

Historical Land Use Investigation
4473 North 76th Street
Milwaukee, Wisconsin

File: 224-04

Prepared by:



Department of City Development

January 3, 2017

A handwritten signature in blue ink, appearing to read "Mathew Reimer", positioned above a horizontal line.

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in black ink, appearing to read "Sarah Bregant", positioned above a horizontal line.

Sarah Bregant
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 4473 North 76th 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 West Congress Street to the south, West Ruby Avenue to the north, North 76th Street to the east, and North 77th Street to the west. The project site is developed with a two-story building previously used as a day care center. **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
4473 North 76th Street	2240699000	5,121 ft ²	4,800 ft ²	NS1	City of Milwaukee

C. Historical References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
4473 N. 76 th St	1935-1965	Not Listed
	1970	Built-in Central Vacuum Systems – Vacuum cleaners, Barber shop, Residential
	1975-1980	Ochs Music Center – Musical instrument sales, Residential
	1985	Residential
	1990	LaFemme Tall Women Apparel, Residential
	1996-2010	Alphabet Street Learning Center (preschool), Residential
	2015	Residential

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

Date	Comments
12/21/1965	App. for Permit- construct 2-store and 2-family building
5/13/1966	App. for Permit- install 3-gas burning furnaces
10/7/1966	App. for Permit- Occupancy: barber shop
6/2/1969	App. for Permit- construct accessory garage
7/3/1969	App. for Permit- Occupancy: office and display space
3/8/1972	App. for Permit- Occupancy: barber shop
6/20/1974	App. for Permit- Occupancy: music store
12/17/1982	App. for Permit- re-side with insulation and aluminum siding
5/9/1985	App. for Permit- construct garage addition
12/16/1987	App. for Permit- Occupancy: retail women’s clothing – new and used
12/6/1988	App. for Permit- Occupancy: retail business – silk screening
5/8/1991	App. for Permit- Occupancy: child care center

Date	Comments
4/29/1992	BOZA renewal- Occupancy: day care
4/13/1995	BOZA renewal- Occupancy: day care
7/13/1995	App. for Permit- install Bryant a/c units
7/23/1996	App. for Permit- Occupancy: day care
6/5/1997	App. for Permit- Occupancy: day care
6/19/2001	Occupancy Permit- bakery
7/22/2009	Occupancy Permit- day care center
1/7/2010	Occupancy Permit- day care center
6/9/2010	Occupancy Permit- day care center
11/18/2010	Occupancy Permit- day care center
3/21/2011	Occupancy Permit- day care center
7/6/2011	Violation Notice- register the vacant building with DNS
9/22/2011	Occupancy Permit- day care center
1/23/2013	Burglar Alarm Permit – Install new burglar alarm, Occupancy: Educational, other
9/18/2013	Violation: Provide unlatching for means of egress door (remove deadbolts)
7/23/2014	Violation: Drainage of yard areas and roofs, sump pump regulation violations
8/12/2015	Violation: Remove and dispose of all debris, junk, etc.

D. Sanborn Maps

Sanborn Fire Insurance Maps are not available for 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 December 2, 2016. The project site was observed to be developed with a two-story mixed-use building, tot lot, and garage. The building was in good condition and appeared to have been partially remodeled. **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 4473 North 76th Street at this time.

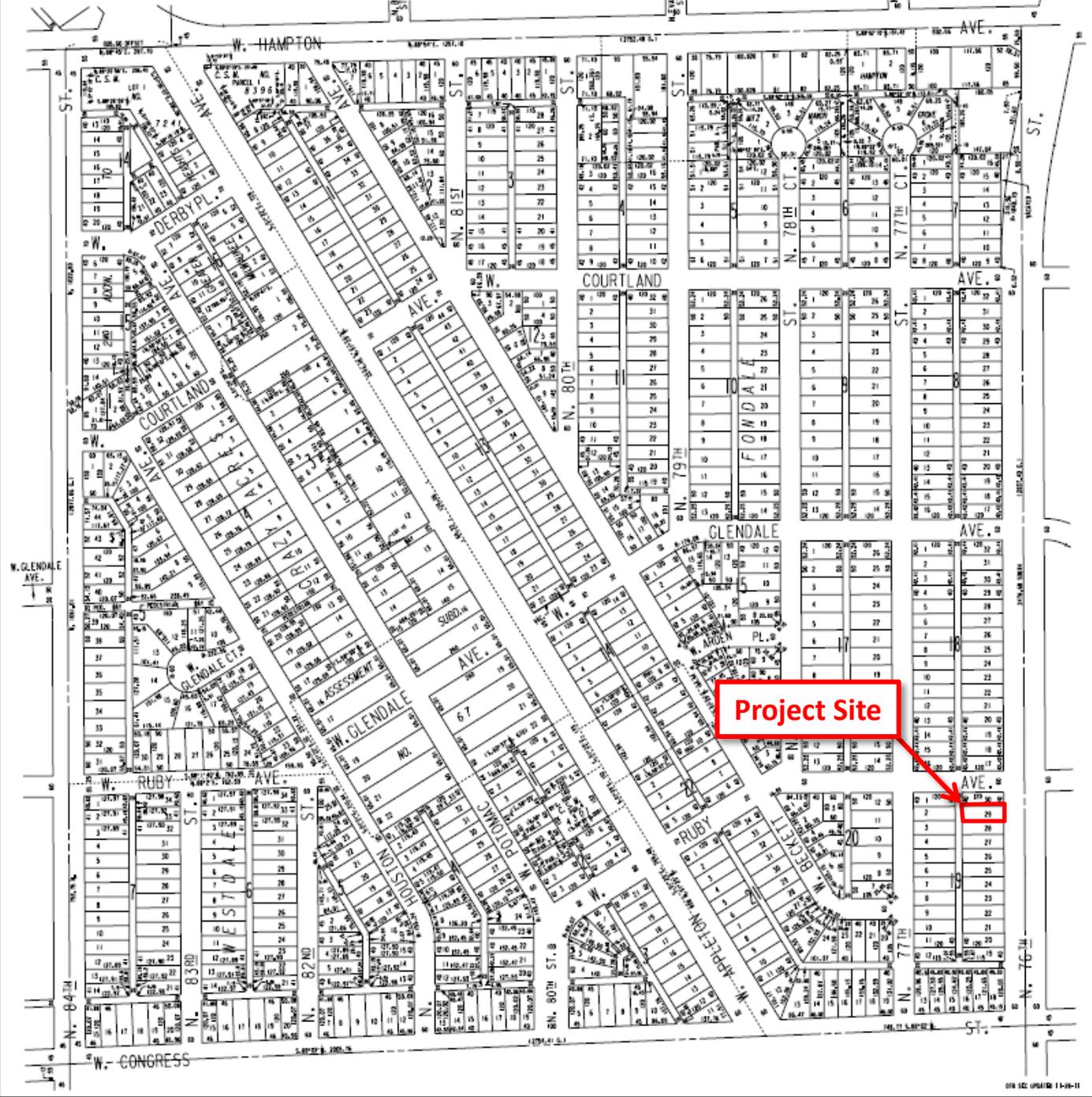
MR/SB
City of Milwaukee
1/3/2017

FIGURE 1
Quarter Section Land Use Map
4473 North 76th Street, Milwaukee, WI



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INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

N. E. ¼ SEC. 4, T. 7 N., R. 21 E.



Project Site

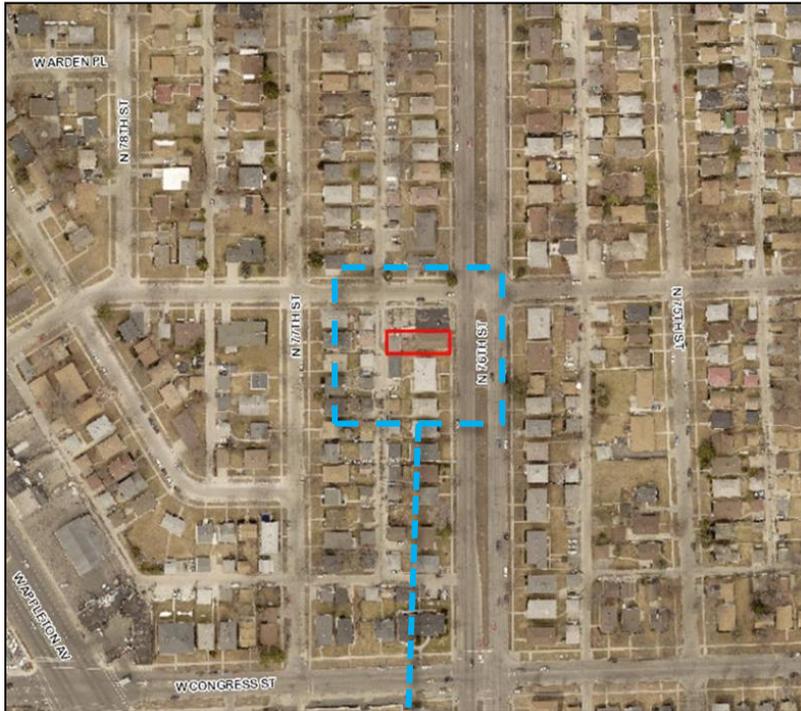
FIGURE 2

Plat Map

4473 North 76th Street, Milwaukee, WI



FIGURE 3
Aerial Photographs
4473 North 76th Street, Milwaukee, WI



ATTACHMENT A
Site Photographs
4473 North 76th Street, Milwaukee, WI



View of project site, looking southwest



Front view of project site, looking west



Rear view of project site, looking east

ATTACHMENT A
Site Photographs
4473 North 76th Street, Milwaukee, WI



First floor of project site



First floor of project site

ATTACHMENT A
Site Photographs
4473 North 76th Street, Milwaukee, WI



Second floor of project site



Second floor of project site

ATTACHMENT A
Site Photographs
4473 North 76th Street, Milwaukee, WI



Basement of project site



Basement of project site