

**Historical Land Use Investigation**  
1239 S. 11<sup>th</sup> St. AKA 1104 W. Madison St.  
Milwaukee, Wisconsin

File: 432-37

Prepared by:



Department of City Development

April 4, 2014

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

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Mathew M. Reimer  
Senior Environmental Project Coordinator

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Kristina R. Surfus  
Environmental Intern

**A. Purpose**

This Historical Land Use Investigation (HLUI) of 1239 S. 11<sup>th</sup> St. AKA 1104 W. Madison St., Milwaukee, Wisconsin, will identify potential environmental conditions associated with the project site prior to it being marketed 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 South 11<sup>th</sup> Street to the east, South 12<sup>th</sup> Street to the west, West Madison Street to the south, and West Scott Street to the north. The project site is occupied by a two-story mixed-use commercial/residential building. 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             |
|---|--------------|-----------------------|-----------------------|---------|-------------------|
| 1239 S. 11 <sup>th</sup> St. AKA<br>1104 W. Madison St. | 432-0291-000 | 2,430 ft <sup>2</sup> | 2,000 ft <sup>2</sup> | RT4     | City of Milwaukee |

\*RT4= Residential 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**C. Historical References**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                                      |
|---|-----------|--|
| 1239 S. 11 <sup>th</sup> St. AKA<br>1104 W. Madison St. | 1940-2000 | Tavern   |
|   | 1935-2010 | Residential ( <i>no res. listing in 1950</i> ) |

*Note: Directories include historic residential addresses of 1251 S. 11<sup>th</sup> St. (in 2005) and 1253 S. 11<sup>th</sup> St. (in 1955).*

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

| Date       |   |
|------------|---|
| 8/7/1924   | App for Permit- to construct steel garage. Permit indicates a store building is already on site.  |
| 1/27/1930  | App for Permit- to alter store building. Partition off living space on 1 <sup>st</sup> floor, decreasing store size.                                  |
| 2/17/1930  | App for Permit- to occupy store/flat building as a grocery store.   |
| 7/11/1934  | App for Permit- to occupy 1,200 sq ft of 1 <sup>st</sup> floor as tavern. Former use: tavern.   |
| 3/11/1944  | App for Permit- to remove 1 <sup>st</sup> floor partitions. Use: tavern.  |
| 8/2/1955   | App for Permit- to construct accessory building (garage) along north side of tavern. Concrete block; will replace sheet metal garage which was razed. |
| 9/12/1966  | App for Permit – to add asbestos siding to building   |
| 10/17/1969 | App for Permit- to remove existing front plate glass windows; reduce window size.   |
| 6/12/1975  | App for Permit- to occupy as tavern (legal, non-conforming continuous tavern use).  |
| 6/10/1977  | App for Permit- to occupy entire premises as tavern & restaurant. Former use: tavern.   |
| 11/21/1979 | App for Permit- to alter gas conversion burner  |
| 1/30/1986  | App for Permit- to occupy as tavern. Former: same   |
| 2/12/1997  | App for Permit- to occupy 1 <sup>st</sup> Floor & Basement as tavern. Former use: tavern.   |
| 8/6/1997   | Zoning Certificate- entire building, tavern use. Former use: same.  |

| Date       |   |
|------------|---|
| 12/17/2008 | Violation- fire prevention: remove abandoned pressure cylinders (CO-2 bottles)      |
| 8/12/2009  | Violation- replace defective/missing exterior siding; repair/replace interior floor |
| 1/3/2013   | Service Request- defective heating system. Verified.                                |

#### 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 is developed with a two-story store building. The surrounding area is a densely developed neighborhood of predominately single-family homes, with the occasional undeveloped lot. Non-residential uses indicated in the surrounding blocks include several churches, a school, a public library, and several other unlabeled corner store buildings. **(Figures 4 & 5)**
- b. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site is developed with the same two-story store as in the prior map, with the addition of a detached private garage to the north of the primary structure. The surrounding area remains as a dense residential neighborhood. Some single-family homes are now shown as flats, and undeveloped lots shown in the prior map have since been developed. Several new non-residential uses are indicated in the surrounding blocks, nearly all along W. Greenfield Ave. which is one block south of the project site. These include two filling stations, an upholstery shop, an undertaker, and a drugstore. **(Figures 6 & 7)**
- c. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site occupied by a two-story structure with a store on the 1<sup>st</sup> floor and a dwelling on the 2<sup>nd</sup> floor. A detached, private garage is located to the north. The surrounding area remains a dense residential neighborhood. Institutional uses remain, but several commercial uses are no longer indicated and both filling stations have been redeveloped. **(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 Agriculture, Trade & Consumer Protection (DATCP) tank database 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. Project Site Inspection

An inspection of the interior & exterior of the project site was conducted June 27, 2013.

The exterior of the main structure and the detached garage was inspected. The garage was locked, so entry was not gained. A large oil stain was noted on the concrete driveway, which had some

cracks and wear and tear. Oil tank fill and vent piping were observed along the southern wall of the main structure.

The ground floor interior of the main structure was inspected. The space was most recently used as a tavern. No environmental concerns were observed.

The second floor and attic interiors were also inspected. These spaces had been used most recently as living quarters and storage space. No environmental concerns were observed.

Inspection of the basement revealed the presence of one heating oil tank along the southern wall. The tank was tapped and sounded hollow/empty. The floor along the southern wall was wet, including the area underneath and surrounding the tank, and draining toward a nearby floor drain. Rainstorms had occurred in the days preceding the visit. It could not be discerned whether the fluid contained any oil. A second floor drain was also observed toward the southern end of the basement, where the floor was dry. A condensation line appeared to run from a large cooler to the drain. Also observed in the basement were numerous containers of what appeared to be household chemicals, such as paint and roof cement.

## **G. Findings and Conclusion**

This Historic Land Use Investigation revealed the following environmental concerns:

- The presence of a heating oil tank in the basement, which should be properly managed and disposed of, as well as potential oil staining on the ground near the tank and near a floor drain; and
- The potential for asbestos-containing material.

Based on available information, a Phase II Environmental Site Assessment (ESA) of 1239 S. 11<sup>th</sup> St. AKA 1104 W. Madison St. does not appear warranted at this time.

MMR/KRS  
City of Milwaukee  
4/4/2014

# FIGURE 1

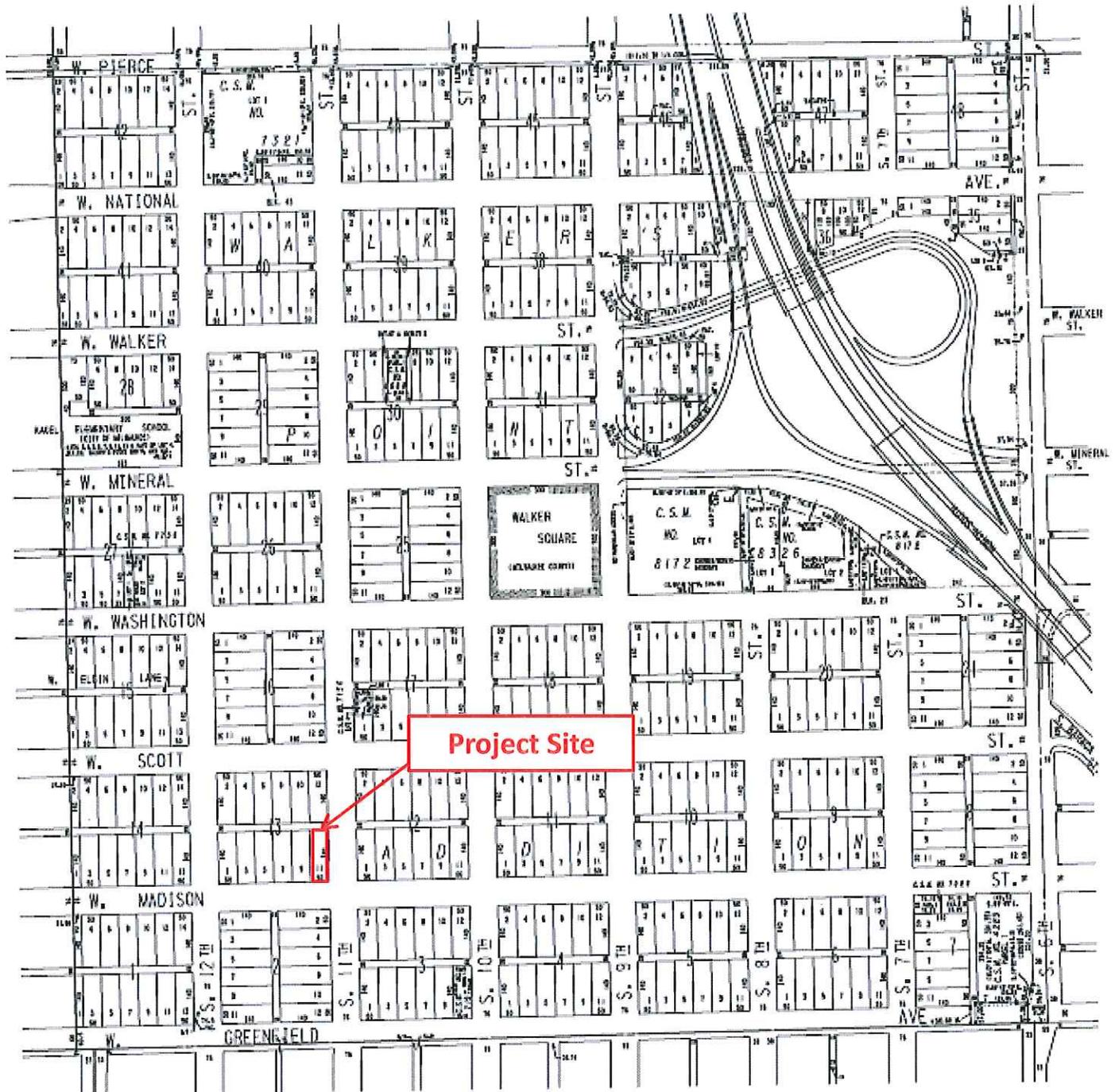
## QUARTER SECTION LAND USE MAP

1239 S. 11<sup>th</sup> Street AKA 1104 W. Madison Street, Milwaukee, WI



DESIGNED AND DRAWN BY  
INFRASTRUCTURE SERVICES  
CITY OF MILWAUKEE

### S.W. ¼ SEC. 32, T. 7 N., R. 22 E.



# FIGURE 2 PLAT MAP

1239 S. 11<sup>th</sup> Street AKA 1104 W. Madison Street, Milwaukee, WI



### FIGURE 3

2010 AERIAL PHOTOGRAPH – Milwaukee County GIS  
1239 S. 11<sup>th</sup> Street AKA 1104 W. Madison Street, Milwaukee, WI



Aerial – Wide View



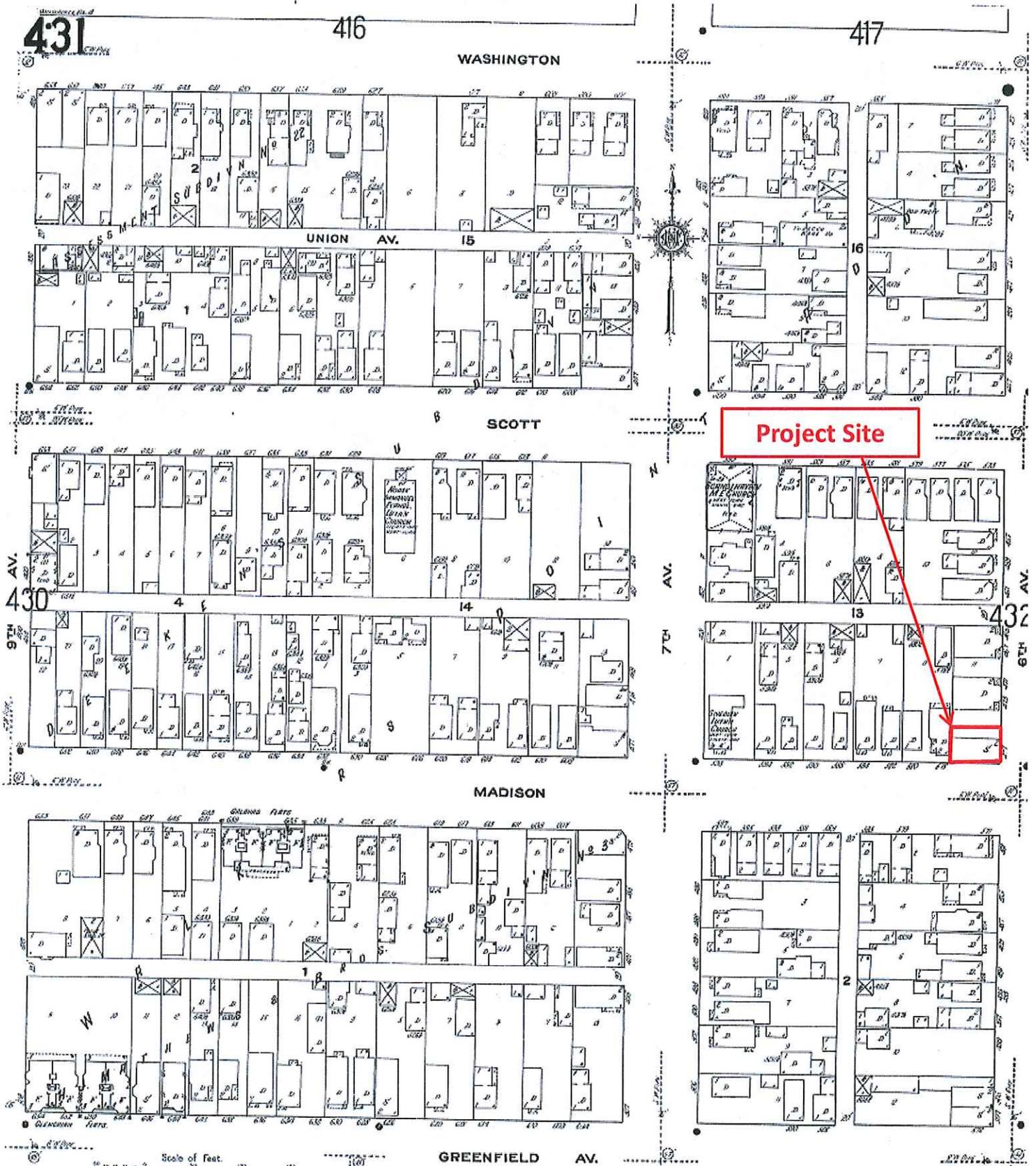
Aerial – Close View

# FIGURE 4

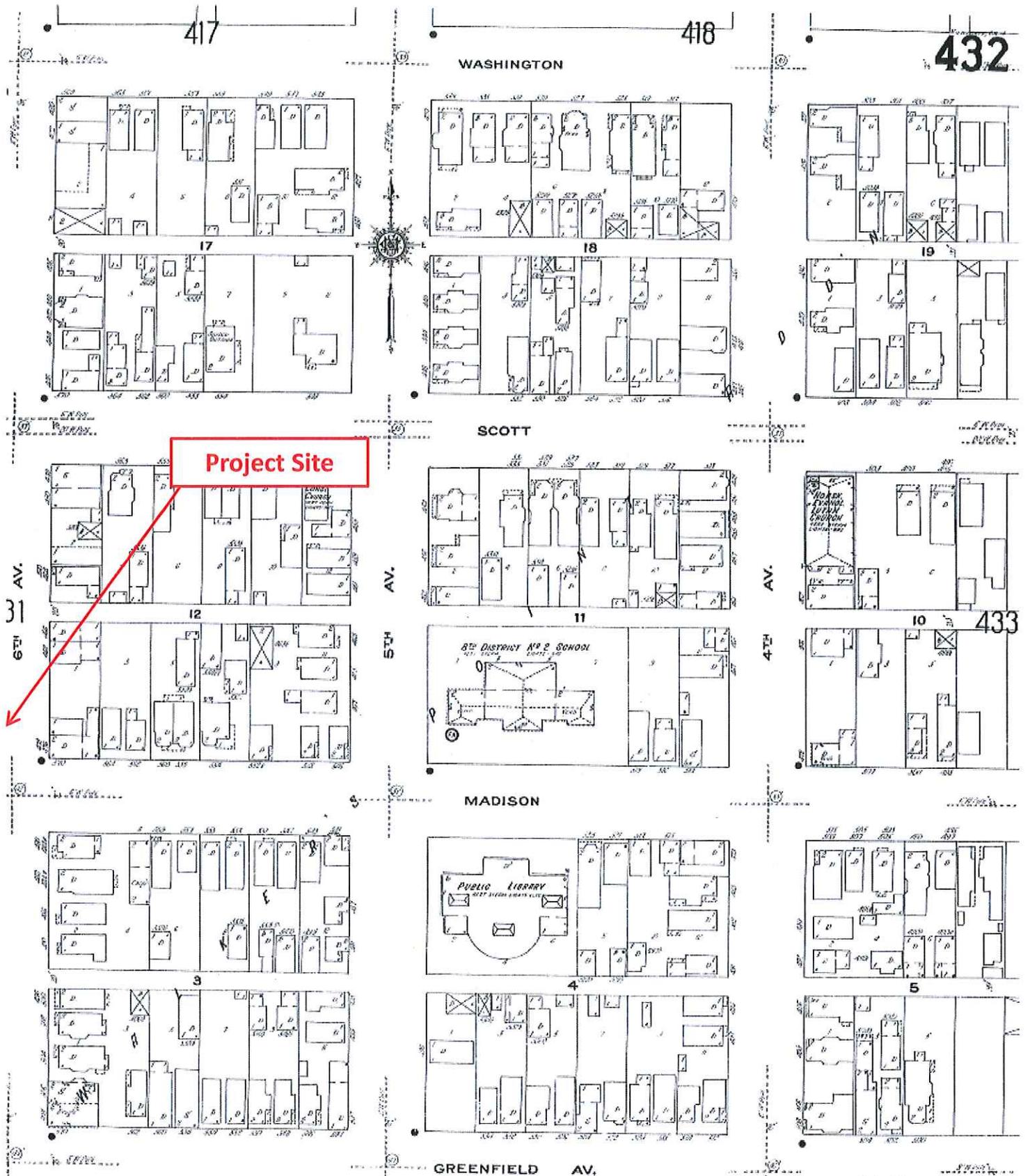
## 1910 SANBORN FIRE INSURANCE MAP

(WITH UPDATES THROUGH 1937)

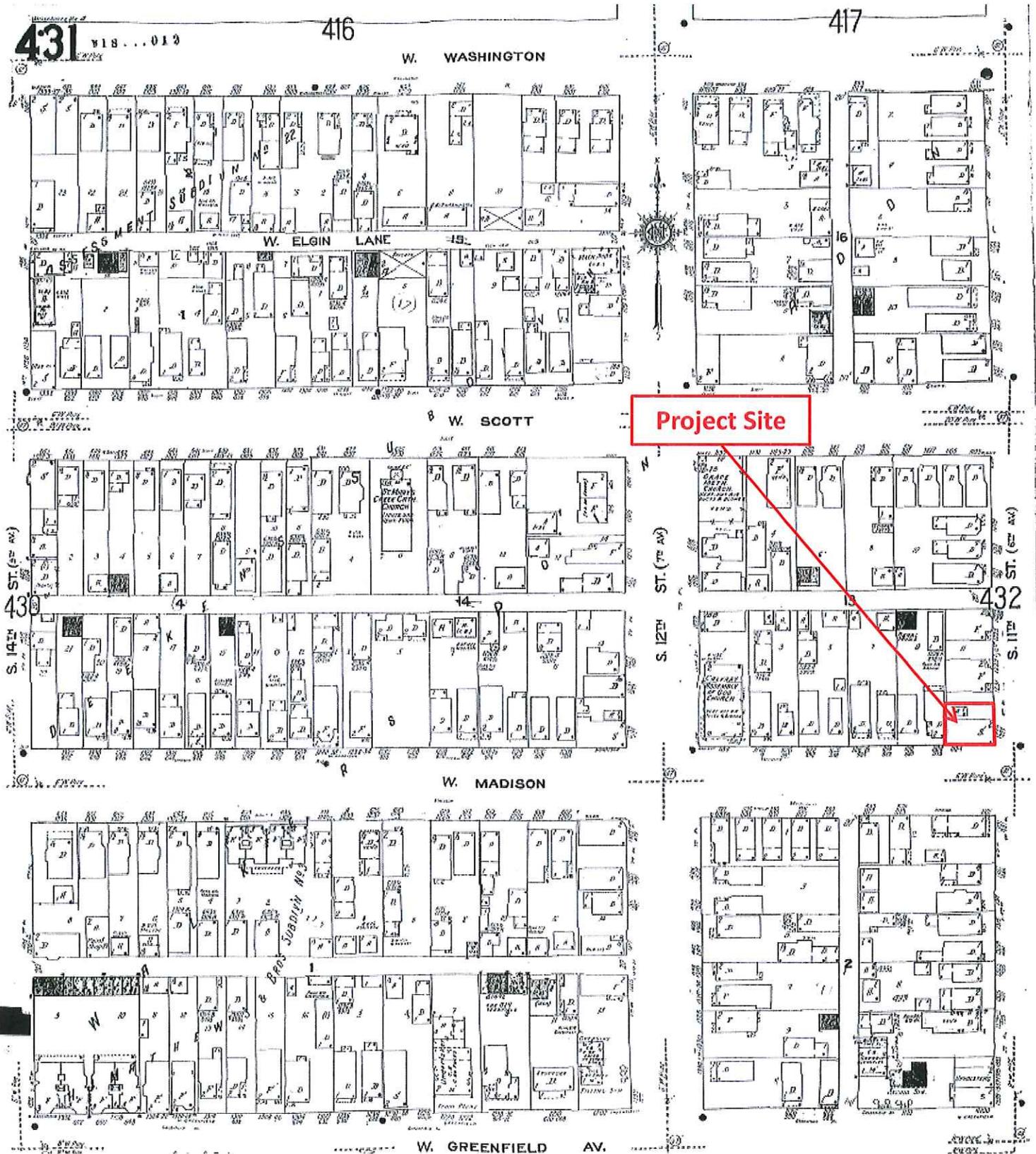
1239 S. 11<sup>th</sup> Street AKA 1104 W. Madison Street, Milwaukee, WI



**FIGURE 5**  
**1910 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1937)*  
1239 S. 11<sup>th</sup> Street AKA 1104 W. Madison Street, Milwaukee, WI



**FIGURE 6**  
**1910 SANBORN FIRE INSURANCE MAP**  
(WITH UPDATES THROUGH 1951)  
1239 S. 11<sup>th</sup> Street AKA 1104 W. Madison Street, Milwaukee, WI

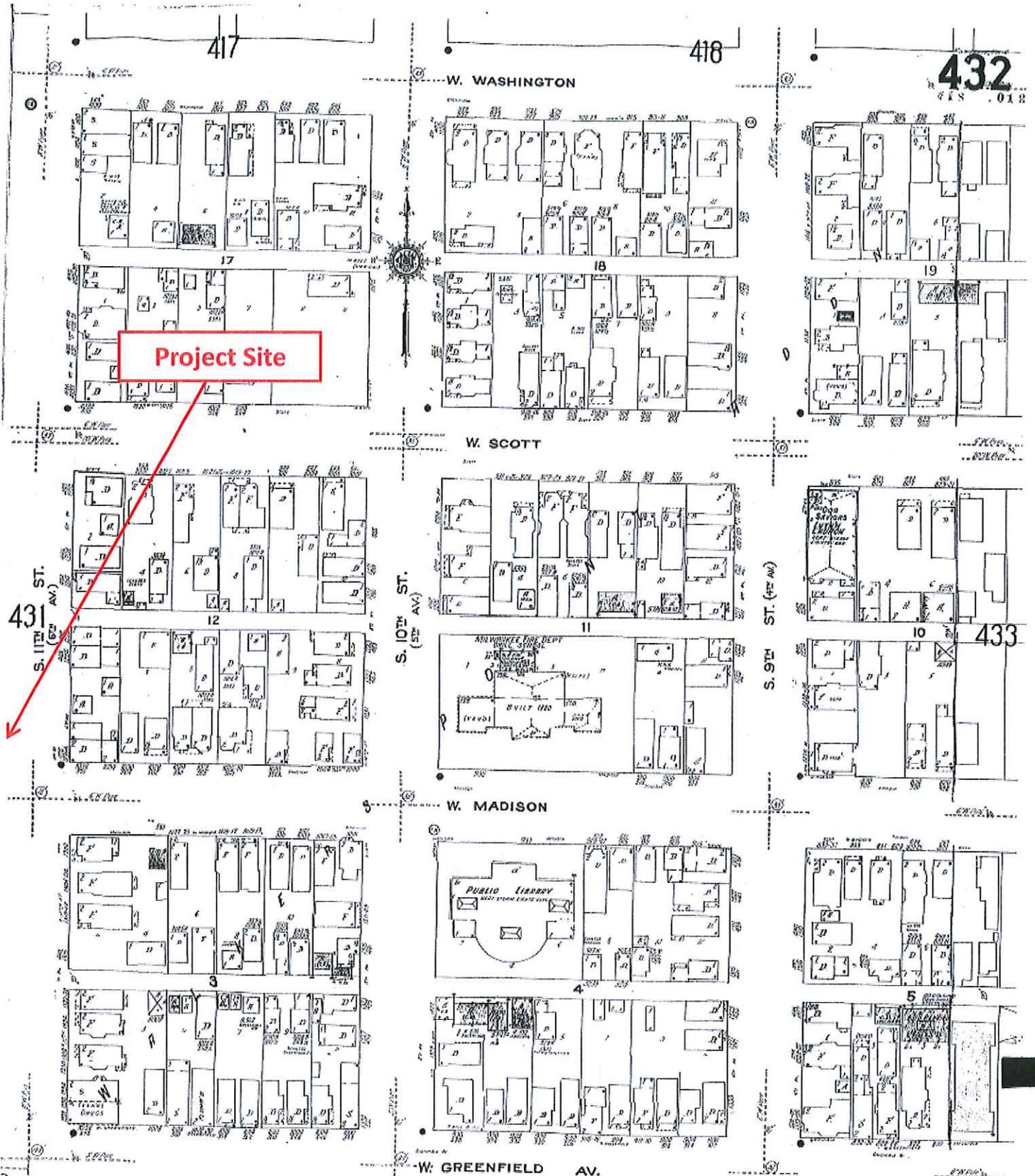


# FIGURE 7

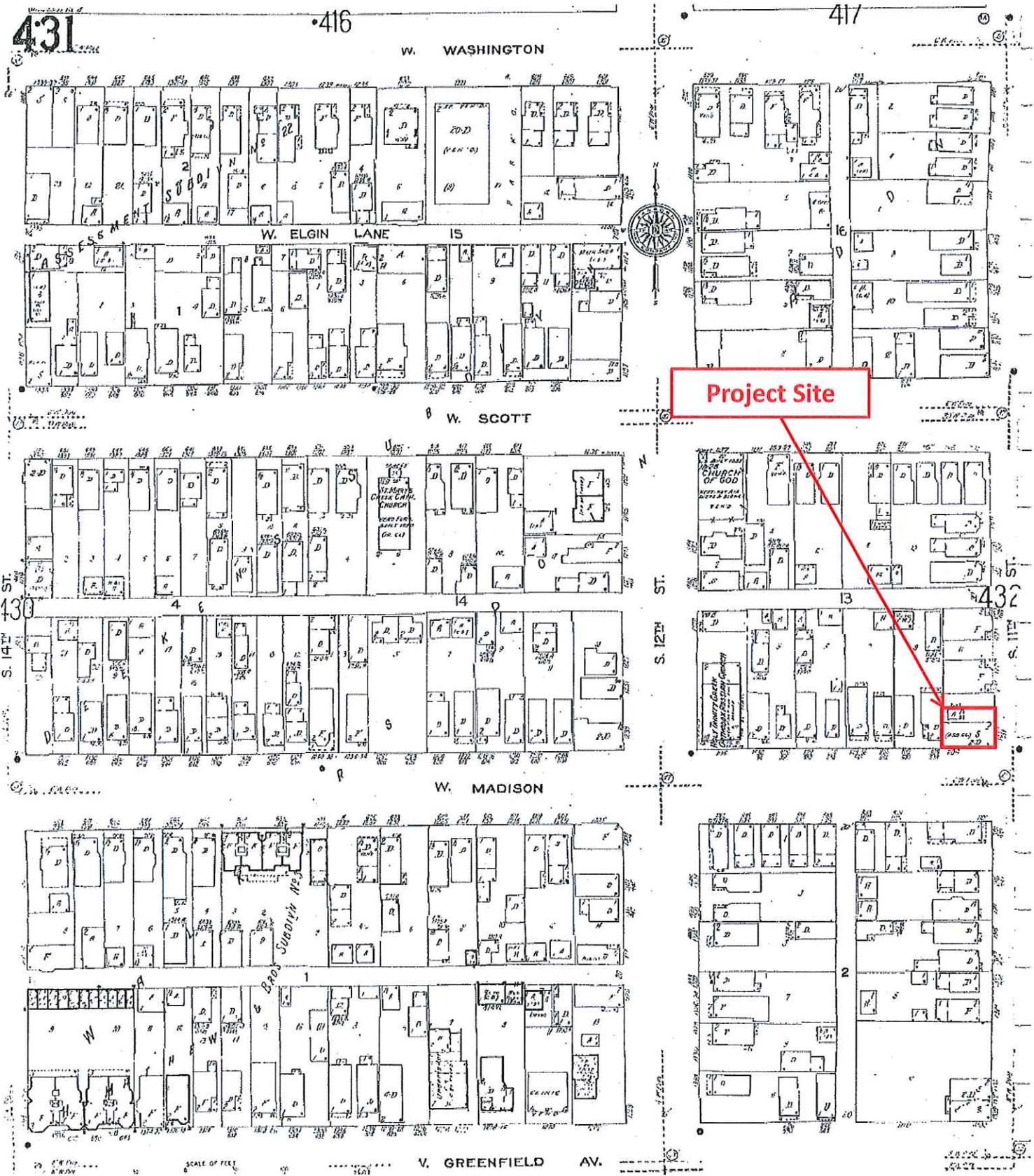
## 1910 SANBORN FIRE INSURANCE MAP

(WITH UPDATES THROUGH 1951)

1239 S. 11th Street AKA 1104 W. Madison Street, Milwaukee, WI



**FIGURE 8**  
**1910 SANBORN FIRE INSURANCE MAP**  
(WITH UPDATES THROUGH 1969)  
1239 S. 11<sup>th</sup> Street AKA 1104 W. Madison Street, Milwaukee, WI

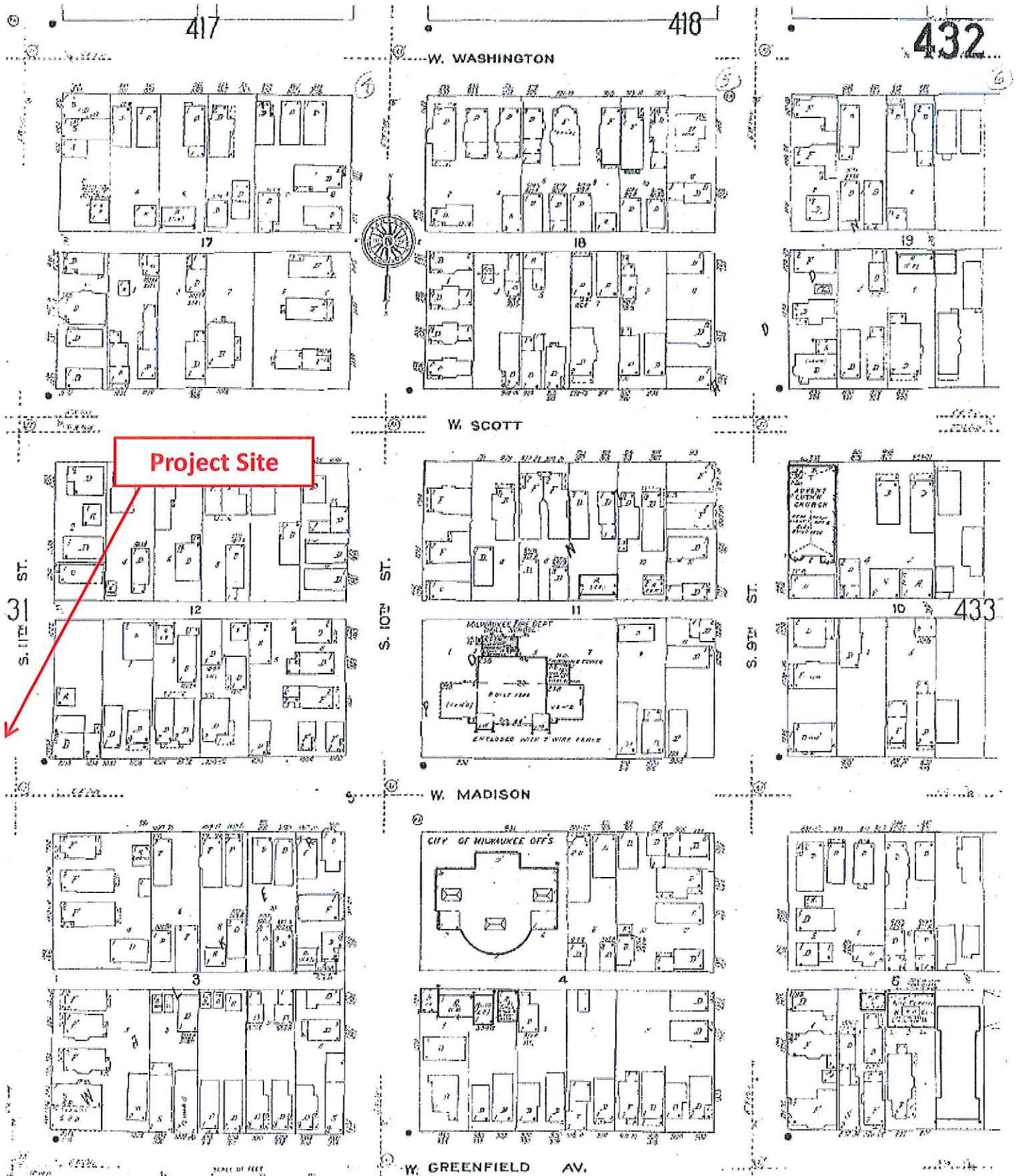


# FIGURE 9

## 1910 SANBORN FIRE INSURANCE MAP

(WITH UPDATES THROUGH 1969)

1239 S. 11<sup>th</sup> Street AKA 1104 W. Madison Street, Milwaukee, WI



**ATTACHMENT A  
SITE PHOTOGRAPHS**

1239 S. 11<sup>th</sup> Street AKA 1104 W. Madison Street, Milwaukee, WI



**View of project site exterior, looking northwest from S. 11<sup>th</sup> St. & W. Madison St.**



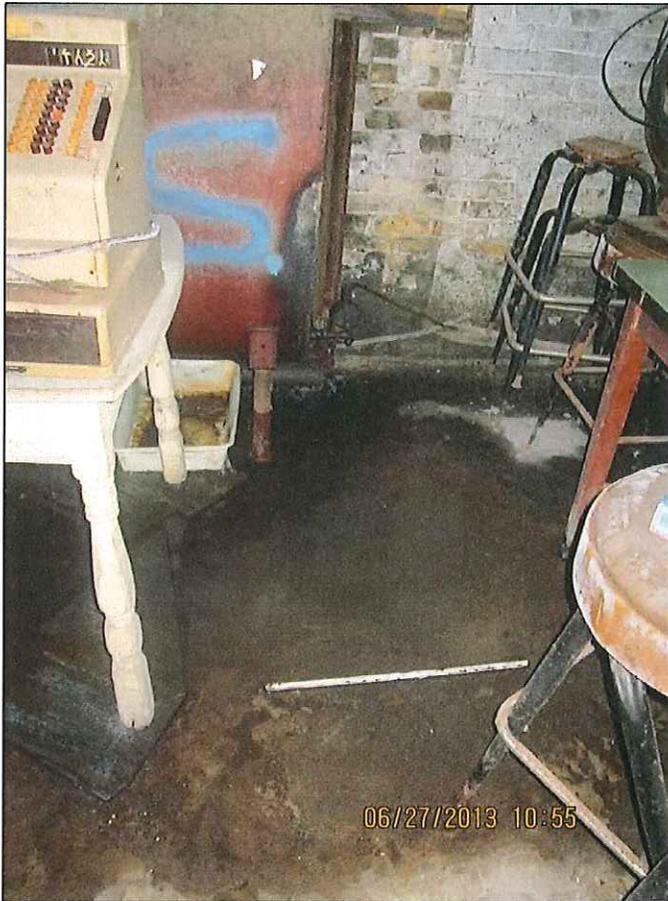
**View of the garage on the project site, which is located directly north of the main structure, set back from S. 11<sup>th</sup> St. Entry was not gained to the garage during the inspection.**



**Oil tank fill & vent pipes were observed along the main building's southern wall, along W. Madison St.**

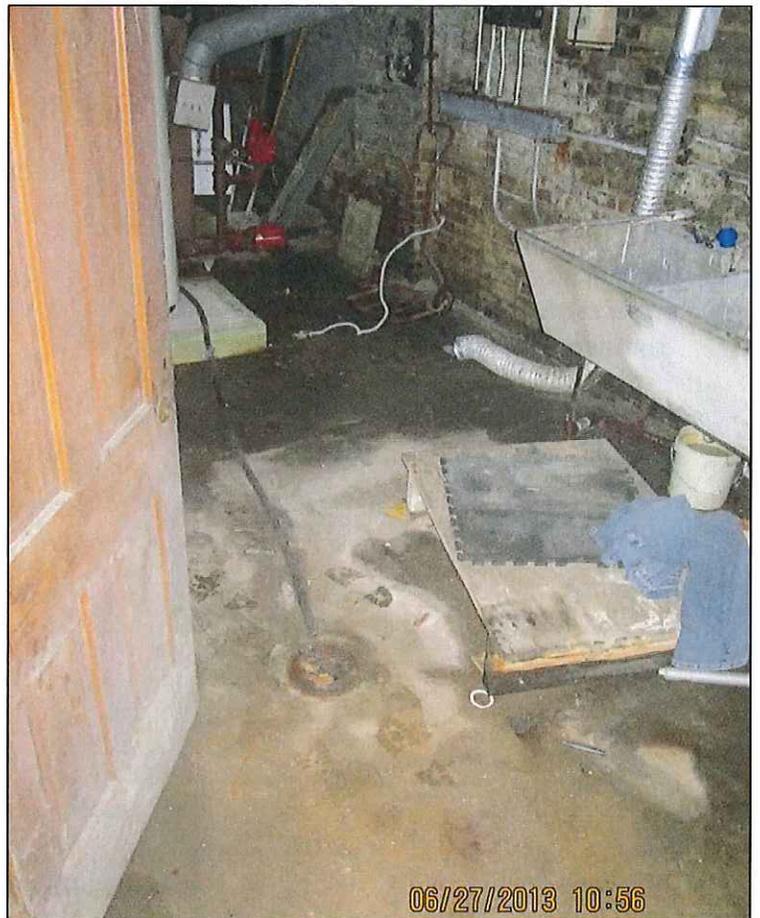


**One oil tank was observed at the project site, along the basement's southern wall. A floor drain was observed near the tank. The surrounding floor was wet.**



**Close-up view of the oil tank and surrounding floor space.**

**A second floor drain was observed in the basement. The tube entering the drain appeared to be a condensation line extending from a cooler.**





Paint and other household chemicals were observed stored in buckets in the basement.



The ground floor tavern area was observed to be in good condition, with no environmental concerns noted.

