

Historical Land Use Investigation
4416-20 North 27th Street
Milwaukee, Wisconsin

File: 231-27

Prepared by:



Department of City Development

October 9, 2015

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

Mathew Reimer
Senior Environmental Project Coordinator

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

Samuel Schultz
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 4416-20 North 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. Port Sunlight Way to the south, W. Ruby Avenue to the north, N. 26th Street to the east, and N. 27th Street to the west. The project site is developed with an unoccupied two-story, mixed-use 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
4416-20 N. 27 th Street	LB1	5,208 ft ²	4,048 ft ²	LB1	City of Milwaukee

*LB1 = Local Business 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C. Historical References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
1935	A&P Tea Company
1940	Ann’s Bakery
1950-1960	Garden Homes Cleaners
1965	Ward Baking Company (Baked goods retail)
1970	Vacuum and lamp shop
1935-1990; 2010	Tavern
1935-2010	Residential

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

Date	Comments
05/18/1927	Application for Permit: Business and residential
05/01/1931	Application for Permit to Occupy: Retail furniture store Formerly: Malt and hop store
05/01/1931	Application for Permit to Occupy: Fruit and vegetable store Formerly: Furniture store
09/09/1931	Application for Permit to Occupy: Baker shop Formerly: Furniture store
03/08/1932	Application for Permit to Occupy: Retail bakery Formerly: Same
10/28/1932	Application for Permit to Occupy: Shoe repair shop Formerly: Bakery

DNS Records (Cont.)

Date	Comments
02/01/1933	Application for Permit to Occupy: Soft drink parlor Formerly: Fruit and vegetables
08/24/1934	Application for Permit to Occupy: Tavern and dancing Formerly: Tavern
05/22/1935	Application for Permit to Occupy: Grocery store Formerly: Palm reader
02/07/1936	Application for Permit to Occupy: Retail bakery and delicatessen store Formerly: Grocery store
02/27/1946	Application for Permit to Construct a New Building: Addition for living quarters
05/06/1947	Application for Permit to Occupy: Delicatessen Formerly: Storage
08/03/1948	Application for Permit to Occupy: "Agency for dry cleaning – no cleaning to be done." No equipment.
08/05/1948	Application for Permit: Install one miniature gas boiler used in conjunction with pressing machine
11/22/1960	Application for Permit to Occupy: Office
04/25/1962	Milwaukee Fire Department (MFD) – Inspection: Gasoline stored in common can located in basement next to work bench
04/29/1964	Application for Occupancy Certificate: Bakery outlet store Formerly: Office Advertising Aids
04/14/1969	Application for Occupancy Certificate: Vacuum cleaner sales and repair Formerly: Bakery store
01/14/1970	Application for Permit: Install gas burner in boiler
07/14/1971	Application for Occupancy Certificate: Resale of baby furniture Formerly: Store
06/27/1973	Application for Occupancy Certificate: Tavern Formerly: Same
07/14/2006	Permit: Gas furnace
09/14/2010	Violation: Repair fire damage. Obtain permit to repair or raze fire-damaged building.
06/27/2011	Service Request: Broken windows, also needs an exterior inspection noted during aldermanic walkthrough. We Energies service cut-off tag noted.
05/31/2012	Service Request: Lack of electric, illegal occupancy, interior and exterior inspection needed.
06/07/2012	Occupancy Permit: Catering
06/14/2013	Service Request: Gutters/downspouts don't work; flood neighboring properties in rear.
10/03/2014	Code Enforcement: Remove abandoned sign; Replace mortar missing in chimney (tuckpoint); Replace mortar missing exterior wall (tuckpoint); Remove broken window pane and replace; Repair or replace defective window sills; Replace defective bricks or blocks in exterior wall; Restore exterior wall to a watertight condition; Repair or replace defective coping on parapet wall; Repair defects in parapet wall to safe condition; Replace defective downspout; Repair, replace or remove defective screen/storm door; Protect all wood surfaces with paint
06/26/2015	Code Enforcement: Board-up vacant building

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 commercial building. The map shows the building split up into three different storefronts. Residential buildings and other commercial buildings surround 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. The map now shows a small, one-story, rear addition to the building. Residential and commercial buildings surround the project site (**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 October 5, 2015. Staff viewed the project site developed with a two-story mixed-use building with a basement. The basement, first floor, and second floor of the building all appeared in good condition. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historic Land Use Investigation revealed the following potential environmental condition:

- The project site was occupied by Garden Homes Cleaners from approximately 1950-1960.

FIGURE 2

Plat Map

4416-20 N. 27th Street, Milwaukee, WI

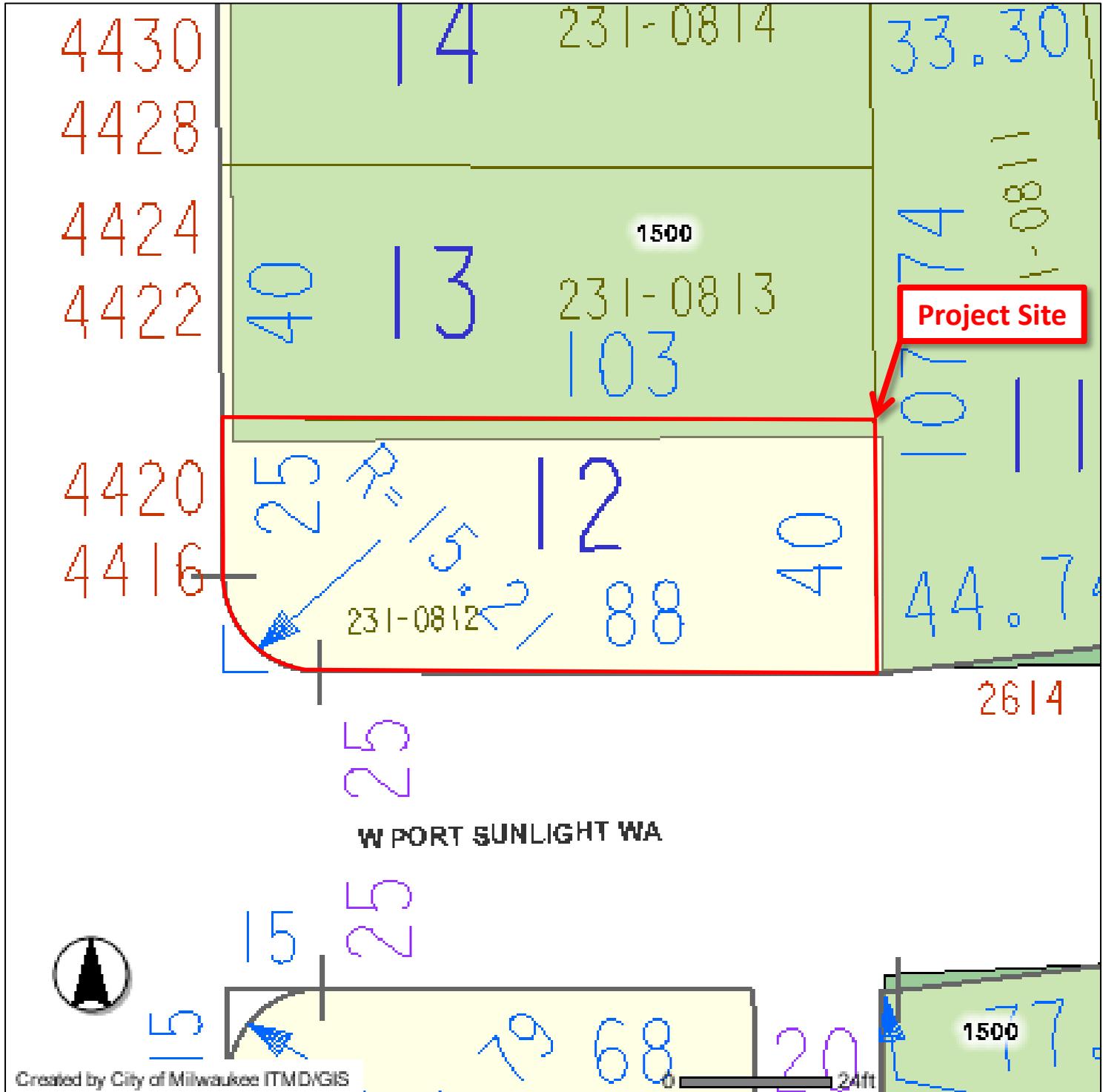


FIGURE 3
Aerial Photographs
4416-20 N. 27th Street, Milwaukee, WI



FIGURE 4

1937 Sanborn Fire Insurance Map 4416-20 N. 27th Street, Milwaukee, WI

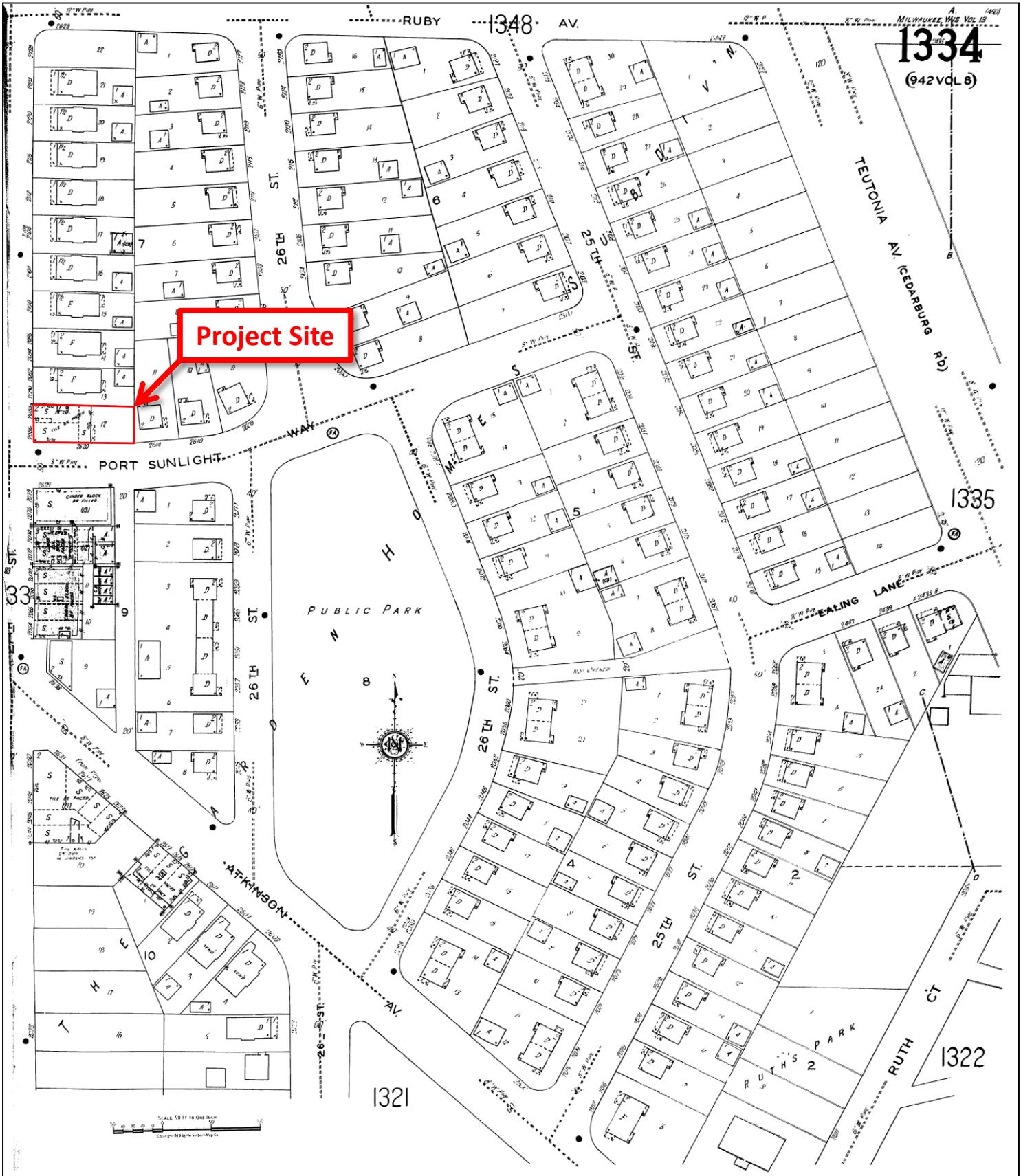


FIGURE 5

1951 Sanborn Fire Insurance Map 4416-20 N. 27th Street, Milwaukee, WI

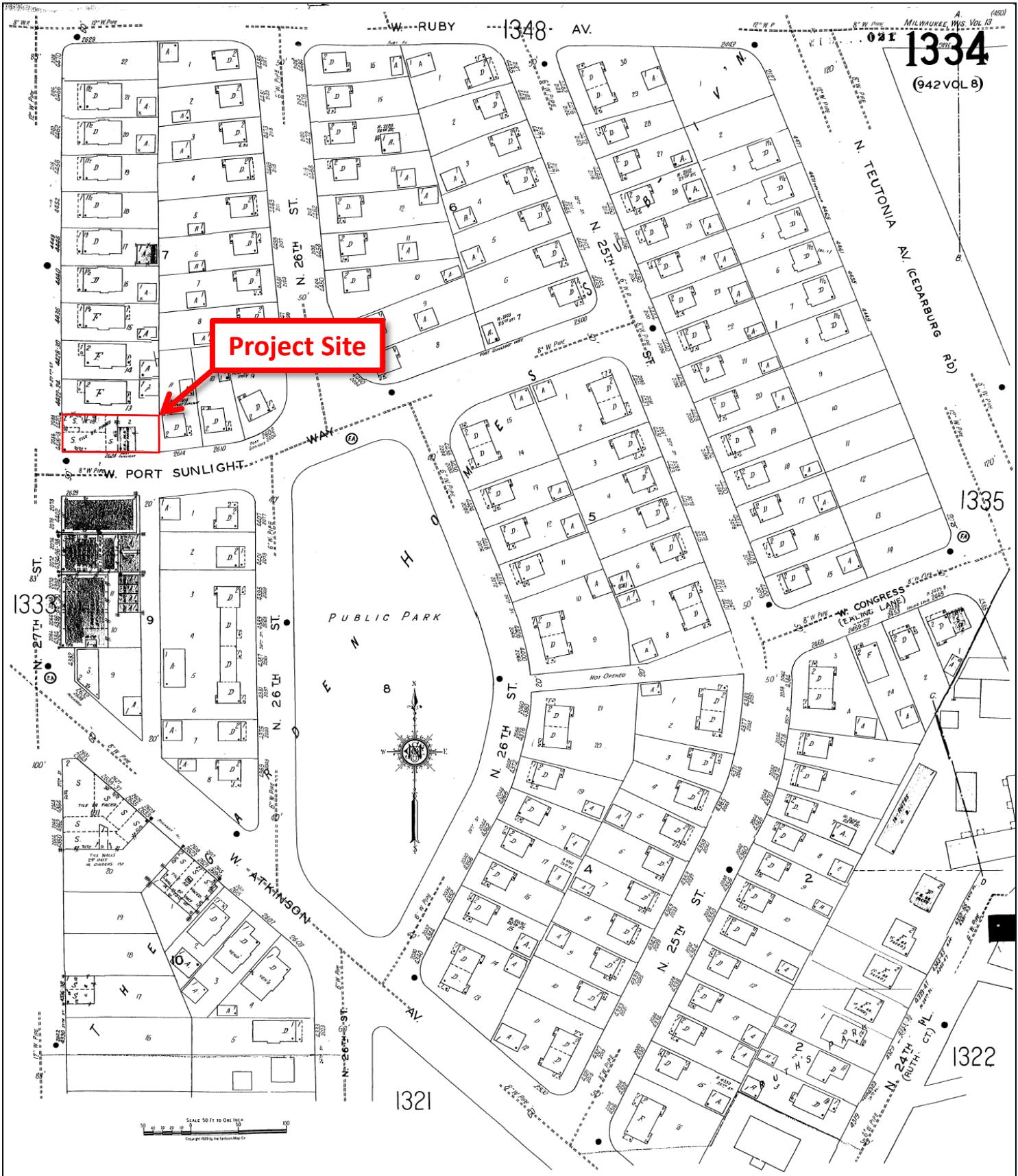
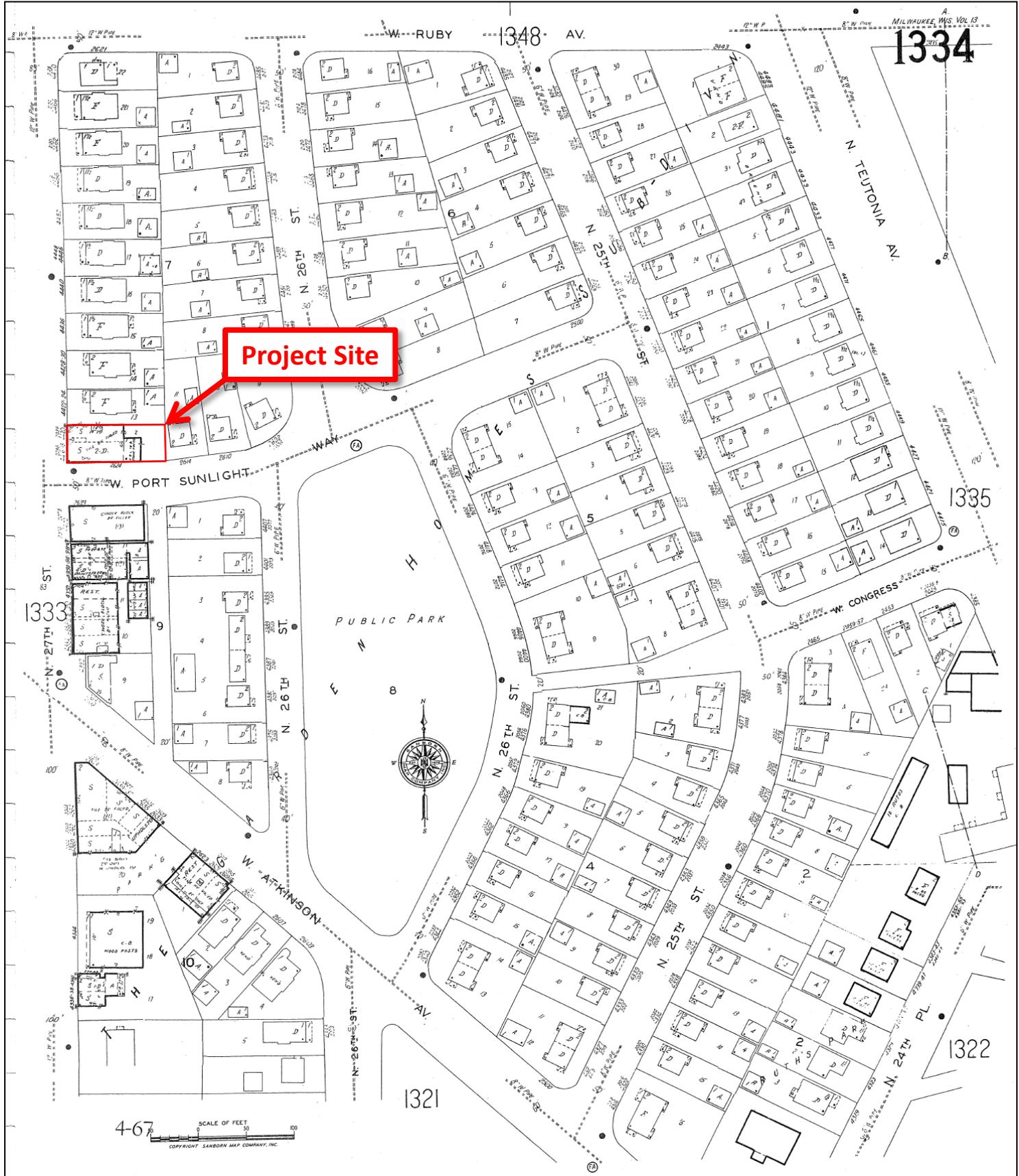


FIGURE 6

1969 Sanborn Fire Insurance Map 4416-20 N. 27th Street, Milwaukee, WI



ATTACHMENT A

Site Photographs

4416-20 N. 27th Street, Milwaukee, WI



Front view of project site facing southeast (10/05/2015)



Side view of project site facing west (10/05/2015)



First floor view of project site (10/05/2015)



Second floor view of project site (10/05/2015)



Basement view of project site (10/05/2015)