

PHASE I ENVIRONMENTAL SITE ASSESSMENT OF
1940, 1944, and 1948 NORTH DR. MARTIN LUTHER KING, JR. DRIVE
and 227R WEST BROWN STREET
MILWAUKEE, WISCONSIN

Prepared by

The City of Milwaukee
Health Department
Department of City Development

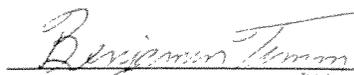
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**PHASE I ENVIRONMENTAL ASSESSMENT OF
1940, 1944, and 1948 NORTH DR. MARTIN LUTHER KING, JR. DRIVE
AND 227R WEST BROWN STREET
MILWAUKEE, WISCONSIN**

EXECUTIVE SUMMARY

This Phase I Environmental Assessment of 1940, 1944, and 1948 N. Dr. Martin Luther King, Jr. Drive and 227R W. Brown Street was conducted at the request of Ms. Elaine Miller, Real Estate Specialist at the Department of City Development (DCD), City of Milwaukee.

We will refer to the four properties (1940, 1944, and 1948 N. Dr. Martin Luther King, Jr. Drive and 227R W. Brown St.) collectively as the “project site” for the sake of convenience, unless otherwise noted. The purpose of this Phase I Environmental Assessment is to identify potential environmental concerns associated with the past and present land uses of the project site and its immediate neighbors. The project site is within a block bounded by W. Brown St. to the north, N. 2nd St. to the east, W. Reservoir Ave. to the south, and N. Dr. Martin Luther King, Jr. Drive to the west. **(Map 1)**

I. SUMMARY OF FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

A. Summary

1. The project site consists of four (4) vacant, contiguous properties owned by the Redevelopment Authority of the City of Milwaukee (RACM) located at 1940 N. Dr. Martin Luther King, Jr. Dr., 1944 N. Dr. Martin Luther King Jr. Dr., 1948 N. Dr. Martin Luther King, Jr. Dr., and 227-231 W. Brown St.. The properties are zoned CSC85 or Commercial Service with a 85-ft. height limit.
2. The historical land uses of the project site included, but were not limited to, a mix of residential, light manufacturing, and commercial uses (e.g. electric appliances, portrait studio, broom mfr., insulation contractor, auto trim and supply co., printing co., auto repair garage, grocery store, record shop, shoe repair, catering service, jewelry mfr.). **Map 3** presents the relevant land uses of each parcel within the project site.
3. The following is a list of selected historical land uses of properties adjacent to the project site: rubbish removal service, carpenter contractor, painter, plaster contractor, roofer, tool mfg. co., chemical productions co., plumbing supplies, upholsterer, heating equip. mfr., film developing & studio, cleaning supplies supplier, general contractor, soap products, cleaner & dyers, filling station, plastic products corp., refrigeration, labs & sales office, electric appliances, linoleum & floor contractor, litho plate makers, sheet metal works, printers, laundry, fur company, radio sales & repairs, wash machine parts & service, steel & roofing sales, hardware store, funeral home, typewriter company, glass window & plate co., cleaners warehouse, tool & die mfr., shoe co., auto body repair, car painting, awning co., wood products co.

4. A review of WDNR, EPA, and City of Milwaukee's Health Department records did not show any relevant open or closed files for the properties located within the project site.
5. The project site is not located in a wetland, floodplain, or an environmental corridor.
6. According to the City's Historic Planning Officer, the project site is located within the North Third Street National Register Historic District. All project plans involving this site must be reviewed and approved by the Historic Preservation staff. **(Attachment B)**

B. Conclusion

1. The following historical land uses associated with specific properties within the project site raised potential environmental concerns: electrical appliances & portrait studio, broom mfr., insulation sales, auto trim & sales co., printing co., auto repair, and auto garage.
2. Additionally, selected present and previous uses of the adjacent properties (i.e., rubbish removal service, carpenter contractor, painter, plaster contractor, roofer, tool mfg. co., chemical productions co., plumbing supplies, upholsterer, heating equip. mfr., film developing & studio, cleaning supplies supplier, general contractor, soap products, cleaner & dyers, filling station, plastic products corp., refrigeration, labs & sales office, electrical appliances, linoleum & floor contractor, litho plate makers, sheet metal works, printers, laundry, fur company, radio sales & repairs, wash machine parts & service, steel & roofing sales, hardware store, funeral home, typewriter company, glass window & plate co., cleaners warehouse, tool & die mfr., shoe co., auto body repair, car painting, awning co., wood products co.) may have adversely impacted the project site.
3. Further confirmation as to the environmental condition of the project site would require soil and groundwater sampling and laboratory analysis.

C. Recommendations

Based on available historical land use information, we recommend a limited Phase II site assessment on the following parcels located within the project site: the southern portion of 227-231 W. Brown St. and 1940, 1944, & 1948 N. MLK Dr. **Map 3** would be a good reference guide showing the historical land uses that may have historically stored, handled, treated, recycled, or disposed of hazardous wastes and/or hazardous materials as part of their normal business operations.

Executive Summary-Recommendations (cont'd.)

Phase I: 1940,1944, and 1948 N. MLK Dr. and 227R W. Brown St.

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In addition, as a precaution we recommend a systematic search for underground storage tanks on all properties in the project site, except for a portion of 227 W. Brown St. which has been previously subjected to a magnetometer test and a Phase II site assessment. Any UST found should be properly removed, its contents recycled, or disposed of, and a tank closure assessment conducted, according to State regulations. Also, any tanks found should be registered with the Wisconsin Department of Commerce.

RNS/MHF/BMT
City of Milwaukee
11/17/99

Phase I Site Assessment: 1940, 1944, and 1948 N. MLK Dr. and 227R W. Brown St.
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1940, 1944, and 1948 NORTH DR. MARTIN LUTHER KING, JR. DRIVE
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INTRODUCTION

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II. PROCEDURES

This Phase I Environmental Assessment involved the following activities:

1. Detailed Site History Review:

- a. Review of the Wright’s City Directories (1935-1993) to determine the land use history of the project site and adjacent properties
- b. Review of the Polk City Directories (1997 & 1998) to determine more current land uses of the project site and adjacent properties
- c. Review of available Sanborn Fire Insurance Maps
- d. Review of available SEWRPC aerial photographs
- e. Review of City of Milwaukee records and files from the Health Department, Department of Neighborhood Services (fka Building Inspection), and the Department of City Development
- f. Review of any records and/or files that the Real Estate Specialist or RACM may have regarding the project site

Phase I Site Assessment: 1940, 1944, and 1948 N. MLK Dr. and 227R W. Brown St.

Procedures (cont'd)

2. Detailed Review of Wisconsin Department of Natural Resources (WDNR), Wisconsin Department of Commerce (WDOC), and the United States Environmental Protection Agency (EPA) Records:

- a. Leaking Underground Storage Tanks (LUSTs) at or near the project site
- b. Hazardous Material Spills or Releases at or near the project site
- c. Sites listed on the EPA's Comprehensive Environmental Response Compensation Liability Information Systems (CERCLIS) at or near the project site
- d. Waste Disposal Sites at or near the project site
- e. Properties in the Superfund or National Priorities List (NPL) at or near the project site
- f. Sites listed in the WDNR Emergency Response and Repair Program (ERRPs) Case Tracking System for facilities at or near the project site

3. Detailed Physical Inspection of the Project Site:

- a. Presence of distressed vegetation or discolored soils
- b. Evidence of chemical contamination and/or unreported spills
- c. Evidence of filling or dumping activity
- d. Location of project area in relation to 100-year floodplain, environmental corridor, and/or wetland
- e. Presence of active or abandoned barrels, drums, and/or tanks

4. Examination of Adjacent Properties for:

- a. Presence of distressed vegetation or discolored soils
- b. Evidence of filling or dumping activity
- c. Presence of active or abandoned barrels, drums, and/or tanks

III. FINDINGS

A. PROJECT SITE HISTORY AND OVERVIEW

1. We understand that the Redevelopment Authority of the City of Milwaukee (RACM) is negotiating with a developer for the possible purchase of the project site for a commercial development. The project site consists of four vacant, contiguous RACM-owned properties.
2. The following table presents relevant data pertaining to the four (4) parcels located within the project site. The combined area of the project site is 11,325-sq.ft. or 0.26 acre.

<u>Address</u>	<u>Tax Key #</u>	<u>Lot Size</u>	<u>Zoning</u>	<u>Owner</u>
1940 N. MLK Dr.	353-0686-000	2,525-sq. ft.	CSC85	RACM
1944 N. MLK Dr.	353-0685-000	2,525-sq. ft.	CSC85	RACM
1948 N. MLK Dr.	353-0684-000	2,525-sq. ft.	CSC85	RACM
227R W. Brown St.	353-0682-100	3,750-sq. ft.	CSC85	RACM

Total: 11,325-sq. ft.

(Note:) The project site is zoned CSC85 or Commercial Service with an 85-foot height limit.

3. The project site is located on a generally level block. City staff believes surface run-off from these RACM-owned properties drains directly into the storm sewer system of the Milwaukee Metropolitan Sewerage District (MMSD). The direction of the groundwater is not known at this time.

B. HISTORIC LAND USES

This section presents the historical land uses of the project site, according to the: (a) Wright's City Directories (1935-1993); (b) Sanborn Fire Insurance Maps; (c) 1920 Land Use Map; (d) SEWRPC Aerial Photographs

1. According to the Wright's City Directories (1935-1993), the project site had the following historical land uses. The land uses that present potential environmental concerns are asterisked (*).

Glossary of Environmental Terms and Acronyms: Gasoline Range Organics (GRO), Diesel Range Organics (DRO), Volatile Organic Compounds (VOC), Polynuclear Aromatic Hydrocarbons (PAH), Polychlorinated Biphenyls (PCBs), Cyanides (CN).

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Year</u>	<u>Potential Concern</u>
1940 N. MLK Dr.	Grocery Store/Residential	1935	
	Shoe Repair/Residential	1940	
	* Jewelry Mfr./Residential	1955	Metals,Acids

Phase I Site Assessment: 1940, 1944, and 1948 N. MLK Dr. and 227R W. Brown St.
Historical Land Uses (cont'd)

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Year</u>	<u>Potential Concern</u>
1940 N. MLK Dr.(cont'd)	Record Store/Residential	1970	
	Catering Service	1990	
1944 N. MLK Dr.	* Electrical Appliances & Portrait Studio	1950	PCBs VOC,Fixatives
1948 N. MLK Dr.	* Broom Manufacturing Co.	1935	VOC, PAH, DRO
227 W. Brown St.	* Garage	1935	VOC, GRO, DRO, PCBs, PAH, Metals
	* Johns-Mansville Sales Corp-Home Insul. Div.	1940-45	Asbestos
	Foster & Foster Insulation	1950	
	* National Auto Trim & Supply Co.	1955	VOC, PAH, Metals
	* Printing Co.	1960-65	VOC,PCBs
	Warehouse Equipment & Supply	1970	
	* Auto Repair Center	1980	VOC,DRO,GRO,PCBs,Metals, PAH
	* Garage	1985	VOC,DRO,GRO,PCBs,Metals, PAH

2. Sanborn Fire Insurance Maps and a 1920 Land Use Map

- a. An 1894 Sanborn Fire Insurance Map (with updated information through 1909) showed the project site was occupied by eight structures: three mixed-use residential/commercial structures fronting onto N. 3rd St. (nka N. MLK Dr.); two residential dwellings fronting onto Harmon St. (nka W. Brown St.); and three auxiliary buildings (i.e., shed and/or garage). The project site was generally bounded by Harmon St. (nka W. Brown St.) to the north, N. 2nd St. to the east, W. Reservoir St. to the south, and N. 3rd St. (nka N. MLK Dr.) to the west.
- b. A 1910 Sanborn Fire Insurance Map (with updated information through 1961) showed the project site was occupied by four structures: three mixed-use commercial/residential structures fronting onto N. 3rd St. (nka N. MLK Dr.), and a large printing facility fronting onto W. Brown St. The project site was generally bounded by W. Brown St. to the north, residential dwellings and N. 2nd St. to the east, mixed-use commercial/residential structures, a filling station, and W. Reservoir St. to the south, and N. 3rd St. (nka N. MLK Dr.) to the west.
- c. A 1920 Land Use Map showed the project site contained two mixed-use commercial/residential structures and one residential dwelling which fronted onto N. 3rd St. (nka N. Dr. Martin Luther King, Jr. Dr.), two residential dwellings which fronted onto Harmon St. (nka W. Brown St.), and one auxiliary building (i.e. shed). The surrounding area was a mix of commercial, residential, and light industrial uses.

Phase I Site Assessment: 1940, 1944, and 1948 N. MLK Dr. and 227R W. Brown St.
 Historical Land Uses (cont'd)

d. A 1969 Sanborn Fire Insurance Map showed the project site contained three mixed-use commercial/residential structures fronting onto N. 3rd St. (nka N. Dr. Martin Luther King, Jr. Dr.) and a large printing facility fronting onto W. Brown St. The site was generally bounded by commercial uses and W. Brown St. to the north, residential dwellings and N. 2nd St. to the east, mixed commercial/residential used to the south, N. 3rd St. and mixed commercial/residential uses to the west. **(Map 2)**

3. The following SEWRPC aerial photographs for the general area show the land uses in the project site and immediate surrounding areas, for the selected years. Note: Staff was unable to positively identify all of the relevant features in the aerial photographs because of poor resolution.

<u>Year</u>	<u>Site Description/Comments</u>
1941	The project site was located in an apparently densely populated area along a commercial arterial. The site contained four buildings: two fronting onto N. 3 rd St. (nka N. MLK Dr.); one elongated building fronting onto W. Brown St.; and a rear building fronting onto to an alley. The site was generally bounded by mixed commercial/residential uses to the north, residential uses to the east, mixed commercial/residential uses to the south, and N. 3 rd St. to the west.
1958	The project site was located in an apparently densely populated area along a commercial arterial. The site contained four buildings: two fronting onto N. 3 rd St. (nka N. MLK Dr.); one fronting onto W. Brown St.; and one rear building fronting onto an alley. The site was generally bounded by mixed commercial/residential uses to the north, residential uses to the east, a vacant lot and commercial uses to the south, and N. 3 rd St. and mixed commercial/residential uses to the west.

C. ADJACENT SITES' PAST AND PRESENT USES

1. The following adjacent land uses currently exist within the general project area. The adjacent land uses which could present potential environmental concerns are asterisked (*) because they may have used, handled, stored, generated, treated or disposed of hazardous materials or hazardous wastes.

Glossary of Environmental Terms and Acronyms: Gasoline Range Organics (GRO), Diesel Range Organics (DRO), Volatile Organic Compounds (VOC), Polynuclear Aromatic Hydrocarbons (PAH), Polychlorinated Biphenyls (PCBs), Cyanides (CN).

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Potential Concerns</u>
1934 N. MLK Dr.	Daycare Center	
1936-38 N. MLK Dr.	Clothier	
1950 N. MLK Dr.	Reader's Choice Book Store	
1951 N. 2 nd St.	Residential	
1945 N. 2 nd St.	Residential	

**Phase I Site Assessment: 1940, 1944, and 1948 N. MLK Dr. and 227R W. Brown St.
Wright's City Directories for Adjacent Properties (cont'd.)**

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Potential Concerns</u>
213 W. Brown St.	Residential	
219 W. Brown St.	Residential	

2. The Wright's City Directories (1935-1993) indicate the following previous non-residential land uses of adjacent properties within a radius of ½ block from the project site. The land uses that present potential environmental concerns are asterisked (*) because they may have used, handled, stored, generated, treated or disposed of hazardous materials or hazardous wastes.

Glossary of Environmental Terms and Acronyms: Gasoline Range Organics (GRO), Diesel Range Organics (DRO), Volatile Organic Compounds (VOC), Polynuclear Aromatic Hydrocarbons (PAH), Polychlorinated Biphenyls (PCBs), Cyanides (CN).

N. 2nd Street

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Years</u>	<u>Potential Concerns</u>
1851 N. 2 nd St.	* Rubbish Removal Service	1960-65	VOC,PAH,Metals
1939 N. 2 nd St.	* Carpenter Contractor	1950	VOC
1942 N. 2 nd St.	* Painter	1940	VOC,PAH,Metals,PCBs
2022 N. 2 nd St.	* Plaster Contractor	1940-55	VOC,Asbestos
2042 N. 2 nd St.	* Roofer	1950	VOC,PAH,Asbestos

N. 3rd Street

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Years</u>	<u>Potential Concerns</u>
1824 N. 3 rd St.	* Tool Mfg. Co.	1955	Metals,Acids,VOC
1825 N. 3 rd St.	* Chemical Production Co.	1955-65	VOC,Metals,Acids,Bases
1828 N. 3 rd St.	* Plumbing Supplies	1935	Metals,Acids,VOC
1830 N. 3 rd St.	* Upholsterer	1945	VOC
1835 N. 3 rd St.	* Trane Co.- Heating Equip. Mfr.	1940-45	VOC,PAH,Acids
	* Film Developing & Photo Studio	1950	VOC,Acids,Fixatives
	* Cleaning Supplies	1960	VOC,Acids
1844 N. 3 rd St.	* United Contractors	1940-45	VOC,PAH,Asbestos
	* Soap Products	1955	Bases
1848 N. 3 rd St.	* Cleaners & Dyers	1950-70	VOC
1849 N. 3 rd St.	* Filling Station	1935-60	VOC,DRO,GRO,Lead, Metals,Acids,PCBs
1902 N. 3 rd St.	* Wisconsin Deluxe Corp.- Plastic Products	1935-55	VOC,
	* Filling Station	1960	VOC,DRO,GRO,Lead, Metals,Acids,PCBs
	* Auto Repair	1985	VOC,DRO,GRO,Lead, Metals,Acids,PCBs
1906 N. 3 rd St.	* Wisconsin Deluxe Corp.-Plastic Products	1940	VOC
1908 N. 3 rd St.	* Refrigeration	1960	VOC
1910 N. 3 rd St.	* Wis. Deluxe Corp.- Plastic Products	1940	VOC
1912 N. 3 rd St.	* Wis. Deluxe Corp. – Plastic Products	1940	VOC
1914 N. 3 rd St.	* CARMA Labs & Ashton Sales Office	1935	Acids,Bases,Solvents
1915 N. 3 rd St.	* Heating Co.(contractor)	1950-70	VOC,PAH,Acids

**Phase I Site Assessment: 1940, 1944, and 1948 N. MLK Dr. and 227R W. Brown St.
Adjacent Land Uses (cont'd)**

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Year</u>	<u>Potential Concern</u>
	* Custom Built Cabinets	1985	VOC
1919 N. 3 rd St.	* Electric Appliances	1950-60	PCBs
1922 N. 3 rd St.	* Linoleum & Other Floor Covering Contr.	1950-65	VOC,PAH,Asbestos
	* TriColor Offset Service Litho. Plate Mkers.	1970-80	VOC,PCBs,PAH,Metals
1923 N. 3 rd St.	* Sheet Metal Works	1935	Metals,Acids,VOC,PAH
1925 N. 3 rd St.	* Printing	1960	VOC,PAH,Metals,PCBs
1926 N. 3 rd St.	Laundry	1935-45	
	Deluxe Fur Company	1960	
1935 N. 3 rd St.	* Photo Studio & Jewelry Store	1935	VOC,Fixatives,Metals
1937 N. 3 rd St.	* Soap Company	1955	Bases
1941 N. 3 rd St.	* Heating Co. (contractors)	1960	VOC,Metals,Acids,PAH
	Storage for Raylo Equipment	1965	
1943 N. 3 rd St.	* Photographer	1940	Fixatives,VOC
	* Radio Shop Sls. & Repairs	1945-55	PCBs,VOC
	* National Radio Service	1965-75	PCBs,VOC
1945 N. 3 rd St.	* National Radio Service	1965	PCBs,VOC
1947 N. 3 rd St.	* Dry Cleaners	1955-93	VOC
2000 N. 3 rd St.	* Upholsterer Co.	1935	VOC
2004 N. 3 rd St.	* Speed Queen Parts & Service	1965-70	VOC,PAH,DRO
2005 N. 3 rd St.	Fein Bros. Storage	1985-93	
2007 N. 3 rd St.	Fein Bros. Restaurant & Hotel Supplies	1970-93	
2012 N. 3 rd St.	* Century Steel & Roofing Sales Inc.	1950	VOC,PAH,Asbestos
2013 N. 3 rd St.	* Crown Hardware	1975-93	VOC,PAH,Acids,PCBs
2014 N. 3 rd St.	* Funeral Director	1935	Arsenic, Formaldehyde
2015 N. 3 rd St.	* Crown Hardware	1975-93	VOC,PAH,Acids,PCBs
2016 N. 3 rd St.	* Century Steel & Roofing Sales Inc.	1940-55	VOC,PAH,Asbestos
	* Crown Hardware	1960-93	VOC,PAH,Acids,PCBs
2017 N. 3 rd St.	* Crown Hardware	1975-93	VOC,PAH,Acids,PCBs
2018 N. 3 rd St.	* United Sheet Metal and Furnace Works	1935-40	VOC,PAH,Acids
	* Crown Hardware	1960	VOC,PAH,Acids,PCBs
2019 N. 3 rd St.	* Crown Hardware	1980-93	VOC,PAH,Acids,PCBs
2020 N. 3 rd St.	* Crown Hardware	1960-65	VOC,PAH,Acids,PCBs
	* Plumber	1935	Acids,Metals
	* Electric Company	1960	VOC,PCBs
2034 N. 3 rd St.	* New Hope Mining Co./Typewriter Co,	1935-55	VOC,PAH
2040 N. 3 rd St.	* Plastic Products Mfr.	1945-55	VOC
2041 N. 3 rd St.	Signs	1945	
2042 N. 3 rd St.	Signs	1935-40	
2044 N. 3 rd St.	* Tires	1940-45	VOC,PAH
	* Glass Window & Plate Co.	1955	VOC,Metals

W. Brown St.

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Years</u>	<u>Potential Concerns</u>
224 W. Brown St.	Horseshoe/Blacksmith	1935-45	
309 W. Brown St.	* Plumber	1940	Acids,Metals

Phase I Site Assessment: 1940, 1944, and 1948 N. MLK Dr. and 227R W. Brown St.
Adjacent Land Uses (cont'd)

W. Reservoir Ave.

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Years</u>	<u>Potential Concerns</u>
221 W. Reservoir	Laundry	1960	
225 W. Reservoir	* Universal Cleaners Warehouse	1955	VOC
	* Tool & Die Co. Mfg.	1960	PAH, Metals
227 W. Reservoir	* Universal Cleaners Warehouse	1955	VOC
230 W. Reservoir	* ENCO Service Gas Station	1965-70	VOC, DRO, GRO, PCBs, Lead, PAH
234 W. Reservoir	* Weyenberg Shoe Mfg. Co. & Portage Shoe	1935	VOC, PAH
235 W. Reservoir	* Universal Cleaners Warehouse	1955	VOC
	* Auto Body Repair	1970	PAH, DRO, GRO, Metals,
	* Car Painting	1975	VOC, Metals,
	* Auto Body Repair	1980-90	VOC, Metals,
239 W. Reservoir	* Filling Station	1940-45	Lead, GRO, DRO, PAH, Metals, VOC,
301 W. Reservoir	* Milwaukee Flush Valve	1935	Metals,
308 W. Reservoir	Ideal Awning Co.	1940	
316 W. Reservoir	* National Wood Products Co.	1935	Arsenic, VOC

D. REVIEW OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) RECORDS:

1. Leaked or Leaking Underground Storage Tanks (LUSTs) in or near the project site, Milwaukee Wisconsin

Note: According to the October 10, 1997, WDNR Regulatory Listing, the following LUST sites are located within a ½ -mile radius of the project site. These are presented only for the sake of complete information as we do not believe that these LUST sites have adversely impacted the project site. There are NO reported LUST sites within the project site.

<u>Address</u>	<u>Location/Land Use</u>	<u>Date</u>	<u>WDOC Action</u>
1434 N. 4 th St.	Milwaukee Plating Company	12/28/89	No
2237 N. Buffum St.	City of Milwaukee – Redevelop.	7/31/95	Yes
2237 N. Holton St.	Holton Gas & Grocery	8/17/93	No
235 W. Reservoir Ave.	RACM	5/19/90	No
514 W. Walnut St.	General Rubber Co.	12/10/93	Yes
610 W. Vliet St.	Hillside Terrace	9/18/95	Yes

2. Hazardous Material Spills in or near the project site, Milwaukee, Wisconsin. According to the October 10, 1997 WDNR Regulatory Listing, the following reported spills occurred within a ½-mile radius of the project site. This is presented only for the sake of complete information, as we do not believe these hazardous material spills have adversely affected the project site. There are NO reported hazardous material spills within the project site.

Phase I Site Assessment: 1940, 1944, and 1948 N. MLK Dr. and 227R W. Brown St.
 WDNR Spill Records (cont'd.)

<u>Address</u>	<u>Location/Land Use</u>	<u>Date</u>	<u>WDOC Action</u>
119 E. Vine St.	119 E. Vine St.	5/26/91	No
1434 N. 4 th St.	1434 N. 4 th St.	3/17/88	No
1434 N. 4 th St.	1434 N. 4 th St.	8/30/89	No
10 th & Brown St.	10 th & Brown	6/28/88	No
230 W. Reservoir Ave.	230 W. Reservoir Ave.	4/25/95	No

3. Sites listed on the USEPA's Comprehensive Environmental Response Compensation Liability Information Systems (CERCLIS) located in or near the project site, Milwaukee, Wisconsin. According to a May 1993 USEPA Regulatory Listing, there are NO CERCLIS sites within a ½-mile radius of the project site.

4. Waste Disposal Sites in or near the project site, Milwaukee, Wisconsin. According to the June 1993 WDNR Regulatory Listing, there are NO Waste Disposal Site within a radius of one mile of the project site.

5. Superfund or NPL Sites in or near the project site, Milwaukee, Wisconsin.

Note: There are NO Superfund Sites in or near the project site, Milwaukee, Wisconsin.

6. Wisconsin DNR Emergency Response and Repair Program (ERRP) Facilities in or near the project site, Milwaukee, Wisconsin. According to an October 1997 WDNR Regulatory Listing, there are NO ERRP facilities within the project site. The following ERRP facilities are located within a radius of ½ mile of the project site. These are presented only for the sake of complete information.

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Date</u>	<u>WDOC Action</u>
1434 N. 4 th St.	Milwaukee Plating	12/28/89	No
1437 N. MLK Dr.	Central Control Alarm/	1/1/80	No
101 W. Cherry St.	Abandoned Fire Boat Station	3/21/95	No
227-231 W. Brown St.	RACM	1/1/80	No
235 W. Reservoir Ave.	RACM	1/1/80	No

E. REVIEW OF CITY OF MILWAUKEE RECORDS

1. There are no "active" or "inactive" files available at the City of Milwaukee Health Department for the **project site**.
2. Selected Department of Neighborhood Services (fka Building Inspection) records indicated the following information for the **project site**:

Phase I Site Assessment: 1940, 1944, and 1948 N. MLK Dr. and 227R W. Brown St.
 Review of City of Milwaukee Records (cont'd)

<u>Date</u>	<u>Address</u>	<u>Selected Comment</u>
1937	227-31 W. Brown St.	auto repair garage
1938	227-31 W. Brown St.	Johns-Mansville Sales Corp. Home Insulation
1952	227-31 W. Brown St.	two 275-gal. fuel oil tanks installed
1956	227-31 W. Brown St.	Atlas Printing Company
1966	227-31 W. Brown St.	boiler for oil burning furnace installed
1990	227-31 W. Brown St.	building razed

3. An appraisal report for RACM dated 11/55/86 for the property at 227 W. Brown Street indicated a large one-story masonry garage type structure built in 1927, covering essentially all of the 50' x 100' deep lot. It had an entrance for vehicles from the fronting street and another from the side alley. (**Attachment A**)

4. Available files at the City of Milwaukee Health Department for selected **adjacent** properties indicated the following:

<u>Address</u>	<u>Previous Land Use</u>	<u>Potential Concerns</u>
1821 N. 3 rd St. (MLK)	Top & Body Repair Shop	VOC,DRO,Metals,Acids
1922 N. 3 rd St. (MLK)	Tri-Color Offset – Printing, Plates, Litho.	VOC,PAH
1951 N. 3 rd St. (MLK)	Econo-Quik – Coin Operated Dry Cleaners	VOC
2007 N. 3 rd St.	Fein Bros. AC & R Equipment Supplies	VOC,PAH

5. Selected Department of Neighborhood Services (fka Dept. of Building Inspection) records indicated the following information for **adjacent** properties.

<u>Date</u>	<u>Address</u>	<u>Selected Comment</u>
1946	1926 N. 3 rd St. (nka N. MLK Dr.)	Fur Shop formerly a laundry
1991	1923 N. MLK Dr.	new oil boiler installed
1949	1951 N. 3 rd St. (nka N. MLK Dr.)	asbestos siding
1938	2000 N. 3 rd St. (nka N. MLK Dr.)	Real Estate Office
1954	2000 N. 3 rd St. (nka N. MLK Dr.)	install basement oil tank
1964	2004 N. 3 rd St. (nka N. MLK Dr.)	Speed Queen parts & service
1937	2004 N. 3 rd St. (nka N. MLK Dr.)	Upholstery Shop

F. REVIEW OF SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION (SEWRPC) RECORDS:

1. The project site is NOT located in a designated wetland.
2. The project site is NOT located in an environmental corridor.

G. REVIEW OF FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) RECORDS:

1. According to a Flood Insurance Rate Map (FIRM), the project site is NOT located in a 100-year floodplain. (Source: FEMA, Panel #4, 3/1/82)

IV. OTHER RELEVANT OBSERVATIONS

1. The Wisconsin Department of Commerce maintains a web site listing of registered underground storage tanks (USTs) in Milwaukee. The WDOC records do not list any abandoned or existing underground storage tanks for the project site. Source: <http://www.commerce.state.wi.us>
2. According to the Open Records Clerical Assistant at the WDNR, there are no registered Federal Identification (FID) and/or Wisconsin Identification (WID) Numbers for the project site. This means that the property is not officially registered as a significant generator of air emissions, water effluent, solid waste, or where a “release” has been reported from the project site.
3. On October 22, 1999, City staff conducted a cursory inspection of the project site. The project site is vacant and grass-covered. The site is relatively level, with a slight slope toward the east. The site is bordered by mixed commercial/residential buildings to the north and south, an alley to the east, and N. Dr. Martin Luther King, Jr. Drive to the west.
4. According to the City’s Historic Preservation staff, the project site is located within the North Third Street National Register Historic District. All project plans involving this site must be reviewed and approved by the Historic Preservation staff. (**Attachment B**)
5. A Phase II Environmental Investigation was performed on the northern portion of a property located at 227-231 W. Brown St. by Hydro-Search Inc. (HSI), in 1994. Sampling was completed on a 1,250-sq. ft. section, at the northern end of a 5,000-sq. ft. lot located at 227-231 W. Brown St. Note: This portion is **not** part of the current project area. The investigation on this portion included a magnetometer search for USTs, and two boreholes. In summary, there were no magnetic anomalies detected in the northern portion of the property. In addition, GROs, DROs, PCBs, and total cyanides were not detected in any of the samples. Besides methylene chloride, the only analytes detected in this portion of 277-31 W. Brown St. were five RCRA metals (arsenic, barium, chromium, lead, and mercury) all of which were attributed to background contamination. (**Attachment C**) Ground water was not tested because groundwater was not present the borehole.

I. SUMMARY OF FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

A. Summary

1. The project site consists of four (4) vacant RACM-owned properties located at 1940 N. Dr. Martin Luther King, Jr. Dr., 1944 N. Dr. Martin Luther King, Jr. Dr., 1948 N. Dr. Martin Luther King, Jr. Dr., and 227-231 W. Brown St.. The properties are zoned CSC85 or Commercial Service with a 85-ft. height limit.
2. The historical land uses of the project site included, but were not limited to, a mix of residential, light manufacturing, and commercial uses (e.g. electric appliances, portrait studio, broom mfr., insulation contractor, auto trim and supply co., printing co., auto repair garage, grocery store, record shop, shoe repair, catering service, jewelry mfr.). **Map 3** presents the relevant land uses of each parcel within the project site.
3. The following is a list of selected historical land uses of properties adjacent to the project site: rubbish removal service, carpenter contractor, painter, plaster contractor, roofer, tool mfg. co., chemical productions co., plumbing supplies, upholsterer, heating equip. mfr., film developing & studio, cleaning supplies supplier, general contractor, soap products, cleaner & dyers, filling station, plastic products corp., refrigeration, labs & sales office, electric appliances, linoleum & floor contractor, litho plate makers, sheet metal works, printers, laundry, fur company, radio sales & repairs, wash machine parts & service, steel & roofing sales, hardware store, funeral home, typewriter company, glass window & plate co., cleaners warehouse, tool & die mfr., shoe co., auto body repair, car painting, awning co., wood products co.
4. A review of WDNR, EPA, and City of Milwaukee's Health Department records did not show any relevant open or closed files for the properties located within the project site.
5. The project site is not located in a wetland, floodplain, or an environmental corridor.
6. According to the City's Historic Planning Officer, the project site is located within the North Third Street National Register Historic District. All project plans involving this site must be reviewed and approved by the Historic Preservation staff. (**Attachment B**)

B. Conclusion

1. The following historical land uses associated with specific properties within the project site raised potential environmental concerns: electrical appliances & portrait studio, broom mfr., insulation sales, auto trim & sales co., printing co., auto repair, and auto garage.

Phase I Site Assessment: 1940, 1944, and 1948 N. MLK Dr. and 227R W. Brown St.
Conclusions (cont'd.)

2. Additionally, selected present and previous uses of the adjacent properties (i.e., rubbish removal service, carpenter contractor, painter, plaster contractor, roofer, tool mfg. co., chemical productions co., plumbing supplies, upholsterer, heating equip. mfr., film developing & studio, cleaning supplies supplier, general contractor, soap products, cleaner & dyers, filling station, plastic products corp., refrigeration, labs & sales office, electrical appliances, linoleum & floor contractor, litho plate makers, sheet metal works, printers, laundry, fur company, radio sales & repairs, wash machine parts & service, steel & roofing sales, hardware store, funeral home, typewriter company, glass window & plate co., cleaners warehouse, tool & die mfr., shoe co., auto body repair, car painting, awning co., wood products co.) may have adversely impacted the project site.

3. Further confirmation as to the environmental condition of the project site would require soil and groundwater sampling and laboratory analysis.

C. Recommendations

Based on available historical land use information, we recommend a limited Phase II site assessment on the following parcels located within the project site: the southern portion of 227-231 W. Brown St. and 1940, 1944, & 1948 N. MLK Dr. **Map 3** would be a good reference guide showing the historical land uses that may have historically stored, handled, treated, recycled, or disposed of hazardous wastes and/or hazardous materials as part of their normal business operations.

In addition, as a precaution we recommend a systematic search for underground storage tanks on all properties in the project site, except for a portion of 227 W. Brown St. which has been previously subjected to a magnetometer test and a Phase II site assessment. Any UST found should be properly removed, its contents recycled, or disposed of, and a tank closure assessment conducted, according to State regulations. Also, any tanks found should be registered with the Wisconsin Department of Commerce.

RNS/MHF/BMT
City of Milwaukee
11/17/99

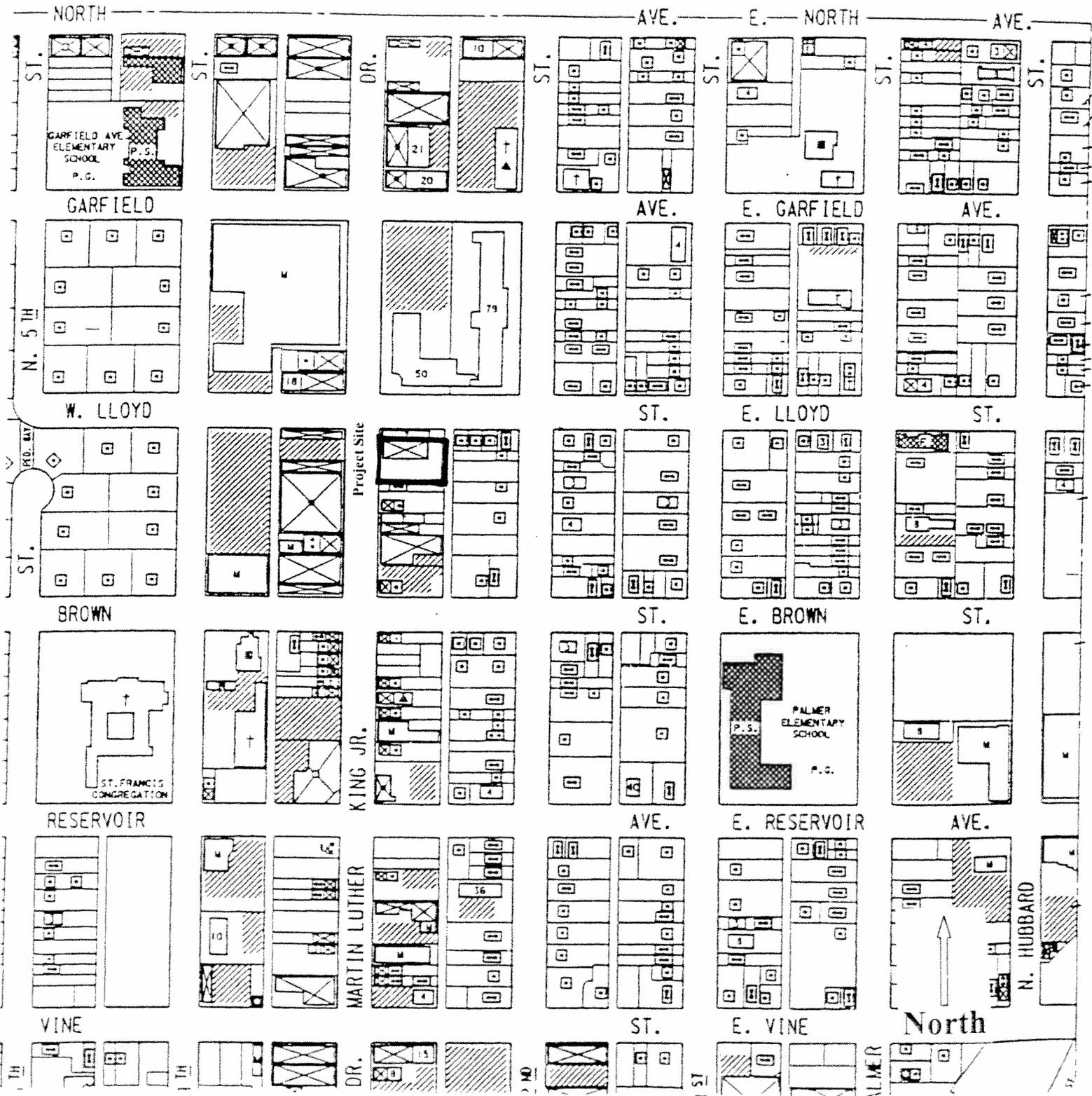
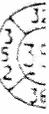
Attachments

CC:	M. Dawson, DCD	E. Miller, Real Estate
	J. Holloway, Health	R. Salcedo, Health
	G. Shelko, RACM	M. Haessly, DCD
	P. Park, DCD	B. Timm, Health

MAP 1

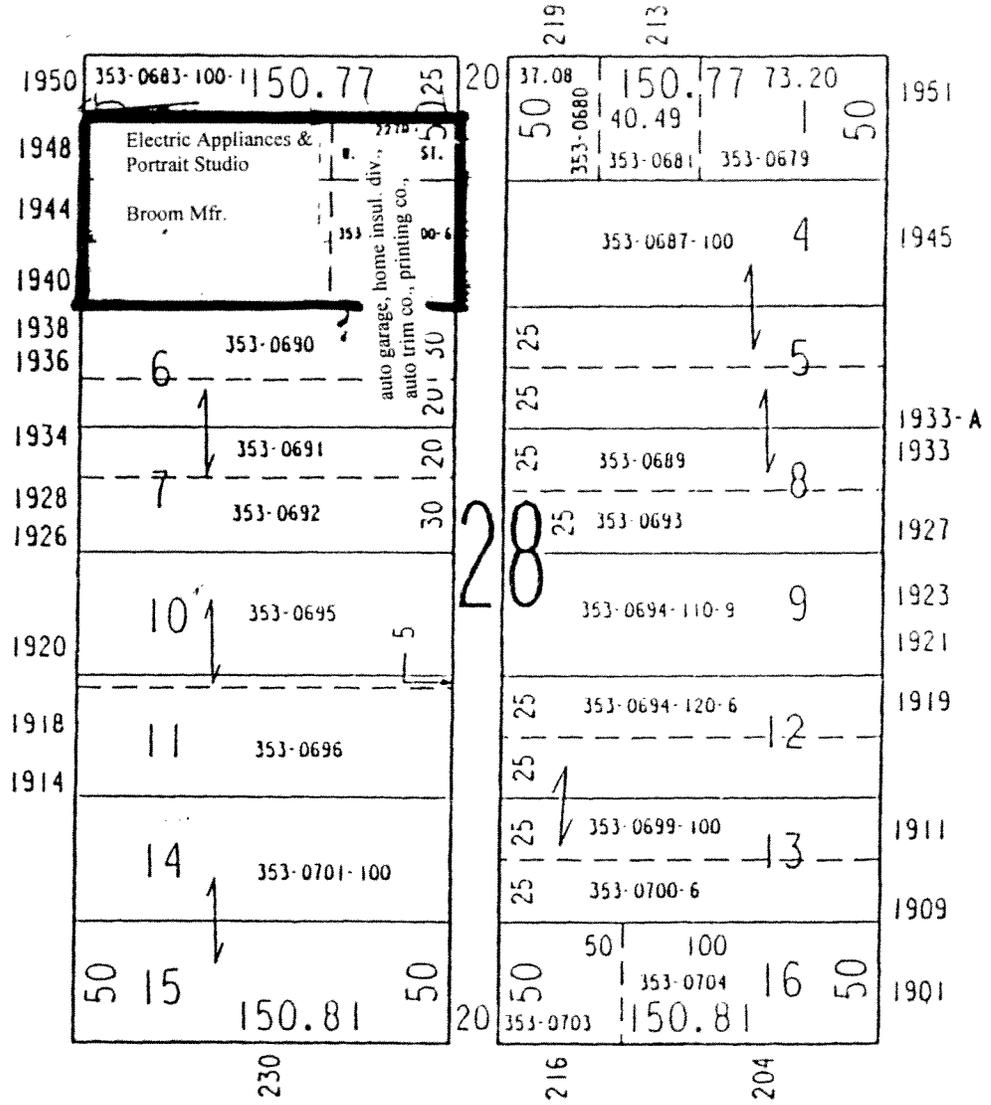
Land Use Map for 1940, 1944, & 1948 N. MLK Dr. and 227R W. Brown St.

N.E. 1/4 SEC. 20, T. 7N., R. 22E.



W BROWN ST

N MARTIN L KING JR DR



N. 2nd St.

W RESERVOIR AV

BP:CH
Planning Reviews

August 20, 1999

To: Rudy Salcedo
Matt Haessley

From: Brian Pionke ^{BP}
Carlen Hatala ^a

Re: 1940, 1944, and 1948 Martin Luther King Jr. Dr.

We have reviewed the above properties within your proposed project area. They are located in the North Third Street National Register Historic District. All project plans involving this site must be reviewed and approved by the Historic Preservation staff.



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Michael L. Morgan
Commissioner
Daniel F. Boyce
Deputy Commissioner

October 25, 1994

File Reference

DCD:MLM:RNS:mjc

Mr. Frank Schultz, Chief
Solid and Hazardous Waste Division
Wisconsin Dept. of Natural Resources
4041 N. Richards Street
Milwaukee, WI 53212

Subject: 227-231 W. Brown St., Milwaukee

Dear Mr. Schultz:

Attached, for your information and file, is a copy of an October 19, 1994 report, "Phase II Environmental Assessment for the Northern Portion of the Lot at 227-231 W. Brown St., Milwaukee, WI." This assessment was conducted by Hydro-Search, Inc., for the Redevelopment Authority of the City of Milwaukee (RACM), which owns the property. A redeveloper wants to purchase a portion of this lot from RACM.

Specifically, the project site is a 1,250-sq. foot (25 x 50 ft.) northern section of a 5,000-sq. foot vacant lot located at 227-231 W. Brown St., Milwaukee. Former uses of the entire property located at 227 W. Brown St. included a car repair garage, a home insulation company, an auto trim and supply company, and a warehouse equipment and supply company.

The methods of investigation for this northern portion included a magnetometer search for USTs, and the installation of two boreholes advanced to depths of 20 ft. using a Geoprobe. Continuous soil samples were collected from each borehole and described by a geologist. Soil boring logs for each borehole are presented in Appendix B of the report. Soil samples from each borehole with the highest PID reading relative to background concentrations were submitted for laboratory analysis of VOCs, DROs, and GROs.

Mr. Frank Schultz,
October 25, 1994
Page 2

In addition, one soil sample from each borehole was analyzed for RCRA metals, total cyanides, and PCBs. All laboratory analyses were performed by Precision Analytical Laboratories, and the analytical report is presented in Appendix D of attached report.

An attempt was made to collect "grab" groundwater samples from each borehole. However, the boreholes remained dry for several hours after drilling, and no groundwater samples could be collected.

In brief, no magnetic anomalies were detected in this northern portion of the property. GROs, DROs, PCBs and total cyanides were not detected in any sample. Methylene chloride was detected in all samples analysed for VOCs; this was attributed to laboratory background contamination, as indicated on the laboratory analytical report. Besides methylene chloride, the only analytes detected were five RCRA metals (arsenic, barium, chromium, lead and mercury), also attributed to background concentrations.

Therefore, no evidence of environmental contamination at this northern portion of the site was found by Hydro-Search, Inc. No additional investigation, reporting or remedial actions are warranted or recommended by our consultant.

If you have any questions regarding this letter, please call Dr. Rudy Salcedo, Environmental Scientist, at 286-5833.

Sincerely,



Michael L. Morgan
Commissioner

Attachment

bc D. Boyce
G. Carmichael
T. Miller
S. Cullen
B. Miller
✓R. Salcedo