

Historical Land Use Investigation
3720-24 West Vliet Street
Milwaukee, Wisconsin

File: 366-10

Prepared by:



Department of City Development

March 2, 2016

A handwritten signature in blue ink, appearing to read "Mathew Reimer".

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in black ink, appearing to read "Samuel Schultz".

Samuel Schultz
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 3720-24 West Vliet Street, Milwaukee, Wisconsin is to identify potential environmental conditions associated with the property prior to it being listed for sale. 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. Vliet Street to the south, W. Kisslich Place to the north, N. 37th Street to the east, and N. 38th Street to the west. The project site is developed with an unoccupied, two-story, mixed-use building and a rear partially paved, partially grassy area. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2013 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
3720-24 W. Vliet Street	3661716000	4,416 ft ²	4,200 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C. Historical References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 (1993-2012), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
3720 W. Vliet Street	1935	Barber
	1940	Restaurant
	1945-1950	United Auto Workers No. 209
	1955-1980	Laundromat
	1985-1990	Vacant
	1996	Residential
	2000-2015	No listing
3722 W. Vliet Street	1935-2000	Residential
	2005-2015	No listing
3724 W. Vliet Street	1935	Hemstitching
	1935-1940	Park Sheet Metal and Furnace Company
	1945	Tarman Amusement Company
	1950-1970	Olson Realty Corporation
	1975	Vacant
	1980	Cream City Solar Heating Company
	1985	Vacant
	1990	Variety store
	1996	No listing
	2000	Residential
2005-2015	No listing	

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

Date	Comments
04/29/1910	Application for Permit to Build: Wood frame one store and one flat
11/02/1925	Application for Permit: Stores (2) and flats (2)
04/09/1926	Application for Permit: Garage
03/01/1937	Application for Permit to Occupy: Laundry agency Formerly: Barber shop
02/01/1938	Application for Permit to Occupy: Radio and electrical appliance store Formerly: Laundry agency
08/18/1939	Application for Permit to Occupy: Restaurant Formerly: Radio and electrical appliance store
01/16/1942	Application for Permit to Alter and/or Remodel an Existing Building: Convert one of two second story apartments to two apartments
02/03/1942	Application for Permit to Occupy: Music store Formerly: Sheet metal shop
01/26/1943	Application for Permit to Occupy: Office Formerly: Same
07/28/1944	Application for Permit to Occupy: Research chemical laboratory Formerly: Vending machines
04/05/1948	Application for Permit to Occupy: Sales and service of coin machines Formerly: Chemical company
11/16/1949	Application for Permit to Occupy: Jewelry store Formerly: Office
02/28/1950	Application for Permit to Occupy: Office Formerly: Jewelry store
06/20/1951	Application for Permit: Install new gas burner and boiler
04/08/1953	Application for Permit to Occupy: Self-service laundromat/laundry service Install: Washing machines Formerly: Union office
01/02/1957	Milwaukee Fire Department Report: Fire started in pile of papers Estimated building damage: \$3,500
10/26/1966	Milwaukee Fire Department Report: Open wiring below laundromat in basement also on motors of gas dryers
03/17/1972	Application for Occupancy Certificate: Retail coin laundromat Formerly: Same
03/18/1977	Application for Occupancy Certificate: New automotive parts outlet Formerly: Offices
03/07/1980	Application for Permit: New subfloor and flooring to extending floor openings (joist in place) and providing new no-bearing partition wall approximately 12' in length of light construction 2 x 4's and drywalls
11/07/2003	Razing Permit: Garage
06/13/2006	Condemnation – Fire Repair/Rehab Permit: Multi-family, 3-4
01/09/2007	Condemnation – Fire Repair/Rehab Permit: Mercantile, Other
05/09/2007	Gas Furnace Permit: Office-general
05/09/2007	Repair Permit: Office-general
10/30/2012	Code Enforcement: Board-up vacant building (Rear first and second floor doors need to be secured)
08/15/2013	Code Enforcement: Remove and dispose of all debris, junk, etc.
03/18/2014	Code Enforcement: Replace missing downspout and connect to gutter; Replace defective bricks or blocks exterior wall; Replace mortar missing exterior wall (tuckpoint); Remove broken window pane and replace

DNS Records (Cont.)

Date	Comments
04/04/2014	Code Enforcement: Remove and dispose of all debris, junk, etc.
04/11/2015	Code Enforcement: Remove and dispose of all debris, junk, etc.
04/15/2015	Code Enforcement: Custom violation - "Remove and properly dispose of all debris, junk appliances, furniture, brush, etc. from the premises. Maintain the premises free of litter, refuse and debris in such a manner that it does not violate this section...REMOVE ALL TRASH AND LITTER REAR YARD."

D. Sanborn Maps

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

1. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site occupied by a two-story building divided into two stores and a one-story automobile garage facing the alley. The map shows the buildings unlabeled, and shows similar stores and residential buildings surrounding the project site (**Figure 4**).
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site with the same general features as the 1937 map (**Figure 5**).
3. A 1969 Sanborn Map shows the project site with the same general features as the 1937 and 1951 maps (**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 & Consumer Protection (DATCP) online database 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 United States Fish and Wildlife Service's (USFWS) National Wetlands Inventory, wetlands are not identified within the project site.
5. According to the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Environmental Corridors Map, the project site is not located within an environmental corridor.

F. Project Site Inspection

City staff conducted a site inspection on February 22, 2016. City staff observed a vacant, two-story, formerly mixed-use building. The area in the rear of the building (northwards) contains a small grassy area and a small paved area. The building appeared in good condition. Staff observed a disconnected, cylindrical tank in the basement; the purpose of the tank is unknown. No leaks or

floor staining were observed in the vicinity of the tank. A small amount of mold was also observed in the basement. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historical Land Use Investigation revealed the following potential environmental condition:

- A 1944 Occupancy Permit for approval of a research chemical laboratory at the site.

MR/SS
City of Milwaukee
3/3/2016

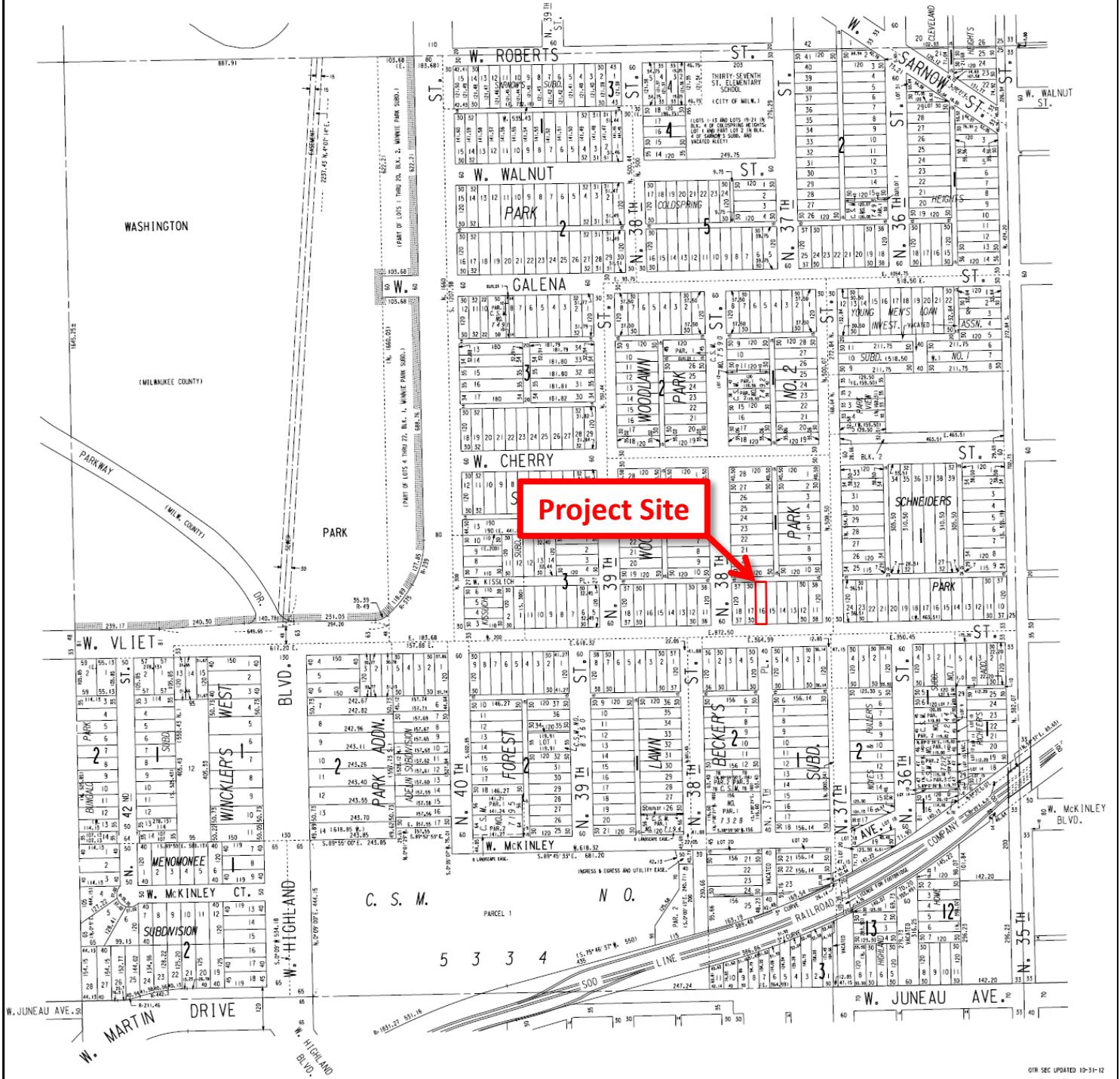
FIGURE 1

Quarter Section Land Use Map 3720-24 W. Vliet Street, Milwaukee, WI



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INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

S.W. ¼ SEC. 24, T. 7 N., R. 21 E.



Project Site

FIGURE 2

Plat Map

3720-24 W. Vliet Street, Milwaukee, WI



FIGURE 3
Aerial Photographs
3720-24 W. Vliet Street, Milwaukee, WI

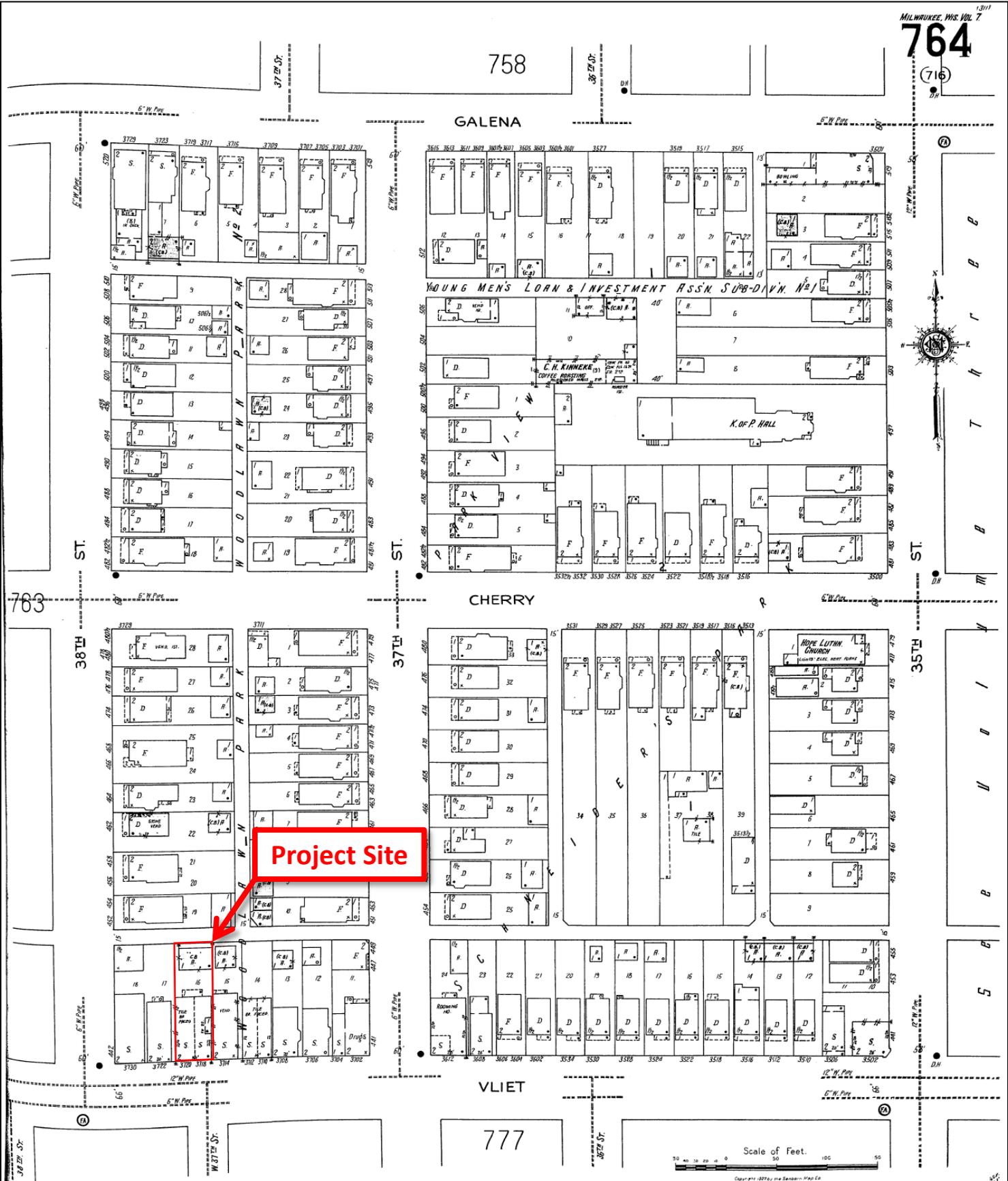


FIGURE 4

1937 Sanborn Fire Insurance Map 3720-24 W. Vliet Street, Milwaukee, WI



MILWAUKEE, WIS. VOL. 7
764
(716)



758

GAENA

3516 3513 3511 3509 3507 3505 3503 3501 3499
3518 3517 3515
3526 3525 3524 3523 3522 3521 3520 3519 3518 3517 3516

YOUNG MEN'S LOAN & INVESTMENT ASSN. SUB-DIV. No. 1

C. H. KIMBERG
TOY & BROS.

K. O. P. HALL

CHERRY

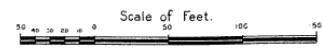
3531 3529 3527 3525 3523 3521 3519 3517 3515 3513
3534 3533 3532 3531 3530 3529 3528 3527 3526 3525 3524 3523 3522 3521 3520 3519 3518 3517 3516 3515 3514 3513 3512 3511 3510 3509 3508 3507 3506 3505 3504 3503 3502 3501 3500

HOPE LUTHER CHURCH
LUTHERAN CHURCH

Project Site

VLIET

777



38TH ST
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36TH ST
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10TH ST
9TH ST
8TH ST
7TH ST
6TH ST
5TH ST
4TH ST
3RD ST
2ND ST
1ST ST

763

38TH ST

37TH ST

35TH ST

38TH ST

W 37TH ST

36TH ST

35TH ST

34TH ST

FIGURE 5

1951 Sanborn Fire Insurance Map 3720-24 W. Vliet Street, Milwaukee, WI



MILWAUKEE, WIS. VOL. 7
764
W 18 018

758

W. GALENA

YOUNG MEN'S LOAN & INVESTMENT ASSN. SUB-DIV. No. 1

K. OF P. HALL

W. CHERRY

N. 37TH

W. VLIET

777

Project Site

Scale of Feet.
0 50 100 150

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ATTACHMENT A

Site Photographs

3720-24 W. Vliet Street, Milwaukee, WI



Front view of project site facing north (02/22/2016)



Rear view of project site facing southeast (02/22/2016)



First floor view of project site (02/22/2016)

ATTACHMENT A

Site Photographs

3720-24 W. Vliet Street, Milwaukee, WI



Second floor view of project site (02/22/2016)



Basement view of project site (02/22/2016)



Basement view of project site (02/22/2016)