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OF CITY DEVELOPMENT

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Historical Land Use Investigation

4113-15 West North Avenue

Milwaukee, Wisconsin

File: 348-33

Prepared by:



Department of City Development

September 2, 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 4113-15 West North 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 Garfield Avenue to the south, West North Avenue to the north, North 41st Street to the east, and North 42nd 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
4113-15 West North Avenue	3480457000	2,496 ft ²	3,600 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C. Historical References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
4113-15 W. North Avenue	1935-1990	Residential/vacant
	1935-1960	Meats/grocer
	1965-1970	Alaska Refrigeration
	1975	TV Sales & Service
	1980	Vacant
	1985-1990	Antiques
	2000-2005	Not Listed
	2010	Reversing the Trend social service org
	2015	Not Listed

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

Date	Comments
10/22/1908	App. for Permit- to build store & flat
10/26/1921	App. for Permit- to build 26’x20’ garage
5/10/1938	App. for Permit to alter- “Lower entire building 17” and alter store front”.
9/25/1962	App. for Permit- to install tank & oil conversion burner.
9/29/1964	App. for Occupancy Permit- Retail sales of refrigerators & fixtures. Former use: grocery store.
6/16/1980	App. for Occupancy Permit- Antique Sales. Former use: “Refrigeration sales & service”.
09/08/1999	Occupancy Permit: Office (first floor and basement) – Owner: Village Ltd. Community
10/16/2003	Zoning Certificate: Office (portion of first floor) – Owner: Netricia Smith – Reversing Trend
09/05/2007	Razing Permit: Occupancy – Resi-Garage. Section: Condemnation. Status: Closed as of 8/7/08
05/31/2012	Violation: Board up vacant building
03/24/2014	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 a two-story store building, a one-story shed, and a one-story concrete block automobile garage. Adjacent to the site are two store buildings and an undeveloped parcel. Land uses in the general vicinity of the project site are primarily commercial along North Avenue and residential along 41st Street, 42nd Street, and Sherman Boulevard.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by the same structures as the 1937 Sanborn map. The parcel directly to the west of the project site is now developed with a two-story brick faced store building and automobile garage. Other land uses in the general vicinity of the project site are similar to those in the 1937 map.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site occupied by the same structures as the 1937 and 1951 Sanborn maps. Other land uses in the general vicinity of the project site are similar to those in the 1937 and 1951 maps.

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 August 31, 2016. The project site was observed to be developed with a two-story building with commercial space on the first floor and residential space on the second floor. An aboveground heating oil storage tank was present in the basement, and a significant amount of insulation was present in the attic. Other debris, ceiling damage, and wall damage was found throughout the project site. **Attachment A** includes photographs from the site inspection.

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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 4113-15 West North Avenue at this time.

MR/SB
City of Milwaukee
9/2/2016

FIGURE 1
Quarter Section Land Use Map
 4113-15 West North Avenue, Milwaukee, WI



COMPILED AND DRAWN BY
 INFRASTRUCTURE SERVICES
 CITY OF MILWAUKEE

N.W. ¼ SEC. 24, T. 7 N., R. 21 E.

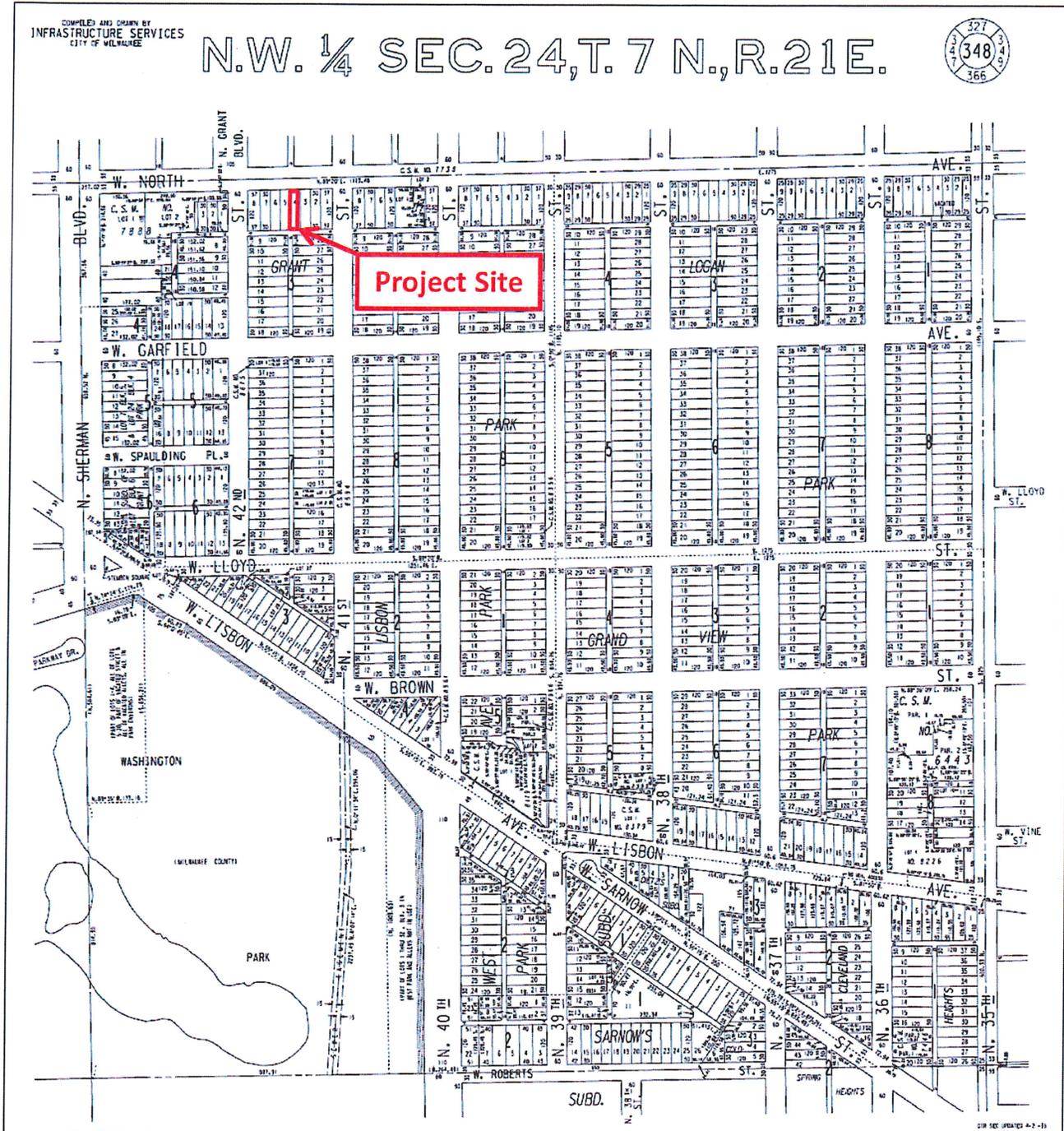


FIGURE 2

Plat Map

4113-15 West North Avenue, Milwaukee, WI

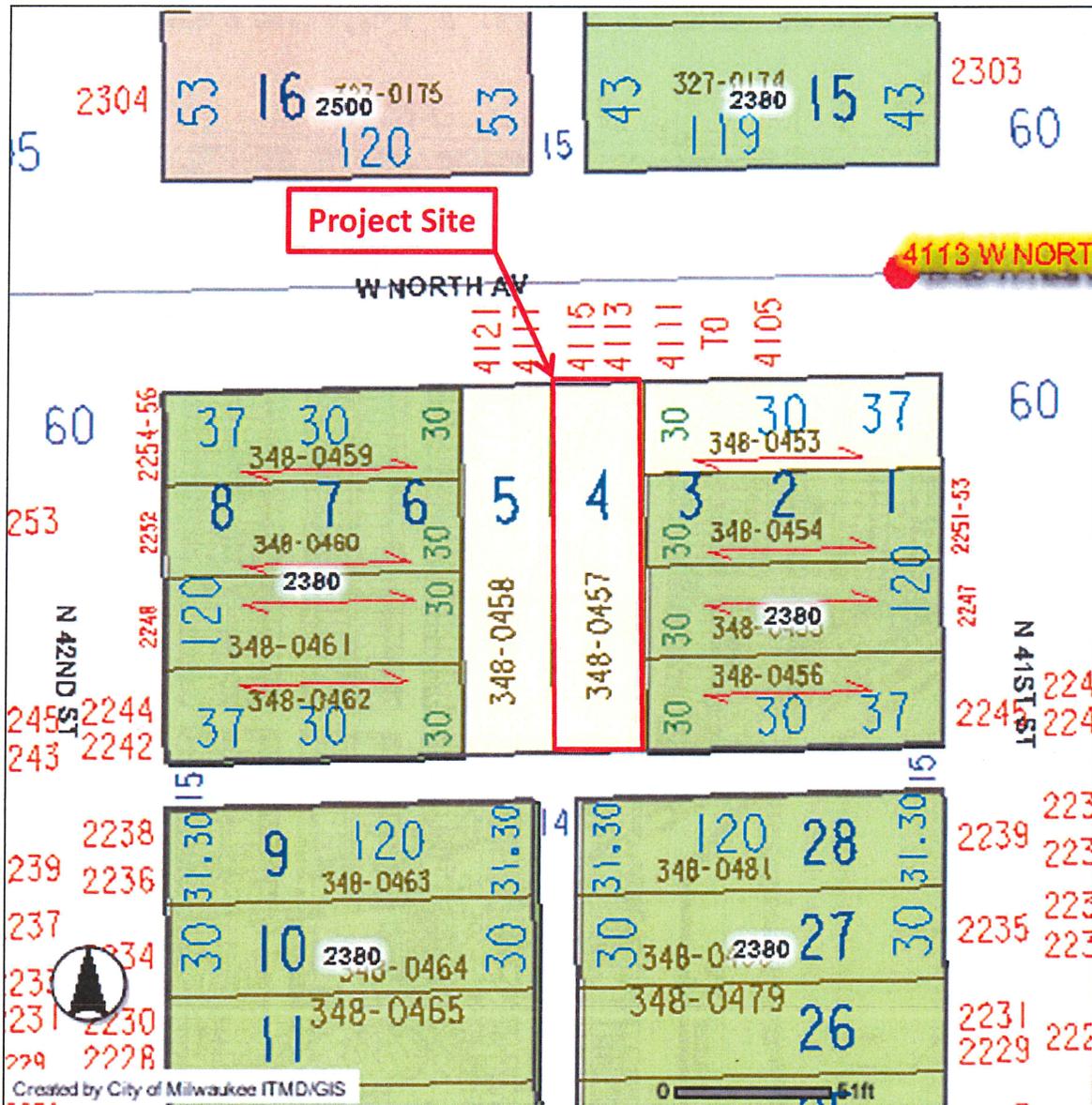
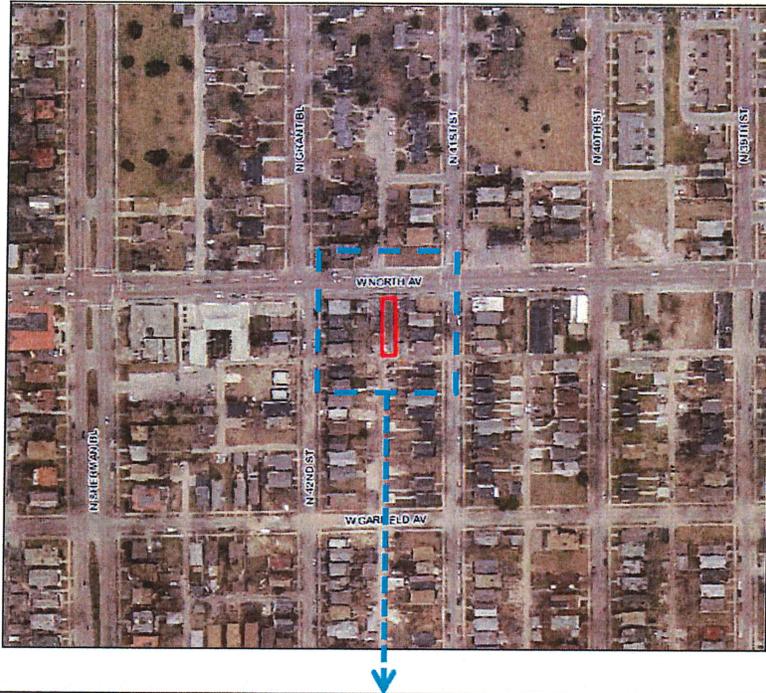


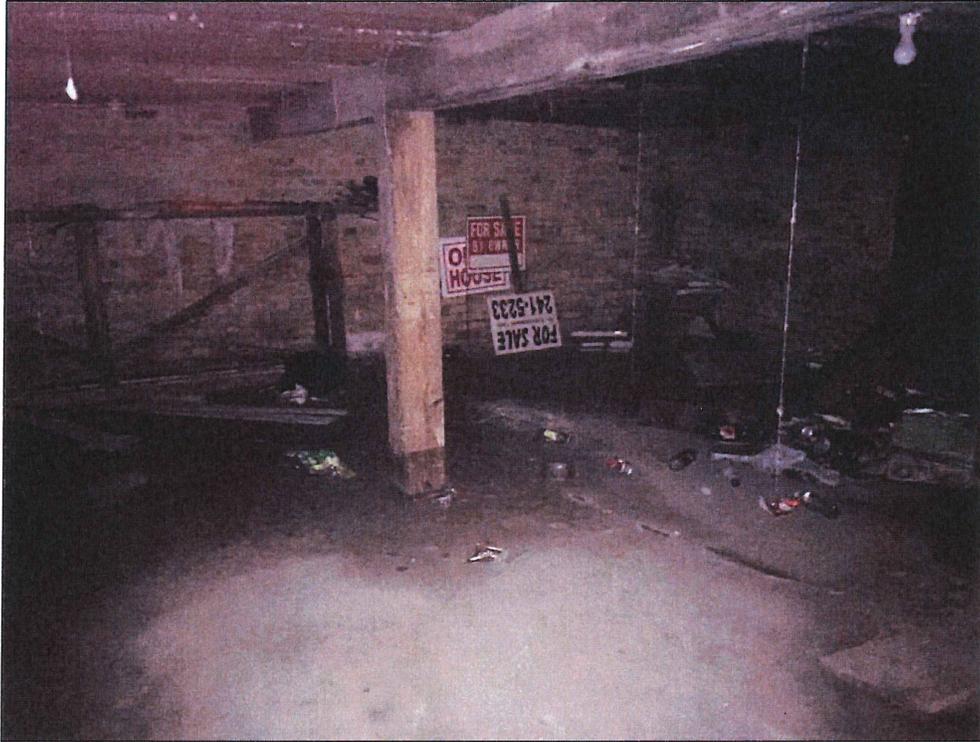
FIGURE 3
Aerial Photographs
4113-15 West North Avenue, Milwaukee, WI



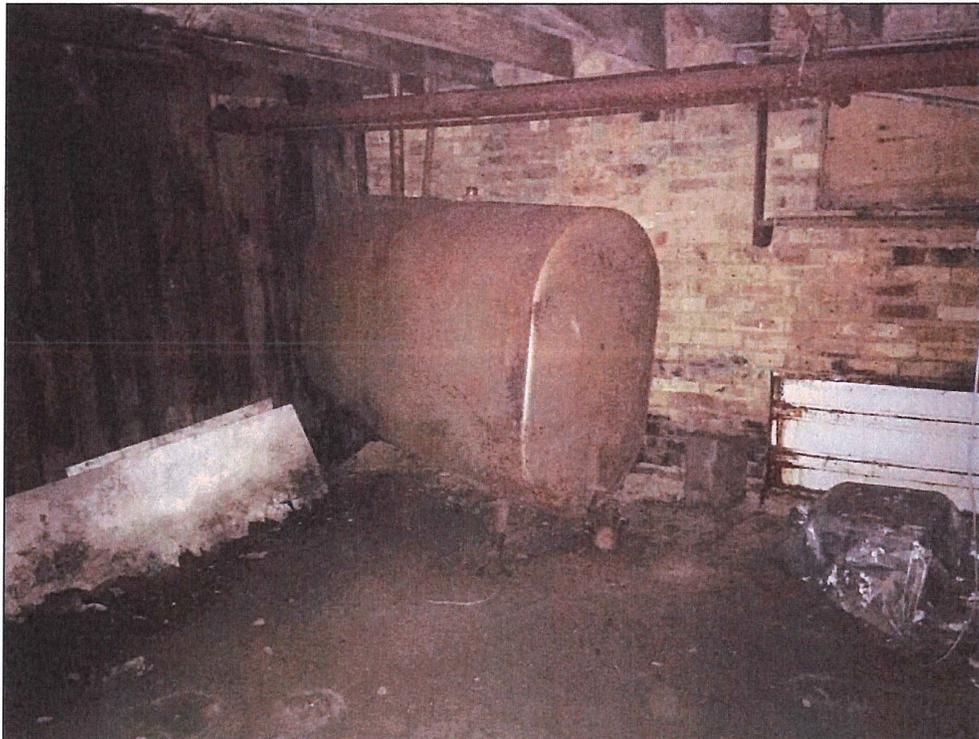
Source: Milwaukee County GIS (2015 Aerial)

ATTACHMENT A
Site Photographs

4113-15 West North Avenue, Milwaukee, WI



Basement of project site



Tank in basement of project site

FIGURE 1
Quarter Section Land Use Map
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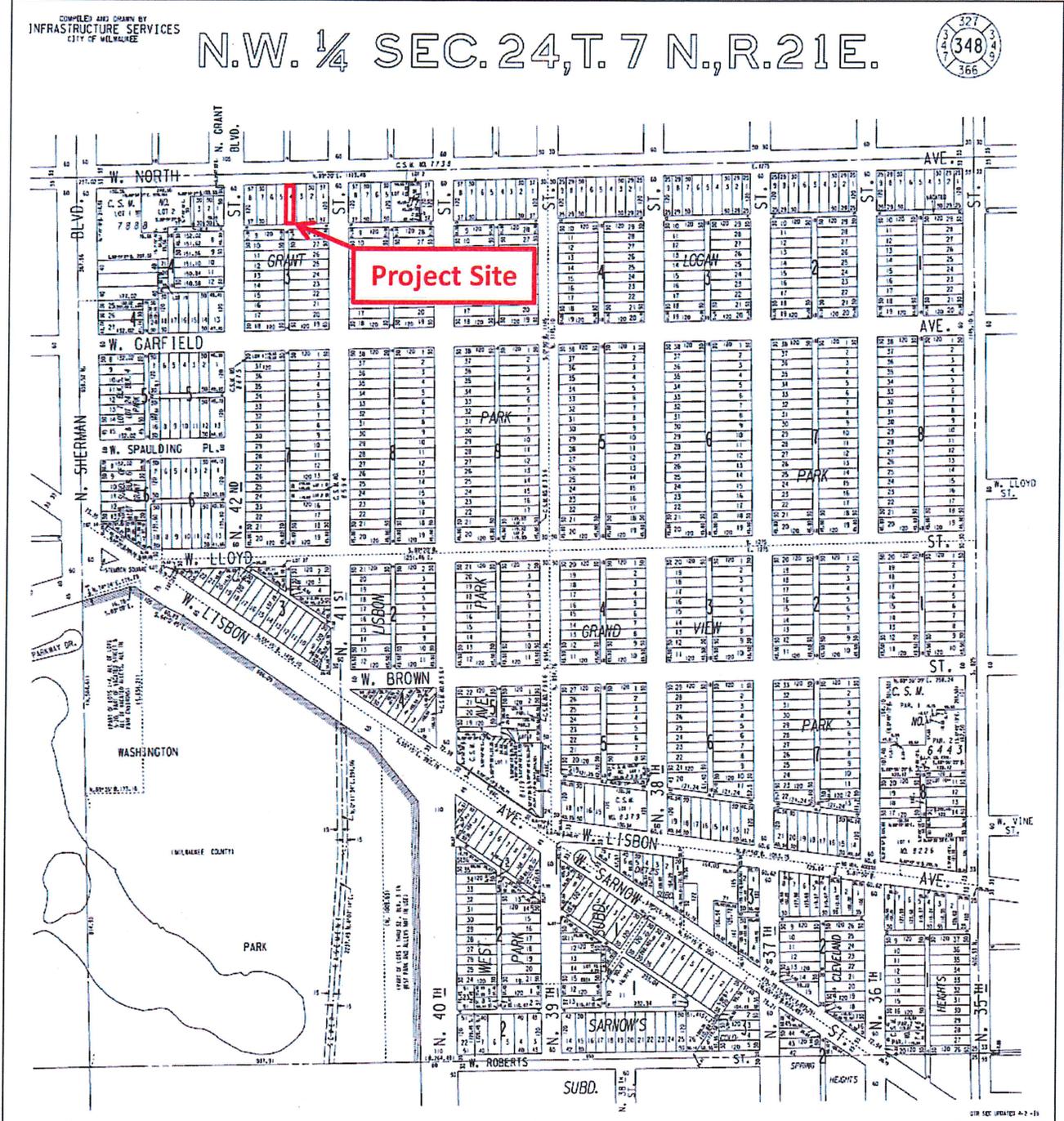
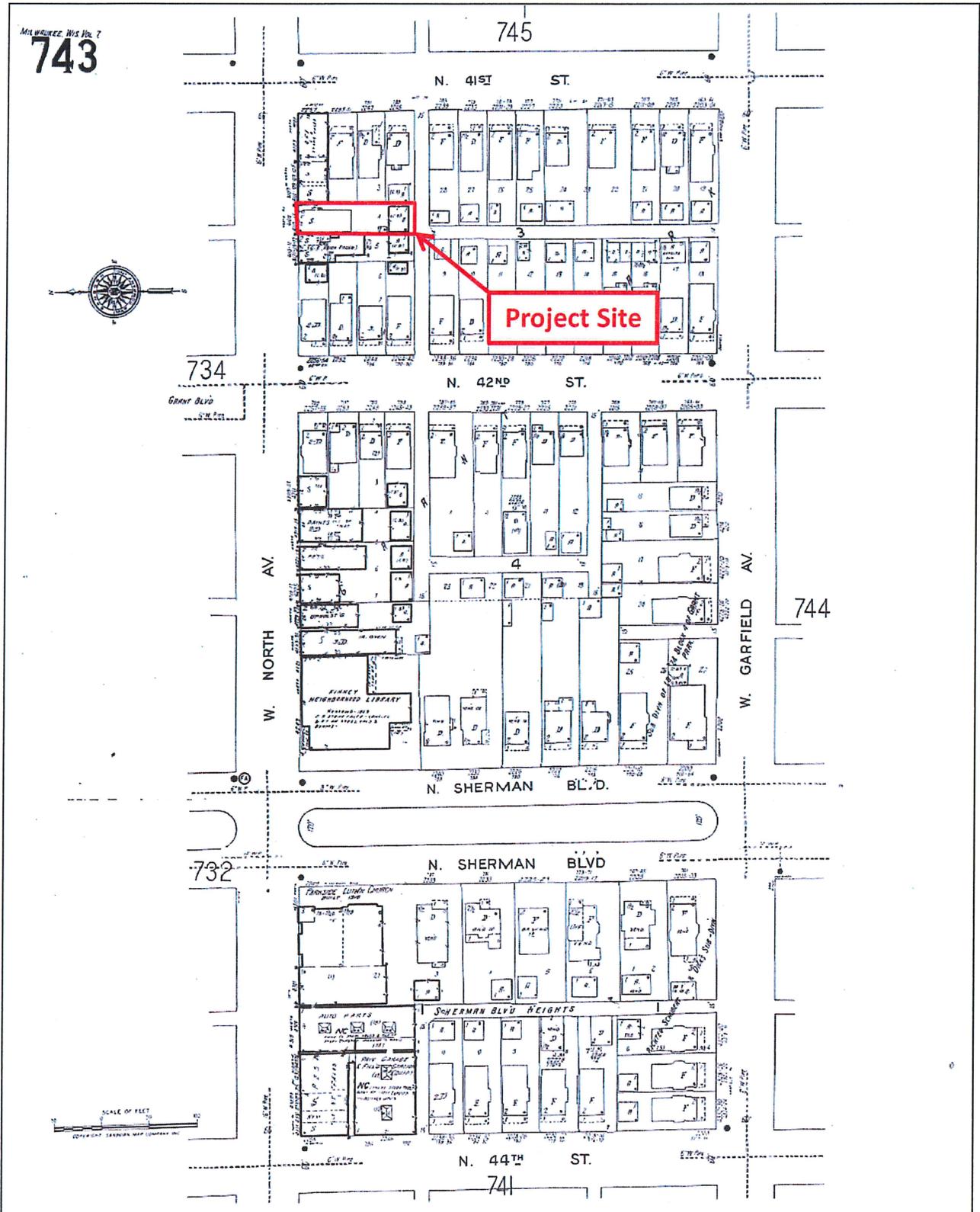


FIGURE 6

1969 Sanborn Fire Insurance Map 4113-15 West North Avenue, Milwaukee, WI



ATTACHMENT A
Site Photographs

4113-15 West North Avenue, Milwaukee, WI



Front view of project site, looking south



Rear view of project site, looking north

ATTACHMENT A
Site Photographs

4113-15 West North Avenue, Milwaukee, WI



First floor of project site



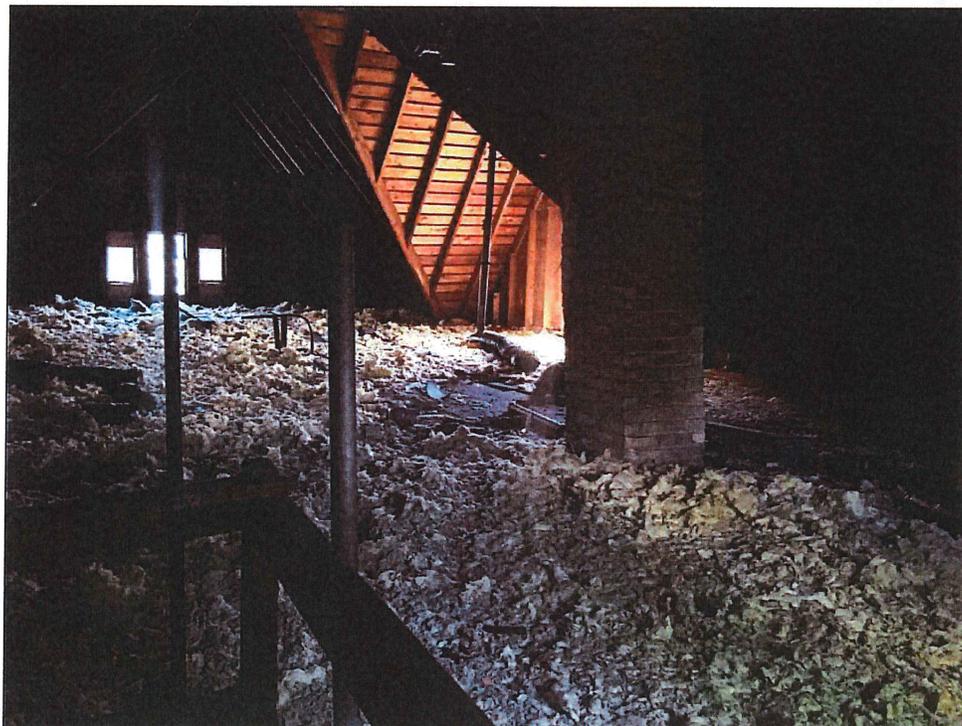
First floor of project site

ATTACHMENT A
Site Photographs

4113-15 West North Avenue, Milwaukee, WI



Second floor of project site



Attic of project site