

Historical Land Use Investigation

2701 South 29th Street
Milwaukee, Wisconsin

File: 510-03

Prepared by:



Department of City Development

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A. Purpose

This Historical Land Use Investigation (HLUI) of 2701 South 29th Street, Milwaukee, Wisconsin, will identify potential environmental conditions associated with the project site to determine if this property can be removed from the City’s “Do Not Acquire” (DNA) list for the purpose of redevelopment. The purpose of this HLUI is to identify potential environmental conditions associated with the property. For the sake of 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 Cleveland Avenue to the north, a Union Pacific Railroad right-of-way to the south, South 29th Street to the east, and South 31st Street to the west. The project site is occupied by a 1-story commercial building. The general area including the project site is shown on **Figure 1**, and project site dimensions are presented on **Figure 2**. An aerial photograph of the site is shown on **Figure 3**.

The following table presents relevant information regarding the project site:

| Address | Tax Key # | Bldg. Size | Lot Size | Zoning* | Owner |
|------------------------------------|--------------|-----------------------|-----------------------|---------|--------------|
| 2701 South 29 th Street | 494-0277-000 | 1,629 ft ² | 3,600 ft ² | IL2 | Brian K Inda |

*IL2= Light Industrial

C. Historical References

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (1993-2010), reviewed in approximately five year increments indicate the following information for the project site:

| Address | Date(s) | Occupancy |
|----------------------------|-----------|------------------------------------|
| 2701 S 29 th St | 1935-1965 | Herman C Erdmann Sheet Metal Works |
| | 1970 | No Listing |
| | 1975-1980 | Lenzen Heating Co. |
| | 1985 | Vacant |
| | 1990-1993 | BKI Industries – cabinet maker |
| | 2000-2010 | No Listings |
| 2901 W Cleveland Ave | 1935-2010 | No Listings |
| 2903 W Cleveland Ave | 1935-2010 | No Listings |

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

| Address | Date | Comment |
|----------------------------|-----------|---|
| 2701 S 29 th St | 1/23/1933 | Inspector’s Electrical Survey: Original Electrical Survey 7/14/1932. Owner listed: H.C. Erdmann- Sheet Metal Shop |
| | 6/19/1968 | App. for Permit- Alter: Install washroom, providing ventilation, 5/8” sheet rock walls, sanitary base & impervious |
| | 6/19/1968 | App. for Permit-Occupy: Lenzen Heating Co. – entire bldg Type of work: Sheet Metal Former Occupancy: Sheet Metal |
| | 6/24/1968 | Plumbing Survey- Dept. of Public Works letter to owner: No plumbing in building at present. All plumbing to be installed to code. |

| Address | Date | Comment |
|----------------------------|------------|--|
| 2701 S 29 th St | 9/21/1972 | App. for Permit to Alter: Cover building with steel siding |
| | 9/18/1975 | Standards & Appeals Commission letter to owner: -Provide approved drainage for parking area - Provide permanent, hard, dust-free surface for parking area *Variance granted from paving for 2 years if parking surface remains dust free and maximum of 2 cars and 1 truck parked on lot at any one-time. |
| | 9/29/1977 | Building Inspection letter to owner: Variance expired. Reapply for variance or comply with parking lot requirements. |
| | 1/4/1980 | Building Inspection letter to owner: Variance expired. Reapply for variance or comply with parking lot requirements. |
| | 6/25/1980 | App. for Permit - Occupy: Sun-Day Solar, Inc. (entire bldg) Manufacture of solar collectors and sale of firewood Former occupancy: Manufacture of solar collectors |
| | 4/13/1982 | Current conditions in violation notice to owner: Reapply for parking variance or comply with parking lot requirements. |
| | 6/11/1985 | App. for Permit - Occupy: Office & Warehouse (permitted use contractor shop & yard) Former Occupancy: Office & Shop |
| | 6/17/1985 | Order to Correct Conditions: Pave parking area 7/24/1985: Cancel Order. Occupancy Application Cancelled |
| | 1/23/1986 | Application for Permit to Occupy: Occupancy- Wood Cabinet Shop Former Occupancy: Solar Heating Co. |
| | 8/20/1986 | Order to Correct Conditions: Obtain plumbing permit & properly install illegally installed water closet & wash basin |
| | 8/4/1987 | Application for Electrical Permit: Occupancy use- Dwelling Permit is for repairs per code violations |
| | 3/25/1988 | Order to Correct Conditions: Pave parking area |
| | 6/3/1988 | Permit cancelled. No work completed |
| | 12/27/1990 | Application for Electrical Permit- Occupancy: Commercial Electrician's Remarks: "I declare that an asbestos project will not be included in the work performed under this permit." |
| 2901 W Cleveland Ave | 11/13/1978 | Application for Electrical Permit: Owner: Grover Piston Ring, Inc. -Install 700W Mercury Area Light |

D. Sanborn Maps

Sanborn Fire Insurance Maps indicate the following information regarding the project site:

- a. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site occupied by a one-story commercial building labeled "Tin Shop." Land uses surrounding the project site include a commercial building adjacent east across an alley labeled "Badger Wire & Iron Works Inc." The parcel adjacent south of the project site is occupied by an auto garage. Land uses to the east and north of the project site include residential dwellings and undeveloped parcels (**Figure 4 & 5**).
- b. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the same general features as the 1937 map. Changes include the parcel adjacent south shown as vacant and no longer identifies the auto garage as in the previous map (**Figure 6 & 7**).

- c. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map is not available within Department of City Development Records.

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 Commerce (DCOM) does not include 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 Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Wisconsin Wetlands Inventory, wetlands are not identified within the project site. In addition, according to SEWRPC, the project site is not located within an environmental corridor.

F. Project Site Inspection

On October 14, 2010, City staff conducted an inspection of the project site. A photographic log of the project site is included as **Attachment A**.

The project site is occupied by a one story commercial building and unpaved area adjacent east fronting South 29th Street. The topography of the project site is flat with an asphalt paved parking lot is located adjacent south of the project site and is surrounded by a chain link fence. To the west of the project site across an alley is a multi-tenant commercial building. Parcels to the north across Cleveland Avenue and east across South 29th Street are occupied by residential dwellings.

The commercial building within the project site has a one-car attached garage at the eastern portion of the building. The construction was primarily aluminum siding with only a few very small windows on the north and south side of the building. The unpaved area fronting South 29th Street was grass covered with some trees and shrubs. One pile of tree branches/bush trimmings was identified on the unpaved area. City staff did not identify any evidence of heavy industrial or commercial usage of the building including visible fuel tanks, fill pipes or vent pipes. Staff was also unable to identify recognized environmental concerns such as chemical stains, distressed vegetation, dumped garbage, odors, or other uses of the property inconsistent with other records included within this report.

The property is privately owned and staff did not attempt to enter the property or inspect interior conditions. Inspection was made visually from adjacent public roads, walkways and an adjacent alley.

G. Findings and Conclusion

This Historic Land Use Investigation revealed the following environmental concerns:

- The project site has historically operated as a sheet metal shop.

Based on the available historic information, a Phase II Environmental Site Assessment (ESA) of 2701 South 29th Street does not seem warranted at this time.