

Historical Land Use Investigation

1651 South 11th Street

Milwaukee, Wisconsin

File: 461-28

Prepared by:



Department of City Development

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A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 1651 S. 11th 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 two-story residential building with a one-story commercial addition facing the street. A small yard and parking area are located at the rear of the 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
1651 S. 11 th Street	4611341000	2,747 ft ²	4,200 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C. Historical References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	Furnished rooms
1940-1996	Residential
1950-1955	Real Estate
1950-1955	Lawyer
1960-1965	Commercial Credit Plan Incorporated (Branch)
1970	Milwaukee South Side Times
1975	Beltone Hearing Service
1985	ImPro-Rite Incorporated (Home improvement)
1990	Schwabes Home Improvement (Cleaners and dyers)
1996	Schwabes Home Improvement / Inspiration Variety Shop
2000	No listing
2005-2010	Residential

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

Date	Comments
06/30/1892	Application for Permit to Build: Dwelling
05/06/1949	Application for Permit to Construct a New Building: Store addition Note: First floor – store, Second floor – living quarters
08/01/1949	Application for Permit to Alter and/or Remodel an Existing Building: Convert single family to two family

Date	Comments
11/04/1949	Application for Permit: Install two fuel oil tanks
08/29/1966	Application for Permit: Replace gas heating system
12/27/1966	Application for Occupancy Certificate: Offices Formerly: Office
11/13/1973	Application for Occupancy Certificate: Selling and servicing of hearing aids, selling of accessories such as batteries, ear molds, etc. Formerly: Unknown
05/09/1977	Application for Occupancy Certificate: Retail gift shop Formerly: Hearing aids
06/27/1978	Application for Occupancy Certificate: Gift store Formerly: Same
10/11/1978	Application for Occupancy Certificate: New radio, gift import shop Formerly: Variety store
05/22/1990	Application for Occupancy Certificate: Driving school office (Front part of building only)
04/05/1991	Zoning Certificate: Retail sales (Gift shop) Formerly: Retail
05/23/1997	Occupancy Permit: Mercantile
04/04/2001	Occupancy Permit: Mercantile
11/09/2004	BOZA Certificate: Commercial
11/19/2007	BOZA Certificate: Second-hand store
12/08/2009	BOZA Certificate: Second-hand store
11/09/2010	Enforcement: Replace defective siding on exterior walls; Restore exterior wall to a watertight condition
07/26/2011	Enforcement: Remove obstruction from stairways; Provide approved exhaust ducts; Property install carbon monoxide alarms/detectors; Restore basement to clean and sanitary condition
11/01/2011	Code Enforcement: Replace defective siding on exterior walls; Replace missing attic window panes; Replace missing attic window sash
07/23/2012	Occupancy Permit: Religious assembly
09/05/2012	Code Enforcement: Remove all graffiti
09/20/2012	Protect all wood trim with paint or other approved coating; Paint previously painted masonry surfaces or remove all paint from masonry surfaces; Cap unused gas line; Restore basement to clean and sanitary condition; Repair or replace defective shower enclosure; Repair defective plaster on wall and paint; Paint wall; Repair plaster on ceiling and paint; Paint ceiling; Board-up vacant building
10/03/2012	Occupancy Permit: Multi-family
08/23/2013	Code Enforcement: Board-up vacant building
08/28/2013	Special: Remove all graffiti
07/22/2015	Code Enforcement: Supplied facility must function properly (Water meter must be replaced, water flowing directly from the unit)

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 a one-and-a-half-story dwelling, a one-story, unlabeled middle building, and a two-story rear stable. The map shows other 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 two-story dwelling with a one-story storefront addition facing S. 11th Street. The map shows a department store, vacant sites, and other residential buildings surrounding the project site (**Figure 5**).
3. A 1969 Sanborn Fire Insurance Map shows the project site with the same general features as the 1951 map. The map also shows a parking lot replaced the formerly residential buildings behind the project site to the west (**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 February 5, 2016. The project site is developed with a two-story residential building with a one-story commercial addition facing the street. The building appeared in fair condition. Two pipes were observed protruding from the ground surface at the rear of the building. Aboveground fuel oil storage tanks were not observed during the inspection. Staining was observed on the floor inside the building at the far northwest corner of the building, near the location of the protruding pipes outside in the rear of the building. A small yard and parking area are located at the rear of the building. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historical Land Use Investigation did reveal the following potential environmental condition:

- According to the city directories, the site was occupied by Schwabes Home Improvement (cleaners and dyers) in 1990.

MR/SS
City of Milwaukee
2/18/2016

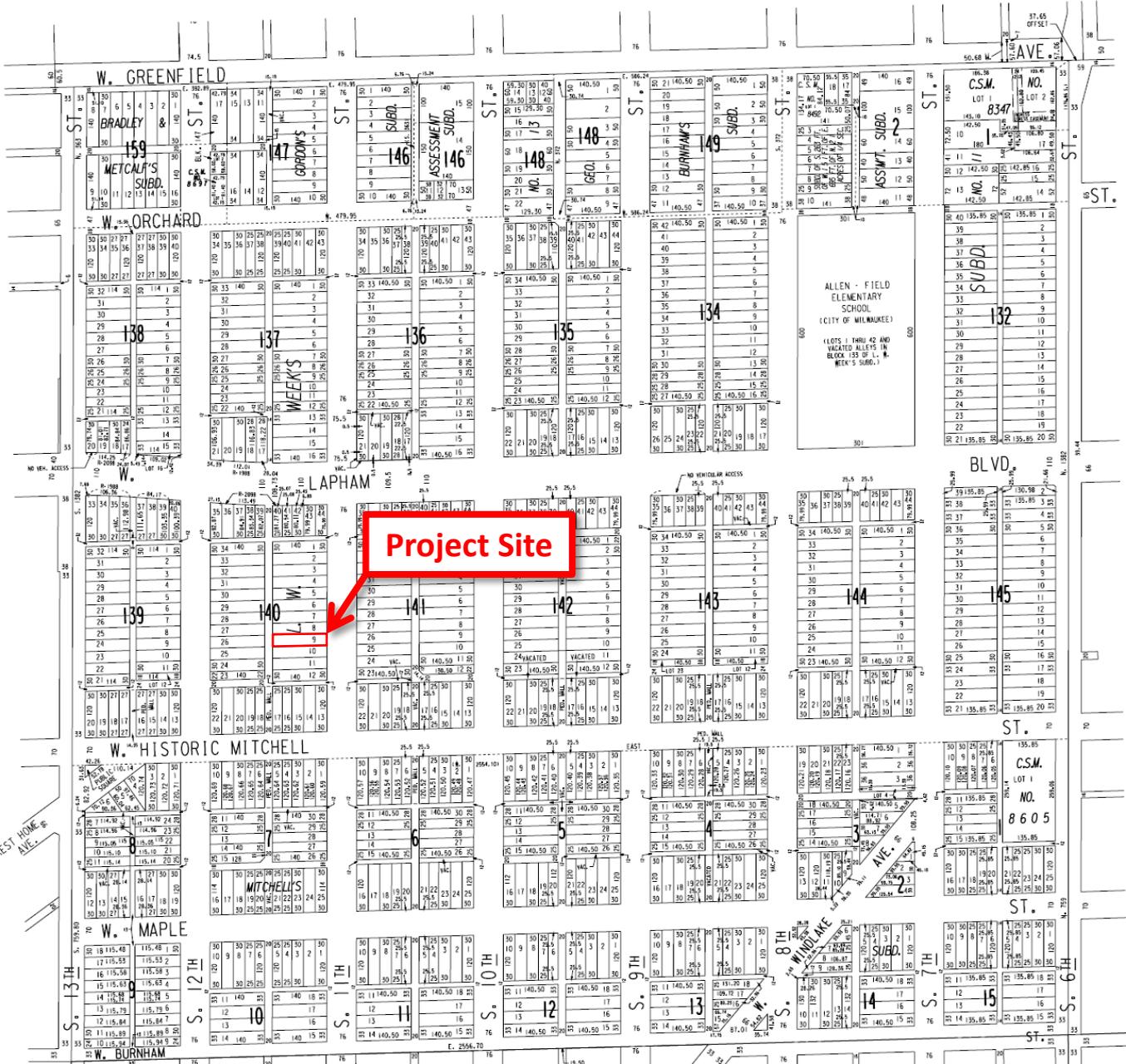
FIGURE 1

Quarter Section Land Use Map 1651 S. 11th Street, Milwaukee, WI



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N.W. 1/4 SEC. 5, T. 6 N., R. 22 E.



Project Site

FIGURE 3
Aerial Photographs
1651 S. 11th Street, Milwaukee, WI



FIGURE 4

1937 Sanborn Fire Insurance Map 1651 S. 11th Street, Milwaukee, WI



FIGURE 5

1951 Sanborn Fire Insurance Map 1651 S. 11th Street, Milwaukee, WI

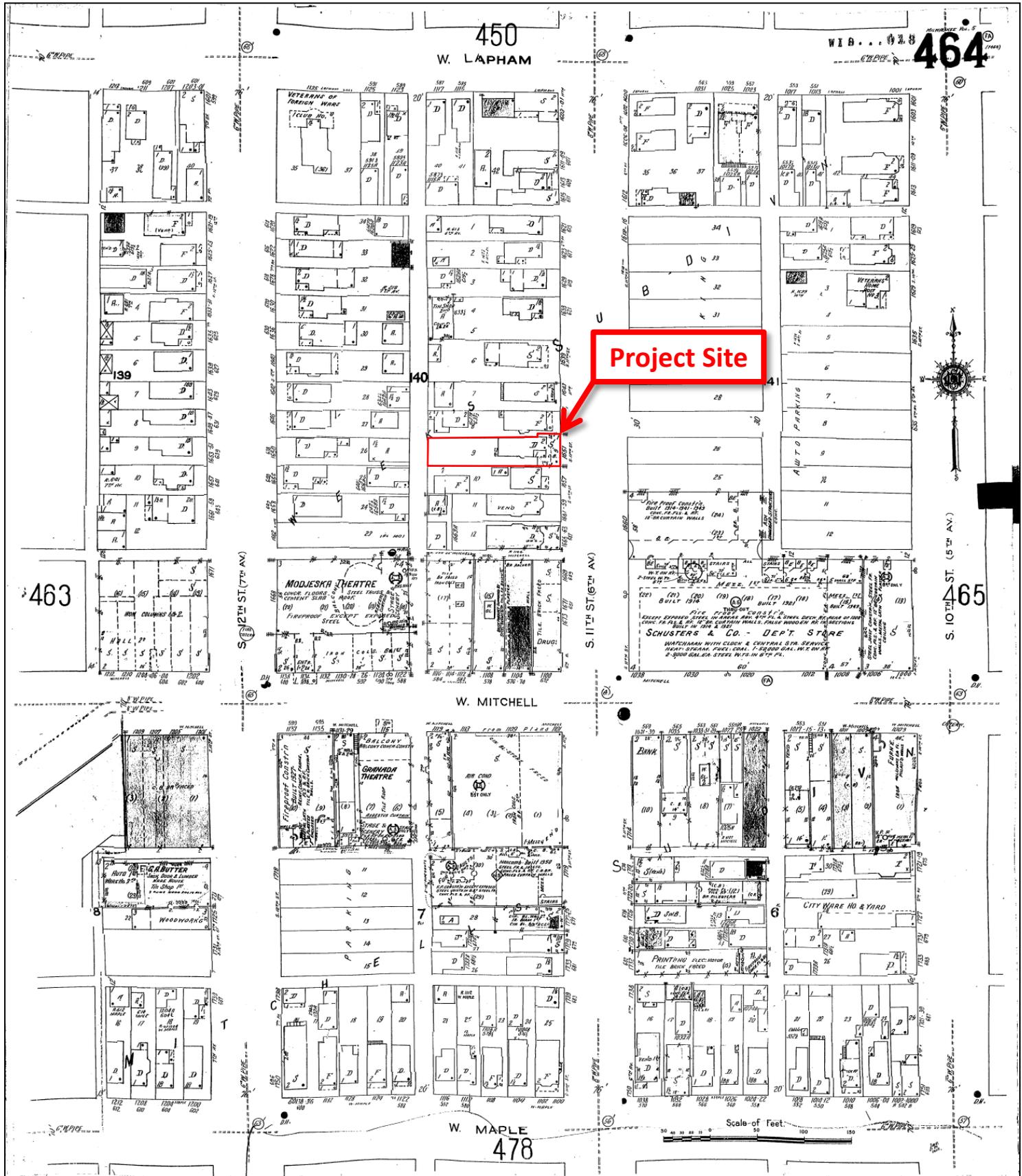
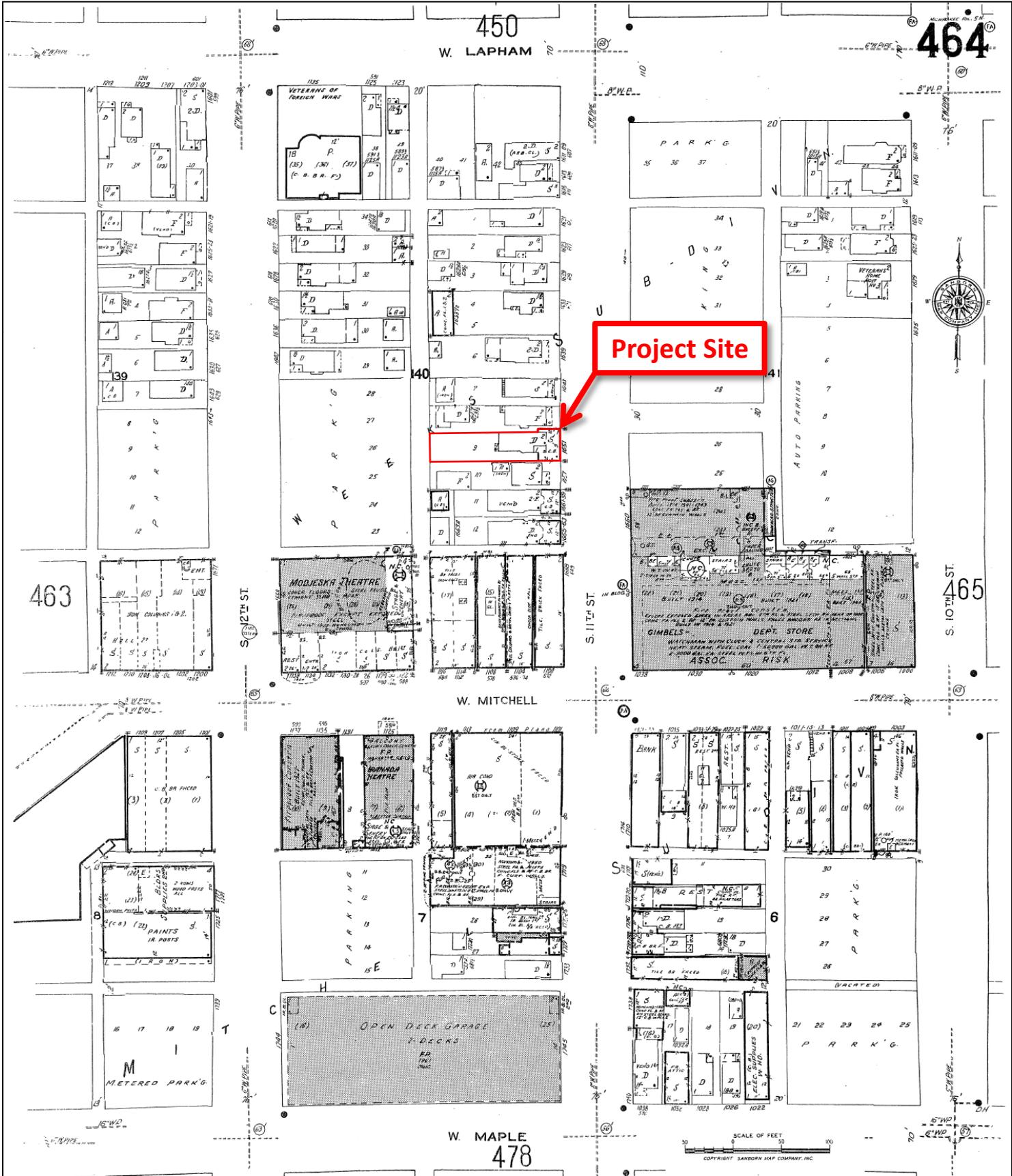


FIGURE 6

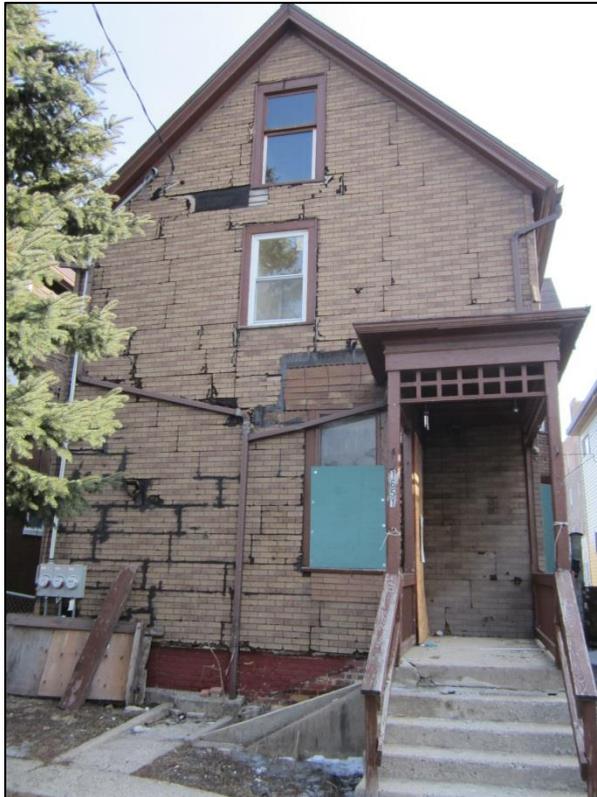
1969 Sanborn Fire Insurance Map 1651 S. 11th Street, Milwaukee, WI



ATTACHMENT A
Site Photographs
1651 S. 11th Street, Milwaukee, WI



Front view of project site facing southwest (02/05/2016)



Rear view of project site facing east (02/05/2016)

ATTACHMENT A

Site Photographs

1651 S. 11th Street, Milwaukee, WI



First floor view of project site (02/05/2016)



Basement view of project site (02/05/2016)



Second floor view of project site (02/05/2016)