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Historical Land Use Investigation

4117-21 West North Avenue
Milwaukee, Wisconsin

File: 348-33

Prepared by:

City of Milwaukee

Department of City Development

September 2, 2016

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A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 4117-21 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

C. 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
4117-21 West North Avenue	3480458000	Not Available	3,593 ft^2	LB2	City of Milwaukee

*LB2 = Local Business District

D. Historical References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
4117-21 W. North Avenue	1935-2015	Residential
	1935	Wilde Construction Co
	1935-1940	Beauty Salon
	1935-1955	Real Estate
	1950	Liquor Dealer
	1955	Hickman & Co. Food Brokers
	1960	Hansen Engineering Co Air Conditioning
	1960-1965	Manufacturers Agents
	1970	Barber
	1970	Bookkeeping Service
	1975	Community Medical Clinic
	1975	Miedtke Paint Co. retail
	1980	Sewing Service
	1980-1990	Barber/Beauty Salon
	2000-2005	No commercial listings
	2010	JL Enterprises home improvements

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

Date	Comments
06/13/1929	Construction Permit: Construct brick stores (2) and apartments (3)
08/15/1929	Construction Permit: Construct brick garage
09/23/1929	Occupancy Permit: Sell imported goods
10/17/1929	Occupancy Permit: Gift shop

Date	Comments
09/23/1930	Occupancy Permit: Ace Cordless Co. – electric agency
10/03/1931	Occupancy Permit: Construction company office
11/03/1932	Occupancy Permit: Art store – painting instruction Former: Dresses
07/03/1933	Occupancy Permit: Retail sale of fireworks Former: Real estate offices
05/13/1937	Occupancy Permit: Beauty shop Former: Same
04/28/1938	Occupancy Permit: Ice cream store Former: Beauty shop
06/16/1938	Refrigeration System Permit: Install ice cream cabinet boxes. Refrigerant: Methyl Chloride (10lbs)
02/13/1939	Occupancy Permit: Beauty parlor Former: Ice cream store
11/10/1943	Occupancy Permit: Park Avenue Cleaners – dry cleaning agency Former: Beauty shop
08/28/1945	Occupancy Permit: Gift shop Former: Dry cleaning agency
07/10/1946	Occupancy Permit: Liquor store Former: Gift shop
03/18/1952	Occupancy Permit: Display of steel awnings and canopies – no manufacturing Former: Unknown
03/04/1953	Occupancy Permit: Food brokers office, canned goods Former: Unknown
12/06/1955	Occupancy Permit: Sales office Former: Same
07/01/1968	Occupancy Permit: Barber shop Former: Office
04/29/1970	Application for Permit: Fire restoration to incinerator, chimney, and joists as per dept. orders
10/02/1970	Electrical Permit: Wire projecting sign – Occupancy: office
10/16/1984	Occupancy Permit: Beauty shop Former: Same
06/10/1993	Occupancy Permit: Beauty shop Former: Same
08/16/1998	Fire Report: Rubbish fire – Cause: suspicious. Vacant building – Damage: $500
07/09/2001	Occupancy Permit: One stop shop store
12/13/2001	Occupancy Permit: Gift shop and used furniture Former: Vacant
09/24/2004	Zoning Certificate: Occupancy – Personal Service
09/05/2007	Razing Permit: Resi-Garage. Condemnation section, closed on 8/7/2008
07/05/2010	Violation: Replace defective safety valve and repair circulation pump on boiler
05/02/2012	Violation: Conditions requiring building to be placarded – Repair defective electrical, plumbing, and heating system. Restore electrical and water service.
05/31/2012	Violation: Board up vacant building
09/19/2012	Violation: Remove and dispose of all debris, junk, etc.
04/03/2014	Violation: Board up vacant building

E. 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 as undeveloped. The parcel directly to the east of the project site is occupied by a two-story store building, shed, and automobile garage. To the west are four dwellings fronting 42nd

Street. 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 a two-story brick faced store building and a one-story concrete block automobile garage. Adjacent land uses are the same as the 1937 map. Land uses in the general vicinity of the project site are similar to those found 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 1951 map. Land uses surrounding the project site are similar to those in the 1937 and 1951 maps.

F. 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.

G. 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 masonry building with commercial space on the first floor and residential space on the second floor. A large amount of debris including insulation was present in the building as well as ceiling and wall damage. **Attachment A** includes photographs from the site inspection.

H. Findings and Conclusion

This Historical Land Use Investigation revealed the following environmental condition:

- An occupancy permit dated November 10, 1943 is for Park Avenue Cleaners, a dry cleaning agency.

MR/SB
City of Milwaukee
9/2/2016

FIGURE 1

Quarter Section Land Use Map

4117-21 West North Avenue, Milwaukee, WI

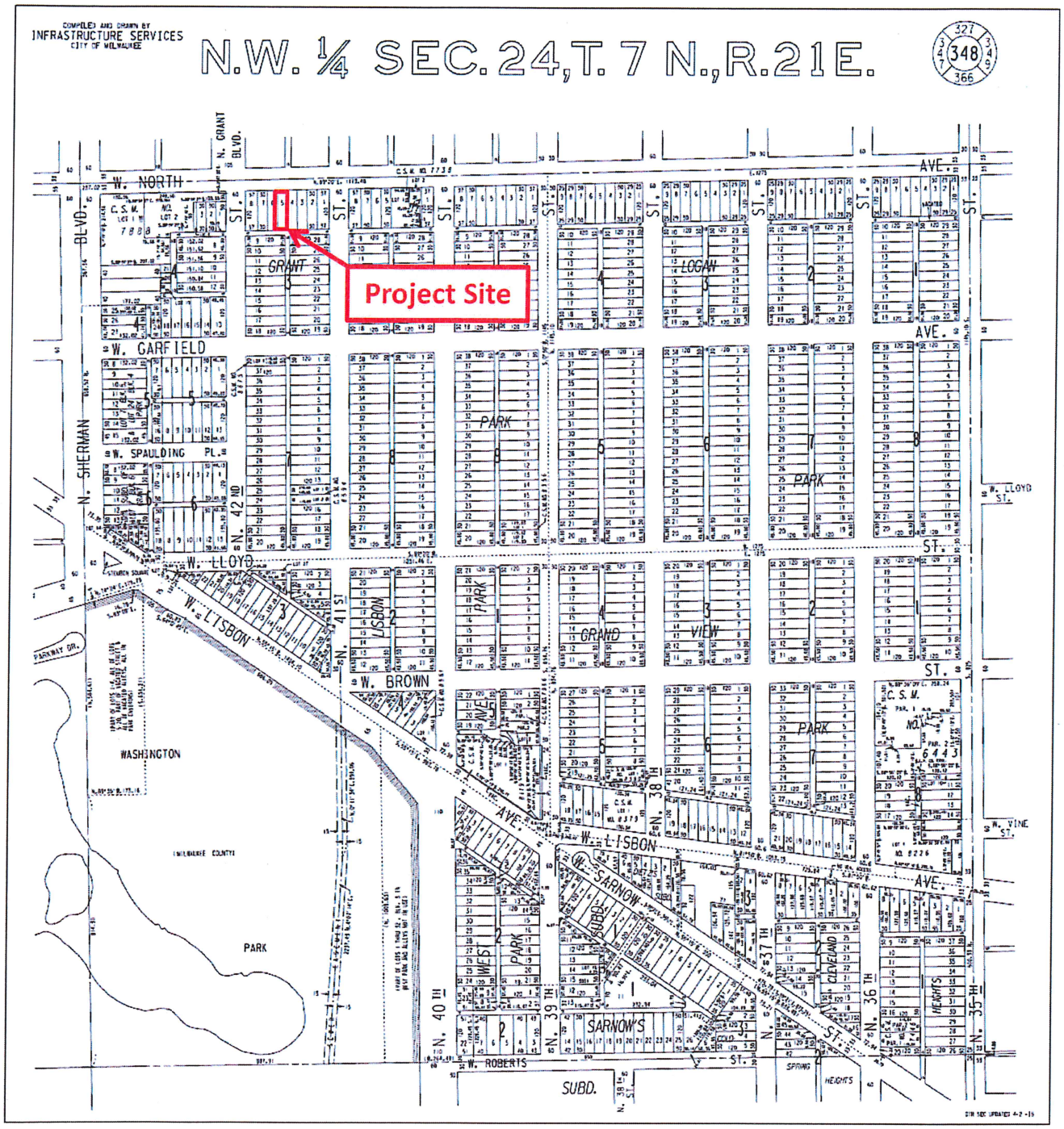


FIGURE 2
Plat Map
4117-21 West North Avenue, Milwaukee, WI

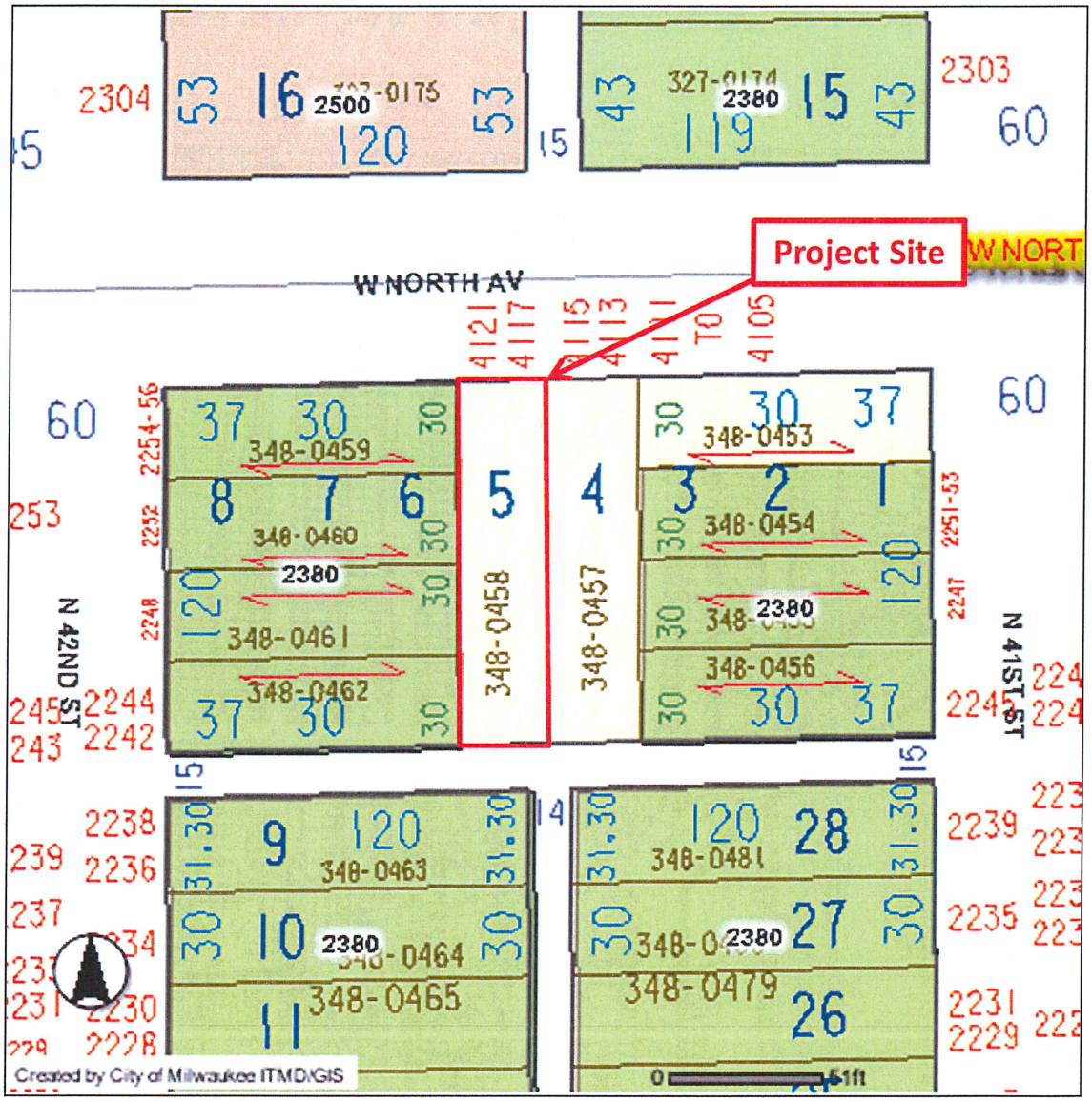
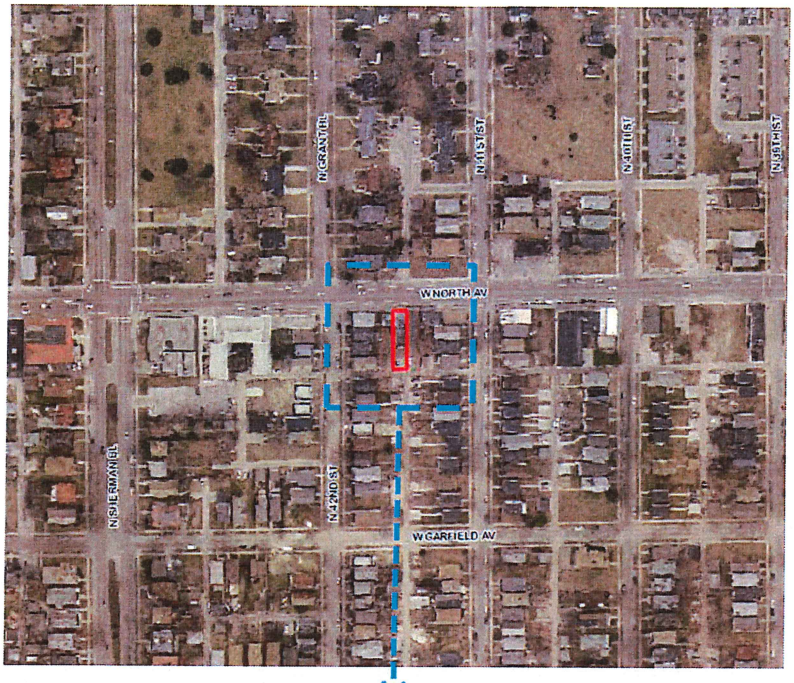


FIGURE 3

Aerial Photographs

4117-21 West North Avenue, Milwaukee, WI



Source: Milwaukee County GIS (2015 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map

4117-21 West North Avenue, Milwaukee, WI

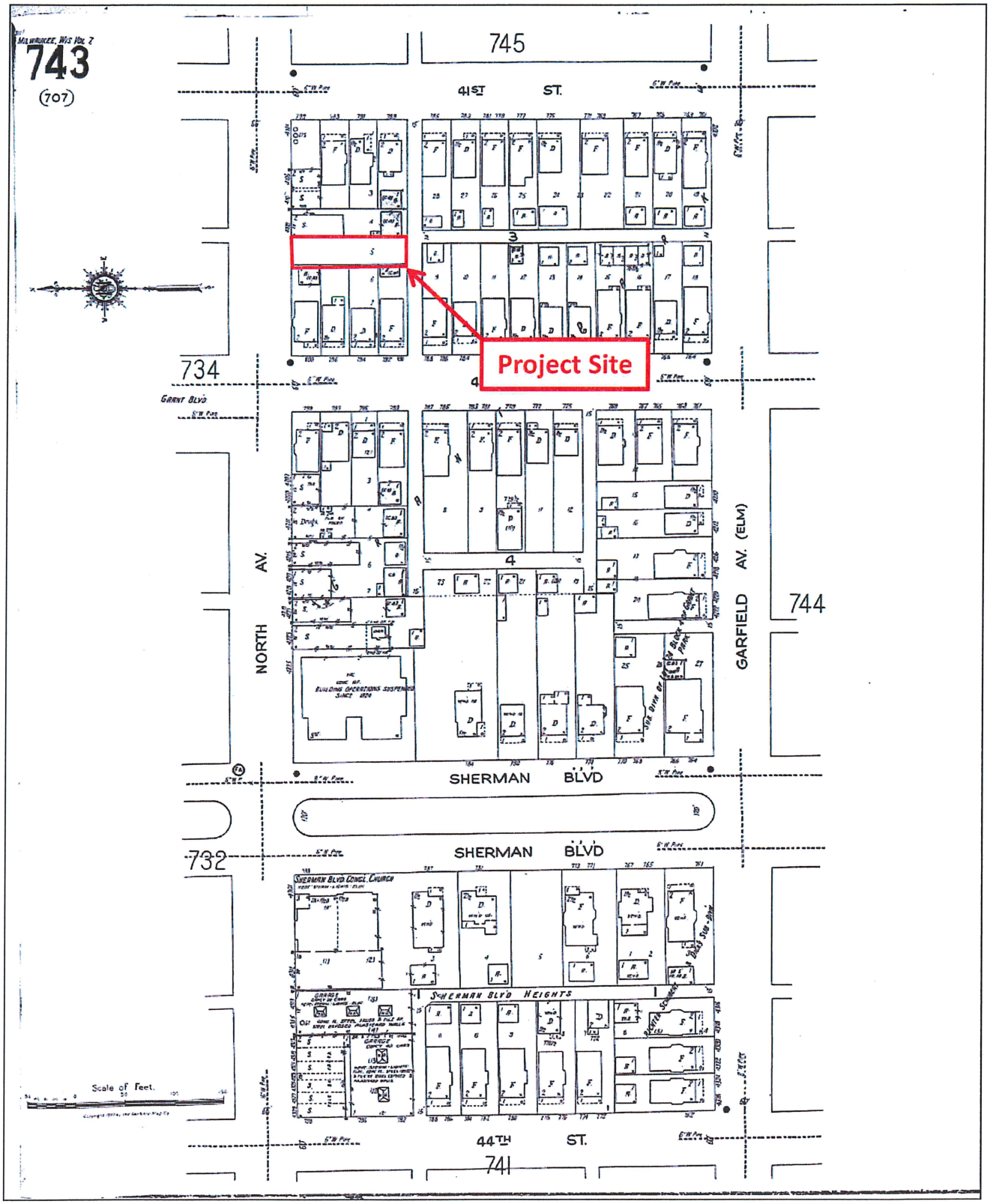


FIGURE 5

1951 Sanborn Fire Insurance Map

4117-21 West North Avenue, Milwaukee, WI

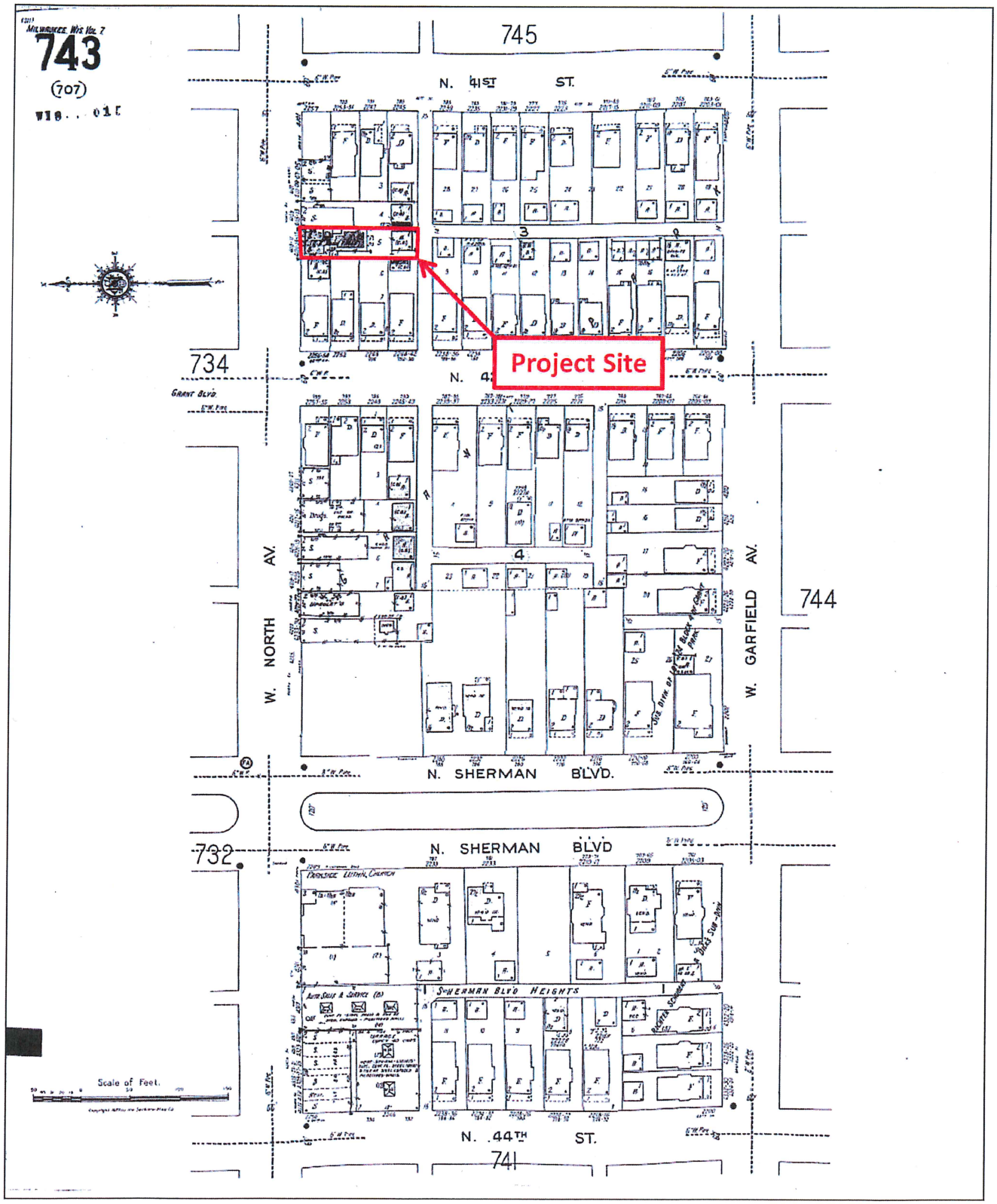
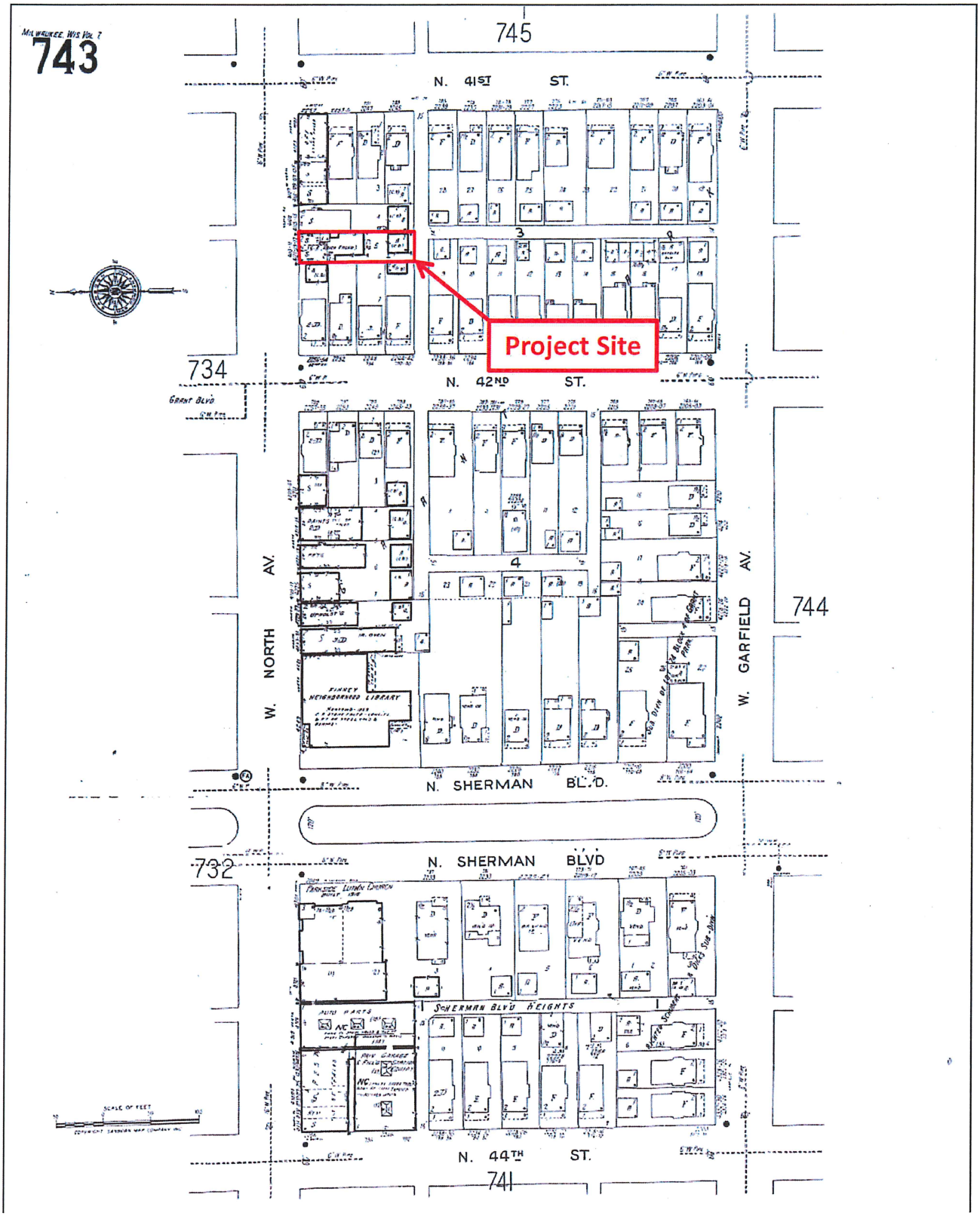


FIGURE 6

1969 Sanborn Fire Insurance Map

4117-21 West North Avenue, Milwaukee, WI



ATTACHMENT A

Site Photographs

4117-21 West North Avenue, Milwaukee, WI

Front view of project site, looking south

Rear view of project site, looking north

ATTACHMENT A

Site Photographs

4117-21 West North Avenue, Milwaukee, WI

Commercial space in first floor of project site

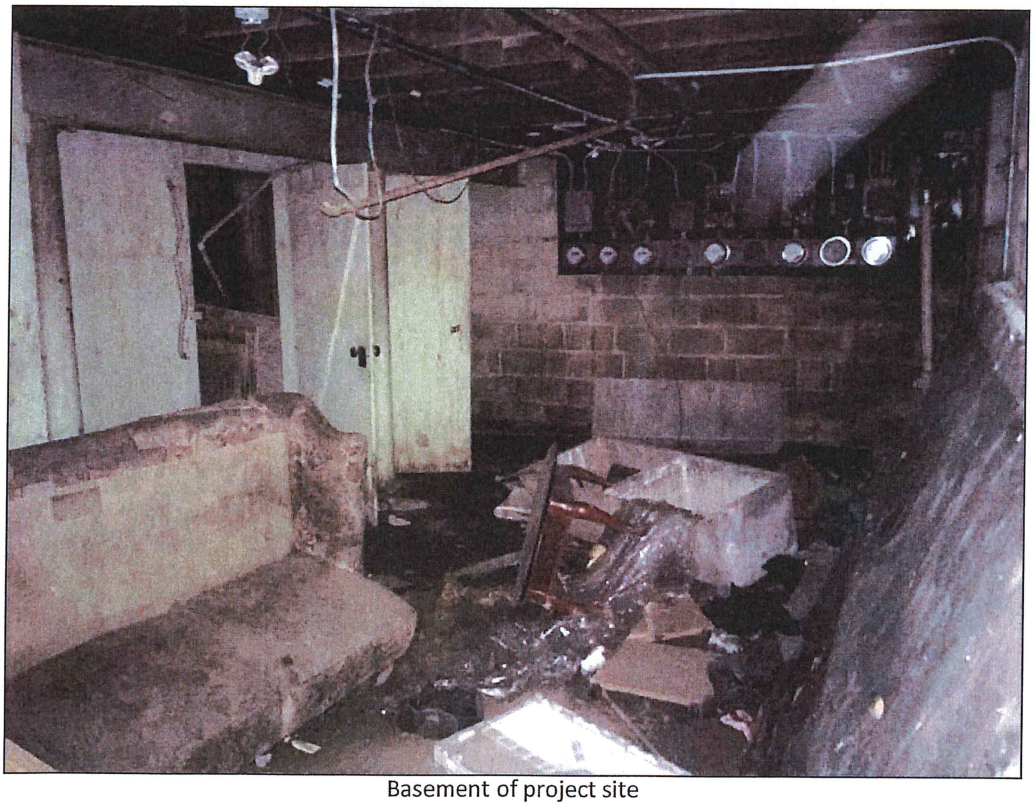
First floor of project site

ATTACHMENT A

Site Photographs

4117-21 West North Avenue, Milwaukee, WI

Second floor residential space in project site



Basement of project site

ATTACHMENT A

Site Photographs

4117-21 West North Avenue, Milwaukee, WI

Damage present in residential space of project site