussed this internally and have identified the morning of June 2nd or the afternoons of Jun e 5 and 6 as possible times for this meeting. We would be happy to come to your offices for this meeting, or would be happy to host the meeting. You can make those arrangements with John Shardlow. We look forward to working with you and your staff on this project.

Sincerely,

CITY OF BURNSVILLE

Greg Konat (SB)

Greg Konat
Director, Community Development

cc: Craig Ebeling
Mark McGowan
Mike McGowan
Chuck Siggerud
Gary Vogel