

# Historical Land Use Investigation

2919 West Fond du Lac Avenue

Milwaukee, Wisconsin

File: 309 – 13

Prepared by:



Department of City Development

August 26, 2014

**Mathew Reimer**

Senior Environmental Project Coordinator

**Samuel Schultz**

Environmental Intern

**A. Purpose**

The purpose of this Historical Land Use Investigation (HLUI) of 2919 West Fond du Lac Avenue, Milwaukee, Wisconsin is to 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 on a block bound by W Center Street to the south, N 29<sup>th</sup> Street to the east, N 30<sup>th</sup> Street to the west and W Fond du Lac Avenue to the north. The project site consists of an unoccupied one-story building with a partial second story and a surrounding paved area. The general area around the project site 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
2919 W Fond du Lac Avenue	309-1118-000	n/a	15,799 ft <sup>2</sup>	IL2	City of Milwaukee

\*IL2 = Older Industrial-Light District

**C. Historical References**

1. The Wright’s City Directories (1935 – 1990) and the Polk’s City Directories (1993 – 2010), reviewed in approximately five year increments contain the following information regarding the project site:

Address*	Date	Occupancy
2919 W Fond du Lac Avenue	1935 – 1960	Knuth General Contractors
	1965 – 1970	Credit Union
	1975	Intercity Council on Alcoholism
	1985 – 2009	Day care

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

Address	Date	Comment
2919 W Fond du Lac Avenue	12/4/1922	App. for Permit: Construct shed and office
	12/22/1930	App. for Permit: Construct garage
	12/24/1941	App. for Permit: Construct tool shed
	5/28/1951	App for Permit: Construct garage (truck and machinery garage)
	1/11/1954	App. for Permit: Construct one-story addition to office
	7/7/1959	App. for Permit: Construct addition to office
	10/2/1959	App. for Permit: Install American Standard boiler
	11/20/1959	App. for Permit: Construct second-story addition to office
	7/8/1974	App. for Permit to Occupy: Neighborhood drop-in center for drinking problems Formerly: Offices
	2/17/1978	App. for Permit to Occupy: Day care Formerly: Offices

DNS Records (Cont.)

Address	Date	Comment
2919 W Fond du Lac Avenue	11/29/1984	App. for Permit to Occupy: Day care Formerly: Daycare
	8/13/1985	App. for Permit to Occupy: Day care Formerly: Daycare
	8/11/1988	App. for Permit to Occupy: Day care Formerly: Daycare
	8/17/1992	App. for Permit to Occupy: Day care Formerly: Daycare
	3/27/2007	Violation: Remove and dispose of all debris, junk, etc.
	4/18/2007	Violation: Remove and dispose of all debris, junk, etc.
	5/29/2007	Violation: Remove and dispose of all debris, junk, etc.
	9/25/2007	Violation: Remove and dispose of all debris, junk, etc.
	12/11/2007	App. for Permit to Occupy: Day care
	4/15/2009	Violation: Remove and dispose of all debris, junk, etc.
	4/7/2011	Violation: Remove and dispose of all debris, junk, etc.
	3/26/2012	Violation: Remove and dispose of all debris, junk, etc.
	1/11/2013	Violation: Remove all graffiti on north wall
	6/17/2013	Violation: Remove and dispose of all debris, junk, etc.

**D. Sanborn Fire Insurance Maps**

1. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site empty. Surrounding features include many empty lots and some dwellings (**Figure 4**).
2. A 1910 (*with updates through 1951*) map shows the project site occupied by three buildings. The three buildings are a shed, an auto garage, and a storage building. Surrounding features include an ice cream factory, many dwellings, and an auto repair garage (**Figure 5**).
3. A 1910 (*with updates through 1961*) map shows the project site occupied by a general contractor's office building. Surrounding features include a tobacco wholesale warehouse, many dwellings, and an auto repair garage (**Figure 6**).

**E. Environmental Records**

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS), has no listings for the project site.
2. The Wisconsin Department of Agriculture and Consumer Protection (DATCP) Tank Database has no listings for the project site.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number 100, the project site is not located in a floodplain.
4. According to the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory, wetlands are not listed within the project site.
5. According to the Southeastern Wisconsin Regional Planning Commission (SEWRPC), the project site is not located within an environmental corridor.

## **F. Project Site Inspection**

On 8/22/2014, City of Milwaukee staff conducted an inspection of the project site. A photographic log of the project site is included as **Attachment A**. The first floor of the project site consisted of a series of mostly large empty rooms with a moderate amount of junk strewn about. The first floor also contained a hatch to the sewer in the middle of the floor in the back room. A second floor of the building only covers about the back third of the first floor, and is located in the rear of the building to the west side of the lot. The large main room on the second floor contained a considerable amount of junk. The building structure had minor cracks in the exterior masonry, but was otherwise in good condition. The west and north sides of the lot were fenced off and appeared to be paved. However, the pavement was considerably overgrown and is likely in poor condition (also partially visible in **Figure 3**).

## **G. Findings and Conclusion**

1. This Historical Land Use Investigation revealed no major environmental concerns.
2. Based on the available historic information, a Phase II Environmental Site Assessment (ESA) of 2919 W Fond du Lac Avenue does not seem warranted at this time.

MR/SS  
City of Milwaukee  
8/26/2014

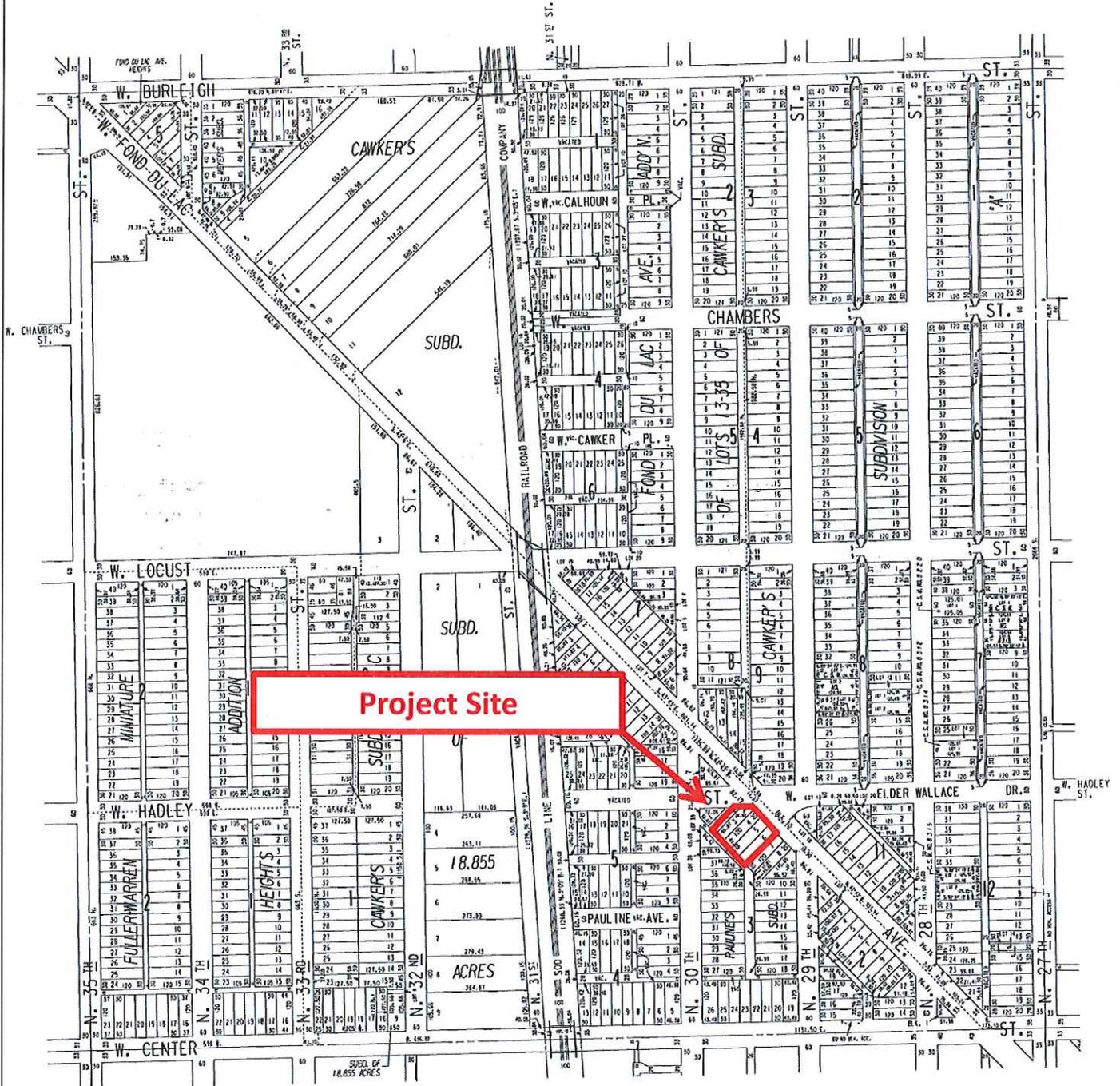
**FIGURE 1**  
**Quarter Section Land Use Map**  
2919 W Fond du Lac Avenue, Milwaukee, WI



COPIED AND DRAWN BY  
INFRASTRUCTURE SERVICES  
CITY OF MILWAUKEE

N. E. ¼ SEC. 13, T. 7 N., R. 21 E.

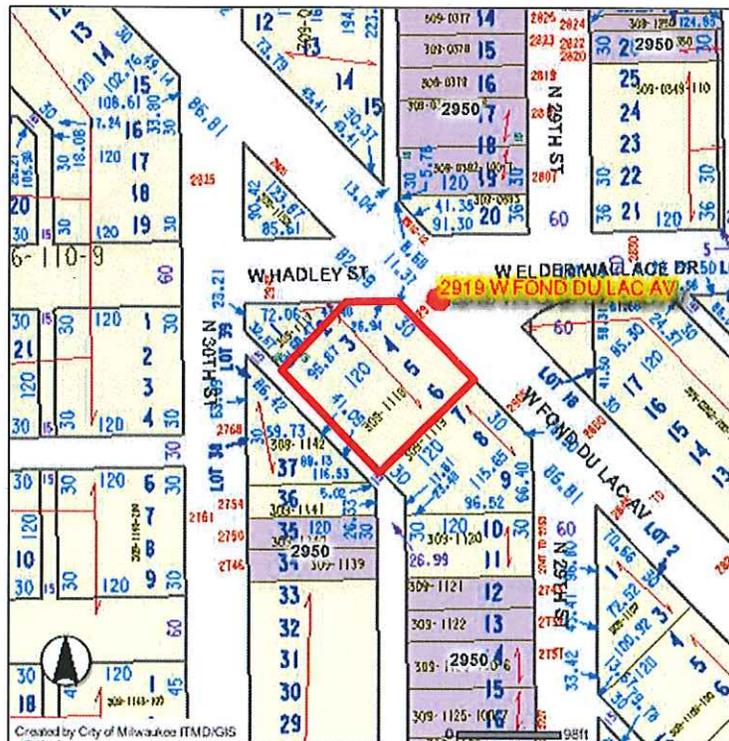
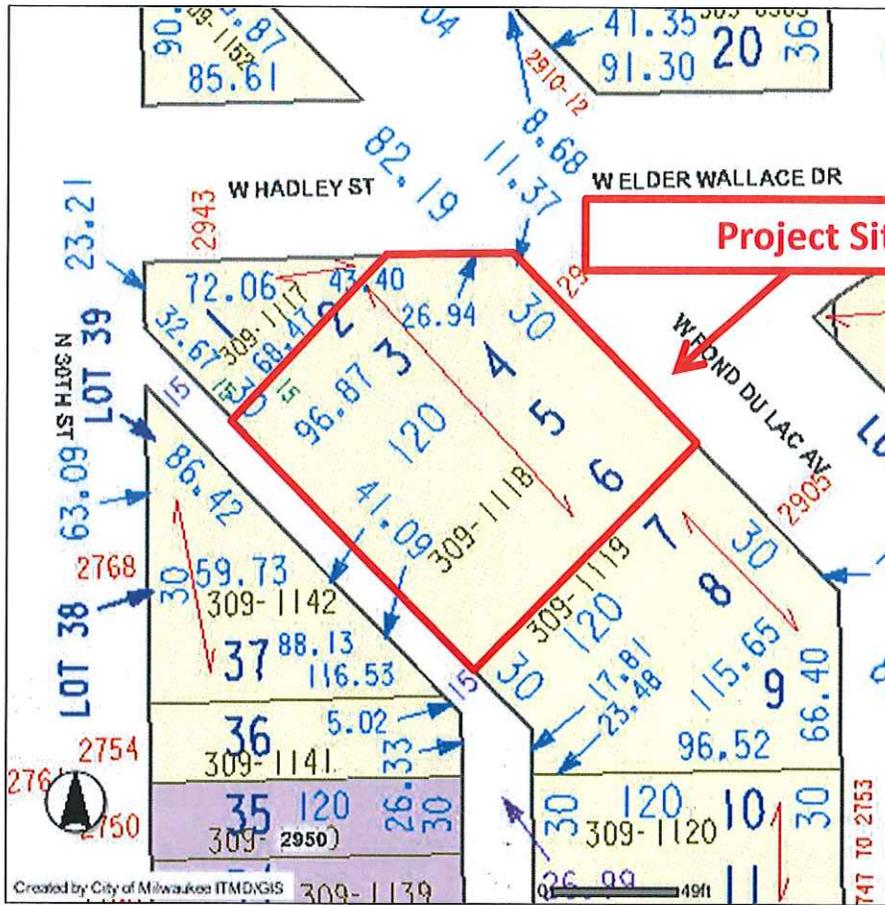
286  
309  
326



# FIGURE 2

## Plat Maps

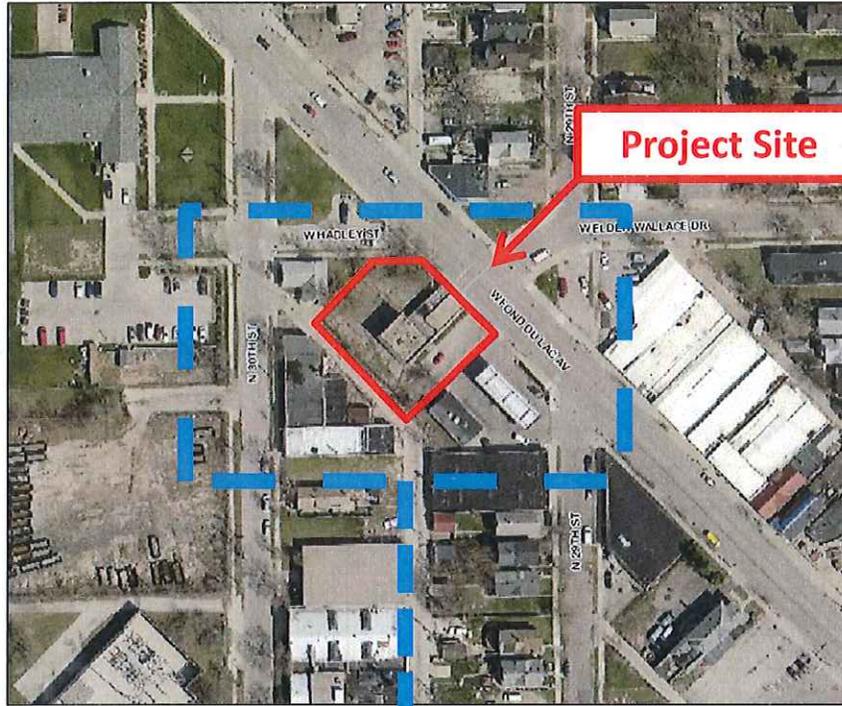
2919 W Fond du Lac Avenue, Milwaukee, WI



**FIGURE 3**

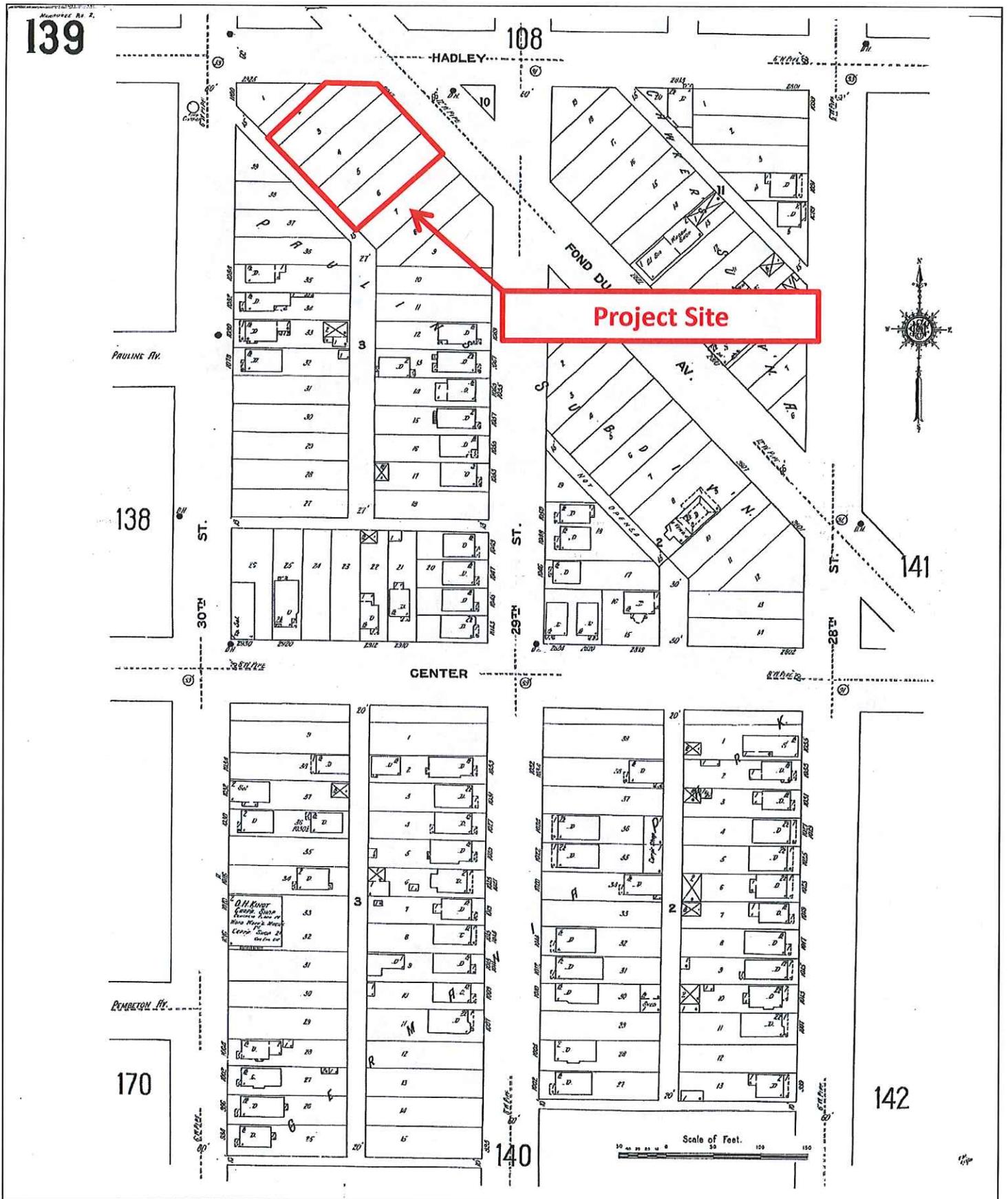
**Aerial Photographs**

2919 W Fond du Lac Avenue, Milwaukee, WI



**FIGURE 4**

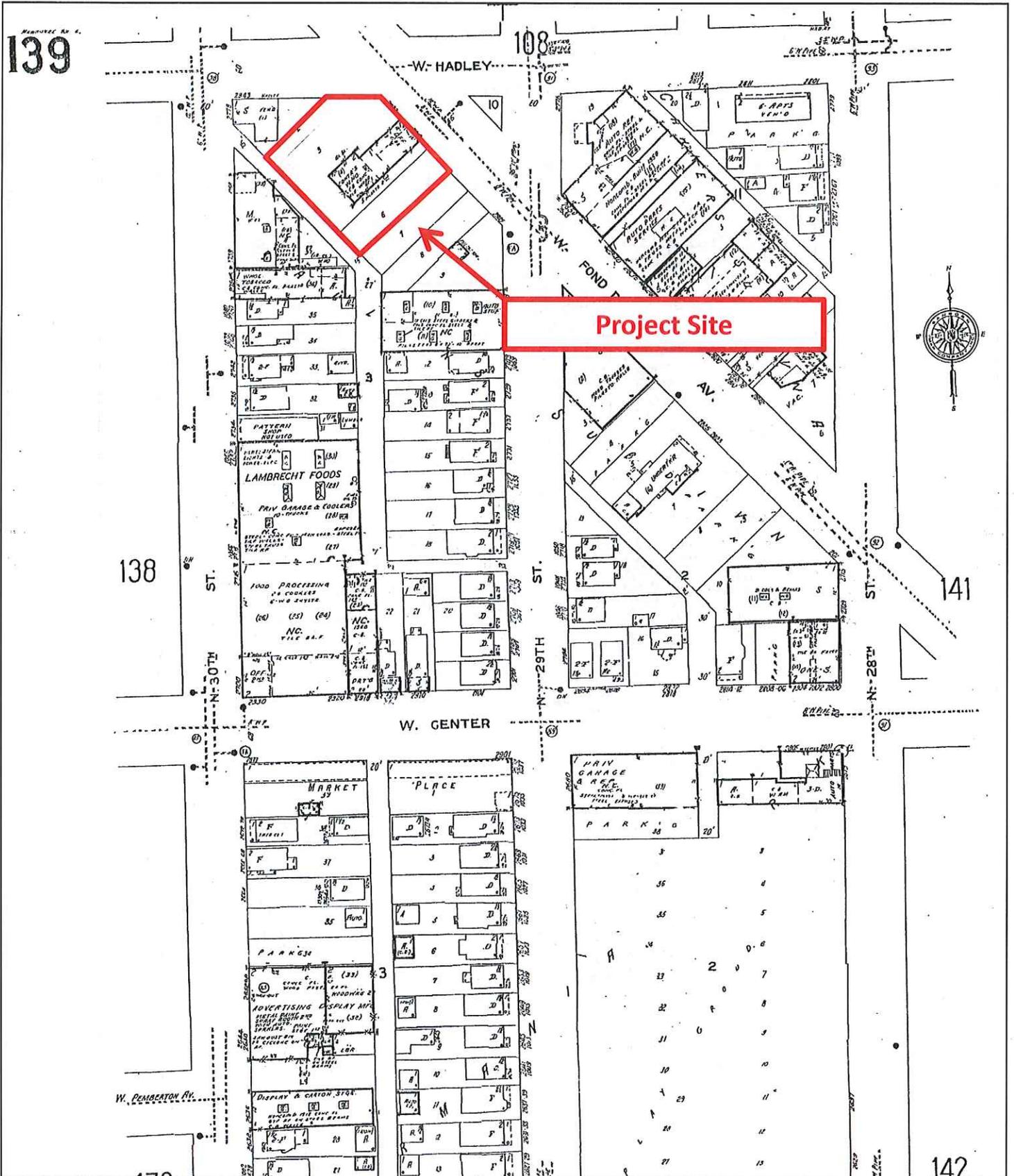
**1937 Sanborn Fire Insurance Map  
2919 W Fond du Lac Avenue, Milwaukee, WI**





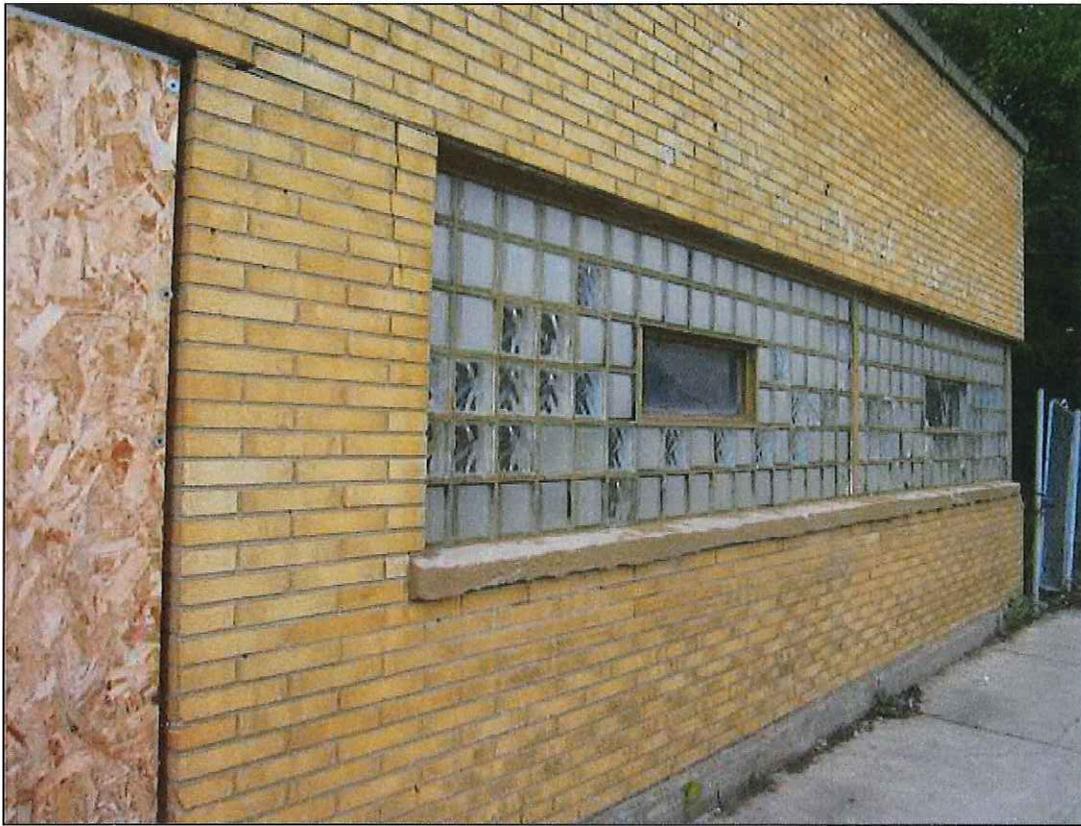
**FIGURE 6**

**1969 Sanborn Fire Insurance Map  
2919 W Fond du Lac Avenue, Milwaukee, WI**

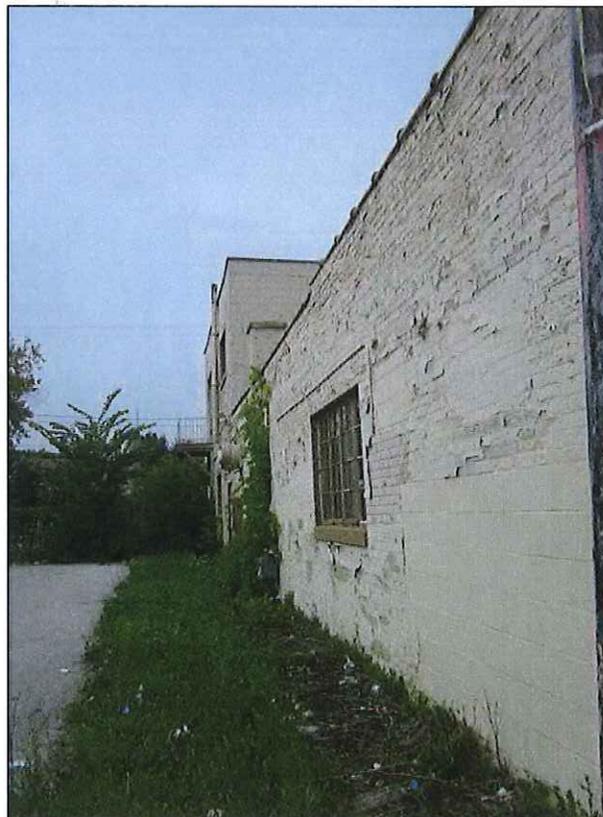


**ATTACHMENT A**  
**Site Photographs**

2919 W Fond du Lac Avenue, Milwaukee, WI

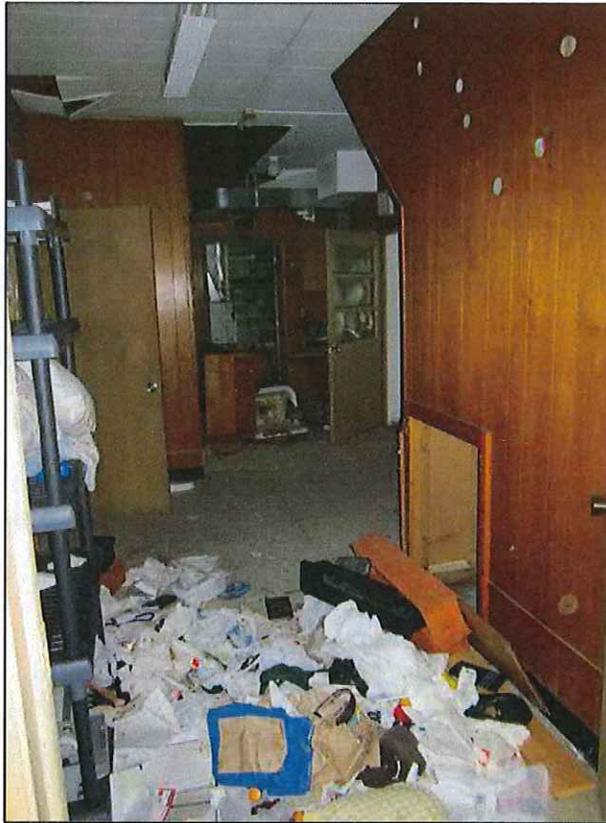


**Front view of project site facing northwest**



**Side view of project site facing southwest**

**ATTACHMENT A**  
**Site Photographs (Cont.)**  
2919 W Fond du Lac Avenue, Milwaukee, WI



**First floor view of project site facing southeast**



**First floor view of project site facing northeast**

**ATTACHMENT A**  
**Site Photographs (Cont.)**  
2919 W Fond du Lac Avenue, Milwaukee, WI



**First floor view of project site facing west**



**Second floor view of project site facing east**

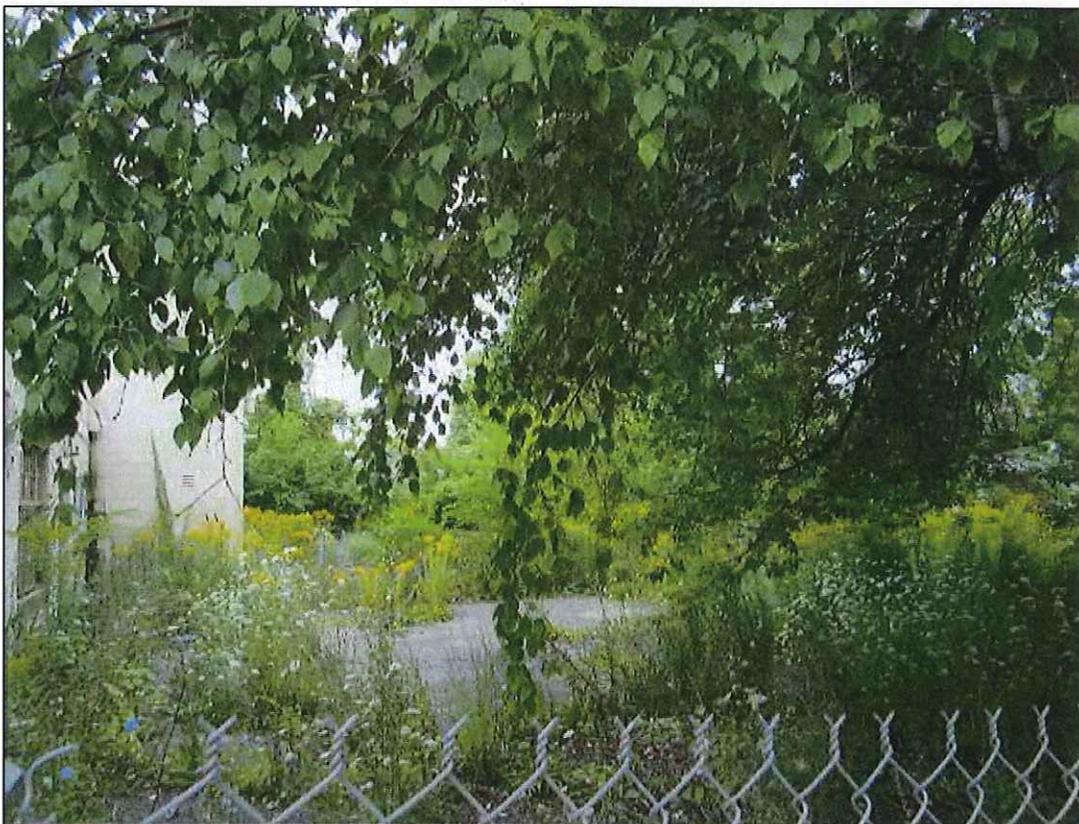
**ATTACHMENT A**

**Site Photographs (Cont.)**

2919 W Fond du Lac Avenue, Milwaukee, WI



**First floor view of project site facing west**



**Side view of project site facing southwest**

**ATTACHMENT A**

**Site Photographs (Cont.)**

2919 W Fond du Lac Avenue, Milwaukee, WI



**First floor view of project site facing south**

