

**Phase I Environmental Site Assessment of
541 North 20th Street
Milwaukee, Wisconsin**

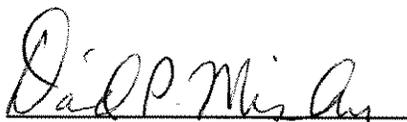
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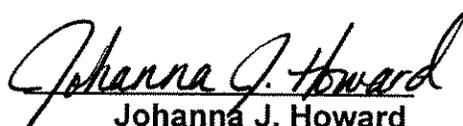
Prepared by:



**Health Department
&
Department of City Development**

October 10, 2003


**David P. Misky, CHMM
Environmental Scientist**


**Johanna J. Howard
Environmental Project Coordinator**

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EXECUTIVE SUMMARY

This Phase I ESA was requested by Matthew Haessly, Real Estate 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 is a 9,955 square foot vacant lot, which is zoned RM7 (multi-family residential), and is generally bound by West Michigan Street to the north, North 20th Street to the east, West Clybourn Street to the south, and North 22nd Street to the west (Figure 1). The project site is grass-covered and relatively flat except for a steep slope on the eastern edge that descends to North 20th Street.

Project Site

Historical land uses of the project site include a rooming house and a parking lot. These land uses do not raise environmental concern.

A search of Department of Neighborhood Services (DNS) records for the project site did not result in any records that raised environmental concern.

Reviews of the Wisconsin Department of Commerce (DCOM) storage tank database, Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS), and U.S. Environmental Protection Agency (USEPA) records did not result in any records regarding the project site.

AIRResearch, Inc. conducted a limited Phase I Environmental Property Assessment for the project site in August 1992. This Phase I report concluded, "there are no potential environmental problems or risks associated with the subject property".

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 did not raise any potential environmental concerns.

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. Notably, those land uses associated with the large building located west of the project site (2024-2036 West Clybourn Street and 2027-41 W. Michigan St.). See Section 2.3.1, City Directories on p. 5, and Section 2.3.2, DNS Records, on page 7 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 do not recommend a Phase II Environmental Site Assessment at this time.

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, JJH
City of Milwaukee
October 10, 2003

1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) of 541 North 20th Street, 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 Matthew Haessly, Real Estate Specialist, 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, 1937, 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
541 N. 20 th St.	400-0616-000	9,955	Not applicable	RM7	RACM

The project site is a 9,955 square foot vacant lot, which is zoned RM7 (multi-family residential), and is generally bound by West Michigan Street to the north, North 20th Street to the east, West Clybourn Street to the south, and North 22nd Street to the west (Figure 1). The project site is grass-covered and relatively flat except for a steep slope on the eastern edge that descends to North 20th Street. Project site features are presented on plat map number 400-09 (Figure 2). The primary land use surrounding the site is multi-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
541 N. 20 th St.	1935-1955	Residential (furnished rooms)	
	1960-2000	Not Listed	

2.2.2 Department of Neighborhood Services

Selected DNS records for the project site indicate the following information. These records did not raise environmental concern.

Address	Date	Comment
541 N. 27 th St.	10/30/1930	Alteration permit: alter pitch of roof on barn
	2/7/1955	Razed dwelling for parking

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 (Figure 3) shows a 2 ½-story dwelling and a 2-story stable on the project site. Residential dwellings and stable buildings are located to the north, east and south of the project site. Vacant land and **"C.F. Kindt Contractor" (planing mill and carpentry shop, lumber shed, and storage building)** are located to the west of the project site across an alley.
- A 1910 Sanborn Fire Insurance Map (Figure 4) shows the same general information as the 1894 Sanborn Fire Insurance Map, however the planing mill and carpentry shop building associated with "C.F. Kindt Contractor" is labeled as **"Griffin Bros. Auto Repair Shop"**.
- A 1910 Sanborn Fire Insurance Map with updates through 1951 (Figure 5) shows a 2-story dwelling and a 1-story auxiliary building on the project site. Single-family residential dwellings and apartment buildings are located to the north, east, and south of the project site. A large **private garage, a general storage building, and an auto repair shop** are located to the east of the project site.
- A 1969 Sanborn Fire Insurance Map (Figure 6) shows the project site as a parking lot. Apartment buildings and residential dwellings are located to the north, east, and south of the project site. A large, **unmarked building** and a general storage building are located to the east of the project site.

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 a building on the project site. An alley runs along the western boundary of the project site. What appear to be residential buildings border the project site to the north, south, and east. Large commercial or manufacturing buildings are located to the west of the project site. The Menomonee Valley industrial corridor and the Menomonee River are visible approximately ¼-mile south of the project site.
- A 1986 aerial photograph shows the project site as what appears to be a vacant lot with some gravel coverage. However, the angle that the photograph was taken at prevents us from being able to view the entire project site. Residential buildings and parking lots are located to the north, south, and east of the project site. A large building labeled "Warehouse Market" is located to the west of the project site across an alley. Ten loading docks are present on the southern end of the building, fronting onto West Clybourn Street. This building occupies almost the entire block from north to south.

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. Apartment buildings are located to the south and east of the project site, and a multi-family residence is located to the north. A large commercial/warehouse building is located to the west of the project site across an alley.

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:

- 500 through 612 North 20th Street
- 1920 through 1936 West Clybourn Street (even)
- 2000 through 2042 West Michigan Street

All of the properties reviewed within the search range in the Wright's and Polk's City Directories were listed as single, or multi-family residential except for the following properties. Land uses listed in bold raised potential environmental concern.

Address	Year	Occupant/Land Use	Potential Concerns
518 N. 20 th St.	1935	Residential	
	1940-55	Residential/ Metal Co. (smelter)	Metals, Acids
	1960	Residential/ Tire Repair/Sheet Metal Co.	Metals, Acids
	1965-2000	Not Listed	
540 N. 20 th St.	1935	Not Listed	
	1940-1950	Residential/ Real Estate/ Lawyer/ Architect	
	1955-2000	Not Listed	
609 N. 20 th St.	1935-1965	Not Listed	
	1970-1993	Real Estate office	
	2000	Not Listed	
1920 W. Clybourn St.	1935	Residential/ Tool Company	PAH, VOC
	1940-1975	Residential	
	1980-2000	Not Listed	
1924 W. Clybourn St.	1935-1945	Not Listed	
	1950-1965	Barr X-ray Co.	Metals
	1970-1990	Color Laboratory	Metals, PAH, VOC
	1993-2000	Not Listed	
2016 W. Clybourn St.	1935	Residential/Grocery	
	1940-1985	Residential/Restaurant	
	1990-2000	Residential	
2024 W. Clybourn St.	1935-1960	Not Listed	
	1965	Retail Bakery	
	1975-2000	Not Listed	
2026 W. Clybourn St.	1935	Neon Art Sign Co.	PCB
	1940	Building Contractors/Lawyer	PAH, PCB, VOC, Asbestos
	1945	Window Cleaning	
	1950-2000	Not Listed	
2030 W. Clybourn St.	1935-1950	Residential	
	1955-1965	Not Listed	
	1970-2000	Wholesale Grocery (Sav-on Foods)	
2032 W. Clybourn St.	1935-1950	Standard Laundry (garage)	VOC, PAH, DRO, GRO, Metals, Acids, Cyanides
	1955-2000	Not Listed	
2036 W. Clybourn St.	1935	Vacant	
	1940-1945	Residential/Upholstery	
	1950-2000	Not Listed	
2028 W. Michigan St.	1935-1970	Residential/Grocery	
	1975-2000	Residential	

Address	Year	Occupant/Land Use	Potential Concerns
2031 W. Michigan St.	1935-1965	Omar Inc. (garage)	VOC, PAH, DRO, GRO, Metals, Acids, Cyanides
	1960-1975	Not Listed	
	1980-1985	Carpet Warehouse	
	1990-2000	Not Listed	
2041 W. Michigan St.	1935-1955	Not Listed	
	1960-1965	Milwaukee News	PCB, PAH, VOC, Metals
	1970	Warehouse	
	1975	Auto Glass Depot	
	1980-1985	Sav-on Foods	
	1990-2000	Not Listed	

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). Of the properties searched, the following records raised potential environmental concerns.

Address	Date	Selected Comments
509 N. 20 th St.	7/8/1936	Permit to reside residence with asbestos siding
525 N. 20 th St.	9/24/1963	Electrical permit to install 12 transformers
	1/10/1964	Permit for "oilraulic" elevator
	4/27/1972	Violation Notice: elevator oil leakage
	7/12/1985	Violation Notice: repair and seal all oil leaks associated with elevator
518-38 N. 20 th St.	4/27/1979	Violation Notice: add drop ring to cylinder on every elevator to collect oil leakage
	7/11/1986	Violation Notice: excessive oil in elevator pit
1924 W. Clybourn St.	8/18/1947	Permit to construct office and warehouse
	4/8/1968	Occupancy permit: color film processing (formerly: x-ray lab equipment)
2024-40 W. Clybourn St.	2/28/1935	Occupancy permit: sign shop (formerly: machine shop)
	6/7/1951	Occupancy permit: storage of laundry supplies (formerly: upholstery shop)
2001 W. Michigan St.	7/9/1968	Permit to install two tanks (gas/oil combination burner)
2027-41 W. Michigan St.	10/3/1936	Permit to build: Omar Bakery - dispensing pumps which are covered under a flammable liquids stature
	2/7/1950	Fire Prevention Bureau Notice: "electrical cords near gasoline pumps"
	9/28/1951	Building Inspection Record: industrial oil burner

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Address	Date	Selected Comments
	5/31/1969	Tenant listed as Milwaukee News Service
	5/31/1969	Occupant listed as Man Power Printing Plant
2032 W. Michigan St.	10/11/1954	Permit to install one oil burner (residence)
	11/9/1954	Permit to install one 275-gallon tank
2040 W. Michigan St.	11/9/1953	Permit to install oil burner (apartment)
	11/9/1953	Permit to install two, 275-gallon tanks

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 are no registered storage tanks within the project site.

3.2 DEPARTMENT OF NATURAL RESOURCES

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

3.2.1 Facility Identification and/or Wisconsin Identification Numbers

According to the Open Records Clerical Assistant at the WDNR, there are no registered Federal Identification or Wisconsin Identification numbers for the project site. Therefore, the project site is not registered as a significant generator of air emissions, water effluent, or solid waste. A release has not been reported from the project site.

3.2.2 Leaking Underground Storage Tanks

According to a September 2003 WDNR BRRTS listing, there are no reported LUST sites within the project site. Eleven LUST sites are 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 a September 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 a September 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 a September 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 a September 2003 WDNR regulatory listing, there are no reported No Action Required sites within the project site. One No Action Required Site exists within a ¼ -mile radius of the project site. However, we do not believe this site has adversely impacted the project site. Information on this No Action Required Site is on file for review at the Department of City Development.

3.2.7 Voluntary Party Liability Exemption (VPLE)

According to a September 2003 WDNR regulatory listing, there are no reported VPLE sites within the project site, and one within a ¼ -mile radius of the project site. However, we do not

believe this site has adversely impacted the project site. Information on this VPLE site is on file for review at the Department of City Development.

3.2.8 Waste Disposal Sites

There are no Waste Disposal sites within 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 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 a September 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 City of Milwaukee's Department of City Development environmental files contained a Phase I Environmental Property Assessment Report for the project site, written by AIRsearch, Inc. in August, 1992. This Phase I report concludes that "there are no potential environmental problems or risks associated with the subject property", however the report is brief and historical resources referenced are limited.

3.2.3 Milwaukee Printing and Records Center

There are no records available at the City of Milwaukee Printing and Records Center for the project site or properties immediately adjacent to the project site.

3.2.4 Assessor's Office

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

Year	Description
1954	Sale \$13,500.00 (Omar parking lot); old residence razed
1968	Parking lot: 32+ stalls, crushed stone, no drainage, ingress and egress from rear alley
1974	Minimal gravel, no paving
1976	Gravel, no paving, alley access only, parking for 30+ cars
1984	Vacant lot
1995	Vacant lot, owner: Campus Circle

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 A).

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 B.

4.1 PROJECT SITE

On October 3, 2003, City staff conducted a site inspection of the project site. The project site is a grass-covered vacant lot, and is relatively flat except for a steep slope on the eastern edge of the property. A stairway from the sidewalk is present on this slope. Garbage (furniture and household waste), associated with the adjacent apartment building, was present on the southwest corner of the project site. An alley bounds the project site to the west.

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	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 that serves the Marquette University campus. Apartment buildings border the project site to the east and south, and a multi-family residence and associated parking lot are located directly north of the project site. A large commercial/warehouse building (Sav-On Foods) is located directly west of the project site across the alley.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The following sections discuss the conclusions and recommendations of the Phase I ESA conducted at 541 North 20th Street, Milwaukee, Wisconsin.

5.1 CONCLUSIONS

This Phase I ESA was requested by Matthew Haessly, Real Estate Specialist 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 is a 9,955 square foot vacant lot, which is zoned RM7 (multi-family residential), and is generally bound by West Michigan Street to the north, North 20th Street to the east, West Clybourn Street to the south, and North 22nd Street to the west. The project site is grass-covered and relatively flat except for a steep slope on the eastern edge that descends to North 20th Street.

Project Site

Historical land uses of the project site include a rooming house and a parking lot. These land uses do not raise environmental concern.

A search of DNS records for the project site did not result in any records that raised environmental concern.

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

AIRResearch, Inc. conducted a limited Phase I Environmental Property Assessment for the project site in August 1992. This Phase I report concluded, "there are no potential environmental problems or risks associated with the subject property".

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 did not raise any potential environmental concerns.

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. Notably, those land uses associated with the large building located west of the project site (2024-2036 West Clybourn Street and 2027-41 W. Michigan St.). See Section 2.3.1, City Directories on p. 5, and Section 2.3.2, DNS Records, on page 7 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 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.

5.2 RECOMMENDATIONS

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

As a precaution, any land disturbing activities (e.g., soil boring, grading, construction, etc.)

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541 N. 20th St., Milwaukee, Wisconsin

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.

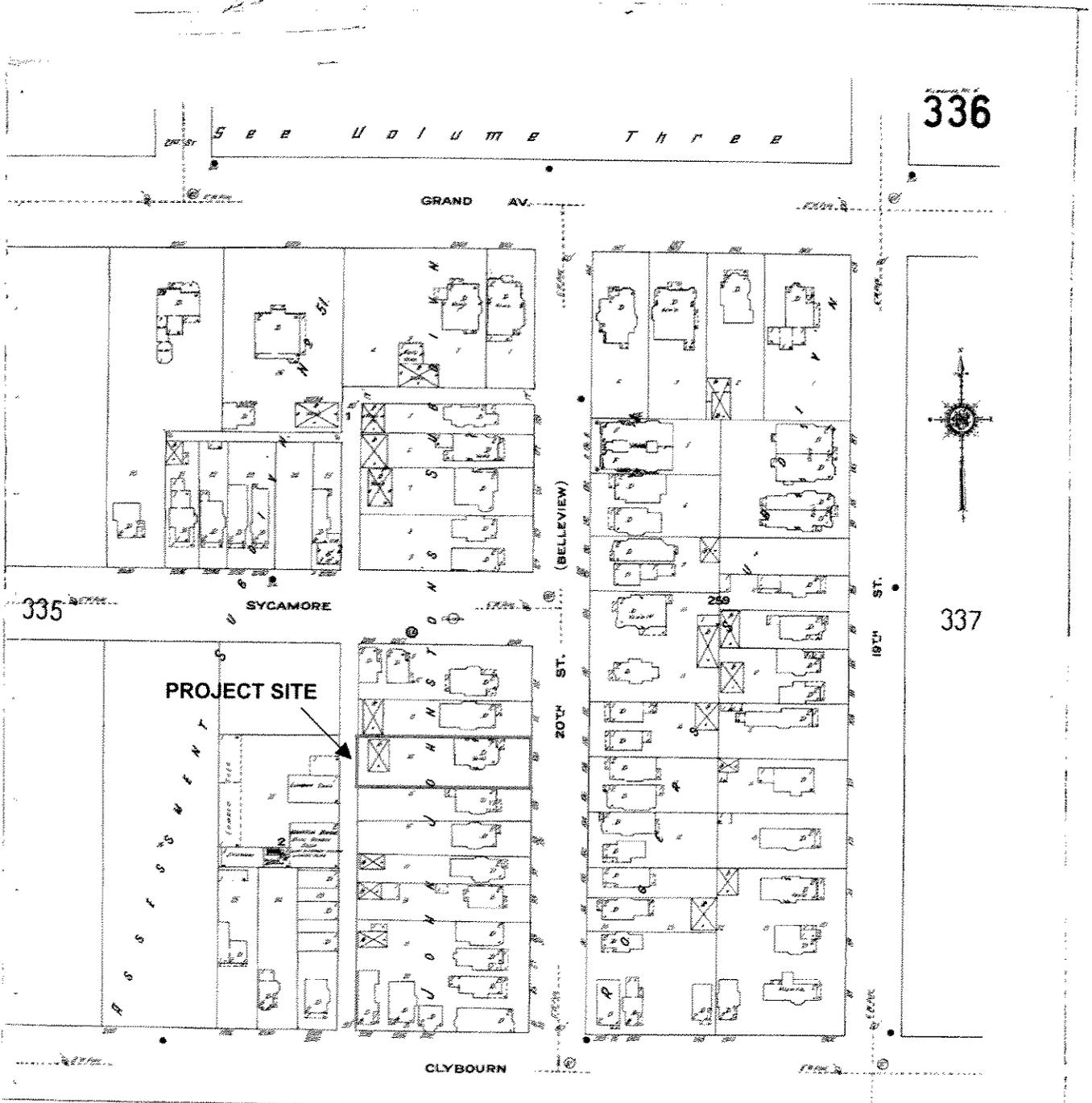
In addition, all abandoned tanks should be properly removed, and a site assessment conducted, according to existing WDNR regulations. The tanks should also be registered with DCOM.

DPM, JJH
City of Milwaukee
October 10, 2003

FIGURE 3
1894 SANBORN FIRE INSURANCE MAP
541 N. 20th St., Milwaukee, WI



FIGURE 4
1910 SANBORN FIRE INSURANCE MAP
541 N. 20th St., Milwaukee, WI



Scale of feet

352

353

FIGURE 5
1910 SANBORN FIRE INSURANCE MAP
(with updates through 1951)
541 N. 20th St., Milwaukee, WI

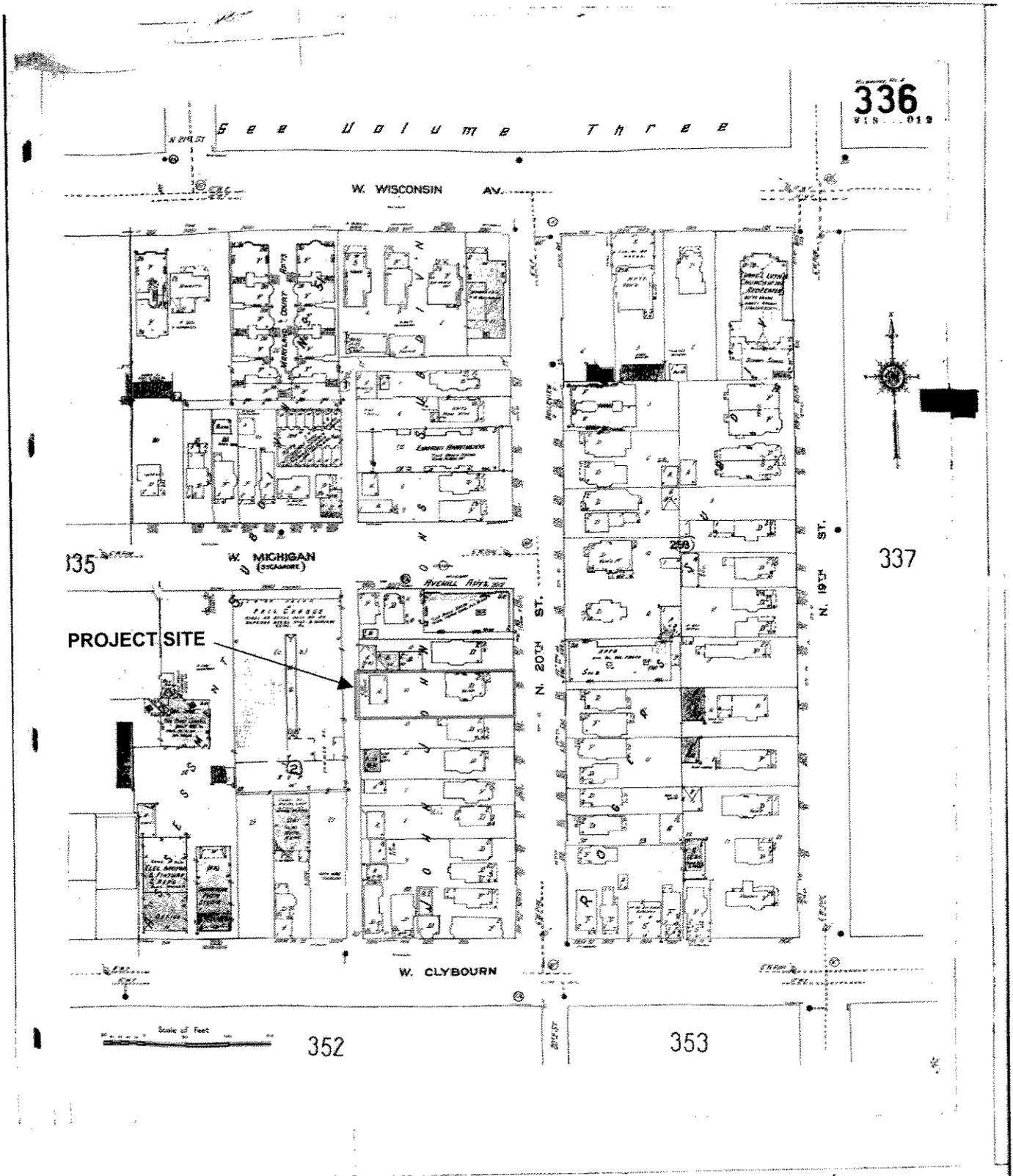
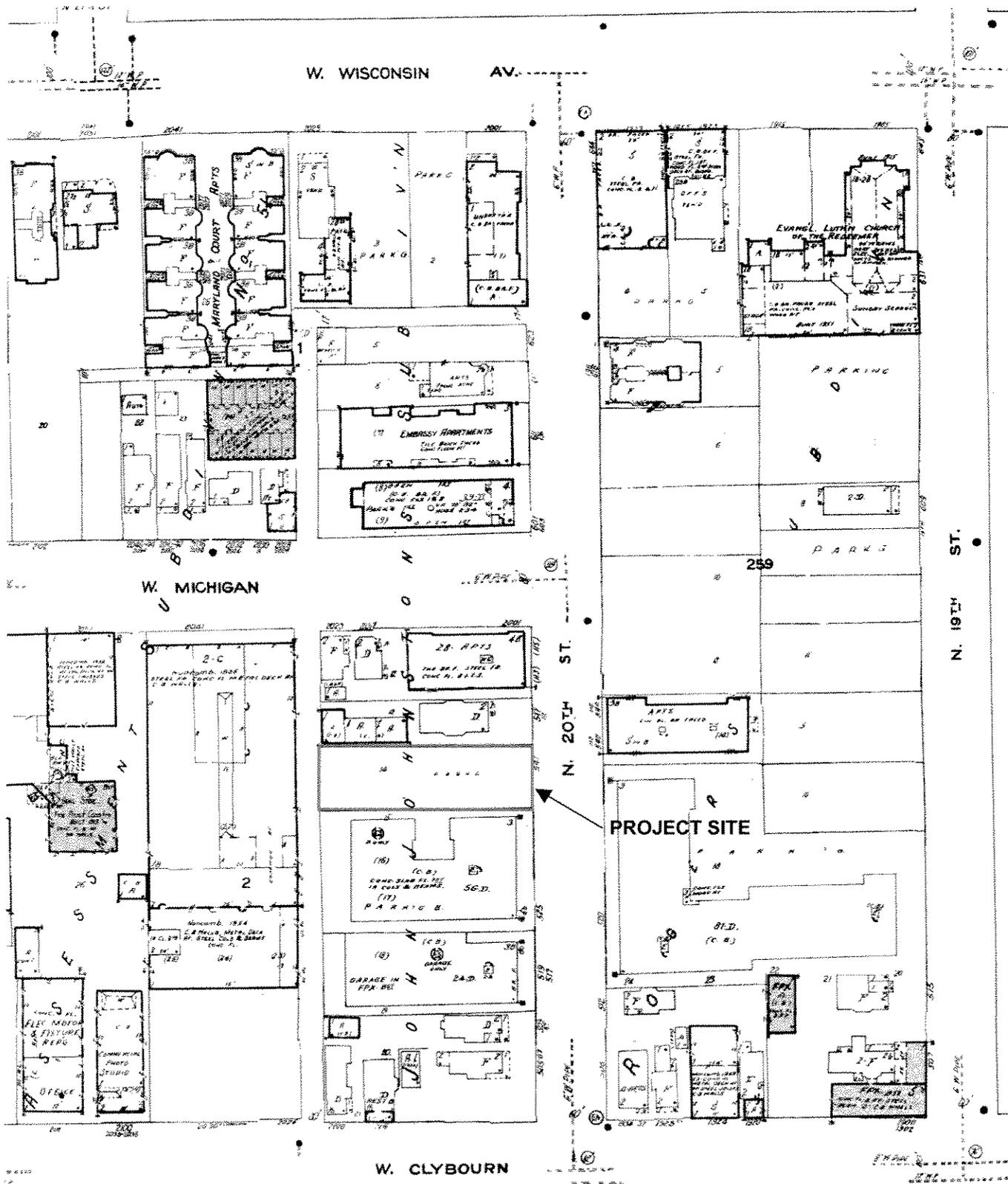


FIGURE 6
1969 SANBORN FIRE INSURANCE MAP
541 N. 20th St., Milwaukee, WI



APPENDIX A
HISTORIC PRESERVATION MEMORANDUM
(One Page)

HISTORIC PRESERVATION PLANNING REVIEW

Date: September 25, 2003

To: Environmental Section

From: Carlen Hatala 
Historic Preservation

Re: Property at 541 N. 20th Street

We have reviewed the above property, currently a vacant lot. It is not listed in the National Register and it is not locally designated or part of any historic district.

Any projects on this site would not directly impact on any National Register or locally designated sites or districts.

APPENDIX B
PHOTOGRAPH LOG
(Four Pages)

APPENDIX B
PHOTOGRAPH LOG

541 N. 20th St., Milwaukee, WI

October 3, 2003



View of project site from North 20th Street, facing west.



View of project site facing west.

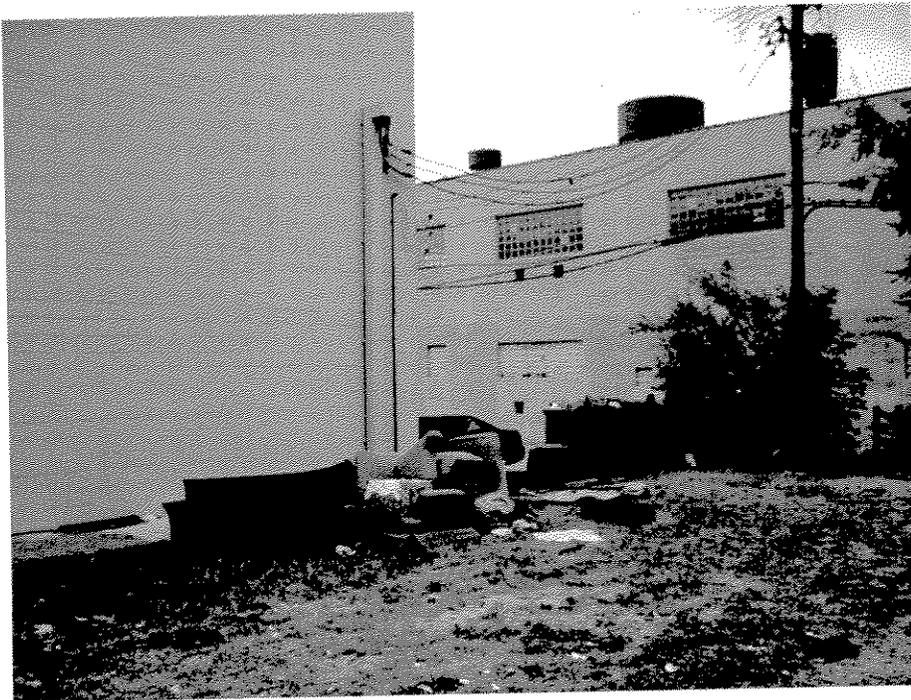
APPENDIX B
PHOTOGRAPH LOG

541 N. 20th St., Milwaukee, WI

October 3, 2003



View of project site facing east.



View of garbage on the southwest corner of the project site.

APPENDIX B
PHOTOGRAPH LOG

541 N. 20th St., Milwaukee, WI

October 3, 2003



View of property adjacent to the project site to the east.

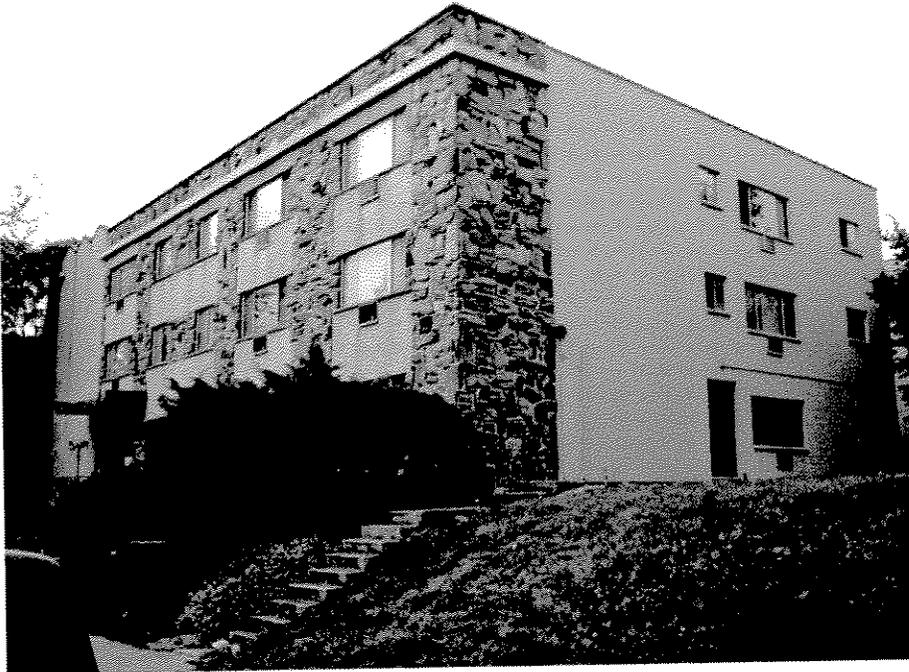


View of property adjacent to the project site to the north.

APPENDIX B
PHOTOGRAPH LOG

541 N. 20th St., Milwaukee, WI

October 3, 2003



View of property adjacent to the project site to the south.



Front view of large commercial/manufacturing building that is located adjacent to the project site to the west.