

## **IMPORTANT**

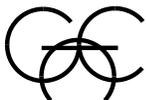
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# Phase I Environmental Site Assessment

Residential Property  
2307-09 North 6<sup>th</sup> Street  
Milwaukee, Wisconsin

Prepared For:

Redevelopment Authority  
City of Milwaukee, Wisconsin

March 3, 2006  
Project No. 1E-0602005



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## ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
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- Milwaukee, WI
- Orlando, FL
- Washington, D.C.

March 3, 2006

Redevelopment Authority  
City of Milwaukee  
809 North Broadway - 2<sup>nd</sup> Floor  
Milwaukee, WI 53202

Attention: Mr. Benjamin Timm

Subject: Phase I Environmental Site Assessment  
Residential Property  
2307-09 N. 6th Street  
Milwaukee, Wisconsin  
Project No. 1E-0602005

Dear Mr. Timm :

In accordance with your request and subsequent authorization, we have completed a Phase I Environmental Site Assessment on the above referenced property. Findings and conclusions are discussed in detail within the accompanying report.

We appreciate the opportunity to be of service on this project. If there are any questions regarding the information contained herein, or if we can be of any additional service, please contact the undersigned at your convenience.

Very truly yours,

GILES ENGINEERING ASSOCIATES, INC.

Jeffrey P. Dobrzynski, P.G.  
Project Manager

Steven C. Thuemling  
Project Scientist II

Distribution: Redevelopment Authority  
Attn: Mr. Benjamin Timm (2 bound copies, 1-PDF email)

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2307-09 N. 6TH STREET  
MILWAUKEE, WISCONSIN  
PROJECT NO. 1E-0602005

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## PHASE I ENVIRONMENTAL SITE ASSESSMENT

RESIDENTIAL PROPERTY  
2307-09 N. 6TH STREET  
MILWAUKEE, WISCONSIN  
PROJECT NO. 1E-0602005

### 1. SUMMARY

The summary is provided solely for purposes of overview. Any party who relies on this report must read the full report. The summary omits a number of details, any one of which could be crucial to the proper application of this report.

We have completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM International's *Standard Practice E 1527-00* for the property located at 2307-09 N. 6th Street, in the City of Milwaukee, Milwaukee County, Wisconsin (subject property). Any exceptions to, or deletions from, this practice are described in *Section 3.2*. Pertinent information relative to this assessment is enclosed within Appendix A.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property except for the following:

- The southern portion of the property was previously occupied by a gasoline service station. No permits were found to install or remove the storage tanks from the subject property.

Based on the findings and conclusions of this assessment, a Limited Phase II Environmental Site Assessment of the subject property is recommended. Also, a magnetometer survey is recommended to determine if any large metallic objects such as an underground storage tank remains in-place on the subject property.



## 2. INTRODUCTION

A Phase I Environmental Site Assessment (Phase I ESA) has been completed on the subject property, located at 2307-09 N. 6th Street, in the City of Milwaukee, Milwaukee County, Wisconsin. The assessment was performed at the request of Mr. Benjamin Timm with the City of Milwaukee Redevelopment Authority.

The purpose of a Phase I ESA is to identify *recognized environmental conditions* (as defined by ASTM International) in connection with the subject property. This Phase I ESA is intended to permit the user to satisfy one of the requirements to qualify for *innocent landowner defense* as stated in the *Comprehensive Environmental Response, Compensation and Liability Act* (CERCLA, 42 USC § 9601(35) and § 9607(b)(3).

Mr. Jeffrey Dobrzynski and Ms. Angela Jacobi conducted reconnaissance activities on February 14, 2006. Resumes of environmental professionals directly responsible for this assessment are enclosed within Appendix B.

## 3. SCOPE OF SERVICES AND LIMITATIONS

### 3.1. Scope of Services

The Phase I ESA has been performed in general accordance with the scope and limitations of ASTM International's *Standard Practice E 1527-00*. The scope of services included:

- A visual reconnaissance of the subject property and a cursory evaluation of adjacent properties;
- Interviews of existing and/or former owners and/or operators of the subject property, and individuals who have knowledge of the subject property and surrounding areas;
- A review of available federal, state, county, and local registries of known environmental concerns;
- A review of available and applicable building inspection, permitting, and other environmental records maintained by county and/or local agencies, and interviews with agency representatives;
- A review of available aerial photographs, city directories, fire insurance maps, geological maps, hydrogeological maps, and United States Geological Survey (USGS) topographic maps;



- An evaluation of the information collected and the preparation of this report summarizing the scope of services and the resulting conclusions and recommendations.

### **3.2. Limitations and Exceptions**

The limitations of this Phase I ESA included:

- Preparation and review of a chain-of-title was not requested.
- We did not have access to the interior of the existing structure on the subject property at the time of the site visit.
- "Non-Scope Considerations" such as asbestos containing material, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high-voltage power lines were not included as part of this assessment.

## **4. OWNER/USER PROVIDED INFORMATION**

### **4.1. Recorded Land Title Records**

No commitment for title insurance was provided for our review.

### **4.2. Environmental Liens or Activity and Land Use Limitations**

No environmental liens or land use limitation information was provided for our review.

### **4.3. Previous Environmental Reports**

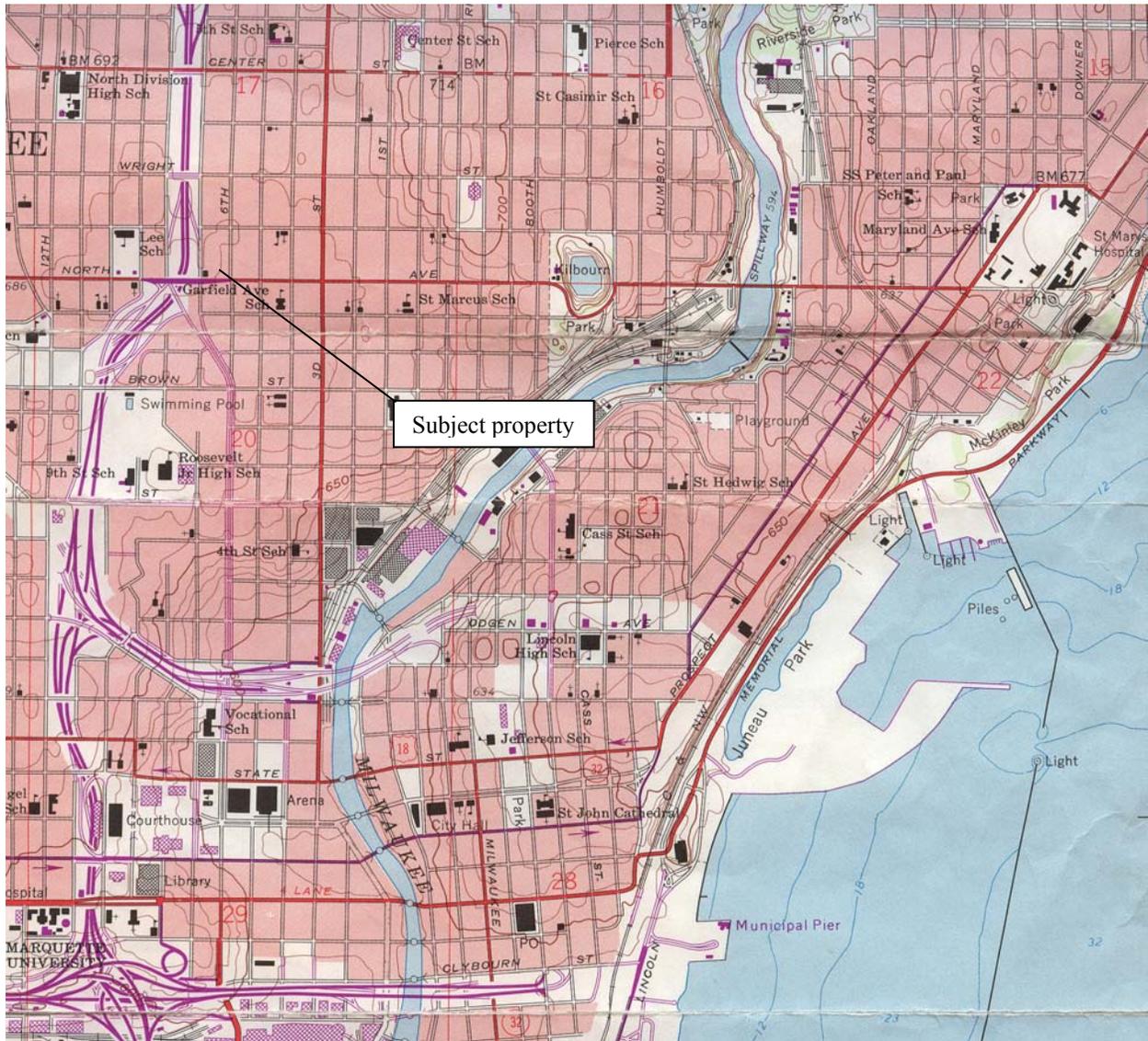
No previous environmental reports were provided for review.

## **5. SUBJECT PROPERTY DESCRIPTION**

### **5.1. Setting and Location**

The subject property is located at 2307-09 N. 6th Street, in the City of Milwaukee, Milwaukee County, Wisconsin. The subject property is situated at latitude 43.06054° north, longitude 87.91881° west. The following Figure 1 illustrates the generalized location of the subject property.





Source: USGS Milwaukee, Wisconsin (1958, revised 1971) 7.5-minute series (topographic) quadrangle map



Scale: 1:24,000 (1"=2000')  
 Contour Interval: 10 Feet

**Figure 1**  
**Subject Property Location**

**Residential Property**  
**2307-09 N. 6<sup>th</sup> Street**  
**Milwaukee, Wisconsin**  
**Project No. 1E-0602005**



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## 5.2. Surrounding Area

North:	Vacant, Residential
East:	North 6 <sup>th</sup> Street, vacant tavern and a vacant lot
South:	Wendy's parking lot
West:	Vacant lot and vacant commercial buildings

The subject property and surrounding area land uses are illustrated on the following Figure 2. Photographs of the subject property and surrounding area are enclosed within Appendix C.

## 6. SUBJECT PROPERTY OBSERVATIONS

Mr. Jeffrey P. Dobrzynski and Ms. Angela Jacobi conducted reconnaissance activities on February 14, 2006. The visual and physical reconnaissance of the subject property was completed in a systematic approach, walking the exterior area of the property in a traverse pattern.

### 6.1. Current Property Use and Activity

The southern portion of the subject property is currently a vacant lot. The northern portion of the property is occupied by a multi-family structure.

### 6.2. Observations

- Hazardous Substances ..... None Observed
- Petroleum Products..... None Observed
- Pipelines ..... None Observed
- Storage Tanks
  - Aboveground Storage Tanks (ASTs)..... None Observed
  - Underground Storage Tanks (USTs) ..... None Observed
- Odors ..... None Observed
- Pools of Liquid ..... None Observed
- Drums or Other Containers ..... None Observed



RESIDENTIAL

VACANT  
PROPERTY

**SUBJECT  
PROPERTY**

(2307-09)

WEST NORTH AVENUE

WENDY'S  
RESTAURANT  
(633)

NORTH 6th STREET

RESIDENTIAL

VACANT

TAVERN  
(VACANT)  
(540)

VACANT  
PROPERTY

COMMERCIAL  
BUILDING  
(VACANT)  
(532)

VACANT  
PROPERTY

COIN  
LAUNDRY

RESIDENCE  
(517)



LEGEND:  
(633) CURRENT ADDRESS



GILES ENGINEERING ASSOCIATES, INC.  
N8 W22950 JOHNSON DRIVE, SUITE A1  
WAUKESHA, WI 53186 (262)-544-0118

FIGURE 2  
SURROUNDING PROPERTY USAGE  
RESIDENTIAL PROPERTY  
2307-09 NORTH 6th STREET  
MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
JPD	JSZ	NTS	02-17-06	--
PROJECT NO.: 1E-0602005			CAD No. E0602005W	

- Potential Polychlorinated Biphenyls (PCB) sources
  - Electrical Equipment..... None Observed
  - Hydraulic Equipment..... None Observed
- Waste Water
  - Surface Water Discharge ..... None Observed
  - Process/Sanitary Discharge..... None Observed
  - Septic Systems ..... None Observed
  - Industrial Wastewater Treatment..... None Observed
  - Holding Tanks..... None Observed
- Potable Water Supply
  - Municipal..... None Observed
  - Private ..... None Observed
- Wells..... None Observed
- Pits, Ponds or Lagoons ..... None Observed
- Stained Soil or Pavement ..... None Observed
- Stressed Vegetation ..... None Observed
- Solid Waste
  - Storage ..... None Observed
  - On-Site Disposal ..... None Observed
- Heating/Cooling ..... None Observed
- Staining or Corrosion ..... None Observed
- Drains or Sumps ..... None Observed

## 7. INTERVIEWS

We did not interview the owners or tenants of the subject property.



## 8. HISTORICAL USE INFORMATION

### 8.1. Aerial Photographs

Eight aerial photographs of the subject property and general vicinity dated 1963, 1967, 1970, 1975, 1980, 1985, 1990, 1995 and 2000 (scales 1"=400') were obtained from the Southeastern Regional Planning Commission office. No additional aerial photographs were reasonably ascertainable. The following is a summary of information obtained from the aerial photographs:

#### 1963

The northern portion of the subject property appeared to be occupied by a residential structure. The southern portion of the subject property appeared to be occupied by a very small commercial structure. The property located north of and northeast of the subject property appeared to be residentially developed. Commercial buildings were apparent south, west and east of the subject property.

#### 1967, 1970 and 1975

The northern portion of the subject property appeared to be occupied by a residential structure. The southern portion of the subject property appeared to be vacant in the 1975 aerial. The properties in the immediate vicinity of the subject property appear unchanged relative to the previously viewed photograph.

#### 1980

The subject property appeared unchanged from the previous aerial photographs. The properties adjacent to the north, west and east of the subject property appear unchanged relative to the previously viewed photographs. The property to the south of the subject property appears vacant.

#### 1990, 1995 and 2000

The subject property appears unchanged relative to the previously viewed photographs. The property south of the subject property appears to be occupied by the existing parking lot for the Wendy's restaurant located further southwest of the subject property. The properties adjacent to the north, west and east of the subject property appear unchanged relative to the previously viewed photographs.

Copies of portions of the 1967, 1990 and 2000 aerial photographs are enclosed in Appendix D.

### 8.2. City Directories

The 1930, 1938, 1945, 1950, 1955, 1961, 1969, 1973, 1978, 1982, 1987, 1992, 1998 and 2002 editions of *Polk's and Wright's Milwaukee, Wisconsin City Directory* were reviewed at the Milwaukee Public Library. A review of the listings for the adjacent properties was also conducted.



Address	Occupant	Year(s) Listed
2307 West 6 <sup>th</sup> Street (Subject Property)	Residential	1930-1938
	Paul Berghauer Refrigerator Repair	1945
	Residential	1950-2002
2309 West 6 <sup>th</sup> Street (Subject Property)	Residential	1930-1938
	Paul Berghauer Refrigerator Repair	1945
	Residential Vacant	1950-1978 1982-2002
608 West North Avenue (Subject Property)	No Listing	1930
	Edwin Chatfield Filling Station	1938-1945
	Heil Service Station	1950-1955
	Residential	1961-1969
	No Listing	1973-2002
2313 West North Avenue (North of Subject Property)	Residential	1930-1961
	No Listing	1969-2002
540 West North Avenue (east of subject property)	Zarling Tavern	1930-1933
	Horwath Tavern	1938-1944
	Old Rail Tavern	1947-1963
	Not listed	1968
	Play Pen Tavern	1973
	Bo & Jo's Tap	1978-1983
	Hook's Place	1988-1993
	Not listed	1998
	Bell's Lounge	2002
2312 North 6 <sup>th</sup> Street (north of subject property)	Residential	1930-1933
	Residential	1938-1953
	Not listed	1958-2002
2313-2315 North 6 <sup>th</sup> Street (north of subject property)	Residence	1930-1953
	Not listed	1958-2002
601 West North Avenue (south of subject property)	Drug Store	1930-1944
	Restaurant	1947-1953
	Rosa Lee's Beauty Salon	1963-1978
	Vacant	1983-1993
	Not listed	1998-2002

### 8.3. Fire Insurance Maps

A review of the Sanborn Fire Insurance Atlas maps with coverage in the vicinity of the subject property was performed. The maps were dated 1894, 1910-1937, and 1910-1951. A summary of the maps follows:



#### **1894**

The subject property was occupied by two dwellings. Dwellings were illustrated both north and northeast of the subject property. Commercial buildings (storefronts) were illustrated west, east and south of the subject property.

#### **1910-1937**

The subject property was occupied by two dwellings and a garage. Store fronts were illustrated west and east of the subject property. Dwellings were located north and northeast of the subject property. A drug store and a dwelling were located south of the subject property.

#### **1910-1951**

The northern portion of the subject property was occupied by a structure labeled as a “flat” and a garage on the northern portion of the property. The southern portion of the subject property was illustrated as occupied by a gas station with at least three storage tanks. The properties west and east of the subject property were storefronts. Dwellings were located north and northeast of the subject property. A drug store and a dwelling were located south of the subject property.

### **8.4. Chain-of-Title**

Preparation and review of a chain-of-title was not requested.

## **9. PHYSICAL SETTING INFORMATION**

### **9.1. USGS Topographic Map**

The United States Geological Survey (USGS) *Milwaukee, Wisconsin, 7.5* minute series topographic map (1958 revised 1971) was reviewed. The subject property and adjacent properties were illustrated in pink tint omission, which is indicative of the properties being developed with structures at the time of the 1971 mapping.

A portion of the USGS *Milwaukee, Wisconsin, 7.5* minute series topographic map is provided as the previously referenced Figure 1.

### **9.2. Geologic Conditions**

#### **9.2.1. Soil Type and Permeability**

A review of the United States Department of Agriculture - Soil Conservation Service *Soil Survey of Milwaukee and Waukesha Counties, Wisconsin* was performed. The area of the subject property is considered urban land. Urban land soils have variable permeability.



**9.2.2. Regional Geology**

According to information provided by the Wisconsin Geological and Natural History Survey, the subject property is located in an area of glacial outwash. The glacial outwash is underlain by Silurian aged dolomite.

**9.2.3. Groundwater Flow Direction**

Based on information from a file we reviewed on a property east of the subject property the groundwater flow direction in the immediate vicinity of the subject property is to the west.

**10. ENVIRONMENTAL RECORDS REVIEW**

**10.1. Local Sources**

**10.1.1. Building Permit/Inspection Department**

Records on file for the subject property were reviewed at the City of Milwaukee Development Center. No records were on file with the city for the addresses of 602-608 West North Avenue. The following records were noted for the street addresses of 2307-09 North 6<sup>th</sup> Street:

- Application for Permit to construct a 2 family dwelling on February 27, 1909.
- Application for Permit to raze a 38' x 28' garage at the rear of the property on August 5, 1991.

**10.1.2. Fire Department**

A request for information was submitted to the Records Department of the Milwaukee Fire Department. At the time of this report preparation, we have not received a response from the fire department. If any information is obtained from the department that would change the findings or opinions of this report, an addendum to this report will be prepared.

**10.1.3. Planning/Zoning Department**

According to information provided by the City of Milwaukee, the subject property is zoned LB2.

**10.1.4 Department of Health /Pollution Control /Water Quality**

The City of Milwaukee Health Department has no records of past hazardous chemical storage at the street addresses of 2301-2309 North 6<sup>th</sup> Street. The department also has no records of past spills, or emergency response incidents at this site that may indicate the



presence of environmentally contaminating materials. No records were on file with the City of Milwaukee Health Department for the addresses of 602-608 West North Avenue. Copies of the information received from the City of Milwaukee Health Department are included in Appendix E.

**10.1.5 Tax Assessor's/Appraisal/Auditor Department**

Assessment records for the subject property were reviewed. The tax key number for the subject property is 323-0659-110-9. The subject property is owned by Annie Lee Walton. Copies of the assessment records are enclosed in Appendix F.

**10.2. State Sources**

We used FirstSearch Technology Corporation (FirstSearch) to identify state sites of known environmental concern. A copy of the *Environmental FirstSearch™ Report*, queried on February 10, 2006, is enclosed within Appendix G. Considering the dense urban development and the distance that contaminants are likely to migrate based on local geological and hydrological conditions, the minimum search distance for some databases is reduced to 0.25 mile relative to the subject property for reporting purposes. Some terms utilized in the FirstSearch report may differ from actual state identification listings. The following is a summary of information provided.

**10.2.1. State Sites**

The Wisconsin Department of Natural Resources (WDNR) *Hazard Ranking Sites* database was reviewed. The subject property is not included on this listing. In addition, no State Sites are reported within 1.0 mile of the subject property.

**10.2.2. State Solid Waste Landfill**

The WDNR listing of solid waste landfills (SWL) was reviewed. The subject property is not included within this listing. In addition, no SWL sites are reported within 0.5 mile of the subject property.

**10.2.3. State Environmental Repair Program**

The WDNR *Emergency Repair Program* (OTHER) database was reviewed. The subject property is not included within this listing. However, the following OTHER sites are reported within 0.25 mile of the subject property:

Facility Name/Address	Distance/Direction from Subject Property	Status
None given 522 W. North Avenue	250 feet Northeast	Closed
Milwaukee City Redevelopment Authority 2403-2409 N. Martin Luther King Dr.	0.25 miles Northeast	Open



**10.2.4. State Registered Underground and Aboveground Storage Tanks**

The Wisconsin Department of Commerce (DComm) listing of underground and aboveground storage tanks (UST/AST) was reviewed. The subject property is not included within this listing. However, the following adjacent property is included on the listing:

Name & address	Distance & direction	Quantity & Capacity	Contents	Status
Bridgeman Foods 633 W. North Ave.	Southwest of the Subject Property	1000-Gallon 4000-Gallon 550-Gallon 6000-Gallon 5000-Gallon	Fuel Oil Gasoline Waste Oil Gasoline Gasoline	Closed/removed 1985

**10.2.5. State Leaking Underground Storage Tanks**

The WDNR listing of leaking underground storage tanks (LUST) was reviewed. The subject property is included on this listing. However, the following sites are located within 0.25 mile of the subject property:

Facility Name/Address	Distance/Direction from Subject Property	Status
Wendy's 633 W. North Avenue	200 feet Southwest	Conditionally Closed
Vacant Property 528 W. North Avenue	200 feet East	Open
City of Milwaukee RDA 522 W. North Avenue	250 feet East	Open
Amoco Station 708 W. Garfield	900 feet Southwest	Closed
Grants Soul Food Property 411 W. North Avenue	0.15 mile-northeast	Open
Citgo 418 W. North Avenue	0.14 mile-northeast	Closed
America's Black Holocaust Museum 2235 N. 4 <sup>th</sup> Street	0.15 mile-northeast	Closed
Gimbals Warehouse 2228 N. 4 <sup>th</sup> Street	0.15 mile southeast	Closed
Christinas Dept. Store 338 W. North Avenue	0.17 mile southeast	Closed

Twenty three additional LUST sites are located between 0.25-0.5 miles from the subject property. The information for these LUST sites is in Appendix G.

Giles has conducted a site investigation of the Vacant Properties at the addresses of 522 and 528 W. North Avenue. A report has not been submitted to the WDNR. The following is a summary of work performed to date:

Part of the property was previously occupied by Wil-Kil Exterminating from the 1940s to 1960s. In 2000, two gasoline USTs were removed from the property. A closure assessment performed on the USTs confirmed a release.



Six GeoProbes were drilled on the property in 2000, to define soil contamination and evaluate groundwater quality. Several volatile organic compounds (VOCs) were detected in the analyzed soil and groundwater samples. In addition to gasoline related compounds, dichlorobenzene compounds were detected in the soil and groundwater. Wil-Kil was the former occupant of the 522 W. North Avenue property, and is the likely source of the dichlorobenzene (used as a fumigant/insecticide). In spring of 2001, four groundwater monitoring wells were installed on the property. Soil and groundwater VOC contamination was again confirmed.

The building on the Wil-Kil property was demolished during the late summer of 2001. The demolition contractor inadvertently destroyed the network of groundwater monitoring wells. In addition, during the demolition of the building, four additional USTs were discovered beneath the floor of the structure. A closure assessment performed on the USTs confirmed a release.

Between August and October of 2002, five GeoProbes and ten groundwater monitoring wells were installed on the property. One of the monitoring wells (MW10A) is located east of the subject property, east of North 6<sup>th</sup> Street.

Up to 3.5 feet of free phase product (gasoline) was measured in Monitoring Well MW7A located approximately 200 feet east of the subject property. A product sock has been installed in the monitoring well to recover the product.

Chlorobenzenes were identified in the soil and groundwater near the former 1,000 gallon UST located approximately 200 feet east of the subject property. Chlorobenzenes are used as pesticides.

Levels of 1,2 dichloroethane above the WDNR Enforcement Standards (ES) and 1,2 dichloropropane above the WDNR Preventive Action Limit (PAL) were measured in the groundwater sample collected from the monitoring well located on the Wil-Kil property. In addition, levels of trimethylbenzenes (TMBs) and naphthalene were measured in the monitoring well located approximately 150 feet east of the subject property. These levels were not above the WDNR ES or PALs.

#### **10.2.6. Spills**

The WDNR Spills database was reviewed. The subject property is not included on the Spills list.

### **10.3. Federal Sources**

We used FirstSearch to identify federal sites of known environmental concern. A copy of the *Environmental FirstSearch™ Report*, queried on February 10, 2006 is enclosed within Appendix G. The following is a summary of information provided.



**10.3.1. Federal NPL**

The United States Environmental Protection Agency (USEPA) *National Priorities List* (NPL) was reviewed. The subject property is not included within this listing. In addition, no NPL sites are reported within 1.0 mile of the subject property.

**10.3.2. Federal CERCLIS**

The USEPA *Comprehensive Environmental Response, Compensation and Liability Information System* (CERCLIS) was reviewed. The subject property is not included within this listing. In addition, no CERCLIS sites are reported within 0.5 mile of the subject property.

**10.3.3. Federal CERCLIS NFRAP**

The USEPA *CERCLIS No Further Remedial Action Planned* (NFRAP) was reviewed. The subject property is not included within this listing. In addition, no CERCLIS NFRAP sites are reported adjacent to the subject property.

**10.3.4. Federal RCRA TSD**

The USEPA *Resource Conservation and Recovery Information System* (RCRA) *Treatment, Storage and/or Disposal Facilities* (RCRA TSD) was reviewed. The subject property is not included within this listing. In addition, no RCRA TSD sites are reported within 0.5 mile of the subject property.

**10.3.5. Federal RCRA COR**

The USEPA *RCRA Corrective Action Sites* (RCRA COR) was reviewed. The subject property is not included within this listing. In addition, no RCRA COR sites were reported within 1.0 mile of the subject property.

**10.3.6. Federal RCRA GEN**

The USEPA *RCRA- Large and Small Quantity Generators* (RCRA GEN) was reviewed. The subject property is not included on the RCRA GEN list. Also, no sites adjacent to the subject property are included on the list.

**10.3.7. Federal ERNS**

The USEPA *Emergency Response Notification System* (ERNS) was reviewed. The subject property is not included within this listing.



## 11. FINDINGS AND OPINIONS

- The subject property is developed with a two family structure. Historically, the southern portion of the property was occupied by a gasoline station. No information was readily available relative to either the installation or removal of the storage tanks on the subject property. Recognized environmental conditions are associated with the former usage of the subject property.
- The subject property is surrounded by residential and commercial developments. The property to the south is currently occupied by a Wendy's restaurant. Previous to the Wendy's development, the property was occupied by a gasoline service station. The Wendy's property is on the WDNR UST/AST and LUST list as conditionally closed. As such, this LUST site does not present a recognized environmental condition to the subject property.
- Eight additional LUST sites are located within 0.25 mile of the subject property. The WDNR has required no further action on five of the sites. The closest active site is approximately 200 east of the subject property. From the information Giles has obtained from a site investigation of the closest LUST site, groundwater within the monitoring well closest to the subject property has not been impacted above the WDNR clean-up guidelines. As such, the LUST sites do not present a recognized environmental condition to the subject property.
- There are two WDNR ERP (Other) sites located within 0.25 miles of the subject property. The closest property to the subject property has a closed status with the WDNR. The remaining property is approximately 0.25 mile east of the subject property. Based on the closed status of the closest site and the distance of the active site relative to the subject property, these ERP sites do not present a recognized environmental condition to the subject property.

## 12. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM International's *Standard Practice E 1527-00* of the property located at 2307-09 N. 6th Street, in the City of Milwaukee, Milwaukee County, Wisconsin, the property. Any exceptions to, or deletions from, this practice are described within *Section 3.2*.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property except for the following:

- The southern portion of the property was previously occupied by a gasoline service station. No permits were found at the street addresses of 602-608 West North Avenue to install or remove the storage tanks from the subject property.



### 13. RECOMMENDATIONS

Based on the findings and conclusions of this assessment, a Limited Phase II Environmental Site Assessment of the subject property is recommended. Also, a magnetometer survey is recommended to determine if any large metallic objects such as an underground storage tank remains in-place on the subject property.

### 14. GENERAL COMMENTS

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the property. ASTM International's *Standard Practice E 1527-00* is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property, and recognizes reasonable limits of time and cost.

The term *recognized environmental condition* means the presence or likely presence of any *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release, or material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.

The term *hazardous substance* is a substance defined as hazardous pursuant to CERCLA 42 USC § 9601(14), and as interpreted by USEPA regulations and the courts. The term *petroleum products* is defined as those substances included within the meaning of the petroleum exclusion to CERCLA 42 USC § 9601(14), as interpreted by the courts and USEPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of CERCLA 42 USC § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).

This report is an instrument of service prepared for the exclusive use of City of Milwaukee Redevelopment Authority, and may not be reproduced or distributed without written authorization from Giles Engineering Associates, Inc. and City of Milwaukee Redevelopment Authority. The services described in this report were performed consistent with generally accepted professional consulting principles and practices and in accordance with the practices and service scope elements recommended by ASTM International for a Phase I ESA, with the exception of a chain-of-title. No other warranty, expressed or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client or as otherwise noted. Any unauthorized use of this report is strictly prohibited and we assume no liability for any such use.



This report has been prepared in order to aid in the evaluation of the subject property located at 2307-09 N. 6th Street, in the City of Milwaukee, Milwaukee County, Wisconsin, with regard to recognized environmental conditions at the time of this study. The conclusions presented in this report were based on available information pertaining to various points in time and were presented by others for our use or were based on informal discussion with various agency personnel. We do not warrant the accuracy of information supplied by others.

The conclusions in this report may rely on credibility of others, and, therefore, an alteration in documentation or verbal information obtained may result in the redirection of the conclusions presented in this report. The conclusions are also based on visual field observations performed within the property boundaries at this specific point in time and, therefore, do not include the potential for hazardous substance present within undocumented fills placed on the subject property or adjacent properties. Opinions presented herein may be based on test results performed by others and, therefore, we are not responsible for variations in test results or inaccuracies resulting from laboratory testing provided by subcontracted testing laboratories.

Environmental conditions may exist at the subject property that cannot be identified by visual observation. Where subsurface work was performed, our professional opinions are based in part on interpretation of data from discreet sampling locations that may not present actual conditions at non-sampled locations.

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1E-0602005-report/06Env1/jpd/deb/sat



## **Appendix A**

# Important Information About Your Geoenvironmental Report

Geoenvironmental studies are commissioned to gain information about environmental conditions on and beneath the surface of a site. The more comprehensive the study, the more reliable the assessment is likely to be. But remember: Any such assessment is to a greater or lesser extent based on professional opinions about conditions that cannot be seen or tested. Accordingly, no matter how many data are developed, risks created by unanticipated conditions will always remain. *Have realistic expectations.* Work with your geoenvironmental consultant to manage known and unknown risks. Part of that process should already have been accomplished, through the risk allocation provision you and your geoenvironmental professional discussed and included in your contract's general terms and conditions. This document is intended to explain some of the concepts that may be included in your agreement, and to pass along information and suggestions to help you manage your risk.

## **Beware of Change; Keep Your Geoenvironmental Professional Advised**

The design of a geoenvironmental study considers a variety of factors that are subject to change. Changes can undermine the applicability of a report's findings, conclusions, and recommendations. *Advise your geoenvironmental professional about any changes you become aware of.* Geoenvironmental professionals cannot accept responsibility or liability for problems that occur because a report fails to consider conditions that did not exist when the study was designed. Ask your geoenvironmental professional about the types of changes you should be particularly alert to. Some of the most common include:

- Modification of the proposed development or ownership group,
- Sale or other property transfer,
- Replacement of or additions to the financing entity,
- Amendment of existing regulations or introduction of new ones, or
- Changes in the use or condition of adjacent property.

Should you become aware of any change *do not rely on a geoenvironmental report.* Advise your geoenvironmental professional immediately; follow the professional's advice.

## **Recognize the Impact of Time**

A geoenvironmental professional's findings, recommendations, and conclusions cannot remain valid indefinitely. The more time that

passes, the more likely it is that important latent changes will occur. *Do not rely on a geoenvironmental report if too much time has elapsed since it was completed.* Ask your environmental professional to define "too much time." In the case of Phase I Environmental Site Assessments (ESAs), for example, more than 180 days after submission is generally considered "too much."

## **Prepare To Deal with Unanticipated Conditions**

The findings, recommendations, and conclusions of a Phase I ESA report typically are based on a review of historical information, interviews, a site "walkover," and other forms of noninvasive research. When site subsurface conditions are not sampled in any way, the risk of unanticipated conditions is higher than it would otherwise be.

While borings, installation of monitoring wells, and similar invasive test methods can help reduce the risk of unanticipated conditions, *do not overvalue the effectiveness of testing.* Testing provides information about actual conditions only at the precise locations where samples are taken, and only when they are taken. Your geoenvironmental professional has applied that specific information to develop a general opinion about environmental conditions. *Actual conditions in areas not sampled may differ (sometimes sharply) from those predicted in a report.* For example, a site may contain an unregistered underground storage tank that shows no surface track of its existence. *Even conditions in areas that were tested can change,* sometimes suddenly, due to any number of events, not the least of which include occurrences at adjacent sites. Recognize, too, that *even some conditions in tested areas may go undiscovered,* because the tests or analytical methods used were designed to detect only those conditions assumed to exist.

Manage your risks by retaining your geoenvironmental professional to work with you as the project proceeds. Establish a contingency fund or other means to enable your geoenvironmental professional to respond rapidly, in order to limit the impact of unforeseen conditions. And to help prevent any misunderstanding, identify those empowered to authorize changes and the administrative procedures that should be followed.

## **Do Not Permit Any Other Party To Rely on the Report**

Geoenvironmental professionals design their studies and prepare their reports to meet the specific needs of the clients who retain them, in light of the risk management methods that the client and geoenvironmental professional agree to, and the statutory, regulatory, or other requirements that apply. The study designed for a developer may differ sharply from one designed for a lender, insurer, public agency . . . or even another developer. *Unless the report specifically states otherwise, it was developed for you and only you.* Do not unilaterally permit any other party to rely on it. The report and the study underlying it may not be adequate for another party's needs, and you could be held liable for shortcomings your geoenvironmental professional was powerless to prevent or anticipate. Inform your geoenvironmental professional when you know or expect that someone else — a third-party — will want to use or rely on the report. *Do not permit third-party use or reliance until you first confer with the geoenvironmental professional who prepared the report.* Additional testing, analysis, or study may be required and, in any event, appropriate terms and conditions should be agreed to so both you and your geoenvironmental professional are protected from third-party risks. *Any party who relies on a geoenvironmental report without the express written permission of the professional who prepared it and the client for whom it was prepared may be solely liable for any problems that arise.*

## **Avoid Misinterpretation of the Report**

Design professionals and other parties may want to rely on the report in developing plans and specifications. They need to be advised, in writing, that their needs may not have been considered when the study's scope was developed, and, even if their needs were considered, they might misinterpret geoenvironmental findings, conclusions, and recommendations. *Commission your geoenvironmental professional to explain pertinent elements of the report to others who are permitted to rely on it, and to review any plans, specifications or other instruments of professional service that incorporate any of the report's findings, conclusions, or recommendations.* Your geoenvironmental professional has the best understanding of the issues involved, including the fundamental assumptions that underpinned the study's scope.

## **Give Contractors Access to the Report**

Reduce the risk of delays, claims, and disputes by giving contractors access to the full report, *providing that it is accompanied by a letter of transmittal that can protect you* by making it unquestionably clear that: 1) the study was not conducted and the report was not prepared for purposes of bid development, and 2) the findings, conclusions, and recommendations included in the report are based on a variety of opinions, inferences, and assumptions and are subject to interpretation. Use the letter to also advise contractors to consult with your geoenvironmental professional to obtain clarifications, interpretations, and guidance (a fee may be required for this service),

and that — in any event — they should conduct additional studies to obtain the specific type and extent of information each prefers for preparing a bid or cost estimate. Providing access to the full report, with the appropriate caveats, helps prevent formation of adversarial attitudes and claims of concealed or differing conditions. If a contractor elects to ignore the warnings and advice in the letter of transmittal, it would do so as its own risk. Your geoenvironmental professional should be able to help you prepare an effective letter.

## **Do Not Separate Documentation from the Report**

Geoenvironmental reports often include supplemental documentation, such as maps and copies of regulatory files, permits, registrations, citations, and correspondence with regulatory agencies. If subsurface explorations were performed, the report may contain final boring logs and copies of laboratory data. If remediation activities occurred on site, the report may include: copies of daily field reports; waste manifests; and information about the disturbance of subsurface materials, the type and thickness of any fill placed on site, and fill placement practices, among other types of documentation. *Do not separate supplemental documentation from the report. Do not, and do not permit any other party to redraw or modify any of the supplemental documentation for incorporation into other professionals' instruments of service.*

## **Understand the Role of Standards**

Unless they are incorporated into statutes or regulations, standard practices and standard guides developed by the American Society for Testing and Materials (ASTM) and other recognized standards-developing organizations (SDOs) are little more than aspirational methods agreed to by a consensus of a committee. The committees that develop standards may not comprise those best-qualified to establish methods and, no matter what, no standard method can possibly consider the infinite client- and project-specific variables that fly in the face of the theoretical "standard conditions" to which standard practices and standard guides apply. In fact, these variables can be so pronounced that geoenvironmental professionals who comply with every directive of an ASTM or other standard procedure could run afoul of local custom and practice, thus violating the standard of care.

Accordingly, when geoenvironmental professionals indicate in their reports that they have performed a service "in general compliance" with one standard or another, it means they have applied professional judgement in creating and implementing a scope of service designed for the specific client and project involved, and which follows some of the general precepts laid out in the referenced standard. To the extent that a report indicates "general compliance" with a standard, you may wish to speak with your geoenvironmental professional to learn more about what was and was not done. *Do not assume a given standard was followed to the letter.* Research indicates that seldom is the case.

## **Realize that Recommendations May Not Be Final**

The technical recommendations included in a geoenvironmental report are based on assumptions about actual conditions, and so are preliminary or tentative. Final recommendations can be prepared only by observing actual conditions as they are exposed. For that reason, you should retain the geoenvironmental professional of record to observe construction and/or remediation activities on site, to permit rapid response to unanticipated conditions. *The geoenvironmental professional who prepared the report cannot assume responsibility or liability for the report's recommendations if that professional is not retained to observe relevant site operations.*

## **Understand That Geotechnical Issues Have Not Been Addressed**

Unless geotechnical engineering was specifically included in the scope of professional service, a report is not likely to relate any findings, conclusions, or recommendations about the suitability of subsurface materials for construction purposes, especially when site remediation has been accomplished through the removal, replacement, encapsulation, or chemical treatment of on-site soils. The equipment, techniques, and testing used by geotechnical engineers differ markedly from those used by geoenvironmental professionals; their education, training, and experience are also significantly different. If you plan to build on the subject site, but have not yet had a geotechnical engineering study conducted, your geoenvironmental profes-

sional should be able to provide guidance about the next steps you should take. The same firm may provide the services you need.

## **Read Responsibility Provisions Closely**

Geoenvironmental studies cannot be exact; they are based on professional judgement and opinion. Nonetheless, some clients, contractors, and others assume geoenvironmental reports are or certainly should be unerringly precise. Such assumptions have created unrealistic expectations that have led to wholly unwarranted claims and disputes. To help prevent such problems, geoenvironmental professionals have developed a number of report provisions and contract terms that explain who is responsible for what, and how risks are to be allocated. Some people mistake these for "exculpatory clauses," that is, provisions whose purpose is to transfer one party's rightful responsibilities and liabilities to someone else. Read the responsibility provisions included in a report and in the contract you and your geoenvironmental professional agreed to. *Responsibility provisions are not "boilerplate."* They are important.

## **Rely on Your Geoenvironmental Professional for Additional Assistance**

Membership in ASFE exposes geoenvironmental professionals to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a geoenvironmental project. Confer with your ASFE-member geoenvironmental professional for more information.

# **ASFE**

8811 Colesville Road/Suite G108, Silver Spring, MD 20910

Telephone: 301/565-2733 Facsimile: 301/589-2017

e-mail: [info@asfe.org](mailto:info@asfe.org) [www.asfe.org](http://www.asfe.org)

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11GR06005.0M

## **Appendix B**

# **JEFFREY P. DOBRZYNSKI, P.G.**

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## **Education**

B.S., Geology, University of Wisconsin, Oshkosh, WI, May, 1978 (Emphasis in Hydrogeology and Soil Engineering)

Graduate Study (Soil Mechanics and Hydrology), Iowa State University, Ames, IA, 1979 to 1980

Asbestos Hazard Emergency Response Act (AHERA) Certifications; completion of 24 hour training for asbestos inspection.

Attended Numerous Seminars Related to Environmental Engineering with respect to Soil/Groundwater Contamination and Property transfer Liability-Presented by University of Wisconsin, NWWA, ASTM and Giles Engineering Technical Seminars

## **Professional Registrations/Certifications**

Registered Professional Geologist - Wisconsin, Certification No. 481

Certified Engineering Technician (NSFE)

Certified in Radiation Safety and Nuclear Gauges

40-Hour OSHA Health & Safety Training for Hazardous Waste Operations Certificate - 1989 (updated yearly)

## **Experience**

Giles Engineering Associates, Inc. - Project Manager

Giles Engineering Associates, Inc. - Project Hydrogeologist

Giles Engineering Associates, Inc. - Engineering Geologist

Giles Engineering Associates, Inc. - Field Technician

## **Fields of Experience**

Mr. Dobrzynski has over 24 years experience conducting numerous site investigations, Environmental Site Assessments, site specific work plans, site feasibility studies and site remediation on commercial, industrial and residential properties. His experience includes the field supervision, implementation and analysis of projects relating to geotechnical engineering and environmental engineering evaluation. Provide internal consultation to company engineers with respect to hydrologic, geologic and geotechnical considerations, and assist in planning groundwater studies, including monitoring well design and installation techniques. The analysis and preparation of technical reports for environmental studies including asbestos sampling and analysis, lead based paint studies, radon gas surveys, underground storage tank assessments and removal.



**Environmental Site Assessments**

- During the past 16 years, Mr. Dobrzynski has prepared and/or managed of over 10,000 residential, commercial and industrial Phase I Environmental Site Assessments (ESAs) for refinancing and property transfers. These environmental site assessments were conducted throughout the continental United States.
- Project manager for multi-unit development clients including project management of over 500 Phase II site assessments throughout the United States.
- Currently Phase I QA/QC manager for Giles Engineering.

**Underground Storage Tank Management, Tank Removal, and Site Remediation/  
Corrective Action**

- Project manager, including on-site supervision, subsurface investigation of soil and groundwater and oversight management for the removal of underground storage tanks and the subsequent soil remediation of petroleum hydrocarbon impacted soils.

**Site Investigation and Remediation**

- Project manager for the subsurface investigation, feasibility study, remedial action plan and remediation for remedial action for the release of vinyl chloride at a vacant manufacturing facility.
- Project manager for various Phase I and II site investigations and characterization of a naphthelene release for a property transfer. The state regulatory agency is currently reviewing data.

**Site Closure**

- Obtained regulatory closure for approximately 20 to 25 residential and commercial facilities with hazardous substance releases.

resume.jpd/2/15/99/kah



## **STEVEN C. THUEMLING**

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### **PROJECT SCIENTIST II**

Mr. Thuemling is a Project Scientist II with 19 years of experience in the environmental consulting industry. Mr. Thuemling's experience includes storm water management, project management for remedial investigation and feasibility studies, evaluation, design, and implementation of remedial action plans, and performance of Phase I Environmental Assessment (ESAs), environmental impact assessments, asbestos identification, lead based paint, radon detection, geophysical surveys and UST removal site assessments. Mr. Thuemling is responsible for identifying client objectives; developing project scope, schedule and budget; and acting as client/regulator liaison. Also, Mr. Thuemling administers technical assistance to staff and provides technical review of project documentation. Mr. Thuemling combines his expertise to evaluate cost effective remedial and closure solutions to all types of environmental scenarios for industrial and commercial clients.

### **Education**

AAS in Computer Engineering; Milwaukee School of Engineering; 1985

### **Professional Experience**

#### **Storm Water Management**

- Project Manager implementing sampling strategies for complying with storm water and sanitary sewer discharge permits for five industrial properties located in Wisconsin, as well as properties located in Illinois, and Texas.
- Project Manager implementing Storm Water Management Plans for the development of the Lake Express Ferry Terminal Site, and the expansion of the Howard Avenue Water Treatment facility.

#### **Remediation**

- Project Manager and client liaison for over 150 remedial investigation/feasibility study projects and site remediation for municipalities, and commercial and industrial property owners. Responsibilities include completion of remedial action plans, remedial options reports, and costs estimates developed based upon the property owners' objectives, environmental factors, and hydrogeologic conditions. Remedial actions included soil excavation, landspreading, mechanical soil and groundwater treatment systems, passive bioremediation, using engineering controls (i.e.; capping), institutional controls (i.e.; deed restrictions), and assessing the natural attenuation of contaminants through long term monitoring programs. Mr. Thuemling's experience has more recently included the design and implementation of subfloor passive/active vapor mitigation/liners systems for buildings constructed on historic fill sites containing a combination of high methane conditions and petroleum hydrocarbon contamination.



**Investigations and Remediation Services**

- As a project manager Mr. Thuemling has directly managed and negotiated with regulatory agencies the closure of over 100 environmental Phase II ESAs and remedial actions for industrial and commercial contaminated sites with a variety of contaminant scenarios. These closures consisted of satisfying closure criteria and objectives by evaluating the natural attenuation of contaminants, conducting active remedial actions, applying the use of institutional controls such as filing of deed/use restrictions, conducting health risk based evaluations, or any combination of the aforementioned closure methods.
- Mr. Thuemling currently is managing Phase II ESAs, remedial actions, and long term groundwater monitoring programs on 30+ contaminated re-development sites owned by the Re-development Authority of the City of Milwaukee.
- Project Manager for over 50 UST system closure projects in Florida, Ohio, Illinois, New Jersey, New York, West Virginia and Wisconsin.
- Project Manager for over 150 subsurface investigations of existing and former gasoline stations, oil-change facilities, and other sites with petroleum underground storage tanks throughout the United States.

**Site Assessments**

- Mr. Thuemling has performed over \$1,700,000 in industrial, commercial and residential Phase I ESAs for real estate transfer and refinancing throughout the continental United States.
- Conducted over 100 asbestos inspections of various structures, including schools, shopping centers, high-rise office buildings, hotels, multiple unit apartment and residential buildings.
- Completed Environmental Impact Assessments required for the City of Milwaukee to secure financial funding from the Federal government for the renovation of wading pool filtration systems within the Milwaukee Park System.

**Professional Registration/Certification**

40-Hour Workshop for Superfund and RCRA Remediation Site personnel course, University of Wisconsin-Madison, Madison, Wisconsin; Certificate - 1989  
USEPA AHERA Asbestos Building Inspection course, Asbestos Training and Employment, Inc., Milwaukee, Wisconsin; October 23, 25, 1989  
8-Hour Refresher for Superfund and RCRA Remediation Site personnel, updated yearly  
USEPA AHERA Asbestos Building Inspector Recertification course, updated yearly  
WDHSS Asbestos Inspector (No. AII-4277)



## **Appendix C**



View of the subject property facing east.



View of the subject property facing west.

**PHOTOGRAPHS**

February 14, 2006

**Residential Property**  
**2307-09 N. 6<sup>th</sup> Street**  
**Milwaukee, Wisconsin**  
**Project No. 1E-0602005**



**GILES**  
ENGINEERING ASSOCIATES, INC.



View of the properties north of the subject property.



View of the property east of the subject property.

## PHOTOGRAPHS

February 14, 2006

**Residential Property**  
**2307-09 N. 6<sup>th</sup> Street**  
**Milwaukee, Wisconsin**  
**Project No. 1E-0602005**



**GILES**  
ENGINEERING ASSOCIATES, INC.



View of the properties south of the subject property.



View of the properties facing west along North Avenue.

**PHOTOGRAPHS**

February 14, 2006

**Residential Property**  
**2307-09 N. 6<sup>th</sup> Street**  
**Milwaukee, Wisconsin**  
**Project No. 1E-0602005**



**GILES**  
ENGINEERING ASSOCIATES, INC.

## **Appendix D**



**Subject Property**



**Source: SEWRPC**  
**Scale: 1"=400'**

**1967 Aerial Photograph**

**Residential Property**  
**2307-09 N. 6<sup>th</sup> Street**  
**Milwaukee, Wisconsin**  
**Project No. 1E-0602005**



**GILES**  
ENGINEERING ASSOCIATES, INC.



**Source:** SEWRPC  
**Scale:** 1"=400'

**1990 Aerial Photograph**

**Residential Property**  
**2307-09 N.6<sup>th</sup> Street**  
**Milwaukee, Wisconsin**  
**Project No. 1E-0602005**



**GILES**  
ENGINEERING ASSOCIATES, INC.



**Source:** SEWRPC  
**Scale:** 1"=400'

**2000 Aerial Photograph**

**Residential Property**  
**2307-09 N. 6<sup>th</sup> Street**  
**Milwaukee, Wisconsin**  
**Project No. 1E-0602005**



**GILES**  
ENGINEERING ASSOCIATES, INC.

## **Appendix E**



Tom Barrett  
Mayor

Bevan K. Baker, CHE  
Commissioner of Health

Vivian T. Chen, MSW, ScD  
Health Operations Director

Health Department

Family and Community Health Services



web site: [www.milwaukee.gov](http://www.milwaukee.gov)

Jeffery P. Dobrzynski, Project Manager  
Giles Engineering Associates, Inc.  
N8 W22350 Johnson Drive Suite A1  
Waukesha, WI 53186

February 15, 2006

Re: 2301-09 North 6<sup>th</sup> St

Dear Mr. Dobrzynski:

A review of our records reveals no information regarding storage and use of hazardous chemicals at 2301-09 N 6<sup>th</sup> St, Milwaukee. We have no records of past spills, or emergency response incidents at this site that may indicate the presence of environmentally contaminating materials.

For information on previous or present asbestos containing materials call the City of Milwaukee Department of Neighborhood Services at 414-286-2268 or for information about storage tank permits please contact the Department of Neighborhood Services at 414-286-2590. For more complete information on hazardous material responses contact the Milwaukee County Department of Emergency Management at 414-278-4709. For more information on soil and groundwater contamination contact the Wisconsin Department of Natural Resources at 414-263-8500.

If you have further questions please contact me at 414-286-5488 or by E-mail at [dbcampb@milwaukee.gov](mailto:dbcampb@milwaukee.gov)

Sincerely,

David Campbell  
Environmental and Disease Control Specialist

## **Appendix F**

Home | Calendar | Do Business | Live & Work | Play | Departments | Services | Payments | Translate

City of Milwaukee

**PROPERTY ASSESSMENT RESULTS**  
**TAX ACCOUNT BALANCE**

**GENERAL INFORMATION**

<b>ADDRESS</b>	2307 THRU 2309 N 6TH ST
<b>TAXKEY</b>	323-0659-110-9
<b>OWNER</b>	ANNIE LEE WALTON
<b>OWNER ADDRESS</b>	2307 N 6TH ST MILWAUKEE, WI 532120000

**ASSESSMENT**

	2006	2005
<b>LAND</b>	N/A	\$3,600
<b>IMPROVEMENTS</b>	N/A	\$93,600
<b>TOTAL</b>	N/A	\$97,200
<b>CURRENT CLASS</b>	RESIDENTIAL	

Assessments reflect the estimated value on January 1st .of the indicated year.  
 The current assessment will be available after April 24.

**OTHER PROPERTY INFORMATION**

- LAST CONVEYANCE:
  - DATE: 11/02
  - TRANSFER FEE: \$0.00 ([CLICK HERE FOR FEE EXPLANATION](#))
- STORIES: 2.0
- RESIDENTIAL BUILDING STYLE: OLD STYLE
- EXTERIOR WALL TYPE: ASBESTOS
- YEAR BUILT: 1909
- DWELLING UNITS: 1 ([CLICK HERE FOR DWELLING UNITS EXPLANATION](#))
- TOTAL SQUARE FEET FLOOR AREA: 2,704
  - FIRST FLOOR AREA: 1,360
  - SECOND FLOOR AREA: 1,344
  - THIRD FLOOR AREA:
  - FINISHED ATTIC AREA:
  - FINISHED HALF STORY AREA:
  - BASEMENT LIVING AREA:
- ROOM-COUNTS
  - TOTAL ROOMS: 10
  - BEDROOMS: 5
  - BATHS: 2

- HALF BATHS: 0
- CENTRAL AIR CONDITIONING: NO
- BASEMENT: FULL
- FIRE PLACE: 0
- GARAGE TYPE: DETACHED
- LOT SIZE: 115.0X100
- PLAT PAGE: 32305
- ZONING: LB2 ([CLICK HERE FOR ZONING EXPLANATION](#))  
(For zoning information contact Milwaukee Development Center at 286-8211.)
- ASSESSMENT NEIGHBORHOOD 2920
- ALDERMANIC DISTRICT: 6
- CENSUS TRACT: 104
- LEGAL DESCRIPTION:  
LEGALS SUBDIVISION INTO CITY LOTS OF THE SW 1/4 SEC 17-7-22  
DESCRIPTION BLOCK P LOTS 21 & 22 & N 35' OF (S 40' OF E 0.75' LOT 19 &  
LOT 20)

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*For more information contact the Assessor's office at 414-286-3651*

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Common Council :: Mayor's Office :: Elected Officials :: Web Policing

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## **Appendix G**

# *FirstSearch Technology Corporation*

## **Environmental FirstSearch™ Report**

TARGET PROPERTY:

**W. NORTH AVE  
MILWAUKEE WI 53212**

Job Number: 1E-0602003

**PREPARED FOR:**

Giles Engineering Associates, Inc.

N8 W22350 Johnson Road

Waukesha, WI 53186

02-10-06



*Tel: (317) 823-3500*

*Fax: (317) 823-3535*

# *Environmental FirstSearch Search Summary Report*

**Target Site:** W. NORTH AVE  
MILWAUKEE WI 53212

## **FirstSearch Summary**

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-13-06	1.00	0	0	0	0	0	0	0
CERCLIS	Y	01-13-06	0.50	0	0	0	0	-	0	0
NFRAP	Y	08-01-05	0.25	0	0	0	-	-	0	0
RCRA TSD	Y	09-22-05	0.50	0	0	0	0	-	0	0
RCRA COR	Y	12-10-05	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	12-10-05	0.25	0	1	4	-	-	0	5
ERNS	Y	12-31-05	0.25	0	0	0	-	-	0	0
State Sites	Y	09-20-00	1.00	0	0	0	0	0	0	0
Spills-1990	Y	01-30-06	0.25	0	3	1	-	-	1	5
Spills-1980	Y	03-31-03	0.25	0	1	0	-	-	0	1
SWL	Y	07-22-02	0.50	0	0	0	0	-	0	0
Other	Y	01-30-06	0.50	0	1	1	13	-	1	16
REG UST/AST	Y	02-03-06	0.25	0	4	10	-	-	0	14
Leaking UST	Y	01-30-06	0.50	0	5	5	22	-	1	33
- TOTALS -				0	15	21	35	0	3	74

### **Notice of Disclaimer**

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

### **Waiver of Liability**

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch  
Site Information Report**

**Request Date:** 02-10-06  
**Requestor Name:** Jeff Dobrzynski  
**Standard:** ASTM

**Search Type:** COORD  
**Job Number:** 1E-0602003  
**Filtered Report**

**TARGET ADDRESS:** W. NORTH AVE  
MILWAUKEE WI 53212

*Demographics*

<b>Sites:</b> 74	<b>Non-Geocoded:</b> 3	<b>Population:</b> NA
<b>Radon:</b> 0.6 - 4.1 PCI/L		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-87.918544	-87:55:7	<b>Easting:</b> 425201.966
<b>Latitude:</b>	43.060344	43:3:37	<b>Northing:</b> 4767710.256
			<b>Zone:</b> 16

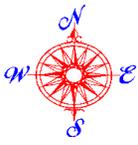
*Comment*

<b>Comment:</b>
-----------------

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 1 Mile(s)	<b>Services:</b>
--------------------------------------	------------------

<u>ZIP Code</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>	<u>Requested?</u>	<u>Date</u>
53205	MILWAUKEE	WI	0.07 SW	Y	Sanborns	No
53206	MILWAUKEE	WI	0.13 NW	Y	Aerial Photographs	No
53202	MILWAUKEE	WI	0.81 SE	N	Historical Topos	No
					City Directories	No
					Title Search	No
					Municipal Reports	No
					Online Topos	No



# Environmental FirstSearch

1 Mile Radius  
ASTM: NPL, RCACOR, STATE



## W. NORTH AVE, MILWAUKEE WI 53212



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 43.060344 Longitude: -87.918544) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





# Environmental FirstSearch

.5 Mile Radius

ASTM: CERCLIS, RCRATSD, LUST, SWL, OTHER



## W. NORTH AVE, MILWAUKEE WI 53212



Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 43.060344 Longitude: -87.918544) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



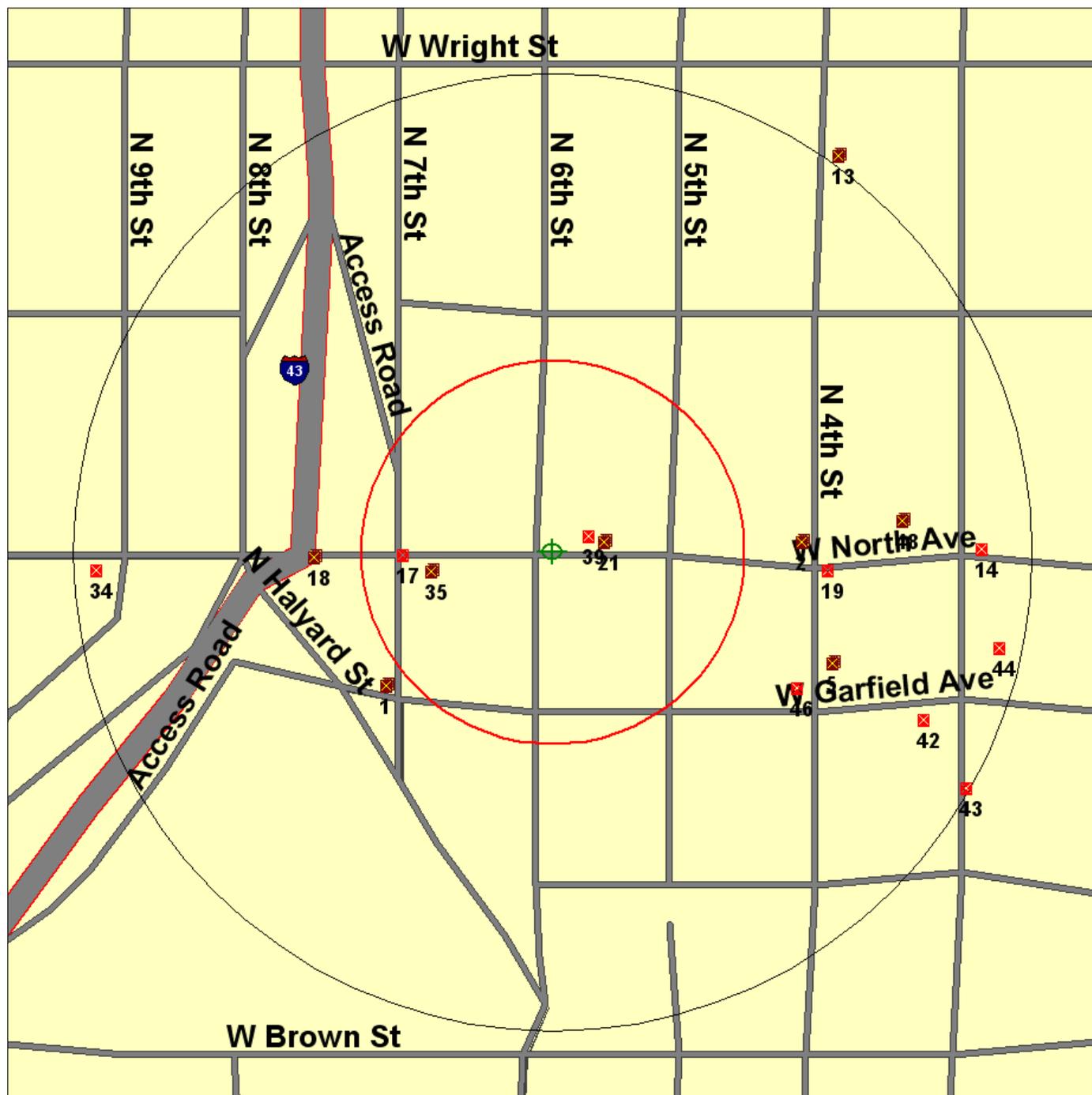


# Environmental FirstSearch

.25 Mile Radius  
ASTM: Multiple Databases



## W. NORTH AVE, MILWAUKEE WI 53212



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 43.060344 Longitude: -87.918544) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



## Environmental FirstSearch Sites Summary Report

**TARGET SITE:** W. NORTH AVE  
MILWAUKEE WI 53212

**JOB:** 1E-0602003

**TOTAL:** 74      **GEOCODED:** 71      **NON GEOCODED:** 3      **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	LUST	VACANT PROPERTY 0341544187/OPEN	528 W. NORTH AVE MILWAUKEE WI	0.01 NE	53
2	UST	CITY OF MILWAUKEE - REDEVELOPMENT 635745	524 W. NORTH AVE* MILWAUKEE WI 53212	0.02 NE	39
4	LUST	MILWAUKEE CTY RDA 0341262094/OPEN	522 W NORTH AVE MILWAUKEE WI 53212	0.03 NE	21
5	OTHER	522 W NORTH AVE PROPERTY 0241263811/CLOSED	522 W NORTH AVE MILWAUKEE WI 53212	0.03 NE	21
9	UST	CITY OF MILWAUKEE - REDEVELOPMENT 625665	522 W NORTH AVE MILWAUKEE WI 53212	0.03 NE	21
12	LUST	WENDYS RESTAURANT 0341260130/OPEN	633 W NORTH AVE MILWAUKEE WI 53212	0.06 SW	35
14	UST	BRIDGEMAN FOODS INC 201901	633 W NORTH AVE MILWAUKEE WI 53201	0.06 SW	35
16	SPILLS	7TH & NORTH AVE [HISTORIC SPILL] 0441050278/OPEN	7TH & NORTH AVE MILWAUKEE WI 53206	0.08 SW	17
18	LUST	AMOCO STATION #15556 0341004488/CLOSED	708 W GARFIELD MILWAUKEE WI 53205	0.11 SW	1
21	RCRAGN	AMOCO OIL CO WID988623054/VGN	708 W GARFIELD MILWAUKEE WI 53205	0.11 SW	1
22	UST	BP PRODUCTS NORTH AMERICA INC 52705	708 W GARFIELD MILWAUKEE WI 53205	0.11 SW	1
25	LUST	GRANTS SOUL FOOD PROPERTY 0341248164/OPEN	411 W NORTH AVE MILWAUKEE WI 53212	0.12 SE	51
26	SPILLS	I43 S BND @ NORTH AVE 0441252009/CLOSED	143 SB AT NORTH AVE MILWAUKEE WI 53205	0.12 SW	18
28	SPILLS	I43 S OF N AVE [HISTORIC SPILL] 0441040613/OPEN	143 S OF N AVE MILWAUKEE WI 53205	0.12 SW	18
30	SPILLS80	I43 S BND @ N AVE [HISTORIC SPILL] 0441051932/OPEN	143 S BND AT N AVE MILWAUKEE WI 53205	0.12 SW	18
32	LUST	TOLOCKO (CITGO) 0341000529/CLOSED	418 W NORTH AVE MILWAUKEE WI 53212	0.13 NE	2
35	RCRAGN	CITGO SVC WI0000934752/SGN	418 W NORTH AVE MILWAUKEE WI 53212	0.13 NE	2
36	UST	BACHAN SINGH 113087	418 W NORTH AVE MILWAUKEE WI 53212	0.13 NE	2
38	LUST	AMERICAS BLACK HOLOCAUST MUSEUM 0341215587/CLOSED	2235 N 4TH ST MILWAUKEE WI 53212	0.14 SE	49
40	SPILLS	W NORTH AVE & 4TH ST 0441207112/CLOSED	W NORTH AVE & 4TH ST MILWAUKEE WI 53212	0.14 SE	19
41	UST	MILWAUKEE SCHOOL DISTRICT 80607	2215 N 4TH ST MILWAUKEE WI 53212	0.15 SE	46

## *Environmental FirstSearch Sites Summary Report*

**TARGET SITE:** W. NORTH AVE  
MILWAUKEE WI 53212

**JOB:** 1E-0602003

**TOTAL:** 74                    **GEOCODED:** 71                    **NON GEOCODED:** 3                    **SELECTED:** 0

<b>Page No.</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Map ID</b>
42	LUST	GIMBELS WAREHOUSE 2 0341002675/CLOSED	2228 N 4TH ST MILWAUKEE WI 53212	0.16 SE	5
44	LUST	GIMBELS WAREHOUSE 0341002632/CLOSED	2228 N 4TH ST MILWAUKEE WI 53212	0.16 SE	5
46	RCRAGN	GIMBEL BROS INC WID988629150/VGN	2228 N 4TH ST MILWAUKEE WI 53212	0.16 SE	5
47	UST	GIMBELS BROS INC 83350	2228 N 4TH AVE MILWAUKEE WI 53212	0.16 SE	5
48	LUST	CHRISTINAS DEPT STORE 0341269624/CLOSED	338 W NORTH AVE MILWAUKEE WI 53212	0.18 NE	48
51	UST	VICTORIA COLLECTIONS INC 628950	338 W NORTH AVE MILWAUKEE WI 53212	0.18 NE	48
52	UST	GIMBEL BROTHERS INC 136393	329 W GARFIELD AVE MILWAUKEE WI 53212	0.21 SE	42
53	RCRAGN	WISDNR SE DISTRICT WID981000896/VGN	2300 N MARTIN LUTHER KING D MILWAUKEE WI 53212	0.22 NE	14
54	UST	KING DRIVE DEVELOPMENT LLC 191852	2244 N KING DRIVE MILWAUKEE WI 53212	0.24 SE	44
55	UST	BACHAN SINGH 52557	925 W NORTH AVE MILWAUKEE WI 53205	0.24 SW	34
56	OTHER	MILWAUKEE CTY REDEV AUTH 0241001032	2403-2409 N DR MARTIN LUTHE MILWAUKEE WI 53212	0.25 NE	25
58	RCRAGN	WISCONSIN BELL INC PB0107 WID981091796/VGN	2470 N 4TH ST MILWAUKEE WI 53212	0.25 NE	13
59	UST	SBC SERVICES INC (PDO164) - CHERYL 64452	2470 N 4TH ST MILWAUKEE WI 53212	0.25 NE	13
60	UST	WISCONSIN BELL INC - D/B/A SBC AME 151300	2470 N 4TH ST MILWAUKEE WI 53212	0.25 NE	13
61	UST	GIMBELS BROS INC 83345	2153 N MARTIN LUTHER KING D MILWAUKEE WI 53212	0.25 SE	43
63	LUST	ZENS MFG INC 0341001941/CLOSED	2435 N MARTIN LUTHER KING MILWAUKEE WI 53212	0.26 NE	15
65	OTHER	LAPHAM PARK LOCATION 0241266912/CLOSED	BROWN ST BETWEEN 6TH & 7TH MILWAUKEE WI 53205	0.27 SW	22
68	LUST	MOUNT ZION BAPTIST CHURCH 0341005050/CLOSED	2207 N 2ND ST MILWAUKEE WI 53212	0.28 SE	10
70	LUST	RAYLO FURNITURE PROPERTY 0341526276/OPEN	2025 N MARTIN LUTHER KING D MILWAUKEE WI 53212	0.29 SE	52
71	LUST	BLDG - ABANDONED 0341183678/CLOSED	2044 N DR M L KING JR DR MILWAUKEE WI 53212	0.31 SE	37

## Environmental FirstSearch Sites Summary Report

**TARGET SITE:** W. NORTH AVE  
MILWAUKEE WI 53212

**JOB:** 1E-0602003

**TOTAL:** 74      **GEOCODED:** 71      **NON GEOCODED:** 3      **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
73	OTHER	NORTHWOODS APT. 0241531707/CLOSED	2506-2516 N DR MARTIN LUTHE MILWAUKEE WI 53212	0.35 NE	30
77	LUST	REGGIES FUEL OIL SERVICE 0341225204/OPEN	102 W NORTH AVE MILWAUKEE WI 53212	0.36 NE	12
79	LUST	MCP CO INC 0341001803/CLOSED	2320 N 11TH ST MILWAUKEE WI 53206	0.36 NW	8
81	OTHER	MCP CO INC 0241000557/CLOSED	2320 N 11TH ST MILWAUKEE WI 53206	0.36 NW	8
83	OTHER	MILWAUKEE CTY REDEVELOPMENT AUTH 0241000992	2549-63 N DR MARTIN LUTHER MILWAUKEE WI 53212	0.37 NE	28
87	LUST	NORTHEAST COMM LTD PARTNERSHIP 0341002608/CLOSED	2143 N 1ST ST MILWAUKEE WI 53212	0.37 SE	47
89	OTHER	YWCA OF GREATER MILWAUKEE 0241240633/CLOSED	1943-1951 N DR MARTIN KING MILWAUKEE WI 53212	0.38 SE	33
92	OTHER	ST MARCUS PARISH 0241327135/CLOSED	101 E NORTH AVE MILWAUKEE WI 53212	0.38 SE	32
96	OTHER	1940-48 N DR. MARTIN LUTHER KING J 0241537847	1940-48 N. DR. MARTIN LUTHE MILWAUKEE WI 53206	0.38 SE	20
97	OTHER	MILWAUKEE CTY REDEVELOPMENT AUTHOR 0241001049/LOW	227-231 W BROWN ST MILWAUKEE WI 53212	0.38 SE	29
98	OTHER	MILWAUKEE CTY DEPT OF DEVELOPMENT 0241190840/CLOSED	2556 N DR MARTIN LUTHER KIN MILWAUKEE WI 53212	0.42 NE	23
101	LUST	ODOMS AMOCO FOOD SHOP 0341269281/OPEN	2242 N 12TH ST MILWAUKEE WI 53205	0.43 SW	11
103	LUST	WSD-FISCHER ADMIN BLDG 0341001328/CLOSED	1212 W NORTH AVE WAUWATOSA WI 53206	0.44 NW	54
105	LUST	MILWAUKEE CTY - REDEVELOPMENT 0341000823/OPEN	235 W RESERVOIR/1850 N KING MILWAUKEE WI 53212	0.44 SE	27
107	LUST	VACANT LOT 0341005038/CLOSED	230 W RESERVOIR AVE MILWAUKEE WI 53212	0.44 SE	16
109	OTHER	MILWAUKEE CTY REDEV AUTHORITY 0241000830	235 W RESERVOIR/1850 N KING MILWAUKEE WI 53212	0.44 SE	27
113	OTHER	MILWAUKEE CTY REDEV AUTH 0241000818	2424 N 12TH ST MILWAUKEE WI 53206	0.45 NW	24
115	LUST	MILWAUKEE CTY 0341115115/CLOSED	1849 N DR MARTIN LUTHER KIN MILWAUKEE WI 53212	0.45 SE	40
118	LUST	CLARK OIL STATION #26 0341002316/CLOSED	1300 W NORTH AVE MILWAUKEE WI 53206	0.47 NW	41
120	LUST	MILWAUKEE CTY - FORMER B & W AUTO 0341000822/CLOSED	1818 N MARTIN LUTHER KING D MILWAUKEE WI 53212	0.47 SE	4

## *Environmental FirstSearch Sites Summary Report*

**TARGET SITE:** W. NORTH AVE  
MILWAUKEE WI 53212

**JOB:** 1E-0602003

**TOTAL:** 74      **GEOCODED:** 71      **NON GEOCODED:** 3      **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
122	OTHER	REDEVELOPMENT AUTHORITY - MILWAUKEE 0241242986	1825-31 N DR MARTIN LUTHER MILWAUKEE WI 53212	0.47 SE	31
127	LUST	SANDERS SUPERBOWL 0341113049/CLOSED	1801 N MARTIN LUTHER KING D MILWAUKEE WI 53212	0.48 SE	36
129	LUST	MILWAUKEE CTY (DEMOLISHED) 0341004523/CLOSED	1933 N 1ST ST MILWAUKEE WI 53212	0.48 SE	9
131	LUST	LLOYD ST SCHOOL 0341107907/CLOSED	1228 W LLOYD ST MILWAUKEE WI 53205	0.48 SW	7
133	LUST	AMERICAN AUTO BEAUTY CARSTAR 0341005162/OPEN	1309 W MEINECKE AVE MILWAUKEE WI 53206	0.49 NW	6
135	LUST	2322 N TEAUTONIA AVE 0341524000/OPEN	2322 N TEAUTONIA AVE MILWAUKEE WI 53206	0.49 NW	38
136	OTHER	MILWAUKEE CTY REDEV AUTH-GENESIS 0241000272/CLOSED	2301 N TEUTONIA AVE MILWAUKEE WI 53206	0.49 NW	26
141	LUST	KRAUS-ANDERSON DEVELOPMENT 0341003462/CLOSED	405 W CENTER ST MILWAUKEE WI 53212	0.50 NE	45
143	LUST	MILWAUKEE CTY ENGINE HOUSE #21 0341003228/CLOSED	2050 N PALMER ST MILWAUKEE WI 53212	0.50 SE	3
145	LUST	GILLS GAS 0341002924/CLOSED	1319 W NORTH AVE MILWAUKEE WI 53205	0.50 SW	50

***Environmental FirstSearch  
Sites Summary Report***

**TARGET SITE:** W. NORTH AVE  
MILWAUKEE WI 53212

**JOB:** 1E-0602003

**TOTAL:** 74      **GEOCODED:** 71      **NON GEOCODED:** 3      **SELECTED:** 0

<b>Page No.</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Map ID</b>
147	LUST	2204 - 2212 N TEUTONIA AVE 0341542579/OPEN	2204 - 2212 N TEUTONIA AVE MILWAUKEE WI	NON GC	
148	OTHER	MILWAUKEE CTY DUMP 0241531527	N TEUTONIA & MILL RD MILWAUKEE WI	NON GC	
150	SPILLS	MILWAUKEE CNTY PARKS DEPT 0441538659/OPEN	N 7TH ST & W BROWN ST MILWAUKEE WI	NON GC	

































***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** W. NORTH AVE  
MILWAUKEE WI 53212

**JOB:** 1E-0602003

STATE SPILLS SITE

**SEARCH ID:** 6

**DIST/DIR:** 0.08 SW

**MAP ID:** 17

**NAME:** 7TH & NORTH AVE [HISTORIC SPILL]  
**ADDRESS:** 7TH & NORTH AVE  
MILWAUKEE WI  
MILWAUKEE

**REV:** 1/30/06  
**ID1:** 0441050278  
**ID2:** 04-41-050278  
**STATUS:** OPEN  
**PHONE:**

**COMMENT:** AUTO POPULATED VIA MIGRATION























***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** W. NORTH AVE  
MILWAUKEE WI 53212

**JOB:** 1E-0602003

STATE SPILLS SITE

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<b>SEARCH ID:</b> 8	<b>DIST/DIR:</b> 0.12 SW	<b>MAP ID:</b> 18
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<b>NAME:</b> I43 S OF N AVE [HISTORIC SPILL]	<b>REV:</b> 1/30/06
<b>ADDRESS:</b> I43 S OF N AVE	<b>ID1:</b> 0441040613
MILWAUKEE WI	<b>ID2:</b> 04-41-040613
MILWAUKEE	<b>STATUS:</b> OPEN
<b>CONTACT:</b>	<b>PHONE:</b>

---

**DESCRIPTION:** Date the DNR is notified of the discovery of the contamination.

**COMMENT:** AUTO POPULATED VIA MIGRATION



***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** W. NORTH AVE  
MILWAUKEE WI 53212

**JOB:** 1E-0602003

STATE SPILLS 80's SITE

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<b>SEARCH ID:</b> 10	<b>DIST/DIR:</b> 0.12 SW	<b>MAP ID:</b> 18
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<b>NAME:</b> I43 S BND @ N AVE [HISTORIC SPILL]	<b>REV:</b> 1/30/06
<b>ADDRESS:</b> I43 S BND AT N AVE	<b>ID1:</b> 0441051932
UNKNOWN WI	<b>ID2:</b> 04-41-051932
MILWAUKEE	<b>STATUS:</b> OPEN
<b>CONTACT:</b>	<b>PHONE:</b>

---

**COMMENT:** AUTO POPULATED VIA MIGRATION  
**NAME:** HISTORIC SPILL    **DATE OCCURRED:** 09/17/1986

**DESCRIPTION:** This is a historic Spill Activity. Please contact DNR for file information.

**COMMENT:**

































































































***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** W. NORTH AVE  
MILWAUKEE WI 53212

**JOB:** 1E-0602003

**LEAKING UNDERGROUND STORAGE TANKS**

---

<b>SEARCH ID:</b> 53	<b>DIST/DIR:</b> 0.36 NW	<b>MAP ID:</b> 8
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<b>NAME:</b> MCP CO INC	<b>REV:</b> 1/30/06
<b>ADDRESS:</b> 2320 N 11TH ST	<b>ID1:</b> 0341001803
MILWAUKEE WI 53206	<b>ID2:</b> 03-41-001803
	<b>STATUS:</b> CLOSED
<b>CONTACT:</b>	<b>PHONE:</b>

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***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** W. NORTH AVE  
MILWAUKEE WI 53212

**JOB:** 1E-0602003

OTHER SITE

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<b>SEARCH ID:</b> 24	<b>DIST/DIR:</b> 0.38 SE	<b>MAP ID:</b> 32
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<b>NAME:</b> ST MARCUS PARISH	<b>REV:</b> 1/30/06
<b>ADDRESS:</b> 101 E NORTH AVE	<b>ID1:</b> 0241327135
MILWAUKEE WI	<b>ID2:</b> 02-41-327135
MILWAUKEE	<b>STATUS:</b> CLOSED
<b>CONTACT:</b>	<b>PHONE:</b>

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***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** W. NORTH AVE  
MILWAUKEE WI 53212

**JOB:** 1E-0602003

**LEAKING UNDERGROUND STORAGE TANKS**

---

<b>SEARCH ID:</b> 70	<b>DIST/DIR:</b> 0.44 NW	<b>MAP ID:</b> 54
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**NAME:** WSD-FISCHER ADMIN BLDG  
**ADDRESS:** 1212 W NORTH AVE  
WAUWATOSA WI

**REV:** 1/30/06  
**ID1:** 0341001328  
**ID2:** 03-41-001328  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**COMMENTS:**

























































































**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** W. NORTH AVE  
MILWAUKEE WI 53212

**JOB:** 1E-0602003

OTHER SITE

**SEARCH ID:** 73

**DIST/DIR:** NON GC

**MAP ID:**

**NAME:** MILWAUKEE CTY DUMP  
**ADDRESS:** N TEUTONIA & MILL RD  
MILWAUKEE WI  
MILWAUKEE

**REV:** 1/30/06  
**ID1:** 0241531527  
**ID2:** 02-41-531527  
**STATUS:**  
**PHONE:**

**CONTACT:**

**SPILL ACTION INFORMATION**

**IMPACT INFORMATION**

**DESCRIPTION:**

**COMMENT:**

**ACTION:**

**COMMENT:**

**ACTION INFORMATION**

**NAME:** SUPERFUND: OTHER CLEANUP AUTHORITY (OCA)  
**DATE OCCURRED:** 12/18/1987

**DESCRIPTION:** Date the EPA approved Wisconsin s recommendation for OCA as this site scored >28.5 under the HRS. Rather than additional work being performed through the federal system, Wisconsin will work on the site using state authority. Site may be returned to the S

**COMMENT:** FROM SUPERFUND DATABASE

**NAME:** NOTIFICATION  
**DATE OCCURRED:** 06/01/1981

**DESCRIPTION:** Date the DNR is notified of the discovery of the contamination.

**COMMENT:**

**NAME:** SUPERFUND: PRELIMINARY ASSESSMENT (PA)  
**DATE OCCURRED:** 08/01/1984

**DESCRIPTION:** Date the final PA report approved by EPA. A preliminary assessment was performed on this site compiling readily available information about the site and its surroundings concerning historical waste generation and disposal practices, associations with haz

**COMMENT:**





## Environmental FirstSearch Database Descriptions

**NPL:** *EPA* NATIONAL PRIORITY LIST - Database of confirmed, proposed or deleted Superfund sites.

**CERCLIS:** *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

**NFRAP:** *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**RCRA TSD:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

**RCRA COR:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

**RCRA GEN:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN – Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

**ERNS:** *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

**STATE SITES:** *WI DNR* LIST OF HAZARD RANKING SITES - database of hazardous waste sites that was last revised 11/94. The data includes geology information, physical condition, site status and ranking

**SPILLS-1990:** *WI DNR* LISTING OF ALL SPILLS - database of spills reported to the Wisconsin Department of Natural resources. The data includes actions, impact and contact information.

**SWL:** *WI DNR* ACTIVE AND HISTORIC LICENSED SOLID WASTE LANDFILLS LIST - database of active and closed permitted solid waste landfills. The data includes information regarding site location and type.

**OTHER:** *WI DNR* LISTING OF EMERGENCY REPAIR PROGRAM (ERP) SITES - database of non-LUST cleanup sites.

**REG UST/AST:** *WIDC* STORAGE TANK DATABASE - database of all registered underground and above ground storage tanks

**LEAKING UST:** *WI DNR* LISTING OF ALL LEAKING UNDERGROUND STORAGE TANKS - database of all leaking underground storage tanks reported to the Wisconsin Department of Natural Resources.

**RADON:** *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

## Environmental FirstSearch Database Sources

**NPL:** *EPA* Environmental Protection Agency

*Updated quarterly*

**CERCLIS:** *EPA* Environmental Protection Agency

*Updated quarterly*

**NFRAP:** *EPA* Environmental Protection Agency.

*Updated quarterly*

**RCRA TSD:** *EPA* Environmental Protection Agency.

*Updated quarterly*

**RCRA COR:** *EPA* Environmental Protection Agency.

*Updated quarterly*

**RCRA GEN:** *EPA* Environmental Protection Agency.

*Updated quarterly*

**ERNS:** *EPA/NRC* Environmental Protection Agency

*Updated semi-annually*

**STATE SITES:** *WI DNR* Wisconsin Department of Natural Resources.

*Updated when available*

**SPILLS-1990:** *WI DNR* Wisconsin Department of Natural Resources.

*Updated quarterly*

**SWL:** *WI DNR* Wisconsin Department of Natural Resources, Bureau of Waste Management.

*Updated annually*

**OTHER:** *WI DNR* Wisconsin Department of Natural Resources.

*Updated quarterly*

**REG UST/AST:** *WIDC* Wisconsin Department of Commerce.

*Updated quarterly*

**LEAKING UST:** *WIDNR* Wisconsin Department of Natural Resources.

*Updated quarterly*

**RADON:** *NTIS* Environmental Protection Agency, National Technical Information Services

*Updated periodically*

***Environmental FirstSearch***  
***Street Name Report for Streets within .5 Mile(s) of Target Property***

**TARGET SITE:** W. NORTH AVE  
MILWAUKEE WI 53212

**JOB:** 1E-0602003

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Access Rd	0.09 NW	NORTH 13th St	0.47 -W
E Brown St	0.44 SE	NORTH 1st St	0.37 -E
E Garfield Ave	0.38 SE	NORTH 2nd St	0.29 -E
E Lloyd St	0.41 SE	NORTH 4th St	0.14 -E
E Meinecke Ave	0.39 NE	NORTH 5th St	0.06 SE
E North Ave	0.37 SE	NORTH 6th St	0.01 NW
E Wright St	0.45 NE	NORTH 7th St	0.08 SW
EAST Brown St	0.44 SE	NORTH 8th St	0.16 -W
EAST Garfield Ave	0.38 SE	NORTH 9th St	0.22 SW
EAST Lloyd St	0.41 SE	NORTH Access Rd	0.19 NW
EAST Meinecke Ave	0.39 NE	NORTH Dr Martin Luth	0.22 -E
EAST North Ave	0.37 SE	NORTH Halyard St	0.13 SW
EAST Wright St	0.45 NE	NORTH Hubbard St	0.49 -E
I-43	0.13 NW	NORTH Lindsay St	0.23 SW
N 10th St	0.29 SW	NORTH Palmer St	0.44 -E
N 11th St	0.36 SW	NORTH Teutonia Ave	0.45 SW
N 12th St	0.43 NW	W Brown St	0.26 S-
N 13th St	0.47 -W	W Clarke St	0.38 N-
N 1st St	0.37 -E	W Garfield Ave	0.09 S-
N 2nd St	0.29 -E	W Lloyd St	0.16 SW
N 4th St	0.14 -E	W Meinecke Ave	0.12 N-
N 5th St	0.06 SE	W North Ave	0.00 --
N 6th St	0.01 NW	W Reservoir Ave	0.36 S-
N 7th St	0.08 SW	W Vine St	0.45 SE
N 8th St	0.16 -W	W Wright St	0.25 N-
N 9th St	0.22 SW	WEST Brown St	0.26 S-
N Access Rd	0.19 NW	WEST Clarke St	0.38 N-
N Dr Martin Luther K	0.22 -E	WEST Garfield Ave	0.09 S-
N Halyard St	0.13 SW	WEST Lloyd St	0.16 SW
N Hubbard St	0.49 -E	WEST Meinecke Ave	0.12 N-
N Lindsay St	0.23 SW	WEST North Ave	0.00 --
N Palmer St	0.44 -E	WEST Reservoir Ave	0.36 S-
N Teutonia Ave	0.45 SW	WEST Vine St	0.45 SE
NORTH 10th St	0.29 SW	WEST Wright St	0.25 N-
NORTH 11th St	0.36 SW		
NORTH 12th St	0.43 NW		