

Historical Land Use Investigation

3700-02 N. 27th Street
Milwaukee, Wisconsin

File: 270-33

Prepared by:



Department of City Development

April 25, 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 3700-02 N. 27th 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. Vienna Avenue to the north, N. 26th Street to the east, W. Nash Street to the south, and N. 27th Street to the west. The project site is developed with a vacant one-story building that includes a partial basement. The building was most recently occupied by a daycare. A small paved area is located behind the building, adjacent to the alley. The remainder of the property is generally covered with grass. 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
3700-02 N. 27 th Street	270-0241-000	3,564 ft ²	7,770 ft ²	NS2	City of Milwaukee

*NS2 = Commercial – Neighborhood Shopping

C. Historical References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
3700-02 N. 27 th Street	1935-1950	No listing
	1955-1980	Medical Clinic
	1985-2010	Daycare/Vacant

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

Address	Date	Record
3700-02 N. 27 th Street	1950	Application for permit – construct offices
	1951	Letter from architect to inspector: “Completed bldg. of 1-story medical clinic
	1988	Application for permit – occupancy: Alcoholism counseling service
	1988	Application for permit – occupancy: daycare
	1992	Application for permit – occupancy: daycare
	1997	Application for permit – occupancy: daycare
	2007	Application for permit – occupancy: daycare
	2007	Application for permit – temp. occupancy: educational
	2009	Application for permit – occupancy: daycare
	2009	Application for permit – temp. occupancy: mercantile

D. Sanborn Maps

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

- a. A 1951 Sanborn Fire Insurance Map shows the project site is undeveloped. The surrounding parcels are developed with residences. **(Figure 4)**
- b. A 1958 Sanborn Fire Insurance Map shows project site is developed with a one-story building occupied by a store. The surrounding parcels are generally the same as the previous map. **(Figure 5)**

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 24, 2014. The project site is developed with a vacant one-story building that includes a partial basement. The building was most recently occupied by a daycare. The building contained miscellaneous daycare related items and debris. A small paved area is located behind the building, adjacent to the alley. The remainder of the property is generally covered with grass.

G. Findings and Conclusion

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

MMR/DPM
City of Milwaukee
4/25/14

FIGURE 1

QUARTER SECTION LAND USE MAP

3700-02 N. 27th Street, Milwaukee, WI

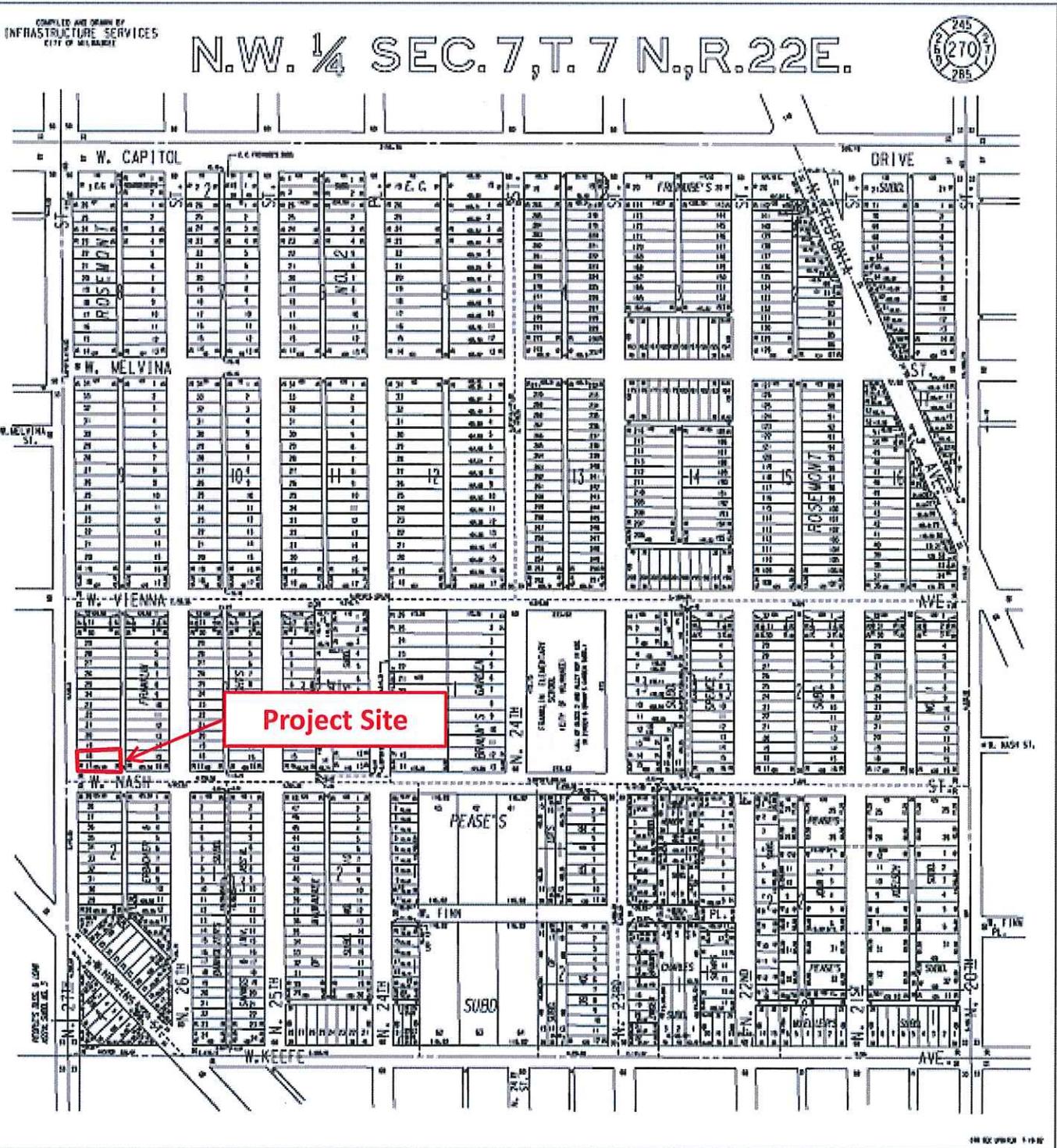


FIGURE 2 PLAT MAP

3700-02 N. 27th Street, Milwaukee, WI

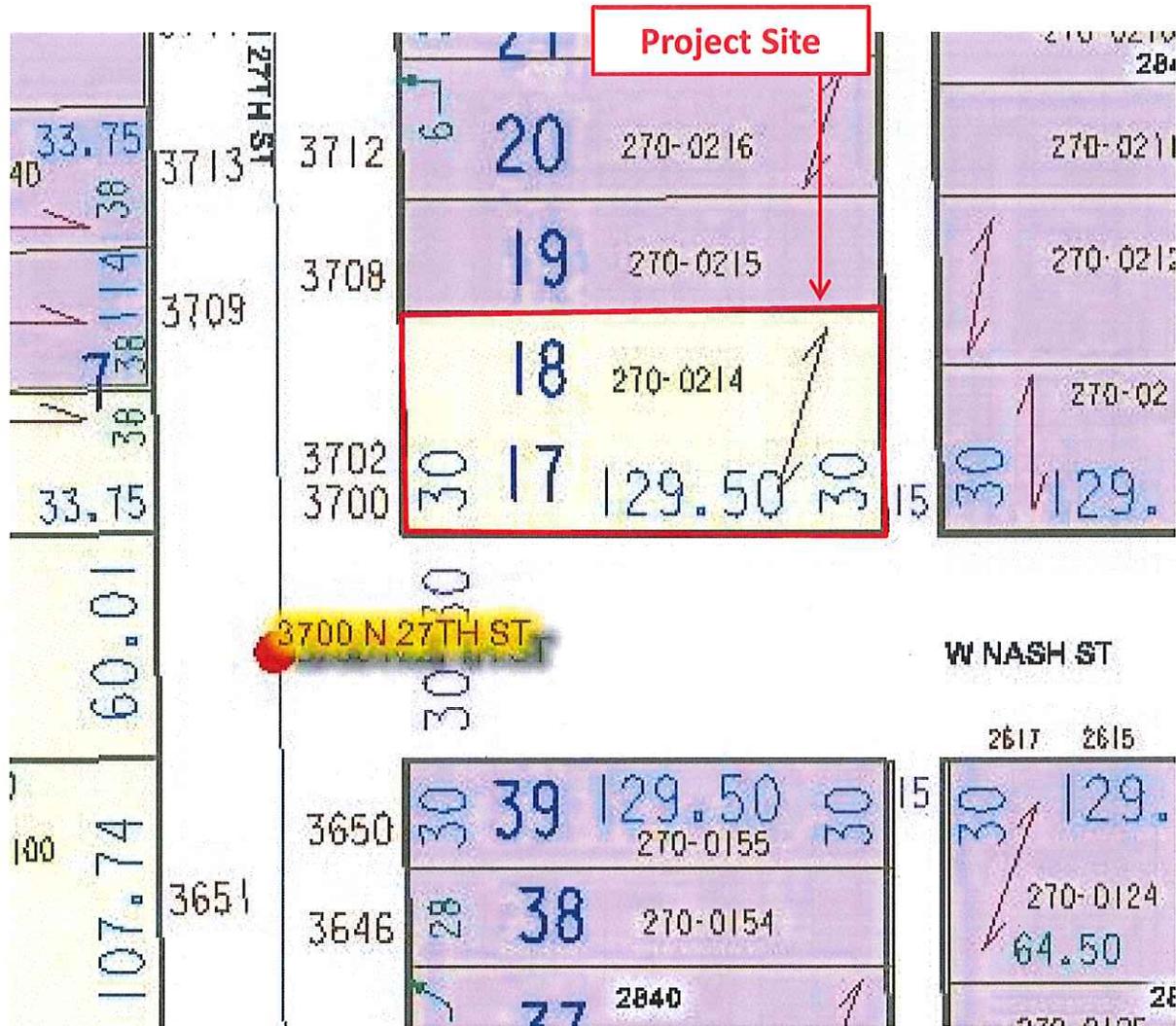


FIGURE 3
2010 AERIAL PHOTOGRAPH – Milwaukee County GIS
3700-02 N. 27th Street, Milwaukee, WI

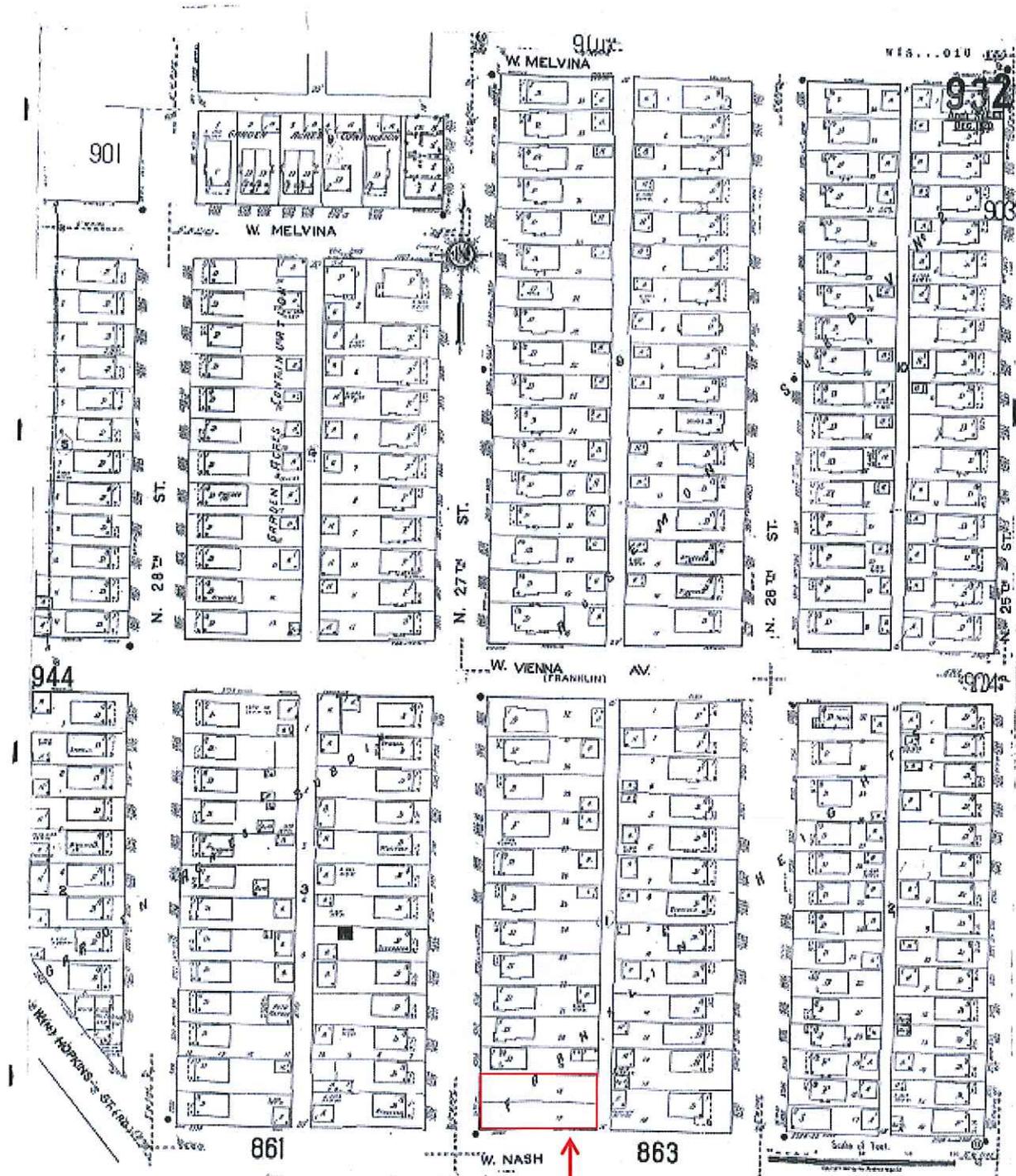


Aerial – Wide View



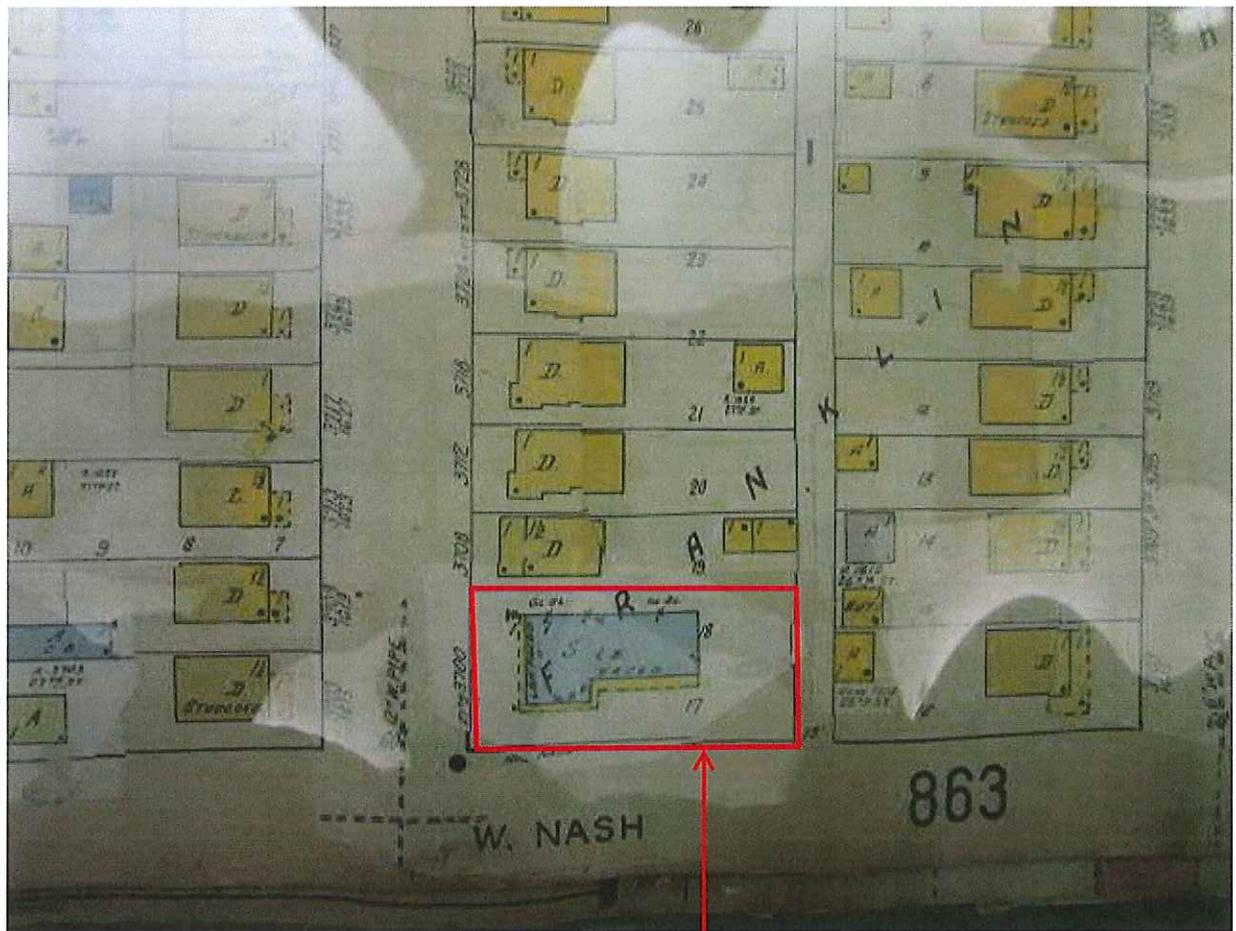
Aerial – Close View

FIGURE 4
1951 SANBORN FIRE INSURANCE MAP
3700-02 N. 27th Street, Milwaukee, WI



Project Site

FIGURE 5
1958 SANBORN FIRE INSURANCE MAP
3700-02 N. 27th Street, Milwaukee, WI



Project Site

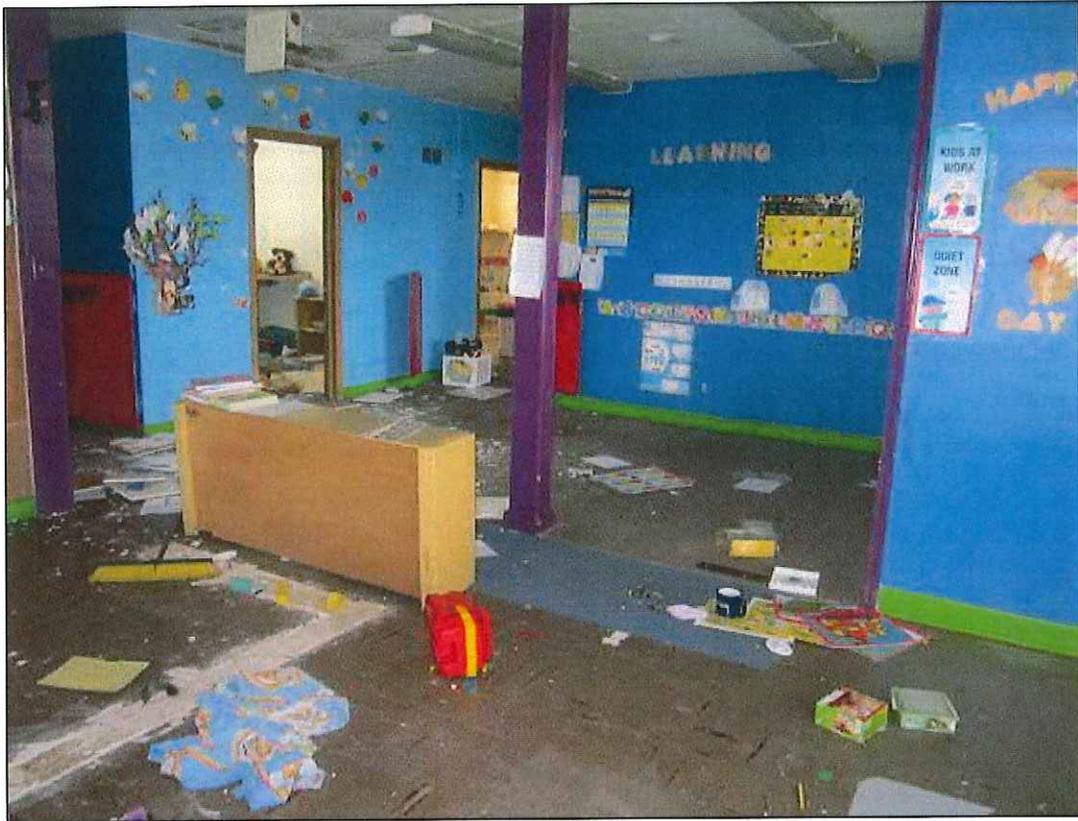
ATTACHMENT A
SITE PHOTOGRAPHS
3700-02 N. 27th Street, Milwaukee, WI



View of project site looking north from N. 27th Street.



View of project site looking westerly from W. Nash Street.



View of the former daycare space inside the building on the project site.



View of the kitchen inside the building on the project site.