

Historical Land Use Investigation
1104 West Historic Mitchell Street
Milwaukee, Wisconsin

File: 461-28

Prepared by:



Department of City Development

December 18, 2015

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

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in black ink, appearing to read "Samuel Schultz".

Samuel Schultz
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 1104 West Historic Mitchell 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 W. Historic Mitchell Street to the south, W. Lapham Boulevard to the north, S. 11th Street to the east, and S. 12th Street to the west. The project site is developed with a one-story commercial building. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2013 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
1104 W. Historic Mitchell Street	4611346000	3,600 ft ²	3,600 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C. Historical References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 (1993-2012), reviewed in approximately five year increments indicate the following information for the project site:

Date(s)	Occupancy
1935-1985	G.R. Kinney Company (Shoes)
1990-1996	Resale shop
2005-2010	Used sporting goods store

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

Date	Comments
05/12/1930	Application for Permit: Store building
08/16/1935	Application for Permit: Shoe store
01/29/1936	Application for Permit to Construct a New Building: Addition to store
09/23/1971	Application for Permit: Install gas burner
05/18/1972	Standards and Appeals Commission Letter: "...a variance be granted permitting the oil tank to remain at the above subject premises subject to the following conditions: 1) That the fill and vent pipe be removed; and, 2) That the tank is to be filled with sand to a capacity of approximately eight (80) percent; and, 3) That the remainder of the tank is to be pressure-sealed with cement grout thus eliminating all voids. The Commission in arriving at this decision took into consideration the following: 1) That said tank is buried under portions of the basement floor and foundation wall; and, That removal of said tank could cause structural damage to the building."
01/20/1987	Application for Occupancy Certificate: Resale shop (Second-hand clothing) Formerly: Shoe store
02/14/1992	Application for Occupancy Certificate: Resale shop (Second-hand clothing) Formerly: Same

Date	Comments
11/15/1996	Occupancy Permit: Office (Job placement agency) Formerly: Retail sales
11/08/2001	Zoning Certificate: Office
06/01/2011	Nuisance: Remove all graffiti
08/25/2011	Code Enforcement: Repair or replace leaking sewer pipe
07/27/2012	Code Enforcement: Remove obstruction from hallway(s); Discontinue the use of illegal extension cords; Remove storage of combustible material under steps; Properly install sump pump crock cover
07/27/2012	Code Enforcement: Replace defective ceiling tile; Replace missing ceiling tile; Repair and repaint water damaged ceiling plaster
05/02/2013	Code Enforcement: Remove all graffiti (alley)
01/23/2014	Code Enforcement: Restore commercial unit to clean condition (Remove mold)
06/27/2014	Special/Enforcement: Remove broken window pane and replace; Replace mortar missing foundation wall-tuckpoint; Restore foundation to a rodent-proof condition; Paint previously painted surfaces; Remove or paint masonry surfaces
08/31/2015	Code Enforcement: Repair leaks in roof and restore a watertight condition; Restore commercial unit to a clean and sanitary condition

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 occupied by two one-story stores, two one-story unidentified back buildings, and a two-story dwelling. The map shows a hand laundry, plumbing store, and other commercial buildings surrounding the project site. The map also shows residential buildings surrounding the project site (**Figure 4**).
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by a one-story store. The map shows other commercial and residential buildings surrounding the project site (**Figure 5**).
3. A 1969 Sanborn Map shows the project site with the same general features as the 1951 map (**Figure 6**).

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 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 December 18, 2015. City staff observed an unoccupied, one-story commercial building with a basement. The building appeared in decent condition, although staff observed a considerable amount of mold. Much of the basement contained about 2 inches of standing water. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historic Land Use Investigation revealed the following potential environmental condition:

- A 1972 Standards and Appeals Commission letter indicated a variance be granted permitting an oil tank to remain in place because removal of the tank could cause structural damage to the building. The tank was to be filled with sand and concrete and remain in place.

MR/SS
City of Milwaukee
12/18/2015

FIGURE 3

Aerial Photographs

1104 W. Historic Mitchell Street, Milwaukee, WI



Project Site



FIGURE 4

1937 Sanborn Fire Insurance Map 1104 W. Historic Mitchell Street, Milwaukee, WI



FIGURE 5

1951 Sanborn Fire Insurance Map 1104 W. Historic Mitchell Street, Milwaukee, WI

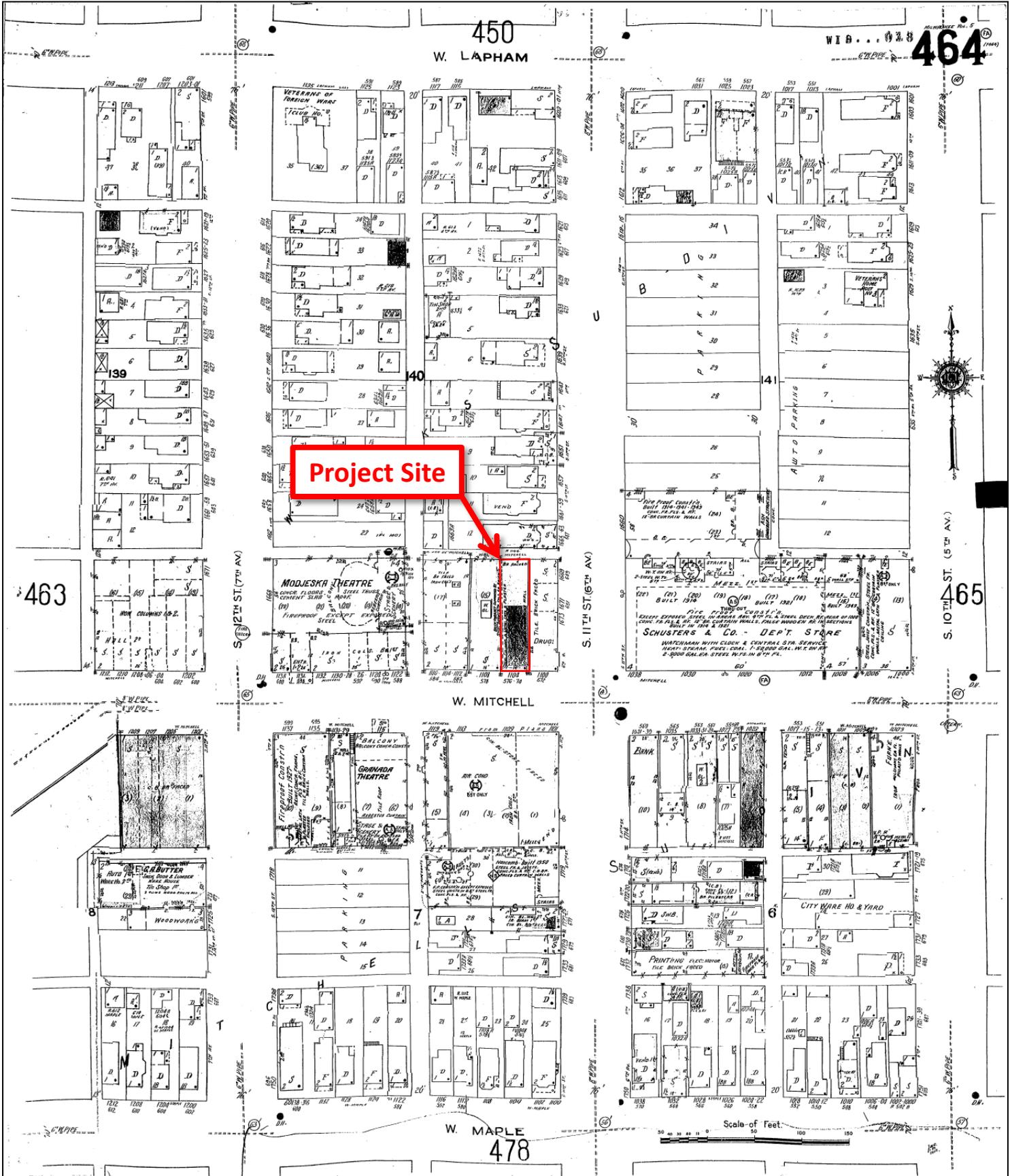
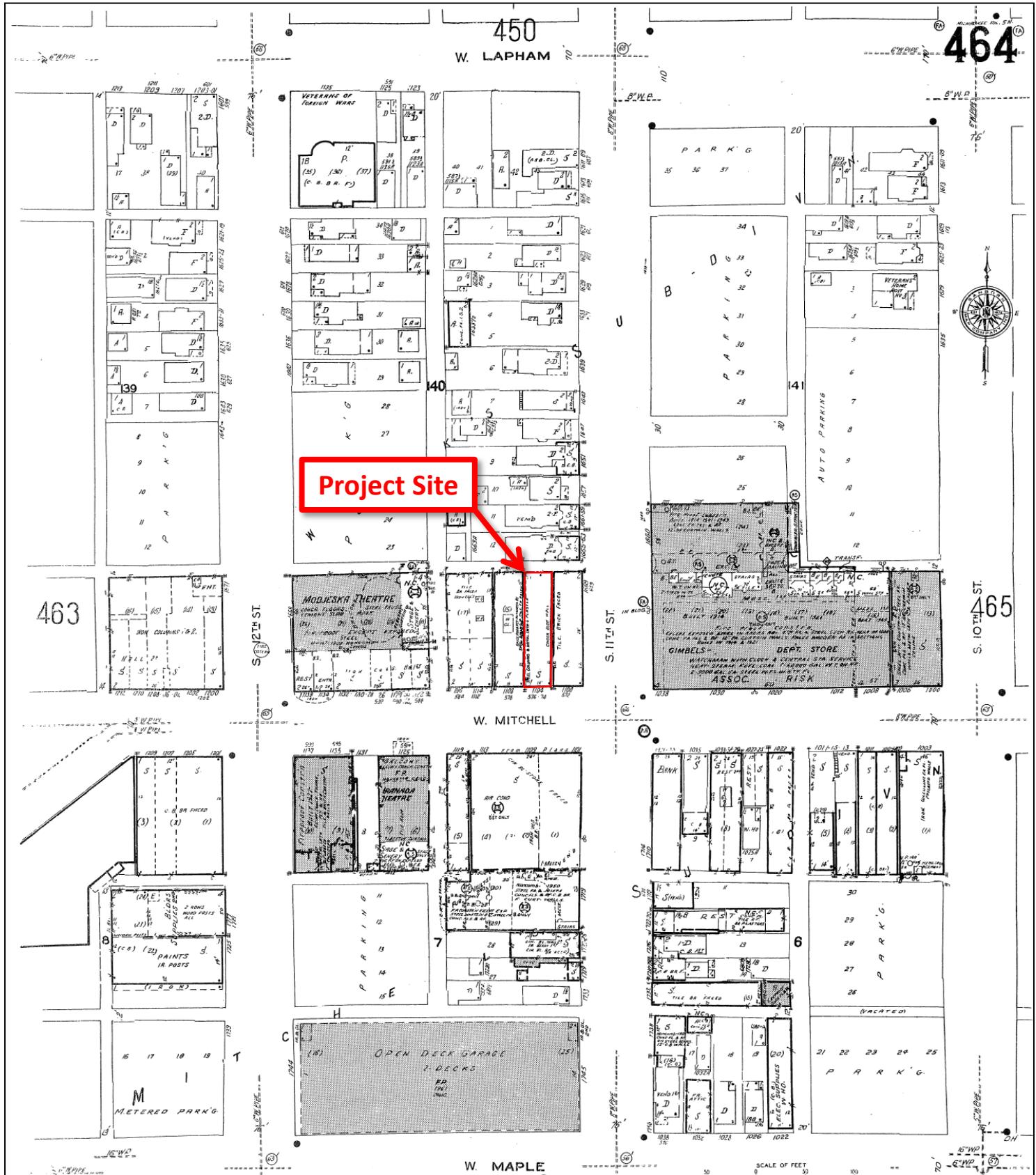


FIGURE 6

1969 Sanborn Fire Insurance Map 1104 W. Historic Mitchell Street, Milwaukee, WI



ATTACHMENT A

Site Photographs

1104 W. Historic Mitchell Street, Milwaukee, WI



Front view of project site facing north (12/18/2015)



First floor view of project site (12/18/2015)



Rear view of project site facing southeast (12/18/2015)



First floor view of project site (12/18/2015)

ATTACHMENT A
Site Photographs

1104 W. Historic Mitchell Street, Milwaukee, WI



First floor view of project site (12/18/2015)



Basement view of project site (12/18/2015)



Basement view of project site (12/18/2015)



Basement view of project site (12/18/2015)