

Property History

Current Property Use

The Property is a vacant city block comprised of 2.6 acres of former residential and commercial land. Per the Milwaukee County Land Information Office (MCLIO), the Property is zoned for “Planned Development” (MCLIO, 2024). Surrounding properties are a mix of road rights-of-way, residential and commercial uses.

Historic Property and Adjoining Property Uses

The Property was developed by the late 19th Century as the “Davies’ Subdivision”. By 1894, the Property was a mix of commercial and residential developments, with most storefronts present along present-day West Wisconsin Avenue and residences encompassing the majority of the rest of the Property. Buildings present on the Property as of the date of this report (along with pertinent former Property uses) were constructed by the following years on *Table A*. **Bold text** denotes a Bureau of Remediation and Redevelopment Tracking System (BRRTS) case associated with a given Property address.

Table A: Historic and present-day Property uses, organized by date of construction

Year present	Address; relative location	Historic uses or features	Present-day use
By 1894 - Present	2703 W Wisconsin Ave; Northeast Property corner	Residence, commercial (furniture store)	Vacant; all Property structures were razed by Fall 2023
By 1894 - Present	2725-2727 W Wisconsin Ave; North-central portion of Property	Residence, commercial (hardware store, tavern)	
By 1894 - Present	626 N 28 th St; West-central portion of Property	Residence	
By 1894 - Present	626R N 28 th St; Central portion of Property	Residence	
By 1910 - Present	2716 W Michigan St; South-central portion of Property	Residence	
1913 - Present	2719 W Wisconsin Ave; North-central portion of Property	Miscellaneous commercial	
1922 - Present	2733 W Wisconsin Ave; Northwest Property corner	Miscellaneous commercial	
By 1935 - 1965	635 N 27th St; Northeast portion of Property	Filling station, including (3) gasoline storage tanks	
By 1894 - 1958	623 N 27 th St; East-central portion of Property	Commercial (harness store, plumbing, steam/laundry), including (1) gasoline storage tank in N 27 th Street right of way	
By 1935 - Present	605 N 27th St; Southeast Property corner	Filling station, including (3) gasoline storage tanks; tire service and transmission repair; restaurant	

Adjoining properties have historically been a mix of residential and commercial uses. Adjoining properties of interest (along with former uses) were constructed by the following years on *Table B*. **Bold text** denotes that there is a BRRTS case associated with a given adjoining property address.

Table B: Historic and present-day adjoining property uses, organized by date of construction



Year present	Address; relative location	Historic uses or features	Present-day use
By 1894 - Present	2812 W Wisconsin Ave; northwest-adjointing property	Assembly (church)	Assembly (church)
By 1894 - Present	2708 W Wisconsin Ave; north-adjointing property	School	School (vacant)
By 1935 - 2014	2630 W Wisconsin Ave; northeast-adjointing property	Filling station	Green space
By 1951 - 2000	608 N 27 th St; east-adjointing property	Filling station	Parking lot
By 1969 - Present	2801 W Wisconsin Ave; west-adjointing property	Nursing home, commercial	Commercial (vacant)

Property Ownership

The Property was historically owned by a variety of residential and commercial tenants starting in the 19th Century, under numerous historical PINs. The current Property layout was created as a single parcel (PIN 4012181000) when the Wisconsin Department of Administration purchased the former individual parcels on March 4, 2021, for the purpose of ultimately redeveloping the Property for non-industrial reuse. All structures on the Property were razed between Fall 2022 and Winter 2023 as part of proposed construction. The Property is currently vacant.



Environmental Case Summary

The following is a summary of BRRTS cases and associated environmental investigations performed at or adjacent to the Property.

Environmental Cases on the Property

Area 1 – 03-41-579113 TRAVIS BUILDING (Open LUST)

Background. This site formerly operated as a four-story commercial building and school with a basement. This leaking underground storage tank (LUST) case was opened at 2701 W Wisconsin Avenue (formerly 2733 W Wisconsin Avenue; northwest corner of the Property) when petroleum contamination was discovered during the removal of a former fuel oil underground storage tank (UST) in 2017. Impacted soil conditions were observed to a depth of approximately 12 feet below ground surface (ft bgs). The immediate area surrounding the UST consisted of fill sand, with surrounding/deeper native soils generally comprised of silty clays and some sand.

Environmental Investigations. Key Engineering Group, Ltd. (Key) completed a Phase I Environmental Site Assessment (ESA) for the site on August 15, 2016 and identified that a 1954 permit for the installation of an 8,000-gallon fuel oil UST was listed for the site. A magnetic locator survey performed as part of Key (2016) indicated that the UST was likely to remain onsite.

On January 4, 2017, Endpoint Solutions Corp. (Endpoint) removed the fuel oil UST and associated piping, which was previously used to heat the building onsite prior to an upgrade to natural gas (Endpoint, 2017a). Eight confirmation samples by Endpoint (2017a) indicated that residual petroleum contamination was present along the tank excavation floor and sidewalls at concentrations greater than ch. NR 720 WAC Residual Contaminant Levels (RCLs). Per the Endpoint Phase II ESA dated June 5, 2017, five soil borings (GP-1 and MW-1 through MW-5) and four groundwater monitoring wells (MW-1 through MW-4) were installed at the site in April 2017 to assess the lateral and vertical extent of impacted soils and to assess groundwater quality (Endpoint, 2017b). No petroleum constituents were present in soils sampled as by Endpoint (2017b), indicating that residual soil petroleum contamination documented during the Endpoint (2017a) UST removal was limited to the immediate area of the former tank excavation.

Groundwater quality was assessed for three quarters and documented as part of the Endpoint *Site Investigation Report* dated January 27, 2021 (Endpoint, 2021) and submitted (non-fee) to WDNR. Groundwater was encountered approximately 7 to 10 ft bgs and flows south toward the Menomonee River. Select polycyclic aromatic hydrocarbon (PAH) constituents were present at concentrations greater than their respective ch. NR 140 WAC Preventive Action Limits (PALs) in each groundwater sampling event, but less than the ch. NR 140 WAC Enforcement Standard (ES); no volatile organic compound (VOC) constituents were detected in groundwater at concentrations greater than the NR 140 PAL (Endpoint, 2021).

Area 2 – 03-41-580122 2701 W WISCONSIN AVE (Open LUST)



Background. This site was formerly occupied by a filling station with a paved lot. This LUST case was opened at 2701 W Wisconsin Avenue (formerly 635 N 27th Street; northeast corner of the Property) when petroleum impacts to soil in the vicinity of former gasoline dispensers on the site were discovered in 2017. Impacted soil conditions were observed to a depth of approximately 10 ft bgs. Soils generally comprised of up to five feet of sand/gravel fill containing brick and/or wood fragments, underlain by native clays.

Environmental Investigations. Key Engineering Group, Ltd. (Key) completed a Phase I ESA for the site in 2017 and a subsequent Phase II ESA (Key, 2017). Per Key (2017), this LUST site was occupied by a gasoline station from at least 1951 through 1969, with no records indicating that the associated USTs were removed. Two soil borings (GP-1 and GP-2) were installed at the site as part of Key (2017) to assess soil quality in the vicinity of the former gasoline dispensers. No petroleum tank system components were encountered as part of this event, though petroleum impacts were identified in near-surface soils and from six to 10 ft bgs at concentrations greater than NR 720 RCLs. Additional site investigation activities completed by Key included the installation of nine additional soil borings (GP-3 through GP-11) and three monitoring wells (MW-1 through MW-3) and confirmed soil and groundwater impacts above health-based standards. Groundwater was encountered between eight and 20 ft bgs and flows south toward the Menomonee River.

KPRG and Associates, Inc. (KPRG) submitted a SIWP to WDNR on February 26, 2021 (KPRG, 2021) to delineate the nature and extent of residual impacts to soil and groundwater documented during previous work. A ground penetrating radar (GPR) survey was performed on January 26, 2021 and identified a potential UST anomaly west of groundwater monitoring well MW-1 and north of soil boring GP-7. A subsequent test pit was completed on February 4, 2021 to evaluate the nature of the anomaly and it was determined that no tank was present but may have been a former tank cavity backfilled with sandy gravel fill; no staining or odor was observed in the area of this anomaly/test pit (KPRG, 2021). KPRG (2021) proposed that eleven soil borings (B-1 through B-7, MW-1S, MW-4, GP-10S and GP-11S) and two groundwater monitoring wells (MW-1S and MW-4) be installed, along with sampling from existing monitoring wells onsite previously installed by others.

Area 3 – 03-41-000096 KENTUCKY FRIED CHICKEN (Closed LUST)

Background. This site was formerly occupied by a filling station. This LUST case was opened at 2701 W Wisconsin Avenue (formerly 605 N 27th Street; southeast corner of the Property) when four 1,000-gallon leaded gasoline USTs were encountered during the installation of a restaurant sign northeast of the present-day vacant building in 1989. During removal of the USTs in March 1989, which were estimated to be 20 to 30 years old and noted to have numerous holes at the time of removal, impacted soil conditions were observed to a depth of approximately 12 ft bgs. Soils generally comprised of two to six feet of sand/gravel fill containing concrete and/or brick, underlain by native silty sands and clays.

Environmental Investigations. Giles Engineering Associates, Inc. (Giles) completed a Phase I ESA for the site on September 8, 1999. Per Giles (1999), this LUST site was occupied by a gasoline station from at least 1939 through 1964, and was converted to a restaurant that operated as a Burger Chef Restaurant in the 1970's, followed by a Kentucky Fried Chicken from 1988 until 2004. Per Giles (1999), the northeast



corner of the Property and 635 N 27th Street (a north-adjoining property to this LUST case) historically operated as a filling station.

Per the Simon Hydrosearch, Inc (HSI) *Environmental Assessment* dated July 21, 1989, six soil borings (B1 through B6) and three groundwater monitoring wells (MW-7 through MW-9) were installed at the site in April 1989 to assess the lateral and vertical extent of impacted soils and to assess groundwater quality. These three monitoring wells were destroyed in 1989 during the installation of a new parking lot/driveway for the site and were subsequently replaced by HSI in 1994 as MW-7A through MW-9A (HSI, 1994). Soils in the northeastern portion of the site were confirmed to have petroleum contamination at concentrations greater than NR 720 RCLs to a depth of 16 ft bgs, with the highest petroleum constituent concentrations present between 6 to 12 ft bgs. Groundwater was encountered approximately 10 to 19 ft bgs and flows south toward the Menomonee River. The greatest impacts to groundwater were encountered in the northeast corner of the site (MW-9) and not in the former tank excavation, indicating that contamination has migrated from the north/offsite.

Subsequent site investigation activities were performed by Giles from 2001 through 2002 to assess the petroleum impacts identified by HSI (1989) and included the installation of seven additional soil borings (B7 through B13), five groundwater monitoring wells (MW10 through MW14) and one piezometer (PZ1); the results of these investigations were documented in the *Site Investigation Summary and Request for Case Closure* prepared by Giles on June 9, 2004 (Giles, 2004a).

Case Closure and Continuing Obligations. The case was closed in 2004 with residual petroleum impacts to soil above NR 720 RCLs and for residual concentrations of petroleum constituents in groundwater greater than the ES. The case was closed without a formal cap requirement, though the *WDNR Case Summary and Close Out Form* does indicate that the groundwater and direct contact pathways are protected with the “existing asphalt cap in place on site” (Giles, 2004b).

The lateral extent of soil and groundwater contamination could not be fully defined due to the plumes extending into the adjacent N 27th Street and W Michigan St rights of way, as documented in the *Notice of Residual Petroleum Impacts Within Public Street or Right-of-Way* submitted to the City of Milwaukee Department of Public Works by Giles on June 9, 2004 (Giles, 2004c). Additionally, residual groundwater impacts onsite were suspected to be comingled with petroleum contamination from offsite properties (ex. the filling stations historically present to the north and east of this LUST site at 635 N 27th Street and 608 N 27th St, respectively).

Monitoring wells MW-7A, MW-8A, MW-9A, MW-10 through MW-14, and PZ-1 were documented by Giles as being abandoned on October 5, 2004 as part of case closure documentation (Giles, 2004d). Monitoring wells MW-7, MW-8 and MW-9 were documented as being destroyed during new parking lot/driveway installation in 1994 and were therefore not abandoned per NR 141 WAC (Giles, 2004a).



References

Endpoint, 2017a. Tank System Site Assessment of Former Fuel Oil Tank, Travis Building, 2729 W. Wisconsin Avenue, Milwaukee, Wisconsin, January 24, 2017.

Endpoint, 2017b. Report of Phase II Environmental Site Assessment, Travis Building – 2729 West Wisconsin Avenue, Milwaukee, Wisconsin, WDNR BRRTS # 03-41-579113, June 5, 2017.

Endpoint, 2021. Site Investigation Report, Travis Building, 2729 W Wisconsin Avenue, Milwaukee, Wisconsin, BRRTS #03-41-579113, January 27, 2021.

Giles, 1999. Phase I Environmental Site Assessment, Kentucky Fried Chicken Restaurant, September 8, 1999.

Giles, 2004a. Site Investigation Summary and Request for Case Closure, KFC Restaurant No. 1005, 605 North 27th Street, Milwaukee, Wisconsin, BRRTS No. 03-11-000096, PECFA No. 53208-4033-05, June 9, 2004.

Giles, 2004b. Wisconsin Department of Natural Resources Case Summary and Close Out Form, WDNR BRRTS Case # 03-41-000096, Site Name: KFC Restaurant, 605 N. 27th Street, June 2004.

Giles, 2004c. Notice of Residual Petroleum Impacts Within Public Street or Right-of-Way, 605 North 27th Street, BRRTS No: 03-41-000096, PECFA No: 53208-4033-05, June 9, 2004.

Giles, 2004d. Closure Documentation, Kentucky Fried Chicken #1002, 605 North 27th Street, Milwaukee, Wisconsin, October 5, 2004.

HSI, 1989. Environmental Assessment, Marc's Big Boy Corporation, 605 North 27th Street, Milwaukee, Wisconsin, July 21, 1989.

HSI, 1994. Phase II Site Investigation Report, KFC Restaurant, 605 N. 27th Street, Milwaukee, Wisconsin, April 22, 1994.

Key, 2016. Phase I Environmental Site Assessment Report, Travis Building, 2729-2733 West Wisconsin Avenue, 620-626 North 28th Street, Milwaukee, Wisconsin, August 15, 2016.

Key, 2017. Notification for Hazardous Substance Discharge, BRRTS # 03-41-580122, 2701-2703 West Wisconsin Avenue, Milwaukee, Wisconsin, August 30, 2017.

KPRG, 2021. Site Investigation Work Plan, 2701 – 2703 W. Wisconsin Avenue, Milwaukee, Wisconsin, BRRTS # 03-41-580122, February 26, 2021 (Revised).

