

Historical Land Use Investigation
3020-26 West Fond du Lac Avenue
Milwaukee, Wisconsin

File: 309-15

Prepared by:



Department of City Development

November 22, 2013

A handwritten signature in blue ink, appearing to read "Mathew Reimer".

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A handwritten signature in blue ink, appearing to read "Kristina R. Surfus".

Kristina R. Surfus
Graduate Intern

A. Purpose

This Historical Land Use Investigation (HLUI) of 3020-26 West Fond du Lac Avenue, Milwaukee, Wisconsin, will identify potential environmental conditions associated with this City-owned project site prior to it being listed for sale. For 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 City of Milwaukee on a block bound by West Fond du Lac Avenue to the southwest, West Locust Street to the north, and North 30th Street to the east. The project site includes two parcels, one of which (3020 W. Fond du Lac Ave.) is occupied by a one-story building while the other (3026 W. Fond du Lac Ave.) is a vacant lot. The general area including the project site is shown on **Figure 1**, and project site dimensions are presented on **Figure 2**. An aerial photograph of the site is shown on **Figure 3**.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Bldg. Size	Lot Size	Zoning*	Owner
3020 W. Fond du Lac Ave. 3026 W. Fond du Lac Ave.	309-0682-000 309-0683-000	3,345 ft ² -	3,360 ft ² 3,600 ft ²	IH	City of Milwaukee

*IH= Industrial Districts

C. Historical References

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (1993-2012), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
3020 West Fond du Lac Avenue	1935-1950	No Listings
	1955-1965	Ornamental Metal Shop
	1970	Berg’s Churchgoods
	1975	Vacant
	1980	Praefke Brake whse
	1985-1990	Auto Service/Repair
	2000-2010	Not Listed
3026 West Fond du Lac Avenue	1935-1990	Residential/vacant
	2000-2010	Not Listed

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

Address	Date	
3020 W. Fond du Lac Ave.	5/17/1954	App. for Permit- to construct one-story warehouse on 120’ x 28’ lot. Survey indicates that a 2-story frame house is located 5’ west of the lot line (on 3026 W. Fond du Lac Ave.) and that a frame barn is located on the parcel to the east of the project site.
	10/18/54	Permit- 3 suspended gas heaters
	10/27/1954	App. for Permit- to occupy as Ornamental Metal Shop. Former use: new.
	4/19/1974	App. for Permit- to occupy as Praefke Brake & Supply Corp. (entire bldg)

Address	Date	
3026 W. Fond du Lac Ave.	1/8/1982	App. for Permit- to occupy as Pattern Shop. <i>Cancelled</i> . Former use: Metal Fabricator. Notes: repair roof; remove compressor from flammable storage room.
	12/21/1983	App. for Permit- to occupy as hand car wash. <i>Cancelled</i> . Former use: auto body shop. Notes: provide heat for bldg; repair roof.
	1/10/1984	Order to Correct Condition of Premises: provide heat; repair roof; unlawful to occupy until occupancy permit has been issued (In & Out Auto Body)
	6/7/1984	App. for Permit- to occupy as Fond du Lac Auto Body Shop. Former: same
	9/14/1984	Order to Correct Condition of Premises: provide spray booth w/ proper ventilation.
	12/30/1987	App. for Permit- to alter roof replacement, overhead door replacement
	2/8/1988	App. for Permit- to occupy as auto body repair shop. Former: same
	9/17/1991	Zoning Certificate- Auto Repair (motor, body repair)—continuous legal, non-conforming use.
	3/12/1999	MFD Alarm Report—spilled fuel ignited by unknown heat source-- \$25,000 damage
	4/30/2007	Occupancy Permit—storage, indoor
	3/20/2008	Occupancy Permit—Motor Vehicle Repair
	3/26/2008	Violation Enforcement Letter—Electrical violations
	6/10/2009	Fire Prevention Violation—Commercial unit must be kept vacant until all outstanding orders of the building inspectors are in compliance.
10/13/2009	Violation Enforcement Letter—Electrical violations	
3026 W. Fond du Lac Ave.	-	No DNS records were found for this address.

D. Sanborn Maps

Sanborn Fire Insurance Maps indicate the following information regarding the project site:

- a. A 1910 Sanborn Fire Insurance Map shows the project site occupied by a two-story dwelling on the western portion of the project site. The eastern portion of the project site is undeveloped.

The surrounding area has only scattered development. The rail line is shown one block west, bordered by industry including Standard Ground Key Works foundry, Milwaukee Pattern Works, and several unlabeled stores. Several other unlabeled stores are shown to the east of the project site, along West Fond du Lac Avenue. Most other development in the area is residential. **(Figure 4)**

- b. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by the same two-story dwelling on the western portion of the project site. The eastern portion of the project site is again shown to be undeveloped. The site immediately west of the project site, undeveloped in the previous map, is now developed with a one-story structure labeled “auto repair”. This structure is located along the project site property line.

The surrounding area has filled in with new development since the previous map. The rail line is again shown one block west and bordered by industry. The foundry has expanded and is now labeled “Koehring Co.” with areas labeled as “sandblast”, “chipping room”, “pattern shop”, “ovens”, etc. Directly across West Fond du Lac Ave. from the project site, the block (undeveloped in the previous map) is now shown to be a large lumber company. Numerous

other industrial and commercial uses are also shown in surrounding area, including machine shops, garment manufacturing, a dairy, garage, fire station, and unlabeled store buildings. One block north of the project site, two filling stations are shown, each with four to five gas tanks. Beyond the industrial and commercial corridors of West Fond du Lac Ave. and the rail line, the area has been developed by mostly single-family homes and flats. **(Figure 5)**

- c. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site occupied by the same two-story dwelling on the western portion of the project site. The eastern portion of the project site is no longer vacant, now developed with a one-story structure labeled “ornamental iron wks”. Immediately west of the project site, the parcel is now developed by a large one-story structure labeled an “auto body shop” with a spray booth. The area directly east of the project site is now indicated as “park’g”.

The surrounding area appears substantially the same as in the previous map. Changes include that the former lumber yard directly across West Fond du Lac Ave. from the project site is now labeled as a “contr’s equipt. yard”. A parcel at the rear of the project site block is now “sheet metal wks” rather than a dairy. The two filling stations with gas tanks to the north of the project site are no longer shown; one is now labeled “auto rep” while the other is unlabeled. **(Figure 6)**

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) includes two listings for the project site:
 - a. #09-41-558848, 3020 W. Fond du Lac Ave., *No Action Required*. Latest Action 6/4/2012: No Detect or Insignificant Contamination. Substances: VOC, PAHs, metals.
 - b. #07-41-547904, 3020 W. Fond du Lac Ave., General Property—DNR Federal Assessment Grant 2006; Brownfields SAG 2010 (not awarded).
2. The Wisconsin Department of Safety and Professional Services (DSPS) does not include listings for the project site.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), 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.
5. City files include a 2006 Phase I ESA (Shaw) which was conducted for 3020 W. Fond du Lac Ave. The City had obtained a right-of-entry to conduct the assessment. Based on the Phase I ESA, Shaw identified the following on-site Recognized Environmental Conditions (RECs) in connection with the site:
 - The former auto body and auto repair related operations with likely storage and use of hazardous materials and petroleum products;
 - The presence of an “oil tank” illustrated on the original building department construction plans (1953);
 - The noted presence of foundry sand as structure fill material on the original building department construction plans;

- The inclusion of the property within the City of Milwaukee Real Estate Department's Brownfield registry based on actual or perceived environmental contamination.

In addition, Shaw identified one off-site REC in connection with the site:

- One 275-gallon above ground storage tank along the northern adjacent common property. The AST was noted to be full of a petroleum-like product and did not have a fill cap. *Note: City Environmental Database records indicate that in May 2011, it was verified that this AST was no longer onsite.*

Based on these RECs, Shaw recommended conducting a Phase II ESA to determine if the property has been negatively impacted.

6. Phase II ESA activities were conducted at 3020 W. Fond du Lac Ave. In March 2012, Sigma observed the current building conditions and identified an approximately 20 gallon parts cleaner drum and several approximately five gallon parts cleaner and oil buckets inside the building on the concrete floor. No obvious spill indications or an oil tank were observed. In April 2012, Sigma completed five Geoprobe soil borings in the building. One soil boring was also located adjacent to an observed floor drain. Soil samples were analyzed for VOCs, PAHs, and metals.

VOC and PAH detections in the laboratory were limited to one soil sample (SB-5), in which several PAHs were reported at concentrations of 63 micrograms/kg or less. MTBE was also detected at an estimated concentration of 19 micrograms/kg. SB-5 was located near a floor drain in the southwestern portion of the structure. Reported RCRA metals concentrations were generally consistent with naturally-occurring levels in the region, and except for several arsenic concentrations (2.2 mg/kg or less) fall below the most restrictive NR 720 generic residual contaminant levels (RCLs) for the direct contact pathway, where established.

Based on the findings of the Phase II assessment, Sigma requested on May 18, 2012 that WDNR grant a "No Action Required" decision for the site at 3020 W. Fond du Lac Ave. The site has "No Action Required" status as of 6/4/2012.

F. Project Site Inspection

City Staff conducted a site inspection on November 8, 2013. The western portion of the project site (3026 W. Fond du Lac Ave.) was observed to be a vacant lot. The site was grassy, with a few patches of bare ground, gravel or concrete in the general area where Sanborn Maps indicate a home was previously located. The site was observed to have a small downward slope toward W. Fond du Lac Ave. No dumping was observed at the site, and scattered litter was minimal. A City sign ("no parking dumping or trespassing") was posted. No staining was observed in the area of the former above-ground storage tank (AST).

The eastern portion of the project site (3020 W. Fond du Lac Ave.) was previously used as an auto repair establishment. Interior inspection revealed front office space leading to an open garage area, which was accessible to vehicles by an overhead door leading out to W. Fond du Lac Ave.

The front office area was observed to contain numerous discarded items, including tires, a lawn mower, electronic items, and other goods. The garage area was observed to an open room with a large skylight and concrete floor. The floor appeared to be stained and wet in some areas. Roof leaks were observed during the site inspection. Five gallon buckets as well as various smaller bottles of chemicals were observed in the garage area. A metal parts cleaning station was observed, which could indicate the presence of solvents. The attached storage container appeared

to be empty, but this could not be confirmed. A temporary monitoring well, believed to be associated with Phase II investigations, was observed inside the structure, near the east wall.

G. Findings and Conclusion

This Historic Land Use Investigation revealed the following environmental concerns:

- For 3026 W. Fond du Lac Ave., no environmental concerns were identified.
- For 3020 W. Fond du Lac Ave., potential environmental concerns identified in this HLUI, related to the site's former auto care uses, were investigated during 2006 Phase I and 2012 Phase II activities. Subsequent to the 2012 Phase II activities, the site received "No Action Required" status from WDNR.

Based on the available historic information, neither Phase II Environmental Site Assessment (ESA) of 3026 West Fond du Lac Avenue or additional Phase II ESA of 3020 West Fond du Lac seems warranted at this time.

MR/KRS
City of Milwaukee
11/22/2013

FIGURE 1

QUARTER SECTION LAND USE MAP

3020-26 West Fond du Lac Avenue, Milwaukee, WI



COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

N.E. ¼ SEC. 13, T.7 N., R.21 E.

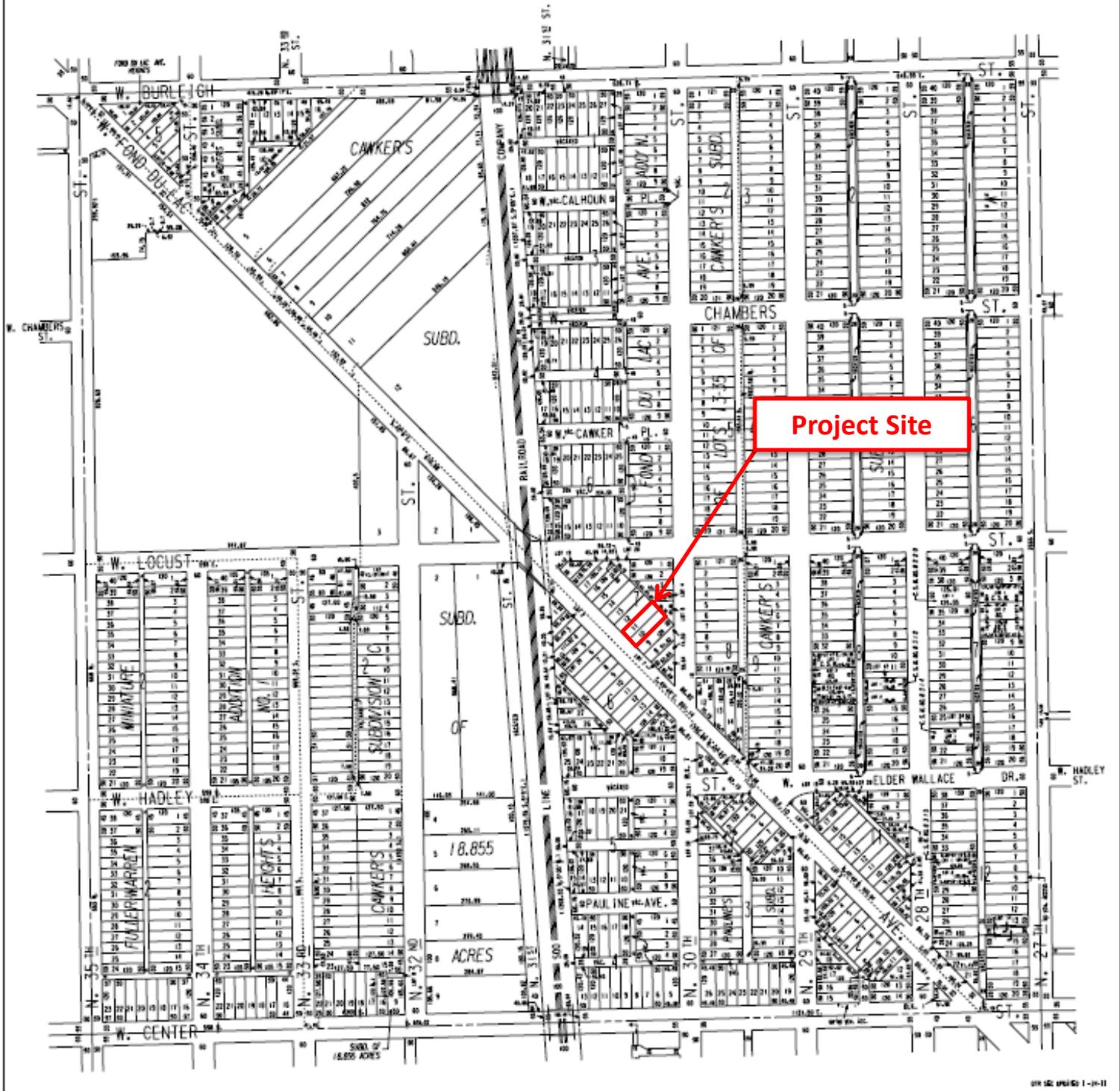
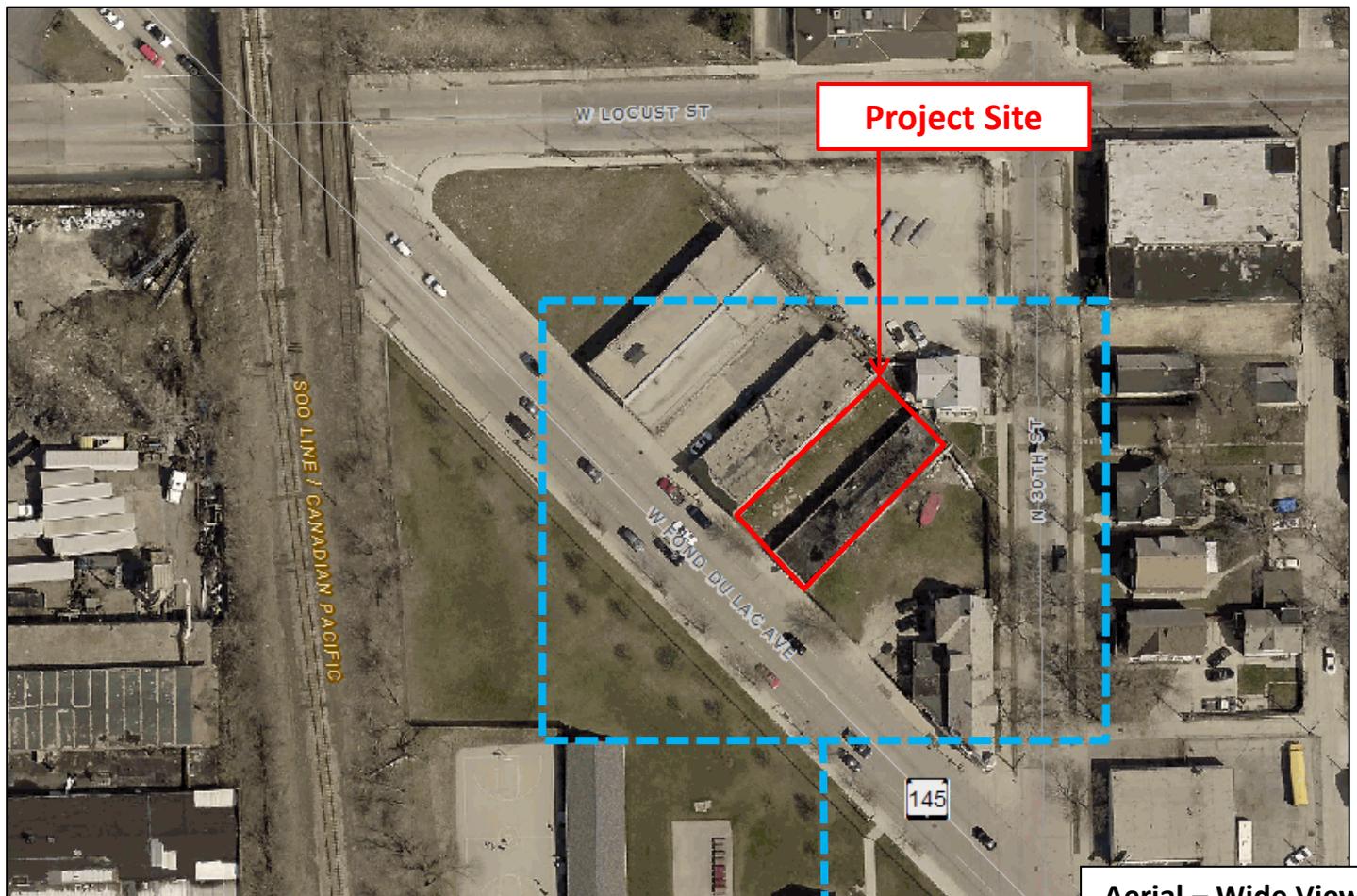


FIGURE 3

2013 AERIAL PHOTOGRAPH – Milwaukee County GIS
3020-26 West Fond du Lac Avenue, Milwaukee, WI



Aerial – Wide View



Aerial – Close View

FIGURE 4

1910 SANBORN FIRE INSURANCE MAP

3020-26 West Fond du Lac Avenue, Milwaukee, WI

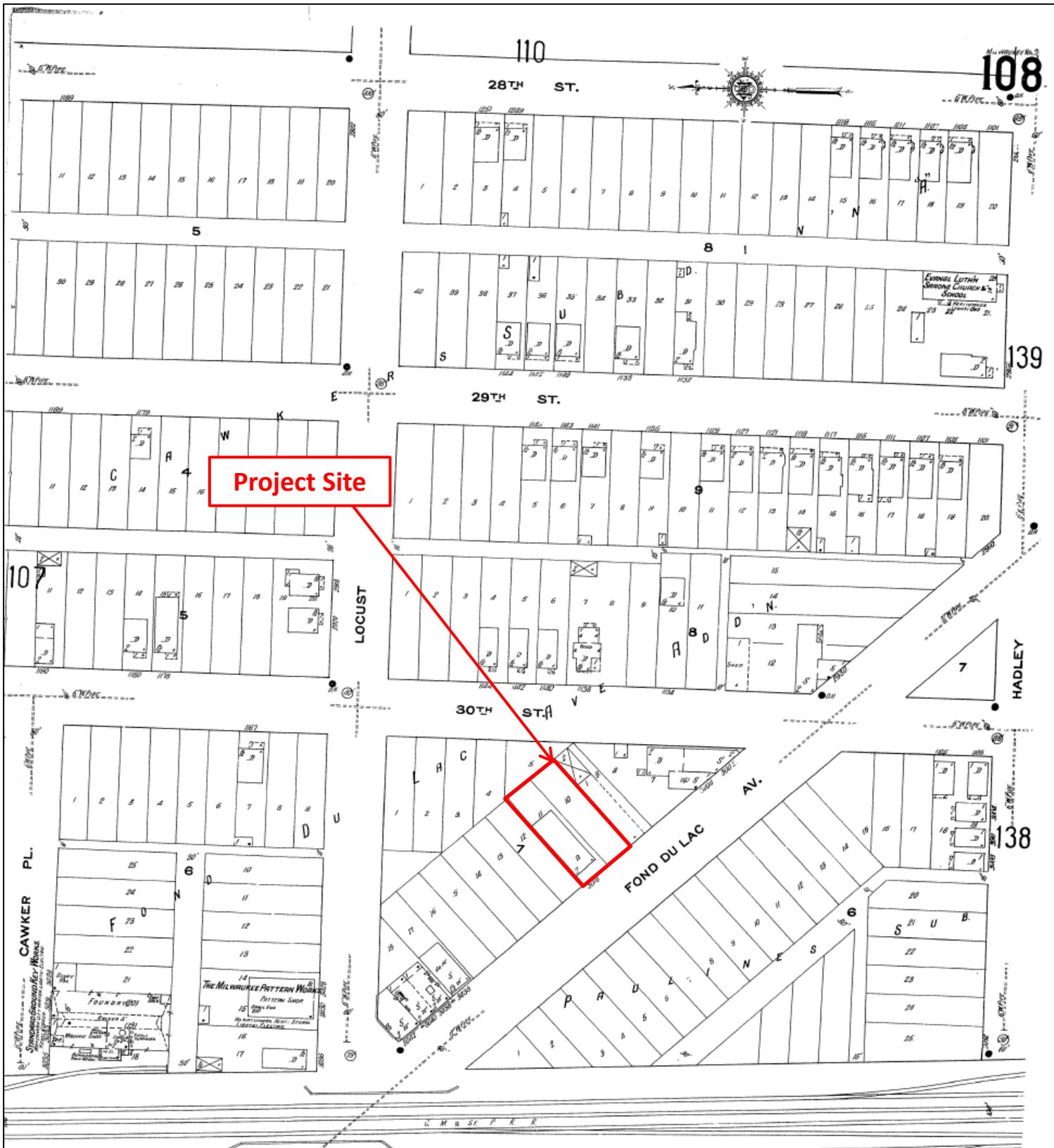


FIGURE 5
1910 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
3020-26 West Fond du Lac Avenue, Milwaukee, WI

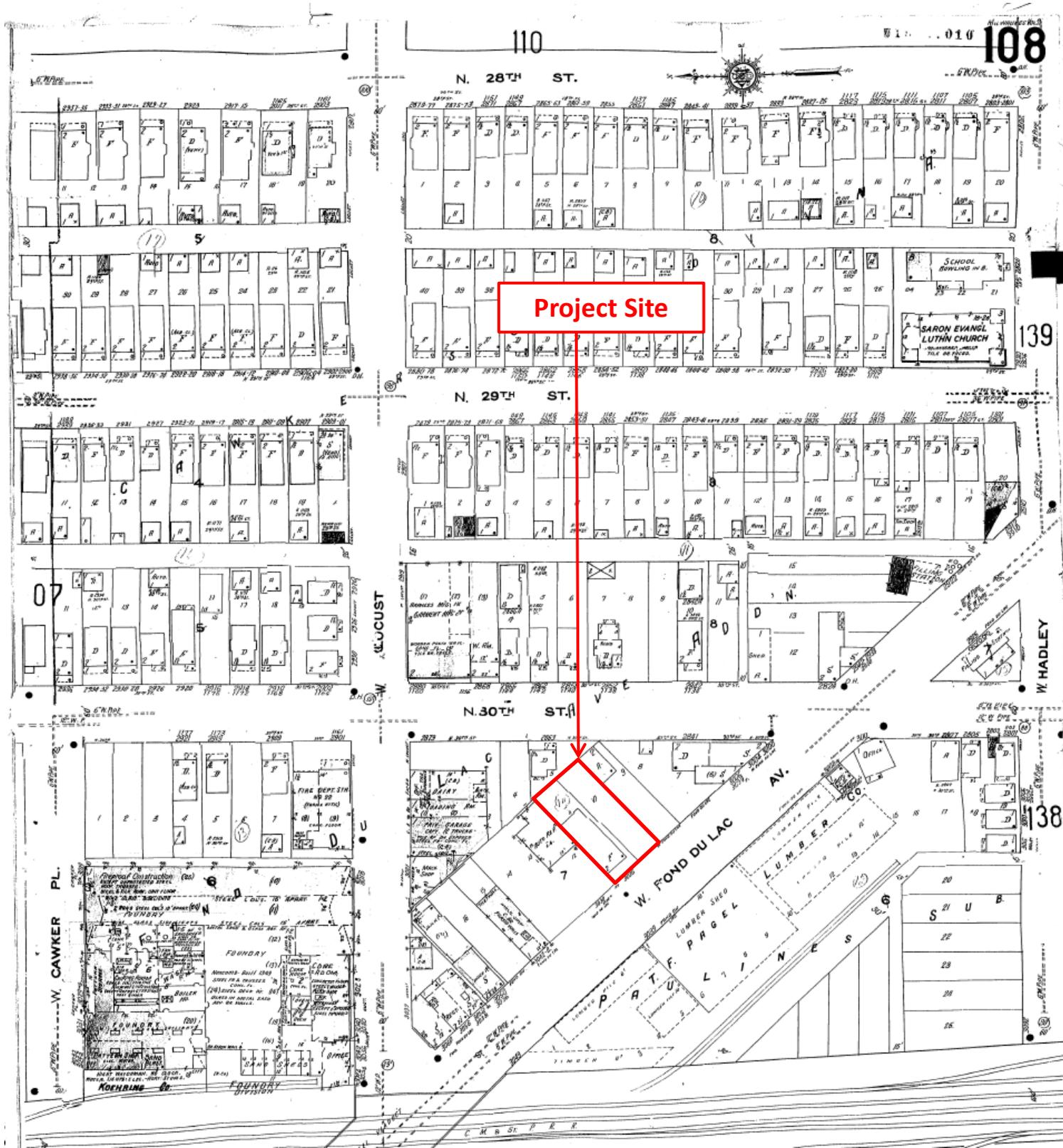
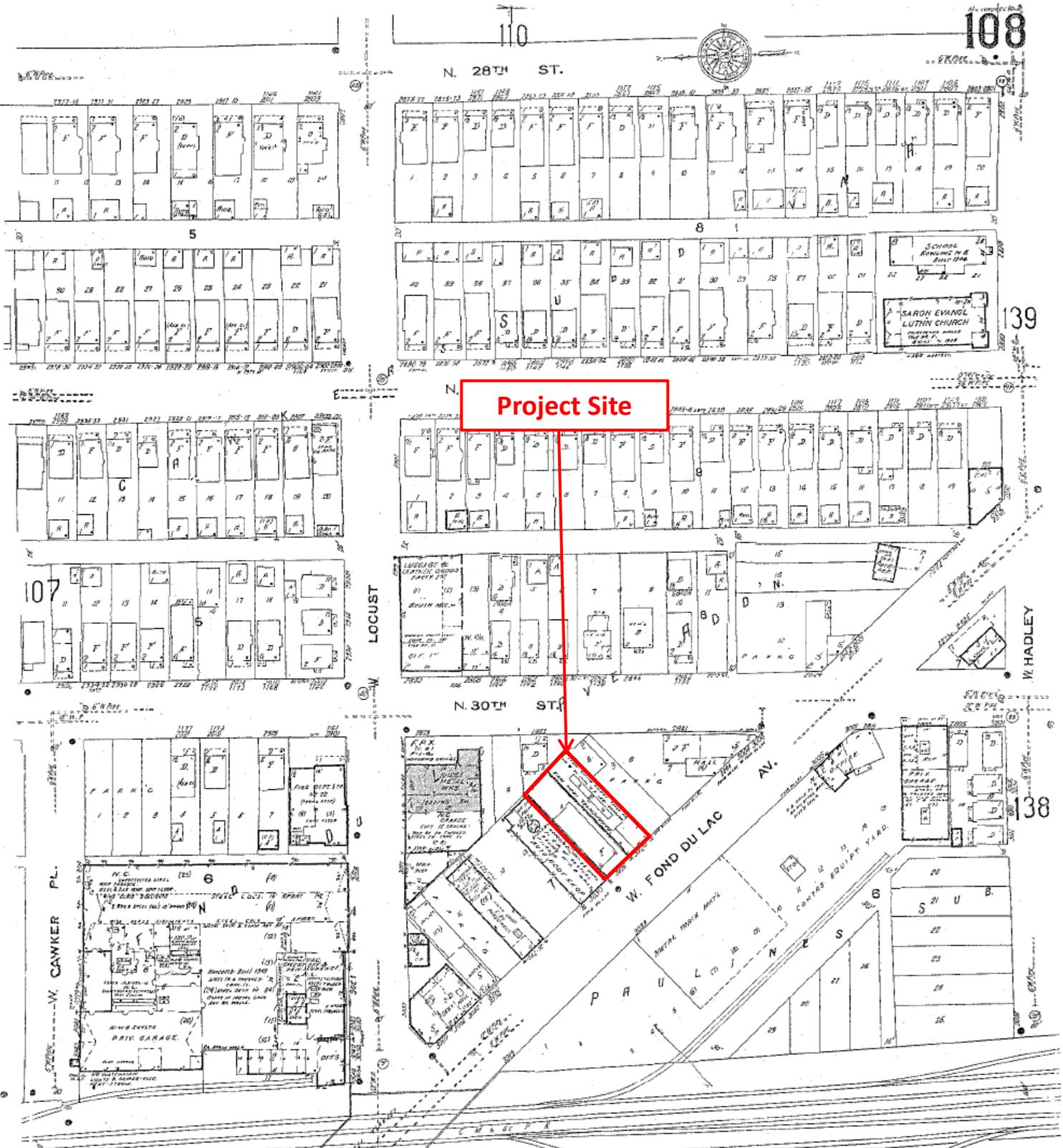


FIGURE 6
1910 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
3020-26 West Fond du Lac Avenue, Milwaukee, WI



ATTACHMENT A SITE PHOTOGRAPHS

3020-26 West Fond du Lac Avenue, Milwaukee, WI



**View of the western portion of the project site, looking north from W. Fond du Lac Ave.
The structure on the right is 3020 W. Fond du Lac Ave.**



**Closer view of the
project site groundcover
conditions.**



Exterior view of the eastern portion of the project site, looking northwest from W. Fond du Lac Ave.



Interior view of the eastern portion of the project site, looking north. The floor appeared wet and stained in some areas. The ceiling was leaking in several spots during the inspection.



A metal cleaning station was observed. The storage container appeared to be empty, but this was not verified.



Five gallon buckets as well as smaller bottles of chemicals were observed.



A temporary monitoring well was observed near the east wall of the building.



Interior view of the front office area. Tires, electronic waste, and other items were observed.