

Historical Land Use Investigation
4706-08 W. Fond du Lac Avenue
Milwaukee, Wisconsin

File: 267-13

Prepared by:



Department of City Development

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A. Purpose

This Historical Land Use Investigation (HLUI) of 4706-08 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. Hoyt Place to the north, W. Leon Terrace to the east, W. Ridge Court to the south, and W. Fond du Lac Avenue to the west. The southwestern portion of the project site is developed with a vacant one-story building that includes a basement. The building was most recently occupied by a church. The northeastern 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
4706-08 W. Fond du Lac Avenue	267-0499-000	NA	4,940 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C. Historical References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
4706-08 W. Fond du Lac Avenue	1935-1945	No listing
	1950	Residential
	1955	Nadal Jeanne Cosmetics Co.
	1960-1985	Fruit Ranch North Inc.
	1990-2010	No listings

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

Address	Date	Record
4706-08 W. Fond du Lac Avenue	1949	Application for permit – construct store
	1949	Application for permit – occupancy: retail ice cream
	1949	Application for permit – erect barber pole
	1950	Application for permit – install oil tank
	1950	Application for permit – install oil burner
	1951	Application for permit – occupancy: barber shop
	1954	Application for permit – retail sale of cosmetics, toiletries, etc.
	1996	Application for permit – occupancy: church
	2001	Application for permit – construct addition
	2003	Application for permit – construct fence
	2009	BOZA Certificate – occupancy: religious assembly
	2009	BOZA Certificate – occupancy: religious assembly

D. Sanborn Maps

Sanborn Fire Insurance Maps indicate the following information regarding the project site:

- a. A 1930 Sanborn Fire Insurance Map shows the project site is undeveloped. Some of the parcels to the northeast are developed with residences, while many parcels remain undeveloped. **(Figure 4)**
- b. A 1930 *(with updates through 1951)* Sanborn Fire Insurance Map shows the southwestern portion of the project site is developed with a building occupied by two stores.
 Surrounding properties are generally the same as the previous map. A building is now located on the northern adjoining property and is occupied by two stores. **(Figure 5)**
- c. A 1930 *(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 April 24, 2014. The southwestern portion of the project site is developed with a vacant one-story building that includes a basement. The building was most recently occupied by a church. The northeastern portion of the project site is paved. The building contained items associated with the former occupant, included pews and miscellaneous debris.

G. Findings and Conclusion

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

MMR/DPM
City of Milwaukee
4/25/14

FIGURE 2 PLAT MAP

4706-08 W. Fond du Lac Avenue, Milwaukee, WI

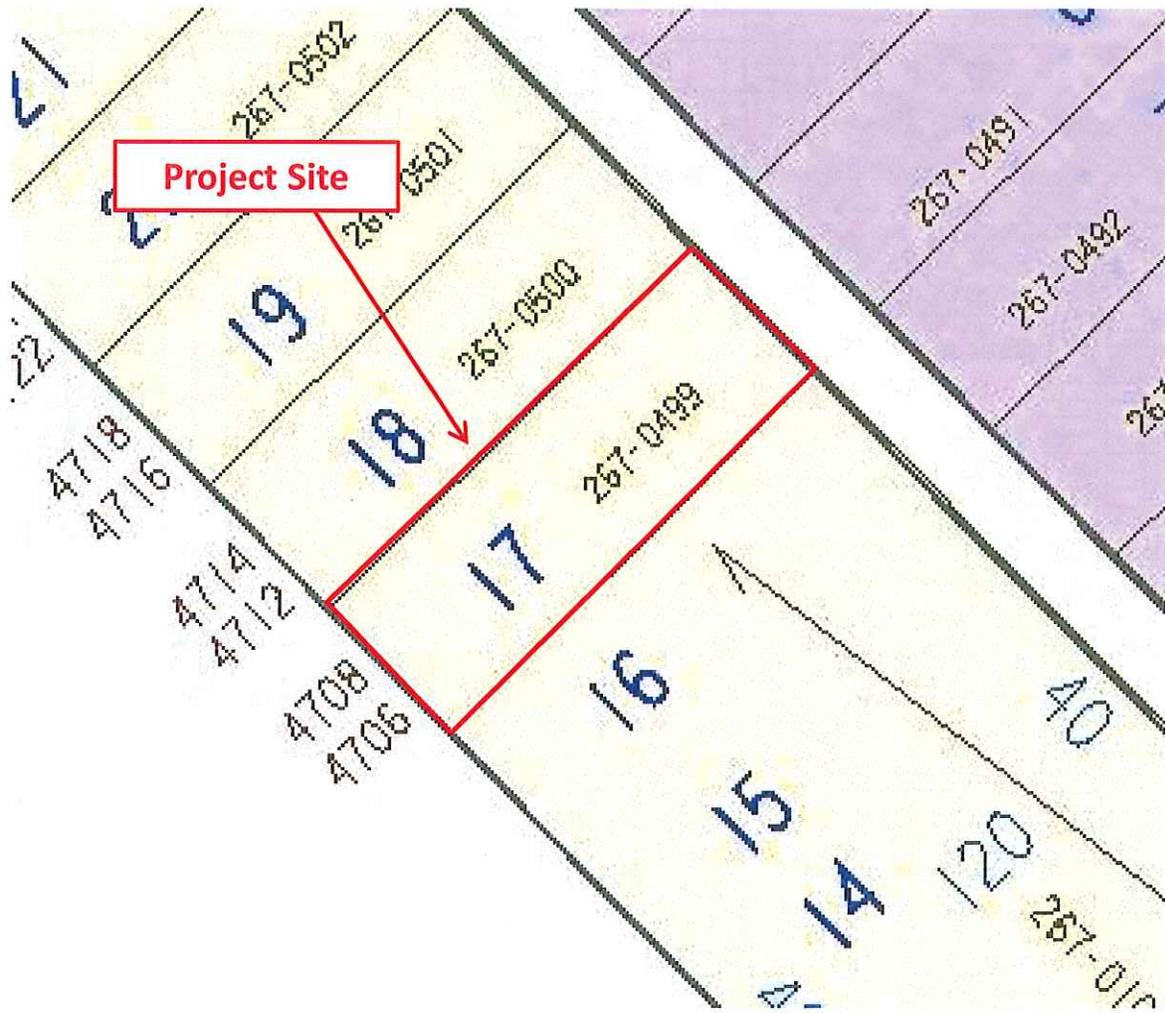


FIGURE 3

2010 AERIAL PHOTOGRAPH – Milwaukee County GIS
4706-08 W. Fond du Lac Avenue, Milwaukee, WI



Aerial – Wide View



Aerial – Close View

FIGURE 4

1930 SANBORN FIRE INSURANCE MAP
4706-08 W. Fond du Lac Avenue, Milwaukee, WI



FIGURE 5
1930 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
4706-08 W. Fond du Lac Avenue, Milwaukee, WI

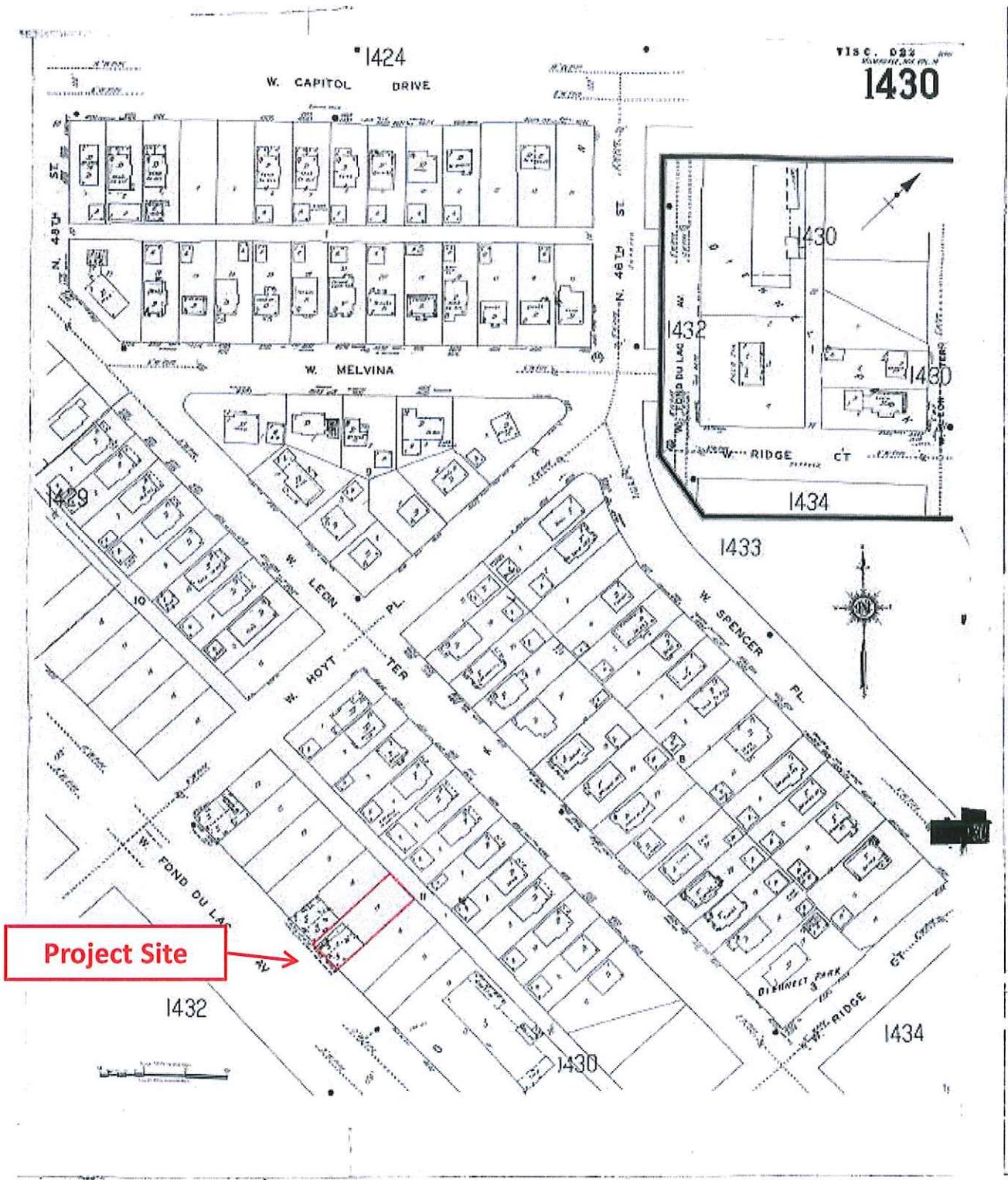
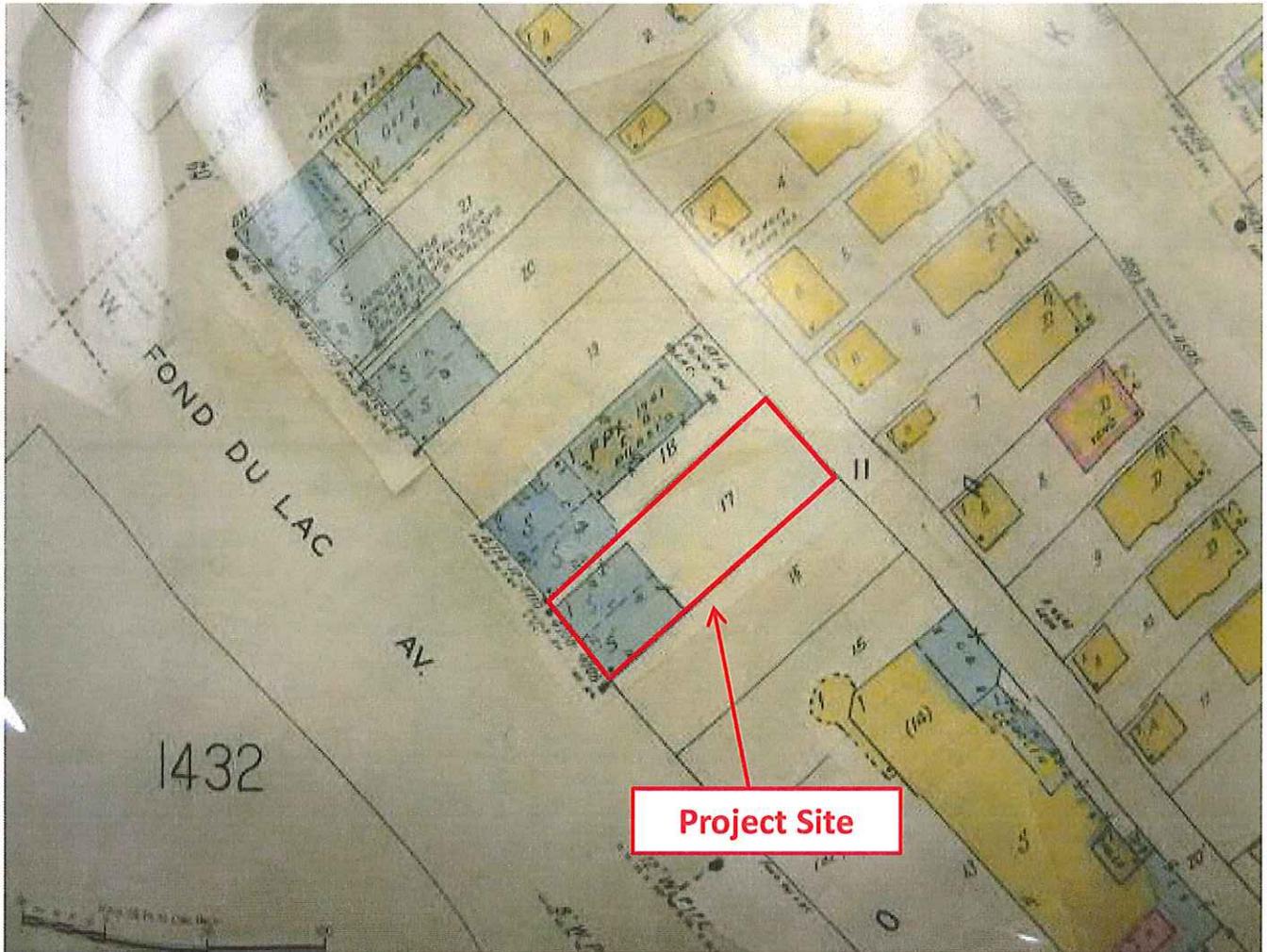


FIGURE 6
1930 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1961)
4706-08 W. Fond du Lac Avenue, Milwaukee, WI



ATTACHMENT A
SITE PHOTOGRAPHS

4706-08 W. Fond du Lac Avenue, Milwaukee, WI



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



View of the asphalt paved area behind the building on the project site.



View of the interior of the building on the project site.



View of the interior of the building on the project site.