

**Phase I Environmental Site Assessment of
4243 West North Avenue and
2232 & 2240 North Sherman Boulevard
Milwaukee, Wisconsin**

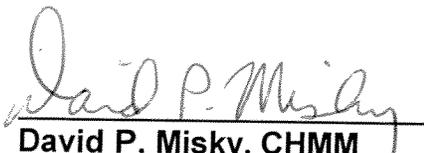
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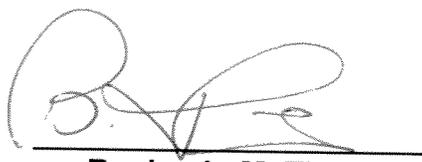
Prepared by:



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EXECUTIVE SUMMARY

This Phase I ESA was requested by Jennifer Basile, Economic Development Specialist, Department of City Development (DCD), City of Milwaukee. The purpose of this Phase I ESA is to identify potential environmental concerns associated with the past and present land uses of the project site, and the adjacent properties.

The project site consists of three contiguous properties (4243 West North Avenue and 2232 & 2240 North Sherman Boulevard) that are generally bound by West North to the north, North 42nd Street to the east, West Garfield Avenue to the south, and North Sherman Boulevard to the west. The project site is occupied by a vacant building formerly used by the Milwaukee Public Library system (Finney Library) and an associated parking lot.

Project Site

Historical land uses of the project site include residential dwellings, a library, and a parking lot. These land uses do not raise environmental concern, however a review of City of Milwaukee Department of Neighborhood Services (DNS) records indicated three underground storage tanks (UST) had been installed on the project site. Two of these USTs were associated with former residential dwellings and have since been removed. One UST is associated with the former library and is possibly still in-place on the west side of the building.

A review of the Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS) indicated that the property at 2232 N. Sherman Blvd. is a registered leaking underground storage tank (LUST) site. The WDNR issued a closure letter for the property in 1992.

Reviews of the Wisconsin Department of Commerce (DCOM) storage tank database, and U.S. Environmental Protection Agency (USEPA) records did not result in any records regarding the project site.

The City's Historic Preservation staff reviewed the project site and concluded that the project site is not locally designated, nor is it listed in the National Register of Historic Places.

The project site is not located in a designated wetland, environmental corridor, 100-year floodplain, or a 500-year floodplain.

A cursory site inspection of the project site raised potential environmental concerns (i.e., possible UST vent pipe, flammable materials storage cabinet on the south side of the building, and staining).

Adjacent Sites

According to the Wright's and Polk's City Directories, and DNS records, historical land uses of properties adjacent to the project site raised potential environmental concerns, however we do not feel that these sites have adversely impacted the project site. See Section 2.3.1, City Directories on page 4, and Section 2.3.2, DNS Records, on page 4 for a detailed list of adjacent land uses.

Various WDNR BRRTS sites are located within a quarter-mile radius of the project site, however we do not feel that these sites have adversely impacted the project site.

There are two United States Environmental Protection Agency's (USEPA) Comprehensive Environmental Response Compensation Liability Information Systems (CERCLIS) sites located within a one-mile radius of the project site, however we do not believe these sites have adversely impacted the project site.

There are four Waste Disposal sites located within a one-mile radius of the project site, however we do not believe these sites have adversely impacted the project site.

Recommendations

Based on the available information regarding the project site we recommend a limited Phase II Environmental Site Assessment of 4243 W. North Ave. and 2240 N. Sherman Blvd.

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 (USTs), utility mains and fixtures.

If found, the contents of the UST should be sampled and tested for potential reuse, recycling, or disposal according to State regulations.

In addition, all abandoned tanks should be properly removed, and a site assessment conducted, according to existing WDNR regulations. The tanks should also be registered with DCOM.

DPM, BMT
City of Milwaukee
December 8, 2003

1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) of 4243 West North Ave. and 2232 & 2240 North Sherman Boulevard, Milwaukee, Wisconsin (project site), performed by the City of Milwaukee Health Department and Department of City Development (DCD).

1.1 PURPOSE

This Phase I ESA was requested by Jennifer Basile, Economic Development Specialist, Department of City Development, City of Milwaukee. The purpose of this Phase I ESA is to identify potential environmental concerns associated with the past and present land uses of the project site, and the adjacent properties.

1.2 PROCEDURES

The following sections describe the procedures and activities involved in conducting this Phase I ESA, which included a detailed project site history review, a detailed records review, and a project site inspection.

1.2.1 Detailed Site History Review

The following sources were examined to determine a detailed history of the project site:

- Wright's City Directories (1935-1990) to determine the land use history of the project site and adjacent properties
- Polk's City Directories (1993-2000) to determine the land use history of the project site and adjacent properties
- Sanborn Fire Insurance Maps (1894, 1910, 1951, and 1969)/1920 Land Use Map
- Available Southeastern Wisconsin Regional Planning Commission (SEWRPC) aerial photographs

- City of Milwaukee records and files from the Health Department, Department of Neighborhood Services (DNS), Assessor's Office, Treasurer's Office, and the Department of City Development
- Any records and/or files that the Real Estate Section, Redevelopment Authority of the City of Milwaukee (RACM), or Milwaukee Economic Development Corporation (MEDC) may have regarding the project site

1.2.2 Detailed Records Review

The following records were reviewed to determine the environmental integrity of the project site:

- Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS) for Leaking Underground Storage Tank (LUST) sites, hazardous material spills or releases (spills), Environmental Repair Program (ERP) sites, No Action Required sites, Voluntary Party Liability Exemption (VPLE), and Abandoned Container Reports
- Wisconsin Department of Commerce (DCOM) Storage Tank Database for registered Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs)
- Sites listed on the United States Environmental Protection Agency's (USEPA) Comprehensive Environmental Response Compensation Liability Information Systems (CERCLIS) at or near the project site
- The USEPA Superfund program, or on the National Priorities List (NPL) at or near the project site
- Records of waste disposal sites at or near the project site

1.2.3 Site Inspection

A detailed physical inspection of the project site and properties adjacent to the project site was conducted for:

- Presence of distressed vegetation or discolored soils
- Evidence of chemical contamination and/or unreported spills
- Evidence of filling or dumping activity
- Presence of active or abandoned barrels, drums, and/or tanks

2.0 PROJECT SITE INFORMATION

The following sections provide descriptions and historical land use information of the project site.

2.1 OVERVIEW/GENERAL INFORMATION

The following table presents relevant data from the City Assessor's Office pertaining to the project site:

Address	Tax Key Number	Lot Size (ft. ²)	Building Size (ft. ²)	Zoning	Owner
4243 W. North Ave.	3489997000	15,073	9,000	LB2*	City of Milwaukee
2232 N. Sherman Blvd.	3489995000	10,350	0	RT4**	City of Milwaukee
2240 N. Sherman Blvd.	3489996000	7,383	0	RT4**	City of Milwaukee

*= Local Business

**=Two-Family Residential

The project site has a total lot area of 32,806-sq. ft. and is generally bound by W. North Ave. to the north, N. 42nd St. to the east, W. Garfield Ave. to the south, and N. Sherman Blvd. to the west (Figure 1). The project site is occupied by a vacant building formerly used by the Milwaukee Public Library system (Finney Library) and an associated parking lot. Project site features are presented on plat map number 348-38 (Figure 2). The primary land use surrounding the site is two-family residential.

2.2 PAST PROPERTY USES

This section presents the historical land uses of the project site, according to the Wright's and Polk's City Directories, Sanborn Fire Insurance Maps, SEWRPC aerial photographs, and DNS records.

2.2.1 City Directories

According to Wright's City Directories (1935-1990) and Polk's City Directories (1993-2000) the project site had the following historical land uses. The land uses did not raise potential environmental concerns.

Address	Year	Occupant/Land Use	Potential Concerns
4243 W. North Ave.	1935-50	Not Listed	
	1955-00	Public Library	
2232 N. Sherman Blvd.	1935-90	Residential	
	1993-00	Not Listed	
2240 N. Sherman Blvd.	1935-90	Residential	
	1993-00	Not Listed	

2.2.2 Department of Neighborhood Services

Selected DNS records for the project site indicate the following information. Records that raise potential environmental concerns are bolded.

Address	Date	Comment
4243 W. North Ave.	8/11/1952	Permit to build library
	2/9/1953	Permit to install one oil burner
	2/9/1953	Permit to install 2,000-gal fuel oil tank buried on west side of the building (Appendix A)
	7/2/1980	New addition to library
	9/29/1987	Replace oil burner
	5/30/1990	Replace boiler with new gas burner
2232 N. Sherman Blvd.	1915	Permit to build
	1915	Permit to build garage
	5/16/1991	Permit to remove 550-gal. heating oil tank - "no apparent contamination"
	8/17/1990	Raze 1 story frame garage
	7/10/1991	Raze site - ok
2240 N. Sherman Blvd.	9/27/1923	Construction of Columbia Lodge
	5/6/1930	Construction of bungalow
	5/16/1991	Removal of 1,000-gal. UST
	5/24/1991	Tank removed and backfilled
	8/17/1990	Raze and removal of garage
	7/10/1991	Raze site - ok

2.2.3 Sanborn Fire Insurance Maps

This section presents the historical land uses of the project site and adjacent properties according to Sanborn Fire Insurance Maps. Land uses that present potential environmental concern, and may have adversely impacted the project site, are bolded.

- An 1894 Sanborn Fire Insurance Map does not include the project site.
- A 1910 Sanborn Fire Insurance Map does not include the project site.
- A 1910 Sanborn Fire Insurance Map with updates through 1951 (Figure 3) shows two 1-½ story residential dwellings and a vacant lot occupied site. Adjacent land uses included residential dwellings to the north and south, mixed-use buildings to the east, and N. Sherman Blvd. and Parkside Lutheran Church to the west.
- A 1969 Sanborn Fire Insurance Map (Figure 4) shows the project three buildings occupied site. 4243 W. North Ave. was occupied by a single story building labeled the “Finney Neighborhood Library,” and 2232 and 2240 N. Sherman Blvd. were both occupied by 1 ½ story residential dwellings. The adjacent land uses included residential dwellings to the north and south, mixed-use buildings to the east, and N. Sherman Blvd. and Parkside Lutheran Church to the west.

2.2.4 Aerial Photographs

Selected SEWRPC aerial photographs that include the project site were reviewed for this Phase I ESA. The findings are as follows:

- A 1941 aerial photograph shows the project site was occupied by vacant land and two residential dwellings fronting onto N. Sherman Blvd. Surrounding land uses appear to be residential dwellings to the north, south, east, and west. A large park with a lagoon and amphitheater is located approximately three blocks south of the project site.
- A 1986 aerial photograph shows three buildings occupied the project site: two residential dwellings and one large building with a sign indicating “public library.” Surrounding land uses appear to be primarily residential dwellings.

2.3 ADJACENT PROPERTIES

This section provides a detailed description of properties adjacent to the project site. The project site is located in a generally residential area.

2.3.1 City Directories

The Wright's (1935-1990) and Polk's (1993-2000) City Directories were searched to indicate the land uses of properties within an approximate half-block radius of the project site. The properties searched include:

- 4200 through 4242 West North Avenue
- 2222 through 2322 North Sherman Boulevard

Land uses listed in bold raised potential environmental concern.

Address	Year	Occupant/Land Use	Potential Concerns
4206 W. North Ave.	1935-1950	Residential	
	1955-60	Physician	
	1965-80	Chiropractor	
4211 W. North Ave.	1935-1945	Dentist	
	1950-80	Dentist/Physician	
	1990	Management & Realty Co.	
	1993	Construction Co.	
4215 W. North Ave.	1935-60	Pharmacy	
	1970	House Painter	PAH,VOC,Lead
	1980	Appliance Repair	PAH,VOC,Metals
	1985-2000	Wholesale Grocery	
4217 W. North Ave.	1935-2000	Residential	
4219 W. North Ave.	1935-1950	Grocery	
	1955-2000	Printing	VOC,Metals
4221 W. North Ave.	1935-1990	Residential	
4225 W. North Ave.	1935	Meat Market	
	1940	Beauty Salon	
	1945	Real Estate Co.	
	1950-60	Building Co.	
	1965-1990	Realty and Management Co.	
4227 W. North Ave.	1935-45	Residential	
	1950-1985	Upholstery	
4229 W. North Ave.	1935-2000	Residential	
	1940-45	Beauty Shop	
4231 W. North Ave.	1935-1993	Baker/Deli	

Address	Year	Occupant/Land Use	Potential Concerns
	2000	Child Care	
4233 W. North Ave.	1935-1993	Residential	
4311 W. North Ave.	1935-2000	Church	
2222 N. Sherman Blvd.	1935-2000	Residential	
2223 N. Sherman Blvd.	1975-2000	Residential	
2225 N. Sherman Blvd.	1955-2000	Residential	
2226 N. Sherman Blvd.	1935-2000	Residential	
2231 N. Sherman Blvd.	1945	Residential	
2233 N. Sherman Blvd.	1935-1990	Residential	
2239 N. Sherman Blvd.	1935-2000	Residential	
2249 N. Sherman Blvd.	1935-1990	Residential	
2305 N. Sherman Blvd.	1935-2000	Residential	
2308 N. Sherman Blvd.	1935-2000	Residential	
2311 N. Sherman Blvd.	1935-2000	Residential	
2316 N. Sherman Blvd.	1935-1965	Residential	
2319 N. Sherman Blvd.	1935-2000	Residential	
2321 N. Sherman Blvd.	1935-2000	Residential	
2322 N. Sherman Blvd.	1935-65	Residential	

Glossary of Environmental Acronyms: Diesel Range Organics (DRO), Gasoline Range Organics (GRO), Polycyclic Aromatic Hydrocarbons (PAHs), Polychlorinated Biphenyls (PCBs), Volatile Organic Compounds (VOCs)

2.3.2 Department of Neighborhood Services Records

DNS records were searched for the same properties that were searched for the city directories (Section 2.3.1). Comments that raise potential environmental concerns are bolded.

Address	Date	Selected Comments
4206 W. North Ave.	09/26/1946	Permit to Occupy: "chiropractor's office"
	03/30/1953	Permit to Occupy: "physician's office"
	05/23/1955	New oil burner and water boiler installed
	04/21/1977	New oil burner installed
	06/04/1997	Permit to Occupy: chiropractor
4211 W. North Ave.	1909	Store (24' x 48' x 12') razed
	04/10/1909	Permit to Build: wood frame building for store
	03/31/1911	Permit to Build: wood frame 2-family flat
	12/08/2000	Permit to Install: 90% "Frigidaire" gas furnace w/chimney liner.
	02/19/2001	Permit to Occupy: hair salon
4213-17 W. North Ave.	09/10/1924	Permit to Build: two-story store, office/apartment
	11/15/1924	Permit to Build: garage (30' x 20')
	02/12/1946	Permit to Install: S-28-8 Ideal American Radiator for Farber's Drug Store (1) RL60 Iron Fireman Stoker

Address	Date	Selected Comments
	05/22/1950	Notice of fire damage
	07/29/1957	Permit to Install: gas-fired boiler
	02/05/1965	Permit to Occupy: retail paint sales
	12/10/1975	Permit to Occupy: retail sales and service of household appliances.
	09/01/1977	Notice of corroding and leaking return pipe at rear of boiler
	03/19/1982	Permit to Occupy: "TV Repair and Service"
	03/14/1983	Permit to Occupy: grocery store
4219-21 W. North Ave.	07/30/1915	Permit to Build: store and dwelling
	03/30/1931	Permit to Build: garage (21' x 25')
	06/14/1950	Permit to Occupy: "retail job printing"
	06/12/1952	Installation of wire oil burner
	06/25/1952	Permit to Install: 275 gallon oil tank
	05/28/1964	Fire damage inspection
	06/16/1981	Permit to Occupy: commercial printing
	05/18/1998	Fire report: \$200 damage in garage
	08/25/2000	Permit for demolition of garage
4225 W. North Ave.	11/26/1912	Permit to Build: 1-story stone and brick building (32' x 40')
	09/20/1915	Permit to Build: garage (33' x 23')
	11/03/1944	Permit to Occupy: "beverage mart"
	11/18/1953	Permit to Install: Oil burner
	12/06/1977	Notice of fire damage to garage
	5/18/1998	Fire Report: garage fire \$6,000 damage
	06/05/1998	Permit to Raze: garage
	12/06/1998	Permit to build: community child care
	12/15/1998	Permit to install: furnace and AC unit
4227-29 W. North Ave.	02/27/1914	Permit to build: store and flat (26' x 60')
	06/18/1919	Permit to build: garage (20' x 20')
	06/16/1933	Permit to occupy: "fruit and grocery store"
	06/08/1934	Permit to occupy: retail fireworks
	06/21/1934	Permit to occupy: Tavern
	12/15/1936	Permit to occupy: "beauty shop"
	02/20/1948	Permit to occupy: sale and upholstery of furniture
	12/18/1951	Permit to install: one oil conversion burner
	12/18/1951	Permit to install: two 275 gallon fuel oil tanks
	07/20/1988	Permit to raze: garage
	09/07/1999	Permit to occupy: tattoo parlor
4231-33 W. North Ave.	07/07/1914	Permit to build: two-story building for bakery (25' x 97')
	02/18/1921	Permit to build garage
	11/03/1952	Permit to install new boiler (oil)
	10/10/1957	Permit to install refrigeration system
	04/09/1962	Inspection reveals that metal incinerator in rear of basement is defective
	01/08/1975	Permit to replace oil-fired burner
	12/20/1994	Permit to occupy: child care center

Address	Date	Selected Comments
4242 W. North Ave.	06/23/1950	Permit to build: one-story building for reading room
	05/14/1951	Permit to install: heating system, gas burner
	09/19/1988	Permit to occupy: church
	11/21/1990	Permit to occupy: day care facility
	07/28/1997	Permit to install: gas furnace, air conditioning unit
	09/29/1987	Permit to install: burner
	05/30/1990	Permit to replace hot water boiler
4311 W. North Ave.	10/05/1916	Permit to build: "hollow sidewalk" (44' x 13.6')
	10/06/1916	Permit to build: three-story building for parish house
	06/23/1924	Permit to build: church building (one-story)
	07/03/1969	Permit for wire gas/oil unit
	07/14/1969	Conversion of existing coal-fired boiler to gas-oil firing burner; Permit to install 275 gallon oil tank in basement
	10/21/1983	Permit to occupy: day-care in lower level
2222 N. Sherman Blvd	11/18/1992	Permit to replace gas boiler with new gas-fired boiler
	11/27/1907	Permit to build: two-story wood frame building
	06/28/1911	Permit to build: wood frame shed
	11/14/1923	Permit for sun porch
	01/26/1959	Permit to install: oil burner
	10/17/1977	Permit to install: oil burner
	03/09/1992	Permit to remove one 550 gallon U.S.T. (fuel oil)
2223-25 N. Sherman Blvd	03/20/1992	Inspection found no apparent contamination
	06/22/1954	Permit to build: two-story dwelling
	07/28/1954	Permit to install: two 275 gallon oil tanks in basement
	07/28/1954	Permit to install: two oil burners
2226-A N. Sherman Blvd	02/03/1995	Permit to install: Kenmore 80 NUG5100BFA furnace
	05/25/1911	Permit to build: two-story wood-frame dwelling
	1912	Permit to build: 8' x 12' chicken coop
	07/20/1925	Permit to build: 20' x 20' garage
2233 N. Sherman Blvd.	07/28/1997	Permit to install: gas boiler in basement
	1912	Permit to build: two-story dwelling (35' x 35')
	10/13/1917	Permit to build: garage (20' x 22')
	03/02/1994	Permit to install: gas boiler
	10/04/1994	Permit for removal of one 550 gallon U.S.T. (fuel oil)
2239 N. Sherman Blvd.	10/12/1994	"tank excavated monitored opened and cleaned out while in hole; tank ok"
	07/07/1913	Permit to build: veneered dwelling 1.5 stories
	10/10/1913	Permit to build: frame garage
	11/02/1942	Permit to occupy: "rooming house"
2249 N. Sherman Blvd.	08/24/1956	Permit to install: gas-fired incinerator
	02/22/1927	Permit to install: new boiler S-3613-0
	10/07/1941	Permit to install: one 3609 American Radiator
	04/25/1988	Permit for paving of asphalt parking lot
2300 N. Sherman Blvd.	11/10/1992	Electrical permit: "wire boilers"
	10/05/1927	Permit to build: two-story building to be used for hospital and apartment

Address	Date	Selected Comments
	10/05/1927	Permit to build: masonry garage
2305-07 N. Sherman Blvd.	05/04/1927	Permit to build: brick-veneered residence
	08/22/1986	Permit to build: garage (20' x 22')
	01/15/2001	Permit to install gas boiler
2308 N. Sherman Blvd.	07/19/1913	Permit to build: residence
	07/19/1913	Permit to build: garage
	07/15/1992	Permit to replace oil-fired boiler
	01/08/2001	Permit to install gas boiler
2311 N. Sherman Blvd.	09/10/1910	Permit to build: dwelling
	03/22/1928	Permit to build: garage
	05/22/1957	Permit to install: gas-fired furnace
	12/10/1984	Permit to install: gas furnace
2318 N. Sherman Blvd.	10/20/1988	Permit to build: garage
	04/19/1991	Permit for basement: house moved from 2324 N. Sherman Blvd.
	10/10/1991	Permit to install: gas-fired forced air furnace
2319-21 N. Sherman Blvd.	03/18/1987	Plat of Survey shows dwelling plus garage
	05/15/1916	Permit to build: brick dwelling
	5/15/1916	Permit to build: garage
	10/10/1986	Permit for installation of 100 watt sodium area light
	06/23/1999	Permit for installation of 2.5 ton air conditioner at rear yard
	11/11/1999	Permit for installation of one gas boiler

3.0 ENVIRONMENTAL RECORDS REVIEW

The following sections present historical environmental data available for the project site.

3.1 WISCONSIN DEPARTMENT OF COMMERCE

The following section presents environmental data for the project site available from DCOM.

3.1.1 Storage Tanks

According to the DCOM Storage Tank Database, there is one registered underground storage tank within the project site (2232 N. Sherman Blvd.). According to the DCOM database, a 550-gallon fuel oil tank was closed/removed as of 6/4/1991 (Underground Storage Tank - ID: 305101 - **Appendix B**).

3.2 DEPARTMENT OF NATURAL RESOURCES

The following sections present environmental data for the project site available from WDNR.

3.2.1 FID and/or WID Numbers

According to the Open Records Clerical Assistant at the WDNR, there is one registered Federal Identification or Wisconsin Identification number for the project site. 2232 N. Sherman Blvd. is a registered LUST site. A fuel oil UST was identified and removed. The WDNR issued a closure letter in August 1992 (Appendix B).

3.2.2 Leaking Underground Storage Tanks

According to a September 2003 WDNR BRRTS listing, there are five LUST sites located within a quarter-mile radius of the project site, however none of these sites are located directly adjacent to the project site and we do not believe they have adversely impacted the project site. Information on these LUST sites is on file for review at the Department of City Development.

3.2.3 Hazardous Materials Spills

According to an October 2003 WDNR BRRTS listing, there are no reported Hazardous Materials Spills within the project site, or within a ¼ mile radius of the project site.

3.2.4 Environmental Repair Program (ERP) Activities

According to an October 2003 WDNR BRRTS listing, there are no reported ERP sites within the project site. Two ERP sites are located within a quarter-mile radius of the project site, however these sites are not located directly adjacent to the project site and we do not believe they have adversely impacted the project site. Information on these ERP sites is on file for review at the Department of City Development.

3.2.5 Abandoned Containers

According to an October 2003 WDNR BRRTS listing, there are no reported Abandoned Containers within the project site, or within a quarter-mile radius of the project site.

3.2.6 No Action Required Sites

According to an October 2003 WDNR regulatory listing, there are no reported No Action Required sites within the project site.

3.2.7 Voluntary Party Liability Exemption (VPLE)

According to an October 2003 WDNR regulatory listing, there are no reported VPLE sites within the project site, and none within a ¼ -mile radius of the project site.

3.2.8 Waste Disposal Sites

There are no Waste Disposal sites within the project site. There are two Waste Disposal Sites located within a one-mile radius of the project site, however we do not believe these sites have adversely affected the project site. Information on these Waste Disposal sites is on file for review at the Department of City Development.

3.3 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

The following section presents environmental data for the project site available from USEPA.

3.3.1 CERCLIS Sites

There are no CERCLIS sites located within the project site. According to an October 2003 regulatory listing, there are two CERCLIS sites located within a one-mile radius of the project site, however we do not believe these sites have adversely affected the project site. Information on these CERCLIS sites is on file for review at the Department of City Development.

3.4 CITY OF MILWAUKEE

The following sections present environmental records for the project site available from the City of Milwaukee Health Department, Department of City Development, City Records Center, Assessor's Office, and Historic Preservation Section.

3.2.1 Health Department

There are no files available at the City of Milwaukee Health Department for the project site or properties immediately adjacent to the project site.

3.2.2 Department of City Development

The following information was derived from City of Milwaukee Real Estate property card files:

- **4243 W. North Ave.** - (4235-49 W. North Ave.) was acquired by the City via Warranty Deed on 3/28/1946 for the purpose of a branch library
- **2232 N. Sherman Blvd.** - was acquired by the City of Milwaukee via Warranty Deed on 12/9/1986 for the purpose of off-street parking
- **2240 N. Sherman Blvd.** - was acquired by the City of Milwaukee via Warranty Deed on 12/3/1986 for purpose of off-street parking

3.2.3 Milwaukee Printing and Records Center

In November 2003, a request was submitted to the Milwaukee Printing and Records Center to review "sensitive building" (i.e., government facilities, libraries, utilities, etc.) information. Two records for the former Finney Library exist, however City staff was unable to review the records prior to the printing of this report.

3.2.4 Assessor's Office

The Assessor's Office records indicate the following information about the project site:

Year	Description
1946	City acquired 4243 W. North Ave. as a future library site
1991	2232 & 2240 N. Sherman Blvd. buildings razed

3.2.5 Historic Preservation

The City's Historic Preservation Staff reviewed the project site and concluded that the project site is not locally designated, nor is it listed in the National Register of Historic Places (Appendix C).

3.5 SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

The project site is not located in a designated wetland according to SEWRPC records.

3.6 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

The following sections present environmental information for the project site available from FEMA.

3.4.1 Environmental Corridor

The project site is not located in an environmental corridor according to FEMA records.

3.4.2 Floodplain

The project site is not located in a 100-year or 500-year floodplain according to FEMA records.

4.0 SITE INSPECTION

On October 3, 2003, City staff conducted a site inspection of the project site and the properties directly adjacent to the project site. A photograph log of the project site and adjacent properties is included as **Appendix D**.

4.1 PROJECT SITE

The former Finney Library and an associated parking lot occupy the project site. The library is a single story building located on the southeast corner of W. North Ave. and N. Sherman Blvd. The main entrance of the building fronts onto W. North Ave., while the loading dock and the parking lot front onto N. Sherman Blvd.

The building was vacated and secured in April 2003. At the time of the inspection the building was mostly empty, with the exception of a few bookcases and a reference counter. The basement is split into two levels. The upper level was used for storage and is empty and clean. The sub-level of the basement includes heating and cooling mechanicals (i.e., chiller, air conditioner, gas fired boiler), electrical service panels, and other utilities. The sub level is also rated as a fallout shelter.

A sump pit was located in the northeast corner of the basement. Water was present in the sump, and appeared to be stagnant. No sheen or smell was observed.

Two areas of staining were noted in the basement. There was staining present around the base of a compressor associated with the air conditioner, and there was staining located in the northeast corner of the utilities room. The source of the staining in the utility room was not apparent.

A loading dock, with one garage bay and two service entrances, was located on the south side of the building. A large yellow cabinet labeled "Flammable - Keep Fire Away" was located near the loading dock. City staff was unable to access this cabinet. There was redish-orange staining

noted in front of the cabinet.

A large parking lot is located directly south of the building. The lot is paved with asphalt and has steel bumper guards on the north, east, and south sides. There is an entrance drive and landscaped area located along Sherman Blvd. on the west side of the parking lot. A section of electrical conduit was sticking up out of the ground near the entrance to the parking lot. The conduit appeared to be associated with a sign that has been removed.

A grassy landscaped area was located along the west side of the building. A telephone booth was located in this area, as well as anchors and an electrical outlet for an unknown installation. City staff identified a possible vent pipe associated with a UST against the west side of the building.

Overall, the building appeared to be secured and in good repair. Potential environmental concerns include a possible UST, the flammable materials storage cabinet, and staining.

Hazardous Substances or Petroleum Products	None Observed
Staining or Corrosion	Basement & Outside
Drains or Sumps	Observed
Stained Soil	None Observed
Stressed Vegetation	None Observed
Drums/Other Containers	None Observed
Pits, Ponds, and Lagoons	None Observed
Odors	None Observed
Wetlands	None Observed
Pools of Liquid	None Observed
Holding Tanks	None Observed
Heating Systems	Gas Fired Boiler
Monitoring Wells	None Observed
Potential PCB Sources	
Transformers	None Observed
Capacitors	None Observed
Compressors	None Observed
Hydraulic Lifts	None Observed
Solid Waste Production and Storage	
Hazardous	None Observed
Non-Hazardous	None Observed
Medical Waste	None Observed

Spills	
Petroleum	None Observed
Other	None Observed
Storage Tanks	
Aboveground Storage Tanks (AST)	None Observed
Underground Storage Tanks (UST)	None Observed
Wastewater Discharges	
Sanitary	None Observed
Industrial Wastewater Treatment	None Observed

4.2 ADJACENT PROPERTIES

The project site is located within a generally residential area in the Sherman Park neighborhood. Residential land uses bound the project site to the north, west, and south. Mixed-use buildings bound the project site to the east.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The following sections discuss the conclusions and recommendations of the Phase I ESA conducted at 4243 W. North Ave, 2232 & 2240 N. Sherman Blvd., Milwaukee, Wisconsin.

5.1 CONCLUSIONS

The project site consists of three contiguous parcels (4243 W. North Ave. and 2232 & 2240 N. Sherman Blvd.) that have a total lot area of 32,806-sq. ft. The project site is generally bound W. North Ave. to the north, N. 42nd St. to the east, W. Garfield Ave. to the south, and N. Sherman Blvd. to the west. 4243 W. North Ave. is zoned LB2 (local business) and 2232 & 2240 W. Sherman Blvd. are zoned RT4 (two-family residential).

Project Site

Historical land uses of the project site include residential dwellings, a library, and a parking lot. These land uses do not raise environmental concern, however a review of City of Milwaukee

DNS records indicated three USTs had been installed on the project site. Two of these USTs were associated with former residential dwellings and have since been removed. One UST is associated with the former library and is possibly still in-place on the west side of the building.

A review of the WDNR BRRTS indicated that the property at 2232 N. Sherman Blvd. is a registered LUST site. The WDNR issued a closure letter for the property in 1992.

Reviews of the DCOM storage tank database, and USEPA records did not result in any records regarding the project site.

The City's Historic Preservation staff reviewed the project site and concluded that the project site is not locally designated, nor is it listed in the National Register of Historic Places.

The project site is not located in a designated wetland, environmental corridor, 100-year floodplain, or a 500-year floodplain.

A cursory site inspection of the project site raised potential environmental concerns (i.e., possible UST, flammable cabinet, and staining).

Adjacent Sites

According to the Wright's and Polk's City Directories, and DNS records, historical land uses of properties adjacent to the project site raised potential environmental concerns, however we do not feel that these sites have adversely impacted the project site. See Section 2.3.1, City Directories on page 4, and Section 2.3.2, DNS Records, on page 4 for a detailed list of adjacent land uses.

Various WDNR BRRTS sites are located within a quarter-mile radius of the project site, however we do not feel that these sites have adversely impacted the project site.

There are two USEPA CERCLIS sites located within a one-mile radius of the project site,

however we do not believe these sites have adversely impacted the project site.

There are two Waste Disposal sites located within a one-mile radius of the project site, however we do not believe these sites have adversely impacted the project site.

Recommendations

Based on the available information regarding the project site we recommend a limited Phase II Environmental Site Assessment on 4243 W. North Ave. and 2240 N. Sherman Blvd.

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 USTs, utility mains and fixtures.

If found, the contents of the UST should be sampled and tested for potential reuse, recycling, or disposal according to State regulations.

In addition, all abandoned tanks should be properly removed, and a site assessment conducted, according to existing WDNR regulations. The tanks should also be registered with DCOM.

DPM, BMT
City of Milwaukee
December 8, 2003

FIGURE 1

Phase I ESA for 4243 W. North Ave., 2232
and 2240 N. Sherman Blvd

QUARTER SECTION LAND USE MAP

N.W. 1/4 SEC. 24, T. 7N., R. 21E.



PROJECT SITE

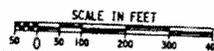
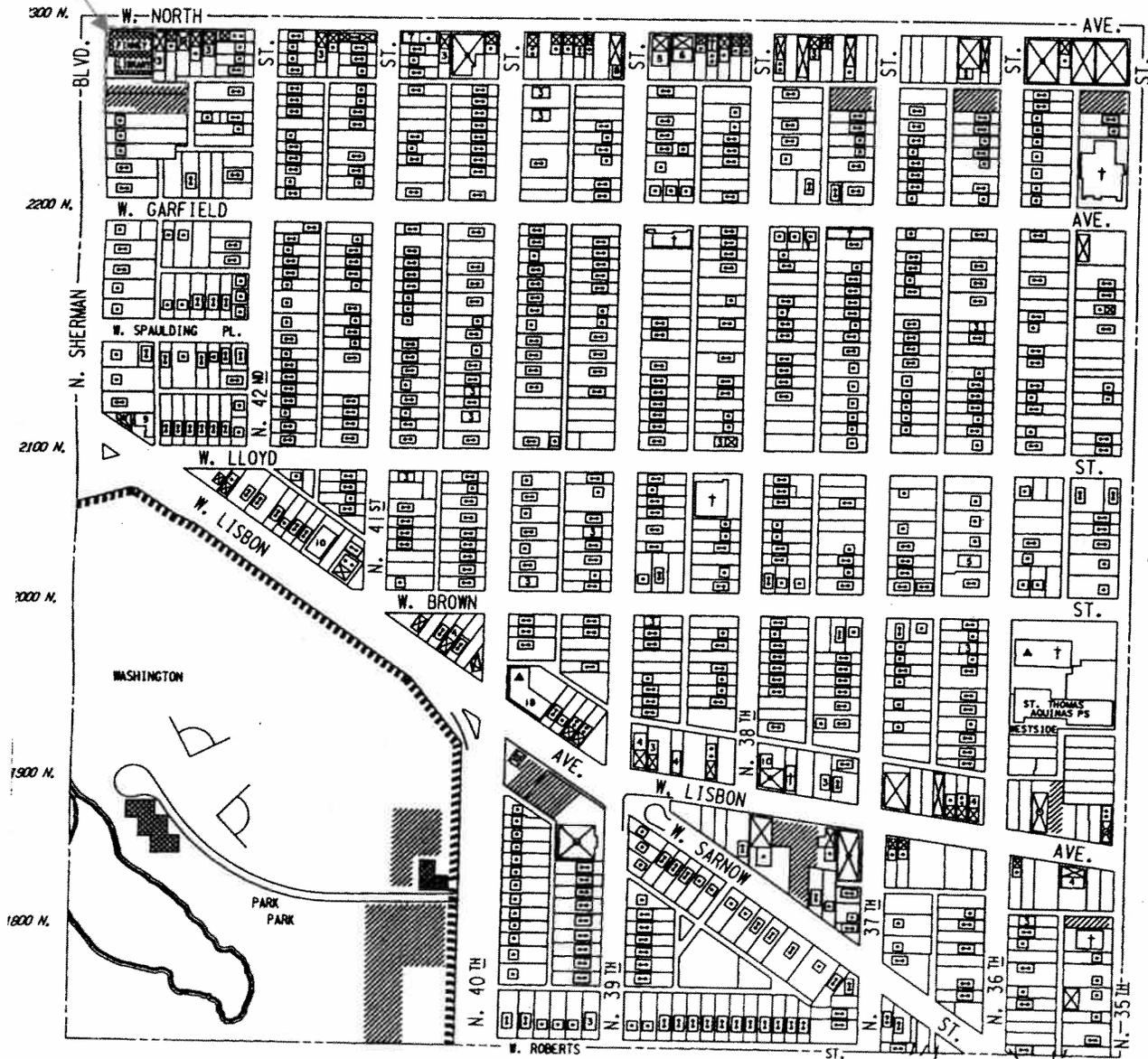


FIGURE 2

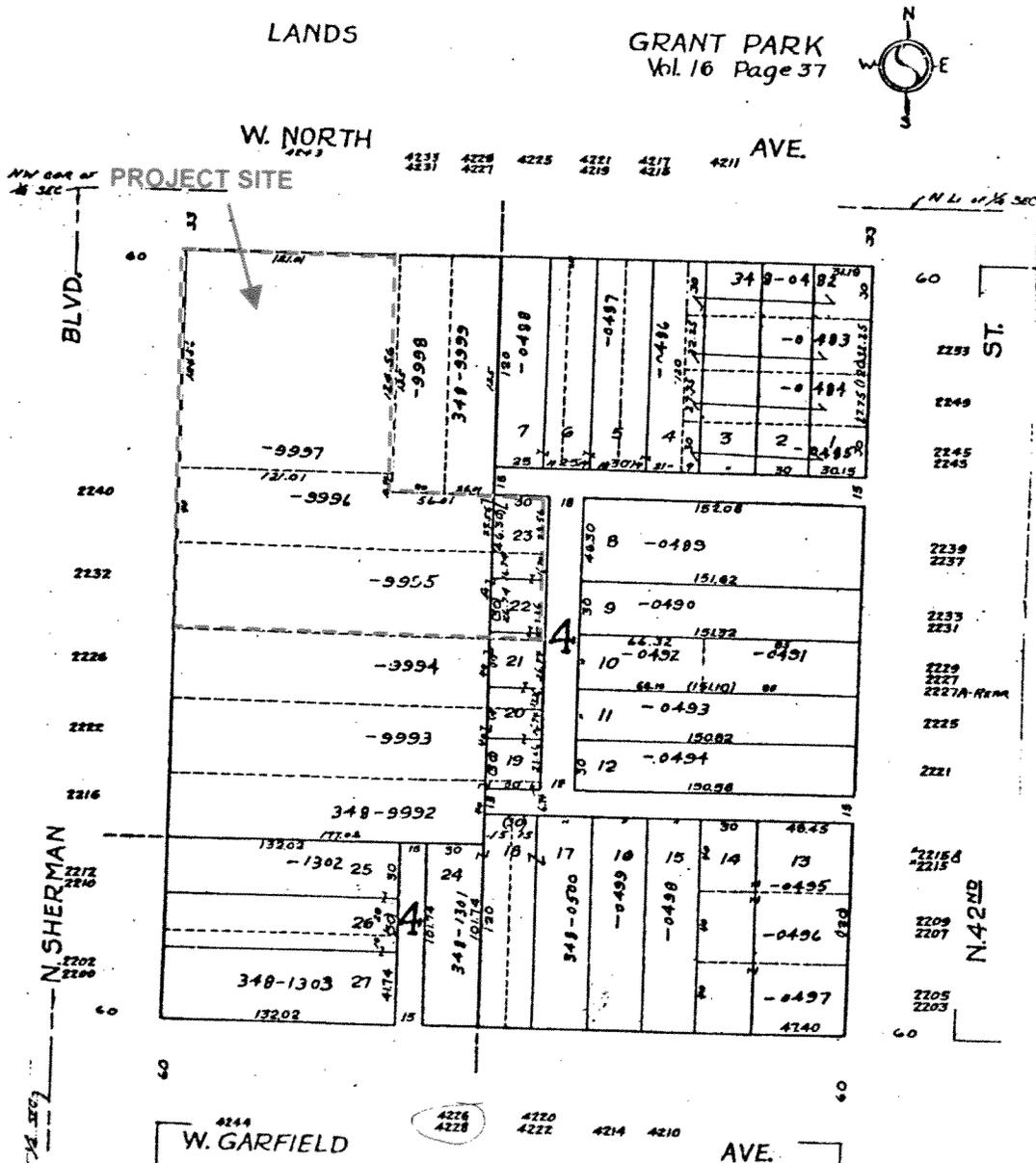
Phase I ESA for 4243 W. North Ave., 2232
and 2240 N. Sherman Blvd

PLAT MAP

N.W. 24-7-21
ATLAS P. 348

348

348-38



MICROFILMED 1-27-69

4244
W. GARFIELD
SUBDIVISION OF LOT 7 BLK 5,
" 7 " 6, } GRANT PARK
" 24 " 4.
Vol. 20 Page 27

TR 7'
BL 205
RD 10 4

FIGURE 3

Phase I ESA for 4243 W. North Ave., 2232
and 2240 N. Sherman Blvd

1910-1951 SANBORN FIRE INSURANCE MAP

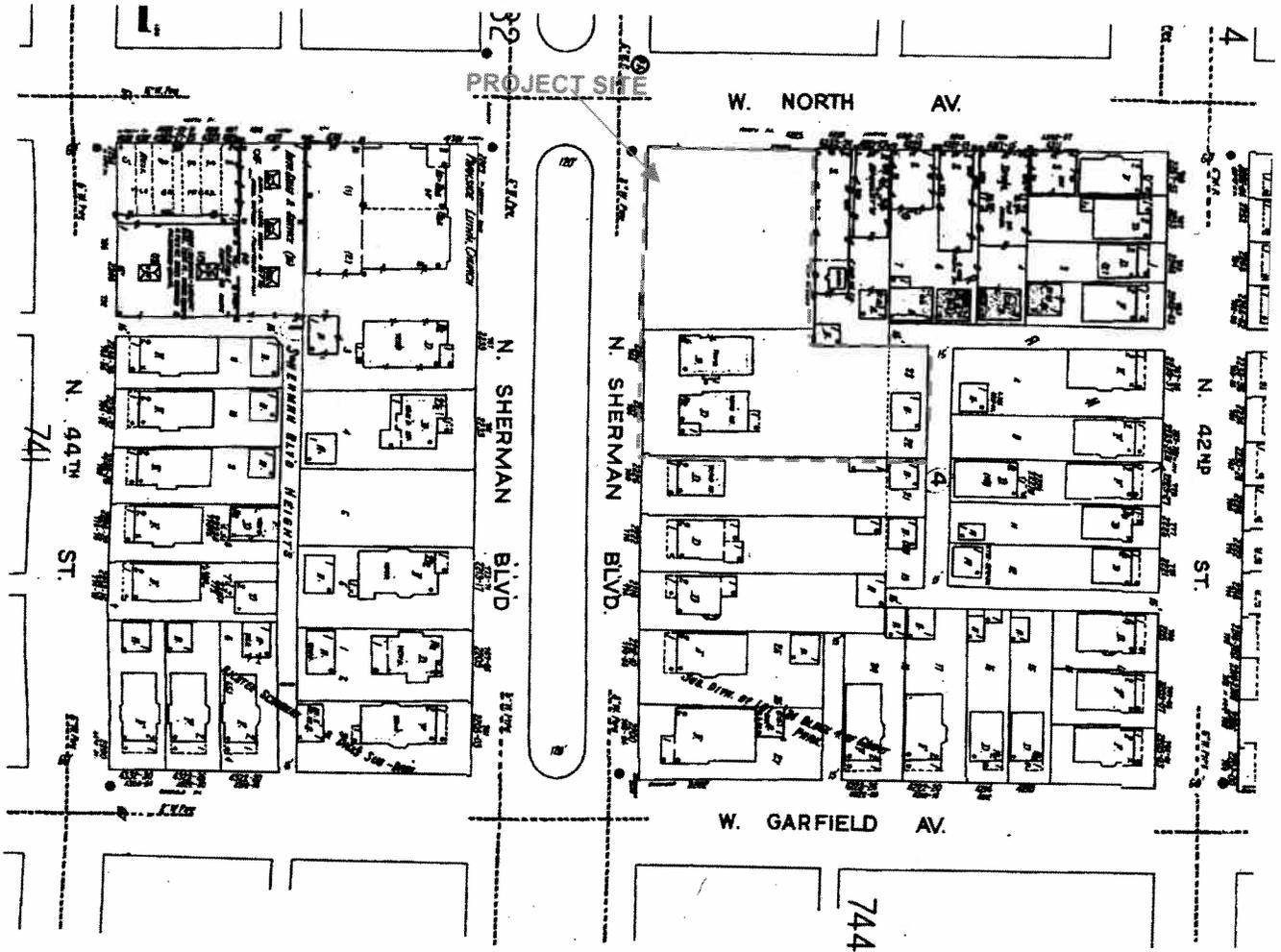
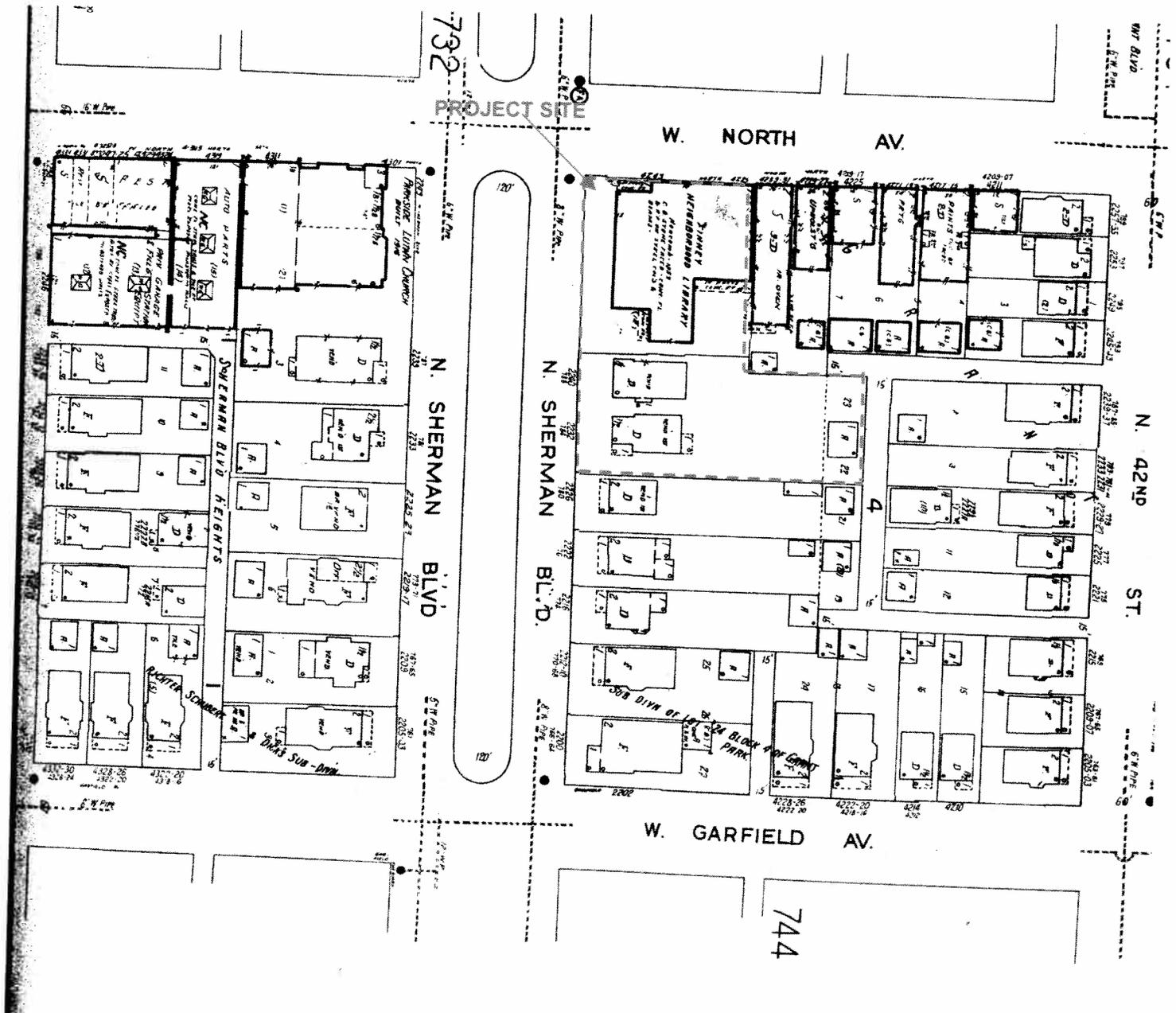


FIGURE 4

Phase I ESA for 4243 W. North Ave., 2232
and 2240 N. Sherman Blvd

1969 SANBORN FIRE INSURANCE MAP



APPENDIX A

DNS Records

INSTALL TAPE

No. 26535A

Application for Permit

FEB 9 1953 1953

TO THE INSPECTOR OF BUILDINGS:

MILWAUKEE, WIS.

The undersigned hereby applies for a permit to INSTALL 1-200000k Fuel Oil Tank
according to the following statement
42 43 N. Waukegan

- Owner CITY of MILWAUKEE address 22 46 W. Sherman Blvd
- Location of structure TIME LIBRARY
- Cost 1150.00 for NONE Ward
- Kind of building (factory, shop, store, dwelling?)
- Class of construction
- Name of contractor Address
- To be occupied by
- Is building old or new or being remodeled?
- (State in detail kind of occupancy work to be performed.) Mention alterations, replacements, etc.

1. each

Tank Permit No.
Oil Burner Permit No. <u>26457</u>

It is Hereby Agreed between the undersigned, as owner, his agent or servant, and the City of Milwaukee, that for and in consideration of the premises and of the permit to construct, erect, alter or install and the occupancy of building as above described, to be issued and granted by the inspector of buildings, that the work thereon will be done in accordance with the descriptions herein set forth in this statement, and it is further agreed to construct, erect, alter or install and occupy in strict compliance with Part IIIa and III of the Milwaukee Code of 1941 and all amendments thereto; and to obey any and all lawful orders of the Inspector of Buildings of the City of Milwaukee, made or issued by virtue of the provisions of Chapter 459 of the Laws of Wisconsin of the year 1887, and all amendments thereto, and of Chapter 576 of the Laws of Wisconsin of the year 1919, respectively.

NAME Peter Leum Equipment Co
Address 2538 W. Franklin

Checked By

City of Milwaukee. Building Inspection and Safety Engineering. Premises Record (#73-0101). Photographed by 1578. Operator David R. ...

APPENDIX B

DNR/DCOM Records



State of Wisconsin

DEPARTMENT OF NATURAL RESOURCES

Carroll D. Besadny, Secretary
Box 7921
Madison, Wisconsin 53707
TELEFAX NO. 608-267-3579
TDD NO. 608-267-6897

August 17, 1992

IN REPLY REFER TO: LUST SED #1593

Ms. Cindy Angelos
Department of Public Works
City of Milwaukee
841 North Broadway, Room 902
Milwaukee, WI 53202

SUBJECT: Petroleum Contamination at 2232 N. Sherman Blvd., Milwaukee

Dear Ms. Angelos:

Jim Delwiche of our Milwaukee office asked me to review our file on this case to determine what further action is needed and to sign your Form 4 under the Petroleum Environmental Cleanup Fund (PECFA). I apologize that the large number of petroleum leak cases around the state has prevented us from addressing this matter more quickly.

The September 13, 1991 report by Environmental Associates describes the investigation and removal of contaminated soil discovered near an underground diesel storage tank that was removed in April, 1991. According to the documentation we have received, approximately 10 tons of contaminated soil was excavated and landfilled at Parkview landfill. Five soil samples taken from the walls and floor of the final excavation were found not to contain significant petroleum hydrocarbons. No groundwater was encountered in the excavation to its maximum depth of 9 feet.

Based on the information available to the Department for the above property, we are not requiring any further investigation or other action at this time. However, if additional information in the future indicates that further investigation or cleanup is warranted, the Department will require that appropriate action be taken at that time.

I have also signed your Form 4 for PECFA reimbursement, and have forwarded the original to the Department of Industry, Labor and Human Relations.

Ms. Cindy Angelos - August 17, 1992

2.

The Department appreciates the actions you have undertaken to restore the environment at this site. Please do not hesitate to contact me at 608/266-0882 if you have any questions about this letter.

Sincerely,

Brad Wolbert
Petroleum Storage Remedial Action Hydrogeologist
Emergency & Remedial Response Section
Bureau of Solid & Hazardous Waste Management

enc.

cc: Jim Delwiche - SED
Russ Haupt - DIHLR
Jim Bannantine - Environmental Associates, P.O. Box 136, Mequon, WI 53092

DNR SITE INVESTIGATION AND REMEDIAL ACTION PLAN REVIEW

Section 101.143 (3) (c) 4, Wis. Stats., requires that a claimant obtain written approval from the Department of Natural Resources (DNR) when requesting reimbursement for activities in response to a discharge from a commercial petroleum product storage system or home oil tank. The DNR approval must indicate that the site investigation and remedial action plan is adequate to meet requirements of s. 144.76, Wis. Stats. The DNR approval is created for the purpose of meeting the requirements of s. 101.143 (3), Wis. Stats., only and does not bar the DNR from requiring that additional investigation and/or remediation activities be performed by persons responsible under s. 144.76, Wis. Stats.

DNR Use Only
Any DNR / DOJ Enforcement Action(s) or DNR LUST Trust Expenditures on this site? Yes No
If answer is yes, please provide pertinent details on attached sheet.

Claimant's Name <i>CITY OF MILWAUKEE, D.P.R., Fire Services</i>	Remedial Action Site Name (if business) <i>Parting lot</i>
Street Address <i>841 E. Broadway, Room 902</i>	Remedial Action Site Address <i>776 E. Wisconsin Ave.</i>
City, State, Zip Code <i>Milw., Wis. 53202</i>	City, State, Zip Code <i>Milw., Wis. 53201</i>
Claimant's Telephone Number <i>(414) 275-7721</i>	Telephone Number of Site <i>()</i>

Claimant is Owner Operator Other - please specify:

Approval requested for: Petroleum Product Storage System Home Oil Tank System Aboveground

FOR DNR USE ONLY (Indicate Whether Completed Remedial Action or Other Action(s))

A copy of this completed document must be submitted to DNR for approval of initial activities (emergency action, site investigation and remediation) in accordance with s. 101.143 (3) (c) 4, Wis. Stats.

Completed Remedial Action (complete cleanup and single claim for reimbursement) (Steps 1 through 3)

Progress Payments For:

Emergency Action (Step 1 - check only if emergency action was performed)

Completion of Site Investigation (Step 1) and Proposed Remedial Action Plan (Step 2)

Remedial Action (Step 3)

Operation/Maintenance and Environmental Monitoring (annual claim for remedial action activities) (Step 4)

Site Investigation By Order of DNR And/Or DILHR - No Remedial Action

Check Appropriate
Box(es)

The DNR received a request for approval of the above identified activities for the site listed on this document on the following date 11/2/01

The DNR response for purposes of s. 101.143 (3), Wis. Stats., is attached.

Remedial action activities conducted by owners/operators are not eligible for funding under 42 USC 6991 (L.U.S.T. Funding). (See s. 101.143 (3) (a) 2., Wis. Stats.)

Send one copy of this completed form to the address shown in the upper right corner and one copy to the claimant.

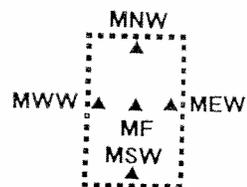
Reviewer's Signature *[Signature]* Date Signed *9/1/01*

Reviewer's Title *[Signature]*

W. North Ave.

N. Sherman Blvd.

Finney Neighborhood Library
2232 N. Sherman Blvd.
Milwaukee Wis. 53212



UST Excavation
(Enlarged View)
Scale 1" = 20'

UST Excavation
(See Enlarged View)



Old Block
Foundation



LEGEND

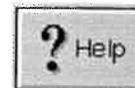
▲ Soil Sample Locations
MNW

FIGURE 2
Site Map
and
Soil Sample Locations

Scale 1" = 40'

Environmental Associates of Milwaukee, Inc.

Drawn by:	Checked by:	Drawing number	90-02127-2
	Approved by:		



WI DNR Activities at Discharge Sites

BRRTS data comes from many sources inside and outside of DNR. There may be gaps and errors in the data, or delays in updating new information. Please see our disclaimers page for more information.

DNR Activity Number: 03-41-001593
Activity Type: LUST
Activity Name: MILWAUKEE CTY (FORMER RESIDENCE)
Start Date: 06/06/1991
End Date: 08/17/1992
Site Name: MILWAUKEE CTY (FORMER RESIDENCE)
Address: 2232 N SHERMAN BLVD
Municipality: MILWAUKEE
County: Milwaukee
DNR Region: Southeast Region
FID Number: 241608510
Jurisdiction: DNR
Eligible for PECFA Funds: Y
AST at Site: N
Tracked by Commerce Database: Y
Priority: Low
Risk: Low

Persons or Companies associated with this DNR Activity

Person or Company	Role	Address	Address 2	PO Box	Municipality	State	Zip
MILWAUKEE CTY	Responsible Party	841 N BROADWAY	ROOM 902		MILWAUKEE	WI	53202

Record 1 of 1

[Download](#)

Actions performed during this DNR Activity

--	--	--	--

Action Name	Action Description	Comment	Date Action Occurred
Notification	Date the DNR is notified of the discovery of the contamination.		06/06/1991
RP Letter Sent	Date of letter to RP notifying of legal responsibilities associated with the discovery of contamination.	RP LETTER, MEDIUM	06/06/1991
Activity Closed	Date the Closure Letter or No Further Action letter is sent. NOTE: This is the ONLY action code that will close an activity.		08/17/1992

Records 1 to 3 of 3

[Download](#)

Impacts

Impact Description	Comment
Soil Contamination	

Record 1 of 1

Substance

Substance Description	Substance Name	Amount Released	Units
Fuel Oil			

Record 1 of 1

Spiller Action

No Records returned

- [Person or Company](#)

- **Return Links**
 - [BRRTS on the Web](#)

Send DNR Feedback About This DNR Activity
[BRRTS on the Web Feedback Form](#)

Produced by: Wisconsin Department of Natural Resources, Bureau of Enterprise Information Technology

Legal notices and disclaimers: [Website Legal Information Page](#)

Questions or comments about the web site: [Give Feedback](#)

Page last modified: 16-NOV-03



Office of the Governor | Department Organization | Mail | Links | Index | News & Statistics | Search

Options

Topics

About Commerce | Business | Community | International | Petroleum Programs | Safety & Buildings | Employment

Search Instructions	Search by Site, Owner, or Tank Characteristics	Search by Tank ID
-------------------------------------	--	-----------------------------------

Tank Detail

Site and Owner

Site Info	County & Municipality	Owner
ID: 108975 MARYIAN BRESNICK 2232 N SHERMAN MILWAUKEE Landowner Type: Private	40 - MILWAUKEE City of MILWAUKEE Fire Dept ID: 4020 - Milwaukee Bldg Insp	ID: 288485 CITY OF MILWAUKEE - DPW - BUILDINGS & FLEET DIVISION 841 N BROADWAY RM 602 MILWAUKEE WI 53202

Underground Storage Tank - ID: 305101, Wang ID: 402006898, Closed/Removed 06/04/1991

Install Date:	Capacity in Gallons: 550	Contents:
Tank Occupancy: Residential	Marketer: N	CAS Number:
Federally Regulated: N	Spill Protection: - Not Installed	Overfill Protection:
Corrosion Protect Type:	Date of Lining:	Lining Inspected Date:
Leak Detection: Unknown	Cath Test Date:	Cath Expire Date:
Leak Test Meth:	Leak Expire Date:	Leak Test Date:
Construction Material: Unknown	Wall Size: Single	Underground Piping:
Close Order Date:	Close Order By:	

Piping - Closed/Removed

Flex Connectors:	UST mainfolded: Unknown	Related Tank ID:
Type:	Aboveground Piping: Unknown	Aboveground Pipe Cons:
Construction Material:	Corrosion Protect Type: Unknown	Leak Detection:
Cath Test Date:	Cath Expire Date:	Leak Test Meth:
Leak Test Date:	Leak Expire Date:	Pipe Wall Size:
Catastrophic Leak Detection:	Cat Leak Test Date:	



Close this response window

This document was last revised: 15 Feb 2001

Wisconsin Department of Commerce

Appendix C

Historic Preservation Memorandum

HISTORIC PRESERVATION PLANNING REVIEW

Date: October 15, 2003

To: Environmental Section

From: Carlen Hatala 
Historic Preservation

Re: Former Finney Library
4243 W. North Avenue
2232, 2240 N. Sherman Blvd.

We have reviewed the above property, the former Finney Library, constructed in 1952, and designed by the prominent architectural firm of Grassold & Johnson. The firm was in existence for well over 30 years and is known for its modernist design. Among their major projects locally were County Stadium (demolished), Central YMCW (altered by Marquette University), Mayfair Shopping Center (altered), addition to Northwestern National Insurance Building 731 N. Jackson St. (completely remodeled), addition to the Central Library (altered), the Atkinson Library, and the Community Branch YMCA in Bay View. The firm also designed residences, factories, and commercial buildings and had commissions across the country.

The building is a contributing structure to both the local and National Register Sherman Boulevard Historic District. Because of its historic status, the City will be required to place a covenant on the property before its sale. Any projects involving the former Finney Library need to be reviewed by Historic Preservation staff in compliance with Section 308 of the Historic Preservation Ordinance. Historic Preservation staff would also review any Block Grant funded projects in compliance with Section 106 of the National Historic Preservation Act.

Appendix D

Photo Log

Phase I ESA of
4243 W. North Ave. and 2232 & 2240 W. Sherman Blvd.
PHOTO LOG

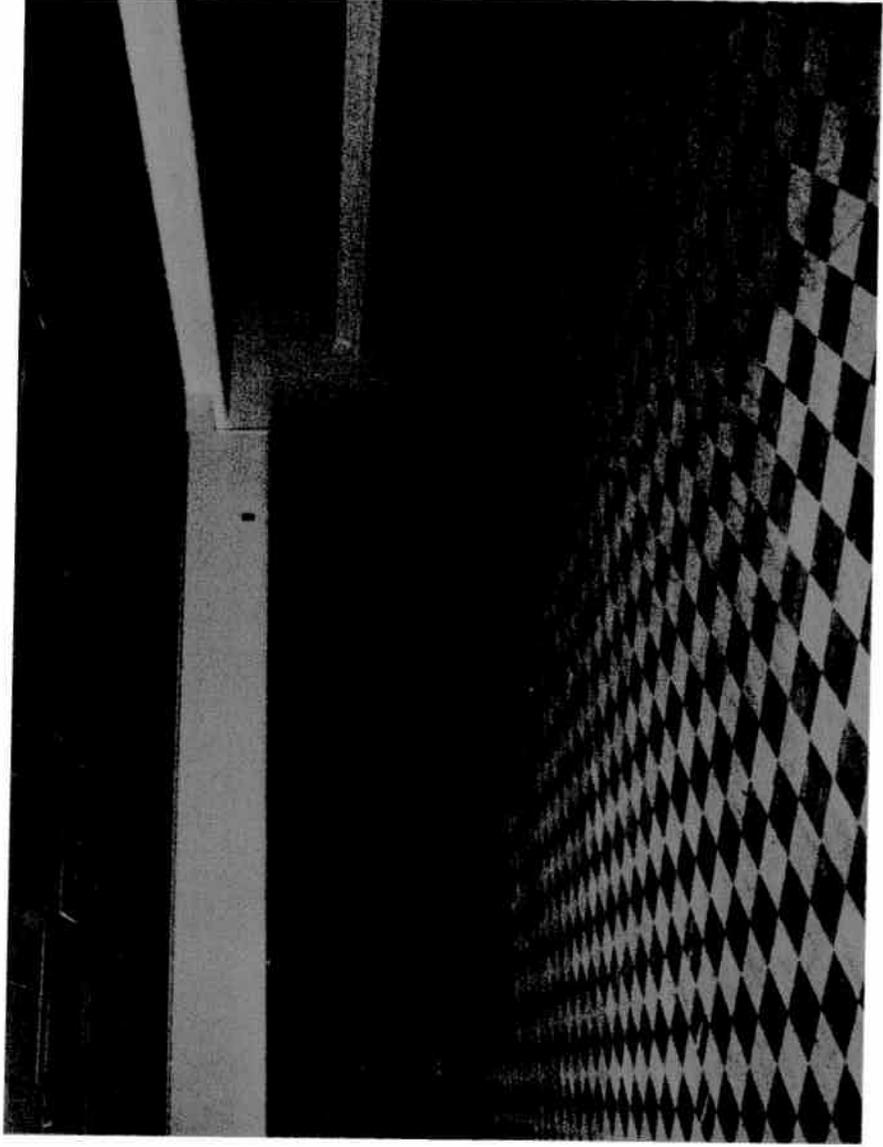
Orientation: southeast
Photo Taken: October 3, 2003



Phase I ESA of
4243 W. North Ave. and 2232 & 2240 W. Sherman Blvd.
PHOTO LOG

Orientation: inside

Photo Taken: October 3, 2003

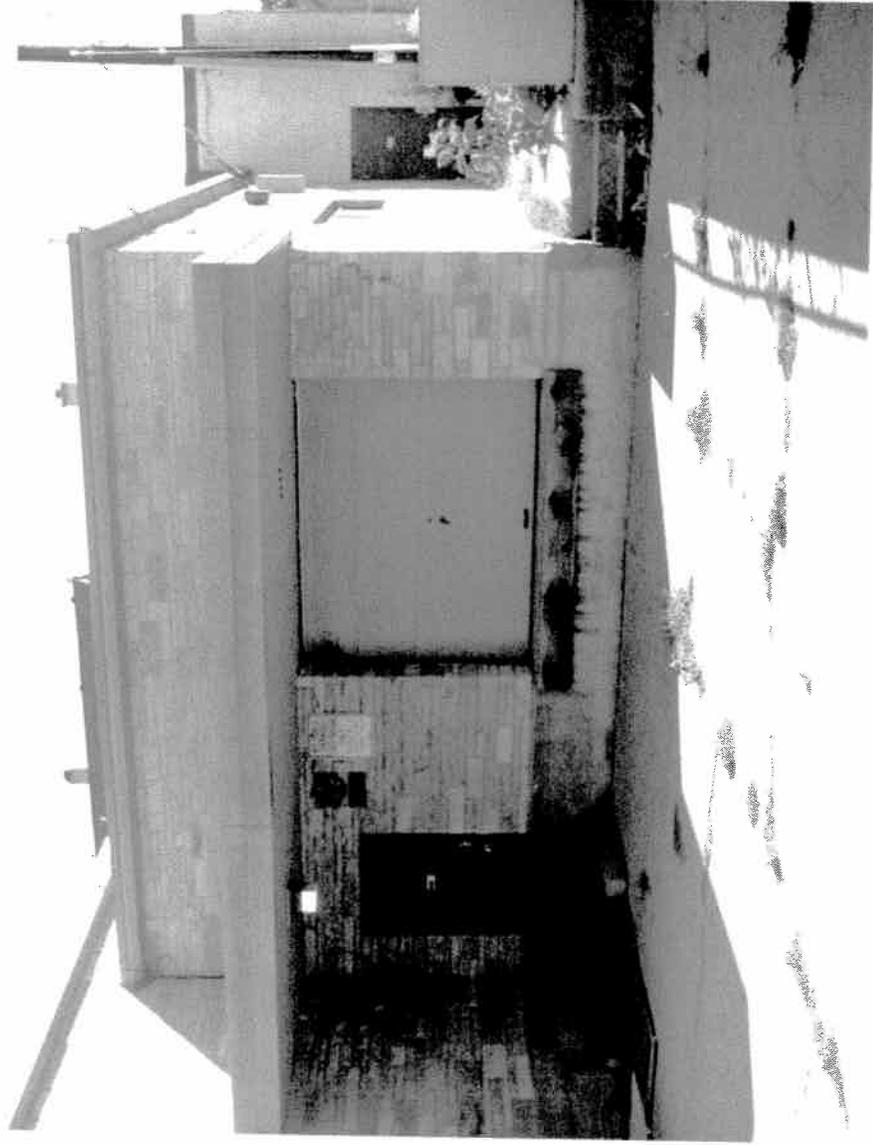


Phase I ESA of
4243 W. North Ave. and 2232 & 2240 W. Sherman Blvd.

PHOTO LOG

Loading Dock Orientation: east

Photo Taken: October 3, 2003



Phase I ESA of
4243 W. North Ave. and 2232 & 2240 W. Sherman Blvd.

PHOTO LOG

Flammable Storage Cabinet

Photo Taken: October 3, 2003

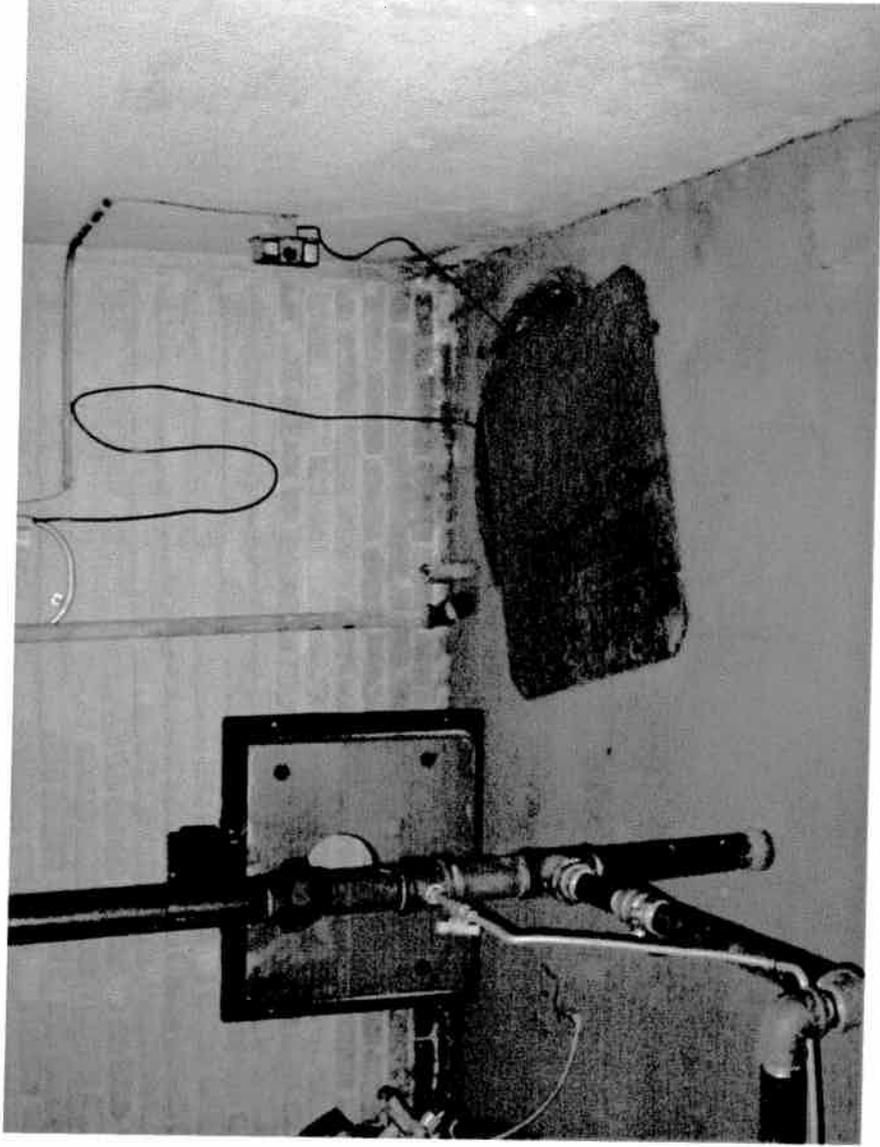


Phase I ESA of
4243 W. North Ave. and 2232 & 2240 W. Sherman Blvd.

PHOTO LOG

Sump Area in Basement

Photo Taken: October 3, 2003

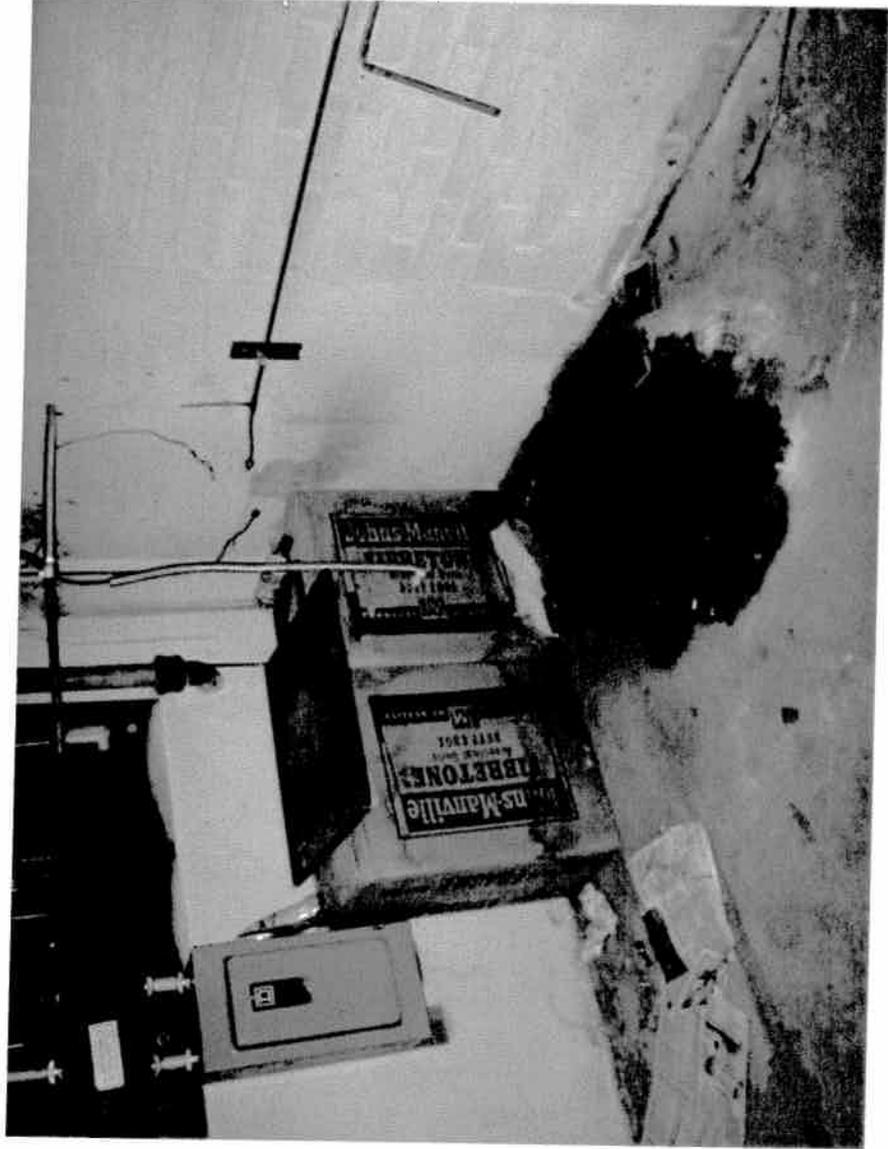


Phase I ESA of
4243 W. North Ave. and 2232 & 2240 W. Sherman Blvd.

PHOTO LOG

Staining in Basement

Photo Taken: October 3, 2003

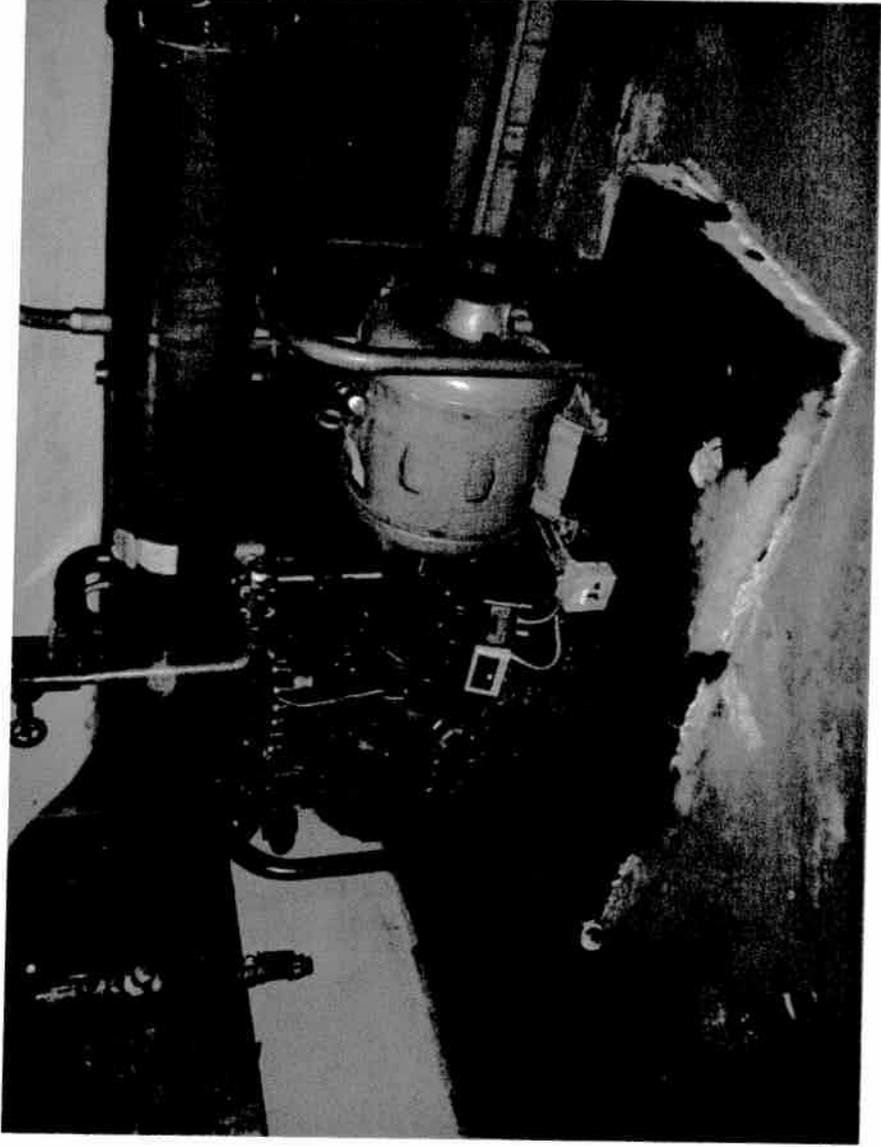


Phase I ESA of
4243 W. North Ave. and 2232 & 2240 W. Sherman Blvd.

PHOTO LOG

Staining in Basement Around Compressor

Photo Taken: October 3, 2003



Phase I ESA of
4243 W. North Ave. and 2232 & 2240 W. Sherman Blvd.

PHOTO LOG

Parking Lot – Orientation: East

Photo Taken: October 3, 2003



Phase I ESA of
4243 W. North Ave. and 2232 & 2240 W. Sherman Blvd.

PHOTO LOG

Vent Pipe for Suspected Fuel Oil UST Along West Wall

Photo Taken: October 3, 2003

