

**Historical Land Use Investigation**  
5632-34 West Burleigh Street  
Milwaukee, Wisconsin

File: 289-23

Prepared by:



Department of City Development

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**A. Purpose**

This Historical Land Use Investigation (HLUI) of 5632-34 West Burleigh Street, Milwaukee, Wisconsin, will identify potential environmental conditions associated with the 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 long block bound by West Burleigh Street to the south, North 56<sup>th</sup> Street to the east, North 58<sup>th</sup> Street to the west, and West Auer Avenue to the north. The project site is occupied by a two-story building. 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
5632-34 West Burleigh Street	289-0370-000	3,700 ft <sup>2</sup>	4,800 ft <sup>2</sup>	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**C. Historical References**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:

Address	Date(s)	Occupancy
5632-34 West Burleigh Street	1935-1940	Grocer & Meats/Vacant/Residential
	1945	Vacant/Residential
	1950	Barber/Residential
	1955	Barber/TV & Radio Sales & Service/Residential
	1960-1970	Barber/“Tailor & cln”/Residential
	1975	Barber/Karate School/Residential
	1980-1985	Barber/Childbirth Education Association of Milw/Vacant
	1990-2000	Vacant/Residential
	2005	Beauty Shop/No Current Listing/Residential
2010	No Current Listings	

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

Date	
3/1/1927	App. for Permit- to construct a 2-store, 2-flat, 2-story building
3/2/1927	App. for Permit- to construct 20’ x 18’ garage
2/16/1931	App. for Permit- to install refrigeration system. Kind of refrigerant: sulfur dioxide
8/17/1932	App. for Permit- to occupy 1 <sup>st</sup> floor as meat market and groceries. No killing to be done. Former use: meat market. Other occupancies: 1 store; 2 apartments
9/23/1932	App. for Permit- to install refrigeration system. Kind of refrigerant: methyl chloride
2/15/1939	App. for Permit- to occupy- food market. Former use: meats & groceries.
3/17/1939	App. for Permit- to install refrigeration system. Kind of refrigerant: methyl chloride & SO <sub>2</sub>
4/17/1941	App. for Permit- to occupy- beauty parlor. Former use: grocery. Other occupancies: vacant store, 2 apts

Date	Description
6/9/1941	App. for Permit- to occupy as Specialty Sales Co—office & retail sales of window ventilators. Former use: fruit store.
1/10/1945	App. for Permit- to occupy as Specialty Sales Co—retail novelty & hardware specialties store. Former use: same business. Other occupancies; 2 apts 2 <sup>nd</sup> floor
1/16/1945	App. for Permit- to alter 1 <sup>st</sup> floor partitions
5/31/1945	App. for Permit- to occupy as barber shop. Former use: beauty parlor. Other occupancies: Variety Store + 1 apt, 1 <sup>st</sup> floor; 2 apts 2 <sup>nd</sup> floor
8/12/1952	App. for Permit- to occupy as delicatessen. Note: gas-fired boiler in basement. Former use: sweet shop. Other occupancies: Barber + 1 apt ground floor; 2 apts 2 <sup>nd</sup> floor
5/8/1953	App. for Permit- to occupy as Radio & TV Sales & Service. Former use: food shop.
8/1/1972	App. for Permit- to occupy as Service & Sales of radios. Former use: tailor.
8/28/1974	App. for Permit- to occupy as Karate Instruction. Former use: Amateur Communication.
9/17/1975	App. for Permit- to occupy as Sales & Service of TVs. Former use: Karate shop.
6/29/1976	App. for Permit- to occupy as Sporting Goods. Former use: TV Store.
3/18/1977	App. for Permit- to occupy as Sales & Service copy services. Former use: Sporting Goods.
12/14/1984	App. for Permit- to install 1 gas burner furnace
5/1/1985	App. for Permit- to occupy as office & storage space for a house painting business—no painting or trucks on-site. Former use: office space.
4/8/1987	App. for Permit- to occupy as new furniture sales. Former use: Milwaukee Child Birth Education.
3/17/1995	Order to Correct Condition: protect all wood trims
10/19/1998	Letter regarding boiler code violations. Note 3/5/1999: "Building Boarded Up"
11/18/1999	Condemnation permit: Fire Repair/Rehab (garage). Repair completed.
4/25/2000	Occupancy permit: Candace's Barber/Beauty Salon. Former use: vacant (computer store)
9/2/2010	Service Request: Garbage/Rubbish Nuisance - dumping tires on property. Verified.

**D. Sanborn Maps**

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

- a. A 1910 Sanborn Fire Insurance Map is not available for the project site.

A 1910 Map (*with updates through 1927*) is available for the area directly south of the project site. The area is shown as a developing residential neighborhood with a mix of single-family dwellings and undeveloped lots. The south side of West Burleigh Street remains undeveloped, with the exception of a large commercial property labeled "florists" and "green house" to the southwest of the project site. **(Figures 4 & 5)**

- b. A 1927 (*with updates through 1949*) Sanborn Fire Insurance Map shows the project site occupied by a two-story building with two storefronts along West Burleigh Street. A one-story garage is also shown on the project site, along the alley.

The site immediately west of the project site is occupied by a large structure labeled "private garage". The site at the west end of the project site block (at North 58<sup>th</sup> Street) is labeled "filling station" and "greasing". Similarly, the east end of the project site block (at North 56<sup>th</sup> Street) is also labeled "filling station". **(Figure 6)**

The 1930 (*with updates through 1951*) Sanborn Fire Insurance Maps for the area directly south of the project site again indicate the florist shown in the previous map. A new commercial structure labeled "auto painting" is indicated directly southwest of the project site. A new filling station with three gasoline tanks and auto repair is indicated directly southeast of the project site. Several unlabeled commercial structures are also shown in this

area of West Burleigh Street, as are several undeveloped lots. To the north and south of West Burleigh Street, the area has developed as a dense residential neighborhood. **(Figures 7 & 8)**

- c. A 1930 (*with updates through 1961*) Sanborn Fire Insurance Map shows the project site occupied by the same two-story, two-storefront building and detached garage as were shown on the previous map. The “private garage” to the west of the site and the filling stations to both the west and east of the site are also again shown, as in the previous map. Additional infill development has occurred since the previous map on this block, including an auto repair shop two parcels east of the project site. **(Figure 9)**

The 1910 (*with updates through 1961*) Sanborn Fire Insurance Maps for the area south of the project site indicate that “auto painting” remains directly southwest of the project site and the filling station remains directly southeast of the project site. A “sign factory” and another large unlabeled commercial structure are indicated, along with residential and institutional development not indicated in the previous map. Some vacant parcels remain along W. Burleigh St. **(Figures 10 & 11)**

#### **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 (DSPS) 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**

City Staff conducted a site inspection on November 8<sup>th</sup>, 2013. The ground floor was observed to include two storefronts, both of which had signage and fixtures indicating prior use as a beauty salon. The second floor was observed to include two apartments. The basement was observed to include storage and utility space. Some containers of household cleaners were observed throughout the interior. A detached, two-car garage on the project site was also inspected, which was observed to be storing trash and household items.

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

This Historic Land Use Investigation did not reveal any environmental concerns. Based on the available historic information, a Phase II Environmental Site Assessment (ESA) of 5632-34 West Burleigh Street does not appear warranted at this time.

# FIGURE 1

## QUARTER SECTION LAND USE MAP

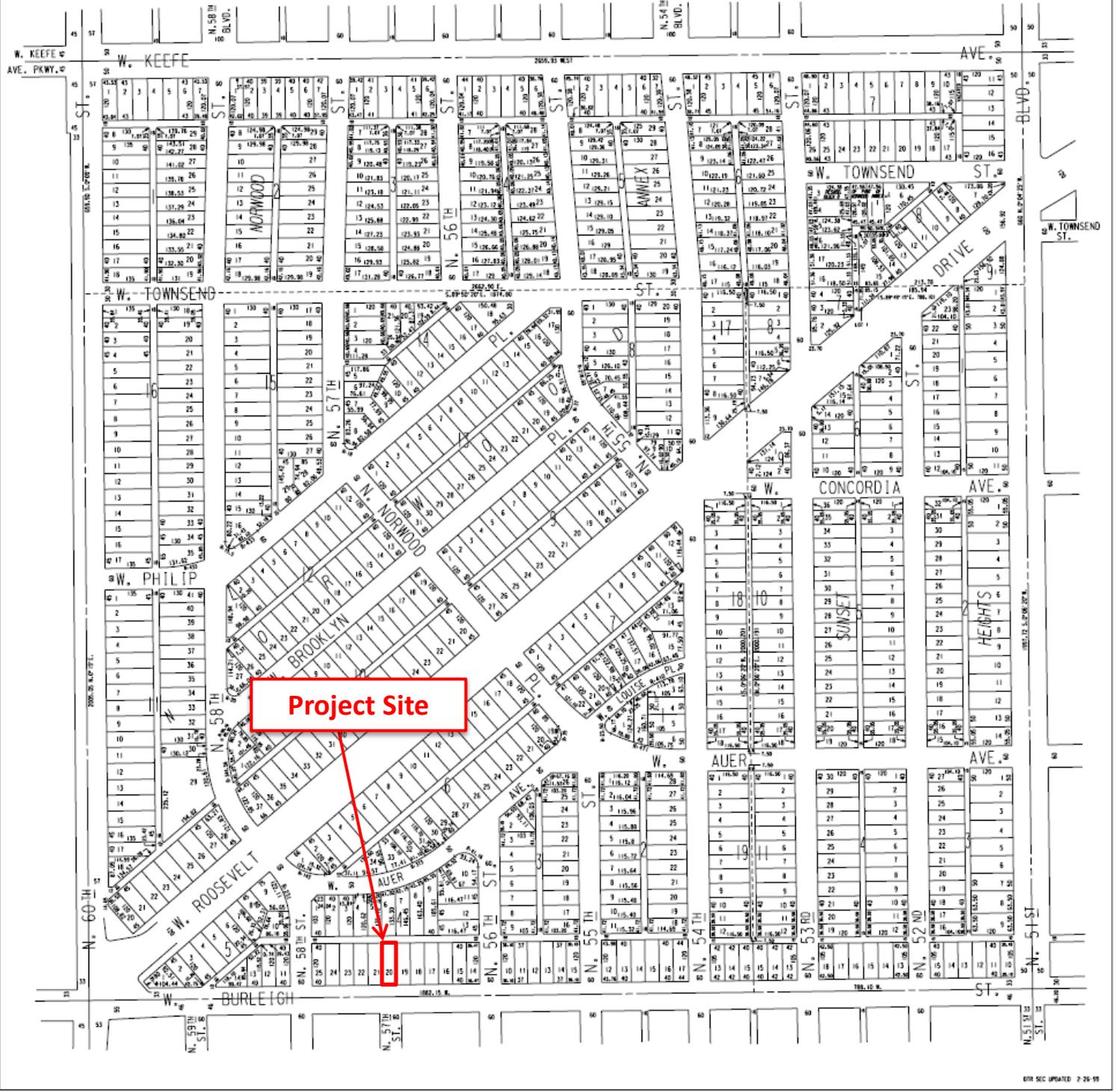
5632-34 West Burleigh Street, Milwaukee, WI



S.W. ¼ SEC. 11, T. 7 N., R. 21 E.



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CITY OF MILWAUKEE

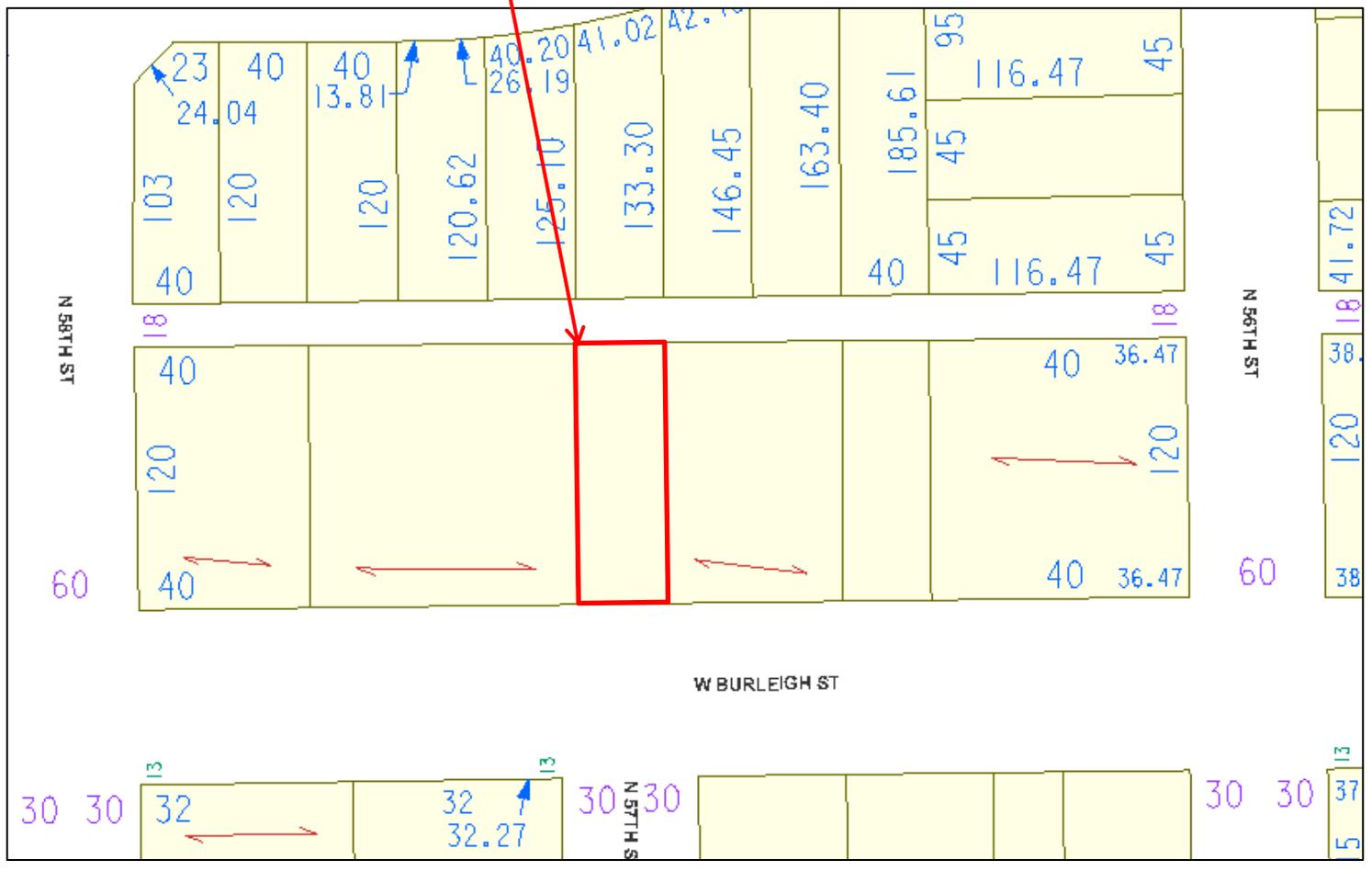


# FIGURE 2 PLAT MAP

5632-34 West Burleigh Street, Milwaukee, WI



**Project Site**



# FIGURE 3

2013 AERIAL PHOTOGRAPH – Milwaukee County GIS  
5632-34 West Burleigh Street, Milwaukee, WI

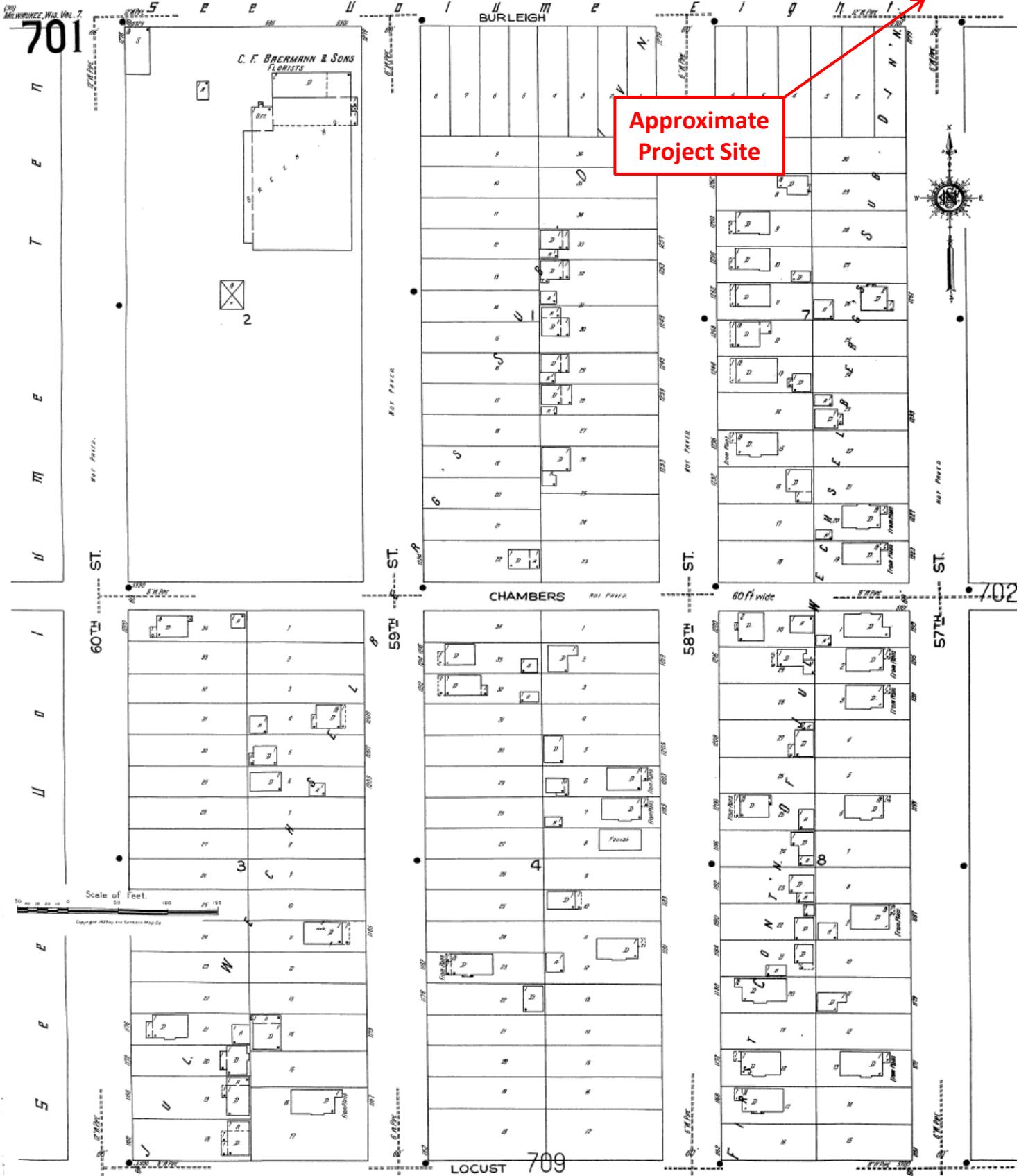


Aerial – Wide View



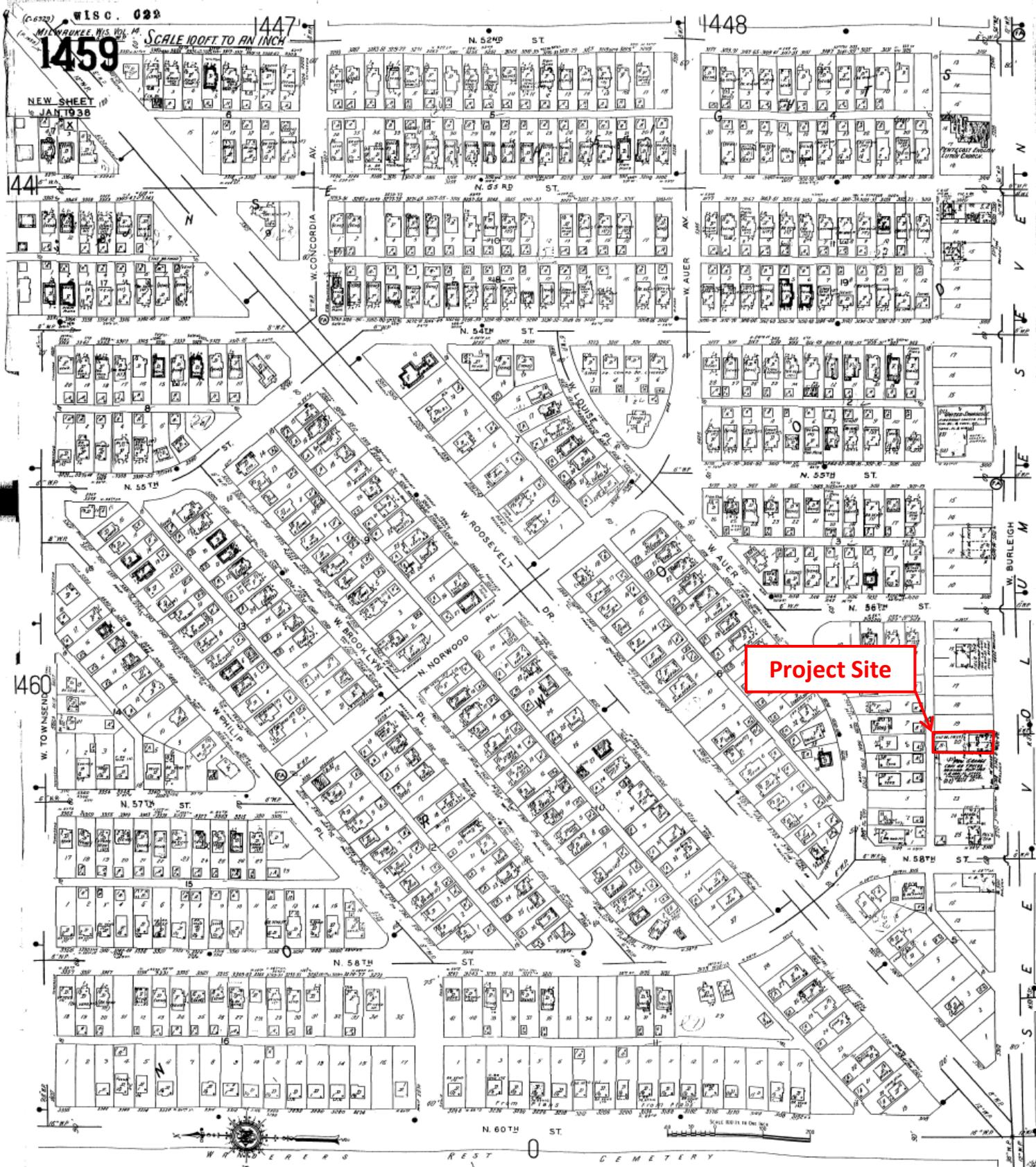
Aerial – Close View

**FIGURE 4**  
**1910 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1927)*  
5632-34 West Burleigh Street, Milwaukee, WI

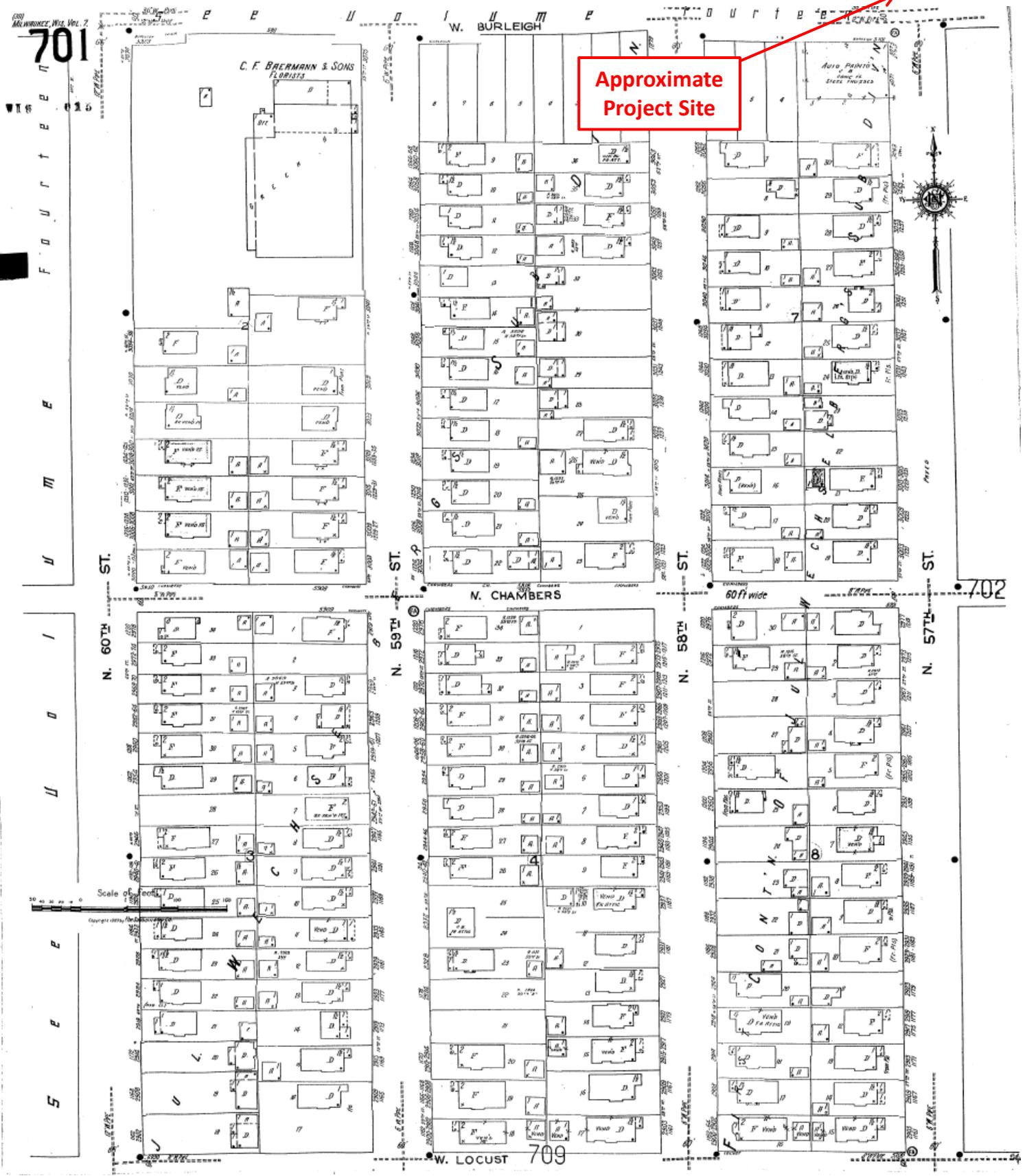




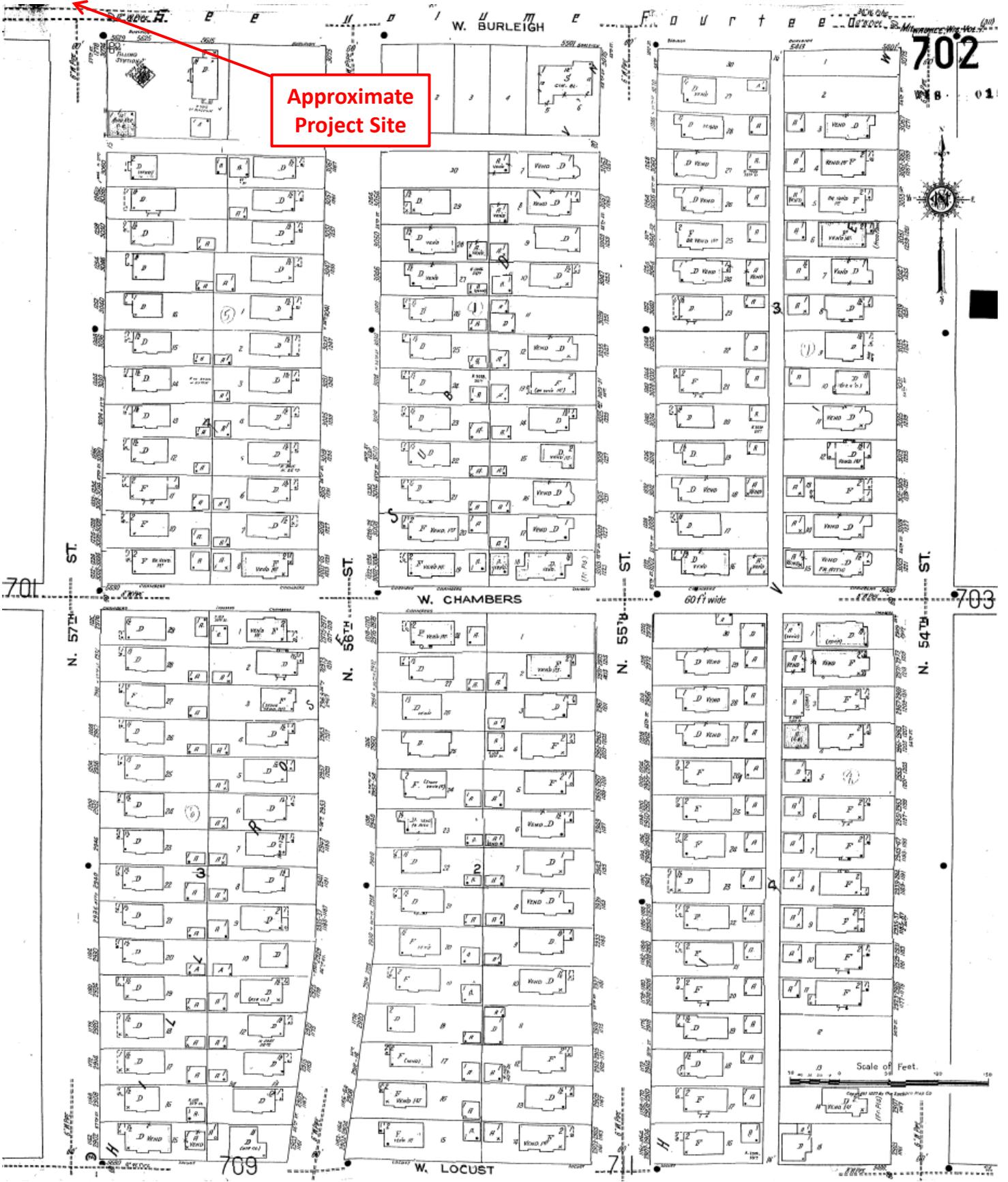
**FIGURE 6**  
**1927 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1949)*  
5632-34 West Burleigh Street, Milwaukee, WI



**FIGURE 7**  
**1930 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1951)*  
**5632-34 West Burleigh Street, Milwaukee, WI**



**FIGURE 8**  
**1930 SANBORN FIRE INSURANCE MAP**  
(WITH UPDATES THROUGH 1951)  
5632-34 West Burleigh Street, Milwaukee, WI



**FIGURE 9**  
1930 SANBORN FIRE INSURANCE MAP  
(WITH UPDATES THROUGH 1961)  
5632-34 West Burleigh Street, Milwaukee, WI



**FIGURE 10**  
1910 SANBORN FIRE INSURANCE MAP  
(WITH UPDATES THROUGH 1961)  
5632-34 West Burleigh Street, Milwaukee, WI

Approximate  
Project Site



**FIGURE 11**  
**19## SANBORN FIRE INSURANCE MAP**  
(WITH UPDATES THROUGH 1969)  
5632-34 West Burleigh Street, Milwaukee, WI

Approximate  
Project Site



**ATTACHMENT A**  
**SITE PHOTOGRAPHS**  
5632-34 West Burleigh Street, Milwaukee, WI



First floor interior view. Containers labeled as household chemicals were observed in the building.



View of project site basement.



View of basement utility area.



View of rear building exterior, looking south from project site yard.