

**Historical Land Use Investigation**  
5725 West Burleigh Street  
Milwaukee, Wisconsin

File: 306-25

Prepared by:



**Department of City Development**

September 18, 2015

A handwritten signature in blue ink, appearing to read "Mathew Reimer".

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Mathew Reimer  
Senior Environmental Project Coordinator

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Samuel Schultz  
Environmental Intern

**A. Purpose**

The purpose of this Historical Land Use Investigation (HLUI) of 5725 West Burleigh Street, 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. Chambers Street to the south, W. Burleigh Street to the north, N. 57<sup>th</sup> Street to the east, and N. 58<sup>th</sup> Street to the west. The project site is developed with a two-story, mixed-use building and a paved area east of the 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
5725 W. Burleigh Street	3060102000	8,087 ft <sup>2</sup>	10,277 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**C. Historical References**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:

Date(s)	Occupancy
1935-1955	No listing
1960-1985	Sign studio
1990	Used car sales
1996	Car stereo shop
2000	Automobile transmission repair
2005-2010	Beauty salon

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

Date	Comments
03/11/1955	Install 1,000 gallon oil tank
10/11/1955	Occupant: Sign shop
03/30/1988	Occupant: Used car sales
09/04/1990	Occupant: Car stereo sales
05/05/1994	Occupant: Auto transmission repair / used car sales
03/08/1995	Boiler Permit: Mixed-use
07/28/1995	BOZA Certificate: Automobile repair
09/14/1999	Occupancy Permit: Office
01/20/2011	Nuisance: Remove and dispose of all debris, junk, etc.

Date	Comments
12/02/2011	Enforcement: Protect all wood surfaces with paint; Properly surface-coat all ferrous metal surfaces; Replace defective bricks or blocks exterior wall; Replace mortar missing exterior wall (tuckpoint); Remove broken window pane and replace; Replace missing window panes and putty
10/12/2012	Code Enforcement: Board-up vacant building
10/16/2012	Code Enforcement: Remove and dispose of all debris, junk, etc.
10/16/2012	Code Enforcement: Remove all graffiti
11/05/2012	Code Enforcement: Repair or replace defective paved area; Replace defective bricks or blocks exterior wall; Replace mortar missing exterior wall (tuckpoint); Remove broken window pane and replace; Replace defective roofing material; Replace missing window panes and putty
04/08/2013	Code Enforcement: Repair hole in roof; Repair leaks in roof and restore a watertight condition
07/29/2013	Code Enforcement: Remove nuisance vehicle or park in enclosed building

#### 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 undeveloped. The map shows other undeveloped parcels and residential buildings surrounding 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 1910 map. The map shows an automobile painting business and other residential buildings surrounding the project site (**Figure 5**).
3. A 1969 Sanborn Fire Insurance Map shows the project site occupied by a two-story building occupied by a sign factory and a dwelling, two adjoining one-story additions, and a one-story structure made of iron. The map shows an automobile painting business and other residential buildings surrounding the project site (**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 two-story building with a large garage area on the first floor, a basement, and second-story residential unit. The garage area contained various automotive parts and other miscellaneous items. Staff could not access the basement due to a few inches of standing water. The second-story residential unit appeared in good condition. The east side of the property is paved. **Attachment A** includes photographs from the site inspection.

## G. Findings and Conclusion

This Historic Land Use Investigation revealed the following potential environmental condition:

- A 1955 City of Milwaukee permit was submitted to install a 1,000 gallon oil tank.
- The building contained various automotive uses from approximately the late 1980s to 2000 including a used car sales business (1988-1994), a transmission repair shop (1994-2000), and general automobile repair in the mid-1990s.

MR/SS  
City of Milwaukee  
9/18/2015

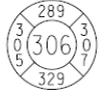
# FIGURE 1

## Quarter Section Land Use Map 5725 W. Burleigh Street, Milwaukee, WI



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INFRASTRUCTURE SERVICES  
CITY OF MILWAUKEE

# N.W. ¼ SEC. 14, T.7 N., R.21E.

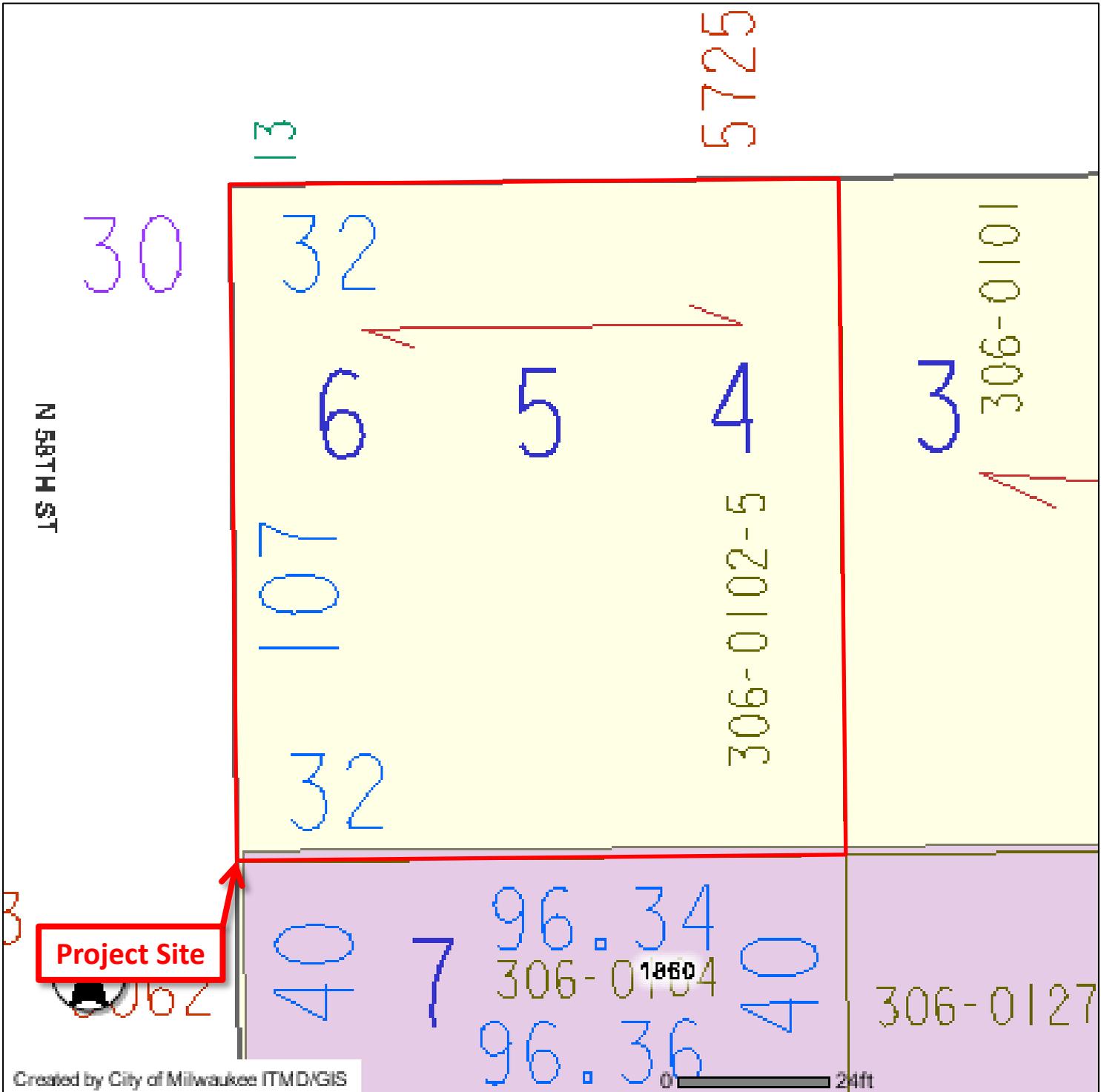


**Project Site**

**FIGURE 2**

**Plat Map**

5725 W. Burleigh Street, Milwaukee, WI

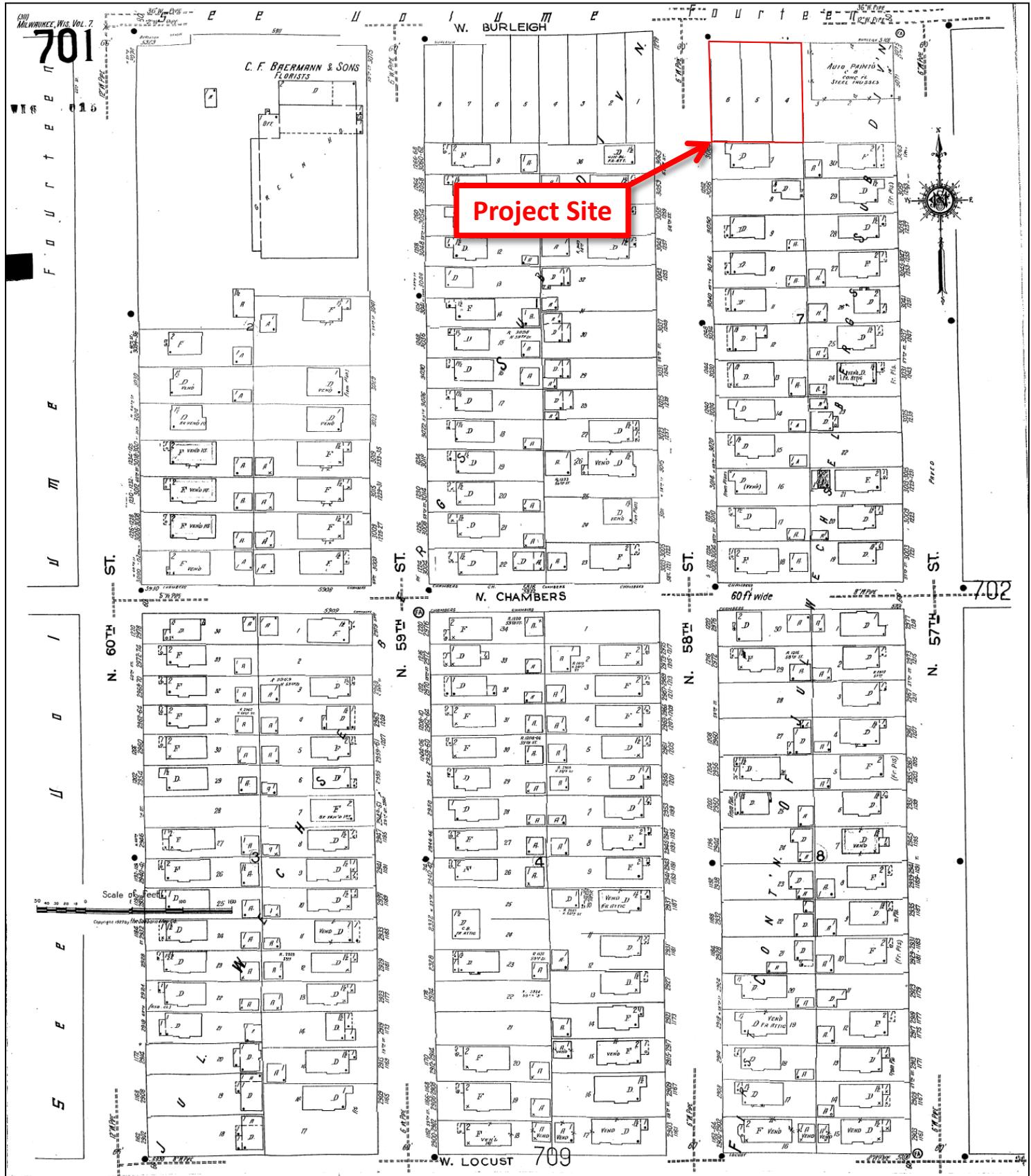


**FIGURE 3**  
**Aerial Photographs**  
5725 W. Burleigh Street, Milwaukee, WI

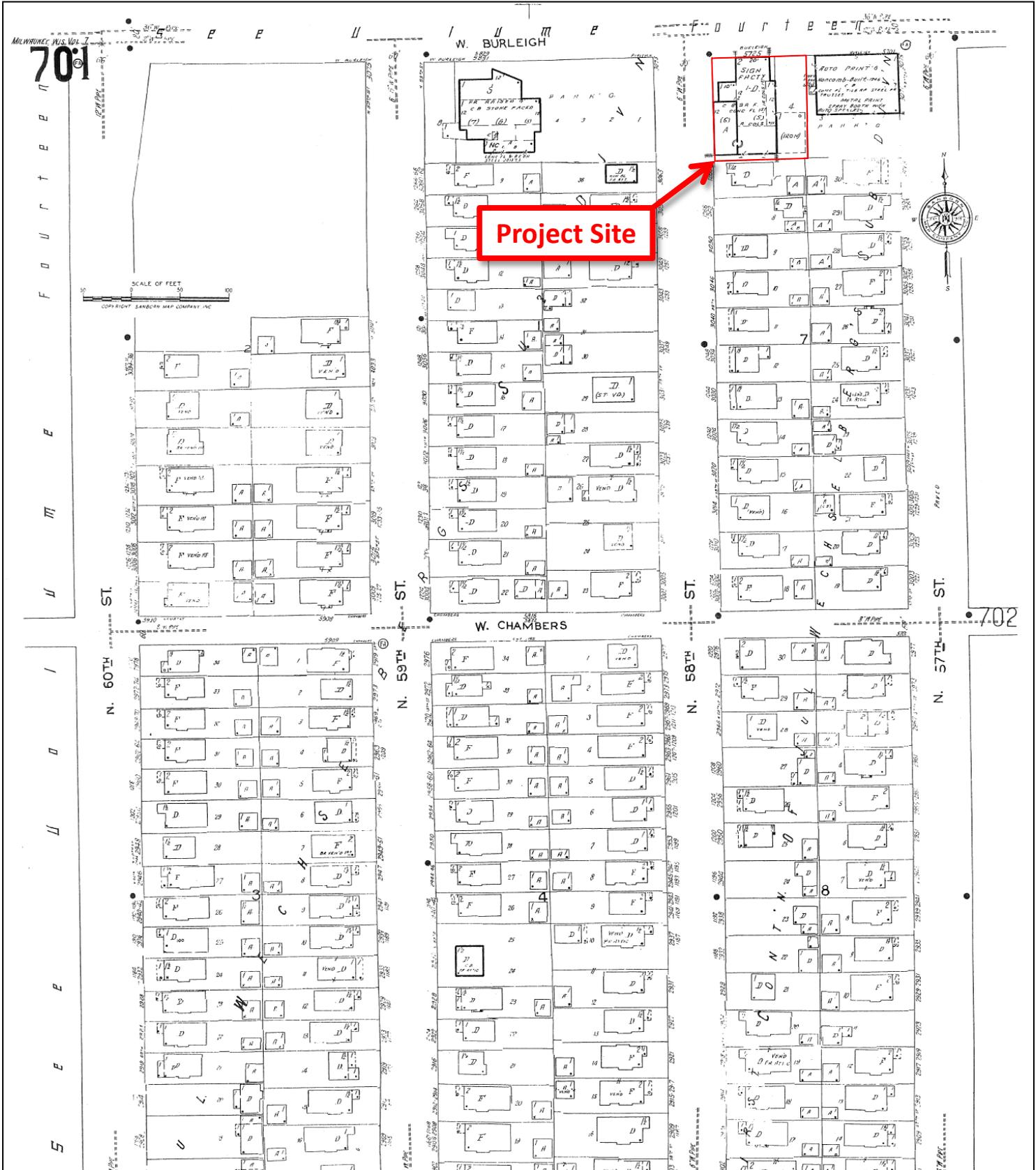




**FIGURE 5**  
**1951 Sanborn Fire Insurance Map**  
**5725 W. Burleigh Street, Milwaukee, WI**



**FIGURE 6**  
**1969 Sanborn Fire Insurance Map**  
**5725 W. Burleigh Street, Milwaukee, WI**



**ATTACHMENT A**

**Site Photographs**

5725 W. Burleigh Street, Milwaukee, WI



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



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



Side view of project site facing west (09/16/2015)



Side view of project site facing west (09/16/2015)

**ATTACHMENT A**

**Site Photographs**

5725 W. Burleigh Street, Milwaukee, WI



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



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



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



Second-floor view of project site (09/16/2015)