



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION V
POLLUTION REPORT**

Date: August 29, 2002
Subject: Milwaukee Solvay Coke and Gas Site, Milwaukee County, WI
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BACKGROUND

POLREP: initial	State Notification: WDNR notified
Report Period: 2/14-8/20/03	NRC Incident Report No.: None
Response Authority: CERCLA	Start Date: 2/14/03
Site No.: B51Q	Action Memorandum Status: Pending
NPL Status: Non-NPL	CERCLIS ID No.: WIN000508215

SITE DESCRIPTION

The property is located at 311 East Greenfield Avenue in Milwaukee, Milwaukee County, Wisconsin. Coordinates for the site are latitude 43 degrees 01' 00" North and longitude 87 degrees 54' 30" West, as determined by Arcview or Landview III. The Site covers about 46 acres in a primarily industrial and commercial area north of the Kinnickinnic River and west of the Lincoln Memorial Harbor. It is bordered by the East Greenfield Avenue to the north, railroad tracks and a coal storage area to the northeast, the Kinnickinnic River to the east and south, and railroad tracks to the west. Grede Foundries, Inc., is located directly west of the Site, and residential areas are located within 0.5 mile of the Site along 1st, 2nd, and 3rd Streets.

The Site was recently occupied and leased by the Wisconsin Wrecking Company and is the former operating location of the Milwaukee Solvay Coke & Gas Company, which manufactured coke and gas. This company ceased operations at the site in the early 1980s. Most of the major coke gas manufacturing buildings are still standing but are significantly deteriorated. Coke and gas production took place in the northern and western area of the Site from the late 1800s through the early 1980s. The eastern portion of the site was used primarily for coal storage. The area immediately south of the production area was occupied by several facilities including an electric and light company, and a series of iron and steel manufacturing facilities. The southern most tip of the property, approximately 3 acres was occupied by two separate tanneries which involved bark and chrome tanning. The area is currently occupied by various piles of debris, waste materials, and waste asphalt. The Wisconsin Wrecking Company demolished portions of the site buildings/infrastructure and has stockpiled recyclable materials such as concrete, bricks, refractory bricks, asphalt, and steel around the site.

On February 14, 2003 an Administrative Order by Consent was signed by three responsible parties. The responsible parties include Water Street Holdings, LLC, (currently known as Golden Marina Causeway, LLC -the developer), Cliffs Mining Company and Wisconsin Wrecking, LLP.

As described in the AOC the following response actions are proposed to mitigate threats posed by the presence of hazardous substances at the Site.

- A. Develop and implement a site-specific work plan including a proposed time line.
- B. Develop and implement a site-specific health and safety plan.
- C. Establish and maintain site security measures during the removal actions, which may include security guard service.
- D. Arrange and effect removal of all ACM on exterior and interior structures, and loose ACM on the ground surface.
- E. Arrange and effect removal of all material from ASTs and associated piping located above ground surface.

- F. Decontaminate, demolish and remove ASTs and associated piping and other above ground structures which have been contaminated by hazardous substances.
- G. Excavate and remove residue on ground surface associated with visually apparent releases or spills from ASTs or piping as defined in the Work Plan, surface soils which become contaminated by spills from ASTs or piping during removal activities, and the contaminated soils in the former AST open pit area as defined in the Work Plan.
- H. Excavate and remove waste from the former AST open pit area as defined in the Work Plan to prevent direct contact and migration of hazardous substances.
- I. Remove all other hazardous substances inside the buildings or ASTs, such residual products in tanks and/or containers, and laboratory chemicals.
- J. Bulk, containerize, and consolidate hazardous and non-hazardous wastes as necessary in preparation for disposal at a U.S. EPA approved disposal facility.
- K. Prepare and submit a summary report of the removal actions.

REMOVAL ACTIONS TAKEN (Reporting Period 2/14 - 8/28/03)

Document submittal, reviews and approvals have occurred as listed below:

- 3/4/03. Submittal of Statement of Qualifications for Earth Tech as project coordinator and Eli Environmental Contractor, Inc. as principal contractor.
- 3/12/03 EPA review and approval of project coordinator and principal contractor submittal.
- 3/24/03 Submittal of Site Security, Clean Sweep and Waste Consolidation Work Plan and Site Specific Health and Safety Plan.
- 4/2/03 EPA approval of Site Security, Clean Sweep and Waste Consolidation Work Plan.

- 6/13/03 Submittal of Statement of Qualifications for Environmental Associates, Inc. and various contractor approval request for Eagle Disposal, Inc, Franksville WI, Waste Management of SE WI Transportation Services, Waste Management of Wisconsin and Auburndale recycling Center, Auburndale, WI. EPA approval on 6/25/03.
- 6/18/03 Submittal of Procedures for Removal of Small Structures and procedures for management of miscellaneous tires and wood found outside structures.
- 6/20/03 Submittal of Asbestos Abatement Activities Work Plan prepared by Complete Decon Inc. (CDI).
- 6/25/03 Review and comments provided by EPA on Small Structures and management of tires and wood.
- 6/25/03 Submittal for removal of coke oven doors SOP. EPA review and comments provided on 6/27/03 and 7/15/03.
- 7/18/03 Submittal of revised CDI Asbestos Abatement Activities Work Plan after incorporation of comments.
- 8/7/03 Submittal of revised CDI Asbestos Abatement Activities Work Plan after incorporation of comments.
- 8/11/03 Submittal of response Letter of Comments for CDI asbestos work plan.
- 8/14/03 Submittal of Process Waste Systems, Removal & Tank Management Work Plan and Building & Structure Demolition Work Plan.
- 8/15/03 EPA conditional approval of portions of CDI asbestos work plan.
- 8/20/03 Submittal of revised response letter of comments to the CDI asbestos work plan.
- 8/21/03 Submittal of revised Process Waste Systems, Removal & Tank Management Work Plan.
- 8/21/03 Submittal of Spill Prevention Control and Countermeasures Plan (SPCC) and Construction Site Erosion Control and Storm Water Pollution Prevention

Plan (SWPPP).

- 8/25/03 Begin mobilization of asbestos abatement contractor equipment and personnel.
- 8/27/03 Submittal of 2nd revised response letter of comments to the CDI asbestos work plan.
- 8/27/03 EPA approval of CDI Asbestos Abatement Activities Work Plan dated August 5, 2003 and response to comment letters dated 8/20/03 and 8/27/03.
- 8/28/03 Submittal of request for approval of subcontractors Lake States Industrial Services, Inc., AMI Environmental of Omaha Nebraska, and Clean Harbors Environmental Services, Inc.

PLANNED REMOVAL ACTIONS

- ▶ RPs continue to mobilize personnel and equipment for asbestos abatement activities.
- ▶ Begin full scale abatement and disposal activities for ACM.
- ▶ Complete review and approval of Process Waste Systems Removal & Tank Management Work Plan.
- ▶ Complete review and approval of Building & Structure Demolition Work Plan.
- ▶ Complete review and approval of SPCC and SWPPP plans.
- ▶ Begin removal of process waste systems and tanks.
- ▶ Disposal of solidified coal tar.

KEY ISSUES

None

ESTIMATED COSTS

TBD