

Greater Sheboygan Committee

July 24, 2006

DRAFT 2**Summary Report Environmental Issues****North 23rd Street Police Station Site**

There has been much speculation about the possibility of contamination on the N23rd Street site. In addition to the contamination, there have also been concerns about the quality of soils under the site.

Any site where human activities have taken place can be subject to environmental issues. While a site may contain some environmental contamination, it is very important to determine the **type, amount, and extent of** said contamination. In addition, the cost to remediate any contamination needs to be determined. Simply because a site may contain a degree of contamination, does not render it unusable. It is critical that relevant information about the site receives a factual analysis and that decisions are not made on the basis of ungrounded rumor and speculation.

Part One

On March 25, 2003, the City of Sheboygan contracted with Northern Environmental (NE) to do a Phase I environmental site assessment of the N23rd proposed City of Sheboygan police department site. As part of this Phase I, NE obtained the services of Wisconsin Testing Laboratories (WTL) to do soil borings and sampling. On June 12, 2003, NE submitted its report to the City of Sheboygan. Following are critical excerpts and a summary from the 6/12/2003 report (items in italics are quotes from NE or WTL):

Attached is a map (Attachment One) showing where 10 borings were done by WTL. It also shows location of entire site, County Shops, salt shed and City retention pond.

NE: *Ten geotechnical soil explorations boreholes (B1 through B10) were drilled at various locations on the Property. Fill materials containing brick, asphalt, and concrete was observed on the Property. WTL concluded that the organic soil and fill on the Property are unsuitable for foundation support.*

This indicates there are some soil and fill problems at the N23rd site, however, it does not indicate and it is not stated that the site is unusable. The WTL analysis states: *However, where the suitable natural occurring soils occur well below the normal bearing elevation, it is generally more economical to replace the unsuitable materials with engineered fill.* The soil problems, if noted and planned for, it can be dealt with. Attachment Two is a table provided by WTL which shows the depth of the unsuitable fill at each bore site. One way to deal with the unsuitable fill material is to design the building with a basement area which would require the removal of unsuitable fill.

NE: *A drainage ditch was observed running through the northwest corner of the Property during 1975. Between 1980 and 1990, the drainage ditch was filled and the western half of the property was leveled. Fill on the Property consisted of miscellaneous material, including asphalt, soil, grass, and leaves picked up during road maintenance.*

The northwest corner is the location of Bore #1, which showed the greatest depth of fill material out of all the bore holes. WTL further stated: *If the area of Borings 1 cannot be avoided when locating the proposed facility, removal of all fill and buried organic soils from the area may be necessary for floor and pavement support.*

NE: *One salt shed is located on the Property. No recognized environmental conditions were observed in the salt shed*

NE: *No petroleum odor or elevated PID (photoionization detector) response was detected in the soil samples collected from boreholes B1, B2, B3, B5, B7, B8, and B9. **Slight*** petroleum odors and a **slightly*** elevated PID response (up to 32 instrument units as isobutylene) were detected in the soil samples collected from boreholes B4, B6, and B10. DRO (Diesel Related Organic) was detected in soil samples B4-2, B6-2 and B10-2 exceeding the NR 720, Wis. Adm. Code generic residual contaminant levels (RCLs).*

While not stated in the report, it is assumed the reference "B4-2 " means the DRO was found at the "two foot" depth in the B4 borehole. If correct, this would indicate contamination only at a certain depth not for the entire depth of the 20 foot borehole.

NE: *Surface water runoff on the Property flows **toward*** the retention pond east of the Property. Based on the local surface topography, shallow ground water is expected to flow generally northeast and east **toward*** the retention pond located east of the Property.*

While the City owned retention pond does have some environmental issues, as noted in the NE report, the likelihood of it contaminating the police facility site appears to be limited.

*Emphasis added

Part Two

In March of 2005, Charles Engberg, member American Institute of Architects, and Frederic Moyer, Member AIA, reviewed the information related to the N23rd St. site including the NE and WTL Phase 1 report. Both appear to have the necessary technical expertise to do an appropriate evaluation. The Engberg/ Moyer study stated the following:

Much has been made of the assumed cost to build on the 23rd Street site due to the condition of the existing soils. Firstly, the soil's inability to support building loads without major intervention, and secondly, the contamination levels of the soil have been cited as reasons for extraordinary building cost projections on the site

*The Consultant's (Engberg/Moyer) investigations have determined that most of the 4.0+ acres of land available at the 23rd site **is buildable without the need for extraordinary intervention.****

*It is the finding of this study that existing soils conditions are likely to require engineered fill between depths of three feet to thirteen feet in certain areas, particularly those located nearest the north end of the site. **This is an ideal situation for a basement since it eliminates the need for engineered fill in the area where it is built.****

*The presence of Recognized Environmental Conditions (REC's) on the site could be of concern, **if there were serious or dangerous toxicity associated with these conditions.**** A lengthy report prepared by the Northern Environmental, details the presence of detectable levels of contaminants that are found in any service area where vehicles are present. Most of the contaminants have been remediated according to the detailed history, but there is still considerable evidence that the area surrounding the Detention pond on the site shows considerable contamination from petroleum based products and residues. **It should be noted the proposed police facility site is NOT on land related to the detention pond.***

*Portions of the site, particularly in former ditches, were used for dumping "road debris" such as asphalt, tire fragments, grass, brush, and miscellaneous inorganic waste. **This debris can easily be cleaned up.****

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*Emphasis added.

In the opinion of the Greater Sheboygan Committee, while environmental issues have been identified on the N23rd site, they appear to of such nature and extent, that if properly planned for, would not exclude the property from consideration as a site for a police facility