Historical Land Use Investigation

3607 W. Villard Avenue
Milwaukee, Wisconsin

File: 208-01

Prepared by:

City of Milwaukee

Department of City Development

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Mathew Reimer
Senior Environmental Project Coordinator

David P. Misky
Assistant Executive Director – Secretary

A. Purpose

This Historical Land Use Investigation (HLUI) of 3607 W. Villard Avenue, 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. Villard Avenue to the north, W. Fairmount Avenue to the south, N. 35th Street to the east, and N. 37th Street to the west. The project site is developed with a two-story residence (duplex) with a basement. A small paved area is located on the south side of the project site. 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
3607 W. Villard Avenue	192-0838-000	4,416 ft^2	3,564 ft^2	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C. Historical References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
3607 W. Villard Avenue	1935	No listing
	1940-1955	Residential
	1960	Borchert Bros. Inc. – contrs: acct, Residential
	1965-2010	Residential or no listing

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

Address	Date	Record
3607 W. Villard Avenue	1924	Application for permit – Remodel (Owner: North Milwaukee Motor Car Co.)
	1932	Application for permit – Occupancy for hardware store. Former: Electrical appliance office
	1936	Application for permit – Occupancy for shoe store & repair shop. Former: Hardware store
	1949	Application for permit – Occupancy for rooming house
	1961	Application for permit – Install fire resistive enclosures around furnaces
	1964	Application for permit – Convert 3-apt & store to 4-apt & store
	1986	Application for permit – Repair fire damage
	1988	Application for permit – construct new store front (new door and window)
	2003	Application for permit – Occupancy for Mimi's Hair Braiding (Portion of 1st floor)
	2004	Application for permit – Occupancy for daycare (1st floor storefront)
	2009	Application for permit – Occupancy for multi-family

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 developed with a two-story building labeled as a store. Surrounding parcels are developed with residential and commercial buildings. The southern adjoining property is occupied by the Wisconsin Bridge & Iron Company. **(Figure 4)**

b. A 1937 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site and surrounding sites are generally the same. **(Figure 5)**

c. A 1937 (*with updates through 1961*) Sanborn Fire Insurance Map shows the project site and surrounding sites are generally the same. **(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 April 3, 2014. The project site is developed with a two-story residence (duplex) with a basement. A small paved area is located on the south side of the project site. The interior of the residence includes typical living areas. The interior of the building contained miscellaneous junk and debris. The basement had several inches of frozen water on the floor.

G. Findings and Conclusion

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

MMR/DPM
City of Milwaukee
4/10/14

FIGURE 1
QUARTER SECTION LAND USE MAP
3607 W. Villard Avenue, Milwaukee, WI

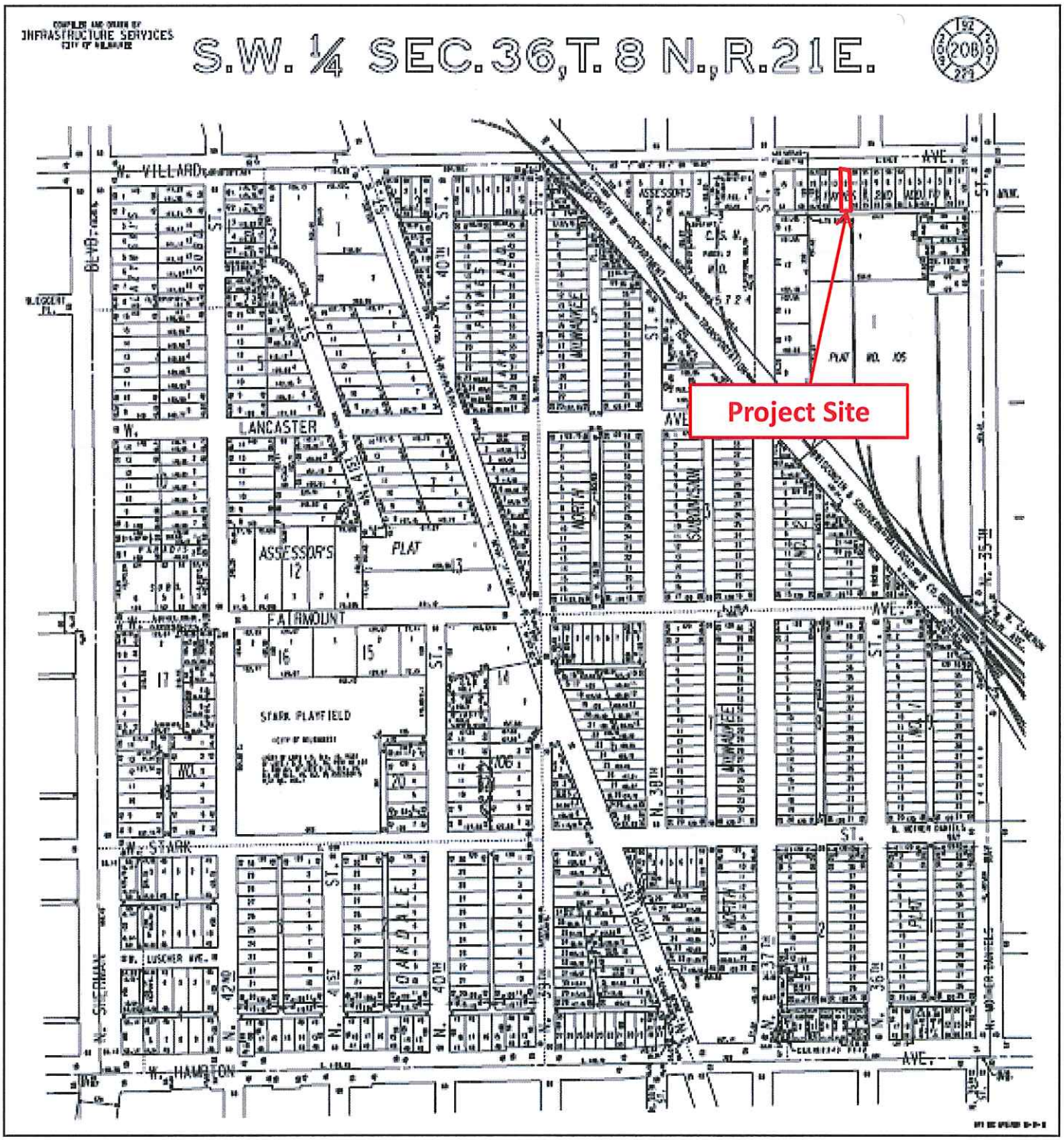


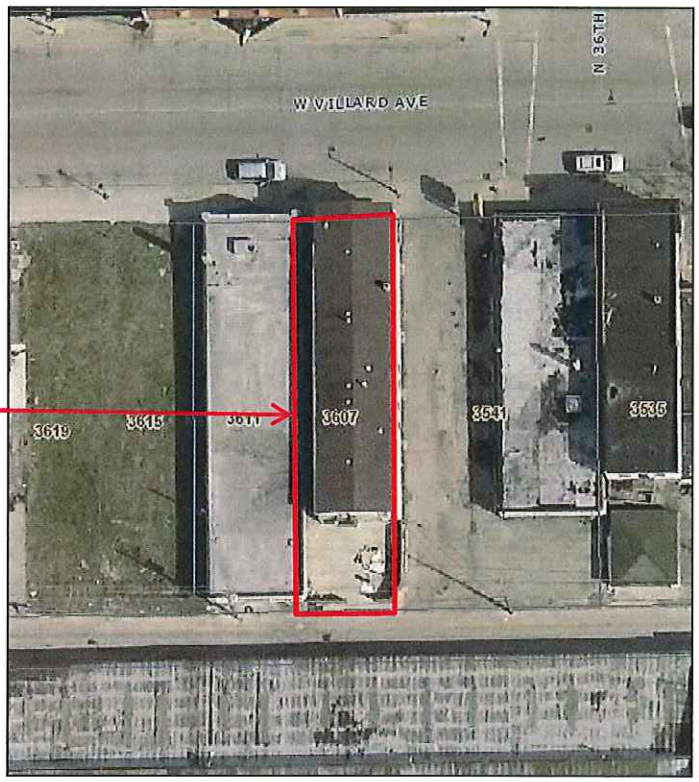
FIGURE 2
PLAT MAP
3607 W. Villard Avenue, Milwaukee, WI

FIGURE 3

2010 AERIAL PHOTOGRAPH – Milwaukee County GIS

3607 W. Villard Avenue, Milwaukee, WI

Aerial – Wide View



Project Site

Aerial – Close View

FIGURE 4
1937 SANBORN FIRE INSURANCE MAP
3607 W. Villard Avenue, Milwaukee, WI

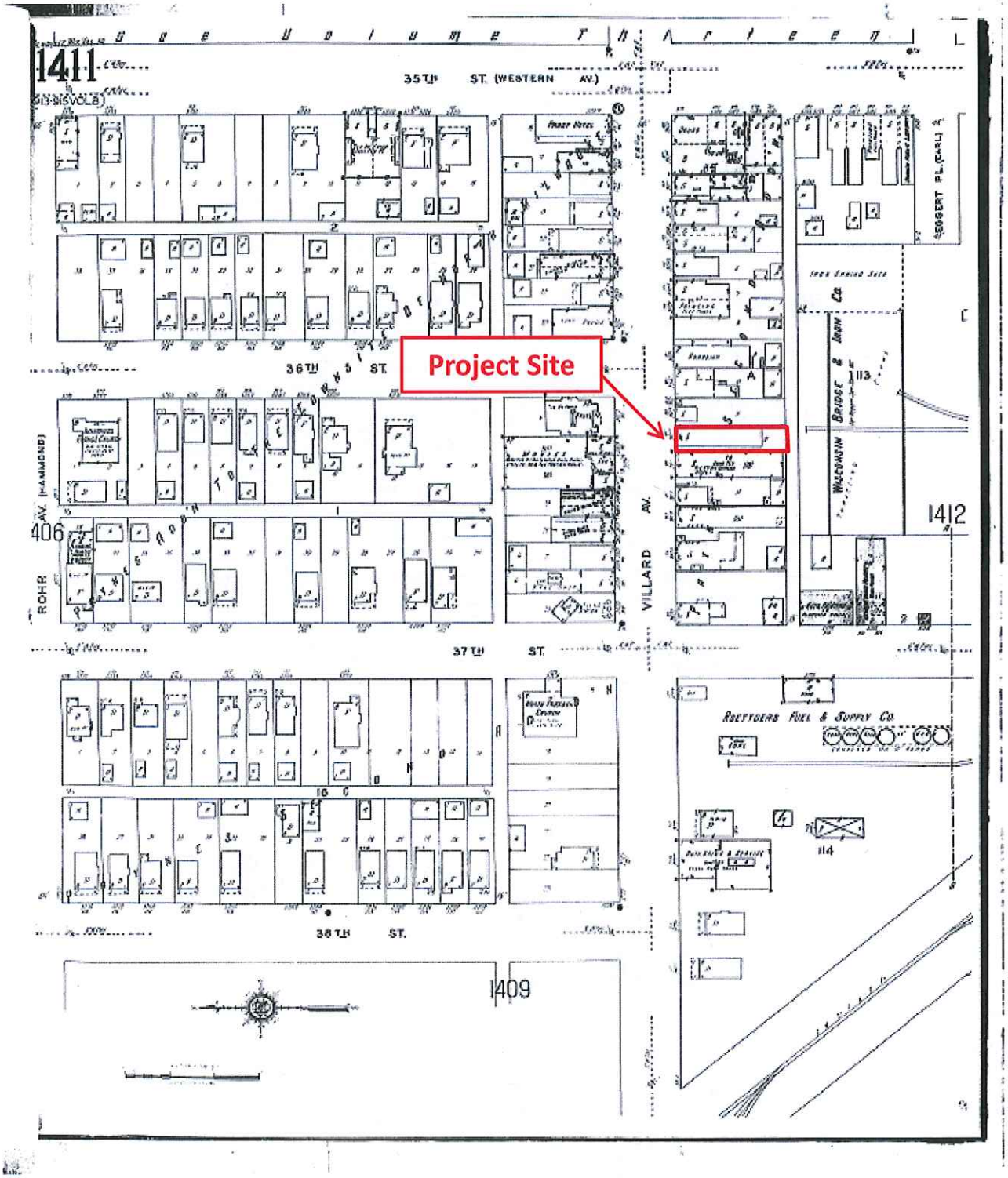


FIGURE 5
1937 SANBORN FIRE INSURANCE MAP
*(WITH UPDATES THROUGH **1951**)*
3607 W. Villard Avenue, Milwaukee, WI

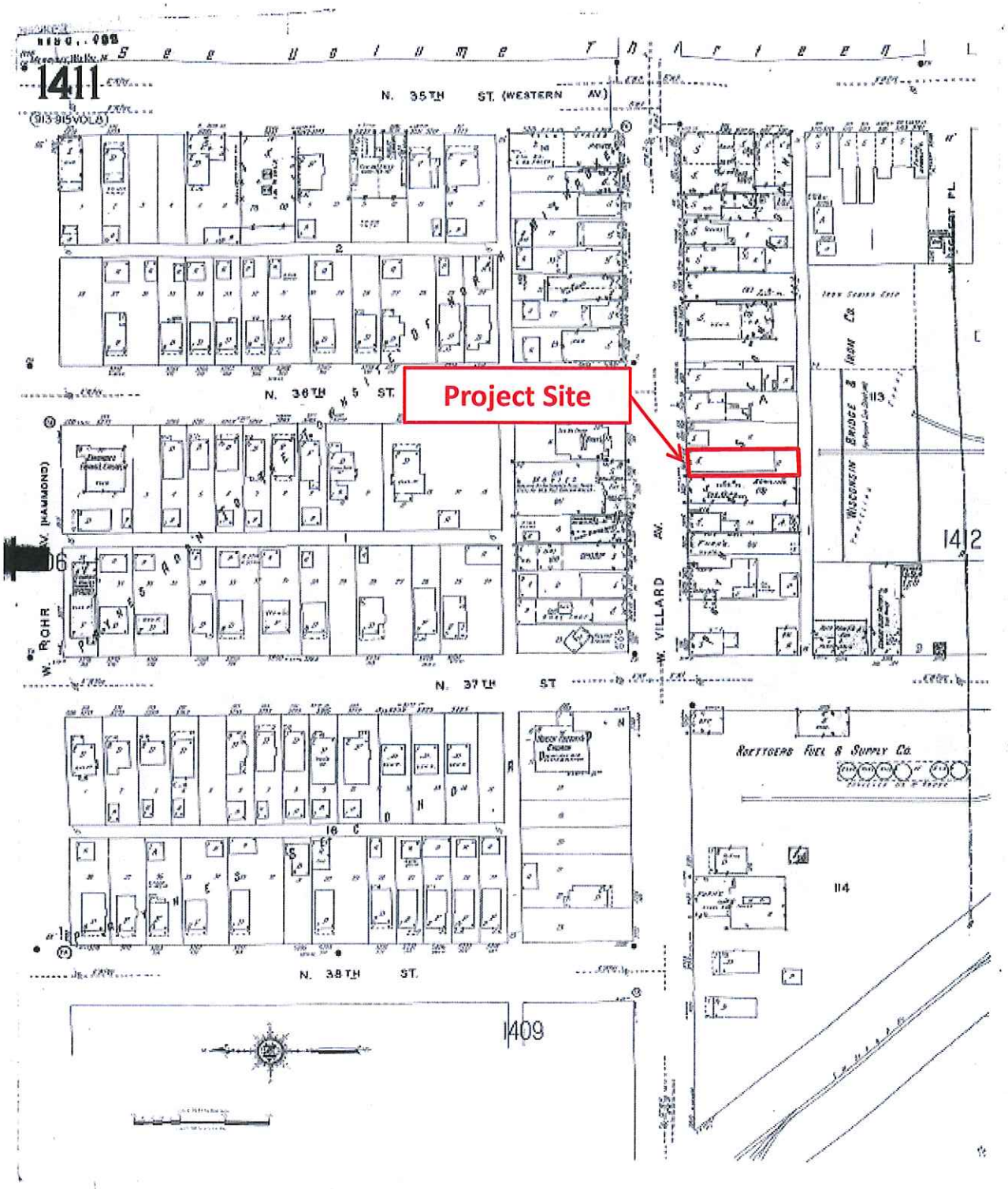
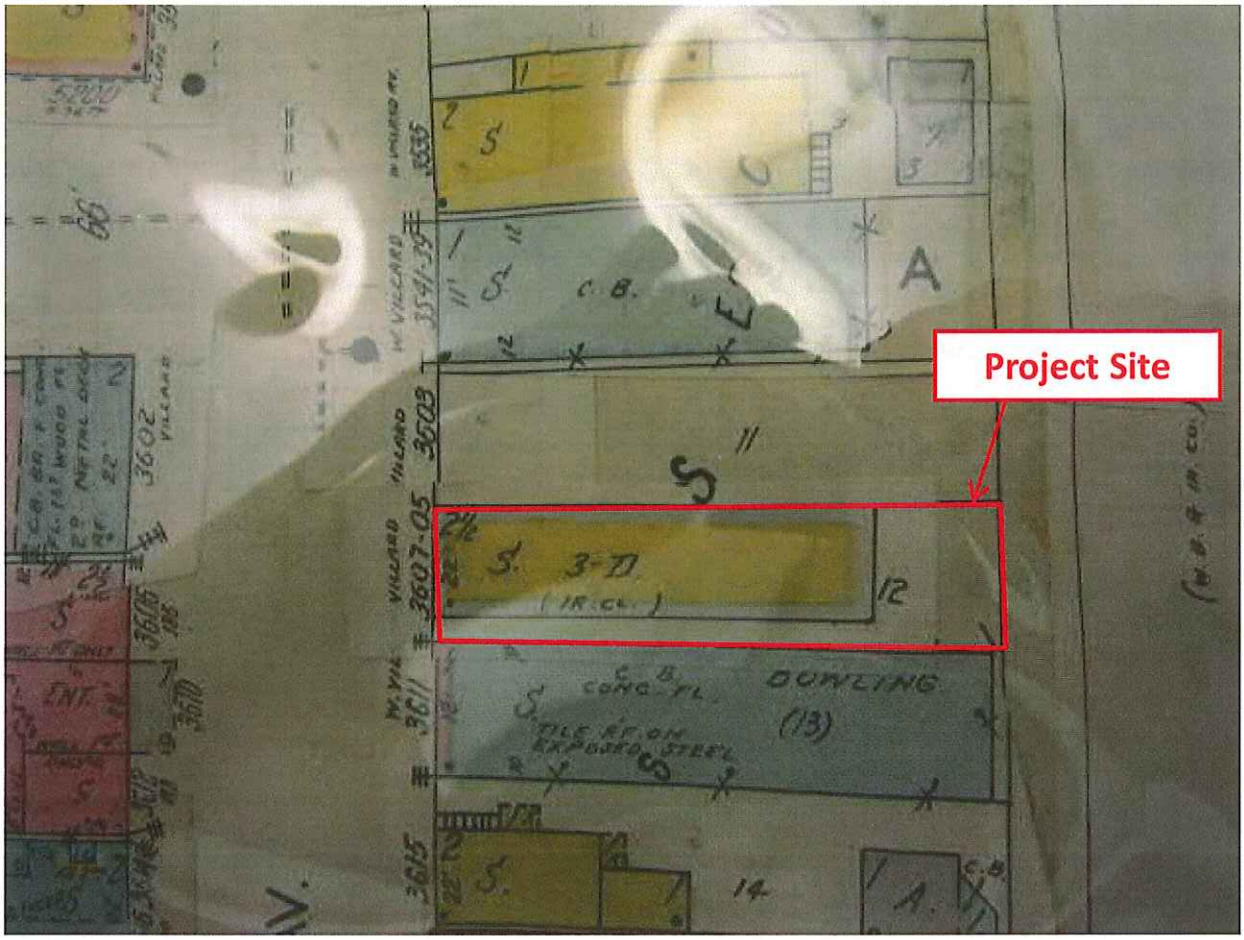


FIGURE 6

1937 SANBORN FIRE INSURANCE MAP

*(WITH UPDATES THROUGH **1961**)*

3607 W. Villard Avenue, Milwaukee, WI



ATTACHMENT A
SITE PHOTOGRAPHS
3607 W. Villard Avenue, Milwaukee, WI

View of project site looking south from W. Villard Avenue.

View of the project site looking north from the alley.

View of the second floor inside the building.

View of the first floor inside the building.