

**Historical Land Use Investigation**  
1697-99 North Marshall Street  
Milwaukee, Wisconsin

File: 360-13

Prepared by:



Department of City Development

October 4, 2013

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

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Mathew Reimer  
Senior Environmental Project Coordinator

A handwritten signature in blue ink, appearing to read "Kristina R. Surfus".

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Kristina R. Surfus  
Graduate Intern

**A. Purpose**

This Historical Land Use Investigation (HLUI) of 1697-99 North Marshall Street, Milwaukee, Wisconsin, will identify potential environmental conditions associated with this City-owned 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 North Marshall Street to the east, East Brady Street to the north, North Cass Street to the west, and East Kewaunee Street to the south. The project site is a vacant lot. 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
1697-99 N. Marshall St.	360-0302-000	n/a	3,480 ft <sup>2</sup>	LB2	City of Milwaukee

\*LB2= Local Business Districts

**C. Historical References**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:

Address	Date(s)	Occupancy
1697-99 N. Marshall St.	1935-1990	Residential
	2000-2010	No Listings

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

Date	Description
3/15/1895	App. for Permit- Construct shop, 12’ x 38’
8/13/1951	Inspection Note- Convert to 3-family build 6 rooms on 3 <sup>rd</sup> floor
7/28/1961	App. for Permit- Install 2 gas conversion burners. Type of building: dwelling
4/3/1992	Order to Raze and Remove: 2 ½ story frame dwelling, severely fire damaged, 37’ x 32’ x 32’
5/28/1992	App. for Permit- Raze and Remove 2 ½ story dwelling
4/23/2007	Violation letter- 1) Pave all parking areas (vehicle was parking on an unapproved surface of dirt, grass and rocks); 2) Apply for occupancy and BOZA for special use (required to obtain BOZA approval for a special use and a certificate of occupancy for a principal/commercial use parking lot). Citations issued for each violation on 11/3/2008.
5/24/2010	Violation letter- Remove and dispose of all debris, junk, etc. Remove all appliances, furniture, electronics, scrap metal, rubbish and all other debris located in vehicles parked on property. Status: complete abatement.

#### **D. Sanborn Maps**

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

- a. A 1910 Sanborn Fire Insurance Map shows the project site occupied by a two-story, side-by-side duplex dwelling. Development in the area immediately surrounding the project site consists primarily of single-family residences, as well as store buildings along E. Brady St. **(Figure 4)**
- b. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by the same two-family structure shown in the earlier map. Development in the surrounding area continues to consist primarily of single-family residences, with additional store development along E. Brady St. The area also now includes apartment buildings, both new development and conversions of single-family structures. One nearby building, on the corner of E. Brady St. & N. Cass St., is a store labeled "paints and oils". **(Figure 5)**
- c. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site occupied by the same two-family structure shown in the earlier maps. Development in the surrounding area also has not changed significantly since the earlier 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 Safety and Professional Services (DSPS) 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**

Inspection of the project site was conducted on October 4, 2013. The site is a vacant corner lot, bordered to the west by a currently vacant- and city-owned commercial structure and to the south by a modern multi-family residential development. The project site was observed to be covered with grass in good condition, with a few small patches of gravel and bare soil. The project site was observed to have a small downward slope to the north, away from the residential development. No dumping was observed at the site, and scattered litter was minimal. No pipes or indications of other potential environmental hazards were observed.

#### **G. Findings and Conclusion**

This Historic Land Use Investigation did not reveal any environmental concerns. Based on the available historic information, a Phase II Environmental Site Assessment (ESA) of 1697-99 North Marshall Street does not seem warranted at this time.

Historic Land Use Investigation  
1697-99 North Marshall Street, Milwaukee, WI

MMR/KRS  
City of Milwaukee  
10/4/2013

# FIGURE 1

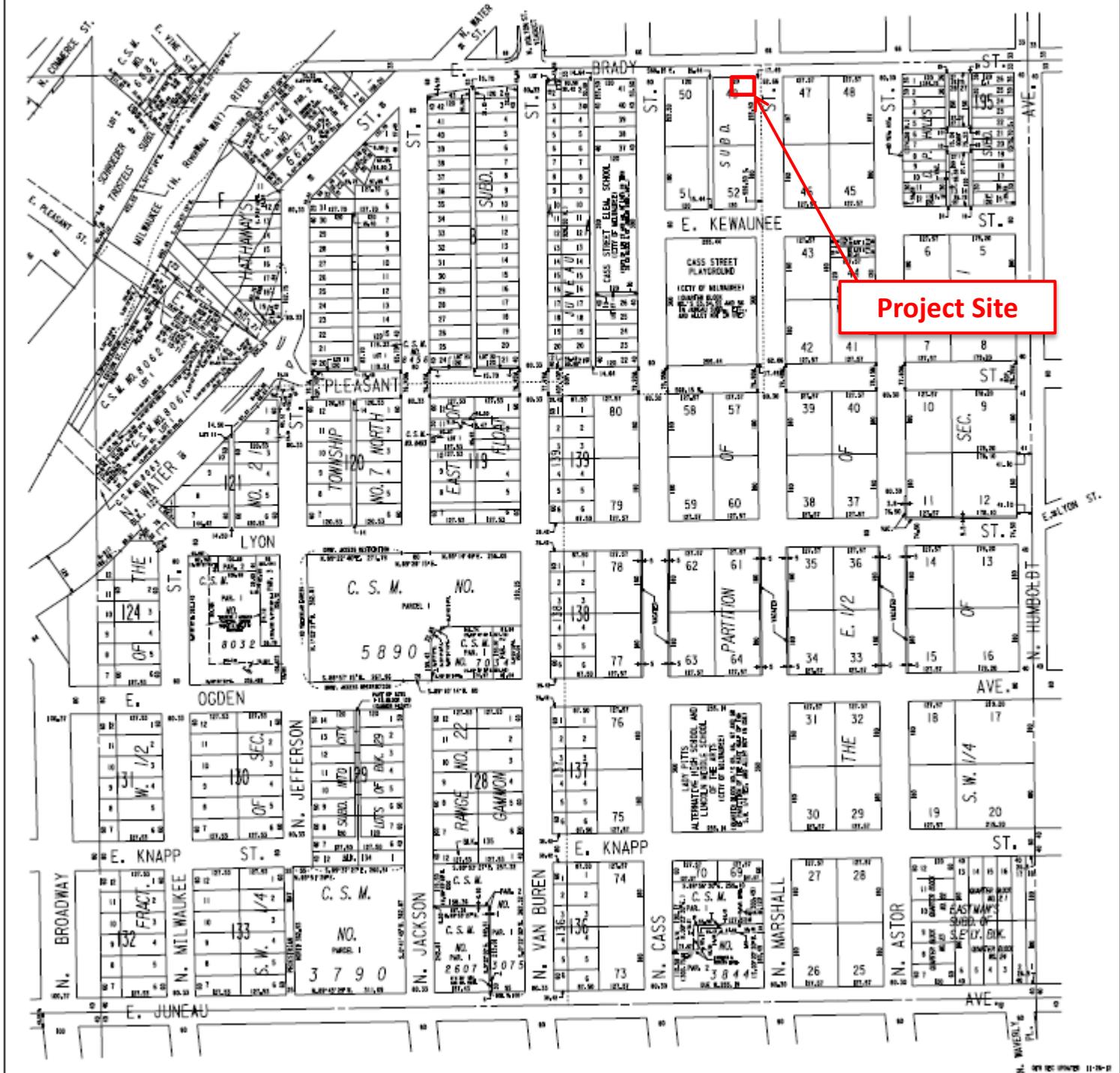
## QUARTER SECTION LAND USE MAP

### 1697-99 North Marshall Street, Milwaukee, WI



COMPILED AND DRAWN BY  
INFRASTRUCTURE SERVICES  
CITY OF MILWAUKEE

# S.W. ¼ SEC. 21, T. 7 N., R. 22 E.



**Project Site**

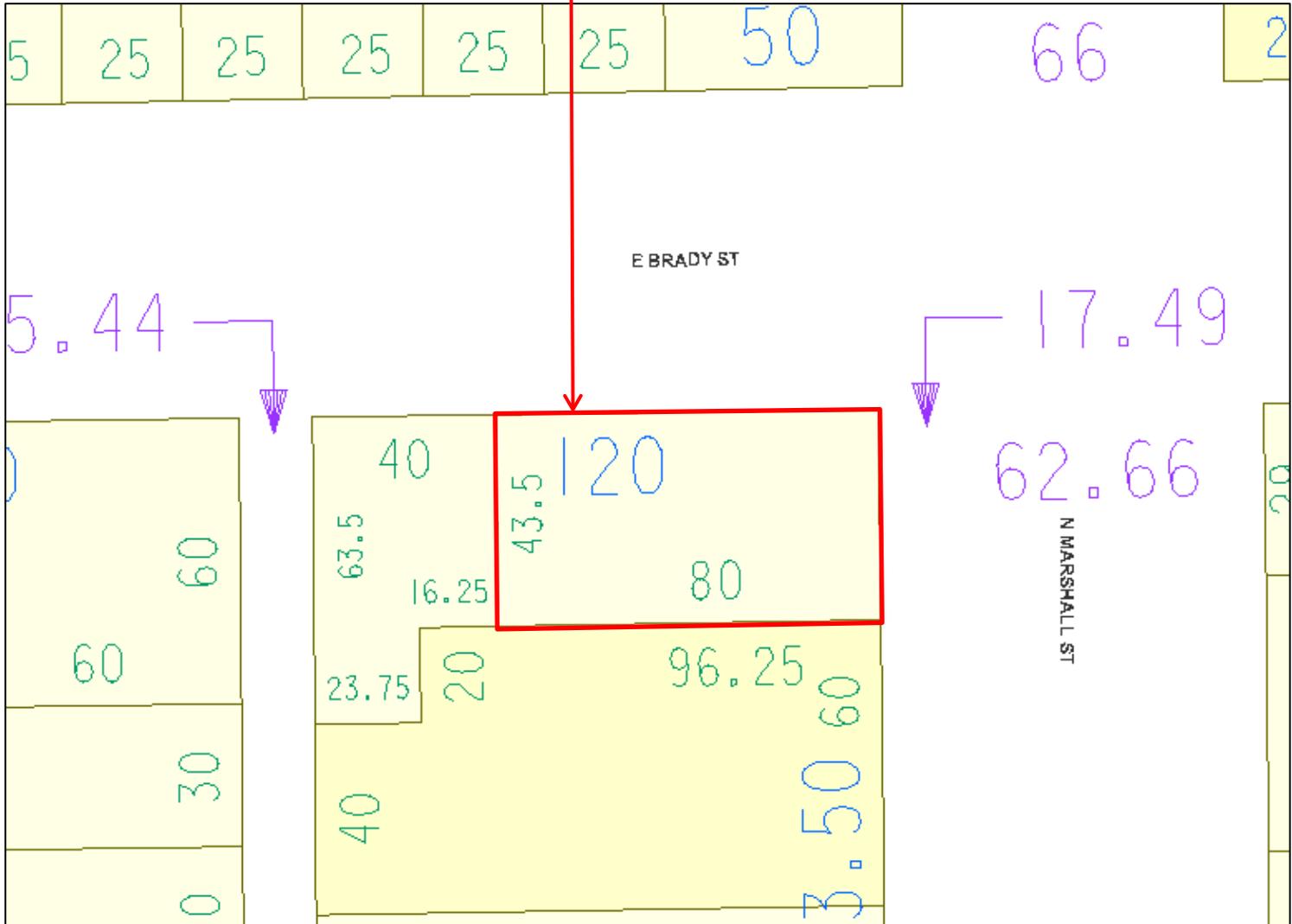
# FIGURE 2

## PLAT MAP

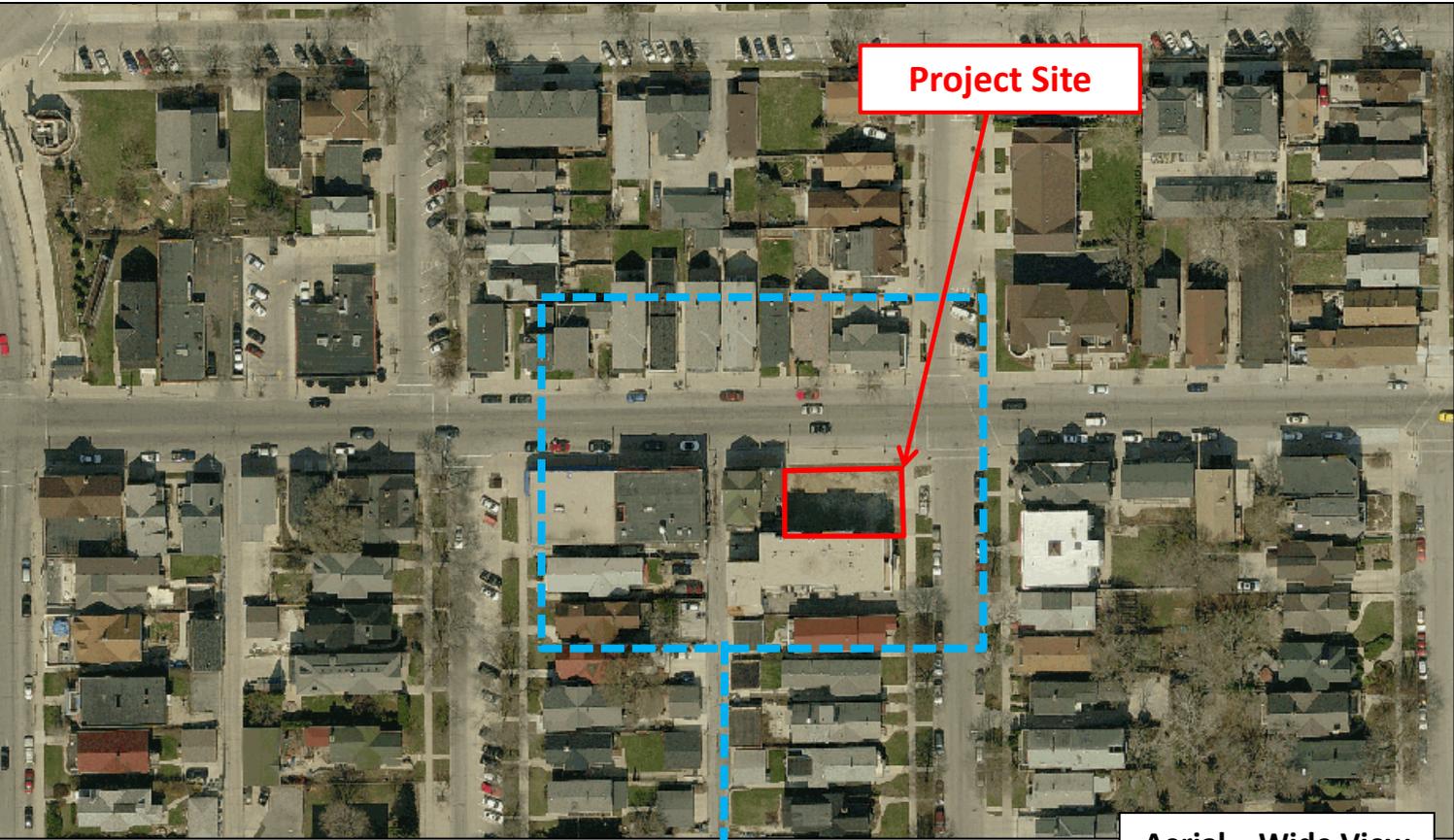
1697-99 North Marshall Street, Milwaukee, WI



**Project Site**



**FIGURE 3**  
2010 AERIAL PHOTOGRAPH – Milwaukee County GIS  
1697-99 North Marshall Street, Milwaukee, WI



**Aerial – Wide View**

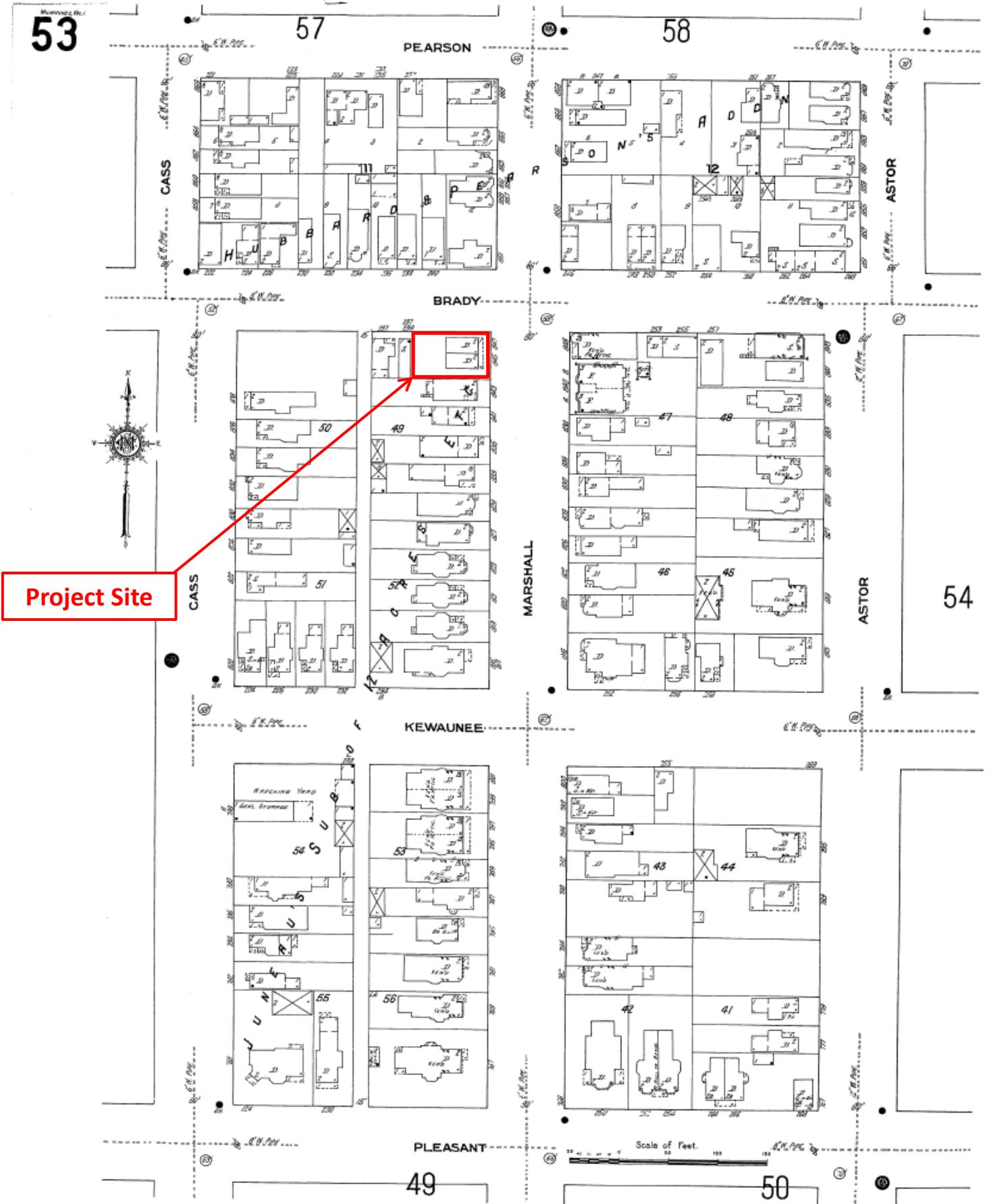


**Aerial – Close View**

# FIGURE 4

## 1910 SANBORN FIRE INSURANCE MAP

### 1697-99 North Marshall Street, Milwaukee, WI



53

57

58

PEARSON

CASS

ASTOR

BRADY



Project Site

CASS

MARSHALL

ASTOR

54

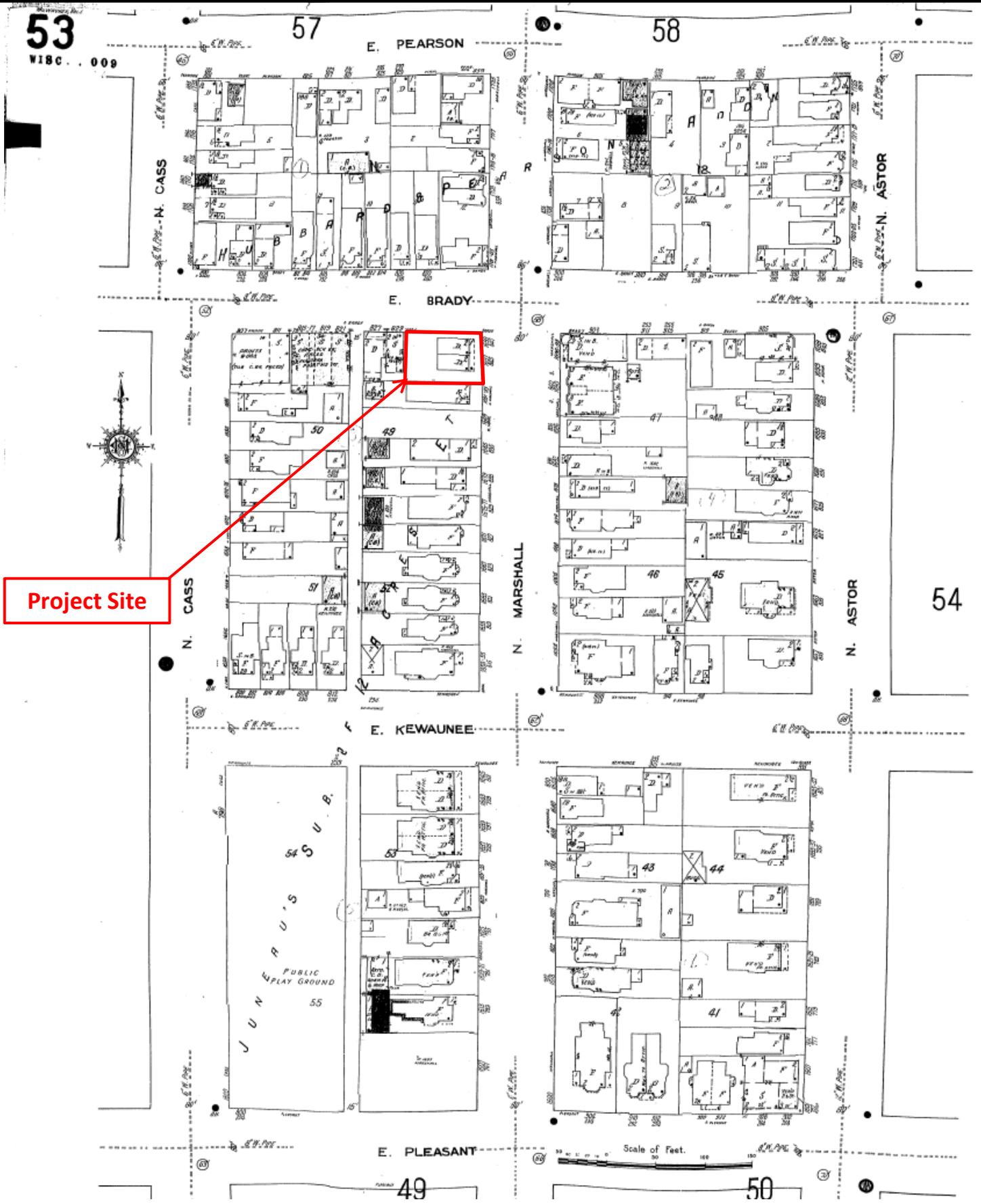
KEWAUNEE

49

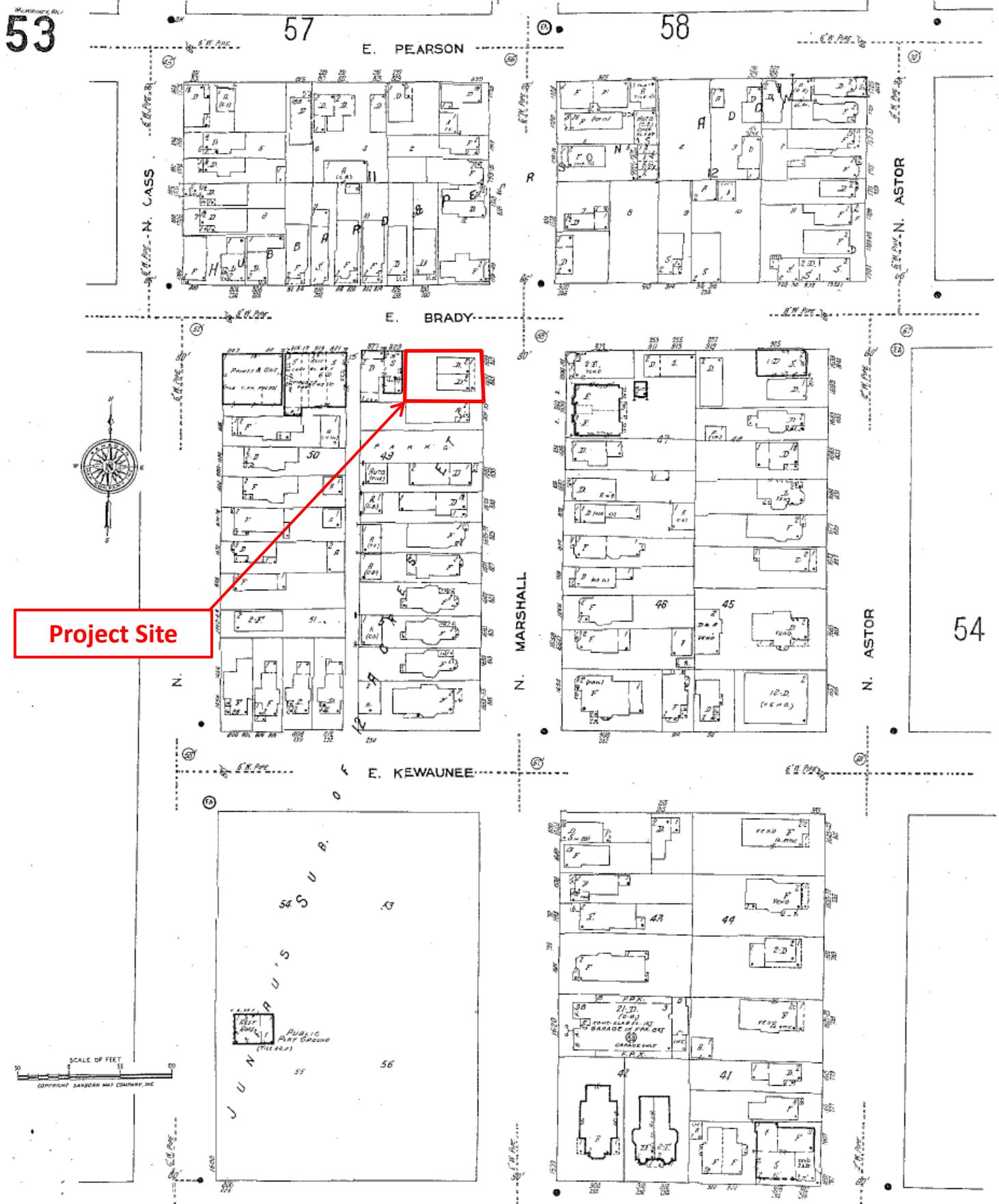
50

Scale of Feet.

**FIGURE 5**  
**1910 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1951)*  
1697-99 North Marshall Street, Milwaukee, WI



**FIGURE 6**  
**1910 SANBORN FIRE INSURANCE MAP**  
(WITH UPDATES THROUGH 1969)  
1697-99 North Marshall Street, Milwaukee, WI



# ATTACHMENT A SITE PHOTOGRAPHS

1697-99 North Marshall Street, Milwaukee, WI



View of the project site, looking southwest from the intersection of N. Marshall St. & E. Brady St.



View of the project site, looking west from N. Marshall St.



Groundcover at the project site was observed to be grass, with a few small patches of gravel/bare ground.



West end of the project site. Minimal amounts of litter and no dumping were observed.