Historical Land Use Investigation

827-29 E. Brady Street
Milwaukee, Wisconsin

File: 360-13

Prepared by:

City of Milwaukee

Department of City Development

March 18, 2013

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A. Purpose

This Historical Land Use Investigation (HLUI) of 827-29 E. Brady Street, Milwaukee, Wisconsin, was requested by Elaine Miller, Real Estate Manager, Department of City Development, City of Milwaukee. The purpose of this HLUI is to identify potential environmental conditions associated with this City-owned property prior to it being listed for sale. For the sake of 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 East Brady Street to the north, East Kewaunee Street to the south, North Marshall Street to the east, and North Cass Street to the west. The project site is a two-story store building with retail and residential uses on the ground floor and residential on the second floor. The general area 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
827-29 E. Brady Street	360-0301-000	2,836 ft^2	2,215 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C. Historical References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.

Address	Date(s)	Occupancy
827 E. Brady St.	1935-1990	Residential
	2000	Not Verified
	2005-2010	Not Listed
829 E. Brady St.	1935-1990	Grocery Store
	2000-2010	Not Listed

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

Date	Comment
6/5/1915	App. for Permit- Wreck building
6/19/1916	App. for Permit- Stucco veneer of residence
8/8/1930	App. for Permit- Wrecking present building
8/15/1930	App. for Permit- Addition to store and flat
10/29/1930	App. for Permit- Occupancy: grocery store
6/23/1950	App. for Permit- Remodel building
3/13/1951	App. for Permit- Install gas conversion burner
2/17/1975	App. for Permit- Occupancy: grocery store
12/17/1984	App. for Permit- Occupancy: grocery store
8/13/1987	App. for Permit- Occupancy: grocery store
10/9/1987	App. for Permit- Install 2 gas fired boilers
7/4/1995	Construction Permit- Alteration

Date	Comment
10/9/1997	Construction Permit- New boiler
8/15/2008	Violation Notice- Remove and dispose of all debris, junk, etc.; discontinue outdoor parking of unlicensed vehicles
9/18/2009	Service Request- Illegal junking
7/20/2010	Violation Notice- Register the vacant building with DNS
3/7/2011	Service Request- Trash/debris near the back alley
3/8/2011	Violation Notice- Board-up vacant building
8/12/2011	Violation Notice- Remove storage of combustible waste

D. Sanborn Maps

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

a. A 1910 (*with updates through 1937)* Sanborn Fire Insurance Map shows two structures at the project site. On the western portion of the site is a one-story dwelling. On the eastern portion of the site is a one-story store building.

   Development in the area immediately surrounding the project site consists primarily of single-family residences, as well as with other store buildings along E. Brady St. **(Figure 4)**

b. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows two adjacent, connected structures at the project site. The western structure is a two-story dwelling with a one-story cinder or concrete block room at the rear of the building. The eastern structure is a two-story store building with residential space on the second floor. This structure also has one-story space in the eastern rear of the building. The two structures can be traversed internally through a connection on the second floor.

   Development in the area immediately surrounding the project site continues to consist primarily of single-family residences, with additional store development along E. Brady St. The area also now includes apartment buildings, both new development and conversions of single-family structures. One nearby building, on the corner of E. Brady St. & N. Cass St., is a store labeled "paints and oils". **(Figure 5)**

c. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows two adjacent, connected structures at the project site. The structures appear to be the same as in the earlier Sanborn.

   Development in the area immediately surrounding the project site has not changed significantly since the earlier Sanborn. **(Figure 6)**

E. Environmental Records

A search of the Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) database did not reveal any records for the project site.

A search of the Wisconsin Department of Safety and Professional Services (WDSPS) database did not indicate the presence of any tanks at the project site.

F. Project Site Inspection

On March 18, 2013 City staff conducted an inspection of the project site. A photographic log of the project site is included as **Attachment A**.

The exterior of the building did not reveal any environmental concerns. The interior ground floor of the eastern portion of the building is a former grocery. This area was filled haphazardly with stored inventory, precluding a thorough inspection, but no potential environmental concerns were observed. At the southwest corner of the grocery space were stairs leading either down into the basement or up to the residential portion of the building.

The basement below the western portion of the building was inspected. Ice covered the several steps down into the basement. Within the western portion of the basement, indentations on the ground and an unidentified pipe connection were observed, which may indicate the former presence of an oil tank. No other environmental concerns were identified.

From the western basement area, several steps lead further down below the eastern portion of the building. This basement area appeared unsafe as it was covered in ice and had a low ceiling, and was not inspected.

The residential space, which includes both the western and eastern portions of the building, was inspected. These areas were also filled with storage, which did not appear hazardous but which precluded thorough inspection of the area. No environmental concerns were identified.

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 827-29 E. Brady St. does not seem warranted at this time

KCD/KRS
City of Milwaukee
3/18/2013

FIGURE 1
QUARTER SECTION LAND USE MAP
827-29 East Brady Street, Milwaukee, WI

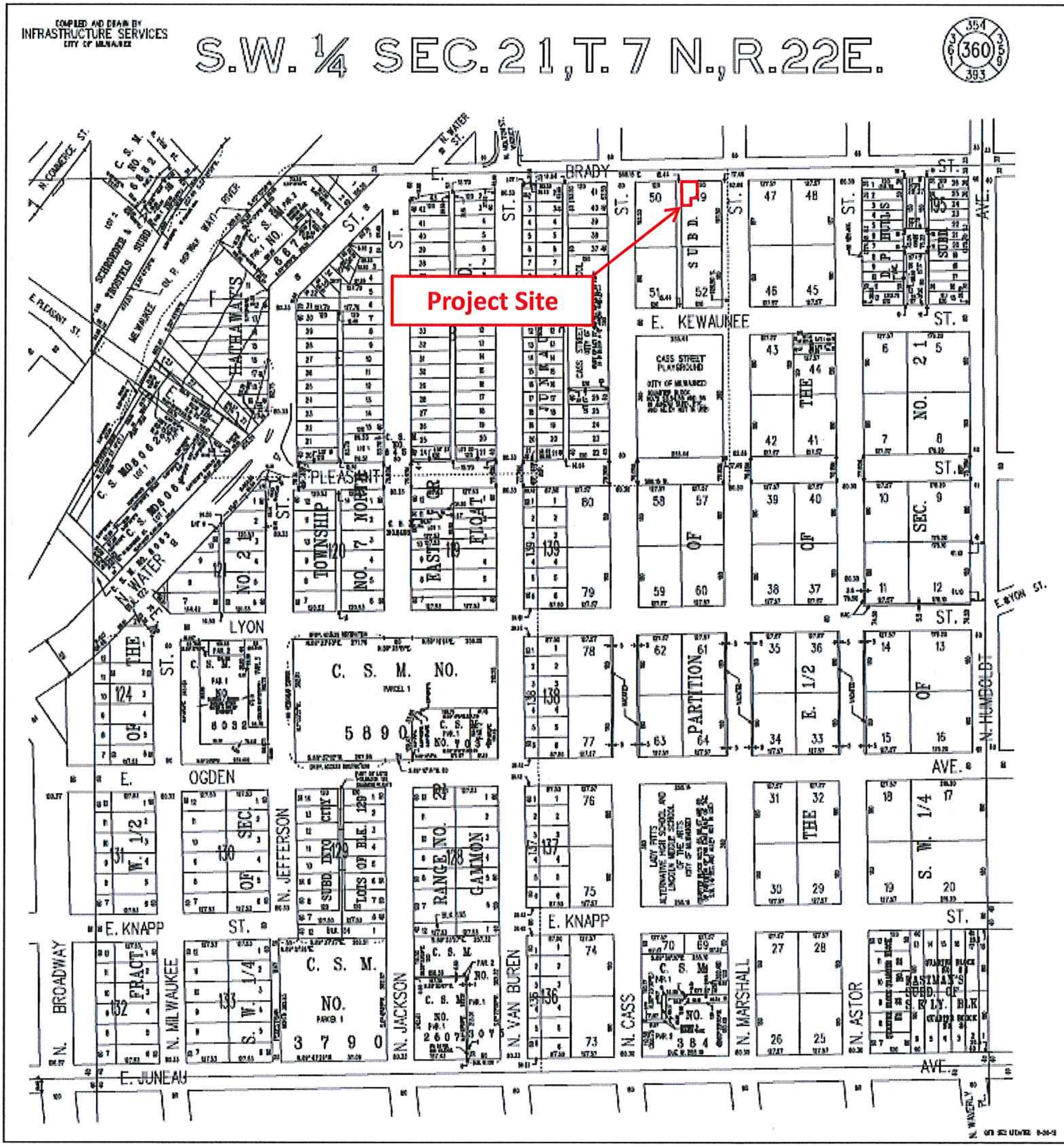


FIGURE 2
PLAT MAP
827-29 East Brady Street, Milwaukee, WI

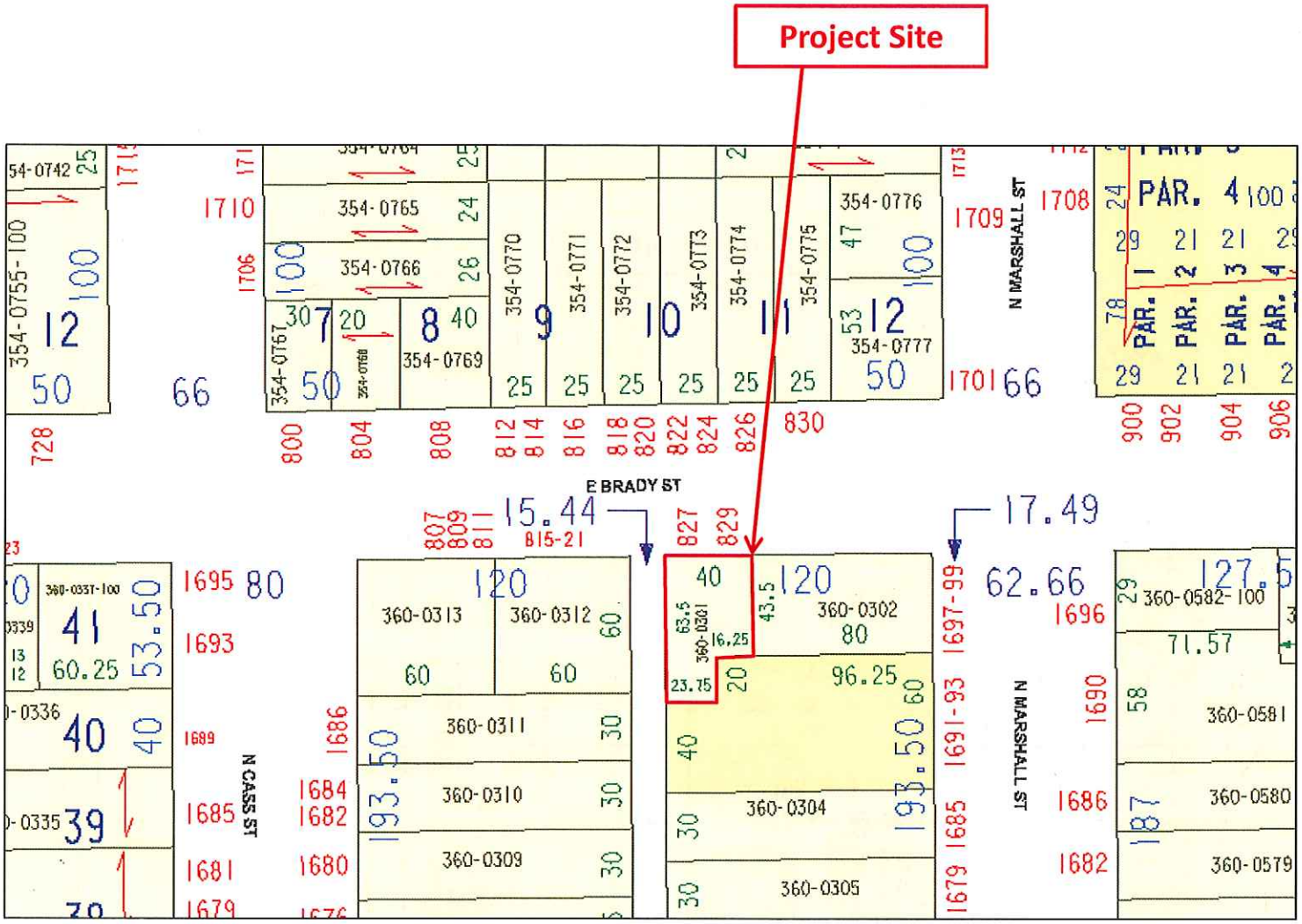


FIGURE 3

2010 AERIAL PHOTOGRAPH – Milwaukee County GIS

827-29 East Brady Street, Milwaukee, WI

Aerial – Wide View

Aerial – Close View

FIGURE 4
1910 SANBORN FIRE INSURANCE MAP
827-29 East Brady Street, Milwaukee, WI

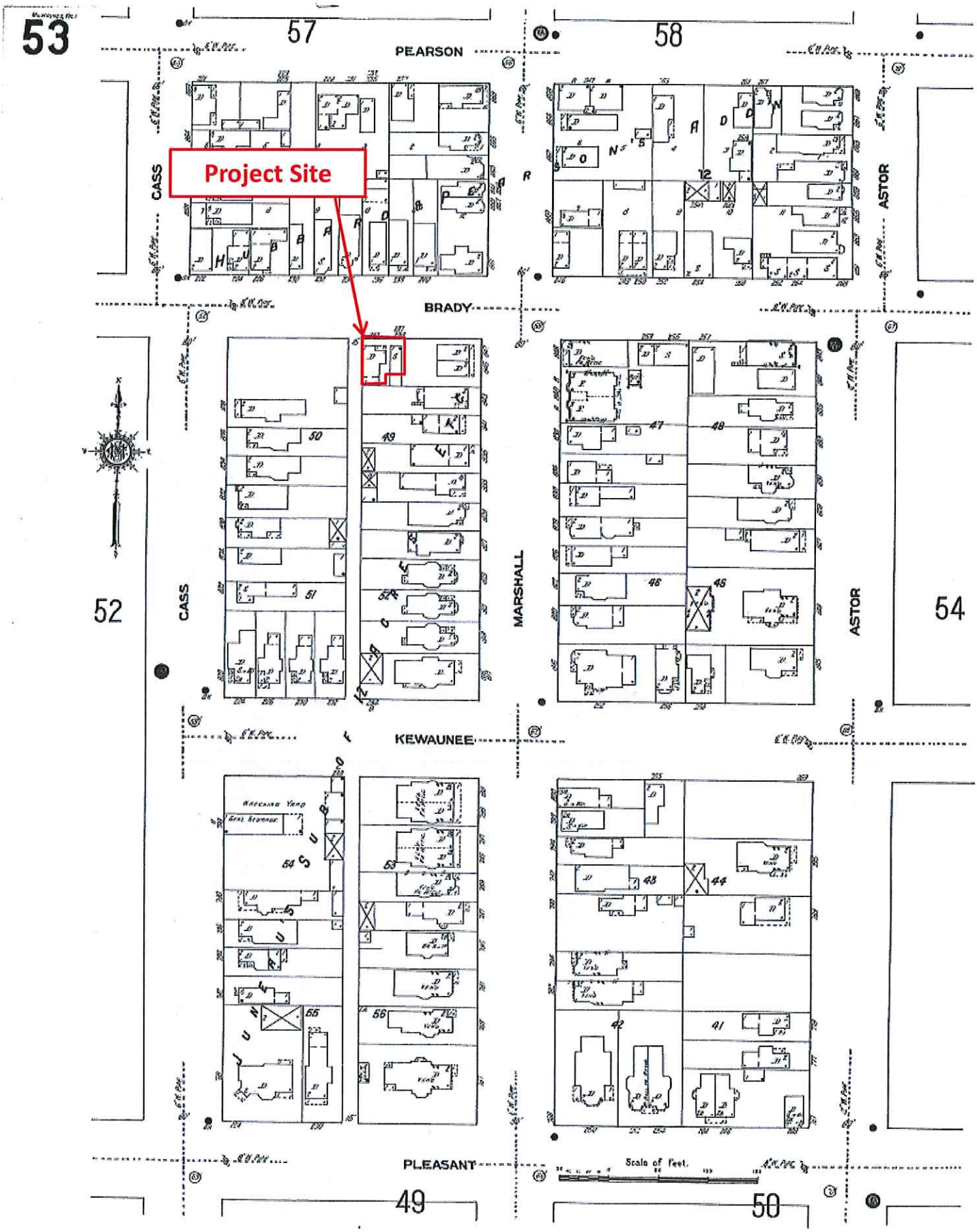


FIGURE 5
1910 SANBORN FIRE INSURANCE MAP
*(WITH UPDATES THROUGH **1951**)*
827-29 East Brady Street, Milwaukee, WI

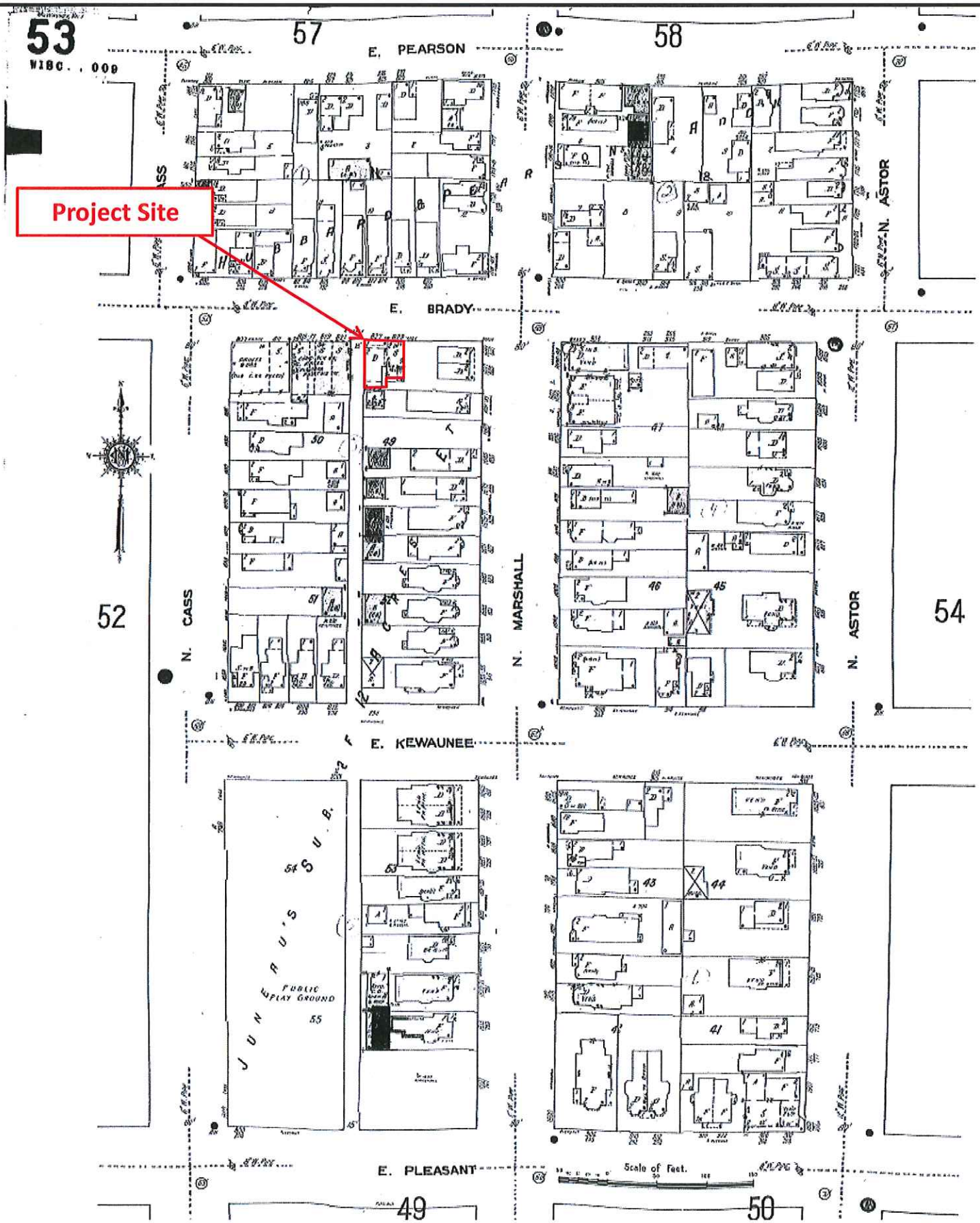
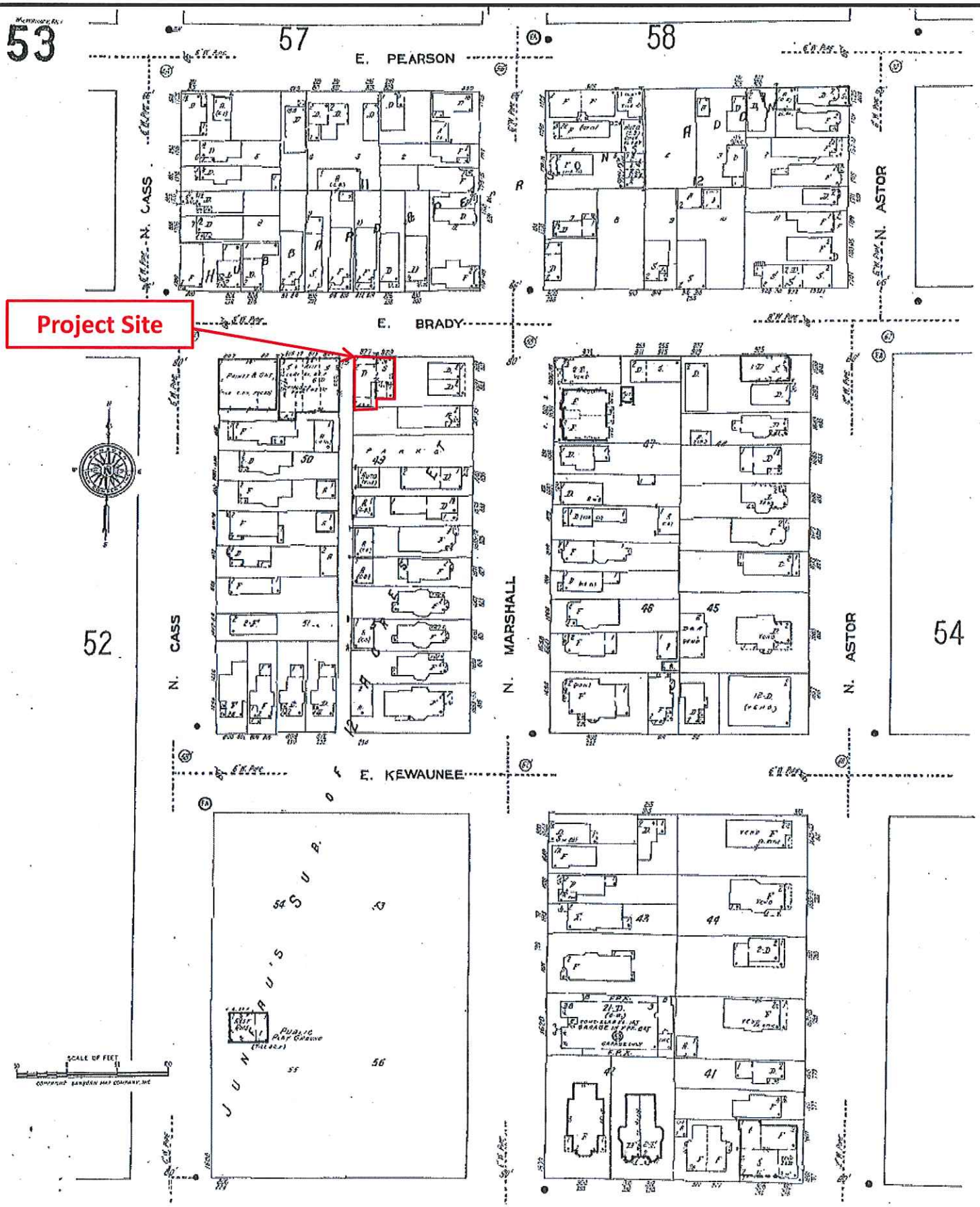


FIGURE 6

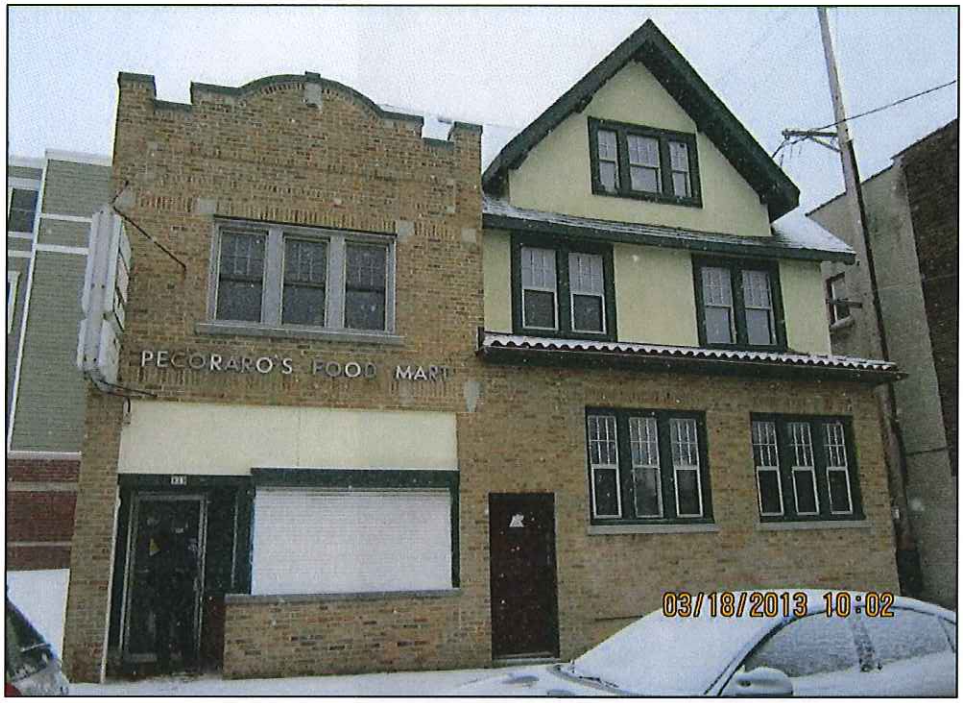
1910 SANBORN FIRE INSURANCE MAP

*(WITH UPDATES THROUGH **1969**)*

827-29 East Brady Street, Milwaukee, WI



ATTACHMENT A
SITE PHOTOGRAPHS
827-29 East Brady Street, Milwaukee, WI

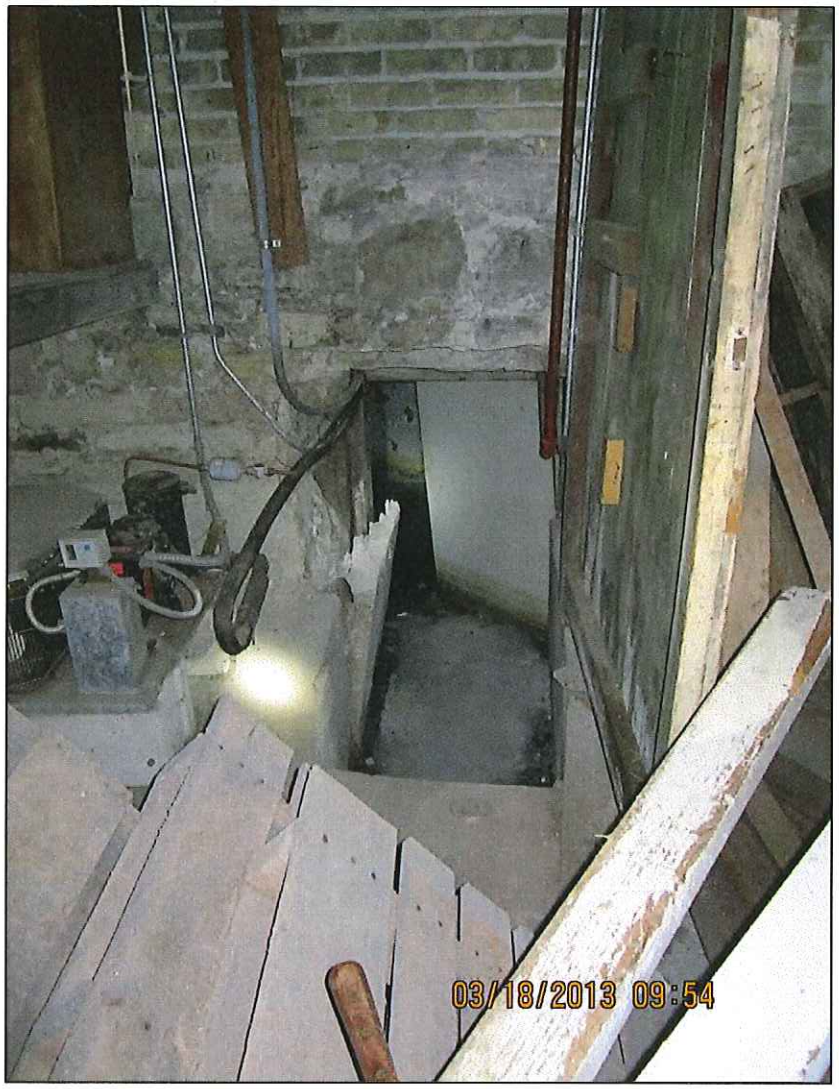


View of project site, facing south from E. Brady St.

View of project site interior, facing south from second floor landing.

Indentations were observed in the basement floor, which may suggest the former presence of a tank.

A pipe extension was observed protruding from the basement floor.



View from the western portion of the basement down into an eastern portion of the basement, which is further below grade. This lower section was not inspected as it appeared to have a low ceiling and the ground was covered in ice.

Basement floor drain.