

Historical Land Use Investigation
5132 West Mill Road
Milwaukee, Wisconsin

File: 139-33

Prepared by:



Department of City Development

November 8, 2013

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A. Purpose

This Historical Land Use Investigation (HLUI) of 5132 West Mill Road, Milwaukee, Wisconsin, will identify potential environmental conditions associated with this City-owned project site prior to it being marketed 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 Mill Road to the south, West Hassel Lane to the north, North 51st Street to the east, and North 52nd Street to the west. The project site is occupied by a two-story building with a basement. The general area including the project site is shown on **Figure 1**, and project site dimensions are presented on **Figure 2**. An aerial photograph of the site is shown on **Figure 3**.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Bldg. Size	Lot Size	Zoning*	Owner
5132 West Mill Road	139-9709-100	8,220 ft ²	16,500 ft ²	LB1	City of Milwaukee

*LB1= Local Business Districts

C. Historical References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:

Address	Date(s)	Occupancy
5132 West Mill Road	1935-1960	<i>Road not listed in City Directories</i>
	1965	Tavern, Residential, Cities Service gas station
	1970	Tavern, Residential
	1975	Supper Club, residential
	1980-1990	Supper Club
	2000-2010	Broadway Baby dinner theatre

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

Date	
5132 (AKA 5135) West Mill Road:	
5/18/1953	App. for Permit (Town of Granville) – to construct addition. Property description: “Living quarters (2 nd flr) over filling station, bus depot & garage”
6/8/1956	App. for Permit- to erect sign (indicates tavern use)
8/19/1957	App. for Permit- to alter tavern (add drop ceiling)
12/16/1958	App. for Permit- 5 pumps. Kind of building: service station. Refunded – “gasoline pumps will not be installed.”
12/16/1958	App. for Permit- install (3) 3,000-gal tanks. Kind of building: service station. Refunded—“tanks will not be installed.”
3/12/1959	App. for Permit- electrical. Install separate meter for garage. Occupancy: garage—tavern.
3/17/1959	App. for Permit- lower ceiling in garage portion of building and plaster. Provide 12” block wall between tavern & garage. Kind of building: tavern, res., & garage.
12/4/1959	App. for Permit- electrical. Occupancy of building: filling station.
7/6/1960	Plumbing inspection record: owner indicated as “Mill Road Fuel Oil Co.”

Date	
7/3/1962	App. for Permit- to alter (erect new hip roof over flat roof). Occupancy: tavern & residential.
4/26/1965	App. for Permit- to erect CITGO sign (replace present sign). Owner: Cities Service. Use: filling station.
10/25/1966	Service Request – “Body work & spray painting in a service station. Occupancy permit: no spray booth.” Neighbor complained fumes entering his building. Verified by police dept.” Note dated 11/7/1966: building vacated.
10/28/1966	MFD Inspection Record. Occupancy: Mill Rd Citgo Station. “Paint spraying cars w/o a spray booth in service station.” Note dated 6/6/1967: “New occupant – service station & garage, not spraying now.”
5/25/1967	Inspection Letter to Radio Oil Co.: Following inspection of the 300 gallon Aboveground Gas Tank on premises, violations were observed (distance to building & property line; labeling; supports; valves).
7/12/1967	App. for Permit electrical (sign). Use: tavern.
3/2/1967	App. for Permit: Occupancy: service station & garage. Former: same. Drawing indicates tavern on west end of building; office, utility & storage space in central portion of building; garage with 2 service stalls and overhead doors on east end.
7/9/1971	App. for Permit: to construct addition to restaurant & bar.
12/20/1971	App. for Permit- to install (4) remote refrigeration units with “F12” refrigerant. Kind of building: supper club.
1/4/1972	App. for Permit: tank removal. ‘Tanks have been removed: 1) 200 2) 500.’
1/25/1972	App. for Permit- to install (1) remote refrigeration unit with “Freon 12” refrigerant.
5/1/1974	App. for Permit- 2 nd floor alteration—remove living quarters, add dining facilities.
11/14/1990	App. for Permit- to occupy (building, parking lot across street) as dinner theatre/restaurant.
6/16/1999	Permits: Gas Furnace; Air Conditioning. Occupancy: Theater.
9/25/2003	Permits: Gas Furnace; Air Conditioning. Occupancy: Restaurant.
11/30/2005	Permits: Gas Furnace; Air Conditioning. Occupancy: Restaurant.
3/12/2007	Permit: Occupancy – Tavern
8/2/2007	Permit: Temp. Occupancy – Tavern
8/28/2008	Violation Enforcement Letter: Repair or replace defective paved area; maintain parking lot free of holes and ruts; tuck-point exterior; address coating of wood trim, ferrous metal, and masonry surfaces. Status: Litigated, non-compliance.
8/20/2009	Violation Advisory: Maintain parking lot free of holes and ruts
8/11/2013	Service Request: Junk Vehicle On Property (tow truck)
5135 AKA 5132 West Mill Road:	
1968	Razed 1 ½ story res. for parking lot for dinner theatre.

D. Sanborn Maps

No Sanborn Fire Insurance Maps are available for the project site.

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 (DSPA) does not include 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 by City Staff on November 8th, 2013. The 1st floor was observed to include areas formerly used for theatre, dining, bar, and food preparation uses. The 2nd floor was observed to include areas formerly used for bar, seating, office, and storage spaces. On these two floors, scattered one- and five-gallon buckets, some labeled as paints and household chemicals, were observed.

The basement was observed to include storage and utility spaces. Numerous one-gallon paint buckets and other small containers were observed. Also observed in the basement were other containers such as kegs that appeared to have been associated with the former bar use.

The project site includes the former theatre structure as well as a large parking area. The pavement was observed to have some cracking and wear. A large opening in the pavement which may be an uncovered sewer drain was observed near the center of the parking lot, filled with debris. Vent pipes of unknown origin were observed along the eastern wall of the building.

G. Findings and Conclusion

This Historic Land Use Investigation revealed the following environmental concerns:

- The earliest available records indicate former gas/service station uses from at least the early 1950s to the late 1960s.
- Two storage tanks were removed from the project site in 1972. It is unknown if the tanks were aboveground or underground, what the contents were, and if they may have leaked.
- Historic records also indicate the site had a 300-gallon aboveground gas tank in 1967. No further information is known about the tank.

Based on the available historic information, a Phase II Environmental Site Assessment (ESA) of 5132 West Mill Road does seem warranted at this time.

MR/KRS
City of Milwaukee
11/8/2013

FIGURE 1 QUARTER SECTION LAND USE MAP 5132 West Mill Road, Milwaukee, WI



COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

S.W. ¼ SEC. 23, T.8 N., R.21E.

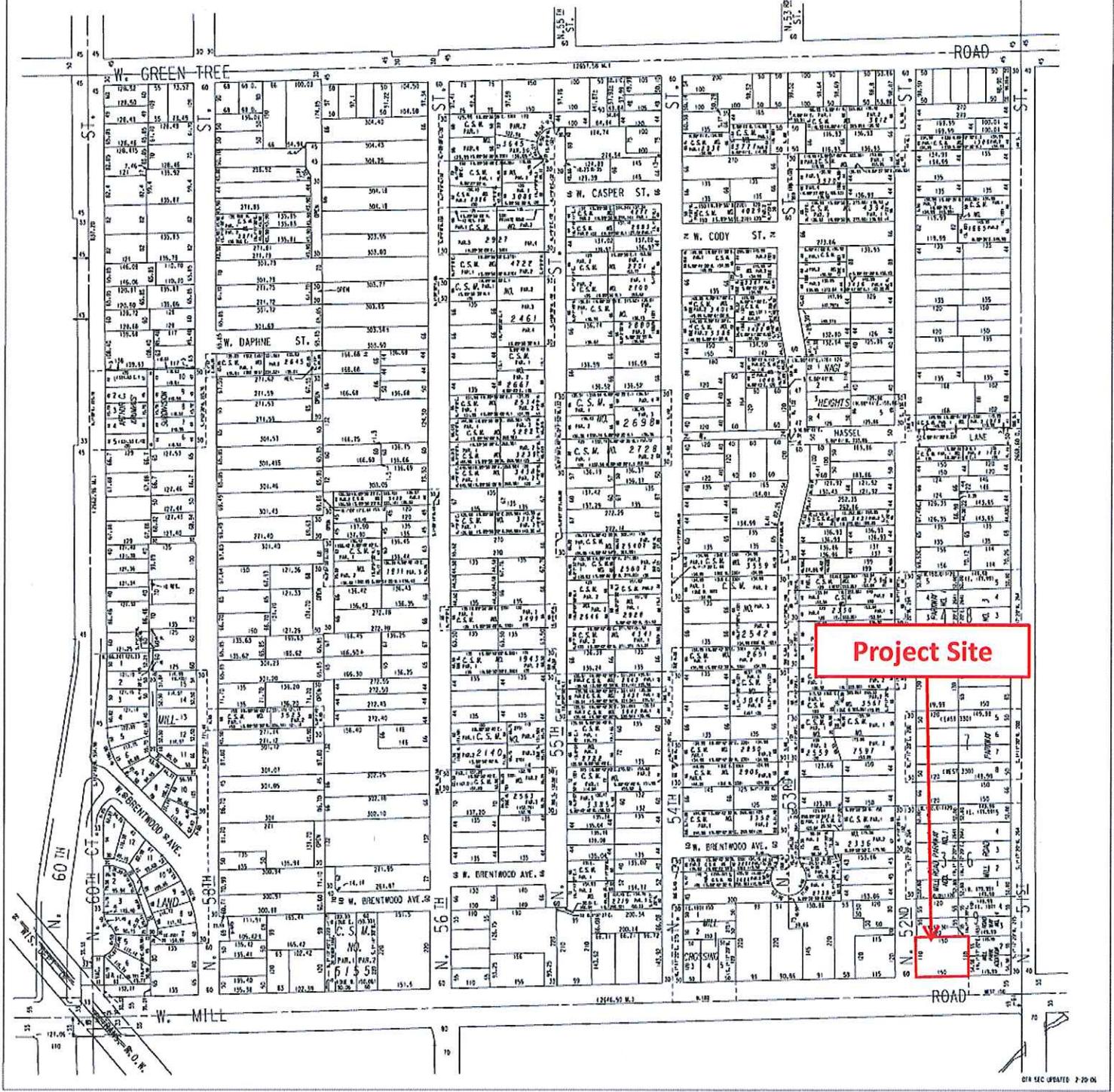


FIGURE 2 PLAT MAP

5132 West Mill Road, Milwaukee, WI

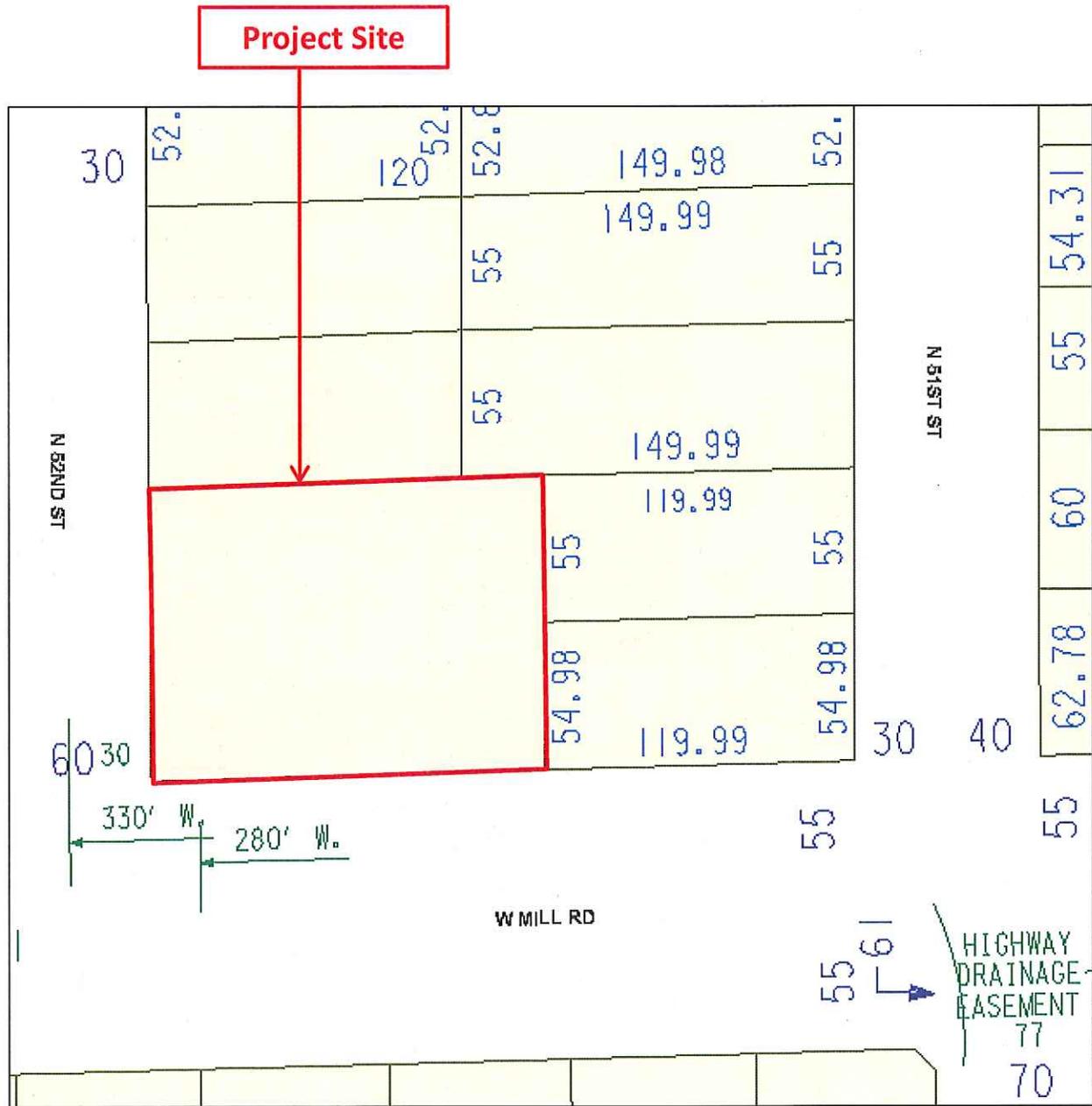
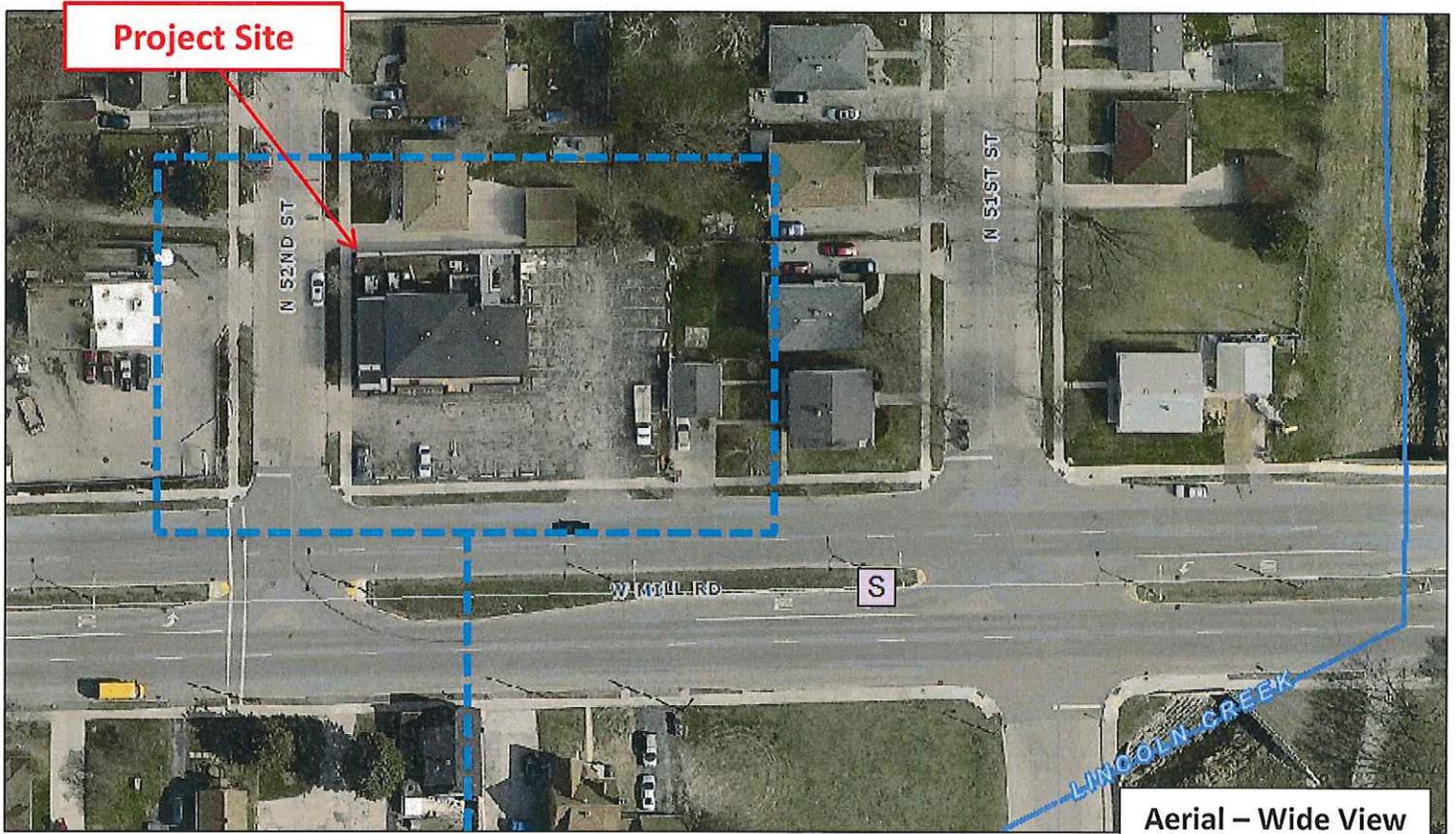
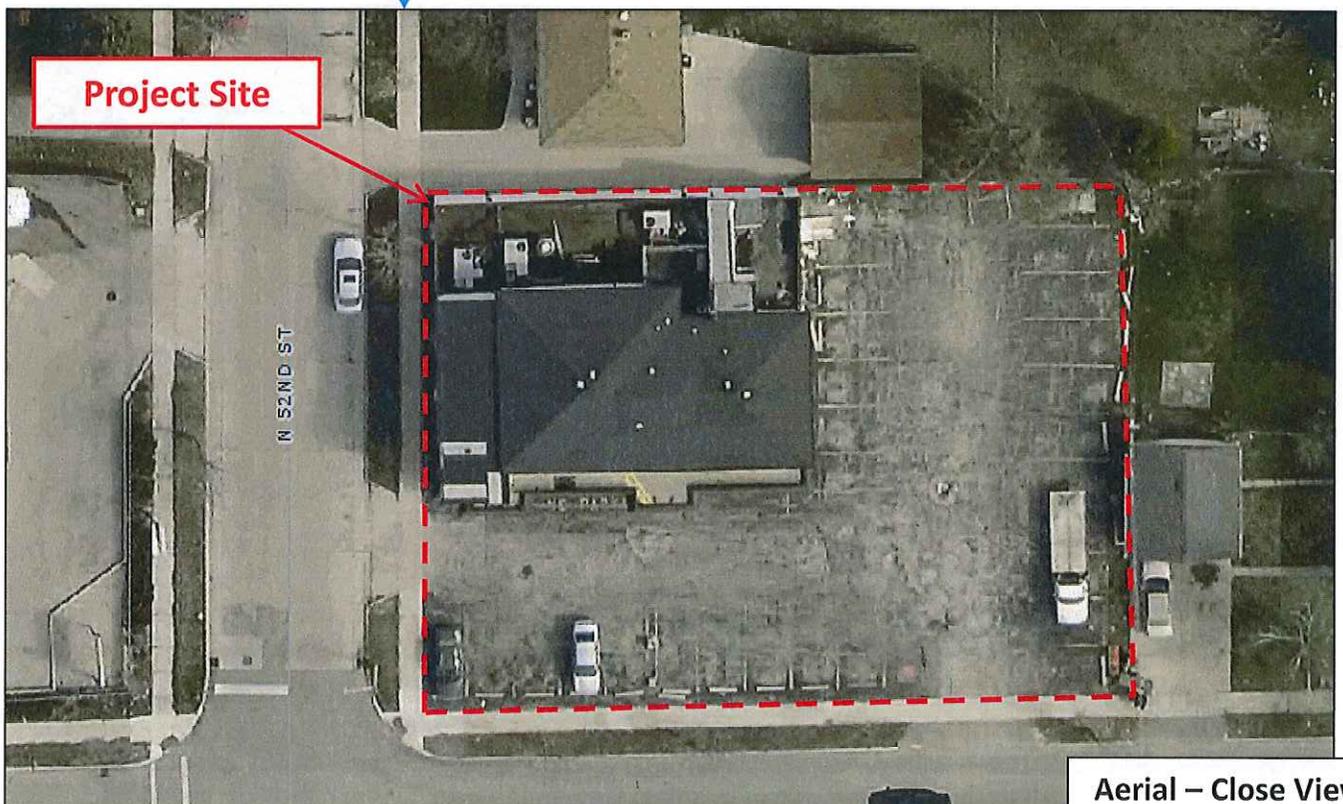


FIGURE 3
2013 AERIAL PHOTOGRAPH – Milwaukee County GIS
5132 West Mill Road, Milwaukee, WI



Aerial – Wide View



Aerial – Close View

ATTACHMENT A
SITE PHOTOGRAPHS
5132 West Mill Road, Milwaukee, WI



View of ground floor interior, eastern side of building



View of second floor interior, western side of building. One- and five-gallon buckets were observed.



View of the basement storage area. Numerous containers of paints and other household chemicals were observed.



Containers which appeared to be associated with former bar uses were observed in the basement.



View of the 1st floor rear area. Various canisters and five-gallon buckets, some with contents, were observed around the building.



View of the project site, looking northwest from the southeast corner of the parking lot. Several vehicles were observed to be parked on the lot.



View of the eastern exterior of the project site structure. Vent pipes of unknown origin were observed.



A large opening that appeared to be an uncovered sewer drain was observed in the parking lot of the project site.