Historical Land Use Investigation

2432 West Garfield Avenue
Milwaukee, Wisconsin

File: 350-21

Prepared by:

City of Milwaukee

Department of City Development

October 7, 2015

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A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 2432 West Garfield Avenue, 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. Garfield Avenue to the south, W. North Avenue to the north, N. 24th Street to the east, and N. 24th Place to the west. The project site is developed with a two-story residential building, a two-story tavern and residence; and a one-story automobile garage. The buildings are unoccupied. **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
2432 W. Garfield Avenue	3502095000	3,132 ft^2, 817 ft^2	6,484 ft^2	RT4	City of Milwaukee

*RT4 = Two-family Residential 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C. Historical References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:

Address	Date(s)	Occupancy
2432 W. Garfield Avenue	1935-2010	Tavern
	2015	No listing
2202 N. 24th Place	1935-2015	Residential
2212 N. 24th Place	1935-2010	Residential
	2015	No listing
**The project site includes historic addresses of 2202 and 2212 N. 24th Place.*		

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

Date	Comments
07/13/1891	Application for Permit to Build: Wood frame cottage
08/04/1903	Application for Permit to Build: Wood frame store and dwelling
11/09/1932	Application for Permit to Occupy: Soft drink parlor Formerly: Grocery store
06/08/1934	Application for Permit to Occupy: Tavern Formerly: Same
07/05/1949	Application for Permit to construct an Accessory Building: Garage
10/31/1955	Application for Permit: Install oil burner/boiler
09/26/1969	Application for Occupancy Certificate: Tavern Formerly: Same

City Directories (Cont.)

Date	Comments
12/04/1969	Application for Occupancy Certificate: Restaurant Formerly: Same
07/01/1982	Application for Permit to Occupy: Tavern Formerly: Same
01/10/2007	Gas Furnace Permit: Two family
10/15/2007	Occupancy Permit: Tavern
10/06/2008	Occupancy Permit: Tavern
12/10/2008	Temporary Occupancy Permit: Tavern
11/29/2010	Code Enforcement: Remove broken window pane and replace; Repair or replace defective window screens; Remove obstruction from basement floor drain; Restore basement to clean and sanitary condition; Repair or replace leaking faucet on lavatory basin; Remove obstruction from lavatory basin drain; Replace missing door knob
10/04/2011	Condemnation: Obtain permit to repair or raze fire-damaged building
03/09/2012	Code Enforcement: Remove and dispose of all debris, junk, etc.
06/03/2013	Code Enforcement: Board-up vacant building
03/18/2014	Occupancy Permit: Tavern
10/01/2014	Code Enforcement: Remove broken window pane and replace

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 two-story store and a rear, alley-facing one-and-a-half-story dwelling. The map shows residential buildings surrounding the project site (**Figure 4**).

2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site with the same general features as the 1937 map. The map shows an automobile garage also now on the project site. Residential buildings surround 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 (**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 October 5, 2015. City staff observed the project site developed with a two-story mixed-use building, a two-story residential building, and a one-story automobile garage. The garage and the two-story residential building appeared in good condition. The two-story mixed use building also appeared in good condition. Staff observed two fuel oil tanks in the basement of the mixed-use building, which appeared to have leaked on the basement floor. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historic Land Use Investigation revealed the following potential environmental condition:

- Site inspection revealed two aboveground fuel oil tanks in the basement of the mixed-use building on the project site, which appeared to have leaked on the basement floor.

MR/SS
City of Milwaukee
10/7/2015

FIGURE 1

Quarter Section Land Use Map

2432 W. Garfield Avenue, Milwaukee, WI

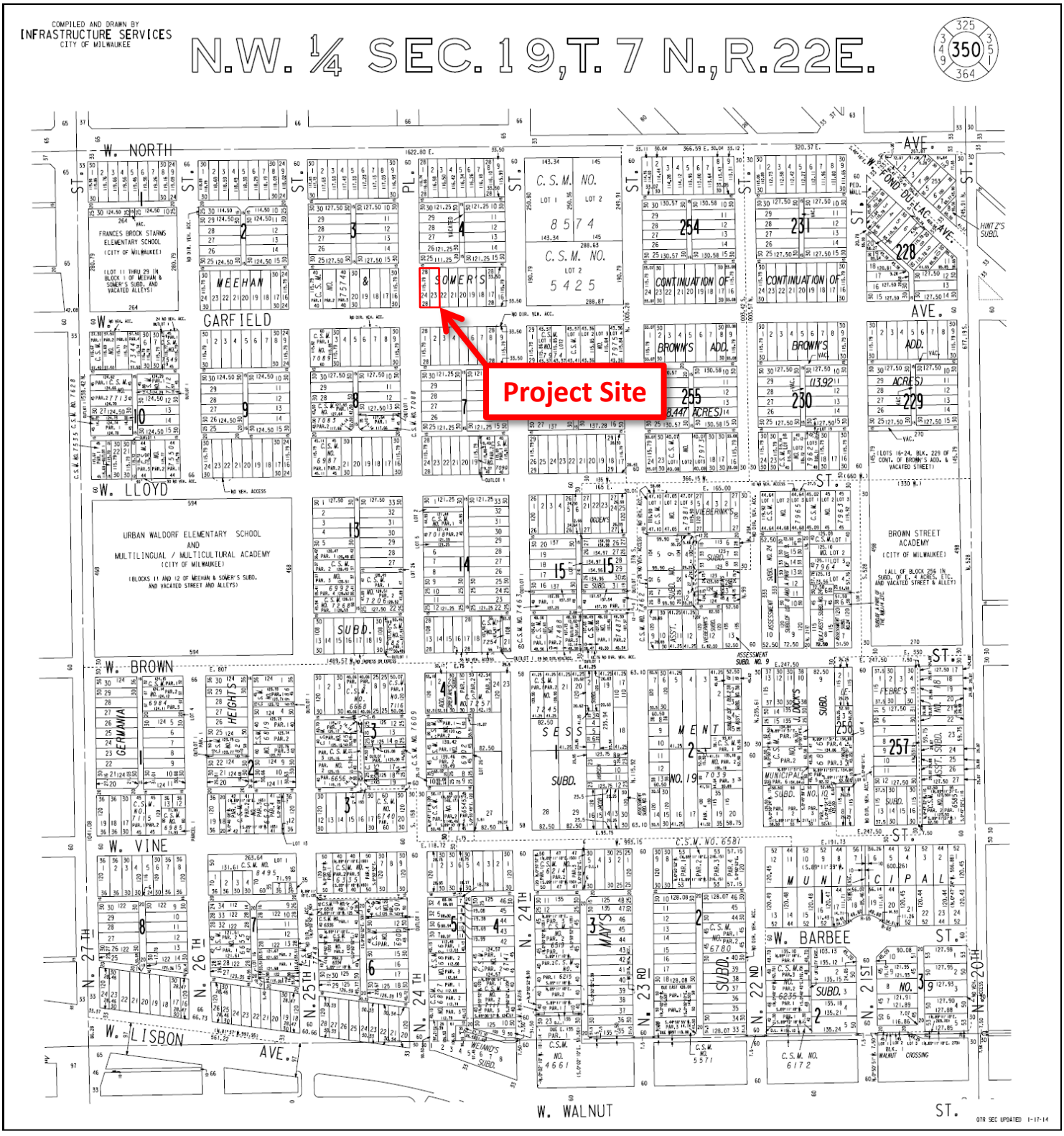


FIGURE 2
Plat Map
2432 W. Garfield Avenue, Milwaukee, WI

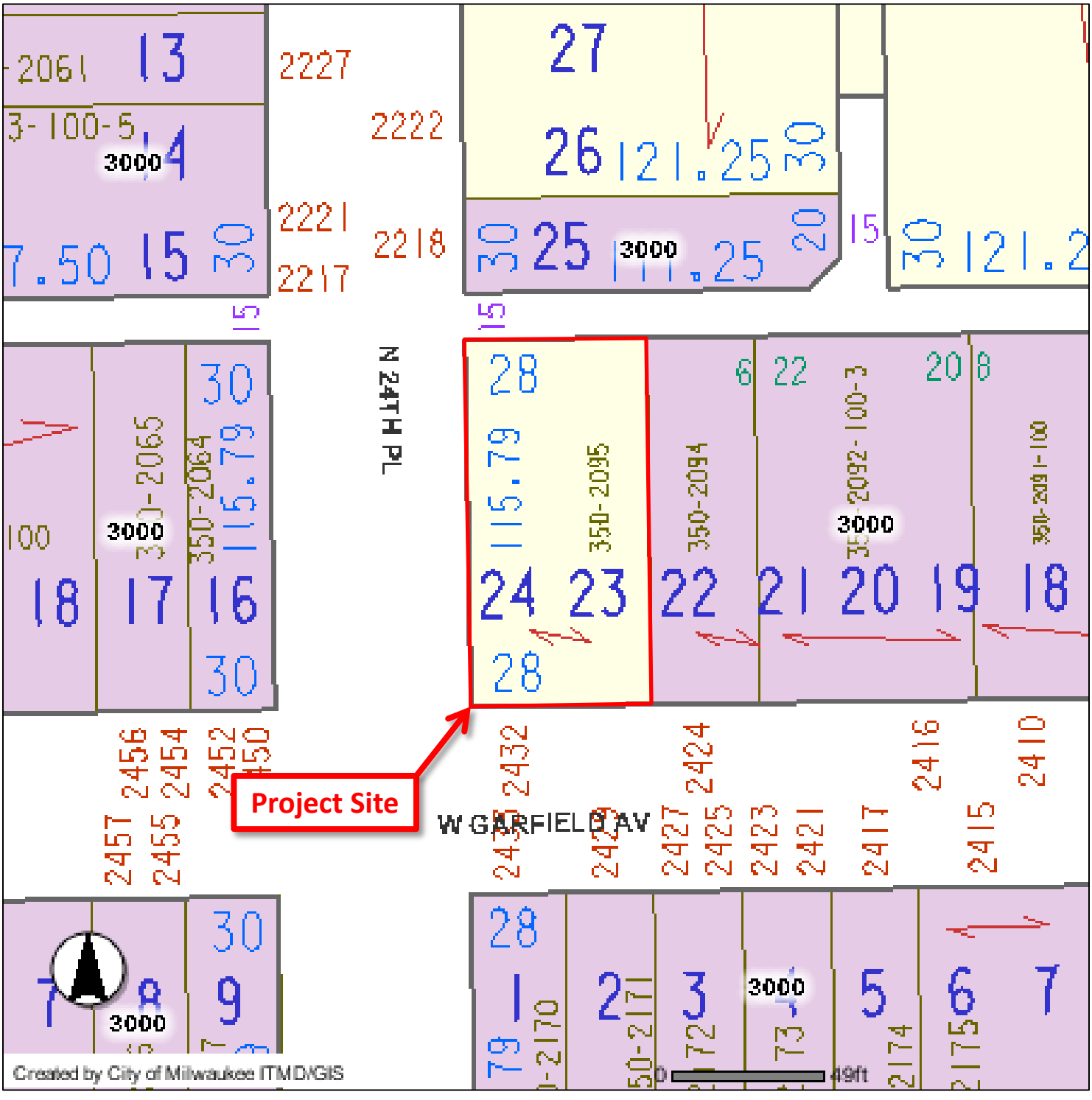
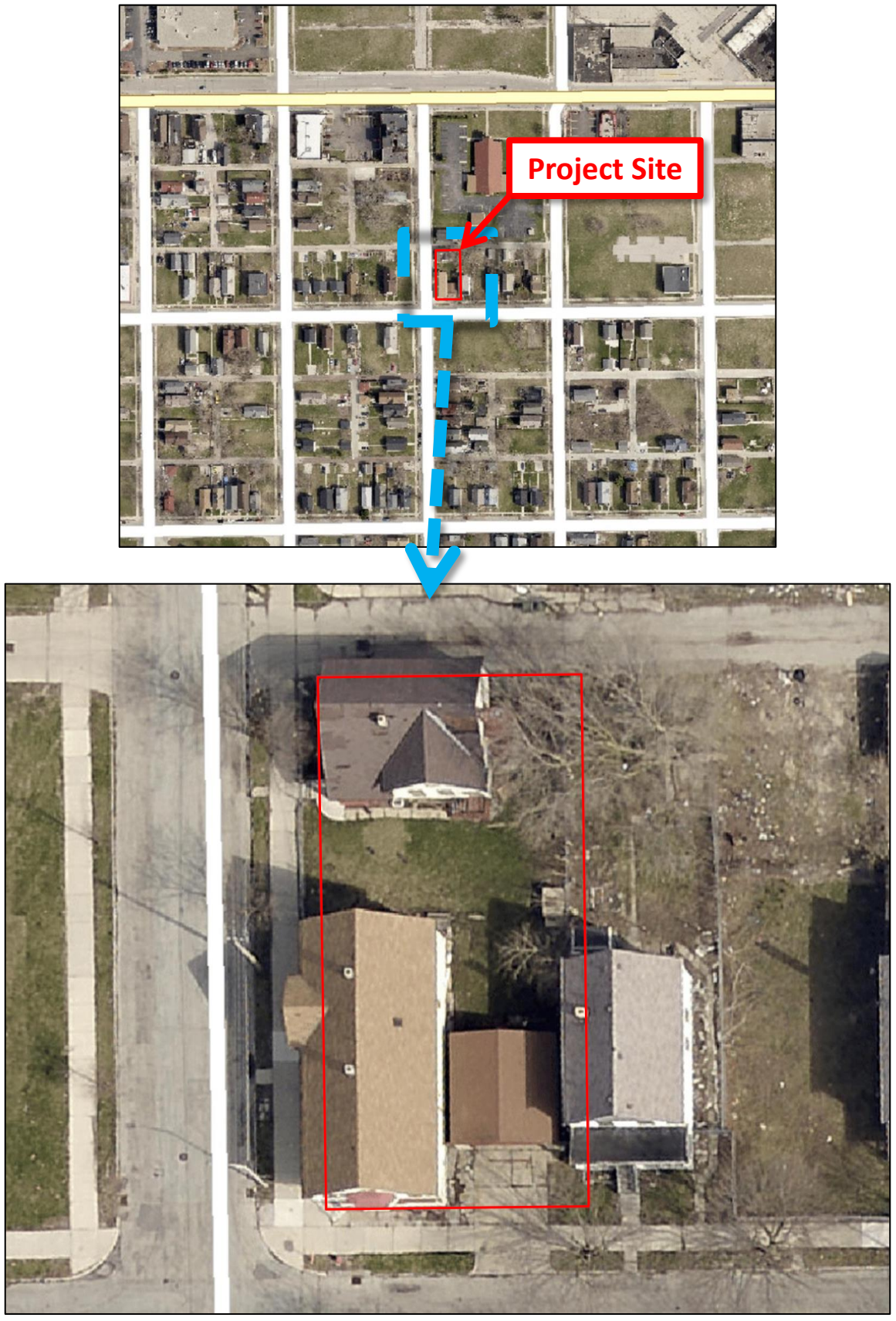


FIGURE 3

Aerial Photographs

2432 W. Garfield Avenue, Milwaukee, WI



Source: Milwaukee County GIS (2013 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map

2432 W. Garfield Avenue, Milwaukee, WI

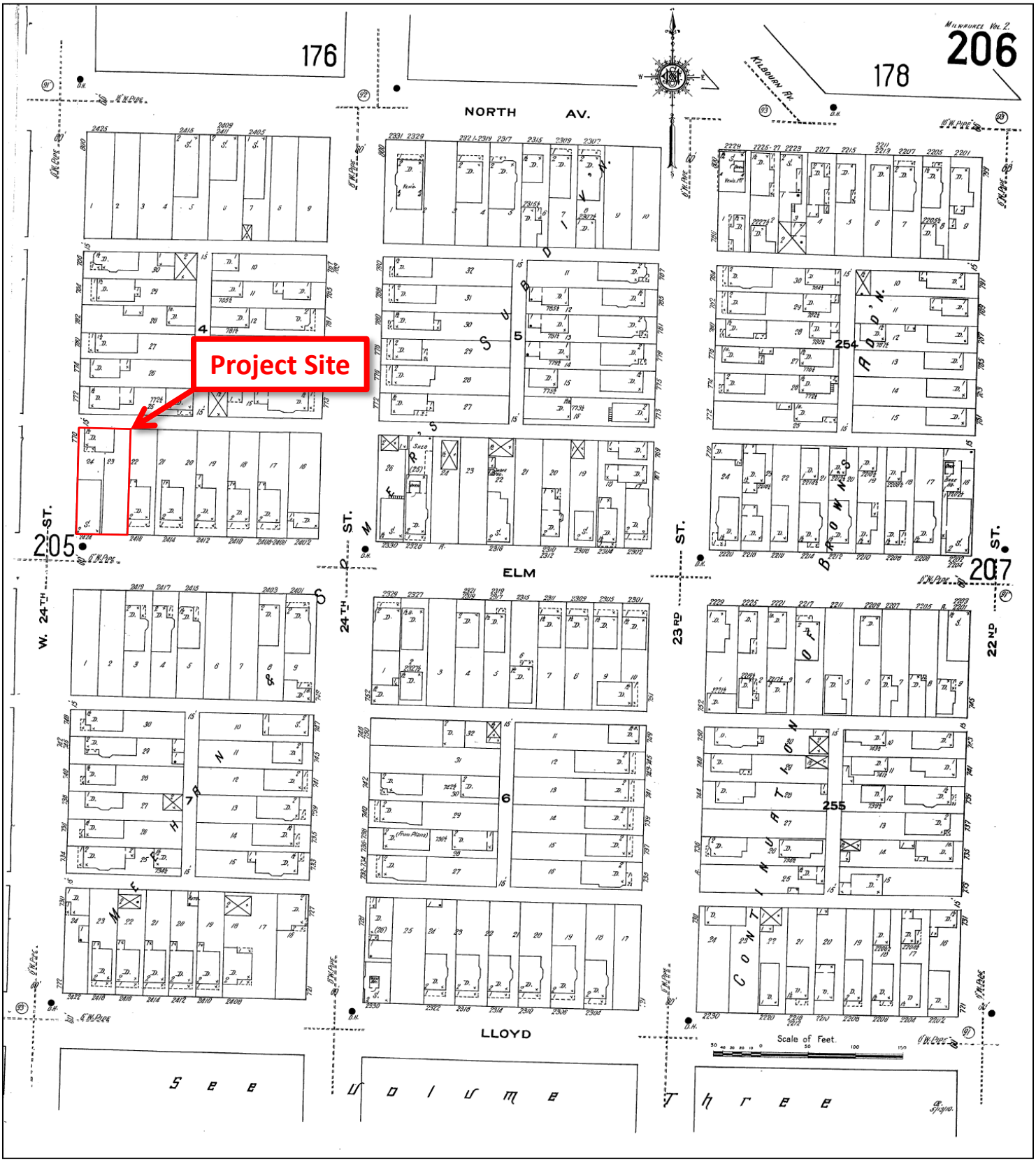


FIGURE 5

1951 Sanborn Fire Insurance Map

2432 W. Garfield Avenue, Milwaukee, WI

FIGURE 6

1969 Sanborn Fire Insurance Map

2432 W. Garfield Avenue, Milwaukee, WI

ATTACHMENT A
Site Photographs
2432 W. Garfield Avenue, Milwaukee, WI

Front view of project site facing north (10/05/2015)

Side view of project site facing southeast (10/05/2015)

Front view of project site facing east (10/05/2015)

Rear view of project site facing southwest (10/05/2015)

First floor view of project site (10/05/2015)

ATTACHMENT A

Site Photographs

2432 W. Garfield Avenue, Milwaukee, WI

First floor view of project site (10/05/2015)

View of tanks in basement (10/05/2015)

View of tanks in basement (10/05/2015)

Second floor view of project site (10/05/2015)