

Historical Land Use Investigation
3104-20 North Dr. Martin L. King Jr. Drive
Milwaukee, Wisconsin

File: 282-26

Prepared by:



Department of City Development

April 29, 2014

A handwritten signature in black ink, appearing to read "K. Dettmer".

Karen C. Dettmer, P.E.
Senior Environmental Project Engineer

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

Kristina R. Surfus
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 3104-20 North Dr. Martin L. King Jr. Drive, Milwaukee, Wisconsin, is to identify potential environmental conditions associated with the properties at 3104-20 North Dr. Martin L. King Jr. Drive prior to listing for sale. For the sake of brevity and convenience, the properties will collectively 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 Burleigh Street to the south, West Auer Avenue to the north, North Dr. Martin Luther King Jr. Drive to the west, and North 2nd Street to the east. The project site is comprised of three parcels: 3104 & 3120 North Dr. Martin Luther King Jr. Drive are vacant lots, while 3116 North Dr. Martin Luther King Jr. Drive is occupied by a two-story building. 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
3104 N. Dr. MLK Jr. Drive	282-2813-000	0	~16,904 ft ²	LB2	RACM
3116 N. Dr. MLK Jr. Drive	282-1504-110	6,290 ft ²	~27,563 ft ²	LB2	City of Milwaukee
3120 N. Dr. MLK Jr. Drive	282-2812-000	0	~4,961 ft ²	LB2	RACM

*LB2= Local Business 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C. Historical References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
222 W. Burleigh St. (NKA 3104 N. Dr. MLK Jr. Dr.)	1935-1975	Filling station
	1980-2010	No Listing
3116-24 N. 3 rd St/Dr. MLK Jr. Drive	1935-1970	Heiden & Lange Funeral Directors; 2 apartments
	1975-1985	Utopia Child Care; Church; 1 apartment
	1990	Not Listed
	2000	Utopia Food Management Service
	2005	Utopia Food Management Service ; BJ Catering Inc; Utopia Child Care
3130-3130A N. 3 rd St. (NKA 3116 N. Dr. MLK Jr. Dr.)	1935-1955	Residential
	1960-2010	No Listing
3134 N. Green Bay Ave.* (NKA 3120 N. Dr. MLK Jr. Dr.)	1935-1955	Filling Station
	1960-1965	Rank & Son Auto Dealers (3134-3144)
	1970	No Listing
	1975	Clark Service Station
	1980-2010	No Listing

*Sanborn maps indicate that the present-day project site includes a portion of this historic address.

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

Address	Date	
206 W. Burleigh St.**	6/19/1962	App. for Permit- Electrical. Present use: garage shop.
208 W. Burleigh St.**	3/2/1967	App. for Permit- Erect sign on west side of building. Present use: shop.
<i>**From review of historic files, it is unclear whether these records refer to the site NKA 3104 N. Dr. MLK Jr. Dr. (which is part of the project site) or the site NKA 3101 N. 2nd St. (which is adjacent to the project site).</i>		
222 W. Burleigh St. (NKA 3104 N. Dr. MLK Jr. Dr.)	10/29/1917	App. for Permit- to construct filling station
	4/18/1918	Plumbing Inspection- "not enough covering on sewer to floor drain"
	11/30/1926	Building Inspection record: permit for oil tank
	9/10/1936	App. for Permit- to alter filling station—remodel front, widen driveway, and relocate pumps 9' from present location.
	2/19/1940	App. for Permit- to construct new one-story filling station building
	6/28/1940	App. for Permit- occupancy: filling station
	1/13/1941	App. for Permit- to wreck service station
	4/23/1952	App. for Permit- to erect 3-sided, steel frame tire rack on north side of lot
	12/12/1952	Permit: sale of X-mas trees on vacant lot
	11/15/1956	App. for Permit- to construct new service station. Plans depict 3 oil tanks on eastern portion of site, near alley.
	11/29/1956	App. for Permit- occupancy: filling station
	12/10/1956	Permit: sale of X-mas trees on vacant lot
	5/3/1957	Note: razed one-story filling station
	5/20/1963	App. for Permit: to install one 6,000-gallon gasoline UST at service station
	4/21/1969	Complaint record: "junk & junked autos" on premises. Order to remove issued.
	7/9/1970	App. for Permit: to install "one sub. gas pump"
	9/23/1970	Inspection Order: "anchor new gasoline dispenser to concrete island"
	1/16/1973	App. for Permit: to install one air comp. tank
	7/29/1975	Order to correct condition: abandoned USTs must be properly disconnected and removed.
	9/16/1975	App. for Permit: to remove (2) 4,000-gallon gasoline tanks; (1) 6,000-gallon gasoline tank; (1) 1,000-gallon waste oil tank; and (1) 1,000-gallon heater oil tank.
10/24/1975	Enforcement record: tanks removed	
12/9/1980	Raze order due to deferred maintenance ("W. Auer Ave-N. Green Bay Ave urban renewal project")	
10/1/1981	Architect letter to property owner: demo permit needed, although building already torn down	
6/18/1982	App. for Permit- to raze gas station.	
3104 N. Dr. MLK Jr. Dr.	6/12/2002	Construction Permit- Storage tank removal

Address	Date	
3100-06 N. 3 rd St. (NKA 3104 N. Dr. MLK Jr. Dr.)	4/29/1940	Plumbing Permit: indicates owner as Standard Oil Co. filling station
3116-24 N. 3 rd St./N. Dr. MLK Jr. Dr.	7/1/1909	App. for Permit- underpin building and add second floor (2-family flat building)
	8/9/1912	App. for Permit- construct cottage
	10/31/1916	App. for Permit- construct garage
	6/14/1922	App. for Permit- alter storefront
	6/18/1923	App. for Permit- construct garage
	5/14/1929	App. for Permit- construct funeral home, garage, & 2 apartments
	10/9/1929	App. for Permit- install elevator (hand power)
	8/27/1934	App. for Permit- construct addition to funeral home: chapel
	11/28/1945	App. for Permit- construct addition to funeral home: garage & morgue
	7/25/1947	App. for Permit- excavate present boiler room 2.5 feet deeper
	8/7/1947	Inspection Request: Kewanee oil fired boiler being installed
	1/7/1964	MFD Fire Prevention Notice: Gas water heater in garage not enclosed
	2/27/1964	App. for Permit- install 2 gas heaters
	9/20/1971	App. for Permit- Occupancy: church use Former Occupancy: funeral home
	10/14/1971	App. for Permit- Occupancy: day care Former Occupancy: funeral home
	8/29/1980	App. for Permit- Occupancy: catering Former Occupancy: day care
	10/17/1980	App. for Permit- Install gas burner
	4/9/2007	Service Request- Overflowing dumpster, garbage on ground
	4/10/2007	Violation- Remove and dispose all debris, junk, etc.
	8/18/2009	Service Request- Nuisance/unlicensed vehicle
	10/7/2009	Violation- Discontinue outdoor parking of unlicensed vehicles
	3/20/2010	Violation- Remove and dispose all debris, junk, etc.
	7/23/2010	Violation- Register vacant building with DNS
	7/28/2011	Violation- Remove and dispose all debris, junk, etc.
9/23/2011	Service Request- garbage, debris, rat activity	
2/16/2012	Electrical Permit- repair. Occupancy: religious assembly	
3130 N. 3 rd St. (NKA 3116 N. Dr. MLK Jr. Dr.)	4/29/1960	Letter regarding premises (3130) – parking lot in connection with funeral home must comply with paving, curbs, fence, and drainage requirements. Note dated 5/20/1960 indicates compliance.
3100-58 N. Dr. MLK Jr. Dr.***	7/20/1904	App. for Permit- to alter present dwelling (addition to convert to store)
	6/14/1922	Premise record: alter store front (listed as corner of 3 rd & Green Bay)
	5/21/1925	App. for Permit- to construction addition (listed as corner of 3 rd & Green Bay)
	3/7/1928	App. for Permit- to construct one-story “garage & battery shop”. Accessory buildings on site noted as a filling station at corner of 3 rd & Green Bay.
	4/5/1928	App. for Permit- to install oil boiler (listed as 3 rd & Burleigh)
	12/7/1945	App. for Permit- to construct boiler room w/ asbestos ceiling at auto repair garage.
	12/19/1947	App. for Permit- to occupy portion of site for X-mas tree sales (listed as 3134 N. Green Bay)
	9/28/1949	App. for Permit- to install oil burner
	10/18/1949	App. for Permit- to install (1) 1,000-gallon fuel oil tank

Address	Date	
	10/28/1949	App. for Permit- to install (4) new pumps at Shell Oil Co. filling station (3134 N. Green Bay).
	12/6/1950	App. for Permit- to install (1) 2,000-gallon tank at Shell Oil Co. filling station, and to remove (1) 1,000-gallon and (1) 550-gallon UST.
	1/12/1957	Record note: 2 tanks removed
	8/17/1956	App. for Permit- occupancy of entire building at 3134 N. Green Bay by Rank & Son Inc. Use: washing & greasing autos. Former use: filling station.
	5/3/1967	Occupancy Certificate: entire building for Paint & Supply (3144 N Green Bay)
	6/21/1967	Letter from Neighborhood Association regarding "property directly west of Funeral Home" – wire fence recently erected by Paint & Supply Co. is unsightly. Inspection found fence partially on public property; order to remove.
	5/7/1968	App. for Permit- to construct Clark Oil gas station at 3134 N. Green Bay Ave.
	7/2/1968	App. for Permit- to install unfired pressure vessel (air storage) at Clark Oil gas station
	7/2/1968	App. for Permit- to install (2) 7,500-gallon tanks and pumps at Clark Oil gas station
	2/13/1969	App. for Permit- occupancy of entire premises at 3134 N. Green Bay Ave as a Clark Oil service station. Former occupancy: new.
	12/5/1979	App. for Permit- to remove (2) 7,500-gallon diesel tanks at 3144 N. Green Bay Ave. (Noted 1/21/1980 that tanks have been removed.)
	12/10/1979	App. for Permit- to wreck 15' x 20' building at 3144 N. Green Bay Ave. Record indicates that sanitary sewer was sealed.
<p><i>***The present-day project site appears to include a portion of this historic address range. Specifically, based on Sanborn Map review, 3134 N. Green Bay referred to a filling station with a building that was either largely or wholly on the site NKA 3132 N. Dr. MLK Jr. Dr. (i.e., adjacent to the project site). However, the 3134 N. Green Bay filling station's tanks appeared to be located in the area NKA 3120 N. Dr. MLK Jr. Dr. (i.e., part of the project site). Additionally, based on Sanborn Map review, 3144 N. Green Bay referred to the site NKA 3132 N. Dr. MLK Jr. Dr. (i.e., adjacent to the project site).</i></p>		

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 is occupied by two dwellings along N. 3rd St., each with a shed at the alley, and by a one-story, store-with-dwelling mixed-use building at the intersection of N. 3rd Street and N. Green Bay Avenue. The project site also includes three undeveloped lots along N. 3rd Street. The N. 3rd Street right-of-way cuts through the present-day project site.

Surrounding the project site, the general area is a partially-developed residential neighborhood consisting largely of dwellings and institutional uses (e.g. church; school; fire station). The area also includes various commercial and small industrial uses such as repair shops, livery storage, motion pictures, and other unlabeled stores. **(Figures 4 & 5)**

- b. A 1910 (with updates through 1951) Sanborn Fire Insurance Map shows the project site has been redeveloped. Along N. 3rd Street, one of the two dwellings shown in the previous map remains and has added a private garage in place of the shed. The other dwelling and adjacent undeveloped lots which were shown in the previous map have been redeveloped as two properties, a filling station and an undertaker. The filling station at the northeast corner of N. 3rd Street and W. Burleigh Street has four gasoline tanks and one building indicated on the

site. The undertaker is located immediately north of the filling station along N. 3rd Street. As in the prior map, the N. 3rd Street right-of-way cuts through the present-day project site.

The northwest corner of N. 3rd Street and N. Green Bay Avenue has also been redeveloped as a filling station. The filling station is shown to have eight gasoline tanks, four of which are indicated in the N. 3rd Street right-of-way and four of which are indicated in the N. Green Bay Avenue right-of-way. It appears that the filling station used the address of 3134 N. Green Bay Avenue. The station included a building which was located either largely or wholly within the site now known as 3132 N. Dr. MLK Jr. Drive, which is adjacent to the project site. However, the station's gas tanks are shown to be within the project site.

Immediately north of the project site, auto repair and used auto sales uses are indicated at 3144 N. Green Bay Avenue. Auto sales and service are also indicated immediately west of the project site across present-day N. Dr. MLK Jr. Drive. The surrounding area has filled in as a dense residential neighborhood. Similar to the previous map, various institutional uses are shown. Many dwellings now appear as flats, and an apartment building has been developed north of the project site. Commercial uses are concentrated along N. Green Bay Avenue, and include other auto service and sales uses, greenhouses, a printer, paint shops, and warehouses, among others. **(Figures 6 & 7)**

- c. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the dwelling along N. 3rd Street has been removed, although the garage remains. The filling station site is still labeled as such, however gasoline tanks are no longer indicated and the filling station building shown on the previous map has been replaced with a new building at a different location on the site. The undertaker site appears to be unchanged. As in the prior map, the N. 3rd Street right-of-way cuts through the present-day project site.

The northwest corner of N. 3rd Street and N. Green Bay Avenue now appears vacant rather than a filling station. The gas tanks indicated on the previous map are no longer shown. However, the structure that was formerly labeled as a filling station at 3134 N. Green Bay Avenue remains, now labeled as repair, while the adjacent structure labeled 3144 N. Green Bay Avenue is again indicated as an auto sales facility.

The surrounding area remains as a dense residential neighborhood with institutional and commercial uses. In particular, auto-related uses are concentrated along N. Green Bay Avenue. **(Figures 8 & 9)**

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) online database includes two listings for the project site:
 - #03-41-343436 RACM, 3104 N. Dr. Martin L. King Jr. Drive, a LUST-Closed site as of 2005 with continuing obligations (e.g., cap). Petroleum contamination is indicated and continuing obligations are noted in the closure packet (Attachment A).
 - #07-41-306171 RACM, 3104 N. Dr. Martin L. King Jr. Drive, a General Property listing indicating that a SAG was awarded in 2002.
2. The Wisconsin Department of Agriculture, Trade, & Consumer Protection (DATCP) online database includes six listings for the project site, all associated with 3104 N. Dr. Martin L. King Drive:

- UST #871806, a 2,000-gallon unleaded gasoline tank, closed/removed as of 7/3/2002.
 - UST #904383, a 1,000-gallon fuel oil tank, closed/removed as of 4/21/2003.
 - UST #904384, a 1,000-gallon waste/used motor oil tank, closed/removed as of 4/21/2003.
 - UST #904385, a 4,000-gallon leaded gasoline tank, closed/removed as of 4/21/2003.
 - UST #904386, a 4,000-gallon leaded gasoline tank, closed/removed as of 4/21/2003.
 - UST #904387, a 6,000-gallon leaded gasoline tank, closed/removed as of 4/21/2003.
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.

F. Project Site Inspection

City staff conducted a site inspection on June 27, 2013. Photographs taken during the inspection are included as Attachment B. Two of the parcels, 3104 and 3120 N. Dr. Martin L. King Jr. Drive, were observed to be vacant lots. 3104 N. Dr. Martin L. King Jr. Drive appeared flat and grass-covered. 3120 N. Dr. Martin L. King Jr. Drive appeared to incline toward the north, and was also grass-covered.

3116 N. Dr. Martin L. King Jr. Drive was observed to include a large building on the southern portion of the parcel. The northern portion of the parcel was predominately paved with concrete in poor condition. This area was observed to include a small playground area. The western end of the 3116 N. Dr. Martin L. was observed to be a paved area that appears to align with the former N. 3rd Street right-of-way. At the north edge of the site, the pavement ends at a small retaining wall, as the adjacent site to the north is several feet higher in elevation.

A long pipe of unknown origin was observed on the northern one-story side of the building, extending up from mid-way up the wall to a couple feet beyond the roof line.

Interior inspection included the first and second floors and the basement. The first floor was observed to include several rooms that appeared to have been most recently used for funeral services, chapel and day care uses, and storage. One storage area was observed to include one- and five-gallon buckets labeled as paint or similar janitorial and maintenance supplies. Another large storage area was inspected, but views were impaired by the amount of items and the limited light. A large, walk-in cooler was observed. Damage to walls and ceilings was noted and appeared to include both water damage and vandalism.

The second floor area was observed to include residential space. Abandoned household/day care items were observed. Water damage was also observed on this floor.

Basement inspection revealed that the space had been subdivided into several areas. A large furnace or incinerator was observed along the northern end of the basement. Another incinerator was observed along the southern end of the basement in a utility space. Remnant piping was observed in this area, and an old boiler operator certificate was noted on the wall. Other basement spaces were largely filled with household/day care items, hindering closer inspection of the basement.

G. Findings and Conclusion

This Historic Land Use Investigation revealed the following environmental concerns:

- Historic uses at the project site, including two filling stations with associated tanks.
- Closed/removed DATCP tank records and a BRRTS LUST-Closed record were found listed under 3104 N. Dr. Martin L. King Drive, associated with the former gas station at 222 W. Burleigh St/3100-06 N. Dr. Martin L. King Jr. Drive.
- A gasoline station with storage tanks was historically located at 3100-58 N. Dr. Martin L. King Jr. Drive. DNS records indicate tank removal activity at this site.
- DNS records indicate an oil-fired boiler was used at the funeral home, and another oil-fired boiler was used at 3100-58 N. Dr. Martin L. King Jr. Drive.

Based on the available historic information and review of WNDR BRRTS records including the closure packet for 3104 N. Dr. MLK Jr. Drive, a Phase II Environmental Site Assessment (ESA) of 3104-20 North Dr. Martin L. King Jr. Drive does not seem warranted at this time. Continuing obligations associated with contamination left in place may require environmental sampling and soil management should site conditions change (i.e. demolition, new construction).

KCD/KRS
City of Milwaukee
4/29/2014

FIGURE 1

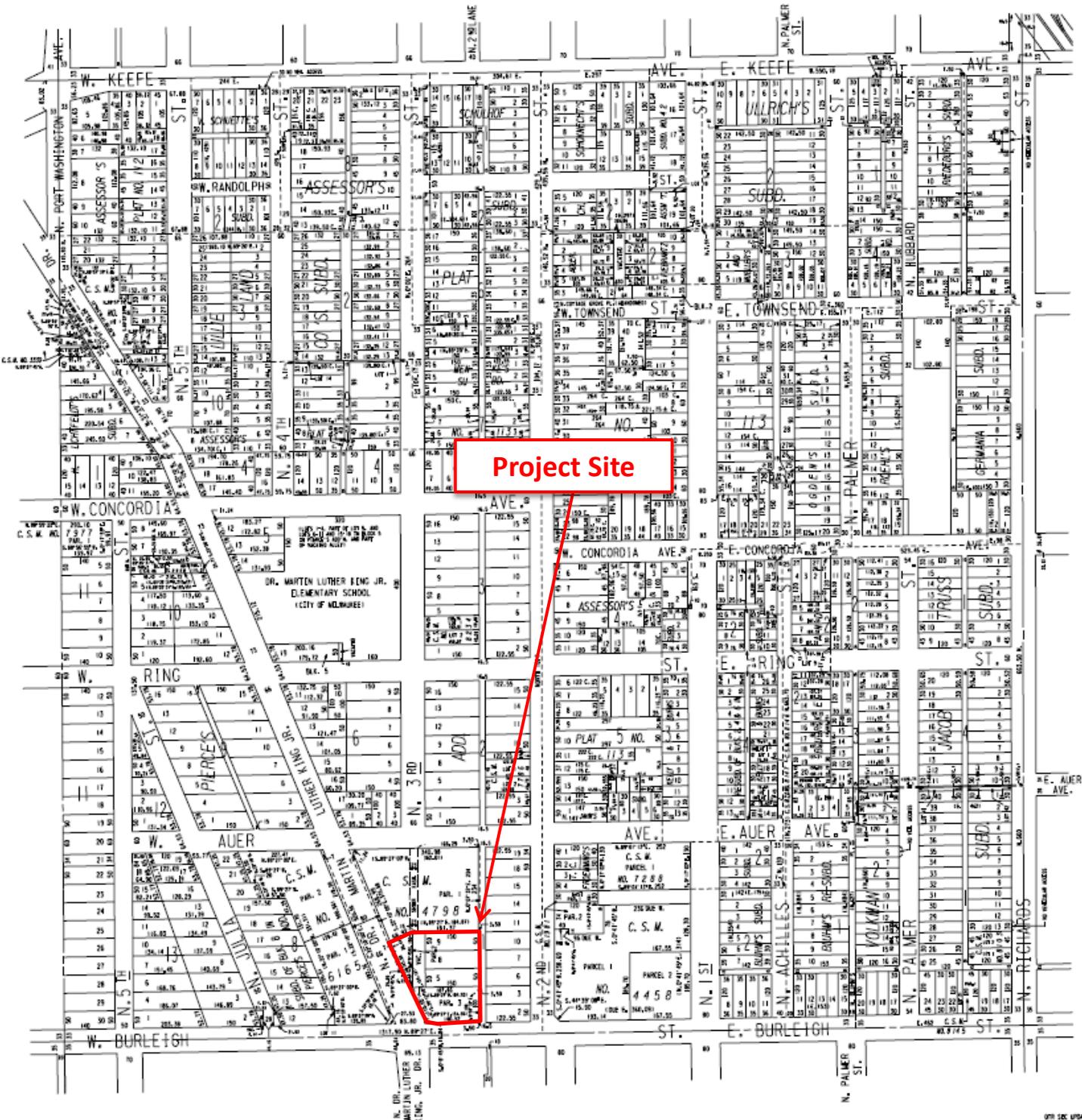
QUARTER SECTION LAND USE MAP

3104-20 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI



COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

S. E. 1/4 SEC. 8, T. 7 N., R. 22 E.



Project Site

FIGURE 2 PLAT MAP

3104-20 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI



Project Site

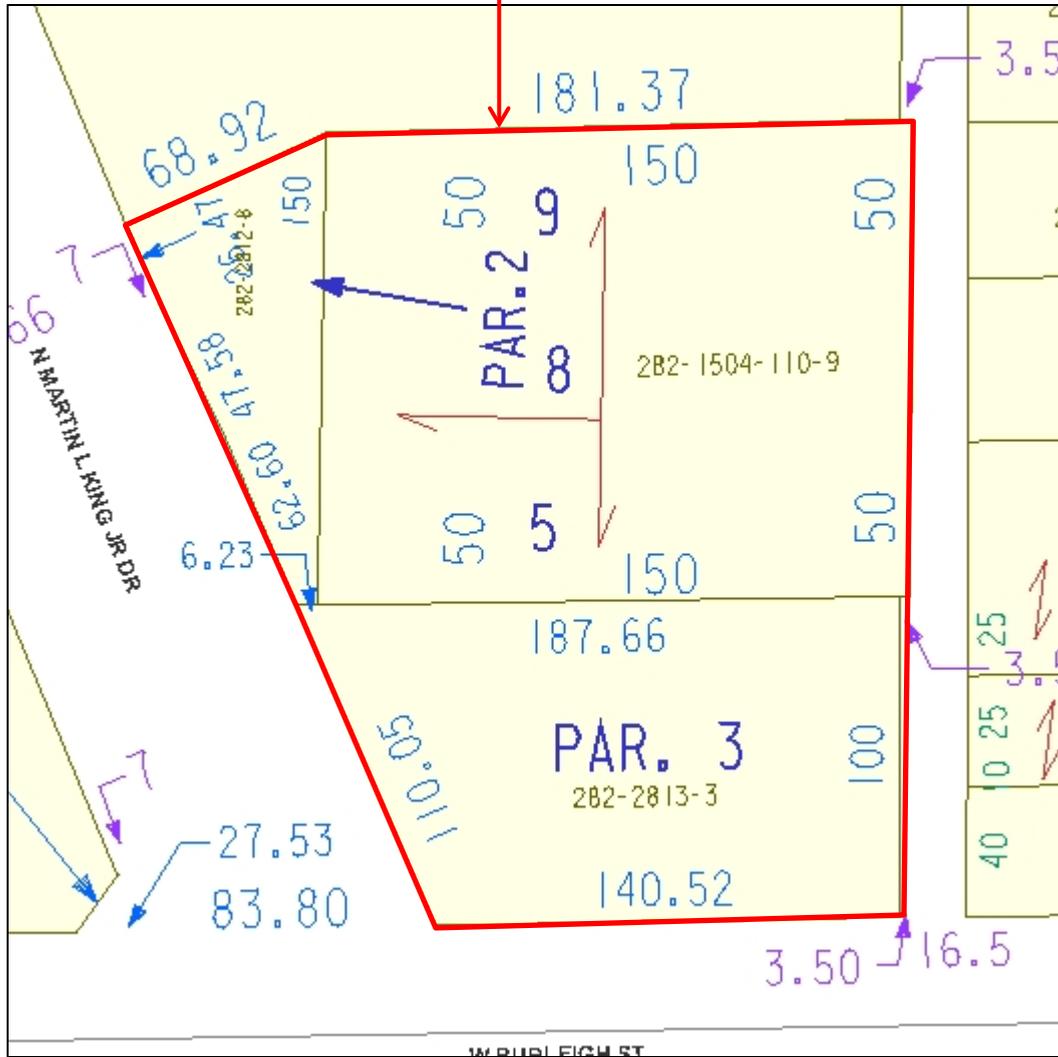
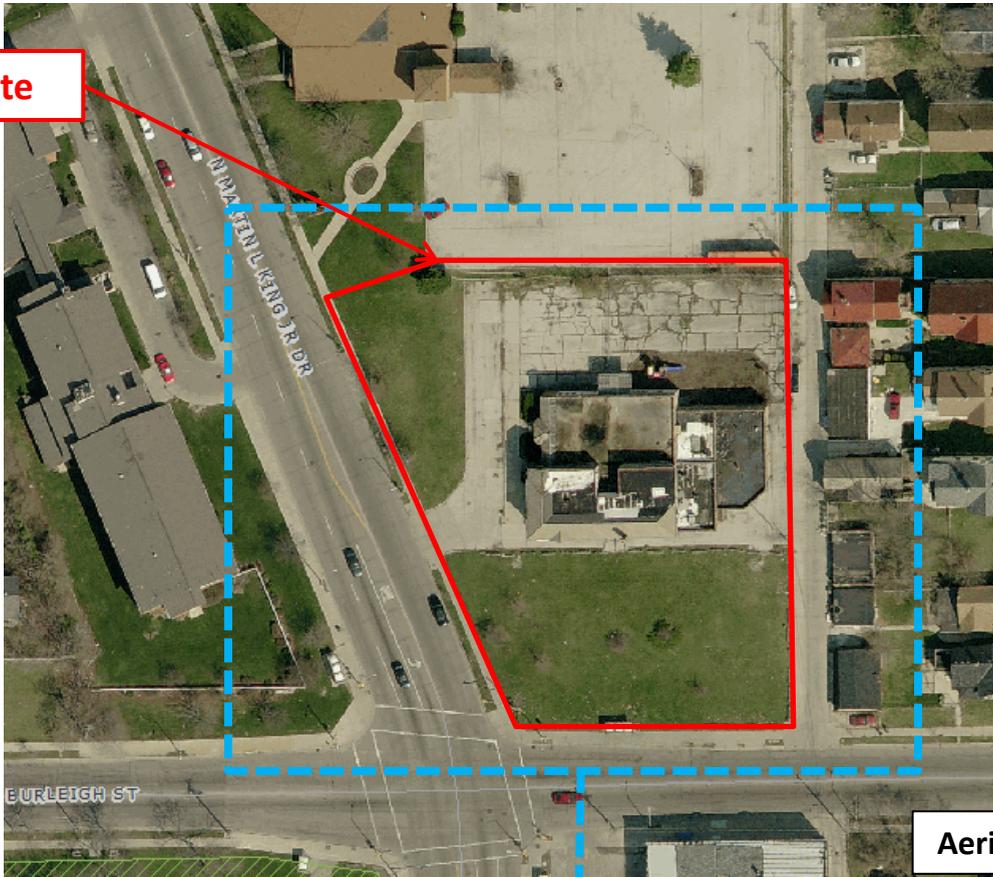


FIGURE 3

2010 AERIAL PHOTOGRAPH – Milwaukee County GIS
3104-20 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI



Project Site



Aerial – Wide View

Project Site



Aerial – Close View

FIGURE 4
1910 SANBORN FIRE INSURANCE MAP
3104-20 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI

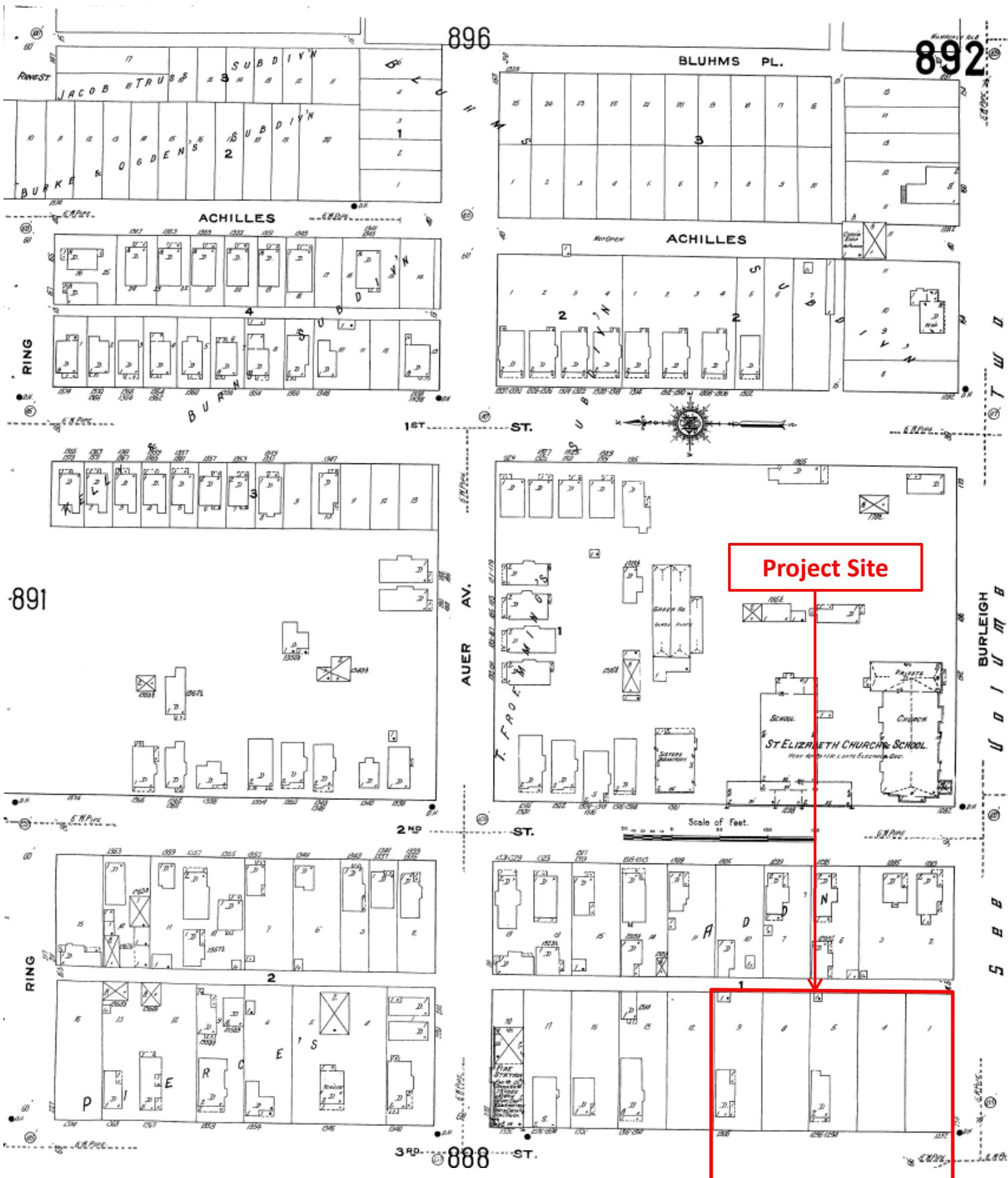


FIGURE 5
1910 SANBORN FIRE INSURANCE MAP
3104-20 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI

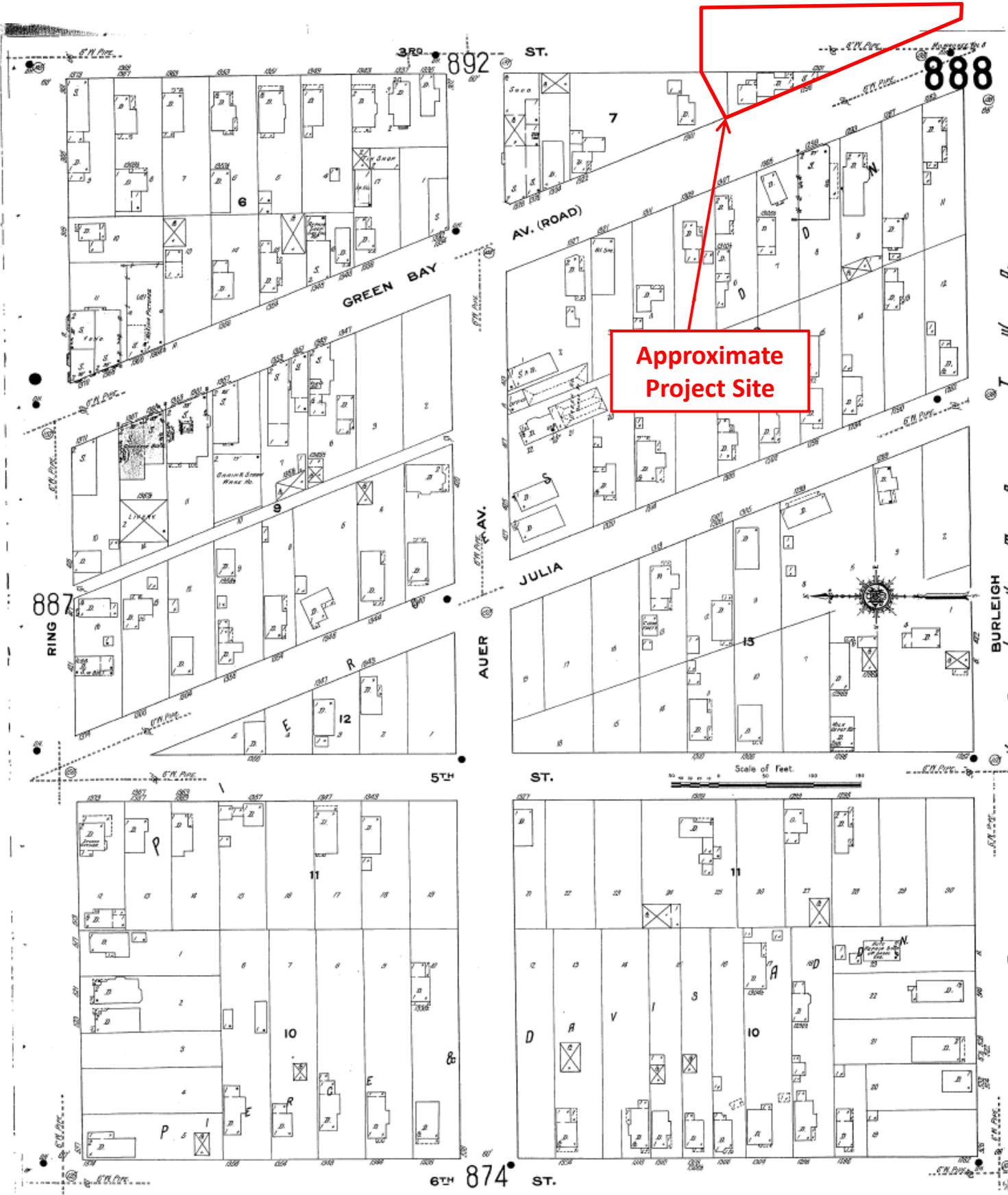


FIGURE 6
1910 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
3104-20 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI

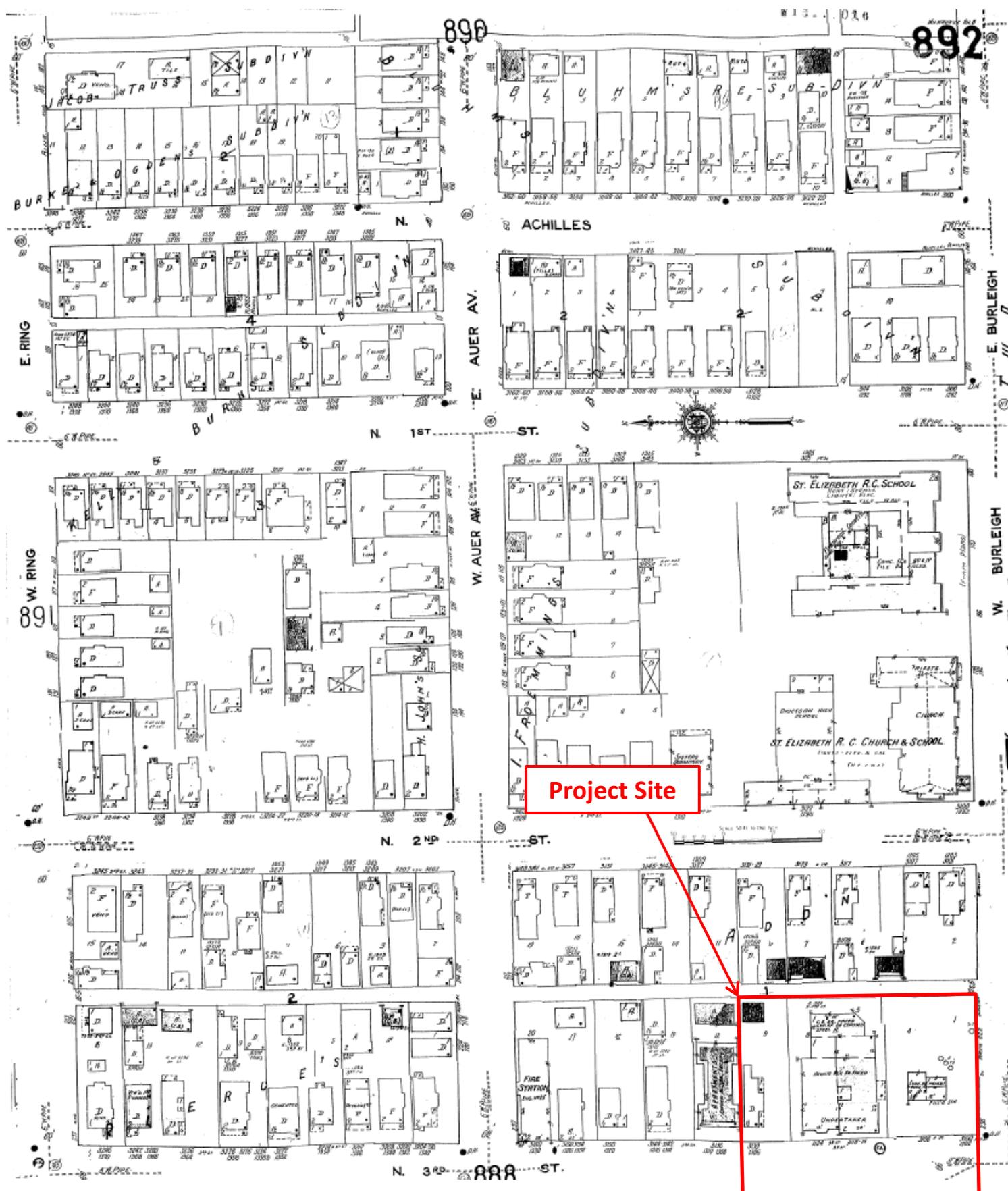


FIGURE 7
1910 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
3104-20 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI

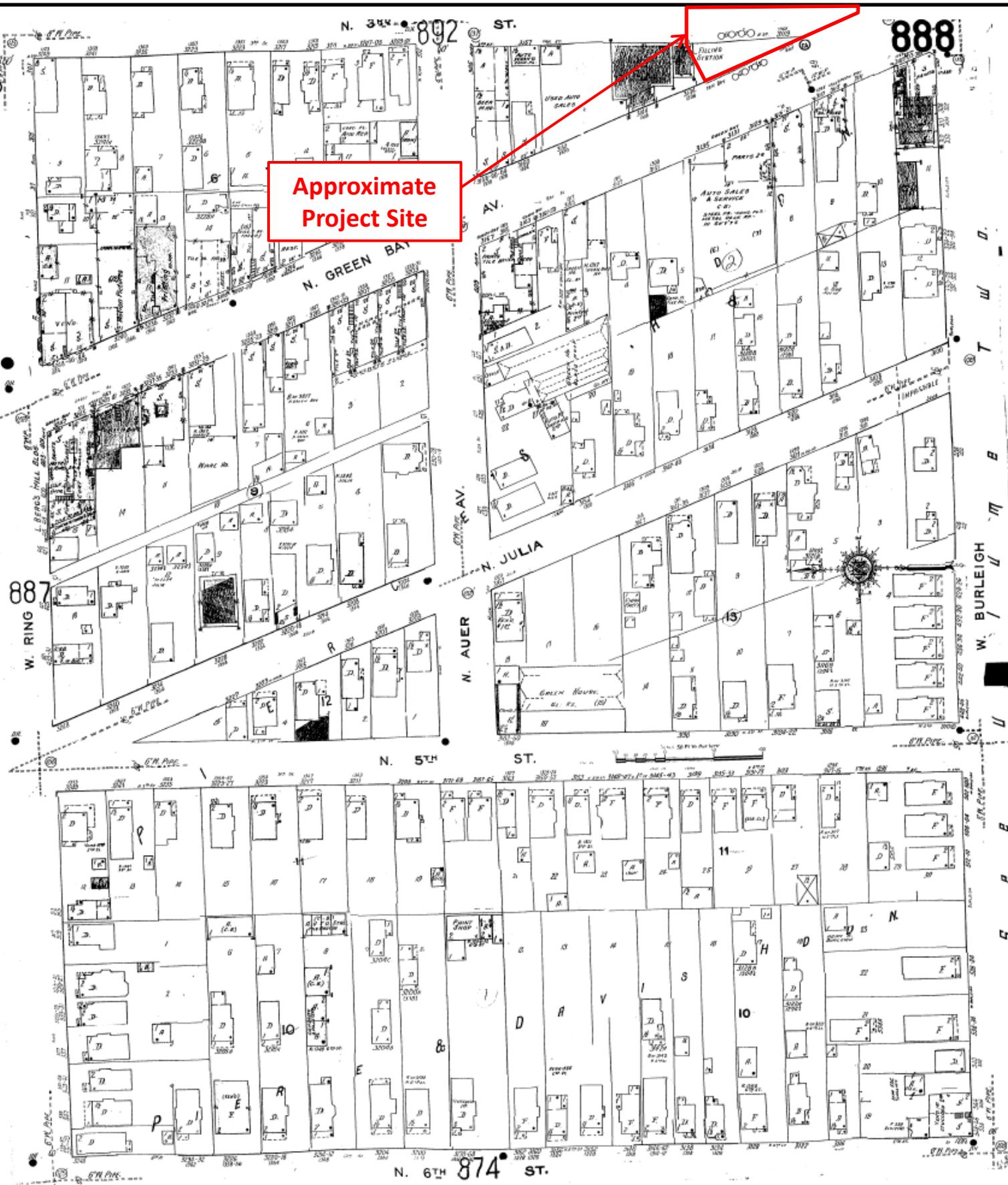
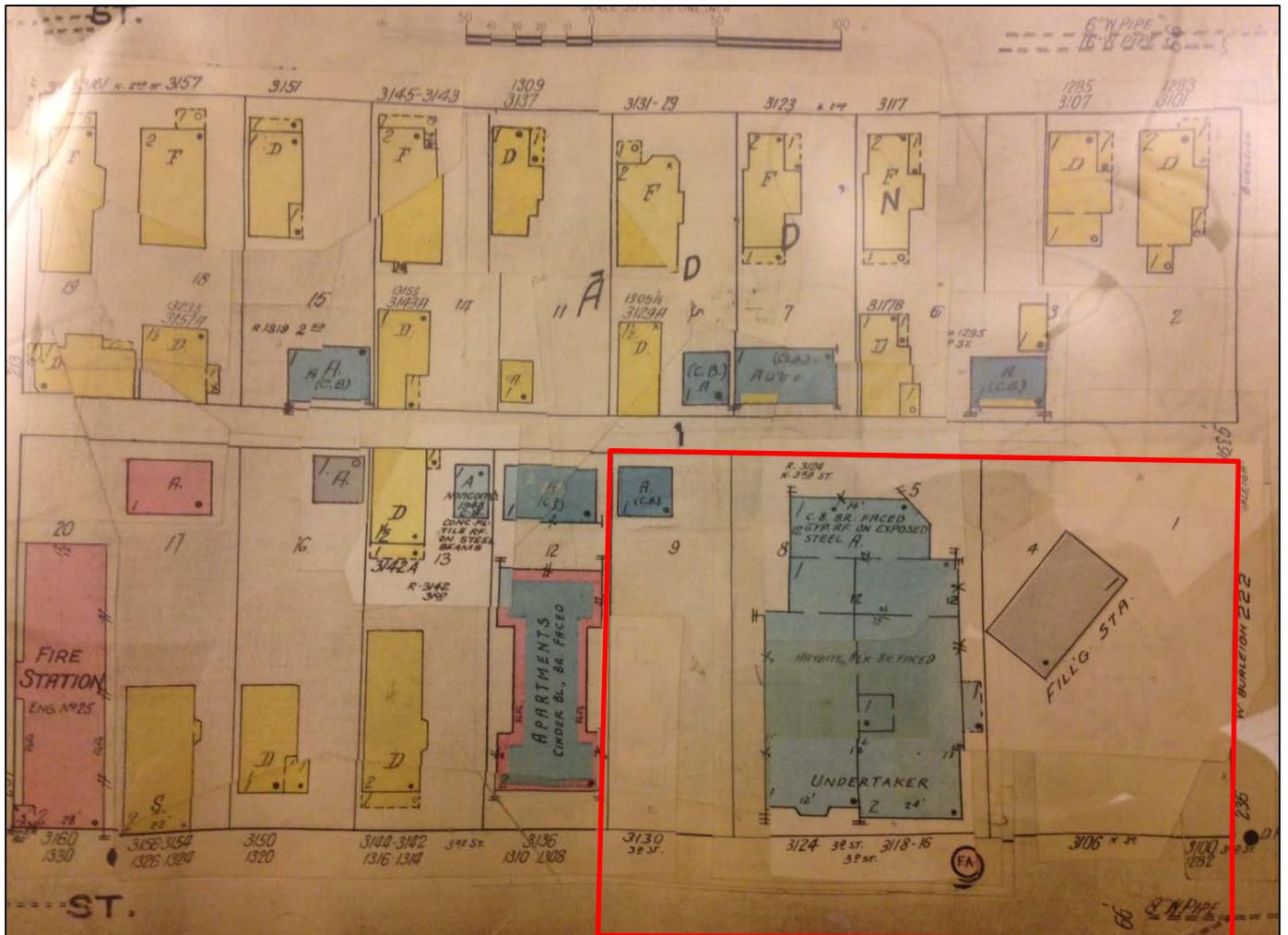


FIGURE 8

1910 SANBORN FIRE INSURANCE MAP

(WITH UPDATES THROUGH 1969)

3104-20 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI



Project Site

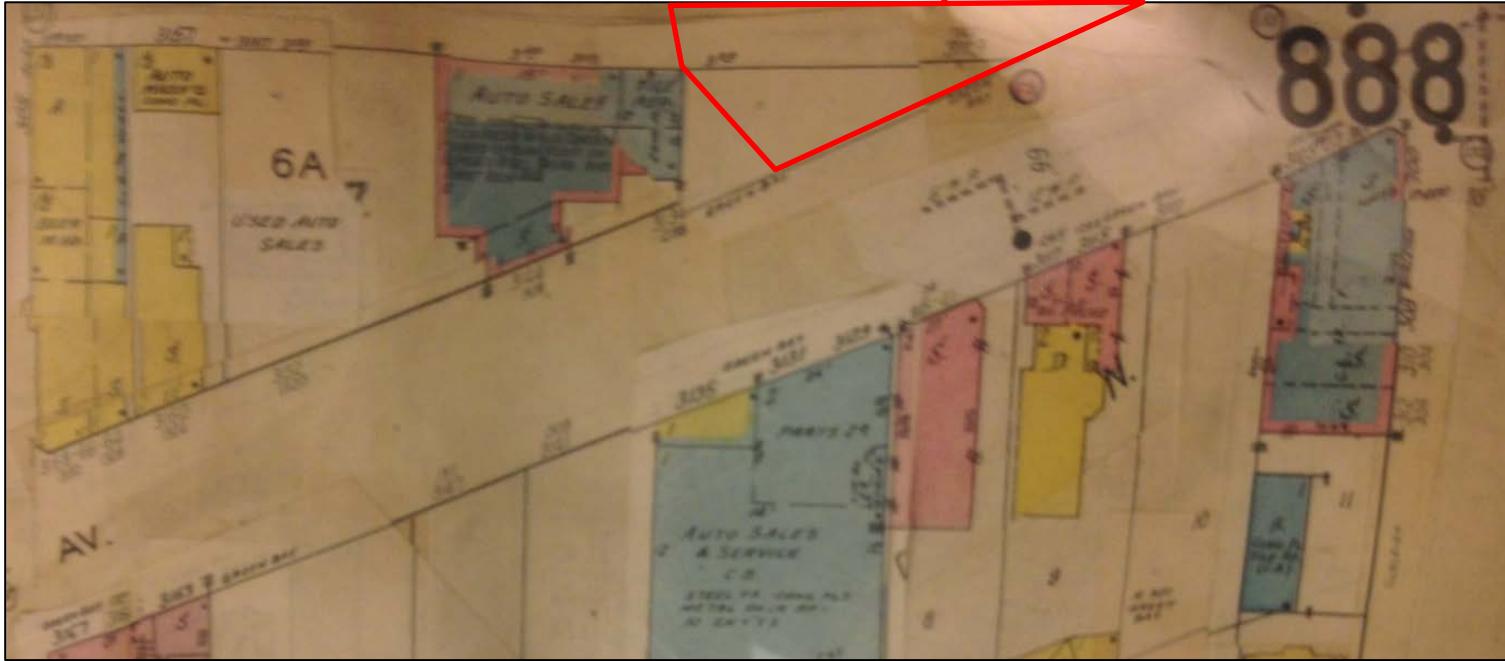
FIGURE 9

1910 SANBORN FIRE INSURANCE MAP

(WITH UPDATES THROUGH 1969)

3104-20 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI

Approximate
Project Site



ATTACHMENT A

WDNR BRRTS #03-41-343436 GIS Registry Packet

GIS REGISTRY INFORMATION

SITE NAME:	RACM			FID #	
BRRTS #:	03-41-343436			(if appropriate):	
COMMERCE # (if appropriate):	53212-1925-04				
CLOSURE DATE:	March 10, 2005				
STREET ADDRESS:	3104 N Dr Martin Luther King Jr Dr				
CITY:	Milwaukee				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	689853	Y =	291258	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					X
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14", if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					X
GW: Table of water level elevations, with sampling dates, and free product noted if present					X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					X
RP certified statement that legal descriptions are complete and accurate.					X
Copies of off-source notification letters (if applicable)					
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					X



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Mary P. Burke, Secretary

March 10, 2005

Mr. Benjamin Timm
Redevelopment Authority of the City of Milwaukee
809 North Broadway Street
P.O. Box 324
Milwaukee, WI 53202

RE: **Final Closure**

Commerce # 53212-1925-04 WDNR BRRTS # 03-41-343436
RACM, 3104 North Dr. Martin Luther King Jr. Dr., Milwaukee

Dear Mr. Timm:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,

A handwritten signature in black ink that reads "Monica L. Weis". The signature is written in a cursive, flowing style.

Monica L. Weis
Hydrogeologist
Site Review Section

cc: Ms. Erika Pape, Giles Engineering Associates, Inc.
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Cory L. Nettles, Secretary

January 4, 2005

Mr. David Misky
City of Milwaukee
Redevelopment Authority
809 North Broadway, 2nd Floor
Milwaukee, WI 53202-3613

RE: **Conditional Case Closure**

Commerce # 53212-1925-04 **WDNR BRRTS # 03-41-343436**
RACM, 3104 North Dr. Martin Luther King Jr. Drive, Milwaukee

Dear Mr. Misky:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Giles Engineering Associates, Inc., for the site referenced above. It is understood that residual soil and groundwater contamination remains on site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following conditions must be satisfied to obtain final closure:

- A notification must be placed on the property deed because residual petroleum contamination remains above regulatory limits within four feet of the ground surface. For final closure, submit a copy of the notice that contains the County Register of Deeds recording information to Commerce. Figure 9 and Table 2 from the *Site Investigation and Request for Case Closure* report must be attached to the recorded deed notice to show the degree and extent of residual contamination. A draft "Notice of Contamination to Property" has been prepared and is enclosed for your use. If you wish to modify the language, submit a copy to Commerce for approval prior to filing with the Register of Deeds.

Petroleum contamination above Wisconsin Administrative Code (Wis. Admin. Code) chapter NR 746 Table 1 Indicators of Residual Petroleum Product in Soil Pores in the vicinity of soil boring B-8 appears to pose a direct contact threat in soil within four feet of the ground surface. Additionally, the lead concentrations in shallow soil remain above Wis. Admin. Code, Chapter NR 720 direct contact residual contaminant levels (RCL) for a non-industrial site. Although it is helpful to know that the Department of Health and Family Services (DHFS) does not have any public health concerns regarding the lead contamination at this site, Commerce cannot disregard the state standards under which we regulate environmental contamination. However, based on the DHFS conclusions, Commerce is requiring a deed notice, rather than a restriction, for this site. The notice will require that the owner provide documentation of excavation and disposal of contaminated soil if encountered during excavation at the site.

Mr. David Misky

Commerce # 53212-1925-04

WDNR BRRTS # 03-41-343436

RACM, 3104 North Dr. Martin Luther King Jr. Drive, Milwaukee

January 4, 2005

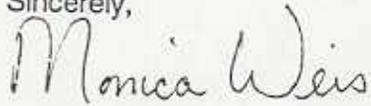
Page 2

- Properly abandon groundwater monitoring wells MW-1 through MW-5 and forward the appropriate documentation to me at the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording deed notices or other restrictions are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,



Monica L. Weis
Hydrogeologist
Site Review Section

Enclosure: Draft "Notice of Contamination to Property"

cc: Ms. Erica Pape, Giles Engineering Associates, Inc.
Case File

That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 8 day of February, 2005.

[When appropriate use the following clause]:

By signing this document, Kenneth L. Johnson and Joel T. Brennan acknowledge that they are duly authorized to sign this document on behalf of the Redevelopment Authority of the City of Milwaukee.

Signature: [Handwritten Signature]

Printed Name: Kenneth L. Johnson

Title: Chair

Signature: [Handwritten Signature]

Printed Name: Joel T. Brennan

Title: Assistant Executive Director-Secretary

Subscribed and sworn to before me this 4 day of February, 2005.

[Handwritten Signature]
Notary Public, State of Wisconsin
My commission 6/26/05



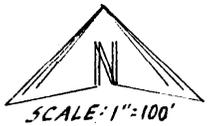
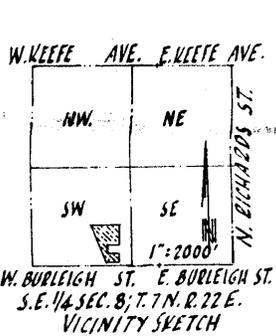
This document was drafted by the Wisconsin Department of Commerce

Zoning: L & R/ C & D/ 10 & 60

SHEET 1 OF 5 SHEETS

CERTIFIED SURVEY MAP NO. 4798
BEING A REDIVISION OF LOTS 1, 4, 12, 13, 16, 17 AND 20 IN BLOCK 1 AND ALL OF BLOCK 7, TOGETHER WITH THAT PART OF VACATED NORTH THIRD STREET LYING BETWEEN SAID BLOCKS IN PIERCE'S ADDITION, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF THE SE 1/4 SECTION 8, T 7 N, R 22 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

TAX KEY NO. 282-1501, -1510 & -1623-100



NO	ANGLES
1	124° 11' 36"
2	89° 19' 28"
3	90° 40' 32"
4	269° 18' 15"
5	270° 41' 45"
6	89° 19' 28"
7	90° 40' 32"
8	114° 40' 56"
9	176° 35' 20"
10	124° 11' 24"
11	180° 00' 00"
12	203° 23' 45"
13	89° 19' 28"
14	90° 40' 32"
15	334° 37' 19"
16	22° 18' 45"

NOTE: SEE DETAIL C FOR ANGLES NO. 15 & 16

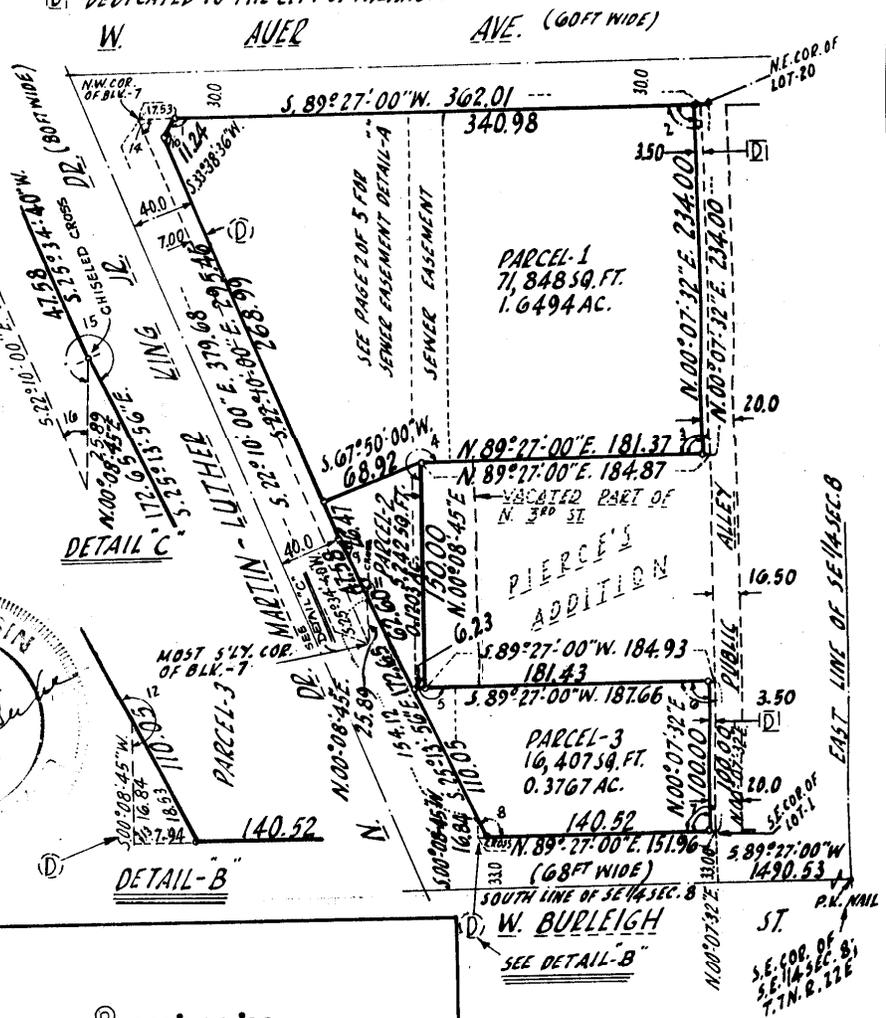
GRAPHIC SCALE
0 50 100 200 300

o- INDICATES 1" DIA. IRON PIPE, 24" LONG, WEIGHT 1.13 LBS. PER LINEAL FOOT. ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE TRUE MERIDIAN OF T. 7 N. R. 22 E., WHOSE ASSUMED BEARING IS S. 89° 27' 00" W.

① - DEDICATED TO THE CITY OF MILWAUKEE FOR PUBLIC STREET PURPOSES.

② - DEDICATED TO THE CITY OF MILWAUKEE FOR PUBLIC ALLEY PURPOSES.



national survey & engineering
3470 north 127th street • p.o. box 444 • brookfield, wisconsin, 53005 • phone 414 / 781-1000

RECEIVED
JUL 13 1988
DEPT. OF
City Development

DEPT. OF CITY
DEVELOPMENT
OF MILWAUKEE

JUL 24 1988

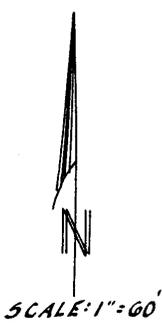
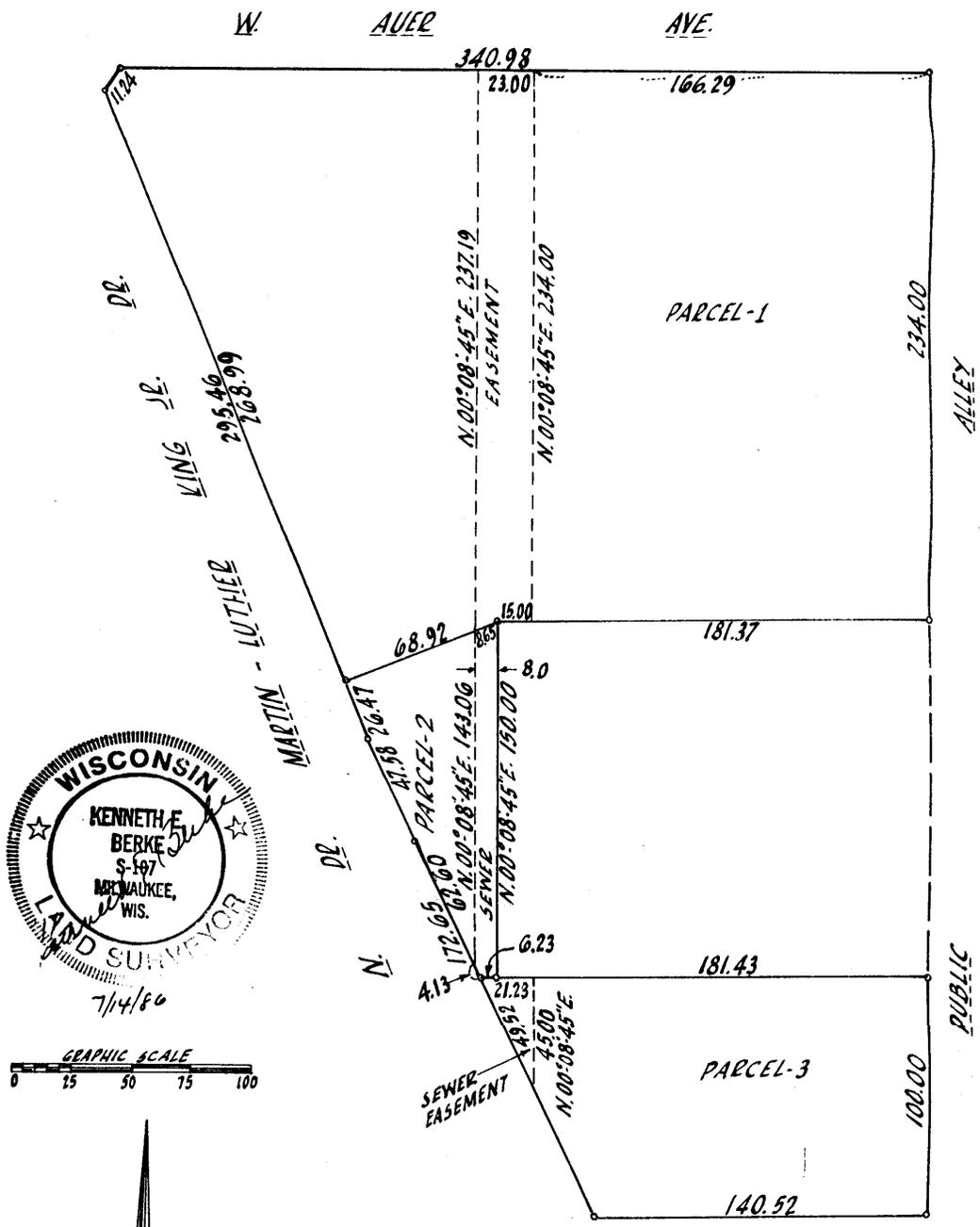
STAFF
APPROVED

BUREAU OF ENGINEERS
7/22/88
CHIEF DRAFTSMAN
ENGR. IN CHARGE SEWER ENGR. DIV.
CORRECT

CITY ENGINEER
APPROVED 7/22/88

CERTIFIED SURVEY MAP NO. 4798 SHEET 2 OF 5 SHEETS

BEING A REDIVISION OF LOTS 1, 4, 12, 13, 16, 17 AND 20 IN BLOCK 1 AND ALL OF BLOCK 7, TOGETHER WITH THAT PART OF VACATED NORTH THIRD STREET LYING BETWEEN SAID BLOCKS IN PIERCE'S ADDITION, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, T 7 N, R 22 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



W. BURLEIGH ST
SEWER EASEMENT DETAIL "A"

CERTIFIED SURVEY MAP NO. 4798 SHEET 3 OF 5 SHEETS

BEING A REDIVISION OF LOTS 1, 4, 12, 13, 16, 17 AND 20 IN BLOCK 1 AND ALL OF BLOCK 7, TOGETHER WITH THAT PART OF VACATED NORTH THIRD STREET LYING BETWEEN SAID BLOCKS IN PIERCE'S ADDITION, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, T 7 N, R 22 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, KENNETH E BERKE, REGISTERED SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOTS 1, 4, 12, 13, 16, 17 AND 20 IN BLOCK 1 AND ALL OF BLOCK 7, TOGETHER WITH THAT PART OF VACATED NORTH THIRD STREET LYING BETWEEN SAID BLOCKS IN PIERCE'S ADDITION, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, T 7 N, R 22 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION:
 THENCE SOUTH 89° 27' 00" WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION 1490.53 FT. TO A POINT:
 THENCE NORTH 00° 07' 32" EAST 33.00 FT. TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED:
 THENCE NORTH 00° 07' 32" EAST 100.00 FT. TO A POINT:
 THENCE SOUTH 89° 27' 00" WEST 184.93 FT. TO A POINT:
 THENCE NORTH 00° 08' 45" EAST 150.00 FT. TO A POINT:
 THENCE NORTH 89° 27' 00" EAST 184.87 FT. TO A POINT:
 THENCE NORTH 00° 07' 32" EAST 234.00 FT. TO THE NORTHEAST CORNER OF SAID LOT 20:
 THENCE SOUTH 89° 27' 00" WEST 362.01 FT. TO THE NORTHWEST CORNER OF SAID BLOCK 7:
 THENCE SOUTH 22° 10' 00" EAST 379.68 FT. TO THE MOST SOUTHERLY CORNER OF SAID BLOCK 7:
 THENCE NORTH 00° 08' 45" EAST 25.89 FT. TO A POINT:
 THENCE SOUTH 25° 13' 56" EAST 154.12 FT. TO A POINT:
 THENCE SOUTH 00° 08' 45" WEST 16.84 FT. TO A POINT ON THE NORTH LINE OF WEST BURLEIGH STREET:
 THENCE NORTH 89° 27' 00" EAST 151.96 FT. TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM THOSE PARTS HEREIN DEDICATED FOR THE NORTH - SOUTH ALLEY ADJOINING ON THE EAST AND NORTH DR MARTIN LUTHER KING JR. DRIVE ADJOINING ON THE WEST.

THAT I HAVE MADE SUCH SURVEY; LAND DIVISION AND MAP BY THE DIRECTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, OWNER.

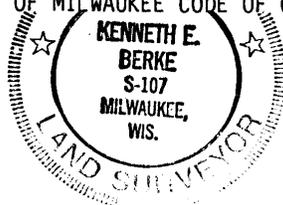
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 9 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

Kenneth E Berke (SEAL)
 KENNETH E BERKE, REGISTERED LAND SURVEYOR S107
 7/14/86

CORPORATE OWNER'S CERTIFICATE

THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, A PUBLIC BODY, CORPORATED AND POLITIC, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 9-8.5 OF THE CITY OF MILWAUKEE CODE OF ORDINANCES.



CERTIFIED SURVEY MAP NO. 4798 SHEET 4 OF 5 SHEETS

BEING A REDIVISION OF LOTS 1, 4, 12, 13, 16, 17 AND 20 IN BLOCK 1 AND ALL OF BLOCK 7, TOGETHER WITH THAT PART OF VACATED NORTH THIRD STREET LYING BETWEEN SAID BLOCKS IN PIERCE'S ADDITION, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, T 7 N, R 22 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 9 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICE AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL PARCELS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, THE SAID REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY TIMOTHY P MURPHY, ITS CHAIRMAN AND COUNTERSIGNED BY WILLIAM RYAN DREW, ITS EXECUTIVE DIRECTOR, AT MILWAUKEE, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 24 DAY OF July, 1986.

IN THE PRESENCE OF:

Judith A. Allen

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE

Timothy P. Murphy (SEAL)
TIMOTHY P MURPHY, CHAIRMAN

Mary Jane Champagne

COUNTERSIGNED
William Ryan Drew (SEAL)
WILLIAM RYAN DREW, EXECUTIVE DIRECTOR

STATE OF WISCONSIN)
:SS
MILWAUKEE COUNTY (

PERSONALLY CAME BEFORE ME THIS 25th DAY OF July, 1986
TIMOTHY P MURPHY, CHAIRMAN AND WILLIAM RYAN DREW, EXECUTIVE DIRECTOR OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO BE KNOWN TO BE SUCH CHAIRMAN AND EXECUTIVE DIRECTOR OF SAID CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.



7/14/86

Mary Jane Champagne (SEAL)
Mary Jane Champagne
NOTARY PUBLIC, STATE OF WISCONSIN.
MY COMMISSION EXPIRES Oct 26 1988
MY COMMISSION IS PERMANENT

CERTIFIED SURVEY MAP NO. 4798 SHEET 5 OF 5 SHEETS

BEING A REDIVISION OF LOTS 1, 4, 12, 13, 16, 17 AND 20 IN BLOCK 1 AND ALL OF BLOCK 7, TOGETHER WITH THAT PART OF VACATED NORTH THIRD STREET LYING BETWEEN SAID BLOCKS IN PIERCE'S ADDITION, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, T 7 N, R 22 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

CERTIFICATE OF CITY TREASURER

I, WAYNE F WHITLOW, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MILWAUKEE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER, THERE ARE NO DELINQUENT TAXES AND THAT THE METHOD OF PAYMENT OF ANY SPECIAL ASSESSMENTS RELATING TO THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP HAS BEEN AGREED UPON BETWEEN THE OWNERS AND THE CITY OF MILWAUKEE.

DATE 7-25-86

Wayne F. Whitlow
WAYNE F WHITLOW, CITY TREASURER

COMMON COUNCIL CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NUMBER 86-768, ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON July 29, 1986.

Ben E. Johnson
BEN E JOHNSON, CITY CLERK
Henry W. Maier
HENRY W MAIER, MAYOR

5948822

REGISTER'S OFFICE } 88
Milwaukee County, WI }
RECORDED AT 3:55 PM

AUG 11 1986 1262 to

REEL 1934 IMAGE 1266 incl.

Ware copy REGISTER OF DEEDS

5948822
RECORD 12.00
SUBTOTAL 12.00
TOTAL 12.00
CHARGE 12.00
#554770 C002 R01 T15



7/14/86



THIS INSTRUMENT WAS DRAFTED BY KENNETH E BERKE, REGISTERED LAND SURVEYOR S107

SE 8-7-22
ATLAS P. 282

282

282-26

C. S. MAP NO. 4798

REC. 8-11-86



W. AUER AVE.

DR. KING JR. DR.

MARTIN LUTHER KING JR. DR.

DR.

N. 3104

282-2811-2
PARCEL 1
71,848 SQ. FT

EASEMENT

SEWER

VACATED PART OF
N. 3RD ST. 7-8-86

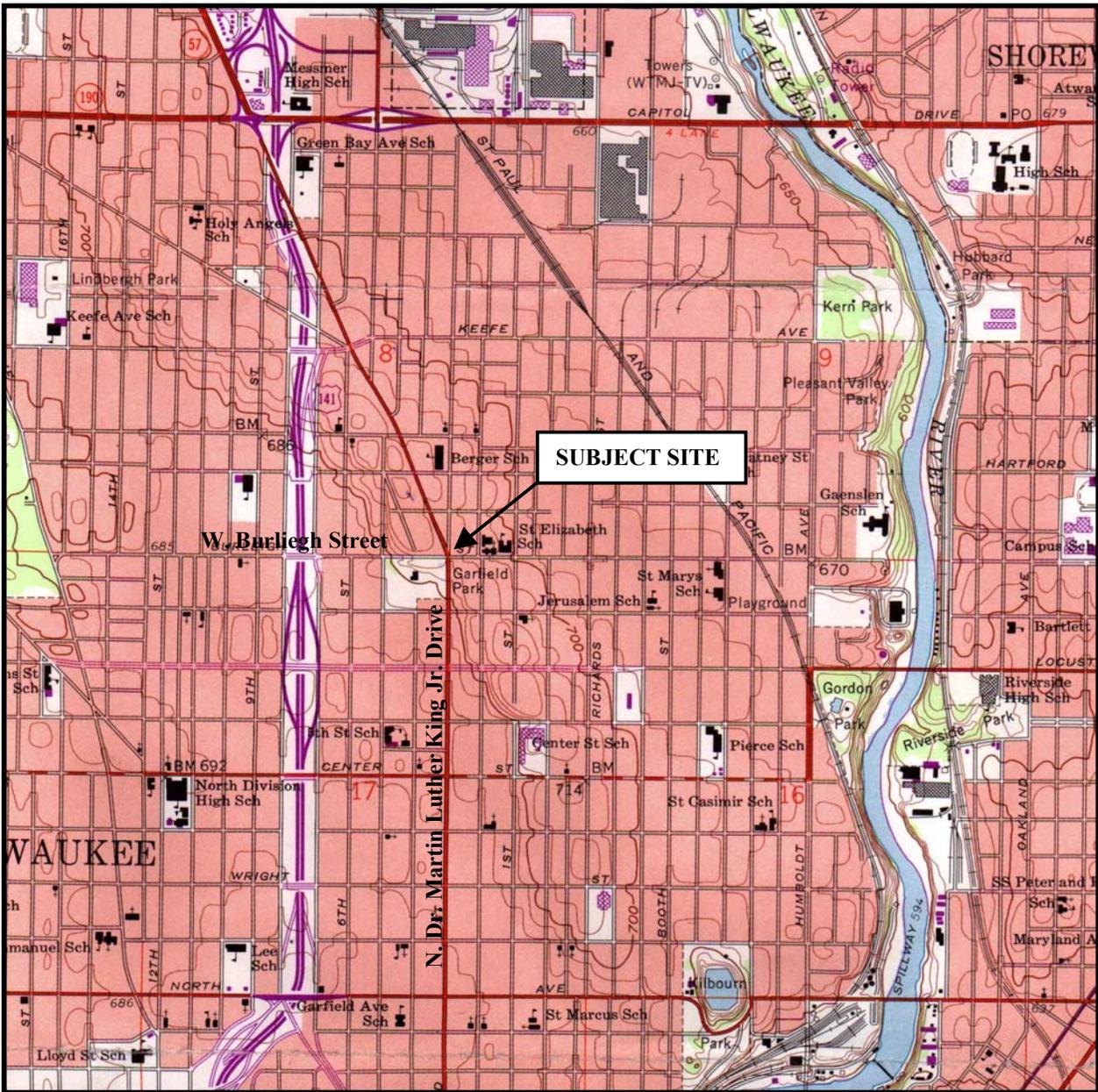
282-1504-110-9

282-2813-3
PARCEL 3
16,407 SQ. FT

SEE P. 282-25 407
PIERCE'S ADD'N

W. BURLEIGH ST.

5-87



Source: USGS Milwaukee, Wisconsin 1958 (photorevised 1971) 7.5 Minute Series (topographic) Quadrangle Map

Scale: 1"=2000'
 Contour Interval: 10 Feet

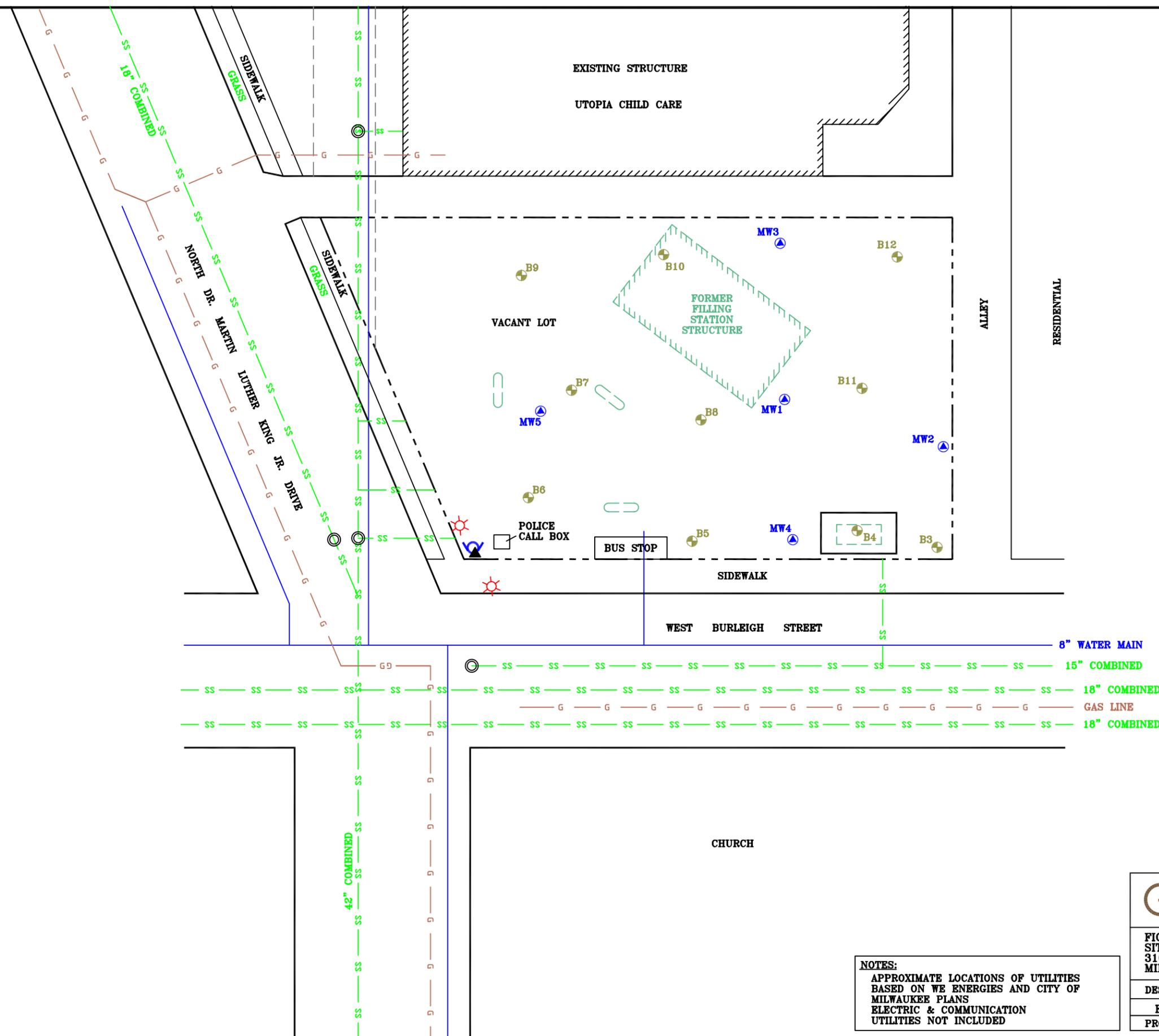
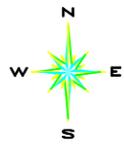


**FIGURE 1
 SITE LOCATION**

**3104 North Dr. Martin Luther King Jr. Drive
 Milwaukee, Wisconsin
 Project No. 1E-0205010**



GILES
 ENGINEERING ASSOCIATES, INC.



LEGEND:

- SOIL BORING
- MONITORING WELL
- SUBJECT PROPERTY
- EXCAVATION LIMITS
- FORMER 2,000 GALLON LEADED GASOLINE UST
- FORMER PUMP ISLAND
- WATER LINE
- COMBINED STORM & SANITARY SEWER
- MANHOLE
- GAS LINE
- VACATED NORTH 3RD STREET (UTILITY CORRIDOR)
- LIGHT POLE
- FIRE HYDRANT
- BENCHMARK: TOP OF FIRE HYDRANT ASSUMED ELEVATION: 100.0'

NOTES:
 APPROXIMATE LOCATIONS OF UTILITIES BASED ON WE ENERGIES AND CITY OF MILWAUKEE PLANS
 ELECTRIC & COMMUNICATION UTILITIES NOT INCLUDED

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON RD.; WAUKESHA, WI, 53186
 (262)-544-0118

FIGURE 2
 SITE FEATURES AND BORING LOCATION PLAN
 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
ELP	RH	X	1" = 30'	08/06/02
PROJECT NO.: 1E-0205010			CAD No. E2050102	

**TABLE 4
GROUNDWATER ANALYTICAL RESULTS**

3104 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-0205010

Sample Location	Date	Detected Volatile Organic Compounds (VOCs) (ug/L)											Polynuclear Aromatic Hydrocarbons (PAHs) (ug/L)															
		TMB	Benzene	E	IPBz	Xylenes	n-PBz	Napht	p-IPT	sec-BuBz	PCE	Toluene	1-MN	2-MN	ACP	B(a)	B(a)P	B(b)	B(ghi)	B(k)	C	DiBA	F	FL	IP	Napht	PA	P
MW1	10/18/02	<u>1.808</u>	<u>771</u>	<u>955</u>	86	(4,547)	184	<u>63</u>	10	16	<3.1	<u>1,230</u>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	01/22/03	<u>6.500</u>	<135	<u>1,730</u>	200j	(4,475)	685	<375	<155	<170	<155	(635)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	04/23/03	<u>902</u>	<u>748</u>	<u>912</u>	56	(1,762)	133	(37)	<3.1	8.6j	<3.1	(224)	2.4	30	0.70	4.6	<u>0.21</u>	<u>0.85</u>	5.7	1.4	<u>4.7</u>	0.03j	0.75	0.81	0.14j	(9.5)	0.85	0.57
	08/07/03	59	<u>163</u>	(171)	--	78	--	4.1j	--	--	--	2.7j	<0.13	<0.18	<0.12	<0.03	(0.04)	(0.04)	<0.01	<0.01	(0.07)	<0.01	<0.01	<0.11	<0.10	<0.22	<0.12	<0.01
MW2	10/18/02	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	(2.1)	<0.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	01/22/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	04/23/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	<0.14	<0.19	<0.13	1.0	(0.03j)	<u>0.25</u>	1.3	0.13	<u>1.1</u>	0.33	0.17	<0.12	<0.11	<0.23	0.17j	0.07
	08/07/03	<1.25	<0.44	<0.57	--	<1.48	--	<1.2	--	--	--	<0.44	<0.13	<0.18	<0.12	<0.03	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.11	<0.10	<0.22	<0.12	<0.01	
MW3	10/18/02	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	(1.5)	<0.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	01/22/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	04/23/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	<0.13	<0.18	<0.12	0.36	0.01j	(0.05)	0.80	0.07	<0.01	0.04	0.09	<0.11	<0.10	<0.22	<0.12	0.04
	08/07/03	<1.25	<0.44	<0.57	--	<1.48	--	<1.2	--	--	--	<0.44	<0.13	<0.18	<0.12	<0.03	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.11	<0.10	<0.22	<0.12	<0.01	
MW4	10/18/02	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	01/22/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	04/23/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	<0.13	0.54j	<0.12	0.59	(0.04)	(0.09)	1.1	0.21	<u>0.77</u>	0.04	0.12	<0.11	<0.10	<0.22	<0.12	0.05
	08/07/03	<1.25	<0.44	<0.57	--	<1.48	--	<1.2	--	--	--	<0.44	<0.13	<0.18	<0.12	<0.03	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.11	<0.10	<0.22	<0.12	<0.01	
MW5	10/18/02	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	01/22/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	04/23/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	<0.39	<0.55	<0.36	<0.09	<0.03	(0.03j)	<0.03	0.02	<0.03	<0.03	0.05j	<0.33	<0.30	<0.67	<0.36	<0.03
	08/07/03	<1.25	<0.44	<0.57	--	<1.48	--	<1.2	--	--	--	<0.44	<0.13	<0.18	<0.12	<0.03	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.11	<0.10	<0.22	<0.12	<0.01	
NR 140 ES	480	5	700	NS	10,000	NS	40	NS	NS	5	1,000	NS	NS	NS	NS	0.2	0.2	NS	NS	0.2	NS	400	400	NS	40	NS	250	
NR 140 PAL	96	0.5	140	NS	1,000	NS	8	NS	NS	0.5	200	NS	NS	NS	NS	0.02	0.02	NS	NS	0.02	NS	80	80	NS	8	NS	50	

ug/L: Micrograms per liter, equivalent to parts per billion (ppb)
 MW: Monitoring Well
 NR: Natural Resources Chapter of the Wisconsin Administrative Code
 ES: NR 140 Enforcement Standard
 PAL: NR 140 Preventive Action Limit
 NS: No established standard
 -: Not Analyzed

TMB: Trimethylbenzene
 E: Ethylbenzene
 IPBz: Isopropylbenzene
 n-PBz: n-Propylbenzene
 Napht: Naphthalene
 p-IPT: p-Isopropyltoluene
 s-BuBz: sec-Butylbenzene
 PCE: Tetrachloroethene

1-MN: 1-Methylnaphthalene
 2-MN: 2-Methylnaphthalene
 ACP: Acenaphylene
 B(a): Benzo (a) anthracene
 B(a)P: Benzo (a) pyrene
 B(b): Benzo (b) fluoranthene
 B(ghi): Benzo (ghi) perylene
 B(k): Benzo (k) fluoranthene

C: Chrysene
 DiBA: Dibenzo (ah) anthracene
 F: Fluoranthene
 FL: Fluorene
 IP: Indeno (123-cd) pyrene
 PA: Phenanthrene
 P: Pyrene
 j: Concentration between the laboratory detection limit and quantitation limit

Results indicated in red/underline exceed the NR 140 ES
 Results indicated in blue/parentheses exceed the NR 140 PAL

TABLE 2
SOIL ANALYTICAL RESULTS (VOC/DRO/GRO)

3104 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-0205010

Analytes		Sample Location										NR 720.09 RCLs	NR 746 Values		
		B3	B4	B5	B6	B7	B8	B9	B10	B11	B12		MW2	Ground-water Pathway	Table 1 Product Indicator
Date Sampled		8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	10/1/02			
Sample Depth (feet)		4-6	4-6	4-6	4-6	4-6	4-6	4-6	4-6	4-6	4-6	4-6			
PID (Instrument units)		BDL	14	BDL	BDL	BDL	66	BDL	BDL	30	BDL	BDL	--	--	--
Gasoline Range Organics (GRO) (mg/kg)		19	91	26	16	11	<u>3,150</u>	<0.54	<0.56	<0.53	<0.55	4	100	--	--
Diesel Range Organics (DRO) (mg/kg)		24	14	12	9.8	50	<u>1410</u>	11.0	48.0	<u>388</u>	40	31	100	--	--
Detected Volatile Organic Compounds (VOCs) (ug/kg)	1,2-Dichlorobenzene	<19	<19	<19	<17	<19	<199	<18	<19	122	<19	<19	--	--	--
	1,2-Dichloroethane	<18	<19	<19	<18	20j	<203	<29	<20	<18	<19	<19		600	540
	1,2,4-Trimethylbenzene	<17	381	23j	<15	<17	#110,000#	<16	<17	10,700	18j	45j	--	83,000	--
	1,3,5-Trimethylbenzene	<19	137	<19	<18	<19	#39,700#	<19	<19	479	<19	<19	--	11,000	--
	Benzene	<15	<15	<15	<14	<15	#18,500#	<15	<15	<u>825</u>	<15	<15	5.5	8,500	1,100
	Chloromethane	<27	114	<27	<25	123	<289	<27	<28	<26	<27	<27	--	--	--
	Ethylbenzene	<14	70	<14	<13	<14	#86,700#	<14	<14	696	<14	20j	2,900	4,600	--
	Isopropylbenzene	<18	151	<18	<17	<18	9,530	<18	<18	368	<18	<18	--	--	--
	Total Xylenes	<29	173j	<30	<27	<30	#286,300#	<29	<30	<u>5,183</u>	<29	99j	4,100	42,000	--
	n-Butylbenzene	<20	<20	<20	<18	<20	8,940	<19	<20	625	<20	<19	--	--	--
	n-Propylbenzene	<16	169	<16	<14	<16	29,000	<15	<16	1,240	<16	<15	--	--	--
	Naphthalene	<42	113j	<42	<39	<42	#6,710#	<41	<42	2,000	<42	<41	--	2,700	--
	p-Isopropyltoluene	<17	134	<17	<16	<18	3,750	<17	<18	<17	<17	<17	--	--	--
	sec-Butylbenzene	<19	76	<19	<17	<19	2,300	<18	<19	186	<19	<18	--	--	--
Toluene	41j	34j	<16	17j	22j	<u>6,700</u>	<16	<16	53	<16	51	1,500	38,000	--	

BDL: Below Detection Limit

NR: Natural Resources Chapter of the Wisconsin Administrative Code

PID: Photoionization Detector

RCL: Residual contaminant level

mg/kg: Milligrams per kilogram; equivalent to parts per million (ppm)

--: No established standard

ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

j: Concentration measured between the laboratory detection limit and the quantitation limit

Results indicated in red/underline exceed the NR 720.09 groundwater pathway RCL

Results indicated in brown/#...# exceed the NR 746 Table 1 petroleum product indicator value

TABLE 2
SOIL ANALYTICAL RESULTS (PAHs, Pb and Cd)

3104 North Dr. Martin Luther King Jr. Drive

Milwaukee, Wisconsin

Project No. 1E-0205010

Analytes		Sample Location									NR 720.11 RCLs	WDNR Suggested Generic RCLs		
		B3	B4	B5	B6	B7	B8	B9	B10	B11		B12	Direct Contact Non-Industrial	Ground-water Pathway
Date Sampled		8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	Direct Contact Non-Industrial	Direct Contact Non-Industrial	Ground-water Pathway
Sample Depth (feet)		2-4	2-4	2-4	2-4	2-4	2-4	2-4	2-4	2-4	2-4			
PID (Instrument units)		BDL	17	BDL	BDL	BDL	66	BDL	BDL	BDL	BDL	--	--	--
Lead (mg/kg)		(52)	(119)	(58)	(68)	(53)	(69)	(61)	49	(50)	45	50	--	--
Cadmium (mg/kg)		<0.37	<0.41	0.7	<0.36	<0.39	<0.39	<0.36	<0.40	<0.36	<0.37	8	--	--
Polynuclear Aromatic Hydrocarbons (PAHs) (ug/kg)	1-methyl Naphthalene	<8.3	<8.8	<7.9	47	<8.5	38	<8.3	<8.8	<9.0	12j	--	1,100,000	23,000
	2-methyl Naphthalene	<5.6	<5.9	<5.3	71	<5.7	195	1170	<5.9	<6.0	<5.6	--	600,000	20,000
	Acenaphthene	<5.5	<5.9	<5.3	<5.3	<5.7	365	<5.5	<5.8	<6.0	5.7	--	900,000	38,000
	Acenaphthylene	<5.0	16j	<4.7	573	<5.1	<u>761</u>	<4.9	<5.2	<5.3	67	--	18,000	700
	Anthracene	<1.1	<12	<1.1	32	<1.2	63	<1.1	<1.2	<1.2	<1.1	--	5,000,000	3,000,000
	Benzo (a) anthracene	<0.12	12	0.25j	<0.11	3	<0.12	4.9	3	<0.12	62	--	88	17,000
	Benzo (a) pyrene	<0.11	(21)	<0.10	<0.10	3	<0.11	6.1	3.8	<0.12	(21)	--	8.8	48,000
	Benzo (b) Fluorathene	0.36	22	0.45	<0.10	0.58	<0.11	2.9	4.3	83	37	--	88	360,000
	Benzo (ghi) perylene	33	35	<0.42	319	58	595	159	63	513	200	--	1,800	6,800,000
	Benzo (k) fluoranthene	0.08j	6.4	0.44	<0.05	0.12j	<0.06	1.6	1.3	0.24	33	--	880	870,000.0
	Chrysene	<0.10	9	0.61	<0.10	3.5	<0.11	3.5	1.6	<0.11	90	--	8,800	37,000
	Dibenzo (a,h) anthracene	0.62	8.4	0.59	<0.10	1.1	<0.11	(29)	1.3	0.71	(67)	--	8.8	38,000
	Fluoranthene	0.29j	24	0.20j	188	8.2	259	8.5	4.5	<0.22	150	--	600,000	500,000
	Fluorene	<1.3	17	<1.3	63	<1.4	176	<1.3	<1.4	<1.4	14	--	600,000	100,000
	Indeno (1,2,3-cd) pyrene	<11	(373)	31j	<10	80	<11	(2070)	31j	13j	24j	--	88	680,000
	Naphthalene	<2.8	18	<2.7	391	<2.9	155	<2.8	<3.0	<3.1	81	--	20,000	400
Phenanthrene	<0.80	8.1	<0.76	286	5.4	686	11	<0.84	<0.87	33	--	18,000	1,800	
Pyrene	<0.38	20	<0.36	<0.37	6.2	198	7.9	4.1	0.65j	80	--	500,000	8,700,000	

BDL: Below Detection Limit

PID: Photoionization Detector

mg/kg: Milligrams per kilogram; equivalent to parts per million (ppm)

ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

--: No established standard

NR: Natural Resources Chapter of the Wisconsin Administrative Code

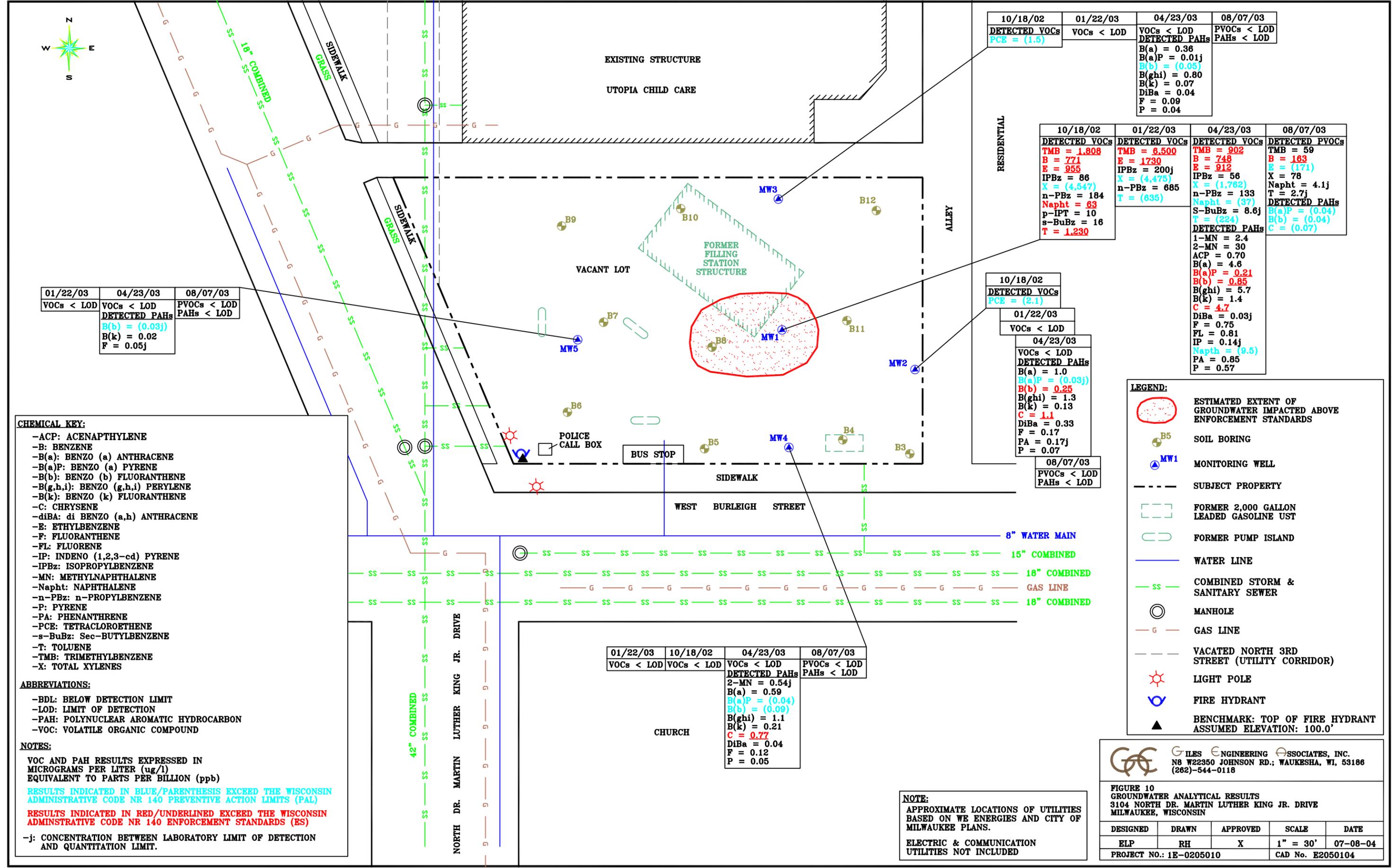
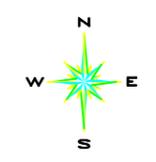
WDNR: Wisconsin Department of Natural Resources

RCL: Residual contaminant level

j: Concentration measured between the laboratory detection limit and the quantitation limit

Results in red/underline exceed the WDNR suggested generic RCL based on groundwater protection

Results in green/paranthesis exceed the NR 720.11 (lead and cadmium) or the WDNR suggested generic direct-contact RCL for a non-industrial property



01/22/03	04/23/03	08/07/03
VOCs < LOD	VOCs < LOD DETECTED PAHs	PVOCs < LOD PAHs < LOD
	B(b) = (0.03j) B(k) = 0.02 F = 0.05j	

10/18/02	01/22/03	04/23/03	08/07/03
DETECTED VOCs PCE = (1.5)	VOCs < LOD	VOCs < LOD DETECTED PAHs	PVOCs < LOD PAHs < LOD
		B(a) = 0.36 B(a)P = 0.01j B(b) = (0.05) B(ghi) = 0.80 B(k) = 0.07 DiBa = 0.04 F = 0.09 P = 0.04	

10/18/02	01/22/03	04/23/03	08/07/03
DETECTED VOCs TMB = 1.808 B = 771 E = 955 IPBz = 86 X = (4,547) n-PBz = 184 Napht = 63 p-IPT = 10 s-BuBz = 16 T = 1.230	DETECTED VOCs TMB = 6.500 E = 1730 IPBz = 200j X = (4,475) n-PBz = 685 T = (635)	DETECTED VOCs TMB = 902 B = 748 E = 912 IPBz = 56 X = (1,762) n-PBz = 133 Napht = (37) S-BuBz = 8.6j T = (224)	DETECTED PVOCs TMB = 59 B = 163 E = (171) X = 78 Napht = 4.1j T = 2.7j DETECTED PAHs B(a)P = (0.04) B(b) = (0.04) C = (0.07)
		DETECTED PAHs 1-MN = 2.4 2-MN = 30 ACP = 0.70 B(a) = 4.6 B(a)P = 0.21 B(b) = 0.85 B(ghi) = 5.7 B(k) = 1.4 C = 4.7 DiBa = 0.03j F = 0.75 FL = 0.81 IP = 0.14j Napht = (9.5) PA = 0.85 P = 0.57	

10/18/02	01/22/03	04/23/03	08/07/03
DETECTED VOCs PCE = (2.1)	VOCs < LOD	VOCs < LOD DETECTED PAHs	PVOCs < LOD PAHs < LOD
		B(a) = 1.0 B(a)P = (0.03j) B(b) = 0.25 B(ghi) = 1.3 B(k) = 0.13 C = 1.1 DiBa = 0.33 F = 0.17 PA = 0.17j P = 0.07	

- CHEMICAL KEY:**
- ACP: ACENAPHTHYLENE
 - B: BENZENE
 - B(a): BENZO (a) ANTHRACENE
 - B(a)P: BENZO (a) PYRENE
 - B(b): BENZO (b) FLUORANTHENE
 - B(g,h,i): BENZO (g,h,i) PERYLENE
 - B(k): BENZO (k) FLUORANTHENE
 - C: CHRYSENE
 - diBa: di BENZO (a,h) ANTHRACENE
 - E: ETHYLBENZENE
 - F: FLUORANTHENE
 - FL: FLUORENE
 - IP: INDENO (1,2,3-cd) PYRENE
 - IPBz: ISOPROPYLBENZENE
 - MN: METHYLNAPHTHALENE
 - Napht: NAPHTHALENE
 - n-PBz: n-PROPYLBENZENE
 - P: PYRENE
 - PA: PHENANTHRENE
 - PCE: TETRACHLOROETHENE
 - s-BuBz: Sec-BUTYLBENZENE
 - T: TOLUENE
 - TMB: TRIMETHYLBENZENE
 - X: TOTAL XYLENES

- ABBREVIATIONS:**
- BDL: BELOW DETECTION LIMIT
 - LOD: LIMIT OF DETECTION
 - PAH: POLYNUCLEAR AROMATIC HYDROCARBON
 - VOC: VOLATILE ORGANIC COMPOUND

NOTES:

VOC AND PAH RESULTS EXPRESSED IN MICROGRAMS PER LITER (ug/l) EQUIVALENT TO PARTS PER BILLION (ppb)

RESULTS INDICATED IN BLUE/PARENTHESES EXCEED THE WISCONSIN ADMINISTRATIVE CODE NR 140 PREVENTIVE ACTION LIMITS (PAL)

RESULTS INDICATED IN RED/UNDERLINED EXCEED THE WISCONSIN ADMINISTRATIVE CODE NR 140 ENFORCEMENT STANDARDS (ES)

-j: CONCENTRATION BETWEEN LABORATORY LIMIT OF DETECTION AND QUANTITATION LIMIT.

01/22/03	10/18/02	04/23/03	08/07/03
VOCs < LOD	VOCs < LOD	VOCs < LOD DETECTED PAHs	PVOCs < LOD PAHs < LOD
		2-MN = 0.54j B(a) = 0.59 B(a)P = (0.04) B(b) = (0.09) B(ghi) = 1.1 B(k) = 0.21 C = 0.77 DiBa = 0.04 F = 0.12 P = 0.05	

NOTE:

APPROXIMATE LOCATIONS OF UTILITIES BASED ON WE ENERGIES AND CITY OF MILWAUKEE PLANS.

ELECTRIC & COMMUNICATION UTILITIES NOT INCLUDED

LEGEND:

- ESTIMATED EXTENT OF GROUNDWATER IMPACTED ABOVE ENFORCEMENT STANDARDS
- SOIL BORING
- MONITORING WELL
- SUBJECT PROPERTY
- FORMER 2,000 GALLON LEADED GASOLINE UST
- FORMER PUMP ISLAND
- WATER LINE
- COMBINED STORM & SANITARY SEWER
- MANHOLE
- GAS LINE
- VACATED NORTH 3RD STREET (UTILITY CORRIDOR)
- LIGHT POLE
- FIRE HYDRANT
- BENCHMARK: TOP OF FIRE HYDRANT ASSUMED ELEVATION: 100.0'

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON RD., WAUKESHA, WI, 53186
 (262)-544-0118

FIGURE 10
 GROUNDWATER ANALYTICAL RESULTS
 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
ELP	RH	X	1" = 30'	07-08-04
PROJECT NO.: 1E-0205010			CAD No. E2050104	

**TABLE 1
GROUNDWATER ELEVATIONS**

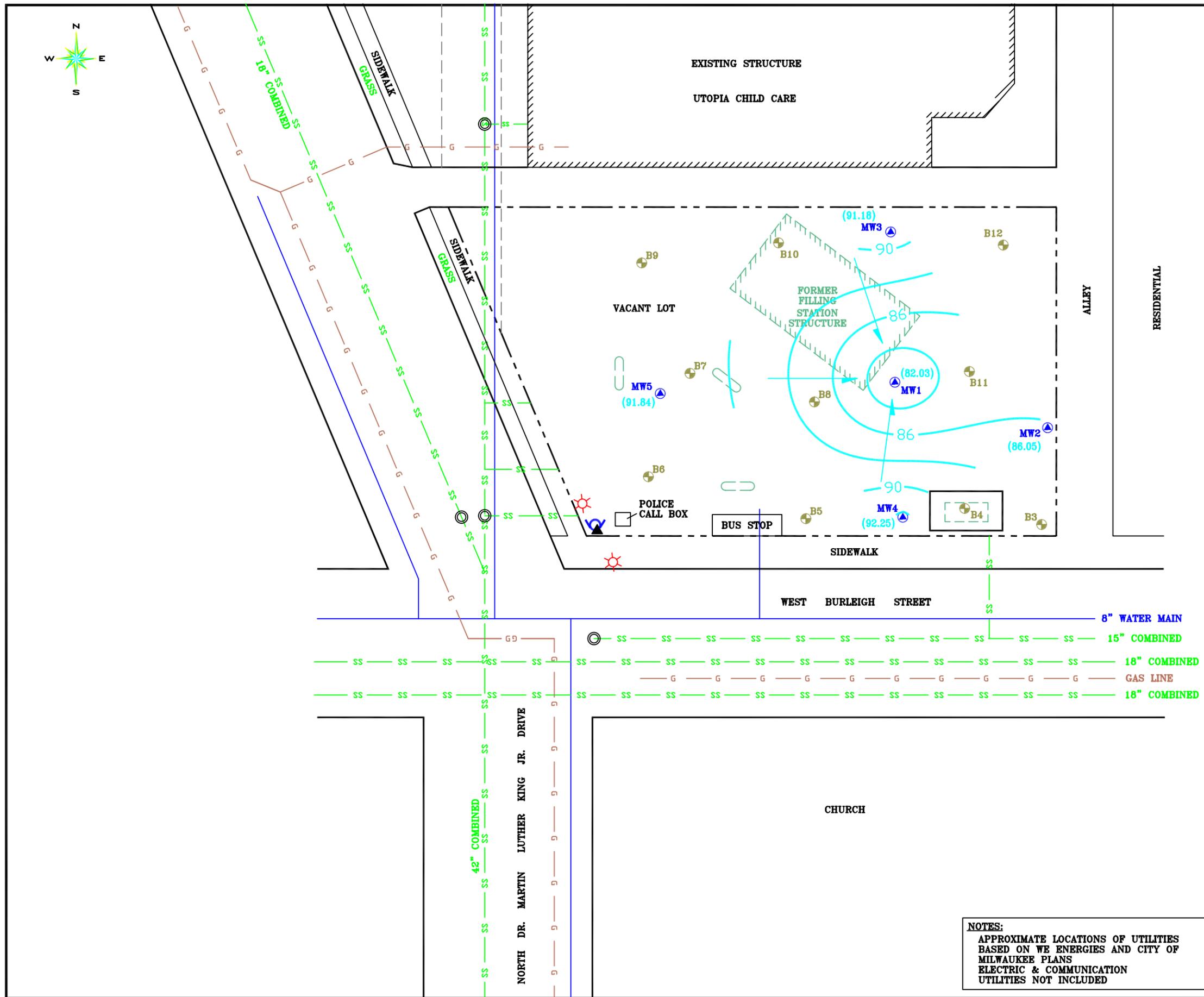
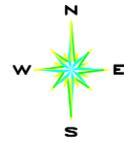
3104 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-0205010

Well No.	PVC Elevation	Ground Elevation	Borehole		Screen			Groundwater		
			Depth of borehole	Elevation of borehole bottom	Screen length	Elevation of screen bottom	Elevation of screen top	Date of Measurement	Depth from PVC	Elevation
MW1	101.23	98.33	22.89	75.44	15.00	75.44	90.44	10/18/02	16.70	84.53
								1/22/03	19.09	82.14
								4/23/03	19.20	82.03
								8/7/03	16.89	84.34
MW2	100.53	97.41	22.95	74.46	15.00	74.46	89.46	10/18/02	13.35	87.18
								1/22/03	13.02	87.51
								4/23/03	14.48	86.05
								8/7/03	11.40	89.13
MW3	101.64	98.53	23.41	75.12	15.00	75.12	90.12	10/18/02	20.55	81.09*
								1/22/03	10.87	90.77
								4/23/03	10.46	91.18
								8/7/03	9.26	92.38
MW4	99.84	97.11	22.89	74.22	15.00	74.22	89.22	10/18/02	10.16	89.68
								1/22/03	9.83	90.01
								4/23/03	7.59	92.25
								8/7/03	12.26	87.58
MW5	101.57	98.60	23.12	75.48	15.00	75.48	90.48	10/18/02	Dry	Dry
								1/22/03	21.87	79.70*
								4/23/03	9.73	91.84
								8/7/03	15.09	86.48

Note: All units are in feet

Benchmark: Fire hydrant north flange with assumed elevation of 100.00 feet

*: Well not fully recharged



LEGEND:

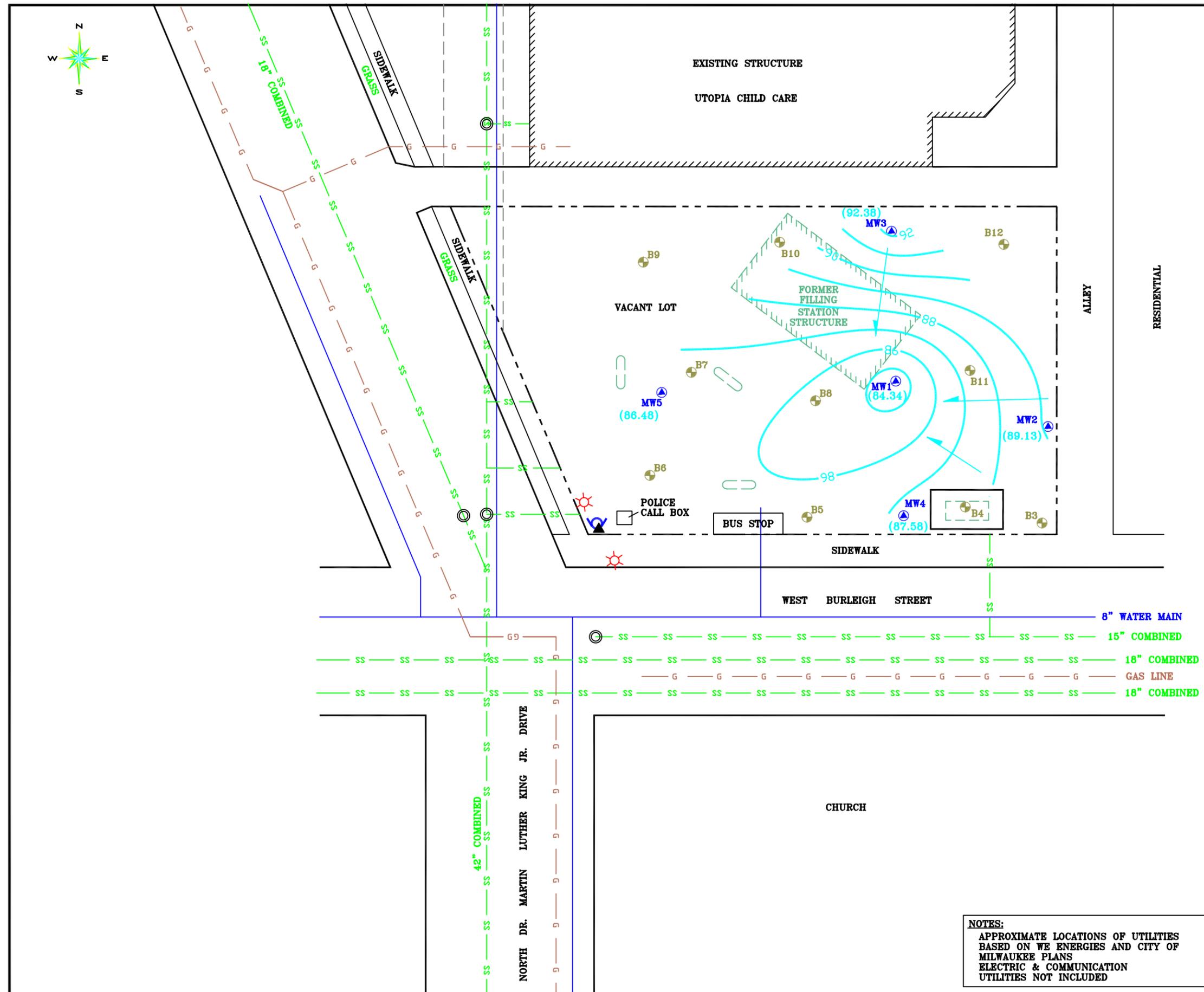
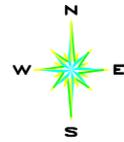
	GROUNDWATER CONTOUR INTERVAL = 2.0'
	GROUNDWATER FLOW DIRECTION
	GROUNDWATER ELEVATION (IN FEET REFERENCED TO ARBITRARY BENCHMARK)
	SOIL BORING
	MONITORING WELL
	SUBJECT PROPERTY
	EXCAVATION LIMITS
	FORMER 2,000 GALLON LEADED GASOLINE UST
	FORMER PUMP ISLAND
	WATER
	COMBINED STORM & SANITARY SEWER
	MANHOLE
	GAS LINE
	VACATED NORTH 3RD STREET (UTILITY CORRIDOR)
	LIGHT POLE
	FIRE HYDRANT
	BENCHMARK: TOP OF FIRE HYDRANT ASSUMED ELEVATION: 100.0'

NOTES:
 APPROXIMATE LOCATIONS OF UTILITIES
 BASED ON WE ENERGIES AND CITY OF
 MILWAUKEE PLANS
 ELECTRIC & COMMUNICATION
 UTILITIES NOT INCLUDED

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON RD.; WAUKESHA, WI, 53186
 (262)-544-0118

**FIGURE 7
 GROUNDWATER CONTOUR MAP (4/23/03)
 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WISCONSIN**

DESIGNED	DRAWN	APPROVED	SCALE	DATE
ELP	JSZ	X	1" = 30'	03-17-04
PROJECT NO.: 1E-0205010			CAD No. E2050109	



LEGEND:

	88	GROUNDWATER CONTOUR INTERVAL = 1.0'
		GROUNDWATER FLOW DIRECTION
	(89.13)	GROUNDWATER ELEVATION (IN FEET REFERENCED TO ARBITRARY BENCHMARK)
	B5	SOIL BORING
	MW1	MONITORING WELL
		SUBJECT PROPERTY
		EXCAVATION LIMITS
		FORMER 2,000 GALLON LEADED GASOLINE UST
		FORMER PUMP ISLAND
		WATER
	SS	COMBINED STORM & SANITARY SEWER
		MANHOLE
	G	GAS LINE
		VACATED NORTH 3RD STREET (UTILITY CORRIDOR)
		LIGHT POLE
		FIRE HYDRANT
		BENCHMARK: TOP OF FIRE HYDRANT ASSUMED ELEVATION: 100.0'

NOTES:
 APPROXIMATE LOCATIONS OF UTILITIES
 BASED ON WE ENERGIES AND CITY OF
 MILWAUKEE PLANS
 ELECTRIC & COMMUNICATION
 UTILITIES NOT INCLUDED

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON RD.; WAUKESHA, WI, 53186
 (262)-544-0118

FIGURE 8
 GROUNDWATER CONTOUR MAP (8/7/03)
 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
ELP	JSZ	X	1" = 30'	02-26-04
PROJECT NO.: 1E-0205010			CAD No. E2050108	



2-4' DEPTH	
PID = BDL	Pb = 49
Cd < 0.40	
DETECTED PAHs	
B(a) = 3.0	B(a)P = 3.8
B(b) = 4.3	B(g,h,i) = 63
B(k) = 1.3	C = 1.6
diBA = 1.3	F = 4.5
IP = 31j	P = 4.1
4-6' DEPTH	
PID = BDL	GRO < 0.56
DRO = 48.0	VOCs < LOD

2-4' DEPTH	
PID = BDL	Pb = 45
Cd < 0.37	
DETECTED PAHs	
1-MN = 12j	AN = 5.7
ACP = 67	B(a) = 62
B(a)P = (21)	B(b) = 37
B(g,h,i) = 200	B(k) = 33
C = 90	diBA = (67)
F = 150	FL = 14
IP = 24j	Napht = 81
PA = 33	P = 80
4-6' DEPTH	
PID = BDL	GRO < 0.55
DRO = 40	
DETECTED VOCs	
1,2,4-TMB = 18j	1,3,5-TMB =

2-4' DEPTH	
PID = BDL	Pb = (50)
Cd < 0.36	
DETECTED PAHs	
B(b) = 83	B(g,h,i) = 513
B(k) = 0.24	diBA = 0.71
IP = 13j	P = 0.65j
4-6' DEPTH	
PID = 30	GRO < 0.53
DRO = 388	
DETECTED VOCs	
1,2-DCBz = 122	1,2-DCA =
1,2,4-TMB = 10,700	1,3,5-TMB = 479
B = 825	E = 696
IPBz = 368	X = 5,183
n-BuBz = 625	n-PBz = 1,240
Napht = 2,000	s-BuBz = 186
T = 53	

- CHEMICAL KEY:**
- ACP: ACENAPHTHYLENE
 - AN: ACENAPHTHENE
 - AT: ANTHRACENE
 - B: BENZENE
 - B(a): BENZO (a) ANTHRACENE
 - B(a)P: BENZO (a) PYRENE
 - B(b): BENZO (b) FLUORANTHENE
 - B(g,h,i): BENZO (g,h,i) PERYLENE
 - B(k): BENZO (k) FLUORANTHENE
 - C: CHRYSENE
 - Cd: CADMIUM
 - ChA: CHLOROMETHANE
 - DCA: DICHLOROETHANE
 - DCBz: DICHLOROBENZENE
 - diBA: di BENZO (a,h) ANTHRACENE
 - E: ETHYLBENZENE
 - F: FLUORANTHENE
 - FL: FLUORENE
 - IP: INDENO (1,2,3-cd) PYRENE
 - IPBz: ISOPROPYLBENZENE
 - MN: METHYLNAPHTHALENE
 - Napht: NAPHTHALENE
 - n-BuBz: n-BUTYLBENZENE
 - n-PBz: n-PROPYLBENZENE
 - P: PYRENE
 - PA: PHENANTHRENE
 - Pb: LEAD
 - p-IPt: p-ISOPROPYLTOLUENE
 - s-BuBz: Sec-BUTYLBENZENE
 - T: TOLUENE
 - TMB: TRIMETHYLBENZENE
 - X: TOTAL XYLENES

- ABBREVIATIONS:**
- BDL: BELOW DETECTION LIMIT
 - DRO: DIESEL RANGE ORGANICS
 - GRO: GASOLINE RANGE ORGANICS
 - LOD: LIMIT OF DETECTION
 - PAH: POLYNUCLEAR AROMATIC HYDROCARBONS
 - PID: PHOTOIONIZATION DETECTOR (FIELD)
 - RCL: RESIDUAL CONTAMINANT LEVEL
 - VOC: VOLATILE ORGANIC COMPOUNDS
 - WDNR: WISCONSIN DEPARTMENT OF NATURAL RESOURCES
- NOTES:**
- FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS
- GRO, DRO, Pb AND Cd RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg) EQUIVALENT TO PARTS PER MILLION (ppm)
- VOC PAH AND PVOC RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER BILLION (ppb)
- RESULTS INDICATED IN RED/UNDERLINED EXCEED THE WISCONSIN ADMINISTRATIVE CODE NR 720.09 GENERIC RESIDUAL CONTAMINANT LEVEL (RCL) BASED ON GROUNDWATER PROTECTION OR THE WDNR SUGGESTED GENERIC RCL BASED ON GROUNDWATER PROTECTION (PAH)**
- RESULTS INDICATED IN BROWN/# EXCEED THE WISCONSIN ADMINISTRATIVE CODE NR 746 TABLE 1 RESIDUAL PETROLEUM PRODUCT IN SOIL PORES SCREENING LEVELS**
- RESULTS IN GREEN/PARENTHESIS EXCEED THE WDNR SUGGESTED GENERIC DIRECT-CONTACT RCLs FOR A NON-INDUSTRIAL PROPERTY (PAH) OR THE WISCONSIN ADMINISTRATIVE CODE NR 720.11 DIRECT-CONTACT RCLs FOR A NON-INDUSTRIAL PROPERTY**
- j: CONCENTRATION BETWEEN LABORATORY LIMIT OF DETECTION AND QUANTITATION LIMIT.

2-4' DEPTH	
PID = BDL	Pb = (61)
Cd < 0.36	
DETECTED PAHs	
2-MN = 1,170	B(a) = 4.9
B(a)P = 6.1	B(b) = 2.9
B(g,h,i) = 159	B(k) = 1.6
C = 3.5	diBA = (29)
F = 8.5	IP = (2,070)
PA = 11	P = 7.9
4-6' DEPTH	
PID = BDL	GRO < 0.54
DRO = 11.0	VOCs < LOD

2-4' DEPTH	
PID = BDL	Pb = (53)
Cd < 0.39	
DETECTED PAHs	
B(a) = 3.0	B(a)P = 3.0
B(b) = 0.58	B(g,h,i) = 58
B(k) = 0.12j	C = 3.5
diBA = 1.1	F = 8.2
IP = 60	PA = 5.4
P = 6.2	
4-6' DEPTH	
PID = BDL	GRO = 11
DRO = 50	
DETECTED VOCs	
1,2-DCA = 20j	ChA = 123
T = 22j	

2-4' DEPTH	
PID = BDL	Pb = (68)
Cd < 0.36	
DETECTED PAHs	
1-MN = 47	2-MN = 71
ACP = 573	AT = 32
B(g,h,i) = 319	F = 188
FL = 63	Napht = 391
PA = 286	
4-6' DEPTH	
PID = BDL	GRO = 16
DRO = 9.8	
DETECTED VOCs	
T = 17j	

2-4' DEPTH	
PID = 60	Pb = (69)
Cd < 0.39	
DETECTED PAHs	
1-MN = 38	2-MN = 195
AN = 365	ACP = 761
AT = 63	B(g,h,i) = 595
F = 259	FL = 176
Napht = 155	PA = 686
P = 198	
4-6' DEPTH	
PID = 66	GRO = 3,150
DRO = 1,410	
DETECTED VOCs	
1,2,4-TMB = #110,000#	1,3,5-TMB = #39,700#
B = #18,500#	E = #86,700#
IPBz = 9,530	X = #286,300#
n-BuBz = 8,940	n-PBz = 29,000
Napht = #6,710#	p-IPz = 3,750
s-BuBz = 2,300	T = 6,700

2-4' DEPTH	
PID = BDL	Pb = (58)
Cd = 0.7	
DETECTED PAHs	
B(a) = 0.25j	B(b) = 0.45
B(k) = 0.44	C = 0.61
diBA = 0.59	F = 0.20j
IP = 31j	
4-6' DEPTH	
PID = BDL	GRO = 26
DRO = 12	
DETECTED VOCs	
1,2,4-TMB = 23j	

2-4' DEPTH	
PID = 17	Pb = (119)
Cd < 0.41	
DETECTED PAHs	
ACP = 16j	B(a) = 12
B(a)P = (21)	B(b) = 22
B(g,h,i) = 35	B(k) = 6.4
C = 9.0	diBA = 8.4
F = 24	FL = 17
IP = (373)	Napht = 18
PA = 8.1	P = 20
4-6' DEPTH	
PID = 14	GRO = 91
DRO = 14	
DETECTED VOCs	
1,2,4-TMB = 381	1,3,5-TMB = 137
ChA = 114	E = 70
IPBz = 151	X = 173j
n-PBz = 169	Napht = 113j
p-IPz = 134	s-BuBz = 76
T = 34j	

2-4' DEPTH	
PID = BDL	Pb = (52)
Cd < 0.37	
DETECTED PAHs	
B(b) = 0.36	B(g,h,i) = 33
B(k) = 0.08j	diBA = 0.62
F = 0.29j	
4-6' DEPTH	
PID = BDL	GRO = 19
DRO = 24	
DETECTED VOCs	
T = 41j	

LEGEND:

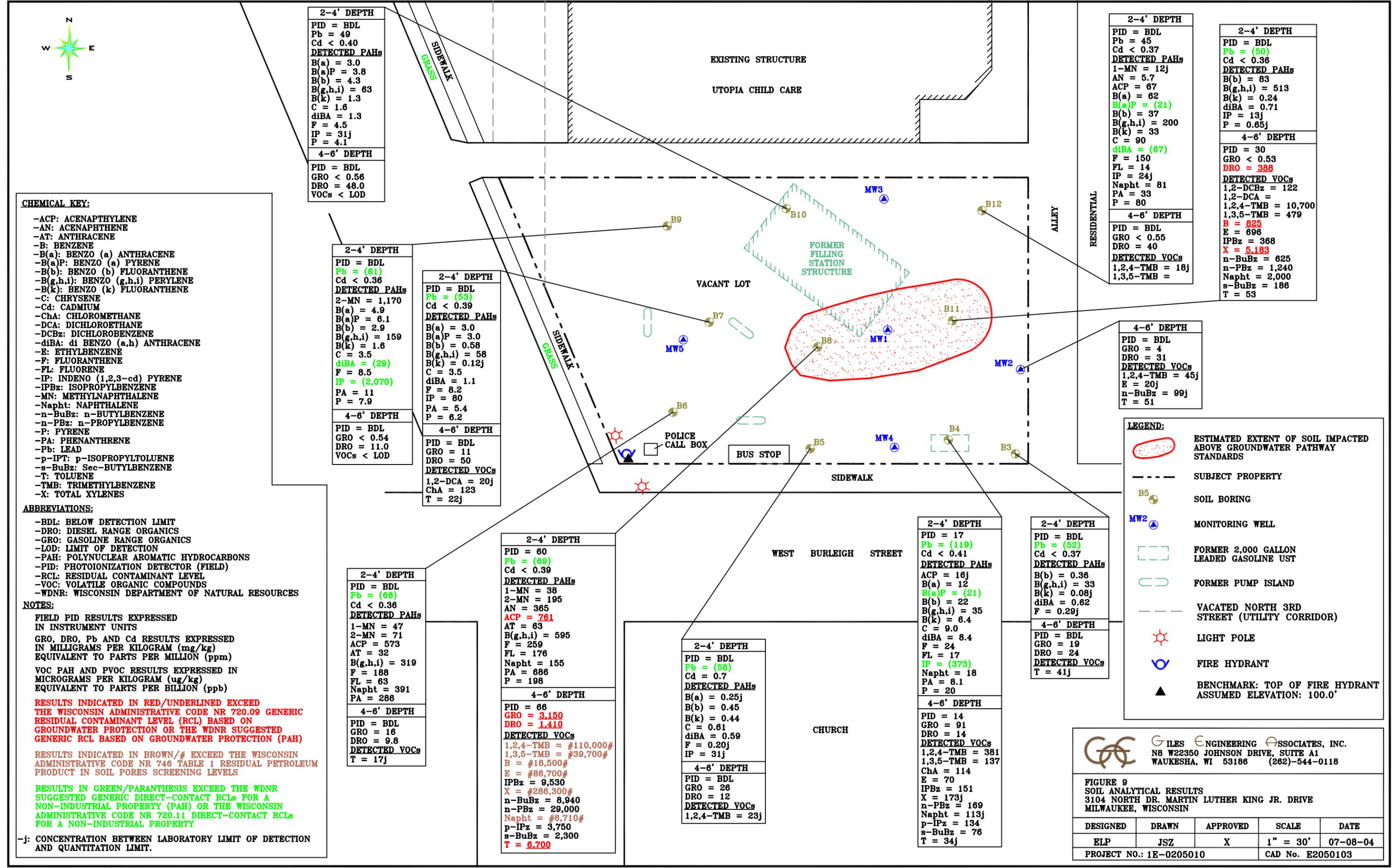
- ESTIMATED EXTENT OF SOIL IMPACTED ABOVE GROUNDWATER PATHWAY STANDARDS
- SUBJECT PROPERTY
- SOIL BORING
- MONITORING WELL
- FORMER 2,000 GALLON LEADED GASOLINE UST
- FORMER PUMP ISLAND
- VACATED NORTH 3RD STREET (UTILITY CORRIDOR)
- LIGHT POLE
- FIRE HYDRANT
- BENCHMARK: TOP OF FIRE HYDRANT ASSUMED ELEVATION: 100.0'

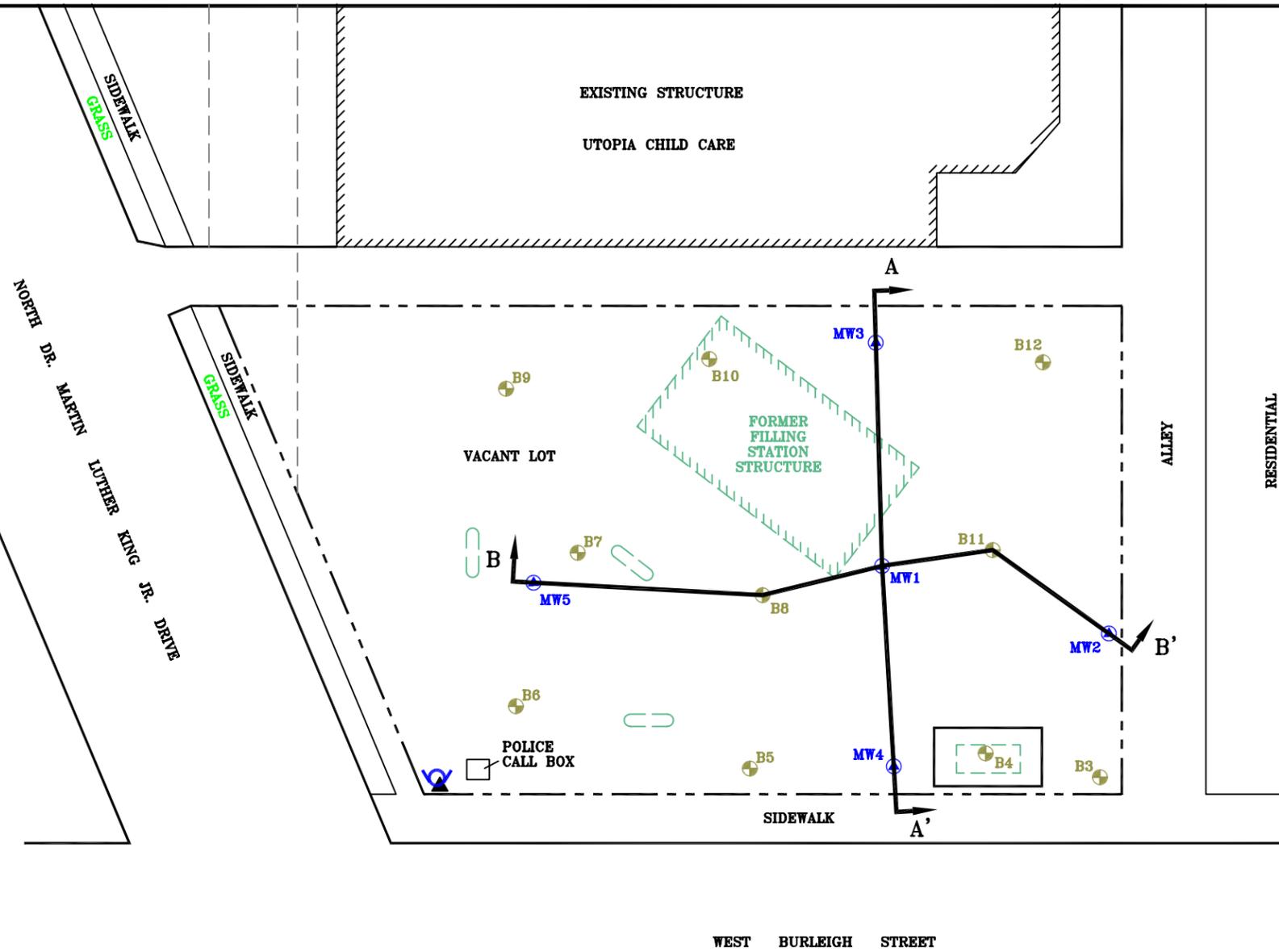
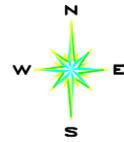
GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)-544-0118

FIGURE 9
 SOIL ANALYTICAL RESULTS
 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
ELP	JSZ	X	1" = 30'	07-08-04

PROJECT NO.: 1E-0205010 CAD No. E2050103





LEGEND:

- LINE OF CROSS-SECTION
- SOIL BORING
- MONITORING WELL
- SUBJECT PROPERTY
- EXCAVATION LIMITS
- FORMER 2,000 GALLON LEADED GASOLINE UST
- FORMER PUMP ISLAND
- VACATED NORTH 3RD STREET (UTILITY CORRIDOR)
- FIRE HYDRANT
- BENCHMARK: TOP OF FIRE HYDRANT ASSUMED ELEVATION: 100.0'

NOTES:
 APPROXIMATE LOCATIONS OF UTILITIES BASED ON WE ENERGIES AND CITY OF MILWAUKEE PLANS
 ELECTRIC & COMMUNICATION UTILITIES NOT INCLUDED

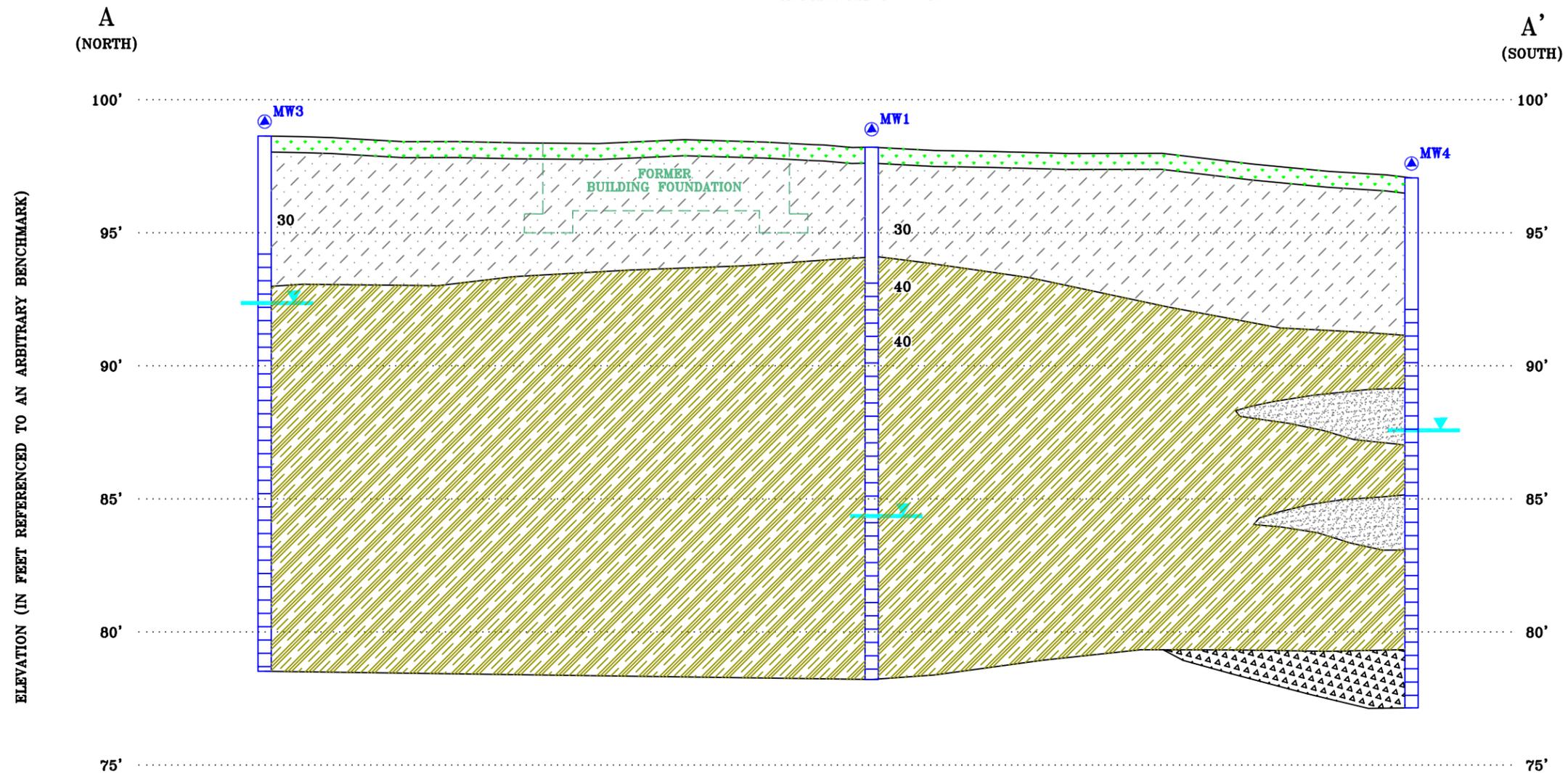
GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON RD.; WAUKESHA, WI, 53186
 (262)-544-0118

FIGURE 4
 CROSS-SECTION LOCATION PLAN
 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
ELP	JSZ	X	1" = 30'	02-26-04
PROJECT NO.: 1E-0205010			CAD No. E2050107	

CROSS SECTION A-A'

SCALE: VERTICAL 1" = 5'
HORIZONTAL 1" = 10'



NOTES:
PID READINGS WERE TAKEN AT 2-FOOT INTERVALS.
UNLESS OTHERWISE NOTED, READINGS WERE BELOW THE
INSTRUMENT DETECTION LIMIT
LINES BETWEEN BORINGS ARE INFERRED

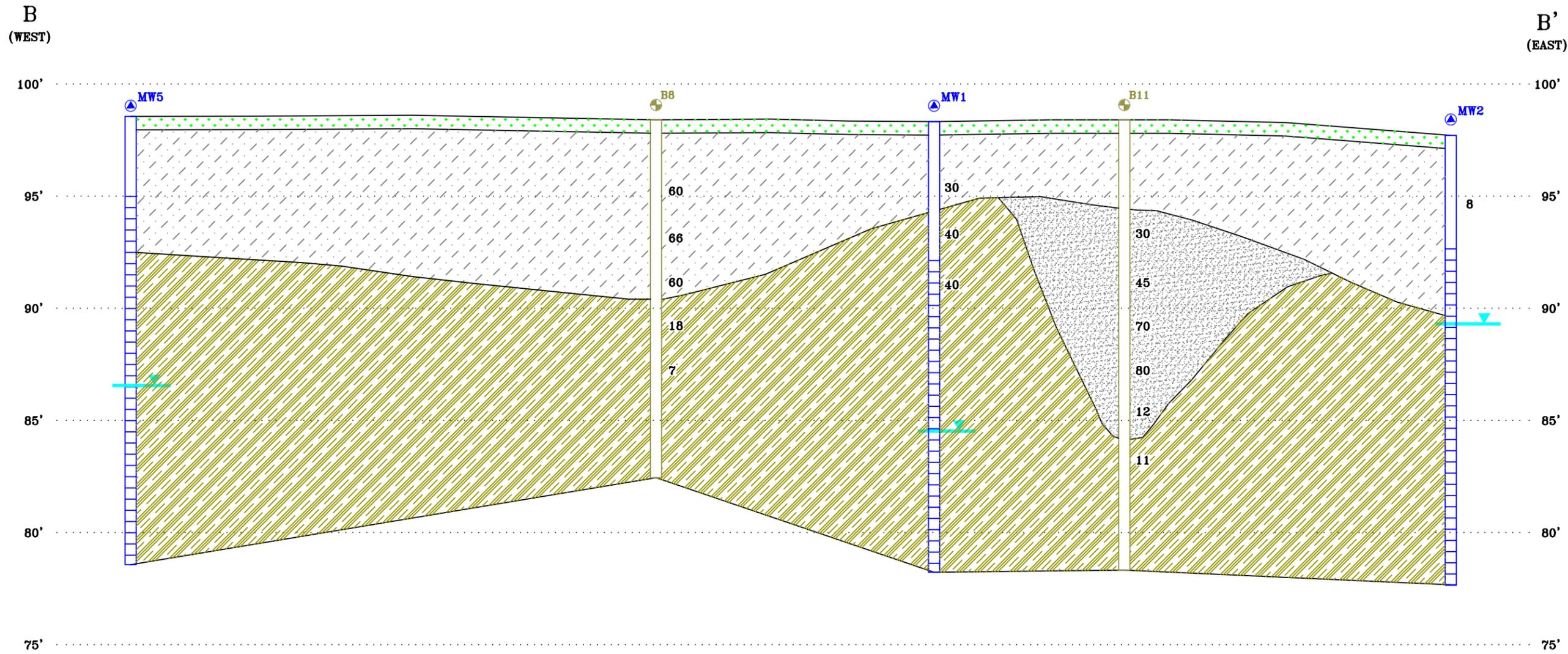
SOIL KEY:	
	ROOT MAT
	FILL: SILTY SAND TO SILTY CLAY WITH FINE TO COARSE SAND AND TRACE ORGANIC MATTER
	CLAYEY SILT TO SILTY CLAY WITH FINE TO COARSE SAND AND GRAVEL
	SILTY SAND TO SANDY SILT WITH FINE TO MEDIUM GRAVEL AND TRACE CLAY
	CLAY WITH TRACE SILT AND FINE TO MEDIUM GRAVEL

LEGEND:	
	MW1 GROUNDWATER MONITORING WELL
	WELL SCREEN
	STATIC WATER LEVEL (8/7/03)
40	PHOTOIONIZATION DETECTOR (PID) READING

GILES ENGINEERING ASSOCIATES, INC. N8 W22350 JOHNSON DRIVE, SUITE A1 WAUKESHA, WI, 53186 (262)-544-0118				
FIGURE 5 CROSS-SECTION A-A' 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE MILWAUKEE, WISCONSIN				
DESIGNED	DRAWN	APPROVED	SCALE	DATE
RLP	JSZ	X	NTS	02-26-04
PROJECT NO.: 1E-0205010			CAD No. E2050105	

CROSS SECTION B-B'

SCALE: VERTICAL 1" = 5'
HORIZONTAL 1" = 10'



ELEVATION (IN FEET REFERENCED TO AN ARBITRARY BENCHMARK)

NOTES:
PID READINGS WERE TAKEN AT 2-FOOT INTERVALS. UNLESS OTHERWISE NOTED, READINGS WERE BELOW THE INSTRUMENT DETECTION LIMIT
LINES BETWEEN BORINGS ARE INFERRED

SOIL KEY:	
	ROOT MAT
	FILL: SILTY SAND TO SILTY CLAY WITH FINE TO COARSE SAND AND TRACE ORGANIC MATTER
	CLAYEY SILT TO SILTY CLAY WITH FINE TO COARSE SAND AND GRAVEL
	SILTY SAND TO SANDY SILT WITH FINE TO MEDIUM GRAVEL AND TRACE CLAY

LEGEND:	
	B8 SOIL BORING
	MW1 GROUNDWATER MONITORING WELL
	WELL SCREEN
	STATIC WATER LEVEL (8/7/03)
40	PHOTOIONIZATION DETECTOR (PID) READING

GILES ENGINEERING ASSOCIATES, INC. N8 W22350 JOHNSON DRIVE, SUITE A1 WAUKESHA, WI, 53186 (262)-544-0118				
FIGURE 6 CROSS-SECTION B-B' 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE MILWAUKEE, WISCONSIN				
DESIGNED	DRAWN	APPROVED	SCALE	DATE
ELP	JSZ	X	NTS	02-26-04
PROJECT NO.: 1E-0205010			CAD No. E2050106	



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Patricia S. Algiers
Commissioner

Steven J. Jacquart
Deputy Commissioner

I, Elaine Miller, Special Deputy Commissioner, state that the City of Milwaukee is the fee owner of the property now known as 3104 North Dr. Martin Luther King Jr. Drive, Milwaukee, Wisconsin. To the best of my knowledge, the legal description for this property is complete and accurate:

Lots 1 and 4, in Block 1, in Pierce's Addition of the South 49 Acres of the West ½ of the South East ¼ of Section 8, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, and reserving the east 3.50 feet for public alley purposes, and reserving for street widening purposes, that part of said Lot 1, bounded and described as follows: Commencing at the southwest corner of said Lot 1; thence North 0° 12' East along the West Line of said Lot 1, 5.46 feet; thence South 22° 08' East 5.87 feet to a point in the South Line of said Lot 1, 2.23 feet to the point of commencement.

By: Elaine Miller
Elaine Miller
Special Deputy Commissioner
Department of City Development

Date: 5/27/04

ATTACHMENT B SITE PHOTOGRAPHS

3104-20 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI



View of the building and paved area at 3116 N. Dr. Martin Luther King Jr. Drive, looking southeast toward the north side of the building.



View of the northern wall of the building. A pipe of unidentified origin was observed.



Interior view of a first floor storage area. One- and five-gallon buckets and water damage to the ceiling were observed in this area.



A walk-in cooler observed in a large storage area. The surrounding space was cluttered with abandoned items, and visibility was poor.



A first floor room in poor condition with tiled walls was observed.



Other first floor spaces, such as this office, were observed to be in good condition.



Water damage was also observed on second floor ceilings.

06/27/2013 10:06

Utility or incineration equipment observed in the northern end of the basement.



06/27/2013 10:13



A utility space in the southern end of the basement was observed to contain an incinerator as well as remnant piping that appeared to have been associated with a boiler. A boiler was not observed during the inspection.