

**Historical Land Use Investigation**  
4248 North 27<sup>th</sup> Street  
Milwaukee, Wisconsin

File: 245-30

**Prepared by:**



**Department of City Development**

November 20, 2015

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

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Mathew Reimer  
Senior Environmental Project Coordinator

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

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Samuel Schultz  
Environmental Intern

**A. Purpose**

The purpose of this Historical Land Use Investigation (HLUI) of 4248 North 27<sup>th</sup> 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. Hope Avenue to the south, W. Roosevelt Drive to the north, N. 26<sup>th</sup> Street to the east, and N. 27<sup>th</sup> Street to the west. The project site is developed with an apartment building. **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
4248 N. 27 <sup>th</sup> Street	2451720000	6,192 ft <sup>2</sup>	7,150 ft <sup>2</sup>	RM3	City of Milwaukee

\*RM3 = Multi-Family Residential 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**C. Historical References**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:

Date(s)	Occupancy
1930-2015	Apartments

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

Date	Comments
05/11/1928	Application for Permit: Install new boiler
10/22/1974	Application for Permit: Install new gas burner
07/20/1995	Application for Permit: Repair fire damaged building
10/18/2000	Electrical-Alteration Permit: 3-4 family
06/10/2004	Plumbing-Repair Permit: 5 family or greater
06/11/2010	Enforcement: Restore building or dwelling unit to sanitary condition; Repair or replace defective electrical system; Repair or replace defective sewage system
11/24/2010	Nuisance: Remove and dispose of all debris, junk, etc.
07/05/2011	Special: Board-up vacant building
08/04/2011	Nuisance: Remove and dispose of all debris, junk, etc.
08/17/2012	Nuisance: Remove and dispose of all debris, junk, etc.
07/15/2013	Nuisance: Remove and dispose of all debris, junk, etc.
09/09/2014	Enforcement: Remove broken window panes and replace; Repair or replace defective window screens; Repair or replace defective storm windows; Restore windows to a weathertight condition; Repair or replace defective exterior door; Repair or replace defective exterior door frame; Replace mortar missing exterior wall (tuckpoint); Remove broken window pane and replace; Repair or replace defective window sills
07/07/2015	Nuisance: Remove and dispose of all debris, junk, etc.

#### 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 apartment building. The map shows a store and other 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 Fire Insurance 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 November 11, 2015. They observed the project site developed with a vacant, two-story apartment building that included a basement. The building appeared in good condition. The project site also includes a vacant, grassy area on the north side of the building and a small parking area behind the building. The vacant, grassy area was fenced in along with the northern adjoining property. The building's basement contained two, approximately 275-gallon aboveground fuel oil tanks. A long, narrow concrete trench with a floor drain was also located in the basement. The purpose of the trench was not determined.

**Attachment A** includes photographs from the site inspection.

**G. Findings and Conclusion**

This Historic Land Use Investigation did not reveal potential environmental conditions. The available historic information does not warrant a Phase II Environmental Site Assessment (ESA) of 4248 North 27<sup>th</sup> Street at this time.

MR/SS  
City of Milwaukee  
11/20/2015

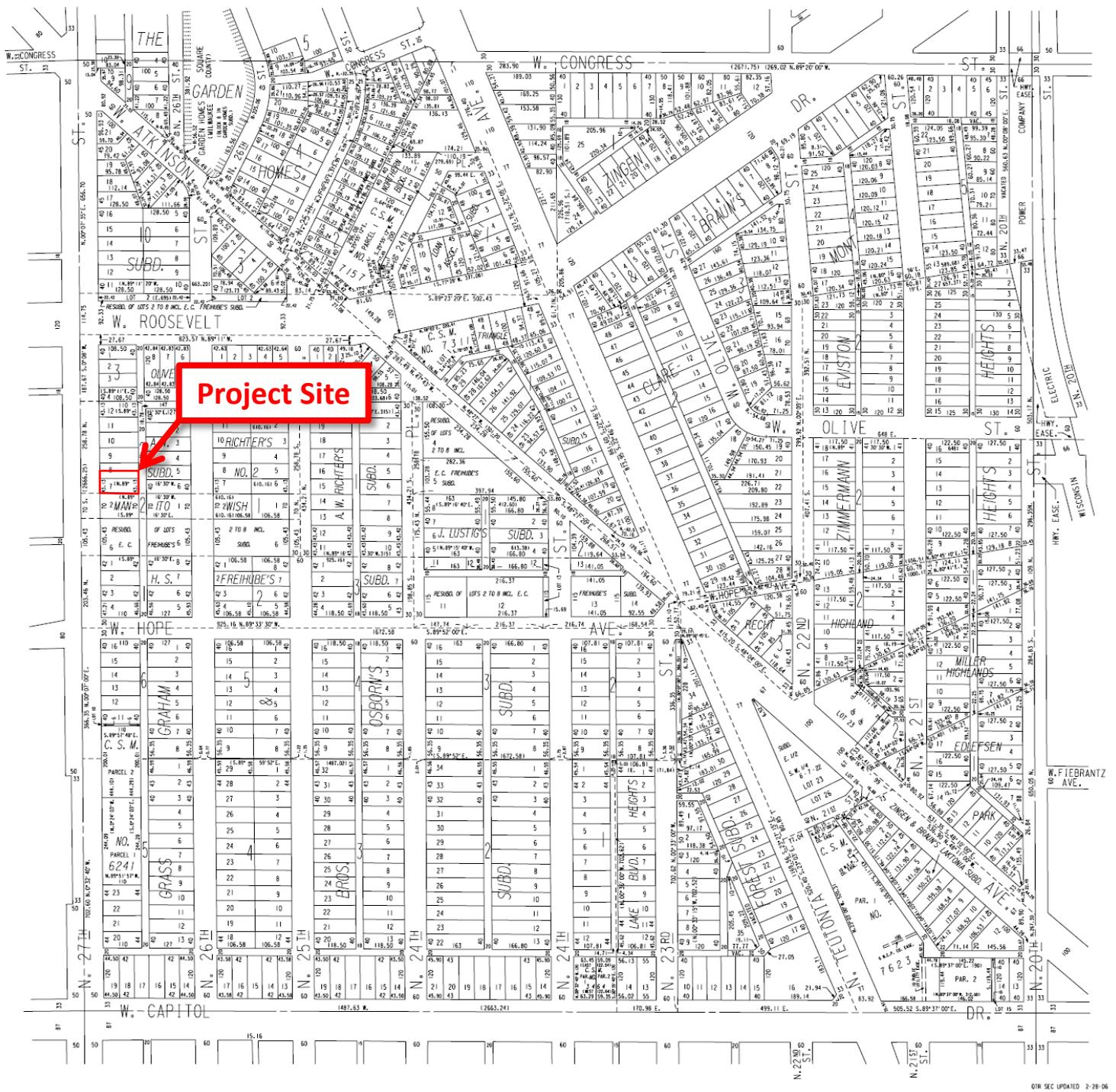
# FIGURE 1

## Quarter Section Land Use Map 4248 N. 27<sup>th</sup> Street, Milwaukee, WI



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INFRASTRUCTURE SERVICES  
CITY OF MILWAUKEE

# S.W. 1/4 SEC. 6, T. 7 N., R. 22 E.

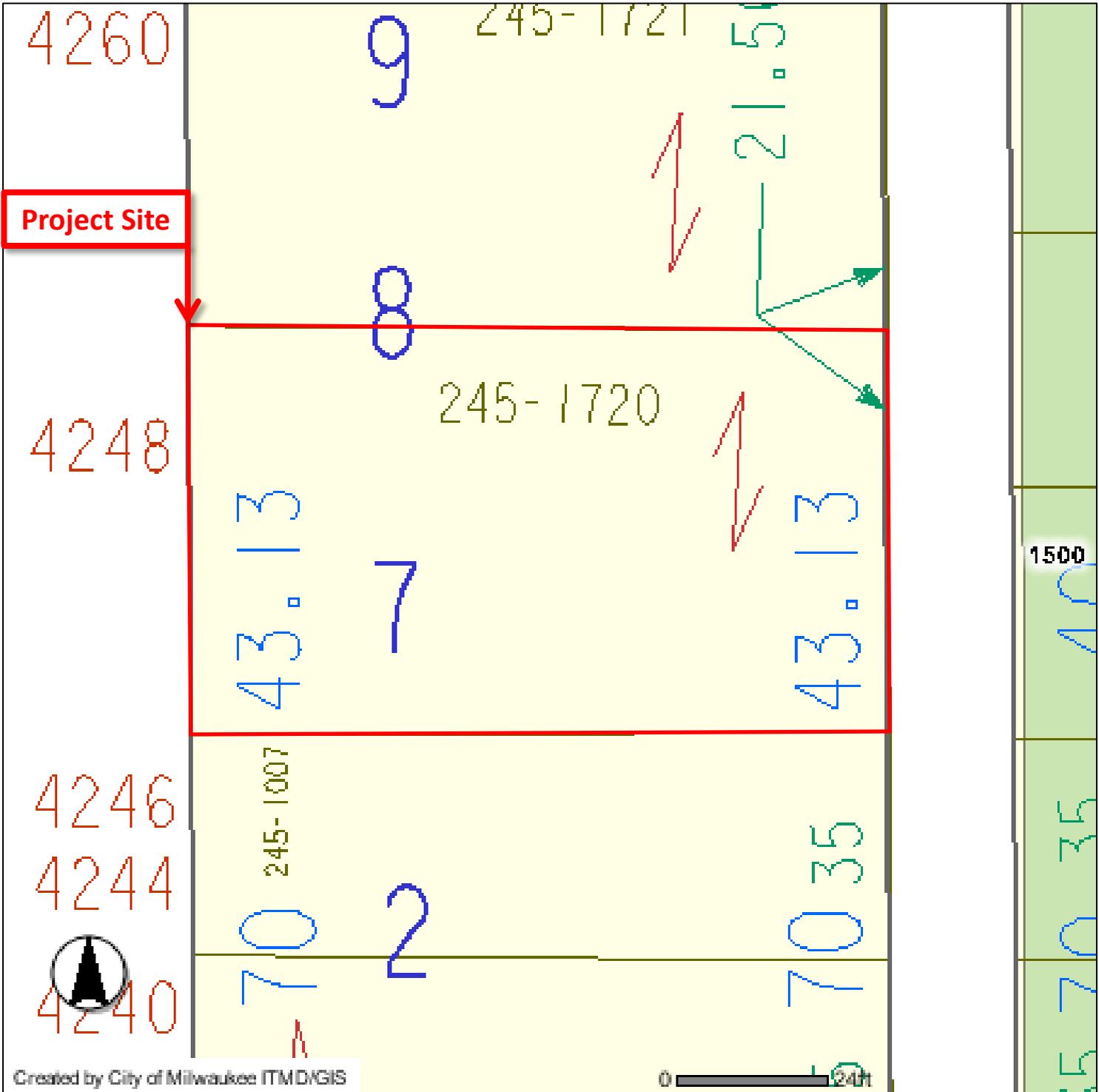


**Project Site**

**FIGURE 2**

**Plat Map**

4248 N. 27<sup>th</sup> Street, Milwaukee, WI



**FIGURE 3**  
**Aerial Photographs**  
4248 N. 27<sup>th</sup> Street, Milwaukee, WI



# FIGURE 4

## 1937 Sanborn Fire Insurance Map 4248 N. 27th Street, Milwaukee, WI





# FIGURE 6

## 1969 Sanborn Fire Insurance Map 4248 N. 27th Street, Milwaukee, WI



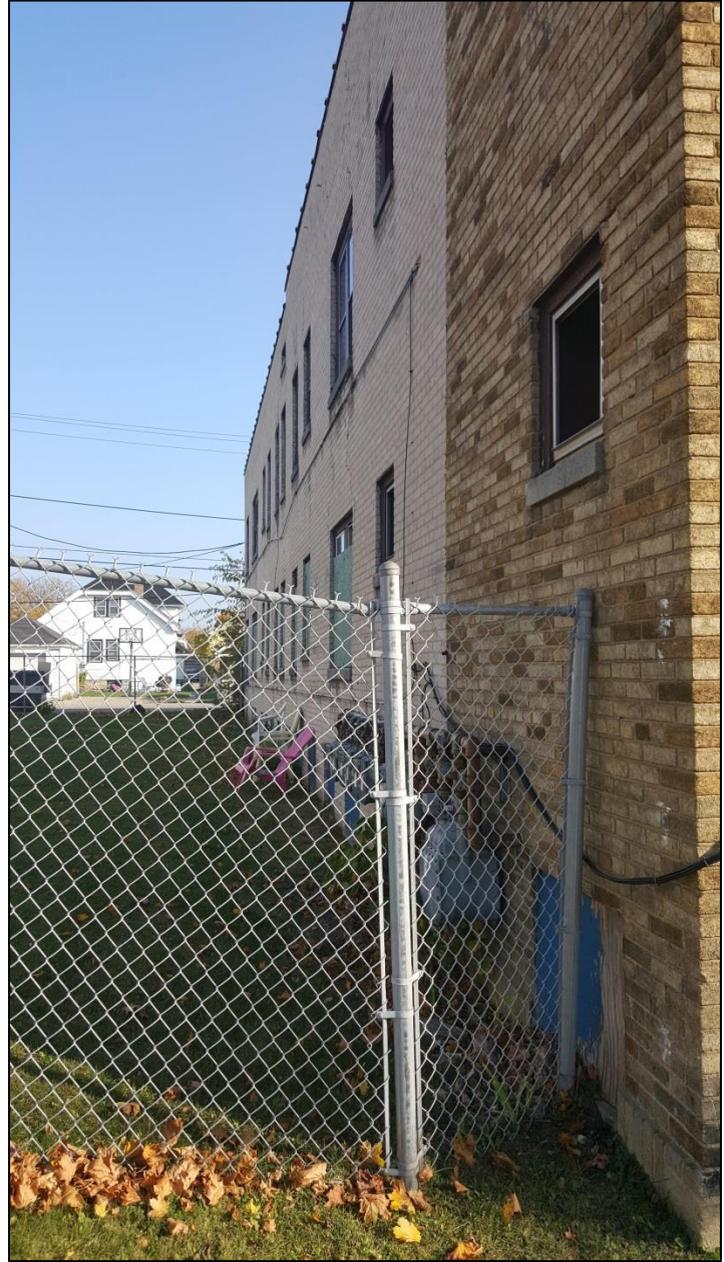
**ATTACHMENT A**

**Site Photographs**

4248 N. 27<sup>th</sup> Street, Milwaukee, WI



Front view of project site facing southeast (11/11/2015)



Side view of project site facing east (11/11/2015)

**ATTACHMENT A**

**Site Photographs**

4248 N. 27<sup>th</sup> Street, Milwaukee, WI



First floor view of project site (11/11/2015)



Second floor view of project site (11/11/2015)



Basement view of project site. The concrete trench is shown in the photo. (11/11/2015)



Basement view of project site. The two fuel oil tanks are shown in the photo. (11/11/2015)