

Historical Land Use Investigation
4830 West Fond du Lac Avenue
Milwaukee, Wisconsin

File: 267-12

Prepared by:



Department of City Development

October 5, 2016

A handwritten signature in blue ink, appearing to read "Mathew Reimer", positioned above a horizontal line.

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in black ink, appearing to read "Sarah Bregant", positioned above a horizontal line.

Sarah Bregant
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 4830 West Fond du Lac Avenue, 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 West Hoyt Place to the southeast, West Melvina Street to the northwest, West Leon Terrace to the northeast, and West Fond du Lac Avenue to the southwest. The project site is developed with a two story commercial building and parking lot. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2015 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
4830 West Fond du Lac Avenue	2670480000	7,736 ft ²	14,581 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C. Historical References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 (1993-2015), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
4826 W. Fond du Lac Ave	1935-1950	Not Listed
	1955	Riewer & Gray Inc. bus mechanics
	1960	Blue Ribbon Realty Inc.
	1965	Vacant
	1970-2015	Not Listed
4828 W. Fond du Lac Ave	1935-1945	Not Listed
	1950-1965	Plumbing & Heating Company (contractors)
	1970-1990	Amateur Electronic Supply Inc. (wholesale dealer)
	1996-2000	New Concept Self Development (individual & family services)
	2005	Not Listed
	2010	New Concept Self Development (individual & family services)
4830 W. Fond du Lac Ave	2015	Monte Coleman
	1935-1950	Not Listed
	1955-1960	Metropolitan Life Insurance Co.
	1965	Vacant
	1970-2015	Not Listed

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

Address	Date	Comments
4826 W. Fond du Lac Ave	06/18/1951	Occupancy Permit: First floor – office machine sales and service
4828 W. Fond	12/10/1951	Occupancy Permit: First floor - plumbing and heating shop

Address	Date	Comments
du Lac Ave	06/22/1954	Inspection: Dust and holes in parking lot 6/28/54: 6 bags (600lbs) of calcium chloride spread over entire parking area and holes patched
	10/19/1964	Permit: Erect transmitting tower 170' high
	05/10/1965	Occupancy Permit: Amateur Electronic Supply – entire building – sales of electronic equipment and some offset printing
	10/16/1975	Electrical Permit: Install 2-700 W. and 1-400 W. mercury area light
	04/30/1991	Permit: Tank Removal – Removal of 1-550 gallon gasoline and 1-550 gallon diesel tank (removed 5/8/91)
	05/07/1991	Permit: Tank Removal – Removal of 1 – 1,500 gallon heating oil tank (removed 5/8/91)
	09/19/1991	Zoning Certificate: New Concept Self Development Center Inc. – first and second floor offices only (no counseling on premises)
	02/26/2001	Occupancy Permit: School (New Concept Self Development)
4830 W. Fond du Lac Ave	07/10/1950	New Building Construction Permit: Construct one-story store office and store front building
	01/10/1951	New Building Construction Permit: Add second story to store building for new offices
	12/10/1951	Occupancy Permit: Second floor - Metropolitan Life Insurance Co. offices
	05/15/1992	Permit: Install inside basement drain tile
	04/12/2001	Plumbing Permit: Occupancy – Church (New Concept Self Development)
	02/11/2002	Occupancy Permit: Russell Stamper – New Concept Self Development – Day Care
	09/15/2003	Construction Permit: Occupancy – Office
	09/28/2007	Occupancy Permit: Social Service (New Concept Self Development)
	09/02/2009	Code Enforcement: Replace mortar missing exterior wall of garage (tuckpoint), protect all wood surfaces with paint, remove or paint masonry surfaces
	03/25/2011	Code Enforcement: Remove all debris, junk, etc.
	12/04/2013	Code Enforcement: Remove large concrete pile left on lot to south of building
05/29/2014	Code Enforcement: Remove all debris, junk, etc.	

D. Sanborn Maps

The project site is depicted in two Sanborn Fire Insurance Maps (Volume 14 Sheet 1429 & Volume 14 Sheet 1430). They indicate the following information regarding the project site:

1. The 1910 (*with updates through 1937*) Sanborn Fire Insurance Maps show the project site as undeveloped. Many parcels in the general vicinity of the project site are also undeveloped, with a few scattered dwellings in the area.
2. The 1910 (*with updates through 1951*) Sanborn Fire Insurance Maps show the project site occupied by a two-story cement brick store building with iron columns and beams. Open space exists directly southeast of the structure within the project site. Most of the block the project site is on is undeveloped with the exception of a filling station and store building near the corner of W. Melvina Street and W. Fond du Lac Avenue. Land uses in the general vicinity of the project site are primarily residential with some commercial uses north of the project site on W. Fond du Lac Avenue.
3. The 1910 (*with updates through 1969*) Sanborn Fire Insurance Maps show the project site occupied by the same structure as the 1951 map now with the open space labeled as

parking. Land uses in the general vicinity of the project site are similar to those shown in the 1951 map.

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) includes the following listing for the project site:

03-41-001545 Amateur Electronic Supply – Closed LUST

Impacts: Soil Contamination

Substance: Gasoline – Unleaded and leaded (petroleum)

Substance: Petroleum – Unknown type (petroleum)

End Date & Last Action: 9/20/1991

2. The Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP) online database includes the following records:

303694: Closed/Removed 750 Gallon Leaded Gasoline Underground Storage Tank

Owner: Amateur Electronics (4828 W. Fond du Lac Avenue)

303695: Closed/Removed 500 Gallon Leaded Gasoline Underground Storage Tank

Owner: Amateur Electronics (4828 W. Fond du Lac Avenue)

303696: Closed/Removed 2,000 Gallon Fuel Oil Underground Storage Tank

Owner: Amateur Electronics (4828 W. Fond du Lac Avenue)

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 September 12, 2016. The project site was observed to be developed with a two-story commercial building. An old boiler was found in the basement with some rust and staining on the ground nearby. A 55-gallon drum with unknown contents was also present in the basement. Overall, the building appeared in good condition. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historical Land Use Investigation revealed the following potential environmental conditions:

- A 1955 city directory listing identifies a bus mechanics business on the property.
- A DNS permit dated 4/30/91 indicates the removal of one 550-gallon gasoline tank and one 550-gallon diesel tank on the site, and a DNS permit dated 5/7/91 indicates the removal of one 500-gallon heating oil tank on the site (all three removed on 5/8/91).
- DATCP tank records indicate that a 750-gallon leaded gasoline underground storage tank, a 500-gallon leaded gasoline underground storage tank, and a 2,000-gallon fuel oil underground storage tank, were all closed/removed (no dates identified). The owner of the tanks was identified as Amateur Electronics.
- A WDNR BRRTS Leaking Underground Storage Tank record indicates that a release was reported on 5/2/91 and closed by the WDNR on 9/20/91. The responsible party is identified as Amateur Electric Supply.
- A 55-gallon drum with unknown contents was located in the basement of the building on the project site during City staff's site inspection.

MR/SB
City of Milwaukee
10/5/2016

FIGURE 1

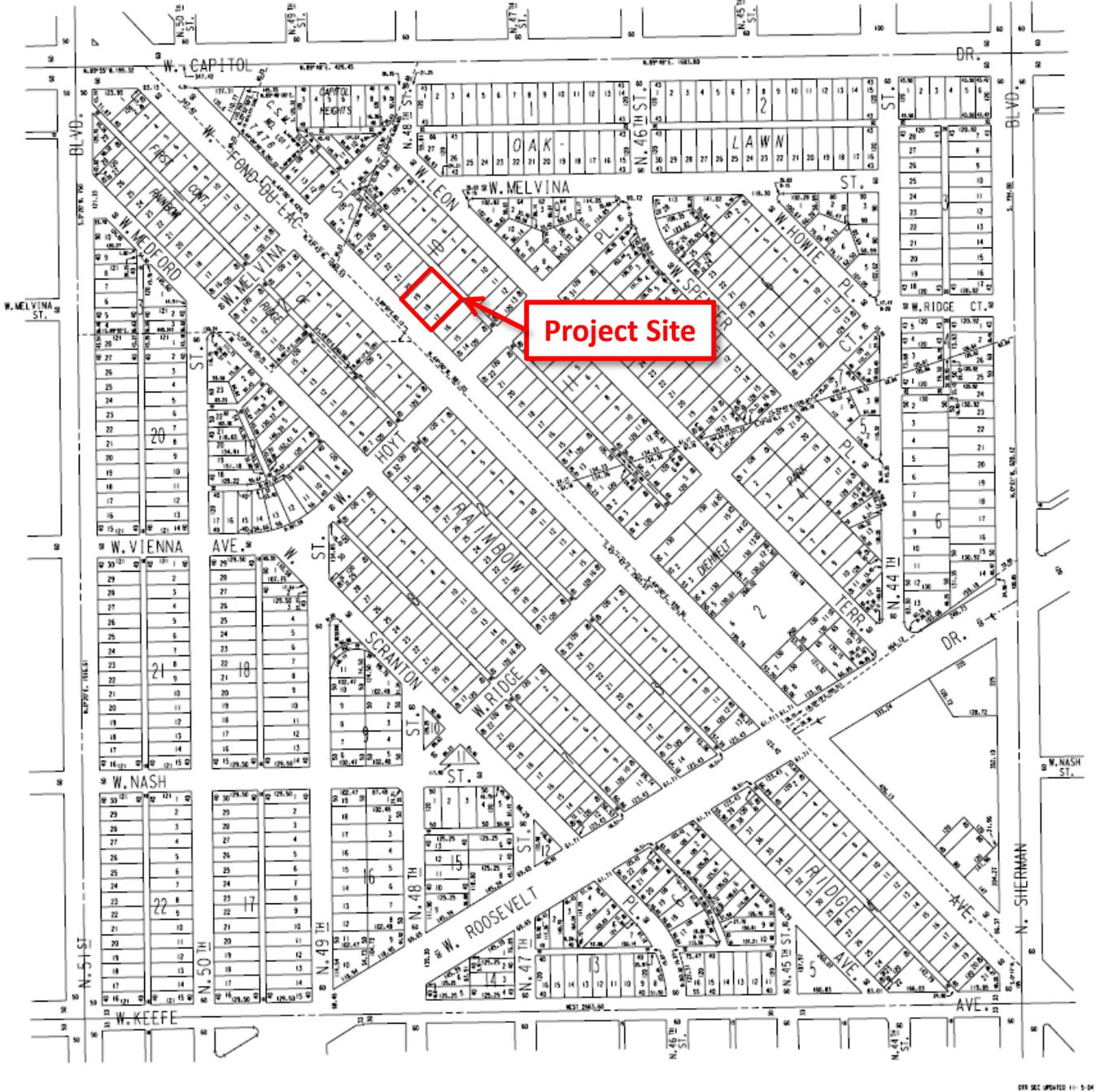
Quarter Section Land Use Map

4830 West Fond du Lac Avenue, Milwaukee, WI



COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

N.E. ¼ SEC. 11, T.7 N., R.21E.



Project Site

FIGURE 3
Aerial Photographs
4830 West Fond du Lac Avenue, Milwaukee, WI

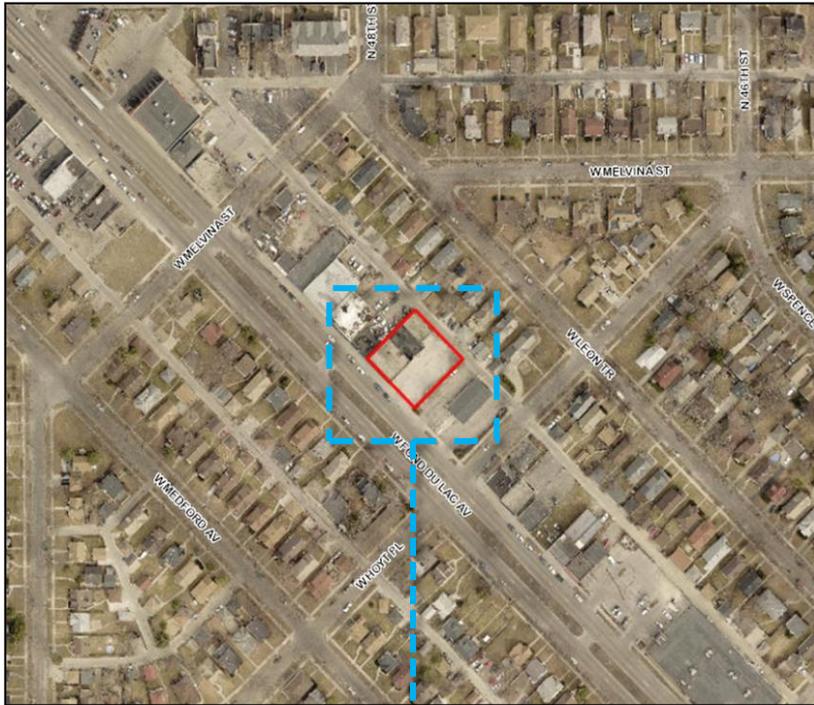


FIGURE 4

1937 Sanborn Fire Insurance Map

4830 West Fond du Lac Avenue, Milwaukee, WI

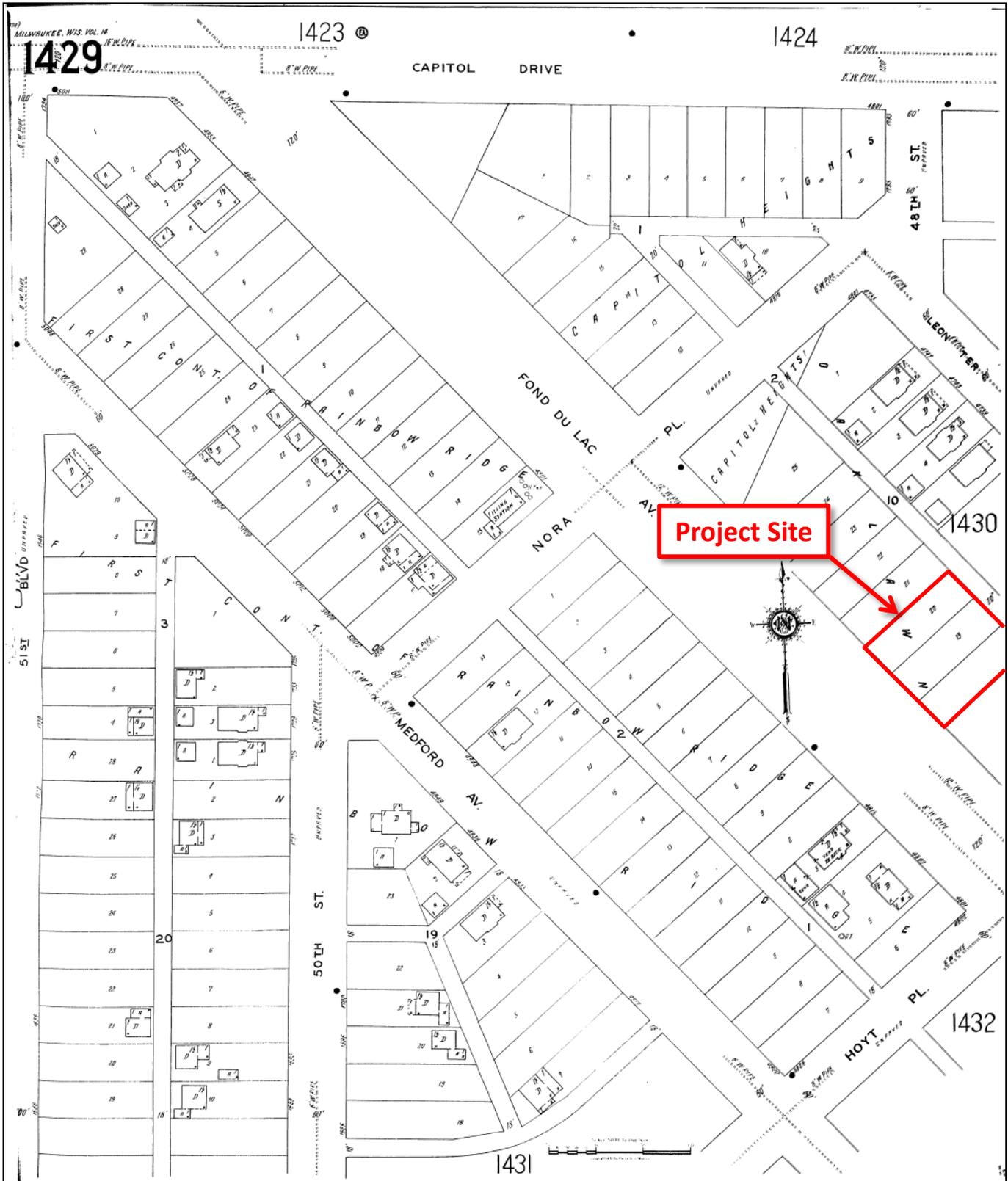


FIGURE 4

1937 Sanborn Fire Insurance Map
4830 West Fond du Lac Avenue, Milwaukee, WI

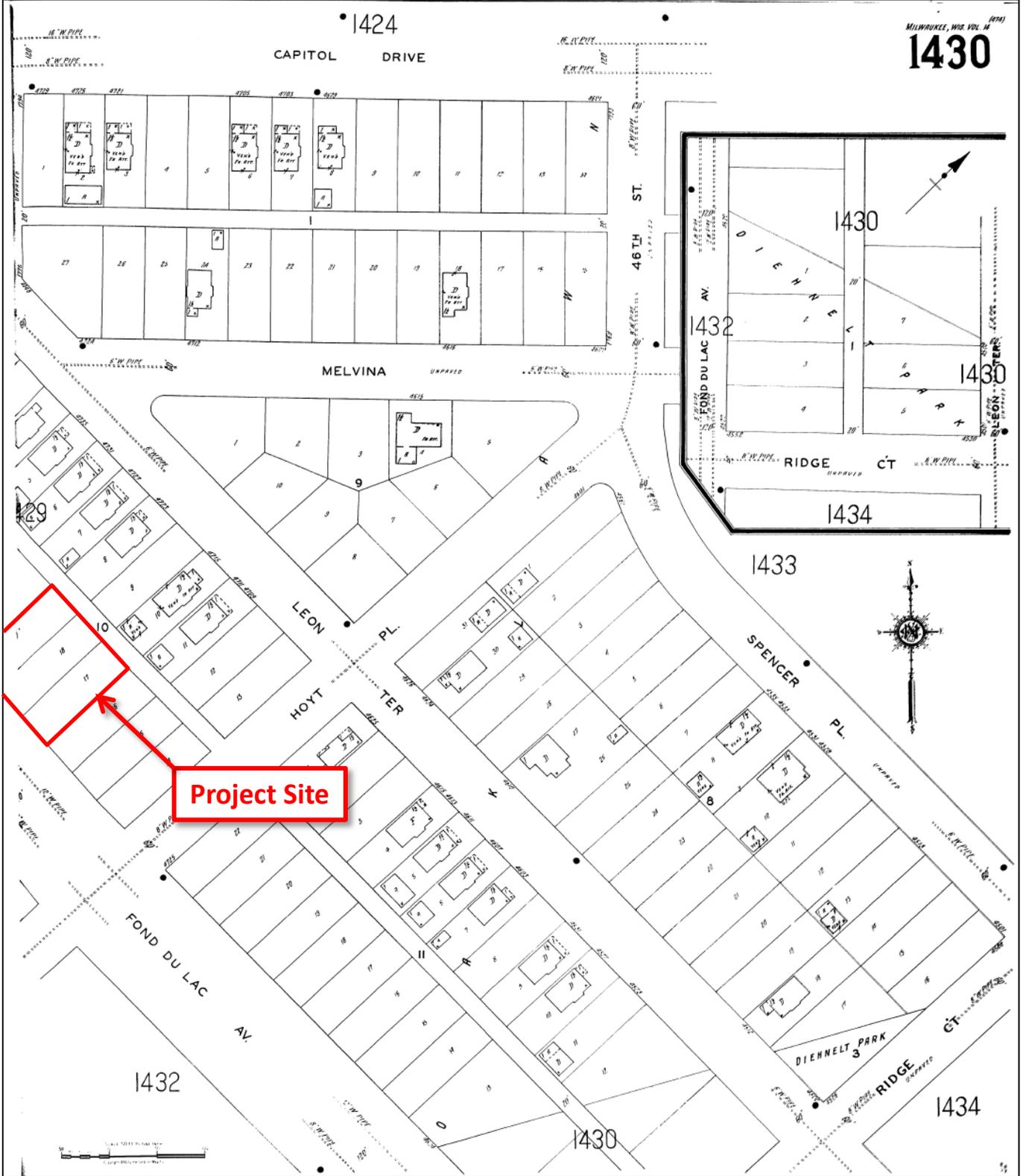


FIGURE 5

1951 Sanborn Fire Insurance Map 4830 West Fond du Lac Avenue, Milwaukee, WI

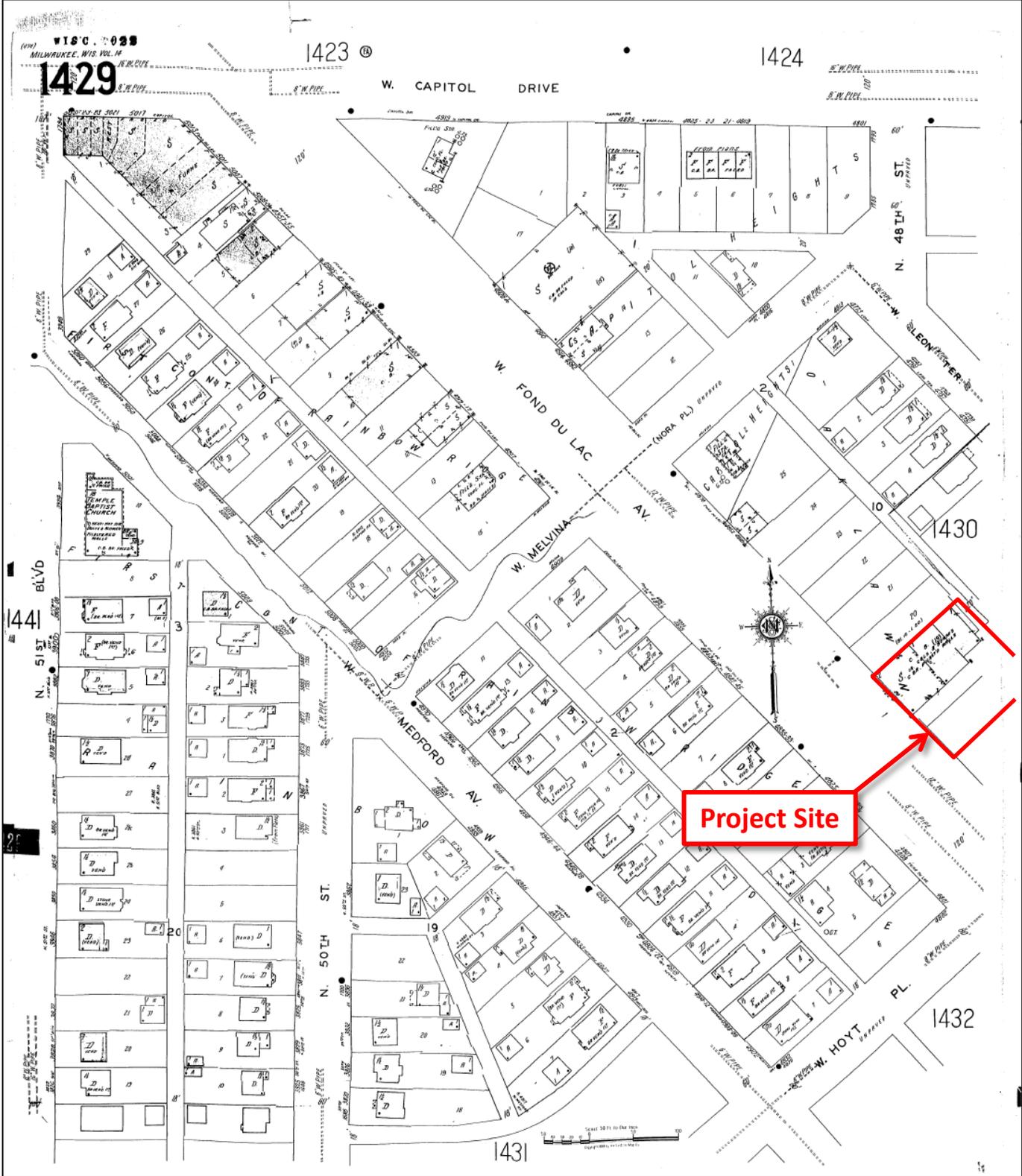


FIGURE 5

1951 Sanborn Fire Insurance Map 4830 West Fond du Lac Avenue, Milwaukee, WI

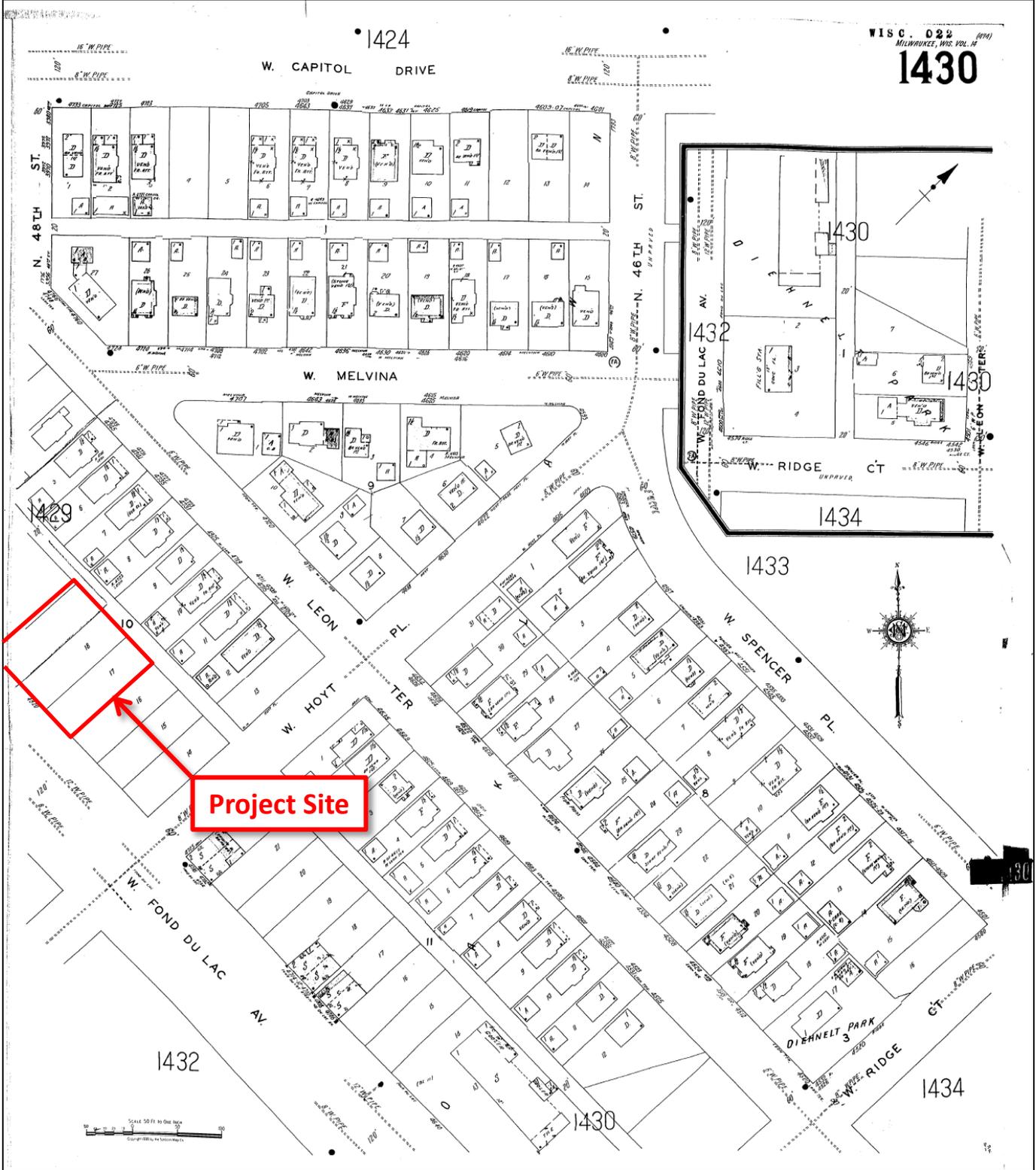


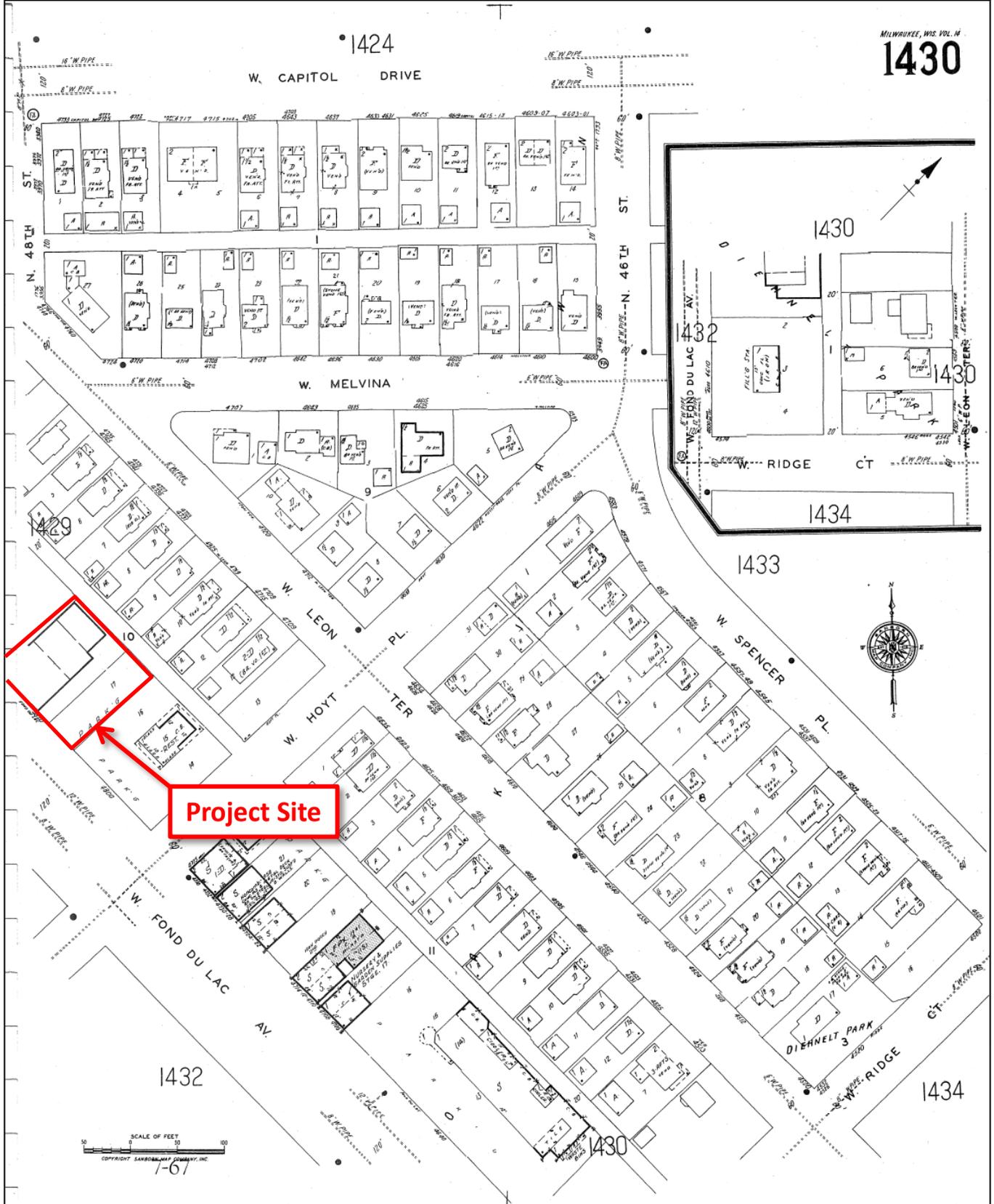
FIGURE 6

1969 Sanborn Fire Insurance Map
4830 West Fond du Lac Avenue, Milwaukee, WI



FIGURE 6

1969 Sanborn Fire Insurance Map 4830 West Fond du Lac Avenue, Milwaukee, WI



ATTACHMENT A

Site Photographs

4830 West Fond du Lac Avenue, Milwaukee, WI



Front view of project site, looking northeast



View of project site, looking north

ATTACHMENT A

Site Photographs

4830 West Fond du Lac Avenue, Milwaukee, WI



First floor of project site



Second floor of project site

ATTACHMENT A

Site Photographs

4830 West Fond du Lac Avenue, Milwaukee, WI



View of boiler in basement and associated staining



55-gallon drum present in basement



Open space in basement of project site