

# Historical Land Use Investigation

5601 W. Vliet Street  
Milwaukee, Wisconsin

File: 368-21

Prepared by:



Department of City Development

March 27, 2014

  
\_\_\_\_\_  
Mathew Reimer  
Senior Environmental Project Coordinator

  
\_\_\_\_\_  
David P. Misky  
Assistant Executive Director - Secretary

### A. Purpose

This Historical Land Use Investigation (HLUI) of 5601 W. Vliet Street, 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 N. Hawley Road Street to the east, N. 57th Street to the west, W. McKinley Avenue to the south, and W. Vliet Street to the north. The project site is developed with an unoccupied one story commercial structure that does not include a basement. The remainder of the project site is paved with asphalt and concrete. The project site was most recently occupied by a restaurant. 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
5601 W. Vliet St.	368-0717-000	1,408 ft <sup>2</sup>	5,865 ft <sup>2</sup>	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### C. Historical References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
5601 W. Vliet St.	1935-1940	Gas Station
	1945	Auto Repair
	1950-1955	Gas Station
	1960-1965	Vacant
	1970	Gas Station
	1975-1990	Ice Cream Shop
	2000-2010	Restaurant

\* No historic addresses found along N. Hawley Rd. for this site.

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

Address	Date	Record
5601 W. Vliet Street	1923	Permit for a filling station
	1952	Permit to wreck filling station and repair shop
	1952	Permit for a filling station
	1952	Permits for three 2,000-gallon gasoline tanks, one 1,000-gallon fuel oil tank, one 550-gallon drain oil tank, and three gas pumps
	1973	Permit to remove three 2,000-gallon gasoline tanks
	1973	Occupancy permit for Boy Blue Stores (Restaurant)
	1977	Occupancy permit for Boy Blue Stores (Ice Cream Store)
	1988	Occupancy permit for an ice cream shop
	1992	Occupancy permit for a restaurant

Address	Date	Record
	1997	Permit to remove one 550-gallon heating oil UST
	1997	City of Milwaukee inspector report noted one 550-gallon waste oil UST cleaned and removed. Soil samples were taken by Key Environmental; there was no apparent contamination reported.
	1997	Occupancy permit for pizza and pasta restaurant
	2013	Permit for new furnace. Occupancy is listed as restaurant.

#### D. Sanborn Maps

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

- a. A 1927 Sanborn Fire Insurance Map shows the project site as developed as a filling station. A one-story structure is located on the north-central portion of the property, three gasoline tanks are located east of the filling station building, and a small garage is located south of the filling station building. Surrounding parcels are generally residential, with one single-family dwelling per lot. One parcel located two parcels west of the project site is labeled "auto repairing". **(Figures 4 & 5)**
- b. A 1927 *(with updates through 1949)* Sanborn Fire Insurance Map shows the project site still developed as a filling station. The garage on the project site shown on the previous map has been replaced with a one story structure labeled as "auto repair".

Similar to the previous map, surrounding parcels are generally residential. The parcels across the street to the east and north are now developed with filling stations. **(Figures 6 & 7)**

- c. A 1927 *(with updates through 1961)* Sanborn Fire Insurance Map shows the filling station and auto repair buildings shown on the previous map are no longer present. The tanks shown on the previous map are not shown on the 1961 map. The project site is shown as developed with a new one story building labeled "filling station" on the central portion of the property.

Surrounding parcels are generally the same as the previous map. The filling stations east and north of the project site have been replaced with new filling stations. **(Figures 8 & 9)**

#### E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) does include one listing for the project site, BRRTS # 03-41-003265. The project site is identified as "Boy Blue" and the site is identified as a closed Leaking Underground Storage Tank (LUST) site as of 1/15/97.

A City of Milwaukee DNS 1952 permit indicates a 1000-gallon fuel oil tank was potentially installed on the project site. Information is not available if the tank was an aboveground or underground tank. A file review for the project site was conducted at the WDNR on 3/26/14 to determine if there is information available about the tank; no information was identified. However, information contained in the file pertained to the LUST case and the removal of a 550-gallon oil UST. Information about the LUST case indicated a remedial investigation was conducted in 1993 and the remediation was conducted in 1994. A large area, 75' x 16', with depths between 15' and 17', was excavated east of the building, thus removing approximately 1,022 tons of contaminated soil. According to information in the file, based on the results of the post excavation groundwater sampling events, groundwater appears to be very minimally

impacted. Information about the 550-gallon oil UST indicated that the UST was removed in 1997 from a small area south of the existing building.

2. The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) does include tank listings for the project site. Three 2,000-gallon leaded gasoline USTs were closed/removed as of 1/1/1973 and one 550-gallon waste/used motor oil UST was closed/removed as of 3/25/1997.
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 March 14, 2014. The project site is developed with an unoccupied one story commercial structure that does not include a basement. The remainder of the project site is paved with asphalt and concrete. The building on the project site was most recently occupied by a restaurant and consists of a front customer area and a rear kitchen area. Three curb cuts were observed along W. Vliet Street and E. Hawley Road.

#### **G. Findings and Conclusion**

This Historic Land Use Investigation revealed the following environmental concerns:

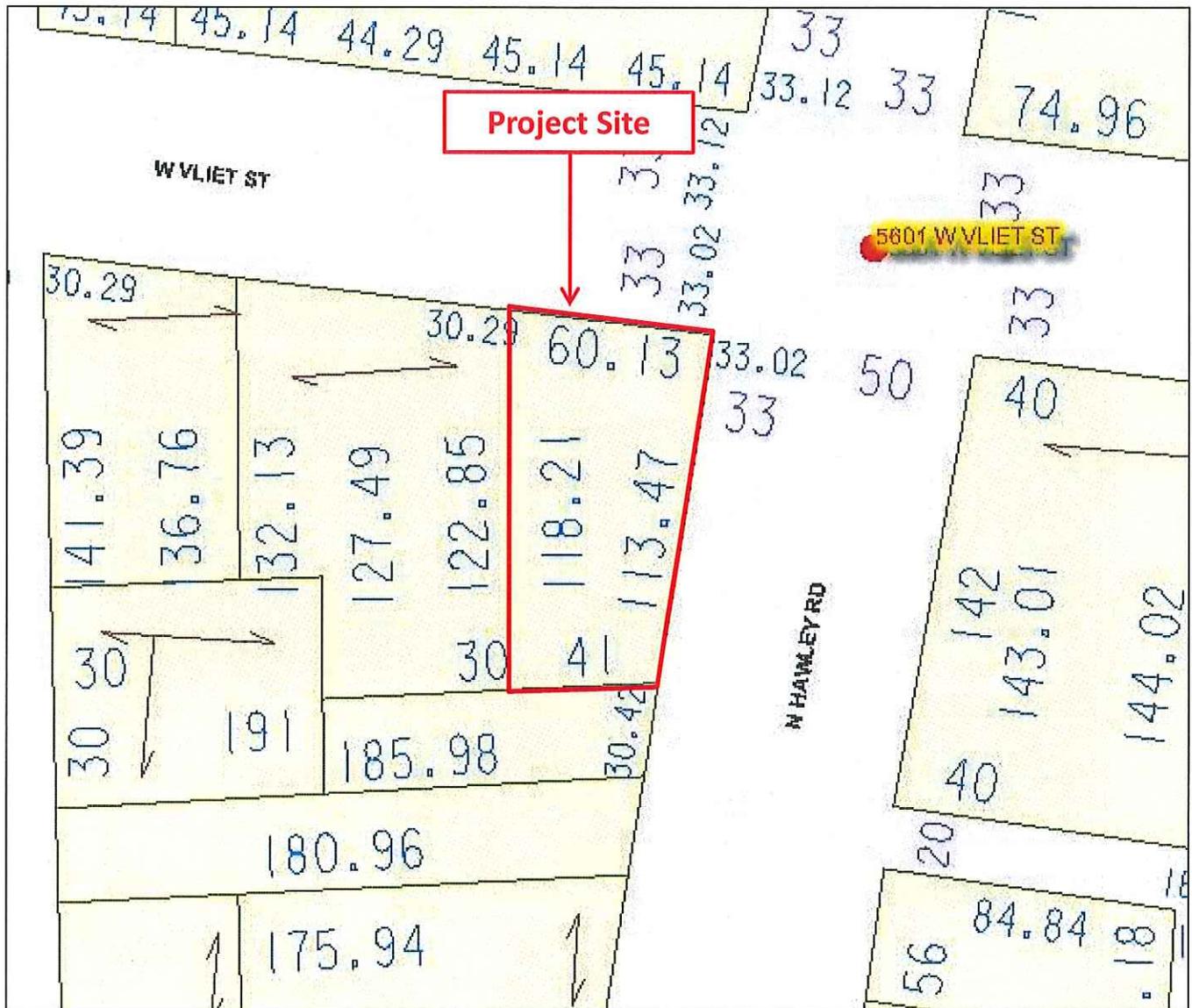
- The project site was historically occupied by a filling/service station from approximately the 1920s to the 1970s. Historic use of the project site as a filling/service station caused environmental contamination. According the WDNR BRRTS database, the LUST case was closed on 1/15/97.
- A City of Milwaukee DNS 1952 permit record indicates that three 2,000-gallon gasoline tanks, one 1,000-gallon fuel oil tank and one 550-gallon drain oil tank were installed on the project site. DATCP tank records for the project site indicate three 2,000-gallon leaded gasoline USTs were closed/removed as of 1/1/1973 and one 550-gallon waste/used motor oil UST was closed/removed as of 3/25/1997; according to DNS records, these tanks were removed. No record of the 1,000-gallon fuel oil tank closure/removal was identified as part of this investigation.

MMR/DPM  
City of Milwaukee  
3/27/14



# FIGURE 2 PLAT MAP

5601 W. Vliet Street, Milwaukee, WI



**FIGURE 3**  
2010 AERIAL PHOTOGRAPH – Milwaukee County GIS  
5601 W. Vliet Street, Milwaukee, WI

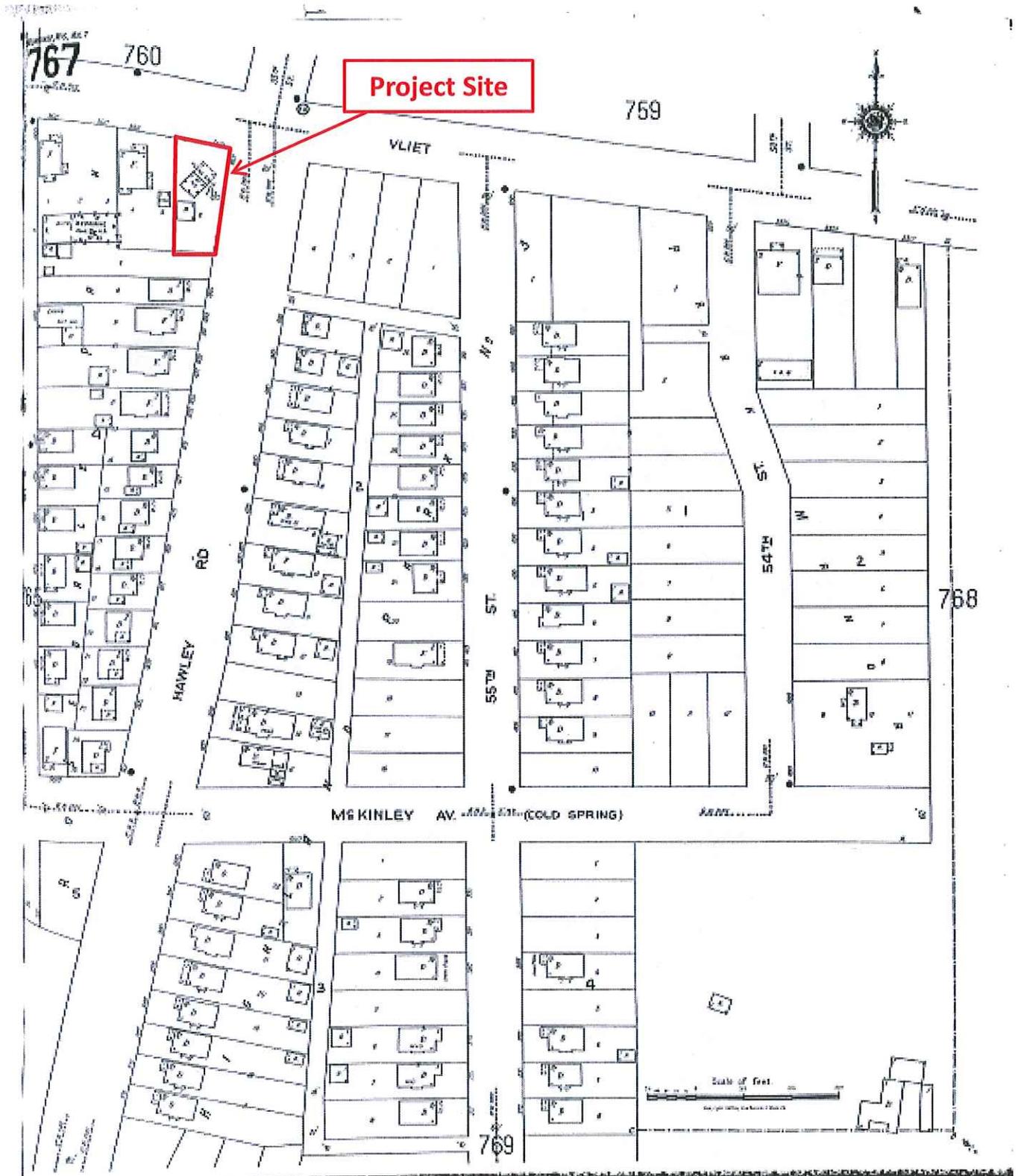


**Aerial – Wide View**

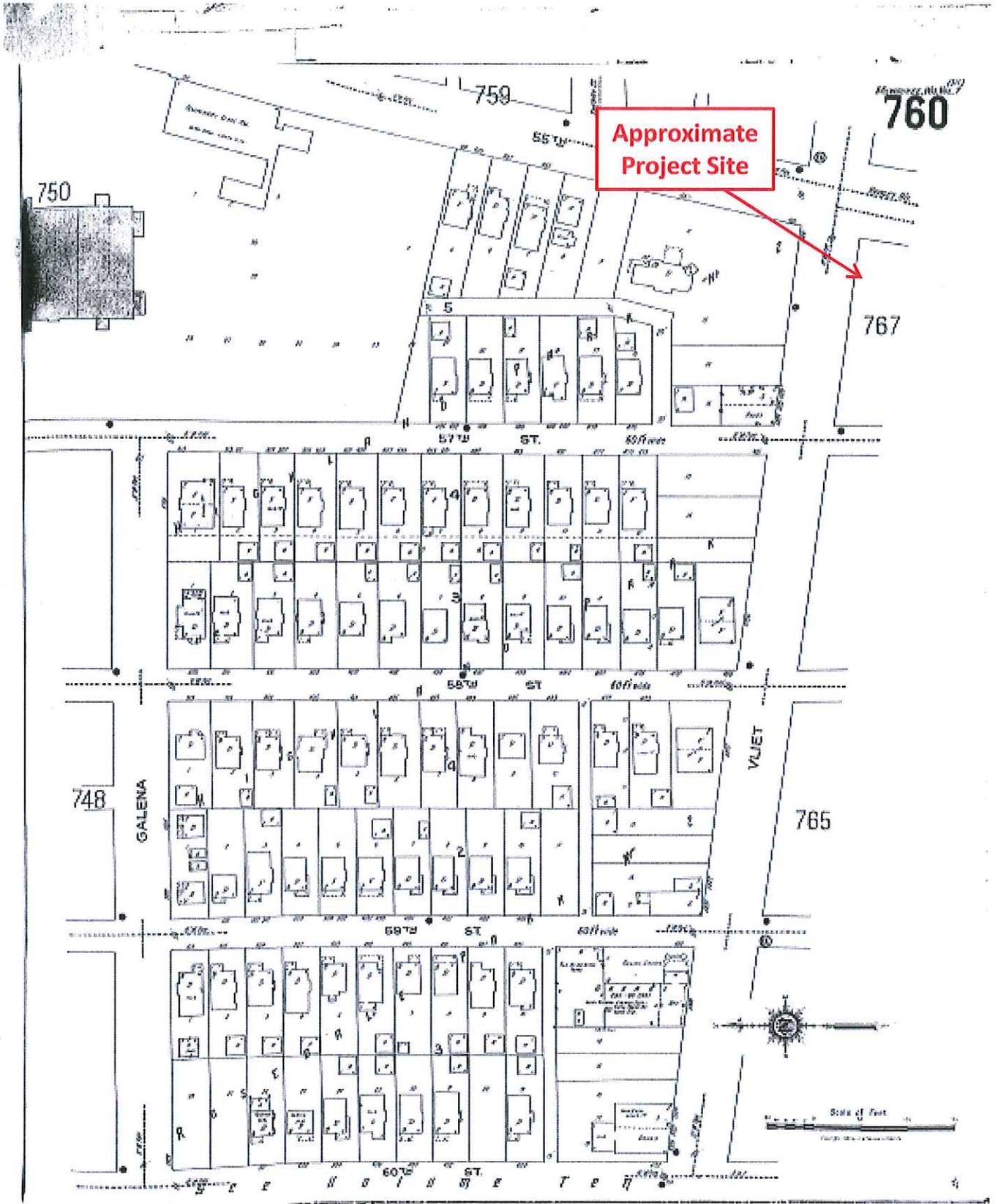


**Aerial – Close View**

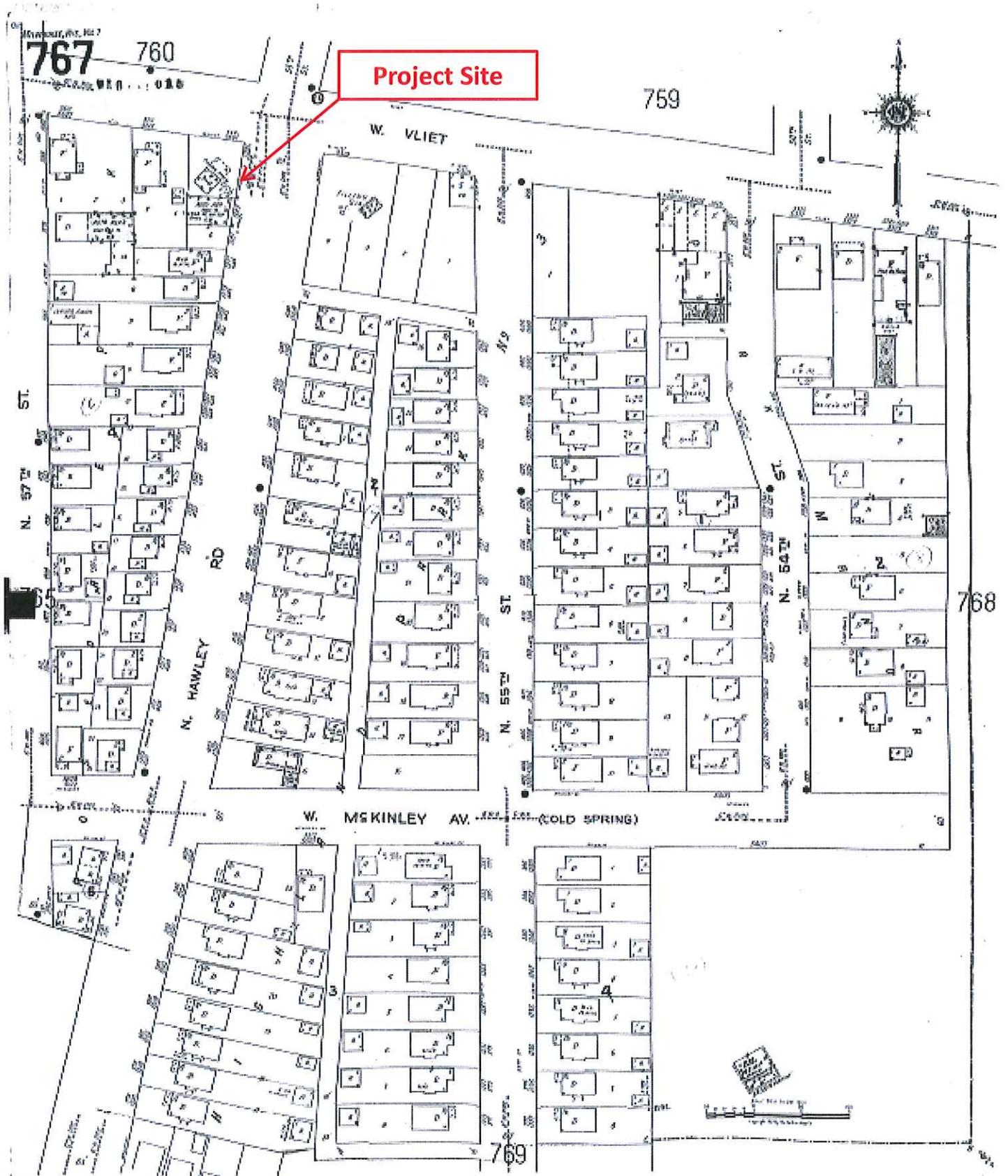
**FIGURE 4**  
**1927 SANBORN FIRE INSURANCE MAP**  
5601 W. Vliet Street, Milwaukee, WI



**FIGURE 5**  
**1927 SANBORN FIRE INSURANCE MAP**  
**5601 W. Vliet Street, Milwaukee, WI**

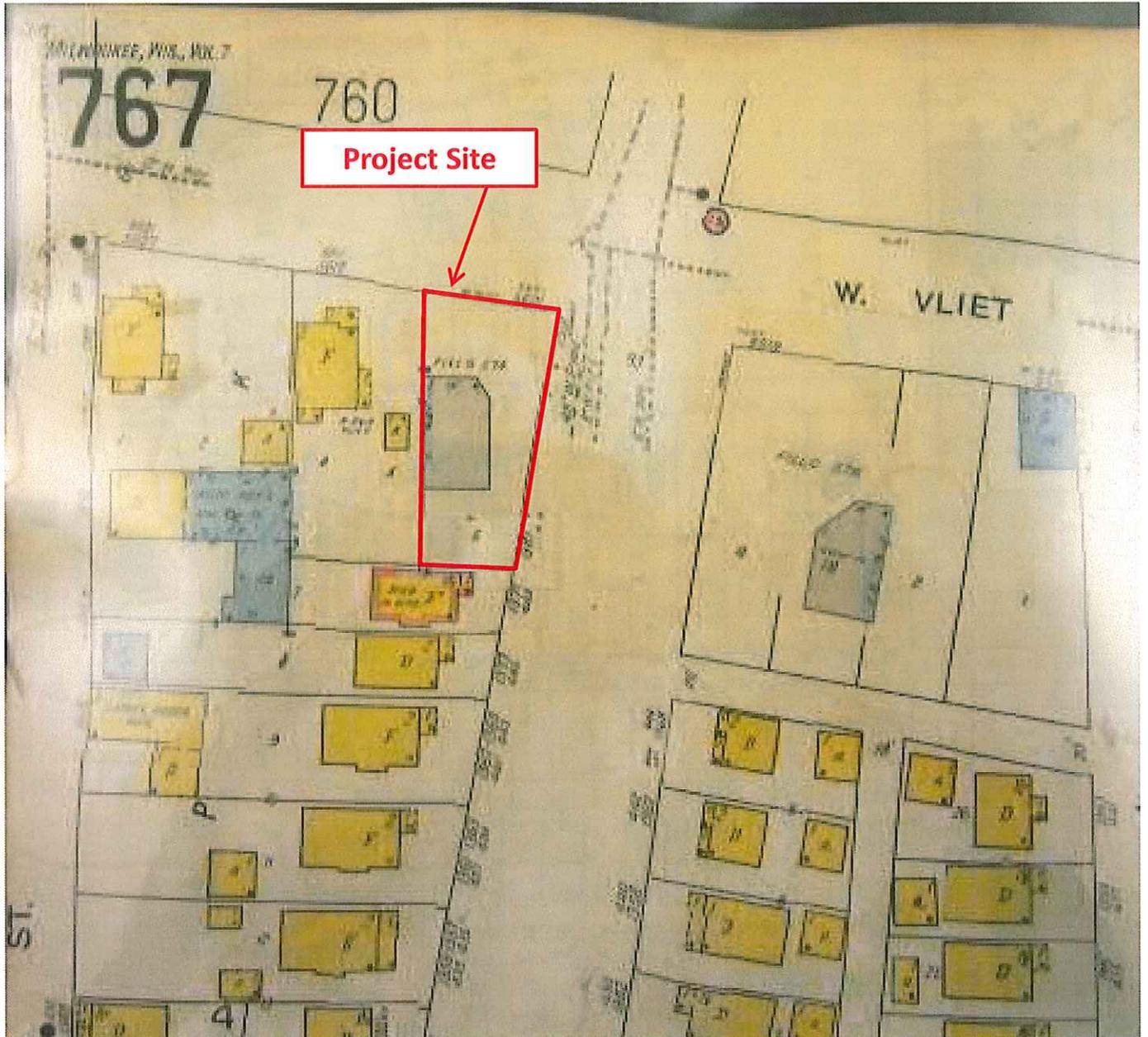


**FIGURE 6**  
**1927 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1949)*  
**5601 W. Vliet Street, Milwaukee, WI**

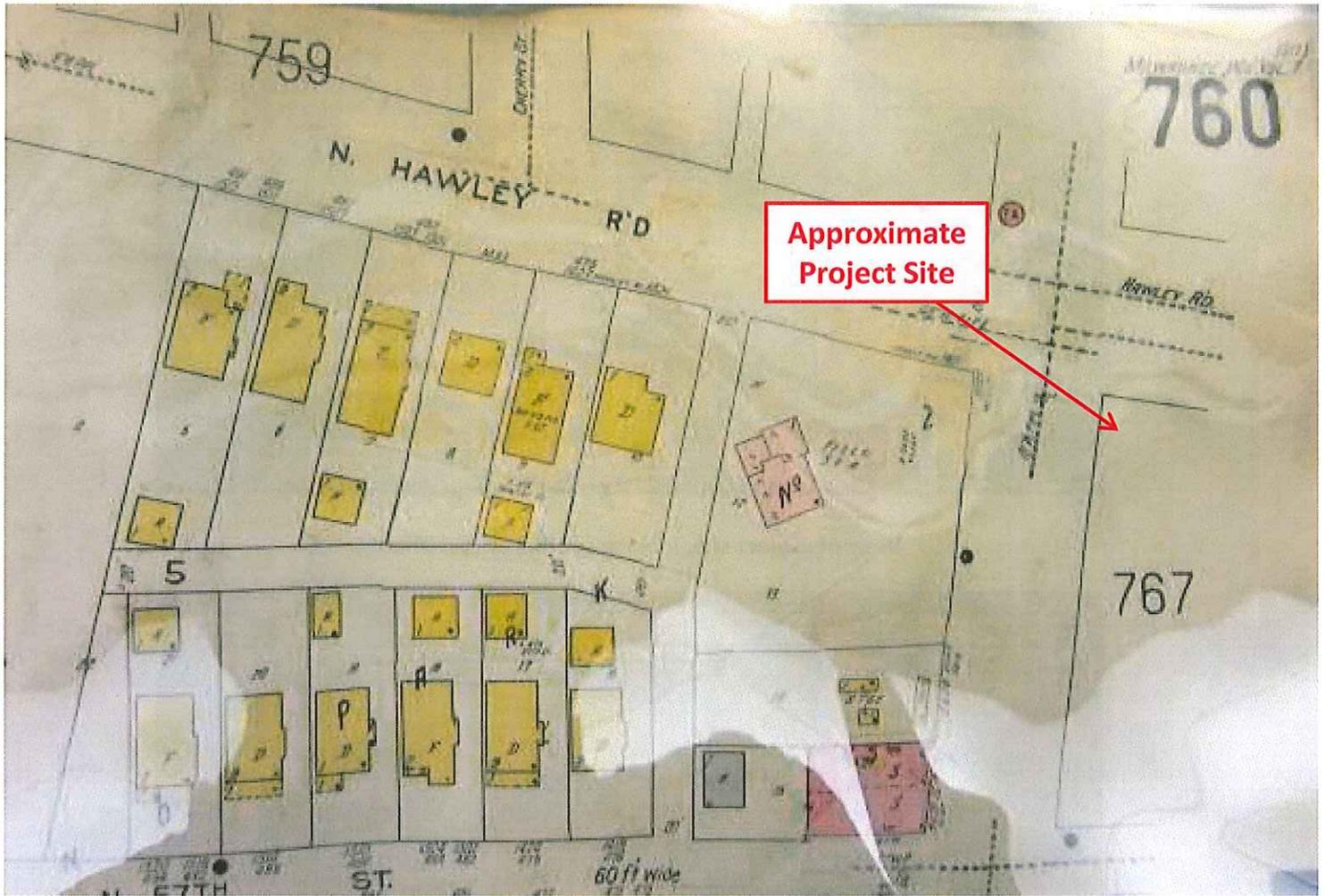




**FIGURE 8**  
**1927 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1961)*  
5601 W. Vliet Street, Milwaukee, WI



**FIGURE 9**  
**1927 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1961)*  
5601 W. Vliet Street, Milwaukee, WI



**ATTACHMENT A**  
**SITE PHOTOGRAPHS**  
5601 W. Vliet Street, Milwaukee, WI



**View of project site, looking south from W. Vliet St.**



**View of the project site, looking north from N. Hawley Road.**



**View of the front entry area of the vacant restaurant.**



**View of the kitchen area of the vacant restaurant.**