

**Historical Land Use Investigation**  
3953 North 76<sup>th</sup> Street  
Milwaukee, Wisconsin

File: 263-01

**Prepared by:**



**Department of City Development**

March 3, 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 "Samuel Schultz".

---

Samuel Schultz  
Environmental Intern

### A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 3953 North 76<sup>th</sup> 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 W. Melvina Street to the south, W. Capitol Drive to the north, N. 76<sup>th</sup> Street to the east, and N. 77<sup>th</sup> Street to the west. The project site is developed with a two-story office building with an adjacent paved parking lot.

**Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2013 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
3953 N. 76 <sup>th</sup> Street	2630416110	21,000 ft <sup>2</sup>	19,007 ft <sup>2</sup>	LB1	City of Milwaukee

\*LB1 = Local Business District

### C. Historical References

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (1993-2012), reviewed in approximately five year increments indicate the following information for the project site:

Date(s)	Occupancy
1935-1965	No listing
1970	Dentist
1975-2015	Capitol View Professional Building – Various Office uses (Including: Dentists, American Academy of Orthodontics, Beauty salon, Loan agency, Credit company, Insurance companies, Wisconsin Society for Physical Research, Wisper Consultant and Astrology Chart Reading; Family therapy office; Engineering consultant; Health and fitness company; Prison Fellowship; Bankruptcy counseling company; Tax return help; Holy Temple Christian Center (School); Janitor service; Realtor; etc.)

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

Date	Comments
11/17/1966	Board of Standards and Appeals Ruling: Used car lot variance granted
11/30/1966	Application for Occupancy Certificate: Retail sale of Christmas trees Formerly: Lot
11/27/1967	Application for Occupancy Certificate: Retail sale of Christmas trees
11/19/1968	Application for Occupancy Certificate: Retail sale of Christmas trees
04/02/1969	Application for Permit to Construct a New Building, Addition, or Alter an Existing Building: Build two story offices
07/29/1969	Application for Permit: Install gas heating systems
06/09/1970	Application for Occupancy Certificate: Dental clinic and offices Formerly: New

Historic Land Use Investigation  
 3953 North 76<sup>th</sup> Street, Milwaukee, WI  
 DNS Records (Cont.)

Date	Comments
07/07/1970	Application for Occupancy Certificate: Sales finance Formerly: New
07/08/1970	Application for Occupancy Certificate: Beauty salon Formerly: New
07/27/1970	Application for Occupancy Certificate: District – Insurance office Formerly: New
08/29/1972	Application for Occupancy Certificate: Dentist office Formerly: Vacant since new
08/05/1977	Application for Occupancy Certificate: Beauty salon Formerly: New occupancy
04/16/1981	Application for Occupancy Certificate: Jewelry repair and retail sales of jewelry Formerly: Beauty parlor
06/09/1981	Application for Occupancy Certificate: Psychotherapy practice Formerly: Beauty shop
02/26/1982	Application for Occupancy Certificate: Counseling service Formerly: Office
12/01/1983	BOZA Ruling: Use bottom floor as dental laboratory granted Note: Construction of dental crown and bridge work (porcelain and gold) Formerly: Beauty salon
02/10/1986	Application for Occupancy Certificate: Dental lab Formerly: Same
02/03/1994	BOZA Ruling: Occupy 1/3 of bottom floor as church granted
02/18/1994	Application for Occupancy Certificate: Church Formerly: Lecture hall
04/18/1995	BOZA Ruling: Occupy 1/3 of bottom floor as church granted
05/22/1995	Application for Occupancy: General dentistry office Formerly: Same / vacant
05/26/1995	Application for Occupancy: Tanning salon and marketing mail order business Formerly: Vacant
05/16/1995	BOZA Renewal: Church
06/02/1995	Application for Occupancy: Dental office Formerly: Same
06/21/1995	Application for Occupancy: Dentist office
05/13/1997	Zoning Certificate: Office
08/07/1997	Gas Furnace Permit: Mixed-use
02/21/2000	Occupancy Permit: School
03/27/2001	Occupancy Permit: Youth center
04/26/2001	Occupancy Permit: Facial salon
11/21/2002	Occupancy Permit: Office
03/06/2003	Occupancy Permit: Day care
05/29/2003	Zoning Certificate: Office
11/05/2003	Zoning Certificate: Office
02/16/2004	Occupancy Permit: School
03/09/2007	Occupancy Permit: Social service
04/05/2007	Temporary Occupancy: Mercantile, other
04/06/2009	Occupancy Permit: Office-general
07/28/2009	Occupancy Permit: Office-general
10/16/2009	Zoning Certificate: Office-general
02/03/2010	Occupancy Permit: Religious assembly
05/20/2010	Occupancy Permit: Business service

DNS Records (Cont.)

Date	Comments
10/07/2010	BOZA Certificate: Religious assembly
02/15/2011	Occupancy Permit: Office-general

**D. Sanborn Maps**

No Sanborn Fire Insurance Maps could be found regarding the project site.

**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 February 22, 2016. City staff observed a two-story office building with a basement. The building's structure appeared in good condition, and the top two floors' interiors appeared in good condition. The basement contained a considerable amount of mold on numerous walls. An asphalt paved parking lot surrounded the building to the west and south. **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 3953 North 76<sup>th</sup> Street at this time.

MR/SS  
City of Milwaukee  
3/2/2016

# FIGURE 1

## Quarter Section Land Use Map 3953 N. 76<sup>th</sup> Street, Milwaukee, WI



COMPILED AND DRAWN BY  
INFRASTRUCTURE SERVICES  
CITY OF MILWAUKEE

# N. E. 1/4 SEC. 9, T. 7 N., R. 21 E.

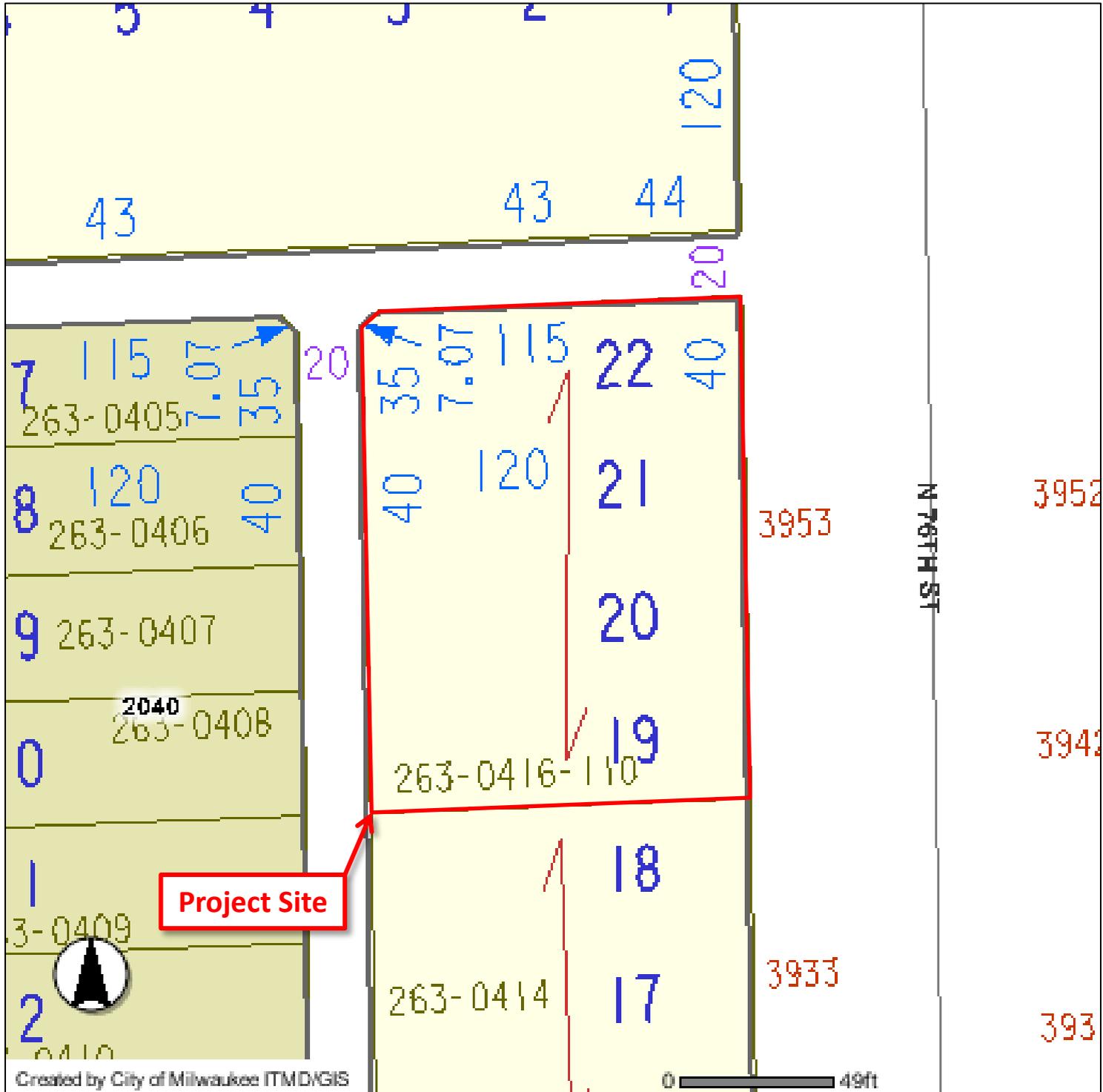


**Project Site**

**FIGURE 2**

**Plat Map**

3953 N. 76<sup>th</sup> Street, Milwaukee, WI



**FIGURE 3**  
**Aerial Photographs**  
3953 N. 76<sup>th</sup> Street, Milwaukee, WI



**ATTACHMENT A**

**Site Photographs**

3953 N. 76<sup>th</sup> Street, Milwaukee, WI



Front view of project site facing north (02/22/2016)



Basement view of project site (02/22/2016)



Rear view of project site facing northeast (02/22/2016)



Basement view of project site (02/22/2016)

**ATTACHMENT A**

**Site Photographs**

3953 N. 76<sup>th</sup> Street, Milwaukee, WI



Second floor view of project site (02/22/2016)



Third floor view of project site (02/22/2016)



Third floor view of project site (02/22/2016)



Third floor view of project site (02/22/2016)