Historical Land Use Investigation

5431 West Lisbon Avenue
Milwaukee, Wisconsin

File: 329-17

Prepared by:

City of Milwaukee

Department of City Development

September 18, 2015

Mathew Reimer
Senior Environmental Project Coordinator

Samuel Schultz
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 5431 West Lisbon 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 W. Wright Street to the south, W. Lisbon Avenue to the north, N. 54th Street to the east, and N. 55th Street to the west. The project site is developed with a two-story, mixed-use building. The building is unoccupied. **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
5431 W. Lisbon Avenue	3291423000	2,212 ft^2	1,660 ft^2	LB2	City of Milwaukee

*LB2 = 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C. Historical References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:

Date(s)	Occupancy
1935-1955	Drug store
1935-1950	US Postal Station Number 116
1960-1975	Doc's Camera Mart
1960-1990	Coin Mart
1975-1985	Stamp Mart
1985-2010	Jewelry
1995-2010	Loans

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

Date	Comments
06/05/1962	Application for Permit to Occupy: Retail sale of cameras, projectors, etc. Formerly: Drug store
07/07/1983	Application for Occupancy Certificate: Coin shop Formerly: Same
06/17/1987	Application for Permit: Install two gas fired furnaces and two central air conditioner units
10/21/1991	Board of Zoning Appeals (BOZA) Approval: Pawn shop (New and used merchandise)
04/06/2000	Application for Occupancy: Pawn shop
11/16/2010	Zoning Service Request: BOZA will expire for a second-hand store (used merchandise sales)

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 building labeled, "Drugs." A filling station, empty lots, and unlabeled stores 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. A filling station, a venetian blind manufacturer, dwellings, and unlabeled stores 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. The map now identifies the project site as a store (**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 September 16, 2015. City staff viewed a vacant, former pawn shop with a second-story residential unit and a basement. The building and basement appeared in good condition. Staff viewed a short wooden structure connecting the building to the adjacent building. Staff also viewed possible asbestos insulation in the attic of the building. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historic Land Use Investigation did not reveal potential environmental conditions. The available historic information does not warrant a Phase II Environmental Site Assessment (ESA) of 5431 West Lisbon Avenue at this time.

MR/SS
City of Milwaukee
9/18/2015

FIGURE 1

Quarter Section Land Use Map

5431 W. Lisbon Avenue, Milwaukee, WI

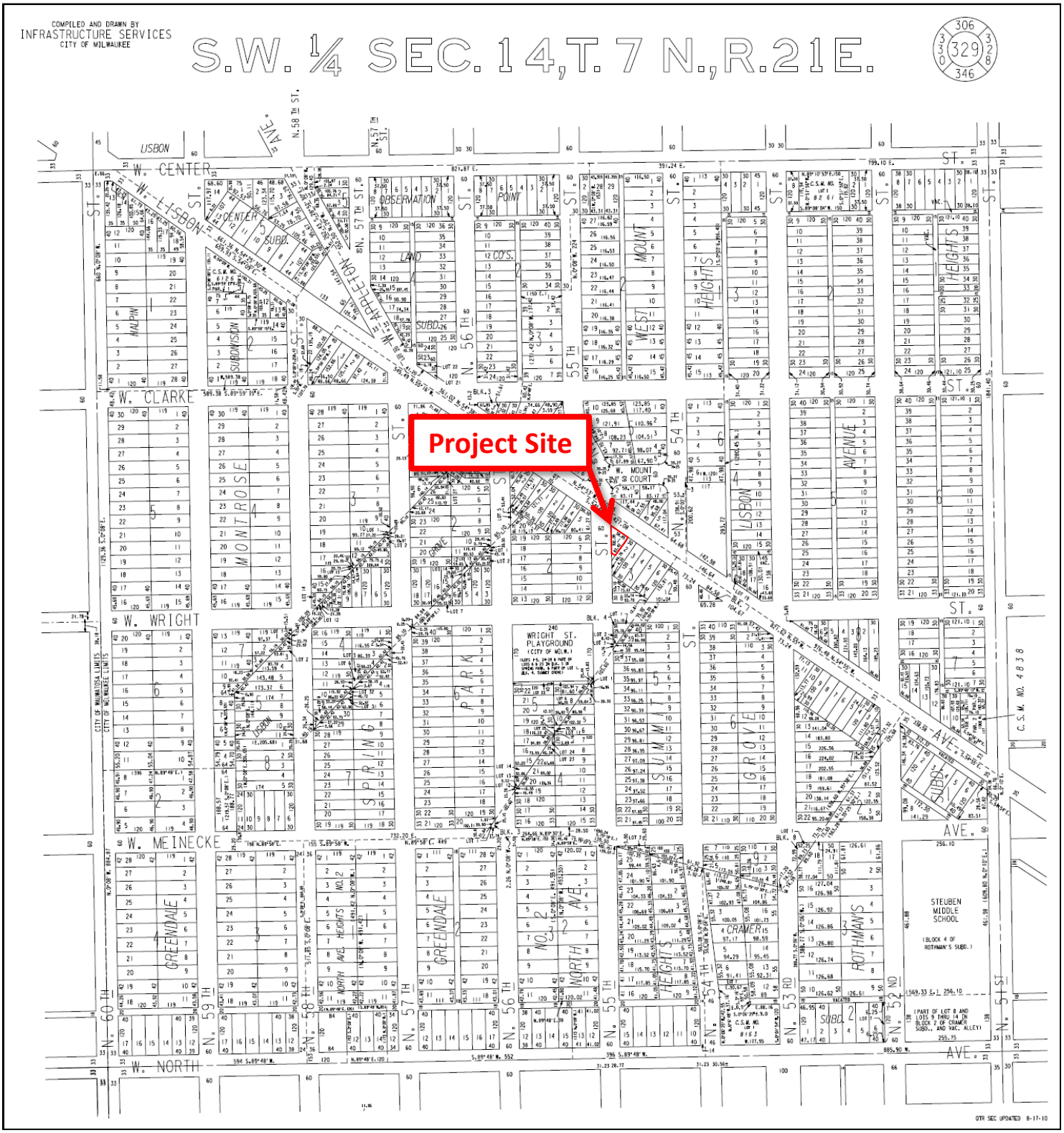


FIGURE 2

Plat Map

5431 W. Lisbon Avenue, Milwaukee, WI

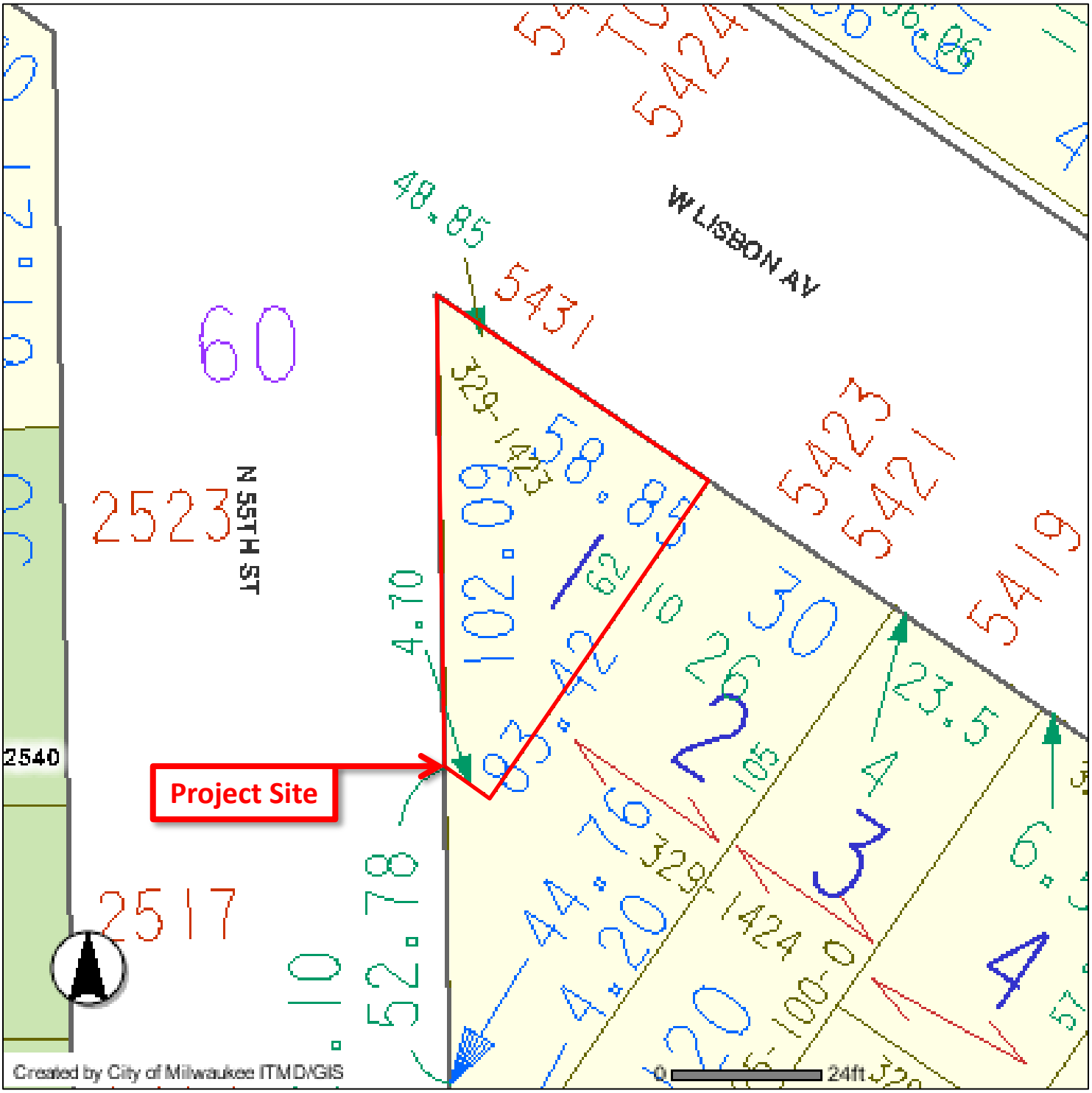
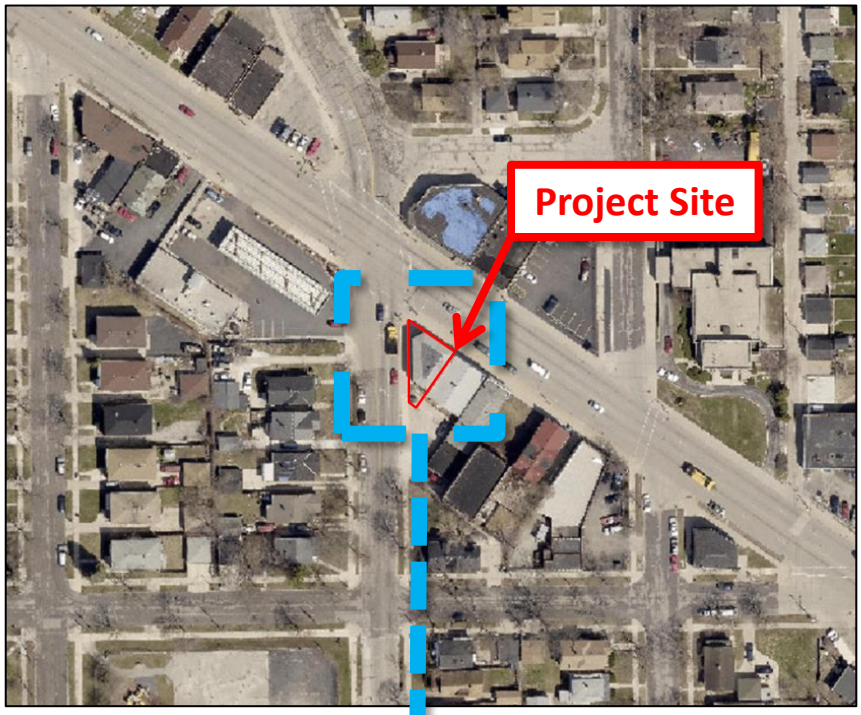
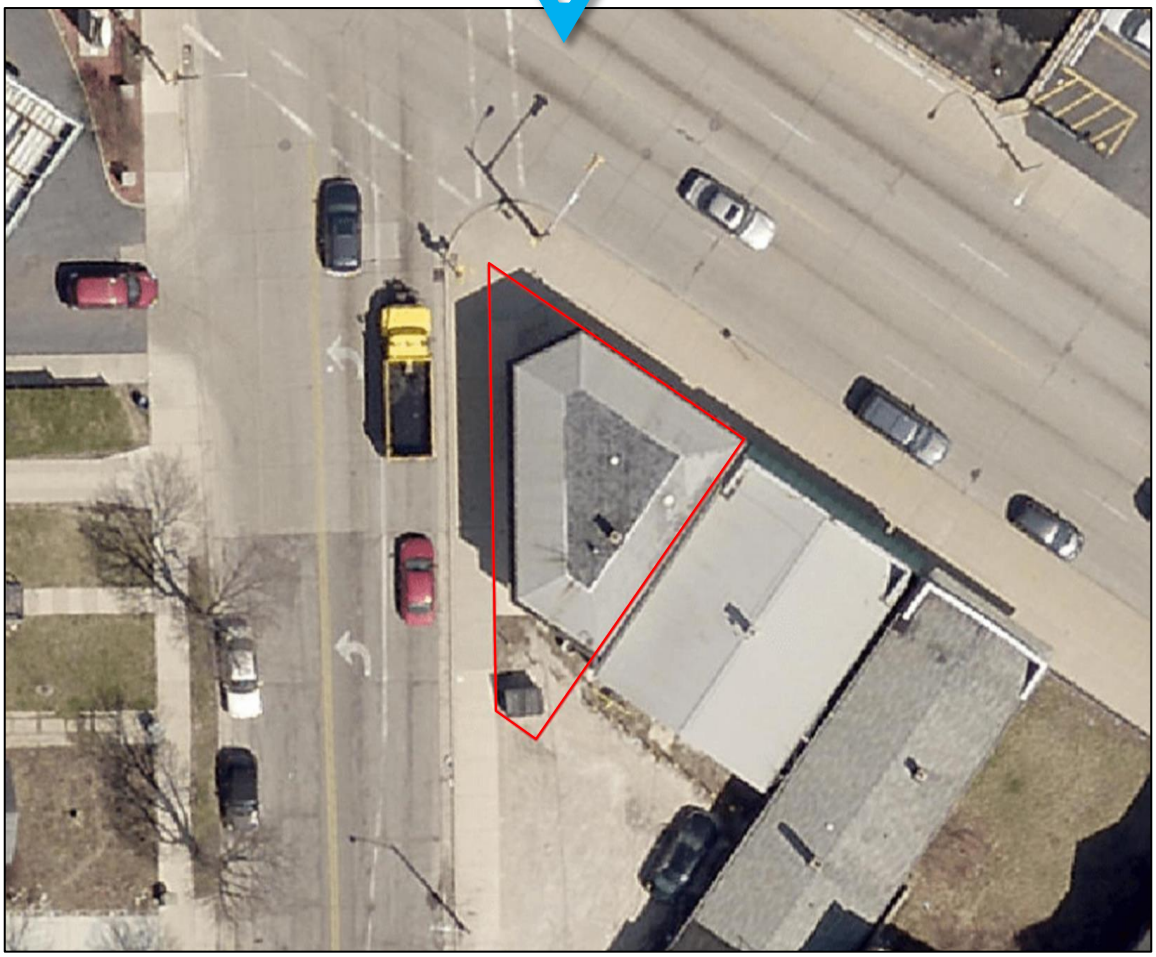


FIGURE 3

Aerial Photographs

5431 W. Lisbon Avenue, Milwaukee, WI





Source: Milwaukee County GIS (2013 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map

5431 W. Lisbon Avenue, Milwaukee, WI

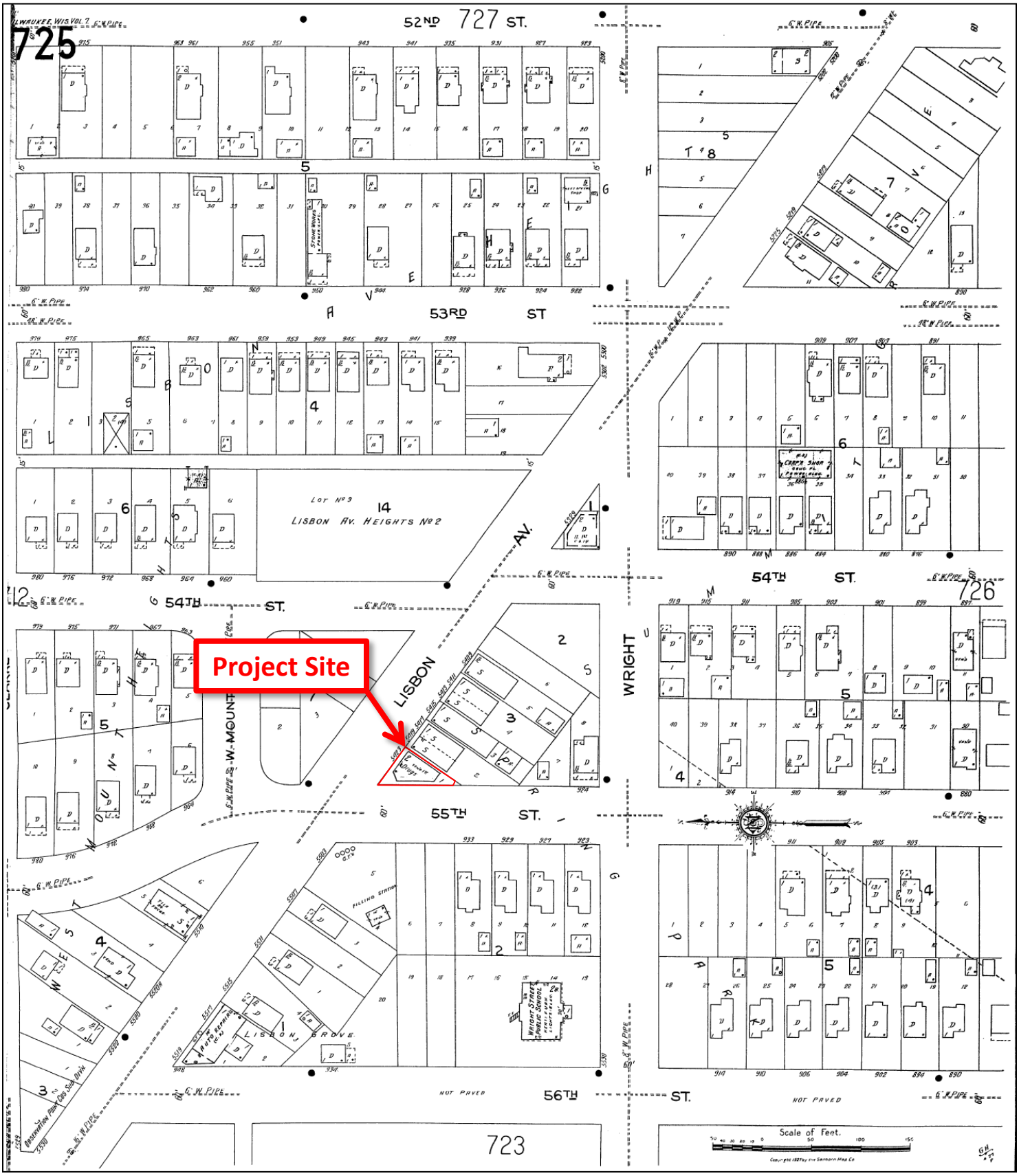


FIGURE 5

1951 Sanborn Fire Insurance Map

5431 W. Lisbon Avenue, Milwaukee, WI

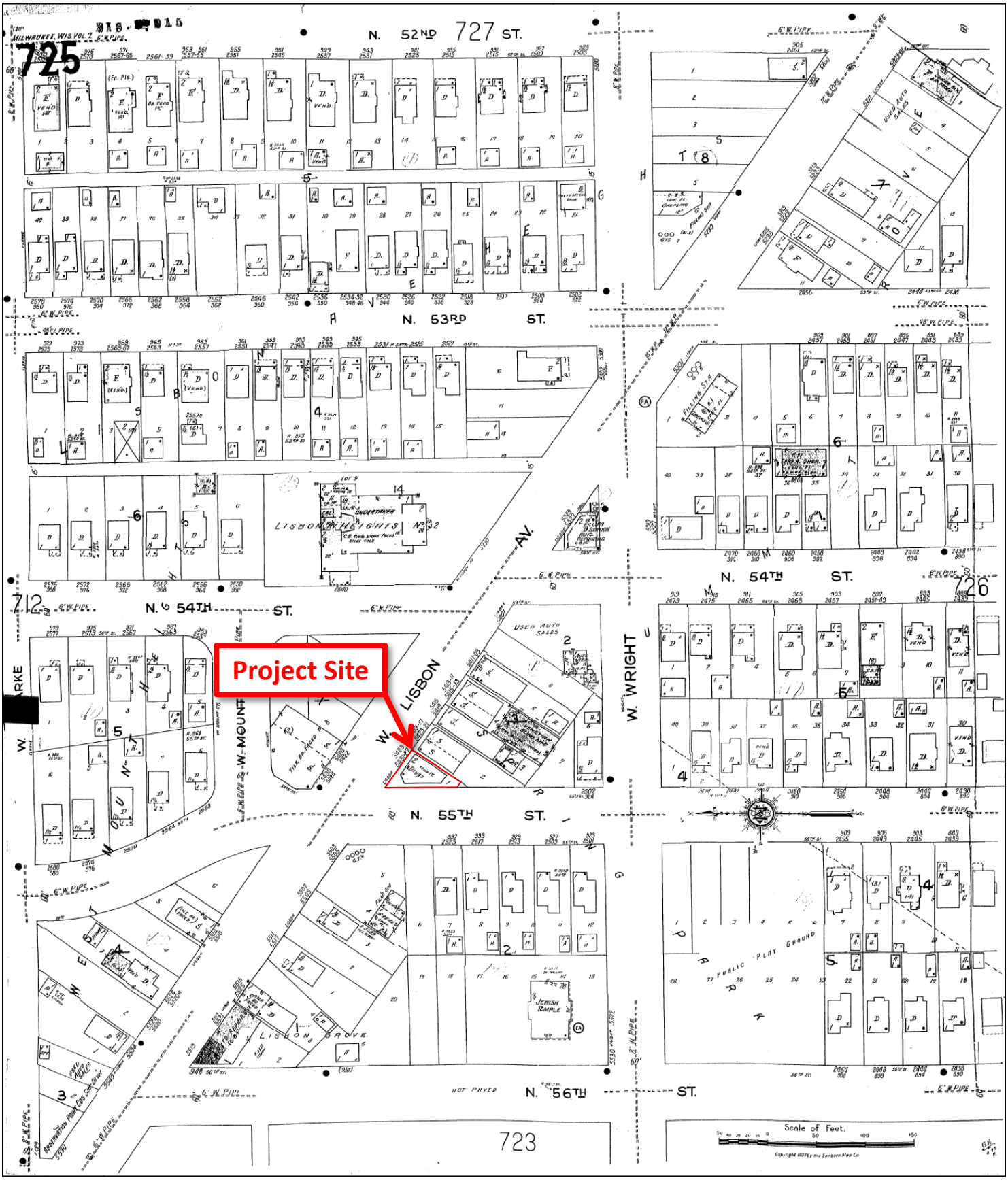


FIGURE 6

1969 Sanborn Fire Insurance Map

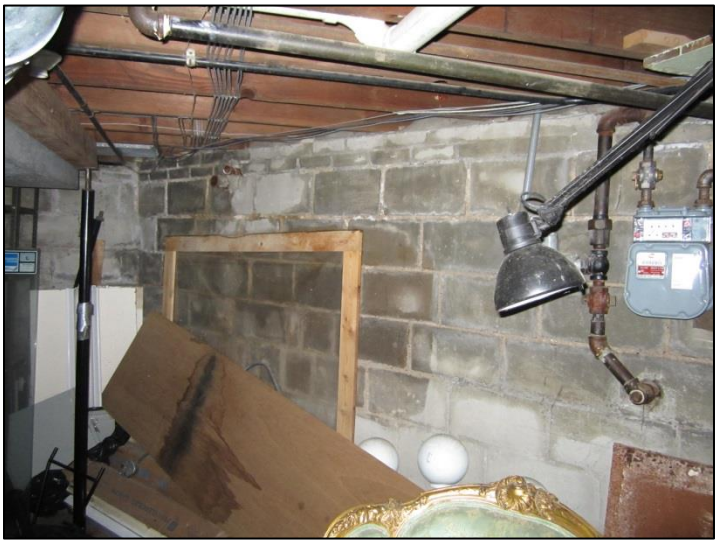
5431 W. Lisbon Avenue, Milwaukee, WI

ATTACHMENT A
Site Photographs
5431 W. Lisbon Avenue, Milwaukee, WI

Front view of project site facing southeast (09/16/2015)

Rear view of project site facing north (09/16/2015)

First floor view of project site (09/16/2015)



Basement view of project site (09/16/2015)

ATTACHMENT A

Site Photographs

5431 W. Lisbon Avenue, Milwaukee, WI

Second floor view of project site (09/09/2015)

Attic view of project site (09/09/2015)