

**Historical Land Use Investigation**  
2034-38 W. Greenfield Ave.  
Milwaukee, Wisconsin

File: 434-04

**Prepared by:**



**Department of City Development**

October 25, 2013

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### A. Purpose

This Historical Land Use Investigation (HLUI) of 2034-38 W. Greenfield Ave., Milwaukee, Wisconsin, was requested by Elaine Miller, Real Estate Manager, Department of City Development, City of Milwaukee. The purpose of this HLUI is to identify potential environmental conditions associated with this City-owned property prior to it being listed for sale. For the sake of 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 West Greenfield Avenue to the south, West Scott Street to the north, South 21<sup>st</sup> Street to the west, and South 20<sup>th</sup> Street to the east. The project site includes a two-story store building with ground floor commercial and second floor residential spaces. A garage which was on the project site was demolished by the City in 2008, and two cottages which were on the project site were demolished by the City in 2013. The general area 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
2034-38 W. Greenfield Ave.	434-2115-000	3,150 ft <sup>2</sup>	7,200 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### C. Historical References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
2034 W. Greenfield Ave.	1935-1990	Residential
	2000-2010	No Current Listing
2036 W. Greenfield Ave.	1935-1990	Residential/Vacant
	2000-2010	No Listing
2038 W. Greenfield Ave.	1935-1960	Pharmacy/Residential
	1965	Vacant/Residential
	1970-2005	Pizza Restaurant/Residential
	2010	No Listing
1330 S. 21 <sup>st</sup> St.	1935-2010	Residential

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

*Note: DNS records are filed under 1330 S. 21<sup>st</sup> St. (AKA 2034-28 W. Greenfield Av.). Limited DNS records also exist for this site under 2040 & 2078 W. Greenfield Av.*

Date	Comment
3/25/1889	App. for Permit—to build wood frame store & dwelling, 24’ x 62’, 2 floors (2038)
4/25/1890	App. for Permit—to build wood frame cottage, 22’ x 46’ (2034-38)
4/4/1910	App. for Permit—to alter: “underpin building” , 22’ x 42’ (1330)

Date	Comment
4/2/1915	App. for Permit—to alter: “underpin building” 22’ x 50’ (2034). Record notes “cottage moved to rear about 10 ft”. Block basement excavated.
7/6/1923	App. for Permit—to construct garage, 20’ x 20’ (1330)
7/25/1945	App. for Permit—to alter 1 <sup>st</sup> floor. Existing: Store. Proposed: Store & 3-br, 1-bath apt. 2 <sup>nd</sup> fl to remain same (apts.) (2038). Permit indicates there are 3 buildings & 1 garage on the site.
4/10/1953	App. for Permit—to install “Coca-Cola” sign at Szwedowski Pharmacy (2038)
2/8/1956	App. for Permit—to install gas conversion burner (2038)
2/8/1961	Inspection record (2036-38): notes 1 <sup>st</sup> floor store + 1 apt; 2 <sup>nd</sup> floor 2 apts. Also notes 2 furnaces: 1 gas, 1 coal.
4/18/1961	Inspection record notes use as “Szwedowski Drugs” (2036-38)
12/6/1961	App. for Permit—to install 1 gas space heater (2038)
12/3/1962	App. for Permit—to install gas burner (2038)
10/16/1963	App. for Permit—to erect “Blatz” and “open” signs. Use: tavern (2038)
5/25/1965	App. for Permit—electrical, notes use as “retail electrical supplies (Wis. Electrical Contr.)” (2038)
1/11/1967	Inspection Letter in response to 1/3/1967 app. to occupy store portion of 2038 as restaurant.
6/3/1971	App. for Permit—to erect sign (“Mr. D’s Pizza”)
11/5/1976	App. for Permit—residing with asphalt siding three homes (1330 AKA 2034)
6/21/2001	Permit: occupancy name change. “Mr. D’s”
6/29/2001	Permit: construct sign on premise. Occupancy: restaurant. Status: closed
10/22/2007	Condemnation: raze garage. Status: razed by City.
1/23/2008	Condemnation: garage condemnation
7/24/2008	Permit: to raze. Occupancy: “resi-garage”. Status: closed
3/17/2009	Nuisance violation: Remove and dispose of all debris, junk, etc.
9/3/2009	Nuisance violation: Remove and dispose of all debris, junk, etc.
10/26/2009	Code Enforcement Violation: board-up vacant building (basement-east side)
4/29/2010	Code Enforcement Violation: board-up vacant building (basement-east side)
5/12/2010	Zoning Violation: 1) Apply for occupancy and BOZA for special use (“Principal/Commercial Use Parking Lot, or Discontinue Such Use”). 2) Pave all parking areas (“Vehicles parking on partial unapproved surface”). Status: notice dismissed
8/6/2010	Zoning Violation: Register the vacant building with DNS. Status: notice dismissed
8/19/2010	Service Request: Inspect vacant building as candidate for condemnation actions. Response: “Dwelling not a condemnation candidate”.
4/17/2012	Service Request: Inspect vacant building as candidate for condemnation actions. Response: “Demolition pending on city owned dwelling.”
11/9/2012	Service Request: Inspect vacant building as candidate for condemnation actions. Response: “Interior survey of 1330 S. 21 <sup>st</sup> St (rear cottage on property) and photos for demolition bid specs.”
1/23/2013	Condemnation: raze garage. Status (as of 3/8/13): Awaiting asbestos report.
3/12/2013	Service Request: Inspect vacant building as candidate for condemnation actions. Response: “City owned property, demolition pending for rear alley cottage.”
5/30/2013	Service Request: Inspect vacant building as candidate for condemnation actions. Response: “City owned, In Rem property. Demolition pending on rear cottage.”
6/13/2013	Permit: to raze. Loss two units. Status: closed
6/13/2013	Permit: to raze. Loss one unit. Status: closed
7/15/2013	Permit: asbestos project. Occupancy: 1 family.

#### D. Sanborn Maps

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

- a. A 1910 Sanborn Fire Insurance Map shows three structures on the project site. On the corner of Greenfield Av. & S. 21<sup>st</sup> St. (then 16<sup>th</sup> Av.) is a two-story building labeled “Drugs”. To the east of this building is a 1 ½ story dwelling fronting Greenfield Av. Behind these structures, fronting S. 21<sup>st</sup> St. (then 16<sup>th</sup> Av.) is a one-story dwelling located alongside the alley.

The surrounding area is a residential neighborhood. Along Greenfield Av. are residential buildings with occasional commercial uses. Labeled commercial uses include a bakery and a 2-story brewery (with bottling, brewing, and storage spaces indicated) one block west of the project site. **(Figures 4 & 5)**

- b. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows four structures on the project site. The corner building, again labeled “Drugs”, appears unchanged. To the east, a 1 ½ story dwelling fronting Greenfield Av. is again shown, but it appears the building’s footprint has changed. Behind these two structures, the one-story dwelling along the alley also appears unchanged. One additional structure is shown—a garage directly behind the corner building.

The surrounding residential area appears to be largely unchanged. Along Greenfield Av. a mix of residential and commercial uses remain. New commercial uses include a filling station with two gasoline tanks at the corner of Greenfield Av. & S. 22<sup>nd</sup> St. The brewery indicated on the earlier Map has been redeveloped as a one-story auto sales & service structure, built in 1950. **(Figures 6 & 7)**

- c. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows four structures on the project site. All appear unchanged from the previous map. The corner building is now only labeled as a “store”, with one residential unit above ground floor commercial space.

The surrounding residential area again appears largely unchanged. Along the south side of Greenfield Av. some structures have been replaced with parking, and the auto sales & service site is now labeled “Milwaukee Christian Center”. **(Figures 8 & 9)**

#### E. Environmental Records

A search of the Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) database did not reveal any records for the project site.

A search of the Wisconsin Department of Safety and Professional Services (WDSPS) database did not indicate the presence of any tanks at the project site.

#### F. Project Site Inspection

On March 18, 2013 City staff conducted an inspection of the project site. A photographic log of the project site is included as **Attachment A**.

The ground floor interior was occupied most recently by a pizza restaurant. The kitchen area was found to contain a large baking oven, refrigerator, and other cooking equipment. Other ground floor areas observed included the dining room, restrooms and office space. The second floor was not inspected due to access concerns involving the steep staircase.

The basement was inspected. Staff observed storage and utility areas. A floor drain was observed with a pipe running to it; the pipe appeared to extend from a refrigerator condenser.

Exterior inspection included the perimeter of the main structure as well as the two cottages that were located on the parcel. Both cottages were boarded up at the time of inspection. DNS records indicate that both cottages have since been razed, around August 2013. During the site inspection it was also observed that, as DNS records indicated, the garage formerly on the site has been demolished. During the inspection, the lot was covered in snow.

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

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

Based on the available historic information, a Phase II Environmental Site Assessment (ESA) of 2034-38 W. Greenfield Ave. is not warranted at this time.

KCD/KRS  
City of Milwaukee  
10/25/2013





# FIGURE 3

2010 AERIAL PHOTOGRAPH – Milwaukee County GIS  
2034-38 West Greenfield Avenue, Milwaukee, WI

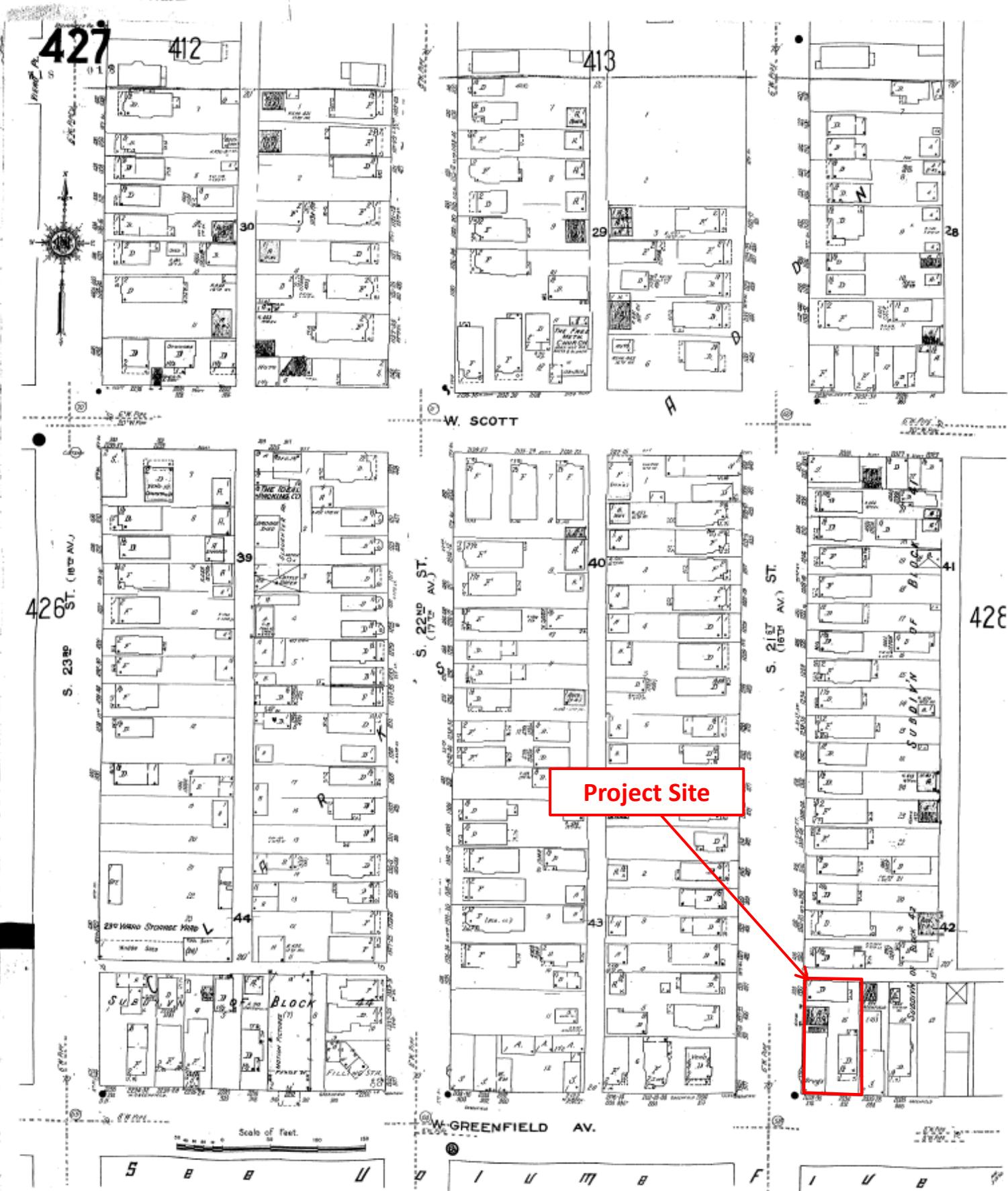


Aerial – Wide View



Aerial – Close View

**FIGURE 4**  
1910 SANBORN FIRE INSURANCE MAP  
2034-38 West Greenfield Avenue, Milwaukee, WI



**FIGURE 5**  
1910 SANBORN FIRE INSURANCE MAP  
2034-38 West Greenfield Avenue, Milwaukee, WI

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S E E U O I U M E F O U R

GREENFIELD AV.

JOHN GREAT WEISS BEER BREWERY  
Brewing & Malting Works

Project Site

ORCHARD

17TH AV.

16TH AV.

15TH AV.

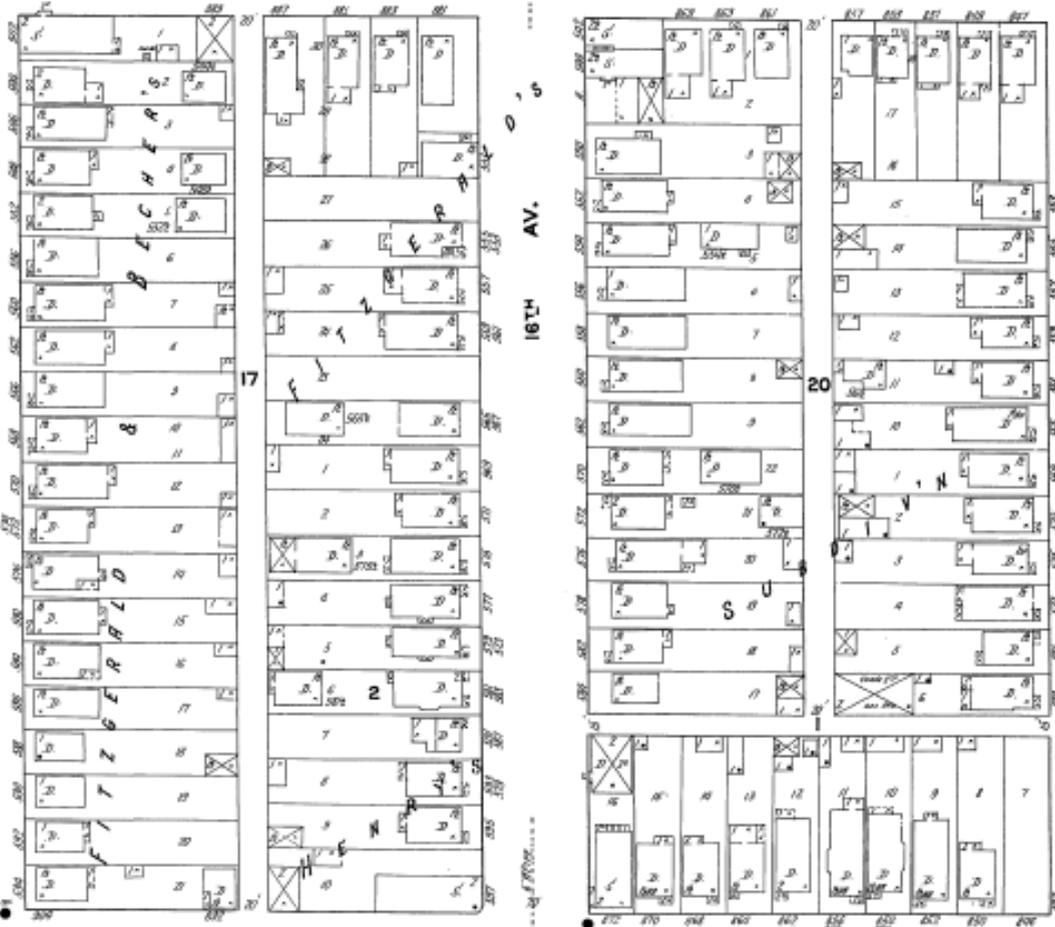
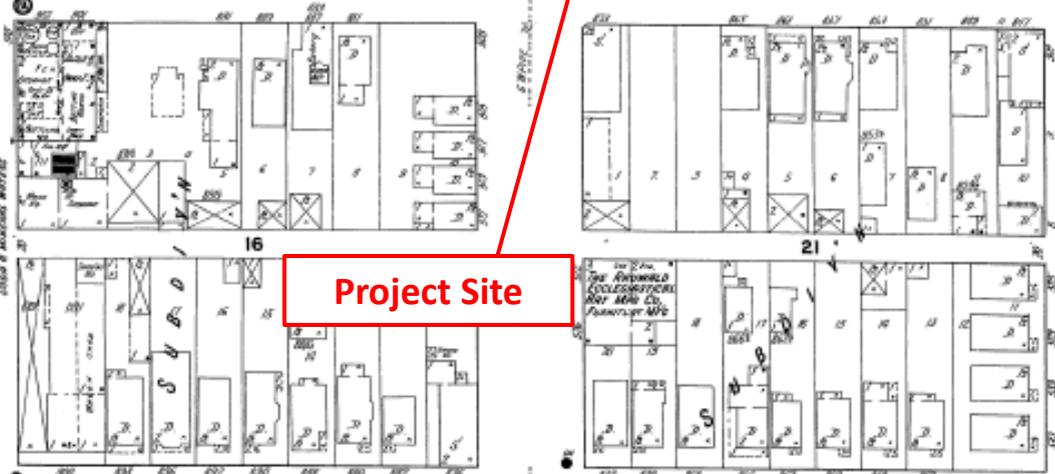
444

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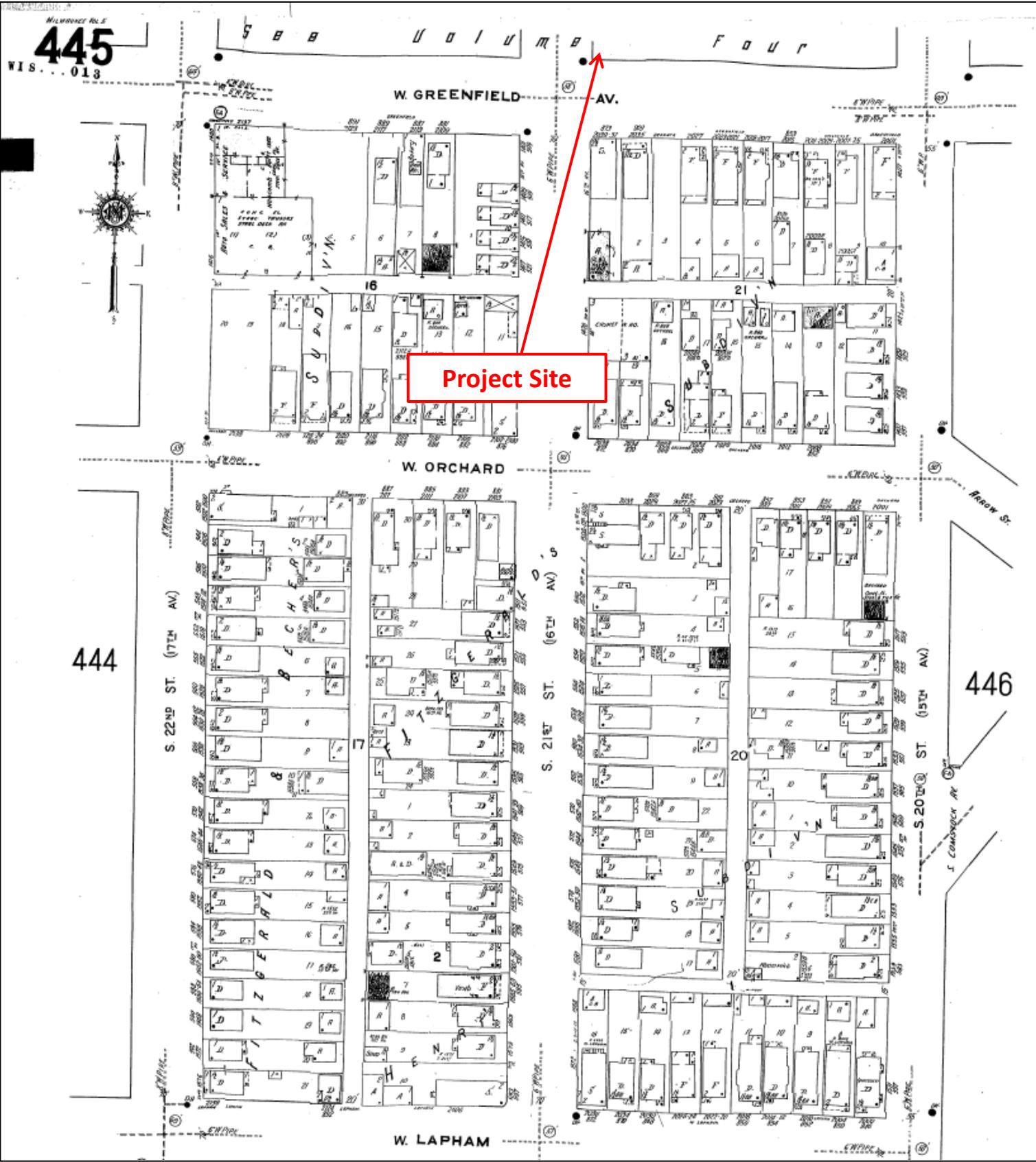
459



**FIGURE 6**  
**1910 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1951)*  
**2034-38 West Greenfield Avenue, Milwaukee, WI**



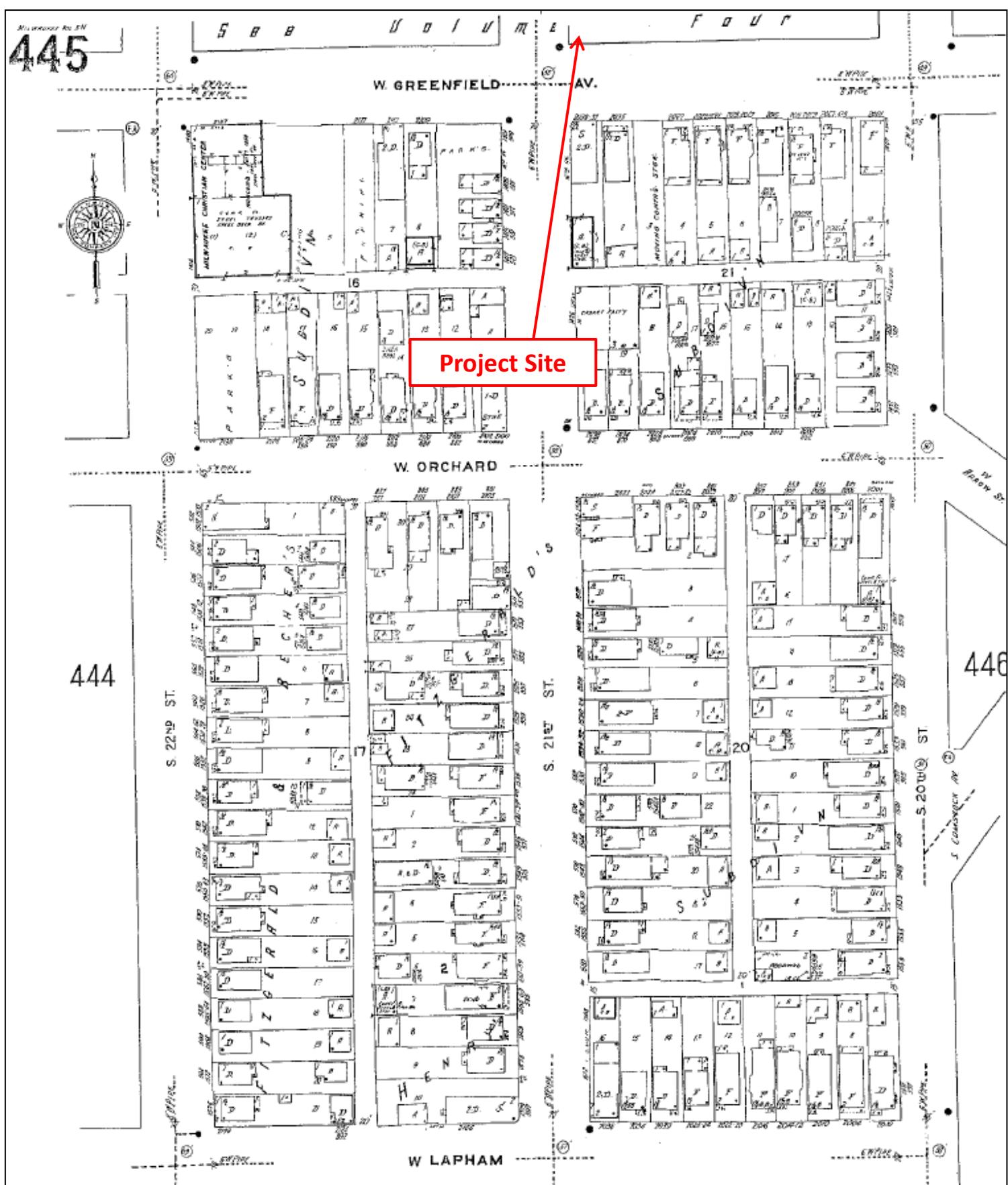
**FIGURE 7**  
**1910 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1951)*  
**2034-38 West Greenfield Avenue, Milwaukee, WI**



**FIGURE 8**  
**1910 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1969)*  
**2034-38 West Greenfield Avenue, Milwaukee, WI**



**FIGURE 9**  
**1910 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1969)*  
**2034-38 West Greenfield Avenue, Milwaukee, WI**



**ATTACHMENT A**  
**SITE PHOTOGRAPHS**  
2034-38 West Greenfield Avenue, Milwaukee, WI



**View of project site, from the northeast corner of S. 21<sup>st</sup> St. & W. Greenfield Ave.**



**View of kitchen on ground floor, looking south.**



**View of basement stockroom.**



**Basement floor drain. Pipe appeared to connect to refrigerator condenser.**



View of basement utility area.