

**Historical Land Use Investigation of  
628 W. North Avenue  
Milwaukee, Wisconsin**

**File: 323-05**

**Prepared by:**

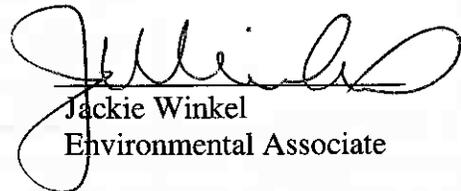


**Department of City Development**

**April 20, 2010**

A handwritten signature in blue ink, appearing to read "K. Dettmer".

Karen C. Dettmer, P.E.  
Senior Environmental Project Coordinator

A handwritten signature in black ink, appearing to read "Jackie Winkel".

Jackie Winkel  
Environmental Associate

### A. Purpose

This Historical Land Use Investigation (HLUI) of 628 W. North Avenue, Milwaukee, Wisconsin, was requested by Deshea Agee, Urban Development, Department of City Development, City of Milwaukee. The purpose of this HLUI is to identify potential environmental conditions associated with the property. 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 on a block bound by W. Meinecke Avenue to the north, W. North Avenue to the south, N. 6<sup>th</sup> Street to the east, and N. 7<sup>th</sup> Street to the west. The project site is occupied by a single story, vacant 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
628 W. North Avenue	323-0654-000	2,356 sq. ft.	4,719 sq. ft.	LB2	Redevelopment Authority

\*LB2= Local Business District

### C. Historical References

1. The Wright’s City Directories (1935-1975; 1985-1990) and the Polk’s City Directories (1993-2009), reviewed in approximately five year increments indicate the following information for the project site and select surrounding properties:

Address	Date	Occupancy
628 W. North Avenue	1935	Vacant store
	1940	Steam fitters union
	1945	Midwest Manufacturing Co.
	1950	WI Sound Equipment Co. Inc.
	1955	Fluorescent Manufacturing Co.
	1960-1975	Physician
	1985-1993	Salon
	2000-2009	Not listed

Address	Date	Occupancy
616 W. North Avenue	1935	Werner Company (artists)
	1940-1960	Residential
	1965	Vacant
	1970-1975	Residential
	1985	Vacant
	1990	Residential
	1993	Not verified
	2000-2009	Not listed

Historic Land Use Investigation  
628 W. North Ave., Milwaukee, WI

Address	Date	Occupancy
622 W. North Avenue	1935	Red Arrow Express
	1940-1950	Irving Press Printers
	1955	Not listed
	1960-1970	Physician
	1975-1993	Church
	2000-2009	Not listed

Address	Date	Occupancy
626 W. North Avenue	1935	Vacant store
	1940	Locksmith
	1945-1950	Laundry
	1955	Construction Co.
	1960-1965	Restaurant
	1970	Vacant
	1975-2009	Not listed

Address	Date	Occupancy
634 W. North Avenue	1935	Vacant
	1940	Residential
	1945	Tavern
	1950-1955	Residential
	1960-1970	Tavern
	1975	Vacant
	1985-1993	Tavern
	2000	Residential
	2009	Not listed

Address	Date	Occupancy
642 W. North Avenue	1935-1945	Fire Dept. Engineering Co.
	1950	Vacant
	1955-1970	Library
	1975	Vacant
	1985-2000	Milwaukee Inner City Arts Council
	2009	Not listed

Address	Date	Occupancy
2307 N. 6 <sup>th</sup> Street	1935-1940	Residential
	1945	Refrigerator repair
	1950-2000	Residential
	2009	Not listed

Address	Date	Occupancy
2317 N. 6 <sup>th</sup> Street	1935-1975	Residential
	1985	Vacant
	1990-2009	Not listed

Address	Date	Occupancy
2316 N. 7 <sup>th</sup> Street	1935	Grocery
	1940-1970	Residential
	1975-2009	Not listed

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

Address	Date(s)	Comment
628 W. North Avenue	1/2/1936	Inspection: Sheet Metal Works
	2/11/1936	Inspection: Former occupancy: printing shop
	3/13/1939	Inspection: ice cream store; former occupancy: retail sales of household appliances
	12/20/1944	Inspection: offices and storage of chemicals
	12/20/1956	Permit to Occupy: pick up station for dry cleaning and pressing
	4/8/1954	Application for Permit to Occupy: Offices for newspaper employment; former occupancy: tailor shop
	12/22/1959	Application for Permit to Occupy: offices/storage
	1/27/1978	Inspection: oil tank in NE corner of basement leaking oil
	1/27/1978	Order to repair/replace leaking oil tank
	1/27/1978	Inspection: oil leaking from copper fittings where they are connected to oil burner
	10/16/1995	Occupancy: Church

Address	Date(s)	Comment
616 W. North Avenue	3/28/1989	Store and dwelling
	6/25/1934	Tavern- no dance floor
	4/10/1985	Raze dwelling
	1/5/1987	Tavern
	6/7/1993	Certificate of Occupancy: tavern

Address	Date(s)	Comment
622 W. North Avenue	5/27/1930	Application for Permit to Occupy: furniture repair/upholstering
	3/8/1935	Office
	12/15/1938	Printing shop
	1/22/1973	Application for Occupancy Permit: church; former occupancy: doctors office

Address	Date(s)	Comment
626 W. North Avenue	6/17/2002	Certificate of Appropriateness for 626 W. North Ave (Kilbourn-Reservoir Historic Site)

Address	Date(s)	Comment
634 W. North Avenue	2/4/1931	Application for permit: tailor shop
	10/26/196	Occupancy: tavern
	5/22/1973	Occupancy: tavern
	5/17/1977	Occupancy: tavern

Address	Date(s)	Comment
642 W. North Avenue	6/25/1952	Public library; former occupancy: fire station
	7/30/1997	Milwaukee Inner City Arts Council, Inc.

3. Sanborn Fire Insurance Maps indicate the following information regarding the project site:
  - a. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site occupied by a single-story dwelling located at the rear, and a detached automobile garage. Land uses north, south, east and west include single family dwellings and limited commercial uses. In addition, a building labeled “Fire Dept. Station No. 8”, and a building labeled “Wagon Shed” are located west of the project site (Figure 4).
  - b. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by a single-story building occupied by two stores fronting W. North Avenue labeled “Pyro Bar” and “Filled”. A single-story dwelling is located at the rear. Land uses north include residential dwellings. Land uses south include residential and commercial uses (not shown). Land uses east and west along W. North Avenue are primarily commercial establishments. Adjacent east is a building labeled “Printing”. A parcel labeled “Filling Station” with three gasoline tanks and a building labeled “Garage, Auto Repairing” are shown to the east. A building labeled “City Warehouse”, and a building labeled “Upholstering” are shown to the west (Figure 5).
  - c. A 1969 Sanborn Fire Insurance Map shows the same general features as the 1910 (*with updates through 1951*) map. A church is depicted adjacent to the east of the project site, and a building labeled “Public Library”, as well as Interstate 43, are depicted west of the project site. A filling station is shown south of the project site, across W. North Avenue. The filling station to the east is shown with one gasoline tank (Figure 6).

#### **D. 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. BRRTS includes the following listings for properties surrounding the project site:
  - 2307 N. 6<sup>th</sup> Street (5/23/2008-9/17/2008): Leaking Underground Storage Tank (LUST) resulting in groundwater and soil contamination from petroleum, VOC and PAH substances reported to the WDNR. The site status is currently OPEN.
2. The Department of Commerce (DCOMM) does not include listings for the project site. DCOMM includes the following listings for properties surrounding the project site:
  - 2307 N. 6<sup>th</sup> Street: Four 1,000-gallon waste/used motor oil and two 2,000-gallon leaded gasoline Underground Storage Tanks (USTs), all CLOSED/REMOVED as of 6/20/2008.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel 91, 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.

### **E. Project Site Inspection**

City staff conducted an inspection of the project site and issued a memorandum dated March 22, 2007 summarizing the findings of the inspection. At the time of inspection the project site was occupied by two vacant buildings, including one residential building with a basement and one commercial building with a basement. The residential building was condemned and razed by the City of Milwaukee on October 16, 2007. Two above ground storage tanks were observed in the basement of the commercial building during inspection. One tank, according to the property owner at the time, was full of fuel oil. The other tank, according to the property owner at the time, was empty. City staff recommended the proper removal/disposal of the tanks. A photographic log of the inspection is included as Attachment A. The complete memorandum is included as Attachment B. The tanks were subsequently removed and disposed of in August 2008.

On December 4, 2009, City staff conducted an additional inspection of the project site. A photographic log of the inspection is included as Attachment A. The project site was occupied by a single story, brick building fronting W. North Avenue. The building was vacant, and the front doors and one side window were boarded. Windows at the side and the rear of the building were boarded and/or barred. The area surrounding the project site included commercial uses to the south, east and west along W. North Avenue. The area adjacent to the east was occupied by a two-story, brick building fronting W. North Avenue. The area adjacent to the west was vacant, grassy land. Residential uses were located to the north of the project site.

### **F. Findings and Conclusion**

This HLUI revealed the following environmental conditions associated with the project site and surrounding sites:

- City Directory and DNS records indicate that historical uses of the site include a steam fitting company, a manufacturer of sound equipment, fluorescent manufacturing, a printing shop, and a “sheet metal works” company,.
- DNS records indicate the storage of chemicals on the project site, as well as a leaking oil tank.

KCD/JMW  
City of Milwaukee  
4/20/10

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Historic Land Use Investigation  
628 W. North Ave., Milwaukee, WI

**Attachment A**  
**628 W. North Avenue**  
Photographs taken 3/20/2007 and 12/4/2009

Historic Land Use Investigation  
628 W. North Ave., Milwaukee, WI



View of the interior of the commercial building.



View of the rear of the commercial building.

Historic Land Use Investigation  
628 W. North Ave., Milwaukee, WI



View of the rear of the commercial building. Photo depicts ground markings that appear to be from a tank.



Staining on the floor surface.



Staining on the surface floor.



Interior of the commercial building.

Historic Land Use Investigation  
628 W. North Ave., Milwaukee, WI



Above ground tank inside the (residential) building.



View of the project site facing northwest.

Historic Land Use Investigation  
628 W. North Ave., Milwaukee, WI



View of the project site facing north.

Historic Land Use Investigation  
628 W. North Ave., Milwaukee, WI

**Attachment B**  
**628 W. North Avenue**  
Memorandum: 3/22/2007

## **MEMORANDUM**

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**To:** Dwayne Edwards

**CC:** Rhonda Szallai  
Dave Misky

**From:** Karen Dettmer

**Date:** March 22, 2007

**Subject:** 628 West North Avenue

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Dwayne,

Per your request, I reviewed environmental conditions of two buildings located at 628 West North Avenue, including attending a site walk-through of the buildings and a performing a preliminary state database review. Two buildings are located on the site, including one residential building with basement and one commercial building with basement. The first floor of the commercial building was divided into two tenant spaces.

During the walk-through of the residential building, I observed a former fill pipe that entered the basement on the south wall. Divots in the concrete near the fill pipe indicated an aboveground storage tank was likely located in the basement at one time. The concrete floor was in tact and staining was not observed in the area of the fill pipe. A hole in the exterior brick was located in the south foundation wall that was likely where the fill pipe had been cut off at the time of the tank removal. Additionally, two sumps were located in the basement of the residence.

Two aboveground storage tanks were located in the basement of the commercial building which appeared to be approximately 200 to 300 gallon tanks. One tank is located at the northeast corner of the basement and, according to the property owner, is full of fuel oil. The other tank is located along the western wall of the basement and, according to the property owner, is empty. Due to flooding and

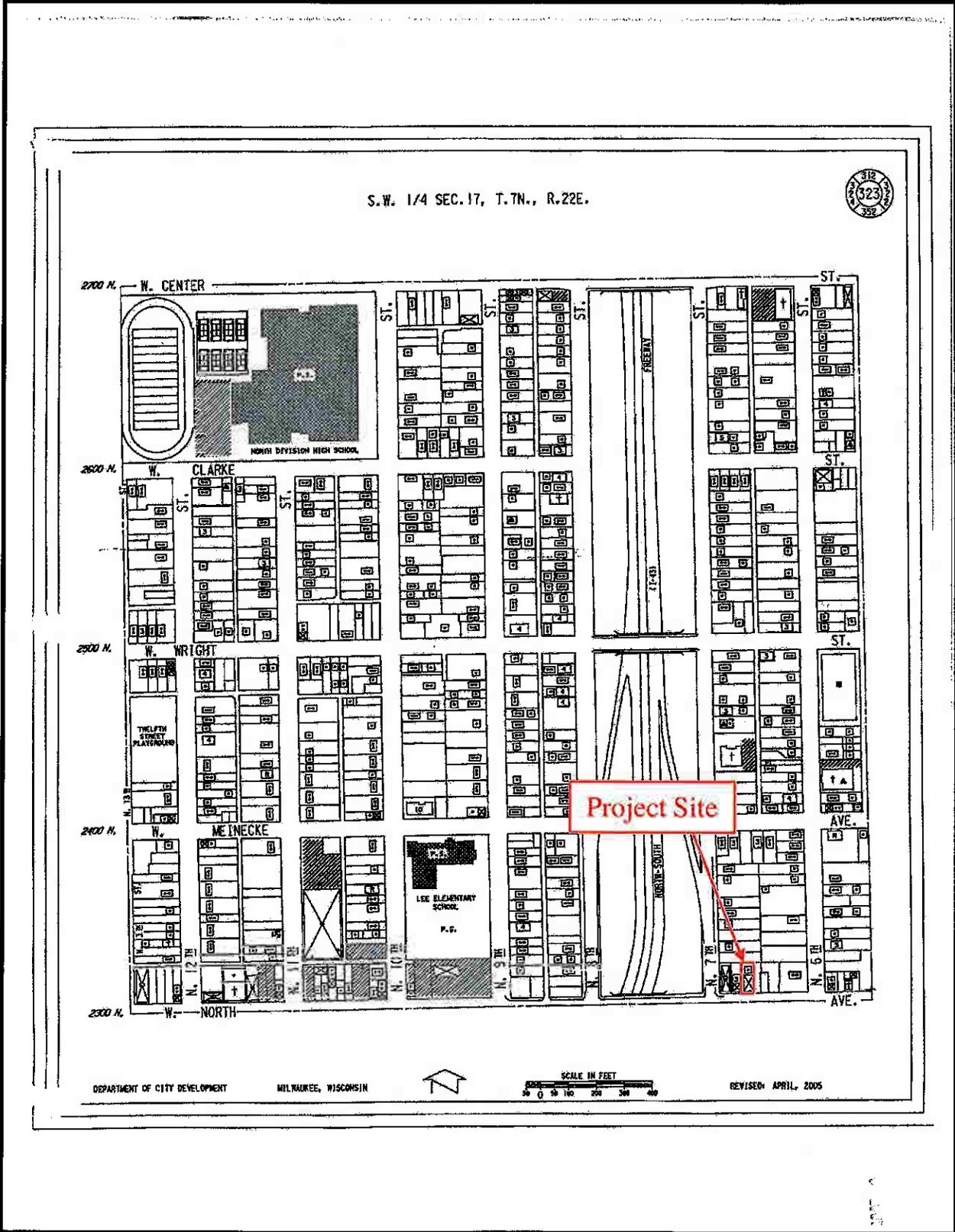
lack of lighting, I was unable to properly assess the integrity of the tanks. Both tanks appeared to be rusty, but in fact without major leaking. The water on the concrete floor did not appear to have a sheen that might indicate spilling had occurred. Staining was observed on the eastern brick foundation wall near the fill pipe of the reportedly full tank, which may indicate localized spills during filling had occurred or that a leak in the pipeline exists. A fill and vent pipe was observed on the west side of the building that was associated with the reportedly empty tank. I was not able to locate a fill or vent pipe or hole on the east side of the building that would lead to the reportedly full tank, but piping appeared to be in tact on the interior basement.

The property is not listed in the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System database or the Wisconsin Department of Commerce (DCOM) Tank Database.

If RACM were to acquire the property, the two tanks located in the basement of the commercial building should be properly removed and registered with DCOM. I recommend RACM coordinate the removal of the tanks in order to ensure quality and completeness of the work. If the building will be demolished, removal of the tanks may be coordinated with the demolition contractor.

Please feel free to contact me if you have additional questions or need additional information.

**FIGURE 1**  
**QUARTER SECTION LAND USE MAP**  
 628 W. North Ave., Milwaukee, WI



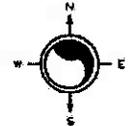
**FIGURE 2**  
**PLAT MAP**  
 628 W. North Ave., Milwaukee, WI

SW 17-7-22  
 ATLAS P. 323

323

323-05  
 SCALE 1" = 80'

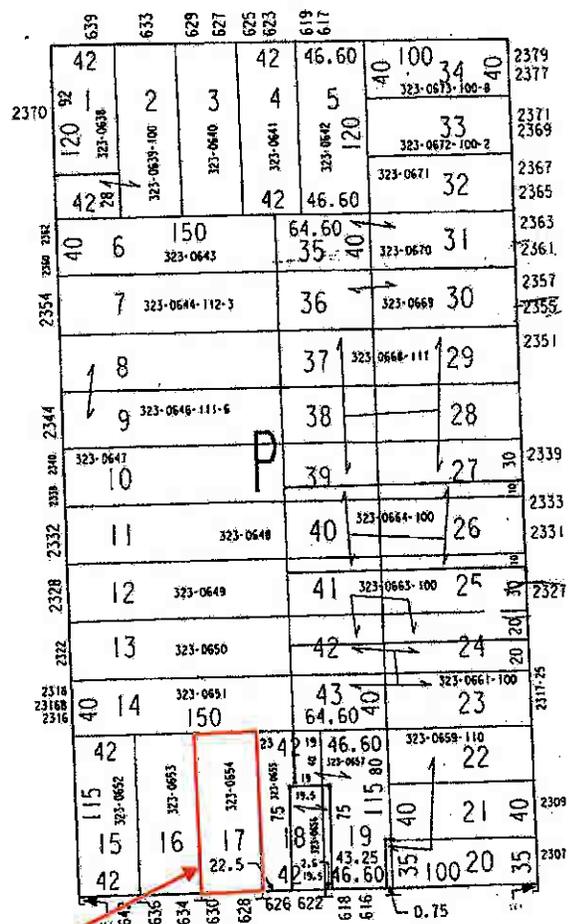
SUBDIVISION INTO CITY LOTS



W MEINECKE AV

N 7TH ST

N 6TH ST



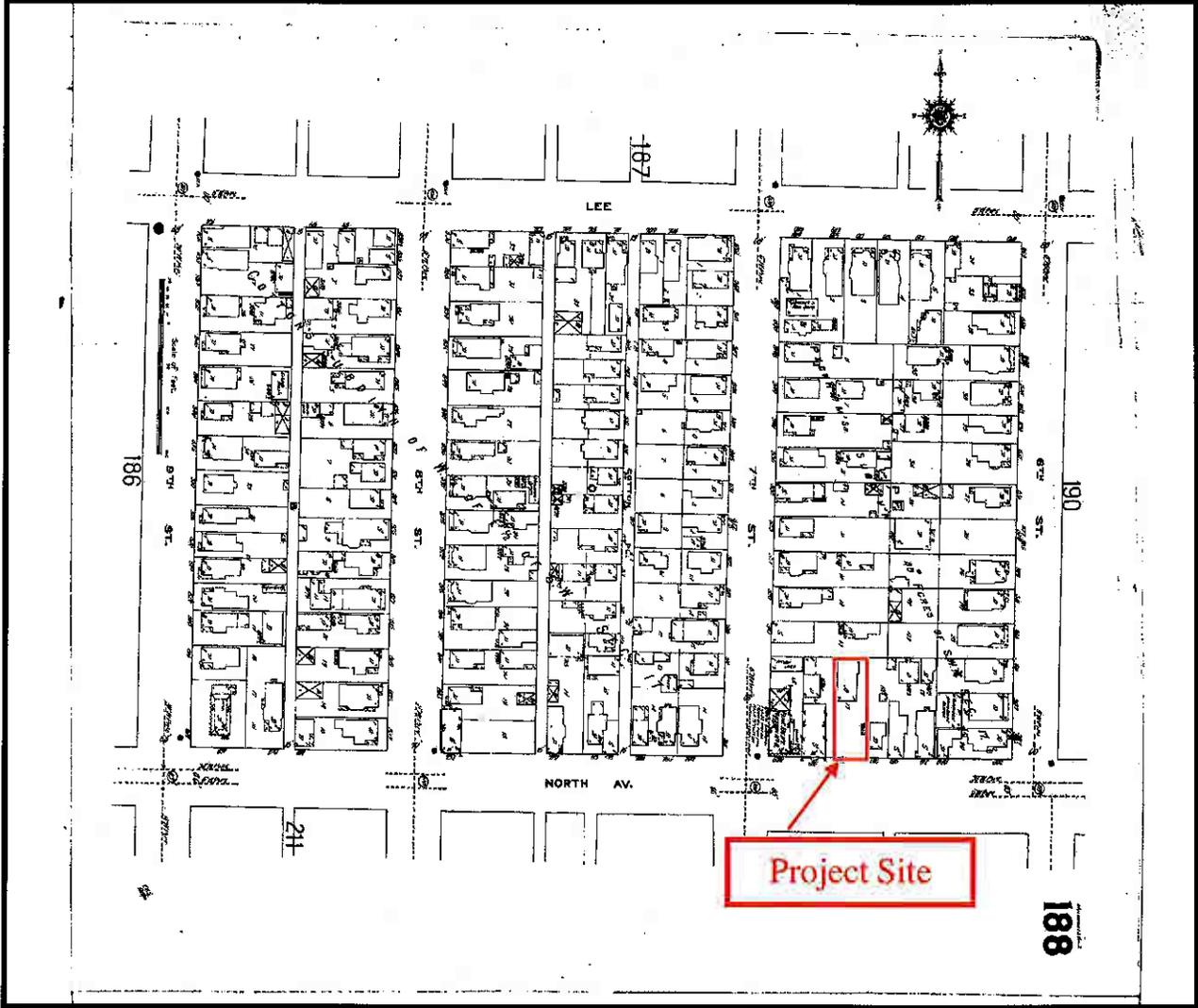
**Project Site**

W NORTH AV

**FIGURE 3**  
**AERIAL PHOTOGRAPH**  
628 W. North Ave., Milwaukee, WI



**FIGURE 4**  
**1910 Sanborn Fire Insurance Map**  
*(with updates through 1937)*  
**628 W. North Ave., Milwaukee, WI**



**FIGURE 5**  
**1910 Sanborn Fire Insurance Map**  
*(with updates through 1951)*  
**628 W. North Ave., Milwaukee, WI**

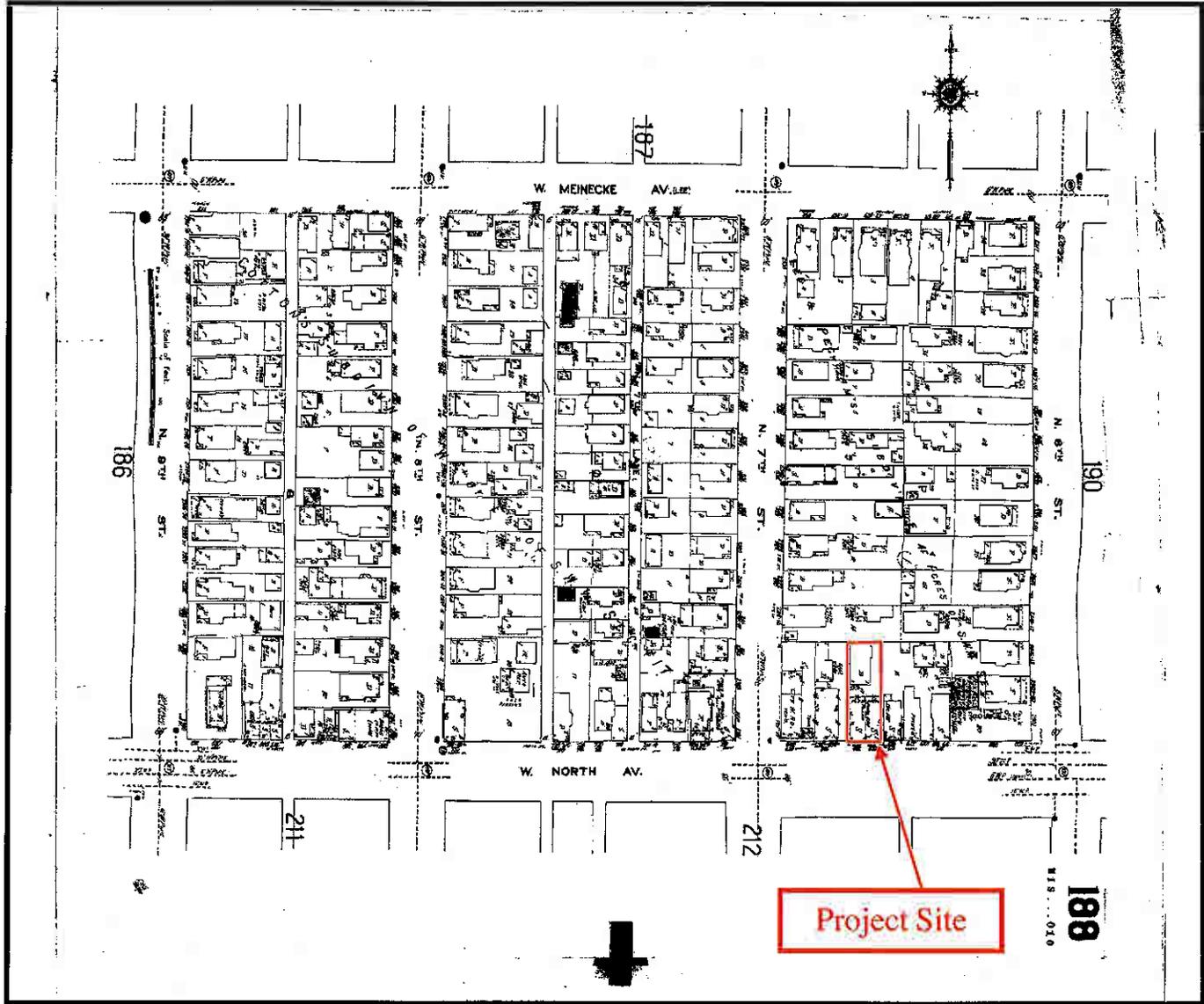


FIGURE 6  
1969 Sanborn Fire Insurance Map  
628 W. North Ave., Milwaukee, WI

