PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
FOR THE
TOWER MANUFACTURING PROPERTY
1001 WEST SECOND STREET
MADISON, JEFFERSON COUNTY, INDIANA

Prepared for:

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V
25089 Center Ridge Road
Westlake, OH 44145

and

THE CITY OF MADISON, INDIANA
Office of the Preservation Planner
101 West Main Street
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April 24, 2013

Mr. Brad Stimple
United States Environmental Protection Agency
Region V
25089 Center Ridge Road
West Lake, OH 44145

Subject: **Summary of Phase II Site Investigation Activities**
Tower Manufacturing TBA Site
Madison, Jefferson County, Indiana
Technical Direction Document No.: S05-0008-1210-006
Document Control No.: 2006-2A-BCII
Work Order No.: 20405.012.008.2006.00

Dear Mr. Stimple:

Weston Solutions, Inc. (WESTON®) Superfund Technical Assessment and Response Team has prepared this letter report summarizing the Phase II Site Investigation Activities conducted at the Tower Manufacturing site (Site), located in Madison, Jefferson County, Indiana. The Phase II Site Investigation activities were completed under a Targeted Brownfields Assessment (TBA) Grant for the United States Environmental Protection Agency (U.S. EPA) in response to a request from the City of Madison, Indiana. The City of Madison has intentions to either acquire the property in the future or facilitate a real estate transaction involving the Site.

SITE BACKGROUND

The Site is known as the former Tower Manufacturing property. The Site is located in a primarily residential area, with some scattered surrounding commercial and industrial properties. **Figure 1** of **Attachment A** presents a map indicating the Site location on a 7.5 minute United States Geological Survey (USGS) topographic map.

The Site is comprised of two parcels (an eastern parcel and western parcel). The western parcel is vacant and consists of gravel and grass covered areas. The eastern parcel consists of nine abandoned buildings, some partially deteriorated, and most of which are interconnected. The majority of the eastern parcel is covered with the abandoned buildings, which are surrounded by a mix of asphalt, concrete, grass, trees, and some areas of heavy vegetation. Miscellaneous debris observed during the site visit (mostly indoors) consists of, but is not limited to the following materials; construction debris, papers, boxes of unknown parts/goods, wood pallets, metal piping (non-insulated), old office furniture and equipment, tires, empty and full 55-gallon poly and metal drums, propane and oxygen tanks, containers of maintenance and cleaning products, fallen ceiling tiles and insulation, and miscellaneous trash.

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