

## 3887-89 North Port Washington Avenue

Tax Key: 272-2584-100

Plat: 272-02



| Lot Size              | Building Size | Zoning | Owner             |
|-----------------------|---------------|--------|-------------------|
| 7,200 ft <sup>2</sup> | NA            | LB2    | City of Milwaukee |

Source: City Assessor Database

### Historical References

- The Wright's City Directories (1935-1990) and the Polk's City Directories (1993-2010), reviewed in approximately five year increments indicate the following information for the project site:

| Address                           | Date            | Occupancy   |
|-----------------------------------|-----------------|---|
| 3887-89 N. Port Washington Avenue | 1935-1990       | Residential   |
|                                   | 1935, 1960-1965 | Delicatessen  |
|                                   | 1940, 1975      | Grocer and meats                                    |
|                                   | 1950-1955       | Electric supply company                             |
| 3891 N Port Washington Rd         | 1935-1940       | Reischel's Pharmacy/Residential                     |
|                                   | 1945            | Residential   |
|                                   | 1950            | Amusement Machines/Residential                      |
|                                   | 1955            | Residential   |
|                                   | 1960            | Amusement Coin Operator Machines/Residential        |
|                                   | 1965            | Nouelty Serv. Co – coin operated machines/No Return |
|                                   | 1970-2015       | Not listed  |

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

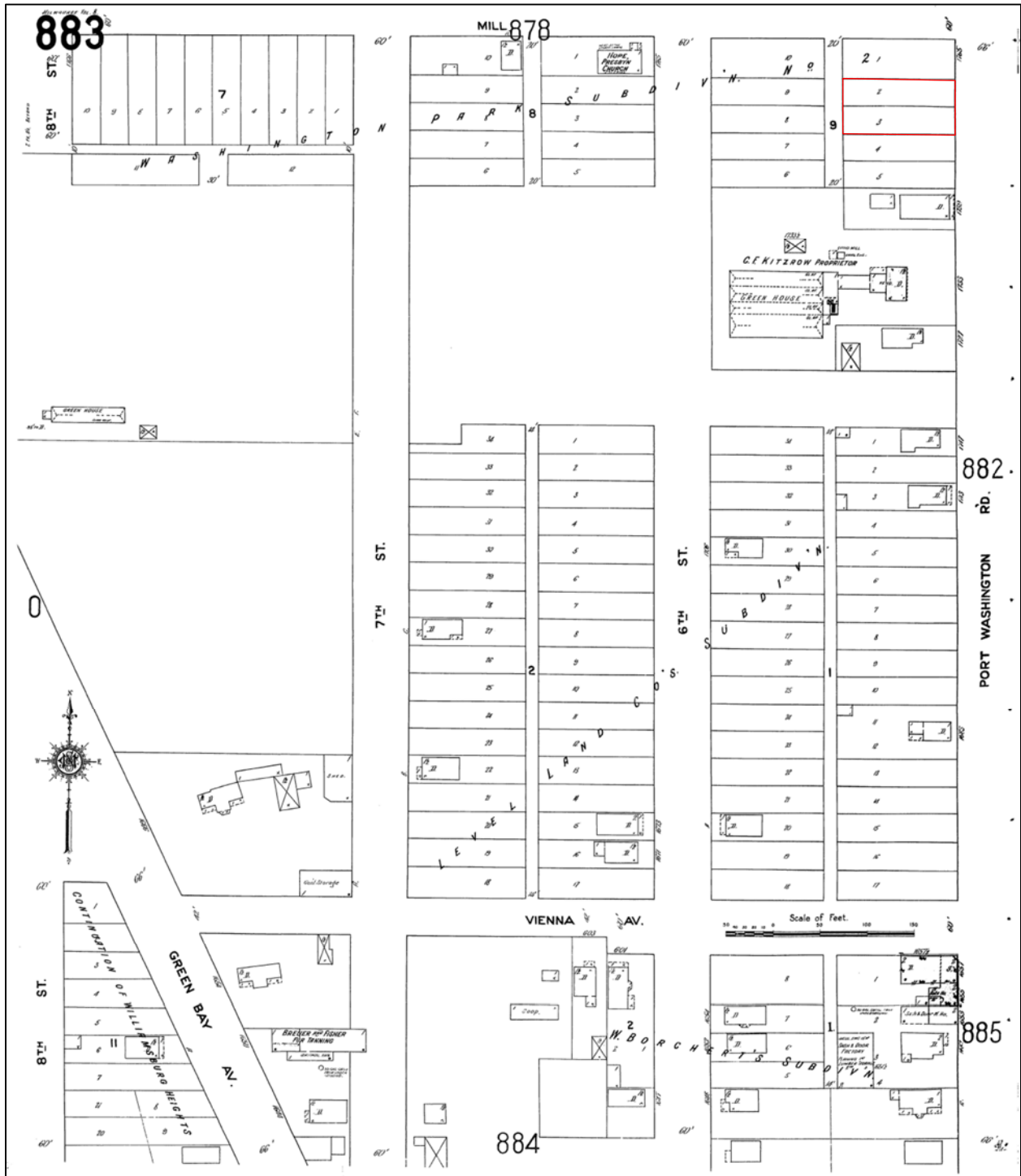
| Date       | Comment   |
|------------|---|
| 5/22/1942  | Application for Permit to Occupy: Candy store<br>Formerly: Grocery store  |
| 2/6/1945   | Application for Permit to Occupy: Shoe repair shop<br>Formerly: Grocery store   |
| 3/4/1948   | Application for Permit to Occupy: Retail electrical appliance sales and service<br>Formerly: Shoe repair shop   |
| 7/2/1956   | Application for Permit: Install gas conversion burner   |
| 7/1/1957   | Application for Permit: Install furnace for gas heating   |
| 9/26/1958  | Application for Permit: Install furnace for gas heating   |
| 11/10/1958 | Application for Permit to Occupy: Grocery and delicatessen store<br>Formerly: Electrical appliance store  |
| 11/25/1966 | Application for Occupancy Certificate: Women's clothing store<br>Formerly: Grocery store  |
| 9/21/1973  | Application for Occupancy Certificate: Grocery store<br>Formerly: Bakery  |
| 2/4/1974   | Application for Permit: Install boiler for dwelling   |
| 4/30/1975  | Application for Occupancy Certificate: Sweet shop<br>Formerly: Grocery store  |
| 8/5/1975   | Application for Occupancy Certificate: Pool hall<br>Formerly: Sweet shop  |
| 10/30/1975 | Application for Occupancy Certificate: Beauty store – sales of soaps and lotions  |
| 10/7/1975  | Milwaukee Fire Department (MFD) Inspection: Fire<br>\$1,200 damages   |
| 1/30/1998  | Inspection: Raze order  |
| 4/13/1998  | Asbestos Analysis Report: Asbestos found in basement  |
| 11/8/2011  | Violation: Remove and dispose of all debris, junk, etc.   |
| 11/12/2012 | Violation: Remove and dispose of all debris, junk, etc.   |
| 3/21/2013  | Violation: Remove and dispose of all debris, junk, etc.   |
| 3/3/2014   | Violation: Remove and dispose of all debris, junk, etc.   |
| 3/3/2014   | Violation: Repair or replace defective electrical fixture; repair or replace defective rain gutters; replace defective bricks or blocks exterior wall; replace mortar missing exterior wall (tuckpoint); repair or replace downspout; replace defective trim boards on exterior walls; obtain permit for removal of second floor porch; replace defective exterior door |
| 3/3/2014   | Violation: Protect all wood surfaces with paint; properly surface-coat all ferrous metal surfaces   |
| 12/15/2014 | Violation: Remove and dispose of all debris, junk, etc.   |

|           |   |
|-----------|---|
| 1/29/2015 | Violation: Paint ferrous metal surfaces; paint previously painted masonry surfaces or remove all paint from masonry surfaces in a workmanlike manner; protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner); replace defective or missing siding on exterior walls; replace defective exterior door; repair or replace defective electrical fixture; connect downspout to receiver and seal connection; replace mortar missing exterior wall (tuckpoint); replace defective window sash; restore windows to a weathertight condition; replace defective rain gutters; replace defective trim boards on exterior walls; repair or replace defective exterior door sill; replace defective blocks in foundation wall; obtain permit for removal of second floor porch |
|-----------|---|

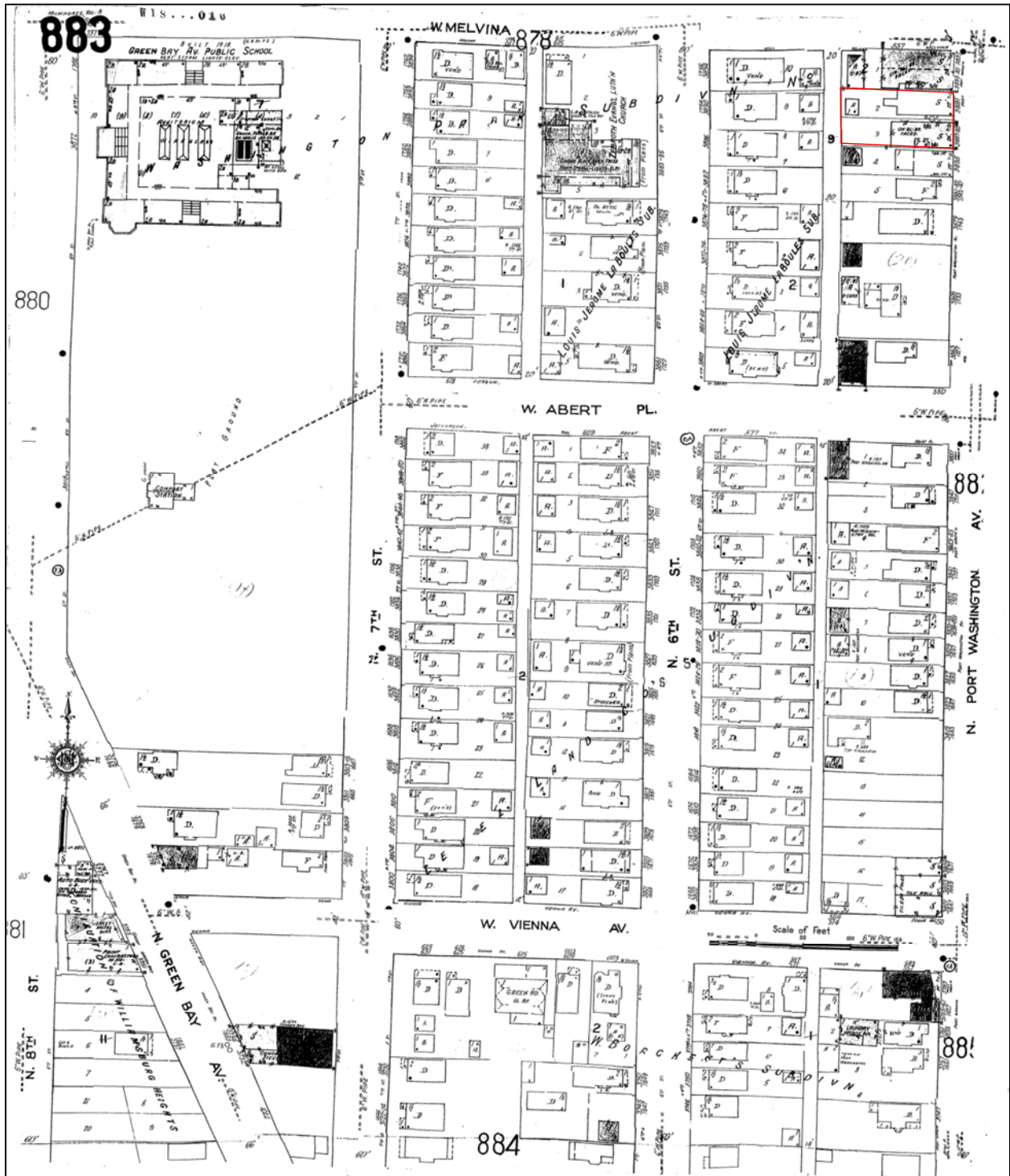
### **Environmental Records**

- \*No records of a petroleum tank were found in the DATCP site.
- \*No records of any BRRS actions were found for this project site.

# 1937 Sanborn Map



# 1951 Sanborn Map



# 1969 Sanborn Map



**Historical Land Use Investigation**  
3893-97 N. Port Washington Avenue  
Milwaukee, Wisconsin

File: 272-02

**Prepared by:**



**Department of City Development**

April 25, 2014

---

Mathew Reimer  
Senior Environmental Project Coordinator

---

David P. Misky  
Assistant Executive Director – Secretary

**A. Purpose**

This Historical Land Use Investigation (HLUI) of 3893-97 N. Port Washington Avenue, 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 W. Melvina Street to the north, W. Albert Place to the south, N. Port Washington Avenue to the east, and N. 6<sup>th</sup> Street to the west. The project site is developed with a vacant two-story building, which does include a basement. A four car garage is located adjacent to the alley on the west side of the project site. The interior of the building includes former tavern space on the first floor and apartments on the second floor. Miscellaneous junk and debris is located throughout the buildings on the project site. 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             |
|-----------------------------------|--------------|-----------------------|-----------------------|---------|-------------------|
| 3893-97 N. Port Washington Avenue | 272-2582-000 | 6,684 ft <sup>2</sup> | 5,262 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                                |
|-----------------------------------|-----------|--|
| 3893-97 N. Port Washington Avenue | 1935      | Apartments, Nickel Frank G Meats, Tavern |
|                                   | 1940-1990 | Apartments, Grocery, Tavern              |
|                                   | 2000      | No listings                              |
|                                   | 2005-2010 | No listings, Tavern                      |

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

| Address                           | Date  | Record <sup>1</sup>   |
|-----------------------------------|---|---|
| 3893-97 N. Port Washington Avenue | 1928  | Application for permit – construct building for 2 stores and 5 apartments |
|                                   | 1928  | Application for permit – construct garage                                 |
|                                   | 1931  | Application for permit – occupancy: shoe repair                           |
|                                   | 1932  | Application for permit – occupancy: retail paint store                    |
|                                   | 1932  | Application for permit – occupancy: tavern                                |
|                                   | 1934  | Application for permit – occupancy: shoe repair                           |
|                                   | 1934  | Application for permit – occupancy: tavern                                |
|                                   | 1955  | Application for permit – install two 275-gallon oil tanks                 |
|                                   | 1967  | Application for permit – occupancy: tavern and restaurant                 |
|                                   | 1968  | Application for permit – occupancy: retail grocery store                  |
|                                   | 1969  | Application for permit – occupancy: tavern                                |
| 1969                              | Application for permit – occupancy: grocery store |   |

| Address | Date | Record  |
|---------|------|---|
|         | 1970 | Application for permit – occupancy: tavern and restaurant |
|         | 1970 | Application for permit – occupancy: grocery               |
|         | 1972 | Application for permit – occupancy: retail food store     |
|         | 1973 | Application for permit – occupancy: grocery               |
|         | 1973 | Application for permit – occupancy: tavern and restaurant |
|         | 1974 | Application for permit – occupancy: grocery               |
|         | 1976 | Application for permit – occupancy: tavern                |
|         | 1977 | Application for permit – occupancy: tavern                |
|         | 1978 | Application for permit – occupancy: tavern                |
|         | 1982 | Application for permit – occupancy: tavern                |
|         | 1986 | Application for permit – occupancy: tavern                |
|         | 1990 | Application for permit – occupancy: tavern                |
|         | 1997 | Zoning certificate: tavern                                |
|         | 2009 | Application for permit – occupancy: tavern                |

**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 the project site is undeveloped. Surrounding parcels are generally undeveloped, except for a few residential structures and a greenhouse to the south. **(Figure 4)**
- b. A 1910 (with updates through 1951) Sanborn Fire Insurance Map shows the east side of the project site is developed with a structure that is occupied by two stores and west side is developed with one garage. Surrounding parcels are generally developed with residences and stores. **(Figure 5)**
- c. A 1910 (with updates through 1958) Sanborn Fire Insurance Map shows the project site and surrounding sites are generally the same as the previous map. **(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 and Consumer Protection (DATCP) 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 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 April 16, 2014 and again on April 25, 2014. The project site is developed with a vacant two-story building, which does include a basement. A four car garage is located adjacent to the alley on the west side of the project site. The interior of the building includes former tavern space on the first floor and apartments on the second floor. Miscellaneous junk and debris is located throughout the buildings on the project site.

**G. Findings and Conclusion**

This Historic Land Use Investigation did not reveal any environmental concerns.

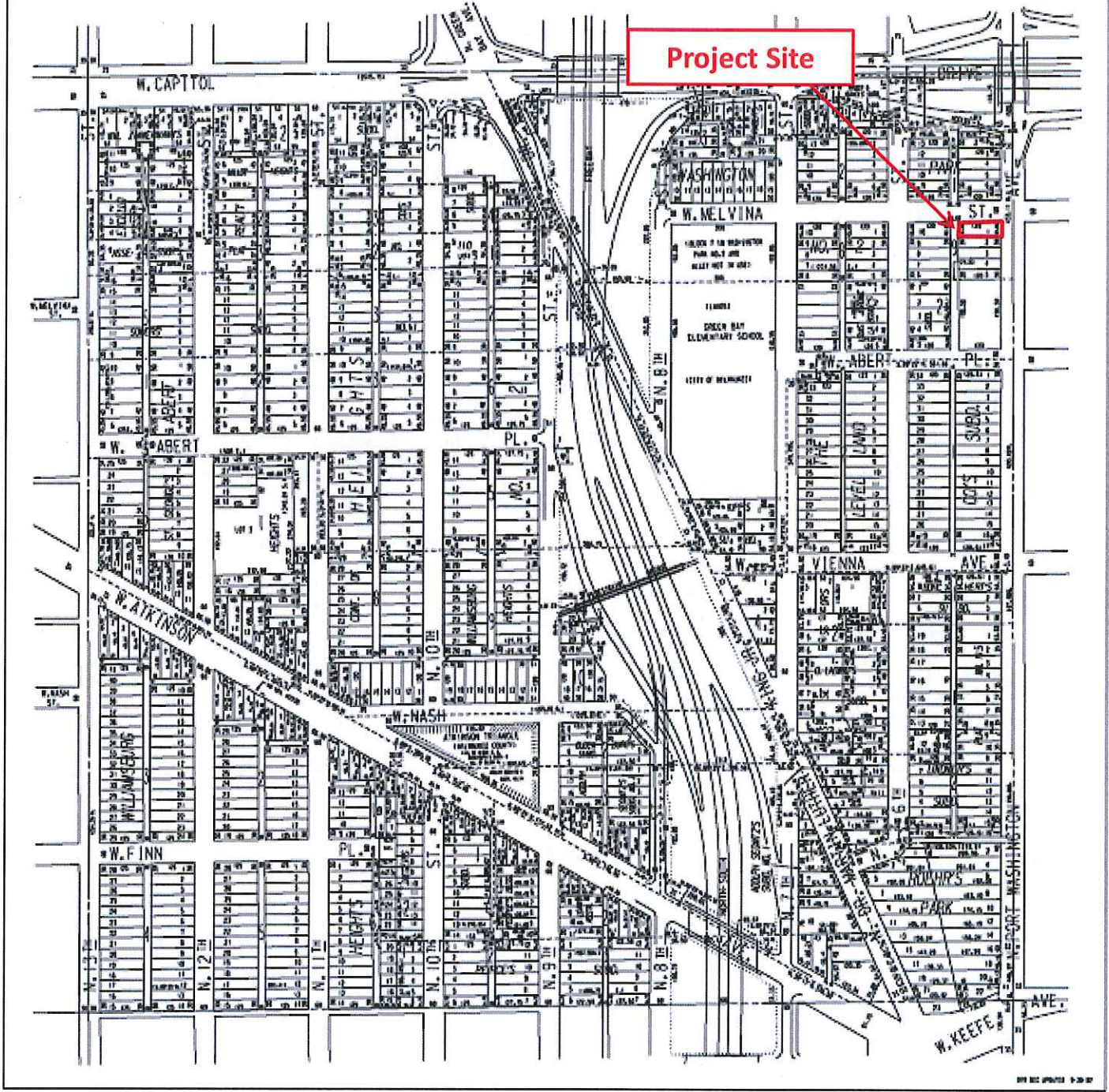
MMR/DPM  
City of Milwaukee  
4/25/14

**FIGURE 1**  
**QUARTER SECTION LAND USE MAP**  
3893-97 N. Port Washington Avenue, Milwaukee, WI



COMPILED AND DRAWN BY  
INFRASTRUCTURE SERVICES  
CITY OF MILWAUKEE

N.W. 1/4 SEC. 8, T. 7 N., R. 22 E.

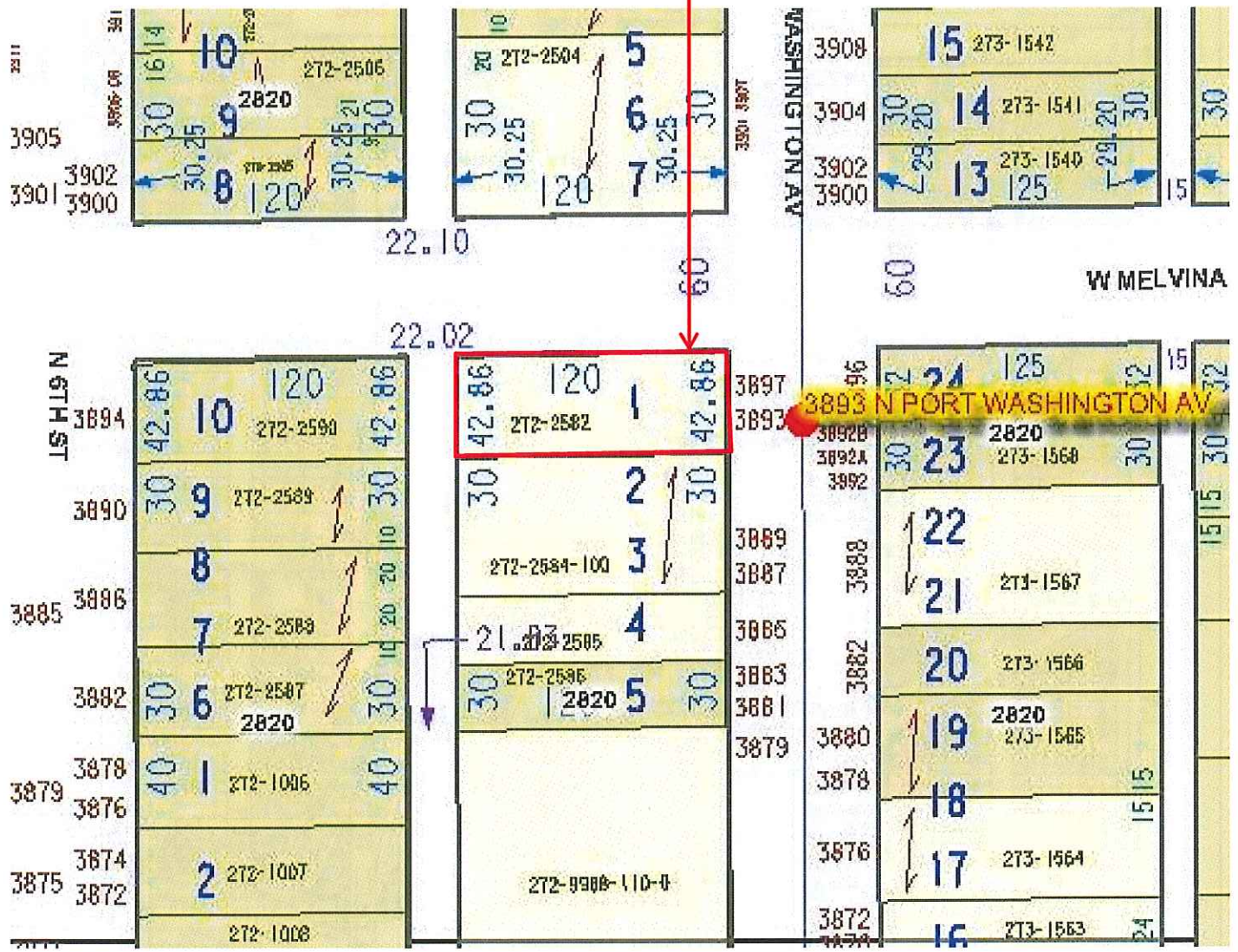


# FIGURE 2 PLAT MAP

3893-97 N. Port Washington Avenue, Milwaukee, WI



**Project Site**



# FIGURE 3

2010 AERIAL PHOTOGRAPH – Milwaukee County GIS  
3893-97 N. Port Washington Avenue, Milwaukee, WI

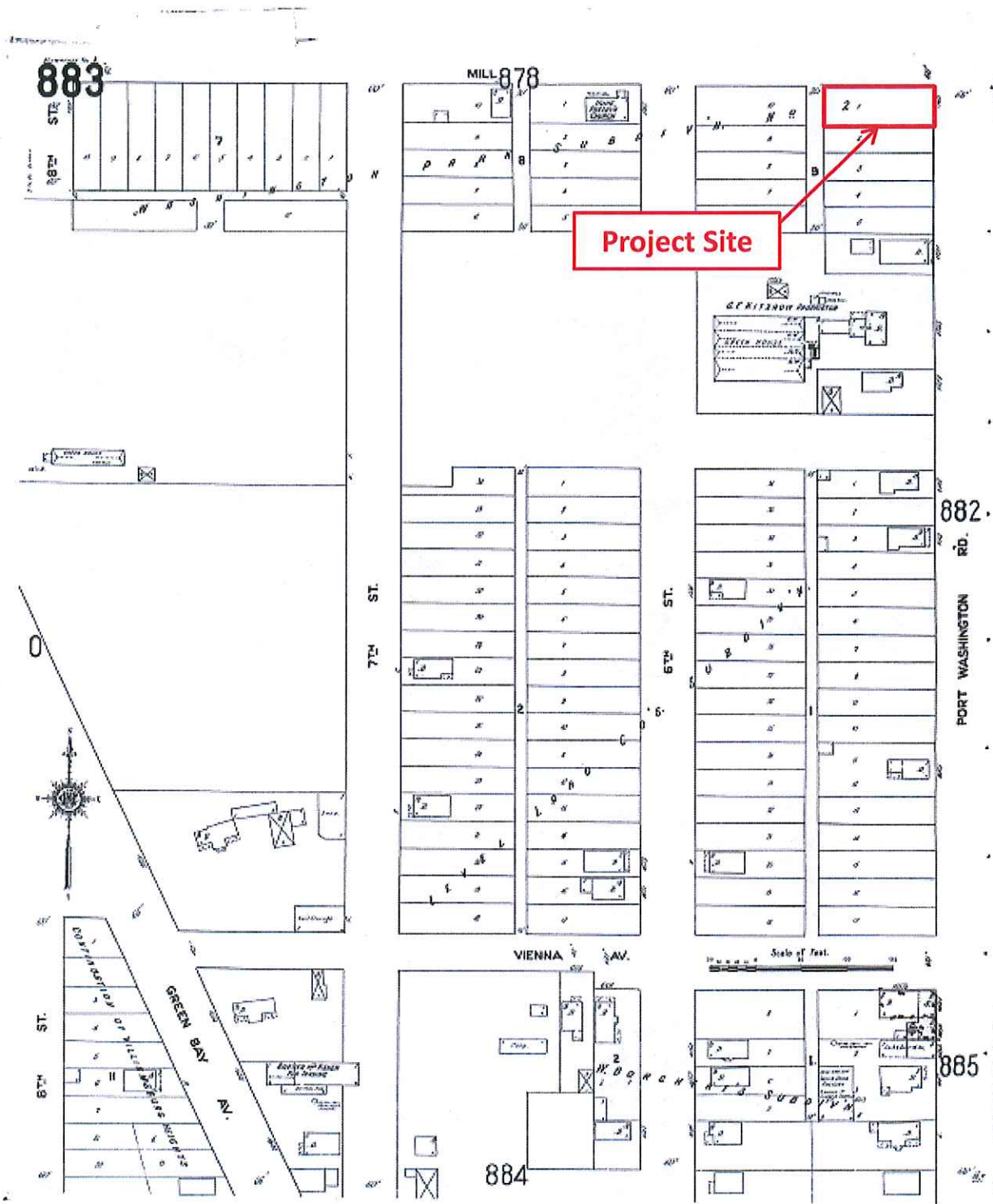


Aerial – Wide View

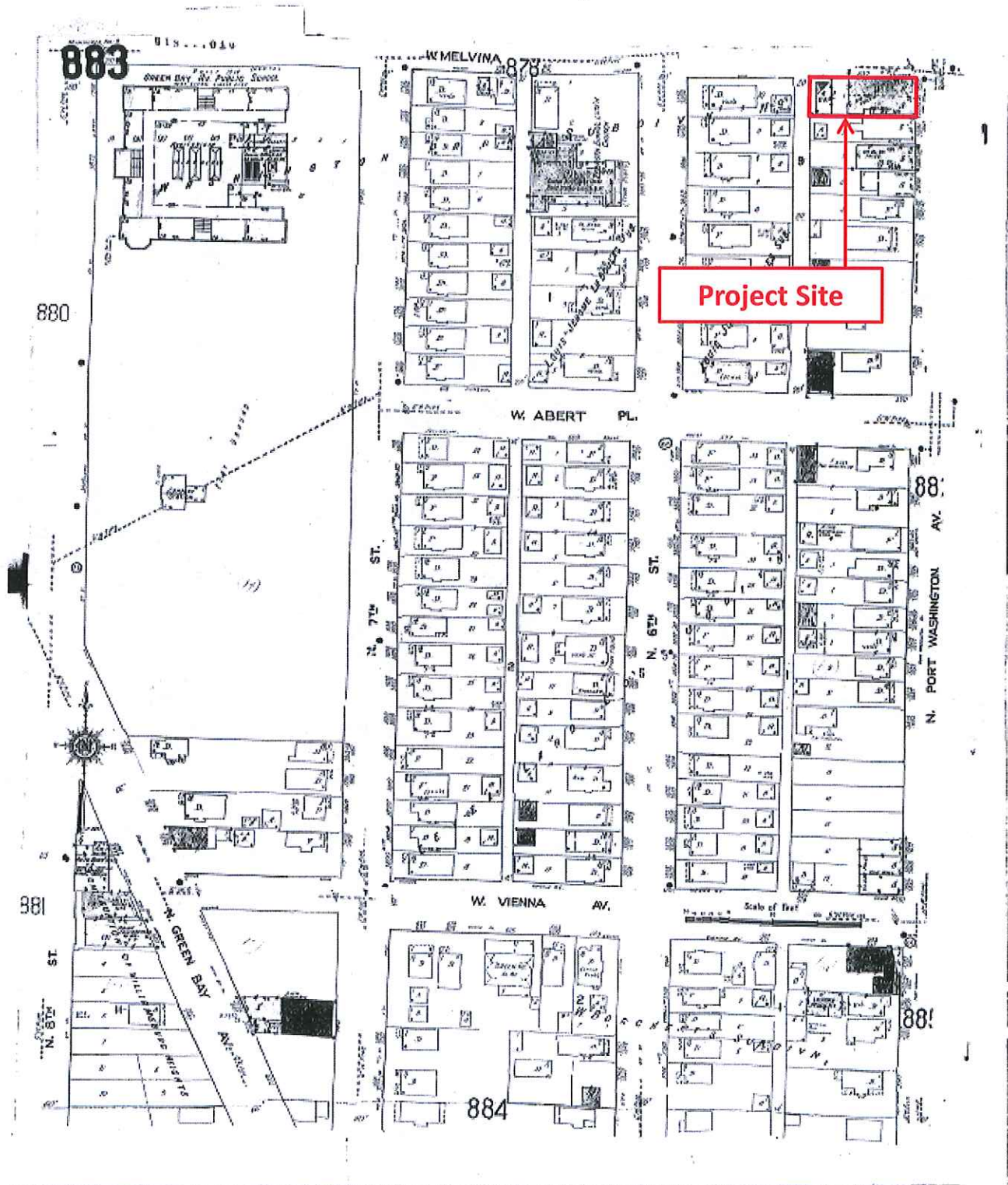


Aerial – Close View

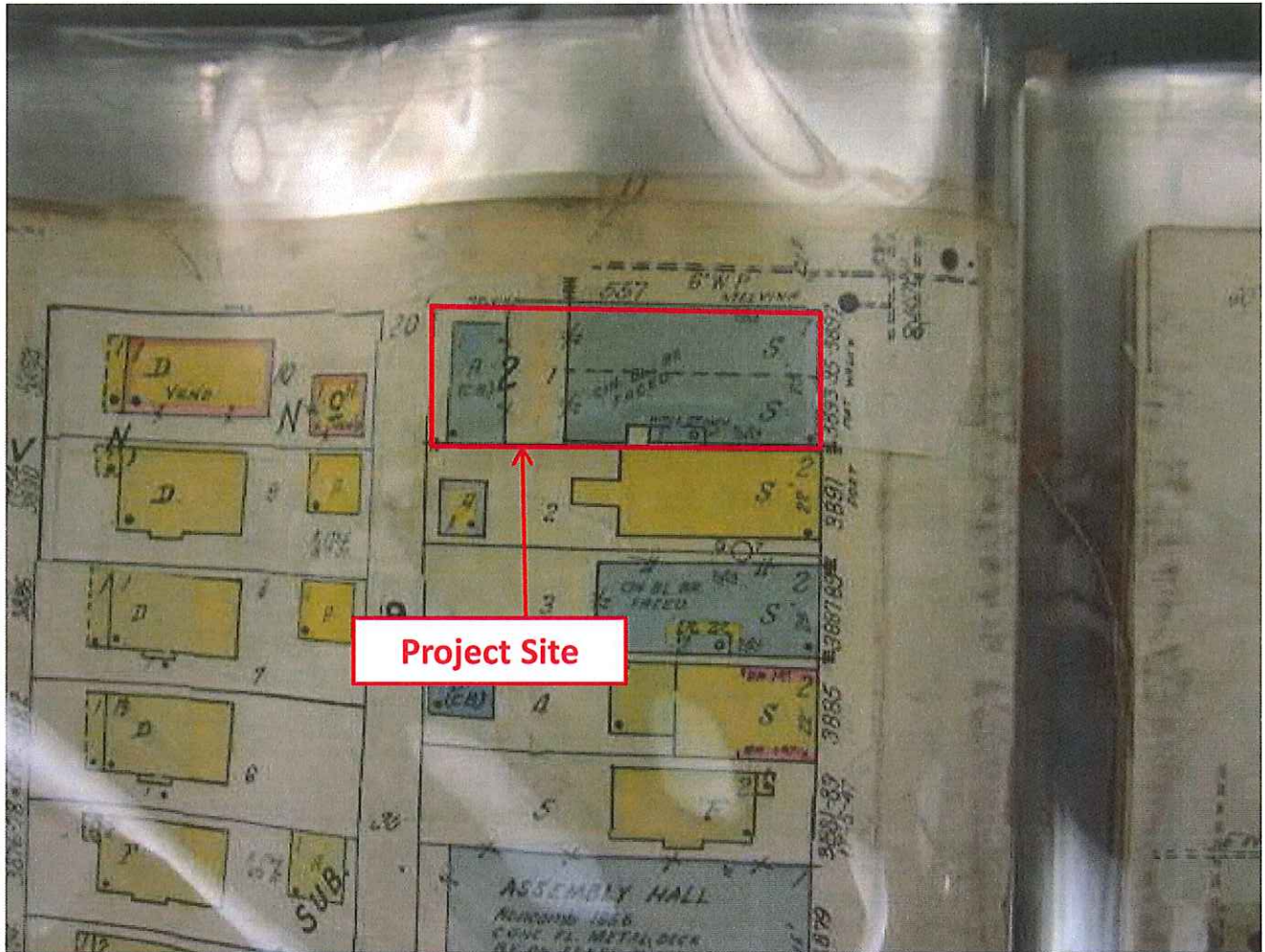
**FIGURE 4**  
**1910 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1937)*  
**3893-97 N. Port Washington Avenue, Milwaukee, W**



**FIGURE 5**  
**1910 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1951)*  
**3893-97 N. Port Washington Avenue, Milwaukee, WI**



**FIGURE 6**  
**1910 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1958)*  
3893-97 N. Port Washington Avenue, Milwaukee, WI



**ATTACHMENT A**  
**SITE PHOTOGRAPHS**

3893-97 N. Port Washington Avenue, Milwaukee, WI



View of project site, looking west from N. Port Washington Avenue.



View of the project site, looking east from the alley.



**View of the tavern area on the first floor of the building.**



**View of an apartment on the second floor of the building.**