

Historical Land Use Investigation
4828 West Lisbon Avenue
Milwaukee, Wisconsin

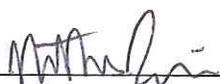
File: 328-22

Prepared by:

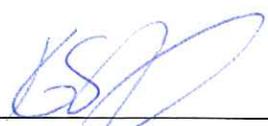


Department of City Development

November 11, 2013



Mathew Reimer
Senior Environmental Project Coordinator



Kristina R. Surfus
Graduate Intern

A. Purpose

This Historical Land Use Investigation (HLUI) of 4828 West Lisbon Avenue, Milwaukee, Wisconsin will identify potential environmental conditions associated with the project site prior to it being listed for sale. For brevity and convenience, this property will be referred to as the “project site” unless noted otherwise.

B. Brief Description

The project site is located in the City of Milwaukee on a block bound by West Lisbon Avenue to the south, West Meinecke Avenue to the north, North 49th Street to the west, and North 48th Street to the east. The project site is occupied by a one-story commercial building with a basement. 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
4828 West Lisbon Avenue	328-1210-000	n/a	~12,600 ft ²	LB2	City of Milwaukee

*LB2= Local Business Districts

C. Historical References

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (1993-2010), reviewed in approximately five year increments indicate the following information for the project site:

Date(s)	Occupancy
1935-1955	Not Listed
1960-1990	Dau Frank Paint & Wallpaper Co.
2000	Not Listed
2005-2010	Helping Hands II Learning Center (childcare)

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

Date	
3/21/1946	App. for Permit- construct new 1 story with basement building. Permit Cancelled 10/14/1946.
6/13/1947	App. for Permit- construct temporary shelter shed in connection with used car lot
6/13/1947	App. for Permit- Occupancy: used car lot. Former use: vacant
12/14/1948	App. for Permit- Occupancy: Christmas tree sales
4/22/1949	App. for Permit- construct used car lot wood frame office
3/26/1951	App. for Permit- Occupancy: used car lot
5/17/1951	App. for Permit- Occupancy: used car lot
8/29/1952	App. for Permit- Occupancy: trailer sales
7/10/1953	App. for Permit- construct new 1 story building with basement using spread concrete foundation for paint and wallpaper sales
7/17/1953	Service Request- Install sprinkler system in basement

Date	
11/27/1953	App. for Permit- Installation of 1 3R8 Kewanee oil burning hot water boiler
12/4/1953	App. for Permit- Erect canopy on property
3/15/1954	App. for Permit- Occupancy: paint and wallpaper sales
4/27/1954	Plumbing Inspection- 1 40 gallon gas heater located in building
6/17/1957	App. for Permit- install air conditioning unit
10/15/1975	App. for Permit- repair boiler
1/5/1996	App. for Permit- install 2-275 gallon heating oil tanks (OT275-UL80) standby located in lower level furnace room
9/22/1998	Zoning Certificate- use: retail sale of paint & wallpaper
1/31/2000	App. for Permit- install 2 Weil Mclain oil fired 325 MBH cast iron
4/26/2000	App. for Permit- Occupancy: Day care center. Former use: Dau Paint & Wallpaper store.
5/11/2000	Code Violation notice- fire
8/26/2000	App. for Permit- Occupancy: Day care center
8/30/2001	App. for Permit- Occupancy: Helping Hands Day care
2/20/2002	App. for Permit- Temporary occupancy: Day care
4/22/2002	App. for Permit- Temporary occupancy: Day care
6/19/2002	App. for Permit- Temporary occupancy: Day care
7/14/2005	App. for Permit- Occupancy: Day care
10/22/2007	Service Request- Mold issued in day care center, not clean and sanitary. Had an allergic reaction to the mold.
4/22/2009	App. for Permit- Occupancy: Day care center
7/30/2010	Condemnation Letter- Register vacant building with DNS
1/23/2012	Service Request- Vacant Building. Verified, property is vacant and secured and owned by City.

D. Sanborn Maps

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

- a. 1910 (*with updates through 1927*) Sanborn Fire Insurance Map shows the project site is undeveloped. Scattered commercial development is shown along W. Lisbon Ave, including a bank and a filling station across the street from the project site. On the parcel adjacent to the east of the project site, a small building is labeled “battery rep’r’g”. The surrounding north-south blocks are nearly fully developed with single-family residences. **(Figure 4)**
- b. A 1927 (*with updates through 1949*) Sanborn Fire Insurance Map shows the project site remains largely undeveloped, but is labeled “used auto sales”. A shed-sized structure labeled “office” is indicated in the interior of the site. Commercial development is again shown along W. Lisbon Ave. The stores shown immediately surrounding the project site are unlabeled. The filling station across W. Lisbon Ave remains, and further from the project site are labeled commercial structures including restaurants, a bank, and an undertaker. The surrounding north-south blocks remain nearly fully developed with single-family residences. **(Figure 5)**
- c. A 1927 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site has been developed with a one-story store building which covers the eastern two-thirds of the project site. The store is labeled “paints” and “cement & thinner stge”. The western third of the project site remains undeveloped. The surrounding area continues to include

predominately unlabeled store buildings as well as restaurants along W. Lisbon Ave, with residential neighborhoods beyond. The filling station across W. Lisbon Ave. from the project site remains. **(Figure 6)**

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) does not include listings for the project site.
2. The Wisconsin Department of Safety and Professional Services (DSPS) online database includes three listings for the project site:
 - a. AST ID#208315, In Use, 275-gallon Fuel Oil tank. Install date: 2/27/1996.
Facility: Dau Paint & Wall Covering, 4828 W. Lisbon Ave.
 - b. AST ID#208316, In Use, 275-gallon Fuel Oil tank. Install date: 1/27/1996.
Facility: Dau Paint & Wall Covering, 4828 W. Lisbon Ave.
 - c. UST ID#302158, In Use, 1,000-gallon Fuel Oil tank. Install date: not listed.
Facility: Dau Republic Midwest Inc., 4828 W. Lisbon Ave.
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

An inspection of the exterior & interior of the project site was conducted on June 27, 2013. The undeveloped space on the western third of the site was observed to be partially paved, in worn condition, and partially dirt/grass. Three sets of fill and vent pipes were observed along the western wall of the building. Two pipe covers were locked shut, while another pipe was filled with debris.

The interior of the structure was observed to have been used most recently as a day care. The interior smelled damp/moldy. Staining appeared on some of the ceiling tiles in the front rooms.

The rear portion of the building was observed to be work/storage space. A brown liquid substance was observed pooled in various spots on the floor. The exposed rafters appeared to have brown staining in areas above the spills, suggesting that a roof sealing material was dripping into the building. The work/storage space was observed to have various abandoned small containers of up to five gallons, some of which had visible labels for building products such as paint. A conveyer belt system extending into the basement was noted in the work/storage space. The basement is accessible from the work/storage space, but was found to have standing water and could not be safely inspected.

On a return visit on November 11, 2013, the basement was found to be dry. The basement was observed to have floor staining, particularly in a rear utility area where the floor was covered in some areas by a dark substance. Two furnaces with some rusting were observed in this area. Two tanks/cylinders with unknown contents, but which sounded empty when tapped, were observed to be suspended from the ceiling above the furnaces. Two above-ground storage tanks were also

observed in this area. These tanks also sounded empty when tapped, but this could not be verified. These tanks and their piping appeared to align with the location of oil fill/vent pipes that had been observed along the exterior western wall of the building. The concrete floor in the utility area generally appeared to be in decent condition, with no significant cracking observed.

A sump pump was also observed in the basement, and an open bucket with dark liquid was found nearby. In addition to utility and open spaces, a basement restroom area was observed. Storage from the prior day care use (i.e. toys; baby swings; etc) was scattered around the basement.

G. Findings and Conclusion

This Historic Land Use Investigation revealed the following environmental concerns:

- DNS records indicate the presence of three oil tanks on the site, including one 1,000-gallon UST and two 275-gallon ASTs, which should be properly maintained or removed and which could potentially be leaking. During the site inspection, two ASTs were observed along the west wall of the basement and three sets of fill and vent pipes were observed along the west exterior wall. No further information on the UST was found during this investigation.
- Pools of a brown substance of unconfirmed origin were observed in the ground floor work/storage area. These appeared to be associated with a dripping roof sealing material, and should be cleaned up.
- Staining was observed on the basement floor.
- Numerous household-scale containers of potentially-hazardous materials which require proper disposal, such as paint, were observed on site. Historic records indicate prior use for several decades as a Paint & Wallpaper store, with on-site storage of paints and thinners.
- Prior use of the site as a used car lot (1940s-50s) could have caused contamination of soils.

Based on the available historic information, a Phase II Environmental Site Assessment (ESA) of 4828 West Lisbon Avenue appears warranted at this time.

MR/KRS
City of Milwaukee
11/11/2013

FIGURE 1

QUARTER SECTION LAND USE MAP

4828 West Lisbon Avenue, Milwaukee, WI



COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

S. E. ¼ SEC. 14, T. 7 N., R. 21 E.

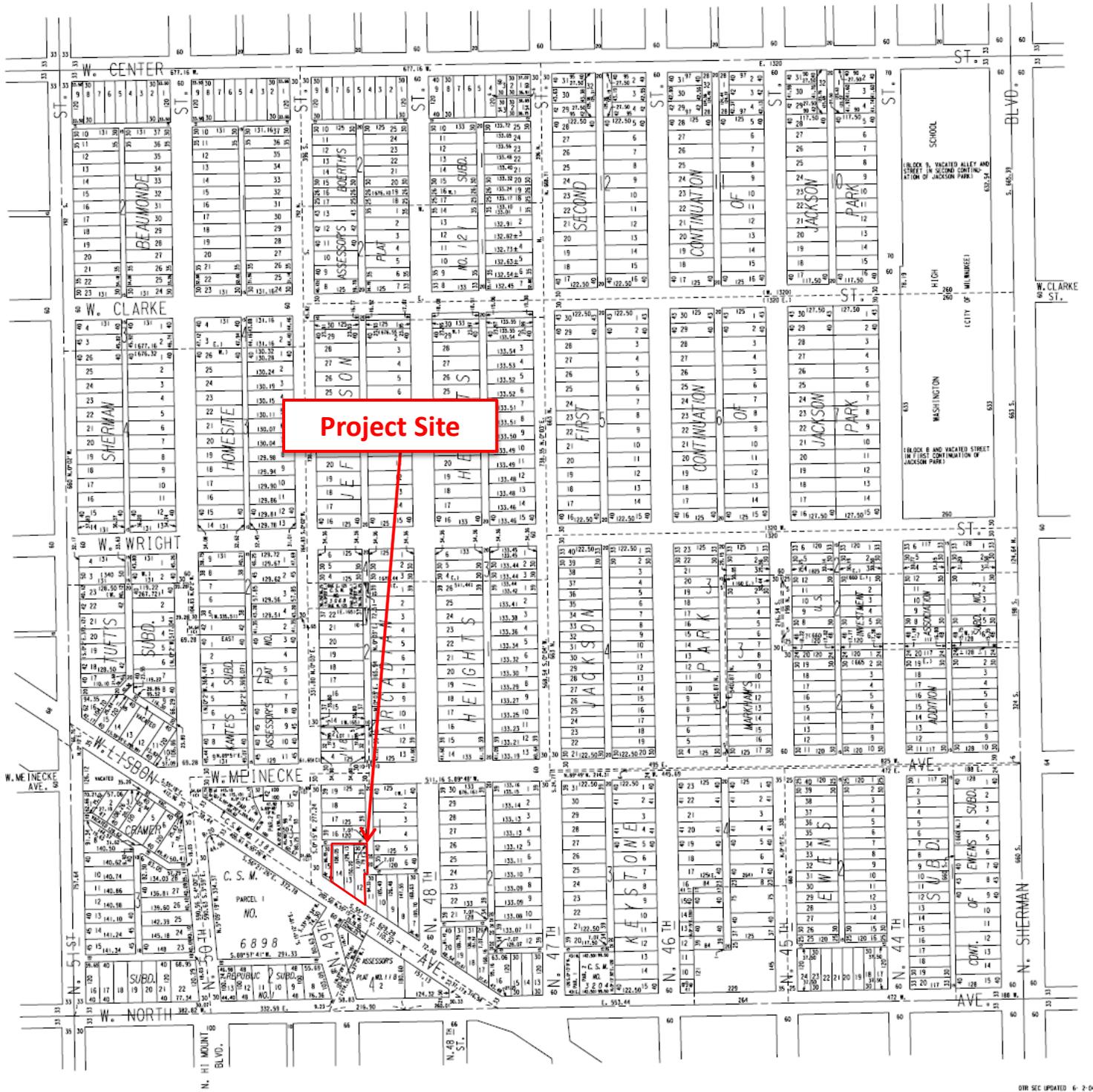


FIGURE 2 PLAT MAP

4828 West Lisbon Avenue, Milwaukee, WI

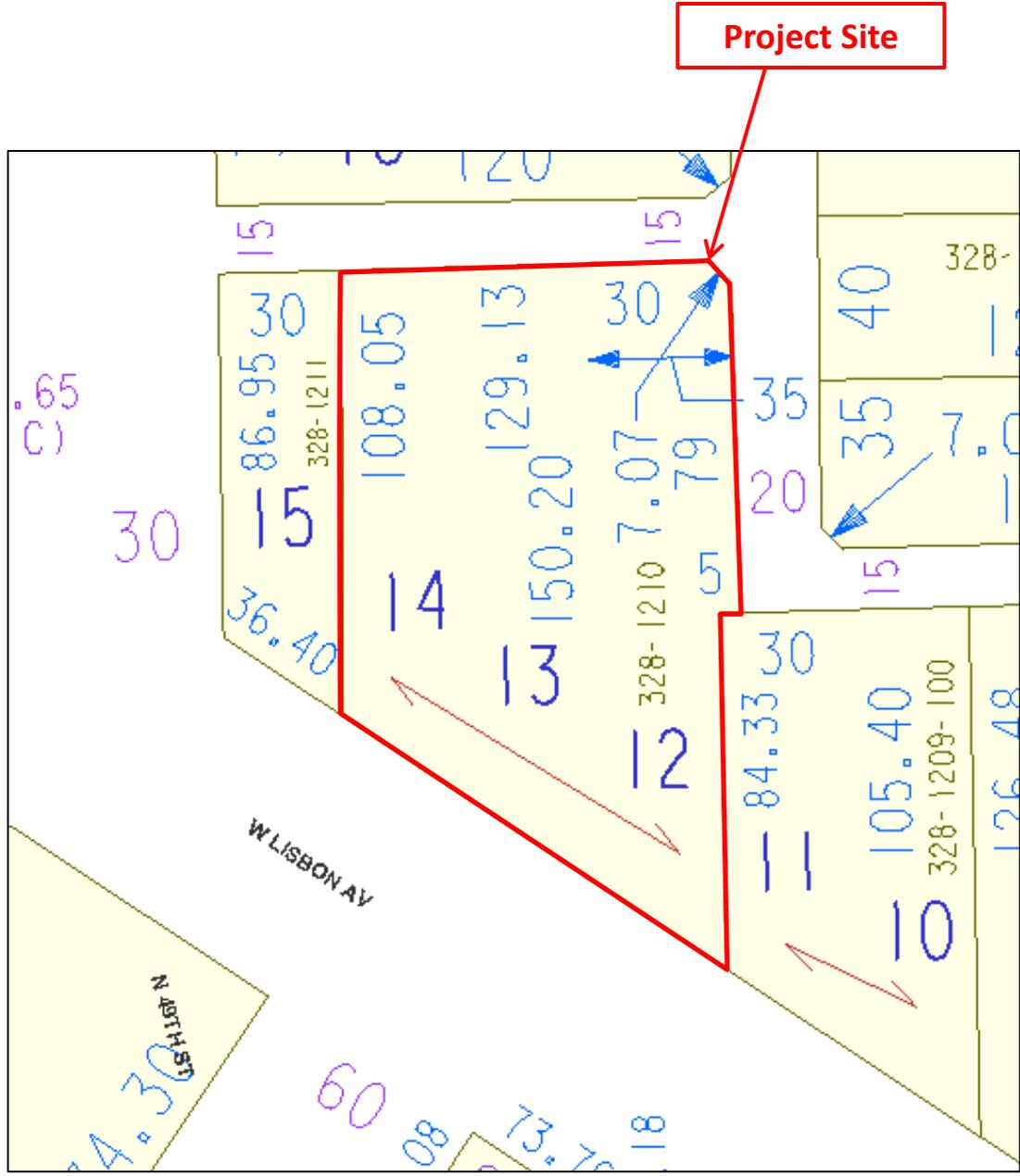
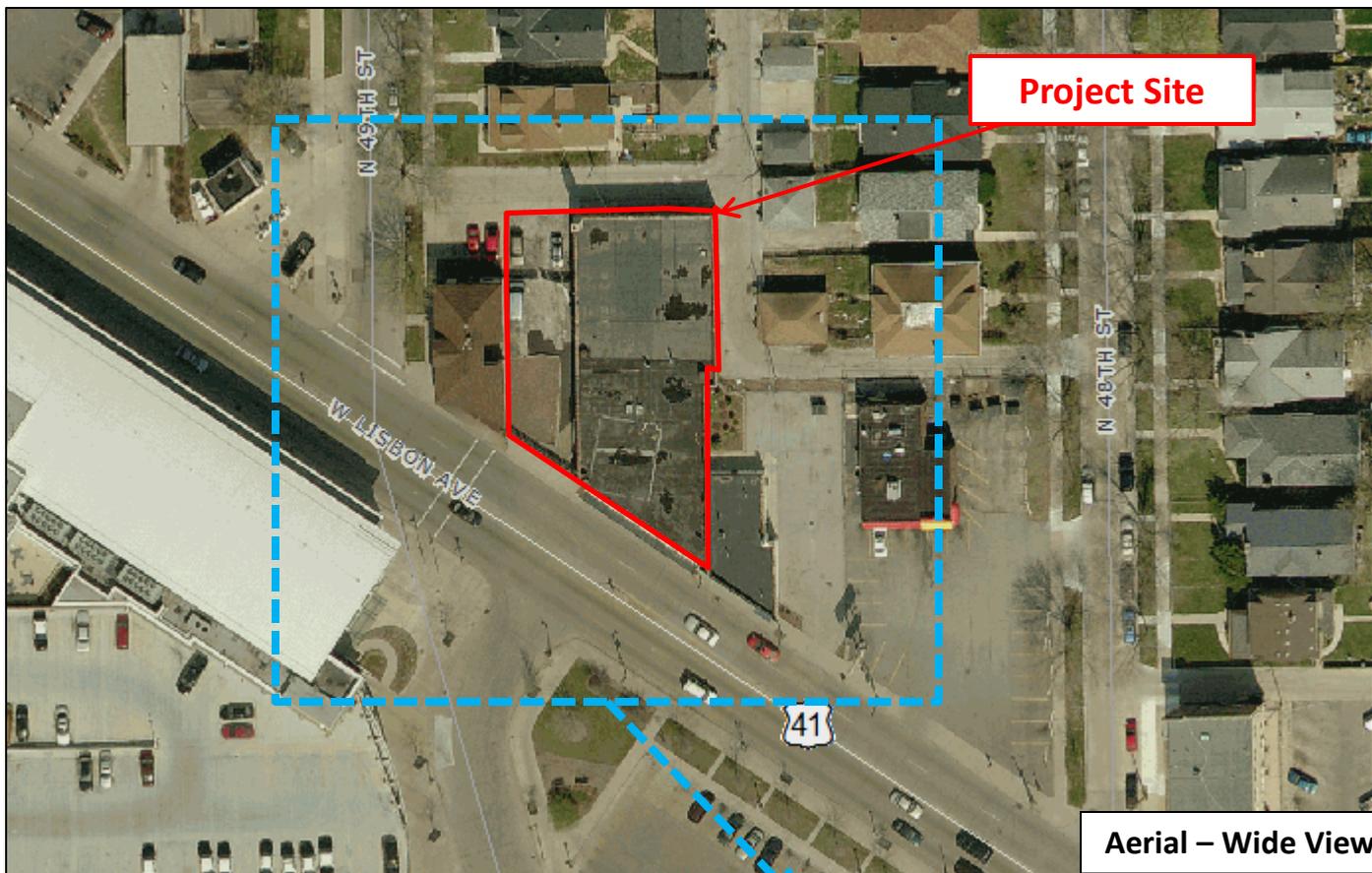


FIGURE 3
2010 AERIAL PHOTOGRAPH – Milwaukee County GIS
4828 West Lisbon Avenue, Milwaukee, WI



Aerial – Wide View



Aerial – Close View

FIGURE 4
1910 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1927)
4828 West Lisbon Avenue, Milwaukee, WI

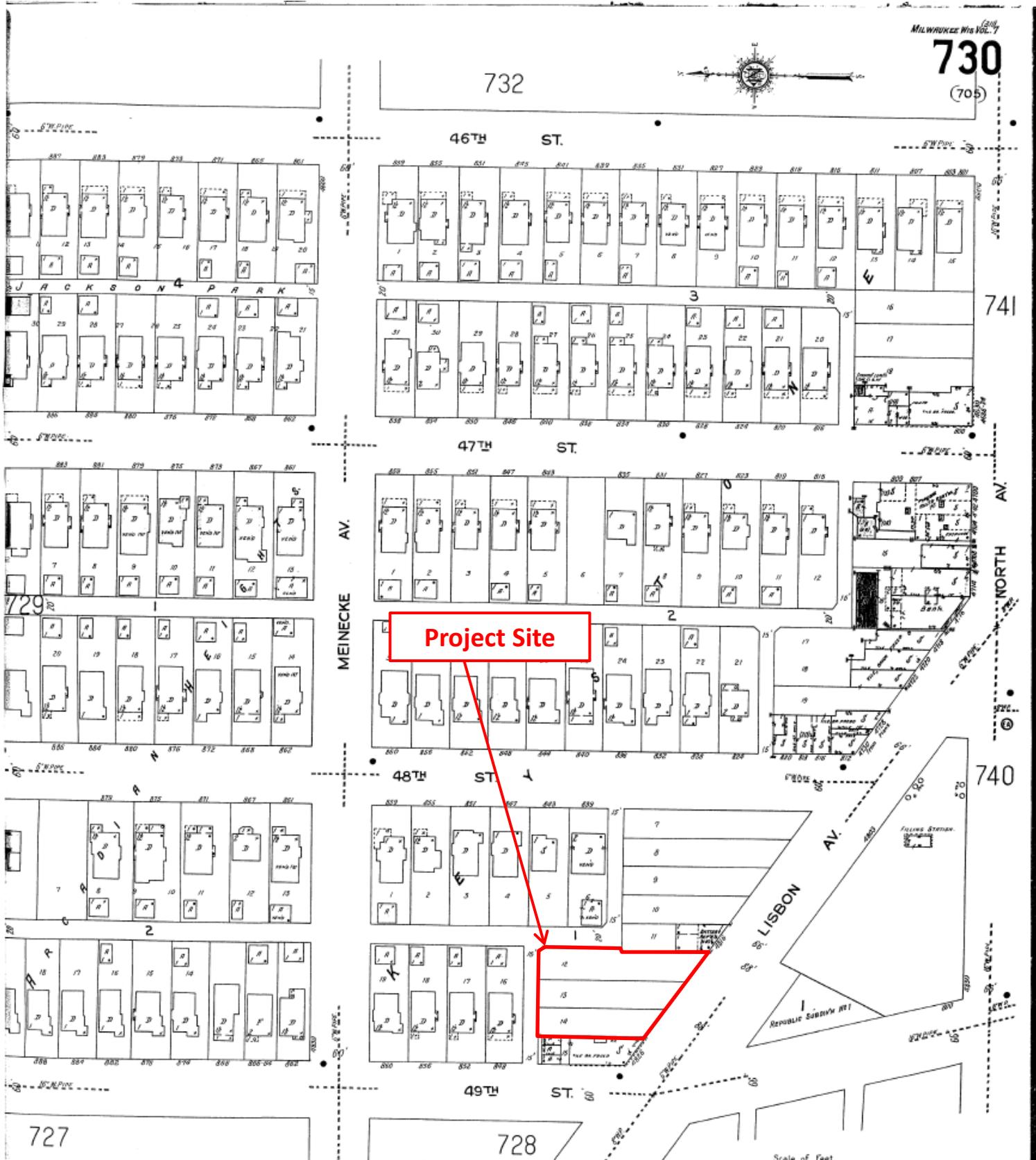


FIGURE 5
1927 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1949)
4828 West Lisbon Avenue, Milwaukee, WI

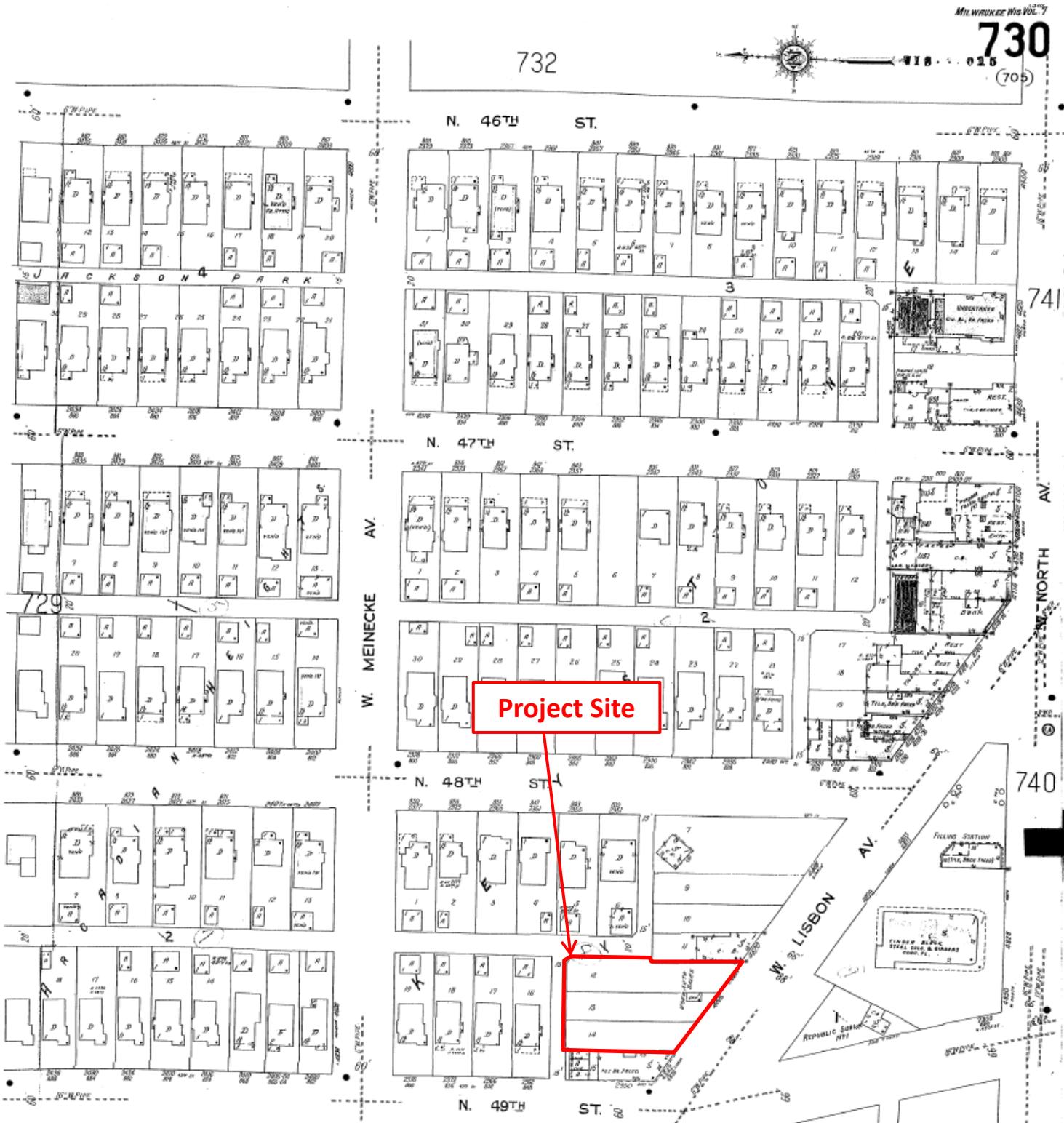
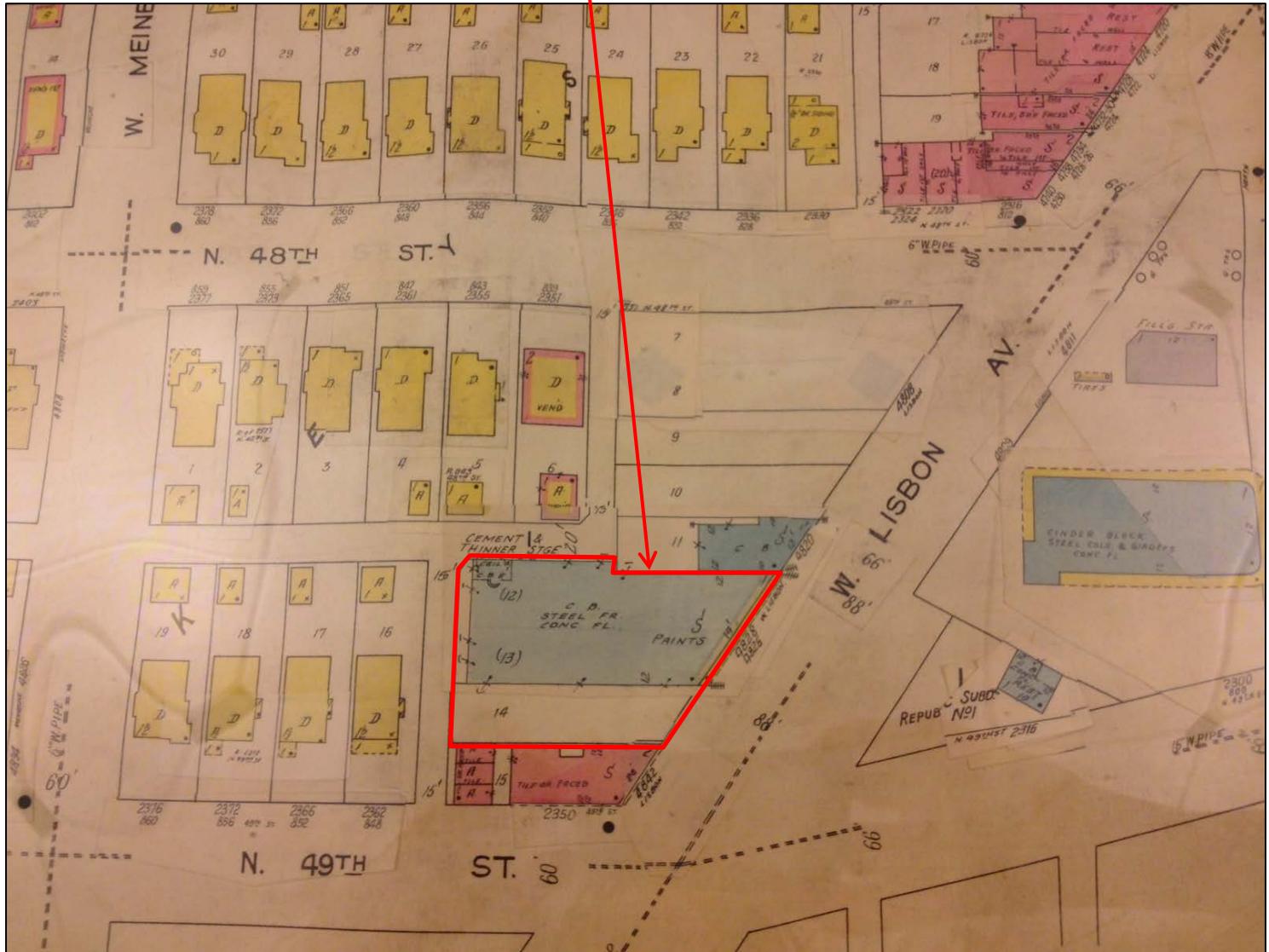


FIGURE 6
1927 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1969)
4828 West Lisbon Avenue, Milwaukee, WI

Project Site



ATTACHMENT A
SITE PHOTOGRAPHS
4828 West Lisbon Avenue, Milwaukee, WI



View of project site exterior, looking north from W. Lisbon Ave. (DCD file photo)



Oil tank fill and vent pipes were observed along the western wall of the building.



View looking south (toward W. Lisbon Ave.) of the undeveloped, partially-paved western portion of the project site.



View of the building interior (front room, west end of building).



View of the storage/work area in the rear portion of the building. A brown liquid substance was observed on the floor, present at various spots throughout the western side of this area.

View of the ceiling in the storage/work area. Based on the locations and appearance of the brown liquid on the floor and the ceiling above, it appeared that a roofing substance had been dripping down onto the floor, producing the pools of brown liquid; however, this could not be confirmed during this inspection.





A large conveyor was observed in the storage/work area, extending down into the basement.



An abandoned cylinder observed in the storage/work area.



Containers of up to five gallons were observed in the work/storage area.



View down the basement stairs. The basement was found to have standing water, so could not be safely inspected during the initial site inspection.



The basement was observed to be dry during a follow-up site inspection. Staining was observed on the floor.



Two storage tanks were observed in the basement. The tanks sounded empty, but this was not verified. The floor in this area was damp and stained.



View of the basement utility space near where the storage tanks were observed. Staining was observed on the floor. Two tanks with unknown contents were observed suspended from the ceiling.



A sump pump and a bucket of dark liquid were observed.