

# Section 1

## General Information

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### 1.1 Purpose

On behalf of Milwaukee County (the County), RMT, Inc. (RMT) prepared this Supplemental Phase II Environmental Site Investigation Report for the Former Park East Freeway Redevelopment Area 3 ("Area 3") which is bounded by North Broadway Street, North Water Street, East Lyon Street, North Jefferson Street, and East Ogden Street in the City of Milwaukee, Wisconsin. Area 3 is comprised of Parcels 124 and 125. A Phase II Environmental Site Assessment (ESA) was performed in 2001 for Area 3 by HNTB. The Phase II ESA identified total lead, polynuclear aromatic hydrocarbons (PAH), and slight volatile organic compound (VOC) concentrations in soil and slightly elevated barium, diesel range organics (DRO), and naphthalene concentrations in groundwater.

Supplemental investigation activities were conducted in late 2003 and 2004 to complete the subsurface investigation for Area 3. The results of the supplemental investigation are included in this report. The supplemental investigation activities were performed using Site Assessment Grant (SAG) monies which the County received from the Wisconsin Department of Natural Resources (WDNR).

### 1.2 Involved Parties

Milwaukee County currently owns the properties included in Area 3. The work described herein was performed on behalf of the County. Other parties involved with gathering the information during the supplemental investigation are listed in Appendix A.

### 1.3 Site Location, Layout, and Description

The site is located at the eastern end of the former Park East Freeway and is bounded by North Broadway Street, North Water Street, East Lyon Street, North Jefferson Street, and East Ogden Street in the City of Milwaukee, Wisconsin [southwest quarter of Section 21, Township 7 North, Range 22 East in Milwaukee County (see Figure 1)]. Area 3 is currently undeveloped with primarily clay and gravel fill soils at the ground surface. The site is in a primarily commercial area within the City of Milwaukee. Other properties immediately adjacent to Area 3 include a former tannery to the northwest, a residential neighborhood to the north, a commercial area (e.g., grocery store) to the east, office buildings to the south, and the former Park East Redevelopment Area 2 to the west. Figure 2 shows the site layout, locations of former buildings, approximate Parcel boundaries, and other similar features.

# Executive Summary

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The Park East Freeway, an approximate 1-mile long elevated freeway spur just north of downtown Milwaukee, Wisconsin, was recently demolished and is being replaced with an at-grade boulevard. Replacing the elevated freeway with the at-grade boulevard has freed up certain areas for redevelopment. A Phase II Environmental Site Assessment (ESA) was performed in 2001 for one of these areas – Former Park East Freeway Redevelopment Area 3 (Area 3), which is bounded by North Broadway Street, North Water Street, East Lyon Street, North Jefferson Street and East Ogden Street in the City of Milwaukee, Wisconsin. The Phase II ESA performed indicated the presence of primarily total lead, polynuclear aromatic hydrocarbons (PAHs), and volatile organic compound (VOC) concentrations in soil.

Milwaukee County received a Site Assessment Grant (SAG) and hired RMT, Inc. (RMT) to complete the site investigation for Area 3 using the information collected during the Phase II ESA as appropriate.

RMT conducted additional investigation between November 2003 and June 2004. A total of 32 soil probes, two hollow-stem auger soil borings, ten test pits, one temporary well and two NR 141 groundwater monitoring wells have been installed in Area 3 during the 2001, 2003, and 2004 investigations.

Based on the investigative activities conducted to date for Area 3: total lead concentrations exceeding the 250 mg/kg cleanup level for Area 3 has been detected within the upper four feet of soils in two locations; PAH concentrations have been detected above the calculated site-specific RCLs in two locations; and VOC concentrations have been detected above the NR 720 generic RCLs in two locations. The area of total lead and PAH RCL exceedances in soils at Area 3 total approximately 2,500 cubic yards, although the PAH concentrations detected above the site specific calculated RCLs do not appear to be a threat to either direct contact or to groundwater. Soils containing VOCs above generic RCLs have already been excavated from the site. Soils at the site consist primarily of 2 to at least 14 feet of various fill materials, primarily clay, gravel and sand fill overlying grayish silt and sand with seashells.

Groundwater samples collected from the one temporary well and two NR 141 groundwater monitoring wells did not indicate the presence of VOCs or metals compounds above the NR 141 Preventive Action Limit. The groundwater table is present between 22 and 29 feet bgs within the native gray silty soils.