

Historical Land Use Investigation
1729 South 11th Street
Milwaukee, Wisconsin

File: 461-27

Prepared by:



Department of City Development

September 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 1729 South 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. Maple Street to the south, W. Historic Mitchell Street 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, mixed-use, unoccupied building. A small parking area is located west 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
1729 S. 11 th Street	4610617000	2,925 ft ²	3,500 ft ²	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C. Historical References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:

Date(s)	Occupancy
1935-1965, 1990-2010	Residential
1940-1970	Physician
1940	Contractor
1975-1980	Art and advertising firm
2010	Employment agency

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

Date	Comments
05/28/1929	Application for Permit: Underpin rear cottage
08/12/1935	Inspection report: Oil burner installed
12/14/1956	Application for Permit to Construct a New Building and/or Addition: Office addition
05/13/1957	Application for Permit to Construct a New Building and/or Addition: Garage
06/17/1965	Application for Permit: Install gas furnace
05/09/1974	Application for Occupancy Certificate: Art studio (Retail sales commercial art) Formerly: Eye clinic
04/26/1985	Application for Occupancy Certificate: Retail sales of new video equipment Formerly: Vacant
12/01/1986	Application for Occupancy Certificate: Retail sales of coins and jewelry Formerly: Snack type sales

Date	Comments
06/04/1987	Application for Occupancy Certificate: Variety retail sales (Toys, etc.) Formerly: Coin shop
08/23/1988	Application for Occupancy Certificate: Home improvement business
01/01/1992	License Renewal: Rooming house – Type I
07/30/1992	Application for Occupancy Certificate: Retail sales of new merchandise gifts and snacks Formerly: Vacant
04/30/1993	Board of Zoning Appeals (BOZA) Approval: Rooming house for five people
05/06/1993	Zoning Certificate: Gift shop (New, retail) Formerly: Same
12/11/2006	Occupancy Permit: Office-General
05/25/2007	Occupancy Permit: Rooming house
06/05/2007	BOZA Certificate: Rooming house
11/24/2010	Nuisance: Remove all graffiti
08/31/2011	Occupancy Permit: Office-General
09/22/2011	Nuisance: Remove and dispose of all debris, junk, etc.
09/22/2011	Nuisance: Pave all parking areas and remove boat
05/14/2012	Code Enforcement: Remove gasoline from dwelling; Remove propane from building; Remove fuel-fired equipment from the building; Repair or replace defective downspout; Replace missing siding on exterior walls; Restore exterior wall to a watertight condition; Provide adequate ventilation for bathroom
07/24/2012	Nuisance: Remove all graffiti

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-story dwelling facing S. 11th Street and another one-story dwelling facing the alley. The map shows other dwellings surrounding the project site (**Figure 4**).
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by the same buildings as in the 1937 map. The map shows the one-story dwelling facing S. 11th Street with a new addition and now labeled as a store. The map shows commercial and residential buildings surrounding the project site (**Figure 5**).
3. A 1969 Sanborn Fire Insurance Map shows the project site without the rear facing dwelling formerly shown on the 1937 and 1951 maps. The map still shows the one-story store facing S. 11th Street. The map also shows a one-story unlabeled building in the rear of the project site. Residential and commercial buildings surround the project site (**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 September 9, 2015. City staff observed the project site developed with a two-story, mixed-use building, and a small parking area located in the rear of the building. The second-story apartment, accessed in the back, appeared in good condition. The first-story former rooming house and former office space also appeared in good condition. The building did not have a basement. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historic Land Use Investigation did not reveal potential environmental conditions. The available historic information does not warrant a Phase II Environmental Site Assessment (ESA) of 1729 South 11th Street at this time.

MR/SS
City of Milwaukee
9/18/2015

FIGURE 1

Quarter Section Land Use Map 1729 S. 11th Street, Milwaukee, WI



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INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

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



FIGURE 3
Aerial Photographs
1729 S. 11th Street, Milwaukee, WI

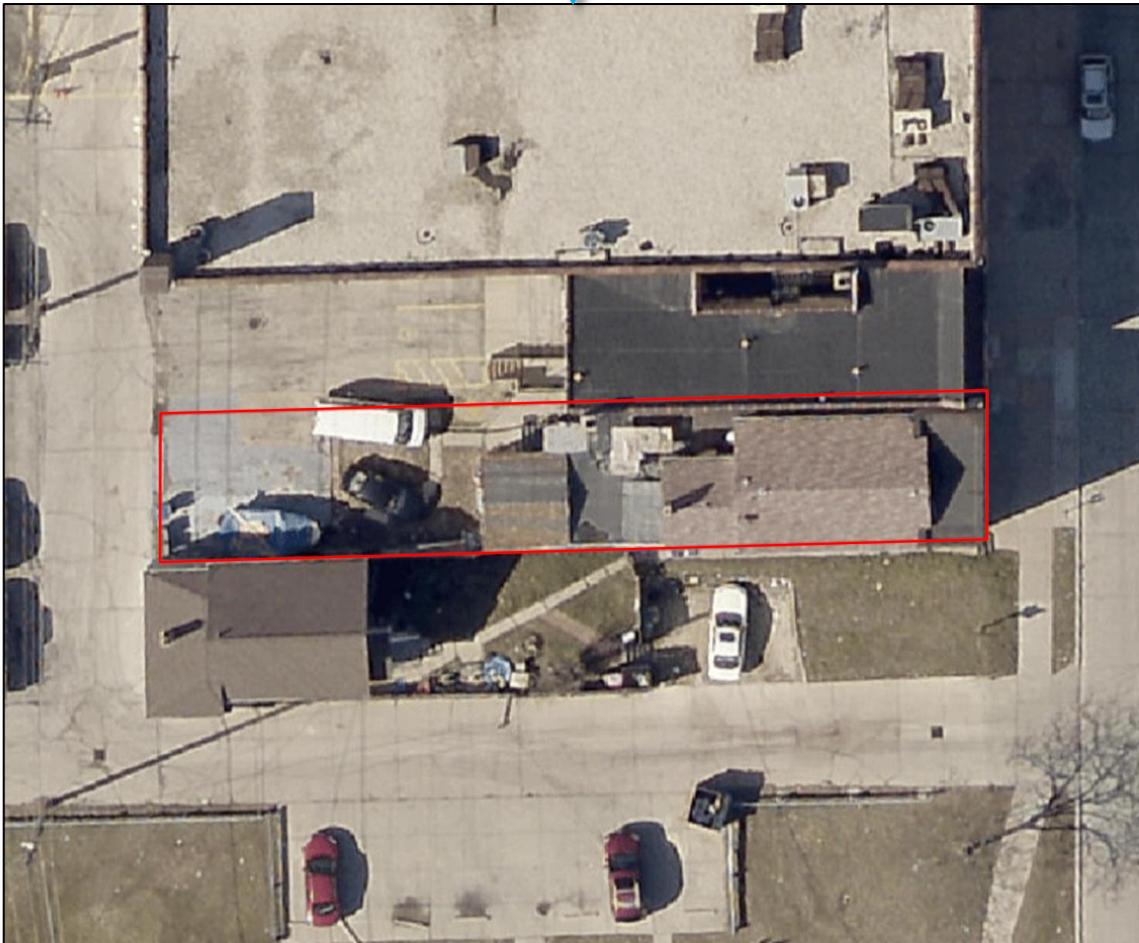


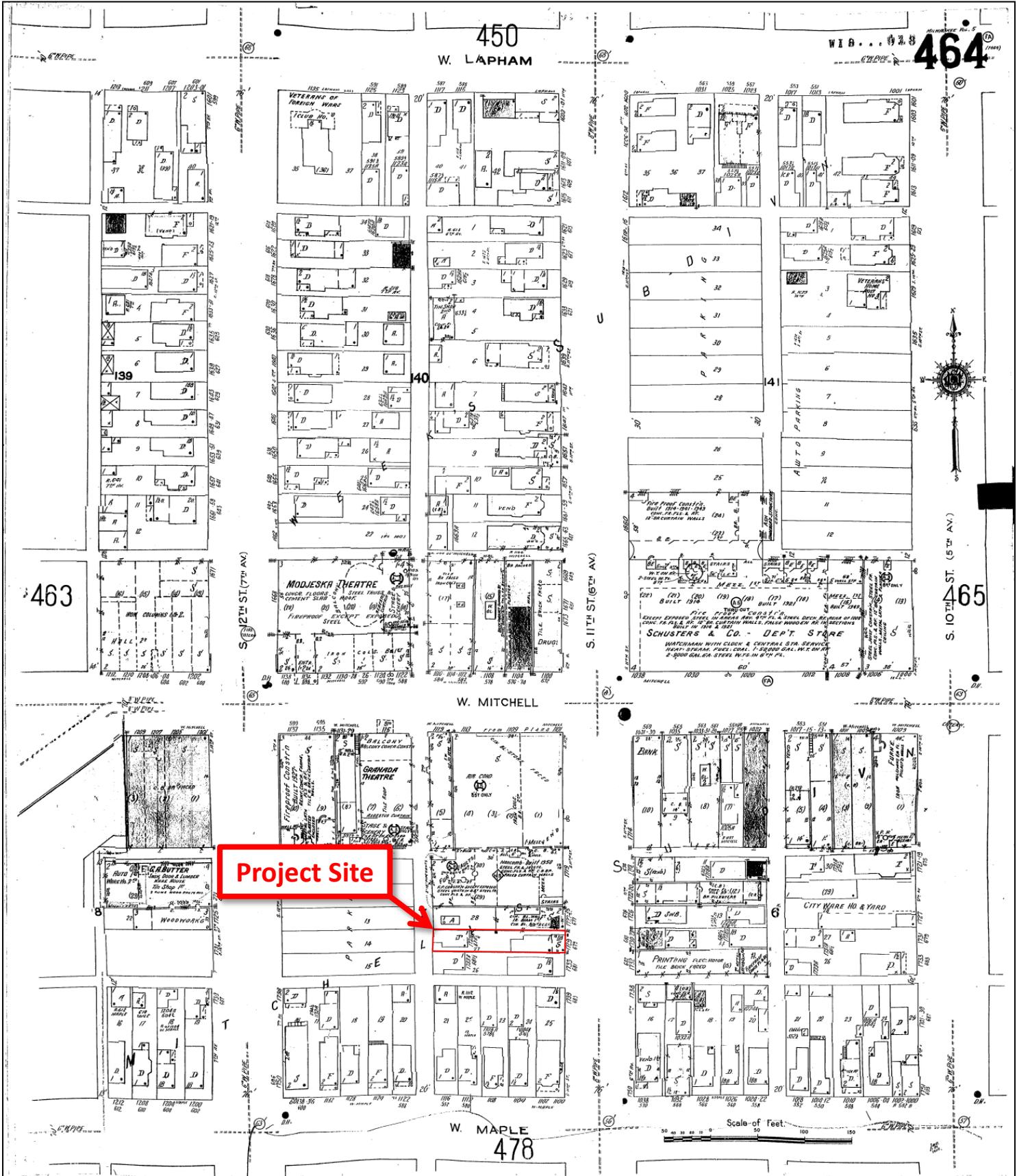
FIGURE 4

1937 Sanborn Fire Insurance Map 1729 S. 11th Street, Milwaukee, WI



FIGURE 5

1951 Sanborn Fire Insurance Map 1729 S. 11th Street, Milwaukee, WI



ATTACHMENT A
Site Photographs
1729 S. 11th Street, Milwaukee, WI



Front view of project site facing northwest (09/09/2015)



Rear view of project site facing east (09/09/2015)

ATTACHMENT A
Site Photographs
1729 S. 11th Street, Milwaukee, WI



Second floor view of project site (09/09/2015)



First floor view of project site (09/09/2015)