

PHASE I ENVIRONMENTAL SITE ASSESSMENT OF
3070 N. Dr. Martin Luther King, Jr. Drive
MILWAUKEE, WISCONSIN

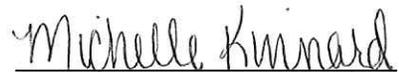
Prepared by:

The City of Milwaukee
Health Department
Department of City Development

July 17, 2001



Rudy Salcedo, Ph.D., CHMM
Environmental Scientist



Michelle Kinnard
Environmental Specialist

PHASE I ENVIRONMENTAL SITE ASSESSMENT OF
3070 N. Dr. Martin Luther King, Jr. Drive
MILWAUKEE, WISCONSIN

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) of 3070 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, Wisconsin was conducted at the request of **Matthew Haessly**, Real Estate Specialist, Department of City Development (DCD), City of Milwaukee. The purpose of this Phase I ESA is to identify the 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."

We understand that this property is being considered for acquisition and land assembly for redevelopment.

SUMMARY OF FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS:

A. SUMMARY

1. The project site is privately owned by Mannie Mauldin. It is tax-delinquent (\$13,671.72 as of July, 2001) and contains a small, abandoned building. The property is zoned "LD60," or "Local Business District," with a 60-ft. height limit. The lot has a total area of 4,560 sq. ft. (0.10 acre.)
2. The historical land uses of the project site included a **filling station**, an FM radio station, a fish store, and a sandwich shop. Two protruding pipes near the building were also observed.
3. The project site is not located in a wetland, floodplain, or an environmental corridor.
4. According to the City's Historic Preservation staff, the project site is neither listed in the National Register of Historic Places, nor has it received local historic designation. Projects involving this property will not directly impact on any National Register or locally designated sites or districts. (**Attachment A**)
5. The historical land uses of selected properties adjacent to the project site included a brewery, Laborers Union, church, **gas station, service station, auto sales, used car lot, transmission repair shop**, trailer rentals, outreach program center, senior center, **printing contractor, electronic lube & tune up**, and residential.

B. CONCLUSIONS

1. The historical use of the project site as a filling station raised potential environmental concerns because it may have stored, used, generated, or disposed of hazardous wastes or hazardous materials. In addition, the possible existence of USTs in the project site, as indicated by the protruding pipes near the building, also raised potential environmental concerns.

Conclusions Cont...

2. Selected historical land uses of properties adjacent to the project site also raised potential environmental concerns; e.g. gas station, service station, auto sales, used car lot, transmission repair shop, and electronic lube & tune up.

C. RECOMMENDATIONS

1. We recommend an interior inspection of the building. A Right of Entry should be obtained for this purpose.

2. Based on the available information, we recommend a Phase II environmental site assessment of 3070 N. Dr. M.L.K. Jr. Dr.

3. As a precaution, any land disturbing activities (e.g., soil boring, grading, construction, etc.) should be preceded by a comprehensive and systematic search for underground storage tanks and utility mains and/or fixtures. Confirmation efforts (e.g., additional records searches, and/or backhoe excavations) should be conducted to investigate suspected tanks.

- a. If found, the contents of the underground storage tanks should be sampled and tested for potential reuse, recycling, or disposal according to State regulations.
- b. If found, all abandoned tanks should be properly removed, and a site assessment conducted, according to existing WDNR regulations. The tanks should also be registered with the Wisconsin Department of Commerce (DOC).

RNS/MAK
City of Milwaukee
July 17, 2001

Attachments

- CC: G. Shelko, RACM
P. Biedrzycki, Health
R. Salcedo, DCD/Health
M. Haessly, DCD
B. Timm, DCD
E. Pape, DCD
K. Dettmer, MEDC

PHASE I ENVIRONMENTAL SITE ASSESSMENT OF
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INTRODUCTION

I. PURPOSE

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We understand that this property is being considered for acquisition and land assembly for redevelopment. The project site is generally bounded by W. Burleigh St. to the north, N. 2nd St. to the east, W. Chambers St. to the south, and N. Dr. Martin Luther King, Jr. Dr. to the west. (Map 1)

II. PROCEDURES

This Phase I Environmental Assessment involved the following activities:

1. Detailed Site History Review:

- a. Review of the Wright’s City Directories (1935-1990) and the Polk’s City Directories (1993 and 1998) to determine the land use history of the project site and adjacent properties
- b. Review of available Sanborn Fire Insurance Maps
- c. Review of available SEWRPC aerial photographs
- d. Review of City of Milwaukee records and files from the Health Department, Department of Neighborhood Services (nka Building Inspection), and the Department of City Development
- e. Review of any record and/or files that the Real Estate Specialist or RACM may have regarding the project site

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

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

3. Detailed Physical Inspection of the Project Site:

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

4. Examination of Adjacent Properties for:

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

III. FINDINGS

A. PROJECT SITE HISTORY AND OVERVIEW

1. The project site is privately owned by Mannie Mauldin. It is tax-delinquent (\$13,671.72 as of July, 2001) and contains a small abandoned building. The property is zoned "LD60," or "Local Business District," with a 60-ft. height limit. The lot has a total area of 4,560 sq. ft. (0.10 acre.) (Map 2)

<u>Address</u>	<u>Tax Key #</u>	<u>Bldg. Area</u>	<u>Lot Size</u>	<u>Zoning</u>	<u>Owner</u>
3070 N. Dr. M.L.K. Jr. Dr.	313-0217-000-5	319-sq.ft.	4560-sq.ft.	LD60	Mannie Mauldin

2. The project site is located on a generally level block. City staff believes surface run-off from the property drains into the sewerage system of the Milwaukee Metropolitan Sewerage District (MMSD). The direction of the groundwater flow is not known at this time.

B. HISTORICAL LAND USES

This section presents the historical land uses of the project site, according to the (1) Wright's City Directories (1935-90); Polk's City Directories (1993 and 1998) (2) Sanborn Fire Insurance Maps; (3) 1920 City of Milwaukee Land Use Map; and (4) SEWRPC Aerial Photographs

1. According to the Wright's City Directories (1935-90) and the Polk's City Directories (1993 and 1998), the project site had the following historical land uses.

<u>ADDRESS</u>	<u>OCCUPANT/LAND USE</u>	<u>YEAR</u>
3070 N.M.L.K. Jr. Dr.	Service Station	1935-65
	FM Radio Station	1970
	Fish "Pick Up Point"	1975
	Sandwich Shop	1980-93
	Not Listed	1998-00

2. Sanborn Fire Insurance Maps

A. An 1894 Sanborn Fire Insurance Map shows the project site was vacant land. The area surrounding the project site included a dwelling and W. Burleigh St. to the north; two structures (not identified) to the northeast; vacant land and residential uses to the east; vacant land, residential uses, commercial uses and W. Chambers St. to the south; and N. 3rd St. (nka N. Dr. Martin Luther King, Jr. Dr.) to the west. (Map 3)

Sanborn Fire Insurance Maps Cont...

B. A **1910 Sanborn Fire Insurance Map** (*with updates through 1937*) shows the project site was vacant land. The area surrounding the project site included a dwelling and W. Burleigh St. to the north; vacant land and residential uses to the east; vacant land, residential uses and commercial uses and W. Chambers St. to the south; and N. 3rd St. (nka N. Dr. Martin Luther King, Jr. Dr.) to the west. **(Map 4)**

C. A **1910 Sanborn Fire Insurance Map** (*with updates through 1957*) shows the project site contained a small unidentified structure. It appears to have been associated with a “filling station.” A gasoline tank was located to the north of the structure. The area surrounding the project site included a large “store” to the east, and an “auto sales & service” facility to the south; N. 3rd St. (nka N. Dr. Martin Luther King, Jr. Dr.) and vacant land to the west; and W. Burleigh St. to the north. **(Map 5)**

D. A **1969 Sanborn Fire Insurance Map** shows the project site was occupied by a small square structure that was labeled “vacant.” The area surrounding the project site included the “Wisconsin Baptist Center” to the east; an auto sales and service shop and a parking lot to the south; N. 3rd St. (nka N. Dr. Martin Luther King, Jr. Dr.) and Garfield Park to the west; a vacant lot and W. Burleigh St. to the north. **(Map 6)**

3. A **1920 Land Use Map** shows the project site was vacant land. The area surrounding the project site included a dwelling and W. Burleigh St. to the north; vacant land and residential uses to the east; vacant land, residential uses and commercial uses and W. Chambers St. to the south; and N. 3rd St. (nka N. Dr. Martin Luther King, Jr. Dr.) to the west.

4. The following **SEWRPC Aerial Photographs** for the general area show the land uses in the project site, for selected years. **Note:** Staff was unable to positively identify all of the relevant features in the aerial photographs because of poor resolution.

<u>Year</u>	<u>Site Description/Comments</u>
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1958	A 1958 aerial photograph of the general area shows the project site was occupied by a small square structure located diagonally on the lot and appeared to have been a gas station. The project site was situated among what appeared to be mainly commercial uses to the north, south, and east. To the west of the project site were a main arterial and vacant land.
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1986	A 1986 aerial photograph of the general area shows the same general features as in the 1958 photograph.
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C. ADJACENT SITES' PAST AND PRESENT USES

1. The Wright's City Directories (1935-1990) and the Polk's Directories (1993 and 1998) indicate the following previous land uses of adjacent properties within a radius of ½ block from the project site. The land uses that present potential environmental concerns are bolded because they may have used, handled, stored, generated, treated or disposed of hazardous materials or hazardous wastes.

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

<u>ADDRESS</u>	<u>OCCUPANT/LAND USE</u>	<u>YEAR</u>	<u>POTENTIAL CONCERNS</u>
225 W. Burleigh St.	Kingsbury Brewery Whlsl	1935-40	
	Laborers Union	1945-50	
	Construction Industry Welfare Fund	1955-60	
	Vacant	1965	
	Church	1970-80	
229 W. Burleigh St.	Residential	1935-70	
	Vacant	1975-85	
	Church	1990	
231 W. Burleigh St.	Kingsbury Brewery	1935-40	VOC, PAH
	Confr. Supply Co.	1945	
	Laborers Union	1950-55	
	Church	1960-93	
222 W. Burleigh St.	Filling Station	1935-75	DRO,GRO,PAH,Pb,VOC
3030 N. 3 rd St.	Opportunity Industrialization Cntr.	1935	
	Auto repair shop	1940	DRO,GRO,PAH,VOC,PCBs
3045 N. 3 rd St.	Senior Center	1985-00	
3048 N. 3 rd St.	Residential	1935-45	
	Not Listed	1950-65	
	AAMCO Transmissions	1970-75	DRO,GRO,PAH,PCBs
	Opportunity Industrialization Cntr.	1980	
	Electronic Lube & tune up	1993	DRO,GRO,PAH,VOC,PCBs
3056-64 N. 3 rd St.	Auto Sales	1950-70	DRO,GRO,PAH,VOC, Pb,PCBs
3064 N. 3 rd St.	Opportunity Industrialization Cntr.	1975	
	Big Steps Org.	1980-90	
3057-9 N. 2 nd St.	Residential	1935-98	
3065-67 N. 2 nd St.	Residential	1935-00	
3071-73 N. 2 nd St.	Residential	1935-98	
3077-79 N. 2 nd St.	Residential	1935-93	

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

1. Leaked or Leaking Underground Storage Tanks (LUSTs) in or near 3070 N. Dr. Martin Luther King, Jr. Dr, Milwaukee, Wisconsin. According to an October 10, 1997 WDNR Regulatory Listing, there were NO LUST sites located within the project site.
2. Hazardous Material Spills in or near 3070 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, Wisconsin. According to an October 10, 1997 WDNR Regulatory Listing, there were NO spills reported within the project site or within a ½-mile radius of the project site.
3. Sites listed in the USEPA's Comprehensive Environmental Response Compensation Liability Information Systems (CERCLIS) located in or near 3070 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, Wisconsin. According to a June 1993, WDNR Regulatory listing, there were NO CERCLIS sites within the project site or within a ½-mile radius of the project site.
4. Waste Disposal Sites in or near 3070 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, Wisconsin. According to an October 1999, WDNR Regulatory Listing, there were NO Waste Disposal sites within the project site or within a ½-mile radius of the property.
5. Superfund or NPL Sites in or near 3070 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, Wisconsin. There are NO reported Superfund or National Priority List (NPL) Sites located within one (1) mile of the project site, Milwaukee, Wisconsin.
6. Wisconsin DNR Emergency Response and Repair Program (ERRPs) Case Tracking System for Facilities in or near 3070 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, Wisconsin. According to an October 1997 WDNR Regulatory Listing, there were NO reported ERRP facilities located within a radius of ½ mile of the project site.

E. REVIEW OF CITY OF MILWAUKEE RECORDS

1. There are NO records for the project site on file at the City of Milwaukee Health Department.
2. There are NO relevant City Assessor's records available for the project site.

City of Milwaukee Records Cont...

3. Selected Department of Neighborhood Services records available for the project site indicate the following information. Selected comments that raise potential environmental concerns are bolded.

<u>Address</u>	<u>Date</u>	<u>Selected Comments</u>
3070 N. M.L.K. Jr. Dr.	10/6/69 12/10/69 1/9/70	Orders issued to remove all USTs Pulled permit to remove 2-500 gal fuel USTs Inspection report notes "all tanks removed"

4. Selected Department of Neighborhood Services records for adjacent properties indicate the following information. Selected comments which raise potential environmental concerns are bolded.

<u>Address</u>	<u>Date</u>	<u>Selected Comments</u>
222 W. Burleigh St.	7/3/40 5/20/63 7/9/70 9/16/75 10/1/75 12/11/75 5/18/82	Occupancy listed as a filling station Application filed to install 1-6,000 gal gas UST Application filed to install 1 sub. gas pump Application filed to remove 2-4,000 gal gas tanks 1-6,000 gal gas tank 1-1,000 waste oil tank 1-1,000 gal heat oil tank Complaint filed for junk & junk autos on lot Tank removal complete Application filed to raze building
3030 N. 3 rd St.	10/7/46 5/31/56 1/7/72 5/15/73 8/17/73	An oil fired iron heating boiler being installed Inspection report noted a "spray booth" Remove existing oil burner and install natural gas burner Occupancy listed as an auto club-maintenance & repair Application filed to install a gas/oil burner
3048 N. 3 rd St.	9/28/66 10/31/66 1/5/67 7/18/91	Occupancy listed as a transmission repair garage Application filed to install 6 hoist tanks Application filed to install a compressor tank Occupancy listed as a tune up, oil change, brake shop
3077 N. 3 rd St.	5/10/91	All buildings razed

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 AGENCY (FEMA) RECORDS:

1. The project site is NOT located in a 100-year floodplain. (Source: FEMA Panel #20; March 1, 1982.)

IV. OTHER RELEVANT OBSERVATIONS:

1. On July 17, 2001, City staff conducted a cursory drive-by inspection of the project site and observed the following:
 - a) The project site contains a small abandoned building.
 - b) The topography of the site is relatively level. The property consists of largely deteriorated black top in the front and grass and gravel mix to the rear. Two large vent pipes protrude out of the ground located on the west side and the east side of the building; these may be associated with USTs. To the east of the building are approximately 8 railroad ties and a small pile of concrete debris. There were no unusual odors, stained soils, or signs of distressed vegetation.
2. According to the City's Historic Preservation staff, the project site is neither listed in the National Register of Historic Places, nor has it received local historic designation. Projects involving this property will not directly impact on any National Register or locally designated sites or districts. (**Attachment A**)

V. SUMMARY OF FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

A. SUMMARY

1. The project site is privately owned by Mannie Mauldin. It is tax-delinquent (\$13,671.72 as of July, 2001) and contains a small abandoned building. The property is zoned “LD60,” or “Local Business District,” with a 60-ft. height limit. The project site has a total area of 4,560 sq. ft. (0.10 acre.)
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5. The historical land uses of selected properties adjacent to the project site included a **brewery**, Laborers Union, church, **gas station**, **service station**, **auto sales**, **used car lot**, **transmission repair shop**, trailer rentals, outreach program center, senior center, **printing contractor**, **electronic lube & tune up**, and residential.

B. CONCLUSIONS

1. The historical use of the project site as a gas station, raised potential environmental concerns because it may have stored, used, generated, or disposed of hazardous wastes or hazardous materials. In addition, the possible existence of USTs in the project site, as indicated by the protruding pipes near the building, also raised potential environmental concerns.
2. Selected historical land uses of properties adjacent to the project site also raised potential environmental concerns; e.g. gas station, service station, auto sales, used car lot, transmission repair shop, and electronic lube & tune up.

C. RECOMMENDATIONS

1. We recommend an interior inspection of the building. A Right of Entry should be obtained for this purpose.
2. Based on the available information, we recommend a Phase II environmental site assessment of 3070 N. Dr. M.L.K. Jr. Dr.
3. As a precaution, any land disturbing activities (e.g., soil boring, grading, construction, etc.) should be preceded by a comprehensive and systematic search for underground storage tanks and utility mains and/or fixtures. Confirmation efforts (e.g., additional records searches, and/or backhoe excavations) should be conducted to investigate suspected tanks.
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City of Milwaukee
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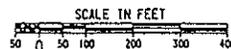
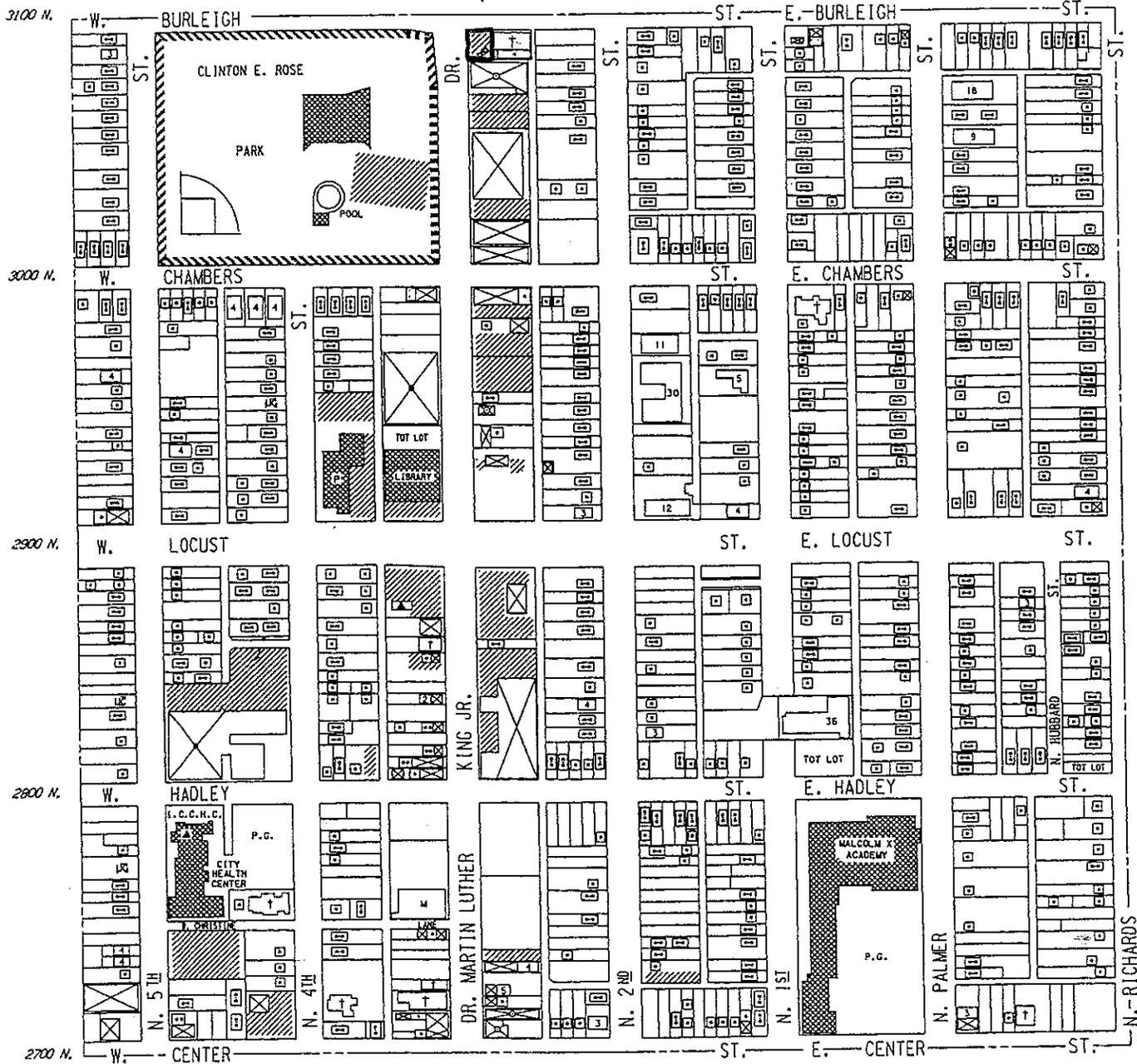
MAP 1

¼ Section Land Use Map of:
3070 N. M.L.K. Jr. Dr.

282
313
322

N.E. ¼ SEC. 17, T.7N., R.22E.

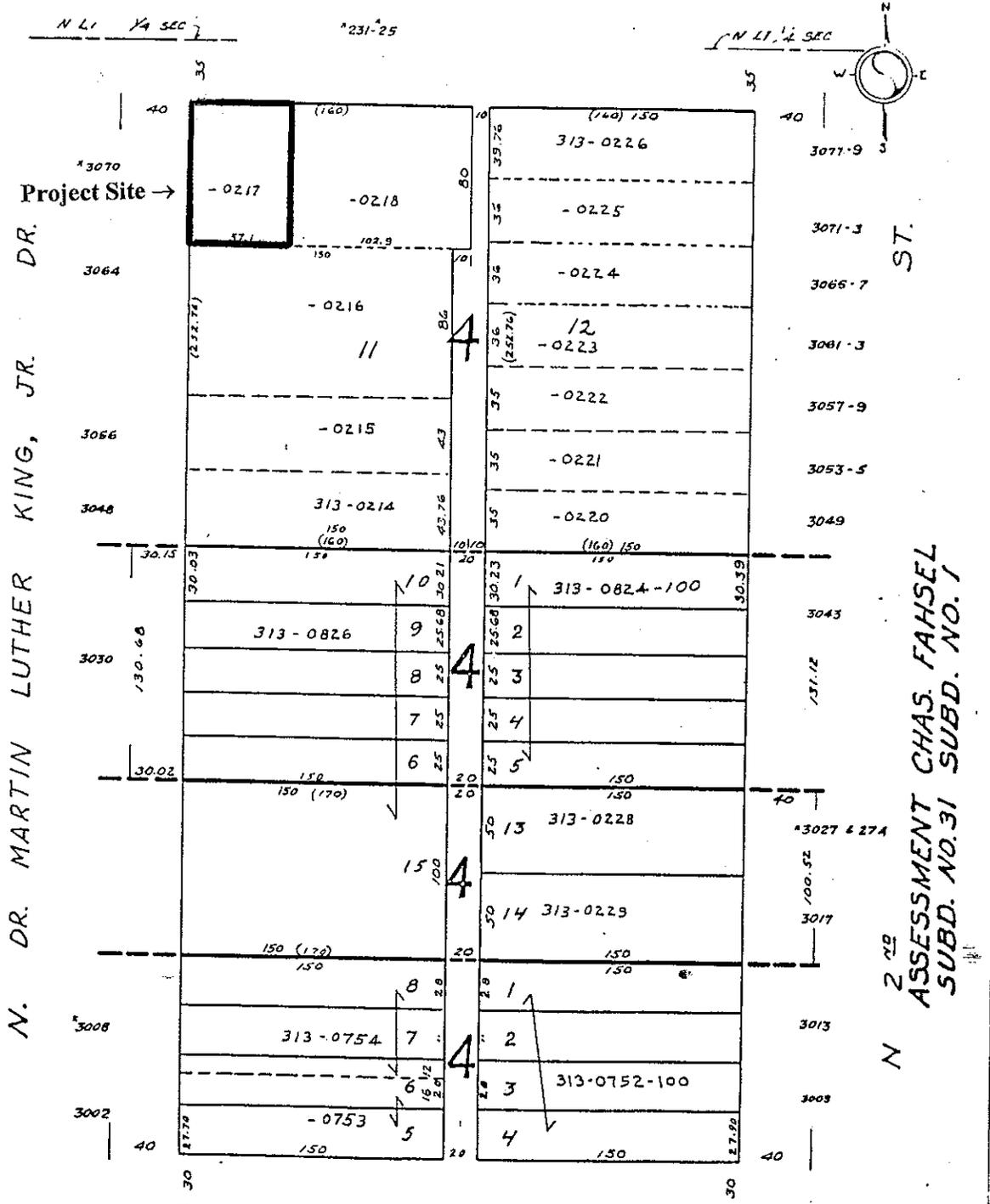
Project Site
↓



N.E. 17-7-22
ATLAS P. 313

313
ASSESSMENT SUBD. NO. 31
W. BURLEIGH ST.

313-17



MICROFILMED 2-2-77

W. CHAMBERS ST.
D.T. BROWN'S SUBD. OF LOT G

ASSESSMENT CHAS. FAHSEL
SUBD. NO. 31

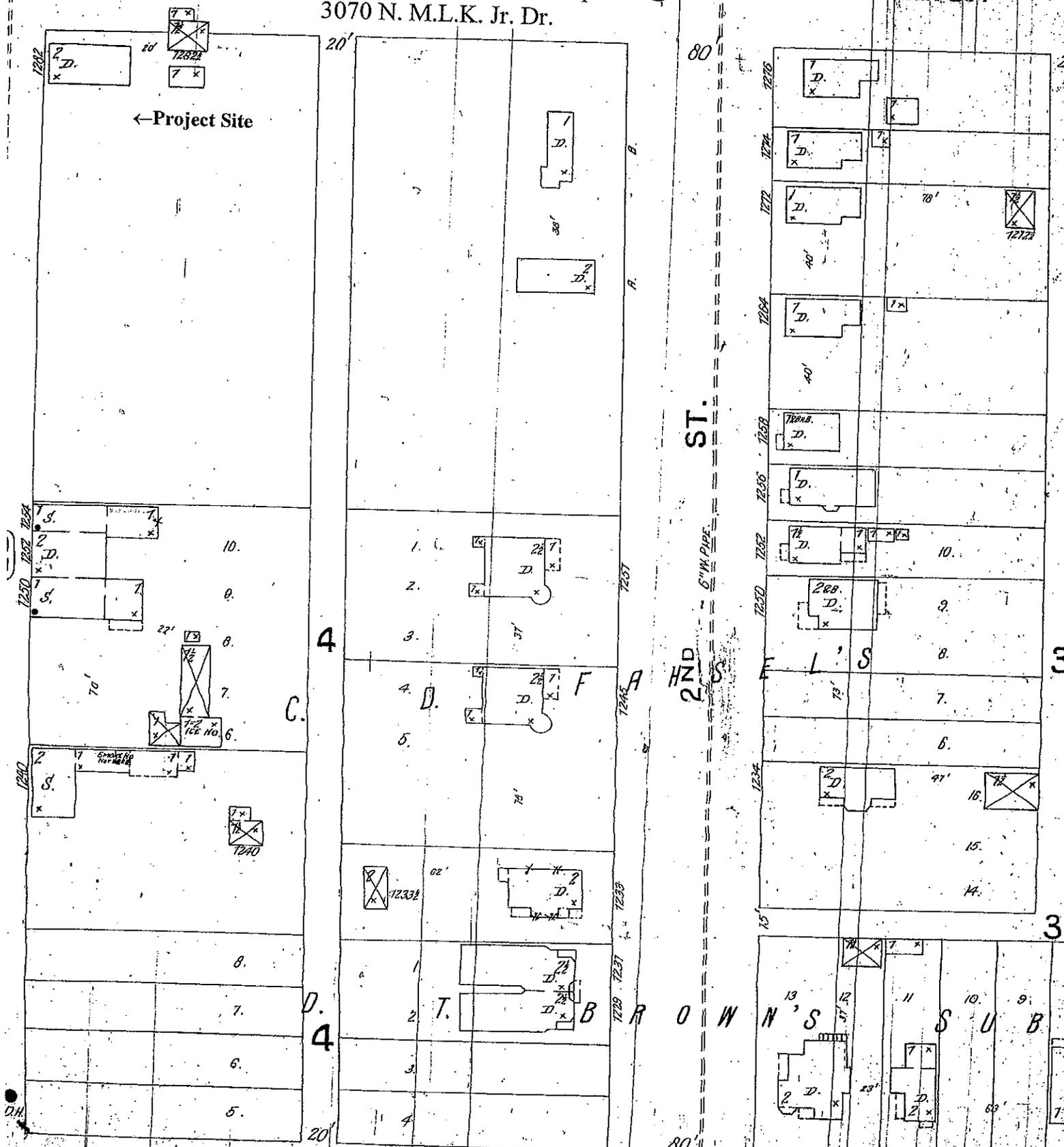
MAP 3

1894 Sanborn Fire Insurance Map of:
3070 N. M.L.K. Jr. Dr.

68

(131)

BURLEIGH



60

(139)

CHAMBERS

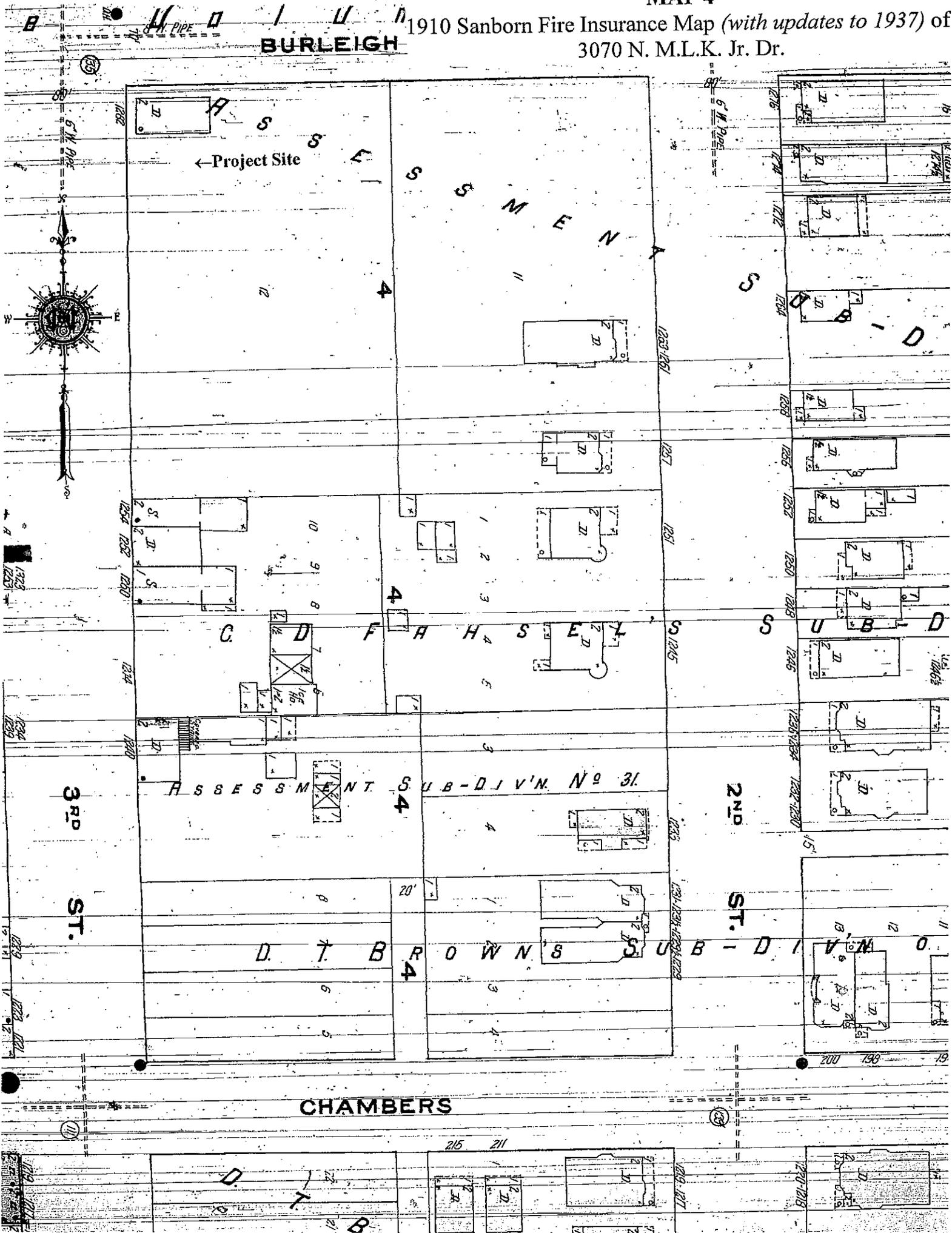
S E E

V D I U M E

MAP 4

1910 Sanborn Fire Insurance Map (with updates to 1937) of
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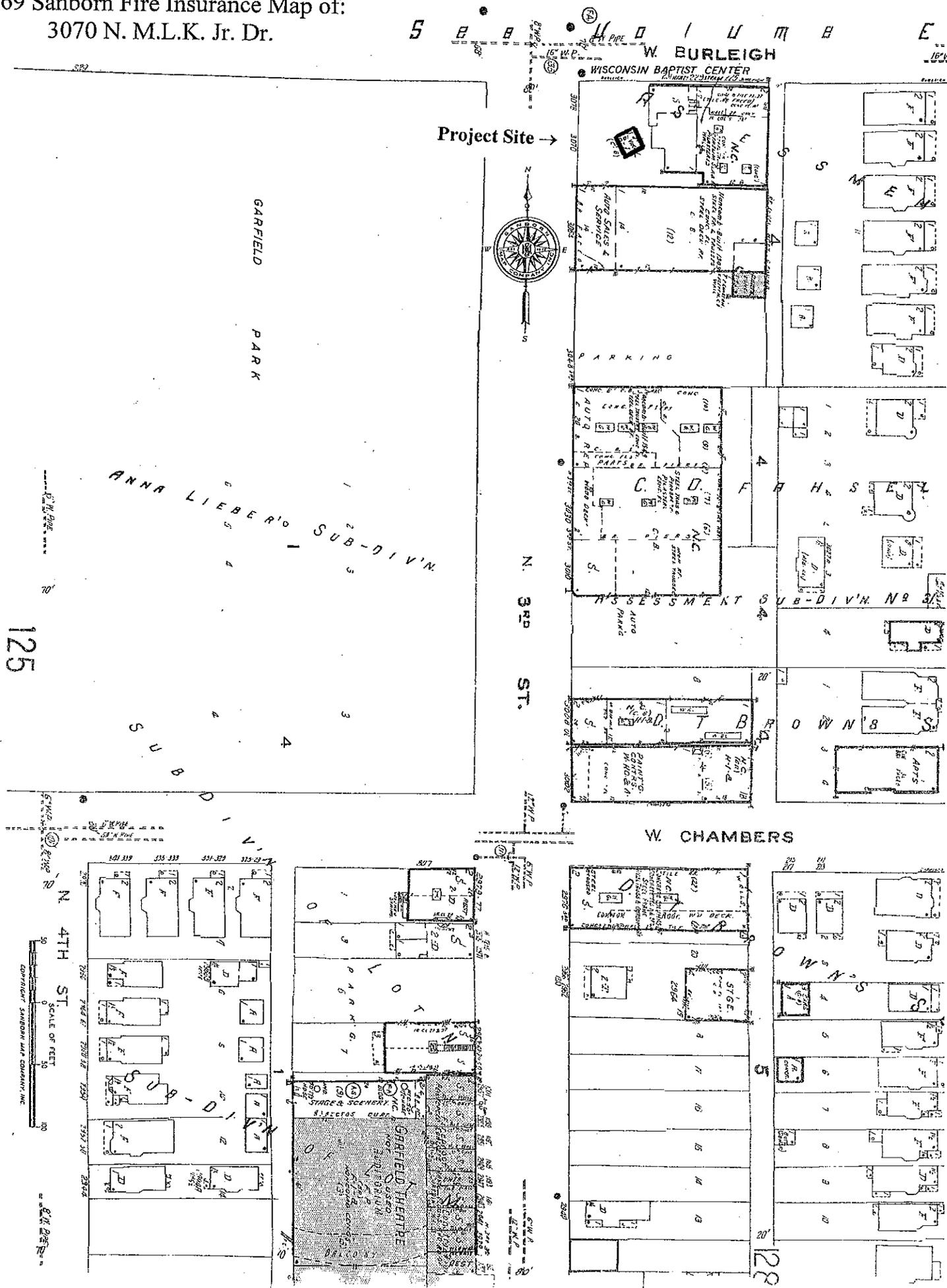
BURLEIGH



MAP 6

1969 Sanborn Fire Insurance Map of:
3070 N. M.L.K. Jr. Dr.

11-69



125

SCALE OF FEET
0 50 100
COPYRIGHT SANBORN MAP COMPANY INC.

8 1/2 x 11

PLANNING REVIEW

July 16, 2001

TO: Rudy Salcedo

FROM: Brian Pionke *BP*
Carlen Hatala *CH*

Re: 3070 N. Martin Luther King Jr. Drive

We have reviewed the above property, a small, vacant former custard stand or filling station. It is not locally designated and neither is it listed in the National Register of Historic Places. Projects involving this site will not directly impact on any National Register or locally designated sites or districts.

Attachment B
3070 N. Martin Luther King Jr. Drive, Milwaukee, WI
Pictures taken 7/17/01



Project site facing southwest



Project site facing northeast



West side of the project site facing north

Attachment B Cont...



West side of project site facing east



Front view of the project site facing south

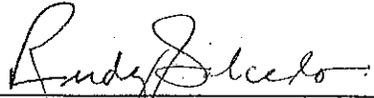
Attachment 1a

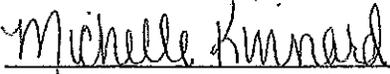
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Conclusions Cont...

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M. Haessly, DCD
B. Timm, DCD
E. Pape, DCD
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PHASE I ENVIRONMENTAL SITE ASSESSMENT OF
3070 Dr. N. Martin Luther King, Jr. Dr.
MILWAUKEE, WISCONSIN

INTRODUCTION

I. PURPOSE

This Phase I Environmental Site Assessment (ESA) of 3070 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, Wisconsin was conducted at the request of **Matthew Haessly**, Real Estate Specialist, Department of City Development (DCD), City of Milwaukee. The purpose of this Phase I ESA is to identify the 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.

We understand that this property is being considered for acquisition and land assembly for redevelopment. The project site is generally bounded by W. Burleigh St. to the north, N. 2nd St. to the east, W. Chambers St. to the south, and N. Dr. Martin Luther King, Jr. Dr. to the west. (Map 1)

II. PROCEDURES

This Phase I Environmental Assessment involved the following activities:

1. Detailed Site History Review:

- a. Review of the Wright's City Directories (1935-1990) and the Polk's City Directories (1993 and 1998) to determine the land use history of the project site and adjacent properties
- b. Review of available Sanborn Fire Insurance Maps
- c. Review of available SEWRPC aerial photographs
- d. Review of City of Milwaukee records and files from the Health Department, Department of Neighborhood Services (nka Building Inspection), and the Department of City Development
- e. Review of any record and/or files that the Real Estate Specialist or RACM may have regarding the project site

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

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

3. Detailed Physical Inspection of the Project Site:

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

4. Examination of Adjacent Properties for:

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

III. FINDINGS

A. PROJECT SITE HISTORY AND OVERVIEW

1. The project site is privately owned by Mannie Mauldin. It is tax-delinquent (\$13,671.72 as of July, 2001) and contains a small abandoned building. The property is zoned "LD60," or "Local Business District," with a 60-ft. height limit. The lot has a total area of 4,560 sq. ft. (0.10 acre.) (Map 2)

<u>Address</u>	<u>Tax Key #</u>	<u>Bldg. Area</u>	<u>Lot Size</u>	<u>Zoning</u>	<u>Owner</u>
3070 N. Dr. M.L.K. Jr. Dr.	313-0217-000-5	319-sq.ft.	4560-sq.ft.	LD60	Mannie Mauldin

2. The project site is located on a generally level block. City staff believes surface run-off from the property drains into the sewerage system of the Milwaukee Metropolitan Sewerage District (MMSD). The direction of the groundwater flow is not known at this time.

B. HISTORICAL LAND USES

This section presents the historical land uses of the project site, according to the (1) Wright's City Directories (1935-90); Polk's City Directories (1993 and 1998) (2) Sanborn Fire Insurance Maps; (3) 1920 City of Milwaukee Land Use Map; and (4) SEWRPC Aerial Photographs

1. According to the Wright's City Directories (1935-90) and the Polk's City Directories (1993 and 1998), the project site had the following historical land uses.

<u>ADDRESS</u>	<u>OCCUPANT/LAND USE</u>	<u>YEAR</u>
3070 N.M.L.K. Jr. Dr.	Service Station	1935-65
	FM Radio Station	1970
	Fish "Pick Up Point"	1975
	Sandwich Shop	1980-93
	Not Listed	1998-00

2. Sanborn Fire Insurance Maps

A. An 1894 Sanborn Fire Insurance Map shows the project site was vacant land. The area surrounding the project site included a dwelling and W. Burleigh St. to the north; two structures (not identified) to the northeast; vacant land and residential uses to the east; vacant land, residential uses, commercial uses and W. Chambers St. to the south; and N. 3rd St. (nka N. Dr. Martin Luther King, Jr. Dr.) to the west. (Map 3)

Sanborn Fire Insurance Maps Cont...

B. A **1910 Sanborn Fire Insurance Map** (*with updates through 1937*) shows the project site was vacant land. The area surrounding the project site included a dwelling and W. Burleigh St. to the north; vacant land and residential uses to the east; vacant land, residential uses and commercial uses and W. Chambers St. to the south; and N. 3rd St. (nka N. Dr. Martin Luther King, Jr. Dr.) to the west. **(Map 4)**

C. A **1910 Sanborn Fire Insurance Map** (*with updates through 1957*) shows the project site contained a small unidentified structure. It appears to have been associated with a “filling station.” A gasoline tank was located to the north of the structure. The area surrounding the project site included a large “store” to the east, and an “auto sales & service” facility to the south; N. 3rd St. (nka N. Dr. Martin Luther King, Jr. Dr.) and vacant land to the west; and W. Burleigh St. to the north. **(Map 5)**

D. A **1969 Sanborn Fire Insurance Map** shows the project site was occupied by a small square structure that was labeled “vacant.” The area surrounding the project site included the “Wisconsin Baptist Center” to the east; an auto sales and service shop and a parking lot to the south; N. 3rd St. (nka N. Dr. Martin Luther King, Jr. Dr.) and Garfield Park to the west; a vacant lot and W. Burleigh St. to the north. **(Map 6)**

3. A **1920 Land Use Map** shows the project site was vacant land. The area surrounding the project site included a dwelling and W. Burleigh St. to the north; vacant land and residential uses to the east; vacant land, residential uses and commercial uses and W. Chambers St. to the south; and N. 3rd St. (nka N. Dr. Martin Luther King, Jr. Dr.) to the west.

4. The following **SEWRPC Aerial Photographs** for the general area show the land uses in the project site, for selected years. **Note:** Staff was unable to positively identify all of the relevant features in the aerial photographs because of poor resolution.

Year **Site Description/Comments**

1958 A 1958 aerial photograph of the general area shows the project site was occupied by a small square structure located diagonally on the lot and appeared to have been a gas station. The project site was situated among what appeared to be mainly commercial uses to the north, south, and east. To the west of the project site were a main arterial and vacant land.

1986 A 1986 aerial photograph of the general area shows the same general features as in the 1958 photograph.

C. ADJACENT SITES' PAST AND PRESENT USES

1. The Wright's City Directories (1935-1990) and the Polk's Directories (1993 and 1998) indicate the following previous land uses of adjacent properties within a radius of ½ block from the project site. The land uses that present potential environmental concerns are bolded because they may have used, handled, stored, generated, treated or disposed of hazardous materials or hazardous wastes.

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

<u>ADDRESS</u>	<u>OCCUPANT/LAND USE</u>	<u>YEAR</u>	<u>POTENTIAL CONCERNS</u>
225 W. Burleigh St.	Kingsbury Brewery Whlsl	1935-40	
	Laborers Union	1945-50	
	Construction Industry Welfare Fund	1955-60	
	Vacant	1965	
	Church	1970-80	
229 W. Burleigh St.	Residential	1935-70	
	Vacant	1975-85	
	Church	1990	
231 W. Burleigh St.	Kingsbury Brewery	1935-40	VOC, PAH
	Confr. Supply Co.	1945	
	Laborers Union	1950-55	
	Church	1960-93	
222 W. Burleigh St.	Filling Station	1935-75	DRO,GRO,PAH,Pb,VOC
3030 N. 3 rd St.	Opportunity Industrialization Cntr.	1935	
	Auto repair shop	1940	DRO,GRO,PAH,VOC,PCBs
3045 N. 3 rd St.	Senior Center	1985-00	
3048 N. 3 rd St.	Residential	1935-45	
	Not Listed	1950-65	
	AAMCO Transmissions	1970-75	DRO,GRO,PAH,PCBs
	Opportunity Industrialization Cntr.	1980	
	Electronic Lube & tune up	1993	DRO,GRO,PAH,VOC,PCBs
3056-64 N. 3 rd St.	Auto Sales	1950-70	DRO,GRO,PAH,VOC, Pb,PCBs
3064 N. 3 rd St.	Opportunity Industrialization Cntr.	1975	
	Big Steps Org.	1980-90	
3057-9 N. 2 nd St.	Residential	1935-98	
3065-67 N. 2 nd St.	Residential	1935-00	
3071-73 N. 2 nd St.	Residential	1935-98	
3077-79 N. 2 nd St.	Residential	1935-93	

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

1. Leaked or Leaking Underground Storage Tanks (LUSTs) in or near 3070 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, Wisconsin. According to an October 10, 1997 WDNR Regulatory Listing, there were NO LUST sites located within the project site.
2. Hazardous Material Spills in or near 3070 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, Wisconsin. According to an October 10, 1997 WDNR Regulatory Listing, there were NO spills reported within the project site or within a ½-mile radius of the project site.
3. Sites listed in the USEPA's Comprehensive Environmental Response Compensation Liability Information Systems (CERCLIS) located in or near 3070 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, Wisconsin. According to a June 1993, WDNR Regulatory listing, there were NO CERCLIS sites within the project site or within a ½-mile radius of the project site.
4. Waste Disposal Sites in or near 3070 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, Wisconsin. According to an October 1999, WDNR Regulatory Listing, there were NO Waste Disposal sites within the project site or within a ½-mile radius of the property.
5. Superfund or NPL Sites in or near 3070 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, Wisconsin. There are NO reported Superfund or National Priority List (NPL) Sites located within one (1) mile of the project site, Milwaukee, Wisconsin.
6. Wisconsin DNR Emergency Response and Repair Program (ERRPs) Case Tracking System for Facilities in or near 3070 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, Wisconsin. According to an October 1997 WDNR Regulatory Listing, there were NO reported ERRP facilities located within a radius of ½ mile of the project site.

E. REVIEW OF CITY OF MILWAUKEE RECORDS

1. There are NO records for the project site on file at the City of Milwaukee Health Department.
2. There are NO relevant City Assessor's records available for the project site.

City of Milwaukee Records Cont...

3. Selected Department of Neighborhood Services records available for the project site indicate the following information. Selected comments that raise potential environmental concerns are bolded.

<u>Address</u>	<u>Date</u>	<u>Selected Comments</u>
3070 N. M.L.K. Jr. Dr.	10/6/69 12/10/69 1/9/70	Orders issued to remove all USTs Pulled permit to remove 2-500 gal fuel USTs Inspection report notes "all tanks removed"

4. Selected Department of Neighborhood Services records for adjacent properties indicate the following information. Selected comments which raise potential environmental concerns are bolded.

<u>Address</u>	<u>Date</u>	<u>Selected Comments</u>
222 W. Burleigh St.	7/3/40 5/20/63 7/9/70 9/16/75 10/1/75 12/11/75 5/18/82	Occupancy listed as a filling station Application filed to install 1-6,000 gal gas UST Application filed to install 1 sub. gas pump Application filed to remove 2-4,000 gal gas tanks 1-6,000 gal gas tank 1-1,000 waste oil tank 1-1,000 gal heat oil tank Complaint filed for junk & junk autos on lot Tank removal complete Application filed to raze building
3030 N. 3 rd St.	10/7/46 5/31/56 1/7/72 5/15/73 8/17/73	An oil fired iron heating boiler being installed Inspection report noted a "spray booth" Remove existing oil burner and install natural gas burner Occupancy listed as an auto club-maintenance & repair Application filed to install a gas/oil burner
3048 N. 3 rd St.	9/28/66 10/31/66 1/5/67 7/18/91	Occupancy listed as a transmission repair garage Application filed to install 6 hoist tanks Application filed to install a compressor tank Occupancy listed as a tune up, oil change, brake shop
3077 N. 3 rd St.	5/10/91	All buildings razed

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 AGENCY (FEMA) RECORDS:

1. The project site is NOT located in a 100-year floodplain. (Source: FEMA Panel #20; March 1, 1982.)

IV. OTHER RELEVANT OBSERVATIONS:

1. On July 17, 2001, City staff conducted a cursory drive-by inspection of the project site and observed the following:
 - a) The project site contains a small abandoned building.
 - b) The topography of the site is relatively level. The property consists of largely deteriorated black top in the front and grass and gravel mix to the rear. Two large vent pipes protrude out of the ground located on the west side and the east side of the building; these may be associated with USTs. To the east of the building are approximately 8 railroad ties and a small pile of concrete debris. There were no unusual odors, stained soils, or signs of distressed vegetation.
2. According to the City's Historic Preservation staff, the project site is neither listed in the National Register of Historic Places, nor has it received local historic designation. Projects involving this property will not directly impact on any National Register or locally designated sites or districts. **(Attachment A)**

V. SUMMARY OF FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

A. SUMMARY

1. The project site is privately owned by Mannie Mauldin. It is tax-delinquent (\$13,671.72 as of July, 2001) and contains a small abandoned building. The property is zoned "LD60," or "Local Business District," with a 60-ft. height limit. The project site has a total area of 4,560 sq. ft. (0.10 acre.)
2. The historical land uses of the project site included a **filling station**, an FM radio station, a fish store, and a sandwich shop. Two protruding pipes near the building were also observed.
3. The project site is not located in a wetland, floodplain, or an environmental corridor.
4. According to the City's Historic Preservation staff, the project site is neither listed in the National Register of Historic Places, nor has it received local historic designation. Projects involving this property will not directly impact on any National Register or locally designated sites or districts. (**Attachment A**)
5. The historical land uses of selected properties adjacent to the project site included a **brewery**, Laborers Union, church, **gas station**, **service station**, **auto sales**, **used car lot**, **transmission repair shop**, trailer rentals, outreach program center, senior center, **printing contractor**, **electronic lube & tune up**, and residential.

B. CONCLUSIONS

1. The historical use of the project site as a gas station, raised potential environmental concerns because it may have stored, used, generated, or disposed of hazardous wastes or hazardous materials. In addition, the possible existence of USTs in the project site, as indicated by the protruding pipes near the building, also raised potential environmental concerns.
2. Selected historical land uses of properties adjacent to the project site also raised potential environmental concerns; e.g. gas station, service station, auto sales, used car lot, transmission repair shop, and electronic lube & tune up.

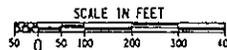
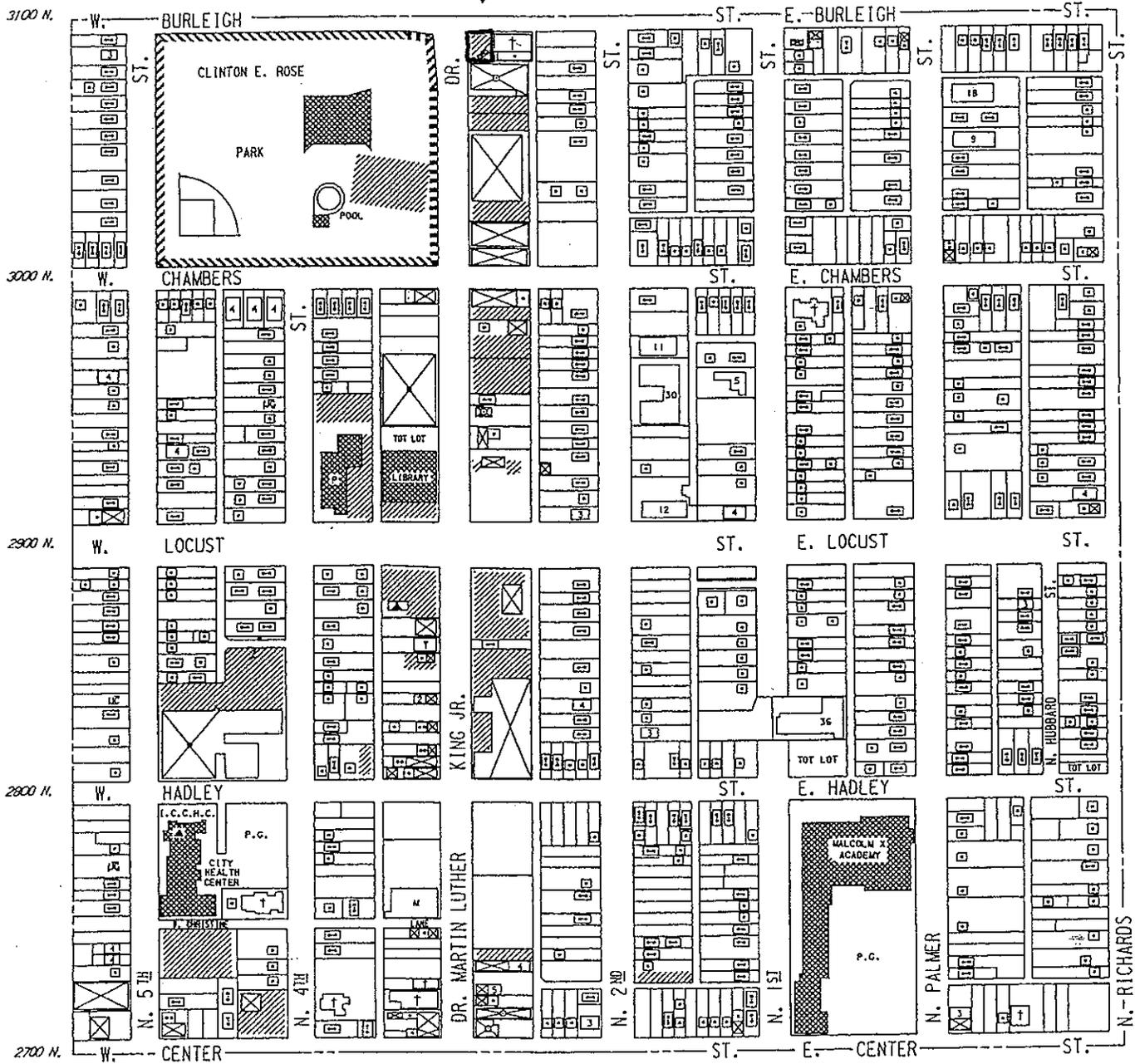
MAP 1

¼ Section Land Use Map of:
3070 N. M.L.K. Jr. Dr.



N.E. ¼ SEC. 17, T. 7N., R. 22E.

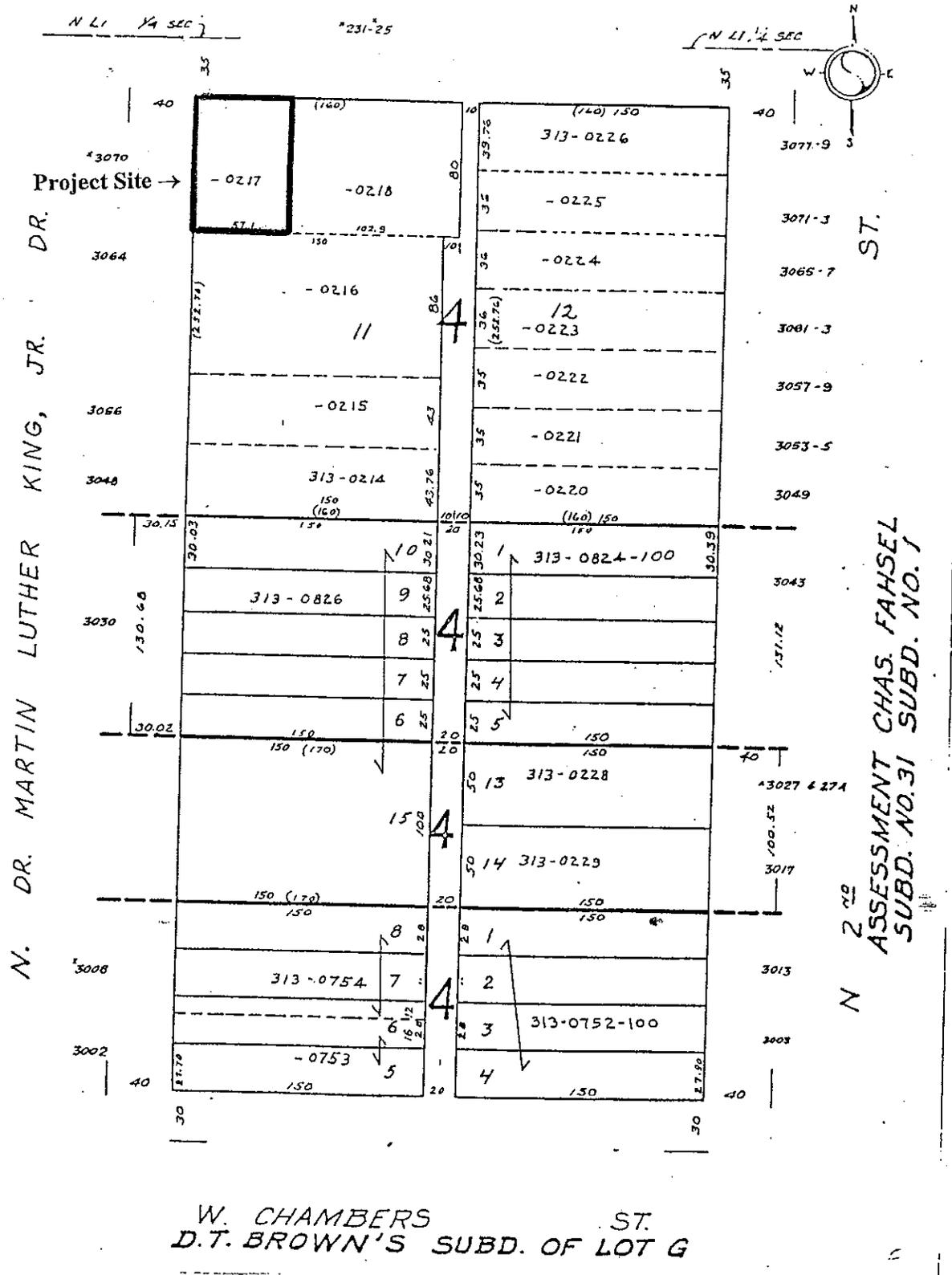
Project Site
↓



N.E. 17-7-22
ATLAS P. 313

313
ASSESSMENT SUBD. NO. 31
W. BURLEIGH ST.

313-17



MICROFILMED

MAP 3

1894 Sanborn Fire Insurance Map of:
3070 N. M.L.K. Jr. Dr.

(131)

BURLEIGH

←Project Site

ST.

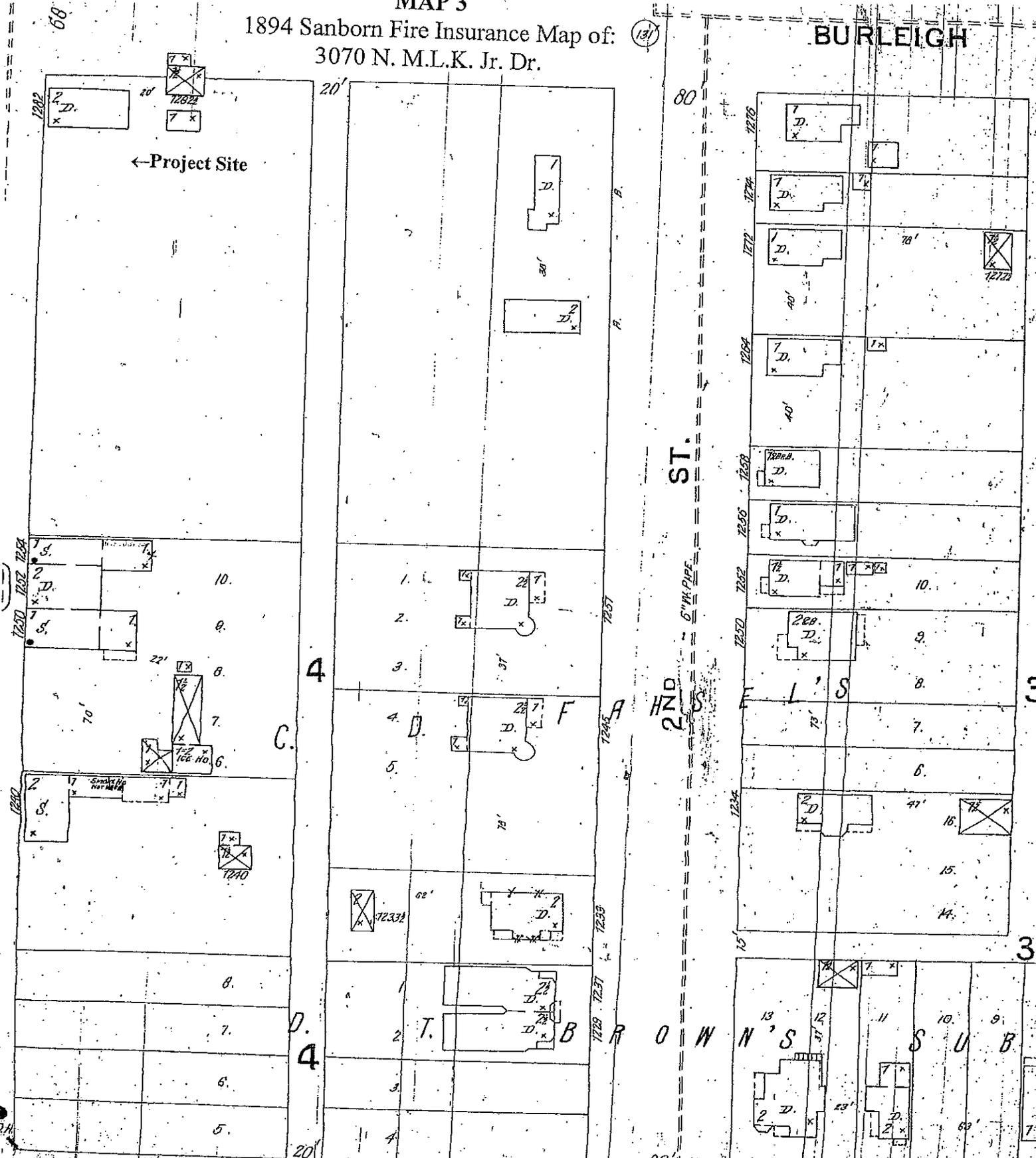
HZD
2 1/2 S

6" W. PIPE

E L S

R O W N S
S U B

CHAMBERS



Scale of Feet.

S E E

(139)

V O I U M E

C. RECOMMENDATIONS

1. We recommend an interior inspection of the building. A Right of Entry should be obtained for this purpose.
2. Based on the available information, we recommend a Phase II environmental site assessment of 3070 N. Dr. M.L.K. Jr. Dr.
3. As a precaution, any land disturbing activities (e.g., soil boring, grading, construction, etc.) should be preceded by a comprehensive and systematic search for underground storage tanks and utility mains and/or fixtures. Confirmation efforts (e.g., additional records searches, and/or backhoe excavations) should be conducted to investigate suspected tanks.
 - a. If found, the contents of the underground storage tank should be sampled and tested for potential reuse, recycling, or disposal according to State regulations.
 - b. If found, all abandoned tanks should be properly removed, and a site assessment conducted, according to existing WDNR regulations. The tanks should also be registered with the Wisconsin Department of Commerce (DOC).

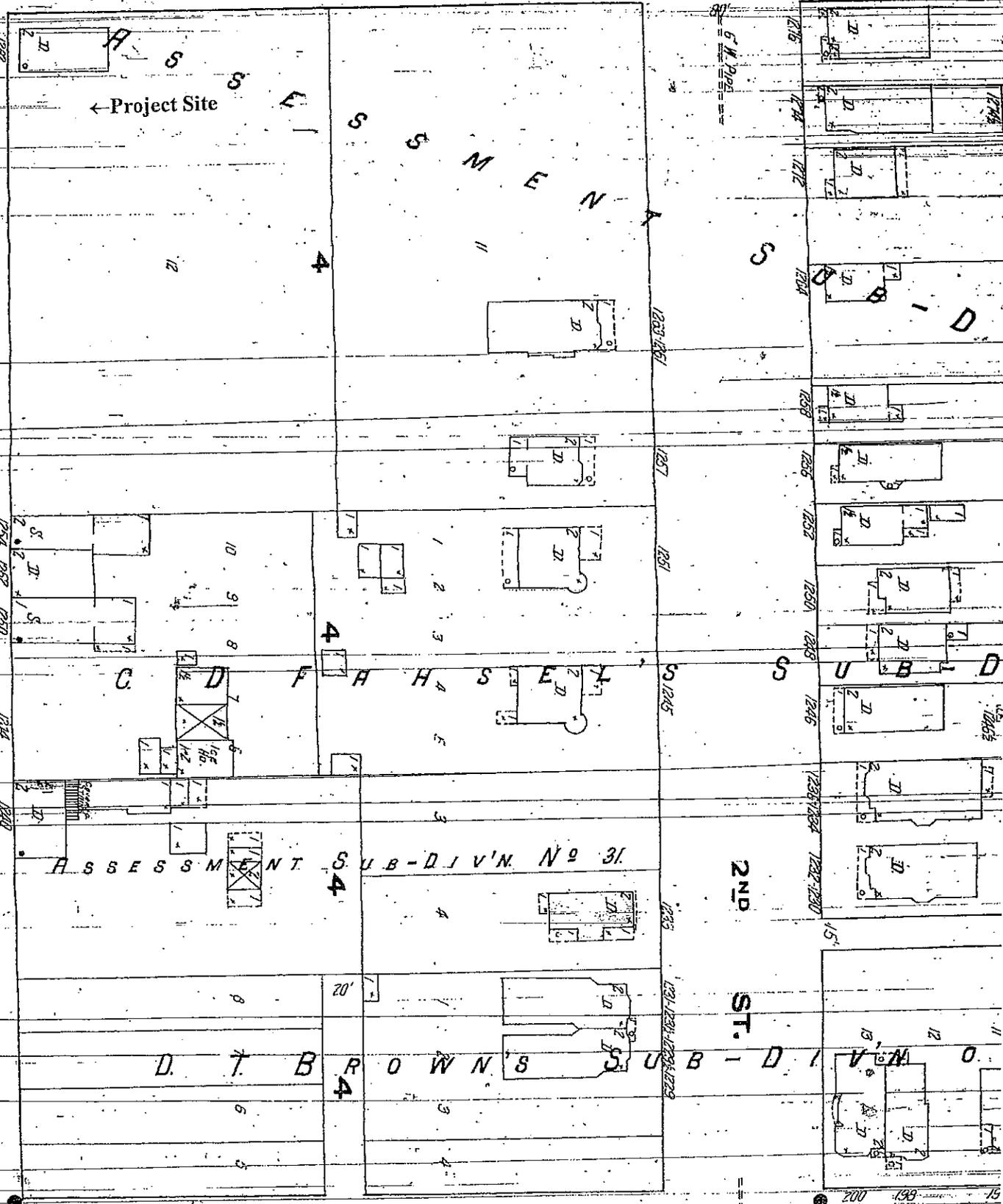
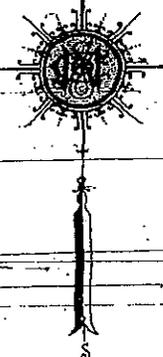
RNS/MAK
City of Milwaukee
July 17, 2001

Attachments

CC: G. Shelko, RACM
P. Biedrzycki, Health
R. Salcedo, DCD/Health
M. Haessly, DCD
B. Timm, DCD
E. Pape, DCD
K. Dettmer, MEDC

BURLEIGH

← Project Site



CHAMBERS

2ND ST.

3RD ST.

ASSESSMENT SUB-DIV'N No 31

D. T. BROWN'S SUB-DIV'N 0

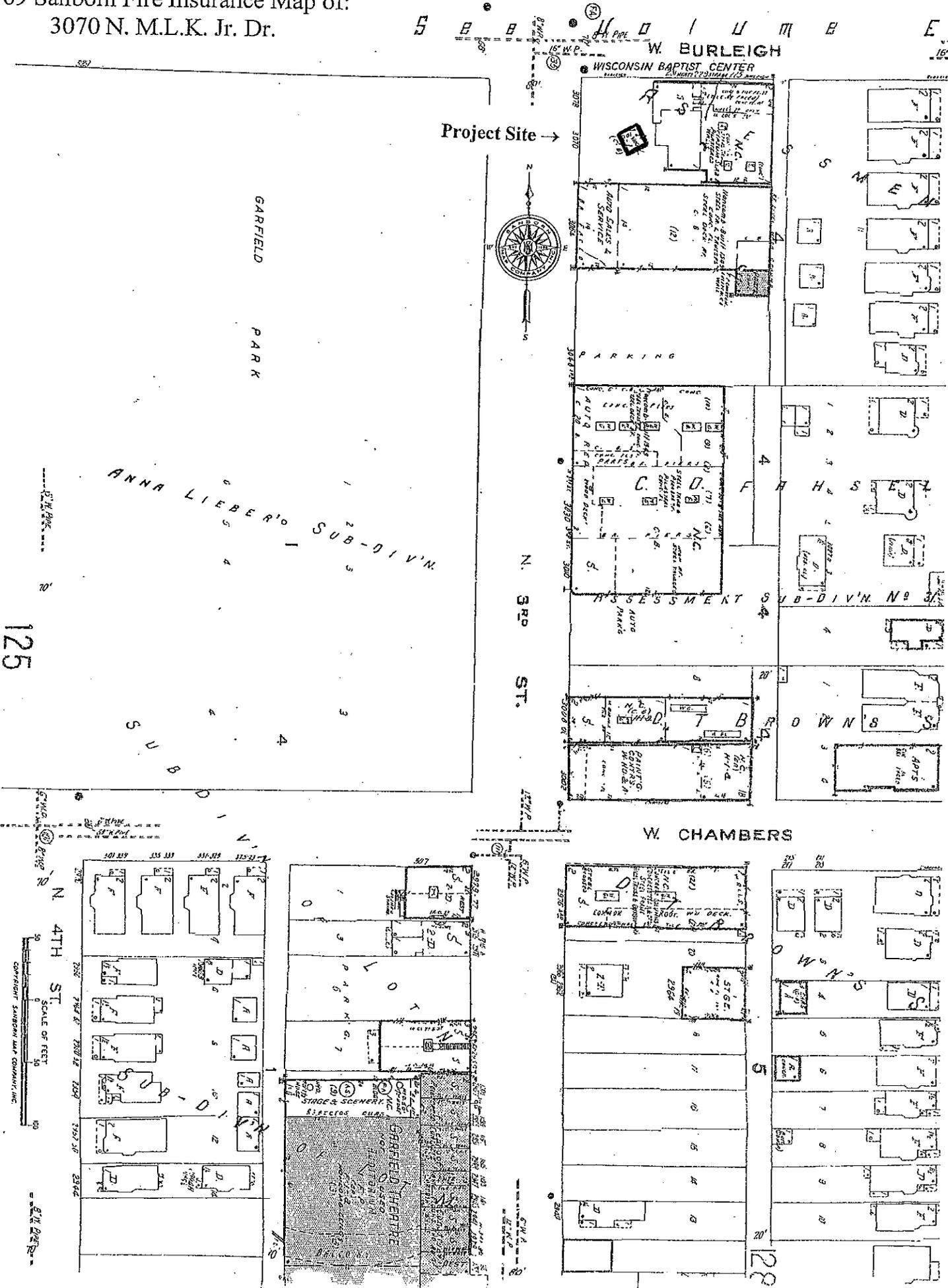
215 211



MAP 6

1969 Sanborn Fire Insurance Map of:
3070 N. M.L.K. Jr. Dr.

11-69



125

128

PLANNING REVIEW

July 16, 2001

TO: Rudy Salcedo

FROM: Brian Pionke *BP*
Carlen Hatala *CH*

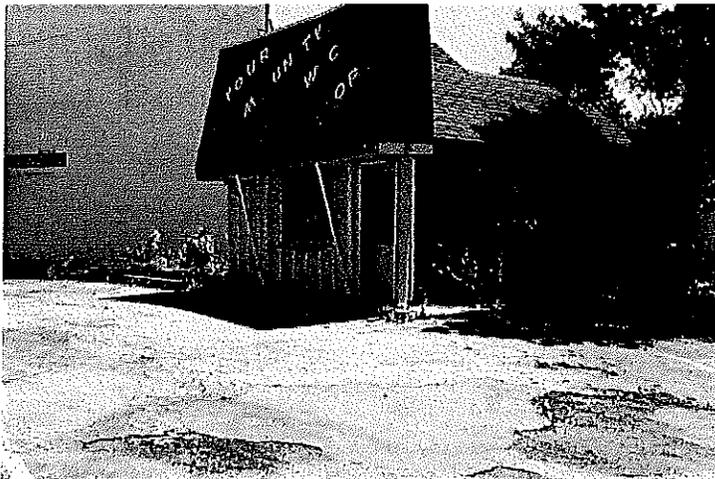
Re: 3070 N. Martin Luther King Jr. Drive

We have reviewed the above property, a small, vacant former custard stand or filling station. It is not locally designated and neither is it listed in the National Register of Historic Places. Projects involving this site will not directly impact on any National Register or locally designated sites or districts.

Attachment B
3070 N. Martin Luther King Jr. Drive, Milwaukee, WI
Pictures taken 7/17/01



Project site facing southwest



Project site facing northeast

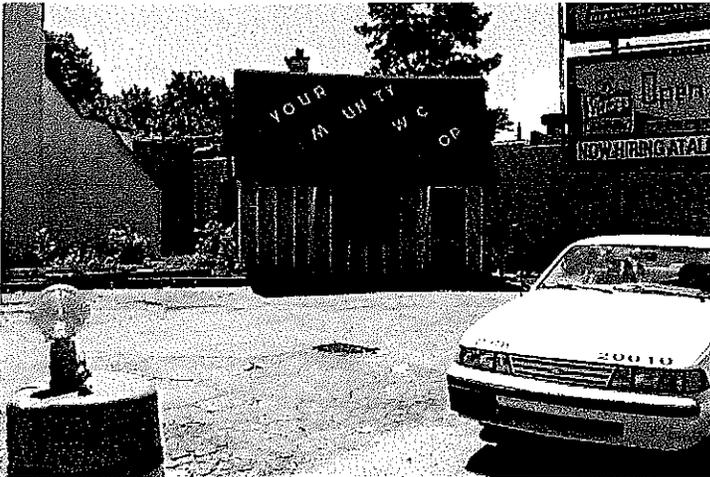


West side of the project site facing north

Attachment B Cont...



West side of project site facing east



Front view of the project site facing south