

Historical Land Use Investigation
2433-35 West National Avenue
Milwaukee, Wisconsin

File: 434-19

Prepared by:



Department of City Development

August 24, 2015

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

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in blue ink, appearing to read "Samuel Schultz".

Samuel Schultz
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 2433-35 West National 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. Mineral Street to the south, W. National Avenue to the north, S. 24th Street to the east, and S. 25th Street to the west. The project site is developed with a two-story, mixed-use building including a basement and a back garage. **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
2433-35 W. National Avenue	4340605000	4,158 ft ²	3,240 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C. Historical References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
1935-1955	Root Fur Company
1960-1975	Florist
2000	Hatfield Enterprises (Business credit institution)
2000	Church
2005-2010	Acupuncture
1935-2010	Residential

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

Date	Comments
09/28/1926	Application for Permit: Construct two-story store and flat
10/18/1926	Application for Permit: Construct brick garage (24’ x 20’)
08/10/1956	Application for Permit: Occupy as floral shop Formerly: Fur store
12/11/2001	Permit: “One 1,000-gallon fuel oil underground storage tank cleaned and removed. No apparent contamination.”
03/12/2004	Permit: Gas furnace
07/12/2011	Violation: Remove and dispose of all debris, junk, etc.
02/23/2012	Code Enforcement: Remove all graffiti
10/19/2012	Code Enforcement: Properly surface-coat all ferrous metal surfaces; Remove or paint masonry surfaces; Replace mortar missing in chimney (tuckpoint); Repair or replace defective window screens; Repair, replace garage gutter or remove system
04/02/2014	Violation: Remove and dispose of all debris, junk, etc.

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 vacant. The map shows residential buildings surrounding the project site (**Figure 4**).
2. A 1910 (*with updates through 1951*) Sanborn Map shows the project site occupied by a two-story store with a one-story automobile garage facing the alley. The map also shows a filling station with two tanks, an undertaker, and residential buildings surrounding the project site (**Figure 5**).
3. A 1969 Sanborn 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 includes the following tank listing for the project site:
 - Underground Storage Tank – ID: 853323. Closed/Removed as of 12/11/2001. Capacity in Gallons: 1,000. Contents: Fuel Oil. Tank Occupancy: Residential. Underground Piping: Yes.
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 of the project site on August 20, 2015. They observed a two-story mixed-use building with a rear garage. The first floor of the building on the project site contained a front office space and a rear apartment space. Both appeared in good condition. The second floor of the project site contained apartment space, also in good condition. The basement of the building on the project site contained less than an inch of standing water in scattered places, but appeared in good condition. The rear yard and back garage also appeared in good condition. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

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

- A 1,000 gallon fuel oil underground storage tank was removed in 2001. Milwaukee DNS records indicate there was no apparent contamination.

MR/SS
City of Milwaukee
8/24/2015

FIGURE 1

Quarter Section Land Use Map

2433-35 W. National Avenue, Milwaukee, WI



COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

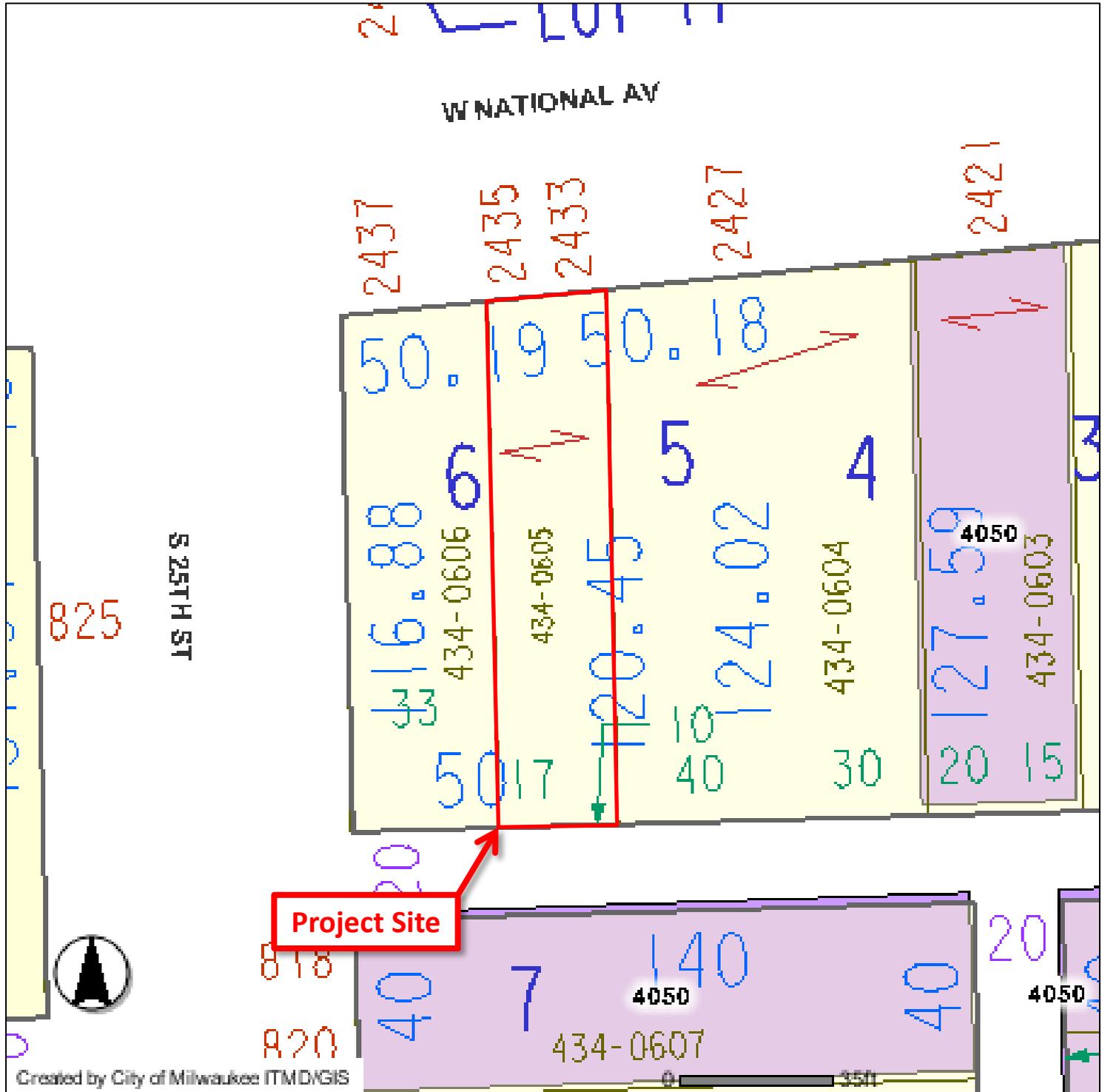
S.W. ¼ SEC. 31, T. 7 N., R. 22 E.



FIGURE 2

Plat Map

2433-35 W. National Avenue, Milwaukee, WI



Project Site

FIGURE 3

Aerial Photographs

2433-35 W. National Avenue, Milwaukee, WI



FIGURE 4

1937 Sanborn Fire Insurance Map 2433-35 W. National Avenue, Milwaukee, WI

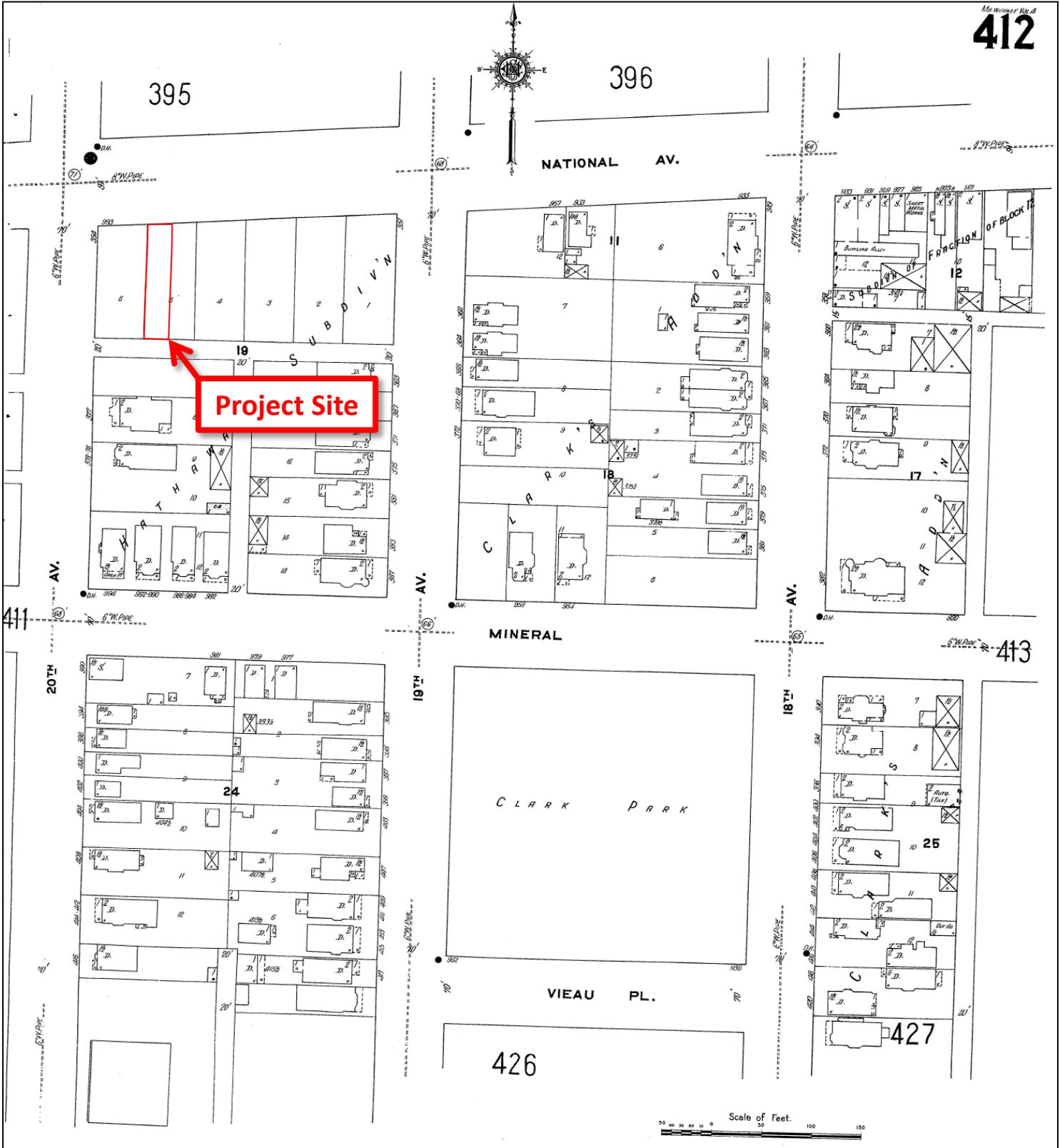


FIGURE 5

1951 Sanborn Fire Insurance Map 2433-35 W. National Avenue, Milwaukee, WI

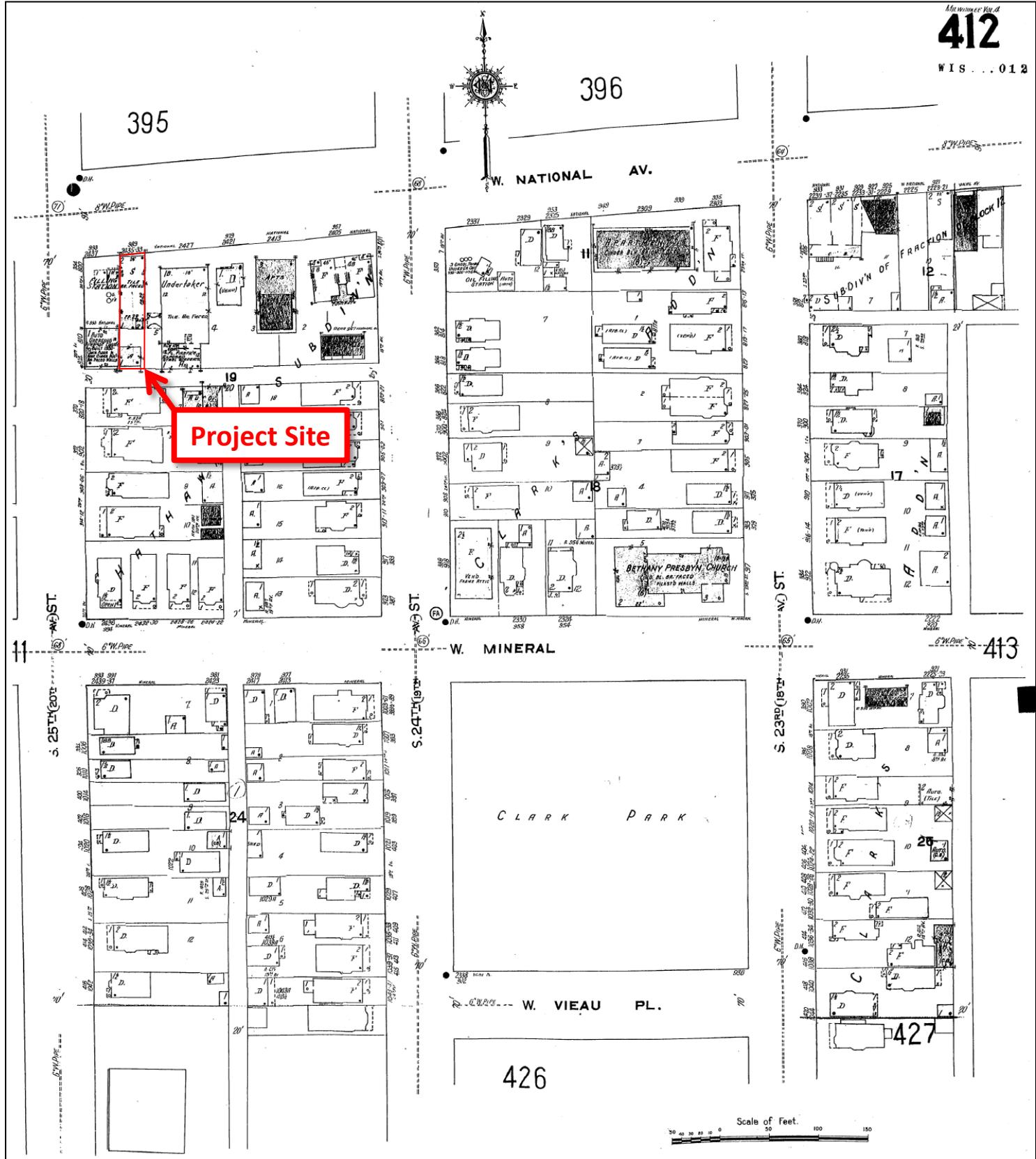


FIGURE 6

1969 Sanborn Fire Insurance Map 2433-35 W. National Avenue, Milwaukee, WI



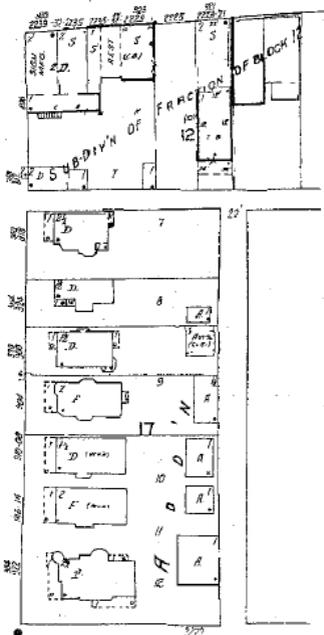
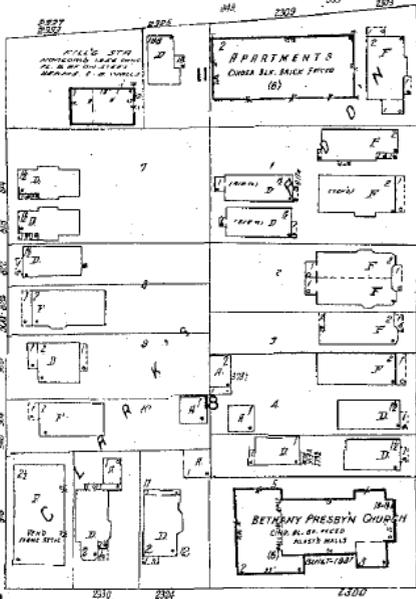
412

395

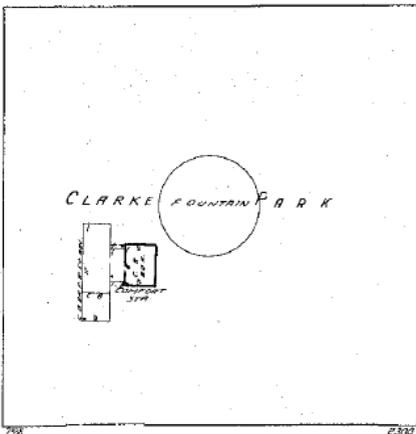
396

W. NATIONAL AV.

Project Site



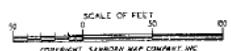
W. MINERAL



W. VIEAU PL.

426

427



ATTACHMENT A

Site Photographs

2433-35 W. National Avenue, Milwaukee, WI



Front view of project site facing southwest (08/20/2015)



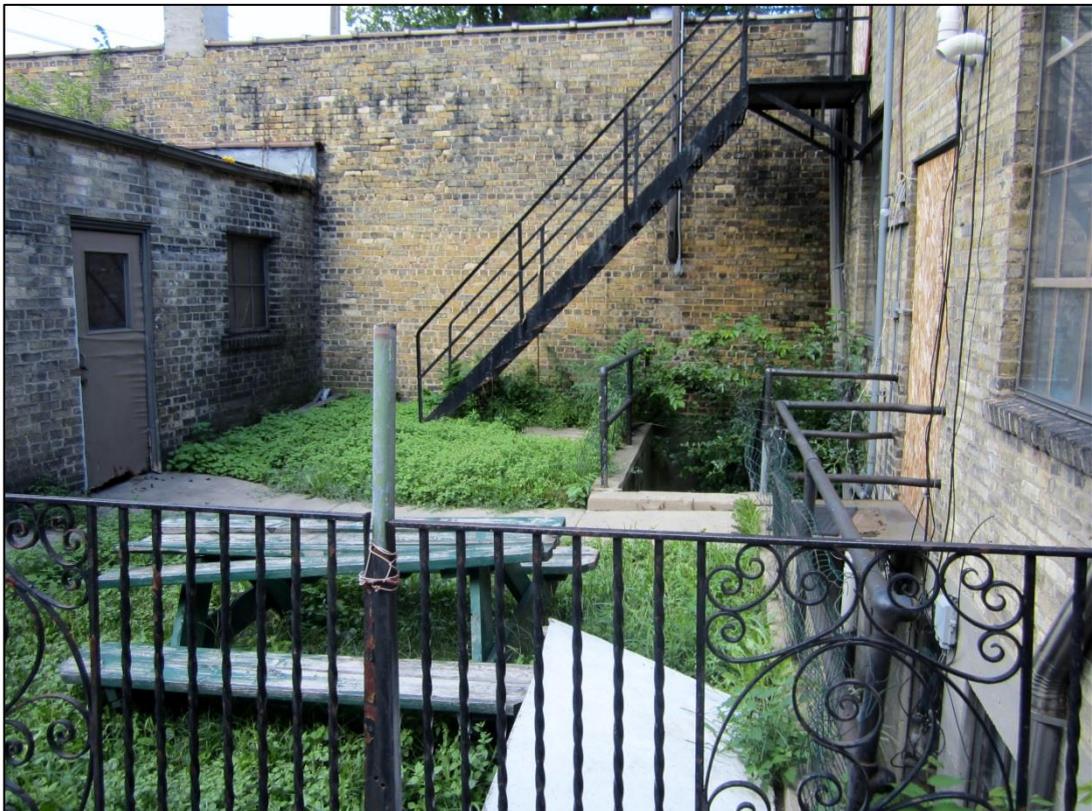
First floor view of project site (08/20/2015)

ATTACHMENT A
Site Photographs

2433-35 W. National Avenue, Milwaukee, WI



Second floor view of project site (08/20/2015)



Rear view of project site facing west (08/20/2015)