

Historical Land Use Investigation
4313-15 W. Fond du Lac Avenue
Milwaukee, Wisconsin

File: 267-16

Prepared by:



Department of City Development

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A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 4315-17 W. Fond du Lac Avenue, Milwaukee, Wisconsin is to 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. Fond du Lac Avenue to the east, W. Medford Avenue to the west, W. Keefe Avenue to the south, and W. Roosevelt Drive to the north. The southern portion of the project site is developed with an unoccupied two-story building that includes a basement. The first floor of the building most recently was occupied by a daycare. The northern portion of the project site is an asphalt paved parking lot. 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
4313-15 W. Fond du Lac Avenue	267-0686-100	NA	9,190 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C. Historical References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
4313-15 W. Fond du Lac Avenue	1935	Tavern
	1940-1960	Tavern, Residence, Beauty Shop
	1965	Tavern, Residence, Restaurant
	1970-1990	Tavern, Residence, Vacant
	2000-2005	Residence, No listing
	2010	Daycare, Residence, No listing

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

Address	Date	Record
4313-15 W. Fond du Lac Avenue	1930	Application for permit: occupancy – two story store and apartment
	1932	Application for permit: occupancy – real estate office
	1933	Application for permit: occupancy – tavern
	1934	Application for permit: occupancy – tavern
	1947	Application for permit: occupancy – frozen custard and lunch
	1962	Application for permit: occupancy – restaurant. Former beauty shop.
	1968	Application for permit: occupancy – restaurant
	1968	Application for permit: occupancy – tavern
	1972	Application for permit: occupancy – tavern, apartments
	1972	Application for permit: occupancy – restaurant and tavern
	1975	Application for permit: occupancy – tavern and restaurant
	1982	Application for permit: occupancy – tavern
	1984	Application for permit: occupancy – tavern
	2001	Application for permit: occupancy – tavern
	2002	Application for permit: occupancy – restaurant
2003	Application for permit: occupancy – daycare	
2011	Application for permit: occupancy – daycare	
2013	Application for permit: occupancy – daycare	

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 two stores. A garage is located on the southwestern portion of the project site. The northern portion of the project site is vacant.

Some of the surrounding parcels are developed with residences, while many parcels remain undeveloped. Filling stations are located northeast and southeast of the project site. **(Figure 4)**

- b. A 1937 *(with updates through 1951)* Sanborn Fire Insurance Map shows project site appears the same as the previous map.

Development has increased on surrounding parcels with residential and commercial structures. The filling station to the southeast has been reconfigured and is located on the southern adjoining property. **(Figure 5)**

- c. A 1937 *(with updates through 1961)* Sanborn Fire Insurance Map shows the project site and surrounding properties generally the same as 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 September 24, 2014. The southern portion of the project site is developed with an unoccupied two-story building that includes a basement. The first floor of the building most recently was occupied by a daycare. The second floor includes two separate apartments. Standing water was observed in numerous locations in the basement. One heating oil tank was observed in the basement of the building. The tank appeared to be wrapped in suspect asbestos containing material. It is unknown if the tank currently contains heating oil. The northern portion of the project site is an asphalt paved parking lot.

G. Findings and Conclusion

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

MMR/DPM
City of Milwaukee
9/25/14

FIGURE 3
2010 AERIAL PHOTOGRAPH – Milwaukee County GIS
4313-15 W. Fond du Lac Avenue, Milwaukee, WI



Aerial – Wide View



Aerial – Close View

FIGURE 4

1937 SANBORN FIRE INSURANCE MAP
4313-15 W. Fond du Lac Avenue, Milwaukee, WI

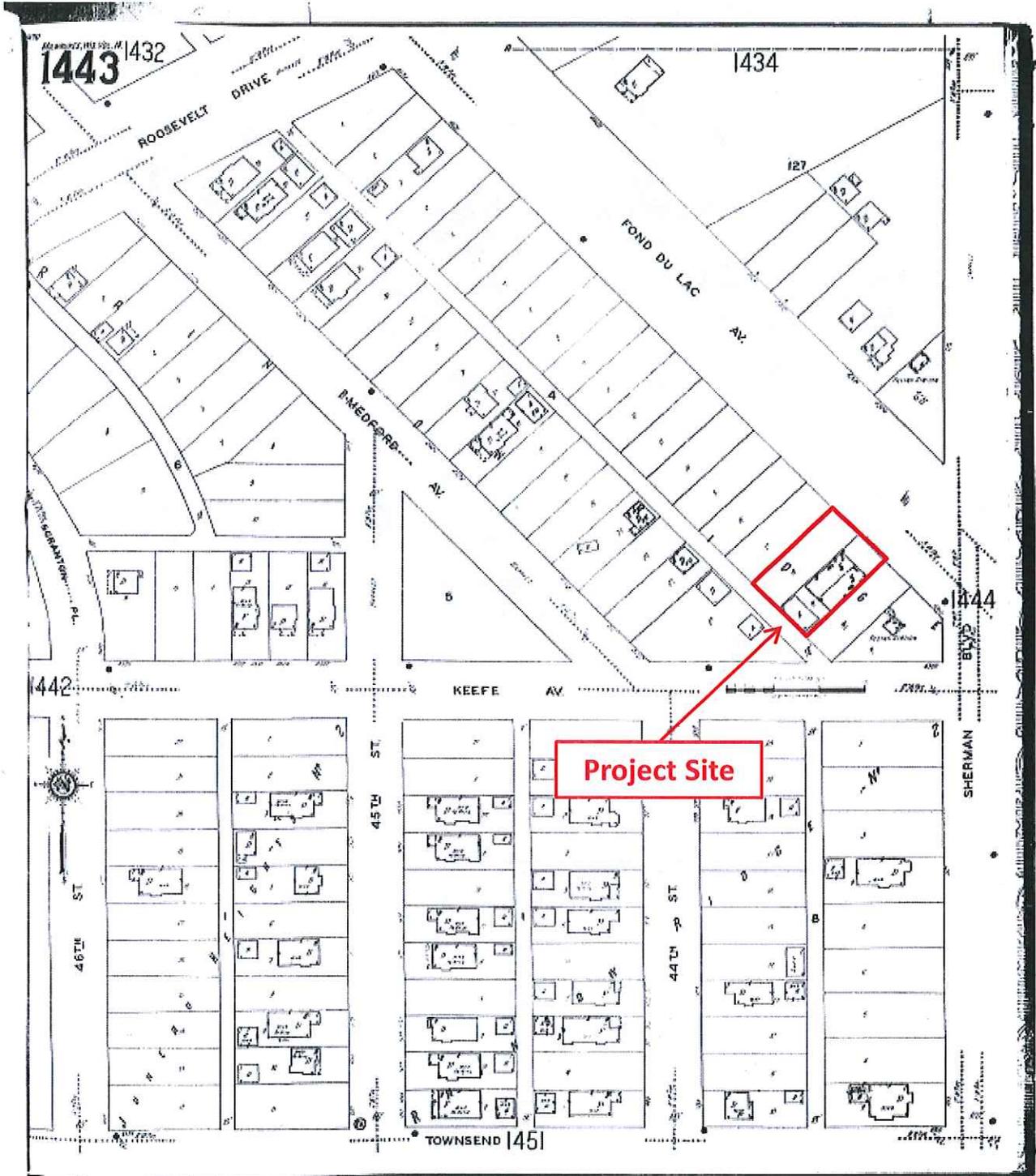


FIGURE 5
1937 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
4313-15 W. Fond du Lac Avenue, Milwaukee, WI

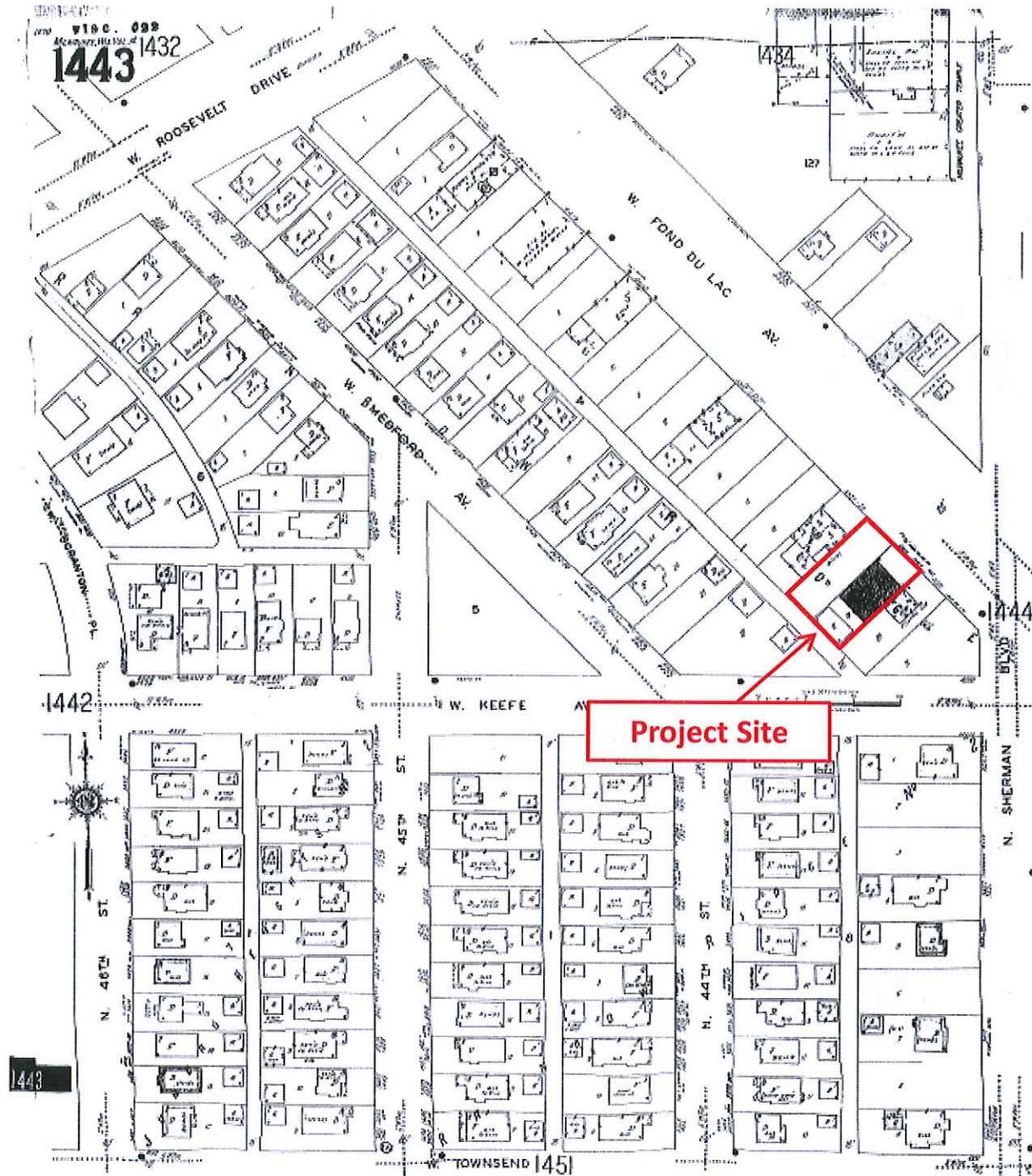
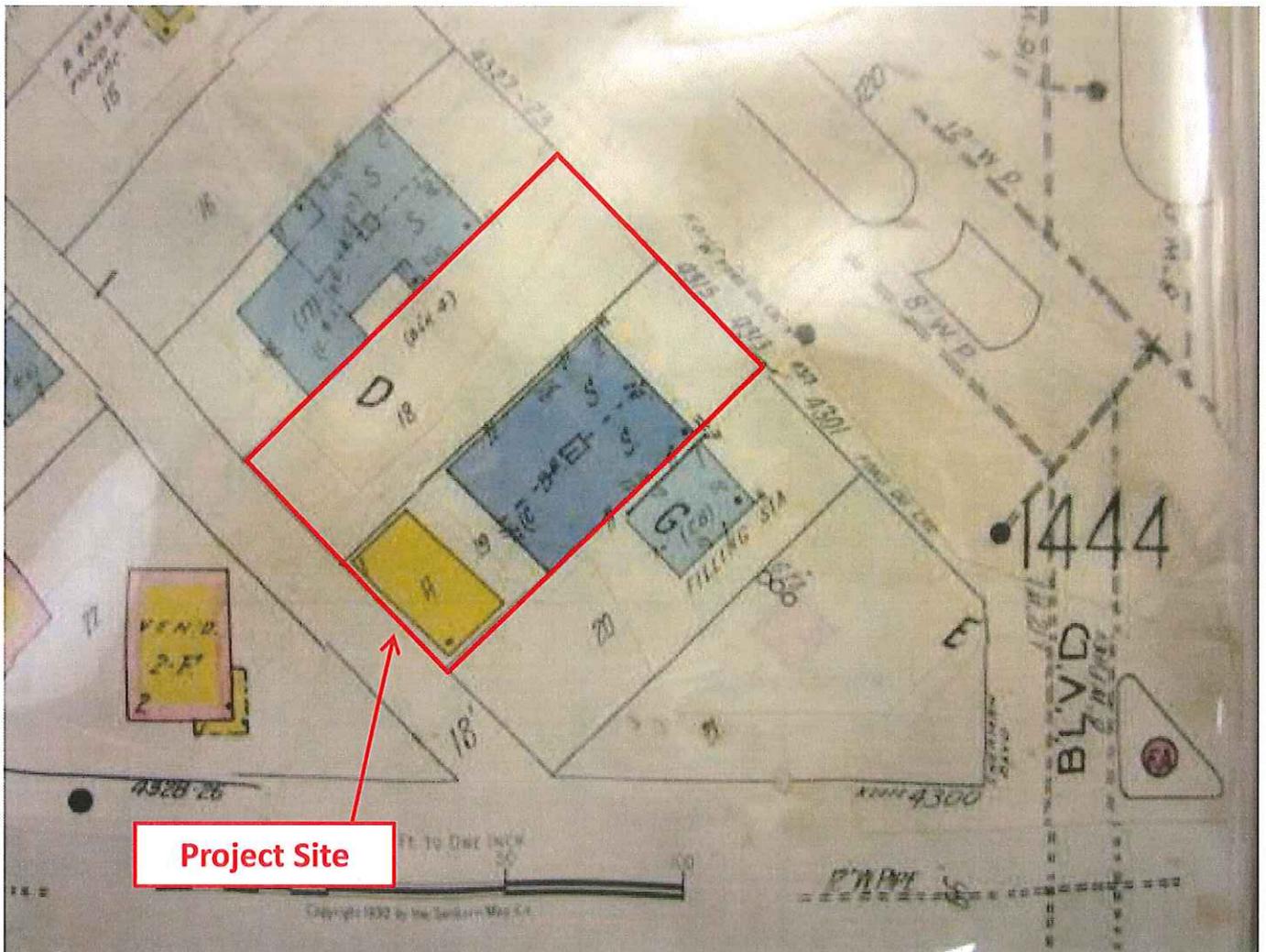


FIGURE 6
1937 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1961)
4313-15 W. Fond du Lac Avenue, Milwaukee, WI



ATTACHMENT A
SITE PHOTOGRAPHS
4313-15 W. Fond du Lac Avenue, Milwaukee, WI



View of project site, looking southwesterly from W. Fond du Lac Avenue.



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



View of the former daycare area on the first floor of the building.



View of the kitchen area on the first floor of the building.



View of one of the living areas on the second floor of the building.



View of the above ground storage tank in the basement of the building.