

Historical Land Use Investigation

2340 West Hopkins Street

Milwaukee, Wisconsin

File: 285-20

Prepared by:



Department of City Development

November 19, 2018

A handwritten signature in black ink, appearing to read "Mathew Reimer".

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in black ink, appearing to read "Jack Johnston".

Jack Johnston
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 2340 West Hopkins Street, Milwaukee, Wisconsin is to identify potential environmental conditions associated with the property 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 Hopkins Street to the south, West Townsend Street to the north, North 23rd Street to the east, and North 24th Street to the west. The project site is developed with a 2.5 story building with an adjoining parking lot. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2015 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
2340 West Hopkins Street	2851363100	Not Available	14,699 ft ²	LB2	City of Milwaukee

*LB2 = Local Business District

C. Historical References

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (1993-2015), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
2328 West Hopkins Street	1935-1965	Residential
	1970	No Return
	1975-2015	Not listed
2332 West Hopkins Street	1935-1975	Residential
	1980-2015	Not listed
2340 West Hopkins Street	1935	Residential
	1940	Hopkins St. Building & Loan Association
	1945	Vacant
	1950-1960	Dry Goods
	1965	Vacant
	1970	True Fountain Baptist Church
	1975	Vacant
	1980-2000	Peter’s Church
	2005-2010	Residential
2015	No listing	

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

Date	Comments
10-4-1915	Build: brick veneered store, peaked roof, shingle roof
2-7-1951	Alterations: erect one rope pull awning cover; Owner: M. Buntrock
11-24-1958	Fire inspection: Heating unit in basement not enclosed w/ fire resistive materials

Date	Comments
11-27-1958	Building Inspection: Oil & Coal fired boilers and fuel room w/ one hour fire resistive materials need to be enclosed
11-30-1959	Enclose oil/coal fire burners; Owner: P. Spangenberg
8-6-1963	Permit: replace two gas burners; Owner: E. LaMott
2-17-1964	Occupancy: gift shop; former: gift shop (vacant for two years)
5-27-1966	Building inspection: installation of electrical wiring for a hot water boiler and circulating pump... city has no records of this installation
8-19-1985	Permit: Install chain linked fence with barbed wire; Owner: Rubin Madison
7-15-1998	Occupancy: Peter's Rock COGIC; occupy entire first floor; Owner: Rev. Rubin Madison
12-17-1998	BOZA: use of building as church denied
5-6-2000	Installation of 72 inch high chain link fence on east side of building; Owner Rubin Madison; Business Name: Peter's Rock Church of God in Christ
4-24-2003	Electrical: Service riser repair due to tree falling; Owner: Rubin Madison
1-4-2007	Electrical: Service reconnected to meter; Owner: Rubin Madison
11-2-2009	Plumbing: install backflow preventer on the heating boiler; Owner: Rubin Madison
1-17-2014	Electric inspection: ok'd

D. Sanborn Maps

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

1. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site having two 1.5 story dwellings. In the northwestern most part of the project site, there is a stable. The area around North 24th Street and West Hopkins Street is mostly vacant at this point in time. The lots with buildings on them are mostly residential, however. Along West Hopkins Street between North 24th Street and North 24th Place has a few random businesses, like a lumber yard. It's still mostly residential in the occupied lots and a vast majority of lots are unoccupied during this time.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site having the same two 1.5 story dwellings. Additionally though, there is a large two story store located on the project site now as well. Also, a one story concrete block building is now located on the northeast corner of the property. The stable is no longer there. A vast majority of the vacant lots from the previous map are now occupied. West Hopkins Street has a mixed collection of dwellings and commercial areas. Businesses on West Hopkins Street include bowling and at least one restaurant. The residential area near the project site is occupied with a lot of homes with garages in the back.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site with the same buildings it did in the previous map. It has two dwellings and a store. Near the project site there is a church calling itself the "1st Psychic Science Church". Along West Hopkins Street there is a steady mix of dwellings and stores. There is a sheet metal works business on West Hopkins, along with bowling and some undisclosed stores. The area along the project site off of West Hopkins Street is still mostly residential, with a lot of dwellings still having garages in the back.

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) **does** include a listing for the project site. The historic spill incident occurred in 1990. Approximately 100 gallons of home heating oil was spilled, which reportedly resulted in soil contamination on the property. The listing and spill report are attached to the end of this report.
2. The Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP) online database does not include tank 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.

F. Project Site Inspection

City staff conducted a site inspection on November 6, 2018. The project site was observed to be developed with a 2.5 story building. The first floor of the project site is a commercial space while the upstairs unit is an apartment. There was also a large parking lot that is a part of the project site with some green space. There were some landscaped areas of the project site that were overgrown. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historical Land Use Investigation did reveal a potential environmental condition. There was a historic spill in 1990 of approximately 100 gallons of home heating oil leading to potential soil contamination. The Milwaukee Fire Department did respond to the spill incident.

MR/JJ
City of Milwaukee
November 19, 2018

FIGURE 2

Plat Map

2340 West Hopkins Street, Milwaukee, WI

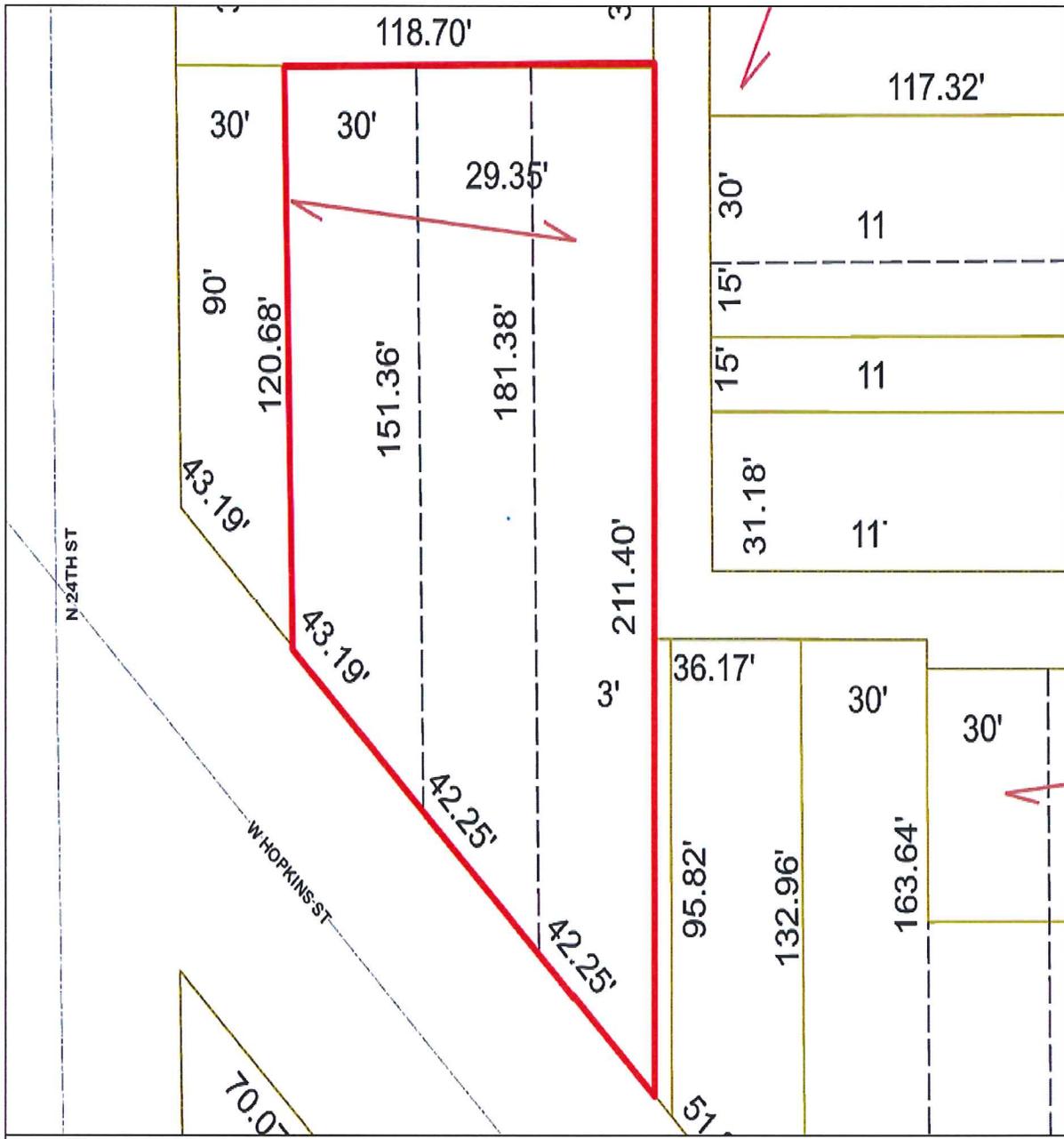
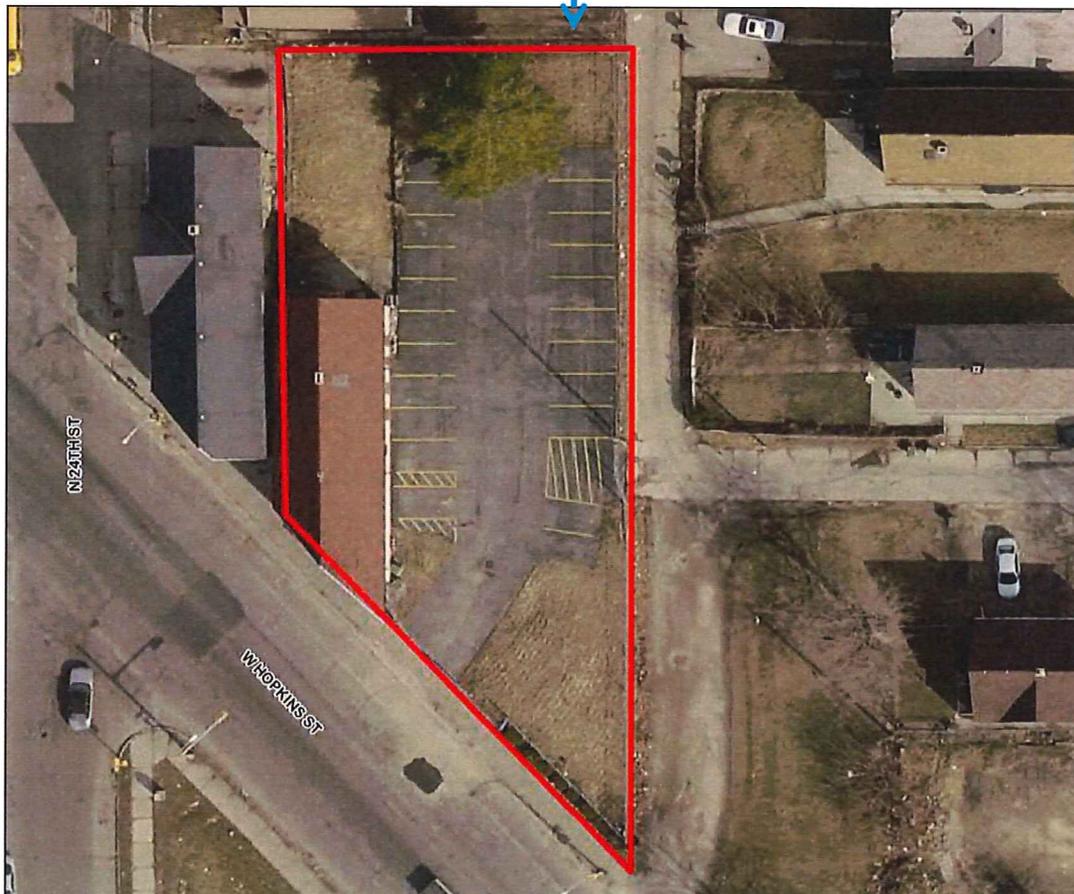
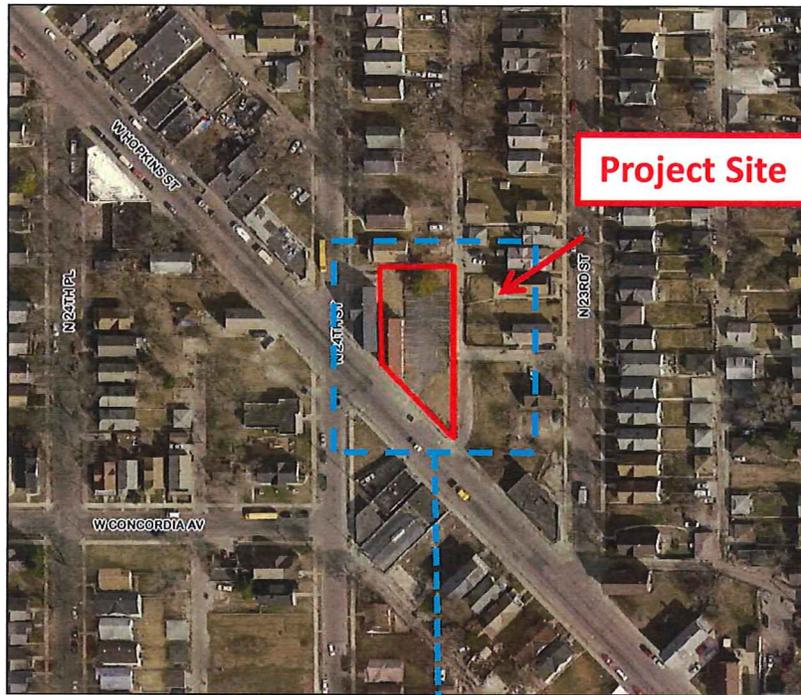


FIGURE 3

Aerial Photographs

2340 West Hopkins Street, Milwaukee, WI



Source: Map Milwaukee (2015 Aerial)

FIGURE 4

**1937 Sanborn Fire Insurance Map
2340 West Hopkins Street, Milwaukee, WI**

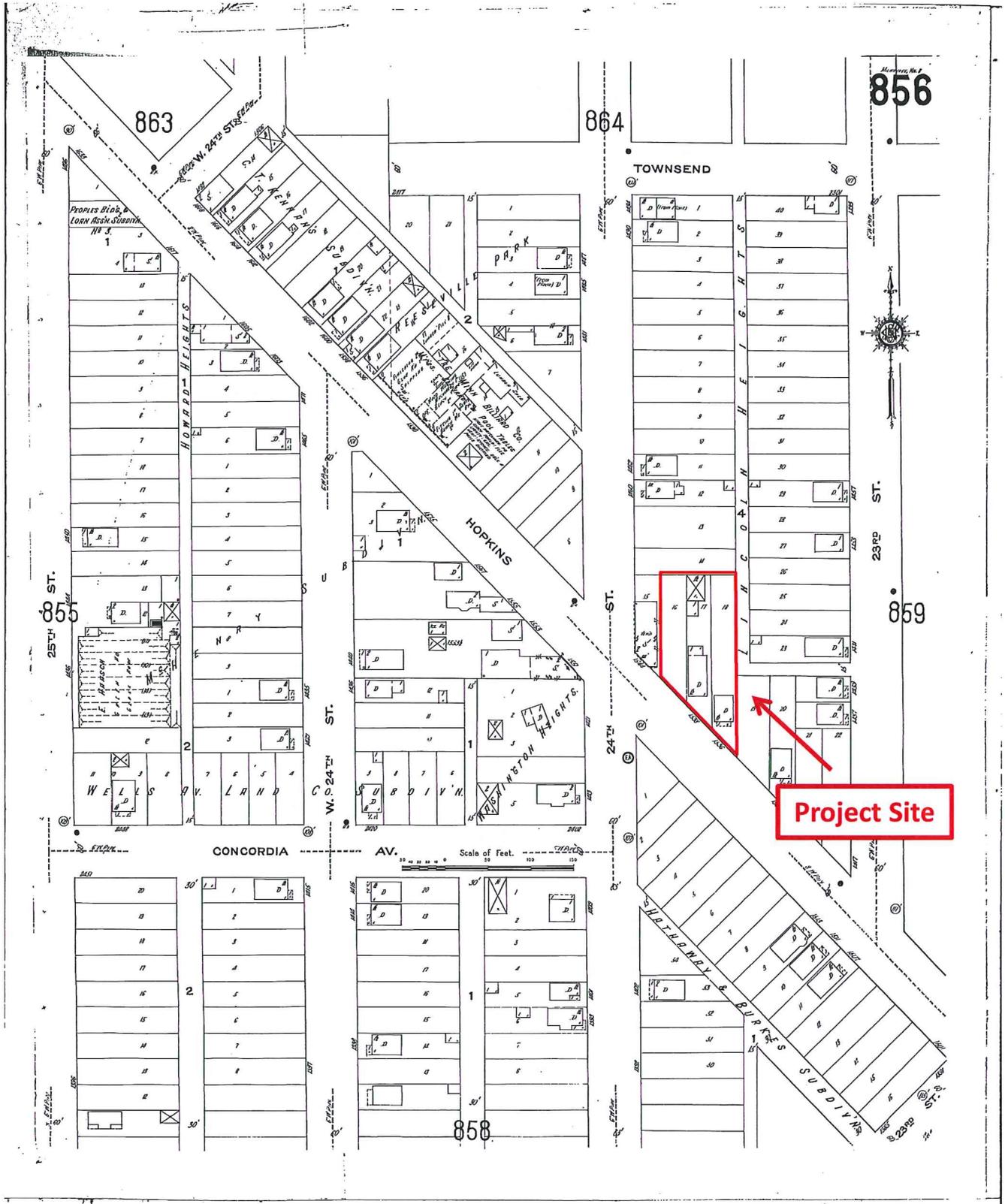


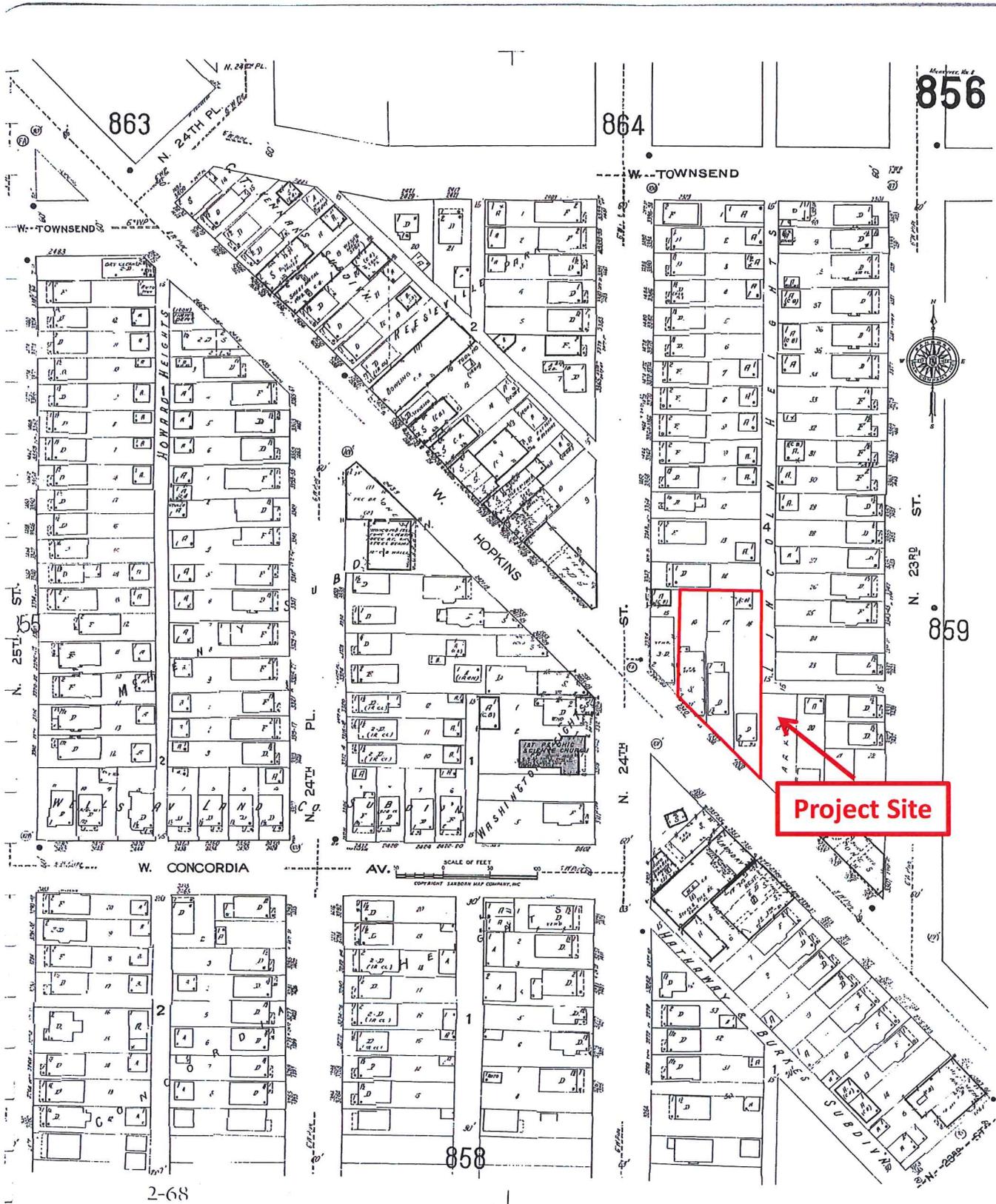
FIGURE 5

**1951 Sanborn Fire Insurance Map
2340 West Hopkins Street, Milwaukee, WI**

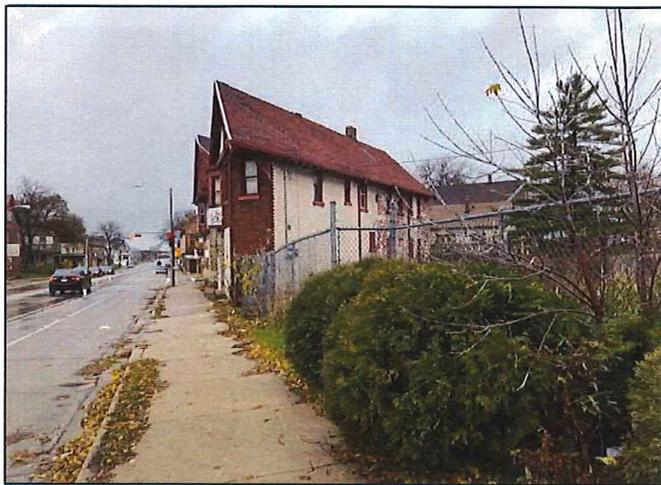


FIGURE 6

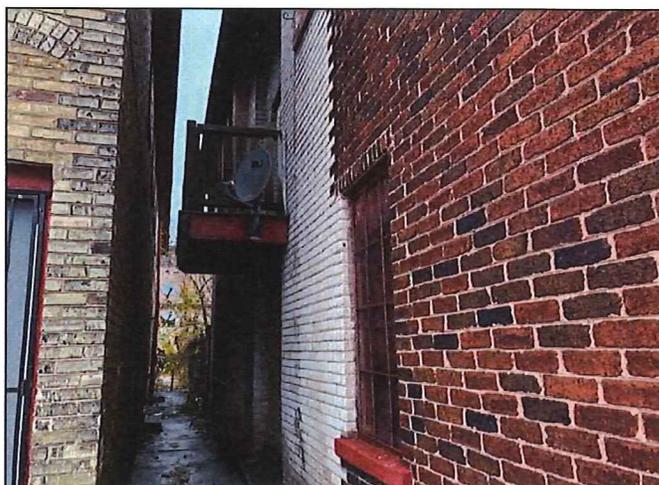
**1969 Sanborn Fire Insurance Map
2340 West Hopkins Street, Milwaukee, WI**



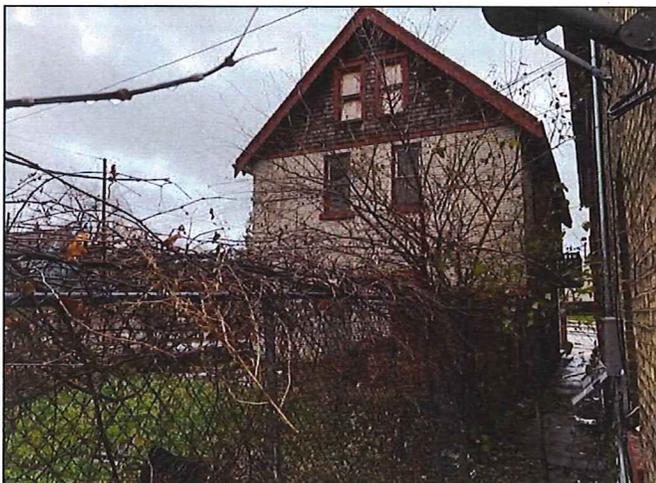
ATTACHMENT A
Site Photographs
2340 West Hopkins Street, Milwaukee, WI



Front view of project site, near the parking lot



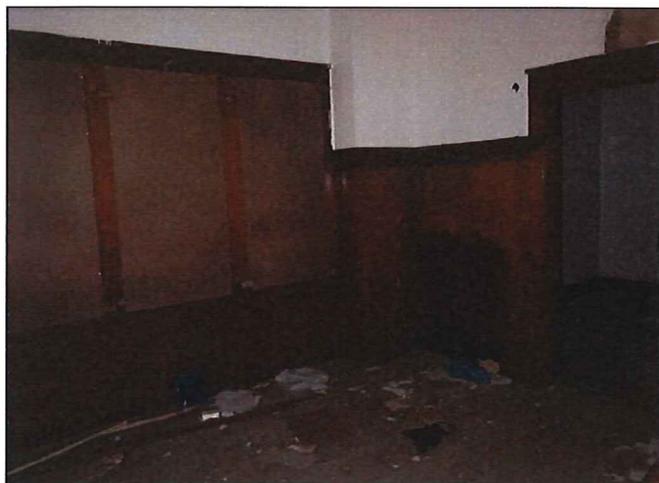
Alley along western wall of project site, looking north



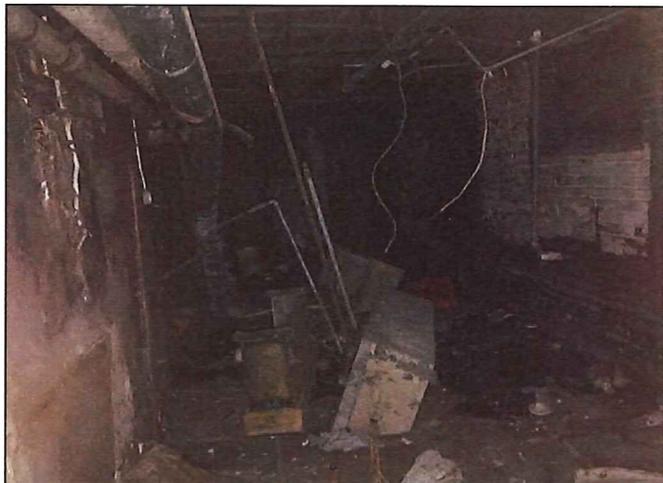
Back view of project site, looking south



View after entering front door of project site



Empty room in first floor of project site



Basement area of project site

ATTACHMENT A
Site Photographs
2340 West Hopkins Street, Milwaukee, WI



Boiler in basement area



Kitchen area in upstairs apartment



Living area in upstairs apartment



Bedroom in upstairs apartment



Floor damage in upstairs bedroom



Additional bedroom in upstairs apartment

ATTACHMENT A

Site Photographs

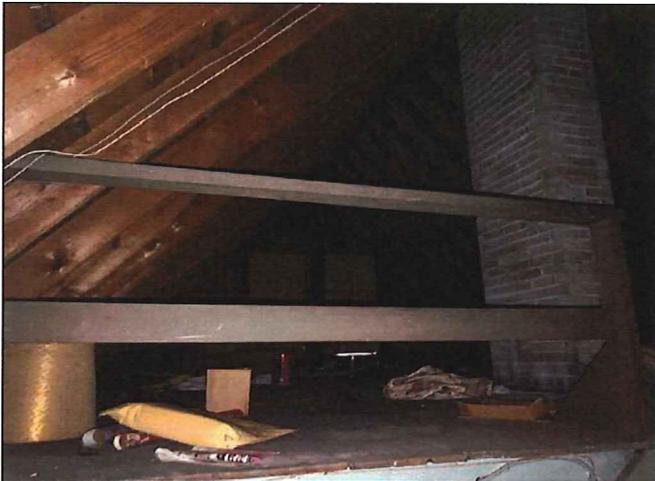
2340 West Hopkins Street, Milwaukee, WI



Corridor in upstairs basement



Floor damage in upstairs apartment



Attic of the project site

Wisconsin Department of Natural Resources

Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

Click the Location Name below to view the Location Details page for this Activity. Other Activities, if present, may be viewed from that page.

[Basic Search](#) > [Search Results](#) > 04-41-045217 Activity Details

04-41-045217 2340 W HOPKINS ST [HISTORIC SPILL]						
HISTORIC SPILL						
Location Name (Click Location Name to View Location Details)				County	WDNR Region	
2340 W HOPKINS ST				MILWAUKEE	SOUTHEAST	
Address				Municipality		
2340 W HOPKINS ST				MILWAUKEE		
PLSS Description			Latitude	Google Maps	RR Sites Map	
Additional Location Description			Longitude	Facility ID	Size (Acres)	
				NONE	UNKNOWN	
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action	
DNR RR			1990-11-02		1990-11-02	
Comments						
OLD SPILL ID: 901102-02 HISTORIC SPILL. FURTHER ACTION MAY NOT BE NECESSARY. PLEASE CONTACT DNR SPILL COORDINATOR IN SE REGION FOR FILE INFORMATION.						
Characteristics						
PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	Continuing Obligations Apply?
No	No	No	No	No	No	No
Actions						
Place Cursor Over Action Code to View Description						
Date	Code	Name	Comment			
1990-11-02	<u>1</u>	Spill Incident Occurred	Auto populated via migration process			
1990-11-02	<u>5</u>	Spill Reported to DNR				
1990-11-02	<u>777</u>	Historic Spill				
Impacts						
Type			Comment			
Soil Contamination			SOIL			
Spill Information						
Incident Date	Reported Date	Investigator	Source			
11/02/1990	11/02/1990	UNKNOWN	Private Prop/Residence (House/Condo/Apt Bldg/and Yard)			
Cause: SPILL OF HOME HEATING OIL						
Comment: MILWAUKEE FIRE DEPT. ON SCENE						
Spiller Actions						
Action			Comment			
No Action Needed			SOIL			
Substances						
Substance		Type	Est Amt Released	Units		
Petroleum - Unknown Type		Petroleum	100	Gal		

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information. Please see the [disclaimers page](#) for more information. We welcome your [Feedback](#).

The Official Internet site for the Wisconsin Department of Natural Resources
101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921 . 608.266.2621

Release 2.7 | 10/18/2018 | [Release Notes](#)

Spill ID Number
Y Y M M D D 0-99

Date of Incident 11/02/90	Day of Week Fri.	Time of Incident 2:50	<input type="checkbox"/> A.M. <input checked="" type="checkbox"/> P.M.	Reported By (Name) Dispatcher N	Telephone Number (414) 226-8999
Date Reported 11/02/90	Day of Week Fri.	Time Reported 3:10	<input type="checkbox"/> A.M. <input checked="" type="checkbox"/> P.M.	Agency or Firm Reporting Milw Fire Dept.	Reported thru Div. Emergen. Gov't. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Substance Involved Heating Fuel Oil	Quantity 100 +	Units Gals	Person or Firm Responsible Al Wolfred		
Substance Involved	Quantity	Units	Contact Name Unknown	Telephone Number ()	

Physical Characteristics

Solid Liquid Color _____

Semisolid Gas Odor _____

Address -- Street or Route
Unknown

City, State, Zip Code
Unknown

Cause of Incident
Unknown

Action Taken By Spiller

No Action Taken No Notification Investigate

Containment; Type _____

Cleanup; Method _____

Amount Recovered _____

Monitor _____

Contractor Hired; Name _____

Other Action _____

Exact Location Description (intersection, mileage, etc.)
2340 W. Hopkins St., Milw., WI

County Location
Milw

1/4, 1/2, Section, Town, Range
_____, _____, T _____ N, R _____

DNR Dist _____ DNR Area _____

Groundwaters Affected
 Yes No Potential

Surface Waters Affected
 Yes No Potential

Name of Surface Water _____

Date District Notified
11/02/90

Day of Week
Fri.

Time District Notified
3:15

A.M.
 P.M.

District Person Notified
Dean Kelley

Telephone Number
(414) 263-8650

Date Investigated _____

Day of Week _____

Time Investigated _____

A.M.
 P.M.

Person Investigating _____

Telephone Number
()

Action Taken By DNR

No Action Taken Investigation Supervise/Conduct Cleanup

Spiller Required To Take Action; Type _____

Contractor Hired By DNR; Name _____

Amount Recovered _____

29.29 Enforcement _____

Other Agencies on Scene
Local Milw Fire Dept. Engine #36 on scene

State _____

Federal _____

Spill Location

Industrial Facility/Paper Mill/Chem. Co.

Gas/Service Station/Garage, Auto Dealer, Repair Shop

Ag Coop/Facility/Cheese Factory/Creamery

Other Small Business (bank, grocery, insurance co., etc.)

Public Property (city, county, state, church, school, etc.)

Utility Co., Power Generating/Transfer Facility

Private Property (home/farm)

Pipeline, Terminal, Tank Farm, Oil Jobber/Wholesaler

Transportation Accident, Fuel Supply Tank Spill

Transportation Accident, Load Spill

Construction, Excavation, Wrecking, Quarry, Mine

Other _____

Spilled Substance Destination

Air

Soil

Groundwater

Surface Water

Storm Sewer

Sanitary Sewer

Contained/Recovered

Other _____

Person Filing This Report (print name)
Karen Machkoyich

Signature
Karen A. Machkoyich

Date Signed
11/05/90

Additional Comments:
Very sketchy report for Emergency Government. This is all they gave me.

NOV -7 11 8 37