

Historical Land Use Investigation
3765-69 North Port Washington Avenue
Milwaukee, Wisconsin

File: 272-04

Prepared by:



Department of City Development

September 21, 2016

A handwritten signature in blue ink, appearing to read "Mathew Reimer".

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in black ink, appearing to read "Sarah Bregant".

Sarah Bregant
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 3765-69 North Port Washington Avenue, 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 West Keefe Avenue to the south, West Vienna Avenue to the north, North Port Washington Avenue to the east, and North 6th Street to the west. The project site is developed with a two-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
3765-69 North Port Washington Avenue	2720401000	5,182 ft ²	6,858 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C. Historical References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 (1993-2015), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
3765 N. Port Washington Avenue	1935	No listing
	1940	Residential
	1945-1955	Vacant
	1960-1965	Letter shop
	1970	No return
	1975	Vacant
	1980-2015	Residential
3767 N. Port Washington Avenue	1935-2015	Residential
3769 N. Port Washington Avenue	1935	Baker
	1940-1960	Residential
	1950-1980	Barber
	1985-1990	Vacant
	1996-2015	No listing
557 W. Vienna Avenue	1935-2015	Residential
	2005-2015	Beauty salon

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

Date	Comments
8/29/1938	Alterations Permit: Set up partitions on second floor apartments
04/21/1942	Alterations Permit: Alter pitch of roof on shed
12/27/1946	Occupancy Permit: Retail and wholesale of popcorn Former: Bakery

Date	Comments
05/20/1947	Alterations Permit: Cut in new stairway
10/28/1949	Occupancy Permit: Barber shop Former: Popcorn
12/01/1952	Alterations Permit: Construct addition to building stable used for 2 riding horses
04/02/1956	Occupancy Permit: Duplicating, typing, letter service shop Former: Barber shop
04/11/1956	Inspection: Check electrical wiring. Notice to enclose boiler and fuel rooms, enclose basement stairs.
07/20/1956	Alterations Permit: Fireproof boiler room
10/11/1968	Occupancy Permit: Barber shop Former: Same
06/07/1973	Application for Permit: Convert existing coal fired boiler to gas firing with 400k BTUH Burner
01/29/1982	Occupancy Permit: Grocery store Former: Vacant
12/03/1982	Electrical Permit: Repair job – floods
10/15/1987	Raze order: raze 1.5 story frame garage
11/30/1987	Application for Permit: Raze garage according to order. Completed 9/21/1989
07/05/2007	Plumbing Permit: Occupancy – 2 family
07/02/2008	Plumbing Permit: Occupancy – Religious assembly
08/22/2013	Violation: Remove broken window and replace, replace defective window screens, discontinue parking on unpaved surfaces, protect all wood surfaces with paint, paint stucco surfaces.
09/25/2015	Violation: Remove and dispose of all debris, junk, etc.

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 an attached two-story store and dwelling. The southeastern portion of the building is labeled as a bake house. The site directly to the south of the project site is occupied by a sash and door warehouse, factory, dwelling, and an underground tank. A majority of parcels in the general vicinity of the project site remain undeveloped at this time, with a scattering of dwellings, a green house, and a fur tanning business.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by the same structure as the 1937 map. An automobile garage is now present at the southwestern portion of the project site. Two dwellings and a laundry facility now occupy the site directly to the south of the project site. An underground tank is no longer depicted on this parcel. Nearly all of the previously undeveloped parcels shown in the 1937 map are now developed. Land uses in the general vicinity of the project site are largely residential along with the Green Bay Avenue Public School, a church, and some other commercial uses along North Green Bay Avenue.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site occupied by the same structures as the 1951 map. The parcel to the south now comprises two dwellings and a building labeled “Furniture.” Land uses in the general vicinity of the project site are similar to those shown on 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 September 16, 2016. The project site was observed to be developed with a two story mixed-use building and unpaved parking area. Several cans and buckets of paint along with other miscellaneous items were present in the basement. The structure had a roach infestation. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historical Land Use Investigation did not reveal potential environmental conditions. The available historical information does not warrant a Phase II Environmental Site Assessment (ESA) of 3765-69 North Port Washington Avenue at this time.

MR/SB
City of Milwaukee
9/21/2016

FIGURE 1
Quarter Section Land Use Map
 3765-69 North Port Washington Avenue, Milwaukee, WI

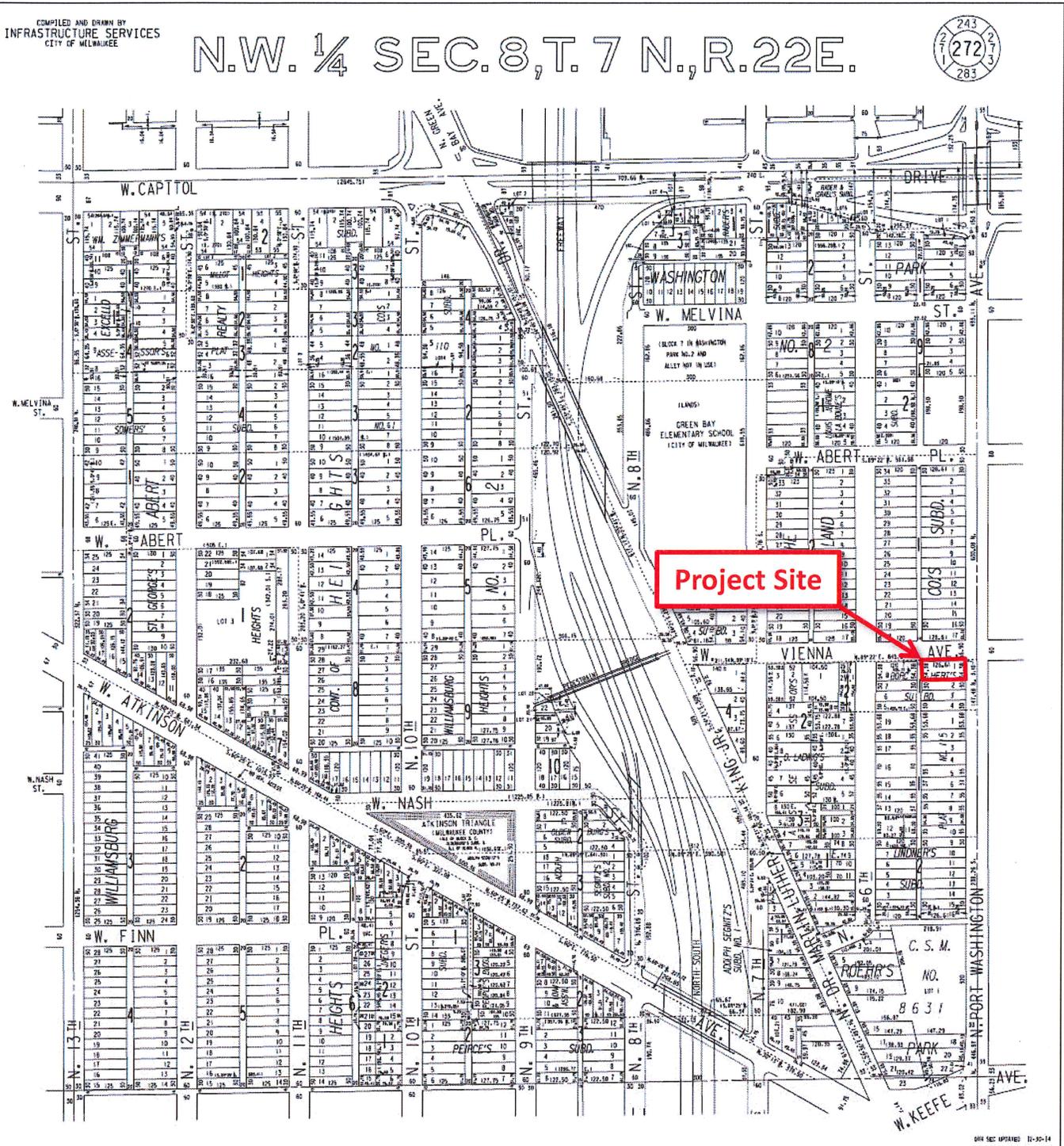


FIGURE 3

Aerial Photographs

3765-69 North Port Washington Avenue, Milwaukee, WI



Source: Milwaukee County GIS (2015 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map

3765-69 North Port Washington Avenue, Milwaukee, WI

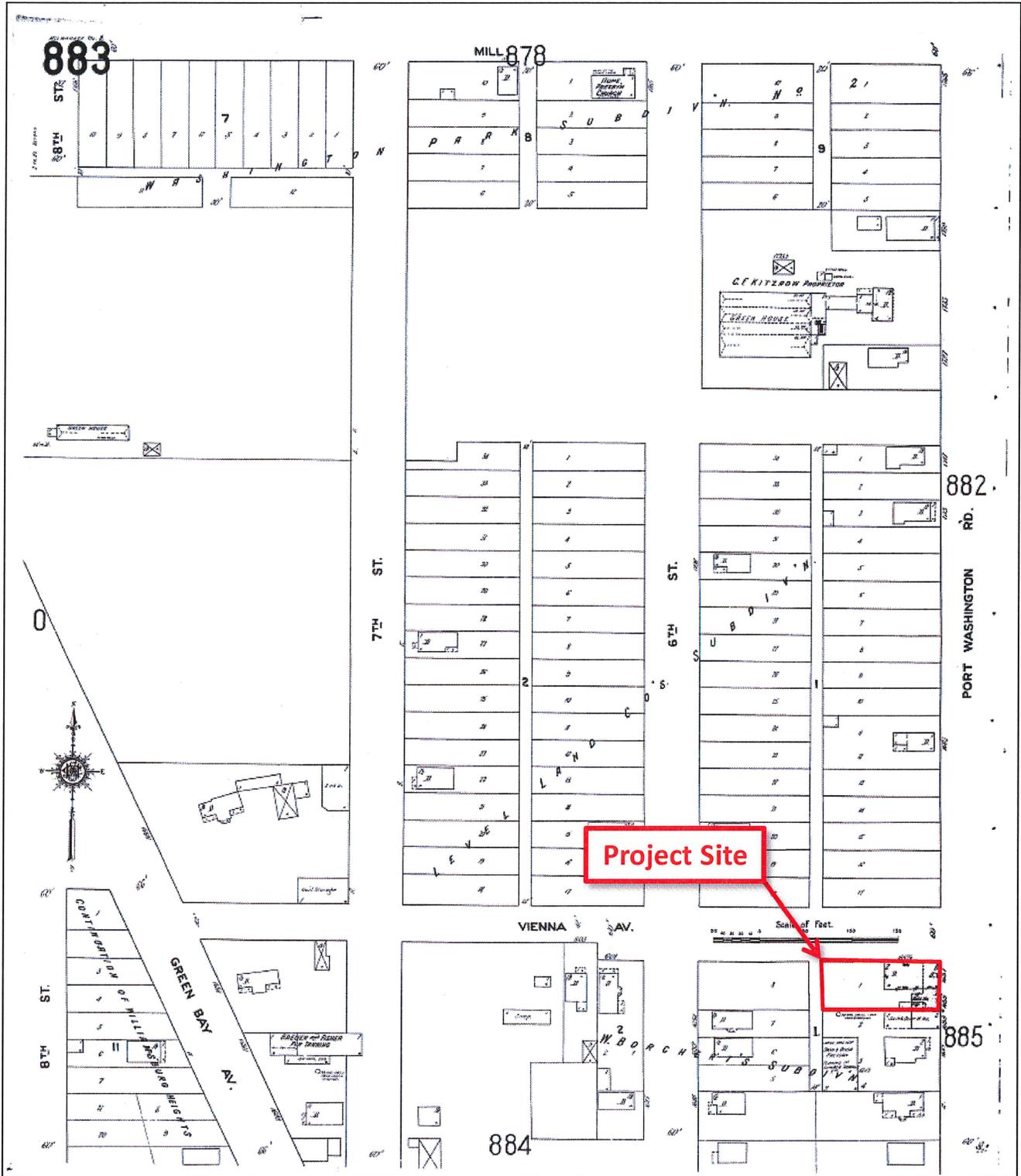


FIGURE 5

1951 Sanborn Fire Insurance Map

3765-69 North Port Washington Avenue, Milwaukee, WI

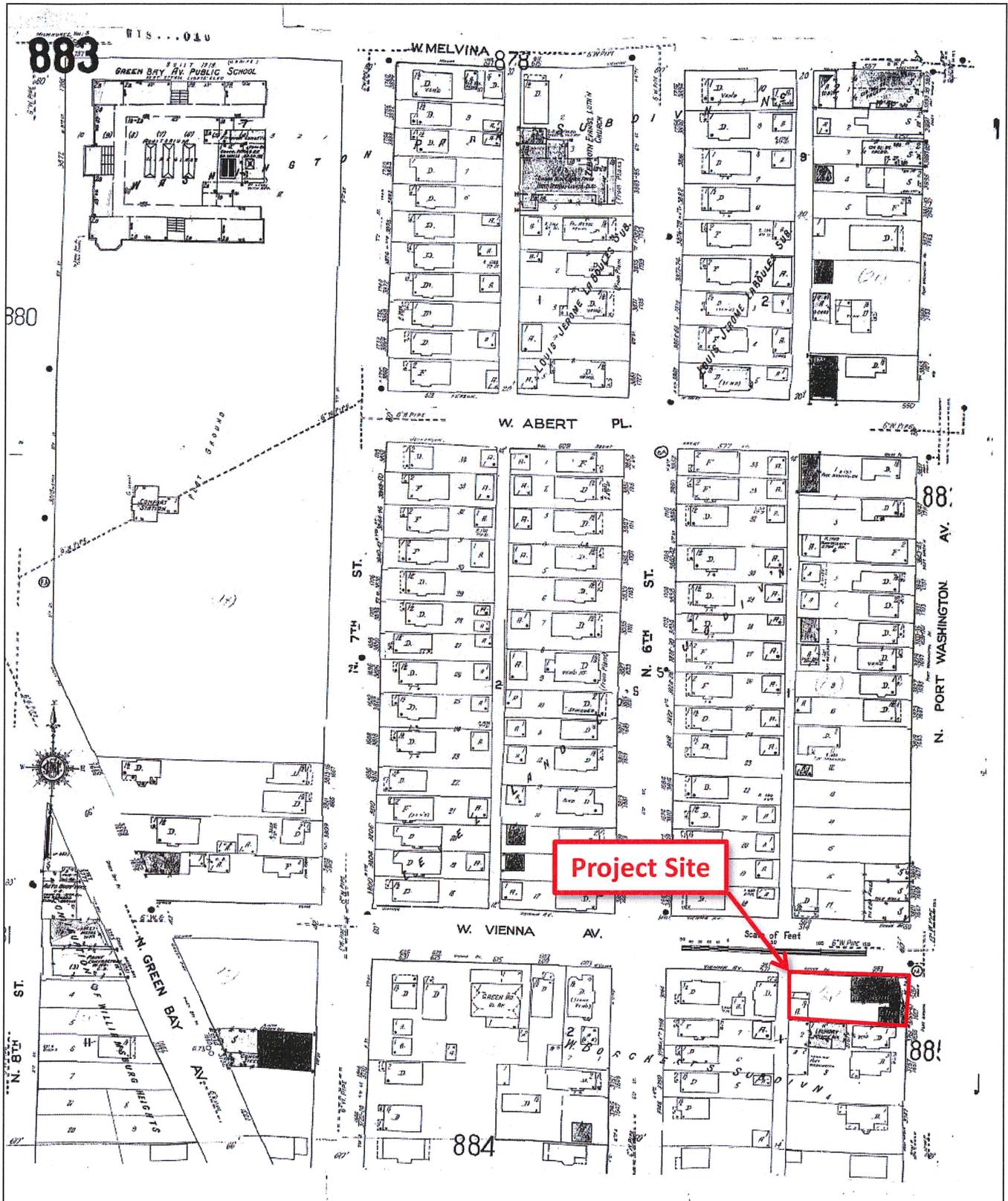
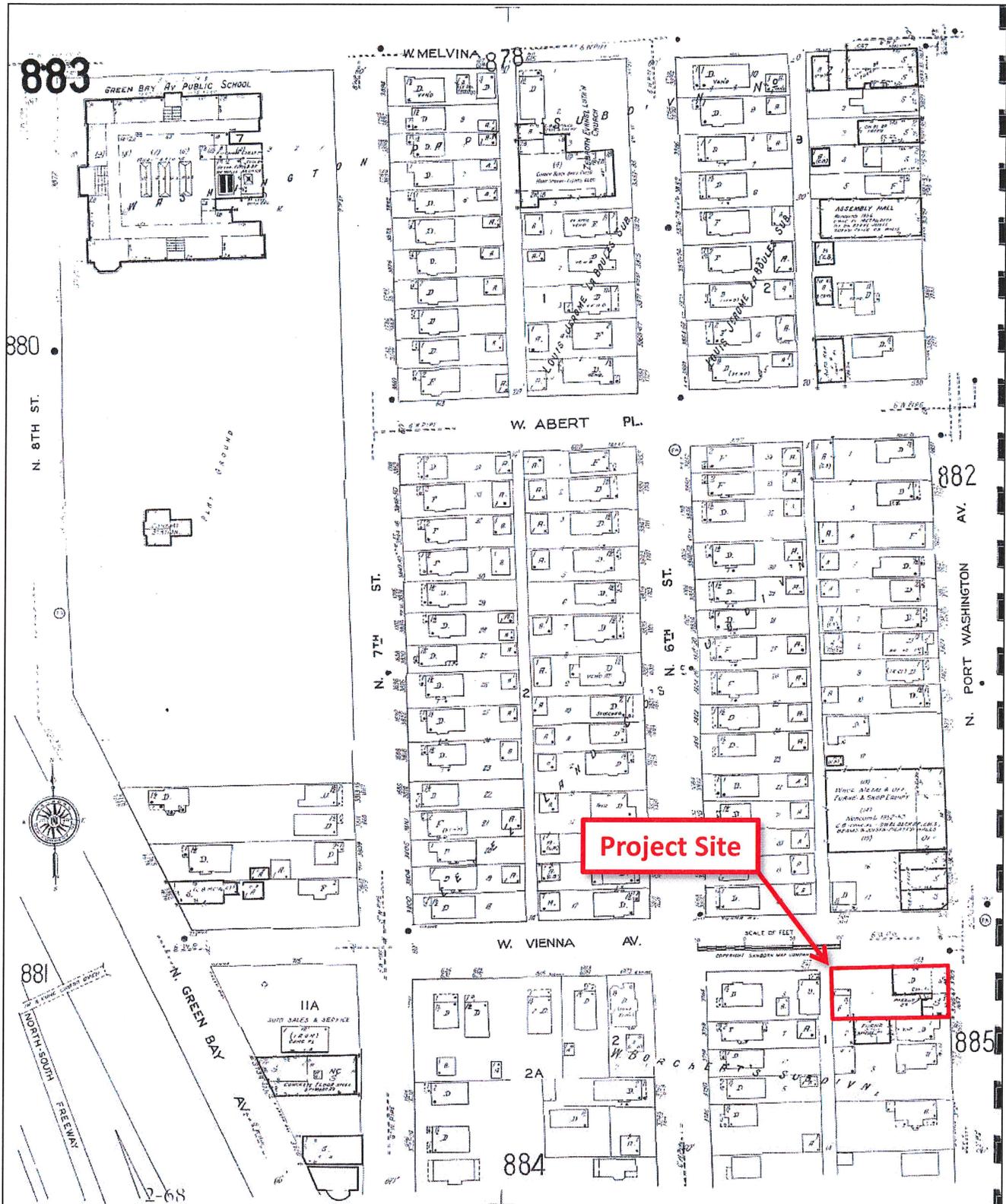


FIGURE 6

1969 Sanborn Fire Insurance Map

3765-69 North Port Washington Avenue, Milwaukee, WI



ATTACHMENT A
Site Photographs

3765-69 North Port Washington Avenue, Milwaukee, WI



Front view of project site, looking west



View of project site, looking south

ATTACHMENT A
Site Photographs

3765-69 North Port Washington Avenue, Milwaukee, WI



View of project site, looking east

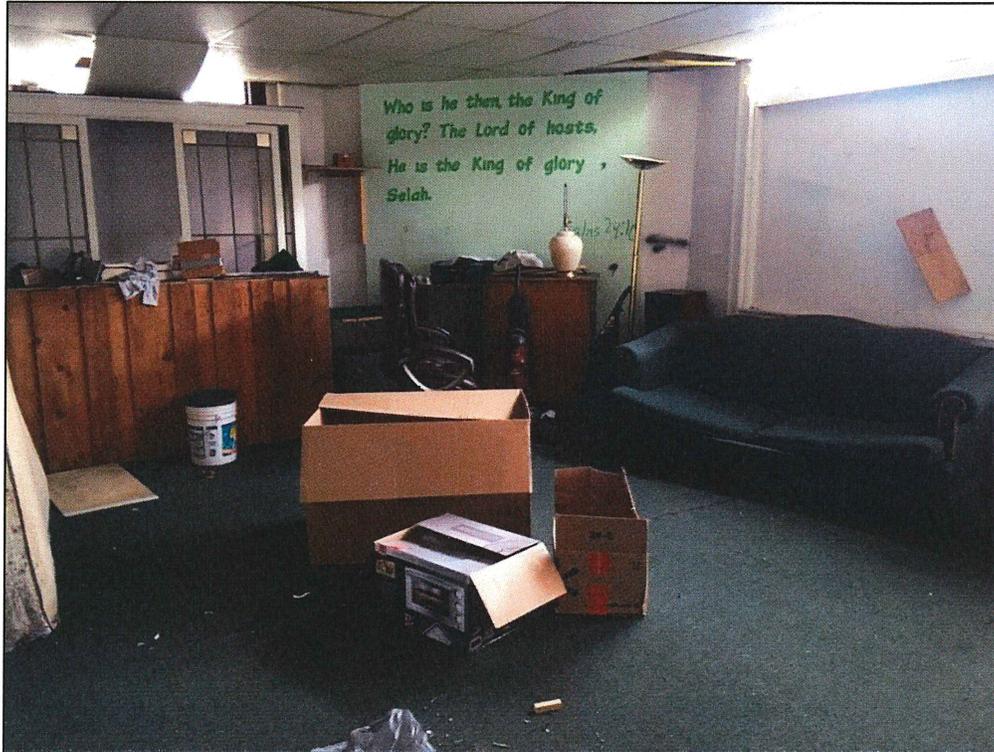


View of parking area in rear of project site, looking north

ATTACHMENT A

Site Photographs

3765-69 North Port Washington Avenue, Milwaukee, WI



Commercial space on first floor of project site



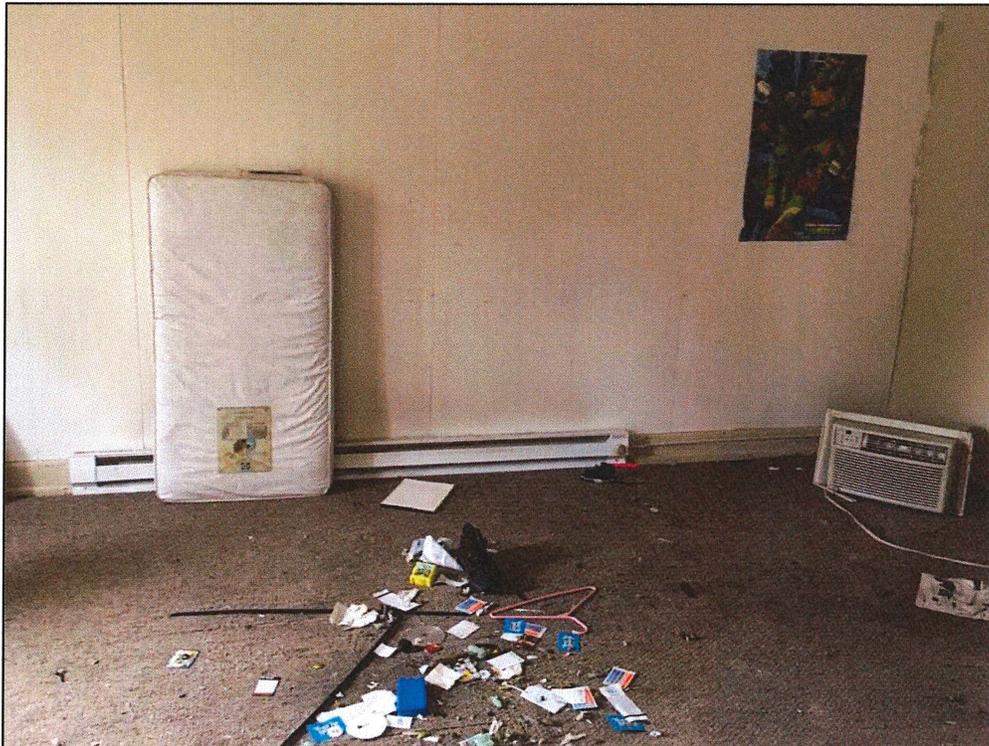
Commercial space on first floor of project site

ATTACHMENT A
Site Photographs

3765-69 North Port Washington Avenue, Milwaukee, WI



Residential space on second floor of project site



Residential space on second floor of project site

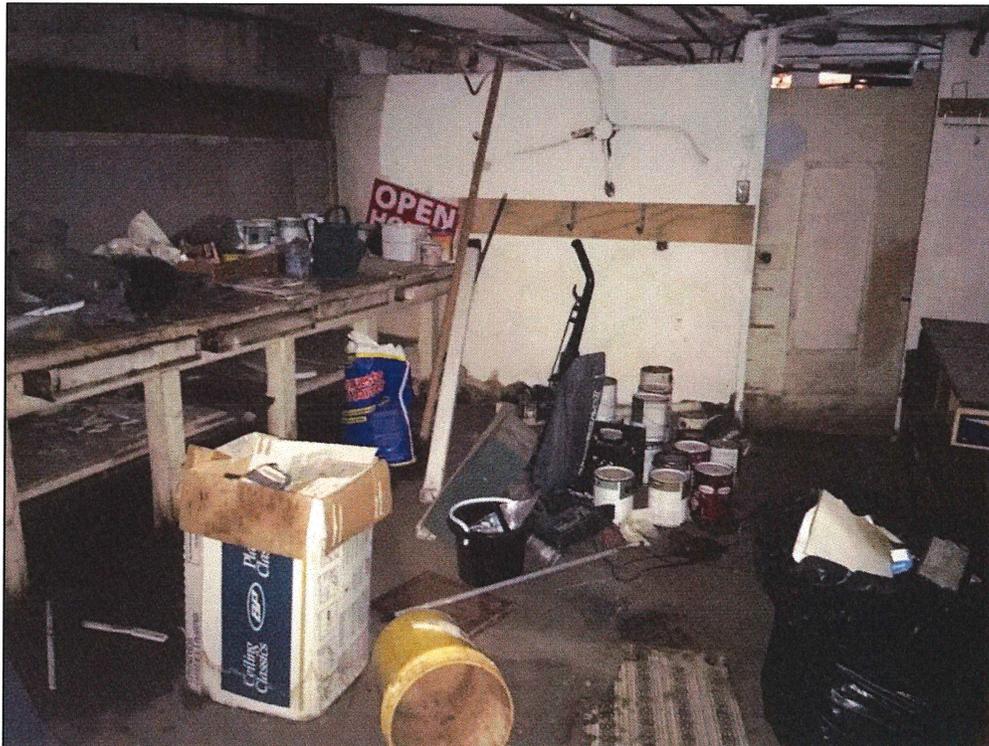
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Site Photographs

3765-69 North Port Washington Avenue, Milwaukee, WI



Basement of project site



Basement of project site