

7/02/99

PHASE I ENVIRONMENTAL SITE ASSESSMENT OF
2622-2636 W. STATE STREET
MILWAUKEE, WISCONSIN

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment of 2622-2636 W. State Street was conducted at the request of Mr. Greg Shelko, Assistant Director, Redevelopment Authority of the City of Milwaukee (RACM). The purpose of this environmental assessment is to identify potential environmental concerns associated with the past and present land uses of the property identified above and its immediate neighbors. For the sake of brevity and convenience, the property will be referred to as the "project site," unless otherwise noted.

The project area was acquired by RACM in 1989. We understand that a developer is interested in the property for future retail and commercial uses. The project site is in the southwest corner of a block bounded by W. Highland Avenue to the north, N. 26th Street to the east, W. State Street to the south, and N. 27th Street to the west.

I. SUMMARY OF FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

A. Summary

1. The RACM-owned property at 2622-2636 W. State Street currently consists of a vacant, boarded-up one-story commercial building, which was built in 1924, with an asphalt parking lot in the rear, and the remnant of what was once 2636 W. State St. For purposes of this Phase I assessment, the combined properties will be referred to as 2622-36 W. State St. for brevity, unless noted otherwise. The project site is in the southwest corner of a block bounded by W. Highland Avenue to the north, N 26th Street to the east, W. State Street to the south, and City ROW and N. 27th Street to the west.

Available City records indicate that the parcel (2622-2626 W. State Street) has Tax Key # 389-308-100. Records do not indicate a tax key number for 2636 W. State St. The building which occupies 2622-26 W. State St. is 3,645-sq. ft. and the listed lot size is 14,921-sq. ft. or 0.34 acre. The parcel is zoned for LC60, or local business with a 60-ft. height limit.

2. Available real estate records and discussions with City of Milwaukee Real Estate staff indicate that in 1974, RACM acquired the vacant land from 2622 W. State St. through 2636 W. State St. for the purpose of widening N. 27th Street. The land acquired for the ROW had dimensions of approximately 47 ft wide to the north; by 58 ft. wide to the south; by 163 ft. to the east; and 167 ft. to the west. This transaction did not include the commercial building fronting onto W. State St. The remnant parcel was then sold in 1977 to the adjoining building owner at 2622 W. State Street. RACM subsequently purchased the combined property, including the commercial building from the private owner in 1989.

3. The historical land uses show that the project site has always been used for commercial purposes. The following is a list of relevant historical land uses associated with the project site: printing shop, paint shop, advertising agency, fire extinguisher company, match company, construction company, heating contractor, laundromat, and two filling stations and possibly a car repair facility. A total of nine UST's have been documented in the project site. There are no available records of tank removal from the project site. Finally, a concrete slab locate near the northwest corner of the building may indicate another potential UST on the property.
4. The adjacent properties had a mix of commercial and residential uses including, but not limited to refrigerator service, dry cleaners, pharmacy, auto dealer, electronics and appliance stores, and a hardware store.
5. There are no available "open" or "closed" files for this project site, according to a review of WDNR, EPA, and City of Milwaukee Health Department records. However, records from the City of Milwaukee Department of Neighborhood Services (fka Building Inspection) indicated potential environmental concerns associated with the following historical land uses of the project site (photographer, tire shop, stoves and equipment shop, printing shop, paint and linoleum store)
6. The project site is not located in a wetland, floodplain, or an environmental corridor.
7. According to the City of Milwaukee's Historic Preservation Officer, the project site is neither currently listed in the National Register, nor is it locally designated under Milwaukee's Historic Preservation Ordinance. Projects involving this property will not directly impact on any National Register or locally designated sites or districts.

B. Conclusions

1. The previous uses of the project site (e.g., filling station and possibly car repair, printing shop, laundromat, fire extinguisher company, match company, heating contractor, construction company, printing shop, paint and linoleum store, and advertising service) raised potential environmental concerns.
2. The previous uses of selected properties adjacent to the project site (e.g., cleaners, refrigerator service, pharmacy, auto dealer, motor car company, Snap-On Tools Corp., shampoo company, couriers, appliance store, hardware store) also raised potential environmental concerns.

C. Recommendations

1. It would be prudent to conduct limited tests of the soil and the groundwater quality in the project site.

Phase I: 2622-36 W. State St.
Executive Summary (cont'd.)

2. A systematic search for UST's should be conducted both in the project site and the ROW because the tanks associated with the filling station may still be on-site. This is especially important prior to any land disturbing activity (e.g., demolition, soil borings, grading, construction, etc.).

Any UST found should be properly removed, its contents recycled, reused, or properly disposed of, and a tank closure assessment conducted, according to State regulations. Also, any tanks found should be registered with the Wisconsin Department of Commerce.

RNS/MFH/BMT
City of Milwaukee
7/02/99

**PHASE I ENVIRONMENTAL SITE ASSESSMENT OF
2622-2636 W. STATE STREET
MILWAUKEE, WISCONSIN**

INTRODUCTION

I. PURPOSE

This Phase I Environmental Site Assessment of 2622-2636 W. State Street was conducted at the request of Mr. Greg Shelko, Assistant Director, Redevelopment Authority of the City of Milwaukee (RACM). The purpose of this environmental assessment is to identify potential environmental concerns associated with the past and present land uses of the property identified above and its immediate neighbors. For the sake of brevity and convenience, the property will be referred to as the "project site," unless otherwise noted.

The project area was acquired by RACM in 1989. We understand that a developer is interested in the property for future retail and commercial uses. The project site is in the southwest corner of a block bounded by W. Highland Avenue to the north, N. 26th Street to the east, W. State Street to the south, and N. 27th Street to the west. (**Map 1**)

II. PROCEDURES

This Phase I Environmental Assessment involved the following activities:

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

Phase I Environmental Site Assessment of 2622-2636 W. State St.
Procedures (cont'd.)

2. Detailed Review of Wisconsin Department of Natural Resources (WDNR), Wisconsin Department of Commerce (WDOC), and the United States Environmental Protection Agency (EPA) Records:
 - a. Leaking Underground Storage Tanks (LUST's) at or near the project site
 - b. Hazardous Material Spills or Releases at or near the project site
 - c. Sites listed on the EPA's Comprehensive Environmental Response Compensation Liability Information Systems (CERCLIS) at or near the project site
 - d. Waste Disposal Sites at or near the project site
 - e. Properties in the Superfund or National Priorities List (NPL) at or near the project site
 - f. Sites listed in the WDNR Emergency Response and Repair Program (ERRP's) Case Tracking System for facilities at or near the project site
3. Detailed Physical Inspection of the Project Site:
 - a. Presence of distressed vegetation or discolored soils
 - b. Evidence of chemical contamination and/or unreported spills
 - c. Evidence of filling or dumping activity
 - d. Location of project area in relation to 100-year floodplain, environmental corridor, and/or wetland
 - e. Presence of active or abandoned barrel, drums, or tanks
4. Examination of Adjacent Properties for:
 - a. Presence of distressed vegetation or discolored soils
 - b. Evidence of filling or dumping activity
 - c. Presence of active or abandoned barrels and tanks

III. FINDINGS

A. Project Site Overview and History

1. The RACM-owned property at 2622-2636 W. State Street currently consists of a vacant, boarded-up one-story commercial building, which was built in 1924, with an asphalt parking lot in the rear, and the remnant of what was once 2636 W. State St. For purposes of this Phase I assessment, the combined properties will be referred to as 2622-36 W. State St., for the sake of brevity, unless noted otherwise. The project site is in the southwest corner of a block bounded by W. Highland Avenue to the north, N 26th Street to the east, W. State Street to the south, and City ROW and N. 27th Street to the west.
2. **Available real estate records and discussions with City of Milwaukee Real Estate staff indicate that in 1974, RACM acquired the vacant land from 2622 W. State St. to 2636 W. State St. for the purpose of widening N. 27th Street.** The land acquired for the ROW had dimensions of approximately 47 ft wide; by 58 ft. wide to the south; by 163 ft. to the east; and 167 ft. to the west. (Map 2) This transaction did not include the commercial building fronting onto W. State St. The remnant parcel was then sold in 1977 to the adjoining building owner at 2622 W. State Street. RACM subsequently purchased the combined property, including the commercial building from the private owner in 1989.
3. Available City records indicate that the "main" parcel (2622-2626 W. State Street) has Tax Key # 389-0308-100. Records do not indicate a tax key number for 2636 W. State St. The northern boundary is currently 91.63 ft.; by 168.06 ft. to the east; by 85.67 ft. to the south; and by 163.66 ft. to the west. The building which occupies the site is 3,645-sq. ft. and the lot size is 14,921-sq. ft. or 0.34 acre. The parcel is zoned for LC60, or local business with a 60-ft. height limit.
4. The project site is situated on a relatively level block. City staff believes surface run-off from the project site drains into the storm sewer system of the Milwaukee Metropolitan Sewage District (MMSD). The direction of the groundwater flow is not known at this time.

B. Historic Land Uses

This section presents the historical land uses of the project site, according to the: (a) Wright's City Directories (1935-1993), (b) Polk City Directories (1997 & 1998), (c) Sanborn Fire Insurance Maps, (d) a 1920 Land Use Map, (e) and SEWRPC Aerial Photographs

Phase I Environmental Site Assessment of 2622-2636 W. State St.
Historic Land Uses (cont'd)

1. According to the Wright's City Directories, the project site had the following historical land uses:

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

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Year</u>	<u>Potential Concerns</u>
2622 W. State St.	* Printing Company	1935-60	VOC,PAH,Metals
	Coin Laundry	1970	
	Stationary Sales Co.	1935-45	
2624 W. State St.	* Advertising Service	1960	VOC,PAH,Metals
	Gettleman Brokerage & Whse. (carbide)	1935-40	
	* Kuehn & Erwin Co. (fire extinguishers)	1935	Carbotetrachloride
	Residential (real estate office)	1945-50	
	* Match Co. of America	1950	Metals, Acids
	* Construction Co.	1955	
	* Heating Contractor	1955	VOC,PAH,Metals,Acids
	Advertising Service	1960	
	Advertising Carriers Co.	1965	
	Advertising Carriers Co. (distributors)	1970-75	
2626 W. State St.	Restaurant	1935-60;1970-75	
	Advertising Distribut. Of America	1965	
2636 W. State St.	* Filling Station	1935-70	VOC,PAH,DRO,GRO,PCBs,Metals

NOTE: Prior to the 1978 widening of N. 27th St., 2622-26 W. State St. appeared to include the parcel formerly known as 2636 W. State St. Presently, the western portion of what was once 2636 W. State St. appears to be occupied by the existing N. 27th St. ROW and the remainder of what was once 2636 W. State St. appears to have become part of the project site. . Therefore, the property at 2636 W. State St. will be considered part of the project site, because N. 27th St. was not widened until the late 1970's and the historical maps show 2622-26 W. State St., 2636 W. State St., and 1024 N. 27th St. as one parcel.

2. Sanborn Fire Insurance Maps and a 1920 Land Use Map show the following:

a. An 1894 Sanborn Fire Insurance Map (with updated information through 1905) shows the project site was occupied by a large greenhouse. The project site was bordered by a shed, residential dwellings and Highland Ave. to the north, residential dwellings and N. 26th St. to the east, W. State St., residential dwellings, and an unspecified building to the south, and Washington Ave. (pka N. 27th St.) and unspecified commercial/residential buildings to the west.

Phase I Environmental Site Assessment of 2622-2636 W. State St.
History (cont'd.)

b. A 1910 Sanborn Fire Insurance Map (with updated information through 1926) shows the project site was occupied by a commercial building at 2622-26 W. State St. The building had three unspecified commercial land uses. In addition, a residential dwelling fronting onto N. 27th St., and a filling station at 2636 W. State St. were shown as part of the project site. A building associated with the filling station was located approximately 35 ft. west of the western wall of the commercial building at 2622-26 W. State St. and approximately 35 ft. north of the W. State St. ROW. Two USTs were located on each side of this building (i.e., 4-USTs in all).

The project site was bordered by residential dwellings and W. Highland Ave. to the north, an alley, a movie theatre, unspecified commercial buildings and N. 26th St. to the east, W. State St. to the south, and N. 27th St. and unspecified commercial/residential buildings to the west.

c. A 1910 Sanborn Fire Insurance Map (with updated information through 1931) shows 2622 W. State St. was occupied by a printing company, 2624-26 W. State St. was occupied by unspecified commercial land uses, a newspaper distribution shed located north of the commercial building at 2622-26 W. State St., a residential dwelling at 1024 N. 27th St., and 2636 W. State St. was occupied by a filling station. The Sanborn Map showed the filling station building abutted the northwest corner of the commercial building at 2622-26 W. State St. The Sanborn Map also showed evidence of a previous filling station building located immediately west of the commercial building described earlier. This second building was probably razed and replaced with the building that abutted the structure at 2622-26 W. State St.

Two underground storage tanks (USTs) were located approximately 15 ft. north of W. State St. and 45 ft. west of the western wall of the commercial building at 2622-26 W. State St. Three additional USTs were shown approximately 75 ft. west of the north wall of the commercial building at 2622-26 W. State St. The USTs were aligned in a north-south direction and were approximately 8 ft. from the existing N. 27th St. ROW.

The project site was bordered by residential dwellings and W. Highland Ave. to the north, an alley, a movie theatre, unspecified commercial buildings and N. 26th St. to the east, W. State St. to the south, and N. 27th St. and unspecified commercial/residential buildings to the west.

d. A 1920 Land Use Map shows the project site was a vacant lot. The project site was bordered by a shed, residential dwellings, and W. Highland Ave. to the north; W. State St. and unspecified commercial land uses to the south; an alley and a "show house" (i.e. movie theatre) to the east; and N. 27th St. and residential dwellings to the west.

e. A 1969 Sanborn Fire Insurance Map shows 2622-24 W. State St. was occupied by unspecified commercial land uses; 2626 W. State St. was occupied by a restaurant. A newspaper distribution shed was shown in the rear of 2622-26 W. State St., and a filling station was located at 2636 W. State St. The filling station building abutted the northwest corner of the building at 2622-26 W. State St. (**Map 3**)

Phase I Environmental Site Assessment of 2622-2636 W. State St.
 Historic Land Uses (cont'd)

The project site was bordered by residential dwellings and N. Highland Ave. to the north, an alley, a clubhouse, and residential/commercial buildings to the east, W. State St. and unspecified commercial/residential to the south, N. 27th St. and commercial/residential buildings to the west.

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

<u>Year</u>	<u>Aerial Photograph Description</u>
1996	The project site shows a building fronting onto W. State St., with a paved parking lot in the rear. Seven other structures are shown on the block, along with an alley. The project site was bounded by a residential area to the north, a mix of commercial and residential buildings to the east, mostly commercial uses to the south, and a mix of commercial and residential uses to the west. (Attachment A)
1948	The project site shows two buildings and a parking lot. The commercial building on the east side of the lot fronted onto W. State St. A filling station with six gasoline pumps and possibly an auto repair garage were located on the west side of the lot. The project site was bounded by residential dwellings and W. Highland Ave. to the north, commercial buildings N. 26 th St. to the east, W. State St. and commercial and residential buildings to the south, and N. 27 th St. and residential dwellings to the west.

C. Adjacent Sites' Present and Past Land Uses

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

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

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Potential Concern</u>
1032 N. 27 th St.	Apartments	
1031 N. 26 th St.	Residential	
1027 N. 26 th St.	Vacant Lot	
1025 N. 26 th St.	Vacant Lot	
2600 W. State St.	Tavern/Residential	
2601-03 W. State St.	Tavern/Rooming House	
2607-09 W. State St.	Unspecified Commercial/Residential	
2608-10 W. State St.	Tavern	
2611-13 W. State St.	Unspecified Commercial	
2614-16 W. State St.	Vacant, Boarded-Up Theatre	
2619 W. State St.	Residential	

Phase I Environmental Site Assessment of 2622-2636 W. State St.
Adjacent Land Uses (cont'd)

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Potential Concern</u>
2627-31 W. State St.	* Lee's Cleaners	VOC
962-66 N. 27 th St.	Grocery Store	
949-67 N. 27 th St.	Commercial Retail/Residential	
1019-21 N. 27 th St.	Residential	

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

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

N. 26th Street

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Year</u>	<u>Potential Concern</u>
955 N. 26 th St.	* Real Refrigerator Service Co.	1935	VOC
	Residential (shoe repair)	1940-45	
959 N. 26 th St.	Residential/Apartments	1935-50	
961 N. 26 th St.	Tavern	1975-93	
962 N. 26 th St.	Residential	1935-90	
1004 N. 26 th St.	Residential/Apartments	1935-70;1985	
1008 N. 26 th St.	Residential (shoe repair)	1935	
	Residential (restaurant)	1945	
	* Cleaners & Tailors	1950	VOC
	Readers Serv. Subscription Agency.	1960	
1012 N. 26 th St.	Residential	1935-65	
1015 N. 26 th St.	Residential	1935-70	
1018 N. 26 th St.	Residential	1935-70	
1019 N. 26 th St.	Apartments	1935-75	
1020 N. 26 th St.	Residential	1935-70	
1022 N. 26 th St.	Residential	1935-70	
1024 N. 26 th St.	Residential	1935-65	
1025-27 N. 26 th St.	Apartments	1935-93	
1026 N. 26 th St.	Residential	1980;1993-97	
1028 N. 26 th St.	Residential	1935-45;1955-70	
1030 N. 26 th St.	Residential	1980-97	
1031 N. 26 th St.	Residential	1935-90	
1032 N. 26 th St.	Residential	1935-70	
1034 N. 26 th St.	Residential	1935-70	
1035 N. 26 th St.	Residential	1950	
1044 N. 26 th St.	Residential (dressmaker)	1935	
	Residential	1940-70	

Phase I Environmental Site Assessment of 2622-2636 W. State St.
Adjacent Land Use (cont'd)

N. 27th Street

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Year</u>	<u>Potential Concern</u>
963 N. 27 th St.	The Coffee Cup Restaurant	1935-40 1945-75	
964 N. 27 th St.	Wing Fat Co. (addl. Space) Residential/Office Building	1985-93 1935-70	
966 N. 27 th St.	* Pharmacy Variety Store	1935-50;1955-70 1975	Medical Waste
966 N. 27 th St.	Grocery Store	1980-97	
967 N. 27 th St.	Grocery Store The Young American Club Wing Fat Co. (Chinese provisions & supply co.)	1935-50;1955-65 1970 1975-97	
1019 N. 27 th St.	Residential	1935-65;1975;1985-93	
1021 N. 27 th St.	Residential	1935-75;1985-90	
1024 N. 27 th St.	Residential Home for Convalescents	1935;50-75 1940-45	
1025 N. 27 th St.	Residential/Apartments	1935-45;1960-75	
1027 N. 27 th St.	Residential	1935-55;1965-70	
1028 N. 27 th St.	Residential	1935-50;1965-70	

W. Highland Blvd.

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Year</u>	<u>Potential Concern</u>
2603 W. Highland Ave.	Residential	1935-70	
2605 W. Highland Ave.	Residential	1935-70	
2607 W. Highland Ave.	Residential	1935-70	
2609 W. Highland Ave.	Residential	1935-70	
2611 W. Highland Ave.	Residential	1935-70	
2613 W. Highland Ave.	Residential (naturopath) Residential	1935-45 1950-70	
2617 W. Highland Ave.	Residential	1935;1945-50;1960	
2619 W. Highland Ave.	Residential	1935-40;1950-60	
2625 W. Highland Ave.	Residential	1935-55	
2627 W. Highland Ave.	* Residential (physician)	1935-45;1955-70	Medical Waste
2631 W. Highland Ave.	Residential	1935-70	
2633 W. Highland Ave.	Residential	1935-70	
2635 W. Highland Ave.	Residential	1935-50	
2635 W. Highland Ave.	Residential	1935-45;1955-70	

W. State Street

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Year</u>	<u>Potential Concern</u>
2529 W. State St.	* Motor Car Company Finance Co. * Truck Market * Tractor & Equip. Co.	1935-45 1950 1950 1950	VOC,DRO,GRO,PAH,PCBs,Lead VOC,DRO,GRO,PAH,PCBs,Lead VOC,DRO,GRO,PAH,PCBs,Lead

Phase I Environmental Site Assessment of 2622-2636 W. State St.
Adjacent Land Uses (cont'd)

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Year</u>	<u>Potential Concern</u>
2529 W. State St.	* Auto Dealer	1955-70	VOC,DRO,GRO,PAH,PCBs,Lead
2532 W. State St.	Residential	1935-45;1955-60	
2534 W. State St.	Residential	1935-60	
2536 W. State St.	Residential (barber)	1935-45	
	Barber Shop	1950	
	Gift Shop	1955	
	Deli	1960	
2537 W. State St.	Grocery Store	1935-60	
	Liquor Store	1965-97	
2538 W. State St.	Tavern	1935-45;1955-85	
2600 W. State St.	A & P Tea Co.	1935-40	
	* Snap-On Tools Corp.	1945-55	PAH, VOC, Acids
	Restaurant	1960-97	
2601 W. State St.	Tavern	1935-97	
2602 W. State St.	Residential	1935-75	
2603 W. State St.	Apartments	1935-80	
2604 W. State St.	Beauty Shop	1935-50	
	Clothing Store	1955-75	
2607 W. State St.	Bakery	1935-40	
	Residential	1945	
	Smoke Shop	1950	
	Barber Shop	1955-97	
2608 W. State St.	Tavern	1935-90;1997	
2609 W. State St.	Residential	1935-80;1990-93	
2610 W. State St.	Residential (confr.)	1940-45	
	Sweet Shop	1950-55	
	Café	1960-97	
2611 W. State St.	Residential	1935;1945	
	Tavern	1940;1950-97	
2612 W. State St.	Residential (confr.)	1935	
	Residential (jeweler)	1940-50	
	Card and Gift Shop	1955	
	Real Estate Office	1960	
	Bookkeeping Service	1965-75	
2613 W. State St.	Residential (dry goods)	1935-45	
	Restaurant	1950-65	
	Tavern	1975-90	
2614 W. State St.	Residential	1935;1955-80;1990	
	State Theatre	1940-50	
2616 W. State St.	State Theatre	1935;1955	
	Friendship Club	1960-65	
	Tavern	1970-80;1990	
2619 W. State St.	* Pine Eye Shampoo Co.	1935-40	VOC
	Residential	1945-85	
2623 W. State St.	Residential (tailor)	1935-40	
	* Residential (clothing cleaners)	1945	VOC
	* Cleaners & Dyers	1950-65	VOC
	* Mke. Cab Drivers Association	1970	PAH,DRO,VOC

Phase I Environmental Site Assessment of 2622-2636 W. State St.
Adjacent Land Use (cont'd)

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Year</u>	<u>Potential Concerns</u>
2623 W. State St.	* Consolidated Terminals Inc.	1975	PAH,DRO,VOC PAH,DRO,VOC
	* Consolidated Couriers Delivery Residential	1980 1985-93	
2625 W. State St.	Residential	1935-50	
2627 W. State St.	* Electric Appliance Store	1935;1950-55	Metals,PCBs Metals,PCBs Metals,PCBs
	* Electric Equipment Co.	1940-45	
	* Radio,TV,Sound Equipment	1960	
	Milwaukee Youth for Christ	1965-70	
	Next Door Foundation	1990-93	
2629 W. State St.	Apartments	1935-97	
2631 W. State St.	* National Hardware Co.	1935-55	VOC,DRO,GRO,PAH,PCBs,Lead,Acetone
	Men's Christian Center	1960-70	
	Radio Station	1965-70	
	Labor Pool of WI	1975	
	Narcotics Anonymous	1985	
	Health Center	1993	
	* Lees Cleaners	1997	
2700 W. State St.	Residential	1935-70;1980-93	
2702 W. State St.	Residential	1935-90	
2706 W. State St.	Residential	1935-90;1997	
2707 W. State St.	Tavern	1935-85	

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

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

(Note: According to the October 10, 1997, WDNR Regulatory Listing, the following LUST sites are located within ½ mile radius of the project site. There are NO reported LUST sites within the project site. The nearest LUST site is at 2634 W. Kilbourn Avenue (AMOCO Station #15185), located one block to the south. This is presented only of the sake of complete information.)

<u>Date</u>	<u>Owner</u>	<u>Address</u>	<u>Priority</u>
5/6/97	UHAUL Location #75053	2020 W. State St.	Low
9/2/86	*Sinai Samaritan Medical Center	2200 W. Kilbourn Ave.	Moderate
2/7/90	*Sinai Samaritan #2	2200 W. Kilbourn Ave.	Unknown
8/30/88	AMOCO Station #15185	2634 W. Kilbourn Ave.	Unknown
9/24/93	*MPS- Wisconsin Avenue School	2708 W. Wisconsin Ave.	Low
7/1/93	*City of Milwaukee	2842 W. State St.	Low
1/8/93	Indian Community School	3121 W. State St.	Unknown

* = Department of Commerce Cases

2. Hazardous Material Spills in or near the project site, Milwaukee, Wisconsin

(Note: According to the October 10, 1997, WDNR Regulatory Listing, the following spills sites are located within ½ mile radius of the project site. There are NO reported hazardous material spills within the project site. The nearest reported hazardous materials spill was at the intersection of N. 27th St. and W. Wells St., located three blocks to the southeast of the project site. This is presented only for the sake of complete information.)

<u>Date</u>	<u>Location</u>	<u>Type of Spill</u>	<u>Amount</u>
2/1/94	2711 W. Wisconsin Ave.	Unknown	Unknown
8/2/94	N. 27 th St. & W. Wells St.	Unknown	Unknown
2/6/91	3205 W. Highland Blvd.	Unknown	Unknown

3. Inventory of Sites and Facilities which may cause or threaten to cause environmental pollution at or near the project site, Milwaukee, Wisconsin

(Note: According to the December 1991 WDNR Regulatory Listing, there are NO such sites or facilities within a radius of ½ mile of the project site.)

4. Sites listed in the US EPA's Comprehensive Environmental Response Compensation Liability Information Systems (CERCLIS) located in or near the project site, Milwaukee, Wisconsin

(Note: According to the May 1993, US EPA Regulatory Listing, there are NO such sites or facilities within a radius of ½ mile of the project site.)

5. Waste Disposal Sites in or near the project site, Milwaukee, Wisconsin

(Note: According to the June 1993, WDNR Regulatory Listing, there are NO Waste Disposal sites located within a radius of one mile of the project site.)

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

(Note: There are NO Superfund or NPL Sites within a one-mile radius of the project site, Milwaukee, Wisconsin)

7. Wisconsin DNR Emergency Response and Repair Program (ERRPs) Facilities in or near the project site, Milwaukee, Wisconsin

(Note: According to the October 1997 WDNR Regulatory Listing there is NO such facility in or near the project site.)

E. REVIEW OF CITY OF MILWAUKEE RECORDS

1. The following excerpts were adopted from a May 25, 1999, Historic Preservation memo regarding 2622-26 W. State Street: (**Attachment B**)

“It is not listed in the National Register of Historic Places, and has not received local historic designation. Projects involving this property will not directly impact on any National Register or locally designated sites or districts.”

2. There are no active records for the project site, according to the City of Milwaukee Health Department records on file. However there are two (2) inactive records available:

INACTIVE FILES

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Comment</u>
2622 W. State St.	State Coin Laundry	N/A
2622 W. State St.	Empty Folder	N/A

3. There are four (4) active and one (1) inactive City of Milwaukee Health Department records for selected properties adjacent to the project site.

ACTIVE FILES

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Comment</u>
2529 W. State St.	Wisconsin Telephone Company	Inspection
953 N. 27 th St.	Peter's Cleaner & Laundry Supply	Inspection
953 N. 27 th St.	Typesetting Office	Inspection
533 N. 26 th St.	Penfield Children's Center	Sickness from building materials reported
918 N. 29 th St.	Ameritech	Garage Inspection

INACTIVE FILES

<u>Address</u>	<u>Occupant/Land Use</u>	<u>Comment</u>
962 N. 27 th St.	27 th Street Laundromat	Out-of-order machines

4. Available Department of Neighborhood Services (fka Building Inspection) records for 2622-2636 W. State Street revealed the following selected information regarding the project site: The land uses that present potential environmental concerns are asterisked (*) because they may have, handled, stored, generated, treated or disposed of hazardous materials or hazardous wastes.

Phase I Environmental Site Assessment of 2622-2636 W. State St.
City of Milwaukee Records (cont'd)

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

2622-2626 W. State St.

<u>Date</u>	<u>Occupant/Former Land Use</u>	<u>Special Notes/Potential Concerns</u>
4/22/24	(2624) 3-store building built	one-story, no basement
8/3/26	addition to rear of building	
4/30/30	*(2622) Photographer	Fixatives, acids
unknown	*(2622) Tire Shop	PAH
8/25/31	(2624) Barbershop	
10/19/31	(2622) Retail Fruit and Vegetable	
4/19/32	*(2624) Gas Stoves and Equipment	PAH, Metals
5/31/33	(2626) Restaurant	
2/1/34	*(2622) Printing Shop	VOC, Metals, PCBs, PAH
5/26/41	(2624) Caterers	
8/8/42	(2624) Book Store	
unknown	Real Estate & Broker Office	
9/18/47	Milwaukee Journal Distr. Station	metal shed built in rear
1/27/54	*(2624) Paint & Linoleum Store	PAH, VOC, Metals, PCBs
unknown	(2624) Magazine & Record Store	
6/9/54	*Heating & Refrigeration Sales & Service	Metals, Freon, VOC, PAH, PCB's
7/2/54	(2624) Building Contractor Office	
8/4/60	(2622) Self Service Laundry	300-gal. hot water tank
8/17/71	Milwaukee Journal shed	permit for oil burner
1977	Milwaukee Journal shed	raze order
5/9/78	(2622) Coin Laundry	

2636 W. State St. (ROW)

<u>Date</u>	<u>Occupant/Former Land Use</u>	<u>Special Notes/Potential Concerns</u>
10/23/56	Filling Station	Razed 1-story service station
7/4/75	Filling Station	PAH, VOC, Lead, DRO, GRO, PCBs – UST's "Contractor razing building – no basement, no sign of underground tanks. Sent special [request] to hazardous occupancy section to investigate for any underground storage facilities. I had contractor uncover different areas, however unable to find any tanks."
7/15/75	(Razed) Filling Station	Rough grading
8/17/75	(Razed) Filling Station	Needs finish grading, area rutted
10/27/75	(Razed) Filling Station	Razing complete

Phase I Environmental Site Assessment of 2622-2636 W. State St.
 City of Milwaukee Records (cont'd)

1024 N. 27th St.

<u>Date</u>	<u>Occupant/Former Land Use</u>	<u>Special Notes/Potential Concerns</u>
12/3/03	Residence & Livery Stable	built
9/23/36	Hadler Clinic	home for convalescents
12/2/57	Christmas Tree Sales	permit
11/27/59	*abandoned & junked cars	complaint

According to Department of Neighborhood Services records, at least two filling stations were part of the project site. The first filling station was razed in 1956. The second filling station was razed in 1975. In 1974, RACM acquired the vacant land from 2622 W. State St. to 2636 W. State St. in order to widen N. 27th St. The widening may have included a portion of the land that historically contained the filling stations (2636 W. State St.). **Map 4** is a composite map showing the relevant land uses and features of 2622-26 W. State St. and 2636 W. State St.

5. Department of Neighborhood Services (fka Building Inspection) records for selected adjacent properties indicate the following. The land uses that present potential environmental concerns are asterisked (*) because they may have, handled, stored, generated, treated or disposed of hazardous materials or hazardous wastes.

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

2608-2610 W. State St.

<u>Date</u>	<u>Occupant/Former Land Use</u>	<u>Special Notes/Potential Concerns</u>
3/15/1894	Restaurant & Dance Hall	
10/2/36	*Wisconsin Appliance Parts Co.	Metals, PAH
4/13/38	Ice Cream Shop	
9/22/38	Popcorn & Candy Shop/Tavern	
1/11/73	(2610) Restaurant	

2611-13 W. State St.

<u>Date</u>	<u>Occupant/Former Land Use</u>	<u>Special Notes/Potential Concerns</u>
5/5/23	Stores (2)	
unknown	A & P Store	
10/28/32	Tea & Coffee Store (roasting and grinding)	
12/9/35	Tavern	
2/17/47	(2613) Restaurant	
7/6/61	(2611) Tavern	

Phase I Environmental Site Assessment of 2622-2636 W. State St.
 City of Milwaukee Records (cont'd)

2612-2616 W. State St.

<u>Date</u>	<u>Occupant/Former Land Use</u>	<u>Special Notes/Potential Concerns</u>
8/2/15	(2612-16) Movie Theatre	addition added 12/17/23
3/28/38	(2612) Jewelry & Watch Shop	
12/15/53	(2612) Greeting Cards & Gifts	
10/25/54	(2616) Church	
2/4/55	(2612) Deli	
4/3/56	(2616) Tavern & Dance Hall	
10/28/76	(2612-16) Night Club	
10/3/85	(2616) Tavern	

2619 W. State St.

<u>Date</u>	<u>Occupant/Former Land Use</u>	<u>Special Notes/Potential Concerns</u>
11/23/62	*house sided with asbestos siding	asbestos

2623-2631 W. State St.

<u>Date</u>	<u>Occupant/Former Land Use</u>	<u>Special Notes/Potential Concerns</u>
5/16/47	*(2623) Dry Cleaner	VOC
8/5/69	(2623) Office	
5/15/13	(2629) Apartments & Stores built	garage built 5/15/14
8/22/30	*(2627) Gas & Electric Appliance Store	Metals, PAH, VOC
4/5/74	(2631) Vic & Al's Supermarket	
12/31/62	(2629) installed incinerator and gas burner	
5/1/63	*(2627) Offices (previously radio repair)	Metals
9/22/82	*(2627) Quick Print & Offset Printing	VOC, Metals, PAH,PCBs
8/6/84	(2631) Telephone Service/Storage/Meeting	
3/22/88	(2631) Employment Interview Office	
3/22/88	(2627) Apartments (combined with 2631)	
7/7/97	*(2623) Lee's Cleaning (dry cleaning)	VOC

1028 N. 27th St.

<u>Date</u>	<u>Occupant/Former Land Use</u>	<u>Special Notes/Potential Concerns</u>
8/30/29	Cottage Built	
12/17/48	Residence Built	
12/16/49	X-Mas Tree Sales	permit
11/3/60	installed gas burner	

1032 N. 27th St.

<u>Date</u>	<u>Occupant/Former Land Use</u>	<u>Special Notes/Potential Concerns</u>
1/12/78	Apartments Built (12)	

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

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

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

1. The project site is NOT located in a 100-year floodplain.

H. OTHER RELEVANT OBSERVATIONS

1. The Wisconsin Department of Commerce maintains a web site listing of registered underground storage tank (UST) in Milwaukee. The WDOC records do not list any abandoned or existing underground storage tanks for the project site.

Source: <http://www.commerce.state.wi.us>

2. According to the Open Records Clerical Assistant at the DNR, there are no registered Federal Identification (FID) and/or Wisconsin Identification (WID) numbers for the project site. This means that the property is not officially registered as a significant generator of air emissions, water effluent, or solid waste.

3. On May 25th and 28th 1999, City staff conducted a cursory drive-by and walk through inspection of the project site. The project site contains a vacant, one-story commercial boarded-up building. To the north of the building is a paved parking lot that is raised above grade, about one foot on the western edge. The west side of the parcel is grass covered with "sidewalks" across the parcel. A metal bar, that may have been part of a previous structure, protruded through the grassy area. The "sidewalks" may in fact be the concrete foundations of previous structures. Some portions of the grassy area appear to be uneven, suggesting it may have been filled.

4. On June 1st 1999, City staff conducted an interior investigation of the one-story structure that fronts onto W. State St. The building has three separate doors leading into three different sections of the building. The eastern most section, which had historically been used as a printing shop and laundromat, contained a 300-gal. hot water tank in the rear of the building, and ductwork for dryer vents. The other two sections are connected and were historically used as a restaurant. Staff noted thirteen 1-gallon paint cans on the floor within the middle section. Staff also noted a concrete slab and what appeared to be a vent pipe along the north wall (exterior) of the building. This pipe may be associated with an underground storage tank (UST).

I. SUMMARY OF FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

A. Summary

1. The RACM-owned property at 2622-2636 W. State Street currently consists of a vacant, boarded-up one-story commercial building, which was built in 1924, with an asphalt parking lot in the rear, and the remnant of what was once 2636 W. State St. For purposes of this Phase I assessment, the combined properties will be referred to as 2622-36 W. State St. for brevity, unless noted otherwise. The project site is in the southwest corner of a block bounded by W. Highland Avenue to the north, N 26th Street to the east, W. State Street to the south, and City ROW and N. 27th Street to the west.

Available City records indicate that the parcel (2622-2626 W. State Street) has Tax Key # 389-308-100. Records do not indicate a tax key number for 2636 W. State St. The building which occupies 2622-26 W. State St. is 3,645-sq. ft. and the listed lot size is 14,921-sq. ft. or 0.34 acre. The parcel is zoned for LC60, or local business with a 60-ft. height limit.

2. Available real estate records and discussions with City of Milwaukee Real Estate staff indicate that in 1974, RACM acquired the vacant land from 2622 W. State St. through 2636 W. State St. for the purpose of widening N. 27th Street. The land acquired for the ROW had dimensions of approximately 47 ft wide to the north; by 58 ft. wide to the south; by 163 ft. to the east; and 167 ft. to the west. This transaction did not include the commercial building fronting onto W. State St. The remnant parcel was then sold in 1977 to the adjoining building owner at 2622 W. State Street. RACM subsequently purchased the combined property, including the commercial building from the private owner in 1989.
3. The historical land uses show that the project site has always been used for commercial purposes. The following is a list of relevant historical land uses associated with the project site: printing shop, paint shop, advertising agency, fire extinguisher company, match company, construction company, heating contractor, laundromat, and two filling stations and possibly a car repair facility. A total of nine UST's have been documented in the project site. There are no available records of tank removal from the project site. Finally, a concrete slab locate near the northwest corner of the building may indicate another potential UST on the property.
4. The adjacent properties had a mix of commercial and residential uses including, but not limited to refrigerator service, dry cleaners, pharmacy, auto dealer, electronics and appliance stores, and a hardware store.

5. There are no available "open" or "closed" files for this project site, according to a review of WDNR, EPA, and City of Milwaukee Health Department records. However, records from the City of Milwaukee Department of Neighborhood Services (fka Building Inspection) indicated potential environmental concerns associated with the following historical land uses of the project site photographer, tire shop, stoves and equipment shop, printing shop, paint and linoleum store)
6. The project site is not located in a wetland, floodplain, or an environmental corridor.
7. According to the City of Milwaukee's Historic Preservation Officer, the project site is neither currently listed in the National Register, nor is it locally designated under Milwaukee's Historic Preservation Ordinance. Projects involving this property will not directly impact on any National Register or locally designated sites or districts.

B. Conclusions

1. The previous uses of the project site (e.g., filling station and possibly car repair, printing shop, laundromat, fire extinguisher company, match company, heating contractor, construction company, printing shop, paint and linoleum store, and advertising service) raised potential environmental concerns.
2. The previous uses of selected properties adjacent to the project site (e.g., cleaners, refrigerator service, pharmacy, auto dealer, motor car company, Snap-On Tools Corp., shampoo company, couriers, appliance store, hardware store) also raised potential environmental concerns.

C. Recommendations

1. It would be prudent to conduct limited tests of the soil and the groundwater quality in the project site.
2. A systematic search for UST's should be conducted both in the project site and the ROW because the tanks associated with the filling station may still be on-site. This is especially important prior to any land disturbing activity (e.g., demolition, soil borings, grading, construction, etc.).

Any UST found should be properly removed, its contents recycled, reused, or properly disposed of, and a tank closure assessment conducted, according to State regulations. Also, any tanks found should be registered with the Wisconsin Department of Commerce.

RNS/MFH/BMT
City of Milwaukee
7/02/99

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

CITY OF MILWAUKEE
Correspondence

Interdepartmental

Attachment B

BP:CH
Planning Reviews

May 25, 1999

To: Rudy Salcedo
Matt Haessley

From: Brian Pionke ^{BSP}
Carlen Hatala ^{CH}

Re: Property at 2622-2626 W. State Street

We have reviewed the above property. It is not listed in the National Register of Historic Places, and has not received local historic designation. Projects involving this property will not directly impact on any National Register or locally designated sites or districts. The property, however, is adjacent to the National Register-listed and locally designated Concordia Historic District which begins in the 2700 block of West State Street

2622, 2624, 2626, and 2636 W. State St.

