

Historical Land Use Investigation
4345-47 W. Fond du Lac Avenue
Milwaukee, Wisconsin

File: 267-16

Prepared by:



Department of City Development

April 1, 2014

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

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in blue ink, appearing to read "David P. Misky".

David P. Misky
Assistant Executive Director - Secretary

A. Purpose

This Historical Land Use Investigation (HLUI) of 4345-47 W. Fond du Lac Avenue, 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. 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 northern portion of the project site is developed with an unoccupied building that includes a partial basement; the building was built in different phases between the 1940s and 1970s. The central portion of the building is two-stories and the east and west portions of the building are one-story. The majority of the building was most recently occupied by a daycare. The far western portion of the building was most recently used by a church for general assembly. The southern portion of the project site is paved and was most recently used as a play area associated with the daycare. Daycare related equipment remains throughout the project site, inside and outside the building. 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
4345-47 W. Fond du Lac Avenue	267-0680-100	5,302 ft ²	~9,600 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C. Historical References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
4345-47 W. Fond du Lac Avenue	1950-1965	Trailer Rental
	1950-1970	Real Estate Co.
	1975-1980	Wig Chains
	1985	This and That Resale Shop & a Beauty Salon
	1950-1990	Residential
	2000-2010	Various daycares

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

Address	Date	Record
4345-47 W. Fond du Lac Avenue	1946	Application for a permit to construct a new building for a trailer repair shop and one apartment
	1949	Application for permit to construct a garage
	1965	Application for occupancy permit for automobile sales, including a showroom, office and lot
	1965	District Inspector's Report noted a garage stall with a floor drain, an automobile dealer and a real estate office on the first floor, and an apartment on the second floor. A sketch identified a "service garage" west of the office area.
	1971	Application for a permit for a store addition near the front of the existing building and a storage shed addition.
	1971	Application for occupancy permit for Sharon's Wigs
	1974	Application for occupancy permit for Sharon's Wigs
	1974	Application for occupancy permit for Kung Fu academy
	1983	Application for occupancy permit for second hand sales (east half of first floor)
	1984	Application for occupancy permit for beauty salon (former occupancy, This and That Resale Shop)
	1987	Application for occupancy permit for offices for C&G Investments
	1991	Application for occupancy permit for child care program (first floor only)
	1993	Application for occupancy permit for daycare
	2003	Application for occupancy permit for daycare
	2006	Application for occupancy permit for one family
	2006	Application for occupancy permit for religious assembly
	2006	Application for occupancy permit for daycare
	2008	Application for occupancy permit for daycare
	2010	Application for occupancy permit for daycare
2012	Application for occupancy permit for daycare	
2013	BOZA certificate for religious assembly	

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 undeveloped.

Some of the surrounding parcels are developed with residences, while many parcels remain undeveloped. Two filling stations are located east and southeast of the project site.

(Figure 4)

- b. A 1937 (with updates through 1951) Sanborn Fire Insurance Map shows the northern central portion of the project site is developed with a two-story building labeled as a store. The northwestern portion of the project site is developed with a small garage. The southern portion of the project site is vacant.

Development has increased on surrounding parcels with residential and commercial structures. **(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, except for increased development on surrounding parcels. **(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 Safety and Professional Services (DSPS) does not include storage 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 March 14, 2014. The northern portion of the project site is developed with an unoccupied building that includes a partial basement; the building was built in different phases between the 1940s and 1970s. The central portion of the building is two-stories and the east and west portions of the building are one-story. The majority of the building was most recently occupied by a daycare. The far western portion of the building was most recently used by a church for general assembly. The southern portion of the project site is paved and was most recently used as a play area associated with the daycare. Daycare related equipment remains throughout the project site, inside and outside the building. One heating oil tank was observed in the basement of the building. The tank was in good condition and no leaking or staining was observed. It is unknown if the tank currently contains heating oil.

G. Findings and Conclusion

This Historic Land Use Investigation revealed the following environmental concern:

- The project site was occupied by an automobile sales business in 1965. A district inspector's report noted a small "service garage" located on the project site. Additional information about the service garage was not identified as part of this investigation.

MMR/DPM
City of Milwaukee
4/1/14

FIGURE 1
QUARTER SECTION LAND USE MAP
4345-47 W. Fond du Lac Avenue, Milwaukee, WI

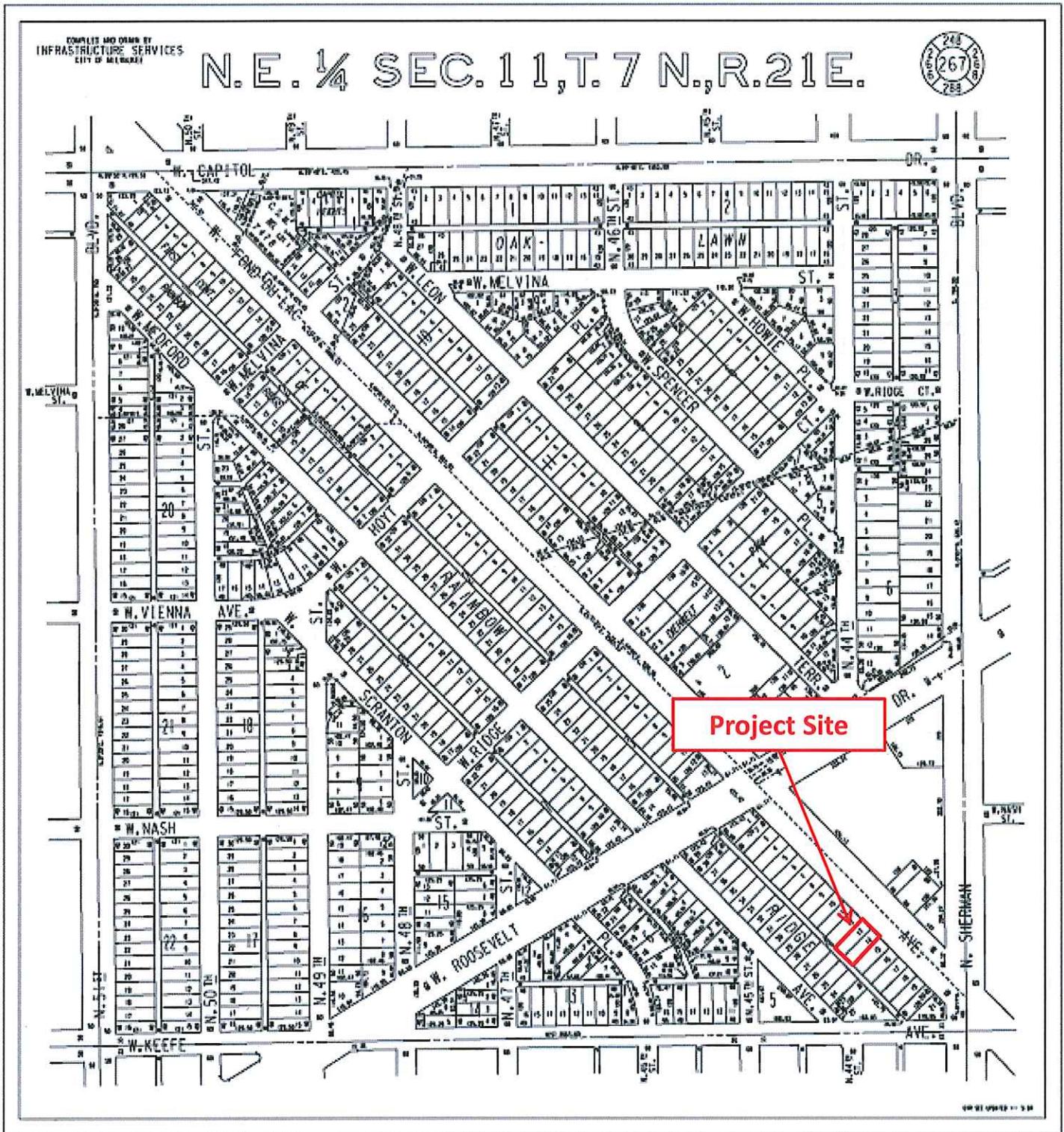


FIGURE 2 PLAT MAP

4345-47 W. Fond du Lac Avenue, Milwaukee, WI



FIGURE 3
2010 AERIAL PHOTOGRAPH – Milwaukee County GIS
4345-47 W. Fond du Lac Avenue, Milwaukee, WI



Aerial – Wide View

Project Site



Aerial – Close View

FIGURE 4

1937 SANBORN FIRE INSURANCE MAP
4345-47 W. Fond du Lac Avenue, Milwaukee, WI

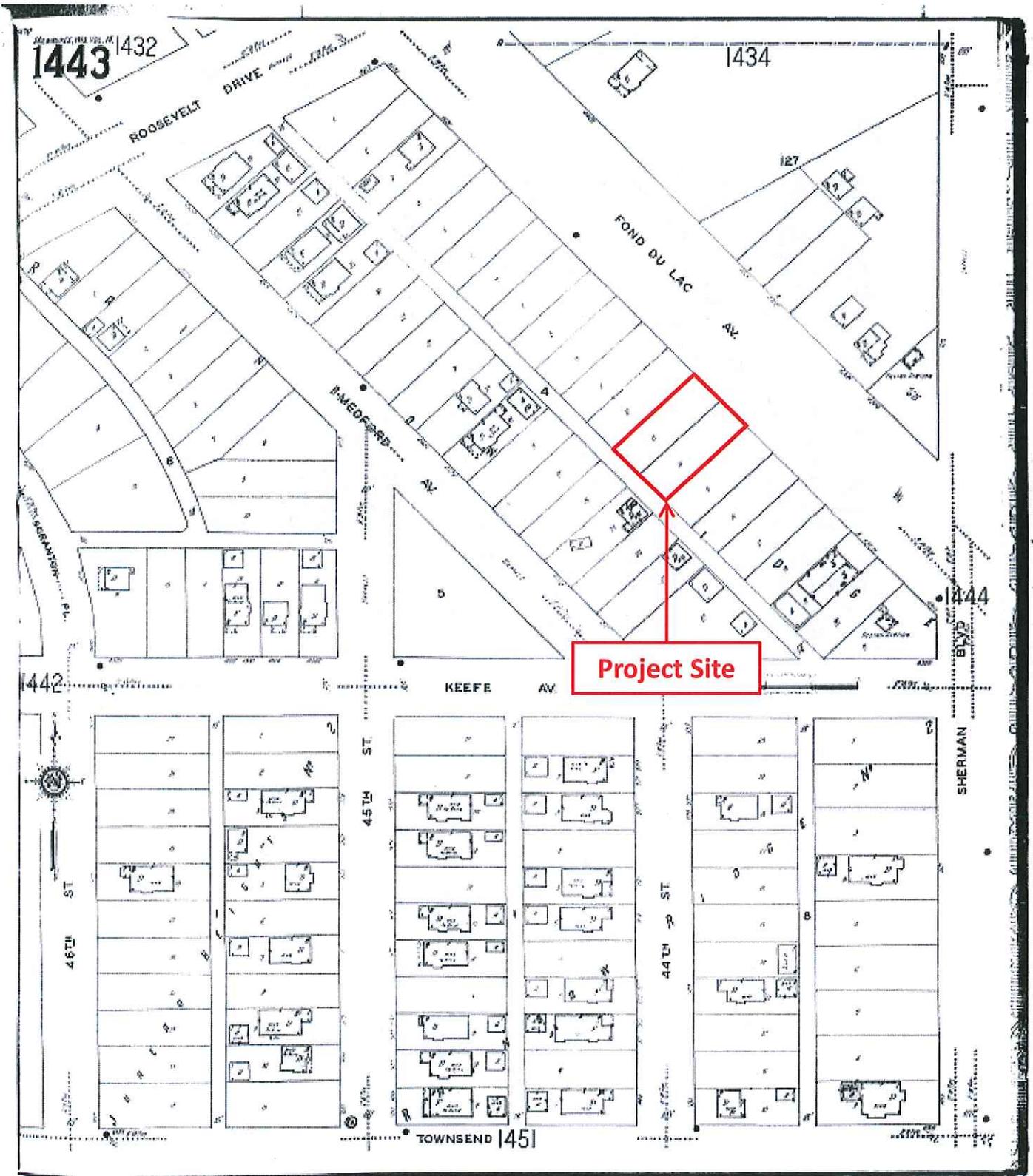


FIGURE 5
1937 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
4345-47 W. Fond du Lac Avenue, Milwaukee, WI

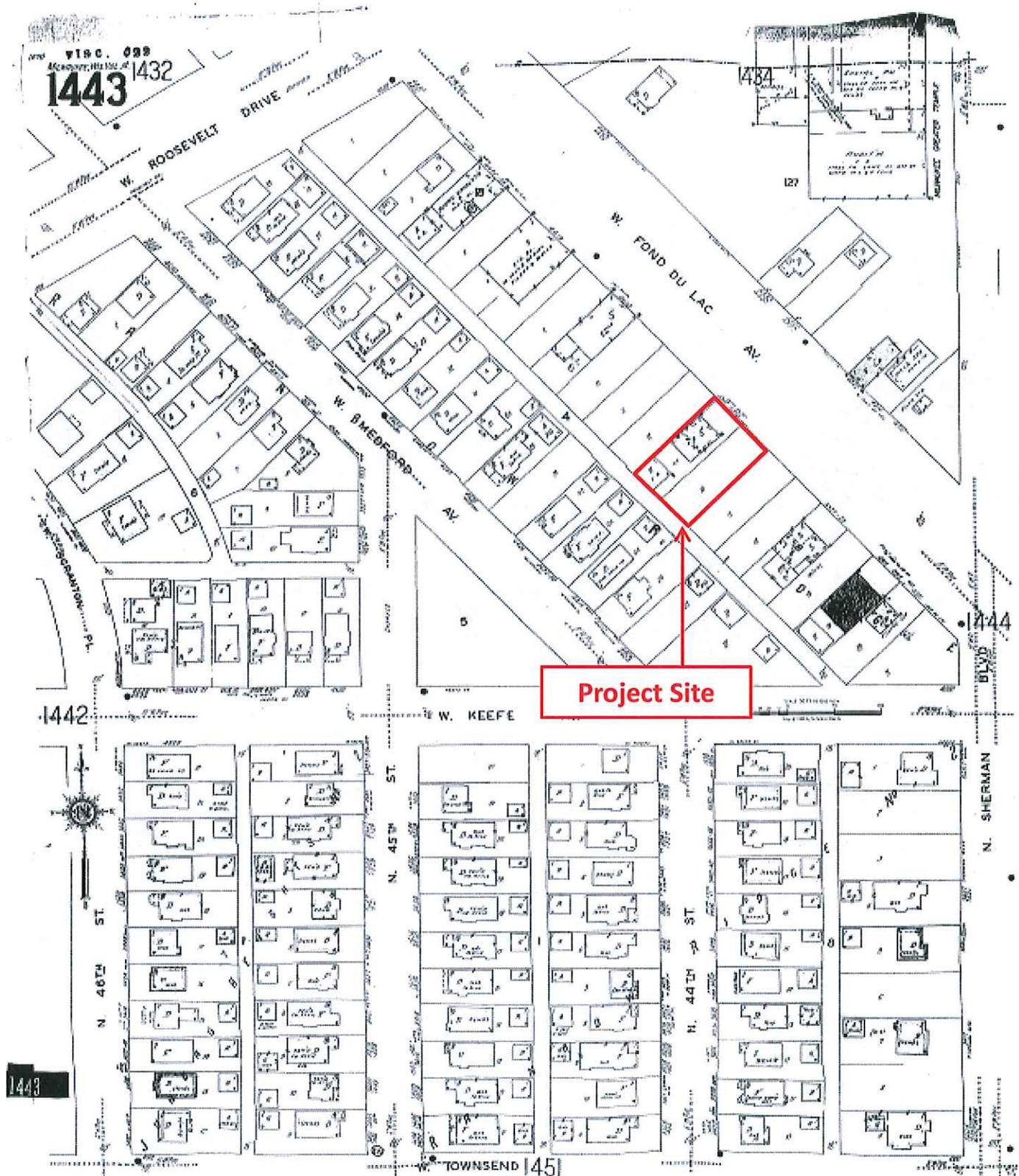
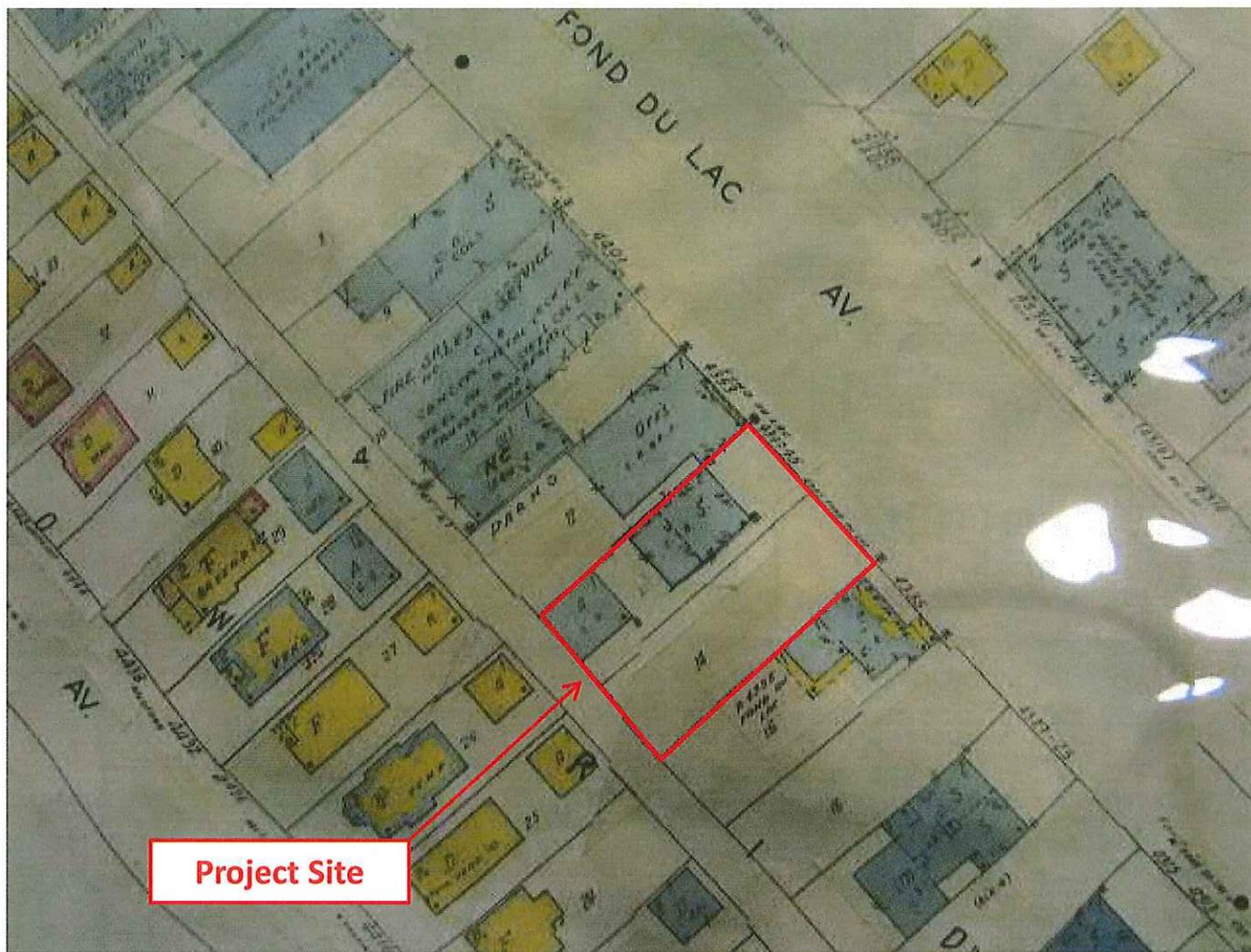


FIGURE 6
1937 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1961)
4345-47 W. Fond du Lac Avenue, Milwaukee, WI



ATTACHMENT A SITE PHOTOGRAPHS

4345-47 W. Fond du Lac Avenue, Milwaukee, WI



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



View of the asphalt paved southern portion of the project site, looking west from near W. Fond du Lac Avenue.



View of a play area on the first floor of the building.



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