

Historical Land Use Investigation

3733 North 7th Street
Milwaukee, Wisconsin

File: 272-14

Prepared by:



Department of City Development

July 2, 2019

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A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 3733 North 7th 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 triangular-shaped block bound by West Vienna Avenue to the north, North 7th Street to the east, and North Martin Luther King Jr. Drive to the west. The project site is developed with a mixed-use building. The eastern side of the building is one story, while the western side of the building is two stories. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2018 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
3733 North 7th Street	2720335000	5,644 ft ²	3,922 ft ²	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C. Historical References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 (1996-2015), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
3733 N. 7 th St.	1935-1945	Not Listed
	1950	Wis Novelty Co vending mach
	1955	All State Home Improv Co
	1960	Miltronics Co
	1965-1970	Elec. Co. contr.
	1975-1980	Church of Christ
	1985-1990	Mission Temple
	2000	Not Listed
	2005	Church
3730-34 N. Green Bay Ave/ Dr. MLK Jr. Dr.	2010-2015	Not Listed
	1935	Auto Repair (3732); warehouse (3734)
	1940	Garage, residential (3732); Mil Mail Order Photo Svc (3734)
	1945	Ehler’s Roofing & Siding Co (3732-34)
	1950	Hollywood Upholstery (3730); residential (3732); Kitchen Cabts Inc (3734)
	1955-1960	Hollywood Upholstery (3730); residential (3732); Realty; Insurance (3734)
	1965	Vacant (3730); residential (3732); Realty; Insurance (3734)
	1970	Sharpening Service (3730); residential (3732); Credit Union (3734)
1975-1990	Vacant/No Listing (3730); residential (3732); vacant (3734)	
2000-2015	Not Listed	

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

Address	Date	Comments
3733 N. 7 th St.	9/15/1954	App. For Permit: to occupy by All State Home Inspection (siding, etc. sales). Former: Vending Machine CO.
	12/15/1958	App. For Permit: to occupy as Miltronics Co – electronic assembly, light manufacturing (build & design control equipment). Former: building contractor.
	2/10/1964	App. For Permit: to occupy as Plumbing Co. office and shop. Former use: control equipment.
	4/25/1997	App. For Permit: to occupy as church. Former: same (church for 15+ years)
	7/21/2004	Zoning Certificate: church
	11/23/2009	Violation: Replace defective bricks or blocks exterior wall; Remove and properly dispose of all waste tires; Paint all wood trim
	7/26/2010	Violation: Register vacant building with DNS
	8/30/2010	Violation: port occupancy certificate; address exterior & interior code violations. Paint wood window frames.
	8/30/2010	Violation: Repair or replace defective structural members. West half is placarded; require a full occupancy permit inspection before any future use.
	10/18/2010	Zoning Certificate: religious assembly
	2/15/2011	Violation: Remove and dispose of all debris, junk, etc.
	3/31/2011	Violation: Tuck-point, replace defective bricks, paint wood, coat ferrous metal surfaces
	5/12/2012	Electrical Permit: Burglar Alarm, religious assembly
3730-34 N. MLK Jr. Dr.	6/23/1914	App. For Permit; to construct garage & store
	8/6/1919	App. For Permit: addition
	1/25/1929	App. For Permit: to occupy two-story stores & apts. Sale of auto accessories.
	3/22/1937	App. For Permit: to occupy as Mail Order Photo Service (Kodak finishing)
	7/21/1944	App. For Permit: to occupy as Roofing & Siding Co. office and storeroom. Former: Kodak.
	11/21/1945	App. For Permit: to occupy, repair of coin machine equipment. Former: contractor office.
	6/14/1948	App. For Permit: to alter storefront
	4/18/1949	App. For Permit: to occupy an upholstery.
	9/14/1951	App. For Permit: to occupy as Realty Insurance office. Former: kitchen hardware store.
	5/13/1969	App. For Permit: to occupy as Credit Union office
	9/6/1972	App. For Permit: building rear—church purposes
	4/12/1976	App. For Permit: to occupy as ice cream/sweet shop
	3/19/1986	App. For Permit: to occupy as small grocery. Former: sweet shop.

D. Sanborn Maps

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

1. A 1910 Sanborn Fire Insurance Map shows the project site as “Breuer and Fisher Fur Tanning.” There is also the indication of a 30 gallon underground gasoline tank on the southern border of the project site. The area around the project site is mostly vacant, with a few dwellings throughout.
2. A 1910 (with updates through 1951) Sanborn Fire Insurance Map shows the project site as a commercial property with two separate commercial spaces along North Green Bay Avenue. This appears to be an entirely new building on the property and it is no longer labeled as a

tannery complex. The gasoline tank is no longer labeled as well. Also, the eastern edge of the project site is blacked out. The block in which the project site sits is entirely vacant except the building on the project site. North Green Bay Avenue is mostly vacant as well. The areas to the east of the project site are now mostly developed with residential properties.

3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site as it was in the previous map, as a commercial property along North Green Bay Avenue with the eastern edge of the project side still blacked out. North Green Bay Avenue seems to be mostly an industrial sector, with auto body shops, sheet metal works, etc. Northeast of the project site remains residential in nature.

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 June 20, 2019. The project site was observed to be developed with a mixed use building. The side along North 7th Street was one story while the side along North M.L.K. was two stories, with the second story being residential. The site appeared level, and there was no grass. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historical Land Use Investigation did reveal the following potential environmental conditions.

- The 1910 Sanborn Map shows the site was occupied by Breuer and Fisher Fur Tanning
- City of Milwaukee city directories shows the project site was utilized for auto repair

FIGURE 2

Plat Map

3733 North 7th Street, Milwaukee, WI

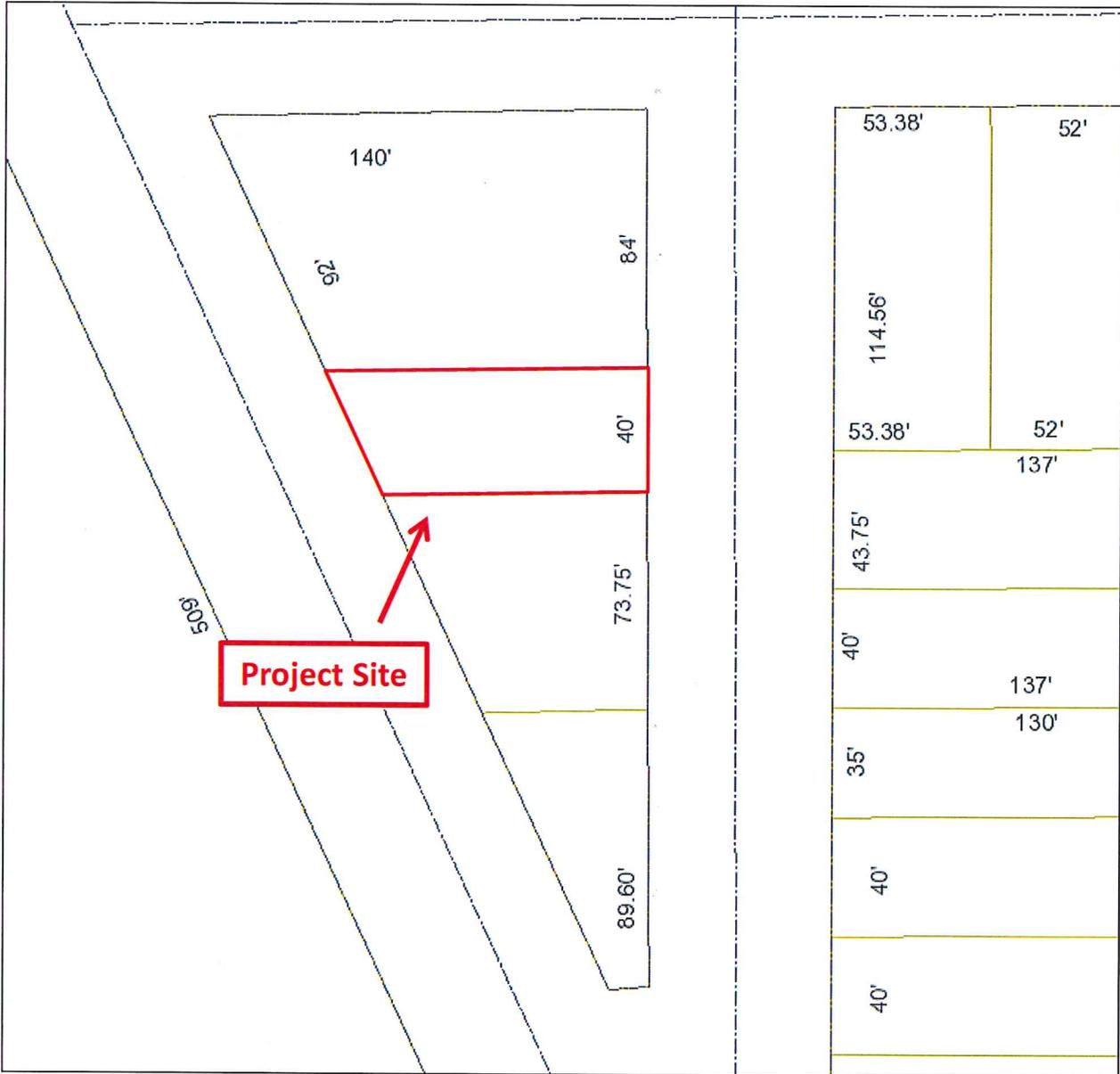


FIGURE 3
Aerial Photographs
3733 North 7th Street, Milwaukee, WI



Source: Map Milwaukee (2018 Aerial)

FIGURE 4

1910 Sanborn Fire Insurance Map

3733 North 7th Street, Milwaukee, WI

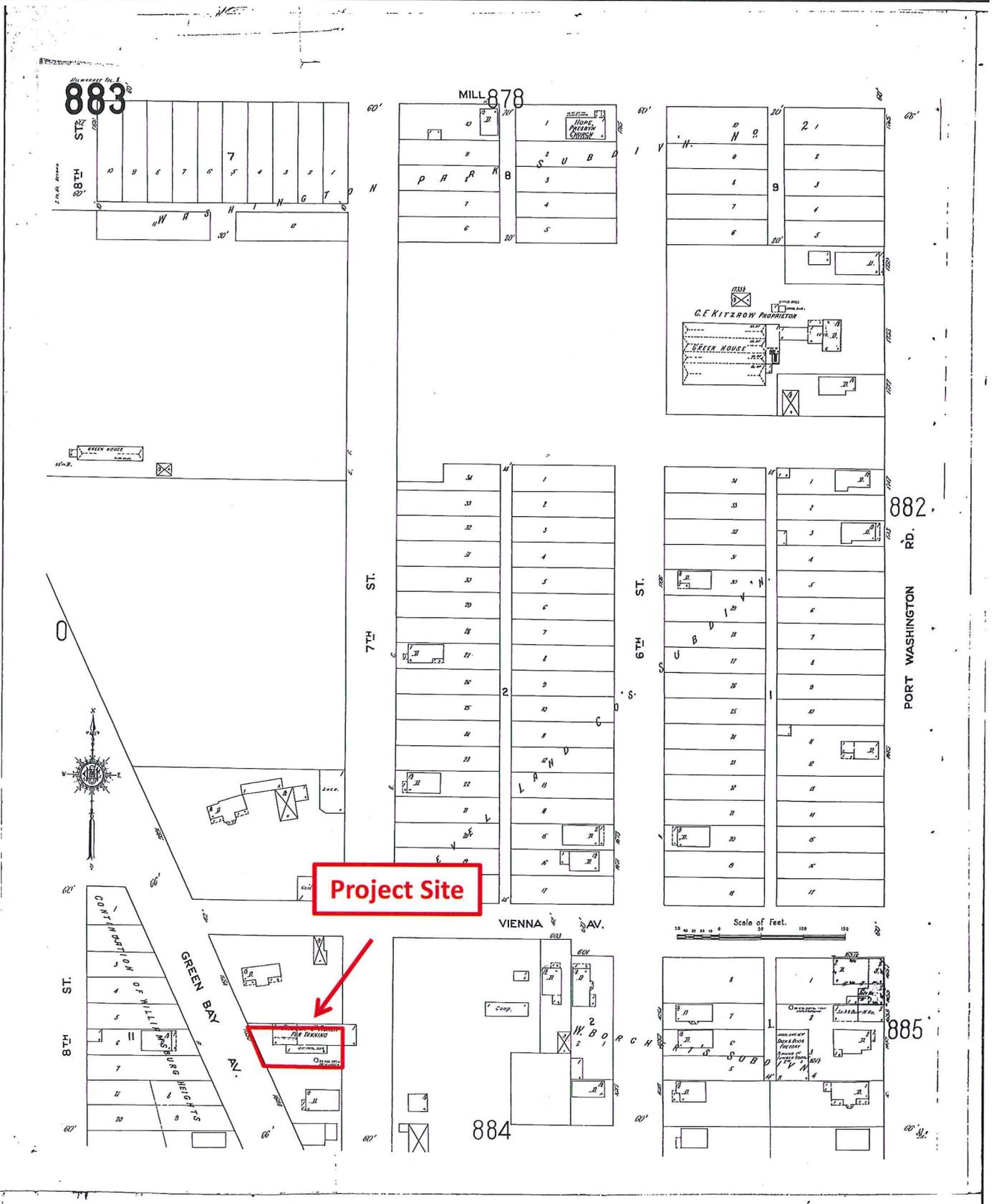


FIGURE 5

1951 Sanborn Fire Insurance Map 3733 North 7th Street, Milwaukee, WI

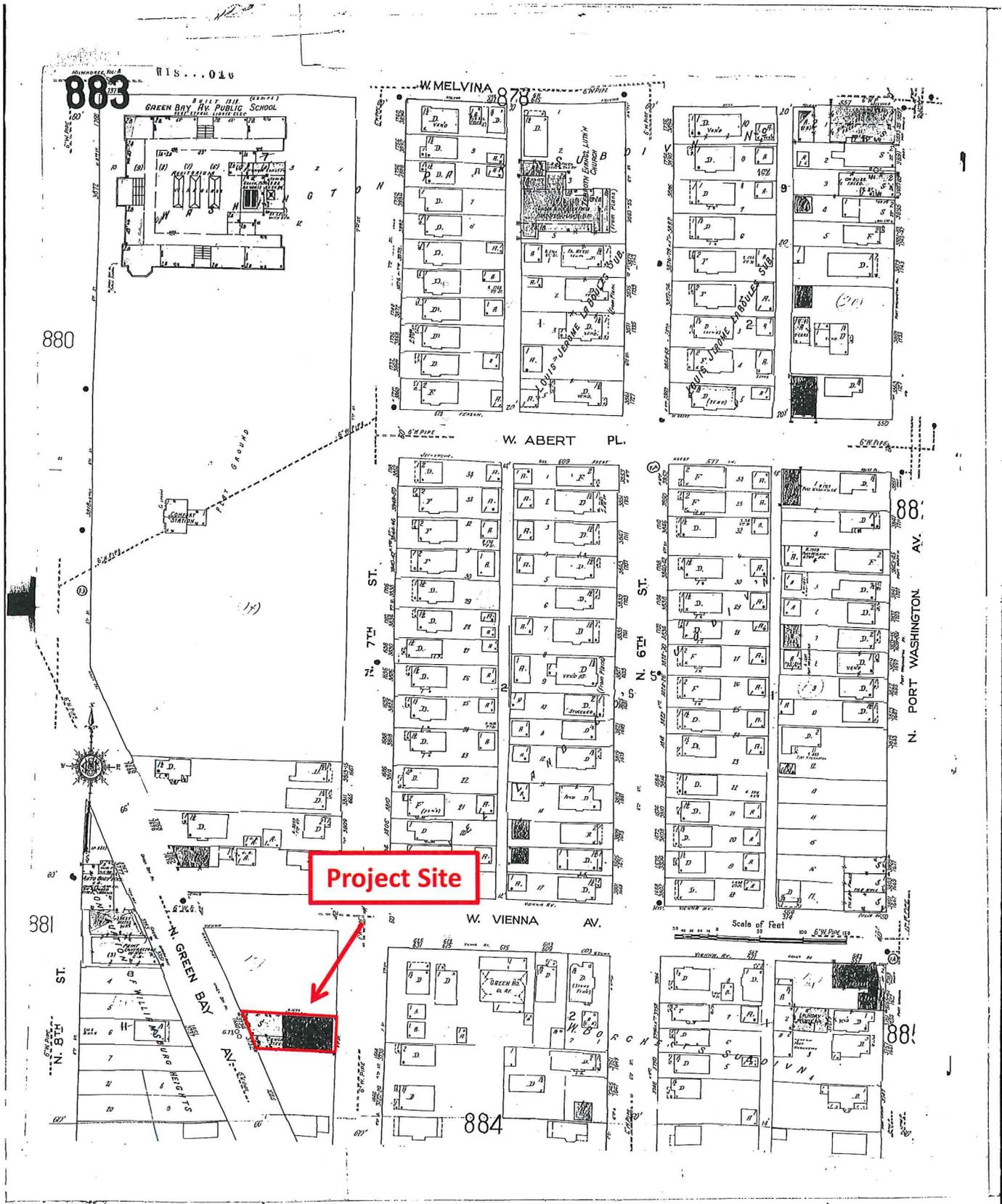
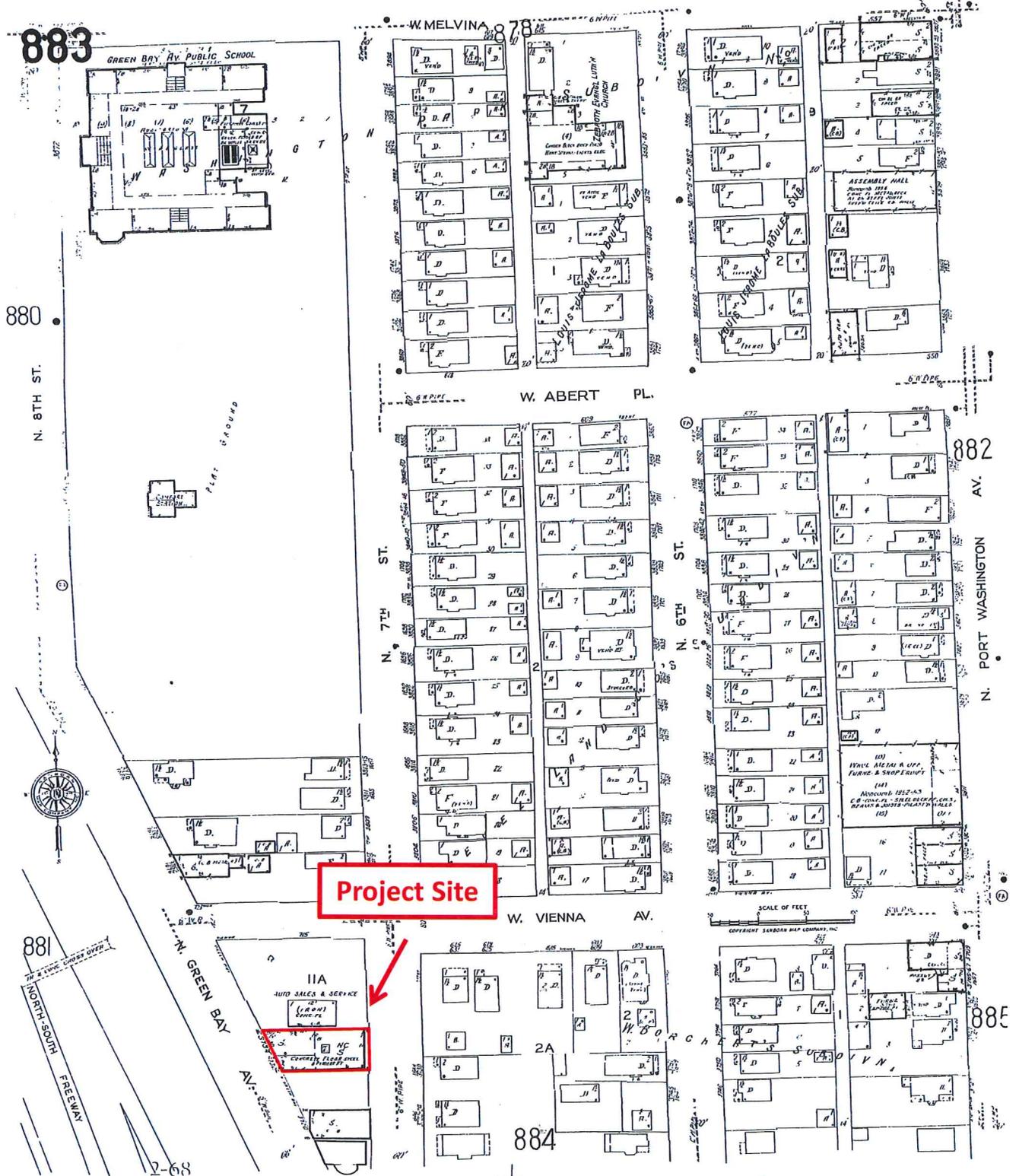


FIGURE 6

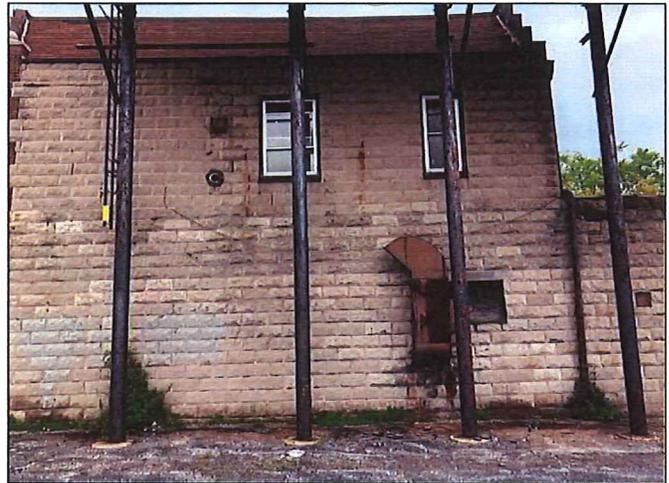
1969 Sanborn Fire Insurance Map 3733 North 7th Street, Milwaukee, WI



ATTACHMENT A
Site Photographs
3733 North 7th Street, Milwaukee, WI



Front of the project site along North 7th Street



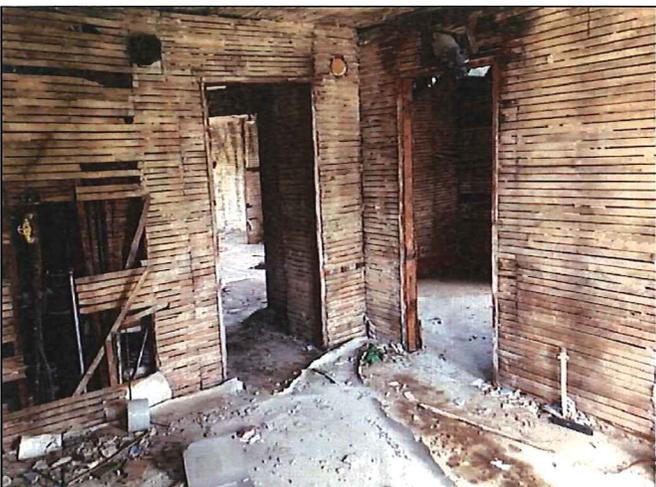
Side of the project site, facing north



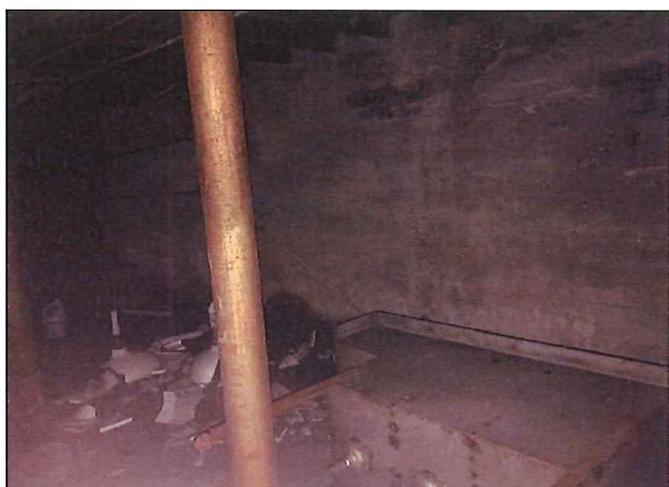
Northern side of the project site, facing east



First floor commercial area



Second floor of the project site



Basement area of project site