

Historical Land Use Investigation
3907-09 W. Vliet Street
Milwaukee, Wisconsin

File: 366-19

Prepared by:



Department of City Development

May 8, 2014

A handwritten signature in blue ink, appearing to read "Mathew Reimer", positioned above a horizontal line.

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in blue ink, appearing to read "David P. Misky", positioned above a horizontal line.

David P. Misky
Assistant Executive Director - Secretary

A. Purpose

This Historical Land Use Investigation (HLUI) of 3907-09 W. Vliet 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. Vliet Street to the north, N. 39th Street to the east, W. McKinley Avenue to the south, and N. 40th Street to the west. The project site is developed with an unoccupied two-story building that does include a basement. A one-story concrete block structure is attached to the rear of the building. The rear portion of the project site is paved. 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
3907-09 W. Vliet St.	366-0533-000	NA	3,670 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C. Historical References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
3907 W. Vliet Street	1935	Oriental Foods Co.
	1940-1960	Ace Popcorn and Pretzel Co.
	1965-1980	Ace Distributors, Inc. – wholesale confectioners
	1985-1990	Grocery store
	2000-2010	No listings
3909 W. Vliet Street	1935-1990	Residential
	2000-2010	No listings

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

Address	Date	Record
3907-09 W. Vliet Street	1926	Application for permit – construct store and apartments
	1926	Application for permit – construct garage
	1940	Application for permit – occupancy: food market. Former Occ: Chop Suey
	1940	Application for permit – Popcorn, candy, pretzels
	1948	Application for permit – install one oil burner
	1953	Application for permit – install one oil tank, installed at end wall (275-gallon)
	1981	Application for permit – occupancy: used furniture sales
	1983	Application for permit – occupancy: grocery store
	2003	Application for permit – raze mercantile

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 occupied by a store and a garage. Surrounding parcels are generally residential, with a few stores in the area. **(Figure 4)**
- b. A 1937 *(with updates through 1951)* Sanborn Fire Insurance Map shows the project is developed with a one-story addition on the back of the existing building. Similar to the previous map, surrounding parcels are generally residential. **(Figure 5)**
- c. A 1937 *(with updates through 1961)* Sanborn Fire Insurance Map shows the project site and surrounding parcels are generally the same as shown on the previous map. **(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 May 7, 2014. The project site is developed with an unoccupied two-story building that does include a basement. A one-story concrete block structure is attached to the rear of the building. The rear portion of the project site is paved. The interior of the building was observed to in dilapidated condition.

G. Findings and Conclusion

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

MMR/DPM
City of Milwaukee
5/8/14

FIGURE 1

QUARTER SECTION LAND USE MAP

3907-09 W. Vliet Street, Milwaukee, WI



CONVEYED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

S.W. ¼ SEC. 24, T. 7 N., R. 21 E.

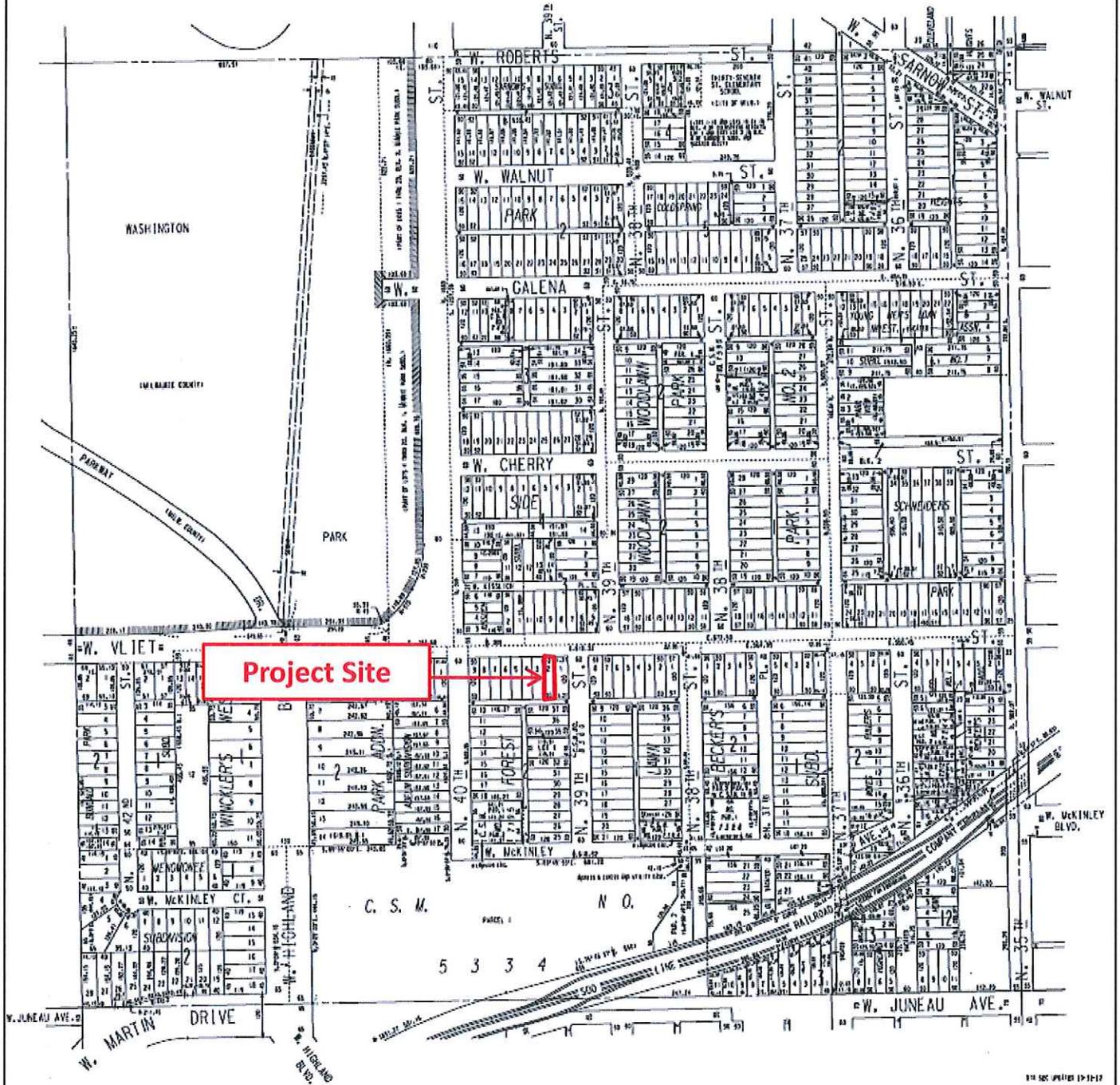


FIGURE 2 PLAT MAP

3907-09 W. Vliet Street, Milwaukee, WI

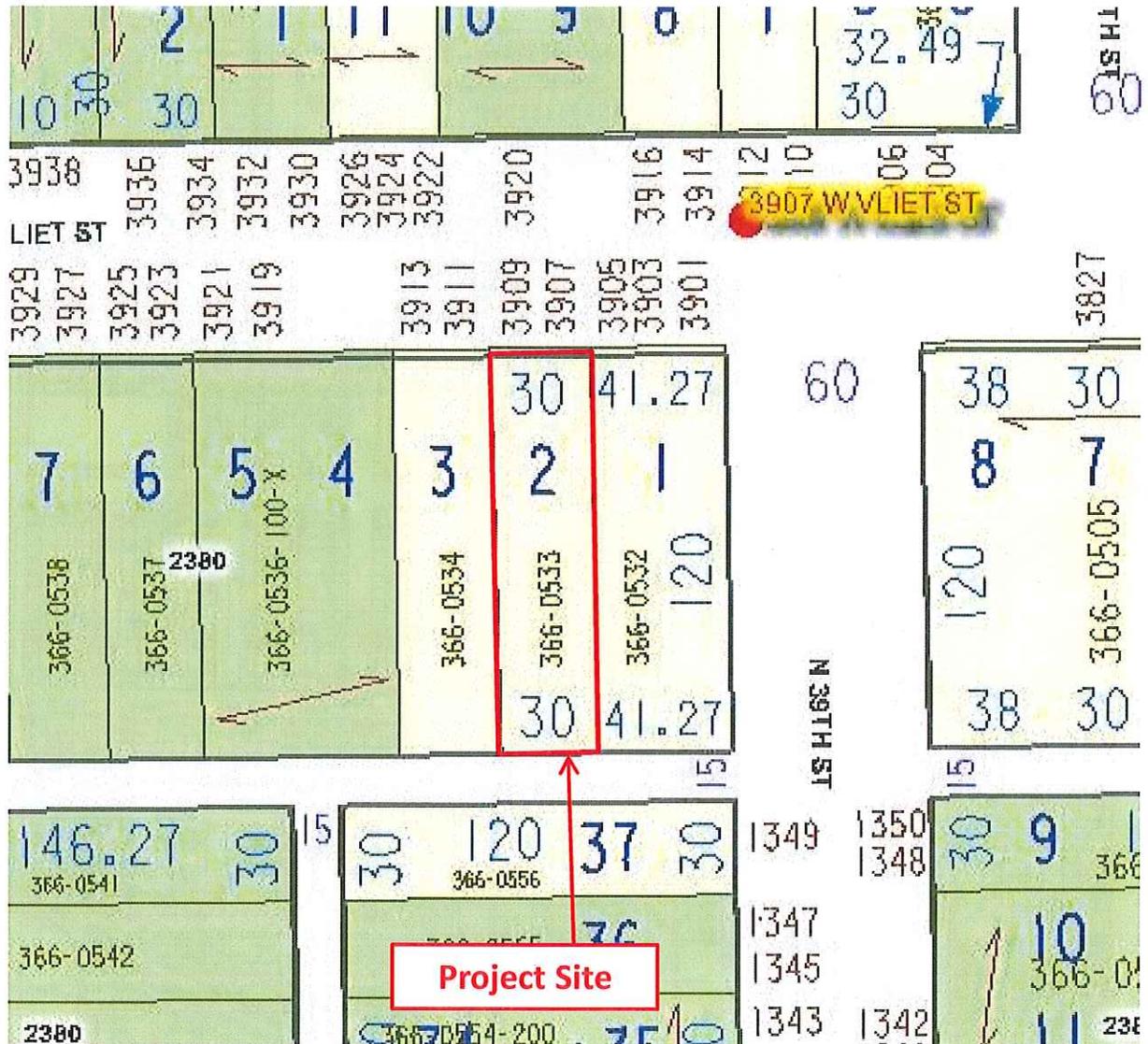


FIGURE 3

2010 AERIAL PHOTOGRAPH – Milwaukee County GIS
3907-09 W. Vliet Street, Milwaukee, WI



Aerial – Wide View



Aerial – Close View

FIGURE 4

1937 SANBORN FIRE INSURANCE MAP

3907-09 W. Vliet Street, Milwaukee, WI

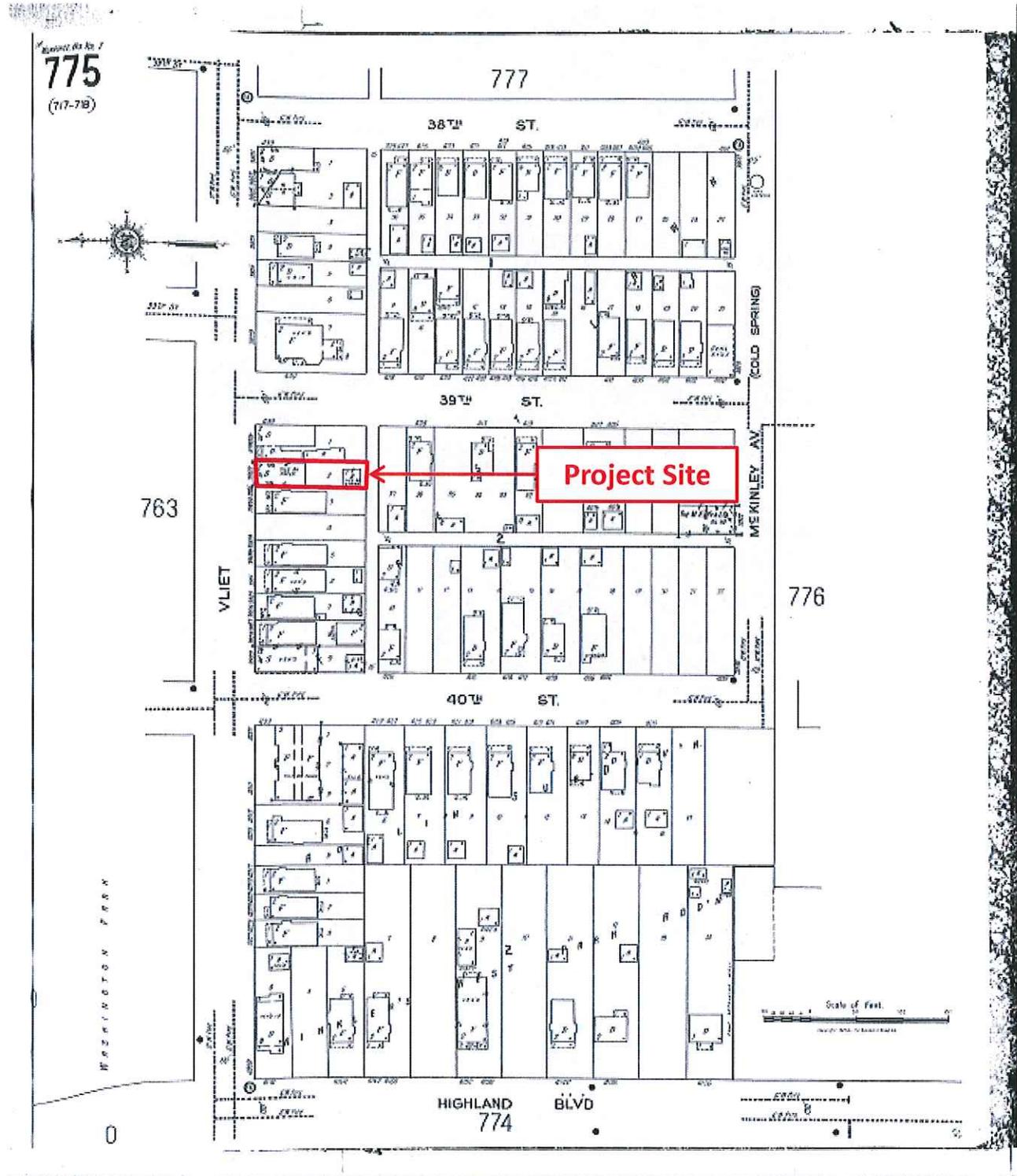


FIGURE 5
1937 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
3907-09 W. Vliet Street, Milwaukee, WI

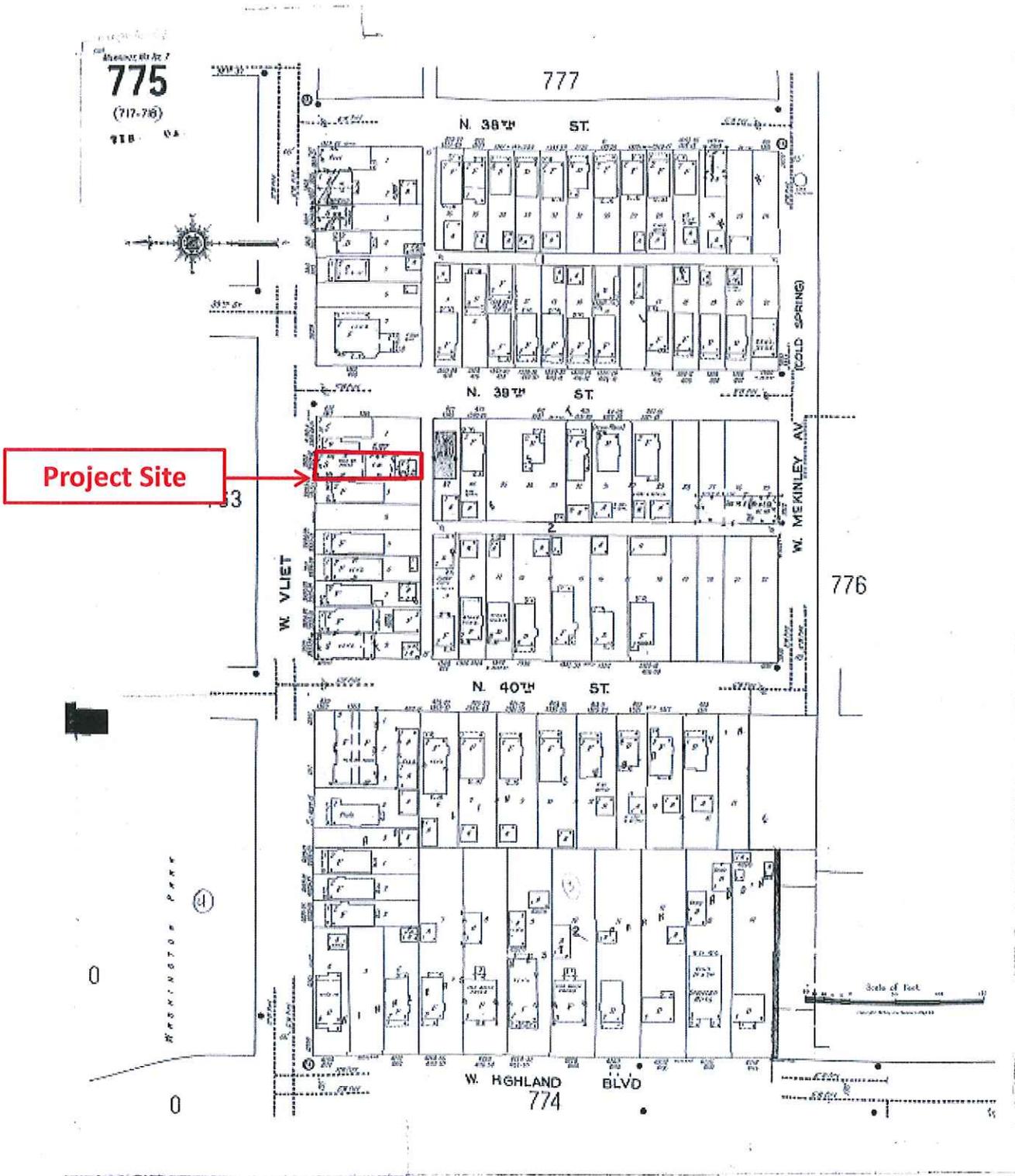
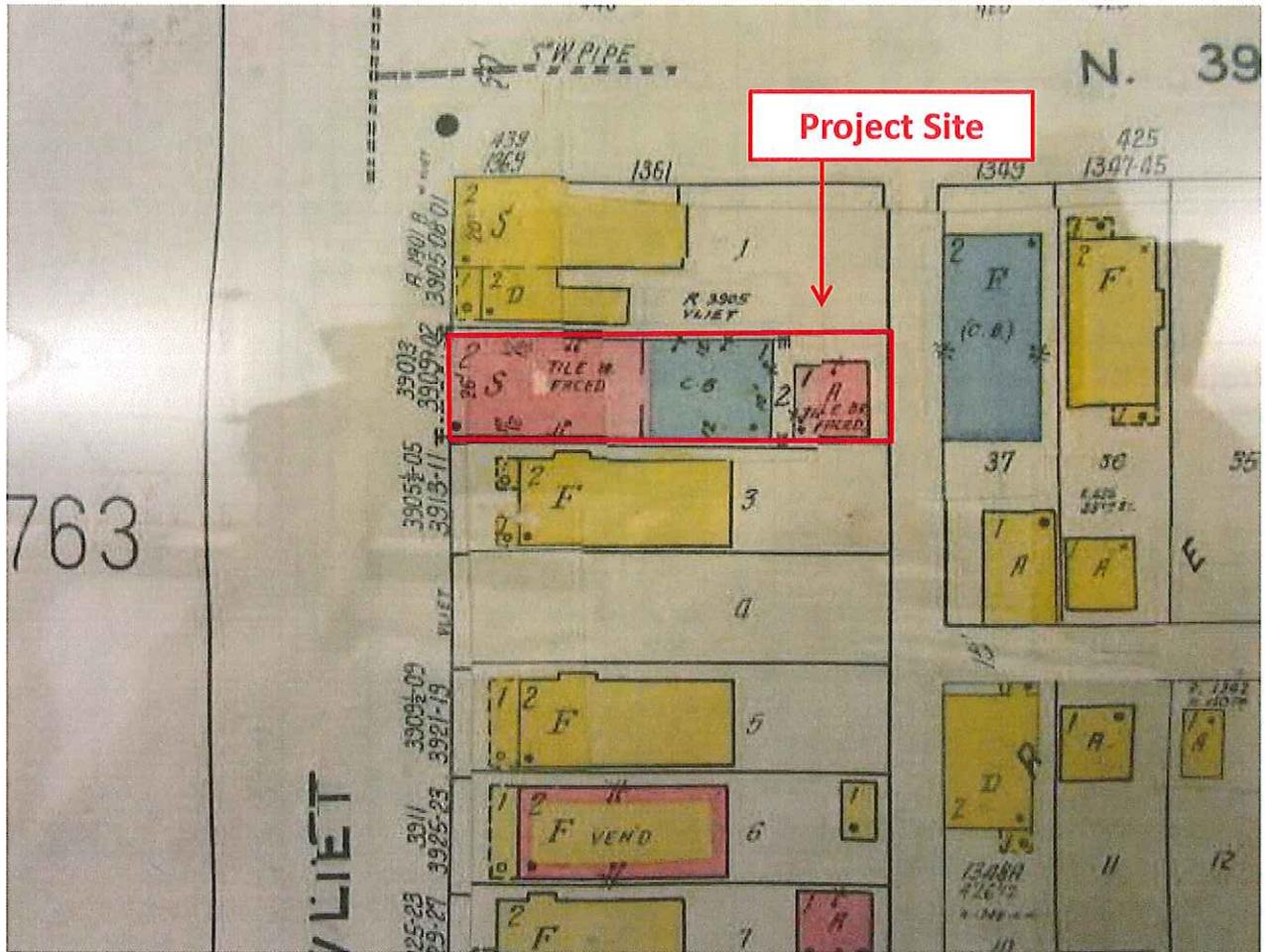


FIGURE 6

1937 SANBORN FIRE INSURANCE MAP

(WITH UPDATES THROUGH 1961)

3907-09 W. Vliet Street, Milwaukee, WI



ATTACHMENT A
SITE PHOTOGRAPHS
3907-09 W. Vliet Street, Milwaukee, WI



View of project site, looking south from W. Vliet St.



View of the project site, looking north from the alley.



View of the first floor of the vacant building on the project site.



View of the apartment on the second floor of the building on the project site.