Historical Land Use Investigation of 6280 S. 13th Street Milwaukee, Wisconsin

File: 688-03

Prepared by:

City of Milwaukee

Department of City Development

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A. Purpose

This Historical Land Use Investigation (HLUI) of 6280 S. 13th Street., Milwaukee, Wisconsin, was requested by Yves LaPierre, Real Estate Analyst, Department of City Development, City of Milwaukee. The purpose of this HLUI is to identify potential environmental conditions associated with the property. For the sake of brevity and convenience, this property will be referred to as the "project site", unless noted otherwise.

B. Brief Description

The project site is located in the Maitland Park Neighborhood on a block bound by West Ramsey Avenue to the north, West College Avenue to the south, South 6th Street to the east, and South 13th Street to the west. The project site is currently a vacant, corner lot. The general area around the project site is shown on Figure 1, and project site dimensions are presented on Figure 2. Figure 3 presents an aerial photograph of the project site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Bldg. Size	Lot Size	Zoning*	Owner
6280 S. 13th Street	688-9969-110	N/A	20,709 sq. ft.	LB1	City of Milwaukee

*IO2= Local Business District

C. Historical References

1. The Wright's City Directories (1935-1990) and the Polk's City Directories (1993-2006), reviewed in approximately 5 year increments indicate the following information regarding the project site and adjacent properties:

Address	Date	Comment
6280 S. 13th Street	1935-1950	Not listed
	1955	Jimmy Joy's Accordion Inn
	1960-2007	Not listed
6311 S. 13th Street	1935-1990	Not listed
	1993	United Petroleum Gas Distribution
	2000	Not listed
	2007	Shell gas station
6262 S. 13th Street	1935-1985	Not listed
	1990-2007	McDonalds Restaurant
1300 W. College Ave.	1935-2007	Not listed

2. Select Department of Neighborhood Services (DNS) records indicate the following information regarding the project site and adjacent properties:

Address	Date(s)	Occupancy
6280 S. 13th Street	12/7/1997	BOZA: Appeal a denial for the construction of a 24/hr. service station. Appeal withdrawn.
	9/20/1995	Soil Erosion Control conducted on site.
6311 S. 13th Street	6/16/1969	Permit to install (2) 8,000 and (1) 10,000 gallon tanks

6311 S. 13th Street Cont.	9/3/1969	Install 550 gallon waste oil tank
	10/1/1969	Occupancy: Bulk Petroleum Corporation (service station)
	7/29/1987	Occupancy: United Petroleum Corporation (self service retail gas sales/convenience items)
	10/19/1998	Removal of (1) 10,000 and (2) 8,000 gallon unleaded tanks
	7/4/2000	Raze/removal single story, brick building
	9/14/2000	Install (1) 15,000 and (2) 10,000 gallon UST's
	9/25/2000	Remove 550 gallon waste oil tank
	10/30/2000	Removal (2) 8,000 and (1) 10,000 gallon tanks
	6/26/2001	Occupancy: Shell Silverado Mart (gas station)
6262 S. 13th Street	8/7/1985	Occupancy: McDonalds (Type B Restaurant w/drive thru)
1300 W. College Ave.	8/17/1994	Installation of (1) 12,000 and (3) 10,000 gallon tanks
	9/17/1994	Permit to provide/maintain erosion control
	1/23/1995	Occupancy: Gas station/convenience store
	4/28/1995	Installation of 20# LP Gas Cylinder exchange cabinate according to NFPA 58, WIS dittor II and city code

3. Sanborn Fire Insurance Maps are unavailable for the project site.

D. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) does not include any listings for the project site.

2. The Department of Commerce (DCOM) Tank Inventory database does not include any listings for the project site. The DCOM database does include a listing for the following property, located west and across the street from the project site:

   1300 W. College Avenue:
   1. 12000 gal. Unleaded gasoline tank, PTO Expiration 8/28/2007
   2. 10000 gal. Unleaded gasoline tank, PTO Expiration 8/28/2007
   3. 10000 gal. Unleaded gasoline tank, PTO Expiration 8/28/2007
   4. 10000 gal. Diesel fuel tank, PTO Expiration 8/28/2007

3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel Number 16, the project site is not located in a floodplain.

4. According to the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Wisconsin Wetlands Inventory, wetlands are not identified within the project site. In addition, according to SEWRPC, the project site is not located within an environmental corridor.

E. Project Site Inspection

On March 7, 2008, City staff conducted an inspection of the project site. A photographic log of the project site is included as Attachment A. The project site is currently a vacant lot located on the northeast corner of S. 13th Street and W. College Avenue. The project site had approximately three inches of snow coverage at the time of the inspection. The area surrounding the project site consists of a restaurant/parking lot to the north, a hotel/parking lot to the east, commercial uses (including a hotel and gas station) to the south, and a gas station to the west.

F. Additional Information

The project site is located in a Waste Disposal District. The Oak Creek Drainage Channel is located to the northeast of the project site. Surrounding the project site to the north and east is a large area used as a Salvage Yard, as well as several large manufacturing facilities. A railroad line is located approximately 1/4-mile east of the project site and Interstate 94 is located approximately 1/3-mile west of the project site. In addition, the project site is located in the Airport Gateway Business Improvement District (BID 40).

G. Findings and Conclusion

This HLUI of 6280 S. 13th Street does not raise any potential environmental concerns.
Based on the available historical land use information, a Phase I Environmental Site Assessment (ESA) does not seem warranted at this time.

KCD/JMW
City of Milwaukee
4/30/2008

Attachment A

6280 S. 13th Street

Photographs taken 3/7/2008

View of the project site facing west

View of the project site facing north/northwest

View of the project site facing south/southwest

View of the project site facing south

FIGURE 1
QUARTER SECIOND LAND USE MAP
6280 S. 13th St., Milwaukee, WI

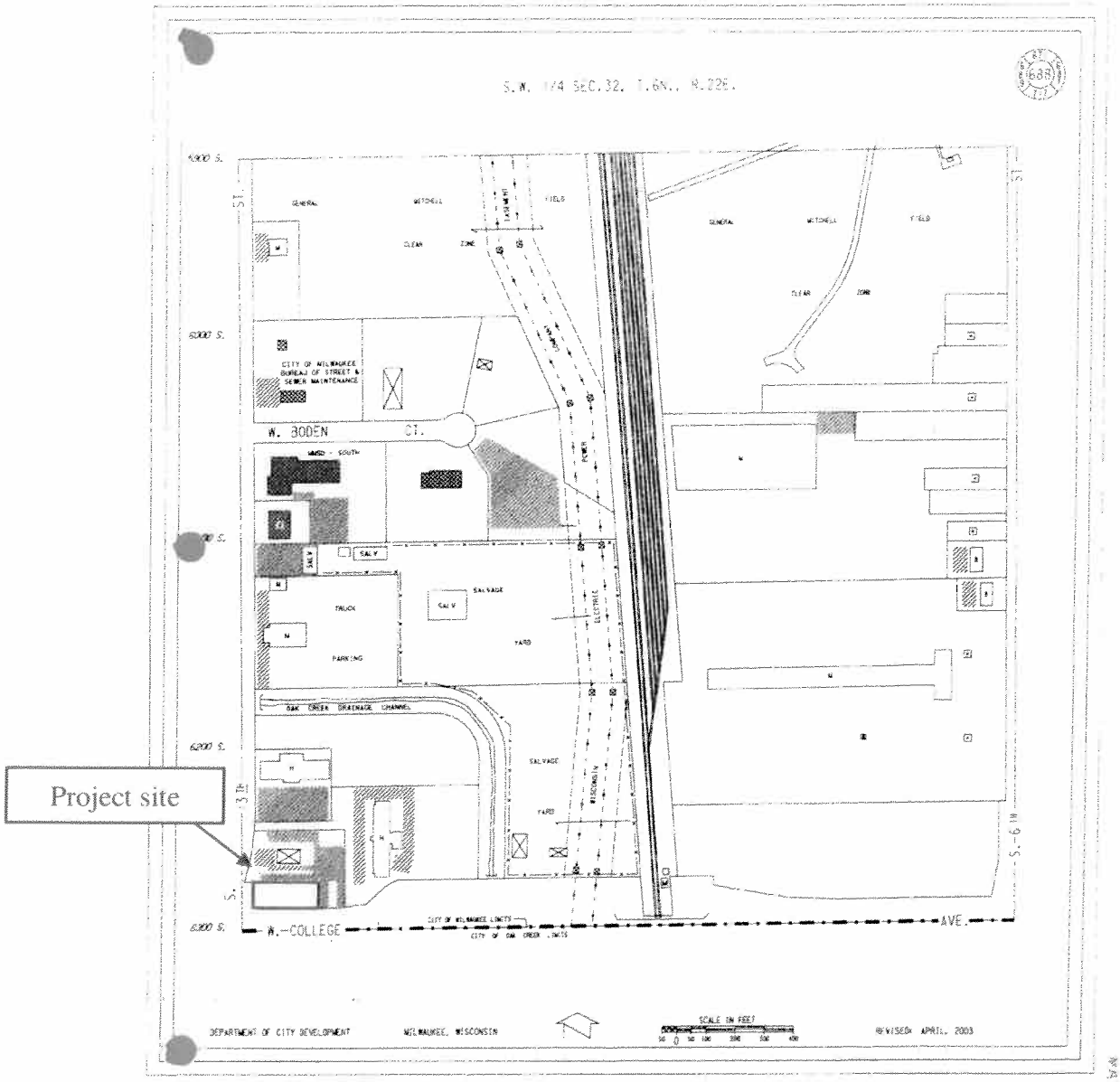
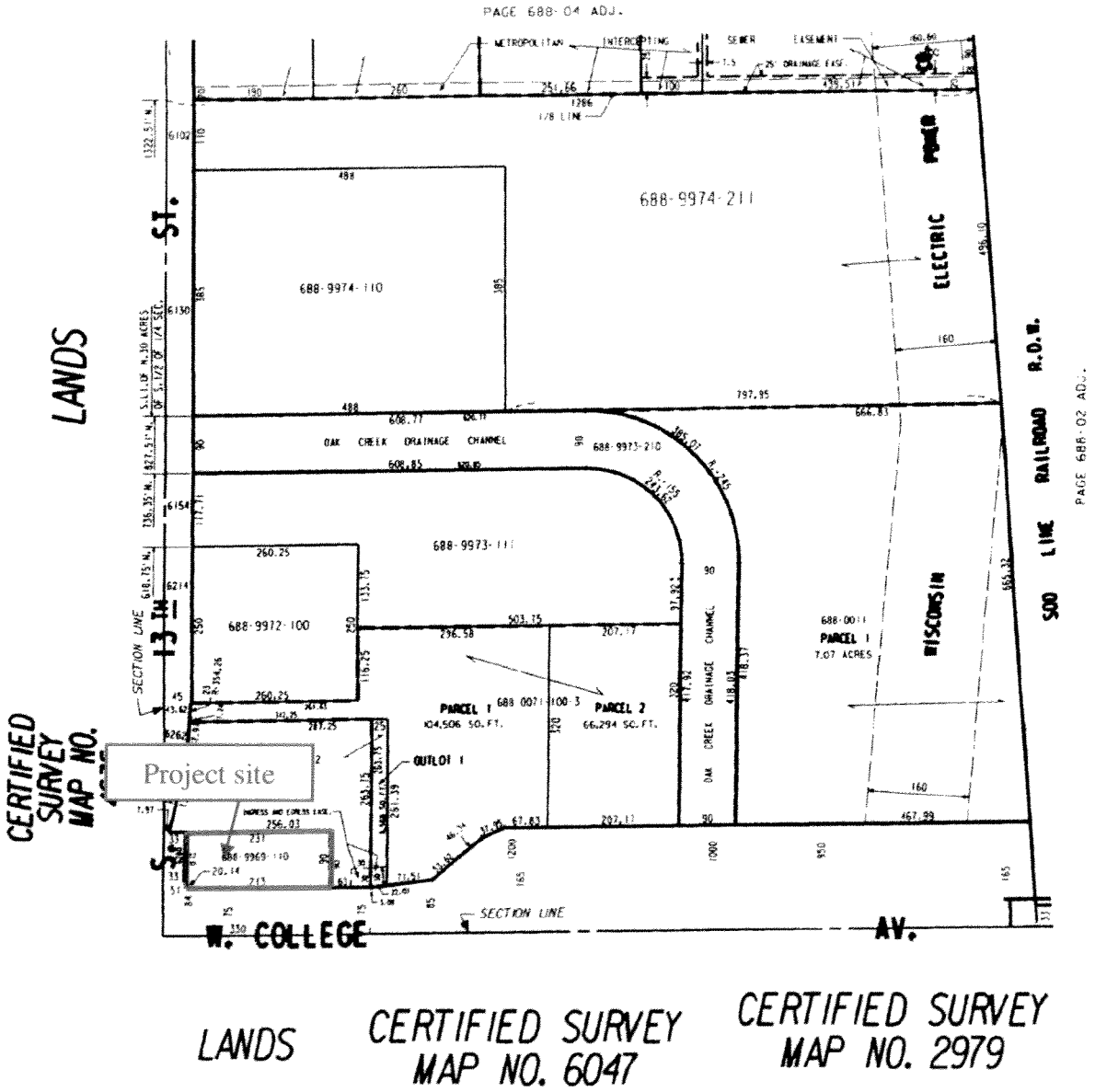


FIGURE 2
PLAT MAP
6280 S. 13th St., Milwaukee, WI



95-205, 96-085, 99-042

02-01-99
ASSESSOR'S OFFICE
CITY OF MILWAUKEE

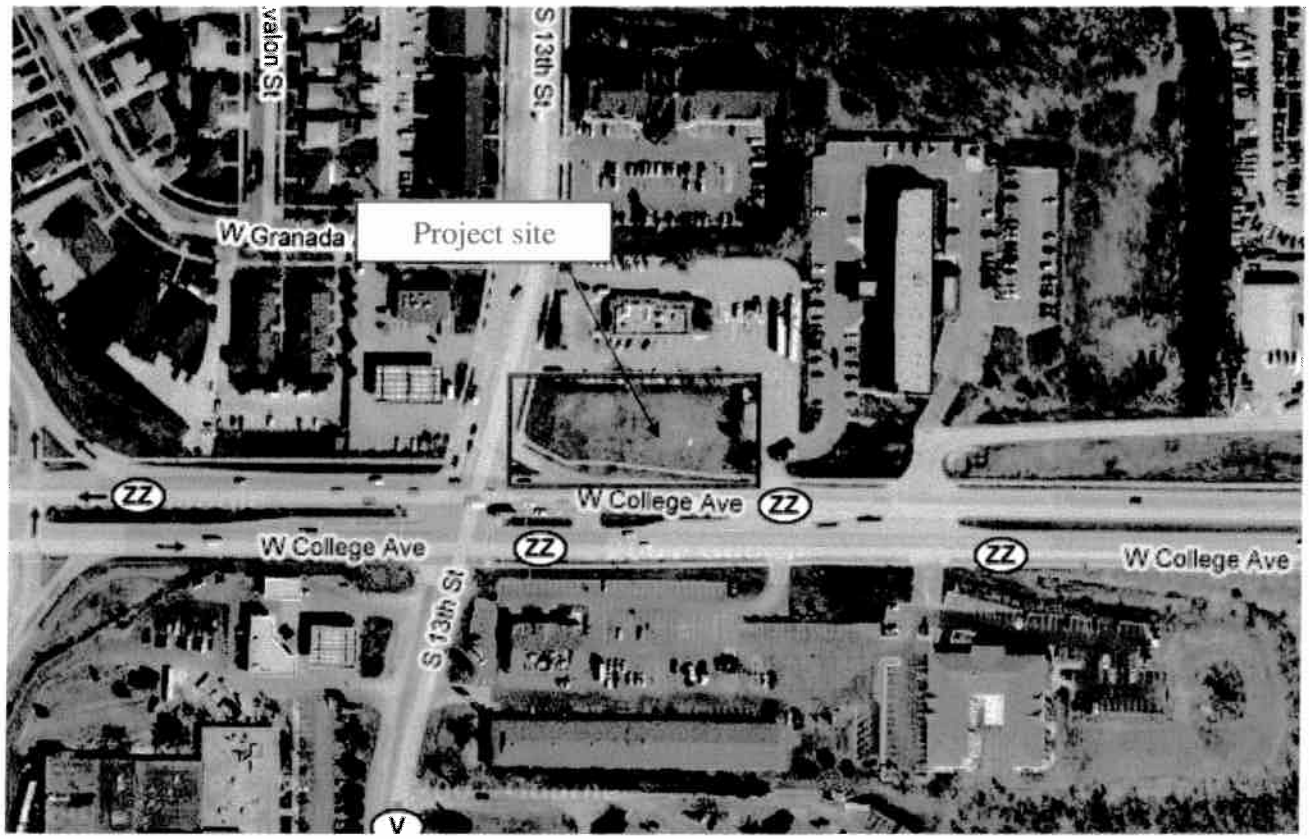



FIGURE 3
AERIAL PHOTOGRAPH
6280 S. 13th St., Milwaukee, WI