

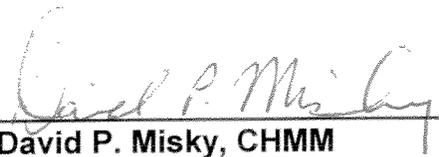
**Phase I Environmental Site Assessment of the
MPS - 37th Street School
1715 North 37th Street
Milwaukee, Wisconsin
File: 366-13**

Prepared by:



**Health Department
&
Department of City Development**

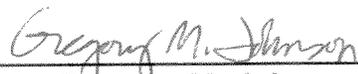
December 17, 2004



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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) of 1715 N. 37th St. (project site), Milwaukee, Wisconsin was requested by Elaine Miller, Special Project Coordinator, 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 property identified above, and the adjacent properties.

Project Site

The project site is a 69,138 square foot property that contains the 37th Street Elementary School. The 37th Street School is a three-story institutional building that is utilized by the Milwaukee Public School system. The project site is zoned RT4 (Two-Family Residential) and is located within a block generally bound by West Roberts Street to the north, North 37th Street to the east, West Walnut Street to the south, and North 38th St. to the west (Figure 1). Project site dimensions are presented on plat map number 366-13 (Figure 2).

According to Wright's and Polk's City Directories (1935-2000), Department of Neighborhood Services (DNS) records, and Sanborn Fire Insurance Maps, the 37th Street Elementary School has occupied the project site since 1903. The site was undeveloped prior to 1903.

A search of DNS records for the project site resulted in various permits and inspection notes for the project site. See section 2.2.2 for a detailed list of these records. The DNS records show that a 7,500-gallon tank was removed from the project site in 1996. Overall, the DNS records did not raise environmental concerns.

The Wisconsin Department of Commerce (DCOM) storage tank database contained one record for a closed/ removed 7,500-gallon fuel oil tank on the project site.

The Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS) contained one record for a Leaking Underground Storage Tank (LUST) site within the project site (BRRTS #03-41-110427). BRRTS indicated the site was closed on April 14, 1998.

A search of U.S. Environmental Protection Agency (USEPA) records did not result in any records regarding the project site.

Available records and/or files available from the Health Department, Assessor's Office, Milwaukee Printing and Records Center, and the Department of City Development (DCD) were searched for this report.

Plans for the school building available from the Milwaukee Printing and Records Center provide the locations of an "oil room" and a "coal storage room." However after an interior inspection, these two rooms do not present environmental concerns.

A review of Southeastern Wisconsin Regional Planning Commission (SEWRPC) aerial photographs shows the project a large building and a play yard occupied site. These records did not raise environmental concerns.

On November 7, 2002, the Milwaukee Public Schools (MPS) Environmental Services Group completed an "*Asbestos Inspection and Management Plan*" for the 37th Street School. This report was completed in accordance with Asbestos Hazard Emergency Response Act (AHERA) for local education agencies (LEA). The report confirms the presence of asbestos containing building materials (ACBM) within this facility. The ACBMs do not pose an immediate threat to human health. However, if remodeling and/or demolition activities take place, ACBMs may be encountered and will have to be properly managed. The "*Asbestos Inspection and Management Plan*" is on file at the Department of City Development.

The City's Historic Preservation staff reviewed the project site and concluded that the school is an important visual landmark in its neighborhood. The building is eligible for local historic designation and is potentially eligible for National Register listing. Any projects involving the 37th Street School need to be reviewed by the Historic Preservation staff.

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

On November 22, 2004, Mr. Craig Wentworth of Milwaukee Public Schools Environmental Services Group accompanied City-staff on a cursory site inspection of the school. An aboveground heating oil storage tank (approximately 3,000 gallons) is located adjacent to the boiler room in the basement of the school building. This tank is used as an emergency reserve oil supply. The tank did not appear to be leaking and did not raise potential environmental concerns. A room labeled "oil room" also located in the basement serves as a storage room for paints, epoxies, herbicides, and other chemicals used for cleaning. The floor of the oil room was intact and nothing in the storage room appeared to be leaking. Mr. Wentworth indicated that MPS would remove all chemicals prior to vacating the building. Mr. Wentworth also noted that the building still contains asbestos containing building materials (ACBM), however these materials are located in inaccessible locations, such as behind wall, under the flooring, encapsulated in pipe wrap, etc. Mr. Wentworth also indicated that areas of the building might contain lead paint, particularly the exterior brick.

Adjacent Sites

The historical land uses of properties within a half-block radius of the project site were researched using Wright's and Polk's City Directories. The historical land uses of these properties did not raise environmental concern. See Section 2.3.1, City Directories, for a detailed list of these adjacent land uses.

Permits for properties within a half-block radius were searched using DNS records. Some of these properties had historical land uses that raised potential environmental concerns. However, we do not feel that these land uses have adversely affected the project site. See Section 2.3.2, Department of Neighborhood Services records, for a detailed list of permits for adjacent land uses.

A review of available Sanborn Fire Insurance Maps and SEWRPC aerial photographs did not raise potential environmental concerns for adjacent properties.

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 no Waste Disposal sites located within a one-mile radius of the project site.

There are no USEPA CERCLIS sites located within a one-mile radius of the project site.

Phase I Environmental Site Assessment
1715 N. 37th St., Milwaukee, Wisconsin

Recommendations

Based on the available information regarding the project site and properties adjacent to the project site, we do not recommend a Phase II Environmental Site Assessment at this time.

DPM, BMT, GMJ
City of Milwaukee
December 17, 2004

1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) for 1715 N. 37th St., Milwaukee, Wisconsin (project site), performed by the City of Milwaukee Health Department (MHD) and Department of City Development (DCD).

1.1 PURPOSE

This Phase I ESA was requested by Elaine Miller, Special Project Coordinator, 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.

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, Abandoned Container Reports, No Action Required sites, and Unknown sites.
- 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
1715 N. 37 th St.	366-0384-100	69,138	N/A	RT4	City of Milwaukee

RT4: Two-Family Residential

The project site is a 69,138 square foot property that contains the 37th Street Elementary School. The 37th Street School is a three-story institutional building, which was constructed in 1903. The project site is zoned RT4 (Two-Family Residential) and is located within a block generally bound by West Roberts Street to the north, North 37th Street to the east, West Walnut Street to the south, and North 38th St. to the west (Figure 1). Project site features are presented on plat map number 366-13 (Figure 2).

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, DNS records, Sanborn Fire Insurance Maps, and SEWRPC aerial photographs.

2.2.1 City Directories

According to Wright’s City Directories (1935-1990) and Polk’s City Directories (1993-2000), the 37th Street School is the sole occupant of the project site since 1935. This use does not raise environmental concern.

Address	Year	Occupant/Land Use	Potential Concerns
1715 N. 37 th St.	1935-2000	37 th Street School	

2.2.2 Department of Neighborhood Services

Selected DNS records for the project site indicate the following information.

Address	Date	Selected Comments
1715 N. 37 th St.	8/17/1911	Permit to alter: addition to school
	12/12/1911	Permit to alter: two additions 41'x 39' and basement to rear
	8/11/1937	Permit to install: two return tubular boiler in boiler room
	4/9/1962	A letter describing the modernization of the school building states that the exterior of the building will be covered with asbestos board panels
	10/4/1962	Permit to occupy: Elementary school facilities
	9/27/1974	Permit to install: one 7,500 gallon oil tank (see appendix A)
	11/4/1974	Furnish and install gas/ oil burner in existing boiler (see appendix A)
	9/30/1996	Permit for removal of one 7,500 gallon fuel oil UST (see appendix A)
	8/17/1998	Permit for tank installation: bring one 3,000-gallon #2 heating oil above-ground tank into mechanical code compliance... (see appendix A)

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.

- A 1910 Sanborn Fire Insurance Map (Figure 4) shows a building labeled “37th Street Public School” (built 1903) occupying the middle of the project site. A section of the building is labeled “fireproof construction (concrete floor and roof, brick walls)”. Adjacent uses are residential dwellings in all directions.
- A 1910 Sanborn Fire Insurance Map (Figure 4) shows a building labeled “37th Street Public School” (heat, steam, lights, elec.) occupying the middle of the project site. A section of the building is labeled “fireproof construction (concrete floor and roof, brick walls)” and “heating room, coal”. Adjacent uses are residential dwellings in all directions.
- A 1969 Sanborn Fire Insurance Map (Figure 6) shows a building labeled “37th Street Public School” (heat, steam, lights, elec.) occupying the middle of the project site. The building includes rooms labeled “heating room” and “coal”. Adjacent uses are residential dwellings in all directions.

2.2.4 Aerial Photographs

Selected SEWRPC aerial photographs that include the project site were reviewed for this Phase I ESA. City staff members were unable to positively identify all of the relevant features in the aerial photographs due to poor resolution. The findings are as follows:

- A 1961 aerial photograph shows a commercial or institutional building occupying the middle of the project site. The surface of the project site surrounding the building cannot be identified. The surrounding area is comprised of smaller buildings with sloped roofs, which are consistent with residential dwellings.
- A 1986 aerial photograph shows a three-story institutional building occupying the middle of the project site. The western portion of the building contains a chimney. The surface of the remainder of the project site is paved. The project site is surrounded by residential dwellings in all directions.

2.3 ADJACENT PROPERTIES

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

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:

- 3700 block of West Walnut Avenue
- 3700 block of West Roberts Avenue
- 1700 block of North 37th Street
- 1700 block of North 38th Street

Except for the following properties, all of the properties reviewed within the search range were only listed as residential in the Wright's and Polk's City Directories.

Address	Year	Occupant/Land Use	Potential Concerns
1702 N. 37 th St.	1935-1940	Residential/ painter	
	1945-1990	Residential	
	1993-2000	Vacant	
1714 N. 37 th St.	1935-1950	Residential	
	1955-1970	Residential/ plumber/ contractor	
	1975-1985	Residential	
	1990-2000	Vacant	
1718 N. 38 th St.	1935	Residential	
	1940-1945	Residential/ painter	
	1950-1993	Residential	
	2000	Vacant	
1716 N. 38 th St.	1935	Residential/ artist	
	1940-1990	Residential	
	1993	Vacant	
	2000	Not Listed	
1730 N. 38 th St.	1935	Residential	
	1940	Residential/ painter	
	1945-2000	Residential	
1733 N. 38 th St.	1935-1950	Residential	
	1955	Residential/ milliner	
	1960-2000	Residential	
1735 N. 38 th St.	1935	Residential/ butchers supplies	
	1940-1975	Residential	
	1980-1993	Vacant	
	2000	Not Listed	
3719 W. Walnut Ave.	1935	Residential	
	1940	Residential/ furnace repair	
	1945-2000	Residential	

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). Of the properties searched, the following records raised potential environmental concerns, and may have adversely impacted the project site.

Address	Date	Selected Comments
3716-18 W. Roberts St.	9/23/1953	Permit to install two oil conversion burners
	9/23/1953	Permit to install two 275 gallon oil storage tanks
3740-42 W. Roberts St.	2/23/1996	Permit to install oil furnace
3744-46 W. Walnut St.	11/22/1949	Permit to install TORIDHEET oil burner
	4/17/1967	Permit to alter: reside house with asbestos
	3/6/1987	Permit to alter: repair asbestos siding
1702 N. 37 th St.	10/21/1913	Permit to build: shop 14'x 16'
	4/14/1917	Permit to build: addition to paint shop; 17'x 22'
1722-24 N. 37 th St.	10/31/1935	Permit to alter: cover side wall with asbestos
1726-28 N. 37 th St.	9/9/1949	Permit to install: one 250 gallon oil storage tank

Address	Date	Selected Comments
1726-28 N. 37 th St. (continued)	9/14/1949	Permit to install on e conversion oil burner
1712-14 N. 38 th St.	10/19/1953	Permit to install: one 275 gallon Winkler oil tank and oil burner
	11/10/1953	Permit to install one 275 gallon oil tank in basement
1716-18 N. 38 th St.	5/25/1949	Electrical installation: wire oil burner
1722-24 N. 38 th St.	8/28/1964	Permit for installation of gas and oil fired burner
1732 N. 38 th St.	3/16/1967	Permit to reside with asbestos siding
1733-35 N. 38 th St.	4/29/1954	Permit to install new oil burner
	11/22/1955	Permit to install 275 gallon oil tank

3.0 ENVIRONMENTAL RECORDS REVIEW

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

3.1 **WISCONSIN DEPARTMENT OF COMMERCE, DEPARTMENT OF NATURAL RECOURCES, AND U.S. ENVIRONMENTAL PROTECTION AGENCY**

The following sections present environmental data for the project site available from DCOM, WDNR and the USEPA.

3.1.1 **Storage Tanks**

The DCOM Storage Tank Database contains one record for a closed/ removed 7,500-gallon fuel oil underground storage tank on the project site. The UST identification number for this tank is #301504. Information for this UST is on file and available for review with DCD and through the DCOM website.

3.1.2 **Facility Identification and/or Wisconsin Identification Numbers**

According to the Open Records Clerical Assistant at the WDNR, a Federal Identification Number exists for the project site (#241901990). The file describing WDNR activities within the project site is on file and available for review with the Wisconsin Department of Commerce.

3.1.3 Leaking Underground Storage Tanks

According to a November 2004 WDNR regulatory listing, there is one reported LUST site within the project site. The WDNR was notified of the discovery of contamination. Samples taken from the soil surrounding the UST showed no major impacts from the contents of the tank. The activity was closed as of April 14, 1998 (Appendix B).

There are three LUST sites located within a quarter-mile radius of the project site, however we do not feel that these sites have adversely affected the project site. Information for these LUST sites is on file for review at DCD and through the WDNR BRRTS website.

3.1.4 Hazardous Materials Spills

According to a November 2004 WDNR regulatory listing, there are no reported Hazardous Materials Spill sites within the project site.

There is one Spill site located within a quarter-mile radius of the project site, however we do not feel that this site has adversely affected the project site. Information for this Spill site is on file for review at the DCD and through the WDNR BRRTS website.

3.1.5 Environmental Repair Program (ERP) Activities

According to a November 2004 regulatory listing, there are no reported ERP sites within the project site.

There are two ERP sites located within a quarter-mile radius of the project site, however we do not feel that these sites have adversely affected the project site. Information for these ERP sites is on file for review at the DCD and through the WDNR BRRTS website.

3.1.6 Abandoned Containers

According to a November 2004 regulatory listing, there are no reported Abandoned Containers within the project site.

There is one Abandoned Container site located within a quarter-mile radius of the project site, however we do not feel that this site has adversely affected the project site. Information for this Abandoned Container site is on file for review at the DCD and through the WDNR BRRTS website.

3.1.7 No Action Required Sites

According to a November 2004 WDNR regulatory listing, there are no reported No Action Required sites within the project site.

There is one No Action Required site located within a quarter-mile radius of the project site, however we do not feel that this site has adversely affected the project site. Information for this No Action Required site is on file for review at the DCD and through the WDNR BRRTS website.

3.1.8 Unknown Sites

According to a November 2004 WDNR regulatory listing, there are no reported Unknown sites within the project site.

There is one Unknown Contamination site located within a quarter-mile radius of the project site, however we do not feel that this site has adversely affected the project site. Information for this Unknown Contamination site is on file for review at the DCD and through the WDNR BRRTS website.

3.1.8 Waste Disposal Sites

There are no listed Waste Disposal Sites within the project site. There are four listed Waste Disposal Sites located within a one-mile radius of the project site, however we do not feel that these sites have adversely impacted the project site. Information on these Waste Disposal Sites is on file for review at DCD.

3.1.9 CERCLIS Sites

There are no CERCLIS sites located within a one-mile radius of the project site.

3.2 CITY OF MILWAUKEE

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

3.2.1 Health Department

No files pertaining to the project site were available from the Health Department.

3.2.2 Milwaukee Printing and Records Center

Various building plans, sections, elevations, and detail drawings for the 37th Street School were available from the Milwaukee Printing and Records Center. Of note are basement plans from 1962 that show the location of a coal storage room and an oil storage room. These records are available for review at DCD.

3.2.3 Assessor's Office

The Assessor's Office records did not raise environmental concern for the project site.

3.2.4 Historic Preservation

The City's Historic Preservation Staff reviewed the project site and concluded that the 37th Street School, originally known as the 19th District School No. 2, was built in 1903 and is an important visual landmark in its neighborhood. The building is eligible for local historic designation and is potentially eligible for National Register listing. Any projects involving the 37th Street School need to be reviewed by Historic Preservation staff (Appendix C).

3.2.5 Department of City Development

LUST Closure Report: In 1998, a 7,500-gallon fuel oil UST was removed from the project site. Fluid Management completed a "Request for Site Closure" report for Milwaukee Public Schools. The results of soil samples collected during the site investigation did not indicate the presence of significant contamination. Based on their closure criteria evaluation, the soil contaminants associated with the release from the UST removed from the 37th St. site would not appear to pose a risk to human health through direct contact. The report further states that based on the available information, the site does not require further investigation or monitoring and should be unconditionally closed. The WDNR closed the site on April 14, 1998. This report is on file and available for review at DCD.

Asbestos Report: On November 7, 2002, the Milwaukee Public Schools (MPS) Environmental Services

Group completed an “*Asbestos Inspection and Management Plan*” for the 37th Street School. This report was completed in accordance with Asbestos Hazard Emergency Response Act (AHERA) for local education agencies (LEA). The report confirms the presence of both friable and non-friable asbestos containing building materials (ACBM) within this facility. The ACBMs are not an immediate threat to human health. However, if remodeling and/or demolition activities take place, ACBMs may be encountered and will have to be properly managed. The “*Asbestos Inspection and Management Plan*” is on file at the Department of City Development.

3.3 SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION (SEWRPC)

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

3.4 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 November 22, 2004, 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

On November 22, 2004, City staff conducted an inspection of the project site. Mr. Craig Wentworth of

MPS' Environmental Services Group provided a tour of the facility. The project site occupies the eastern 2/3 of a city block bound by W. Roberts St. to the north, N. 37th St. to the east, W. Walnut St. to the south, and W. 38th St. to the west. A three-story institutional building, currently occupied by the 37th Street Elementary School, built in 1903, is located on the project site. A cursory inspection of the project site included the basement, the three floors containing classrooms, the attic, and the exterior of the school building; as well as the paved surface surrounding the school building.

The basement contained a small number of classrooms and multiple rooms used for storage and the physical plant. A room adjacent to the boiler room contained a large oil storage tank (approximately 7,500 gallons) that is used only for emergency heating purposes. The tank was labeled “#2 heating oil; combustible” and showed signs of corrosion on its exterior. Three pipes, attached to the top of the tank, ran through the ceiling and into the parking lot above the boiler room. Another room located in the basement labeled “oil room” was used for the storage of paints and chemicals used by the school. An inventory of the products included:

- Mounting cement
- Approximately 50 one-gallon cans and 10 five-gallon cans of paint
- Floor tile adhesive
- A plastic bottle marked “fuel”
- Deglosser
- Vinegar
- Trichloroethane
- Triox Vegetation Killer

Mr. Wentworth indicated that MPS will remove all chemicals prior to vacating the building.

Storage spaces located under stairways contains paper and various other office supplies used by the school. The basement also contains multiple unidentified palm-sized holes in the floor.

Floors 1 through 3 currently serve as classrooms and office space for the school. The layout of floors 1-3 is similar. Storage space on these floors includes lockers for students located in the hallways and closet and shelf space for classroom supplies located in cloakrooms and classrooms. The school does not have a dedicated art or science room. Supplies located in the storage closet of the former art room included various office supplies and a few bottles of tempera paints. Bathrooms on each floor include a “pipe chase” for access to building infrastructure. Exposed utility pipes less than 6' from the ground were covered in metal or fiberglass sleeves to prevent damage. Storage space adjacent to the fourth floor gymnasium contained playground equipment.

The building's attic is used minimally for storage space. Items stored in the attic included a small amount of school-related materials and furniture. City staff was unable to determine the age of the roof. The roof of the building is clad with asphalt shingles.

The property surrounding the schools is paved and used for playground space and parking. A dedicated area for playground equipment is located in the southeast corner of the project site. The pavement located directly above the boiler room was inconsistent in color with the rest of the project site and was probably resurfaced one or more times after the last paving of the entire yard. Two manholes were located in this pavement above the room containing the storage tank. The three pipes connected to the top of the heating oil tank were visible. Two of the three terminated approximately 10' above grade. The third pipe terminated approximately 3' above grade into a metal box. The purpose of the metal box is unknown. City staff believes this is a fill pipe for the AST located in the basement? The brick tower located above the boiler room is a former coal chute that is currently sealed and no longer used.

According to Mr. Wentworth, both interior and exterior paint is expected to contain lead including the walls of the basement, window frames, and moldings. Mr. Wentworth also noted that the building still contains asbestos containing building materials (ACBM), however these material are located in inaccessible locations, such as behind wall, under the floor, encapsulated in pipe wrap, etc. Previous investigations of the presence of asbestos were not destructive and therefore precluded investigation inside walls or of flooring materials.

Mr. Wentworth indicated that some of the light fixtures might have PCB containing ballasts in them. It is not known how many, if any, are present.

The following observations were made about the project site during the site inspection:

Hazardous Substances or Petroleum Products	None Observed
Staining or Corrosion	None Observed
Drains or Sumps	None 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	None Observed
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)	One 7,500 gallon #2 fuel oil tank located in basement
Underground Storage Tanks (UST)	None Observed
Wastewater Discharges	
Sanitary	None Observed
Industrial Wastewater Treatment	None Observed

4.2 ADJACENT PROPERTIES

Adjacent uses to the project site are residential dwellings in all directions. Residential dwellings to the north, east, and south are separated from the project site by a street.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The following sections discuss the conclusions and recommendations of the Phase I ESA conducted at 1715 N. 37th St., Milwaukee, Wisconsin.

5.1 CONCLUSIONS

Project Site

The project site is a 69,138 square foot property that contains the 37th Street Elementary School. The 37th Street School is a three-story institutional building and is utilized by the Milwaukee Public School system. The project site is zoned RT4 (Two-Family Residential) and is located within a block generally bound by West Roberts Street to the north, North 37th Street to the east, West Walnut Street to the south, and North 38th St. to the west (Figure 1). Project site features are presented on plat map number 366-13 (Figure 2).

According to Wright's and Polk's City Directories (1935-2000), Department of Neighborhood Services (DNS) records, and Sanborn Fire Insurance Maps, the 37th Street Elementary School has occupied the project site since 1903. The site was undeveloped prior to 1903.

A search of DNS records for the project site resulted in various permits and inspection notes for the project site. See section 2.2.2 for a detailed list of these records. The DNS records show that a 7,500-gallon tank was removed from the project site. Overall, the records did not raise environmental concerns.

The Wisconsin Department of Commerce (DCOM) storage tank database contained one record for a closed/ removed 7,500-gallon fuel oil tank on the project site.

The Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS) contained one record for a Leaking Underground Storage Tank (LUST) site within the project site (BRRTS #03-41-110427). BRRTS indicated the site was closed on April 14, 1998.

A search of U.S. Environmental Protection Agency (USEPA) records did not result in any records regarding the project site.

A review of available SEWRPC aerial photographs shows a large building and a play yard within the project site. These records did not raise environmental concern for the project site.

Available records and/or files available from the Health Department, Assessor's Office, Milwaukee Printing and Records Center, and the Department of City Development (DCD) were searched for this report.

Plans for the school building available from the Milwaukee Printing and Records Center provide the locations of an oil room and a coal storage room. However after an interior inspection, these two rooms do not present environmental concerns.

On November 7, 2002, the Milwaukee Public Schools (MPS) Environmental Services Group completed an

“Asbestos Inspection and Management Plan” for the 37th Street School. This report was completed in accordance with Asbestos Hazard Emergency Response Act (AHERA) for local education agencies (LEA). The report confirms the presence of both friable and non-friable asbestos containing building materials (ACBM) within this facility. The ACBMs are not an immediate threat to human health. However, if remodeling and/or demolition activities take place, ACBMs may be encountered and will have to be properly managed. The *“Asbestos Inspection and Management Plan”* is on file at the Department of City Development.

The City’s Historic Preservation staff reviewed the project site and concluded that the school is an important visual landmark in its neighborhood. The building is eligible for local historic designation and is potentially eligible for National Register listing. Any projects involving the 37th Street School need to be reviewed by the Historic Preservation staff.

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

On November 22, 2004, Mr. Craig Wentworth of Milwaukee Public Schools Environmental Services Group accompanied City-staff on a cursory site inspection of the school. An aboveground heating oil storage tank (approximately 3,000 gallons) is located adjacent to the boiler room in the basement of the school building. The tank did not appear to be leaking and did not raise potential environmental concerns. A room labeled “oil room” also located in the basement serves as a storage room for paints, epoxies, herbicides, and other chemicals used for cleaning. Mr. Wentworth indicated that MPS would remove all chemicals prior to vacating the building. Mr. Wentworth also noted that the building still contains asbestos containing building materials (ACBM), however these material are located in inaccessible locations, such as behind wall, under the flooring, encapsulated in pipe wrap, etc. Mr. Wentworth also indicated that the building might contain lead paint, particularly the exterior brick.

Adjacent Sites

The historical land uses of properties within a half-block radius of the project site were researched using Wright’s and Polk’s City Directories. The historical land uses of these properties did not raise environmental concern. See Section 2.3.1, City Directories, for a detailed list of these adjacent land uses.

Permits for properties within a half-block radius were searched using DNS records. Some of these properties had historical land uses that raised potential environmental concerns. However, we do not feel that these land uses have adversely affected the project site. See Section 2.3.2, Department of Neighborhood Services records, for a detailed list of permits for adjacent land uses.

A search of available Sanborn Fire Insurance Maps and SEWRPC aerial photographs did not raise potential environmental concern for adjacent properties based on land uses presented in these maps.

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 no Waste Disposal sites located within a one-mile radius of the project site.

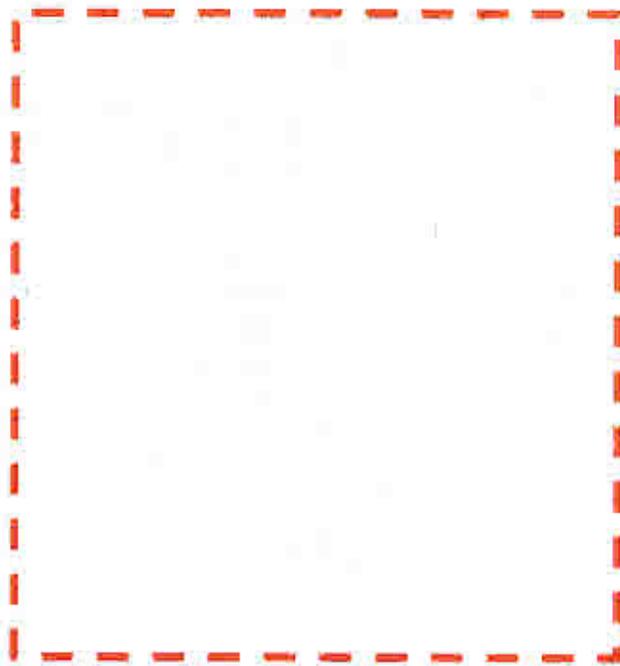
There are no USEPA CERCLIS sites located within a one-mile radius of the project site.

5.2 RECOMMENDATIONS

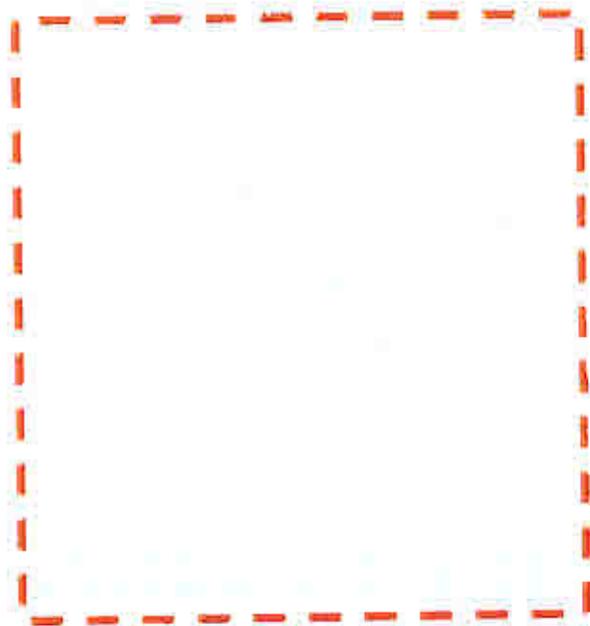
Based on the available information regarding the project site and properties adjacent to the project site, we do not recommend a Phase II Environmental Site Assessment at this time.

DPM, BMT, GMJ
City of Milwaukee
December 16, 2004











OCCUPANT/TENANT:

755 *ALBERTA*

PURPOSE (USE OF BLDG. (BE SPECIFIC))

POOL

SIGNATURE OF PLACANT:

[Handwritten Signature]

WHITE - OF OFFICE

F. T. Johnson



all





