

**Historical Land Use Investigation**  
2600 W. Vliet Street  
Milwaukee, Wisconsin

File: 364-40

**Prepared by:**



**Department of City Development**

May 8, 2014

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 "David P. Misky".

---

David P. Misky  
Assistant Executive Director - Secretary

**A. Purpose**

This Historical Land Use Investigation (HLUI) of 2600 W. Vliet Street, Milwaukee, Wisconsin, will identify potential environmental conditions associated with the project site. 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. Cherry Street to the north, N. 26<sup>th</sup> Street to the east, W. Vliet Street to the south, and N. 27<sup>th</sup> Street to the west. The project site is developed with an unoccupied one-story building that does include a basement. The rear area of the project site is paved. The building includes office type space, and contains miscellaneous junk and debris. The general area including the project site is shown on **Figure 1**, and project site dimensions are presented on **Figure 2**. Aerial photographs of the site are shown on **Figure 3**.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Bldg. Size	Lot Size	Zoning*	Owner
2600 W. Vliet St.	364-1772-000	NA	1,948 ft <sup>2</sup>	LB2	City of Milwaukee

\*LB2 = Local Business District

**C. Historical References**

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (2000-2010), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
2600 W. Vliet Street	1935-1945	No listing
	1950-1965	Lawyers (3)
	1970	Artist Releasing Corp.
	1975	Telematic Controls Co.
	1980	Vliet Street Dental Associates
	1985	Vliet Street Dental Clinic
	1990	Hyche Rental Management
2000-2010	No listings	

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

Address	Date	Record
2600 W. Vliet Street	1924	Application for permit – construct addition
	1948	Application for permit – occupancy listed as office
	1951	Application for permit – erect fence and retaining wall
	1954	Application for permit – electrical, occupancy listed as real estate office
	1969	Application for permit – occupancy: maintain offices and recording facility
	1977	Application for permit – occupancy: dental office

#### **D. Sanborn Maps**

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

- a. A 1937 Sanborn Fire Insurance Map shows the project site is undeveloped. Surrounding parcels are generally residential, with a few stores in the area. A foundry is located across the street to the south of the project site. **(Figure 4)**
- b. A 1937 *(with updates through 1951)* Sanborn Fire Insurance Map shows the project is developed with a one-story building occupied by a store. Similar to the previous map, surrounding parcels are generally residential, with stores in the vicinity. The foundry that was shown south of the project site on the previous map is no longer shown. **(Figure 5)**
- c. A 1937 *(with updates through 1969)* Sanborn Fire Insurance Map shows the project site and surrounding parcels are generally the same as shown on the previous 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 and Consumer Protection (DATCP) 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 Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Wisconsin Wetlands Inventory, wetlands are not identified within the project site. In addition, according to SEWRPC, the project site is not located within an environmental corridor.

#### **F. Project Site Inspection**

A site inspection was conducted on May 7, 2014. The project site is developed with an unoccupied one-story building that does include a basement. The rear area of the project site is paved. The building includes office type space, and contains miscellaneous junk and debris.

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

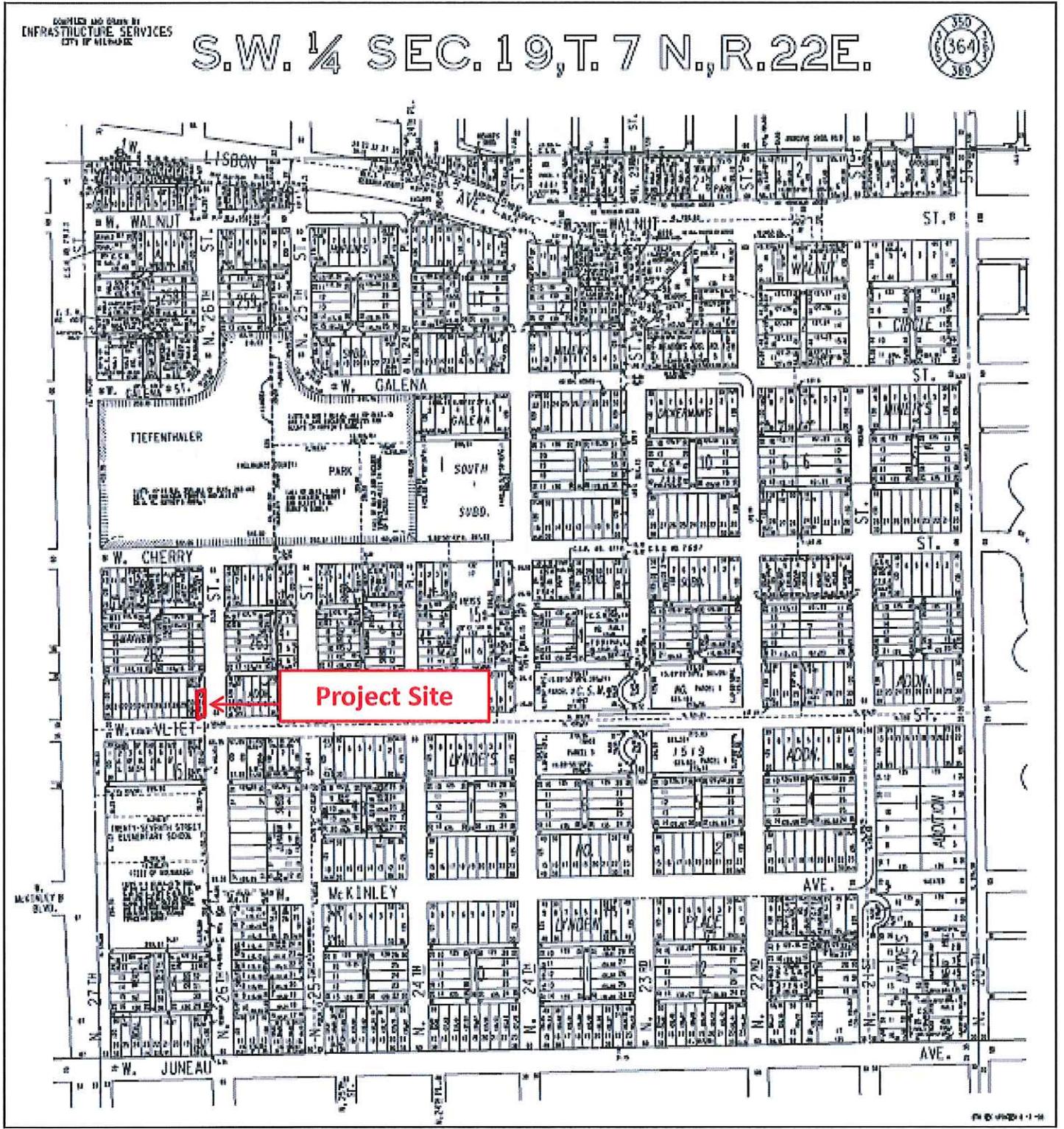
This Historic Land Use Investigation did not reveal any environmental concerns.

MMR/DPM  
City of Milwaukee  
5/8/14

# FIGURE 1

## QUARTER SECTION LAND USE MAP

### 2600 W. Vliet Street, Milwaukee, WI





# FIGURE 3

## 2010 AERIAL PHOTOGRAPH – Milwaukee County GIS 2600 W. Vliet Street, Milwaukee, WI



Aerial – Wide View

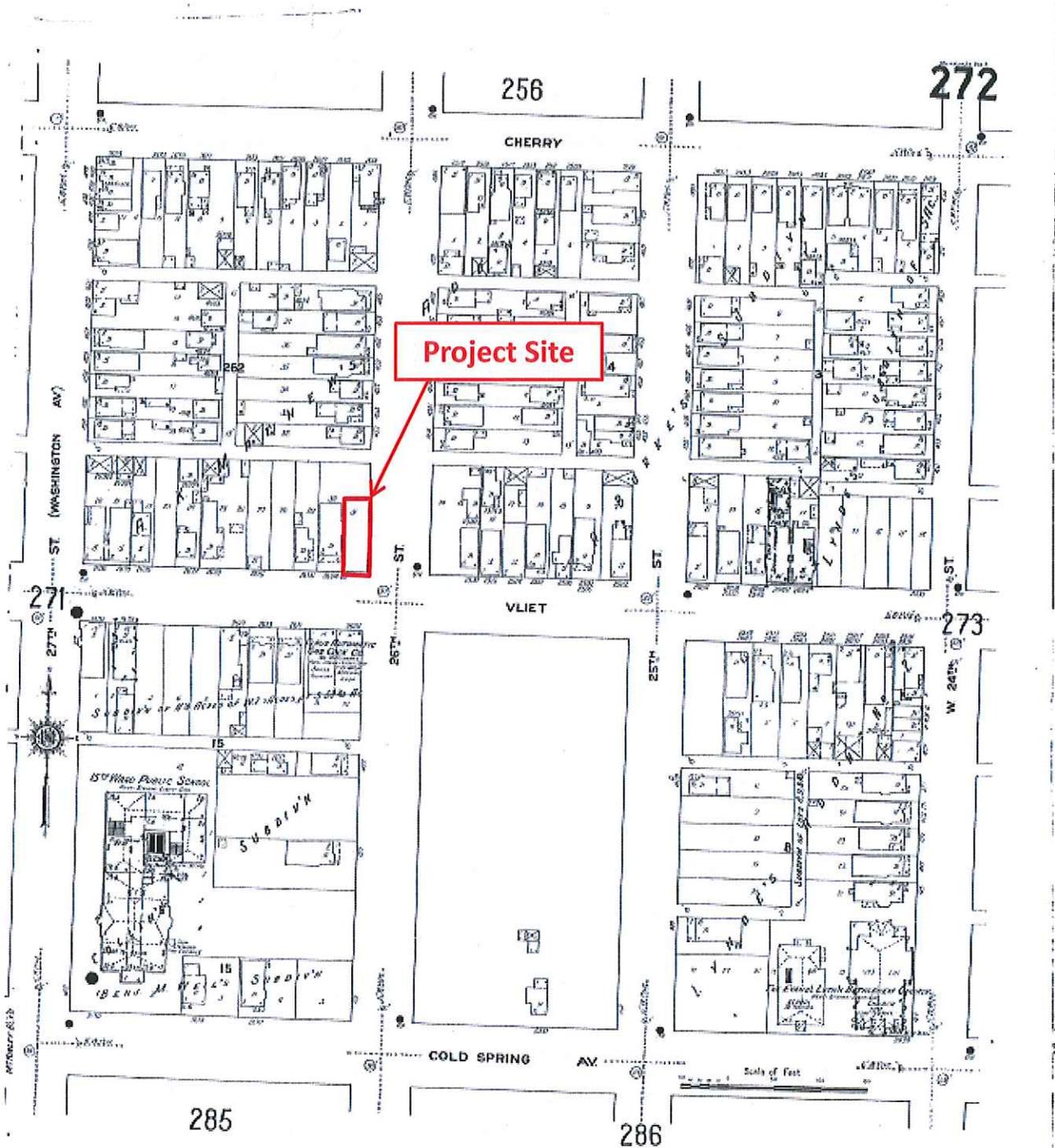


Aerial – Close View

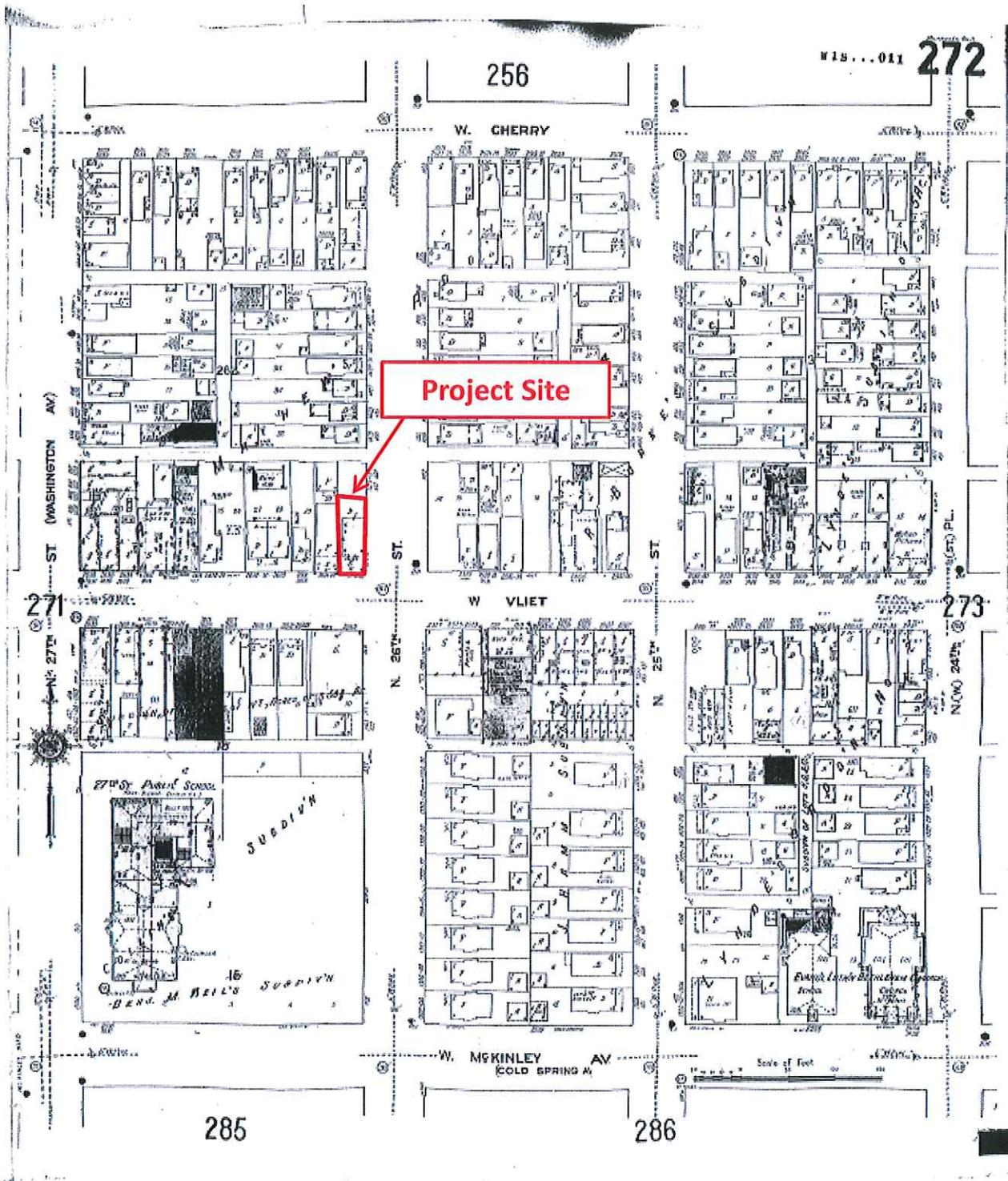
# FIGURE 4

## 1937 SANBORN FIRE INSURANCE MAP

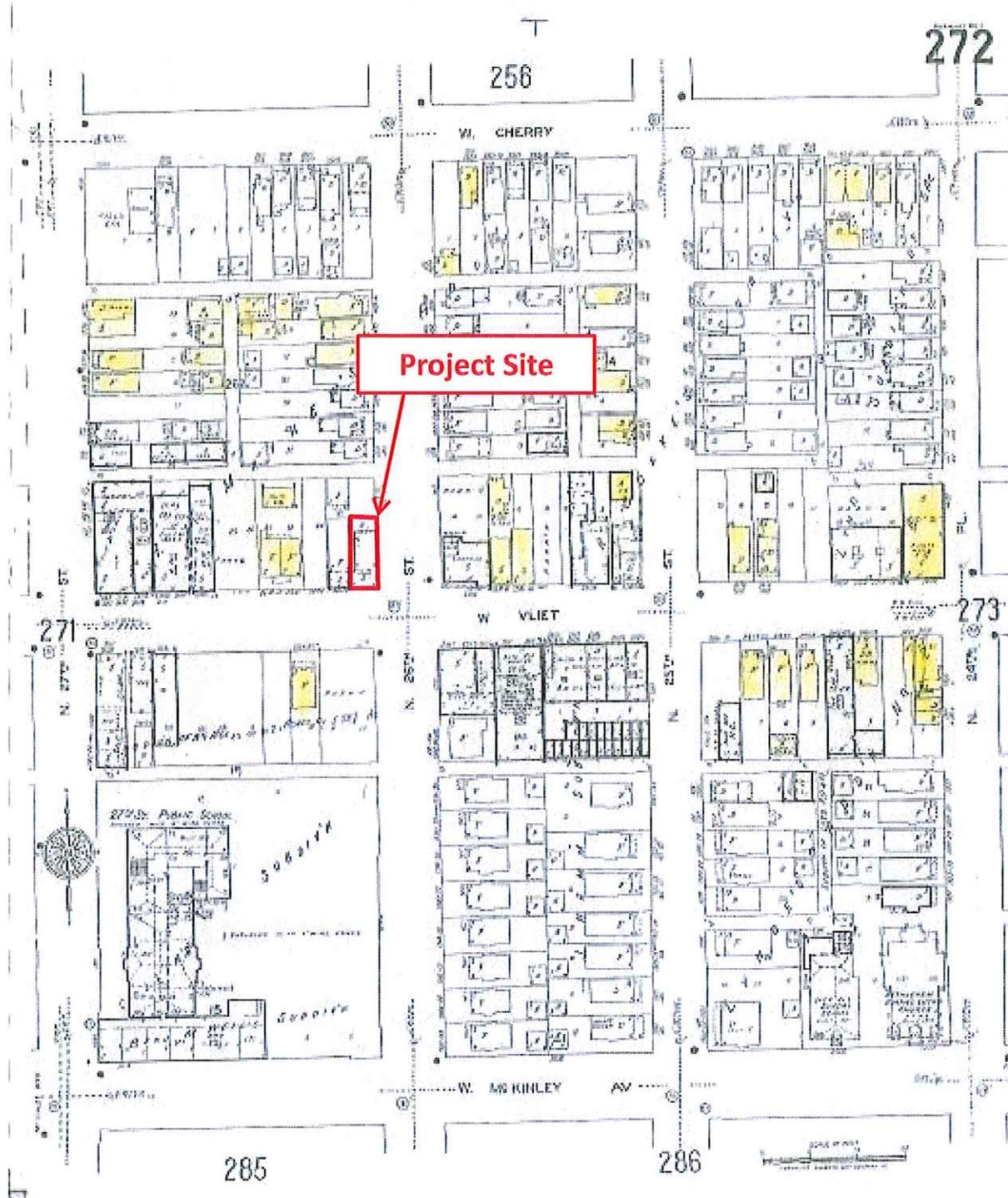
2600 W. Vliet Street, Milwaukee, WI



**FIGURE 5**  
**1937 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1951)*  
**2600 W. Vliet Street, Milwaukee, WI**



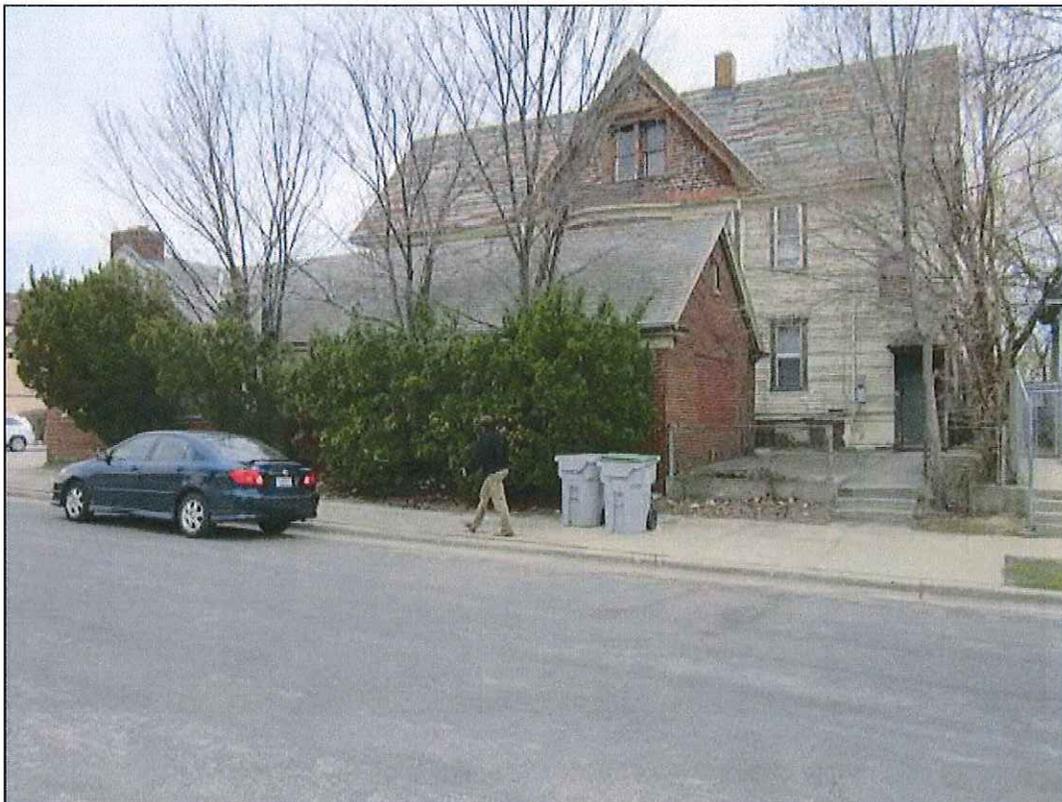
**FIGURE 6**  
**1937 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1961)*  
**2600 W. Vliet Street, Milwaukee, WI**



**ATTACHMENT A**  
**SITE PHOTOGRAPHS**  
2600 W. Vliet Street, Milwaukee, WI



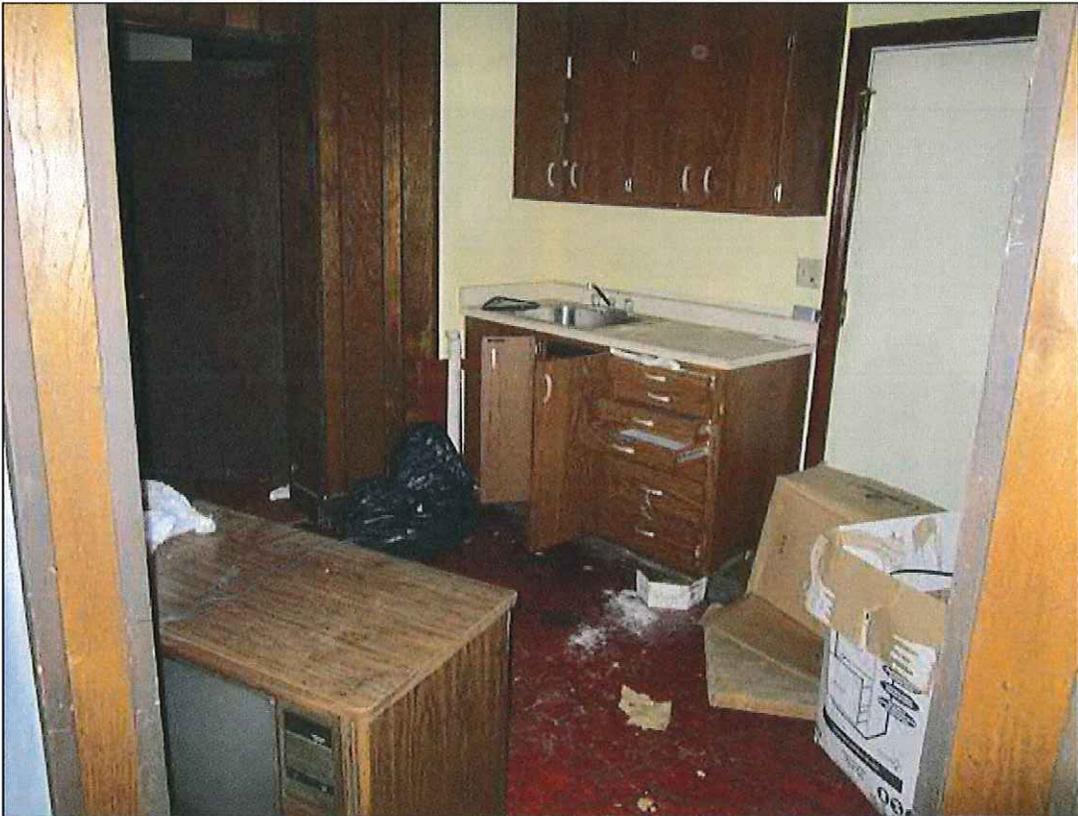
**View of project site, looking north from W. Vliet St.**



**View of the project site, looking west from N. 26<sup>th</sup> Street.**



**View of a front area inside the building on the project site.**



**View of a rear area inside the building on the project site.**