

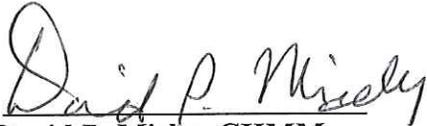
**Historical Land Use Investigation of  
2462-64 West Lisbon Avenue  
Milwaukee, Wisconsin**

**File: 350-26**

**Prepared by:**

**Health Department  
&  
Department of City Development**

**April 15, 2005**

  
**David P. Misky, CHMM  
Environmental Scientist**

  
**Michelle Kinnard  
Environmental Specialist**

## A. Purpose

This Historical Land Use Investigation (HLUI) of 2462-64 W. Lisbon Ave., Milwaukee, Wisconsin was requested by David P. Misky, Environmental Scientist, Department of City Development, (DCD), City of Milwaukee. This HLUI will identify potential environmental concerns associated with the project site and will determine if this property can be removed from the City's "Do Not Acquire" (DNA) list for the purpose of redevelopment. 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 on a block bound by West Vine Street to the north, West Lisbon Avenue to the south, North 24<sup>th</sup> Place to the east, and North 25<sup>th</sup> Street to the west and is currently a fenced in lot with a small garage. Project site features are presented on Map 1. The general area around the project site is shown on Map 2.

The following table presents relevant information for the project site:

ADDRESS	Tax Key #	Lot Size	Zoning	Owner
2462-64 W. Lisbon Ave.	350-1322-000	3,979- sq. ft.	*CS	Gary & Patricia Serwatt

\*CS = Commercial Service

## C. Historical References

1. The Wright's City Directories (1935-1990) and the Polk's City Directories (1993-2000) contained the following information regarding the project site. Land uses that raise potential environmental concern are listed in bold letters.

Address	Occupancy	Year(s)	Potential Concerns
2462-64 W. Lisbon Ave.	Barber	1935	
	Vacant	1940	
	<b>Repair shop</b>	1950	<b>PAHs, DRO, PCBs, VOCs</b>
	<b>Refrigeration Service</b>	1955	<b>VOCs</b>
	Vacant	1960-80	
	Architectual Products Supply Co. Bldg. copper , metal supplies	1985	
	Roofing co.	1993	
	Residential (2464)	1935-65	

PAHs= Polynuclear Aromatic Hydrocarbons, DROs= Diesel Range Organics, PCBs= Polychlorinated Biphenyls,  
VOCs= Volatile Organic Compounds

2. Select Department of Neighborhood Services (DNS) records for the project site indicate the following information. Selected comments that raise potential environmental concerns are listed in bold letters.

Address	Date	Comment
2462-64 W. Lisbon Ave.	7/10/40	Occupancy: Retail ice-cream & candy store Former: Electrical supply store
	9/23/53	Reside bldg. with asbestos shingles
	9/13/61	Provide fire resistant enclosure around <b>two oil fired furnaces</b>
	5/7/74	Apt. & store

3. The Sanborn Fire Insurance Map series provides coverage for the project site (2462-64 W. Lisbon Ave.) and for the general area surrounding the project site.

A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site was occupied by a store and a detached auto garage. The area surrounding the project was vacant land, commercial and residential uses (Map 3).

A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site was occupied by a store and a detached auto garage. The area surrounding the project site included residential dwellings to the north, commercial structures to the south and east and a sheet metal shop to the west (Map 4).

A 1969 Sanborn Fire Insurance Map shows the project site was occupied by a store and a detached auto garage. The area surrounding the project site included residential dwellings to the north, commercial structures, vacant land and residential dwellings to the south, commercial structures to the east and a sheet metal shop to the west (Map 5).

4. According to the City Assessors Office, the project site contained a two-story structure and a detached auto garage. The two-story structure was razed in 2001. The garage remains on the property. It also noted that the property was vacant for about 20 years.

#### **D. Environmental Records**

1. According to the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS), there are no listings for the project site or for any properties immediately adjacent to the project site.

2. According to the Federal Emergency Management Agency (FEMA) flood insurance rate map (panel number 20), the project site is not located in a floodplain or an environmental corridor.

3. According to the Southeastern Wisconsin Regional Planning Commission's Wisconsin Wetlands Inventory, there are no wetlands identified within the project site.

### **E. Project Site Inspection**

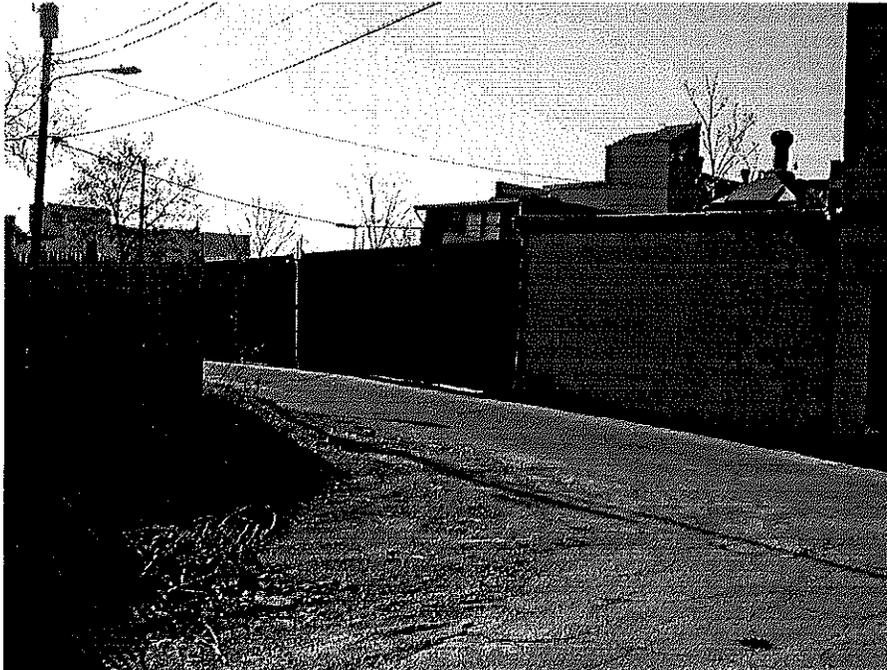
On April 13, 2005, City staff conducted an inspection of the project site. A photograph log of the project site is included as Attachment A. The project site is currently a fenced in lot. Due to lack of entry, City staff was unable to view the entire project site. There were at least two cars parked in the lot along with a small cement garage that were observed. The current adjacent land uses included an office building to the east, and "Trinity Tool Enterprises" that appeared to be inoperable to the west.

### **F. Conclusions and Recommendations**

1. This HLUI of 2462-64 W. Lisbon Ave. raised potential environmental concerns as a however, we believe this property has the potential for redevelopment.
2. Based on the available historical land use information, we would recommend a Phase II Environmental Site Assessment at this time.

DPM/MAK  
City of Milwaukee  
4/15/05

Attachment A  
2462-64 W. Lisbon Ave., Milwaukee, WI  
Picture taken 4/13/05



# Map 1

¼ Section Land Use map of:  
2462-64 W. Lisbon Ave.

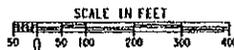


N.W. ¼ SEC. 19, T.7N., R.22E.



DEPARTMENT OF CITY DEVELOPMENT

MILWAUKEE, WISCONSIN



REVISED: DECEMBER, 2004

NW 19-7-22

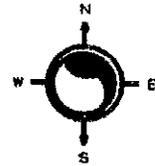
ATLAS P. 350

SW 19-7-22

ATLAS P. 364

350

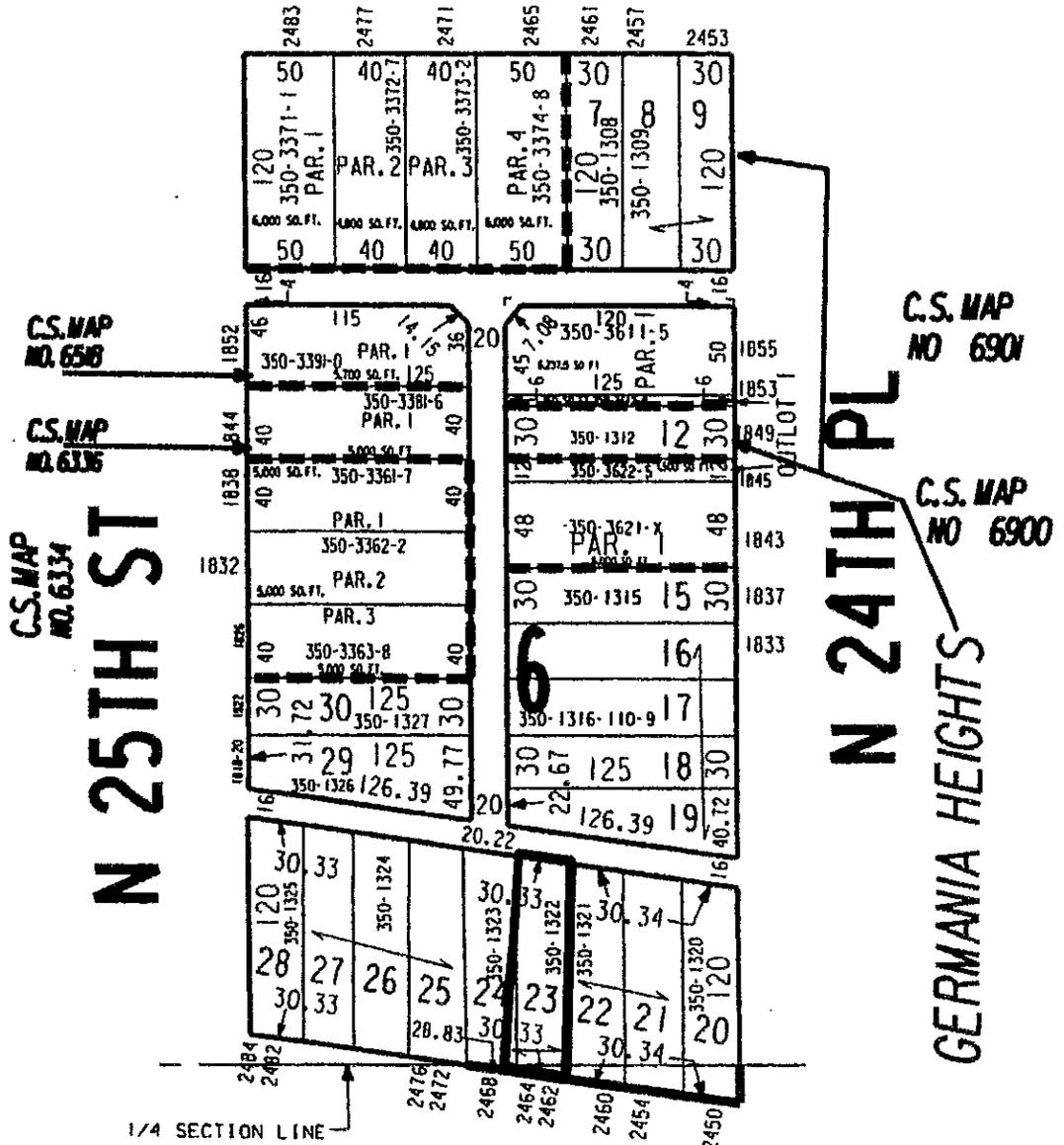
Map 2  
Plat Map of:  
2462-64 W. Lisbon Ave.



CERTIFIED SURVEY

MAP NO. 6335

W VINE ST



W LISBON AV

02-27-01

ASSESSOR'S OFFICE  
CITY OF MILWAUKEE

# Map 3

1910 Sanborn Fire Insurance Map (with updates through 1937) of:  
2462-64 W. Lisbon Ave.

240



224

VINE

(24) 27TH ST. (WASHINGTON AV.)

239

26TH ST.

25TH ST.

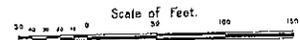
24TH ST. W. 24TH ST.

241

LISBON AV.

WALNUT

256



# Map 4

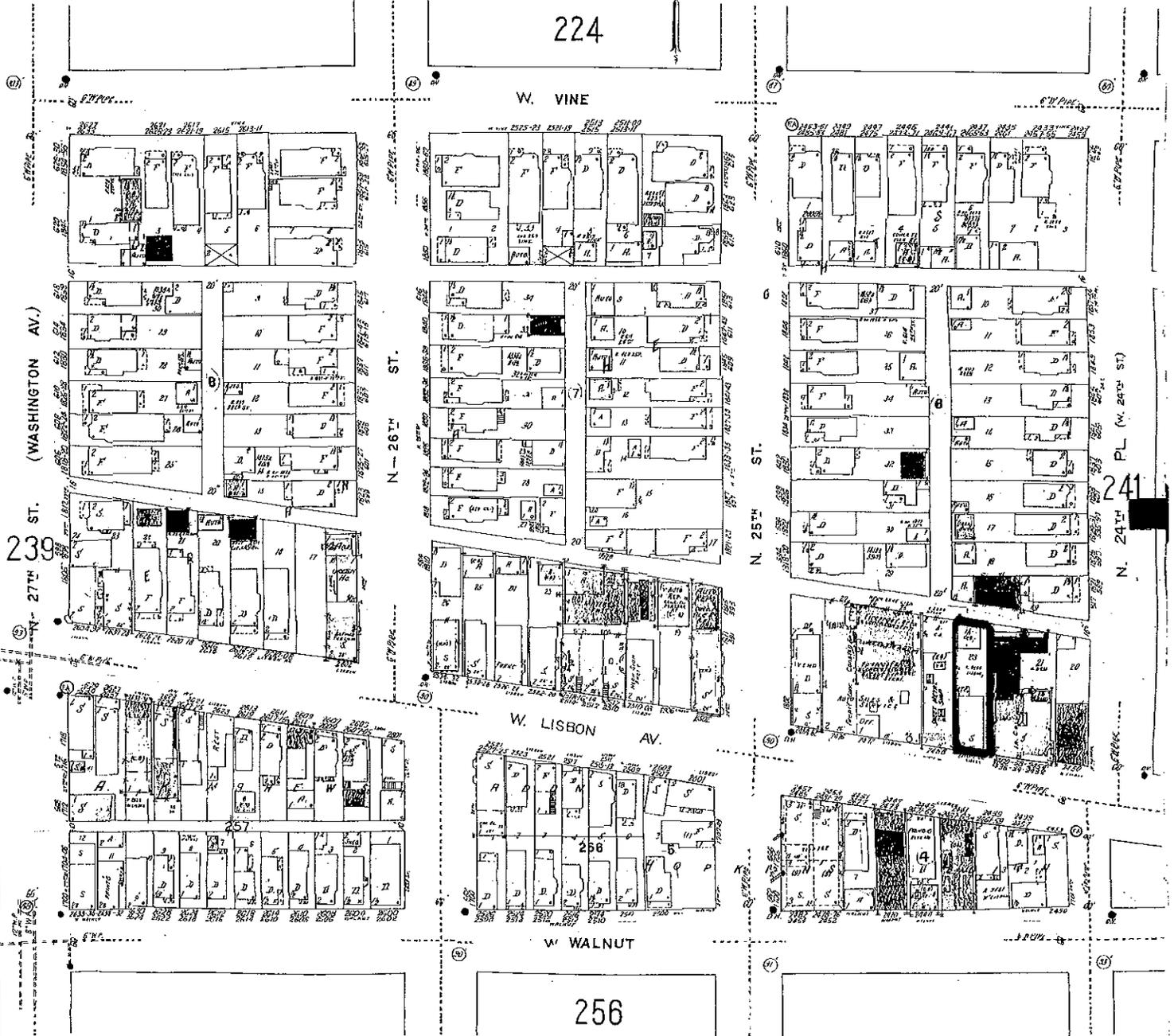
1910 Sanborn Fire Insurance Map (with updates through 1951) of:  
2462-64 W. Lisbon Ave.

W 16 . . . 011  
MILWAUKEE FIRE-3  
**240**



224

W. VINE



(WASHINGTON AV.)

N 27TH ST.

N 26TH ST.

N 25TH ST.

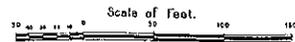
PL (W. 24TH ST)

N 24TH ST.

W. LISBON AV.

W WALNUT

256



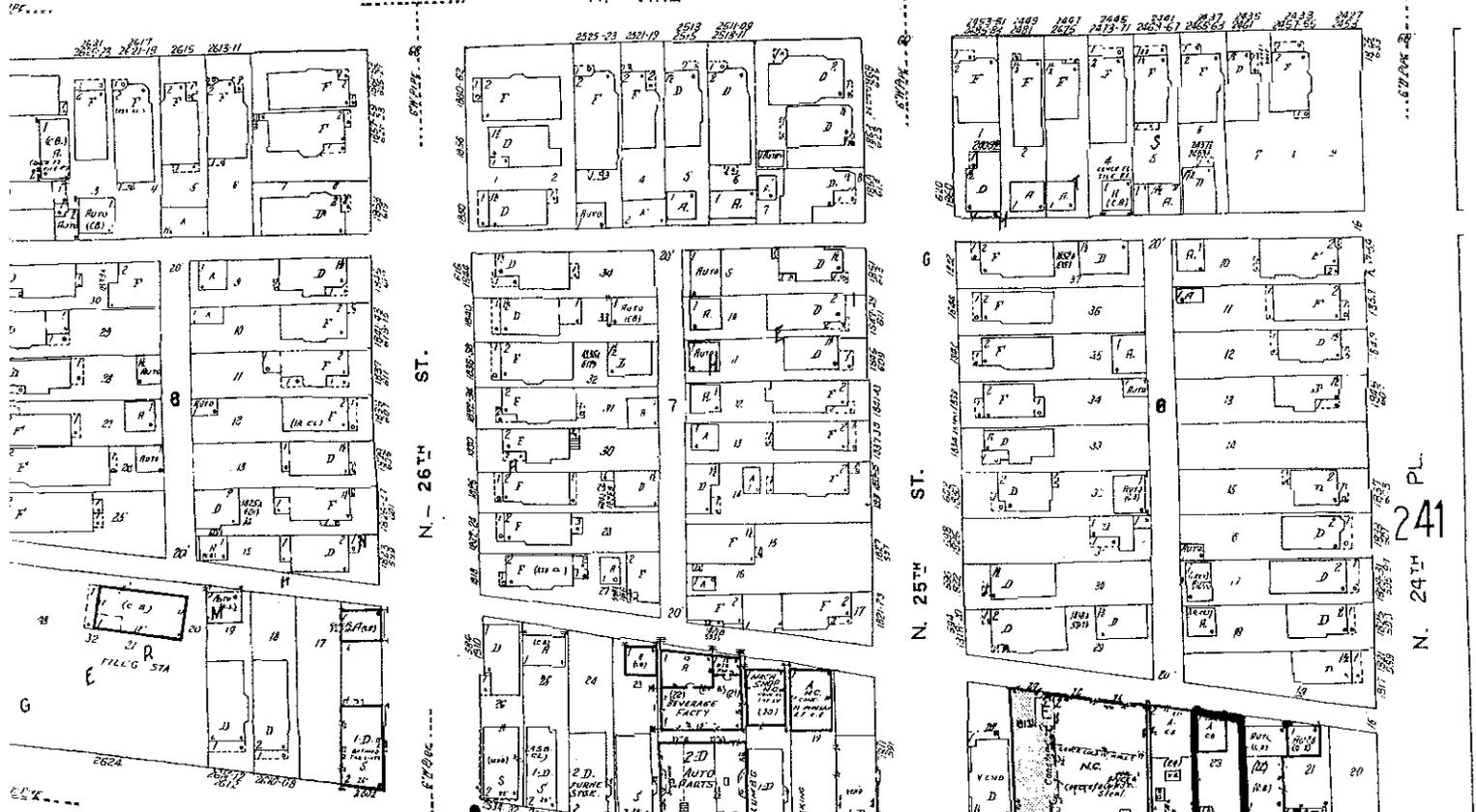
# Map 5

## 1969 Sanborn Fire Insurance Map of: 2462-64 W. Lisbon Ave.



224

W. VINE



N. 26TH ST.

N. 25TH ST.

PL 241  
N. 24TH ST.

W. LISBON AV.

W. WALNUT

256

