

Historical Land Use Investigation

1118-26 W. North Avenue

Milwaukee, Wisconsin

File: 323-29

Prepared by:



Department of City Development

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A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 1118-26 W. North Avenue, Milwaukee, Wisconsin is to identify potential environmental conditions associated with the project site. 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. Meinecke Avenue to the north, W. North Avenue to the south, N. 11th Street to the east, and N. 12th Street to the west. The project site is developed with an unoccupied three-story building with a partial basement. The building was most recently occupied by religious organizations/churches. The interior of the building on the project site contained miscellaneous junk and debris. The general area including the project site is shown on **Figure 1**, and project site dimensions are presented on **Figure 2**. Aerial photographs of the site are shown on **Figure 3**.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Bldg. Size	Lot Size	Zoning*	Owner
1118-26 W. North Avenue	323-1326-000	25,260 ft ²	11,220 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C. Historical References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 (2000-2010), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
1118-26 W. North Avenue	1935-1940	Bahn Frei Mutual Bldg. & Loan Association; Bahn-Frei Hall; Insurance; Tavern; Residential
	1945	Tavern; Residential
	1950	State Musicians Inc.
	1955-1960	Ballroom & tavern
	1965-2010	Religious organizations/Churches

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

Address	Date	Record
1118-26 W. North Avenue	1904	Application for permit – alterations to foundation
	1916	Application for permit – alterations to existing building
	1935	Application for permit – occupancy: tavern (1 st floor), dance hall (1 st & 2 nd floor)
	1936	Application for permit – alterations to store and dance hall
	1940	Application for permit – occupancy: meeting hall and wedding parties. Former real estate office.
	1946	Application for permit – occupancy: contractor’s office. Former building and loan office.
	1951	Application for permit – occupancy: billiard parlor
	1958	Application for permit – occupancy: shoe shine parlor and retail sales of candies
	1963	Application for permit – occupancy: office

Address	Date	Record
	1966	Application for permit – occupancy: church
	1974	Application for permit – occupancy: church
	1999	Application for permit – occupancy: daycare, cancelled permit
	2008	Application for permit – occupancy: single family, owner is Haven of Faith.

D. Sanborn Maps

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

- a. A 1937 Sanborn Fire Insurance Map shows the project site is developed with a three-story building occupied by Bahn Frei Turner Hall. Stage and scenery are identified on the property. Surrounding parcels are generally developed with residences. **(Figure 4)**
- b. A 1937 (with updates through 1951) Sanborn Fire Insurance Map shows the project site is still occupied by a hall, but is also now occupied by three stores. Surrounding sites are generally the same as the previous map. A roofing warehouse is located on the eastern adjoining property. **(Figure 5)**
- c. A 1937 (with updates through 1969) Sanborn Fire Insurance Map shows the project site and surrounding sites are generally the same. An auto parts store is now located on the eastern adjoining property. **(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 and Consumer Protection (DATCP) 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 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. Project Site Inspection

A site inspection was conducted on August 22, 2014. The project site is developed with an unoccupied three-story building with a partial basement. The building was most recently occupied by religious organizations/churches. The first floor includes former church spaces, two kitchens, and miscellaneous rooms. The second floor consists of one large open room and a few small rooms. The third floor primarily consists of a walkway around the perimeter, with a fabric canopy suspended over the second floor. The basement was small and contained three heating oil tanks. It was not determined during the site inspection if the tanks contained any contents. The interior of the building contained large quantities of miscellaneous junk and debris.

G. Findings and Conclusion

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

MMR/DPM
City of Milwaukee
8/26/14

FIGURE 1

QUARTER SECTION LAND USE MAP

1118-26 W. North Avenue, Milwaukee, WI



COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

S.W. ¼ SEC. 17, T.7 N., R.22E.

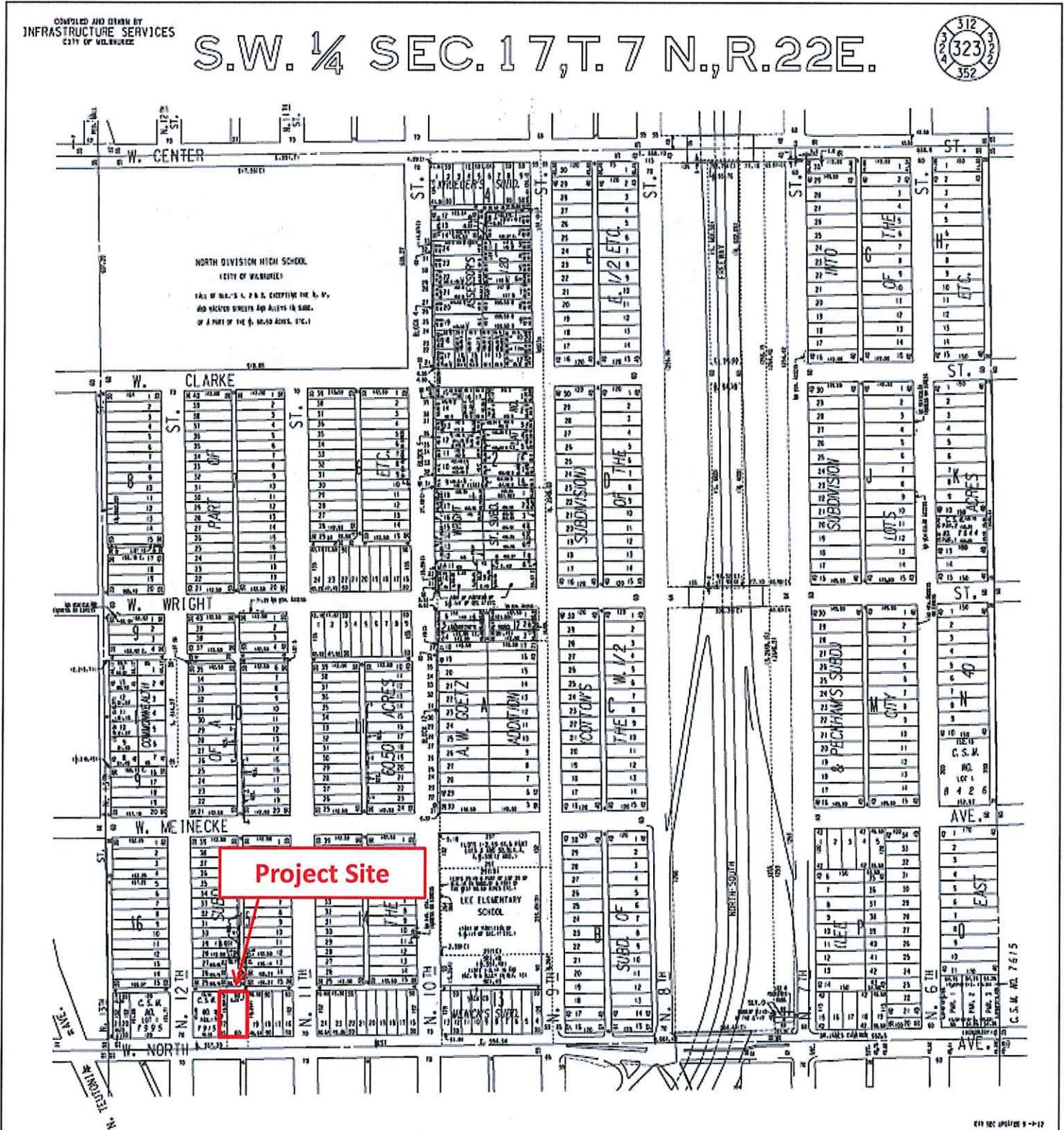


FIGURE 2 PLAT MAP

1118-26 W. North Avenue, Milwaukee, WI

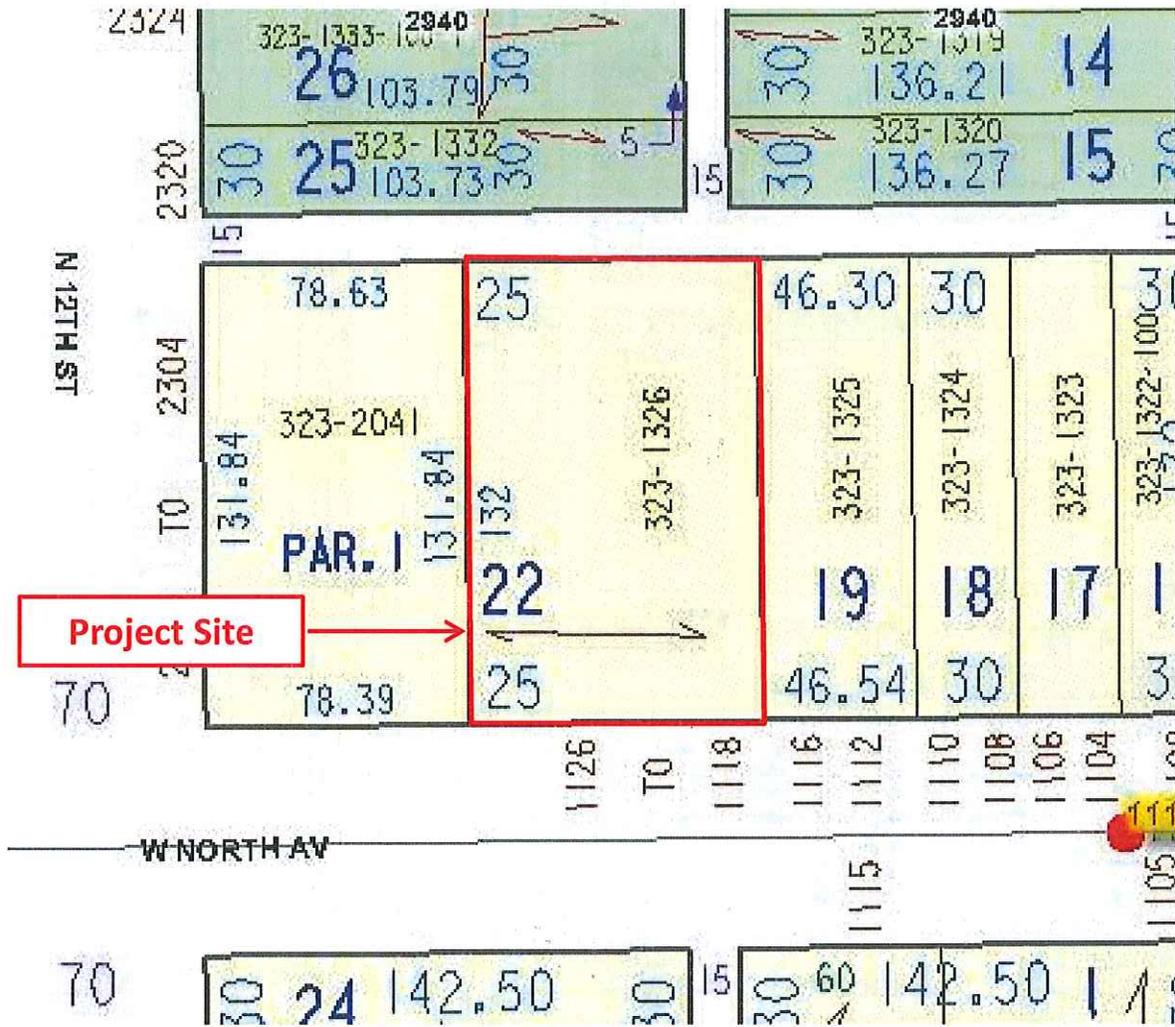


FIGURE 3
2010 AERIAL PHOTOGRAPH – Milwaukee County GIS
1118-26 W. North Avenue, Milwaukee, WI



Aerial – Wide View



Aerial – Close View

FIGURE 4
1937 SANBORN FIRE INSURANCE MAP
1118-26 W. North Avenue, Milwaukee, WI

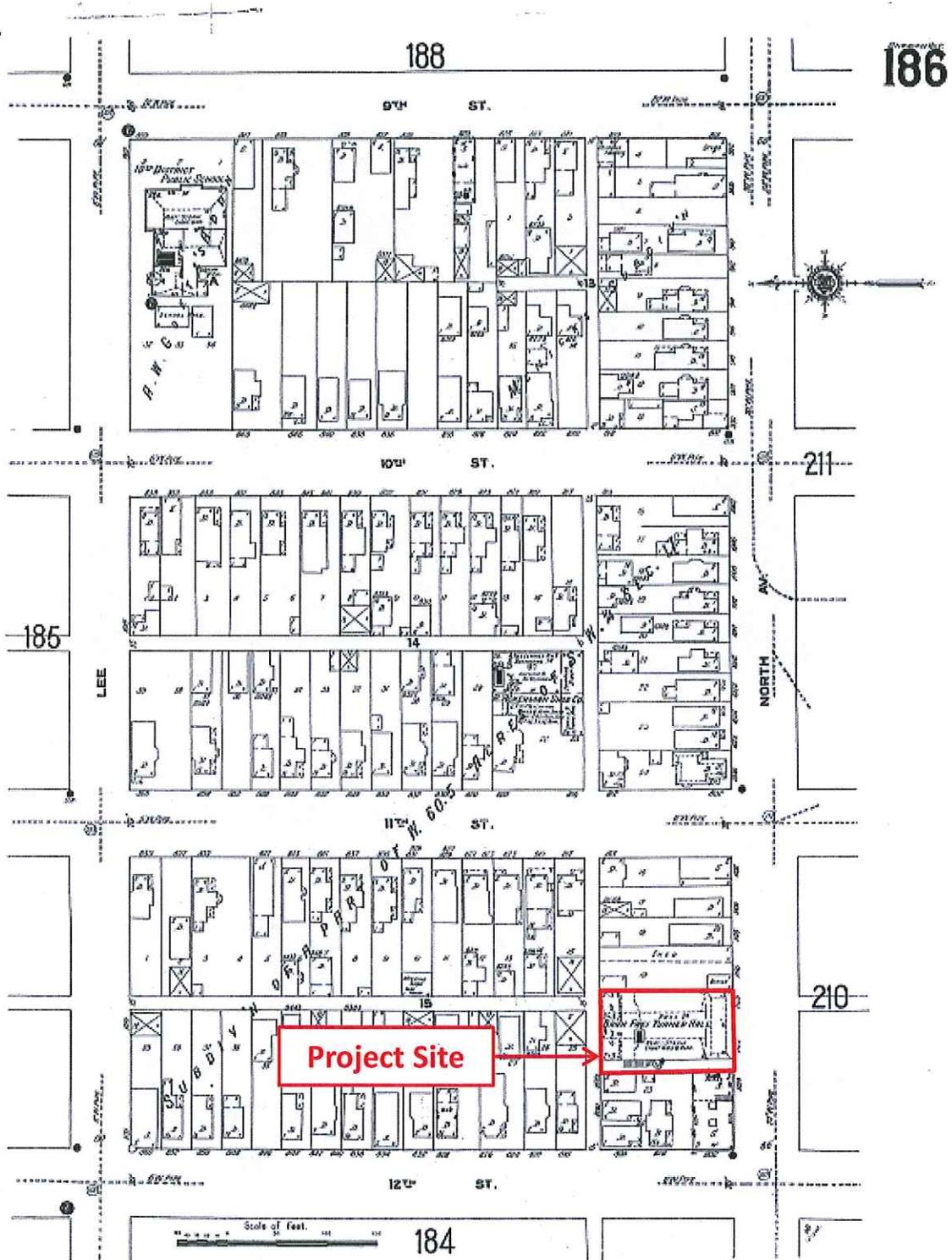


FIGURE 5
1937 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
1118-26 W. North Avenue, Milwaukee, WI

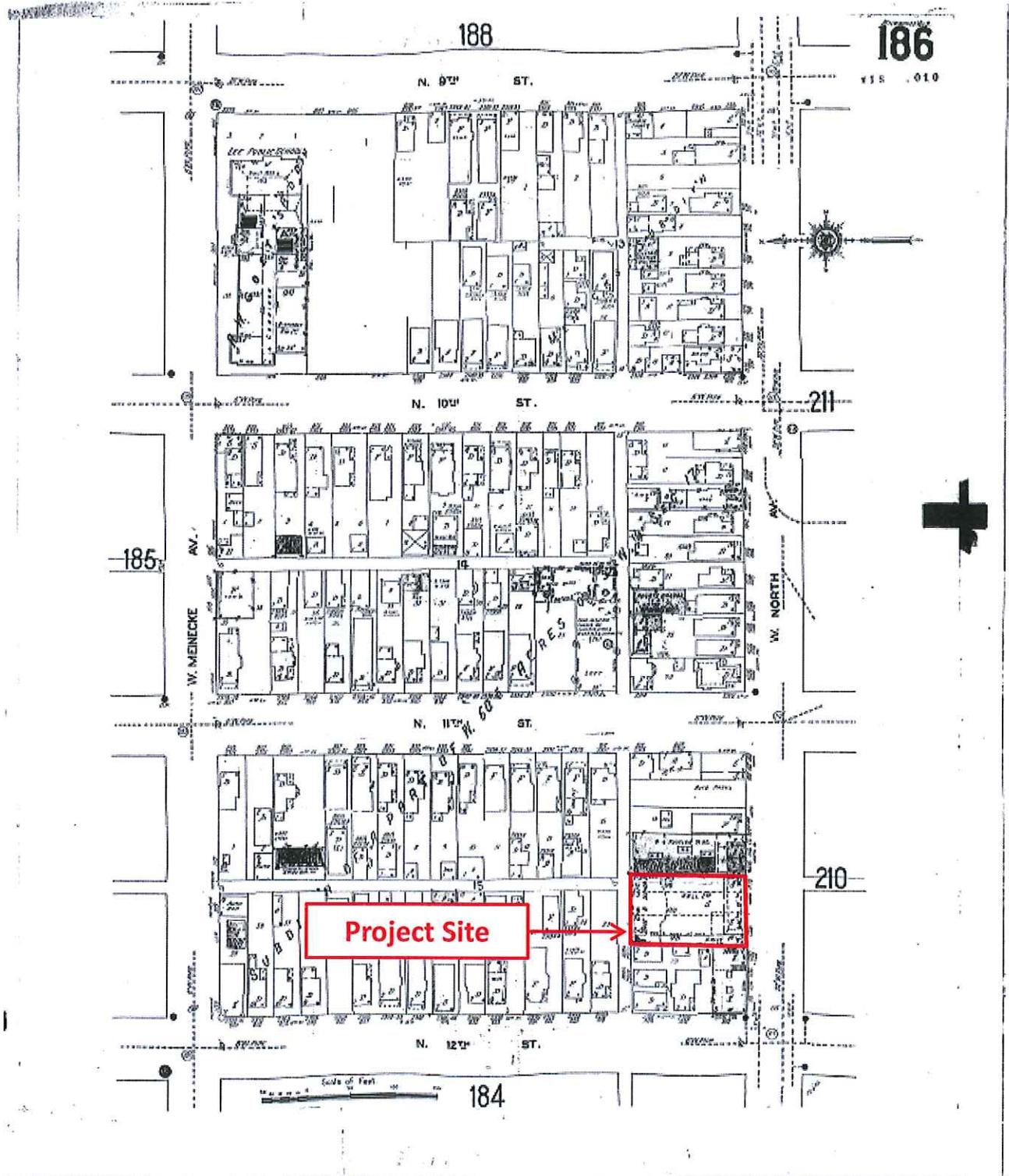
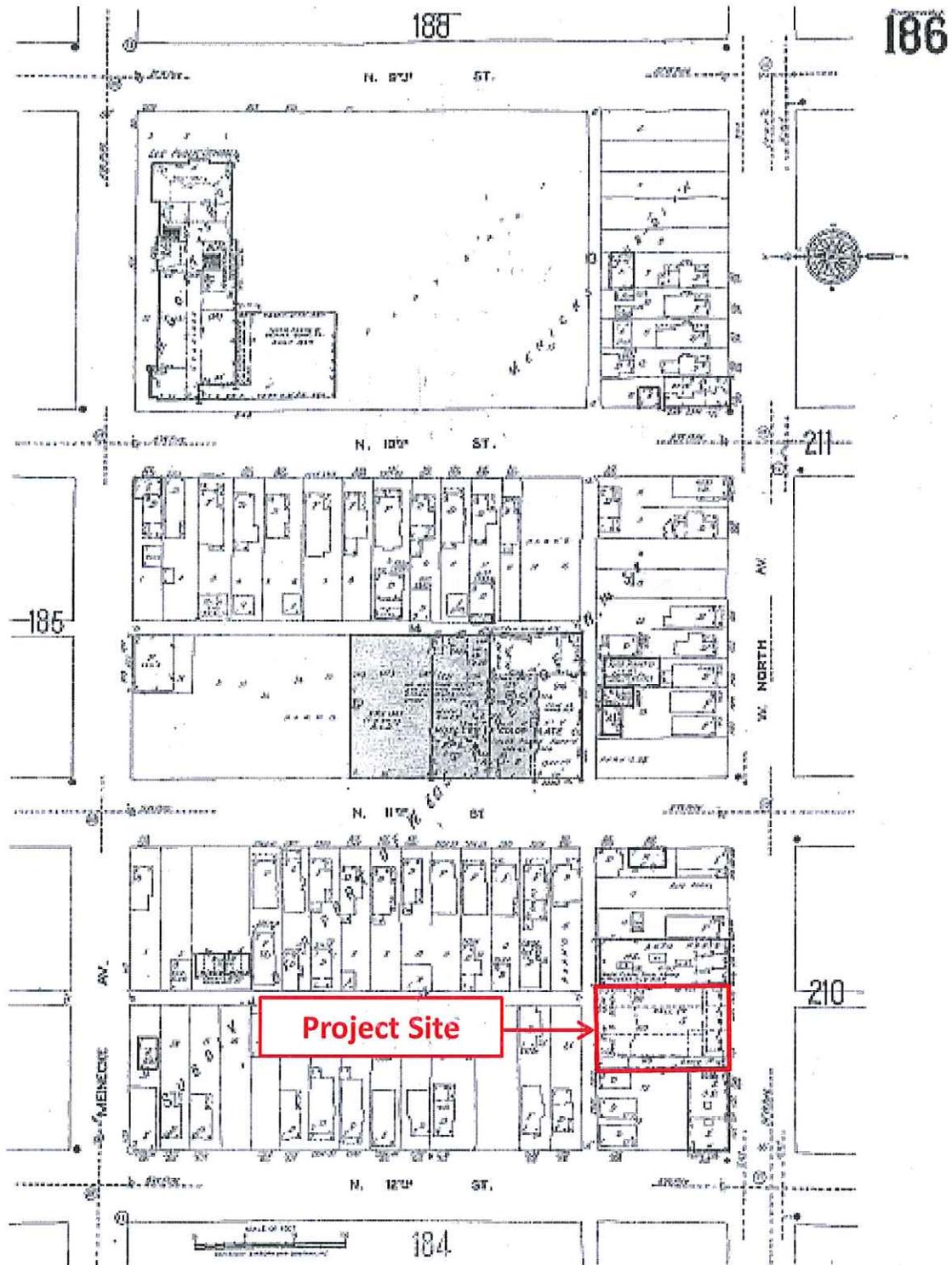


FIGURE 6
1937 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1969)
1118-26 W. North Avenue, Milwaukee, WI



ATTACHMENT A
SITE PHOTOGRAPHS

1118-26 W. North Avenue, Milwaukee, WI



View of project site, looking north from W. North Avenue.



View of the northern exterior of the building on the project site.



View of a former church assembly area inside the building.



View of a typical area inside the building.