

Historical Land Use Investigation
7350 North 76th Street and 7350(R) North 76th Street
Milwaukee, Wisconsin

File: 106-03

Prepared by:



Department of City Development

April 5, 2018

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A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 7350 North 76th Street and 7350(R) North 76th Street, Milwaukee, Wisconsin is to identify potential environmental conditions associated with the properties prior to them being listed for sale. For brevity and convenience, these properties 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 Good Hope Road to the south, West Calumet Road to the north, North 76th Street to the east, and North 60th Street to the west. 7350 North 76th Street is developed with a paved parking lot, a two-story house, two one-story warehouses and a one-story office. 7350(R) North 76th Street is undeveloped. **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
7350 North 76th Street	1069989111	45,390 ft ²	272,598 ft ²	CS	City of Milwaukee
7350(R) North 76 th Street	1069991114	Not Applicable	162,022 ft ²	IL1	City of Milwaukee

*CS = Commercial Service

*IL1 = Modern Industrial Parks

C. Historical References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
7350 N. 76 th St	1935-1960	Not Listed
	1965	Kartland (gocarts), Residence
	1970-1975	Northside Recreation Amusement Place, Residence
	1980-2005	Johnson Park (amusement park), Johnson Energy Systems Inc.
	2010	Not Listed
	2015	Residential/Johnson Kart Inc. (golf cars & carts mfrs)
<i>*No listings for 7350(R) N. 76th St</i>		

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

Address	Date	Comments
7350 N. 76 th St	4/13/1960	App. for Permit- Raze 1-story frame barn
	5/3/1960	App. for Permit- Construct driveway
	6/14/1960	App. for Permit- Construct garage
	8/18/1960	App. for Permit- Addition to existing building
	9/15/1960	App. for Permit- Install 1-500 gallon UST
	5/17/1961	App. for Permit- Construct concession building
	12/7/1965	App. for Permit- Occupancy: Sale of Christmas trees
	4/21/1966	App. for Permit- Occupancy: open area batting range

Address	Date	Comments
	5/16/1968	App. for Permit- Construct steel gravity slide
	10/23/1969	App. for Permit- Construct warehouse
	1/20/1970	App. for Permit- Install 2 gas burners
	6/15/1970	App. for Permit- Occupancy: warehouse and storage
	9/19/1972	App. for Permit- Construct storage and game room
	5/21/1973	App. for Permit- Construct roller skating rink
	6/22/1973	App. for Permit- Excavation and foundation work for proposed 1-story warehouse addition
	9/5/1973	App. for Permit- Addition to warehouse
	10/22/1973	App. for Permit- Occupancy: manufacturing gokarts
	10/25/1973	App. for Permit- Occupancy: Johnson's Skate Palace
	12/11/1973	App. for Permit- Install 2 gas unit heaters in new warehouse
	10/1/1974	App. for Permit- Construct ticket booth and toilet facilities
	6/13/1975	App. for Permit- Install heating and air conditioning
	9/10/1975	App. for Permit- Pave access to parking area
	6/7/1976	App. for Permit- Occupancy: miniature golf course
	6/26/1976	App. for Permit- Install telephone booth
	12/4/1979	App. for Permit- Excavation and foundation work to grade for proposed 1-story comm. Building
	12/14/1979	App. for Permit- Construct 1-story addition to manufacturing building
	12/12/1980	App. for Permit- Install footing and foundation slab for building
	7/1/1981	App. for Permit- Construct concession stand for mini golf course
	11/9/1981	App. for Permit- Install 4 gas fired unit heaters
	6/3/1988	BOZA Variance granted to construct amusement arcade
	5/20/1996	App. for Permit- Occupancy: Concession stand for existing amusement park
	2/16/1998	App. for Permit- Occupancy: Assembly of wheels and tires
	5/14/2000	App. for Permit- Occupancy: Snack bar retail sales
	11/29/2005	Zoning Certificate- Occupancy: manufacturing
	1/11/2006	Violation Notice- Raze structure
	10/26/2006	Condemnation Permit- Razing
	3/15/2007	Condemnation Permit- Razing
	3/24/2008	Occupancy Permit- Process mined material
	5/2/2008	Service Request- Operating a concrete crushing/recycling operation without a permit
	9/28/2012	Plumbing-Repair; Occupancy: 2-family; Owner: Shirley M Johnson
	6/22/2016	Service Request – Heavy motor vehicle parking on property
*No listings for 7350(R) N. 76 th St		

D. 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, a Freshwater Forested/Shrub Wetland exists on part of the northern side of 7350(R) North 76th Street. The wetland map is included as **Figure 4**.
5. According to the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Environmental Corridors Map, the project site is not located within an environmental corridor.
6. According to the 1963 Milwaukee County aerial, there appears to have been ground disturbance activities on the central portion of the property. The Milwaukee County aerial is included as **Figure 5**.

E. Project Site Inspection

City staff conducted a site inspection on March 22, 2018. The project site has two separate parcels. The parcel closest to the street, 7350 North 76th Street, was observed to be developed with a paved parking lot, a two-story house with a basement, a one-story office and two one-story warehouses. The pavement was cracked and in poor condition. The house appeared to be in fair condition. The warehouses contained numerous 55-gallon drums and compressed gas containers, a paint booth, machinery, two forklifts, and what appeared to be oil staining beneath some of the machinery. Some of the 55-gallon drums had identifying labels, though many drums were not labeled. One of the warehouses is currently in use as a workshop, which appeared to be used for making go-carts. The other warehouse appears to be used as a storage space for miscellaneous machinery parts and equipment, appliances such as refrigerators and furnaces, as well as a semi-truck. Both buildings appeared to be in good condition, though the roof of the rear warehouse had a few holes in it. On the outside of the buildings are several vehicles that appeared to be in disrepair, one boat on a trailer, seven visible trailers, a forklift, numerous wooden pallets, discarded machinery parts, tires and hubcaps, numerous 55-gallon drums, a 275-gallon caged plastic tank, discarded furniture, and a truck with an aerial work platform. Near the border on the rear parcel on the project site there is a separate pile of tires and a separate rubber pile. The rear parcel, 7350(R) North 76th Street, is undeveloped and contains prairie grasses and multiple trees. **Attachment A** includes photographs from the site inspection.

F. Findings and Conclusion

This Historical Land Use Investigation revealed the following environmental conditions at 7350 North 76th Street:

- Numerous 55-gallon drums with unknown contents
- Multiple compressed gas containers
- A paint booth
- Oil staining on the concrete floor beneath machinery and vehicles in both warehouses
- A 1960 permit to install one 500 gallon UST
- Potential historical ground disturbance activities in the 1960s

This Historical Land Use Investigation revealed the following environmental condition at 7350R North 76th Street:

- A freshwater forested/shrub wetland is located on the northern portion of the property.

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MR/KK
City of Milwaukee
April 5, 2018

FIGURE 1

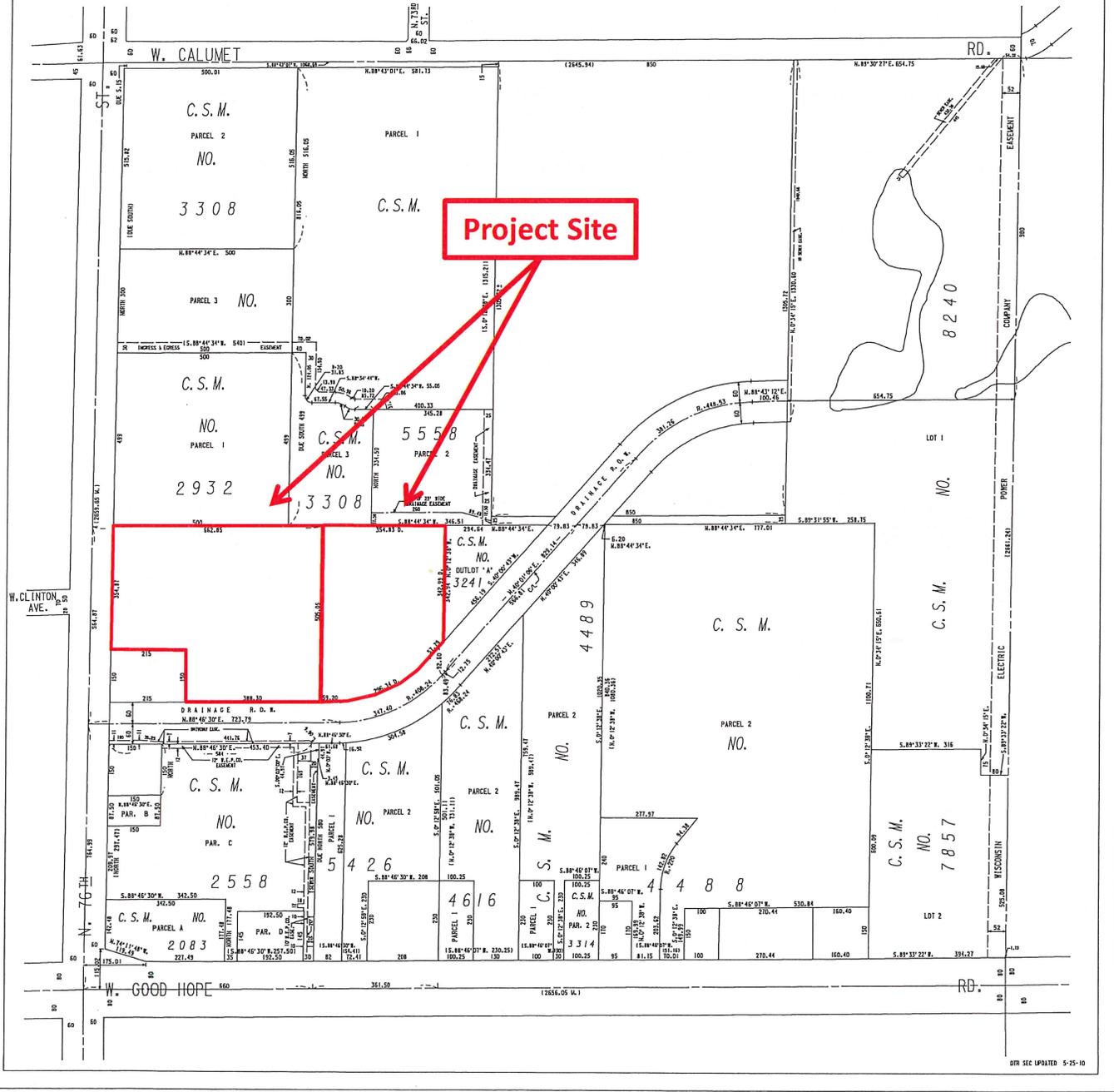
Quarter Section Land Use Map

7350-50(R) N. 76th St, Milwaukee, WI



COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

S.W. 1/4 SEC. 15, T. 8 N., R. 21 E.



DTR SEC UPDATED 5-25-10

FIGURE 2

Plat Map

7350-50(R) N. 76th St, Milwaukee, WI

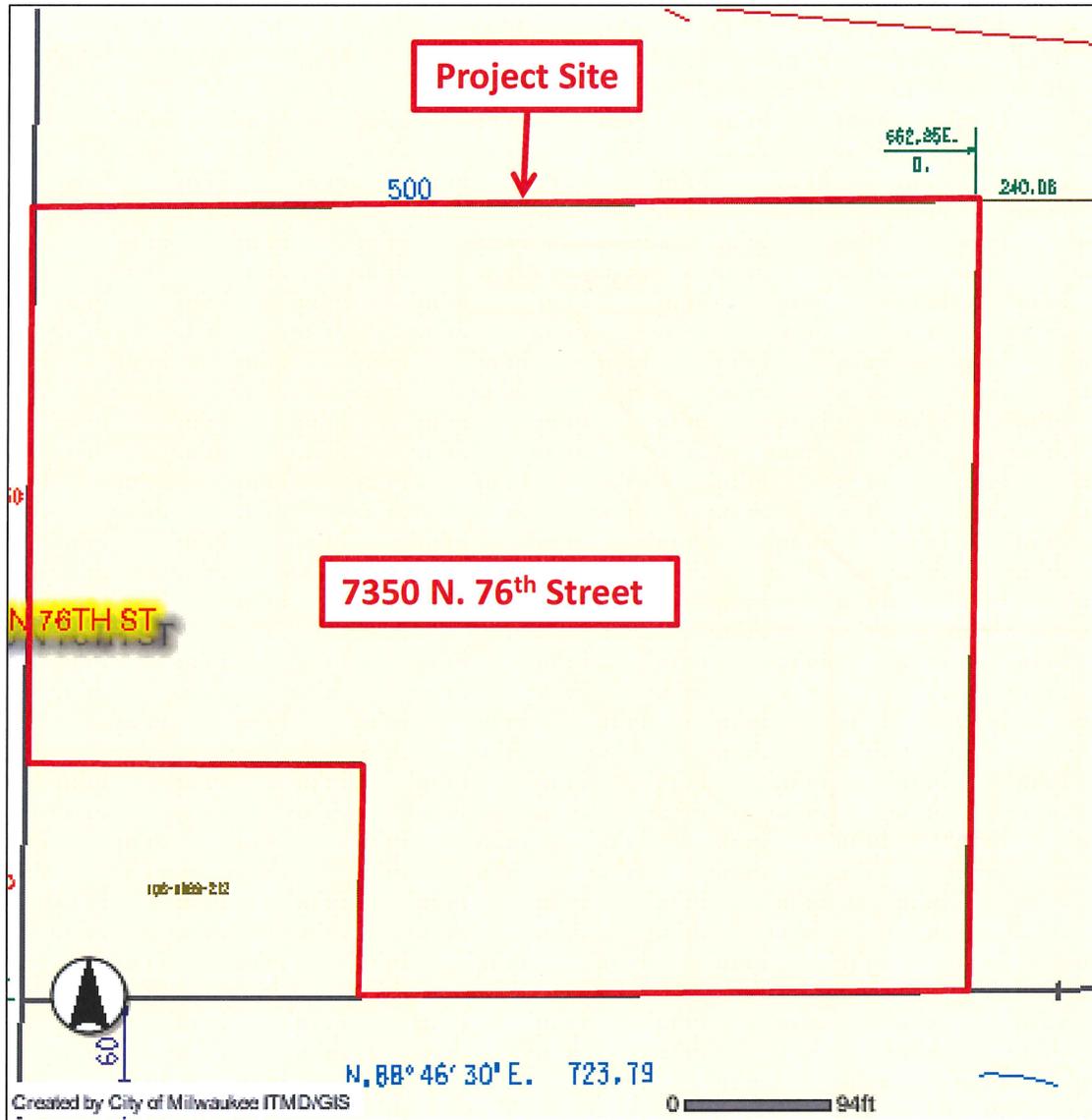


FIGURE 2

Plat Map

7350-50(R) N. 76th St, Milwaukee, WI

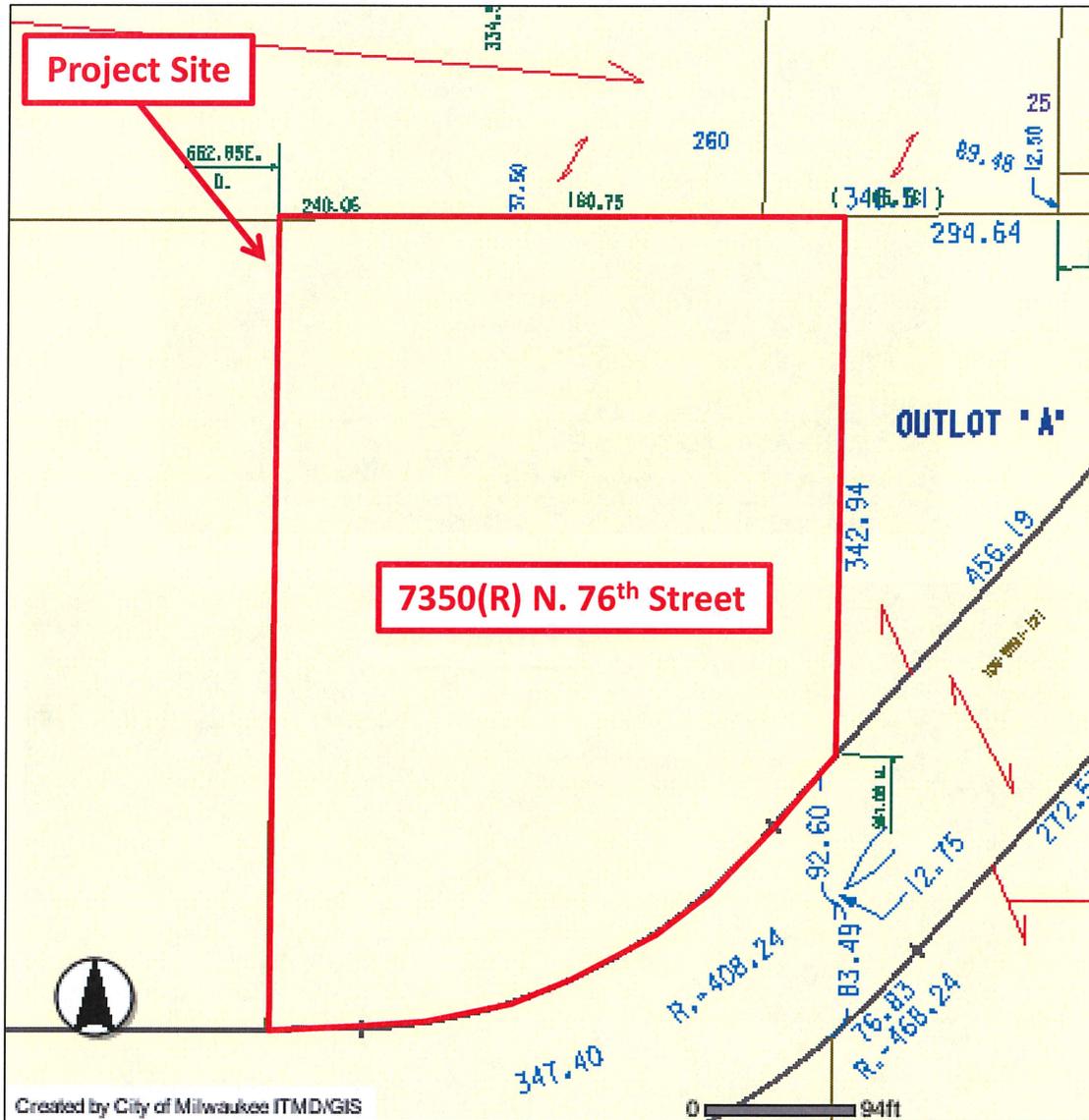


FIGURE 3
Aerial Photographs
7350-50(R) N. 76th St, Milwaukee, WI



Source: Map Milwaukee (2013 Aerial)

FIGURE 5
1963 Milwaukee County Aerial Photograph
7350-50(R) N. 76th St, Milwaukee, WI



Source: Milwaukee County Land Information Office (1963 Aerial)

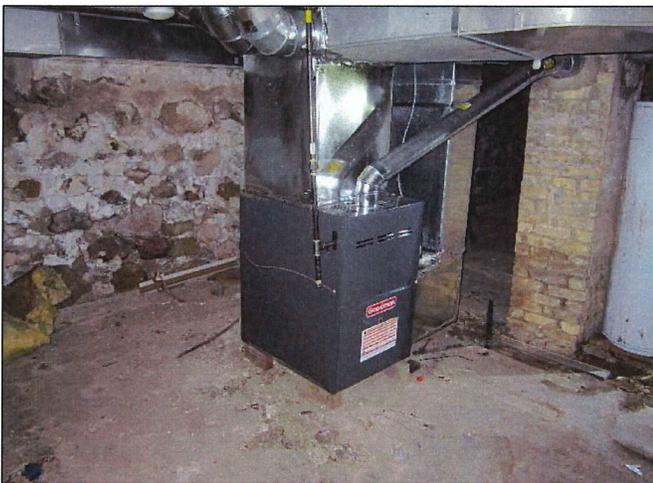
ATTACHMENT A
Site Photographs
7350-50(R) N. 76th St, Milwaukee, WI



View of house on project site, looking northeast



View of basement boiler



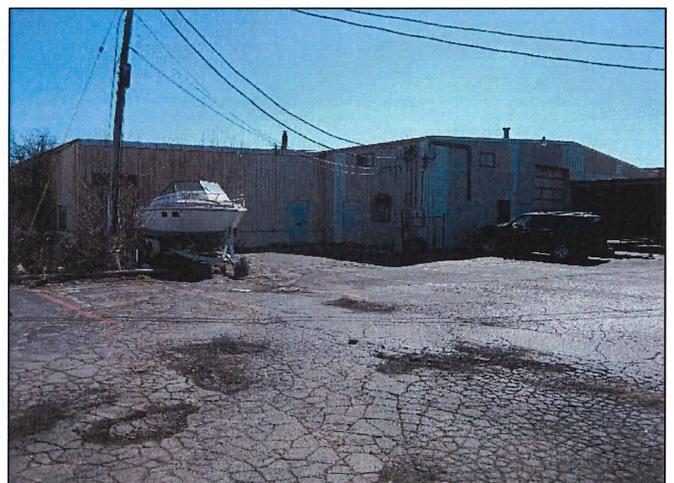
View of basement furnace



View of basement pipes

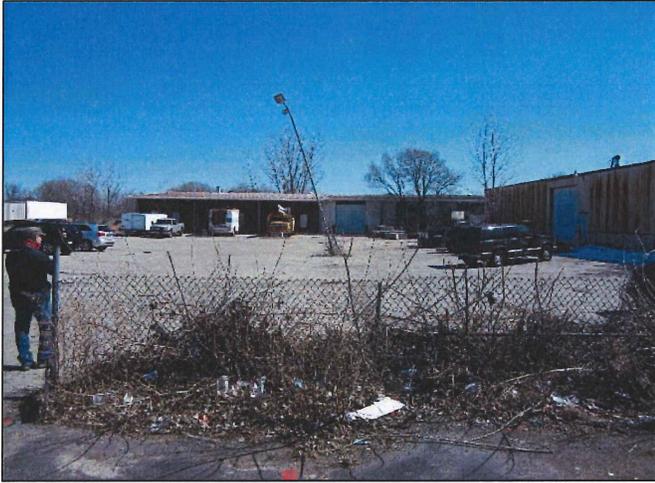


View of office building, looking south

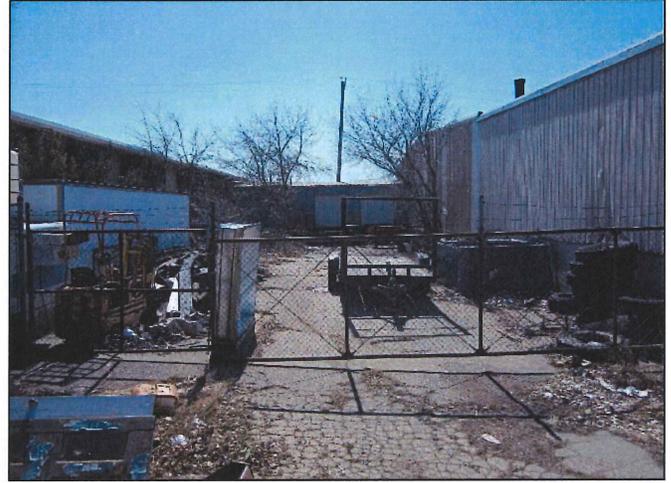


View of workshop, looking southeast

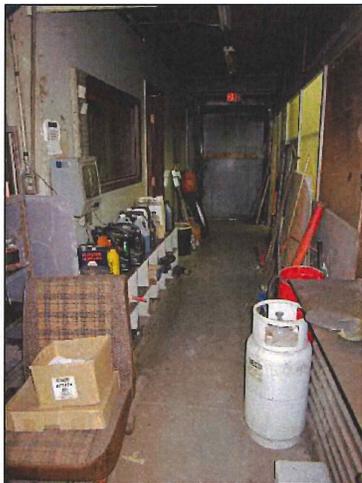
ATTACHMENT A
Site Photographs
7350-50(R) N. 76th St, Milwaukee, WI



Front view of project site, looking east



View of building connection, looking south



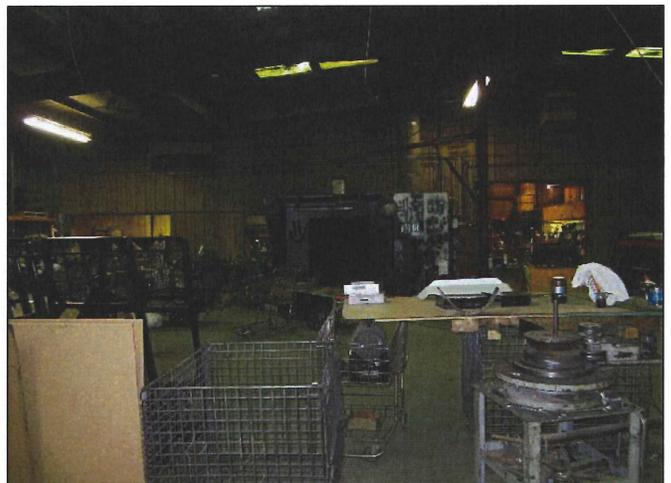
View of workshop hallway



View of workshop machinery



View of workshop from loft



View of workshop paint booth

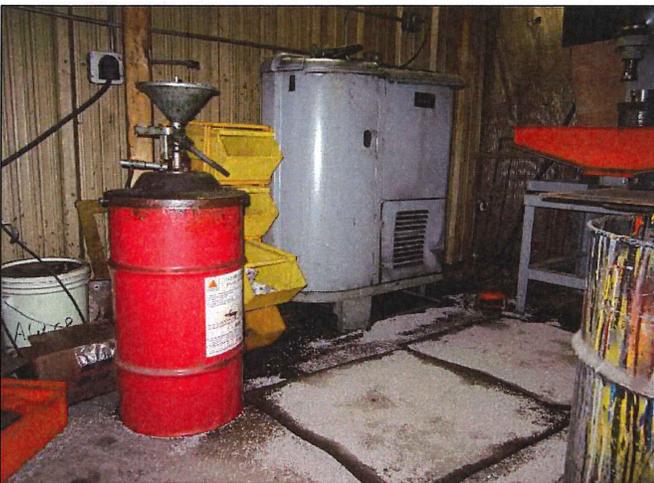
ATTACHMENT A
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7350-50(R) N. 76th St, Milwaukee, WI



View of workshop



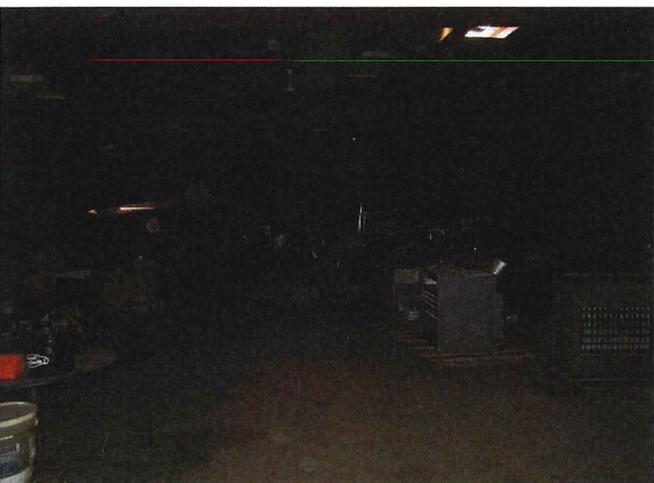
View of workshop machinery



View of workshop machinery



View of workshop machinery



View of warehouse

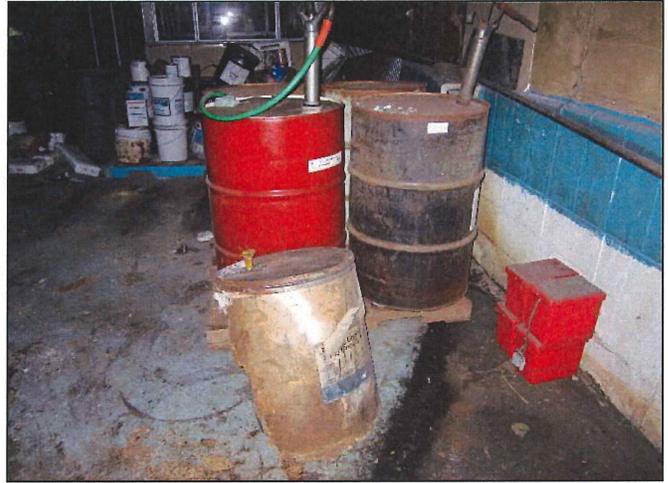


View of warehouse buckets

ATTACHMENT A
Site Photographs
7350-50(R) N. 76th St, Milwaukee, WI



View of warehouse containers



View of warehouse drums



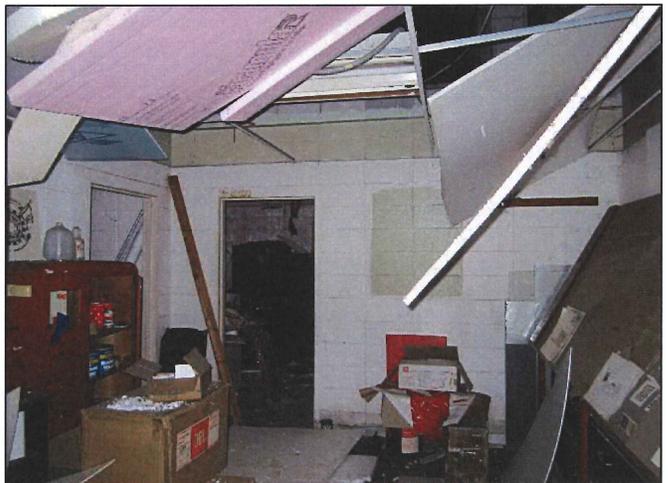
View of warehouse drums



View of warehouse office



View of warehouse boiler

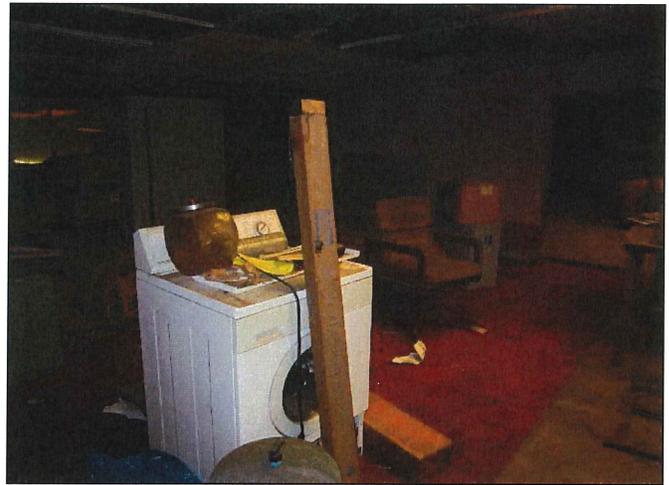


View of warehouse office

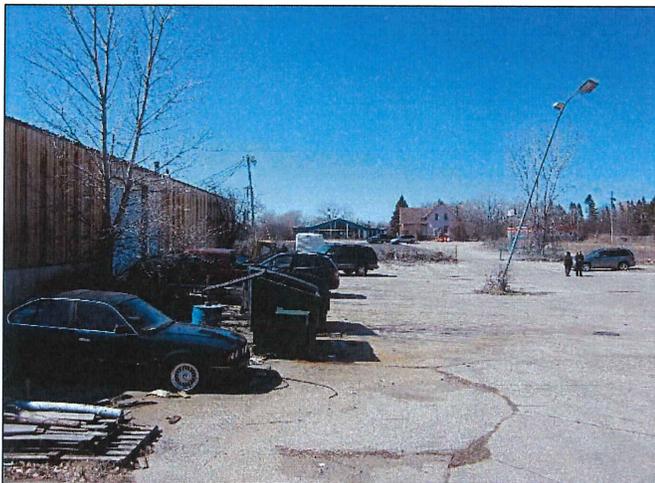
ATTACHMENT A
Site Photographs
7350-50(R) N. 76th St, Milwaukee, WI



View of workshop office containers



View of loft area



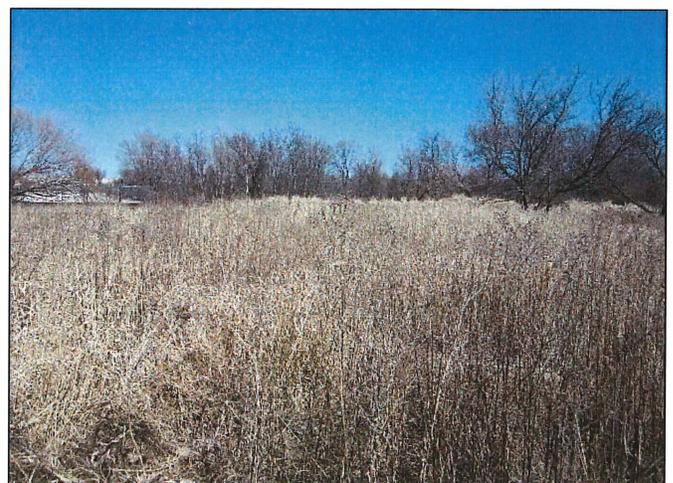
View of project site, looking west



View of discarded tires



Rear view of warehouse



View of eastern portion of project site, looking east

