

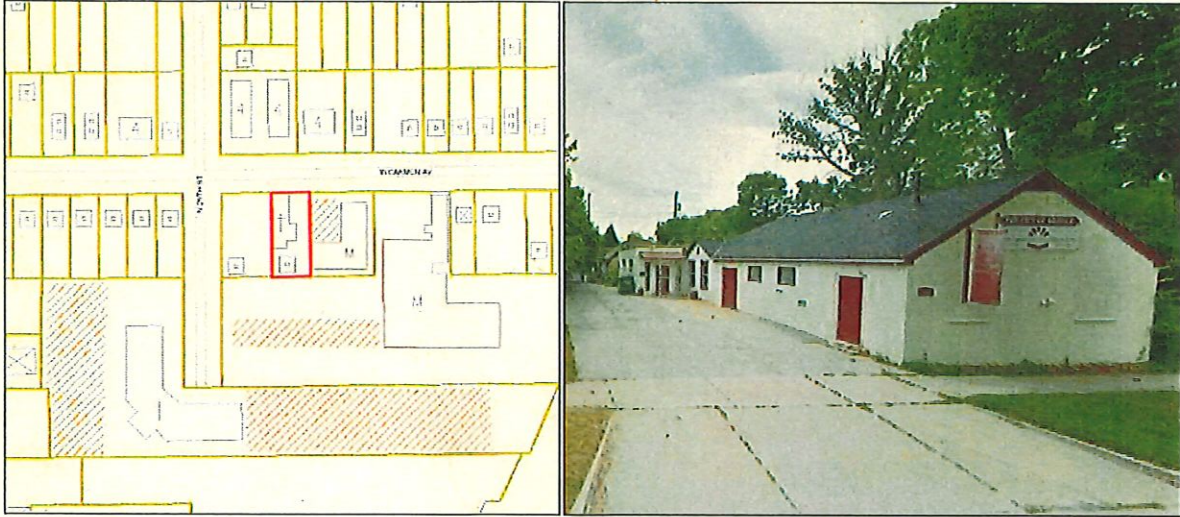
2023-3 file

In-Rem 2017-3

2817-19 West Carmen Avenue

Tax Key: 1709930000

Plat: 170-07



Lot Size	Building Size	Zoning	Owner
7,841 ft ²	2,324 ft ² (church) & 1,094 ft ² (dwelling)	RT2	Rose L Patterson

Source: City Assessor's Database

Historical References

- The Wright's City Directories (1935-1990) and the Polk's City Directories (1993-2015), reviewed in five year increments, contain the following information for the project site:

Address	Date	Comment
2817 W. Carmen Av	1935-1940	Not Listed
	1945	Residential/Machinist
	1950-1975	Copy Plus Inc. – duplicating machine manufacturers
	1980-2000	Schroeder's Tool Welding
	2005-2015	Residential (Rose Patterson)
2819 W. Carmen Av	1935-1950	Not Listed
	1955-2005	Residential
	2010	Not Listed
	2015	Residential

- Select Department of Neighborhood Services (DNS) records for the project site contain the following information:

Date	Comment
2/28/1952	Building Permit: One story addition to factory. Owner: Copy Plus Inc.
10/22/1953	Inspection Note: "One 175 gallon tank of class III liquid stored outside building, connected by metal pipe and fed by gravity into building (duplicating fluid)"

Date	Comment
3/8/1957	Application for Permit: Install one 1,500 gallon tank (completed 3/11/1957). Owner: Copy Plus Inc.
8/26/1963	Building Permit: Addition to factory. Owner: Copy Plus
12/27/1972	Occupancy Permit: Copy – Plus Inc. – manufacturing of duplicating machines Former: Manufacturing of duplicating machines
3/2/1981	Electrical Permit: Owner – Schroeder Tool Welding
10/20/1993	Application for Permit: Remove one 1,000 gallon tank per regulations. "Area excavated, tank removed, no apparent contamination. National Tank Services on site to clean tank. OK to close permit 1/20/1994"
3/19/2001	Occupancy Permit: Schroeder's Tool Welding – precision and micro welding for tool and die industry. Have been at this location since 1977. Former: Copy Plus (1976) "Does building have underground tanks? Answer: No"
5/26/2004	Electrical Permit: Occupancy – Mixed use (Rose Patterson)
7/28/2004	Occupancy Permit: Church (Rose Patterson)
2/25/2005	Temporary Occupancy Permit: Religious building (Rose Patterson)
4/24/2012	Violation: Paint previously painted surfaces, replace defective roofing, fascia boards, downspout, gutters
10/30/2012	Violation: Repair defective electrical fixture, furnace, damaged ceiling plaster, restore wall to watertight condition
9/14/2015	Violation: Obtain occupancy certificate for religious organization and social service (such as pantry), properly seal open drains and pipes, repair leaks in roof, replace defective plaster and electrical fixture

Environmental Records

1. The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) online tank database includes the following entry for the project site:

034965: Closed/Removed 1,500 gallon fuel oil UST
Owner: Schroeder's Tool Welding
Closed/Removed as of 10/25/1993

2. The Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS) does not include listings for the project site.

**Sanborn Maps are not available for the project site*

****Tax Balance: \$18,165 (2012, 2014-2016). Assessment Class Code: Mercantile. Account Status: RE Delinquent.**