

**Historical Land Use Investigation**  
128 East Burleigh Street  
Milwaukee, Wisconsin

File: 282-06

Prepared by:



**Department of City Development**

March 22, 2017

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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Sarah Bregant  
Environmental Intern

## A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 128 East 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 East Burleigh Street to the south, East Auer Avenue to the north, North Bluhms Place to the east, and North 1<sup>st</sup> Street to the west. The project site is developed with a multi-story mixed-use building. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2015 aerial photograph of the site.

The following table presents relevant information regarding the project site:

| Address                  | Tax Key #  | Building Size         | Lot Size              | Zoning | Owner             |
|--------------------------|------------|-----------------------|-----------------------|--------|-------------------|
| 128 East Burleigh Street | 2820611000 | 3,264 ft <sup>2</sup> | 4,800 ft <sup>2</sup> | RT4    | City of Milwaukee |

## C. Historical References

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (1993-2015), reviewed in approximately five year increments indicate the following information for the project site:

| Address            | Date(s)   | Occupancy                                     |
|--------------------|-----------|---|
| 128 E Burleigh St  | 1935      | Deli / Residential                            |
|                    | 1940-1955 | Bakery / Residential                          |
|                    | 1960      | Rapid Press                                   |
|                    | 1965-1970 | AAA Rapid Press Printers- commercial printers |
|                    | 1975      | Vacant  |
|                    | 1980-1985 | Eager Insulators                              |
|                    | 1990      | Groceries                                     |
|                    | 2000-2005 | No Listings                                   |
|                    | 2010-2015 | Residential                                   |
| 3100 N Achilles St | 1935-2015 | No Listings                                   |

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

| Date       | Comments  |
|------------|---|
| 5-16-1910  | App. for Permit- Construct store                                    |
| 3-30-1915  | App. for Permit- Construct shed                                     |
| 8-28-1916  | App. for Permit- Construct garage                                   |
| 8-23-1919  | App. for Permit- Construct garage                                   |
| 5-4-1939   | App. for Permit- Occupancy: Retail Bakery<br>Former occupancy: Same |
| 11-27-1946 | App. for Permit- Occupancy: Retail Bakery<br>Former occupancy: Same |
| 12-7-1955  | App. for Permit- Install gas burner                                 |

| Date      | Comments   |
|-----------|--|
| 1-11-1956 | App. for Permit- Install gas boiler  |
| 3-7-1957  | App. for Permit- Occupancy: Real Estate office<br>Former occupancy: Tailor Shop                  |
| 10-3-1957 | App. for Permit- Occupancy: Printing letter heads, invitations, etc.<br>Former occupancy: Office |
| 8-20-1959 | Order to Correct Conditions: Repair or Raze garage   |
| 9-3-1959  | App. for Permit- Raze garage   |
| 1-26-1959 | App. for Permit- Install boiler  |
| 2-14-1974 | App. for Permit- Rehab masonry garage  |
| 1-6-1977  | App. for Permit- Wreck garage  |
| 1-10-1986 | App. for Permit- Occupancy: Grocery<br>Former: Bakery  |
| 3-30-1987 | App. for Permit- Occupancy: Grocery<br>Former: Vacant  |
| 9-16-1987 | App. for Permit- Occupancy: Grocery<br>Former: Office  |
| 8-11-1988 | App. for Permit- Occupancy: Grocery<br>Former: Same  |
| 3-12-1992 | App. for Permit- Occupancy: Grocery<br>Former: Same  |
| 9-18-1996 | App. for Permit- Occupancy: Grocery<br>Former: Same  |
| 3-11-2009 | Zoning Certificate – Occupancy: Retail-General   |

#### 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 occupied by a two-story store building. The remainder of the block is undeveloped at this time, but a building labeled as a “carpenter shop – no power” exists immediately west of the project site in Achilles Street, which is not open. Remaining uses in the general vicinity of the project site are a mix of residential dwellings, undeveloped parcels, and the St. Elizabeth Church & School.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by the same two-story store building as the previous map along with two automobile garages at the rear of the lot. Three flats have been built on the parcels immediately to the east of the project site, and flats have also been built on the block immediately north of the project site. The carpenter shop from the 1937 map has since been demolished. Land uses in the general vicinity of the project site remain largely residential along with an expanded St. Elizabeth’s School. A filling station and undertaker facility has since been developed near the corner of West Burleigh Street and North 3<sup>rd</sup> Street.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site occupied by the same structures as the previous map, now with the store building labeled as

“printing” and one dwelling. Land uses in surrounding the project site remain similar to those shown in the 1951 map.

#### **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 March 10, 2017. The project site was observed to be developed with a multi-story mixed-use building previously operating as a small grocery store on the first floor with a residential unit above. **Attachment A** includes photographs from the site inspection.

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

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

- An occupancy permit from 10/3/1957 is for printing operations, and City Directory records indicate that the project site was used for printing operations from 1960-1970.

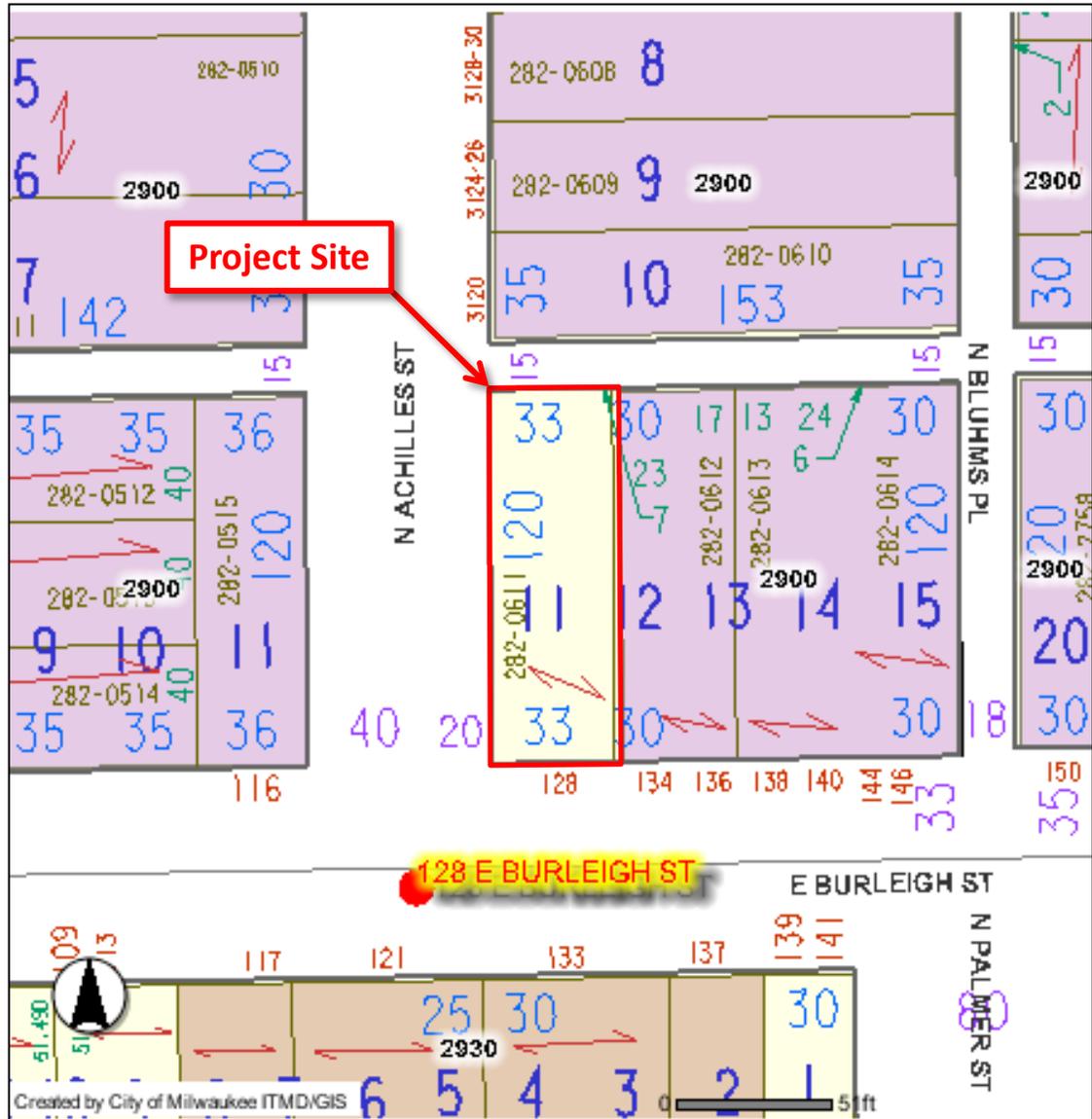
MR/SB  
City of Milwaukee  
3/22/2017



# FIGURE 2

## Plat Map

128 East Burleigh Street, Milwaukee, WI

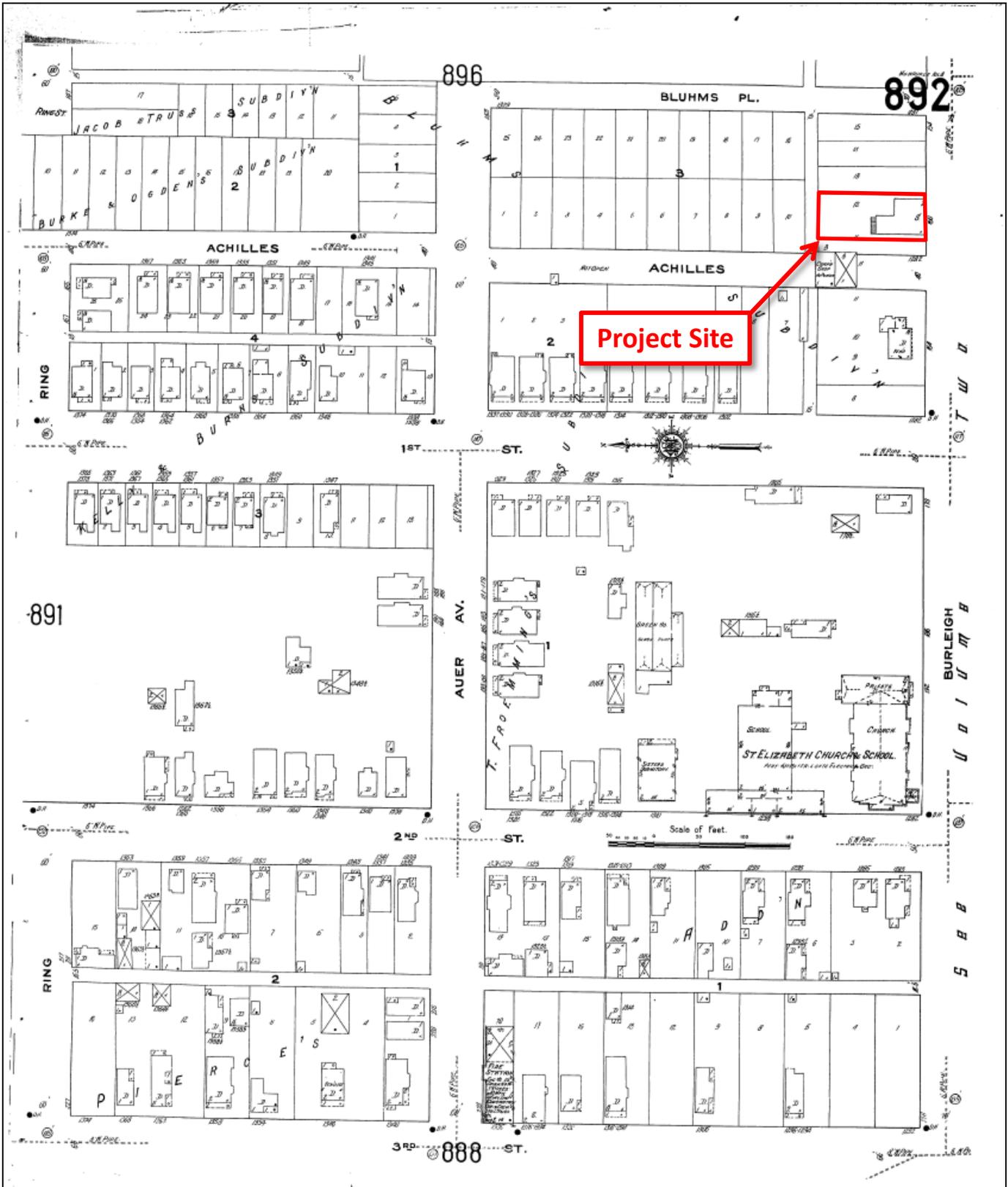


**FIGURE 3**  
**Aerial Photographs**  
128 East Burleigh Street, Milwaukee, WI



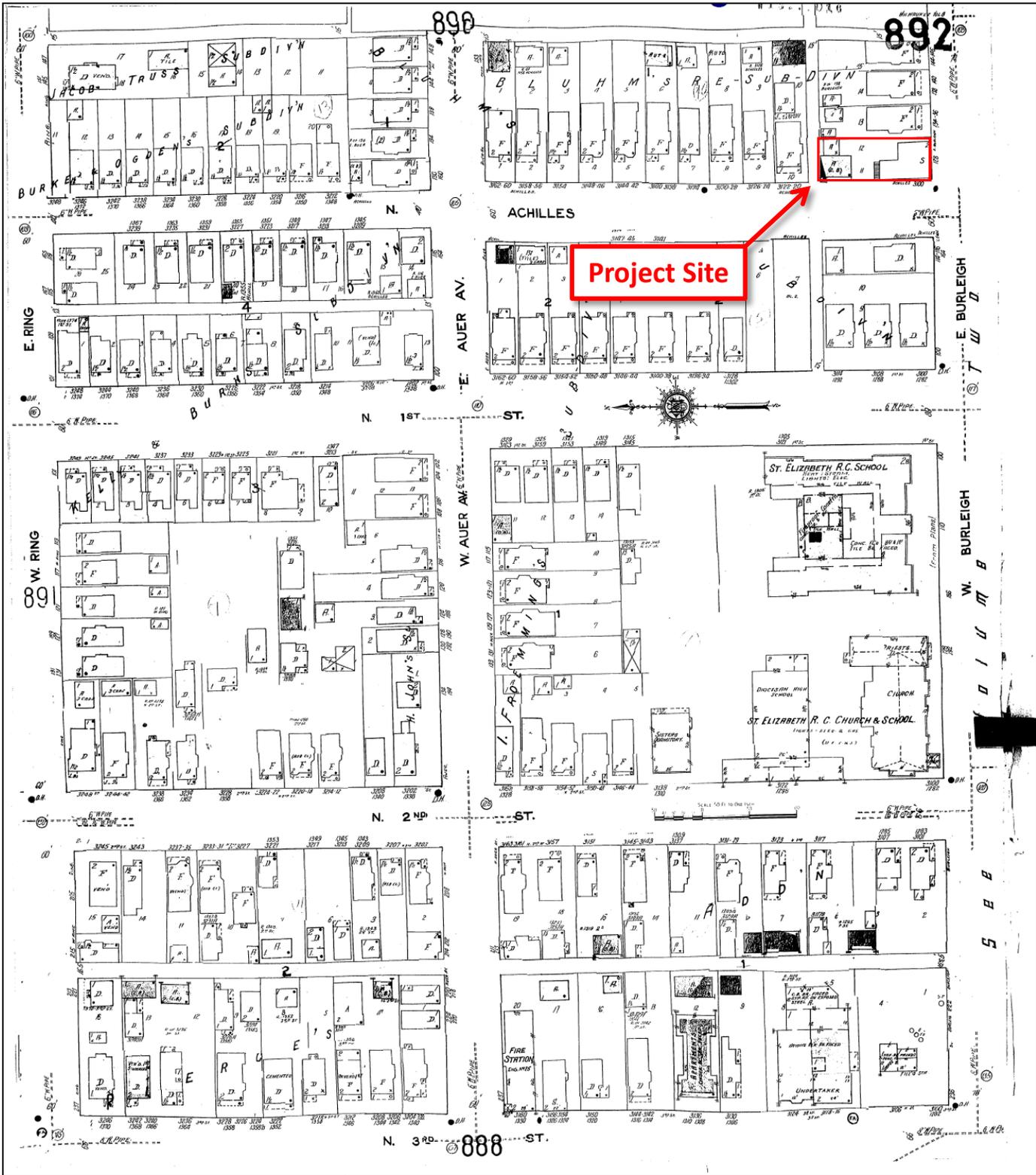
# FIGURE 4

## 1937 Sanborn Fire Insurance Map 128 East Burleigh Street, Milwaukee, WI



# FIGURE 5

## 1951 Sanborn Fire Insurance Map 128 East Burleigh Street, Milwaukee, WI





# ATTACHMENT A

## Site Photographs

128 East Burleigh Street, Milwaukee, WI



Front view of project site, looking north



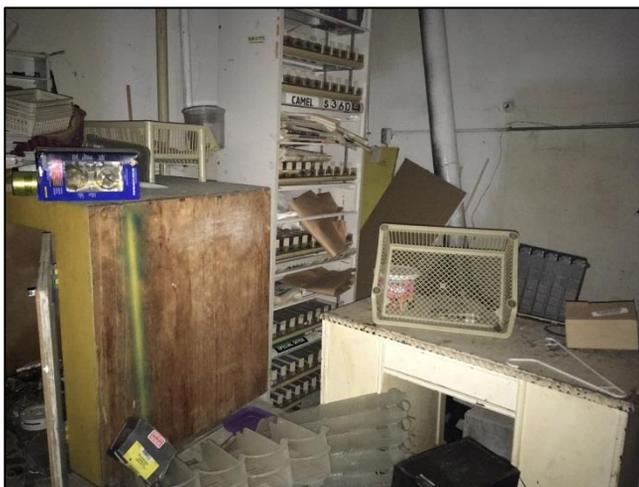
Side view of project site, looking east



Rear view of project site, looking south



Commercial space in first floor of project site



Commercial space in first floor of project site



Commercial space in first floor of project site

**ATTACHMENT A**

**Site Photographs**

128 East Burleigh Street, Milwaukee, WI



Residential portion of project site



Residential portion of project site



Basement of project site



Basement of project site