Notification form for Hazardous Substance Discharge (4400-225)

Date Submitted: 02/19/2024

Notice: Hazardous substance discharges must be reported immediately according to Wis. Stat. § 292.11. Non-emergency hazardous substance discharges may be reported by submitting this online form, calling the Department or visiting an office in person. Under Wis. Stat. § 292.99, the penalty for violating the reporting requirement of Wis. Stat. ch. 292 shall be no less than $10 nor more than $5,000 for each violation. Each day of continued violation is a separate offense. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than program administration. However, information submitted on this form may also be made available to requesters under Wisconsin's Open Records Law (Wis. Stat. § 19.31 - 19.39). Submitting the notification as part of a Phase 1 or Phase 2 environment assessment report is not considered immediate notification under Wis. Stat. ch. 292.

Reporter Information:

Name: Chelsea Corson

Company: The Sigma Group

Address: 1300 W Canal St, Milwaukee, WI, 53233

Phone: 4146434137

Email: ccorson@thesigmagroup.com

Site Information:

Site Name: 2322 N. 7th Street - Site #1

Address: 2322 N 7th St, Milwaukee, WI, 53212

Address Description: Not Applicable

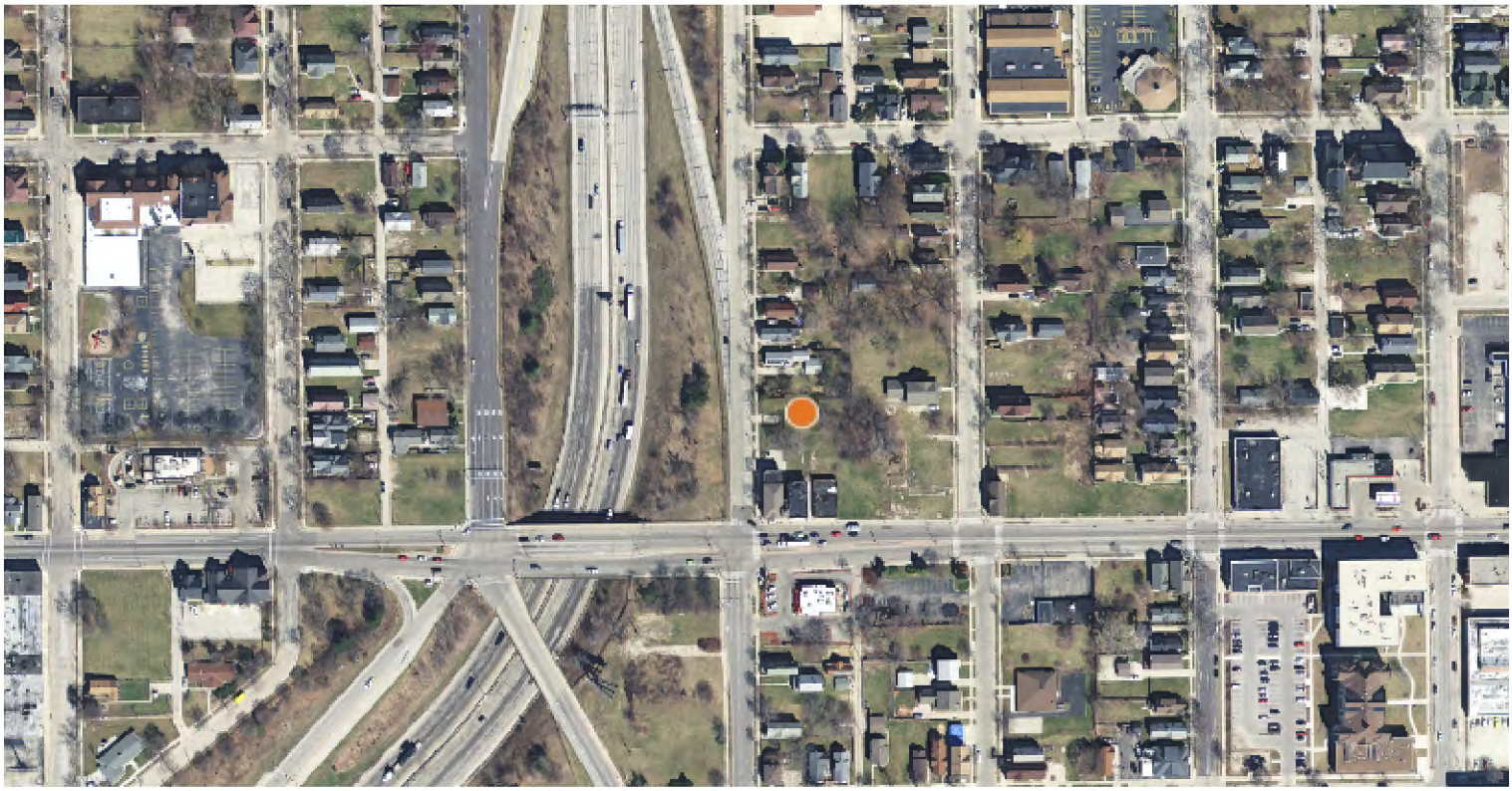
Coordinates, County and municipality where contamination was found on the property

Coordinates: **WTM** 689409 289683 **Lat/Long** 43.06094 -87.91955

What does the coordinate location represent? Center of the parcel

County: Milwaukee

Municipality: Milwaukee



Responsible Party (RP):

Company Name	Full Name	Address	Email	Phone Number
Redevelopment Authority of the City of Milwaukee	David Misky	809 N Broadway #2, Milwaukee, WI, 53209	dmisky@milwaukee.gov	4142865800

Contact Person:

Current Property Owner

Contact Person Information: Same as Contact Reporting Discharge

Company Name	Full Name	Address	Email	Phone Number
The Sigma Group	Chelsea Corson	1300 W Canal St, Milwaukee, WI, 53233	ccorson@thesigmagroup.com	4146434137

I certify that I am submitting this form for a local governmental unit claiming an exemption from state Spill Law and Solid Waste Management responsibilities for the discharge being reported, per Wis. Stat. §§ 292.11(9)(e) and 292.23.

I certify that I am submitting this form for a lender that is claiming an exemption from state Spill Law responsibilities for the discharge being reported, per Wis. Stat. § 292.21 (1)(b) or (c).

I am asserting that the hazardous substance discharge being reported is migrating from another property (off-site contamination). I understand that off-site property owners may qualify for a liability exemption per Wis. Stat. § 292.13; however, the owner is not exempt from reporting requirements per Wis. Stat. § 292.11(2). I also understand that I may be required to provide additional information to document compliance with the exemption.

Hazardous Substance Information

Type of Discharge:

Other - Describe

reworked soil fill

Phase II Environmental Site Assessment - 11/22/2023

Hazardous Substance Discharged:

Lead
PAHS

Impacts to the Environment

Impacts to the Environment Information:

Soil Contamination

Lab Results and other Info

Lab results or Report: Labs included in other documents attached below

Additional documentation: Submit other documentation, not listed above (No Fee)

Document Type: Other Document/Assessment - Describe - [Bronzeville Tech Hub Redevelopment Project Cover Letter]

Payment type: Not Applicable **Payment Amount:** 0

If you have questions please contact:

JENNIFER MEYER

jennifer.meyer1@wisconsin.gov

(608) 219-2205

February 19, 2024 Project Reference #22108

Ms. Jennifer Meyer
Wisconsin Department of Natural Resources
1027 West St. Paul Avenue
Milwaukee, Wisconsin 53233

Subject: Notification of Release for Multiple Parcels for the Bronzeville Tech Hub Brownfield Redevelopment Project
2322 N. 7th Street, 616, 626 and 628 W. North Avenue, and 2317 N. 6th Street
Milwaukee, Wisconsin
BRRTS #TBD

Dear Ms. Meyer:

The Sigma Group, Inc. (Sigma) on behalf of FIT Investment Group (FIT) as the developer and the Redevelopment Authority of the City of Milwaukee (RACM) as the property owner, is providing a *Notification for Hazardous Substance Discharge* and associated cover letter to the Wisconsin Department of Natural Resources (WDNR) for the above-referenced property addresses.

PROPOSED REDEVELOPMENT

FIT is considering redevelopment of the Site with a mixed-use commercial and residential development known as the Bronzeville Creative Arts & Technology Hub. The redevelopment property is comprised of eight contiguous parcels with property addresses of 616, 622, 626, and 628 West North Avenue, 2307 and 2317 North 6th Street, and 2316 and 2322 North 7th Street in Milwaukee, Wisconsin (hereinafter the "Site"). Review of the proposed civil engineering redevelopment plans for the Site include a slab-on-grade mixed-use residential and commercial building with surface and indoor parking. The general location of the Site and individual parcels are presented in **Figure 1**. The conceptual redevelopment site plan is provided in **Sheet C-100**.

As part of the overall development, the eight parcels will be combined into one via Certified Survey Map (CSM). Prior to combining the properties via a CSM, it is anticipated that the WDNR will assign five separate Bureau of Remediation and Redevelopment Tracking System (BRRTS) Environmental Repair Program (ERP) numbers associated with the historic reworked soil fill identified across the Site.

The purpose of this cover letter is to document the release of a hazardous substance discharge to the Site, in accordance with State Statute 292.11, provide project background information associated with the future Bronzeville Tech Hub redevelopment project, and notify the WDNR of FITs intent to combine the properties. As discussed with WDNR on January 12, 2024, one NR 716 Site Investigation Report (SIR), NR 722/724 Remedial Action Options Report (RAOR) and Soil Management Plan (SMP) will therefore be prepared for the development.

SITE CONDITIONS

The Site currently includes eight separate tax-key parcels, owned by RACM and has a combined property area of approximately 1.1 acres. The Site is situated approximately two-blocks east of Interstate Highway 43 within an area that contains high-density mixed-use developments including commercial, light industrial, education, and multi-family residential. The respective parcels are vacant, with the exception of the 628 West North Avenue, which contains a partially demolished single-story commercial building.

Preliminary subsurface investigation activities were initiated in October 2023 to characterize and evaluate subsurface conditions in preparation for the proposed redevelopment. Based on the results of the initial investigation, subsurface impacts (lead, mercury and PAHs) associated with historical reworked soil fill were identified within five of the eight parcels at the Site.

Review of the current WDNR database indicates that petroleum impacts identified on the 2307 N. 6th Street parcel associated with WDNR leaking underground storage tank (LUST) activity #03-41-551687. However, impacts associated with the presence of historical reworked soil fill have not been previously reported. As such, a notification of a hazardous substance release is being submitted for the following parcels:

Site 1) 2322 North 7th Street – PAHs and lead
Site 2) 628 West North Avenue – PAHs
Site 3) 626 West North Avenue – PAHs, lead and mercury
Site 4) 616 West North Avenue – PAHs, lead and mercury
Site 5) 2317 North 6th Street – PAHs and lead

The WTM coordinates of each of the above parcels and their relative location on the Site are presented in **Figure 2**.

RECOMMENDATIONS

Based on the consistency of the subsurface impacts identified at the Site and the proposed future use of the Site as a single development, and our previous discussion, Sigma requests that the results of the site investigation activities and proposed remedial strategies be summarized in a single NR 716 SIR, NR 722/724 RAOR and SMP.

An electronic copy of this document will be uploaded to the RR Program Submittal Portal. Please contact us with any questions or if you require additional information.

Sincerely,

Sincerely,

THE SIGMA GROUP, INC.

Chelsea Corson
Senior Project Manager

Kristin Kurzka, P.E., P.G.
Geosciences Group Leader

Attachments

Figure 1	Site Location Map
Figure 2	WTM Parcel Location Map
Sheet C-100	Conceptual Site Plan

Cc: RR Submittal Portal
Margaret Brunette, WDNR (margaret.brunette@wisconsin.gov)
Mat Reimer, RACM (Mathew.Reimer@milwaukee.gov)
David Misky, RACM (dmisky@milwaukee.gov)
Michael Adetoro, FIT (info@fitinvestmentgroup.com)
Michael Emem, Emem Group (michael@emem-group.com)

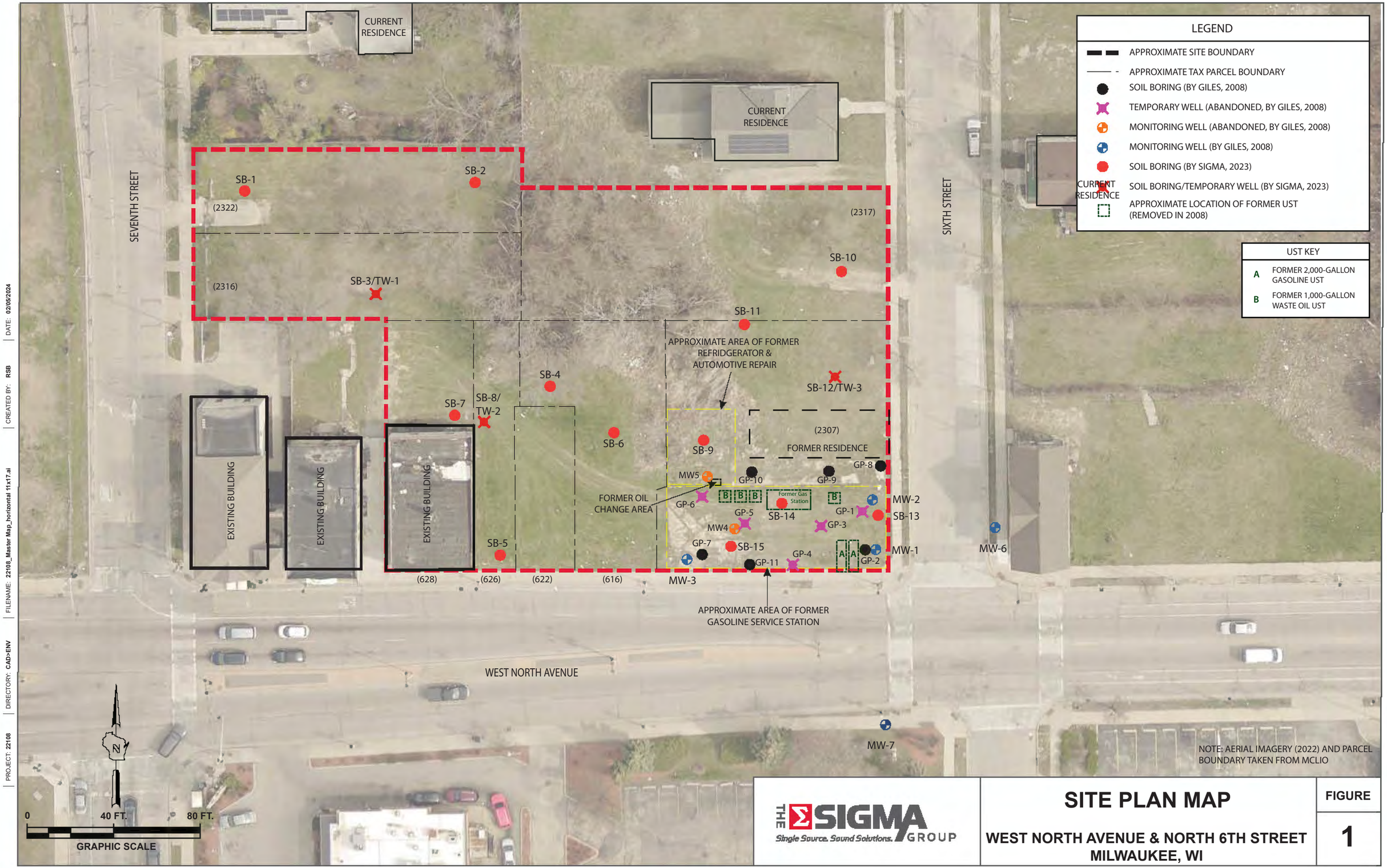
Table 2
Soil Analytical Results
Bronzeville Tech Hub - W. North Ave. and N. 6th St., Milwaukee, Wisconsin
Sigma Project No. 22108

Soil Sample Location:		SB-1		SB-2		SB-3/TW-1		SB-4		SB-5		SB-6		SB-7		SB-8/TW-2		Groundwater Pathway RCL [4]	Non-Industrial Direct Contact RCL [5]	Industrial Direct Contact RCL [6]	Background Threshold Value [7]
Parcel Address/Site #		2322 N. 7th St. - Site #1		2322 N. 7th St. - Site #1		2317 N. 7th St. - NA		616 W. North Ave - Site #4		626 W. North Ave - Site #3		616 W. North Ave - Site #4		628 W. North Ave - Site #2		626 W. North Ave - Site #3					
Sample Depth (feet bgs):		2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	8 - 10	2 - 4	7 - 8	2 - 4	8 - 10	2 - 4	6 - 8				
Sample Collection Date:		10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23				
Depth to Groundwater (feet bgs):		5.12		5.12		5.12		5.49		8.65		5.49		5.49		5.49					
Native Soil (N) or Fill/Reworked Soil (F):		F	N	F	N	F	F/N	F	N	F	N	F	N	F	N	F	N				
Unsaturated (U) or Saturated (S):		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U				
Photoionization Detector	ppm	0.1	0.0	0.0	0.1	0.1	0.1	0.4	0.5	0.3	0.7	0.4	0.2	0.3	0.2	0.6	0.4	NS	NS	NS	NS
VOCs																					
Benzene	mg/kg	<0.011	<0.011	<0.010	<0.0088	<0.010	<0.010	<0.010	<0.0081	<0.010	<0.0093	<0.0087	<0.011	<0.010	<0.012	<0.0097	<0.012	0.0051	1.6	7.07	NS
Bromobenzene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.025	<0.025	<0.020	<0.024	<0.023	<0.021	<0.026	<0.024	<0.029	<0.024	<0.028	NS	342	679	NS
Bromochloromethane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	NS	216	906	NS
Bromodichloromethane	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.022	<0.027	<0.025	<0.030	<0.025	<0.030	0.0003	0.418	1.83	NS
Bromoform	mg/kg	<0.038	<0.036	<0.034	<0.029	<0.035	<0.035	<0.033	<0.027	<0.033	<0.031	<0.029	<0.035	<0.033	<0.039	<0.032	<0.039	0.0023	25.4	113	NS
Bromomethane	mg/kg	<0.062	<0.060	<0.055	<0.048	<0.057	<0.057	<0.055	<0.044	<0.055	<0.050	<0.047	<0.058	<0.054	<0.065	<0.053	<0.064	0.0051	9.6	43	NS
Carbon tetrachloride	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.027	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.031	0.0039	0.916	4.03	NS
Chlorobenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	NS	370	761	NS
Chloroethane	mg/kg	<0.040	<0.038	<0.035	<0.030	<0.036	<0.036	<0.035	<0.028	<0.035	<0.032	<0.030	<0.037	<0.034	<0.041	<0.033	<0.040	0.2266	NS	NS	NS
Chloroform	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.026	<0.026	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.030	0.0033	0.454	1.98	NS
Chloromethane	mg/kg	<0.025	<0.024	<0.022	<0.019	<0.023	<0.023	<0.022	<0.018	<0.022	<0.020	<0.019	<0.023	<0.022	<0.026	<0.021	<0.026	0.0155	159	669	NS
2-Chlorotoluene (,o-)	mg/kg	<0.025	<0.023	<0.022	<0.019	<0.023	<0.022	<0.022	<0.017	<0.022	<0.020	<0.019	<0.023	<0.021	<0.026	<0.021	<0.025	NS	907	907	NS
4-Chlorotoluene (,p-)	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.028	<0.023	<0.028	NS	253	253	NS
cis-1,2-Dichloroethene	mg/kg	<0.032	<0.031	<0.028	<0.025	<0.029	<0.029	<0.028	<0.023	<0.028	<0.026	<0.024	<0.030	<0.028	<0.033	<0.027	<0.033	0.0412	156	2,340	NS
cis-1,3-Dichloropropene	mg/kg	<0.033	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.029	<0.026	<0.025	<0.030	<0.028	<0.034	<0.028	<0.033	0.0003	1,210	1,210	NS
Dibromochloromethane	mg/kg	<0.038	<0.037	<0.034	<0.029	<0.035	<0.035	<0.034	<0.027	<0.033	<0.031	<0.029	<0.036	<0.033	<0.040	<0.032	<0.039	0.032	8.28	38.9	NS
1,2-Dibromo-3-chloropropane	mg/kg	<0.16	<0.15	<0.14	<0.12	<0.14	<0.14	<0.14	<0.11	<0.14	<0.13	<0.12	<0.15	<0.14	<0.16	<0.13	<0.16	0.0002	0.008	0.092	NS
EDB (1,2-Dibromoethane)	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	0.0000282	0.05	0.221	NS
Dibromomethane	mg/kg	<0.021	<0.020	<0.019	<0.016	<0.019	<0.019	<0.019	<0.015	<0.019	<0.017	<0.016	<0.020	<0.018	<0.022	<0.018	<0.022	NS	34	143	NS
1,2-Dichlorobenzene	mg/kg	<0.026	<0.025	<0.023	<0.020	<0.024	<0.024	<0.023	<0.018	<0.023	<0.021	<0.020	<0.024	<0.023	<0.027	<0.022	<0.027	1.168	376	376	NS
1,3-Dichlorobenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.029	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.033	<0.026	<0.032	1.1528	297	297	NS
1,4-Dichlorobenzene	mg/kg	<0.029	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.029	0.144	3.74	16.4	NS
Dichlorodifluoromethane	mg/kg	<0.053	<0.050	<0.047	<0.041	<0.048	<0.048	<0.047	<0.037	<0.046	<0.043	<0.040	<0.049	<0.046	<0.055	<0.045	<0.054	3.0863	126	530	NS
1,1-Dichloroethane	mg/kg	<0.032	<0.031	<0.028	<0.025	<0.029	<0.029	<0.028	<0.023	<0.028	<0.026	<0.024	<0.030	<0.028	<0.033	<0.027	<0.033	0.4834	5.06	22.2	NS
1,2-Dichloroethane	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.029	<0.027	<0.032	<0.026	<0.031	0.0028	0.652	2.87	NS
1,1-Dichloroethene	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.028	<0.027	<0.032	<0.026	<0.031	0.005	320	1,190	NS
1,2-Dichloropropane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	0.0033	3.4	15	NS
1,3-Dichloropropane	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	NS	1,490	1,490	NS
2,2-Dichloropropane	mg/kg	<0.035	<0.033	<0.031	<0.027	<0.032	<0.032	<0.031	<0.025	<0.030	<0.028	<0.026	<0.032	<0.030	<0.036	<0.029	<0.035	NS	191	191	NS
1,1-Dichloropropene	mg/kg	<0.023	<0.022	<0.021	<0.018	<0.021	<0.021	<0.021	<0.016	<0.020	<0.019	<0.018	<0.022	<0.020	<0.024	<0.020	<0.024	NS	NS	NS	NS
Ethylbenzene	mg/kg	<0.014	<0.014	<0.013	<0.011	<0.013	<0.013	<0.013	<0.010	<0.013	<0.012	<0.011	<0.013	<0.013	<0.015	<0.012	<0.015	1.57	8.02	35.4	NS
Hexachlorobutadiene	mg/kg	<0.035	<0.033	<0.031	<0.027	<0.032	<0.032	<0.031	<0.025	<0.031	<0.028	<0.027	<0.033	<0.031	<0.036	<0.029	<0.036	NS	1.63	7.19	NS
Isopropylbenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.027	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.031	NS	NS	NS	NS
Di-isopropyl Ether	mg/kg	<0.022	<0.021	<0.019	<0.017	<0.020	<0.020	<0.019	<0.015	<0.019	<0.018	<0.016	<0.020	<0.019	<0.022	<0.018	<0.022	NS	2,260	2,260	NS
Methylene chloride	mg/kg	<0.13	<0.12	<0.11	<0.099	<0.12	<0.12	<0.11	<0.090	<0.11	<0.10	<0.097	<0.12	<0.11	<0.13	<0.11	<0.13	0.0026	61.8	1,150	NS
Methyl-tert-butyl-ether	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.029	<0.027	<0.032	<0.026	<0.031	0.027	63.8	282	NS
Naphthalene	mg/kg	<0.026	<0.025	<0.023	<0.020	<0.024	<0.024	<0.023	<0.018	<0.023	<0.021	0.029 J B	<0.024	<0.023	<0.027	<0.022	<0.027	0.6582	5.52	24.1	NS
n-Butylbenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.027	<0.025	<0.023	<0.028	<0.027	<0.032	<0.026	<0.031	NS	108	108	NS
n-Propylbenzene	mg/kg	<0.032	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.028	<0.026	<0.025	<0.030	<0.028	<0.034	<0.027	<0.033	NS	264	264	NS
p-Isopropyltoluene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	NS	162	162	NS
sec-Butylbenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	NS	145	145	NS
Styrene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	0.22	867	867	NS
tert-Butylbenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	NS	183	183	NS
1,1,1,2-Tetrachloroethane	mg/kg	<0.036	<0.035	<0.032	<0.028	<0.033	<0.033	<0.032	<0.026	<0.032	<0.029	<0.028	<0.034	<0.032	<0.038	<0.031	<0.037	0.0534	2.78	12.3	NS
1,1,2,2-Tetrachloroethane	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	0.0002	0.81	3.6	NS
Tetrachloroethene (PCE)	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.026	<0.026	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.030	0.0045	33	145	NS
Toluene	mg/kg	<0.012	<0.011	<0.010	<0.0089	<0.011	<0.010	<0.010	<0.0081	<0.010	<0.0093	<0.0088	<0.011	<0.010	<0.012	<0.0097	<0.012	1.1072	818	818	NS
trans-1,2-Dichloroethene	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.028	<0.023	<0.028	0.0626	1,560	1,850	NS
trans-1,3-Dichloropropene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	0.0003	1,510	1,510	NS
1,2,3-Trichlorobenzene	mg/kg	<0.036	<0.034	<0.032	<0.028	<0.033	<0.033	<0.032	<0.025	<0.031	<0.029	<0.027	<0.033	<0.031	<0.037	<0.030	<0.037	NS	62.6	934	NS
1,2,4-Trichlorobenzene	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.024	<0.024	<0.019	<0.023	<0.022	<0.020	<0.025	<0.023	<0.028	<0.023	<0.027	1.1072	24	113	NS
1,1,1-Trichloroethane	mg/kg	<0.030	<0.028	<0.026	<0.023	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.030	0.1402	640	640	NS
1,1,2-Trichloroethane	mg/kg	<0.028	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.029	<0.023	<0.028	0.0032	1.59	7.01	NS
Trichloroethene (TCE)	mg/kg	<0.013	<0.012	<0.011	<0.0099	<0.012	<0.012	<0.011	<0.0091	<0.011	<0.010	<0.0098	<0.012	<0.011	<0.013	<0.011	<0.013	0.0036	1.3	8.41	NS
Trichlorofluoromethane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	NS	1,230	1,230	NS
1,2,3-Trichloropropane	mg/kg	<0.032	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.028	<0.026	<0.025	<0.030	<0.028	<0.034	<0.027	<0.033	0.0519	0.005	0.109	NS
1,2,4-Trimethylbenzene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.021	<0.026	<0.024	<0.029	<0.024	<0.029	NS	219	219	NS
1,3,5-Trimethylbenzene	mg/kg	<0.030	<0.028	<0.026	<0.023	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.030	NS	182	182	NS
Trimethylbenzenes (total)	mg/kg	<0.058	<0.055	<0.051	<0.045	<0.053	<0.053	<0.051	<0.041	<0.051	<0.047	<0.044	<0.054	<0.050	<0.060	<0.049	<0.059	1.3787	NS	NS	NS
Vinyl Chloride	mg/kg	<0.021	<0.020	<0.018	<0.016	<0.019	<0.019	<0.018	<0.014	<0.018	<0.017	<0.016	<0.019	<0.018	<0.021	<0.017	<0.021	0.0001	0.067	2.08	NS
Xylenes (total)	mg/kg	<0.017	<0.016	<0.015	<0.013	<0.016	<0.016	<0.015	<0.012	<0.015	<0.014	<0.013	<0.016	<0.015	<0.018	<0.015	<0.018	3.96	260	260	NS
PAHs																					
Acenaphthene	mg/kg	<0.0082	<0.0082	<0.0079	<0.0079	<0.0079	<0.0082	0.0088 J	<0.0074	<0.0078	<0.0075	0.35	<0.0081	<0.0078	<0.0089	0.022 J	<0.0084	NS	3,590	45,200	NS
Acenaphthylene	mg/kg	<0.0069	<0.0069	<0.0066	<0.0066	<0.0066	<0.0068	<0.0065	<0.0061	<0.0065	<0.0062	0.032 J	<0.0068	<0.0065	<0.0074	0.029 J	<0.0070	NS	NS	NS	NS
Anthracene	mg/kg	0.016 J	<0.0083	0.017 J	<0.0080	<0.0080	<0.0082	0.026 J	<0.0074	<0.0078	<0.0075	0.81	<0.0081	0.013 J	<0.0089	0.11	<0.0085	196.9492	17,900	100,000	NS
Benzo(a)anthracene	mg/kg	0.076	<0.0086	0.11	<0.0083	0.030 J	<0.0085	0.11	<0.0077	0.031 J	<0.0078	[2.2]	0.017 J	0.086	<0.0092	0.72	0.034 J	NS	1.14	20.8	NS
Benzo(a)pyrene	mg/kg	0.10	<0.039	[0.15]	<0.038	0.065	<0.039	[0.15]	<0.035	0.058	<0.036	[2.0]	0.043	[0.13]	<0.042	[0.79]	0.064	0.47	0.115	2.11	NS
Benzo(b)fluoranthene	mg/kg	0.12	<0.038	0.17	<0.037	0.078	<0.038	0.16	<0.034	0.061	<0.035	[2.4]	0.045	0.15	<0.042	0.89	0.07	0.4781	1.15	21.1	NS
Benzo(ghi)perylene	mg/kg	0.08	<0.0088	0.12	0.039	0.058	<0.0087	0.11	<0.0078	0.049	<0.0080	1.2	0.039 J	0.11	<0.0094	0.52	0.059	NS	NS	NS	NS
Benzo(k)fluoranthene	mg/kg	0.036 J	<0.015	0.067	<0.015	<0.015	<0.015	0.055	<0.014	0.014 J	<0.014	1.1	<0.015	0.053	<0.017	0.37	0.025 J	NS	11.5	211	NS
Chrysene	mg/kg	0.084	<0.011	0.12	<0.010	0.05	<0.011	0.12	<0.0095	0.030 J	<0.0097	2.3	<0.010	0.097	<0.011	0.72	0.031 J	0.1442	115	2,110	NS
Dibenzo(a,h)anthracene	mg/kg	0.04	<0.040	0.046	<0.039	<0.039	<0.040	0.044	<0.036	<0.038	<0.037	[0.45]	<0.040	0.039	<0.043	[0.16]	<0.041	NS	0.115	2.11	NS
Fluoranthene	mg/kg	0.15	<0.0094	0.19	<0.0091	0.075	<0.0093	0.22	<0.0084	0.051	<0.0086	4.7	0.016 J	0.16	<0.010	1.5	0.037 J	88.8778	2,390	30,100	NS
Fluorene	mg/kg	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.011	<0.011	<0.011	<0.011	0.42	<0.012	<0.011	<0.013	0.022 J	<0.012	14.8299	2,390	30,100	NS
Indeno(1,2,3-cd)pyrene	mg/kg	0.07	<0.039	0.11	<0.038	0.047	<0.039	0.11	<0.035	0.038	<0.036	[1.3]	<0.039	0.1	<0.042	0.55	0.049	NS	1.15	21.1	NS
1-Methylnaphthalene	mg/kg	<0.0072	<0.0072	<0.0070	<0.0070	<0.0070	<0.0072	<0.0068	<0.0065	<0.0068	<0.0066	0.11 J	<0.0071	<0.0069	<0.0078	0.0090 J	<0.0074	NS	17.6	72.7	NS
2-Methylnaphthalene	mg/kg	<0.0081	<0.0081	<0.0078	<0.0078	<0.0078	<0.0080	<0.0076	<0.0073	0.010 J	<0.0074	0.16	<0.0080	<0.0077	<0.0087	0.011 J	<0.0083	NS	239	3,010	NS
Naphthalene	mg/kg	<0.0073	<0.0073	0.0075 J	<0.0071	<0.0070	<0.0073	0.0092 J	<0.0065	0.012 J	<0.0067	0.17	<0.0072	0.0089 J	<0.0079	0.030 J	<0.0075	0.6582	5.52	24.1	NS
Phenanthrene	mg/kg	0.067	<0.0088	0.064	<0.0085	0.048	<0.0087	0.1	<0.0079	0.030 J	<0.0080	2.9	<0.0087	0.058	<0.0095	0.44	0.014 J	NS	NS	NS	NS
Pyrene	mg/kg	0.13	<0.011	0.19	<0.011	0.09	<0.011	0.22	<0.0099	0.047	<0.010	4.1	0.015 J	0.16	<0.012	1.6	0.034 J	54.5455	1,790	22,600	NS
RCRA Metals																					
Arsenic	mg/kg	3.0 *	{[11]}	{[8.0]}	{[15]}	{[9.3]}	6.7 *	4.9 *	3.0 *	{[12]}	4.1 *	6.1 *	4.8 *	7.4 *	6.1 *	6.9 *	4.2 *	0.584	0.677	3	8
Barium	mg/kg	120	43	62	59	99	21	49	19	72	16	82	26	57	55	91	120	164.8	15,300	100,000	364
Cadmium	mg/kg	0.31 B	0.57 B	0.40 B	0.61 B	0.67 B	0.60 B	0.36 B	0.39 B	0.48 B	0.41 B	0.68 B	0.48 B	0.35 B	0.36 B	0.52 B	0.48 B	0.752	71.1	985	1
Chromium	mg/kg	16	11	14	13	25	7.9	12	7	20	8.9	12	9	13	15	14	23	360,000	NS	NS	44
Lead	mg/kg	54	14	43 *	21	32 *	10	47 *	8.2	58	8.7	270	13	47 *	18	150	22	27	400	800	52
TCLP, Lead	mg/L	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0075 +	NA	NS	NS	NS	5**
Mercury	mg/kg	0.052 B	0.023 B	0.14 B	0.029 B	0.081 B	0.025 B	0.31 B	0.016 J B	0.10 B	0.016 J B	0.36 B	0.031 B	0.084 B	0.020 B	0.61	0.073	0.208	3.13	3.13	NS
Selenium	mg/kg	1.0 J B	1.2 B	1.1 B	2.0 B	0.68 J B	0.93 J B	1.2 B	1.2 B	0.71 J B	1.1 B	1.0 J B	1.1 J B	0.59	0.91 J B	0.74 J B	1.5 B	0.52	391	5,840	NS
Silver	mg/kg	<0.15	<0.15	<0.13	<0.15	<0.15	<0.14	<0.15	<0.14	<0.13	<0.13	<0.14	<0.15	<0.13	<0.14	<0.13	<0.16	0.8491	391	5,840	NS

Notes:
1. Unsaturated/smear zone versus saturated soil conditions based on: (1) measured water levels in adjacent/nearby monitoring wells, or (2) soil moisture conditions recorded on soil boring logs during drilling.
2. Analytical units: mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
3. NA = not analyzed NS = no standard established
4. Groundwater Pathway RCL = Residual Contaminant Level for protection of groundwater (dilution factor of 2) as presented on the WDNR's RCL Spreadsheet (dated December 2018) referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated June 2014.
5. Non-Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at a non-industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web
6. Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at an industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated
7. Background Threshold Value = Non-outlier trace element maximum levels in Wisconsin surface soils from USGS report "Distribution and Variation of Arsenic in Wisconsin Surface Soils, With Data on Other Trace Elements" (revised February 2013).
8. TCLP - Toxicity Characteristic Leaching Procedure
9. Laboratory flags: B = Analyte found in the blank and sample
J = Analyte detected between Limit of Detection and Limit of Quantitation
C = Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
C9 = Calibration Verification recovery was outside the method control limits for this analyte. The LCS for this analyte met CCV acceptance criteria, and was used to validate the batch.
10. Methanol blank results: 07/30/08, 08/25/09, and 10/05/23: All VOCs reported less than laboratory Limits of Detection.
11. Exceedances: **BOLD** = Concentration greater than Groundwater Pathway RCL
[ ] = Concentration greater than Non-Industrial Direct Contact RCL (any depth)
{ } = Concentration greater than Industrial Direct Contact RCL (any depth)
* = Concentration is less than Background Threshold Value. NR 720 RCL exceedances are not indicated.

5** = US EPA TCLP Threshold Value (mg/L)
\+ = Laboratory Control Sample and/or Laboratory Control Sample Duplicate is outside acceptance lmiites, high biased.
\# = Initial Calibration Verification (ICV) is outside acceptance limits, high biased.

Data entered / updated by: KAL Date: 10/25/23
Data checked by: CMC Date: 11/17/23



THE SIGMA GROUP
Single Source. Sound Solutions.

SITE PLAN MAP

WEST NORTH AVENUE & NORTH 6TH STREET
MILWAUKEE, WI

FIGURE
1

PROJECT: 22108 | DIRECTORY: CAD>ENV | FILENAME: 22108_Master Map_horizontal 11x17.ai | CREATED BY: RSB | DATE: 02/05/2024

Table 2
Soil Analytical Results
Bronzeville Tech Hub - W. North Ave. and N. 6th St., Milwaukee, Wisconsin
Sigma Project No. 22108

Soil Sample Location:		SB-9		SB-10		SB-11		SB-12/TW-3		SB-13			SB-14		SB-15			Groundwater Pathway RCL [4]	Non-Industrial Direct Contact RCL [5]	Industrial Direct Contact RCL [6]	Background Threshold Value [7]
Parcel Address/Site #		2307-2307 N. 6th St - LUST		2317 N. 6th St - Site #5		2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST			2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST						
Sample Depth (feet bgs):		2 - 4	8 - 10	2 - 4	6 - 8	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8	12 - 15	2 - 4	6 - 8	2 - 4	6 - 8	12 - 15				
Sample Collection Date:		10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23				
Depth to Groundwater (feet bgs):		8.65		7.05		7.05		7.05		7.86			7.86		8.65						
Native Soil (N) or Fill / Reworked Soil (F):		F	N	F	N	F	N	N	N	F	N	N	F	N	F	N	N				
Unsaturated/Smear Zone (U) or Saturated (S):		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U				
Photoionization Detector	ppm	0.8	0.3	0.9	0.6	0.7	0.6	0.6	0.8	0.4	0.2	843	0.6	1.1	0.7	0.8	337	NS	NS	NS	NS
VOCs																					
Benzene	mg/kg	<0.011	<0.012	<0.0089	<0.0097	<0.0087	<0.0093	0.0085	<0.0087	0.01 J	<0.0099	<0.037	<0.011	<0.0088	<0.0092	<0.0094	<0.096	0.0051	1.6	7.07	NS
Bromobenzene	mg/kg	<0.027	<0.030	<0.022	<0.024	<0.021	<0.023	<0.021	<0.021	<0.024	<0.024	<0.089	<0.026	<0.021	<0.022	<0.023	<0.23	NS	342	679	NS
Bromochloromethane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	NS	216	906	NS
Bromodichloromethane	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.022	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.25	0.0003	0.418	1.83	NS
Bromoform	mg/kg	<0.037	<0.040	<0.030	<0.032	<0.029	<0.031	<0.028	<0.029	<0.033	<0.033	<0.12	<0.036	<0.029	<0.030	<0.031	<0.32	0.0023	25.4	113	NS
Bromomethane	mg/kg	<0.061	<0.066	<0.049	<0.053	<0.048	<0.051	<0.046	<0.047	<0.054	<0.054	<0.20	<0.059	<0.048	<0.050	<0.051	<0.52	0.0051	9.6	43	NS
Carbon tetrachloride	mg/kg	<0.030	<0.032	<0.023	<0.025	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.096	<0.028	<0.023	<0.024	<0.025	<0.25	0.0039	0.916	4.03	NS
Chlorobenzene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	NS	370	761	NS
Chloroethane	mg/kg	<0.039	<0.042	<0.031	<0.033	<0.030	<0.032	<0.029	<0.030	<0.034	<0.034	<0.13	<0.037	<0.030	<0.032	<0.032	<0.33	0.2266	NS	NS	NS
Chloroform	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.021	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.24	0.0033	0.454	1.98	NS
Chloromethane	mg/kg	<0.025	<0.027	<0.020	<0.021	<0.019	<0.020	<0.019	<0.019	<0.022	<0.022	<0.080	<0.024	<0.019	<0.020	<0.021	<0.21	0.0155	159	669	NS
2-Chlorotoluene (,o-)	mg/kg	<0.024	<0.026	<0.019	<0.021	<0.019	<0.020	<0.018	<0.019	<0.021	<0.021	<0.079	<0.023	<0.019	<0.020	<0.020	<0.21	NS	907	907	NS
4-Chlorotoluene (,p-)	mg/kg	<0.027	<0.029	<0.021	<0.023	<0.021	<0.022	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.022	<0.23	NS	253	253	NS
cis-1,2-Dichloroethene	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.024	<0.026	<0.024	<0.024	<0.027	<0.028	<0.10	<0.030	<0.024	<0.026	<0.026	<0.27	0.0412	156	2,340	NS
cis-1,3-Dichloropropene	mg/kg	<0.032	<0.034	<0.025	<0.028	<0.025	<0.027	<0.024	<0.025	<0.028	<0.028	<0.10	<0.031	<0.025	<0.026	<0.027	<0.27	0.0003	1,210	1,210	NS
Dibromochloromethane	mg/kg	<0.038	<0.040	<0.030	<0.032	<0.029	<0.031	<0.028	<0.029	<0.033	<0.033	<0.12	<0.036	<0.029	<0.031	<0.031	<0.32	0.032	8.28	38.9	NS
1,2-Dibromo-3-chloropropane	mg/kg	<0.15	<0.16	<0.12	<0.13	<0.12	<0.13	<0.12	<0.12	<0.13	<0.13	<0.50	<0.15	<0.12	<0.13	<0.13	<1.3	0.0002	0.008	0.092	NS
EDB (1,2-Dibromoethane)	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	0.0000282	0.05	0.221	NS
Dibromomethane	mg/kg	<0.021	<0.022	<0.016	<0.018	<0.016	<0.017	<0.016	<0.016	<0.018	<0.018	<0.068	<0.020	<0.016	<0.017	<0.017	<0.18	NS	34	143	NS
1,2-Dichlorobenzene	mg/kg	<0.026	<0.028	<0.020	<0.022	<0.020	<0.021	<0.019	<0.020	<0.022	<0.023	<0.084	<0.025	<0.020	<0.021	<0.021	<0.22	1.168	376	376	NS
1,3-Dichlorobenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.026	<0.023	<0.024	<0.027	<0.027	<0.10	<0.030	<0.024	<0.025	<0.026	<0.26	1.1528	297	297	NS
1,4-Dichlorobenzene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.025	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	0.144	3.74	16.4	NS
Dichlorodifluoromethane	mg/kg	<0.052	<0.056	<0.041	<0.045	<0.040	<0.043	<0.039	<0.040	<0.045	<0.046	<0.17	<0.050	<0.040	<0.042	<0.043	<0.44	3.0863	126	530	NS
1,1-Dichloroethane	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.024	<0.026	<0.024	<0.024	<0.028	<0.028	<0.10	<0.030	<0.025	<0.026	<0.026	<0.27	0.4834	5.06	22.2	NS
1,2-Dichloroethane	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	<0.098	<0.029	<0.023	<0.025	<0.025	<0.26	0.0028	0.652	2.87	NS
1,1-Dichloroethene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	<0.098	<0.029	<0.023	<0.025	<0.025	<0.26	0.005	320	1,190	NS
1,2-Dichloropropane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	0.0033	3.4	15	NS
1,3-Dichloropropane	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	NS	1,490	1,490	NS
2,2-Dichloropropane	mg/kg	<0.034	<0.037	<0.027	<0.029	<0.027	<0.028	<0.026	<0.026	<0.030	<0.030	<0.11	<0.033	<0.027	<0.028	<0.029	<0.29	NS	191	191	NS
1,1-Dichloropropene	mg/kg	<0.023	<0.025	<0.018	<0.020	<0.018	<0.019	<0.017	<0.018	<0.020	<0.020	<0.075	<0.022	<0.018	<0.019	<0.019	<0.20	NS	NS	NS	NS
Ethylbenzene	mg/kg	<0.014	<0.015	<0.011	<0.012	<0.011	<0.012	<0.011	<0.011	<0.012	<0.012	**3.8**	<0.013	<0.011	<0.012	<0.012	<0.12	1.57	8.02	35.4	NS
Hexachlorobutadiene	mg/kg	<0.034	<0.037	<0.027	<0.030	<0.027	<0.029	<0.026	<0.027	<0.030	<0.030	<0.11	<0.033	<0.027	<0.028	<0.029	<0.29	NS	1.63	7.19	NS
Isopropylbenzene	mg/kg	<0.030	<0.032	<0.023	<0.025	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	1.1	<0.028	<0.023	<0.024	<0.025	<0.25	NS	NS	NS	NS
Di-isopropyl Ether	mg/kg	<0.021	<0.023	<0.017	<0.018	<0.016	<0.018	<0.016	<0.016	<0.019	<0.019	<0.069	<0.020	<0.017	<0.017	<0.018	<0.18	NS	2,260	2,260	NS
Methylene chloride	mg/kg	<0.13	<0.14	<0.10	<0.11	<0.097	<0.10	<0.095	<0.097	<0.11	<0.11	<0.41	<0.12	<0.098	<0.10	<0.10	<1.1	0.0026	61.8	1,150	NS
Methyl-tert-butyl-ether	mg/kg	<0.030	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.023	<0.026	<0.027	<0.099	<0.029	<0.024	<0.025	<0.025	<0.26	0.027	63.8	282	NS
Naphthalene	mg/kg	<0.026	<0.028	<0.020	<0.022	<0.020	<0.021	0.043 J B	<0.020	0.025 J	<0.023	**1.4**	<0.025	<0.020	<0.021	<0.021	<0.22	0.6582	5.52	24.1	NS
n-Butylbenzene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	1.8	<0.029	<0.023	<0.024	<0.025	<0.26	NS	108	108	NS
n-Propylbenzene	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.025	<0.026	<0.024	<0.025	<0.028	<0.028	4.7	<0.031	<0.025	<0.026	<0.027	<0.27	NS	264	264	NS
p-Isopropyltoluene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	0.44	<0.027	<0.022	<0.023	<0.023	<0.24	NS	162	162	NS
sec-Butylbenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	0.81	<0.029	<0.024	<0.025	<0.026	<0.26	NS	145	145	NS
Styrene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	0.22	867	867	NS
tert-Butylbenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	<0.10	<0.029	<0.024	<0.025	<0.026	<0.26	NS	183	183	NS
1,1,1,2-Tetrachloroethane	mg/kg	<0.036	<0.038	<0.028	<0.031	<0.028	<0.030	<0.027	<0.028	<0.031	<0.031	<0.12	<0.034	<0.028	<0.029	<0.030	<0.30	0.0534	2.78	12.3	NS
1,1,2,2-Tetrachloroethane	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	<0.10	<0.029	<0.024	<0.025	<0.026	<0.26	0.0002	0.81	3.6	NS
Tetrachloroethene (PCE)	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.021	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.24	0.0045	33	145	NS
Toluene	mg/kg	<0.011	<0.012	<0.0090	<0.0097	<0.0088	<0.0094	0.031	<0.0088	<0.0099	<0.0099	0.14	<0.011	<0.0088	<0.0093	<0.0094	<0.097	1.1072	818	818	NS
trans-1,2-Dichloroethene	mg/kg	<0.027	<0.029	<0.021	<0.023	<0.021	<0.022	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.022	<0.23	0.0626	1,560	1,850	NS
trans-1,3-Dichloropropene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	0.0003	1,510	1,510	NS
1,2,3-Trichlorobenzene	mg/kg	<0.035	<0.038	<0.028	<0.030	<0.027	<0.029	<0.027	<0.027	<0.031	<0.031	<0.11	<0.034	<0.027	<0.029	<0.029	<0.30	NS	62.6	934	NS
1,2,4-Trichlorobenzene	mg/kg	<0.026	<0.028	<0.021	<0.023	<0.020	<0.022	<0.020	<0.020	<0.023	<0.023	<0.086	<0.025	<0.021	<0.022	<0.022	<0.23	1.1072	24	113	NS
1,1,1-Trichloroethane	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.023	<0.024	<0.022	<0.023	<0.026	<0.026	<0.095	<0.028	<0.023	<0.024	<0.024	<0.25	0.1402	640	640	NS
1,1,2-Trichloroethane	mg/kg	<0.027	<0.029	<0.022	<0.023	<0.021	<0.023	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.023	<0.23	0.0032	1.59	7.01	NS
Trichloroethene (TCE)	mg/kg	<0.013	<0.014	<0.010	<0.011	<0.0098	<0.010	<0.0095	<0.0098	<0.011	<0.011	<0.041	<0.012	<0.0098	<0.010	<0.011	<0.11	0.0036	1.3	8.41	NS
Trichlorofluoromethane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	NS	1,230	1,230	NS
1,2,3-Trichloropropane	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.025	<0.026	<0.024	<0.025	<0.028	<0.028	<0.10	<0.031	<0.025	<0.026	<0.027	<0.27	0.0519	0.005	0.109	NS
1,2,4-Trimethylbenzene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.021	<0.023	0.045 J	<0.021	0.03 J	<0.024	27	<0.026	<0.021	<0.023	<0.023	0.32 J	NS	219	219	NS
1,3,5-Trimethylbenzene	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.023	<0.024	<0.022	<0.023	<0.026	<0.026	2.3	<0.028	<0.023	<0.024	<0.024	<0.25	NS	182	182	NS
Trimethylbenzenes (total)	mg/kg	<0.057	<0.061	<0.045	<0.049	<0.044	<0.047	0.045	<0.044	0.030	<0.050	**29.3**	<0.054	<0.054	<0.057	<0.057	0.32	1.3787	NS	NS	NS
Vinyl Chloride	mg/kg	<0.020	<0.022	<0.016	<0.017	<0.016	<0.017	<0.015	<0.016	<0.018	<0.018	<0.066	<0.019	<0.016	<0.017	<0.017	<0.17	0.0001	0.067	2.08	NS
Xylenes (total)	mg/kg	<0.017	<0.018	<0.013	<0.015	<0.013	<0.014	0.096	<0.013	0.038	<0.015	**6.0**	<0.016	<0.013	<0.014	<0.014	<0.14	3.96	260	260	NS
PAHs																					
Acenaphthene	mg/kg	<0.0083	<0.0086	<0.0073	<0.0079	0.0080 J	<0.0075	<0.0074	<0.0074	0.33	0.097	NA	0.010 J	<0.0074	<0.0075	<0.0075	NA	NS	3,590	45,200	NS
Acenaphthylene	mg/kg	<0.0069	<0.0072	<0.0061	<0.0066	<0.0067	<0.0062	<0.0062	<0.0061	0.095	0.019 J	NA	<0.0069	<0.0062	<0.0063	<0.0063	NA	NS	NS	NS	NS
Anthracene	mg/kg	<0.0083	<0.0087	0.013 J	<0.0079	0.028 J	<0.0075	0.010 J	<0.0074	1.0	0.30	NA	0.029 J	<0.0075	<0.0076	<0.0076	NA	196.9492	17,900	100,000	NS
Benzo(a)anthracene	mg/kg	0.031 J	<0.0090	0.12	<0.0082	0.19	<0.0078	0.075	<0.0077	[**2.7**]	[**1.2**]	NA	0.18	<0.0078	0.04	<0.0079	NA	NS	1.14	20.8	NS
Benzo(a)pyrene	mg/kg	0.059	<0.041	[**0.17**]	<0.037	[**0.22**]	<0.035	0.085	<0.035	{[**3.4**]}	[**1.3**]	NA	[**0.21**]	<0.035	0.066	<0.036	NA	0.47	0.115	2.11	NS
Benzo(b)fluoranthene	mg/kg	0.07	<0.040	0.21	<0.037	0.3	<0.035	0.12	<0.034	[**3.8**]	[**1.7**]	NA	0.29	<0.035	0.072	<0.035	NA	0.4781	1.15	21.1	NS
Benzo(ghi)perylene	mg/kg	0.058	<0.0092	0.13	<0.0084	0.091	<0.0079	0.032 J	<0.0078	2.2	0.57	NA	0.085	<0.0079	0.033 J	0.0088 J	NA	NS	NS	NS	NS
Benzo(k)fluoranthene	mg/kg	0.017 J	<0.016	0.07	<0.015	0.12	<0.014	0.039	<0.014	1.7	0.57	NA	0.12	<0.014	0.030 J	<0.014	NA	NS	11.5	211	NS
Chrysene	mg/kg	0.031 J	<0.011	**0.15**	<0.010	**0.21**	<0.0097	0.1	<0.0095	**2.9**	**1.2**	NA	**0.2**	<0.0096	0.041	<0.0098	NA	0.1442	115	2,110	NS
Dibenzo(a,h)anthracene	mg/kg	<0.040	<0.042	0.052	<0.038	<0.039	<0.036	<0.036	<0.036	[**0.61**]	[**0.21**]	NA	<0.040	<0.036	<0.037	<0.037	NA	NS	0.115	2.11	NS
Fluoranthene	mg/kg	0.039 J	<0.0099	0.24	<0.0090	0.38	<0.0085	0.14	<0.0084	6.5	2.4	NA	0.35	<0.0085	0.046	<0.0086	NA	88.8778	2,390	30,100	NS
Fluorene	mg/kg	<0.012	<0.013	<0.011	<0.011	<0.012	<0.011	<0.011	<0.011	0.39	0.092	NA	<0.012	<0.011	<0.011	<0.011	NA	14.8299	2,390	30,100	NS
Indeno(1,2,3-cd)pyrene	mg/kg	0.049	<0.041	0.12	<0.038	0.089	<0.036	0.035 J	<0.035	[**2.6**]	0.88	NA	0.095	<0.036	<0.036	<0.036	NA	NS	1.15	21.1	NS
1-Methylnaphthalene	mg/kg	<0.0073	<0.0076	<0.0064	<0.0069	<0.0070	<0.0065	0.08	<0.0065	0.052 J	0.032 J	NA	0.0078 J	<0.0065	<0.0066	<0.0066	NA	NS	17.6	72.7	NS
2-Methylnaphthalene	mg/kg	<0.0082	<0.0085	<0.0072	<0.0078	0.0089 J	<0.0074	0.1	<0.0073	0.058 J	0.042 J	NA	0.011 J	<0.0073	<0.0074	<0.0074	NA	NS	239	3,010	NS
Naphthalene	mg/kg	<0.0073	<0.0077	<0.0065	<0.0070	0.0086 J	<0.0066	0.068	<0.0065	0.12	0.025 J	NA	0.020 J	<0.0066	<0.0067	<0.0067	NA	0.6582	5.52	24.1	NS
Phenanthrene	mg/kg	0.018 J	<0.0093	0.069	<0.0084	0.14	<0.0080	0.1	<0.0079	3.7	0.97	NA	0.14	<0.0080	0.015 J	<0.0081	NA	NS	NS	NS	NS
Pyrene	mg/kg	0.043	<0.012	0.22	<0.011	0.31	<0.010	0.13	<0.0099	4.7	1.9	NA	0.32	<0.010	0.049	<0.010	NA	54.5455	1,790	22,600	NS
RCRA Metals																					
Arsenic	mg/kg	{[**8.2**]}	5.9 *	6.4 *	4.2 *	4.0 *	3.2 *	5.3 *	3.2 *	5.1 *	2.8 *	NA	4.7 *	3.6 *	4.5 *	2.3 *	NA	0.584	0.677	3	8
Barium	mg/kg	98	23	58	23	64	22	45	25	55	36	NA	51	12	22	9.9	NA	164.8	15,300	100,000	364
Cadmium	mg/kg	0.65 B	0.42 B	0.51 B	0.42 B	0.48 B	0.53 B	0.71 B	0.40 B	0.51 B	0.32 B	NA	0.64 B	0.71 B	0.53 B	0.58 B	NA	0.752	71.1	985	1
Chromium	mg/kg	15	8.7	11	7.4	11	7.3	7.8	7.1	12	10	NA	11	5.3	6.8	5.2	NA	360,000	NS	NS	44
Lead	mg/kg	**150**	9.3	**250**	9.7	25	10	**140**	6	**59**	7.7	NA	**77**	7	**100**	6.8	NA	27	400	800	52
TCLP, Lead	mg/L	NA	NA	0.053	NA	NA	NA	0.018 J +	NA	NA	NA	NA	NA	NA	<0.0075 +	NA	NA	NS	NS	NS	5**
Mercury	mg/kg	0.064	0.01	0.079	0.0096	0.075	0.012 J	0.03	0.0098 J	0.026	**0.22**	NA	0.11	0.013 J	0.037	<0.0090	NA	0.208	3.13	3.13	NS
Selenium	mg/kg	**1.7 B**	**0.71 J B**	0.61	**0.80 J B**	**1.1 B**	**1.1 B**	**0.98 B**	**0.86 J B**	**0.83 J B**	**1.3 B**	NA	**1.1 B**	**0.93 J B**	**1.2 B**	**1.3 B**	NA	0.52	391	5,840	NS
Silver	mg/kg	<0.15	<0.14	<0.13	<0.14	<0.14	<0.14	<0.12	<0.14	<0.14	<0.13	NA	<0.15	<0.12	<0.13	<0.14	NA	0.8491	391	5,840	NS

Notes:
1. Unsaturated/smear zone versus saturated soil conditions based on: (1) measured water levels in adjacent/nearby monitoring wells, or (2) soil moisture conditions recorded on soil boring logs during drilling.
2. Analytical units: mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
3. NA = not analyzed NS = no standard established
4. Groundwater Pathway RCL = Residual Contaminant Level for protection of groundwater (dilution factor of 2) as presented on the WDNR's RCL Spreadsheet (dated December 2018) referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated June 2014.
5. Non-Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at a non-industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web
6. Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at an industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated
7. Background Threshold Value = Non-outlier trace element maximum levels in Wisconsin surface soils from USGS report "Distribution and Variation of Arsenic in Wisconsin Surface Soils, With Data on Other Trace Elements" (revised February 2013).
8. TCLP - Toxicity Characteristic Leaching Procedure
9. Laboratory flags: B = Analyte found in the blank and sample
J = Analyte detected between Limit of Detection and Limit of Quantitation
C = Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
C9 = Calibration Verification recovery was outside the method control limits for this analyte. The LCS for this analyte met CCV acceptance criteria, and was used to validate the batch.
10. Methanol blank results: 07/30/08, 08/25/09, and 10/05/23: All VOCs reported less than laboratory Limits of Detection.
11. Exceedances: **BOLD** = Concentration greater than Groundwater Pathway RCL
[ ] = Concentration greater than Non-Industrial Direct Contact RCL (any depth)
{ } = Concentration greater than Industrial Direct Contact RCL (any depth)
* = Concentration is less than Background Threshold Value. NR 720 RCL exceedances are not indicated.

5** = US EPA TCLP Threshold Value (mg/L)
\+ = Laboratory Control Sample and/or Laboratory Control Sample Duplicate is outside acceptance lmiites, high biased.
\# = Initial Calibration Verification (ICV) is outside acceptance limits, high biased.

Data entered / updated by: KAL Date: 10/25/23
Data checked by: CMC Date: 11/17/23

Future Bronzeville Tech Hub

Legend

- Open Site
- Closed Site
- Continuing Obligations Apply
- Affected Another Property or Right-of-Wa
- Facility-wide Site
- Affected by Contamination from Another Property
- Railroads

Sites with Pending BRRTS #s
Site #1 - 2322 N. 7th St.
Site #2 - 628 W. North Ave.
Site #3 - 626 W. North Ave.
Site #4 - 616 W. North Ave.
Site #5 - 2317 N. 6th St.

Open LUST #03-41-142340
Site #6 - 2307-2309 N. 6th St.

0.0 0 0.01 0.0 Miles

NAD_1983_HARN_Wisconsin_TM

1: 495

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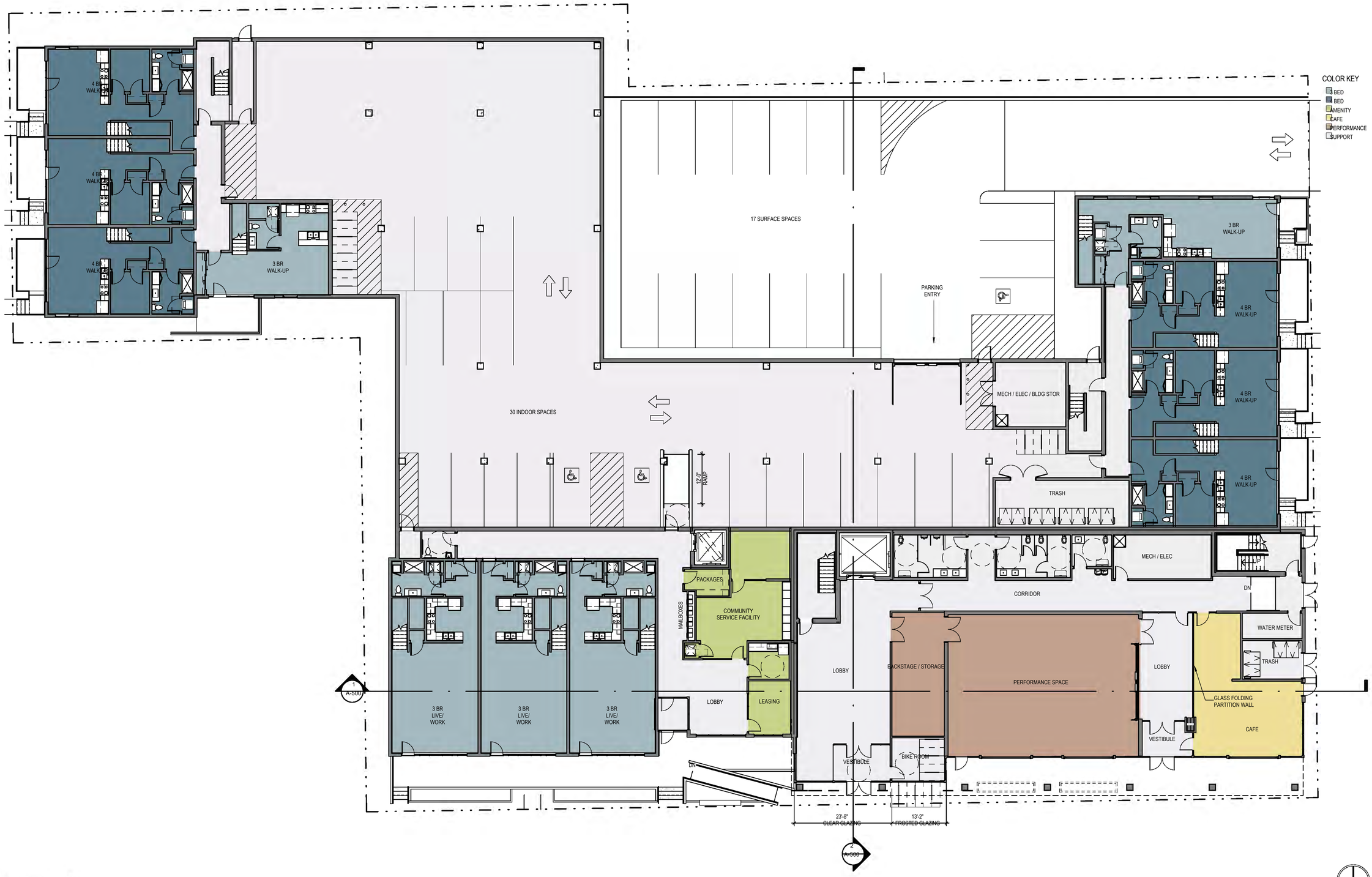
Note: Not all sites are mapped.

Notes

FIGURE 2



Engberg Anderson

BRONZEVILLE CREATIVE ARTS & TECHNOLOGY HUB

1ST FLOOR PLAN
Scale: 3/32" = 1'-0"
Date: 01/16/24
Engberg Anderson Project No.: 193130.00

True North Plan North

0' 4' 8' 16'

A-101

Notification form for Hazardous Substance Discharge (4400-225)

Date Submitted: 02/19/2024

Notice: Hazardous substance discharges must be reported immediately according to Wis. Stat. § 292.11. Non-emergency hazardous substance discharges may be reported by submitting this online form, calling the Department or visiting an office in person. Under Wis. Stat. § 292.99, the penalty for violating the reporting requirement of Wis. Stat. ch. 292 shall be no less than $10 nor more than $5,000 for each violation. Each day of continued violation is a separate offense. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than program administration. However, information submitted on this form may also be made available to requesters under Wisconsin's Open Records Law (Wis. Stat. § 19.31 - 19.39). Submitting the notification as part of a Phase 1 or Phase 2 environment assessment report is not considered immediate notification under Wis. Stat. ch. 292.

Reporter Information:

Name: Chelsea Corson

Company: The Sigma Group

Address: 1300 W Canal St, Milwaukee, WI, 53233

Phone: 4146434137

Email: ccorson@thesigmagroup.com

Site Information:

Site Name: 628 W. North Avenue - Site #2

Address: 628 W North Ave, Milwaukee, WI, 53212

Address Description: Not Applicable

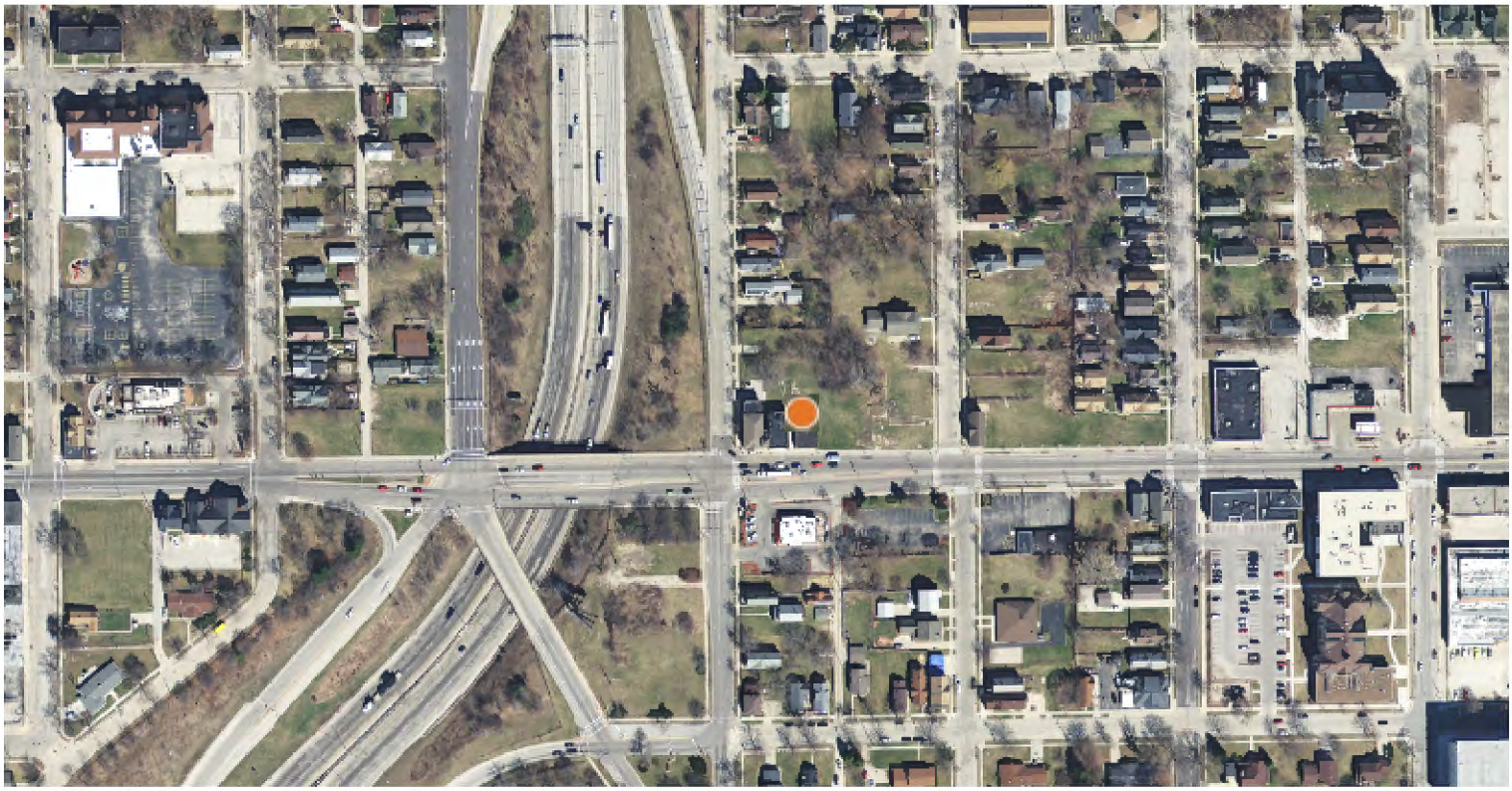
Coordinates, County and municipality where contamination was found on the property

Coordinates: **WTM** 689419 289648 **Lat/Long** 43.06063 -87.91944

What does the coordinate location represent? Center of the parcel

County: Milwaukee

Municipality: Milwaukee



Responsible Party (RP):

Company Name	Full Name	Address	Email	Phone Number
Redevelopment Authority of the City of Milwaukee	David Misky	809 N Broadway #2, Milwaukee, WI, 53202	dmisky@milwaukee.gov	4142865800

Contact Person:

Current Property Owner

Contact Person Information: Same as Responsible Party

Company Name	Full Name	Address	Email	Phone Number
Redevelopment Authority of the City of Milwaukee	David Misky	809 N Broadway #2, Milwaukee, WI, 53202	dmisky@milwaukee.gov	4142865800

I certify that I am submitting this form for a local governmental unit claiming an exemption from state Spill Law and Solid Waste Management responsibilities for the discharge being reported, per Wis. Stat. §§ 292.11(9)(e) and 292.23.

I certify that I am submitting this form for a lender that is claiming an exemption from state Spill Law responsibilities for the discharge being reported, per Wis. Stat. § 292.21 (1)(b) or (c).

I am asserting that the hazardous substance discharge being reported is migrating from another property (off-site contamination). I understand that off-site property owners may qualify for a liability exemption per Wis. Stat. § 292.13; however, the owner is not exempt from reporting requirements per Wis. Stat. § 292.11(2). I also understand that I may be required to provide additional information to document compliance with the exemption.

Hazardous Substance Information

Type of Discharge:

Other - Describe

reworked soil fill

Phase II Environmental Site Assessment - 11/22/2023

Hazardous Substance Discharged:

Lead

Impacts to the Environment

Impacts to the Environment Information:

Soil Contamination

Lab Results and other Info

Lab results or Report: Labs included in other documents attached below

Additional documentation: Submit other documentation, not listed above (No Fee)

Document Type: Other Document/Assessment - Describe - [Bronzeville Tech Hub Redevelopment Cover Letter]

Payment type: Not Applicable **Payment Amount:** 0

If you have questions please contact:

JENNIFER MEYER

jennifer.meyer1@wisconsin.gov

(608) 219-2205

February 19, 2024 Project Reference #22108

Ms. Jennifer Meyer
Wisconsin Department of Natural Resources
1027 West St. Paul Avenue
Milwaukee, Wisconsin 53233

Subject: Notification of Release for Multiple Parcels for the Bronzeville Tech Hub Brownfield Redevelopment Project
2322 N. 7th Street, 616, 626 and 628 W. North Avenue, and 2317 N. 6th Street
Milwaukee, Wisconsin
BRRTS #TBD

Dear Ms. Meyer:

The Sigma Group, Inc. (Sigma) on behalf of FIT Investment Group (FIT) as the developer and the Redevelopment Authority of the City of Milwaukee (RACM) as the property owner, is providing a *Notification for Hazardous Substance Discharge* and associated cover letter to the Wisconsin Department of Natural Resources (WDNR) for the above-referenced property addresses.

PROPOSED REDEVELOPMENT

FIT is considering redevelopment of the Site with a mixed-use commercial and residential development known as the Bronzeville Creative Arts & Technology Hub. The redevelopment property is comprised of eight contiguous parcels with property addresses of 616, 622, 626, and 628 West North Avenue, 2307 and 2317 North 6th Street, and 2316 and 2322 North 7th Street in Milwaukee, Wisconsin (hereinafter the "Site"). Review of the proposed civil engineering redevelopment plans for the Site include a slab-on-grade mixed-use residential and commercial building with surface and indoor parking. The general location of the Site and individual parcels are presented in **Figure 1**. The conceptual redevelopment site plan is provided in **Sheet C-100**.

As part of the overall development, the eight parcels will be combined into one via Certified Survey Map (CSM). Prior to combining the properties via a CSM, it is anticipated that the WDNR will assign five separate Bureau of Remediation and Redevelopment Tracking System (BRRTS) Environmental Repair Program (ERP) numbers associated with the historic reworked soil fill identified across the Site.

The purpose of this cover letter is to document the release of a hazardous substance discharge to the Site, in accordance with State Statute 292.11, provide project background information associated with the future Bronzeville Tech Hub redevelopment project, and notify the WDNR of FITs intent to combine the properties. As discussed with WDNR on January 12, 2024, one NR 716 Site Investigation Report (SIR), NR 722/724 Remedial Action Options Report (RAOR) and Soil Management Plan (SMP) will therefore be prepared for the development.

SITE CONDITIONS

The Site currently includes eight separate tax-key parcels, owned by RACM and has a combined property area of approximately 1.1 acres. The Site is situated approximately two-blocks east of Interstate Highway 43 within an area that contains high-density mixed-use developments including commercial, light industrial, education, and multi-family residential. The respective parcels are vacant, with the exception of the 628 West North Avenue, which contains a partially demolished single-story commercial building.

Preliminary subsurface investigation activities were initiated in October 2023 to characterize and evaluate subsurface conditions in preparation for the proposed redevelopment. Based on the results of the initial investigation, subsurface impacts (lead, mercury and PAHs) associated with historical reworked soil fill were identified within five of the eight parcels at the Site.

Review of the current WDNR database indicates that petroleum impacts identified on the 2307 N. 6th Street parcel associated with WDNR leaking underground storage tank (LUST) activity #03-41-551687. However, impacts associated with the presence of historical reworked soil fill have not been previously reported. As such, a notification of a hazardous substance release is being submitted for the following parcels:

Site 1) 2322 North 7th Street – PAHs and lead
Site 2) 628 West North Avenue – PAHs
Site 3) 626 West North Avenue – PAHs, lead and mercury
Site 4) 616 West North Avenue – PAHs, lead and mercury
Site 5) 2317 North 6th Street – PAHs and lead

The WTM coordinates of each of the above parcels and their relative location on the Site are presented in **Figure 2**.

RECOMMENDATIONS

Based on the consistency of the subsurface impacts identified at the Site and the proposed future use of the Site as a single development, and our previous discussion, Sigma requests that the results of the site investigation activities and proposed remedial strategies be summarized in a single NR 716 SIR, NR 722/724 RAOR and SMP.

An electronic copy of this document will be uploaded to the RR Program Submittal Portal. Please contact us with any questions or if you require additional information.

Sincerely,

Sincerely,

THE SIGMA GROUP, INC.

Chelsea Corson
Senior Project Manager

Kristin Kurzka, P.E., P.G.
Geosciences Group Leader

Attachments

Figure 1	Site Location Map
Figure 2	WTM Parcel Location Map
Sheet C-100	Conceptual Site Plan

Cc: RR Submittal Portal
Margaret Brunette, WDNR (margaret.brunette@wisconsin.gov)
Mat Reimer, RACM (Mathew.Reimer@milwaukee.gov)
David Misky, RACM (dmisky@milwaukee.gov)
Michael Adetoro, FIT (info@fitinvestmentgroup.com)
Michael Emem, Emem Group (michael@emem-group.com)

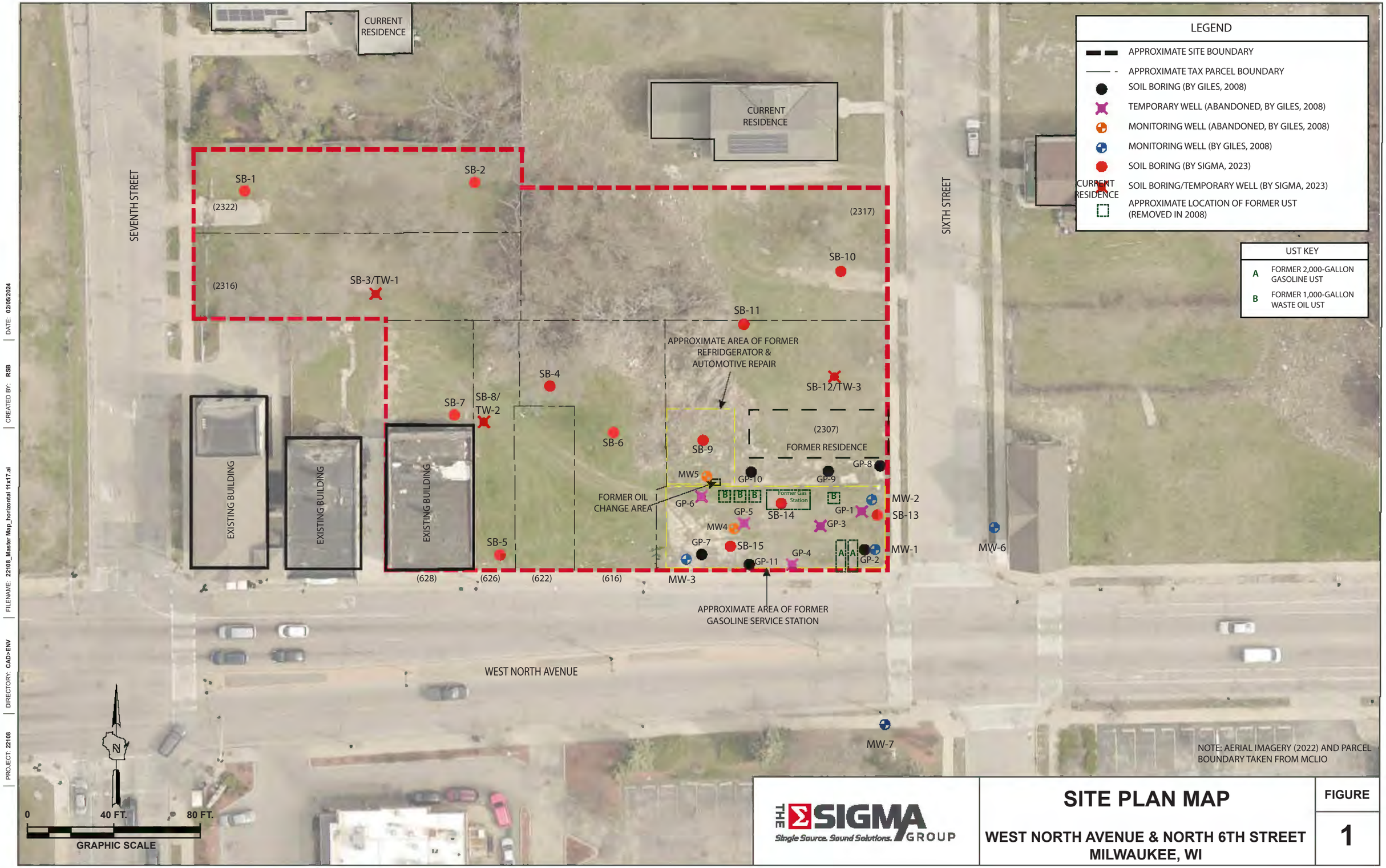
Table 2
Soil Analytical Results
Bronzeville Tech Hub - W. North Ave. and N. 6th St., Milwaukee, Wisconsin
Sigma Project No. 22108

Soil Sample Location:		SB-1		SB-2		SB-3/TW-1		SB-4		SB-5		SB-6		SB-7		SB-8/TW-2		Groundwater Pathway RCL [4]	Non-Industrial Direct Contact RCL [5]	Industrial Direct Contact RCL [6]	Background Threshold Value [7]
Parcel Address/Site #		2322 N. 7th St. - Site #1		2322 N. 7th St. - Site #1		2317 N. 7th St. - NA		616 W. North Ave - Site #4		626 W. North Ave - Site #3		616 W. North Ave - Site #4		628 W. North Ave - Site #2		626 W. North Ave - Site #3					
Sample Depth (feet bgs):		2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	8 - 10	2 - 4	7 - 8	2 - 4	8 - 10	2 - 4	6 - 8				
Sample Collection Date:		10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23				
Depth to Groundwater (feet bgs):		5.12		5.12		5.12		5.49		8.65		5.49		5.49		5.49					
Native Soil (N) or Fill/Reworked Soil (F):		F	N	F	N	F	F/N	F	N	F	N	F	N	F	N	F	N				
Unsaturated (U) or Saturated (S):		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U				
Photoionization Detector	ppm	0.1	0.0	0.0	0.1	0.1	0.1	0.4	0.5	0.3	0.7	0.4	0.2	0.3	0.2	0.6	0.4	NS	NS	NS	NS
VOCs																					
Benzene	mg/kg	<0.011	<0.011	<0.010	<0.0088	<0.010	<0.010	<0.010	<0.0081	<0.010	<0.0093	<0.0087	<0.011	<0.010	<0.012	<0.0097	<0.012	0.0051	1.6	7.07	NS
Bromobenzene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.025	<0.025	<0.020	<0.024	<0.023	<0.021	<0.026	<0.024	<0.029	<0.024	<0.028	NS	342	679	NS
Bromochloromethane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	NS	216	906	NS
Bromodichloromethane	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.022	<0.027	<0.025	<0.030	<0.025	<0.030	0.0003	0.418	1.83	NS
Bromoform	mg/kg	<0.038	<0.036	<0.034	<0.029	<0.035	<0.035	<0.033	<0.027	<0.033	<0.031	<0.029	<0.035	<0.033	<0.039	<0.032	<0.039	0.0023	25.4	113	NS
Bromomethane	mg/kg	<0.062	<0.060	<0.055	<0.048	<0.057	<0.057	<0.055	<0.044	<0.055	<0.050	<0.047	<0.058	<0.054	<0.065	<0.053	<0.064	0.0051	9.6	43	NS
Carbon tetrachloride	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.027	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.031	0.0039	0.916	4.03	NS
Chlorobenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	NS	370	761	NS
Chloroethane	mg/kg	<0.040	<0.038	<0.035	<0.030	<0.036	<0.036	<0.035	<0.028	<0.035	<0.032	<0.030	<0.037	<0.034	<0.041	<0.033	<0.040	0.2266	NS	NS	NS
Chloroform	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.026	<0.026	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.030	0.0033	0.454	1.98	NS
Chloromethane	mg/kg	<0.025	<0.024	<0.022	<0.019	<0.023	<0.023	<0.022	<0.018	<0.022	<0.020	<0.019	<0.023	<0.022	<0.026	<0.021	<0.026	0.0155	159	669	NS
2-Chlorotoluene (,o-)	mg/kg	<0.025	<0.023	<0.022	<0.019	<0.023	<0.022	<0.022	<0.017	<0.022	<0.020	<0.019	<0.023	<0.021	<0.026	<0.021	<0.025	NS	907	907	NS
4-Chlorotoluene (,p-)	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.028	<0.023	<0.028	NS	253	253	NS
cis-1,2-Dichloroethene	mg/kg	<0.032	<0.031	<0.028	<0.025	<0.029	<0.029	<0.028	<0.023	<0.028	<0.026	<0.024	<0.030	<0.028	<0.033	<0.027	<0.033	0.0412	156	2,340	NS
cis-1,3-Dichloropropene	mg/kg	<0.033	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.029	<0.026	<0.025	<0.030	<0.028	<0.034	<0.028	<0.033	0.0003	1,210	1,210	NS
Dibromochloromethane	mg/kg	<0.038	<0.037	<0.034	<0.029	<0.035	<0.035	<0.034	<0.027	<0.033	<0.031	<0.029	<0.036	<0.033	<0.040	<0.032	<0.039	0.032	8.28	38.9	NS
1,2-Dibromo-3-chloropropane	mg/kg	<0.16	<0.15	<0.14	<0.12	<0.14	<0.14	<0.14	<0.11	<0.14	<0.13	<0.12	<0.15	<0.14	<0.16	<0.13	<0.16	0.0002	0.008	0.092	NS
EDB (1,2-Dibromoethane)	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	0.0000282	0.05	0.221	NS
Dibromomethane	mg/kg	<0.021	<0.020	<0.019	<0.016	<0.019	<0.019	<0.019	<0.015	<0.019	<0.017	<0.016	<0.020	<0.018	<0.022	<0.018	<0.022	NS	34	143	NS
1,2-Dichlorobenzene	mg/kg	<0.026	<0.025	<0.023	<0.020	<0.024	<0.024	<0.023	<0.018	<0.023	<0.021	<0.020	<0.024	<0.023	<0.027	<0.022	<0.027	1.168	376	376	NS
1,3-Dichlorobenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.029	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.033	<0.026	<0.032	1.1528	297	297	NS
1,4-Dichlorobenzene	mg/kg	<0.029	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.029	0.144	3.74	16.4	NS
Dichlorodifluoromethane	mg/kg	<0.053	<0.050	<0.047	<0.041	<0.048	<0.048	<0.047	<0.037	<0.046	<0.043	<0.040	<0.049	<0.046	<0.055	<0.045	<0.054	3.0863	126	530	NS
1,1-Dichloroethane	mg/kg	<0.032	<0.031	<0.028	<0.025	<0.029	<0.029	<0.028	<0.023	<0.028	<0.026	<0.024	<0.030	<0.028	<0.033	<0.027	<0.033	0.4834	5.06	22.2	NS
1,2-Dichloroethane	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.029	<0.027	<0.032	<0.026	<0.031	0.0028	0.652	2.87	NS
1,1-Dichloroethene	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.028	<0.027	<0.032	<0.026	<0.031	0.005	320	1,190	NS
1,2-Dichloropropane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	0.0033	3.4	15	NS
1,3-Dichloropropane	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	NS	1,490	1,490	NS
2,2-Dichloropropane	mg/kg	<0.035	<0.033	<0.031	<0.027	<0.032	<0.032	<0.031	<0.025	<0.030	<0.028	<0.026	<0.032	<0.030	<0.036	<0.029	<0.035	NS	191	191	NS
1,1-Dichloropropene	mg/kg	<0.023	<0.022	<0.021	<0.018	<0.021	<0.021	<0.021	<0.016	<0.020	<0.019	<0.018	<0.022	<0.020	<0.024	<0.020	<0.024	NS	NS	NS	NS
Ethylbenzene	mg/kg	<0.014	<0.014	<0.013	<0.011	<0.013	<0.013	<0.013	<0.010	<0.013	<0.012	<0.011	<0.013	<0.013	<0.015	<0.012	<0.015	1.57	8.02	35.4	NS
Hexachlorobutadiene	mg/kg	<0.035	<0.033	<0.031	<0.027	<0.032	<0.032	<0.031	<0.025	<0.031	<0.028	<0.027	<0.033	<0.031	<0.036	<0.029	<0.036	NS	1.63	7.19	NS
Isopropylbenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.027	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.031	NS	NS	NS	NS
Di-isopropyl Ether	mg/kg	<0.022	<0.021	<0.019	<0.017	<0.020	<0.020	<0.019	<0.015	<0.019	<0.018	<0.016	<0.020	<0.019	<0.022	<0.018	<0.022	NS	2,260	2,260	NS
Methylene chloride	mg/kg	<0.13	<0.12	<0.11	<0.099	<0.12	<0.12	<0.11	<0.090	<0.11	<0.10	<0.097	<0.12	<0.11	<0.13	<0.11	<0.13	0.0026	61.8	1,150	NS
Methyl-tert-butyl-ether	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.029	<0.027	<0.032	<0.026	<0.031	0.027	63.8	282	NS
Naphthalene	mg/kg	<0.026	<0.025	<0.023	<0.020	<0.024	<0.024	<0.023	<0.018	<0.023	<0.021	0.029 J B	<0.024	<0.023	<0.027	<0.022	<0.027	0.6582	5.52	24.1	NS
n-Butylbenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.027	<0.025	<0.023	<0.028	<0.027	<0.032	<0.026	<0.031	NS	108	108	NS
n-Propylbenzene	mg/kg	<0.032	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.028	<0.026	<0.025	<0.030	<0.028	<0.034	<0.027	<0.033	NS	264	264	NS
p-Isopropyltoluene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	NS	162	162	NS
sec-Butylbenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	NS	145	145	NS
Styrene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	0.22	867	867	NS
tert-Butylbenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	NS	183	183	NS
1,1,1,2-Tetrachloroethane	mg/kg	<0.036	<0.035	<0.032	<0.028	<0.033	<0.033	<0.032	<0.026	<0.032	<0.029	<0.028	<0.034	<0.032	<0.038	<0.031	<0.037	0.0534	2.78	12.3	NS
1,1,2,2-Tetrachloroethane	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	0.0002	0.81	3.6	NS
Tetrachloroethene (PCE)	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.026	<0.026	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.030	0.0045	33	145	NS
Toluene	mg/kg	<0.012	<0.011	<0.010	<0.0089	<0.011	<0.010	<0.010	<0.0081	<0.010	<0.0093	<0.0088	<0.011	<0.010	<0.012	<0.0097	<0.012	1.1072	818	818	NS
trans-1,2-Dichloroethene	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.028	<0.023	<0.028	0.0626	1,560	1,850	NS
trans-1,3-Dichloropropene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	0.0003	1,510	1,510	NS
1,2,3-Trichlorobenzene	mg/kg	<0.036	<0.034	<0.032	<0.028	<0.033	<0.033	<0.032	<0.025	<0.031	<0.029	<0.027	<0.033	<0.031	<0.037	<0.030	<0.037	NS	62.6	934	NS
1,2,4-Trichlorobenzene	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.024	<0.024	<0.019	<0.023	<0.022	<0.020	<0.025	<0.023	<0.028	<0.023	<0.027	1.1072	24	113	NS
1,1,1-Trichloroethane	mg/kg	<0.030	<0.028	<0.026	<0.023	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.030	0.1402	640	640	NS
1,1,2-Trichloroethane	mg/kg	<0.028	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.029	<0.023	<0.028	0.0032	1.59	7.01	NS
Trichloroethene (TCE)	mg/kg	<0.013	<0.012	<0.011	<0.0099	<0.012	<0.012	<0.011	<0.0091	<0.011	<0.010	<0.0098	<0.012	<0.011	<0.013	<0.011	<0.013	0.0036	1.3	8.41	NS
Trichlorofluoromethane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	NS	1,230	1,230	NS
1,2,3-Trichloropropane	mg/kg	<0.032	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.028	<0.026	<0.025	<0.030	<0.028	<0.034	<0.027	<0.033	0.0519	0.005	0.109	NS
1,2,4-Trimethylbenzene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.021	<0.026	<0.024	<0.029	<0.024	<0.029	NS	219	219	NS
1,3,5-Trimethylbenzene	mg/kg	<0.030	<0.028	<0.026	<0.023	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.030	NS	182	182	NS
Trimethylbenzenes (total)	mg/kg	<0.058	<0.055	<0.051	<0.045	<0.053	<0.053	<0.051	<0.041	<0.051	<0.047	<0.044	<0.054	<0.050	<0.060	<0.049	<0.059	1.3787	NS	NS	NS
Vinyl Chloride	mg/kg	<0.021	<0.020	<0.018	<0.016	<0.019	<0.019	<0.018	<0.014	<0.018	<0.017	<0.016	<0.019	<0.018	<0.021	<0.017	<0.021	0.0001	0.067	2.08	NS
Xylenes (total)	mg/kg	<0.017	<0.016	<0.015	<0.013	<0.016	<0.016	<0.015	<0.012	<0.015	<0.014	<0.013	<0.016	<0.015	<0.018	<0.015	<0.018	3.96	260	260	NS
PAHs																					
Acenaphthene	mg/kg	<0.0082	<0.0082	<0.0079	<0.0079	<0.0079	<0.0082	0.0088 J	<0.0074	<0.0078	<0.0075	0.35	<0.0081	<0.0078	<0.0089	0.022 J	<0.0084	NS	3,590	45,200	NS
Acenaphthylene	mg/kg	<0.0069	<0.0069	<0.0066	<0.0066	<0.0066	<0.0068	<0.0065	<0.0061	<0.0065	<0.0062	0.032 J	<0.0068	<0.0065	<0.0074	0.029 J	<0.0070	NS	NS	NS	NS
Anthracene	mg/kg	0.016 J	<0.0083	0.017 J	<0.0080	<0.0080	<0.0082	0.026 J	<0.0074	<0.0078	<0.0075	0.81	<0.0081	0.013 J	<0.0089	0.11	<0.0085	196.9492	17,900	100,000	NS
Benzo(a)anthracene	mg/kg	0.076	<0.0086	0.11	<0.0083	0.030 J	<0.0085	0.11	<0.0077	0.031 J	<0.0078	[2.2]	0.017 J	0.086	<0.0092	0.72	0.034 J	NS	1.14	20.8	NS
Benzo(a)pyrene	mg/kg	0.10	<0.039	[**0.15**]	<0.038	0.065	<0.039	[**0.15**]	<0.035	0.058	<0.036	[**2.0**]	0.043	[**0.13**]	<0.042	[**0.79**]	0.064	0.47	0.115	2.11	NS
Benzo(b)fluoranthene	mg/kg	0.12	<0.038	0.17	<0.037	0.078	<0.038	0.16	<0.034	0.061	<0.035	[**2.4**]	0.045	0.15	<0.042	**0.89**	0.07	0.4781	1.15	21.1	NS
Benzo(ghi)perylene	mg/kg	0.08	<0.0088	0.12	0.039	0.058	<0.0087	0.11	<0.0078	0.049	<0.0080	1.2	0.039 J	0.11	<0.0094	0.52	0.059	NS	NS	NS	NS
Benzo(k)fluoranthene	mg/kg	0.036 J	<0.015	0.067	<0.015	<0.015	<0.015	0.055	<0.014	0.014 J	<0.014	1.1	<0.015	0.053	<0.017	0.37	0.025 J	NS	11.5	211	NS
Chrysene	mg/kg	0.084	<0.011	0.12	<0.010	0.05	<0.011	0.12	<0.0095	0.030 J	<0.0097	**2.3**	<0.010	0.097	<0.011	**0.72**	0.031 J	0.1442	115	2,110	NS
Dibenzo(a,h)anthracene	mg/kg	0.04	<0.040	0.046	<0.039	<0.039	<0.040	0.044	<0.036	<0.038	<0.037	[**0.45**]	<0.040	0.039	<0.043	[**0.16**]	<0.041	NS	0.115	2.11	NS
Fluoranthene	mg/kg	0.15	<0.0094	0.19	<0.0091	0.075	<0.0093	0.22	<0.0084	0.051	<0.0086	4.7	0.016 J	0.16	<0.010	1.5	0.037 J	88.8778	2,390	30,100	NS
Fluorene	mg/kg	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.011	<0.011	<0.011	<0.011	0.42	<0.012	<0.011	<0.013	0.022 J	<0.012	14.8299	2,390	30,100	NS
Indeno(1,2,3-cd)pyrene	mg/kg	0.07	<0.039	0.11	<0.038	0.047	<0.039	0.11	<0.035	0.038	<0.036	[**1.3**]	<0.039	0.1	<0.042	0.55	0.049	NS	1.15	21.1	NS
1-Methylnaphthalene	mg/kg	<0.0072	<0.0072	<0.0070	<0.0070	<0.0070	<0.0072	<0.0068	<0.0065	<0.0068	<0.0066	0.11 J	<0.0071	<0.0069	<0.0078	0.0090 J	<0.0074	NS	17.6	72.7	NS
2-Methylnaphthalene	mg/kg	<0.0081	<0.0081	<0.0078	<0.0078	<0.0078	<0.0080	<0.0076	<0.0073	0.010 J	<0.0074	0.16	<0.0080	<0.0077	<0.0087	0.011 J	<0.0083	NS	239	3,010	NS
Naphthalene	mg/kg	<0.0073	<0.0073	0.0075 J	<0.0071	<0.0070	<0.0073	0.0092 J	<0.0065	0.012 J	<0.0067	0.17	<0.0072	0.0089 J	<0.0079	0.030 J	<0.0075	0.6582	5.52	24.1	NS
Phenanthrene	mg/kg	0.067	<0.0088	0.064	<0.0085	0.048	<0.0087	0.1	<0.0079	0.030 J	<0.0080	2.9	<0.0087	0.058	<0.0095	0.44	0.014 J	NS	NS	NS	NS
Pyrene	mg/kg	0.13	<0.011	0.19	<0.011	0.09	<0.011	0.22	<0.0099	0.047	<0.010	4.1	0.015 J	0.16	<0.012	1.6	0.034 J	54.5455	1,790	22,600	NS
RCRA Metals																					
Arsenic	mg/kg	3.0 *	{ (**11**) }	{ (**8.0**) }	{ (**15**) }	{ (**9.3**) }	6.7 *	4.9 *	3.0 *	{ (**12**) }	4.1 *	6.1 *	4.8 *	7.4 *	6.1 *	6.9 *	4.2 *	0.584	0.677	3	8
Barium	mg/kg	120	43	62	59	99	21	49	19	72	16	82	26	57	55	91	120	164.8	15,300	100,000	364
Cadmium	mg/kg	0.31 B	0.57 B	0.40 B	0.61 B	0.67 B	0.60 B	0.36 B	0.39 B	0.48 B	0.41 B	0.68 B	0.48 B	0.35 B	0.36 B	0.52 B	0.48 B	0.752	71.1	985	1
Chromium	mg/kg	16	11	14	13	25	7.9	12	7	20	8.9	12	9	13	15	14	23	360,000	NS	NS	44
Lead	mg/kg	**54**	14	43 *	21	32 *	10	47 *	8.2	**58**	8.7	**270**	13	47 *	18	**150**	22	27	400	800	52
TCLP, Lead	mg/L	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0075 +	NA	NS	NS	NS	5**
Mercury	mg/kg	0.052 B	0.023 B	0.14 B	0.029 B	0.081 B	0.025 B	**0.31 B**	0.016 J B	0.10 B	0.016 J B	**0.36 B**	0.031 B	0.084 B	0.020 B	**0.61**	0.073	0.208	3.13	3.13	NS
Selenium	mg/kg	**1.0 J B**	**1.2 B**	**1.1 B**	**2.0 B**	**0.68 J B**	**0.93 J B**	**1.2 B**	**1.2 B**	**0.71 J B**	**1.1 B**	**1.0 J B**	**1.1 J B**	0.59	**0.91 J B**	**0.74 J B**	**1.5 B**	0.52	391	5,840	NS
Silver	mg/kg	<0.15	<0.15	<0.13	<0.15	<0.15	<0.14	<0.15	<0.14	<0.13	<0.13	<0.14	<0.15	<0.13	<0.14	<0.13	<0.16	0.8491	391	5,840	NS

Notes:
1. Unsaturated/smear zone versus saturated soil conditions based on: (1) measured water levels in adjacent/nearby monitoring wells, or (2) soil moisture conditions recorded on soil boring logs during drilling.
2. Analytical units: mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
3. NA = not analyzed NS = no standard established
4. Groundwater Pathway RCL = Residual Contaminant Level for protection of groundwater (dilution factor of 2) as presented on the WDNR's RCL Spreadsheet (dated December 2018) referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated June 2014.
5. Non-Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at a non-industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web
6. Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at an industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated
7. Background Threshold Value = Non-outlier trace element maximum levels in Wisconsin surface soils from USGS report "Distribution and Variation of Arsenic in Wisconsin Surface Soils, With Data on Other Trace Elements" (revised February 2013).
8. TCLP - Toxicity Characteristic Leaching Procedure
9. Laboratory flags: B = Analyte found in the blank and sample
J = Analyte detected between Limit of Detection and Limit of Quantitation
C = Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
C9 = Calibration Verification recovery was outside the method control limits for this analyte. The LCS for this analyte met CCV acceptance criteria, and was used to validate the batch.
10. Methanol blank results: 07/30/08, 08/25/09, and 10/05/23: All VOCs reported less than laboratory Limits of Detection.
11. Exceedances: **BOLD** = Concentration greater than Groundwater Pathway RCL
[ ] = Concentration greater than Non-Industrial Direct Contact RCL (any depth)
{ } = Concentration greater than Industrial Direct Contact RCL (any depth)
* = Concentration is less than Background Threshold Value. NR 720 RCL exceedances are not indicated.

5** = US EPA TCLP Threshold Value (mg/L)
+ = Laboratory Control Sample and/or Laboratory Control Sample Duplicate is outside acceptance lmiites, high biased.
# = Initial Calibration Verification (ICV) is outside acceptance limits, high biased.

Data entered / updated by: KAL Date: 10/25/23
Data checked by: CMC Date: 11/17/23



THE SIGMA GROUP
Single Source. Sound Solutions.

SITE PLAN MAP

WEST NORTH AVENUE & NORTH 6TH STREET
MILWAUKEE, WI

FIGURE
1

PROJECT: 22108 | DIRECTORY: CAD>ENV | FILENAME: 22108_Master Map_horizontal 11x17.ai | CREATED BY: RSB | DATE: 02/05/2024

Table 2
Soil Analytical Results
Bronzeville Tech Hub - W. North Ave. and N. 6th St., Milwaukee, Wisconsin
Sigma Project No. 22108

Soil Sample Location:		SB-9		SB-10		SB-11		SB-12/TW-3		SB-13			SB-14		SB-15			Groundwater Pathway RCL [4]	Non-Industrial Direct Contact RCL [5]	Industrial Direct Contact RCL [6]	Background Threshold Value [7]
Parcel Address/Site #		2307-2307 N. 6th St - LUST		2317 N. 6th St - Site #5		2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST			2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST						
Sample Depth (feet bgs):		2 - 4	8 - 10	2 - 4	6 - 8	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8	12 - 15	2 - 4	6 - 8	2 - 4	6 - 8	12 - 15				
Sample Collection Date:		10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23				
Depth to Groundwater (feet bgs):		8.65		7.05		7.05		7.05		7.86			7.86		8.65						
Native Soil (N) or Fill / Reworked Soil (F):		F	N	F	N	F	N	N	N	F	N	N	F	N	F	N	N				
Unsaturated/Smear Zone (U) or Saturated (S):		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U				
Photoionization Detector	ppm	0.8	0.3	0.9	0.6	0.7	0.6	0.6	0.8	0.4	0.2	843	0.6	1.1	0.7	0.8	337	NS	NS	NS	NS
VOCs																					
Benzene	mg/kg	<0.011	<0.012	<0.0089	<0.0097	<0.0087	<0.0093	0.0085	<0.0087	0.01 J	<0.0099	<0.037	<0.011	<0.0088	<0.0092	<0.0094	<0.096	0.0051	1.6	7.07	NS
Bromobenzene	mg/kg	<0.027	<0.030	<0.022	<0.024	<0.021	<0.023	<0.021	<0.021	<0.024	<0.024	<0.089	<0.026	<0.021	<0.022	<0.023	<0.23	NS	342	679	NS
Bromochloromethane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	NS	216	906	NS
Bromodichloromethane	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.022	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.25	0.0003	0.418	1.83	NS
Bromoform	mg/kg	<0.037	<0.040	<0.030	<0.032	<0.029	<0.031	<0.028	<0.029	<0.033	<0.033	<0.12	<0.036	<0.029	<0.030	<0.031	<0.32	0.0023	25.4	113	NS
Bromomethane	mg/kg	<0.061	<0.066	<0.049	<0.053	<0.048	<0.051	<0.046	<0.047	<0.054	<0.054	<0.20	<0.059	<0.048	<0.050	<0.051	<0.52	0.0051	9.6	43	NS
Carbon tetrachloride	mg/kg	<0.030	<0.032	<0.023	<0.025	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.096	<0.028	<0.023	<0.024	<0.025	<0.25	0.0039	0.916	4.03	NS
Chlorobenzene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	NS	370	761	NS
Chloroethane	mg/kg	<0.039	<0.042	<0.031	<0.033	<0.030	<0.032	<0.029	<0.030	<0.034	<0.034	<0.13	<0.037	<0.030	<0.032	<0.032	<0.33	0.2266	NS	NS	NS
Chloroform	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.021	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.24	0.0033	0.454	1.98	NS
Chloromethane	mg/kg	<0.025	<0.027	<0.020	<0.021	<0.019	<0.020	<0.019	<0.019	<0.022	<0.022	<0.080	<0.024	<0.019	<0.020	<0.021	<0.21	0.0155	159	669	NS
2-Chlorotoluene (,o-)	mg/kg	<0.024	<0.026	<0.019	<0.021	<0.019	<0.020	<0.018	<0.019	<0.021	<0.021	<0.079	<0.023	<0.019	<0.020	<0.020	<0.21	NS	907	907	NS
4-Chlorotoluene (,p-)	mg/kg	<0.027	<0.029	<0.021	<0.023	<0.021	<0.022	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.022	<0.23	NS	253	253	NS
cis-1,2-Dichloroethene	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.024	<0.026	<0.024	<0.024	<0.027	<0.028	<0.10	<0.030	<0.024	<0.026	<0.026	<0.27	0.0412	156	2,340	NS
cis-1,3-Dichloropropene	mg/kg	<0.032	<0.034	<0.025	<0.028	<0.025	<0.027	<0.024	<0.025	<0.028	<0.028	<0.10	<0.031	<0.025	<0.026	<0.027	<0.27	0.0003	1,210	1,210	NS
Dibromochloromethane	mg/kg	<0.038	<0.040	<0.030	<0.032	<0.029	<0.031	<0.028	<0.029	<0.033	<0.033	<0.12	<0.036	<0.029	<0.031	<0.031	<0.32	0.032	8.28	38.9	NS
1,2-Dibromo-3-chloropropane	mg/kg	<0.15	<0.16	<0.12	<0.13	<0.12	<0.13	<0.12	<0.12	<0.13	<0.13	<0.50	<0.15	<0.12	<0.13	<0.13	<1.3	0.0002	0.008	0.092	NS
EDB (1,2-Dibromoethane)	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	0.0000282	0.05	0.221	NS
Dibromomethane	mg/kg	<0.021	<0.022	<0.016	<0.018	<0.016	<0.017	<0.016	<0.016	<0.018	<0.018	<0.068	<0.020	<0.016	<0.017	<0.017	<0.18	NS	34	143	NS
1,2-Dichlorobenzene	mg/kg	<0.026	<0.028	<0.020	<0.022	<0.020	<0.021	<0.019	<0.020	<0.022	<0.023	<0.084	<0.025	<0.020	<0.021	<0.021	<0.22	1.168	376	376	NS
1,3-Dichlorobenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.026	<0.023	<0.024	<0.027	<0.027	<0.10	<0.030	<0.024	<0.025	<0.026	<0.26	1.1528	297	297	NS
1,4-Dichlorobenzene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.025	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	0.144	3.74	16.4	NS
Dichlorodifluoromethane	mg/kg	<0.052	<0.056	<0.041	<0.045	<0.040	<0.043	<0.039	<0.040	<0.045	<0.046	<0.17	<0.050	<0.040	<0.042	<0.043	<0.44	3.0863	126	530	NS
1,1-Dichloroethane	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.024	<0.026	<0.024	<0.024	<0.028	<0.028	<0.10	<0.030	<0.025	<0.026	<0.026	<0.27	0.4834	5.06	22.2	NS
1,2-Dichloroethane	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	<0.098	<0.029	<0.023	<0.025	<0.025	<0.28	0.0028	0.652	2.87	NS
1,1-Dichloroethene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	<0.098	<0.029	<0.023	<0.025	<0.025	<0.28	0.005	320	1,190	NS
1,2-Dichloropropane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	0.0033	3.4	15	NS
1,3-Dichloropropane	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	NS	1,490	1,490	NS
2,2-Dichloropropane	mg/kg	<0.034	<0.037	<0.027	<0.029	<0.027	<0.028	<0.026	<0.026	<0.030	<0.030	<0.11	<0.033	<0.027	<0.028	<0.029	<0.29	NS	191	191	NS
1,1-Dichloropropene	mg/kg	<0.023	<0.025	<0.018	<0.020	<0.018	<0.019	<0.017	<0.018	<0.020	<0.020	<0.075	<0.022	<0.018	<0.019	<0.019	<0.20	NS	NS	NS	NS
Ethylbenzene	mg/kg	<0.014	<0.015	<0.011	<0.012	<0.011	<0.012	<0.011	<0.011	<0.012	<0.012	**3.8**	<0.013	<0.011	<0.012	<0.012	<0.12	1.57	8.02	35.4	NS
Hexachlorobutadiene	mg/kg	<0.034	<0.037	<0.027	<0.030	<0.027	<0.029	<0.026	<0.027	<0.030	<0.030	<0.11	<0.033	<0.027	<0.028	<0.029	<0.29	NS	1.63	7.19	NS
Isopropylbenzene	mg/kg	<0.030	<0.032	<0.023	<0.025	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	1.1	<0.028	<0.023	<0.024	<0.025	<0.25	NS	NS	NS	NS
Di-isopropyl Ether	mg/kg	<0.021	<0.023	<0.017	<0.018	<0.016	<0.018	<0.016	<0.016	<0.019	<0.019	<0.069	<0.020	<0.017	<0.017	<0.018	<0.18	NS	2,260	2,260	NS
Methylene chloride	mg/kg	<0.13	<0.14	<0.10	<0.11	<0.097	<0.10	<0.095	<0.097	<0.11	<0.11	<0.41	<0.12	<0.098	<0.10	<0.10	<1.1	0.0026	61.8	1,150	NS
Methyl-tert-butyl-ether	mg/kg	<0.030	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.023	<0.026	<0.027	<0.099	<0.029	<0.024	<0.025	<0.025	<0.26	0.027	63.8	282	NS
Naphthalene	mg/kg	<0.026	<0.028	<0.020	<0.022	<0.020	<0.021	0.043 J B	<0.020	0.025 J	<0.023	**1.4**	<0.025	<0.020	<0.021	<0.021	<0.22	0.6582	5.52	24.1	NS
n-Butylbenzene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	1.8	<0.029	<0.023	<0.024	<0.025	<0.26	NS	108	108	NS
n-Propylbenzene	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.025	<0.026	<0.024	<0.025	<0.028	<0.028	4.7	<0.031	<0.025	<0.026	<0.027	<0.27	NS	264	264	NS
p-Isopropyltoluene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	0.44	<0.027	<0.022	<0.023	<0.023	<0.24	NS	162	162	NS
sec-Butylbenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	0.81	<0.029	<0.024	<0.025	<0.026	<0.26	NS	145	145	NS
Styrene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	0.22	867	867	NS
tert-Butylbenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	<0.10	<0.029	<0.024	<0.025	<0.026	<0.26	NS	183	183	NS
1,1,1,2-Tetrachloroethane	mg/kg	<0.036	<0.038	<0.028	<0.031	<0.028	<0.030	<0.027	<0.028	<0.031	<0.031	<0.12	<0.034	<0.028	<0.029	<0.030	<0.30	0.0534	2.78	12.3	NS
1,1,2,2-Tetrachloroethane	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	<0.10	<0.029	<0.024	<0.025	<0.026	<0.26	0.0002	0.81	3.6	NS
Tetrachloroethene (PCE)	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.021	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.24	0.0045	33	145	NS
Toluene	mg/kg	<0.011	<0.012	<0.0090	<0.0097	<0.0088	<0.0094	0.031	<0.0088	<0.0099	<0.0099	0.14	<0.011	<0.0088	<0.0093	<0.0094	<0.097	1.1072	818	818	NS
trans-1,2-Dichloroethene	mg/kg	<0.027	<0.029	<0.021	<0.023	<0.021	<0.022	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.022	<0.23	0.0626	1,560	1,850	NS
trans-1,3-Dichloropropene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	0.0003	1,510	1,510	NS
1,2,3-Trichlorobenzene	mg/kg	<0.035	<0.038	<0.028	<0.030	<0.027	<0.029	<0.027	<0.027	<0.031	<0.031	<0.11	<0.034	<0.027	<0.029	<0.029	<0.30	NS	62.6	934	NS
1,2,4-Trichlorobenzene	mg/kg	<0.026	<0.028	<0.021	<0.023	<0.020	<0.022	<0.020	<0.020	<0.023	<0.023	<0.086	<0.025	<0.021	<0.022	<0.022	<0.23	1.1072	24	113	NS
1,1,1-Trichloroethane	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.023	<0.024	<0.022	<0.023	<0.026	<0.026	<0.095	<0.028	<0.023	<0.024	<0.024	<0.25	0.1402	640	640	NS
1,1,2-Trichloroethane	mg/kg	<0.027	<0.029	<0.022	<0.023	<0.021	<0.023	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.023	<0.23	0.0032	1.59	7.01	NS
Trichloroethene (TCE)	mg/kg	<0.013	<0.014	<0.010	<0.011	<0.0098	<0.010	<0.0095	<0.0098	<0.011	<0.011	<0.041	<0.012	<0.0098	<0.010	<0.011	<0.11	0.0036	1.3	8.41	NS
Trichlorofluoromethane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	NS	1,230	1,230	NS
1,2,3-Trichloropropane	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.025	<0.026	<0.024	<0.025	<0.028	<0.028	<0.10	<0.031	<0.025	<0.026	<0.027	<0.27	0.0519	0.005	0.109	NS
1,2,4-Trimethylbenzene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.021	<0.023	0.045 J	<0.021	0.03 J	<0.024	27	<0.026	<0.021	<0.023	<0.023	0.32 J	NS	219	219	NS
1,3,5-Trimethylbenzene	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.023	<0.024	<0.022	<0.023	<0.026	<0.026	2.3	<0.028	<0.023	<0.024	<0.024	<0.25	NS	182	182	NS
Trimethylbenzenes (total)	mg/kg	<0.057	<0.061	<0.045	<0.049	<0.044	<0.047	0.045	<0.044	0.030	<0.050	**29.3**	<0.054	<0.054	<0.057	<0.057	0.32	1.3787	NS	NS	NS
Vinyl Chloride	mg/kg	<0.020	<0.022	<0.016	<0.017	<0.016	<0.017	<0.015	<0.016	<0.018	<0.018	<0.066	<0.019	<0.016	<0.017	<0.017	<0.17	0.0001	0.067	2.08	NS
Xylenes (total)	mg/kg	<0.017	<0.018	<0.013	<0.015	<0.013	<0.014	0.096	<0.013	0.038	<0.015	**6.0**	<0.016	<0.013	<0.014	<0.014	<0.14	3.96	260	260	NS
PAHs																					
Acenaphthene	mg/kg	<0.0083	<0.0086	<0.0073	<0.0079	0.0080 J	<0.0075	<0.0074	<0.0074	0.33	0.097	NA	0.010 J	<0.0074	<0.0075	<0.0075	NA	NS	3,590	45,200	NS
Acenaphthylene	mg/kg	<0.0069	<0.0072	<0.0061	<0.0066	<0.0067	<0.0062	<0.0062	<0.0061	0.095	0.019 J	NA	<0.0069	<0.0062	<0.0063	<0.0063	NA	NS	NS	NS	NS
Anthracene	mg/kg	<0.0083	<0.0087	0.013 J	<0.0079	0.028 J	<0.0075	0.010 J	<0.0074	1.0	0.30	NA	0.029 J	<0.0075	<0.0076	<0.0076	NA	196.9492	17,900	100,000	NS
Benzo(a)anthracene	mg/kg	0.031 J	<0.0090	0.12	<0.0082	0.19	<0.0078	0.075	<0.0077	[2.7]	[1.2]	NA	0.18	<0.0078	0.04	<0.0079	NA	NS	1.14	20.8	NS
Benzo(a)pyrene	mg/kg	0.059	<0.041	[0.17]	<0.037	[0.22]	<0.035	0.085	<0.035	{[3.4]}	[1.3]	NA	[0.21]	<0.035	0.066	<0.036	NA	0.47	0.115	2.11	NS
Benzo(b)fluoranthene	mg/kg	0.07	<0.040	0.21	<0.037	0.3	<0.035	0.12	<0.034	[3.8]	[1.7]	NA	0.29	<0.035	0.072	<0.035	NA	0.4781	1.15	21.1	NS
Benzo(ghi)perylene	mg/kg	0.058	<0.0092	0.13	<0.0084	0.091	<0.0079	0.032 J	<0.0078	2.2	0.57	NA	0.085	<0.0079	0.033 J	0.0088 J	NA	NS	NS	NS	NS
Benzo(k)fluoranthene	mg/kg	0.017 J	<0.016	0.07	<0.015	0.12	<0.014	0.039	<0.014	1.7	0.57	NA	0.12	<0.014	0.030 J	<0.014	NA	NS	11.5	211	NS
Chrysene	mg/kg	0.031 J	<0.011	**0.15**	<0.010	**0.21**	<0.0097	0.1	<0.0095	**2.9**	**1.2**	NA	**0.2**	<0.0096	0.041	<0.0098	NA	0.1442	115	2,110	NS
Dibenzo(a,h)anthracene	mg/kg	<0.040	<0.042	0.052	<0.038	<0.039	<0.036	<0.036	<0.036	[0.61]	[0.21]	NA	<0.040	<0.036	<0.037	<0.037	NA	NS	0.115	2.11	NS
Fluoranthene	mg/kg	0.039 J	<0.0099	0.24	<0.0090	0.38	<0.0085	0.14	<0.0084	6.5	2.4	NA	0.35	<0.0085	0.046	<0.0086	NA	88.8778	2,390	30,100	NS
Fluorene	mg/kg	<0.012	<0.013	<0.011	<0.011	<0.012	<0.011	<0.011	<0.011	0.39	0.092	NA	<0.012	<0.011	<0.011	<0.011	NA	14.8299	2,390	30,100	NS
Indeno(1,2,3-cd)pyrene	mg/kg	0.049	<0.041	0.12	<0.038	0.089	<0.036	0.035 J	<0.035	[2.6]	0.88	NA	0.095	<0.036	<0.036	<0.036	NA	NS	1.15	21.1	NS
1-Methylnaphthalene	mg/kg	<0.0073	<0.0076	<0.0064	<0.0069	<0.0070	<0.0065	0.08	<0.0065	0.052 J	0.032 J	NA	0.0078 J	<0.0065	<0.0066	<0.0066	NA	NS	17.6	72.7	NS
2-Methylnaphthalene	mg/kg	<0.0082	<0.0085	<0.0072	<0.0078	0.0089 J	<0.0074	0.1	<0.0073	0.058 J	0.042 J	NA	0.011 J	<0.0073	<0.0074	<0.0074	NA	NS	239	3,010	NS
Naphthalene	mg/kg	<0.0073	<0.0077	<0.0065	<0.0070	0.0086 J	<0.0066	0.068	<0.0065	0.12	0.025 J	NA	0.020 J	<0.0066	<0.0067	<0.0067	NA	0.6582	5.52	24.1	NS
Phenanthrene	mg/kg	0.018 J	<0.0093	0.069	<0.0084	0.14	<0.0080	0.1	<0.0079	3.7	0.97	NA	0.14	<0.0080	0.015 J	<0.0081	NA	NS	NS	NS	NS
Pyrene	mg/kg	0.043	<0.012	0.22	<0.011	0.31	<0.010	0.13	<0.0099	4.7	1.9	NA	0.32	<0.010	0.049	<0.010	NA	54.5455	1,790	22,600	NS
RCRA Metals																					
Arsenic	mg/kg	{[8.2]}	5.9 *	6.4 *	4.2 *	4.0 *	3.2 *	5.3 *	3.2 *	5.1 *	2.8 *	NA	4.7 *	3.6 *	4.5 *	2.3 *	NA	0.584	0.677	3	8
Barium	mg/kg	98	23	58	23	64	22	45	25	55	36	NA	51	12	22	9.9	NA	164.8	15,300	100,000	364
Cadmium	mg/kg	0.65 B	0.42 B	0.51 B	0.42 B	0.48 B	0.53 B	0.71 B	0.40 B	0.51 B	0.32 B	NA	0.64 B	0.71 B	0.53 B	0.58 B	NA	0.752	71.1	985	1
Chromium	mg/kg	15	8.7	11	7.4	11	7.3	7.8	7.1	12	10	NA	11	5.3	6.8	5.2	NA	360,000	NS	NS	44
Lead	mg/kg	**150**	9.3	**250**	9.7	25	10	**140**	6	**59**	7.7	NA	**77**	7	**100**	6.8	NA	27	400	800	52
TCLP, Lead	mg/L	NA	NA	0.053	NA	NA	NA	0.018 J +	NA	NA	NA	NA	NA	NA	<0.0075 +	NA	NA	NS	NS	NS	5**
Mercury	mg/kg	0.064	0.01	0.079	0.0096	0.075	0.012 J	0.03	0.0098 J	0.026	**0.22**	NA	0.11	0.013 J	0.037	<0.0090	NA	0.208	3.13	3.13	NS
Selenium	mg/kg	**1.7 B**	**0.71 J B**	0.61	**0.80 J B**	**1.1 B**	**1.1 B**	**0.98 B**	**0.86 J B**	**0.83 J B**	**1.3 B**	NA	**1.1 B**	**0.93 J B**	**1.2 B**	**1.3 B**	NA	0.52	391	5,840	NS
Silver	mg/kg	<0.15	<0.14	<0.13	<0.14	<0.14	<0.14	<0.12	<0.14	<0.14	<0.13	NA	<0.15	<0.12	<0.13	<0.14	NA	0.8491	391	5,840	NS

Notes:
1. Unsaturated/smear zone versus saturated soil conditions based on: (1) measured water levels in adjacent/nearby monitoring wells, or (2) soil moisture conditions recorded on soil boring logs during drilling.
2. Analytical units: mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
3. NA = not analyzed NS = no standard established
4. Groundwater Pathway RCL = Residual Contaminant Level for protection of groundwater (dilution factor of 2) as presented on the WDNR's RCL Spreadsheet (dated December 2018) referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated June 2014.
5. Non-Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at a non-industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web
6. Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at an industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated
7. Background Threshold Value = Non-outlier trace element maximum levels in Wisconsin surface soils from USGS report "Distribution and Variation of Arsenic in Wisconsin Surface Soils, With Data on Other Trace Elements" (revised February 2013).
8. TCLP - Toxicity Characteristic Leaching Procedure
9. Laboratory flags:
   B = Analyte found in the blank and sample
   J = Analyte detected between Limit of Detection and Limit of Quantitation
   C = Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
   C9 = Calibration Verification recovery was outside the method control limits for this analyte. The LCS for this analyte met CCV acceptance criteria, and was used to validate the batch.
10. Methanol blank results: 07/30/08, 08/25/09, and 10/05/23: All VOCs reported less than laboratory Limits of Detection.
11. Exceedances:
   BOLD = Concentration greater than Groundwater Pathway RCL
   [ ] = Concentration greater than Non-Industrial Direct Contact RCL (any depth)
   { } = Concentration greater than Industrial Direct Contact RCL (any depth)
   * = Concentration is less than Background Threshold Value. NR 720 RCL exceedances are not indicated.

5** = US EPA TCLP Threshold Value (mg/L)
+ = Laboratory Control Sample and/or Laboratory Control Sample Duplicate is outside acceptance lmiites, high biased.
# = Initial Calibration Verification (ICV) is outside acceptance limits, high biased.

Data entered / updated by: KAL Date: 10/25/23
Data checked by: CMC Date: 11/17/23

Future Bronzeville Tech Hub

Legend

- Open Site
- Closed Site
- Continuing Obligations Apply
- Affected Another Property or Right-of-Wa
- Facility-wide Site
- Affected by Contamination from Another Property
- Railroads

Sites with Pending BRRTS #s
Site #1 - 2322 N. 7th St.
Site #2 - 628 W. North Ave.
Site #3 - 626 W. North Ave.
Site #4 - 616 W. North Ave.
Site #5 - 2317 N. 6th St.

Open LUST #03-41-142340
Site #6 - 2307-2309 N. 6th St.

0.0 0 0.01 0.0 Miles

NAD_1983_HARN_Wisconsin_TM

1: 495

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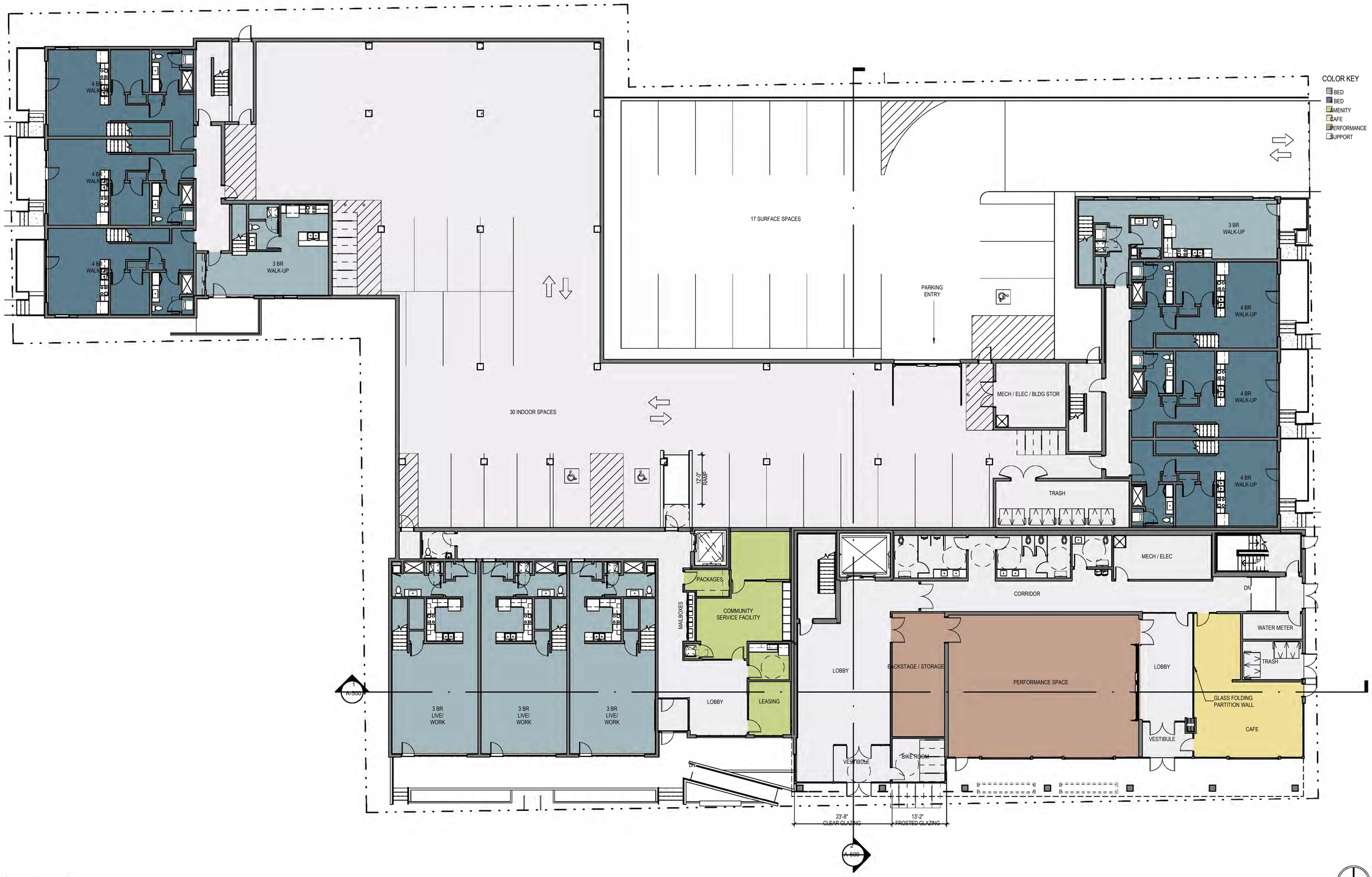
Note: Not all sites are mapped.

Notes

FIGURE 2



Engberg Anderson

BRONZEVILLE CREATIVE ARTS & TECHNOLOGY HUB

1ST FLOOR PLAN
Scale: 3/32" = 1'-0"
Date: 01/16/24
Engberg Anderson Project No.: 193130.00

True North Plan North

0' 8' 16'

A-101

Notification form for Hazardous Substance Discharge (4400-225)

Date Submitted: 02/19/2024

Notice: Hazardous substance discharges must be reported immediately according to Wis. Stat. § 292.11. Non-emergency hazardous substance discharges may be reported by submitting this online form, calling the Department or visiting an office in person. Under Wis. Stat. § 292.99, the penalty for violating the reporting requirement of Wis. Stat. ch. 292 shall be no less than $10 nor more than $5,000 for each violation. Each day of continued violation is a separate offense. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than program administration. However, information submitted on this form may also be made available to requesters under Wisconsin's Open Records Law (Wis. Stat. § 19.31 - 19.39). Submitting the notification as part of a Phase 1 or Phase 2 environment assessment report is not considered immediate notification under Wis. Stat. ch. 292.

Reporter Information:

Name: Chelsea Corson

Company: The Sigma Group

Address: 1300 W Canal St, Milwaukee, WI, 53233

Phone: 4146434137

Email: ccorson@thesigmagroup.com

Site Information:

Site Name: 626 W. North Ave - Site #3

Address: 626 W North Ave, Milwaukee, WI, 53212

Address Description: Not Applicable

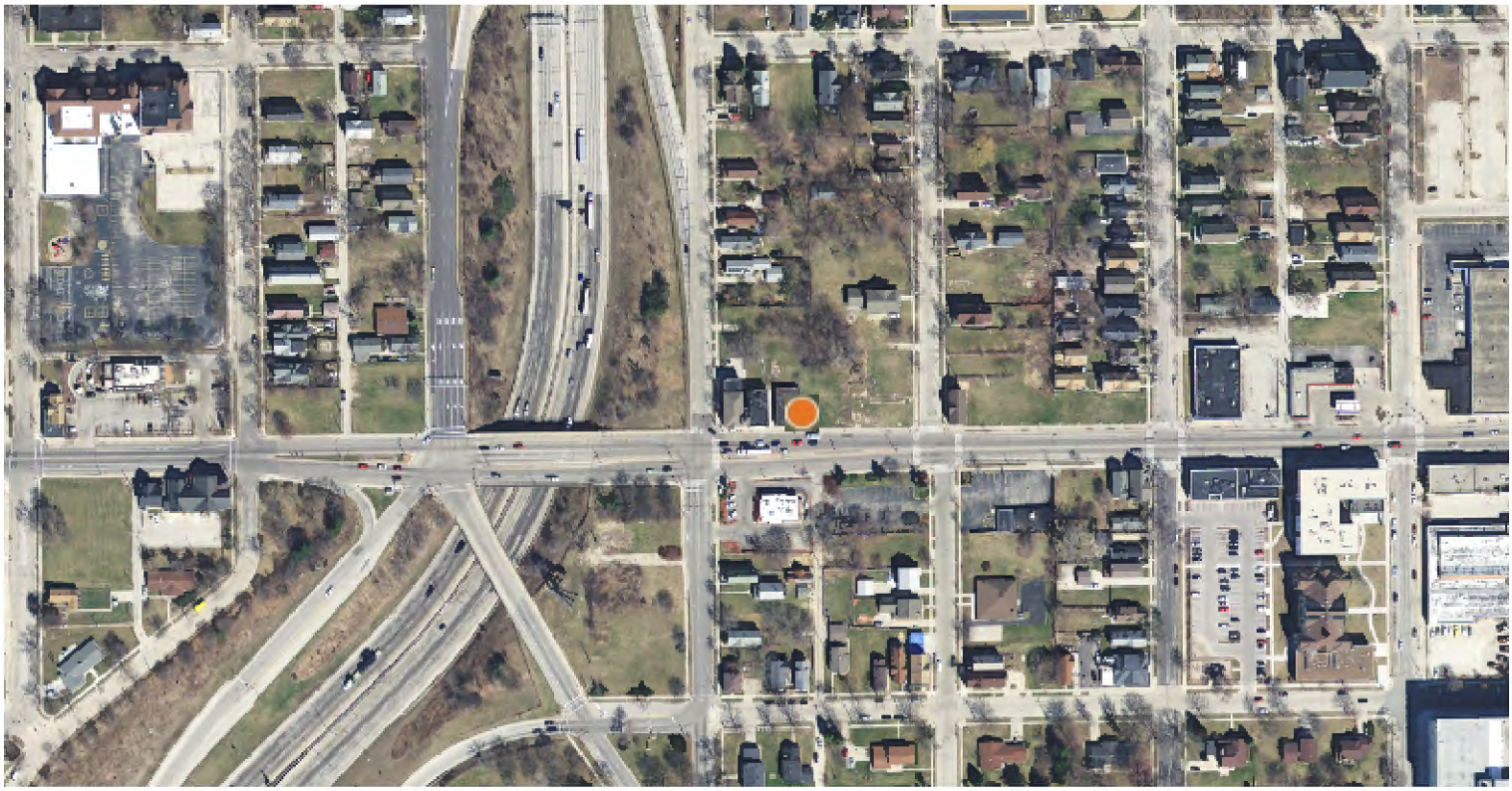
Coordinates, County and municipality where contamination was found on the property

Coordinates: **WTM** 689429 289637 **Lat/Long** 43.06053 -87.91931

What does the coordinate location represent? Center of the parcel

County: Milwaukee

Municipality: Milwaukee



Responsible Party (RP):

Company Name	Full Name	Address	Email	Phone Number
Redevelopment Authority of the City of Milwaukee	David Misky	809 N Broadway #2, Milwaukee, WI, 53202	dmisky@milwaukee.gov	4142865800

Contact Person:

Current Property Owner

Contact Person Information: Same as Responsible Party

Company Name	Full Name	Address	Email	Phone Number
Redevelopment Authority of the City of Milwaukee	David Misky	809 N Broadway #2, Milwaukee, WI, 53202	dmisky@milwaukee.gov	4142865800

I certify that I am submitting this form for a local governmental unit claiming an exemption from state Spill Law and Solid Waste Management responsibilities for the discharge being reported, per Wis. Stat. §§ 292.11(9)(e) and 292.23.

I certify that I am submitting this form for a lender that is claiming an exemption from state Spill Law responsibilities for the discharge being reported, per Wis. Stat. § 292.21 (1)(b) or (c).

I am asserting that the hazardous substance discharge being reported is migrating from another property (off-site contamination). I understand that off-site property owners may qualify for a liability exemption per Wis. Stat. § 292.13; however, the owner is not exempt from reporting requirements per Wis. Stat. § 292.11(2). I also understand that I may be required to provide additional information to document compliance with the exemption.

Hazardous Substance Information

Type of Discharge:

Other - Describe

REWORKED SOIL FILL

Phase II Environmental Site Assessment - 11/22/2023

Hazardous Substance Discharged:

Lead
Metals
PAHS

Impacts to the Environment

Impacts to the Environment Information:

Soil Contamination

Lab Results and other Info

Lab results or Report: Labs included in other documents attached below

Additional documentation: Submit other documentation, not listed above (No Fee)

Document Type: Other Document/Assessment - Describe - [Bronzeville Tech Hub Redevelopment Cover Letter]

Payment type: Not Applicable **Payment Amount:** 0

If you have questions please contact:

JENNIFER MEYER

jennifer.meyer1@wisconsin.gov

(608) 219-2205

February 19, 2024 Project Reference #22108

Ms. Jennifer Meyer
Wisconsin Department of Natural Resources
1027 West St. Paul Avenue
Milwaukee, Wisconsin 53233

Subject: Notification of Release for Multiple Parcels for the Bronzeville Tech Hub Brownfield Redevelopment Project
2322 N. 7th Street, 616, 626 and 628 W. North Avenue, and 2317 N. 6th Street
Milwaukee, Wisconsin
BRRTS #TBD

Dear Ms. Meyer:

The Sigma Group, Inc. (Sigma) on behalf of FIT Investment Group (FIT) as the developer and the Redevelopment Authority of the City of Milwaukee (RACM) as the property owner, is providing a *Notification for Hazardous Substance Discharge* and associated cover letter to the Wisconsin Department of Natural Resources (WDNR) for the above-referenced property addresses.

PROPOSED REDEVELOPMENT

FIT is considering redevelopment of the Site with a mixed-use commercial and residential development known as the Bronzeville Creative Arts & Technology Hub. The redevelopment property is comprised of eight contiguous parcels with property addresses of 616, 622, 626, and 628 West North Avenue, 2307 and 2317 North 6th Street, and 2316 and 2322 North 7th Street in Milwaukee, Wisconsin (hereinafter the "Site"). Review of the proposed civil engineering redevelopment plans for the Site include a slab-on-grade mixed-use residential and commercial building with surface and indoor parking. The general location of the Site and individual parcels are presented in **Figure 1**. The conceptual redevelopment site plan is provided in **Sheet C-100**.

As part of the overall development, the eight parcels will be combined into one via Certified Survey Map (CSM). Prior to combining the properties via a CSM, it is anticipated that the WDNR will assign five separate Bureau of Remediation and Redevelopment Tracking System (BRRTS) Environmental Repair Program (ERP) numbers associated with the historic reworked soil fill identified across the Site.

The purpose of this cover letter is to document the release of a hazardous substance discharge to the Site, in accordance with State Statute 292.11, provide project background information associated with the future Bronzeville Tech Hub redevelopment project, and notify the WDNR of FITs intent to combine the properties. As discussed with WDNR on January 12, 2024, one NR 716 Site Investigation Report (SIR), NR 722/724 Remedial Action Options Report (RAOR) and Soil Management Plan (SMP) will therefore be prepared for the development.

SITE CONDITIONS

The Site currently includes eight separate tax-key parcels, owned by RACM and has a combined property area of approximately 1.1 acres. The Site is situated approximately two-blocks east of Interstate Highway 43 within an area that contains high-density mixed-use developments including commercial, light industrial, education, and multi-family residential. The respective parcels are vacant, with the exception of the 628 West North Avenue, which contains a partially demolished single-story commercial building.

Preliminary subsurface investigation activities were initiated in October 2023 to characterize and evaluate subsurface conditions in preparation for the proposed redevelopment. Based on the results of the initial investigation, subsurface impacts (lead, mercury and PAHs) associated with historical reworked soil fill were identified within five of the eight parcels at the Site.

Review of the current WDNR database indicates that petroleum impacts identified on the 2307 N. 6th Street parcel associated with WDNR leaking underground storage tank (LUST) activity #03-41-551687. However, impacts associated with the presence of historical reworked soil fill have not been previously reported. As such, a notification of a hazardous substance release is being submitted for the following parcels:

Site 1) 2322 North 7th Street – PAHs and lead
Site 2) 628 West North Avenue – PAHs
Site 3) 626 West North Avenue – PAHs, lead and mercury
Site 4) 616 West North Avenue – PAHs, lead and mercury
Site 5) 2317 North 6th Street – PAHs and lead

The WTM coordinates of each of the above parcels and their relative location on the Site are presented in **Figure 2**.

RECOMMENDATIONS

Based on the consistency of the subsurface impacts identified at the Site and the proposed future use of the Site as a single development, and our previous discussion, Sigma requests that the results of the site investigation activities and proposed remedial strategies be summarized in a single NR 716 SIR, NR 722/724 RAOR and SMP.

An electronic copy of this document will be uploaded to the RR Program Submittal Portal. Please contact us with any questions or if you require additional information.

Sincerely,

Sincerely,

THE SIGMA GROUP, INC.

Chelsea Corson
Senior Project Manager

Kristin Kurzka, P.E., P.G.
Geosciences Group Leader

Attachments

Figure 1	Site Location Map
Figure 2	WTM Parcel Location Map
Sheet C-100	Conceptual Site Plan

Cc: RR Submittal Portal
Margaret Brunette, WDNR (margaret.brunette@wisconsin.gov)
Mat Reimer, RACM (Mathew.Reimer@milwaukee.gov)
David Misky, RACM (dmisky@milwaukee.gov)
Michael Adetoro, FIT (info@fitinvestmentgroup.com)
Michael Emem, Emem Group (michael@emem-group.com)

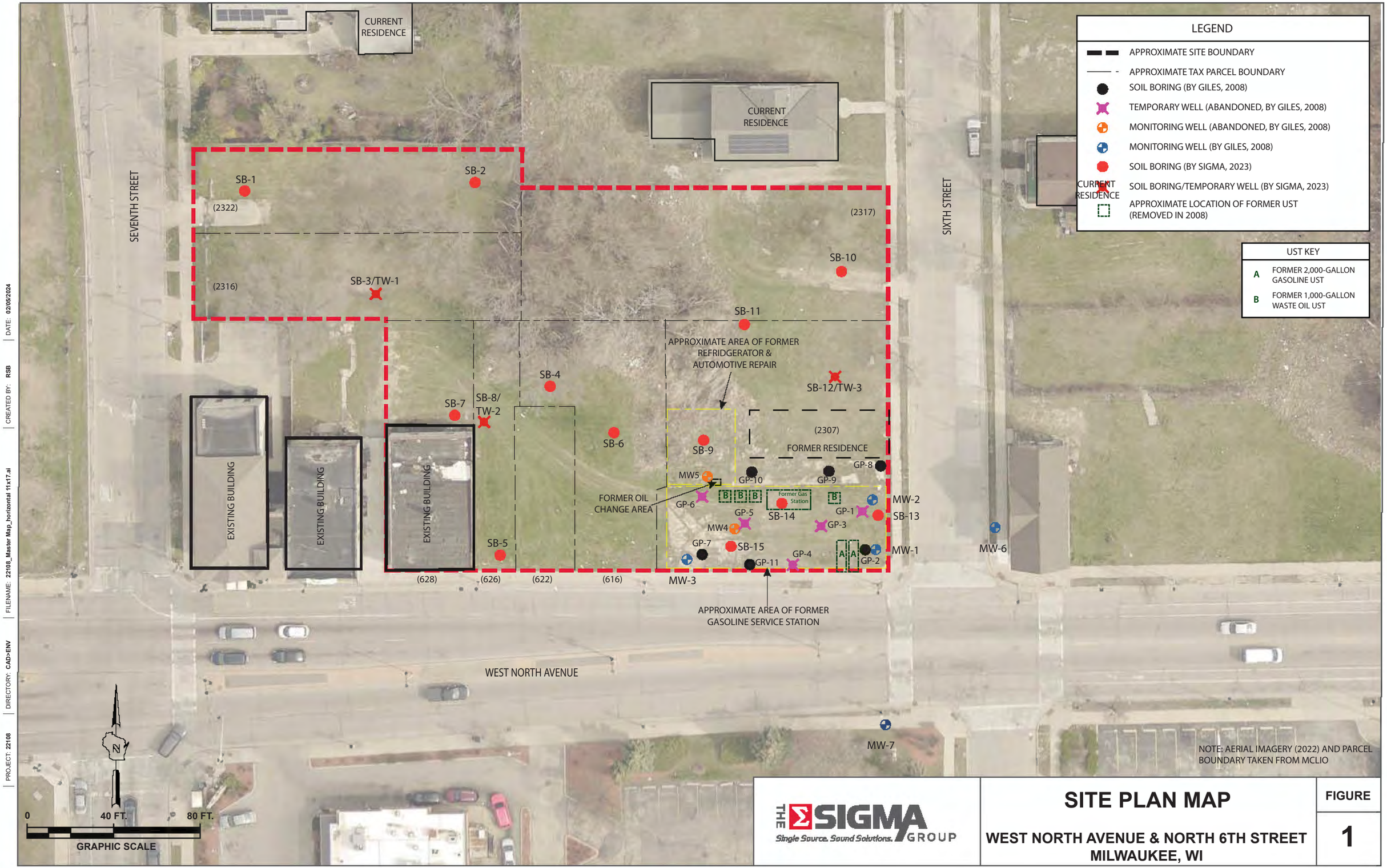
Table 2
Soil Analytical Results
Bronzeville Tech Hub - W. North Ave. and N. 6th St., Milwaukee, Wisconsin
Sigma Project No. 22108

Soil Sample Location:		SB-1		SB-2		SB-3/TW-1		SB-4		SB-5		SB-6		SB-7		SB-8/TW-2		Groundwater Pathway RCL [4]	Non-Industrial Direct Contact RCL [5]	Industrial Direct Contact RCL [6]	Background Threshold Value [7]
Parcel Address/Site #		2322 N. 7th St. - Site #1		2322 N. 7th St. - Site #1		2317 N. 7th St. - NA		616 W. North Ave - Site #4		626 W. North Ave - Site #3		616 W. North Ave - Site #4		628 W. North Ave - Site #2		626 W. North Ave - Site #3					
Sample Depth (feet bgs):		2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	8 - 10	2 - 4	7 - 8	2 - 4	8 - 10	2 - 4	6 - 8				
Sample Collection Date:		10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23				
Depth to Groundwater (feet bgs):		5.12		5.12		5.12		5.49		8.65		5.49		5.49		5.49					
Native Soil (N) or Fill/Reworked Soil (F):		F	N	F	N	F	F/N	F	N	F	N	F	N	F	N	F	N				
Unsaturated (U) or Saturated (S):		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U				
Photoionization Detector	ppm	0.1	0.0	0.0	0.1	0.1	0.1	0.4	0.5	0.3	0.7	0.4	0.2	0.3	0.2	0.6	0.4	NS	NS	NS	NS
VOCs																					
Benzene	mg/kg	<0.011	<0.011	<0.010	<0.0088	<0.010	<0.010	<0.010	<0.0081	<0.010	<0.0093	<0.0087	<0.011	<0.010	<0.012	<0.0097	<0.012	0.0051	1.6	7.07	NS
Bromobenzene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.025	<0.025	<0.020	<0.024	<0.023	<0.021	<0.026	<0.024	<0.029	<0.024	<0.028	NS	342	679	NS
Bromochloromethane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	NS	216	906	NS
Bromodichloromethane	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.022	<0.027	<0.025	<0.030	<0.025	<0.030	0.0003	0.418	1.83	NS
Bromoform	mg/kg	<0.038	<0.036	<0.034	<0.029	<0.035	<0.035	<0.033	<0.027	<0.033	<0.031	<0.029	<0.035	<0.033	<0.039	<0.032	<0.039	0.0023	25.4	113	NS
Bromomethane	mg/kg	<0.062	<0.060	<0.055	<0.048	<0.057	<0.057	<0.055	<0.044	<0.055	<0.050	<0.047	<0.058	<0.054	<0.065	<0.053	<0.064	0.0051	9.6	43	NS
Carbon tetrachloride	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.027	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.031	0.0039	0.916	4.03	NS
Chlorobenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	NS	370	761	NS
Chloroethane	mg/kg	<0.040	<0.038	<0.035	<0.030	<0.036	<0.036	<0.035	<0.028	<0.035	<0.032	<0.030	<0.037	<0.034	<0.041	<0.033	<0.040	0.2266	NS	NS	NS
Chloroform	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.026	<0.026	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.030	0.0033	0.454	1.98	NS
Chloromethane	mg/kg	<0.025	<0.024	<0.022	<0.019	<0.023	<0.023	<0.022	<0.018	<0.022	<0.020	<0.019	<0.023	<0.022	<0.026	<0.021	<0.026	0.0155	159	669	NS
2-Chlorotoluene (,o-)	mg/kg	<0.025	<0.023	<0.022	<0.019	<0.023	<0.022	<0.022	<0.017	<0.022	<0.020	<0.019	<0.023	<0.021	<0.026	<0.021	<0.025	NS	907	907	NS
4-Chlorotoluene (,p-)	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.028	<0.023	<0.028	NS	253	253	NS
cis-1,2-Dichloroethene	mg/kg	<0.032	<0.031	<0.028	<0.025	<0.029	<0.029	<0.028	<0.023	<0.028	<0.026	<0.024	<0.030	<0.028	<0.033	<0.027	<0.033	0.0412	156	2,340	NS
cis-1,3-Dichloropropene	mg/kg	<0.033	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.029	<0.026	<0.025	<0.030	<0.028	<0.034	<0.028	<0.033	0.0003	1,210	1,210	NS
Dibromochloromethane	mg/kg	<0.038	<0.037	<0.034	<0.029	<0.035	<0.035	<0.034	<0.027	<0.033	<0.031	<0.029	<0.036	<0.033	<0.040	<0.032	<0.039	0.032	8.28	38.9	NS
1,2-Dibromo-3-chloropropane	mg/kg	<0.16	<0.15	<0.14	<0.12	<0.14	<0.14	<0.14	<0.11	<0.14	<0.13	<0.12	<0.15	<0.14	<0.16	<0.13	<0.16	0.0002	0.008	0.092	NS
EDB (1,2-Dibromoethane)	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	0.0000282	0.05	0.221	NS
Dibromomethane	mg/kg	<0.021	<0.020	<0.019	<0.016	<0.019	<0.019	<0.019	<0.015	<0.019	<0.017	<0.016	<0.020	<0.018	<0.022	<0.018	<0.022	NS	34	143	NS
1,2-Dichlorobenzene	mg/kg	<0.026	<0.025	<0.023	<0.020	<0.024	<0.024	<0.023	<0.018	<0.023	<0.021	<0.020	<0.024	<0.023	<0.027	<0.022	<0.027	1.168	376	376	NS
1,3-Dichlorobenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.029	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.033	<0.026	<0.032	1.1528	297	297	NS
1,4-Dichlorobenzene	mg/kg	<0.029	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.029	0.144	3.74	16.4	NS
Dichlorodifluoromethane	mg/kg	<0.053	<0.050	<0.047	<0.041	<0.048	<0.048	<0.047	<0.037	<0.046	<0.043	<0.040	<0.049	<0.046	<0.055	<0.045	<0.054	3.0863	126	530	NS
1,1-Dichloroethane	mg/kg	<0.032	<0.031	<0.028	<0.025	<0.029	<0.029	<0.028	<0.023	<0.028	<0.026	<0.024	<0.030	<0.028	<0.033	<0.027	<0.033	0.4834	5.06	22.2	NS
1,2-Dichloroethane	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.029	<0.027	<0.032	<0.026	<0.031	0.0028	0.652	2.87	NS
1,1-Dichloroethene	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.028	<0.027	<0.032	<0.026	<0.031	0.005	320	1,190	NS
1,2-Dichloropropane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	0.0033	3.4	15	NS
1,3-Dichloropropane	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	NS	1,490	1,490	NS
2,2-Dichloropropane	mg/kg	<0.035	<0.033	<0.031	<0.027	<0.032	<0.032	<0.031	<0.025	<0.030	<0.028	<0.026	<0.032	<0.030	<0.036	<0.029	<0.035	NS	191	191	NS
1,1-Dichloropropene	mg/kg	<0.023	<0.022	<0.021	<0.018	<0.021	<0.021	<0.021	<0.016	<0.020	<0.019	<0.018	<0.022	<0.020	<0.024	<0.020	<0.024	NS	NS	NS	NS
Ethylbenzene	mg/kg	<0.014	<0.014	<0.013	<0.011	<0.013	<0.013	<0.013	<0.010	<0.013	<0.012	<0.011	<0.013	<0.013	<0.015	<0.012	<0.015	1.57	8.02	35.4	NS
Hexachlorobutadiene	mg/kg	<0.035	<0.033	<0.031	<0.027	<0.032	<0.032	<0.031	<0.025	<0.031	<0.028	<0.027	<0.033	<0.031	<0.036	<0.029	<0.036	NS	1.63	7.19	NS
Isopropylbenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.027	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.031	NS	NS	NS	NS
Di-isopropyl Ether	mg/kg	<0.022	<0.021	<0.019	<0.017	<0.020	<0.020	<0.019	<0.015	<0.019	<0.018	<0.016	<0.020	<0.019	<0.022	<0.018	<0.022	NS	2,260	2,260	NS
Methylene chloride	mg/kg	<0.13	<0.12	<0.11	<0.099	<0.12	<0.12	<0.11	<0.090	<0.11	<0.10	<0.097	<0.12	<0.11	<0.13	<0.11	<0.13	0.0026	61.8	1,150	NS
Methyl-tert-butyl-ether	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.029	<0.027	<0.032	<0.026	<0.031	0.027	63.8	282	NS
Naphthalene	mg/kg	<0.026	<0.025	<0.023	<0.020	<0.024	<0.024	<0.023	<0.018	<0.023	<0.021	0.029 J B	<0.024	<0.023	<0.027	<0.022	<0.027	0.6582	5.52	24.1	NS
n-Butylbenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.027	<0.025	<0.023	<0.028	<0.027	<0.032	<0.026	<0.031	NS	108	108	NS
n-Propylbenzene	mg/kg	<0.032	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.028	<0.026	<0.025	<0.030	<0.028	<0.034	<0.027	<0.033	NS	264	264	NS
p-Isopropyltoluene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	NS	162	162	NS
sec-Butylbenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	NS	145	145	NS
Styrene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	0.22	867	867	NS
tert-Butylbenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	NS	183	183	NS
1,1,1,2-Tetrachloroethane	mg/kg	<0.036	<0.035	<0.032	<0.028	<0.033	<0.033	<0.032	<0.026	<0.032	<0.029	<0.028	<0.034	<0.032	<0.038	<0.031	<0.037	0.0534	2.78	12.3	NS
1,1,2,2-Tetrachloroethane	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	0.0002	0.81	3.6	NS
Tetrachloroethene (PCE)	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.026	<0.026	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.030	0.0045	33	145	NS
Toluene	mg/kg	<0.012	<0.011	<0.010	<0.0089	<0.011	<0.010	<0.010	<0.0081	<0.010	<0.0093	<0.0088	<0.011	<0.010	<0.012	<0.0097	<0.012	1.1072	818	818	NS
trans-1,2-Dichloroethene	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.028	<0.023	<0.028	0.0626	1,560	1,850	NS
trans-1,3-Dichloropropene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	0.0003	1,510	1,510	NS
1,2,3-Trichlorobenzene	mg/kg	<0.036	<0.034	<0.032	<0.028	<0.033	<0.033	<0.032	<0.025	<0.031	<0.029	<0.027	<0.033	<0.031	<0.037	<0.030	<0.037	NS	62.6	934	NS
1,2,4-Trichlorobenzene	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.024	<0.024	<0.019	<0.023	<0.022	<0.020	<0.025	<0.023	<0.028	<0.023	<0.027	1.1072	24	113	NS
1,1,1-Trichloroethane	mg/kg	<0.030	<0.028	<0.026	<0.023	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.030	0.1402	640	640	NS
1,1,2-Trichloroethane	mg/kg	<0.028	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.029	<0.023	<0.028	0.0032	1.59	7.01	NS
Trichloroethene (TCE)	mg/kg	<0.013	<0.012	<0.011	<0.0099	<0.012	<0.012	<0.011	<0.0091	<0.011	<0.010	<0.0098	<0.012	<0.011	<0.013	<0.011	<0.013	0.0036	1.3	8.41	NS
Trichlorofluoromethane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	NS	1,230	1,230	NS
1,2,3-Trichloropropane	mg/kg	<0.032	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.028	<0.026	<0.025	<0.030	<0.028	<0.034	<0.027	<0.033	0.0519	0.005	0.109	NS
1,2,4-Trimethylbenzene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.021	<0.026	<0.024	<0.029	<0.024	<0.029	NS	219	219	NS
1,3,5-Trimethylbenzene	mg/kg	<0.030	<0.028	<0.026	<0.023	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.030	NS	182	182	NS
Trimethylbenzenes (total)	mg/kg	<0.058	<0.055	<0.051	<0.045	<0.053	<0.053	<0.051	<0.041	<0.051	<0.047	<0.044	<0.054	<0.050	<0.060	<0.049	<0.059	1.3787	NS	NS	NS
Vinyl Chloride	mg/kg	<0.021	<0.020	<0.018	<0.016	<0.019	<0.019	<0.018	<0.014	<0.018	<0.017	<0.016	<0.019	<0.018	<0.021	<0.017	<0.021	0.0001	0.067	2.08	NS
Xylenes (total)	mg/kg	<0.017	<0.016	<0.015	<0.013	<0.016	<0.016	<0.015	<0.012	<0.015	<0.014	<0.013	<0.016	<0.015	<0.018	<0.015	<0.018	3.96	260	260	NS
PAHs																					
Acenaphthene	mg/kg	<0.0082	<0.0082	<0.0079	<0.0079	<0.0079	<0.0082	0.0088 J	<0.0074	<0.0078	<0.0075	0.35	<0.0081	<0.0078	<0.0089	0.022 J	<0.0084	NS	3,590	45,200	NS
Acenaphthylene	mg/kg	<0.0069	<0.0069	<0.0066	<0.0066	<0.0066	<0.0068	<0.0065	<0.0061	<0.0065	<0.0062	0.032 J	<0.0068	<0.0065	<0.0074	0.029 J	<0.0070	NS	NS	NS	NS
Anthracene	mg/kg	0.016 J	<0.0083	0.017 J	<0.0080	<0.0080	<0.0082	0.026 J	<0.0074	<0.0078	<0.0075	0.81	<0.0081	0.013 J	<0.0089	0.11	<0.0085	196.9492	17,900	100,000	NS
Benzo(a)anthracene	mg/kg	0.076	<0.0086	0.11	<0.0083	0.030 J	<0.0085	0.11	<0.0077	0.031 J	<0.0078	[2.2]	0.017 J	0.086	<0.0092	0.72	0.034 J	NS	1.14	20.8	NS
Benzo(a)pyrene	mg/kg	0.10	<0.039	[0.15]	<0.038	0.065	<0.039	[0.15]	<0.035	0.058	<0.036	[2.0]	0.043	[0.13]	<0.042	[0.79]	0.064	0.47	0.115	2.11	NS
Benzo(b)fluoranthene	mg/kg	0.12	<0.038	0.17	<0.037	0.078	<0.038	0.16	<0.034	0.061	<0.035	[2.4]	0.045	0.15	<0.042	0.89	0.07	0.4781	1.15	21.1	NS
Benzo(ghi)perylene	mg/kg	0.08	<0.0088	0.12	0.039	0.058	<0.0087	0.11	<0.0078	0.049	<0.0080	1.2	0.039 J	0.11	<0.0094	0.52	0.059	NS	NS	NS	NS
Benzo(k)fluoranthene	mg/kg	0.036 J	<0.015	0.067	<0.015	<0.015	<0.015	0.055	<0.014	0.014 J	<0.014	1.1	<0.015	0.053	<0.017	0.37	0.025 J	NS	11.5	211	NS
Chrysene	mg/kg	0.084	<0.011	0.12	<0.010	0.05	<0.011	0.12	<0.0095	0.030 J	<0.0097	2.3	<0.010	0.097	<0.011	0.72	0.031 J	0.1442	115	2,110	NS
Dibenzo(a,h)anthracene	mg/kg	0.04	<0.040	0.046	<0.039	<0.039	<0.040	0.044	<0.036	<0.038	<0.037	[0.45]	<0.040	0.039	<0.043	[0.16]	<0.041	NS	0.115	2.11	NS
Fluoranthene	mg/kg	0.15	<0.0094	0.19	<0.0091	0.075	<0.0093	0.22	<0.0084	0.051	<0.0086	4.7	0.016 J	0.16	<0.010	1.5	0.037 J	88.8778	2,390	30,100	NS
Fluorene	mg/kg	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.011	<0.011	<0.011	<0.011	0.42	<0.012	<0.011	<0.013	0.022 J	<0.012	14.8299	2,390	30,100	NS
Indeno(1,2,3-cd)pyrene	mg/kg	0.07	<0.039	0.11	<0.038	0.047	<0.039	0.11	<0.035	0.038	<0.036	[1.3]	<0.039	0.1	<0.042	0.55	0.049	NS	1.15	21.1	NS
1-Methylnaphthalene	mg/kg	<0.0072	<0.0072	<0.0070	<0.0070	<0.0070	<0.0072	<0.0068	<0.0065	<0.0068	<0.0066	0.11 J	<0.0071	<0.0069	<0.0078	0.0090 J	<0.0074	NS	17.6	72.7	NS
2-Methylnaphthalene	mg/kg	<0.0081	<0.0081	<0.0078	<0.0078	<0.0078	<0.0080	<0.0076	<0.0073	0.010 J	<0.0074	0.16	<0.0080	<0.0077	<0.0087	0.011 J	<0.0083	NS	239	3,010	NS
Naphthalene	mg/kg	<0.0073	<0.0073	0.0075 J	<0.0071	<0.0070	<0.0073	0.0092 J	<0.0065	0.012 J	<0.0067	0.17	<0.0072	0.0089 J	<0.0079	0.030 J	<0.0075	0.6582	5.52	24.1	NS
Phenanthrene	mg/kg	0.067	<0.0088	0.064	<0.0085	0.048	<0.0087	0.1	<0.0079	0.030 J	<0.0080	2.9	<0.0087	0.058	<0.0095	0.44	0.014 J	NS	NS	NS	NS
Pyrene	mg/kg	0.13	<0.011	0.19	<0.011	0.09	<0.011	0.22	<0.0099	0.047	<0.010	4.1	0.015 J	0.16	<0.012	1.6	0.034 J	54.5455	1,790	22,600	NS
RCRA Metals																					
Arsenic	mg/kg	3.0 *	{[11]}	{[8.0]}	{[15]}	{[9.3]}	6.7 *	4.9 *	3.0 *	{[12]}	4.1 *	6.1 *	4.8 *	7.4 *	6.1 *	6.9 *	4.2 *	0.584	0.677	3	8
Barium	mg/kg	120	43	62	59	99	21	49	19	72	16	82	26	57	55	91	120	164.8	15,300	100,000	364
Cadmium	mg/kg	0.31 B	0.57 B	0.40 B	0.61 B	0.67 B	0.60 B	0.36 B	0.39 B	0.48 B	0.41 B	0.68 B	0.48 B	0.35 B	0.36 B	0.52 B	0.48 B	0.752	71.1	985	1
Chromium	mg/kg	16	11	14	13	25	7.9	12	7	20	8.9	12	9	13	15	14	23	360,000	NS	NS	44
Lead	mg/kg	54	14	43 *	21	32 *	10	47 *	8.2	58	8.7	270	13	47 *	18	150	22	27	400	800	52
TCLP, Lead	mg/L	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0075 +	NA	NS	NS	NS	5**
Mercury	mg/kg	0.052 B	0.023 B	0.14 B	0.029 B	0.081 B	0.025 B	0.31 B	0.016 J B	0.10 B	0.016 J B	0.36 B	0.031 B	0.084 B	0.020 B	0.61	0.073	0.208	3.13	3.13	NS
Selenium	mg/kg	1.0 J B	1.2 B	1.1 B	2.0 B	0.68 J B	0.93 J B	1.2 B	1.2 B	0.71 J B	1.1 B	1.0 J B	1.1 J B	0.59	0.91 J B	0.74 J B	1.5 B	0.52	391	5,840	NS
Silver	mg/kg	<0.15	<0.15	<0.13	<0.15	<0.15	<0.14	<0.15	<0.14	<0.13	<0.13	<0.14	<0.15	<0.13	<0.14	<0.13	<0.16	0.8491	391	5,840	NS

Notes:
1. Unsaturated/smear zone versus saturated soil conditions based on: (1) measured water levels in adjacent/nearby monitoring wells, or (2) soil moisture conditions recorded on soil boring logs during drilling.
2. Analytical units: mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
3. NA = not analyzed NS = no standard established
4. Groundwater Pathway RCL = Residual Contaminant Level for protection of groundwater (dilution factor of 2) as presented on the WDNR's RCL Spreadsheet (dated December 2018) referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated June 2014.
5. Non-Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at a non-industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web
6. Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at an industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated
7. Background Threshold Value = Non-outlier trace element maximum levels in Wisconsin surface soils from USGS report "Distribution and Variation of Arsenic in Wisconsin Surface Soils, With Data on Other Trace Elements" (revised February 2013).
8. TCLP - Toxicity Characteristic Leaching Procedure
9. Laboratory flags: B = Analyte found in the blank and sample
J = Analyte detected between Limit of Detection and Limit of Quantitation
C = Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
C9 = Calibration Verification recovery was outside the method control limits for this analyte. The LCS for this analyte met CCV acceptance criteria, and was used to validate the batch.
10. Methanol blank results: 07/30/08, 08/25/09, and 10/05/23: All VOCs reported less than laboratory Limits of Detection.
11. Exceedances: **BOLD** = Concentration greater than Groundwater Pathway RCL
[ ] = Concentration greater than Non-Industrial Direct Contact RCL (any depth)
{ } = Concentration greater than Industrial Direct Contact RCL (any depth)
* = Concentration is less than Background Threshold Value. NR 720 RCL exceedances are not indicated.

5** = US EPA TCLP Threshold Value (mg/L)
\+ = Laboratory Control Sample and/or Laboratory Control Sample Duplicate is outside acceptance lmiites, high biased.
\# = Initial Calibration Verification (ICV) is outside acceptance limits, high biased.

Data entered / updated by: KAL Date: 10/25/23
Data checked by: CMC Date: 11/17/23



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Single Source. Sound Solutions.

SITE PLAN MAP

WEST NORTH AVENUE & NORTH 6TH STREET
MILWAUKEE, WI

FIGURE
1

PROJECT: 22108 | DIRECTORY: CAD>ENV | FILENAME: 22108_Master Map_horizontal 11x17.ai | CREATED BY: RSB | DATE: 02/05/2024

Table 2
Soil Analytical Results
Bronzeville Tech Hub - W. North Ave. and N. 6th St., Milwaukee, Wisconsin
Sigma Project No. 22108

Soil Sample Location:		SB-9		SB-10		SB-11		SB-12/TW-3		SB-13			SB-14		SB-15			Groundwater Pathway RCL [4]	Non-Industrial Direct Contact RCL [5]	Industrial Direct Contact RCL [6]	Background Threshold Value [7]
Parcel Address/Site #		2307-2307 N. 6th St - LUST		2317 N. 6th St - Site #5		2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST			2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST						
Sample Depth (feet bgs):		2 - 4	8 - 10	2 - 4	6 - 8	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8	12 - 15	2 - 4	6 - 8	2 - 4	6 - 8	12 - 15				
Sample Collection Date:		10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23				
Depth to Groundwater (feet bgs):		8.65		7.05		7.05		7.05		7.86			7.86		8.65						
Native Soil (N) or Fill / Reworked Soil (F):		F	N	F	N	F	N	N	N	F	N	N	F	N	F	N	N				
Unsaturated/Smear Zone (U) or Saturated (S):		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U				
Photoionization Detector	ppm	0.8	0.3	0.9	0.6	0.7	0.6	0.6	0.8	0.4	0.2	843	0.6	1.1	0.7	0.8	337	NS	NS	NS	NS
VOCs																					
Benzene	mg/kg	<0.011	<0.012	<0.0089	<0.0097	<0.0087	<0.0093	0.0085	<0.0087	0.01 J	<0.0099	<0.037	<0.011	<0.0088	<0.0092	<0.0094	<0.096	0.0051	1.6	7.07	NS
Bromobenzene	mg/kg	<0.027	<0.030	<0.022	<0.024	<0.021	<0.023	<0.021	<0.021	<0.024	<0.024	<0.089	<0.026	<0.021	<0.022	<0.023	<0.23	NS	342	679	NS
Bromochloromethane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	NS	216	906	NS
Bromodichloromethane	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.022	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.25	0.0003	0.418	1.83	NS
Bromoform	mg/kg	<0.037	<0.040	<0.030	<0.032	<0.029	<0.031	<0.028	<0.029	<0.033	<0.033	<0.12	<0.036	<0.029	<0.030	<0.031	<0.32	0.0023	25.4	113	NS
Bromomethane	mg/kg	<0.061	<0.066	<0.049	<0.053	<0.048	<0.051	<0.046	<0.047	<0.054	<0.054	<0.20	<0.059	<0.048	<0.050	<0.051	<0.52	0.0051	9.6	43	NS
Carbon tetrachloride	mg/kg	<0.030	<0.032	<0.023	<0.025	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.096	<0.028	<0.023	<0.024	<0.025	<0.25	0.0039	0.916	4.03	NS
Chlorobenzene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	NS	370	761	NS
Chloroethane	mg/kg	<0.039	<0.042	<0.031	<0.033	<0.030	<0.032	<0.029	<0.030	<0.034	<0.034	<0.13	<0.037	<0.030	<0.032	<0.032	<0.33	0.2266	NS	NS	NS
Chloroform	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.021	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.24	0.0033	0.454	1.98	NS
Chloromethane	mg/kg	<0.025	<0.027	<0.020	<0.021	<0.019	<0.020	<0.019	<0.019	<0.022	<0.022	<0.080	<0.024	<0.019	<0.020	<0.021	<0.21	0.0155	159	669	NS
2-Chlorotoluene (,o-)	mg/kg	<0.024	<0.026	<0.019	<0.021	<0.019	<0.020	<0.018	<0.019	<0.021	<0.021	<0.079	<0.023	<0.019	<0.020	<0.020	<0.21	NS	907	907	NS
4-Chlorotoluene (,p-)	mg/kg	<0.027	<0.029	<0.021	<0.023	<0.021	<0.022	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.022	<0.23	NS	253	253	NS
cis-1,2-Dichloroethene	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.024	<0.026	<0.024	<0.024	<0.027	<0.028	<0.10	<0.030	<0.024	<0.026	<0.026	<0.27	0.0412	156	2,340	NS
cis-1,3-Dichloropropene	mg/kg	<0.032	<0.034	<0.025	<0.028	<0.025	<0.027	<0.024	<0.025	<0.028	<0.028	<0.10	<0.031	<0.025	<0.026	<0.027	<0.27	0.0003	1,210	1,210	NS
Dibromochloromethane	mg/kg	<0.038	<0.040	<0.030	<0.032	<0.029	<0.031	<0.028	<0.029	<0.033	<0.033	<0.12	<0.036	<0.029	<0.031	<0.031	<0.32	0.032	8.28	38.9	NS
1,2-Dibromo-3-chloropropane	mg/kg	<0.15	<0.16	<0.12	<0.13	<0.12	<0.13	<0.12	<0.12	<0.13	<0.13	<0.50	<0.15	<0.12	<0.13	<0.13	<1.3	0.0002	0.008	0.092	NS
EDB (1,2-Dibromoethane)	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	0.0000282	0.05	0.221	NS
Dibromomethane	mg/kg	<0.021	<0.022	<0.016	<0.018	<0.016	<0.017	<0.016	<0.016	<0.018	<0.018	<0.068	<0.020	<0.016	<0.017	<0.017	<0.18	NS	34	143	NS
1,2-Dichlorobenzene	mg/kg	<0.026	<0.028	<0.020	<0.022	<0.020	<0.021	<0.019	<0.020	<0.022	<0.023	<0.084	<0.025	<0.020	<0.021	<0.021	<0.22	1.168	376	376	NS
1,3-Dichlorobenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.026	<0.023	<0.024	<0.027	<0.027	<0.10	<0.030	<0.024	<0.025	<0.026	<0.26	1.1528	297	297	NS
1,4-Dichlorobenzene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.025	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	0.144	3.74	16.4	NS
Dichlorodifluoromethane	mg/kg	<0.052	<0.056	<0.041	<0.045	<0.040	<0.043	<0.039	<0.040	<0.045	<0.046	<0.17	<0.050	<0.040	<0.042	<0.043	<0.44	3.0863	126	530	NS
1,1-Dichloroethane	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.024	<0.026	<0.024	<0.024	<0.028	<0.028	<0.10	<0.030	<0.025	<0.026	<0.026	<0.27	0.4834	5.06	22.2	NS
1,2-Dichloroethane	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	<0.098	<0.029	<0.023	<0.025	<0.025	<0.26	0.0028	0.652	2.87	NS
1,1-Dichloroethene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	<0.098	<0.029	<0.023	<0.025	<0.025	<0.26	0.005	320	1,190	NS
1,2-Dichloropropane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	0.0033	3.4	15	NS
1,3-Dichloropropane	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	NS	1,490	1,490	NS
2,2-Dichloropropane	mg/kg	<0.034	<0.037	<0.027	<0.029	<0.027	<0.028	<0.026	<0.026	<0.030	<0.030	<0.11	<0.033	<0.027	<0.028	<0.029	<0.29	NS	191	191	NS
1,1-Dichloropropene	mg/kg	<0.023	<0.025	<0.018	<0.020	<0.018	<0.019	<0.017	<0.018	<0.020	<0.020	<0.075	<0.022	<0.018	<0.019	<0.019	<0.20	NS	NS	NS	NS
Ethylbenzene	mg/kg	<0.014	<0.015	<0.011	<0.012	<0.011	<0.012	<0.011	<0.011	<0.012	<0.012	**3.8**	<0.013	<0.011	<0.012	<0.012	<0.12	1.57	8.02	35.4	NS
Hexachlorobutadiene	mg/kg	<0.034	<0.037	<0.027	<0.030	<0.027	<0.029	<0.026	<0.027	<0.030	<0.030	<0.11	<0.033	<0.027	<0.028	<0.029	<0.29	NS	1.63	7.19	NS
Isopropylbenzene	mg/kg	<0.030	<0.032	<0.023	<0.025	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	1.1	<0.028	<0.023	<0.024	<0.025	<0.25	NS	NS	NS	NS
Di-isopropyl Ether	mg/kg	<0.021	<0.023	<0.017	<0.018	<0.016	<0.018	<0.016	<0.016	<0.019	<0.019	<0.069	<0.020	<0.017	<0.017	<0.018	<0.18	NS	2,260	2,260	NS
Methylene chloride	mg/kg	<0.13	<0.14	<0.10	<0.11	<0.097	<0.10	<0.095	<0.097	<0.11	<0.11	<0.41	<0.12	<0.098	<0.10	<0.10	<1.1	0.0026	61.8	1,150	NS
Methyl-tert-butyl-ether	mg/kg	<0.030	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.023	<0.026	<0.027	<0.099	<0.029	<0.024	<0.025	<0.025	<0.26	0.027	63.8	282	NS
Naphthalene	mg/kg	<0.026	<0.028	<0.020	<0.022	<0.020	<0.021	0.043 J B	<0.020	0.025 J	<0.023	**1.4**	<0.025	<0.020	<0.021	<0.021	<0.22	0.6582	5.52	24.1	NS
n-Butylbenzene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	1.8	<0.029	<0.023	<0.024	<0.025	<0.26	NS	108	108	NS
n-Propylbenzene	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.025	<0.026	<0.024	<0.025	<0.028	<0.028	4.7	<0.031	<0.025	<0.026	<0.027	<0.27	NS	264	264	NS
p-Isopropyltoluene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	0.44	<0.027	<0.022	<0.023	<0.023	<0.24	NS	162	162	NS
sec-Butylbenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	0.81	<0.029	<0.024	<0.025	<0.026	<0.26	NS	145	145	NS
Styrene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	0.22	867	867	NS
tert-Butylbenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	<0.10	<0.029	<0.024	<0.025	<0.026	<0.26	NS	183	183	NS
1,1,1,2-Tetrachloroethane	mg/kg	<0.036	<0.038	<0.028	<0.031	<0.028	<0.030	<0.027	<0.028	<0.031	<0.031	<0.12	<0.034	<0.028	<0.029	<0.030	<0.30	0.0534	2.78	12.3	NS
1,1,2,2-Tetrachloroethane	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	<0.10	<0.029	<0.024	<0.025	<0.026	<0.26	0.0002	0.81	3.6	NS
Tetrachloroethene (PCE)	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.021	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.24	0.0045	33	145	NS
Toluene	mg/kg	<0.011	<0.012	<0.0090	<0.0097	<0.0088	<0.0094	0.031	<0.0088	<0.0099	<0.0099	0.14	<0.011	<0.0088	<0.0093	<0.0094	<0.097	1.1072	818	818	NS
trans-1,2-Dichloroethene	mg/kg	<0.027	<0.029	<0.021	<0.023	<0.021	<0.022	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.022	<0.23	0.0626	1,560	1,850	NS
trans-1,3-Dichloropropene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	0.0003	1,510	1,510	NS
1,2,3-Trichlorobenzene	mg/kg	<0.035	<0.038	<0.028	<0.030	<0.027	<0.029	<0.027	<0.027	<0.031	<0.031	<0.11	<0.034	<0.027	<0.029	<0.029	<0.30	NS	62.6	934	NS
1,2,4-Trichlorobenzene	mg/kg	<0.026	<0.028	<0.021	<0.023	<0.020	<0.022	<0.020	<0.020	<0.023	<0.023	<0.086	<0.025	<0.021	<0.022	<0.022	<0.23	1.1072	24	113	NS
1,1,1-Trichloroethane	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.023	<0.024	<0.022	<0.023	<0.026	<0.026	<0.095	<0.028	<0.023	<0.024	<0.024	<0.25	0.1402	640	640	NS
1,1,2-Trichloroethane	mg/kg	<0.027	<0.029	<0.022	<0.023	<0.021	<0.023	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.023	<0.23	0.0032	1.59	7.01	NS
Trichloroethene (TCE)	mg/kg	<0.013	<0.014	<0.010	<0.011	<0.0098	<0.010	<0.0095	<0.0098	<0.011	<0.011	<0.041	<0.012	<0.0098	<0.010	<0.011	<0.11	0.0036	1.3	8.41	NS
Trichlorofluoromethane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	NS	1,230	1,230	NS
1,2,3-Trichloropropane	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.025	<0.026	<0.024	<0.025	<0.028	<0.028	<0.10	<0.031	<0.025	<0.026	<0.027	<0.27	0.0519	0.005	0.109	NS
1,2,4-Trimethylbenzene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.021	<0.023	0.045 J	<0.021	0.03 J	<0.024	27	<0.026	<0.021	<0.023	<0.023	0.32 J	NS	219	219	NS
1,3,5-Trimethylbenzene	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.023	<0.024	<0.022	<0.023	<0.026	<0.026	2.3	<0.028	<0.023	<0.024	<0.024	<0.25	NS	182	182	NS
Trimethylbenzenes (total)	mg/kg	<0.057	<0.061	<0.045	<0.049	<0.044	<0.047	0.045	<0.044	0.030	<0.050	**29.3**	<0.054	<0.054	<0.057	<0.057	0.32	1.3787	NS	NS	NS
Vinyl Chloride	mg/kg	<0.020	<0.022	<0.016	<0.017	<0.016	<0.017	<0.015	<0.016	<0.018	<0.018	<0.066	<0.019	<0.016	<0.017	<0.017	<0.17	0.0001	0.067	2.08	NS
Xylenes (total)	mg/kg	<0.017	<0.018	<0.013	<0.015	<0.013	<0.014	0.096	<0.013	0.038	<0.015	**6.0**	<0.016	<0.013	<0.014	<0.014	<0.14	3.96	260	260	NS
PAHs																					
Acenaphthene	mg/kg	<0.0083	<0.0086	<0.0073	<0.0079	0.0080 J	<0.0075	<0.0074	<0.0074	0.33	0.097	NA	0.010 J	<0.0074	<0.0075	<0.0075	NA	NS	3,590	45,200	NS
Acenaphthylene	mg/kg	<0.0069	<0.0072	<0.0061	<0.0066	<0.0067	<0.0062	<0.0062	<0.0061	0.095	0.019 J	NA	<0.0069	<0.0062	<0.0063	<0.0063	NA	NS	NS	NS	NS
Anthracene	mg/kg	<0.0083	<0.0087	0.013 J	<0.0079	0.028 J	<0.0075	0.010 J	<0.0074	1.0	0.30	NA	0.029 J	<0.0075	<0.0076	<0.0076	NA	196.9492	17,900	100,000	NS
Benzo(a)anthracene	mg/kg	0.031 J	<0.0090	0.12	<0.0082	0.19	<0.0078	0.075	<0.0077	[**2.7**]	[**1.2**]	NA	0.18	<0.0078	0.04	<0.0079	NA	NS	1.14	20.8	NS
Benzo(a)pyrene	mg/kg	0.059	<0.041	[**0.17**]	<0.037	[**0.22**]	<0.035	0.085	<0.035	{[**3.4**]}	[**1.3**]	NA	[**0.21**]	<0.035	0.066	<0.036	NA	0.47	0.115	2.11	NS
Benzo(b)fluoranthene	mg/kg	0.07	<0.040	0.21	<0.037	0.3	<0.035	0.12	<0.034	[**3.8**]	[**1.7**]	NA	0.29	<0.035	0.072	<0.035	NA	0.4781	1.15	21.1	NS
Benzo(ghi)perylene	mg/kg	0.058	<0.0092	0.13	<0.0084	0.091	<0.0079	0.032 J	<0.0078	2.2	0.57	NA	0.085	<0.0079	0.033 J	0.0088 J	NA	NS	NS	NS	NS
Benzo(k)fluoranthene	mg/kg	0.017 J	<0.016	0.07	<0.015	0.12	<0.014	0.039	<0.014	1.7	0.57	NA	0.12	<0.014	0.030 J	<0.014	NA	NS	11.5	211	NS
Chrysene	mg/kg	0.031 J	<0.011	**0.15**	<0.010	**0.21**	<0.0097	0.1	<0.0095	**2.9**	**1.2**	NA	**0.2**	<0.0096	0.041	<0.0098	NA	0.1442	115	2,110	NS
Dibenzo(a,h)anthracene	mg/kg	<0.040	<0.042	0.052	<0.038	<0.039	<0.036	<0.036	<0.036	[**0.61**]	[**0.21**]	NA	<0.040	<0.036	<0.037	<0.037	NA	NS	0.115	2.11	NS
Fluoranthene	mg/kg	0.039 J	<0.0099	0.24	<0.0090	0.38	<0.0085	0.14	<0.0084	6.5	2.4	NA	0.35	<0.0085	0.046	<0.0086	NA	88.8778	2,390	30,100	NS
Fluorene	mg/kg	<0.012	<0.013	<0.011	<0.011	<0.012	<0.011	<0.011	<0.011	0.39	0.092	NA	<0.012	<0.011	<0.011	<0.011	NA	14.8299	2,390	30,100	NS
Indeno(1,2,3-cd)pyrene	mg/kg	0.049	<0.041	0.12	<0.038	0.089	<0.036	0.035 J	<0.035	[**2.6**]	0.88	NA	0.095	<0.036	<0.036	<0.036	NA	NS	1.15	21.1	NS
1-Methylnaphthalene	mg/kg	<0.0073	<0.0076	<0.0064	<0.0069	<0.0070	<0.0065	0.08	<0.0065	0.052 J	0.032 J	NA	0.0078 J	<0.0065	<0.0066	<0.0066	NA	NS	17.6	72.7	NS
2-Methylnaphthalene	mg/kg	<0.0082	<0.0085	<0.0072	<0.0078	0.0089 J	<0.0074	0.1	<0.0073	0.058 J	0.042 J	NA	0.011 J	<0.0073	<0.0074	<0.0074	NA	NS	239	3,010	NS
Naphthalene	mg/kg	<0.0073	<0.0077	<0.0065	<0.0070	0.0086 J	<0.0066	0.068	<0.0065	0.12	0.025 J	NA	0.020 J	<0.0066	<0.0067	<0.0067	NA	0.6582	5.52	24.1	NS
Phenanthrene	mg/kg	0.018 J	<0.0093	0.069	<0.0084	0.14	<0.0080	0.1	<0.0079	3.7	0.97	NA	0.14	<0.0080	0.015 J	<0.0081	NA	NS	NS	NS	NS
Pyrene	mg/kg	0.043	<0.012	0.22	<0.011	0.31	<0.010	0.13	<0.0099	4.7	1.9	NA	0.32	<0.010	0.049	<0.010	NA	54.5455	1,790	22,600	NS
RCRA Metals																					
Arsenic	mg/kg	{[**8.2**]}	5.9 *	6.4 *	4.2 *	4.0 *	3.2 *	5.3 *	3.2 *	5.1 *	2.8 *	NA	4.7 *	3.6 *	4.5 *	2.3 *	NA	0.584	0.677	3	8
Barium	mg/kg	98	23	58	23	64	22	45	25	55	36	NA	51	12	22	9.9	NA	164.8	15,300	100,000	364
Cadmium	mg/kg	0.65 B	0.42 B	0.51 B	0.42 B	0.48 B	0.53 B	0.71 B	0.40 B	0.51 B	0.32 B	NA	0.64 B	0.71 B	0.53 B	0.58 B	NA	0.752	71.1	985	1
Chromium	mg/kg	15	8.7	11	7.4	11	7.3	7.8	7.1	12	10	NA	11	5.3	6.8	5.2	NA	360,000	NS	NS	44
Lead	mg/kg	**150**	9.3	**250**	9.7	25	10	**140**	6	**59**	7.7	NA	**77**	7	**100**	6.8	NA	27	400	800	52
TCLP, Lead	mg/L	NA	NA	0.053	NA	NA	NA	0.018 J +	NA	NA	NA	NA	NA	NA	<0.0075 +	NA	NA	NS	NS	NS	5**
Mercury	mg/kg	0.064	0.01	0.079	0.0096	0.075	0.012 J	0.03	0.0098 J	0.026	**0.22**	NA	0.11	0.013 J	0.037	<0.0090	NA	0.208	3.13	3.13	NS
Selenium	mg/kg	**1.7 B**	**0.71 J B**	0.61	**0.80 J B**	**1.1 B**	**1.1 B**	**0.98 B**	**0.86 J B**	**0.83 J B**	**1.3 B**	NA	**1.1 B**	**0.93 J B**	**1.2 B**	**1.3 B**	NA	0.52	391	5,840	NS
Silver	mg/kg	<0.15	<0.14	<0.13	<0.14	<0.14	<0.14	<0.12	<0.14	<0.14	<0.13	NA	<0.15	<0.12	<0.13	<0.14	NA	0.8491	391	5,840	NS

Notes:
1. Unsaturated/smear zone versus saturated soil conditions based on: (1) measured water levels in adjacent/nearby monitoring wells, or (2) soil moisture conditions recorded on soil boring logs during drilling.
2. Analytical units: mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
3. NA = not analyzed NS = no standard established
4. Groundwater Pathway RCL = Residual Contaminant Level for protection of groundwater (dilution factor of 2) as presented on the WDNR's RCL Spreadsheet (dated December 2018) referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated June 2014.
5. Non-Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at a non-industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web
6. Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at an industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated
7. Background Threshold Value = Non-outlier trace element maximum levels in Wisconsin surface soils from USGS report "Distribution and Variation of Arsenic in Wisconsin Surface Soils, With Data on Other Trace Elements" (revised February 2013).
8. TCLP - Toxicity Characteristic Leaching Procedure
9. Laboratory flags: B = Analyte found in the blank and sample
J = Analyte detected between Limit of Detection and Limit of Quantitation
C = Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
C9 = Calibration Verification recovery was outside the method control limits for this analyte. The LCS for this analyte met CCV acceptance criteria, and was used to validate the batch.
10. Methanol blank results: 07/30/08, 08/25/09, and 10/05/23: All VOCs reported less than laboratory Limits of Detection.
11. Exceedances: **BOLD** = Concentration greater than Groundwater Pathway RCL
[ ] = Concentration greater than Non-Industrial Direct Contact RCL (any depth)
{ } = Concentration greater than Industrial Direct Contact RCL (any depth)
* = Concentration is less than Background Threshold Value. NR 720 RCL exceedances are not indicated.

5** = US EPA TCLP Threshold Value (mg/L)
\+ = Laboratory Control Sample and/or Laboratory Control Sample Duplicate is outside acceptance lmiites, high biased.
\# = Initial Calibration Verification (ICV) is outside acceptance limits, high biased.

Data entered / updated by: KAL Date: 10/25/23
Data checked by: CMC Date: 11/17/23

Future Bronzeville Tech Hub

Legend

- Open Site
- Closed Site
- Continuing Obligations Apply
- Affected Another Property or Right-of-W
- Facility-wide Site
- Affected by Contamination from Another Property
- Railroads

Sites with Pending BRRTS #s
Site #1 - 2322 N. 7th St.
Site #2 - 628 W. North Ave.
Site #3 - 626 W. North Ave.
Site #4 - 616 W. North Ave.
Site #5 - 2317 N. 6th St.

Open LUST #03-41-142340
Site #6 - 2307-2309 N. 6th St.

0.0 0 0.01 0.0 Miles

NAD_1983_HARN_Wisconsin_TM

1: 495

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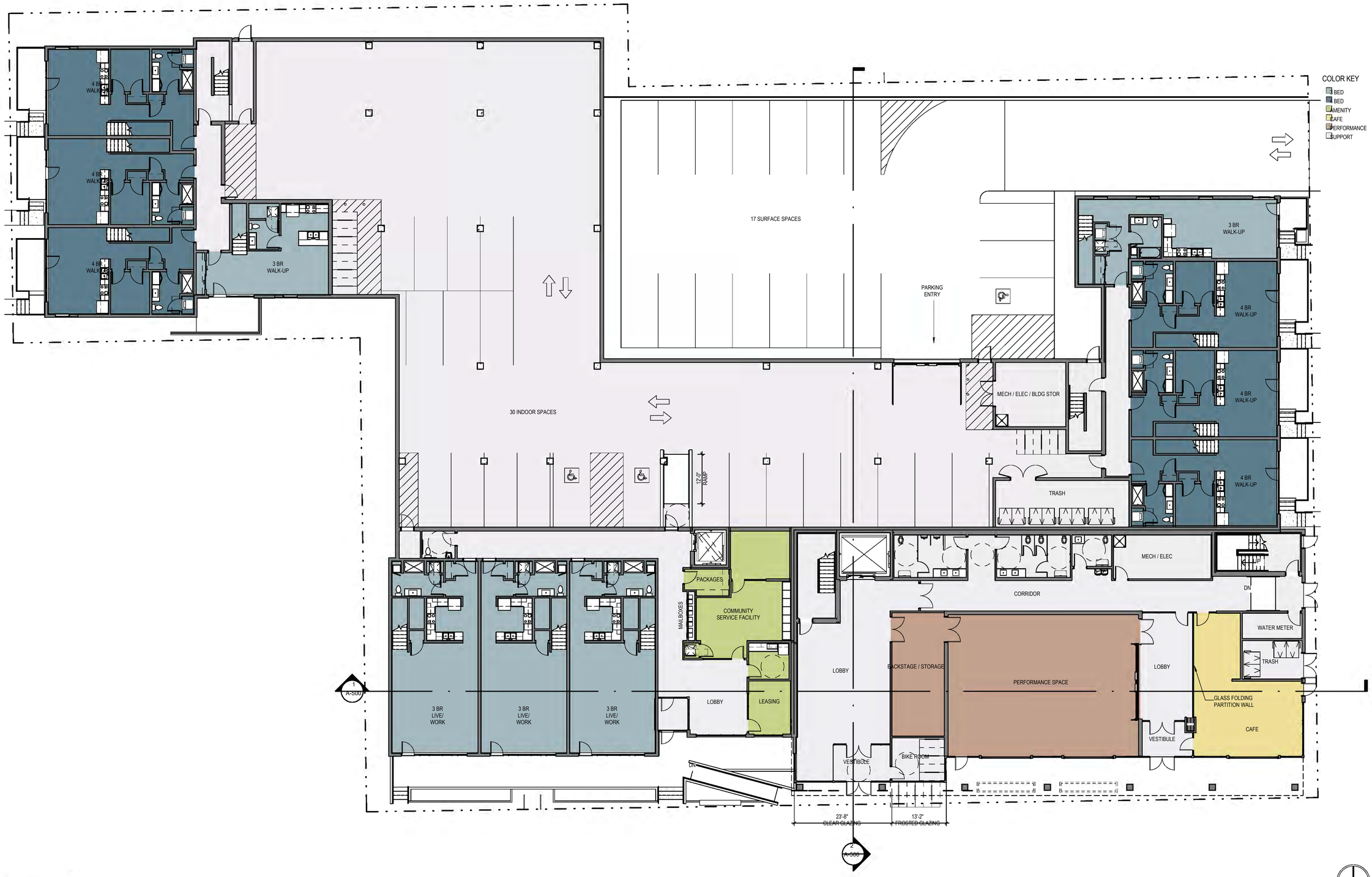
Note: Not all sites are mapped.

Notes

FIGURE 2



Engberg Anderson

BRONZEVILLE CREATIVE ARTS & TECHNOLOGY HUB

1ST FLOOR PLAN
Scale: 3/32" = 1'-0"
Date: 01/16/24
Engberg Anderson Project No.: 193130.00

True North Plan North

0' 4' 8' 16'

A-101

Notification form for Hazardous Substance Discharge (4400-225)

Date Submitted: 02/19/2024

Notice: Hazardous substance discharges must be reported immediately according to Wis. Stat. § 292.11. Non-emergency hazardous substance discharges may be reported by submitting this online form, calling the Department or visiting an office in person. Under Wis. Stat. § 292.99, the penalty for violating the reporting requirement of Wis. Stat. ch. 292 shall be no less than $10 nor more than $5,000 for each violation. Each day of continued violation is a separate offense. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than program administration. However, information submitted on this form may also be made available to requesters under Wisconsin's Open Records Law (Wis. Stat. § 19.31 - 19.39). Submitting the notification as part of a Phase 1 or Phase 2 environment assessment report is not considered immediate notification under Wis. Stat. ch. 292.

Reporter Information:

Name: Chelsea Corson

Company: The Sigma Group

Address: 1300 W Canal St, Milwaukee, WI, 53233

Phone: 4146434137

Email: ccorson@thesigmagroup.com

Site Information:

Site Name: 616 W. North Ave - Site #4

Address: 616 W North Ave, Milwaukee, WI, 53212

Address Description: Not Applicable

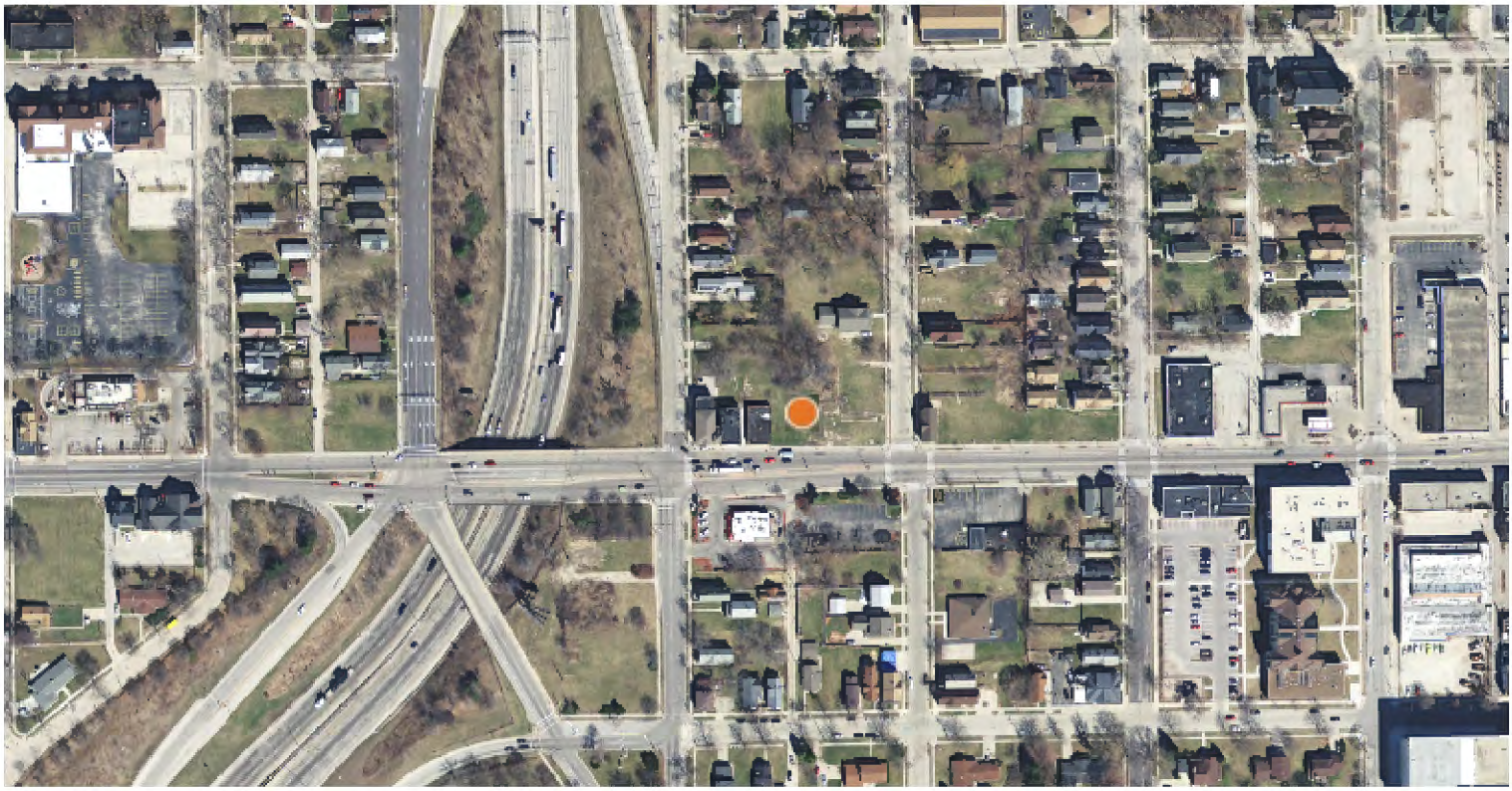
Coordinates, County and municipality where contamination was found on the property

Coordinates: **WTM** 689443 289646 **Lat/Long** 43.06060 -87.91915

What does the coordinate location represent? Center of the parcel

County: Milwaukee

Municipality: Milwaukee



Responsible Party (RP):

Company Name	Full Name	Address	Email	Phone Number
Redevelopment Authority of the City of Milwaukee	David Misky	809 N Broadway Ste. #2, Milwauikee, WI, 53202	dmisky@milwaukee.gov	4142865800

Contact Person:

Current Property Owner

Contact Person Information: Same as Responsible Party

Company Name	Full Name	Address	Email	Phone Number
Redevelopment Authority of the City of Milwaukee	David Misky	809 N Broadway Ste. #2, Milwauikee, WI, 53202	dmisky@milwaukee.gov	4142865800

I certify that I am submitting this form for a local governmental unit claiming an exemption from state Spill Law and Solid Waste Management responsibilities for the discharge being reported, per Wis. Stat. §§ 292.11(9)(e) and 292.23.

I certify that I am submitting this form for a lender that is claiming an exemption from state Spill Law responsibilities for the discharge being reported, per Wis. Stat. § 292.21 (1)(b) or (c).

I am asserting that the hazardous substance discharge being reported is migrating from another property (off-site contamination). I understand that off-site property owners may qualify for a liability exemption per Wis. Stat. § 292.13; however, the owner is not exempt from reporting requirements per Wis. Stat. § 292.11(2). I also understand that I may be required to provide additional information to document compliance with the exemption.

Hazardous Substance Information

Type of Discharge:

Other - Describe

Reworked soil fill

Phase II Environmental Site Assessment - 11/22/2023

Hazardous Substance Discharged:

Lead
Metals
PAHS

Impacts to the Environment

Impacts to the Environment Information:

Soil Contamination

Lab Results and other Info

Lab results or Report: Labs included in other documents attached below

Additional documentation: Submit other documentation, not listed above (No Fee)

Document Type: Other Document/Assessment - Describe - [Bronzeville Tech Hub Redevelopment Project Cover Letter]

Payment type: Not Applicable **Payment Amount:** 0

If you have questions please contact:

JENNIFER MEYER

jennifer.meyer1@wisconsin.gov

(608) 219-2205

February 19, 2024 Project Reference #22108

Ms. Jennifer Meyer
Wisconsin Department of Natural Resources
1027 West St. Paul Avenue
Milwaukee, Wisconsin 53233

Subject: Notification of Release for Multiple Parcels for the Bronzeville Tech Hub Brownfield Redevelopment Project
2322 N. 7th Street, 616, 626 and 628 W. North Avenue, and 2317 N. 6th Street
Milwaukee, Wisconsin
BRRTS #TBD

Dear Ms. Meyer:

The Sigma Group, Inc. (Sigma) on behalf of FIT Investment Group (FIT) as the developer and the Redevelopment Authority of the City of Milwaukee (RACM) as the property owner, is providing a *Notification for Hazardous Substance Discharge* and associated cover letter to the Wisconsin Department of Natural Resources (WDNR) for the above-referenced property addresses.

PROPOSED REDEVELOPMENT

FIT is considering redevelopment of the Site with a mixed-use commercial and residential development known as the Bronzeville Creative Arts & Technology Hub. The redevelopment property is comprised of eight contiguous parcels with property addresses of 616, 622, 626, and 628 West North Avenue, 2307 and 2317 North 6th Street, and 2316 and 2322 North 7th Street in Milwaukee, Wisconsin (hereinafter the "Site"). Review of the proposed civil engineering redevelopment plans for the Site include a slab-on-grade mixed-use residential and commercial building with surface and indoor parking. The general location of the Site and individual parcels are presented in **Figure 1**. The conceptual redevelopment site plan is provided in **Sheet C-100**.

As part of the overall development, the eight parcels will be combined into one via Certified Survey Map (CSM). Prior to combining the properties via a CSM, it is anticipated that the WDNR will assign five separate Bureau of Remediation and Redevelopment Tracking System (BRRTS) Environmental Repair Program (ERP) numbers associated with the historic reworked soil fill identified across the Site.

The purpose of this cover letter is to document the release of a hazardous substance discharge to the Site, in accordance with State Statute 292.11, provide project background information associated with the future Bronzeville Tech Hub redevelopment project, and notify the WDNR of FITs intent to combine the properties. As discussed with WDNR on January 12, 2024, one NR 716 Site Investigation Report (SIR), NR 722/724 Remedial Action Options Report (RAOR) and Soil Management Plan (SMP) will therefore be prepared for the development.

SITE CONDITIONS

The Site currently includes eight separate tax-key parcels, owned by RACM and has a combined property area of approximately 1.1 acres. The Site is situated approximately two-blocks east of Interstate Highway 43 within an area that contains high-density mixed-use developments including commercial, light industrial, education, and multi-family residential. The respective parcels are vacant, with the exception of the 628 West North Avenue, which contains a partially demolished single-story commercial building.

Preliminary subsurface investigation activities were initiated in October 2023 to characterize and evaluate subsurface conditions in preparation for the proposed redevelopment. Based on the results of the initial investigation, subsurface impacts (lead, mercury and PAHs) associated with historical reworked soil fill were identified within five of the eight parcels at the Site.

Review of the current WDNR database indicates that petroleum impacts identified on the 2307 N. 6th Street parcel associated with WDNR leaking underground storage tank (LUST) activity #03-41-551687. However, impacts associated with the presence of historical reworked soil fill have not been previously reported. As such, a notification of a hazardous substance release is being submitted for the following parcels:

Site 1) 2322 North 7th Street – PAHs and lead
Site 2) 628 West North Avenue – PAHs
Site 3) 626 West North Avenue – PAHs, lead and mercury
Site 4) 616 West North Avenue – PAHs, lead and mercury
Site 5) 2317 North 6th Street – PAHs and lead

The WTM coordinates of each of the above parcels and their relative location on the Site are presented in **Figure 2**.

RECOMMENDATIONS

Based on the consistency of the subsurface impacts identified at the Site and the proposed future use of the Site as a single development, and our previous discussion, Sigma requests that the results of the site investigation activities and proposed remedial strategies be summarized in a single NR 716 SIR, NR 722/724 RAOR and SMP.

An electronic copy of this document will be uploaded to the RR Program Submittal Portal. Please contact us with any questions or if you require additional information.

Sincerely,

Sincerely,

THE SIGMA GROUP, INC.

Chelsea Corson
Senior Project Manager

Kristin Kurzka, P.E., P.G.
Geosciences Group Leader

Attachments

Figure 1	Site Location Map
Figure 2	WTM Parcel Location Map
Sheet C-100	Conceptual Site Plan

Cc: RR Submittal Portal
Margaret Brunette, WDNR (margaret.brunette@wisconsin.gov)
Mat Reimer, RACM (Mathew.Reimer@milwaukee.gov)
David Misky, RACM (dmisky@milwaukee.gov)
Michael Adetoro, FIT (info@fitinvestmentgroup.com)
Michael Emem, Emem Group (michael@emem-group.com)

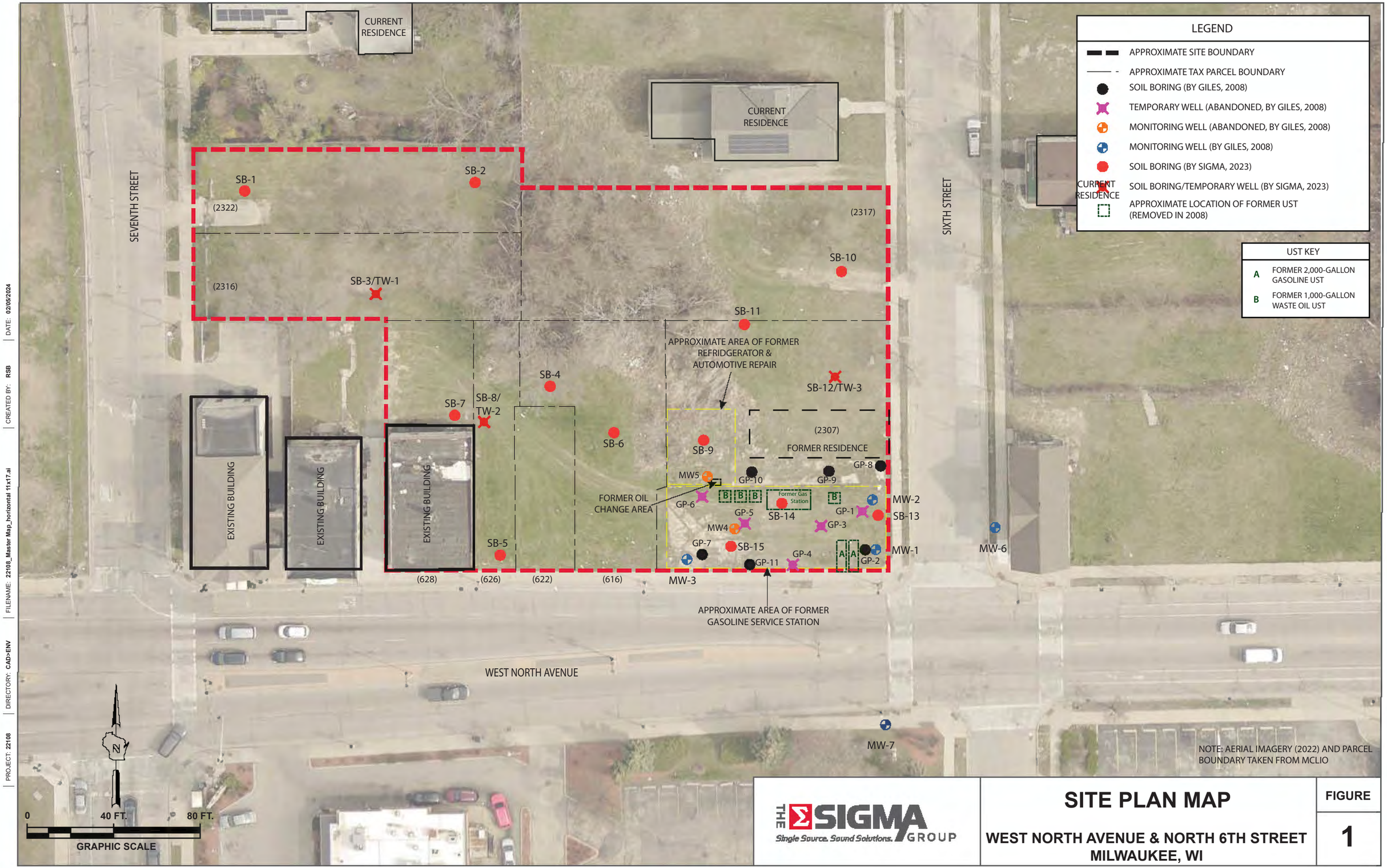
Table 2
Soil Analytical Results
Bronzeville Tech Hub - W. North Ave. and N. 6th St., Milwaukee, Wisconsin
Sigma Project No. 22108

Soil Sample Location:		SB-1		SB-2		SB-3/TW-1		SB-4		SB-5		SB-6		SB-7		SB-8/TW-2		Groundwater Pathway RCL [4]	Non-Industrial Direct Contact RCL [5]	Industrial Direct Contact RCL [6]	Background Threshold Value [7]
Parcel Address/Site #		2322 N. 7th St. - Site #1		2322 N. 7th St. - Site #1		2317 N. 7th St. - NA		616 W. North Ave - Site #4		626 W. North Ave - Site #3		616 W. North Ave - Site #4		628 W. North Ave - Site #2		626 W. North Ave - Site #3					
Sample Depth (feet bgs):		2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	8 - 10	2 - 4	7 - 8	2 - 4	8 - 10	2 - 4	6 - 8				
Sample Collection Date:		10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23				
Depth to Groundwater (feet bgs):		5.12		5.12		5.12		5.49		8.65		5.49		5.49		5.49					
Native Soil (N) or Fill/Reworked Soil (F):		F	N	F	N	F	F/N	F	N	F	N	F	N	F	N	F	N				
Unsaturated (U) or Saturated (S):		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U				
Photoionization Detector	ppm	0.1	0.0	0.0	0.1	0.1	0.1	0.4	0.5	0.3	0.7	0.4	0.2	0.3	0.2	0.6	0.4	NS	NS	NS	NS
VOCs																					
Benzene	mg/kg	<0.011	<0.011	<0.010	<0.0088	<0.010	<0.010	<0.010	<0.0081	<0.010	<0.0093	<0.0087	<0.011	<0.010	<0.012	<0.0097	<0.012	0.0051	1.6	7.07	NS
Bromobenzene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.025	<0.025	<0.020	<0.024	<0.023	<0.021	<0.026	<0.024	<0.029	<0.024	<0.028	NS	342	679	NS
Bromochloromethane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	NS	216	906	NS
Bromodichloromethane	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.022	<0.027	<0.025	<0.030	<0.025	<0.030	0.0003	0.418	1.83	NS
Bromoform	mg/kg	<0.038	<0.036	<0.034	<0.029	<0.035	<0.035	<0.033	<0.027	<0.033	<0.031	<0.029	<0.035	<0.033	<0.039	<0.032	<0.039	0.0023	25.4	113	NS
Bromomethane	mg/kg	<0.062	<0.060	<0.055	<0.048	<0.057	<0.057	<0.055	<0.044	<0.055	<0.050	<0.047	<0.058	<0.054	<0.065	<0.053	<0.064	0.0051	9.6	43	NS
Carbon tetrachloride	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.027	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.031	0.0039	0.916	4.03	NS
Chlorobenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	NS	370	761	NS
Chloroethane	mg/kg	<0.040	<0.038	<0.035	<0.030	<0.036	<0.036	<0.035	<0.028	<0.035	<0.032	<0.030	<0.037	<0.034	<0.041	<0.033	<0.040	0.2266	NS	NS	NS
Chloroform	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.026	<0.026	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.030	0.0033	0.454	1.98	NS
Chloromethane	mg/kg	<0.025	<0.024	<0.022	<0.019	<0.023	<0.023	<0.022	<0.018	<0.022	<0.020	<0.019	<0.023	<0.022	<0.026	<0.021	<0.026	0.0155	159	669	NS
2-Chlorotoluene (,o-)	mg/kg	<0.025	<0.023	<0.022	<0.019	<0.023	<0.022	<0.022	<0.017	<0.022	<0.020	<0.019	<0.023	<0.021	<0.026	<0.021	<0.025	NS	907	907	NS
4-Chlorotoluene (,p-)	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.028	<0.023	<0.028	NS	253	253	NS
cis-1,2-Dichloroethene	mg/kg	<0.032	<0.031	<0.028	<0.025	<0.029	<0.029	<0.028	<0.023	<0.028	<0.026	<0.024	<0.030	<0.028	<0.033	<0.027	<0.033	0.0412	156	2,340	NS
cis-1,3-Dichloropropene	mg/kg	<0.033	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.029	<0.026	<0.025	<0.030	<0.028	<0.034	<0.028	<0.033	0.0003	1,210	1,210	NS
Dibromochloromethane	mg/kg	<0.038	<0.037	<0.034	<0.029	<0.035	<0.035	<0.034	<0.027	<0.033	<0.031	<0.029	<0.036	<0.033	<0.040	<0.032	<0.039	0.032	8.28	38.9	NS
1,2-Dibromo-3-chloropropane	mg/kg	<0.16	<0.15	<0.14	<0.12	<0.14	<0.14	<0.14	<0.11	<0.14	<0.13	<0.12	<0.15	<0.14	<0.16	<0.13	<0.16	0.0002	0.008	0.092	NS
EDB (1,2-Dibromoethane)	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	0.0000282	0.05	0.221	NS
Dibromomethane	mg/kg	<0.021	<0.020	<0.019	<0.016	<0.019	<0.019	<0.019	<0.015	<0.019	<0.017	<0.016	<0.020	<0.018	<0.022	<0.018	<0.022	NS	34	143	NS
1,2-Dichlorobenzene	mg/kg	<0.026	<0.025	<0.023	<0.020	<0.024	<0.024	<0.023	<0.018	<0.023	<0.021	<0.020	<0.024	<0.023	<0.027	<0.022	<0.027	1.168	376	376	NS
1,3-Dichlorobenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.029	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.033	<0.026	<0.032	1.1528	297	297	NS
1,4-Dichlorobenzene	mg/kg	<0.029	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.029	0.144	3.74	16.4	NS
Dichlorodifluoromethane	mg/kg	<0.053	<0.050	<0.047	<0.041	<0.048	<0.048	<0.047	<0.037	<0.046	<0.043	<0.040	<0.049	<0.046	<0.055	<0.045	<0.054	3.0863	126	530	NS
1,1-Dichloroethane	mg/kg	<0.032	<0.031	<0.028	<0.025	<0.029	<0.029	<0.028	<0.023	<0.028	<0.026	<0.024	<0.030	<0.028	<0.033	<0.027	<0.033	0.4834	5.06	22.2	NS
1,2-Dichloroethane	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.029	<0.027	<0.032	<0.026	<0.031	0.0028	0.652	2.87	NS
1,1-Dichloroethene	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.028	<0.027	<0.032	<0.026	<0.031	0.005	320	1,190	NS
1,2-Dichloropropane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	0.0033	3.4	15	NS
1,3-Dichloropropane	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	NS	1,490	1,490	NS
2,2-Dichloropropane	mg/kg	<0.035	<0.033	<0.031	<0.027	<0.032	<0.032	<0.031	<0.025	<0.030	<0.028	<0.026	<0.032	<0.030	<0.036	<0.029	<0.035	NS	191	191	NS
1,1-Dichloropropene	mg/kg	<0.023	<0.022	<0.021	<0.018	<0.021	<0.021	<0.021	<0.016	<0.020	<0.019	<0.018	<0.022	<0.020	<0.024	<0.020	<0.024	NS	NS	NS	NS
Ethylbenzene	mg/kg	<0.014	<0.014	<0.013	<0.011	<0.013	<0.013	<0.013	<0.010	<0.013	<0.012	<0.011	<0.013	<0.013	<0.015	<0.012	<0.015	1.57	8.02	35.4	NS
Hexachlorobutadiene	mg/kg	<0.035	<0.033	<0.031	<0.027	<0.032	<0.032	<0.031	<0.025	<0.031	<0.028	<0.027	<0.033	<0.031	<0.036	<0.029	<0.036	NS	1.63	7.19	NS
Isopropylbenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.027	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.031	NS	NS	NS	NS
Di-isopropyl Ether	mg/kg	<0.022	<0.021	<0.019	<0.017	<0.020	<0.020	<0.019	<0.015	<0.019	<0.018	<0.016	<0.020	<0.019	<0.022	<0.018	<0.022	NS	2,260	2,260	NS
Methylene chloride	mg/kg	<0.13	<0.12	<0.11	<0.099	<0.12	<0.12	<0.11	<0.090	<0.11	<0.10	<0.097	<0.12	<0.11	<0.13	<0.11	<0.13	0.0026	61.8	1,150	NS
Methyl-tert-butyl-ether	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.029	<0.027	<0.032	<0.026	<0.031	0.027	63.8	282	NS
Naphthalene	mg/kg	<0.026	<0.025	<0.023	<0.020	<0.024	<0.024	<0.023	<0.018	<0.023	<0.021	0.029 J B	<0.024	<0.023	<0.027	<0.022	<0.027	0.6582	5.52	24.1	NS
n-Butylbenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.027	<0.025	<0.023	<0.028	<0.027	<0.032	<0.026	<0.031	NS	108	108	NS
n-Propylbenzene	mg/kg	<0.032	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.028	<0.026	<0.025	<0.030	<0.028	<0.034	<0.027	<0.033	NS	264	264	NS
p-Isopropyltoluene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	NS	162	162	NS
sec-Butylbenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	NS	145	145	NS
Styrene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	0.22	867	867	NS
tert-Butylbenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	NS	183	183	NS
1,1,1,2-Tetrachloroethane	mg/kg	<0.036	<0.035	<0.032	<0.028	<0.033	<0.033	<0.032	<0.026	<0.032	<0.029	<0.028	<0.034	<0.032	<0.038	<0.031	<0.037	0.0534	2.78	12.3	NS
1,1,2,2-Tetrachloroethane	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	0.0002	0.81	3.6	NS
Tetrachloroethene (PCE)	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.026	<0.026	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.030	0.0045	33	145	NS
Toluene	mg/kg	<0.012	<0.011	<0.010	<0.0089	<0.011	<0.010	<0.010	<0.0081	<0.010	<0.0093	<0.0088	<0.011	<0.010	<0.012	<0.0097	<0.012	1.1072	818	818	NS
trans-1,2-Dichloroethene	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.028	<0.023	<0.028	0.0626	1,560	1,850	NS
trans-1,3-Dichloropropene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	0.0003	1,510	1,510	NS
1,2,3-Trichlorobenzene	mg/kg	<0.036	<0.034	<0.032	<0.028	<0.033	<0.033	<0.032	<0.025	<0.031	<0.029	<0.027	<0.033	<0.031	<0.037	<0.030	<0.037	NS	62.6	934	NS
1,2,4-Trichlorobenzene	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.024	<0.024	<0.019	<0.023	<0.022	<0.020	<0.025	<0.023	<0.028	<0.023	<0.027	1.1072	24	113	NS
1,1,1-Trichloroethane	mg/kg	<0.030	<0.028	<0.026	<0.023	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.030	0.1402	640	640	NS
1,1,2-Trichloroethane	mg/kg	<0.028	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.029	<0.023	<0.028	0.0032	1.59	7.01	NS
Trichloroethene (TCE)	mg/kg	<0.013	<0.012	<0.011	<0.0099	<0.012	<0.012	<0.011	<0.0091	<0.011	<0.010	<0.0098	<0.012	<0.011	<0.013	<0.011	<0.013	0.0036	1.3	8.41	NS
Trichlorofluoromethane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	NS	1,230	1,230	NS
1,2,3-Trichloropropane	mg/kg	<0.032	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.028	<0.026	<0.025	<0.030	<0.028	<0.034	<0.027	<0.033	0.0519	0.005	0.109	NS
1,2,4-Trimethylbenzene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.021	<0.026	<0.024	<0.029	<0.024	<0.029	NS	219	219	NS
1,3,5-Trimethylbenzene	mg/kg	<0.030	<0.028	<0.026	<0.023	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.030	NS	182	182	NS
Trimethylbenzenes (total)	mg/kg	<0.058	<0.055	<0.051	<0.045	<0.053	<0.053	<0.051	<0.041	<0.051	<0.047	<0.044	<0.054	<0.050	<0.060	<0.049	<0.059	1.3787	NS	NS	NS
Vinyl Chloride	mg/kg	<0.021	<0.020	<0.018	<0.016	<0.019	<0.019	<0.018	<0.014	<0.018	<0.017	<0.016	<0.019	<0.018	<0.021	<0.017	<0.021	0.0001	0.067	2.08	NS
Xylenes (total)	mg/kg	<0.017	<0.016	<0.015	<0.013	<0.016	<0.016	<0.015	<0.012	<0.015	<0.014	<0.013	<0.016	<0.015	<0.018	<0.015	<0.018	3.96	260	260	NS
PAHs																					
Acenaphthene	mg/kg	<0.0082	<0.0082	<0.0079	<0.0079	<0.0079	<0.0082	0.0088 J	<0.0074	<0.0078	<0.0075	0.35	<0.0081	<0.0078	<0.0089	0.022 J	<0.0084	NS	3,590	45,200	NS
Acenaphthylene	mg/kg	<0.0069	<0.0069	<0.0066	<0.0066	<0.0066	<0.0068	<0.0065	<0.0061	<0.0065	<0.0062	0.032 J	<0.0068	<0.0065	<0.0074	0.029 J	<0.0070	NS	NS	NS	NS
Anthracene	mg/kg	0.016 J	<0.0083	0.017 J	<0.0080	<0.0080	<0.0082	0.026 J	<0.0074	<0.0078	<0.0075	0.81	<0.0081	0.013 J	<0.0089	0.11	<0.0085	196.9492	17,900	100,000	NS
Benzo(a)anthracene	mg/kg	0.076	<0.0086	0.11	<0.0083	0.030 J	<0.0085	0.11	<0.0077	0.031 J	<0.0078	[2.2]	0.017 J	0.086	<0.0092	0.72	0.034 J	NS	1.14	20.8	NS
Benzo(a)pyrene	mg/kg	0.10	<0.039	[0.15]	<0.038	0.065	<0.039	[0.15]	<0.035	0.058	<0.036	[2.0]	0.043	[0.13]	<0.042	[0.79]	0.064	0.47	0.115	2.11	NS
Benzo(b)fluoranthene	mg/kg	0.12	<0.038	0.17	<0.037	0.078	<0.038	0.16	<0.034	0.061	<0.035	[2.4]	0.045	0.15	<0.042	0.89	0.07	0.4781	1.15	21.1	NS
Benzo(ghi)perylene	mg/kg	0.08	<0.0088	0.12	0.039	0.058	<0.0087	0.11	<0.0078	0.049	<0.0080	1.2	0.039 J	0.11	<0.0094	0.52	0.059	NS	NS	NS	NS
Benzo(k)fluoranthene	mg/kg	0.036 J	<0.015	0.067	<0.015	<0.015	<0.015	0.055	<0.014	0.014 J	<0.014	1.1	<0.015	0.053	<0.017	0.37	0.025 J	NS	11.5	211	NS
Chrysene	mg/kg	0.084	<0.011	0.12	<0.010	0.05	<0.011	0.12	<0.0095	0.030 J	<0.0097	2.3	<0.010	0.097	<0.011	0.72	0.031 J	0.1442	115	2,110	NS
Dibenzo(a,h)anthracene	mg/kg	0.04	<0.040	0.046	<0.039	<0.039	<0.040	0.044	<0.036	<0.038	<0.037	[0.45]	<0.040	0.039	<0.043	[0.16]	<0.041	NS	0.115	2.11	NS
Fluoranthene	mg/kg	0.15	<0.0094	0.19	<0.0091	0.075	<0.0093	0.22	<0.0084	0.051	<0.0086	4.7	0.016 J	0.16	<0.010	1.5	0.037 J	88.8778	2,390	30,100	NS
Fluorene	mg/kg	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.011	<0.011	<0.011	<0.011	0.42	<0.012	<0.011	<0.013	0.022 J	<0.012	14.8299	2,390	30,100	NS
Indeno(1,2,3-cd)pyrene	mg/kg	0.07	<0.039	0.11	<0.038	0.047	<0.039	0.11	<0.035	0.038	<0.036	[1.3]	<0.039	0.1	<0.042	0.55	0.049	NS	1.15	21.1	NS
1-Methylnaphthalene	mg/kg	<0.0072	<0.0072	<0.0070	<0.0070	<0.0070	<0.0072	<0.0068	<0.0065	<0.0068	<0.0066	0.11 J	<0.0071	<0.0069	<0.0078	0.0090 J	<0.0074	NS	17.6	72.7	NS
2-Methylnaphthalene	mg/kg	<0.0081	<0.0081	<0.0078	<0.0078	<0.0078	<0.0080	<0.0076	<0.0073	0.010 J	<0.0074	0.16	<0.0080	<0.0077	<0.0087	0.011 J	<0.0083	NS	239	3,010	NS
Naphthalene	mg/kg	<0.0073	<0.0073	0.0075 J	<0.0071	<0.0070	<0.0073	0.0092 J	<0.0065	0.012 J	<0.0067	0.17	<0.0072	0.0089 J	<0.0079	0.030 J	<0.0075	0.6582	5.52	24.1	NS
Phenanthrene	mg/kg	0.067	<0.0088	0.064	<0.0085	0.048	<0.0087	0.1	<0.0079	0.030 J	<0.0080	2.9	<0.0087	0.058	<0.0095	0.44	0.014 J	NS	NS	NS	NS
Pyrene	mg/kg	0.13	<0.011	0.19	<0.011	0.09	<0.011	0.22	<0.0099	0.047	<0.010	4.1	0.015 J	0.16	<0.012	1.6	0.034 J	54.5455	1,790	22,600	NS
RCRA Metals																					
Arsenic	mg/kg	3.0 *	{[11]}	{[8.0]}	{[15]}	{[9.3]}	6.7 *	4.9 *	3.0 *	{[12]}	4.1 *	6.1 *	4.8 *	7.4 *	6.1 *	6.9 *	4.2 *	0.584	0.677	3	8
Barium	mg/kg	120	43	62	59	99	21	49	19	72	16	82	26	57	55	91	120	164.8	15,300	100,000	364
Cadmium	mg/kg	0.31 B	0.57 B	0.40 B	0.61 B	0.67 B	0.60 B	0.36 B	0.39 B	0.48 B	0.41 B	0.68 B	0.48 B	0.35 B	0.36 B	0.52 B	0.48 B	0.752	71.1	985	1
Chromium	mg/kg	16	11	14	13	25	7.9	12	7	20	8.9	12	9	13	15	14	23	360,000	NS	NS	44
Lead	mg/kg	54	14	43 *	21	32 *	10	47 *	8.2	58	8.7	270	13	47 *	18	150	22	27	400	800	52
TCLP, Lead	mg/L	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0075 +	NA	NS	NS	NS	5**
Mercury	mg/kg	0.052 B	0.023 B	0.14 B	0.029 B	0.081 B	0.025 B	0.31 B	0.016 J B	0.10 B	0.016 J B	0.36 B	0.031 B	0.084 B	0.020 B	0.61	0.073	0.208	3.13	3.13	NS
Selenium	mg/kg	1.0 J B	1.2 B	1.1 B	2.0 B	0.68 J B	0.93 J B	1.2 B	1.2 B	0.71 J B	1.1 B	1.0 J B	1.1 J B	0.59	0.91 J B	0.74 J B	1.5 B	0.52	391	5,840	NS
Silver	mg/kg	<0.15	<0.15	<0.13	<0.15	<0.15	<0.14	<0.15	<0.14	<0.13	<0.13	<0.14	<0.15	<0.13	<0.14	<0.13	<0.16	0.8491	391	5,840	NS

Notes:
1. Unsaturated/smear zone versus saturated soil conditions based on: (1) measured water levels in adjacent/nearby monitoring wells, or (2) soil moisture conditions recorded on soil boring logs during drilling.
2. Analytical units: mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
3. NA = not analyzed NS = no standard established
4. Groundwater Pathway RCL = Residual Contaminant Level for protection of groundwater (dilution factor of 2) as presented on the WDNR's RCL Spreadsheet (dated December 2018) referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated June 2014.
5. Non-Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at a non-industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web
6. Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at an industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated
7. Background Threshold Value = Non-outlier trace element maximum levels in Wisconsin surface soils from USGS report "Distribution and Variation of Arsenic in Wisconsin Surface Soils, With Data on Other Trace Elements" (revised February 2013).
8. TCLP - Toxicity Characteristic Leaching Procedure
9. Laboratory flags: B = Analyte found in the blank and sample
J = Analyte detected between Limit of Detection and Limit of Quantitation
C = Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
C9 = Calibration Verification recovery was outside the method control limits for this analyte. The LCS for this analyte met CCV acceptance criteria, and was used to validate the batch.
10. Methanol blank results: 07/30/08, 08/25/09, and 10/05/23: All VOCs reported less than laboratory Limits of Detection.
11. Exceedances: **BOLD** = Concentration greater than Groundwater Pathway RCL
[ ] = Concentration greater than Non-Industrial Direct Contact RCL (any depth)
{ } = Concentration greater than Industrial Direct Contact RCL (any depth)
* = Concentration is less than Background Threshold Value. NR 720 RCL exceedances are not indicated.

5** = US EPA TCLP Threshold Value (mg/L)
\+ = Laboratory Control Sample and/or Laboratory Control Sample Duplicate is outside acceptance lmiites, high biased.
\# = Initial Calibration Verification (ICV) is outside acceptance limits, high biased.

Data entered / updated by: KAL Date: 10/25/23
Data checked by: CMC Date: 11/17/23



THE SIGMA GROUP
Single Source. Sound Solutions.

SITE PLAN MAP

WEST NORTH AVENUE & NORTH 6TH STREET
MILWAUKEE, WI

FIGURE
1

PROJECT: 22108 | DIRECTORY: CAD>ENV | FILENAME: 22108_Master Map_horizontal 11x17.ai | CREATED BY: RSB | DATE: 02/05/2024

Table 2
Soil Analytical Results
Bronzeville Tech Hub - W. North Ave. and N. 6th St., Milwaukee, Wisconsin
Sigma Project No. 22108

Soil Sample Location:		SB-9		SB-10		SB-11		SB-12/TW-3		SB-13			SB-14		SB-15			Groundwater Pathway RCL [4]	Non-Industrial Direct Contact RCL [5]	Industrial Direct Contact RCL [6]	Background Threshold Value [7]
Parcel Address/Site #		2307-2307 N. 6th St - LUST		2317 N. 6th St - Site #5		2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST			2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST						
Sample Depth (feet bgs):		2 - 4	8 - 10	2 - 4	6 - 8	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8	12 - 15	2 - 4	6 - 8	2 - 4	6 - 8	12 - 15				
Sample Collection Date:		10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23				
Depth to Groundwater (feet bgs):		8.65		7.05		7.05		7.05		7.86			7.86		8.65						
Native Soil (N) or Fill / Reworked Soil (F):		F	N	F	N	F	N	N	N	F	N	N	F	N	F	N	N				
Unsaturated/Smear Zone (U) or Saturated (S):		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U				
Photoionization Detector	ppm	0.8	0.3	0.9	0.6	0.7	0.6	0.6	0.8	0.4	0.2	843	0.6	1.1	0.7	0.8	337	NS	NS	NS	NS
VOCs																					
Benzene	mg/kg	<0.011	<0.012	<0.0089	<0.0097	<0.0087	<0.0093	0.0085	<0.0087	0.01 J	<0.0099	<0.037	<0.011	<0.0088	<0.0092	<0.0094	<0.096	0.0051	1.6	7.07	NS
Bromobenzene	mg/kg	<0.027	<0.030	<0.022	<0.024	<0.021	<0.023	<0.021	<0.021	<0.024	<0.024	<0.089	<0.026	<0.021	<0.022	<0.023	<0.23	NS	342	679	NS
Bromochloromethane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	NS	216	906	NS
Bromodichloromethane	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.022	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.25	0.0003	0.418	1.83	NS
Bromoform	mg/kg	<0.037	<0.040	<0.030	<0.032	<0.029	<0.031	<0.028	<0.029	<0.033	<0.033	<0.12	<0.036	<0.029	<0.030	<0.031	<0.32	0.0023	25.4	113	NS
Bromomethane	mg/kg	<0.061	<0.066	<0.049	<0.053	<0.048	<0.051	<0.046	<0.047	<0.054	<0.054	<0.20	<0.059	<0.048	<0.050	<0.051	<0.52	0.0051	9.6	43	NS
Carbon tetrachloride	mg/kg	<0.030	<0.032	<0.023	<0.025	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.096	<0.028	<0.023	<0.024	<0.025	<0.25	0.0039	0.916	4.03	NS
Chlorobenzene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	NS	370	761	NS
Chloroethane	mg/kg	<0.039	<0.042	<0.031	<0.033	<0.030	<0.032	<0.029	<0.030	<0.034	<0.034	<0.13	<0.037	<0.030	<0.032	<0.032	<0.33	0.2266	NS	NS	NS
Chloroform	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.021	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.24	0.0033	0.454	1.98	NS
Chloromethane	mg/kg	<0.025	<0.027	<0.020	<0.021	<0.019	<0.020	<0.019	<0.019	<0.022	<0.022	<0.080	<0.024	<0.019	<0.020	<0.021	<0.21	0.0155	159	669	NS
2-Chlorotoluene (,o-)	mg/kg	<0.024	<0.026	<0.019	<0.021	<0.019	<0.020	<0.018	<0.019	<0.021	<0.021	<0.079	<0.023	<0.019	<0.020	<0.020	<0.21	NS	907	907	NS
4-Chlorotoluene (,p-)	mg/kg	<0.027	<0.029	<0.021	<0.023	<0.021	<0.022	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.022	<0.23	NS	253	253	NS
cis-1,2-Dichloroethene	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.024	<0.026	<0.024	<0.024	<0.027	<0.028	<0.10	<0.030	<0.024	<0.026	<0.026	<0.27	0.0412	156	2,340	NS
cis-1,3-Dichloropropene	mg/kg	<0.032	<0.034	<0.025	<0.028	<0.025	<0.027	<0.024	<0.025	<0.028	<0.028	<0.10	<0.031	<0.025	<0.026	<0.027	<0.27	0.0003	1,210	1,210	NS
Dibromochloromethane	mg/kg	<0.038	<0.040	<0.030	<0.032	<0.029	<0.031	<0.028	<0.029	<0.033	<0.033	<0.12	<0.036	<0.029	<0.031	<0.031	<0.32	0.032	8.28	38.9	NS
1,2-Dibromo-3-chloropropane	mg/kg	<0.15	<0.16	<0.12	<0.13	<0.12	<0.13	<0.12	<0.12	<0.13	<0.13	<0.50	<0.15	<0.12	<0.13	<0.13	<1.3	0.0002	0.008	0.092	NS
EDB (1,2-Dibromoethane)	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	0.0000282	0.05	0.221	NS
Dibromomethane	mg/kg	<0.021	<0.022	<0.016	<0.018	<0.016	<0.017	<0.016	<0.016	<0.018	<0.018	<0.068	<0.020	<0.016	<0.017	<0.017	<0.18	NS	34	143	NS
1,2-Dichlorobenzene	mg/kg	<0.026	<0.028	<0.020	<0.022	<0.020	<0.021	<0.019	<0.020	<0.022	<0.023	<0.084	<0.025	<0.020	<0.021	<0.021	<0.22	1.168	376	376	NS
1,3-Dichlorobenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.026	<0.023	<0.024	<0.027	<0.027	<0.10	<0.030	<0.024	<0.025	<0.026	<0.26	1.1528	297	297	NS
1,4-Dichlorobenzene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.025	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	0.144	3.74	16.4	NS
Dichlorodifluoromethane	mg/kg	<0.052	<0.056	<0.041	<0.045	<0.040	<0.043	<0.039	<0.040	<0.045	<0.046	<0.17	<0.050	<0.040	<0.042	<0.043	<0.44	3.0863	126	530	NS
1,1-Dichloroethane	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.024	<0.026	<0.024	<0.024	<0.028	<0.028	<0.10	<0.030	<0.025	<0.026	<0.026	<0.27	0.4834	5.06	22.2	NS
1,2-Dichloroethane	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	<0.098	<0.029	<0.023	<0.025	<0.025	<0.26	0.0028	0.652	2.87	NS
1,1-Dichloroethene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	<0.098	<0.029	<0.023	<0.025	<0.025	<0.26	0.005	320	1,190	NS
1,2-Dichloropropane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	0.0033	3.4	15	NS
1,3-Dichloropropane	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	NS	1,490	1,490	NS
2,2-Dichloropropane	mg/kg	<0.034	<0.037	<0.027	<0.029	<0.027	<0.028	<0.026	<0.026	<0.030	<0.030	<0.11	<0.033	<0.027	<0.028	<0.029	<0.29	NS	191	191	NS
1,1-Dichloropropene	mg/kg	<0.023	<0.025	<0.018	<0.020	<0.018	<0.019	<0.017	<0.018	<0.020	<0.020	<0.075	<0.022	<0.018	<0.019	<0.019	<0.20	NS	NS	NS	NS
Ethylbenzene	mg/kg	<0.014	<0.015	<0.011	<0.012	<0.011	<0.012	<0.011	<0.011	<0.012	<0.012	**3.8**	<0.013	<0.011	<0.012	<0.012	<0.12	1.57	8.02	35.4	NS
Hexachlorobutadiene	mg/kg	<0.034	<0.037	<0.027	<0.030	<0.027	<0.029	<0.026	<0.027	<0.030	<0.030	<0.11	<0.033	<0.027	<0.028	<0.029	<0.29	NS	1.63	7.19	NS
Isopropylbenzene	mg/kg	<0.030	<0.032	<0.023	<0.025	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	1.1	<0.028	<0.023	<0.024	<0.025	<0.25	NS	NS	NS	NS
Di-isopropyl Ether	mg/kg	<0.021	<0.023	<0.017	<0.018	<0.016	<0.018	<0.016	<0.016	<0.019	<0.019	<0.069	<0.020	<0.017	<0.017	<0.018	<0.18	NS	2,260	2,260	NS
Methylene chloride	mg/kg	<0.13	<0.14	<0.10	<0.11	<0.097	<0.10	<0.095	<0.097	<0.11	<0.11	<0.41	<0.12	<0.098	<0.10	<0.10	<1.1	0.0026	61.8	1,150	NS
Methyl-tert-butyl-ether	mg/kg	<0.030	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.023	<0.026	<0.027	<0.099	<0.029	<0.024	<0.025	<0.025	<0.26	0.027	63.8	282	NS
Naphthalene	mg/kg	<0.026	<0.028	<0.020	<0.022	<0.020	<0.021	0.043 J B	<0.020	0.025 J	<0.023	**1.4**	<0.025	<0.020	<0.021	<0.021	<0.22	0.6582	5.52	24.1	NS
n-Butylbenzene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	1.8	<0.029	<0.023	<0.024	<0.025	<0.26	NS	108	108	NS
n-Propylbenzene	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.025	<0.026	<0.024	<0.025	<0.028	<0.028	4.7	<0.031	<0.025	<0.026	<0.027	<0.27	NS	264	264	NS
p-Isopropyltoluene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	0.44	<0.027	<0.022	<0.023	<0.023	<0.24	NS	162	162	NS
sec-Butylbenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	0.81	<0.029	<0.024	<0.025	<0.026	<0.26	NS	145	145	NS
Styrene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	0.22	867	867	NS
tert-Butylbenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	<0.10	<0.029	<0.024	<0.025	<0.026	<0.26	NS	183	183	NS
1,1,1,2-Tetrachloroethane	mg/kg	<0.036	<0.038	<0.028	<0.031	<0.028	<0.030	<0.027	<0.028	<0.031	<0.031	<0.12	<0.034	<0.028	<0.029	<0.030	<0.30	0.0534	2.78	12.3	NS
1,1,2,2-Tetrachloroethane	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	<0.10	<0.029	<0.024	<0.025	<0.026	<0.26	0.0002	0.81	3.6	NS
Tetrachloroethene (PCE)	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.021	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.24	0.0045	33	145	NS
Toluene	mg/kg	<0.011	<0.012	<0.0090	<0.0097	<0.0088	<0.0094	0.031	<0.0088	<0.0099	<0.0099	0.14	<0.011	<0.0088	<0.0093	<0.0094	<0.097	1.1072	818	818	NS
trans-1,2-Dichloroethene	mg/kg	<0.027	<0.029	<0.021	<0.023	<0.021	<0.022	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.022	<0.23	0.0626	1,560	1,850	NS
trans-1,3-Dichloropropene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	0.0003	1,510	1,510	NS
1,2,3-Trichlorobenzene	mg/kg	<0.035	<0.038	<0.028	<0.030	<0.027	<0.029	<0.027	<0.027	<0.031	<0.031	<0.11	<0.034	<0.027	<0.029	<0.029	<0.30	NS	62.6	934	NS
1,2,4-Trichlorobenzene	mg/kg	<0.026	<0.028	<0.021	<0.023	<0.020	<0.022	<0.020	<0.020	<0.023	<0.023	<0.086	<0.025	<0.021	<0.022	<0.022	<0.23	1.1072	24	113	NS
1,1,1-Trichloroethane	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.023	<0.024	<0.022	<0.023	<0.026	<0.026	<0.095	<0.028	<0.023	<0.024	<0.024	<0.25	0.1402	640	640	NS
1,1,2-Trichloroethane	mg/kg	<0.027	<0.029	<0.022	<0.023	<0.021	<0.023	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.023	<0.23	0.0032	1.59	7.01	NS
Trichloroethene (TCE)	mg/kg	<0.013	<0.014	<0.010	<0.011	<0.0098	<0.010	<0.0095	<0.0098	<0.011	<0.011	<0.041	<0.012	<0.0098	<0.010	<0.011	<0.11	0.0036	1.3	8.41	NS
Trichlorofluoromethane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	NS	1,230	1,230	NS
1,2,3-Trichloropropane	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.025	<0.026	<0.024	<0.025	<0.028	<0.028	<0.10	<0.031	<0.025	<0.026	<0.027	<0.27	0.0519	0.005	0.109	NS
1,2,4-Trimethylbenzene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.021	<0.023	0.045 J	<0.021	0.03 J	<0.024	27	<0.026	<0.021	<0.023	<0.023	0.32 J	NS	219	219	NS
1,3,5-Trimethylbenzene	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.023	<0.024	<0.022	<0.023	<0.026	<0.026	2.3	<0.028	<0.023	<0.024	<0.024	<0.25	NS	182	182	NS
Trimethylbenzenes (total)	mg/kg	<0.057	<0.061	<0.045	<0.049	<0.044	<0.047	0.045	<0.044	0.030	<0.050	**29.3**	<0.054	<0.054	<0.057	<0.057	0.32	1.3787	NS	NS	NS
Vinyl Chloride	mg/kg	<0.020	<0.022	<0.016	<0.017	<0.016	<0.017	<0.015	<0.016	<0.018	<0.018	<0.066	<0.019	<0.016	<0.017	<0.017	<0.17	0.0001	0.067	2.08	NS
Xylenes (total)	mg/kg	<0.017	<0.018	<0.013	<0.015	<0.013	<0.014	0.096	<0.013	0.038	<0.015	**6.0**	<0.016	<0.013	<0.014	<0.014	<0.14	3.96	260	260	NS
PAHs																					
Acenaphthene	mg/kg	<0.0083	<0.0086	<0.0073	<0.0079	0.0080 J	<0.0075	<0.0074	<0.0074	0.33	0.097	NA	0.010 J	<0.0074	<0.0075	<0.0075	NA	NS	3,590	45,200	NS
Acenaphthylene	mg/kg	<0.0069	<0.0072	<0.0061	<0.0066	<0.0067	<0.0062	<0.0062	<0.0061	0.095	0.019 J	NA	<0.0069	<0.0062	<0.0063	<0.0063	NA	NS	NS	NS	NS
Anthracene	mg/kg	<0.0083	<0.0087	0.013 J	<0.0079	0.028 J	<0.0075	0.010 J	<0.0074	1.0	0.30	NA	0.029 J	<0.0075	<0.0076	<0.0076	NA	196.9492	17,900	100,000	NS
Benzo(a)anthracene	mg/kg	0.031 J	<0.0090	0.12	<0.0082	0.19	<0.0078	0.075	<0.0077	[**2.7**]	[**1.2**]	NA	0.18	<0.0078	0.04	<0.0079	NA	NS	1.14	20.8	NS
Benzo(a)pyrene	mg/kg	0.059	<0.041	[**0.17**]	<0.037	[**0.22**]	<0.035	0.085	<0.035	{[**3.4**]}	[**1.3**]	NA	[**0.21**]	<0.035	0.066	<0.036	NA	0.47	0.115	2.11	NS
Benzo(b)fluoranthene	mg/kg	0.07	<0.040	0.21	<0.037	0.3	<0.035	0.12	<0.034	[**3.8**]	[**1.7**]	NA	0.29	<0.035	0.072	<0.035	NA	0.4781	1.15	21.1	NS
Benzo(ghi)perylene	mg/kg	0.058	<0.0092	0.13	<0.0084	0.091	<0.0079	0.032 J	<0.0078	2.2	0.57	NA	0.085	<0.0079	0.033 J	0.0088 J	NA	NS	NS	NS	NS
Benzo(k)fluoranthene	mg/kg	0.017 J	<0.016	0.07	<0.015	0.12	<0.014	0.039	<0.014	1.7	0.57	NA	0.12	<0.014	0.030 J	<0.014	NA	NS	11.5	211	NS
Chrysene	mg/kg	0.031 J	<0.011	**0.15**	<0.010	**0.21**	<0.0097	0.1	<0.0095	**2.9**	**1.2**	NA	**0.2**	<0.0096	0.041	<0.0098	NA	0.1442	115	2,110	NS
Dibenzo(a,h)anthracene	mg/kg	<0.040	<0.042	0.052	<0.038	<0.039	<0.036	<0.036	<0.036	[**0.61**]	[**0.21**]	NA	<0.040	<0.036	<0.037	<0.037	NA	NS	0.115	2.11	NS
Fluoranthene	mg/kg	0.039 J	<0.0099	0.24	<0.0090	0.38	<0.0085	0.14	<0.0084	6.5	2.4	NA	0.35	<0.0085	0.046	<0.0086	NA	88.8778	2,390	30,100	NS
Fluorene	mg/kg	<0.012	<0.013	<0.011	<0.011	<0.012	<0.011	<0.011	<0.011	0.39	0.092	NA	<0.012	<0.011	<0.011	<0.011	NA	14.8299	2,390	30,100	NS
Indeno(1,2,3-cd)pyrene	mg/kg	0.049	<0.041	0.12	<0.038	0.089	<0.036	0.035 J	<0.035	[**2.6**]	0.88	NA	0.095	<0.036	<0.036	<0.036	NA	NS	1.15	21.1	NS
1-Methylnaphthalene	mg/kg	<0.0073	<0.0076	<0.0064	<0.0069	<0.0070	<0.0065	0.08	<0.0065	0.052 J	0.032 J	NA	0.0078 J	<0.0065	<0.0066	<0.0066	NA	NS	17.6	72.7	NS
2-Methylnaphthalene	mg/kg	<0.0082	<0.0085	<0.0072	<0.0078	0.0089 J	<0.0074	0.1	<0.0073	0.058 J	0.042 J	NA	0.011 J	<0.0073	<0.0074	<0.0074	NA	NS	239	3,010	NS
Naphthalene	mg/kg	<0.0073	<0.0077	<0.0065	<0.0070	0.0086 J	<0.0066	0.068	<0.0065	0.12	0.025 J	NA	0.020 J	<0.0066	<0.0067	<0.0067	NA	0.6582	5.52	24.1	NS
Phenanthrene	mg/kg	0.018 J	<0.0093	0.069	<0.0084	0.14	<0.0080	0.1	<0.0079	3.7	0.97	NA	0.14	<0.0080	0.015 J	<0.0081	NA	NS	NS	NS	NS
Pyrene	mg/kg	0.043	<0.012	0.22	<0.011	0.31	<0.010	0.13	<0.0099	4.7	1.9	NA	0.32	<0.010	0.049	<0.010	NA	54.5455	1,790	22,600	NS
RCRA Metals																					
Arsenic	mg/kg	{[**8.2**]}	5.9 *	6.4 *	4.2 *	4.0 *	3.2 *	5.3 *	3.2 *	5.1 *	2.8 *	NA	4.7 *	3.6 *	4.5 *	2.3 *	NA	0.584	0.677	3	8
Barium	mg/kg	98	23	58	23	64	22	45	25	55	36	NA	51	12	22	9.9	NA	164.8	15,300	100,000	364
Cadmium	mg/kg	0.65 B	0.42 B	0.51 B	0.42 B	0.48 B	0.53 B	0.71 B	0.40 B	0.51 B	0.32 B	NA	0.64 B	0.71 B	0.53 B	0.58 B	NA	0.752	71.1	985	1
Chromium	mg/kg	15	8.7	11	7.4	11	7.3	7.8	7.1	12	10	NA	11	5.3	6.8	5.2	NA	360,000	NS	NS	44
Lead	mg/kg	**150**	9.3	**250**	9.7	25	10	**140**	6	**59**	7.7	NA	**77**	7	**100**	6.8	NA	27	400	800	52
TCLP, Lead	mg/L	NA	NA	0.053	NA	NA	NA	0.018 J +	NA	NA	NA	NA	NA	NA	<0.0075 +	NA	NA	NS	NS	NS	5**
Mercury	mg/kg	0.064	0.01	0.079	0.0096	0.075	0.012 J	0.03	0.0098 J	0.026	**0.22**	NA	0.11	0.013 J	0.037	<0.0090	NA	0.208	3.13	3.13	NS
Selenium	mg/kg	**1.7 B**	**0.71 J B**	0.61	**0.80 J B**	**1.1 B**	**1.1 B**	**0.98 B**	**0.86 J B**	**0.83 J B**	**1.3 B**	NA	**1.1 B**	**0.93 J B**	**1.2 B**	**1.3 B**	NA	0.52	391	5,840	NS
Silver	mg/kg	<0.15	<0.14	<0.13	<0.14	<0.14	<0.14	<0.12	<0.14	<0.14	<0.13	NA	<0.15	<0.12	<0.13	<0.14	NA	0.8491	391	5,840	NS

Notes:
1. Unsaturated/smear zone versus saturated soil conditions based on: (1) measured water levels in adjacent/nearby monitoring wells, or (2) soil moisture conditions recorded on soil boring logs during drilling.
2. Analytical units: mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
3. NA = not analyzed NS = no standard established
4. Groundwater Pathway RCL = Residual Contaminant Level for protection of groundwater (dilution factor of 2) as presented on the WDNR's RCL Spreadsheet (dated December 2018) referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated June 2014.
5. Non-Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at a non-industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web
6. Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at an industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated
7. Background Threshold Value = Non-outlier trace element maximum levels in Wisconsin surface soils from USGS report "Distribution and Variation of Arsenic in Wisconsin Surface Soils, With Data on Other Trace Elements" (revised February 2013).
8. TCLP - Toxicity Characteristic Leaching Procedure
9. Laboratory flags: B = Analyte found in the blank and sample
J = Analyte detected between Limit of Detection and Limit of Quantitation
C = Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
C9 = Calibration Verification recovery was outside the method control limits for this analyte. The LCS for this analyte met CCV acceptance criteria, and was used to validate the batch.
10. Methanol blank results: 07/30/08, 08/25/09, and 10/05/23: All VOCs reported less than laboratory Limits of Detection.
11. Exceedances: **BOLD** = Concentration greater than Groundwater Pathway RCL
[ ] = Concentration greater than Non-Industrial Direct Contact RCL (any depth)
{ } = Concentration greater than Industrial Direct Contact RCL (any depth)
* = Concentration is less than Background Threshold Value. NR 720 RCL exceedances are not indicated.

5** = US EPA TCLP Threshold Value (mg/L)
\+ = Laboratory Control Sample and/or Laboratory Control Sample Duplicate is outside acceptance lmiites, high biased.
\# = Initial Calibration Verification (ICV) is outside acceptance limits, high biased.

Data entered / updated by: KAL Date: 10/25/23
Data checked by: CMC Date: 11/17/23

Future Bronzeville Tech Hub

Legend

- Open Site
- Closed Site
- Continuing Obligations Apply
- Affected Another Property or Right-of-W
- Facility-wide Site
- Affected by Contamination from Another Property
- Railroads

Sites with Pending BRRTS #s
Site #1 - 2322 N. 7th St.
Site #2 - 628 W. North Ave.
Site #3 - 626 W. North Ave.
Site #4 - 616 W. North Ave.
Site #5 - 2317 N. 6th St.

Open LUST #03-41-142340
Site #6 - 2307-2309 N. 6th St.

0.0 0 0.01 0.0 Miles

NAD_1983_HARN_Wisconsin_TM

1: 495

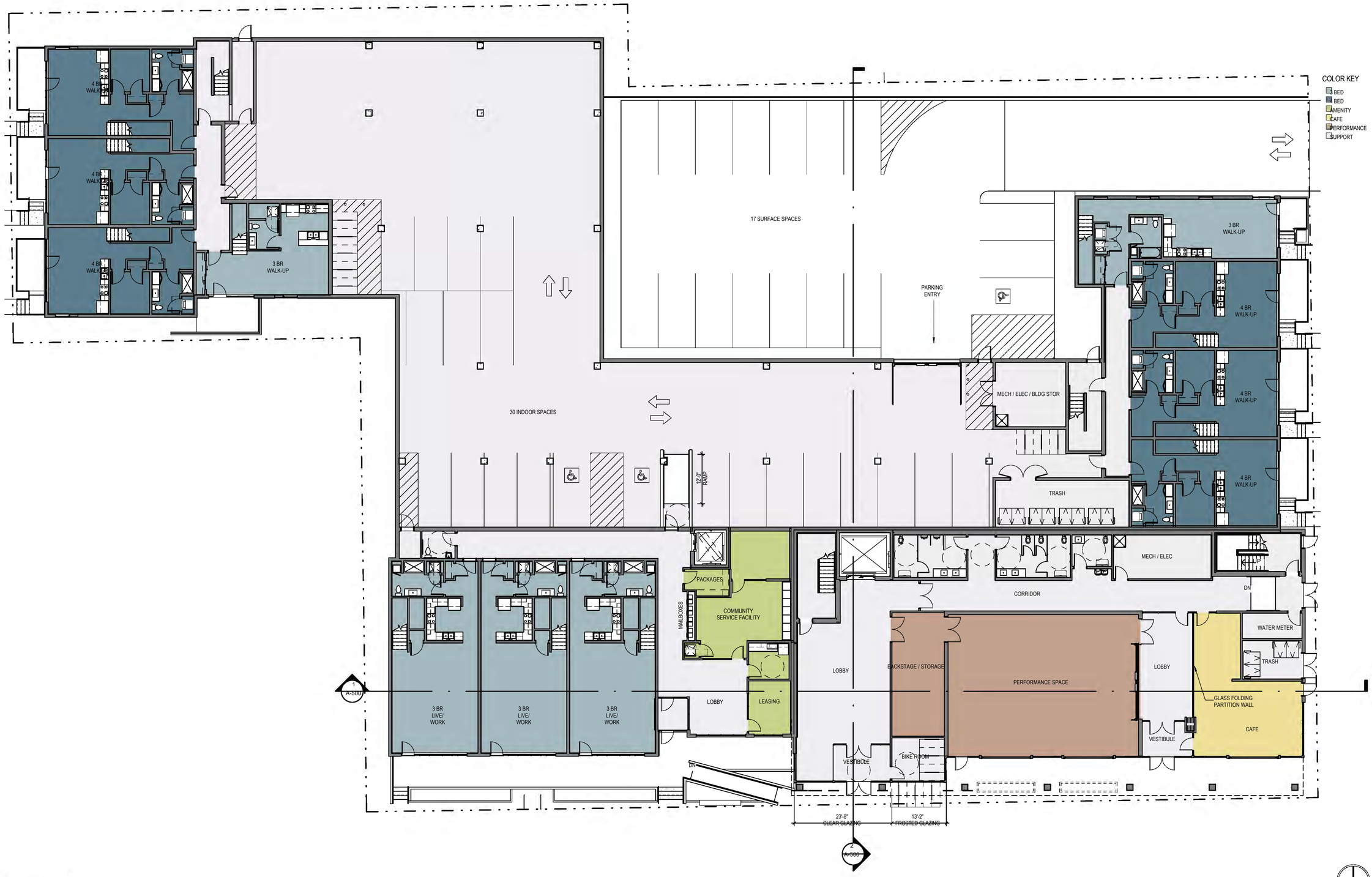
© Latitude Geographics Group Ltd.

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made aregarding accuracy, applicability for a particular use, completemenss, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/org/legal/

Note: Not all sites are mapped.

Notes

FIGURE 2



Engberg Anderson

BRONZEVILLE CREATIVE ARTS & TECHNOLOGY HUB

1ST FLOOR PLAN
Scale: 3/32" = 1'-0"
Date: 01/16/24
Engberg Anderson Project No.: 193130.00

True North Plan North

0' 4' 8' 16'

A-101

Notification form for Hazardous Substance Discharge (4400-225)

Date Submitted: 02/19/2024

Notice: Hazardous substance discharges must be reported immediately according to Wis. Stat. § 292.11. Non-emergency hazardous substance discharges may be reported by submitting this online form, calling the Department or visiting an office in person. Under Wis. Stat. § 292.99, the penalty for violating the reporting requirement of Wis. Stat. ch. 292 shall be no less than $10 nor more than $5,000 for each violation. Each day of continued violation is a separate offense. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than program administration. However, information submitted on this form may also be made available to requesters under Wisconsin's Open Records Law (Wis. Stat. § 19.31 - 19.39). Submitting the notification as part of a Phase 1 or Phase 2 environment assessment report is not considered immediate notification under Wis. Stat. ch. 292.

Reporter Information:

Name: Chelsea Corson

Company: The Sigma Group

Address: 1300 W Canal St, Milwaukee, WI, 53233

Phone: 4146434137

Email: ccorson@thesigmagroup.com

Site Information:

Site Name: 2317 N. 6th Street - Site #5

Address: 2317 N 6th St, Milwaukee, WI, 53212

Address Description: Not Applicable

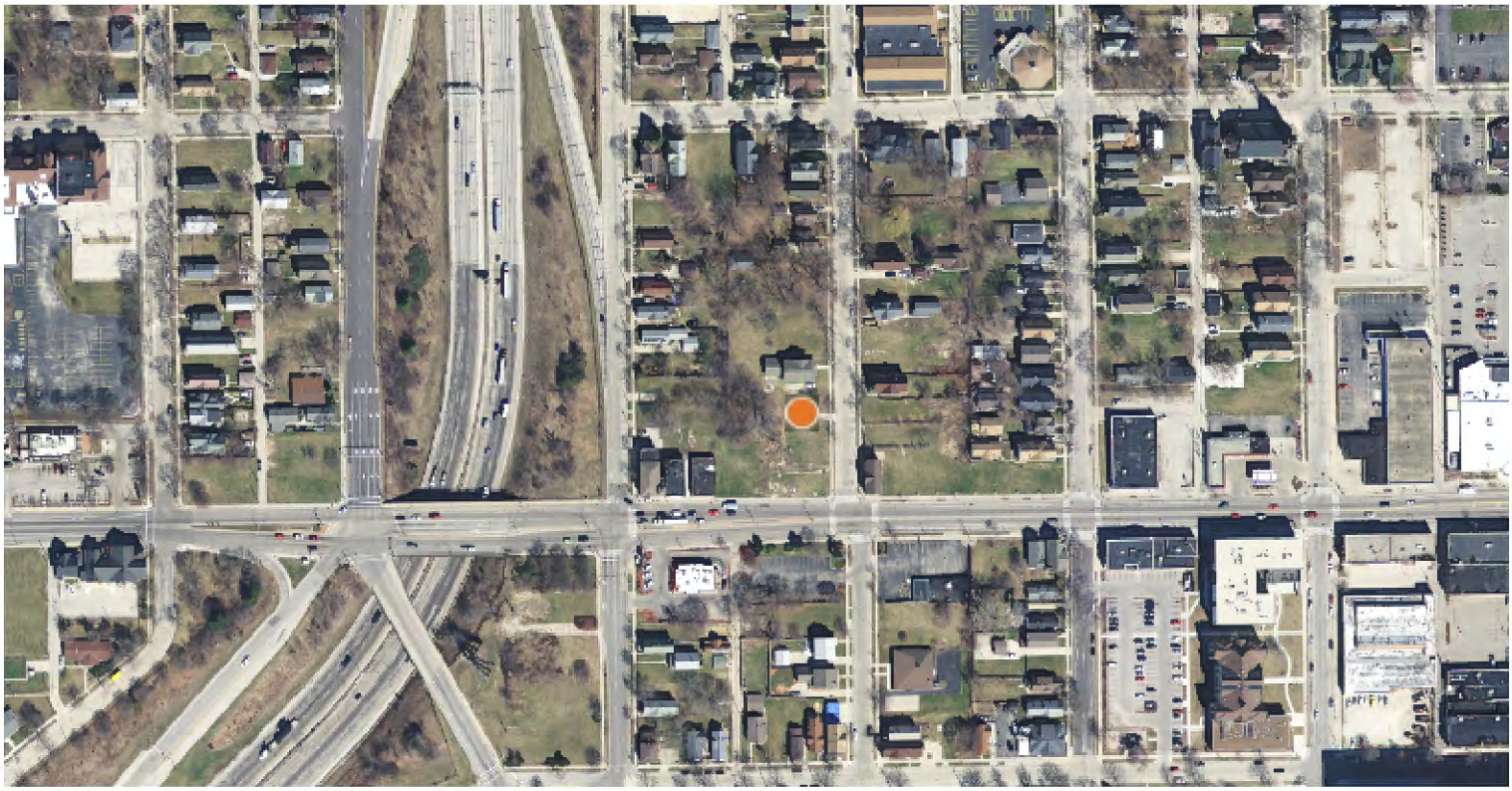
Coordinates, County and municipality where contamination was found on the property

Coordinates: **WTM** 689471 289672 **Lat/Long** 43.06083 -87.91880

What does the coordinate location represent? Center of the parcel

County: Milwaukee

Municipality: Milwaukee



Responsible Party (RP):

Company Name	Full Name	Address	Email	Phone Number
Redevelopment Authority of the City of Milwaukee	David Misky	809 N. Broadway Ste #2, Milwaukee, WI, 53202	dmisky@milwaukee.gov	4142865800

Contact Person:

Current Property Owner

Contact Person Information: Same as Responsible Party

Company Name	Full Name	Address	Email	Phone Number
Redevelopment Authority of the City of Milwaukee	David Misky	809 N. Broadway Ste #2, Milwaukee, WI, 53202	dmisky@milwaukee.gov	4142865800

I certify that I am submitting this form for a local governmental unit claiming an exemption from state Spill Law and Solid Waste Management responsibilities for the discharge being reported, per Wis. Stat. §§ 292.11(9)(e) and 292.23.

I certify that I am submitting this form for a lender that is claiming an exemption from state Spill Law responsibilities for the discharge being reported, per Wis. Stat. § 292.21 (1)(b) or (c).

I am asserting that the hazardous substance discharge being reported is migrating from another property (off-site contamination). I understand that off-site property owners may qualify for a liability exemption per Wis. Stat. § 292.13; however, the owner is not exempt from reporting requirements per Wis. Stat. § 292.11(2). I also understand that I may be required to provide additional information to document compliance with the exemption.

Hazardous Substance Information

Type of Discharge:

Other - Describe

reworked soil fill

Phase II Environmental Site Assessment - 11/22/2023

Hazardous Substance Discharged:

Metals
PAHS

Impacts to the Environment

Impacts to the Environment Information:

Soil Contamination

Lab Results and other Info

Lab results or Report: Labs included in other documents attached below

Additional documentation: Submit other documentation, not listed above (No Fee)

Document Type: Other Document/Assessment - Describe - [Bronzeville Tech Hub Redevelopment Project Cover Ltr]

Payment type: Not Applicable **Payment Amount:** 0

If you have questions please contact:

JENNIFER MEYER

jennifer.meyer1@wisconsin.gov

(608) 219-2205

February 19, 2024 Project Reference #22108

Ms. Jennifer Meyer
Wisconsin Department of Natural Resources
1027 West St. Paul Avenue
Milwaukee, Wisconsin 53233

Subject: Notification of Release for Multiple Parcels for the Bronzeville Tech Hub Brownfield Redevelopment Project
2322 N. 7th Street, 616, 626 and 628 W. North Avenue, and 2317 N. 6th Street
Milwaukee, Wisconsin
BRRTS #TBD

Dear Ms. Meyer:

The Sigma Group, Inc. (Sigma) on behalf of FIT Investment Group (FIT) as the developer and the Redevelopment Authority of the City of Milwaukee (RACM) as the property owner, is providing a *Notification for Hazardous Substance Discharge* and associated cover letter to the Wisconsin Department of Natural Resources (WDNR) for the above-referenced property addresses.

PROPOSED REDEVELOPMENT

FIT is considering redevelopment of the Site with a mixed-use commercial and residential development known as the Bronzeville Creative Arts & Technology Hub. The redevelopment property is comprised of eight contiguous parcels with property addresses of 616, 622, 626, and 628 West North Avenue, 2307 and 2317 North 6th Street, and 2316 and 2322 North 7th Street in Milwaukee, Wisconsin (hereinafter the "Site"). Review of the proposed civil engineering redevelopment plans for the Site include a slab-on-grade mixed-use residential and commercial building with surface and indoor parking. The general location of the Site and individual parcels are presented in **Figure 1**. The conceptual redevelopment site plan is provided in **Sheet C-100**.

As part of the overall development, the eight parcels will be combined into one via Certified Survey Map (CSM). Prior to combining the properties via a CSM, it is anticipated that the WDNR will assign five separate Bureau of Remediation and Redevelopment Tracking System (BRRTS) Environmental Repair Program (ERP) numbers associated with the historic reworked soil fill identified across the Site.

The purpose of this cover letter is to document the release of a hazardous substance discharge to the Site, in accordance with State Statute 292.11, provide project background information associated with the future Bronzeville Tech Hub redevelopment project, and notify the WDNR of FITs intent to combine the properties. As discussed with WDNR on January 12, 2024, one NR 716 Site Investigation Report (SIR), NR 722/724 Remedial Action Options Report (RAOR) and Soil Management Plan (SMP) will therefore be prepared for the development.

SITE CONDITIONS

The Site currently includes eight separate tax-key parcels, owned by RACM and has a combined property area of approximately 1.1 acres. The Site is situated approximately two-blocks east of Interstate Highway 43 within an area that contains high-density mixed-use developments including commercial, light industrial, education, and multi-family residential. The respective parcels are vacant, with the exception of the 628 West North Avenue, which contains a partially demolished single-story commercial building.

Preliminary subsurface investigation activities were initiated in October 2023 to characterize and evaluate subsurface conditions in preparation for the proposed redevelopment. Based on the results of the initial investigation, subsurface impacts (lead, mercury and PAHs) associated with historical reworked soil fill were identified within five of the eight parcels at the Site.

Review of the current WDNR database indicates that petroleum impacts identified on the 2307 N. 6th Street parcel associated with WDNR leaking underground storage tank (LUST) activity #03-41-551687. However, impacts associated with the presence of historical reworked soil fill have not been previously reported. As such, a notification of a hazardous substance release is being submitted for the following parcels:

Site 1) 2322 North 7th Street – PAHs and lead
Site 2) 628 West North Avenue – PAHs
Site 3) 626 West North Avenue – PAHs, lead and mercury
Site 4) 616 West North Avenue – PAHs, lead and mercury
Site 5) 2317 North 6th Street – PAHs and lead

The WTM coordinates of each of the above parcels and their relative location on the Site are presented in **Figure 2**.

RECOMMENDATIONS

Based on the consistency of the subsurface impacts identified at the Site and the proposed future use of the Site as a single development, and our previous discussion, Sigma requests that the results of the site investigation activities and proposed remedial strategies be summarized in a single NR 716 SIR, NR 722/724 RAOR and SMP.

An electronic copy of this document will be uploaded to the RR Program Submittal Portal. Please contact us with any questions or if you require additional information.

Sincerely,

Sincerely,

THE SIGMA GROUP, INC.

Chelsea Corson
Senior Project Manager

Kristin Kurzka, P.E., P.G.
Geosciences Group Leader

Attachments

Figure 1	Site Location Map
Figure 2	WTM Parcel Location Map
Sheet C-100	Conceptual Site Plan

Cc: RR Submittal Portal
Margaret Brunette, WDNR (margaret.brunette@wisconsin.gov)
Mat Reimer, RACM (Mathew.Reimer@milwaukee.gov)
David Misky, RACM (dmisky@milwaukee.gov)
Michael Adetoro, FIT (info@fitinvestmentgroup.com)
Michael Emem, Emem Group (michael@emem-group.com)

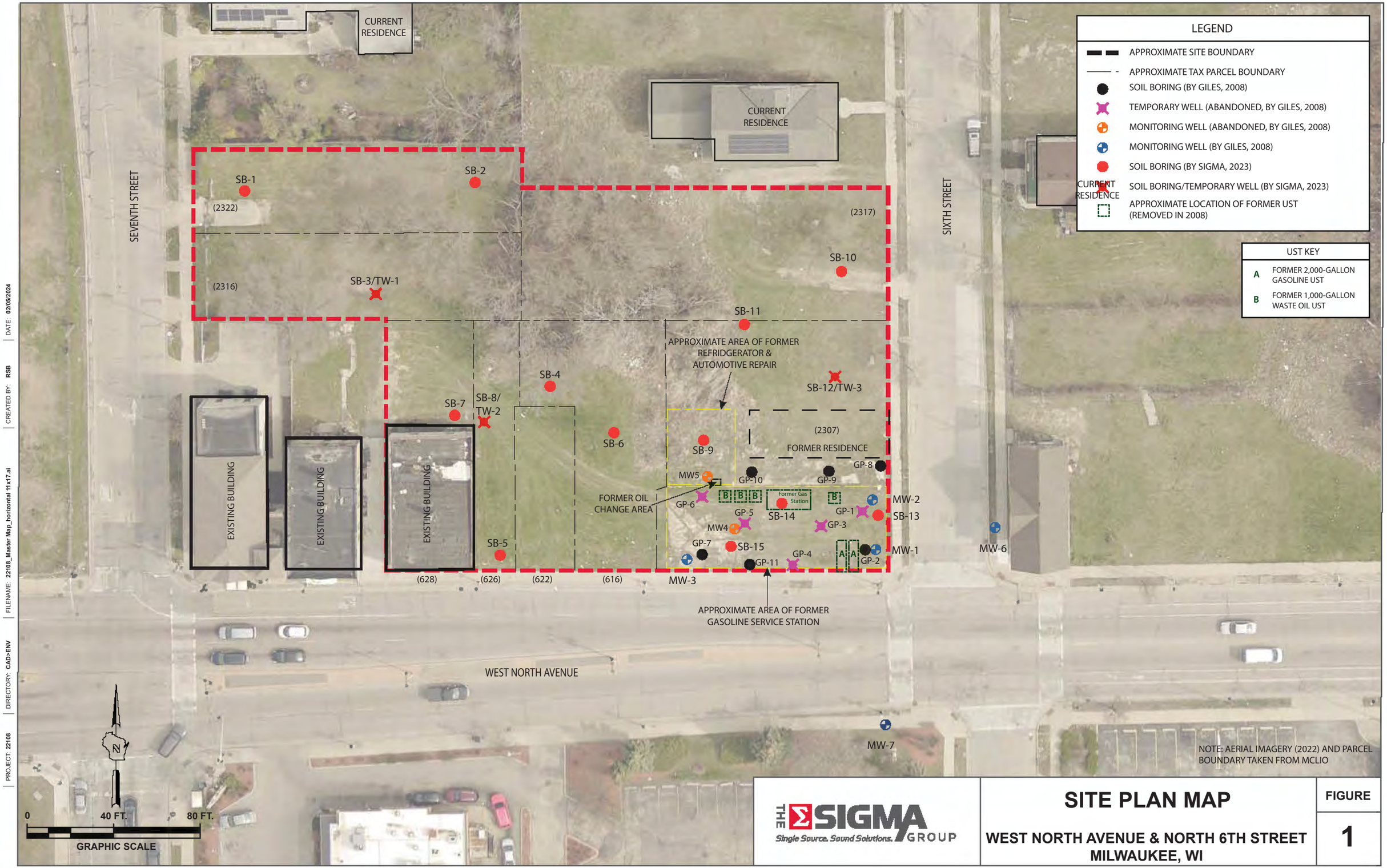
Table 2
Soil Analytical Results
Bronzeville Tech Hub - W. North Ave. and N. 6th St., Milwaukee, Wisconsin
Sigma Project No. 22108

Soil Sample Location:		SB-1		SB-2		SB-3/TW-1		SB-4		SB-5		SB-6		SB-7		SB-8/TW-2		Groundwater Pathway RCL [4]	Non-Industrial Direct Contact RCL [5]	Industrial Direct Contact RCL [6]	Background Threshold Value [7]
Parcel Address/Site #		2322 N. 7th St. - Site #1		2322 N. 7th St. - Site #1		2317 N. 7th St. - NA		616 W. North Ave - Site #4		626 W. North Ave - Site #3		616 W. North Ave - Site #4		628 W. North Ave - Site #2		626 W. North Ave - Site #3					
Sample Depth (feet bgs):		2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	8 - 10	2 - 4	7 - 8	2 - 4	8 - 10	2 - 4	6 - 8				
Sample Collection Date:		10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23				
Depth to Groundwater (feet bgs):		5.12		5.12		5.12		5.49		8.65		5.49		5.49		5.49					
Native Soil (N) or Fill/Reworked Soil (F):		F	N	F	N	F	F/N	F	N	F	N	F	N	F	N	F	N				
Unsaturated (U) or Saturated (S):		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U				
Photoionization Detector	ppm	0.1	0.0	0.0	0.1	0.1	0.1	0.4	0.5	0.3	0.7	0.4	0.2	0.3	0.2	0.6	0.4	NS	NS	NS	NS
VOCs																					
Benzene	mg/kg	<0.011	<0.011	<0.010	<0.0088	<0.010	<0.010	<0.010	<0.0081	<0.010	<0.0093	<0.0087	<0.011	<0.010	<0.012	<0.0097	<0.012	0.0051	1.6	7.07	NS
Bromobenzene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.025	<0.025	<0.020	<0.024	<0.023	<0.021	<0.026	<0.024	<0.029	<0.024	<0.028	NS	342	679	NS
Bromochloromethane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	NS	216	906	NS
Bromodichloromethane	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.022	<0.027	<0.025	<0.030	<0.025	<0.030	0.0003	0.418	1.83	NS
Bromoform	mg/kg	<0.038	<0.036	<0.034	<0.029	<0.035	<0.035	<0.033	<0.027	<0.033	<0.031	<0.029	<0.035	<0.033	<0.039	<0.032	<0.039	0.0023	25.4	113	NS
Bromomethane	mg/kg	<0.062	<0.060	<0.055	<0.048	<0.057	<0.057	<0.055	<0.044	<0.055	<0.050	<0.047	<0.058	<0.054	<0.065	<0.053	<0.064	0.0051	9.6	43	NS
Carbon tetrachloride	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.027	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.031	0.0039	0.916	4.03	NS
Chlorobenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	NS	370	761	NS
Chloroethane	mg/kg	<0.040	<0.038	<0.035	<0.030	<0.036	<0.036	<0.035	<0.028	<0.035	<0.032	<0.030	<0.037	<0.034	<0.041	<0.033	<0.040	0.2266	NS	NS	NS
Chloroform	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.026	<0.026	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.030	0.0033	0.454	1.98	NS
Chloromethane	mg/kg	<0.025	<0.024	<0.022	<0.019	<0.023	<0.023	<0.022	<0.018	<0.022	<0.020	<0.019	<0.023	<0.022	<0.026	<0.021	<0.026	0.0155	159	669	NS
2-Chlorotoluene (,o-)	mg/kg	<0.025	<0.023	<0.022	<0.019	<0.023	<0.022	<0.022	<0.017	<0.022	<0.020	<0.019	<0.023	<0.021	<0.026	<0.021	<0.025	NS	907	907	NS
4-Chlorotoluene (,p-)	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.028	<0.023	<0.028	NS	253	253	NS
cis-1,2-Dichloroethene	mg/kg	<0.032	<0.031	<0.028	<0.025	<0.029	<0.029	<0.028	<0.023	<0.028	<0.026	<0.024	<0.030	<0.028	<0.033	<0.027	<0.033	0.0412	156	2,340	NS
cis-1,3-Dichloropropene	mg/kg	<0.033	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.029	<0.026	<0.025	<0.030	<0.028	<0.034	<0.028	<0.033	0.0003	1,210	1,210	NS
Dibromochloromethane	mg/kg	<0.038	<0.037	<0.034	<0.029	<0.035	<0.035	<0.034	<0.027	<0.033	<0.031	<0.029	<0.036	<0.033	<0.040	<0.032	<0.039	0.032	8.28	38.9	NS
1,2-Dibromo-3-chloropropane	mg/kg	<0.16	<0.15	<0.14	<0.12	<0.14	<0.14	<0.14	<0.11	<0.14	<0.13	<0.12	<0.15	<0.14	<0.16	<0.13	<0.16	0.0002	0.008	0.092	NS
EDB (1,2-Dibromoethane)	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	0.0000282	0.05	0.221	NS
Dibromomethane	mg/kg	<0.021	<0.020	<0.019	<0.016	<0.019	<0.019	<0.019	<0.015	<0.019	<0.017	<0.016	<0.020	<0.018	<0.022	<0.018	<0.022	NS	34	143	NS
1,2-Dichlorobenzene	mg/kg	<0.026	<0.025	<0.023	<0.020	<0.024	<0.024	<0.023	<0.018	<0.023	<0.021	<0.020	<0.024	<0.023	<0.027	<0.022	<0.027	1.168	376	376	NS
1,3-Dichlorobenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.029	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.033	<0.026	<0.032	1.1528	297	297	NS
1,4-Dichlorobenzene	mg/kg	<0.029	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.029	0.144	3.74	16.4	NS
Dichlorodifluoromethane	mg/kg	<0.053	<0.050	<0.047	<0.041	<0.048	<0.048	<0.047	<0.037	<0.046	<0.043	<0.040	<0.049	<0.046	<0.055	<0.045	<0.054	3.0863	126	530	NS
1,1-Dichloroethane	mg/kg	<0.032	<0.031	<0.028	<0.025	<0.029	<0.029	<0.028	<0.023	<0.028	<0.026	<0.024	<0.030	<0.028	<0.033	<0.027	<0.033	0.4834	5.06	22.2	NS
1,2-Dichloroethane	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.029	<0.027	<0.032	<0.026	<0.031	0.0028	0.652	2.87	NS
1,1-Dichloroethene	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.028	<0.027	<0.032	<0.026	<0.031	0.005	320	1,190	NS
1,2-Dichloropropane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	0.0033	3.4	15	NS
1,3-Dichloropropane	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	NS	1,490	1,490	NS
2,2-Dichloropropane	mg/kg	<0.035	<0.033	<0.031	<0.027	<0.032	<0.032	<0.031	<0.025	<0.030	<0.028	<0.026	<0.032	<0.030	<0.036	<0.029	<0.035	NS	191	191	NS
1,1-Dichloropropene	mg/kg	<0.023	<0.022	<0.021	<0.018	<0.021	<0.021	<0.021	<0.016	<0.020	<0.019	<0.018	<0.022	<0.020	<0.024	<0.020	<0.024	NS	NS	NS	NS
Ethylbenzene	mg/kg	<0.014	<0.014	<0.013	<0.011	<0.013	<0.013	<0.013	<0.010	<0.013	<0.012	<0.011	<0.013	<0.013	<0.015	<0.012	<0.015	1.57	8.02	35.4	NS
Hexachlorobutadiene	mg/kg	<0.035	<0.033	<0.031	<0.027	<0.032	<0.032	<0.031	<0.025	<0.031	<0.028	<0.027	<0.033	<0.031	<0.036	<0.029	<0.036	NS	1.63	7.19	NS
Isopropylbenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.027	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.031	NS	NS	NS	NS
Di-isopropyl Ether	mg/kg	<0.022	<0.021	<0.019	<0.017	<0.020	<0.020	<0.019	<0.015	<0.019	<0.018	<0.016	<0.020	<0.019	<0.022	<0.018	<0.022	NS	2,260	2,260	NS
Methylene chloride	mg/kg	<0.13	<0.12	<0.11	<0.099	<0.12	<0.12	<0.11	<0.090	<0.11	<0.10	<0.097	<0.12	<0.11	<0.13	<0.11	<0.13	0.0026	61.8	1,150	NS
Methyl-tert-butyl-ether	mg/kg	<0.031	<0.029	<0.027	<0.024	<0.028	<0.028	<0.027	<0.022	<0.027	<0.025	<0.023	<0.029	<0.027	<0.032	<0.026	<0.031	0.027	63.8	282	NS
Naphthalene	mg/kg	<0.026	<0.025	<0.023	<0.020	<0.024	<0.024	<0.023	<0.018	<0.023	<0.021	0.029 J B	<0.024	<0.023	<0.027	<0.022	<0.027	0.6582	5.52	24.1	NS
n-Butylbenzene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.027	<0.025	<0.023	<0.028	<0.027	<0.032	<0.026	<0.031	NS	108	108	NS
n-Propylbenzene	mg/kg	<0.032	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.028	<0.026	<0.025	<0.030	<0.028	<0.034	<0.027	<0.033	NS	264	264	NS
p-Isopropyltoluene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	NS	162	162	NS
sec-Butylbenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	NS	145	145	NS
Styrene	mg/kg	<0.030	<0.029	<0.027	<0.023	<0.028	<0.028	<0.027	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.026	<0.031	0.22	867	867	NS
tert-Butylbenzene	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	NS	183	183	NS
1,1,1,2-Tetrachloroethane	mg/kg	<0.036	<0.035	<0.032	<0.028	<0.033	<0.033	<0.032	<0.026	<0.032	<0.029	<0.028	<0.034	<0.032	<0.038	<0.031	<0.037	0.0534	2.78	12.3	NS
1,1,2,2-Tetrachloroethane	mg/kg	<0.031	<0.030	<0.028	<0.024	<0.029	<0.028	<0.028	<0.022	<0.027	<0.025	<0.024	<0.029	<0.027	<0.032	<0.026	<0.032	0.0002	0.81	3.6	NS
Tetrachloroethene (PCE)	mg/kg	<0.029	<0.028	<0.026	<0.022	<0.027	<0.026	<0.026	<0.020	<0.025	<0.023	<0.022	<0.027	<0.025	<0.030	<0.024	<0.030	0.0045	33	145	NS
Toluene	mg/kg	<0.012	<0.011	<0.010	<0.0089	<0.011	<0.010	<0.010	<0.0081	<0.010	<0.0093	<0.0088	<0.011	<0.010	<0.012	<0.0097	<0.012	1.1072	818	818	NS
trans-1,2-Dichloroethene	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.028	<0.023	<0.028	0.0626	1,560	1,850	NS
trans-1,3-Dichloropropene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.022	<0.026	<0.025	<0.029	<0.024	<0.029	0.0003	1,510	1,510	NS
1,2,3-Trichlorobenzene	mg/kg	<0.036	<0.034	<0.032	<0.028	<0.033	<0.033	<0.032	<0.025	<0.031	<0.029	<0.027	<0.033	<0.031	<0.037	<0.030	<0.037	NS	62.6	934	NS
1,2,4-Trichlorobenzene	mg/kg	<0.027	<0.026	<0.024	<0.021	<0.025	<0.024	<0.024	<0.019	<0.023	<0.022	<0.020	<0.025	<0.023	<0.028	<0.023	<0.027	1.1072	24	113	NS
1,1,1-Trichloroethane	mg/kg	<0.030	<0.028	<0.026	<0.023	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.030	0.1402	640	640	NS
1,1,2-Trichloroethane	mg/kg	<0.028	<0.026	<0.024	<0.021	<0.025	<0.025	<0.024	<0.019	<0.024	<0.022	<0.021	<0.026	<0.024	<0.029	<0.023	<0.028	0.0032	1.59	7.01	NS
Trichloroethene (TCE)	mg/kg	<0.013	<0.012	<0.011	<0.0099	<0.012	<0.012	<0.011	<0.0091	<0.011	<0.010	<0.0098	<0.012	<0.011	<0.013	<0.011	<0.013	0.0036	1.3	8.41	NS
Trichlorofluoromethane	mg/kg	<0.034	<0.032	<0.030	<0.026	<0.031	<0.031	<0.030	<0.024	<0.029	<0.027	<0.026	<0.031	<0.029	<0.035	<0.028	<0.034	NS	1,230	1,230	NS
1,2,3-Trichloropropane	mg/kg	<0.032	<0.031	<0.029	<0.025	<0.030	<0.030	<0.029	<0.023	<0.028	<0.026	<0.025	<0.030	<0.028	<0.034	<0.027	<0.033	0.0519	0.005	0.109	NS
1,2,4-Trimethylbenzene	mg/kg	<0.028	<0.027	<0.025	<0.022	<0.026	<0.026	<0.025	<0.020	<0.025	<0.023	<0.021	<0.026	<0.024	<0.029	<0.024	<0.029	NS	219	219	NS
1,3,5-Trimethylbenzene	mg/kg	<0.030	<0.028	<0.026	<0.023	<0.027	<0.027	<0.026	<0.021	<0.026	<0.024	<0.023	<0.028	<0.026	<0.031	<0.025	<0.030	NS	182	182	NS
Trimethylbenzenes (total)	mg/kg	<0.058	<0.055	<0.051	<0.045	<0.053	<0.053	<0.051	<0.041	<0.051	<0.047	<0.044	<0.054	<0.050	<0.060	<0.049	<0.059	1.3787	NS	NS	NS
Vinyl Chloride	mg/kg	<0.021	<0.020	<0.018	<0.016	<0.019	<0.019	<0.018	<0.014	<0.018	<0.017	<0.016	<0.019	<0.018	<0.021	<0.017	<0.021	0.0001	0.067	2.08	NS
Xylenes (total)	mg/kg	<0.017	<0.016	<0.015	<0.013	<0.016	<0.016	<0.015	<0.012	<0.015	<0.014	<0.013	<0.016	<0.015	<0.018	<0.015	<0.018	3.96	260	260	NS
PAHs																					
Acenaphthene	mg/kg	<0.0082	<0.0082	<0.0079	<0.0079	<0.0079	<0.0082	0.0088 J	<0.0074	<0.0078	<0.0075	0.35	<0.0081	<0.0078	<0.0089	0.022 J	<0.0084	NS	3,590	45,200	NS
Acenaphthylene	mg/kg	<0.0069	<0.0069	<0.0066	<0.0066	<0.0066	<0.0068	<0.0065	<0.0061	<0.0065	<0.0062	0.032 J	<0.0068	<0.0065	<0.0074	0.029 J	<0.0070	NS	NS	NS	NS
Anthracene	mg/kg	0.016 J	<0.0083	0.017 J	<0.0080	<0.0080	<0.0082	0.026 J	<0.0074	<0.0078	<0.0075	0.81	<0.0081	0.013 J	<0.0089	0.11	<0.0085	196.9492	17,900	100,000	NS
Benzo(a)anthracene	mg/kg	0.076	<0.0086	0.11	<0.0083	0.030 J	<0.0085	0.11	<0.0077	0.031 J	<0.0078	[2.2]	0.017 J	0.086	<0.0092	0.72	0.034 J	NS	1.14	20.8	NS
Benzo(a)pyrene	mg/kg	0.10	<0.039	[0.15]	<0.038	0.065	<0.039	[0.15]	<0.035	0.058	<0.036	[2.0]	0.043	[0.13]	<0.042	[0.79]	0.064	0.47	0.115	2.11	NS
Benzo(b)fluoranthene	mg/kg	0.12	<0.038	0.17	<0.037	0.078	<0.038	0.16	<0.034	0.061	<0.035	[2.4]	0.045	0.15	<0.042	0.89	0.07	0.4781	1.15	21.1	NS
Benzo(ghi)perylene	mg/kg	0.08	<0.0088	0.12	0.039	0.058	<0.0087	0.11	<0.0078	0.049	<0.0080	1.2	0.039 J	0.11	<0.0094	0.52	0.059	NS	NS	NS	NS
Benzo(k)fluoranthene	mg/kg	0.036 J	<0.015	0.067	<0.015	<0.015	<0.015	0.055	<0.014	0.014 J	<0.014	1.1	<0.015	0.053	<0.017	0.37	0.025 J	NS	11.5	211	NS
Chrysene	mg/kg	0.084	<0.011	0.12	<0.010	0.05	<0.011	0.12	<0.0095	0.030 J	<0.0097	2.3	<0.010	0.097	<0.011	0.72	0.031 J	0.1442	115	2,110	NS
Dibenzo(a,h)anthracene	mg/kg	0.04	<0.040	0.046	<0.039	<0.039	<0.040	0.044	<0.036	<0.038	<0.037	[0.45]	<0.040	0.039	<0.043	[0.16]	<0.041	NS	0.115	2.11	NS
Fluoranthene	mg/kg	0.15	<0.0094	0.19	<0.0091	0.075	<0.0093	0.22	<0.0084	0.051	<0.0086	4.7	0.016 J	0.16	<0.010	1.5	0.037 J	88.8778	2,390	30,100	NS
Fluorene	mg/kg	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.011	<0.011	<0.011	<0.011	0.42	<0.012	<0.011	<0.013	0.022 J	<0.012	14.8299	2,390	30,100	NS
Indeno(1,2,3-cd)pyrene	mg/kg	0.07	<0.039	0.11	<0.038	0.047	<0.039	0.11	<0.035	0.038	<0.036	[1.3]	<0.039	0.1	<0.042	0.55	0.049	NS	1.15	21.1	NS
1-Methylnaphthalene	mg/kg	<0.0072	<0.0072	<0.0070	<0.0070	<0.0070	<0.0072	<0.0068	<0.0065	<0.0068	<0.0066	0.11 J	<0.0071	<0.0069	<0.0078	0.0090 J	<0.0074	NS	17.6	72.7	NS
2-Methylnaphthalene	mg/kg	<0.0081	<0.0081	<0.0078	<0.0078	<0.0078	<0.0080	<0.0076	<0.0073	0.010 J	<0.0074	0.16	<0.0080	<0.0077	<0.0087	0.011 J	<0.0083	NS	239	3,010	NS
Naphthalene	mg/kg	<0.0073	<0.0073	0.0075 J	<0.0071	<0.0070	<0.0073	0.0092 J	<0.0065	0.012 J	<0.0067	0.17	<0.0072	0.0089 J	<0.0079	0.030 J	<0.0075	0.6582	5.52	24.1	NS
Phenanthrene	mg/kg	0.067	<0.0088	0.064	<0.0085	0.048	<0.0087	0.1	<0.0079	0.030 J	<0.0080	2.9	<0.0087	0.058	<0.0095	0.44	0.014 J	NS	NS	NS	NS
Pyrene	mg/kg	0.13	<0.011	0.19	<0.011	0.09	<0.011	0.22	<0.0099	0.047	<0.010	4.1	0.015 J	0.16	<0.012	1.6	0.034 J	54.5455	1,790	22,600	NS
RCRA Metals																					
Arsenic	mg/kg	3.0 *	{[11]}	{[8.0]}	{[15]}	{[9.3]}	6.7 *	4.9 *	3.0 *	{[12]}	4.1 *	6.1 *	4.8 *	7.4 *	6.1 *	6.9 *	4.2 *	0.584	0.677	3	8
Barium	mg/kg	120	43	62	59	99	21	49	19	72	16	82	26	57	55	91	120	164.8	15,300	100,000	364
Cadmium	mg/kg	0.31 B	0.57 B	0.40 B	0.61 B	0.67 B	0.60 B	0.36 B	0.39 B	0.48 B	0.41 B	0.68 B	0.48 B	0.35 B	0.36 B	0.52 B	0.48 B	0.752	71.1	985	1
Chromium	mg/kg	16	11	14	13	25	7.9	12	7	20	8.9	12	9	13	15	14	23	360,000	NS	NS	44
Lead	mg/kg	54	14	43 *	21	32 *	10	47 *	8.2	58	8.7	270	13	47 *	18	150	22	27	400	800	52
TCLP, Lead	mg/L	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0075 +	NA	NS	NS	NS	5**
Mercury	mg/kg	0.052 B	0.023 B	0.14 B	0.029 B	0.081 B	0.025 B	0.31 B	0.016 J B	0.10 B	0.016 J B	0.36 B	0.031 B	0.084 B	0.020 B	0.61	0.073	0.208	3.13	3.13	NS
Selenium	mg/kg	1.0 J B	1.2 B	1.1 B	2.0 B	0.68 J B	0.93 J B	1.2 B	1.2 B	0.71 J B	1.1 B	1.0 J B	1.1 J B	0.59	0.91 J B	0.74 J B	1.5 B	0.52	391	5,840	NS
Silver	mg/kg	<0.15	<0.15	<0.13	<0.15	<0.15	<0.14	<0.15	<0.14	<0.13	<0.13	<0.14	<0.15	<0.13	<0.14	<0.13	<0.16	0.8491	391	5,840	NS

Notes:
1. Unsaturated/smear zone versus saturated soil conditions based on: (1) measured water levels in adjacent/nearby monitoring wells, or (2) soil moisture conditions recorded on soil boring logs during drilling.
2. Analytical units: mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
3. NA = not analyzed NS = no standard established
4. Groundwater Pathway RCL = Residual Contaminant Level for protection of groundwater (dilution factor of 2) as presented on the WDNR's RCL Spreadsheet (dated December 2018) referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated June 2014.
5. Non-Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at a non-industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web
6. Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at an industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated
7. Background Threshold Value = Non-outlier trace element maximum levels in Wisconsin surface soils from USGS report "Distribution and Variation of Arsenic in Wisconsin Surface Soils, With Data on Other Trace Elements" (revised February 2013).
8. TCLP - Toxicity Characteristic Leaching Procedure
9. Laboratory flags: B = Analyte found in the blank and sample
J = Analyte detected between Limit of Detection and Limit of Quantitation
C = Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
C9 = Calibration Verification recovery was outside the method control limits for this analyte. The LCS for this analyte met CCV acceptance criteria, and was used to validate the batch.
10. Methanol blank results: 07/30/08, 08/25/09, and 10/05/23: All VOCs reported less than laboratory Limits of Detection.
11. Exceedances: **BOLD** = Concentration greater than Groundwater Pathway RCL
[ ] = Concentration greater than Non-Industrial Direct Contact RCL (any depth)
{ } = Concentration greater than Industrial Direct Contact RCL (any depth)
* = Concentration is less than Background Threshold Value. NR 720 RCL exceedances are not indicated.

5** = US EPA TCLP Threshold Value (mg/L)
\+ = Laboratory Control Sample and/or Laboratory Control Sample Duplicate is outside acceptance lmiites, high biased.
\# = Initial Calibration Verification (ICV) is outside acceptance limits, high biased.

Data entered / updated by: KAL Date: 10/25/23
Data checked by: CMC Date: 11/17/23



THE SIGMA GROUP
Single Source. Sound Solutions.

SITE PLAN MAP

WEST NORTH AVENUE & NORTH 6TH STREET
MILWAUKEE, WI

FIGURE
1

PROJECT: 22108 | DIRECTORY: CAD>ENV | FILENAME: 22108_Master Map_horizontal 11x17.ai | CREATED BY: RSB | DATE: 02/05/2024

Table 2
Soil Analytical Results
Bronzeville Tech Hub - W. North Ave. and N. 6th St., Milwaukee, Wisconsin
Sigma Project No. 22108

Soil Sample Location:		SB-9		SB-10		SB-11		SB-12/TW-3		SB-13			SB-14		SB-15			Groundwater Pathway RCL [4]	Non-Industrial Direct Contact RCL [5]	Industrial Direct Contact RCL [6]	Background Threshold Value [7]
Parcel Address/Site #		2307-2307 N. 6th St - LUST		2317 N. 6th St - Site #5		2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST			2307-2307 N. 6th St - LUST		2307-2307 N. 6th St - LUST						
Sample Depth (feet bgs):		2 - 4	8 - 10	2 - 4	6 - 8	2 - 4	6 - 8	2 - 4	8 - 10	2 - 4	6 - 8	12 - 15	2 - 4	6 - 8	2 - 4	6 - 8	12 - 15				
Sample Collection Date:		10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23	10/5/23				
Depth to Groundwater (feet bgs):		8.65		7.05		7.05		7.05		7.86			7.86		8.65						
Native Soil (N) or Fill / Reworked Soil (F):		F	N	F	N	F	N	N	N	F	N	N	F	N	F	N	N				
Unsaturated/Smear Zone (U) or Saturated (S):		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U				
Photoionization Detector	ppm	0.8	0.3	0.9	0.6	0.7	0.6	0.6	0.8	0.4	0.2	843	0.6	1.1	0.7	0.8	337	NS	NS	NS	NS
VOCs																					
Benzene	mg/kg	<0.011	<0.012	<0.0089	<0.0097	<0.0087	<0.0093	0.0085	<0.0087	0.01 J	<0.0099	<0.037	<0.011	<0.0088	<0.0092	<0.0094	<0.096	0.0051	1.6	7.07	NS
Bromobenzene	mg/kg	<0.027	<0.030	<0.022	<0.024	<0.021	<0.023	<0.021	<0.021	<0.024	<0.024	<0.089	<0.026	<0.021	<0.022	<0.023	<0.23	NS	342	679	NS
Bromochloromethane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	NS	216	906	NS
Bromodichloromethane	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.022	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.25	0.0003	0.418	1.83	NS
Bromoform	mg/kg	<0.037	<0.040	<0.030	<0.032	<0.029	<0.031	<0.028	<0.029	<0.033	<0.033	<0.12	<0.036	<0.029	<0.030	<0.031	<0.32	0.0023	25.4	113	NS
Bromomethane	mg/kg	<0.061	<0.066	<0.049	<0.053	<0.048	<0.051	<0.046	<0.047	<0.054	<0.054	<0.20	<0.059	<0.048	<0.050	<0.051	<0.52	0.0051	9.6	43	NS
Carbon tetrachloride	mg/kg	<0.030	<0.032	<0.023	<0.025	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.096	<0.028	<0.023	<0.024	<0.025	<0.25	0.0039	0.916	4.03	NS
Chlorobenzene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	NS	370	761	NS
Chloroethane	mg/kg	<0.039	<0.042	<0.031	<0.033	<0.030	<0.032	<0.029	<0.030	<0.034	<0.034	<0.13	<0.037	<0.030	<0.032	<0.032	<0.33	0.2266	NS	NS	NS
Chloroform	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.021	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.24	0.0033	0.454	1.98	NS
Chloromethane	mg/kg	<0.025	<0.027	<0.020	<0.021	<0.019	<0.020	<0.019	<0.019	<0.022	<0.022	<0.080	<0.024	<0.019	<0.020	<0.021	<0.21	0.0155	159	669	NS
2-Chlorotoluene (,o-)	mg/kg	<0.024	<0.026	<0.019	<0.021	<0.019	<0.020	<0.018	<0.019	<0.021	<0.021	<0.079	<0.023	<0.019	<0.020	<0.020	<0.21	NS	907	907	NS
4-Chlorotoluene (,p-)	mg/kg	<0.027	<0.029	<0.021	<0.023	<0.021	<0.022	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.022	<0.23	NS	253	253	NS
cis-1,2-Dichloroethene	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.024	<0.026	<0.024	<0.024	<0.027	<0.028	<0.10	<0.030	<0.024	<0.026	<0.026	<0.27	0.0412	156	2,340	NS
cis-1,3-Dichloropropene	mg/kg	<0.032	<0.034	<0.025	<0.028	<0.025	<0.027	<0.024	<0.025	<0.028	<0.028	<0.10	<0.031	<0.025	<0.026	<0.027	<0.27	0.0003	1,210	1,210	NS
Dibromochloromethane	mg/kg	<0.038	<0.040	<0.030	<0.032	<0.029	<0.031	<0.028	<0.029	<0.033	<0.033	<0.12	<0.036	<0.029	<0.031	<0.031	<0.32	0.032	8.28	38.9	NS
1,2-Dibromo-3-chloropropane	mg/kg	<0.15	<0.16	<0.12	<0.13	<0.12	<0.13	<0.12	<0.12	<0.13	<0.13	<0.50	<0.15	<0.12	<0.13	<0.13	<1.3	0.0002	0.008	0.092	NS
EDB (1,2-Dibromoethane)	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	0.0000282	0.05	0.221	NS
Dibromomethane	mg/kg	<0.021	<0.022	<0.016	<0.018	<0.016	<0.017	<0.016	<0.016	<0.018	<0.018	<0.068	<0.020	<0.016	<0.017	<0.017	<0.18	NS	34	143	NS
1,2-Dichlorobenzene	mg/kg	<0.026	<0.028	<0.020	<0.022	<0.020	<0.021	<0.019	<0.020	<0.022	<0.023	<0.084	<0.025	<0.020	<0.021	<0.021	<0.22	1.168	376	376	NS
1,3-Dichlorobenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.026	<0.023	<0.024	<0.027	<0.027	<0.10	<0.030	<0.024	<0.025	<0.026	<0.26	1.1528	297	297	NS
1,4-Dichlorobenzene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.025	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	0.144	3.74	16.4	NS
Dichlorodifluoromethane	mg/kg	<0.052	<0.056	<0.041	<0.045	<0.040	<0.043	<0.039	<0.040	<0.045	<0.046	<0.17	<0.050	<0.040	<0.042	<0.043	<0.44	3.0863	126	530	NS
1,1-Dichloroethane	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.024	<0.026	<0.024	<0.024	<0.028	<0.028	<0.10	<0.030	<0.025	<0.026	<0.026	<0.27	0.4834	5.06	22.2	NS
1,2-Dichloroethane	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	<0.098	<0.029	<0.023	<0.025	<0.025	<0.26	0.0028	0.652	2.87	NS
1,1-Dichloroethene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	<0.098	<0.029	<0.023	<0.025	<0.025	<0.26	0.005	320	1,190	NS
1,2-Dichloropropane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	0.0033	3.4	15	NS
1,3-Dichloropropane	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	NS	1,490	1,490	NS
2,2-Dichloropropane	mg/kg	<0.034	<0.037	<0.027	<0.029	<0.027	<0.028	<0.026	<0.026	<0.030	<0.030	<0.11	<0.033	<0.027	<0.028	<0.029	<0.29	NS	191	191	NS
1,1-Dichloropropene	mg/kg	<0.023	<0.025	<0.018	<0.020	<0.018	<0.019	<0.017	<0.018	<0.020	<0.020	<0.075	<0.022	<0.018	<0.019	<0.019	<0.20	NS	NS	NS	NS
Ethylbenzene	mg/kg	<0.014	<0.015	<0.011	<0.012	<0.011	<0.012	<0.011	<0.011	<0.012	<0.012	**3.8**	<0.013	<0.011	<0.012	<0.012	<0.12	1.57	8.02	35.4	NS
Hexachlorobutadiene	mg/kg	<0.034	<0.037	<0.027	<0.030	<0.027	<0.029	<0.026	<0.027	<0.030	<0.030	<0.11	<0.033	<0.027	<0.028	<0.029	<0.29	NS	1.63	7.19	NS
Isopropylbenzene	mg/kg	<0.030	<0.032	<0.023	<0.025	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	1.1	<0.028	<0.023	<0.024	<0.025	<0.25	NS	NS	NS	NS
Di-isopropyl Ether	mg/kg	<0.021	<0.023	<0.017	<0.018	<0.016	<0.018	<0.016	<0.016	<0.019	<0.019	<0.069	<0.020	<0.017	<0.017	<0.018	<0.18	NS	2,260	2,260	NS
Methylene chloride	mg/kg	<0.13	<0.14	<0.10	<0.11	<0.097	<0.10	<0.095	<0.097	<0.11	<0.11	<0.41	<0.12	<0.098	<0.10	<0.10	<1.1	0.0026	61.8	1,150	NS
Methyl-tert-butyl-ether	mg/kg	<0.030	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.023	<0.026	<0.027	<0.099	<0.029	<0.024	<0.025	<0.025	<0.26	0.027	63.8	282	NS
Naphthalene	mg/kg	<0.026	<0.028	<0.020	<0.022	<0.020	<0.021	0.043 J B	<0.020	0.025 J	<0.023	**1.4**	<0.025	<0.020	<0.021	<0.021	<0.22	0.6582	5.52	24.1	NS
n-Butylbenzene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.023	<0.023	<0.026	<0.026	1.8	<0.029	<0.023	<0.024	<0.025	<0.26	NS	108	108	NS
n-Propylbenzene	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.025	<0.026	<0.024	<0.025	<0.028	<0.028	4.7	<0.031	<0.025	<0.026	<0.027	<0.27	NS	264	264	NS
p-Isopropyltoluene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	0.44	<0.027	<0.022	<0.023	<0.023	<0.24	NS	162	162	NS
sec-Butylbenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	0.81	<0.029	<0.024	<0.025	<0.026	<0.26	NS	145	145	NS
Styrene	mg/kg	<0.030	<0.032	<0.024	<0.026	<0.023	<0.025	<0.022	<0.023	<0.026	<0.026	<0.097	<0.028	<0.023	<0.024	<0.025	<0.25	0.22	867	867	NS
tert-Butylbenzene	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	<0.10	<0.029	<0.024	<0.025	<0.026	<0.26	NS	183	183	NS
1,1,1,2-Tetrachloroethane	mg/kg	<0.036	<0.038	<0.028	<0.031	<0.028	<0.030	<0.027	<0.028	<0.031	<0.031	<0.12	<0.034	<0.028	<0.029	<0.030	<0.30	0.0534	2.78	12.3	NS
1,1,2,2-Tetrachloroethane	mg/kg	<0.031	<0.033	<0.024	<0.026	<0.024	<0.025	<0.023	<0.024	<0.027	<0.027	<0.10	<0.029	<0.024	<0.025	<0.026	<0.26	0.0002	0.81	3.6	NS
Tetrachloroethene (PCE)	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.022	<0.024	<0.021	<0.022	<0.025	<0.025	<0.093	<0.027	<0.022	<0.023	<0.024	<0.24	0.0045	33	145	NS
Toluene	mg/kg	<0.011	<0.012	<0.0090	<0.0097	<0.0088	<0.0094	0.031	<0.0088	<0.0099	<0.0099	0.14	<0.011	<0.0088	<0.0093	<0.0094	<0.097	1.1072	818	818	NS
trans-1,2-Dichloroethene	mg/kg	<0.027	<0.029	<0.021	<0.023	<0.021	<0.022	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.022	<0.23	0.0626	1,560	1,850	NS
trans-1,3-Dichloropropene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.022	<0.023	<0.021	<0.022	<0.024	<0.024	<0.091	<0.027	<0.022	<0.023	<0.023	<0.24	0.0003	1,510	1,510	NS
1,2,3-Trichlorobenzene	mg/kg	<0.035	<0.038	<0.028	<0.030	<0.027	<0.029	<0.027	<0.027	<0.031	<0.031	<0.11	<0.034	<0.027	<0.029	<0.029	<0.30	NS	62.6	934	NS
1,2,4-Trichlorobenzene	mg/kg	<0.026	<0.028	<0.021	<0.023	<0.020	<0.022	<0.020	<0.020	<0.023	<0.023	<0.086	<0.025	<0.021	<0.022	<0.022	<0.23	1.1072	24	113	NS
1,1,1-Trichloroethane	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.023	<0.024	<0.022	<0.023	<0.026	<0.026	<0.095	<0.028	<0.023	<0.024	<0.024	<0.25	0.1402	640	640	NS
1,1,2-Trichloroethane	mg/kg	<0.027	<0.029	<0.022	<0.023	<0.021	<0.023	<0.020	<0.021	<0.024	<0.024	<0.088	<0.026	<0.021	<0.022	<0.023	<0.23	0.0032	1.59	7.01	NS
Trichloroethene (TCE)	mg/kg	<0.013	<0.014	<0.010	<0.011	<0.0098	<0.010	<0.0095	<0.0098	<0.011	<0.011	<0.041	<0.012	<0.0098	<0.010	<0.011	<0.11	0.0036	1.3	8.41	NS
Trichlorofluoromethane	mg/kg	<0.033	<0.035	<0.026	<0.028	<0.026	<0.027	<0.025	<0.026	<0.029	<0.029	<0.11	<0.032	<0.026	<0.027	<0.027	<0.28	NS	1,230	1,230	NS
1,2,3-Trichloropropane	mg/kg	<0.032	<0.034	<0.025	<0.027	<0.025	<0.026	<0.024	<0.025	<0.028	<0.028	<0.10	<0.031	<0.025	<0.026	<0.027	<0.27	0.0519	0.005	0.109	NS
1,2,4-Trimethylbenzene	mg/kg	<0.028	<0.030	<0.022	<0.024	<0.021	<0.023	0.045 J	<0.021	0.03 J	<0.024	27	<0.026	<0.021	<0.023	<0.023	0.32 J	NS	219	219	NS
1,3,5-Trimethylbenzene	mg/kg	<0.029	<0.031	<0.023	<0.025	<0.023	<0.024	<0.022	<0.023	<0.026	<0.026	2.3	<0.028	<0.023	<0.024	<0.024	<0.25	NS	182	182	NS
Trimethylbenzenes (total)	mg/kg	<0.057	<0.061	<0.045	<0.049	<0.044	<0.047	0.045	<0.044	0.030	<0.050	**29.3**	<0.054	<0.054	<0.057	<0.057	0.32	1.3787	NS	NS	NS
Vinyl Chloride	mg/kg	<0.020	<0.022	<0.016	<0.017	<0.016	<0.017	<0.015	<0.016	<0.018	<0.018	<0.066	<0.019	<0.016	<0.017	<0.017	<0.17	0.0001	0.067	2.08	NS
Xylenes (total)	mg/kg	<0.017	<0.018	<0.013	<0.015	<0.013	<0.014	0.096	<0.013	0.038	<0.015	**6.0**	<0.016	<0.013	<0.014	<0.014	<0.14	3.96	260	260	NS
PAHs																					
Acenaphthene	mg/kg	<0.0083	<0.0086	<0.0073	<0.0079	0.0080 J	<0.0075	<0.0074	<0.0074	0.33	0.097	NA	0.010 J	<0.0074	<0.0075	<0.0075	NA	NS	3,590	45,200	NS
Acenaphthylene	mg/kg	<0.0069	<0.0072	<0.0061	<0.0066	<0.0067	<0.0062	<0.0062	<0.0061	0.095	0.019 J	NA	<0.0069	<0.0062	<0.0063	<0.0063	NA	NS	NS	NS	NS
Anthracene	mg/kg	<0.0083	<0.0087	0.013 J	<0.0079	0.028 J	<0.0075	0.010 J	<0.0074	1.0	0.30	NA	0.029 J	<0.0075	<0.0076	<0.0076	NA	196.9492	17,900	100,000	NS
Benzo(a)anthracene	mg/kg	0.031 J	<0.0090	0.12	<0.0082	0.19	<0.0078	0.075	<0.0077	[**2.7**]	[**1.2**]	NA	0.18	<0.0078	0.04	<0.0079	NA	NS	1.14	20.8	NS
Benzo(a)pyrene	mg/kg	0.059	<0.041	[**0.17**]	<0.037	[**0.22**]	<0.035	0.085	<0.035	{[**3.4**]}	[**1.3**]	NA	[**0.21**]	<0.035	0.066	<0.036	NA	0.47	0.115	2.11	NS
Benzo(b)fluoranthene	mg/kg	0.07	<0.040	0.21	<0.037	0.3	<0.035	0.12	<0.034	[**3.8**]	[**1.7**]	NA	0.29	<0.035	0.072	<0.035	NA	0.4781	1.15	21.1	NS
Benzo(ghi)perylene	mg/kg	0.058	<0.0092	0.13	<0.0084	0.091	<0.0079	0.032 J	<0.0078	2.2	0.57	NA	0.085	<0.0079	0.033 J	0.0088 J	NA	NS	NS	NS	NS
Benzo(k)fluoranthene	mg/kg	0.017 J	<0.016	0.07	<0.015	0.12	<0.014	0.039	<0.014	1.7	0.57	NA	0.12	<0.014	0.030 J	<0.014	NA	NS	11.5	211	NS
Chrysene	mg/kg	0.031 J	<0.011	**0.15**	<0.010	**0.21**	<0.0097	0.1	<0.0095	**2.9**	**1.2**	NA	**0.2**	<0.0096	0.041	<0.0098	NA	0.1442	115	2,110	NS
Dibenzo(a,h)anthracene	mg/kg	<0.040	<0.042	0.052	<0.038	<0.039	<0.036	<0.036	<0.036	[**0.61**]	[**0.21**]	NA	<0.040	<0.036	<0.037	<0.037	NA	NS	0.115	2.11	NS
Fluoranthene	mg/kg	0.039 J	<0.0099	0.24	<0.0090	0.38	<0.0085	0.14	<0.0084	6.5	2.4	NA	0.35	<0.0085	0.046	<0.0086	NA	88.8778	2,390	30,100	NS
Fluorene	mg/kg	<0.012	<0.013	<0.011	<0.011	<0.012	<0.011	<0.011	<0.011	0.39	0.092	NA	<0.012	<0.011	<0.011	<0.011	NA	14.8299	2,390	30,100	NS
Indeno(1,2,3-cd)pyrene	mg/kg	0.049	<0.041	0.12	<0.038	0.089	<0.036	0.035 J	<0.035	[**2.6**]	0.88	NA	0.095	<0.036	<0.036	<0.036	NA	NS	1.15	21.1	NS
1-Methylnaphthalene	mg/kg	<0.0073	<0.0076	<0.0064	<0.0069	<0.0070	<0.0065	0.08	<0.0065	0.052 J	0.032 J	NA	0.0078 J	<0.0065	<0.0066	<0.0066	NA	NS	17.6	72.7	NS
2-Methylnaphthalene	mg/kg	<0.0082	<0.0085	<0.0072	<0.0078	0.0089 J	<0.0074	0.1	<0.0073	0.058 J	0.042 J	NA	0.011 J	<0.0073	<0.0074	<0.0074	NA	NS	239	3,010	NS
Naphthalene	mg/kg	<0.0073	<0.0077	<0.0065	<0.0070	0.0086 J	<0.0066	0.068	<0.0065	0.12	0.025 J	NA	0.020 J	<0.0066	<0.0067	<0.0067	NA	0.6582	5.52	24.1	NS
Phenanthrene	mg/kg	0.018 J	<0.0093	0.069	<0.0084	0.14	<0.0080	0.1	<0.0079	3.7	0.97	NA	0.14	<0.0080	0.015 J	<0.0081	NA	NS	NS	NS	NS
Pyrene	mg/kg	0.043	<0.012	0.22	<0.011	0.31	<0.010	0.13	<0.0099	4.7	1.9	NA	0.32	<0.010	0.049	<0.010	NA	54.5455	1,790	22,600	NS
RCRA Metals																					
Arsenic	mg/kg	{[**8.2**]}	5.9 *	6.4 *	4.2 *	4.0 *	3.2 *	5.3 *	3.2 *	5.1 *	2.8 *	NA	4.7 *	3.6 *	4.5 *	2.3 *	NA	0.584	0.677	3	8
Barium	mg/kg	98	23	58	23	64	22	45	25	55	36	NA	51	12	22	9.9	NA	164.8	15,300	100,000	364
Cadmium	mg/kg	0.65 B	0.42 B	0.51 B	0.42 B	0.48 B	0.53 B	0.71 B	0.40 B	0.51 B	0.32 B	NA	0.64 B	0.71 B	0.53 B	0.58 B	NA	0.752	71.1	985	1
Chromium	mg/kg	15	8.7	11	7.4	11	7.3	7.8	7.1	12	10	NA	11	5.3	6.8	5.2	NA	360,000	NS	NS	44
Lead	mg/kg	**150**	9.3	**250**	9.7	25	10	**140**	6	**59**	7.7	NA	**77**	7	**100**	6.8	NA	27	400	800	52
TCLP, Lead	mg/L	NA	NA	0.053	NA	NA	NA	0.018 J +	NA	NA	NA	NA	NA	NA	<0.0075 +	NA	NA	NS	NS	NS	5**
Mercury	mg/kg	0.064	0.01	0.079	0.0096	0.075	0.012 J	0.03	0.0098 J	0.026	**0.22**	NA	0.11	0.013 J	0.037	<0.0090	NA	0.208	3.13	3.13	NS
Selenium	mg/kg	**1.7 B**	**0.71 J B**	0.61	**0.80 J B**	**1.1 B**	**1.1 B**	**0.98 B**	**0.86 J B**	**0.83 J B**	**1.3 B**	NA	**1.1 B**	**0.93 J B**	**1.2 B**	**1.3 B**	NA	0.52	391	5,840	NS
Silver	mg/kg	<0.15	<0.14	<0.13	<0.14	<0.14	<0.14	<0.12	<0.14	<0.14	<0.13	NA	<0.15	<0.12	<0.13	<0.14	NA	0.8491	391	5,840	NS

Notes:
1. Unsaturated/smear zone versus saturated soil conditions based on: (1) measured water levels in adjacent/nearby monitoring wells, or (2) soil moisture conditions recorded on soil boring logs during drilling.
2. Analytical units: mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
3. NA = not analyzed NS = no standard established
4. Groundwater Pathway RCL = Residual Contaminant Level for protection of groundwater (dilution factor of 2) as presented on the WDNR's RCL Spreadsheet (dated December 2018) referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated June 2014.
5. Non-Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at a non-industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web
6. Industrial Direct Contact RCL = Residual Contaminant Level for protection of direct contact at an industrial property as presented on the WDNR's RCL Spreadsheet (dated December 2018) with default input parameters as referenced in WDNR guidance document PUB-RR-890 "Soil Residual Contaminant Level Determinations Using the US EPA Regional Screening Level Web Calculator", dated
7. Background Threshold Value = Non-outlier trace element maximum levels in Wisconsin surface soils from USGS report "Distribution and Variation of Arsenic in Wisconsin Surface Soils, With Data on Other Trace Elements" (revised February 2013).
8. TCLP - Toxicity Characteristic Leaching Procedure
9. Laboratory flags: B = Analyte found in the blank and sample
J = Analyte detected between Limit of Detection and Limit of Quantitation
C = Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
C9 = Calibration Verification recovery was outside the method control limits for this analyte. The LCS for this analyte met CCV acceptance criteria, and was used to validate the batch.
10. Methanol blank results: 07/30/08, 08/25/09, and 10/05/23: All VOCs reported less than laboratory Limits of Detection.
11. Exceedances: **BOLD** = Concentration greater than Groundwater Pathway RCL
[ ] = Concentration greater than Non-Industrial Direct Contact RCL (any depth)
{ } = Concentration greater than Industrial Direct Contact RCL (any depth)
* = Concentration is less than Background Threshold Value. NR 720 RCL exceedances are not indicated.

5** = US EPA TCLP Threshold Value (mg/L)
\+ = Laboratory Control Sample and/or Laboratory Control Sample Duplicate is outside acceptance lmiites, high biased.
\# = Initial Calibration Verification (ICV) is outside acceptance limits, high biased.

Data entered / updated by: KAL Date: 10/25/23
Data checked by: CMC Date: 11/17/23

Future Bronzeville Tech Hub

Legend

- Open Site
- Closed Site
- Continuing Obligations Apply
- Affected Another Property or Right-of-Wa
- Facility-wide Site
- Affected by Contamination from Another Property
- Railroads

Sites with Pending BRRTS #s
Site #1 - 2322 N. 7th St.
Site #2 - 628 W. North Ave.
Site #3 - 626 W. North Ave.
Site #4 - 616 W. North Ave.
Site #5 - 2317 N. 6th St.

Open LUST #03-41-142340
Site #6 - 2307-2309 N. 6th St.

0.0 0 0.01 0.0 Miles

NAD_1983_HARN_Wisconsin_TM

1: 495

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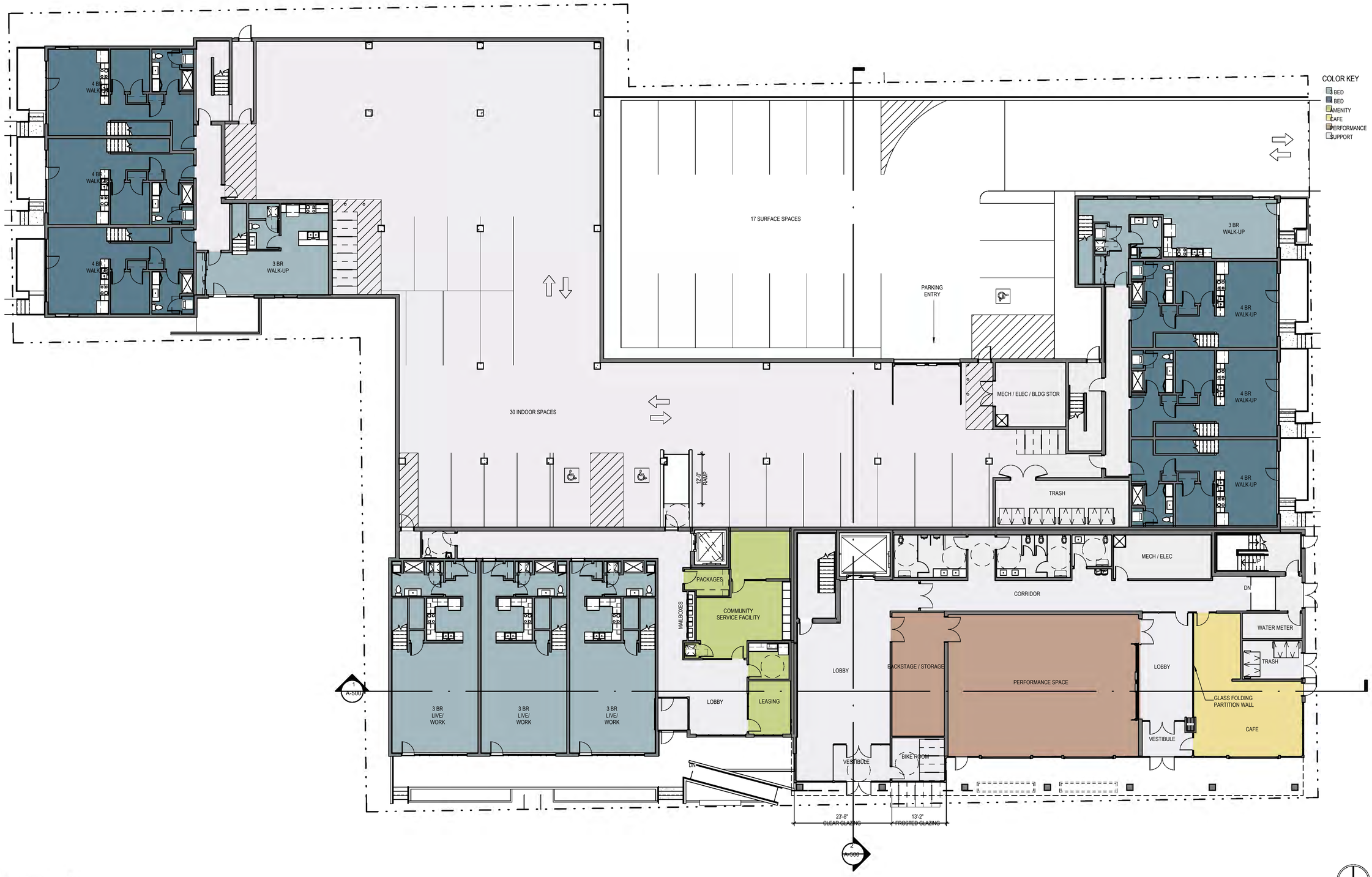
Note: Not all sites are mapped.

Notes

FIGURE 2



Engberg Anderson

BRONZEVILLE CREATIVE ARTS & TECHNOLOGY HUB

1ST FLOOR PLAN
Scale: 3/32" = 1'-0"
Date: 01/16/24
Engberg Anderson Project No.: 193130.00

True North Plan North

0' 4' 8' 16'

A-101