Historical Land Use Investigation

3774 South 27th Street
Milwaukee, Wisconsin

File: 552-25

Prepared by:

City of Milwaukee

Department of City Development

June 15, 2015

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A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 3774 South 27th 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. Howard Avenue to the south; W. Morgan Avenue to the north; S. 25th Street and the Kinnickinnic River to the east; and S. 27th Street to the west. **Figure 1** shows the general area including the project site and its dimensions. **Figure 2** 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
3774 S. 27th Street	5529938000	4,381 ft^2	81,429 ft^2	LB1	City of Milwaukee

*LB2 = Local Business Districts

C. Historical References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
3774 S. 27th Street	1940-2010	Evergreen Camp, Mobile Court, Tavern, and Hotel

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

Date	Comments
12/15/1953	App. for Electrical Permit: Tavern
1/14/1954	Letter from County of Milwaukee: Evergreen trailer camp in violation of county ordinances
2/26/1957	Application for Permit to Alter: Provide one hour enclosure to boiler room
5/20/1964	Violation Notice: "Auto repairing and rebuilding in parking lot and on the driveway"
9/18/1975	Application for Permit: Furnish and install one gas fired furnace
5/25/1990	Fire Alarm Report: Leaking L.P. gas ignited mobile home and contents
10/7/1993	Application for Permit: Remove 1,000 gallon heating oil UST on north side of building
3/22/1999	Construction Permit: Gas furnace
7/31/2003	Construction Permit: Alterations
4/11/2005	Occupancy Permit: Mobile home
9/29/2005	Construction Permit: New shed
2/10/2006	Construction Permit: Gas furnace
8/21/2008	Violation Notice: Repair or replace defective paved area
6/22/2009	Service Request: Junking vehicles in parking lot of hotel
6/26/2009	Violation Notice: Remove unlicensed motor vehicles
7/1/2009	Violation Notice: Discontinue outdoor parking of unlicensed vehicles
6/6/2011	Violation Notice: Remove and dispose of all debris, junk, etc.
2/15/2012	Condemnation: Fire Repair/Rehab

DNS Records (Cont.)

Date	Comments
2/23/2012	Code Enforcement: Clean up and properly dispose of all litter (Remove discarded wood from the rear of the hotel building, by the sheds); Discontinue the use of extension cords (Remove the exterior colored lights in series and plugged into extension cords from the building and flagpole); Remove storage of combustible waste
6/1/2012	Code Enforcement: Reduce cats and dogs or get animal fancier permit; obtain a dog or cat license
6/13/2012	Zoning Certificate: Catering
7/24/2012	Code Enforcement: Discontinue outdoor parking of unlicensed vehicles
8/16/2012	Code Enforcement: Remove and dispose of all debris, junk, etc.
5/13/2013	Code Enforcement: Exterminate rats; exterminate mice; exterminate roaches; Provide documentation pertaining to maintenance of all records pertaining to operation, management, registry, and supervision of manufactured home park community; Every occupant of a structure shall keep in a clean and sanitary condition that part of a structure and premises thereof which the occupant occupies or controls. (Insure occupants are keeping clean and sanitary conditions within the manufactured homes they occupy.); Owners responsibility. Every owner or operator shall be responsible for maintaining in a clean and sanitary condition all communal, shared or public areas of the structure and premises thereof which are used or shared by 2 or more occupants. The owner shall maintain vacant land in a clean and sanitary condition. (Insure all communal, shared or public areas are kept in a clean and sanitary condition.); Repair, replace or remove defective fence; Protect all wood surfaces with paint; Paint all wood trim; Repair or replace defective rain gutters; Remove broken window pane and replace.
1/24/2014	Code Enforcement: Defective heating system (central); Defective plumbing system; Defective sewer system
6/2/2014	Condemnation: Conditions requiring to be razed: 35 mobile home trailers; 12 metal sheds; 6 wood sheds
6/2/2014	Code Enforcement: Remove and dispose of all debris, junk, etc.
6/2/2014	Code Enforcement: Repair or replace defective plumbing system (Area of concern is to repair rear water leak behind hotel building); Repair or replace defective water supply system
11/11/2014	Asbestos Project: Multi-family
11/12/2014	Razing: Multi-family

D. Sanborn Maps

Sanborn Fire Insurance Maps including the project site were not available for review.

E. Other Historical Resources

The City of Milwaukee Historic Preservation Office prepared a July 2014 Historic Designation Study Report to determine the historical significance of the project site. The report indicates the project site was part of a larger area of land owned by Jacob Nunnemacher from June 23, 1819 to November 28, 1876. A distillery was constructed on Jacob Nunnemacher's land in 1855, subsequently destroyed in a fire, and apparently rebuilt 1857. The project site may have also been used as agricultural land during this time period. According to the Historic Designation Study Report, the house was noted to be 800 feet from the distillery. The house noted is believed to be the house currently located at the project site.

F. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) included the following listing for the project site:

   - 04-41-554735 KLUG RESIDENCE SPILL. SPILL – CLOSED. Unknown size. Liquid/Gaseous Heating Fuel (Propane). 01/14/2010: Spill Reported to DNR. 01/14/2010: Spill Incident Occurred. 01/15/2010: Spill Closed

2. The Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP) online database included the following tank listing for the project site:

   - Underground Storage Tank – ID: 305099. Closed/Removed as of 10/13/1993. Capacity in gallons: 1,000. Contents: Fuel Oil. Bare Steel.

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.

G. Project Site Inspection

City staff conducted a site inspection on April 14, 2015. A vacant two-story building included some general household cleaning supplies and paints. A bar and associated appliances, including sinks and refrigerators, were observed on the first floor. A separate kitchen with similar appliances was also observed. Various exposed pipes and insulation were observed throughout the first and second floors. A large walk-in refrigerator, water piping, a hot water heater, and other appliances were observed in the basement.

The majority of the project site was disturbed land resulting from the recent demolition in November 2014 (according to DNS records). Capped pipes, likely sanitation connections for the previous mobile homes, were observed in the east portion of the lot behind the building. A metal shed and tires were observed in the rear of the building. The southeast corner of the building had a concrete pad with varying ages of concrete, which may have been related to the UST removal noted in Section E of this report. **Attachment A** includes pictures from the inspection.

H. Findings and Conclusion

This Historic Land Use Investigation did not reveal environmental conditions that warrant a Phase II Environmental Site Assessment (ESA).

KCD/SS
City of Milwaukee
6/15/2015

FIGURE 1

Quarter Section Land Use Map

3774 S. 27th Street, Milwaukee, WI

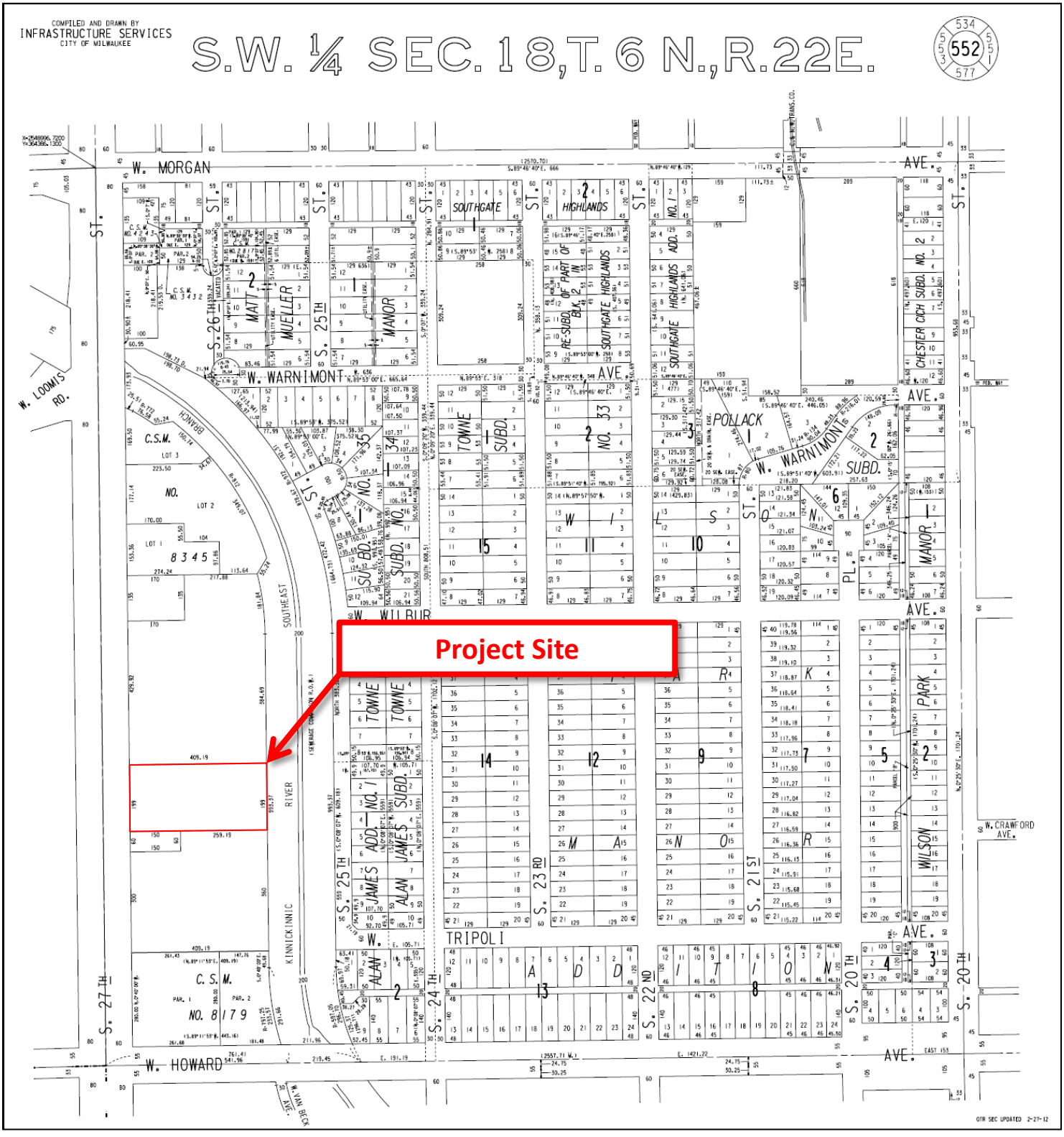


FIGURE 2

Aerial Photographs

3774 S. 27th Street, Milwaukee, WI

Source: Milwaukee County GIS (2013 Aerial)

ATTACHMENT A

Site Photographs

3774 S. 27th Street, Milwaukee, WI

First-floor view of the project site (4/14/2015)

First-floor view of the project site (4/14/2015)

First-floor view of the project site facing east

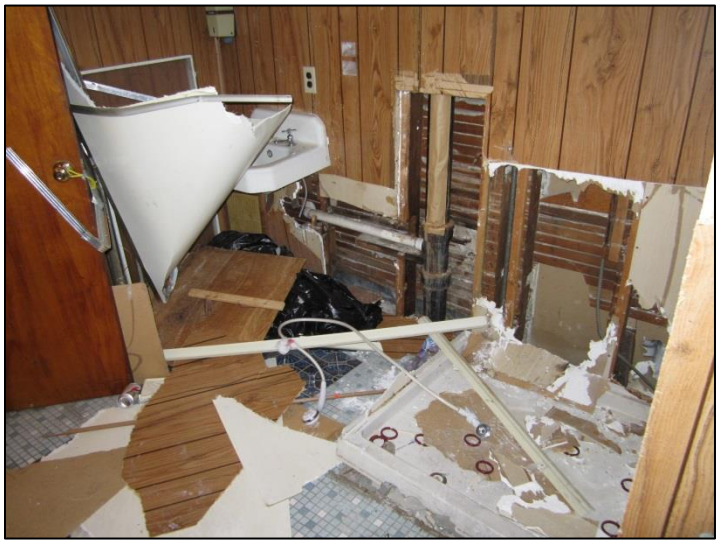
First-floor view of the project site (4/17/2015)

ATTACHMENT A

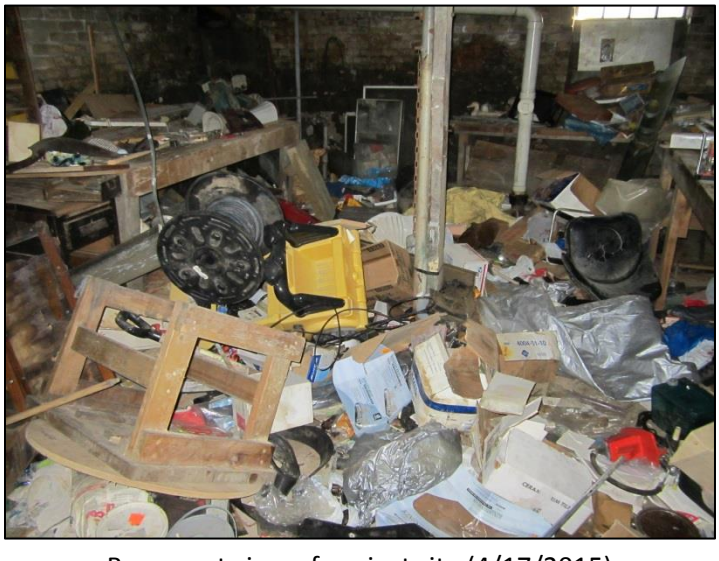
Site Photographs

3774 S. 27th Street, Milwaukee, WI

First-floor view of project site (4/14/2015)



First-floor view of project site (4/14/2015)



Basement view of project site (4/17/2015)

First-floor view of project site (4/14/2015)

Basement view of project site (4/14/2015)

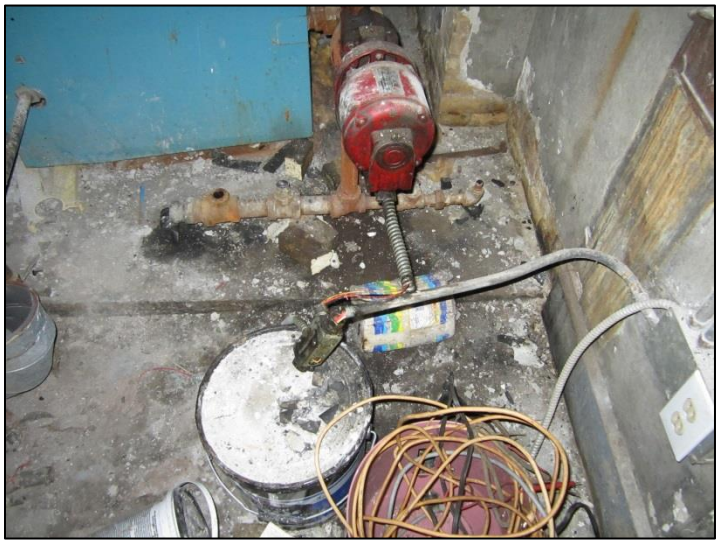
ATTACHMENT A

Site Photographs

3774 S. 27th Street, Milwaukee, WI

Basement view of the project site (4/14/2015)

Basement view of the project site (4/14/2015)



Basement view of the project site (4/14/2015)

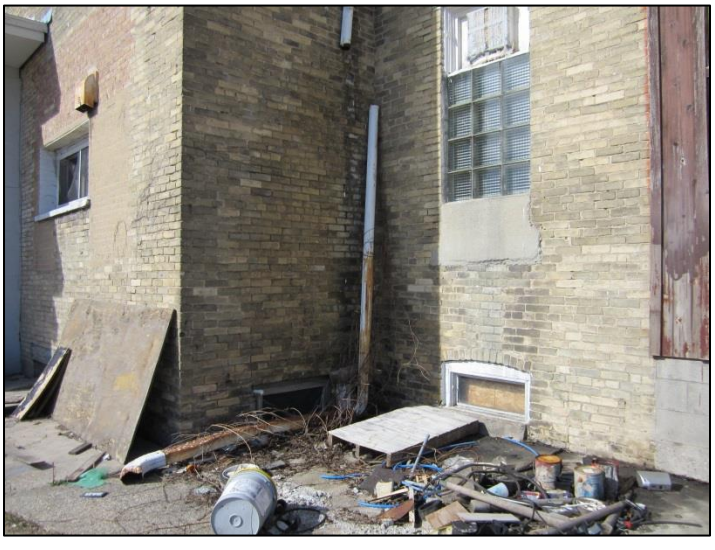
Basement view of the project site (4/14/2015)

ATTACHMENT A
Site Photographs
3774 S. 27th Street, Milwaukee, WI

Basement view of the project site (4/14/2015)

Front, outdoor view of the project site (4/14/2015)

Side, outdoor view of the project site (4/14/2015)



Rear, outdoor view of the project site (4/14/2015)

Side, outdoor view of the project site (4/14/2015)

ATTACHMENT A

Site Photographs

3774 S. 27th Street, Milwaukee, WI

Rear, outdoor view of the project site (4/14/2015)

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Side, outdoor view of the project site (4/14/2015)