Historical Land Use Investigation

611 West National Avenue
Milwaukee, Wisconsin

File: 432 – 02

Prepared by:

City of Milwaukee

Department of City Development

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A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 611 West National Avenue, Milwaukee, Wisconsin is to 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 Interstate 94/43/41 to the south and west; W. National Avenue to the north; and S. 6th Street to the east. The project site is a large, four-story, multi-use office 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
611 W. National Ave	4320781111	76350 ft^2	21056 ft^2	LB2	Esperanza Unida Inc.

*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C. Historical References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
611 W. National Ave	1935 – 1945	Not Listed
	1950 – 1980	Clum Manufacturing Company Automatic switched and control manufacturing/automobile accessories
	1985 – 1990	Vacant
	1996	Offices including: Centro Legal Inc., Front Door Health Systems Inc., Hire Milwaukee Center, restaurant, St. Francis Bank, Village Church Adult Day Center
	2005	Aflcio laundry and dry-org.; real estate loans; wellness program; high school; restaurant; real estate buyers and brokers; building contractors; job corps recruitment and placing; Milwaukee area health education; non-profit org.; art store; health center clinic; youth org. and center; sexual assault and abuse center; exercise and fitness program center; Sylvan education solution; United electrical radio and machine (labor org.)
	2010	AFL-CIO labor organization; Aurora Walkers Pt clinic; nurse-practitioners; real estate loans; buyers and brokers; high school; crisis center; legal center; employment training services; social service and welfare org.; building contractors; restaurant; tax return prep & filing; marketing office; health care; insurance; advertising; social service and welfare; job recruitment and placement; clinics; financial institutions

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

Date	Comments
4/28/1901	Permit to build-brick and stone. Owner: The Knoeger Bros Company for a department store
9/2/1910	Permit for an addition
10/31/1919	Permit to alter: Freight elevator and passenger elevator installed
11/9/1932	Apply for Permit. H.R.T. boiler installed. Type of Stoker: #4-A Iron Fireman Automatic Coal Burner. Owner: Clum Mfg. Co
2/16/1945	App for permit: replace oil burner with stoker. Owner Clum Mfg. Co
9/10/1958	Install refrigeration system
4/29/1960	App for Permit-remove hollow walk and fill with gravel
4/11/1961	Violation: Improper display of exit signs throughout building
8/17/1961	App for Permit for Boiler
12/13/1968	Alterations to basement
8/23/1972	Violation: make repairs to fire sprinkler system
6/13/1973	Property analysis: Part of building boarded up and unused. Nature of occupancy: Factory, mfg., storage, offices. No current occupancy permit
8/2/1973	Violations: provide trap seals in bathroom and proper basin waste piping and vents, plumbing issues
6/21/1976	Violations: Defective chimney above roof, tuck point and repair defective parapet
10/8/1979	Violations: Elevator safety
5/5/1979	Permit to install car gate
10/6/1980	New Owner: Pease Mfg. Co. vacant building. App for permit-drain auto fire sprinkler system
12/15/1980	Owner: Andres Ledezma. Occupancy permit: parking area
3/5/1981	App for permit: Warehouse
12/15/80	App for occupancy *Cancelled 11/18/1981 due to electrical inspection
7/19/1982	Owner: Tangible Property Investments. Violations: provide proper gutters and downspouts. Get occupancy permit. Tuck point brick walls. Submit plans to show drainage from parking area so that it does not run into public property
12/7/1982	Owner: City House Development Corp. Violations: repair sidewalk, roof and windows. Make permanent parking area.
7/18/1989	Environmental Characterization Report done. Owners: Kroeger Building Group. Assortment of waste containers in basement, 1st, 3rd, and 4th floors from one 110 gal tank. 4th Floor had variety of tanks in volumes of 15-150 gals.
7/18/1989	Report Continued: List of owners: Kroeger Bldg. group 10/86-present, vacant, storage.| Andrea Martinez 9/86-19-86, vacant, storage | Andres Ledezma 8/84-9-86 vacant, storage | Tangible Property Investment and City House Development Corp 11/81-8/84, vacant, storage | Andres and Maria Lendezma 10/80-11/81, vacant, storage | Clum Mfg. Co. 8/22- 10/80, switches, controls, specialty items. Photos revealed part of bulling and surrounding residents removed in early 1960s due to the building of the freeway. 43 tanks in 1-mile radius and 6 active/abandoned landfills. None suspect to pose environmental impact on site. Hazardous waste materials found from samples taken from tanks, drums, pails and jugs. Two materials found were strong acid and cyanide, which could produce hydrogen cyanide. Chromium contamination found in floors, ceilings, and support beams. >1% asbestos identified in pipe installation and joints. Conclusion: Bld. Contains limited quantities of hazardous waste. Chromium and Cadmium levels exceed EP toxicity limits.
8/25/1989	Environmental Clean-up done (containers of identified hazardous waste removed from building). Building to be renovated for commercial use.

DNS Records (Cont.)

Date	Comments
3/6/1990	On National Historic Places list. Neo-classical architecture. Report: Very dilapidated building
12/10/1990	City Owned. City will give to Esperdemza United for repairs
12/16/1987	Official order to secure and rehabilitate
5/21/1993	Workman set fire to building using cutting torch. Owner: Esperdemza Unida
11/18/1996	App for Permit: (4) gas fired unit heaters; (1) gas fired make up air unit (5) Rooftop air units all gas heat
12/23/1993	App for Permit to install fire sprinkler system
6/13/1994	Permit to occupy basement (kitchen, Mechanical room, remainder) and 1st floor (Assembly, Restroom, Ballroom, Public circ/lobby with office and vendor spaces). Install () Kitchen exhaust hoods
2/10/1994	App for Permit: Handicap Accessibility
11/2/1994	BOZA appealed Commission for Special Use Permit for occupancy of adult day care, social center and senior center.
11/14/1994	App for Permit to install illuminated sign
12/7/1994	App for occupancy: Office (no clinic, Front Door Health Systems); Centro Legal; Elderly Day Care
9/20/1994	App for occupancy: St Francis Bank
1/13/1995	App for Permit. Use: Offices Alterations to follow rehab plan
1/17/1995	Permit to install sprinkler system to accommodate new walls and ceilings
3/15/1995	Occupancy Permit for office space for Goodwill Industries
2/28/1995	Violation: update fire suppression system
3/7/1995	Installation of gas furnace and air conditioning units
3/23/1995	Certificate for above ground piping
6/6/1995	Order to correct condition of premise. Clean elevator pit of all debris; remove excessive amount of oil around piston and gland on elevator
6/30/1995	Install sidewall fire sprinklers along outside wall
7/26/1995	Install (2) double faced, non-lit signs
7/24/1996	App for Permit-Install (2) water coolers
11/08/1996	Occupancy permit: Ameritech Offices
2/25/1997	App for Permit: Use: Print Room/Graphic design
4/9/1997	App for Permit: Install restaurant sign on side of building
Date	Occupancy
8/14/1997	Occupancy permit: Secondary School
9/8/1997	Zoning Certificate. Caribbean Club Restaurant and tavern
4/29/1998	Alterations permit to remodel former ballroom into offices
5/26/1998	Conditionally approved permit for Phase II construction to begin
6/12/1998	Permit for alterations to existing premise
6/23/1998	Install 37 automatic fire sprinklers
7/1/1998	Occupancy permit. Use: UMOS offices
8/14/1998	Occupancy permit for El Puento High School
11/3/1998	Permit to install one interior partition to existing space
4/14/2000	Occupancy Permit: Provide day services to adults with disabilities
7/26/2000	Permit to install sign. Poly-core mounted on aluminum channel system
4/14/2000	Occupancy Permit: Social service
6/24/2003	Zoning Certificate: School
7/23/2008	Zoning Certificate: Manufacturing – light, restaurant kitchen
11/20/2009	Zoning Certificate: Office - General
10/05/2010	Occupancy Permit: Restaurant, sitdown
2/8/2011	Electrical/Elevator Violation: Remove standing oil and water from pit and perform Hydraulic Pressure Test

DNS Records (Cont.)

Date	Comments
8/7/2012	Occupancy Permit: Assembly Hall
11/12/2012	Occupancy Permit: Day Care Center
11/15/2012	Code Violation: Remove broken window pane and replace
4/22/2013	Occupancy Permit: School (Elementary – Secondary)
5/19/2014	Occupancy Permit: Business Service
6/26/2014	Code Violation: Repair leaks in roof and restore a watertight condition
7/10/2014	Occupancy Permit: Office - Medical

D. Sanborn Maps

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

1. A 1910 Sanborn Fire Insurance Map shows the project site is occupied by a four-story department store on the corner of W. National Avenue and S. 1st Street. The project site is also occupied by two, three-story stores.

   Partially on the property of the project site is a two story whiskey warehouse. Further south on the block are a couple two-story dwellings. A theater is located west along National Avenue. A police station is two blocks south along 1st Street. Surrounding blocks are mostly residential dwellings with alley-facing garages (**Figure 4**).

2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by a four-story auto switch and electric appliance factory in what appears to the same building as in the previous map. The buildings immediately south within the project site are now occupied by a wholesale janitor supplier.

   The surrounding area again includes mostly residential development. On the project site block, labeled uses include a cigar factory, parking lot, and a filling station with three labeled tanks. The police station is still located two blocks south (**Figure 5**).

3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site occupied by the same factory in what appears to be the same structure as the industrial building shown in the previous map The buildings south of the factory within the project site have been demolished.

   The surrounding area's development has been almost completely demolished for the North-South Freeway. An on ramp for the freeway runs directly southwest of the project site (**Figure 6**).

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) includes one listing for the project site:
   - 03-41-003714 WI DOT R-O-W, LUST – CLOSED, WI DOT ESPERANZA, Groundwater Contamination, Soil Contamination, Last Action: "PECFA PROGRAM TRANSFER 2013-2015 STATE BUDGET"

2. The Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP) does not include listings for the project site.

3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located in a floodplain.

4. According to the United States Fish and Wildlife Service's (USFWS) National Wetlands Inventory, wetlands are not identified within the project site.

5. According to the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Environmental Corridors Map, the project site is not located within an environmental corridor.

6. According to the report *"A Report of a Chromium-Contaminated Building Clean-Up Project at 611 West National Avenue, Milwaukee, WI"*, dated November 19, 1991, prepared for RACM by Sigma Environmental Services, the scope of work for the clean-up project included the removal, packaging and disposal of non-containerized hazardous waste and building materials on the second, third and fourth floors that were previously identified as hazardous waste; the cleanup project was completed. One recommendation included encapsulating a contaminated pillar on the second and third floors, a method that was approved by the WDNR.

7. A letter from the WDNR regarding 611 W. National Avenue, dated December 16, 1992, indicates no further action is required based on the report entitled *"Cyanide Soil Investigation; 611 W. National Avenue, Milwaukee, WI"*, dated December 10, 1992.

F. Project Site Inspection

Site inspection was conducted by City staff November 24, 2014. No internal site inspection occurred because the city does not own the building. The project site was observed to have been developed with a four-story building, parking lot, and playground. The site appeared in good condition. No environmental concerns were observed during the inspection.

G. Findings and Conclusion

This Historic Land Use Investigation revealed the following environmental concerns:

- Manufacturing operation. 1950 – 1980
- Excessive oil around elevator piston. 1995
- Laundry and drycleaner org. 2005
- Standing oil and water in elevator pit. 2011

No internal site inspection occurred because the city does not own 611 West National Avenue.

MR/SS
City of Milwaukee
12/1/2014

FIGURE 1

Quarter Section Land Use Map

611 W. National Avenue, Milwaukee, WI

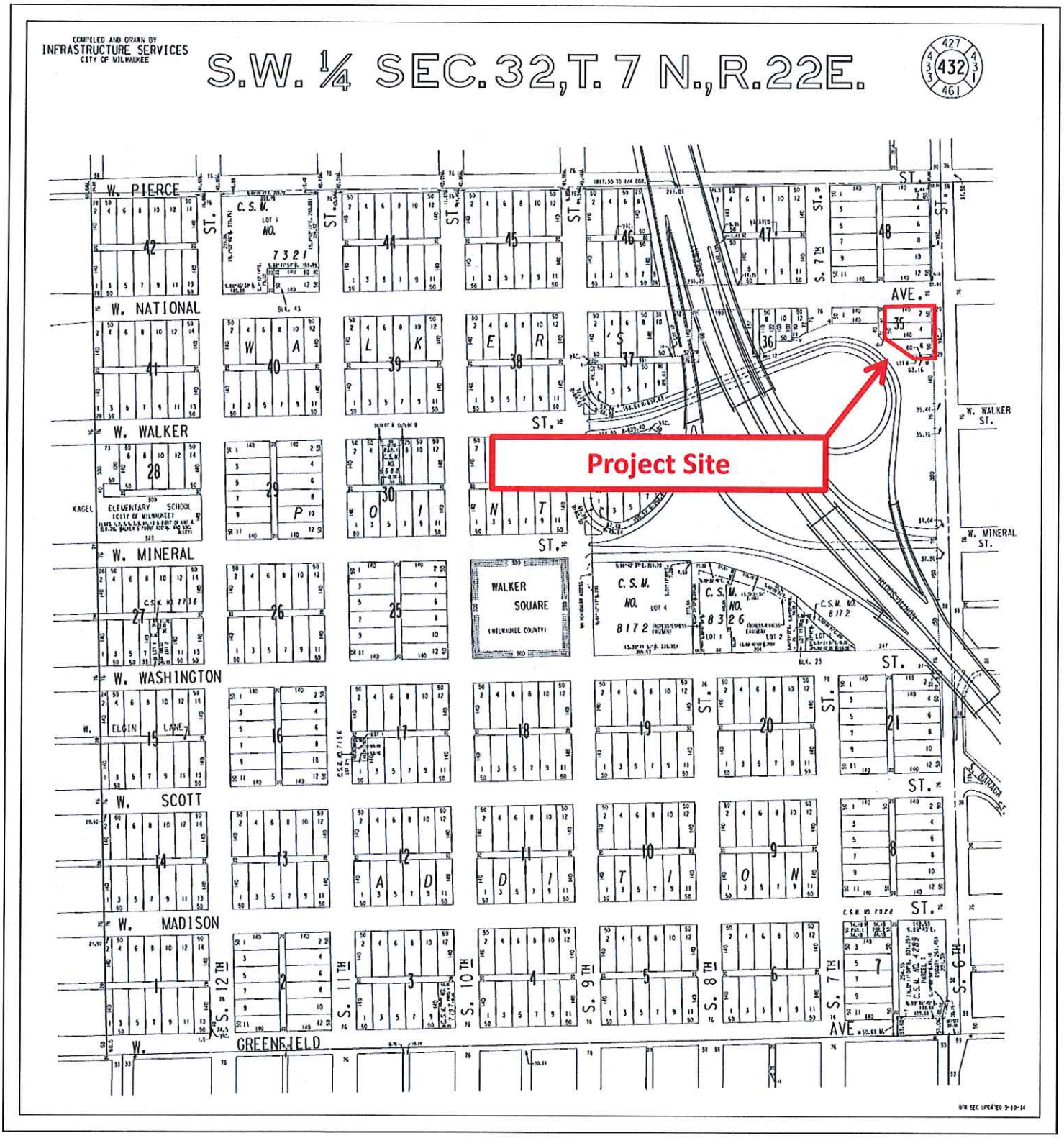


FIGURE 2

Plat Maps

611 W. National Avenue, Milwaukee, WI

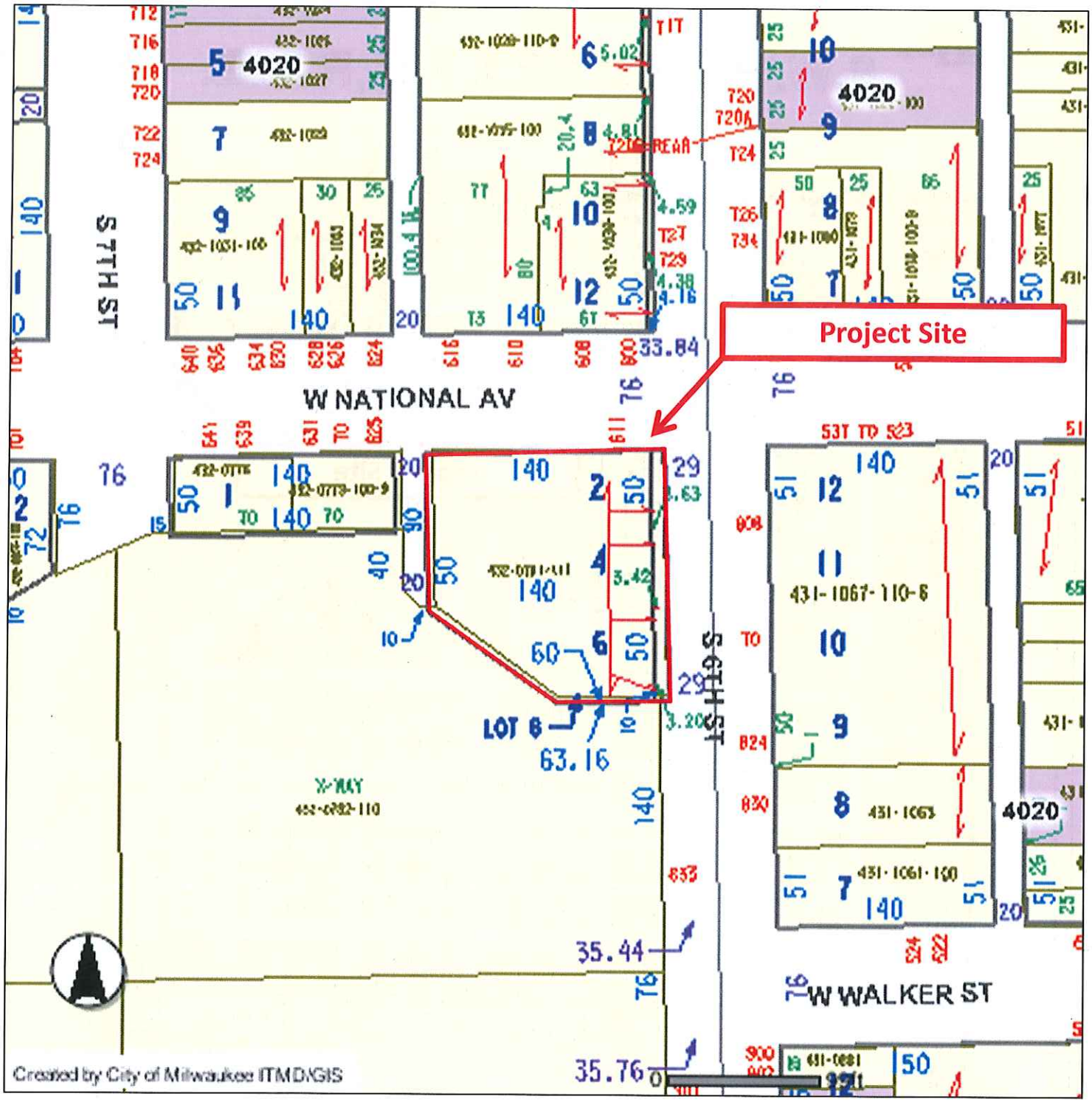


FIGURE 3
Aerial Photographs
611 W. National Avenue, Milwaukee, WI

Source: Milwaukee County GIS (2013 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map

611 W. National Avenue, Milwaukee, WI

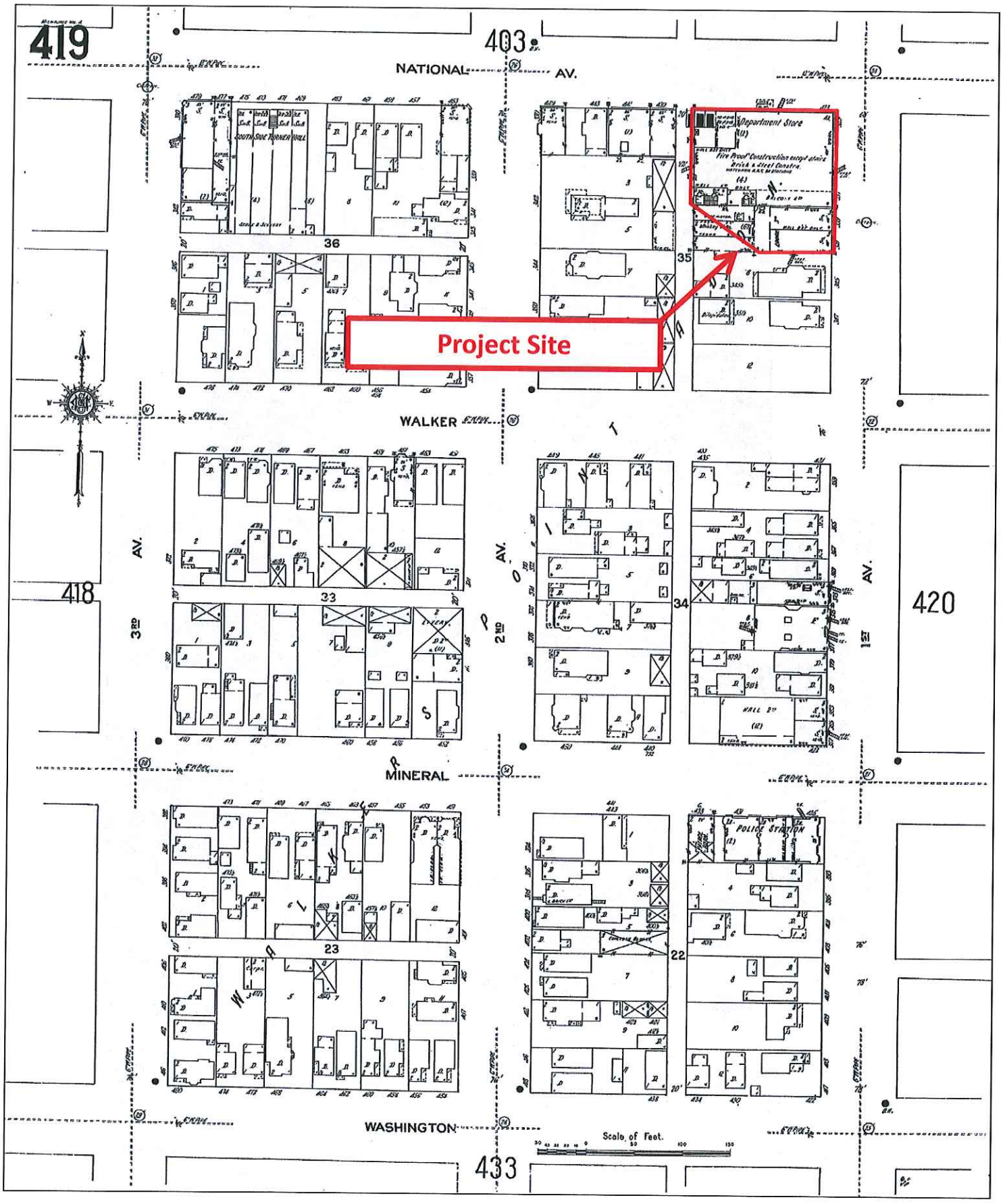


FIGURE 5

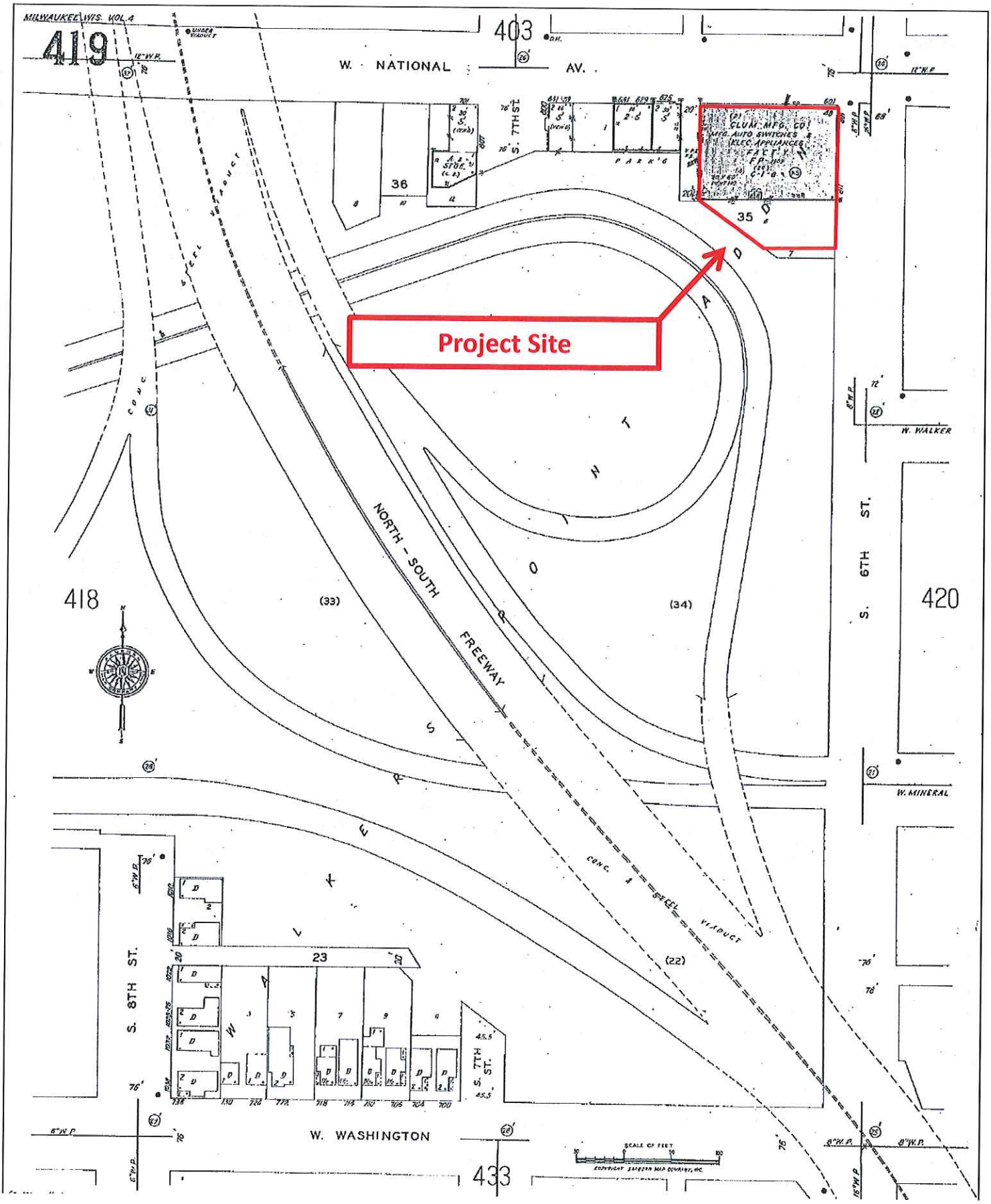
1951 Sanborn Fire Insurance Map

611 W. National Avenue, Milwaukee, WI

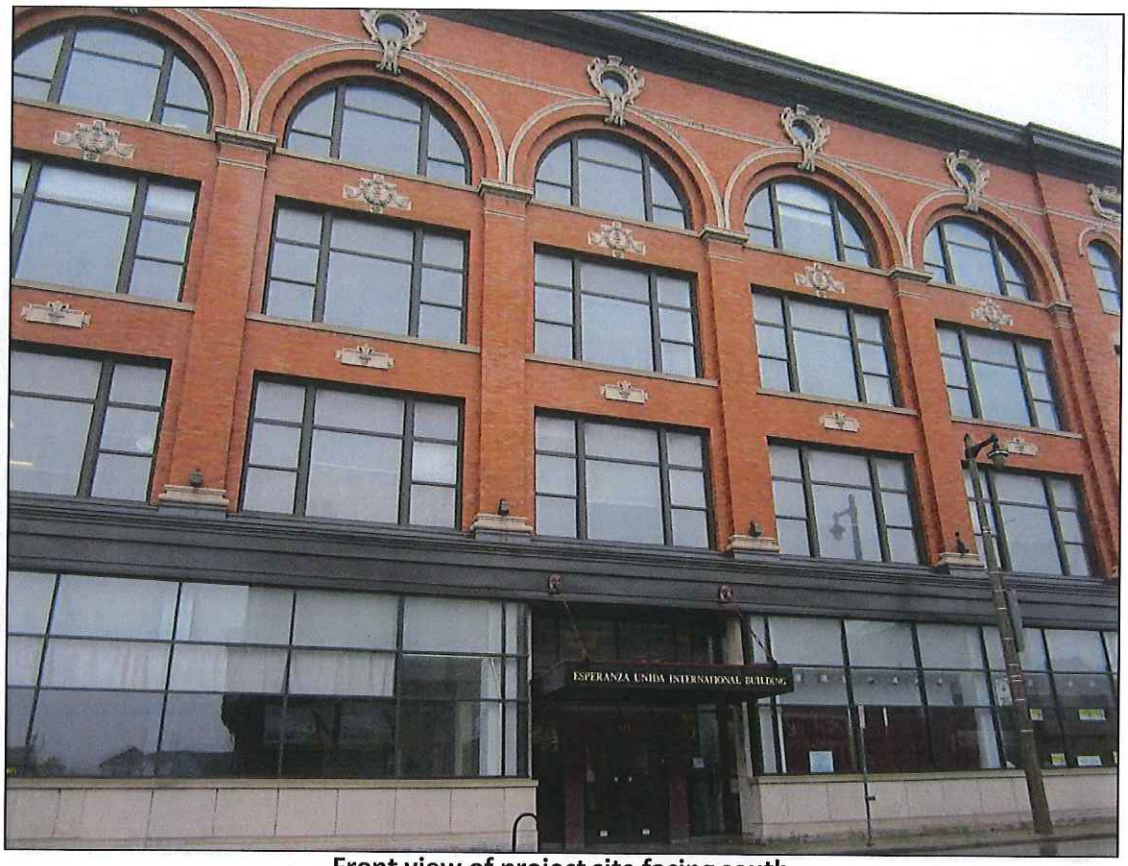
FIGURE 6

1969 Sanborn Fire Insurance Map

611 W. National Avenue, Milwaukee, WI



ATTACHMENT A
Site Photographs
611 W. National Avenue, Milwaukee, WI



Front view of project site facing south

Back view of project site facing north

ATTACHMENT A (Cont.)

Site Photographs

611 W. National Avenue, Milwaukee, WI

View of project site parking lot facing north

View of project site playground facing west