



TARGETED BROWNFIELDS ASSESSMENT FORMER TELEDYNE SOUTH 53RD STREET

Chicago, Illinois

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The United States Environmental Protection Agency's Targeted Brownfields Assessment, or TBA, Program assisted the city of West Allis, Wis., by completing a TBA for a property located at 1910 S. 53rd St. Completion of the TBA will help the city toward development of the property for industrial or commercial use. The property is about 8.96 acres and is currently owned by 5209 Burnham, LLC. The property was initially developed in 1910 for the production of automotive and heavy duty engines by Wisconsin Motor Manufacturing Co., which became Teledyne Wisconsin Motors and later Teledyne Industries. Operations including machining, heat treating, engine assembly, painting, engine testing, shipping and carpentry continued on the property until 1993. At that time, Teledyne sold the property to be leased for storage.

REUSE/REVITALIZATION

The anticipated future land use of the property is an industrial-commercial property. Redevelopment of the property could provide much-needed jobs in an area with poverty rates above the state and national averages. It would also provide an increased tax base for the city. According to city representatives, there are several entities interested in acquiring the property for commercial or industrial purposes.

DETAILS OF U.S. EPA'S SITE ACTIVITIES

The purpose of the TBA was to complete a supplemental Phase II Environmental Site Assessment, or Phase II ESA, and further investigate and evaluate property conditions. The supplemental Phase II ESA assisted the city in developing a cleanup plan for the site, which would help toward the redevelopment of the property. U.S. EPA sampled soil and groundwater and studied the groundwater to determine its depth and direction of flow. U.S. EPA worked closely with the city of West Allis and their environmental consultant to provide a reasonable remedial approach to move this site towards redevelopment. U.S. EPA also performed the first of several rounds of groundwater sampling that the Wisconsin Department of Natural Resources requires to ensure the site is ready for redevelopment. A Remedial Action Plan, or RAP, was also completed as part of the TBA project.

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TBA activities being conducted at the former Teledyne site.

REPORT/INVESTIGATION FINDINGS

The results of soil sampling at the site found levels of contaminants in soil in some areas to be above WDNR standards for direct contact in an industrial setting. Contaminants were found in groundwater above levels where cleanup is required. The potential for vapor intrusion on the property also exists.

What is a Targeted Brownfields Assessment?

U.S. EPA's TBA program provides technical assistance to states, communities and non-profit organizations, to minimize the uncertainties of contamination on brownfield sites. U.S. EPA, at no charge to the community, will characterize a brownfield to determine the nature and extent of contamination. For more information on TBAs or to request a TBA go to: <https://www.epa.gov/brownfields/brownfields-and-land-revitalization-illinois-indiana-michigan-minnesota-ohio-and>