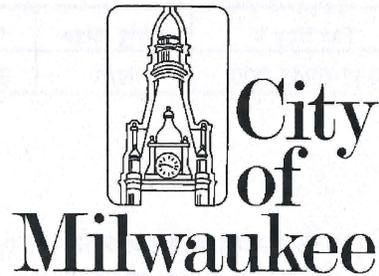


**Historical Land Use Investigation of
1034 West National Avenue
Milwaukee, Wisconsin**

File: 432-29

Prepared by:



Department of City Development

April 14, 2011

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Senior Environmental Project Coordinator

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Environmental Intern

A. Purpose

This Historical Land Use Investigation (HLUI) of 1034 West National Avenue, Milwaukee, Wisconsin, was requested by Matt Haessly, Real Estate Specialist, Department of City Development, City of Milwaukee. The purpose of this HLUI is to identify potential environmental conditions associated with the property. For the sake of brevity and convenience, this property will be referred to as the “project site,” unless noted otherwise.

B. Brief Description

The project site is located on a block bound by West Pierce Street to the north, West National Avenue to the south, South 10th Street to the east, and South 11th Street to the west. The project site is vacant. 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
1034 West National Avenue	432-0945-000	N/A	3,500 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C. Historical References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 (1993-1998), reviewed in approximately five year increments indicate the following information for the project site.

Address	Date	Occupancy
1034 West National Avenue	1935-1985	Tavern
	1990	Vacant
	1993-1998	Residential

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

Date(s)	Comment
9/14/1908	Permit to underpin building
2/1/1924	Permit to alter storefront
5/21/1927	Permit to alter porch
5/6/1929	Permit to build garage
11/18/1929	Permit for addition to porch
7/17/1934	Permit for occupancy: Tavern (former tavern)
10/20/1938	Building Inspection: first floor tavern, second floor apartment
6/9/1950	Permit to remove 16’ section of basement wall and rebuild
9/16/1955	Permit to install one 275-gal oil tank
9/16/1955	Permit to install one Winkler Oil Burner
7/5/1968	Permit for occupancy: Tavern (former tavern)
12/22/1980	Permit for occupancy: Tavern (former tavern)

DNS Permits Continued:

Date(s)	Comment
8/26/2004	Permit for razing mixed use building
9/1/2004	Permit for asbestos project
11/17/2010	Garbage/Rubbish nuisance: junk and trash on city owned property at alley rear

D. Sanborn Maps

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

- a. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site occupied by a residential dwelling. An auto garage is identified fronting an alley at the rear of the project site and overlaps the parcel now known as 1036-38 W. National Ave. Land uses surrounding the project site include a commercial building adjacent east labeled "Bl. Sm." [blacksmith]. Adjacent north and east are residential dwellings. South across National Avenue are mercantile store buildings (**Figures 4 & 5**).
- b. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by a store building and an auto garage at the rear fronting an alley. The commercial building adjacent west (1036-38 W. National Ave.) includes a two-story addition north and the entire building is labeled as "Auto Body Rep. & Painting." Land uses surrounding the project site include residential dwellings north and east. One commercial building to the northwest of the project site (n.k.a. 704 S. 11th St.) is labeled as "Engraving Works." Parcels south across National Avenue remain unchanged from the previous map with the exception of one store (1031-33 W. National Ave) labeled "Drugs" (**Figures 6 & 7**).
- c. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site with the same general features as the previous map. Land uses surrounding the project site also remain unchanged from the previous map with exception of the store building labeled "Drugs" in the previous map is now labeled "Die Factory." (**Figures 8 & 9**).

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) does not include listings for the project site.
2. The Wisconsin Department of Commerce (DCOM) 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 Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Wisconsin Wetlands Inventory, wetlands are not identified within the project site. In addition, according to SEWRPC, the project site is not located within an environmental corridor.

F. Other Pertinent Information

The City of Milwaukee Health Department and Department of City Development completed a Phase I Environmental Site Assessment (ESA) of the parcel adjacent west of the project site at 1036-38 West National Avenue on March 14, 2003. The Phase I ESA identified the site was historically operated as

an automotive rebuilder specializing in radiator and body work. Based on information in this ESA for the project site and adjacent properties, a Phase II ESA was recommended.

The Redevelopment Authority of the City of Milwaukee (RACM) requested a Phase II ESA of the 1036-38 W. National Ave. parcel from Giles Engineering Associates. Summarized results of the Phase II ESA from their October 4, 2004 report are shown below:

On August 13, 2004 Giles installed three direct-push soil borings (HPI, HP2, and HP3) inside the building at the Site to 10 feet below the ground surface (bgs). Two soil samples from each boring were submitted for laboratory analysis of diesel range organics (DRO), volatile organic compounds (VOCs), and Resource Recovery and Conservation Act (RCRA) metals. Boring H2 was converted into a temporary groundwater monitoring well. One groundwater sample was collected from the temporary well on August 13, 2004 and submitted for laboratory analysis of VOCs and RCRA metals.

Groundwater was observed at 8 and 7 feet bgs during the installation of H1 and H2, respectively. Groundwater was not observed during the installation of boring H3. Approximately 6 inches of concrete were present at the ground surface of the three boring locations.

Arsenic was detected within the top 4 feet of the Site at levels exceeding the Wisconsin Administrative Code (WAC) Natural Resources (NR) 720.11 generic residual contaminant levels (RCLS) for direct contact exposure. However, the concentrations are all below 5 milligrams per kilogram (mg/kg), which is the general background level for Wisconsin soil according to the Wisconsin Departments of Health and Family Services (DHFS) and Agriculture, Trade, and Consumer Protection (DATCP). Additionally, arsenic levels at the Site were similar at depth, into native soil, which further supports the likelihood that the arsenic is naturally occurring. No other RCRA metals were detected in the soil samples above NR 720.11 RCLs. No DRO or VOCs were detected above laboratory method detection limits.

No VOCs were detected above laboratory method detection limits in the groundwater sample. Except for lead, no RCRA metals were detected above laboratory method quantization limits and/or detection limits. Lead was detected in the groundwater sample above the NR 140 preventive action limit (PAL). However, it is Giles' opinion that the lead concentration is the result of the sampling method used. Giles believes that the turbid condition of the temporary well samples produced "false positives" because of the high levels of suspended solids in the groundwater. The temporary well samples were collected to provide a qualitative assessment of groundwater quality at the Site. Therefore, Giles recommends that the reported lead PAL exceedance be considered associated with the suspended solids present in the groundwater samples, and not a measure of groundwater quality.

Based on the absence of impact to the soil or groundwater of the Site, and the present and future plan for the continued maintenance of a building with a concrete floor that covers the entire Site, Giles, on behalf of RACM, is requesting that no additional environmental action be required.

G. Findings and Conclusion

This Historic Land Use Investigation did not reveal any environmental concerns.

Based on the available historic information, a Phase II Environmental Site Assessment (ESA) of the project site at 1034 West National Avenue does not seem warranted at this time.

FIGURE 1

QUARTER SECTION LAND USE MAP

1034 West National Avenue, Milwaukee, WI

COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

S.W. ¼ SEC. 32, T. 7 N., R. 22 E.

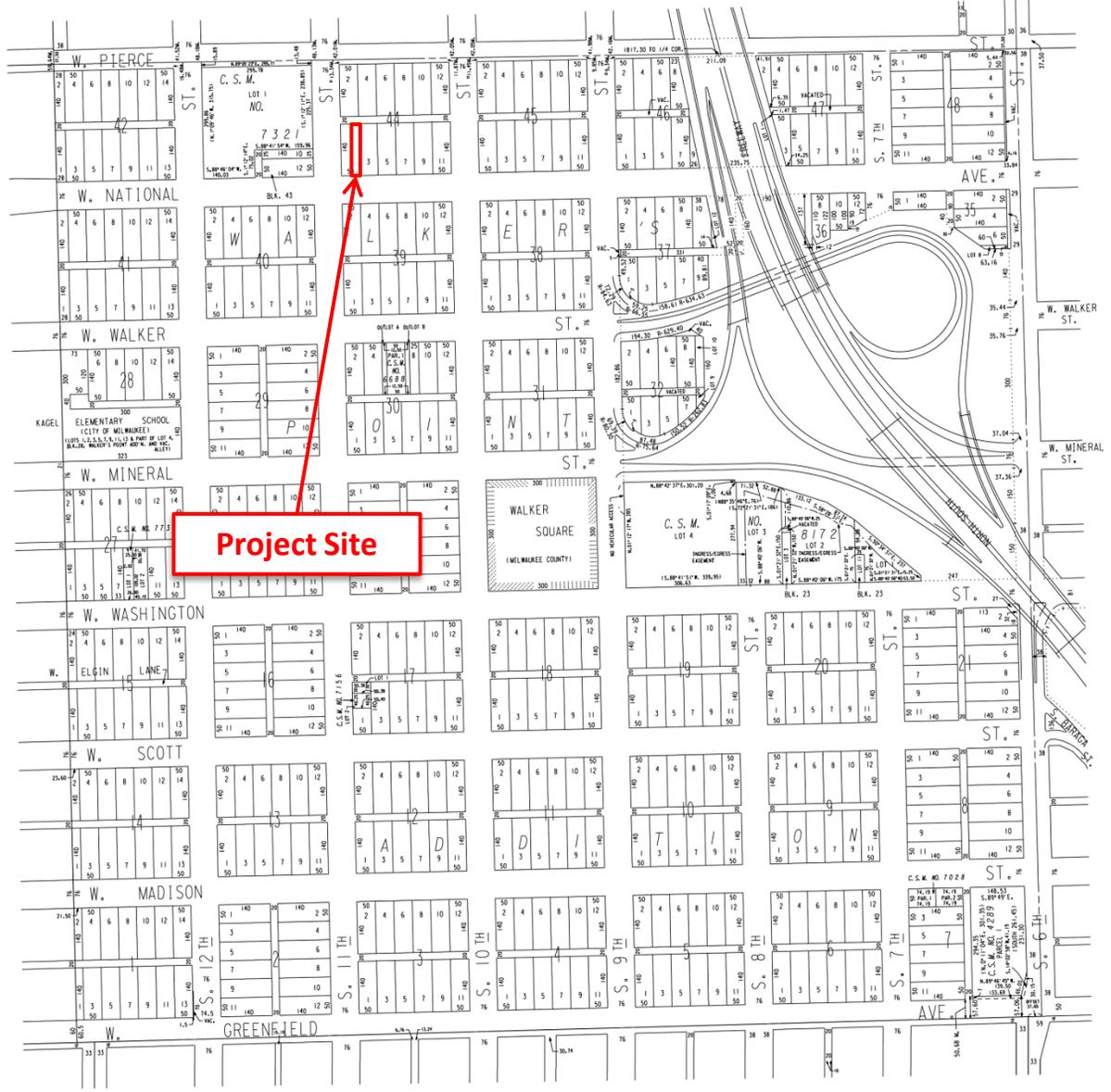


FIGURE 3
AERIAL PHOTOGRAPH
1034 West National Avenue, Milwaukee, WI



Aerial – Wide View



Aerial – Close View

FIGURE 4
1910 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1937)
1034 West National Avenue, Milwaukee, WI

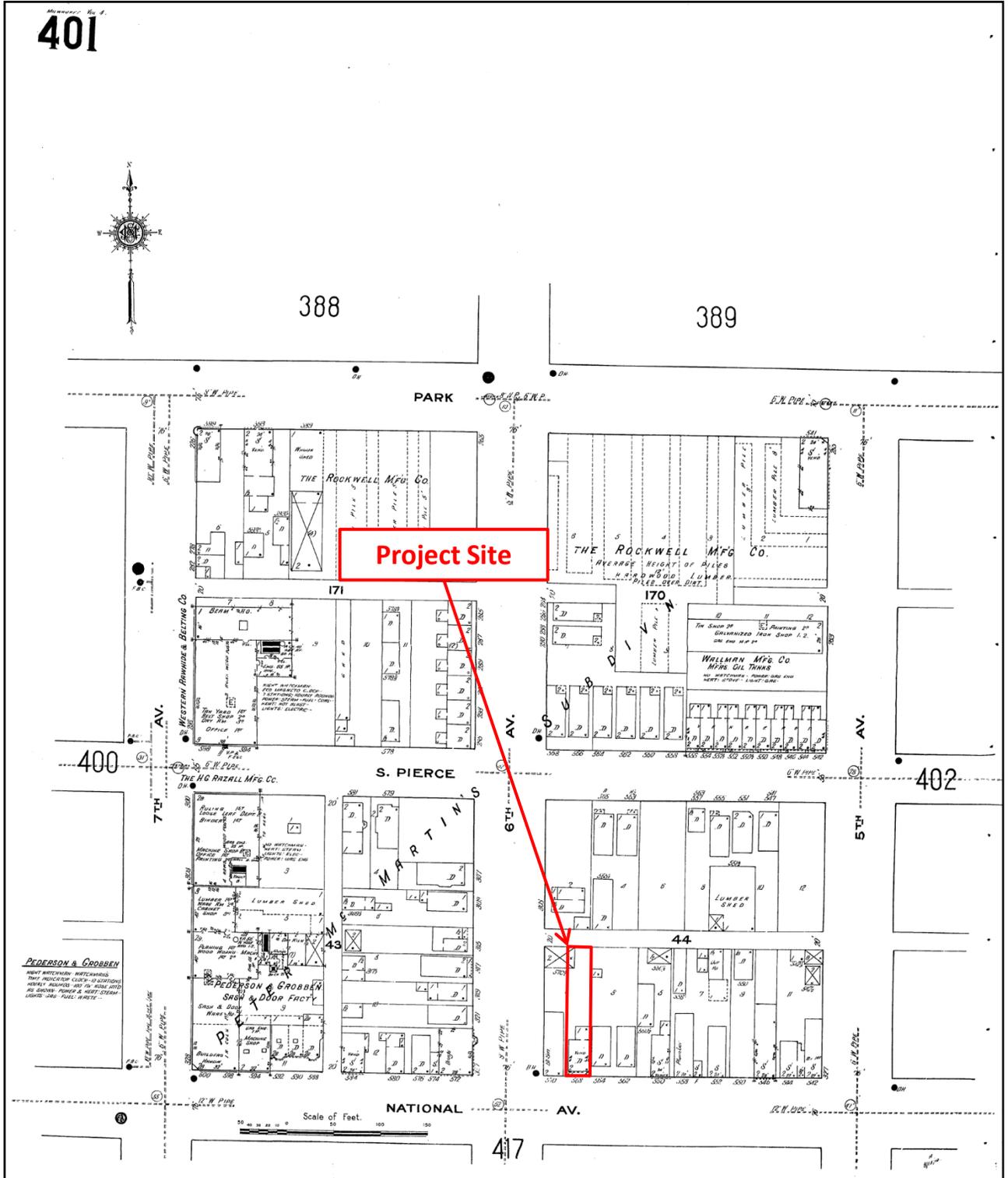


FIGURE 5
1910 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1937)
1034 West National Avenue, Milwaukee, WI

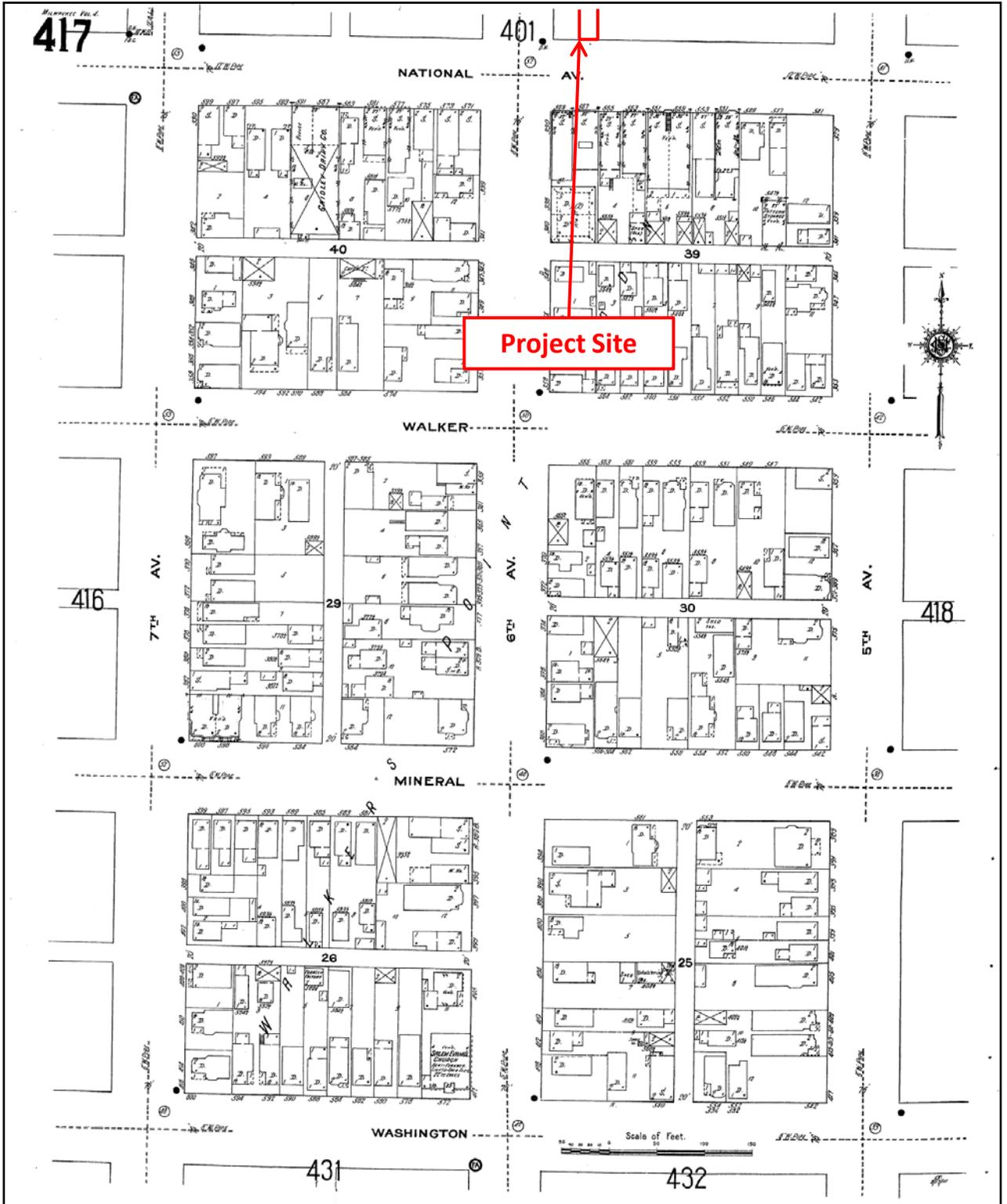


FIGURE 6
1910 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
1034 West National Avenue, Milwaukee, WI

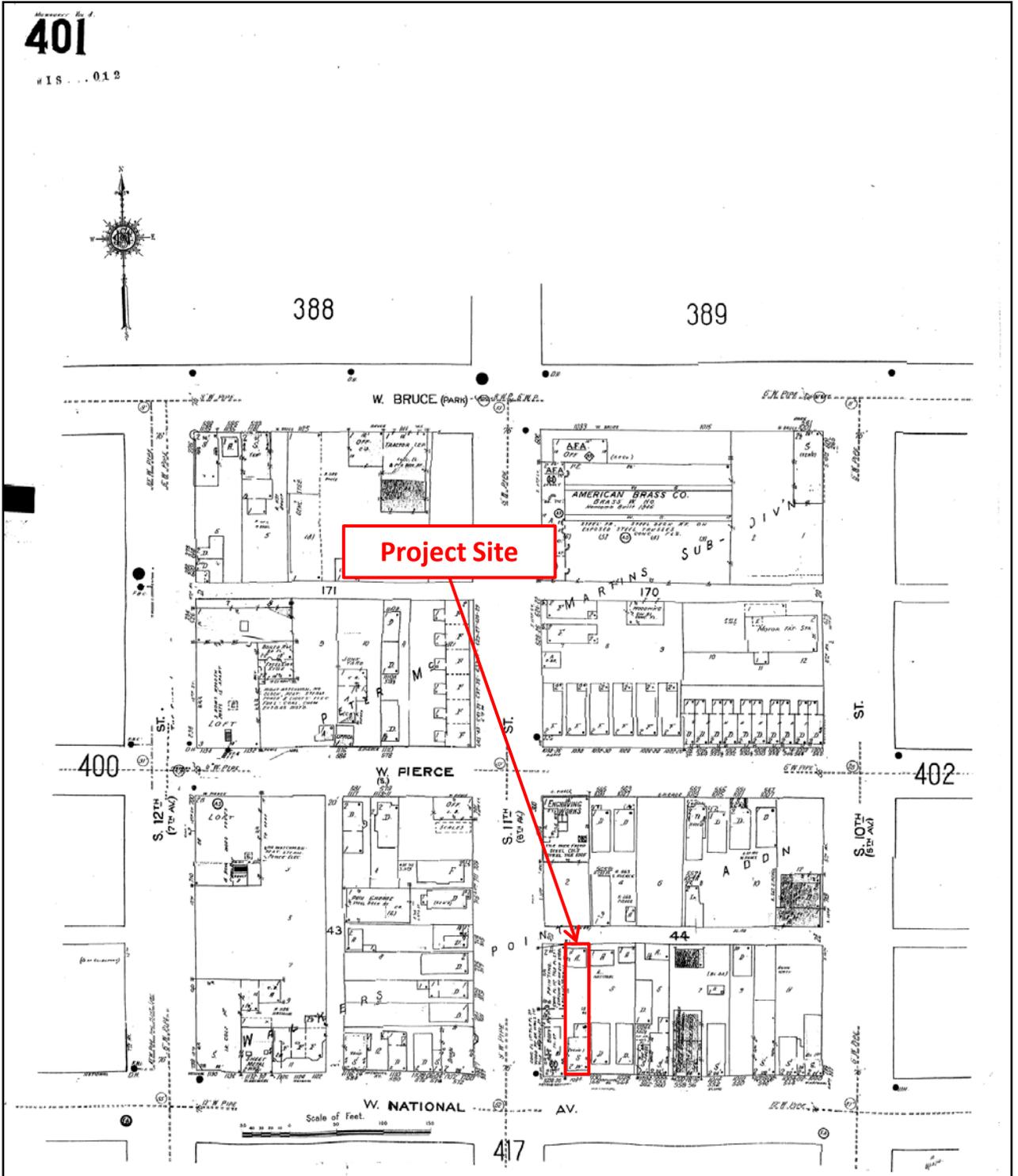


FIGURE 7
1910 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
1034 West National Avenue, Milwaukee, WI

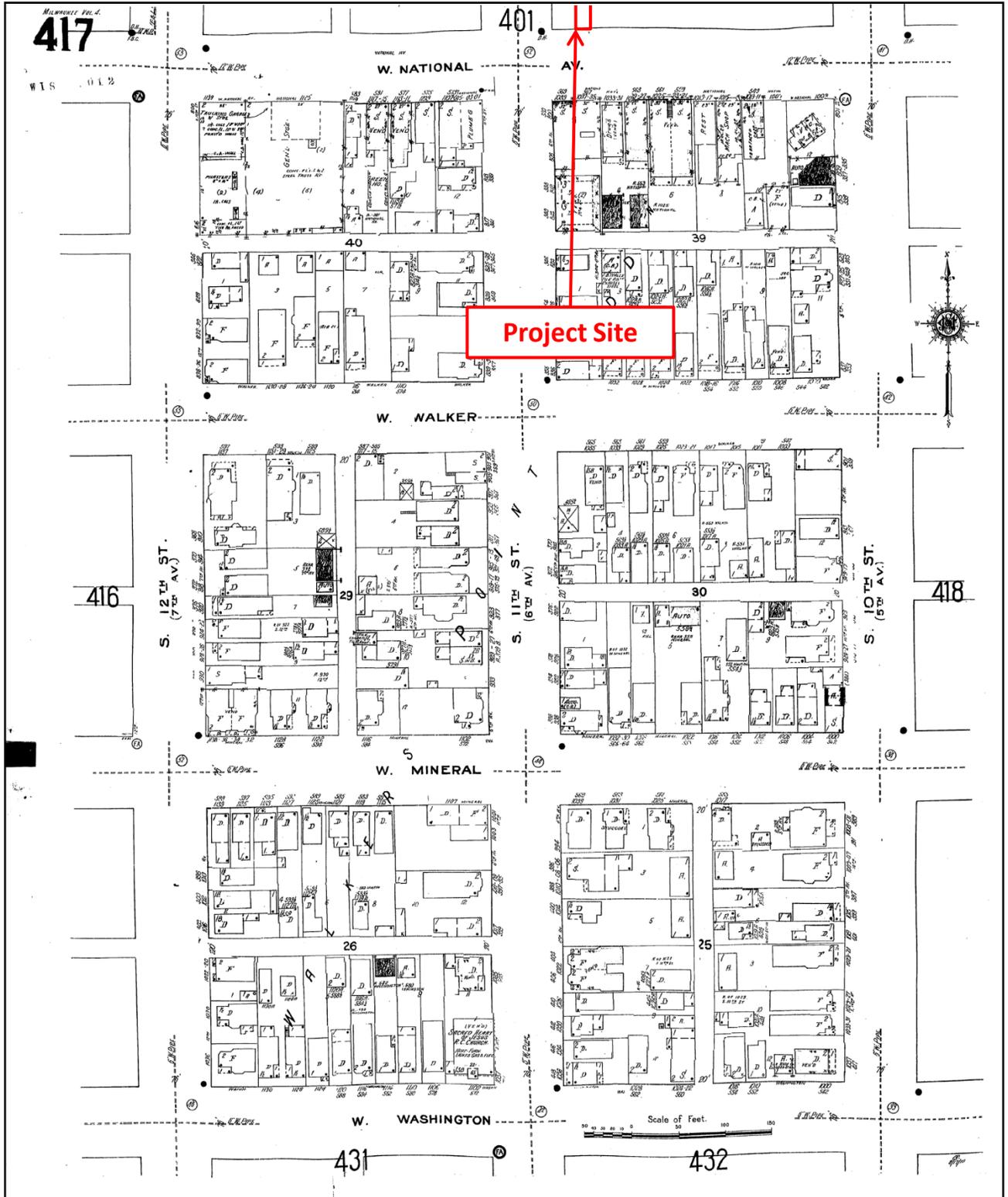


FIGURE 9
1910 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1969)
1034 West National Avenue, Milwaukee, WI

