

**Historical Land Use Investigation of  
3126-32 West Pierce Street  
Milwaukee, Wisconsin**

**File: 424-06**

**Prepared by:**

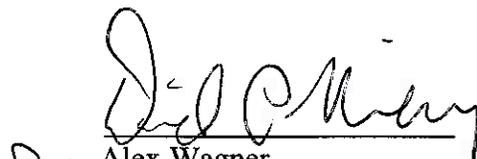


**Department of City Development**

**March 9, 2009**



Karen C. Dettmer, P.E.  
Senior Environmental Project Coordinator



for Alex Wagner  
Environmental Intern

**A. Purpose**

This Historical Land Use Investigation (HLUI) of 3126-32 W. Pierce St., Milwaukee, Wisconsin, was requested by Karen Taylor, Real Estate Specialist, Department of City Development, City of Milwaukee. The purpose of this HLUI is to identify potential environmental conditions associated with the property. 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 Pierce Street to the south, a rail right of way to the north, South 29<sup>th</sup> Street to the east, and South 35<sup>th</sup> Street to the west. The general area around the project site is shown on Figure 1. Project site dimensions are presented on Figure 2. Figure 3 presents an aerial photograph of the project site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Bldg. Size	Lot Size	Zoning*	Owner
3126-32 W. Pierce St.	424-0304-000	5,721 sq. ft.	15,266 sq. ft.	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**C. Historical References**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 (1993-2006), reviewed in approximately five year increments indicate the following information regarding the project site:

Address	Date	Comment
3126 W. Pierce St.	1945	Residential
	1950-1975	Grocery

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

Address	Date(s)	Occupancy
3126-32 W. Pierce St.	6/27/1934	Occupancy: Tavern
	9/20/1937	Install sulfur dioxide refrigeration system
	9/5/1957	Occupancy: Repair vending machines
	12/16/1956	Occupancy: Rooming house/tavern
	3/15/1971	Occupancy: Grocery Store
	4/24/1980	Raze: 6,000 cu/ft frame garage

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

- a. A 1910 (with updates through 1937) Sanborn Fire Insurance Map shows the project site was occupied by a two story flat and an attached automobile garage. The surrounding land uses were primarily residential. The Chicago, Milwaukee & St Paul Rail Yard was

located north of the project site. A large parcel labeled "National Foundry Co." was located northeast of the project site.

- b. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site was occupied by a two story store and attached automobile garage. The surrounding land uses were generally consistent with the previous map.

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

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) Database does not include listings for the project site.
2. The Department of Commerce (DCOM) tanks database does not include listings for the project site.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel Number 89, 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.

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

On January 7, 2009, City staff conducted an inspection of the project site. A photographic log of the project site is included as Attachment A. At the time of inspection there was a layer of snow on the ground. The project site was located on a bluff south of a rail corridor. The building that occupied the lot was apparently recently occupied by a tavern but appeared to be vacant. The surrounding land uses appeared to be primarily residential with few industrial uses located along W. Pierce St.

#### **F. Findings and Conclusion**

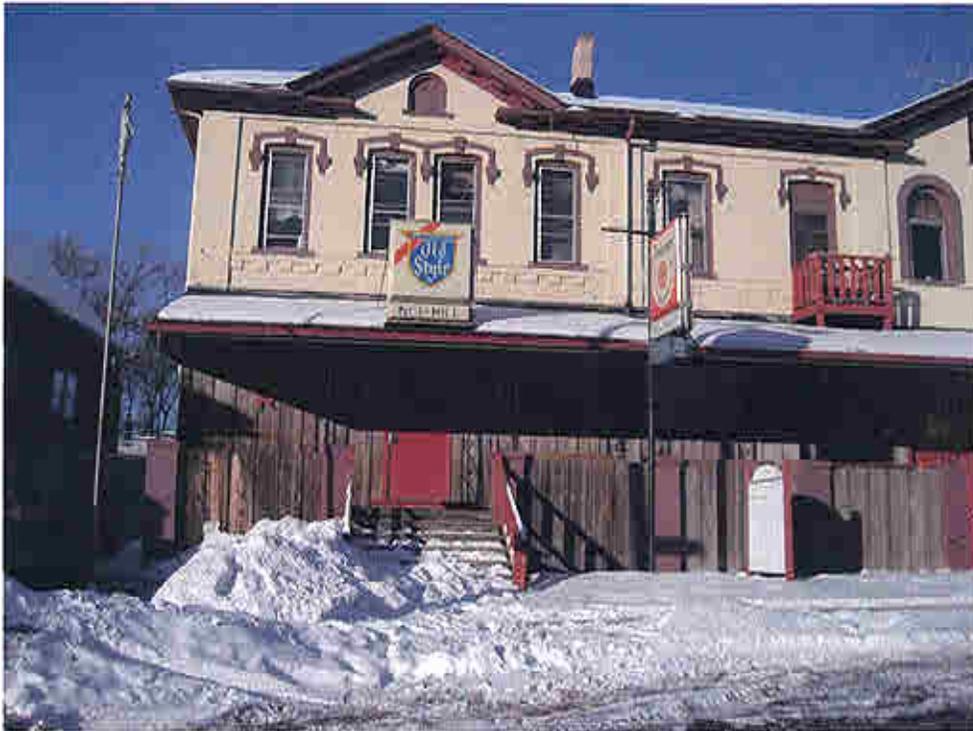
This HLUI of 3126-32 W. Pierce St. did not raise any potential environmental concerns. Based on the available historical land use information, we do not recommend a Phase II Environmental Site Assessment (ESA) at this time.

KCD/AMW  
City of Milwaukee  
3/9/2009

Historic Land Use Investigation  
3126-32 W. Pierce St., Milwaukee, WI

**Attachment A**  
**3126-32 W. Pierce St.**  
Photographs taken 1/7/2009

Historic Land Use Investigation  
3126-32 W. Pierce St., Milwaukee, WI



Photograph of the front portion of the project site, looking north.

Historic Land Use Investigation  
3126-32 W. Pierce St., Milwaukee, WI



Photograph of the rear portion of the project site, looking southwest.

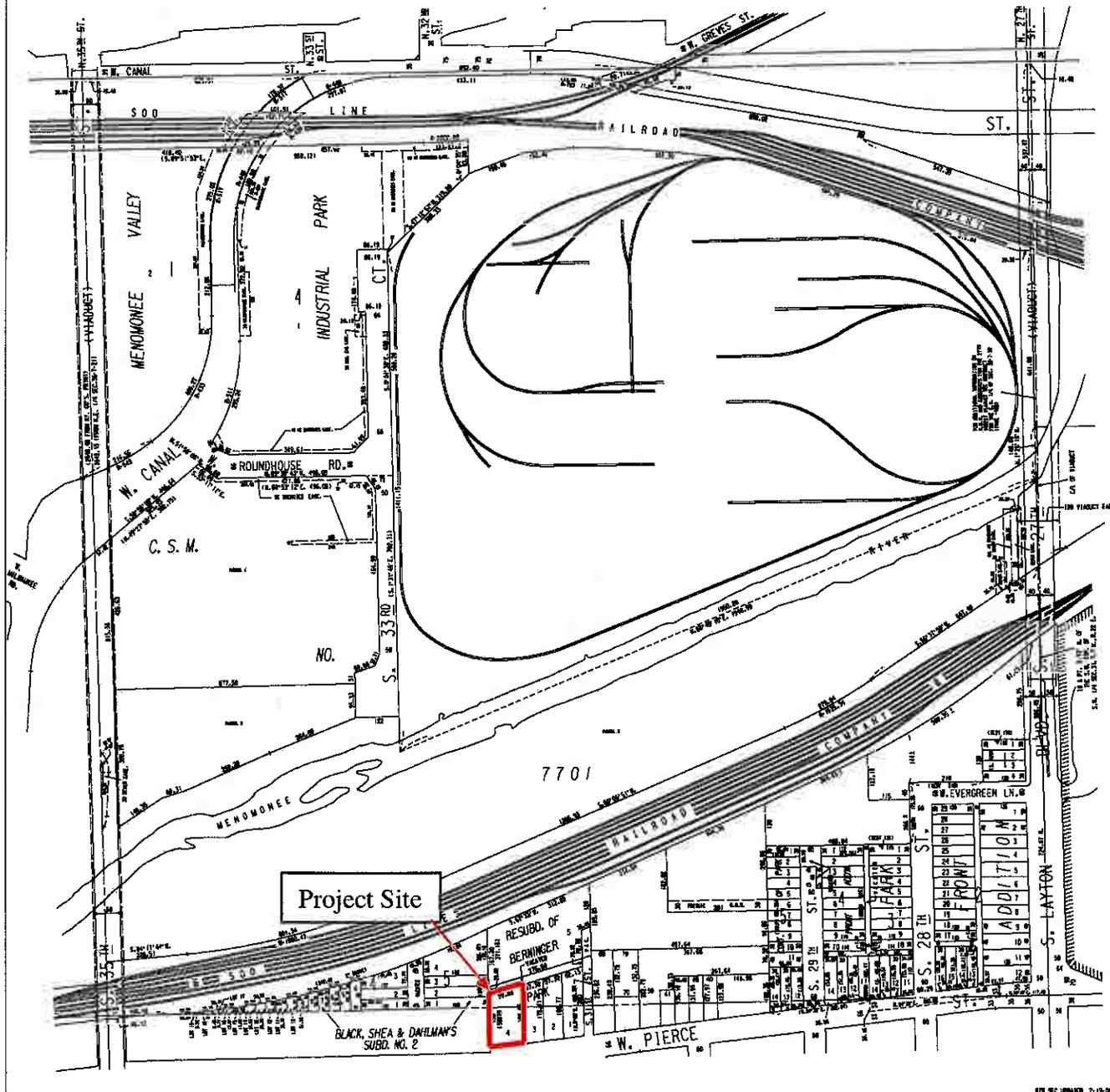
# FIGURE 1

## QUARTER SECTION LAND USE MAP

### 3126-32 W. Pierce St., Milwaukee, WI

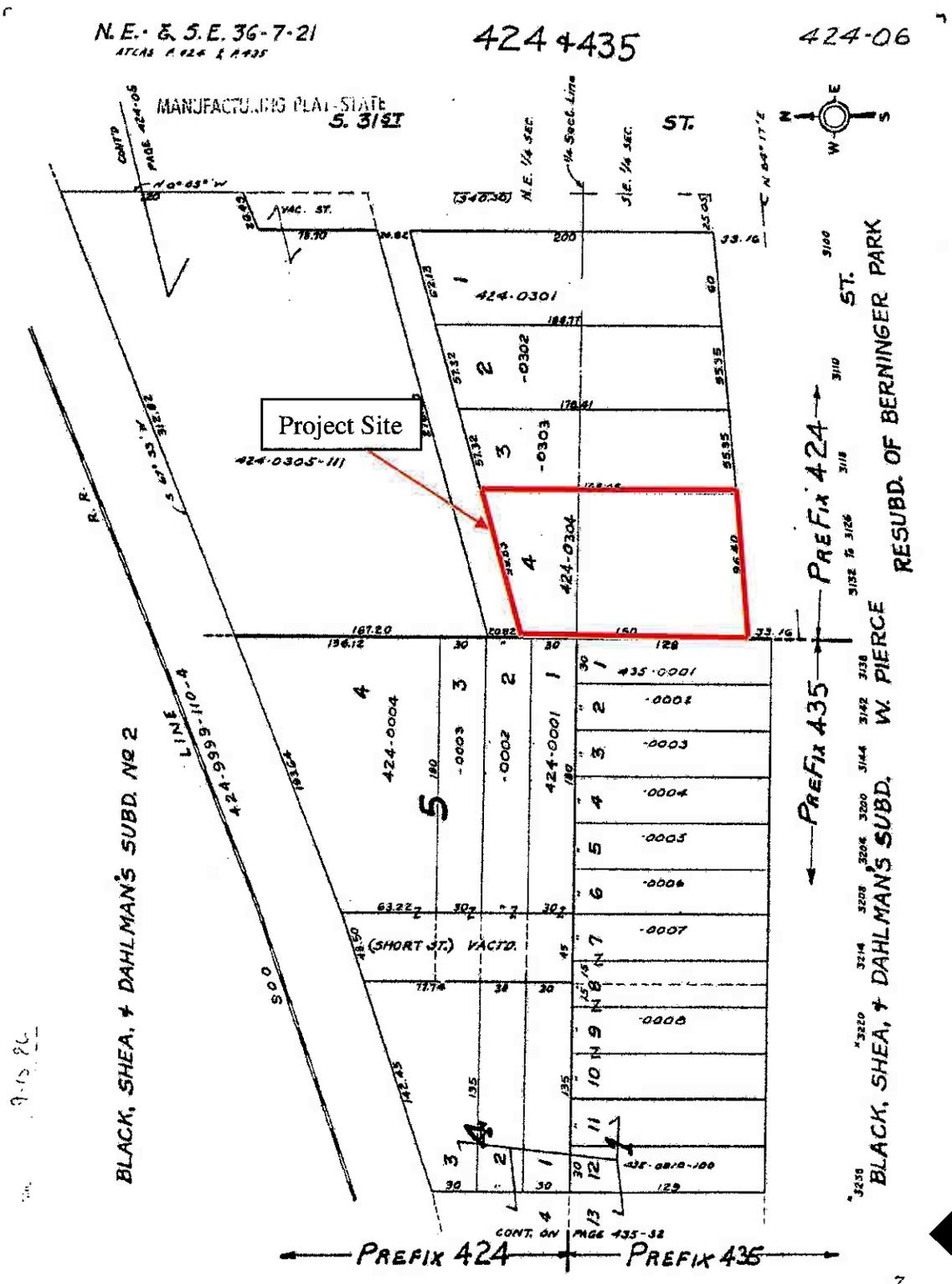
COMPILED AND DRAWN BY  
INFRASTRUCTURE SERVICES  
CITY OF MILWAUKEE

# N.E. ¼ SEC. 36, T. 7 N., R. 21 E.

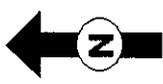


676 SEC. UPDATED 2-19-08

**FIGURE 2  
PLAT MAP  
3126-32 W. Pierce St., Milwaukee, WI**



9-15-86

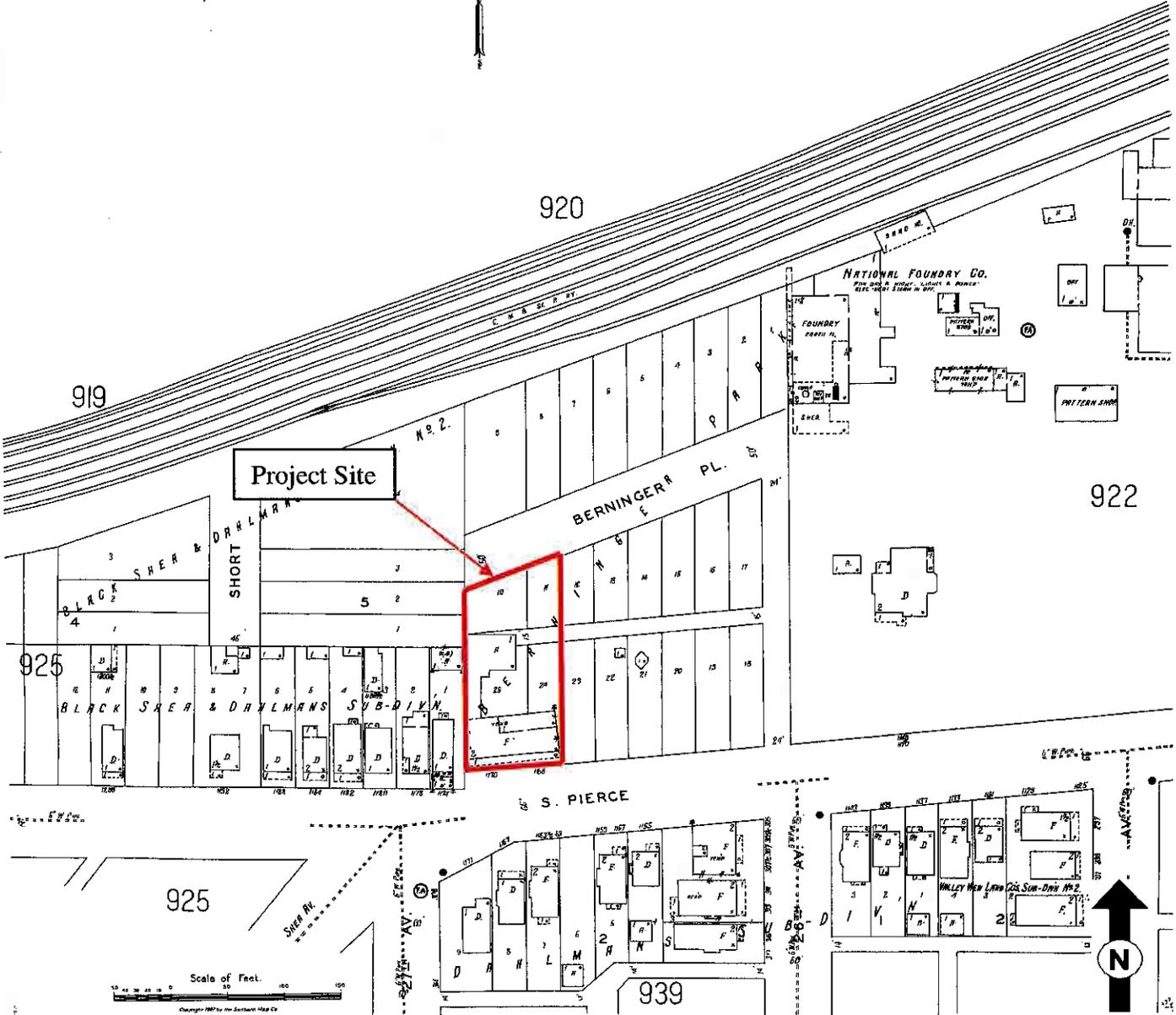


**FIGURE 3**  
**AERIAL PHOTOGRAPH**  
3126-32 W. Pierce St., Milwaukee, WI



**FIGURE 4**  
**1910 SANBORN FIRE INSURANCE MAP**  
 (With updates through 1937)  
 3126-32 W. Pierce St., Milwaukee, WI

MILWAUKEE No. 3  
**921**  
 (735)



# FIGURE 5

1910 Sanborn Fire Insurance Map  
(with updates through 1951)  
3126-32 W. Pierce St., Milwaukee, WI

