

**Historical Land Use Investigation of
616-18 W. North Avenue
Milwaukee, Wisconsin**

File: 323-05

Prepared by:



Department of City Development

April 20, 2010

A handwritten signature in blue ink, appearing to read "Karen C. Dettmer".

**Karen C. Dettmer, P.E.
Senior Environmental Project Coordinator**

A handwritten signature in black ink, appearing to read "Jackie Winkel".

**Jackie Winkel
Environmental Associate**

A. Purpose

This Historical Land Use Investigation (HLUI) of 616-18 W. North Avenue, Milwaukee, Wisconsin, was requested Deshea Agee, Urban Development, Department of City Development, City of Milwaukee. 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 on a block bound by W. Meinecke Avenue to the north, W. North Avenue to the south, N. 6th Street to the east, and N. 7th Street to the west. The project site is a vacant, grassy lot. 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
616-18 W. North Avenue	323-0657-000	N/A	5,400 sq. ft.	LB2	City of Milwaukee

*LB2= Local Business District

C. Historical References

1. The Wright’s City Directories (1935-1975; 1985-1990) and the Polk’s City Directories (1993-2009), reviewed in approximately five year increments indicate the following information for the project site and select surrounding properties:

Address	Date	Occupancy
616 W. North Avenue	1935	Werner Company (artists)
	1940-1960	Residential
	1965	Vacant
	1970-1975	Residential
	1985	Vacant
	1990	Residential
	1993	Not verified
	2000-2009	Not listed

Address	Date	Occupancy
622 W. North Avenue	1935	Red Arrow Express
	1940-1950	Irving Press Printers
	1955	Not listed
	1960-1970	Physician
	1975-1993	Church
	2000-2009	Not listed

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Address	Date	Occupancy
626 W. North Avenue	1935	Vacant store
	1940	Locksmith
	1945-1950	Laundry
	1955	Construction Co.
	1960-1965	Restaurant
	1970	Vacant
	1975-2009	Not listed

Address	Date	Occupancy
628 W. North Avenue	1935	Vacant store
	1940	Steam fitters union
	1945	Midwest Manufacturing Co.
	1950	WI Sound Equipment Co. Inc.
	1955	Fluorescent Manufacturing Co.
	1960-1975	Physician
	1985-1993	Salon
2000-2009	Not listed	

Address	Date	Occupancy
634 W. North Avenue	1935	Vacant
	1940	Residential
	1945	Tavern
	1950-1955	Residential
	1960-1970	Tavern
	1975	Vacant
	1985-1993	Tavern
	2000	Residential
	2009	Not listed

Address	Date	Occupancy
642 W. North Avenue	1935-1945	Fire Dept. Engineering Co.
	1950	Vacant
	1955-1970	Library
	1975	Vacant
	1985-2000	Milwaukee Inner City Arts Council
	2009	Not listed

Address	Date	Occupancy
2307 N. 6 th Street	1935-1940	Residential
	1945	Refrigerator repair
	1950-2000	Residential
	2009	Not listed

Address	Date	Occupancy
2317 N. 6 th Street	1935-1975	Residential
	1985	Vacant
	1990-2009	Not listed

Address	Date	Occupancy
2316 N. 7 th Street	1935	Grocery
	1940-1970	Residential
	1975-2009	Not listed

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

Address	Date(s)	Comment
616 W. North Avenue	3/28/1989	Store and dwelling
	6/25/1934	Tavern- no dance floor
	4/10/1985	Raze dwelling
	1/5/1987	Tavern
	6/7/1993	Certificate of Occupancy: tavern

Address	Date(s)	Comment
622 W. North Avenue	5/27/1930	Application for Permit to Occupy: furniture repair/upholstering
	3/8/1935	Office
	12/15/1938	Printing shop
	1/22/1973	Application for Occupancy Permit: church; former occupancy: doctors office

Address	Date(s)	Comment
626 W. North Avenue	6/17/2002	Certificate of Appropriateness for 626 W. North Ave (Kilbourn-Reservoir Historic Site)

Address	Date(s)	Comment
628 W. North Avenue	1/2/1936	Inspection: Sheet Metal Works
	2/11/1936	Inspection: Former occupancy: printing shop
	3/13/1939	Inspection: ice cream store; former occupancy: retail sales of household appliances
	12/20/1944	Inspection: offices and storage of chemicals
	12/20/1956	Permit to Occupy: pick up station for dry cleaning and pressing
	4/8/1954	Application for Permit to Occupy: Offices for newspaper employment; former occupancy: tailor shop
	12/22/1959	Application for Permit to Occupy: offices/storage
	1/27/1978	Inspection: oil tank in NE corner of basement leaking oil
	1/27/1978	Order to repair/replace leaking oil tank
	1/27/1978	Inspection: oil leaking from copper fittings where they are connected to oil burner
	10/16/1995	Occupancy: Church

Address	Date(s)	Comment
634 W. North Avenue	2/4/1931	Application for permit: tailor shop
	10/26/196	Occupancy: tavern
	5/22/1973	Occupancy: tavern
	5/17/1977	Occupancy: tavern

Address	Date(s)	Comment
642 W. North Avenue	6/25/1952	Public library; former occupancy: fire station
	7/30/1997	Milwaukee Inner City Arts Council, Inc.

3. 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 two stores fronting W. North Avenue, two single-story dwellings at the rear, and a smaller, detached, single-story building at the rear. Land uses north, south and east include single family dwellings and limited commercial uses (south and east not shown). A building labeled “Garage” is located adjacent east on the parcel known as 2307-09 N 6th St. Land uses to the west include a building labeled “Fire Dept. Station No. 8”, and single family dwellings and stores (Figure 4).
- b. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by a two-story store fronting W. North Avenue, two single-story dwellings at the rear, and two smaller buildings. Land uses north include residential dwellings. Land uses south include residential and commercial uses (not shown). Land uses east include a parcel labeled “Filling Station” with three gasoline tanks, a building labeled “Garage, Auto Repairing” and a dwelling. Land uses west are commercial and residential uses, including a building labeled “Pyro Bar, Filled”, a building labeled “City Warehouse” and a building labeled “Auto Repair”. A building labeled “Printing” is located adjacent west (Figure 5).
- c. A 1969 Sanborn Fire Insurance Map shows the project site occupied by a store fronting W. North Avenue, and two residential dwellings at the rear. Commercial establishments, residential dwellings, a building labeled “Auto Repair”, and a building with labels “Bottling Warehouse, Lab, and N.C.,” (not shown) are east of the project site. To the north are residential dwellings. Commercial uses, a building labeled “Public Library”, a building labeled “DRS Off”, a church, a building labeled “Pyro Bar, Filled” and Interstate 43 are shown to the west. A filling station, commercial establishments and residential dwellings (not shown) are south of the project site across W. North Avenue (Figure 6).

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. BRRTS includes the following listings for properties surrounding the project site:
 - 2307 N. 6th Street (5/23/2008-9/17/2008): Leaking Underground Storage Tank (LUST) resulting in groundwater and soil contamination from petroleum, VOC and PAH substances reported to the WDNR. The site status is currently OPEN.
2. The Department of Commerce (DCOMM) does not include listings for the project site. DCOMM includes the following listings for properties surrounding the project site:
 - 2307 N. 6th Street: Four 1,000-gallon waste/used motor oil and two 2,000-gallon leaded gasoline Underground Storage Tanks (USTs), all CLOSED/REMOVED as of 6/20/2008.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel 91, 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.

E. Project Site Inspection

On December 4, 2009, City staff conducted an inspection of the project site. A photographic log of the inspection is included as Attachment A. The project site was vacant, grassy land. Light snow covered the surface. The area surrounding the project site included commercial uses to the south, east and west along W. North Avenue. The area adjacent west was vacant, grassy land, and the area adjacent east had areas of old concrete and stone rubble, as well as vacant, grassy land. Residential uses were located north of the project site.

F. Findings and Conclusion

This HLUI did not reveal environmental conditions associated with the project site

The historical land uses of properties adjacent to and surrounding the project site, including an auto repair and gas station, a printing press, a locksmith, a laundromat, a construction company, refrigerator repair, fluorescent and sound equipment manufacturing, a furniture and upholstery shop, and a sheet metal works company, may have adversely affected the project site. Additionally, the known presence of hazardous and petroleum substances at 2307 N. 6th Street, adjacent east of the project site, may have adversely affected the project site.

KCD/JMW
City of Milwaukee
4/20/2010

Historic Land Use Investigation
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Attachment A
616-18 W. North Avenue
Photographs taken 12/4/2009

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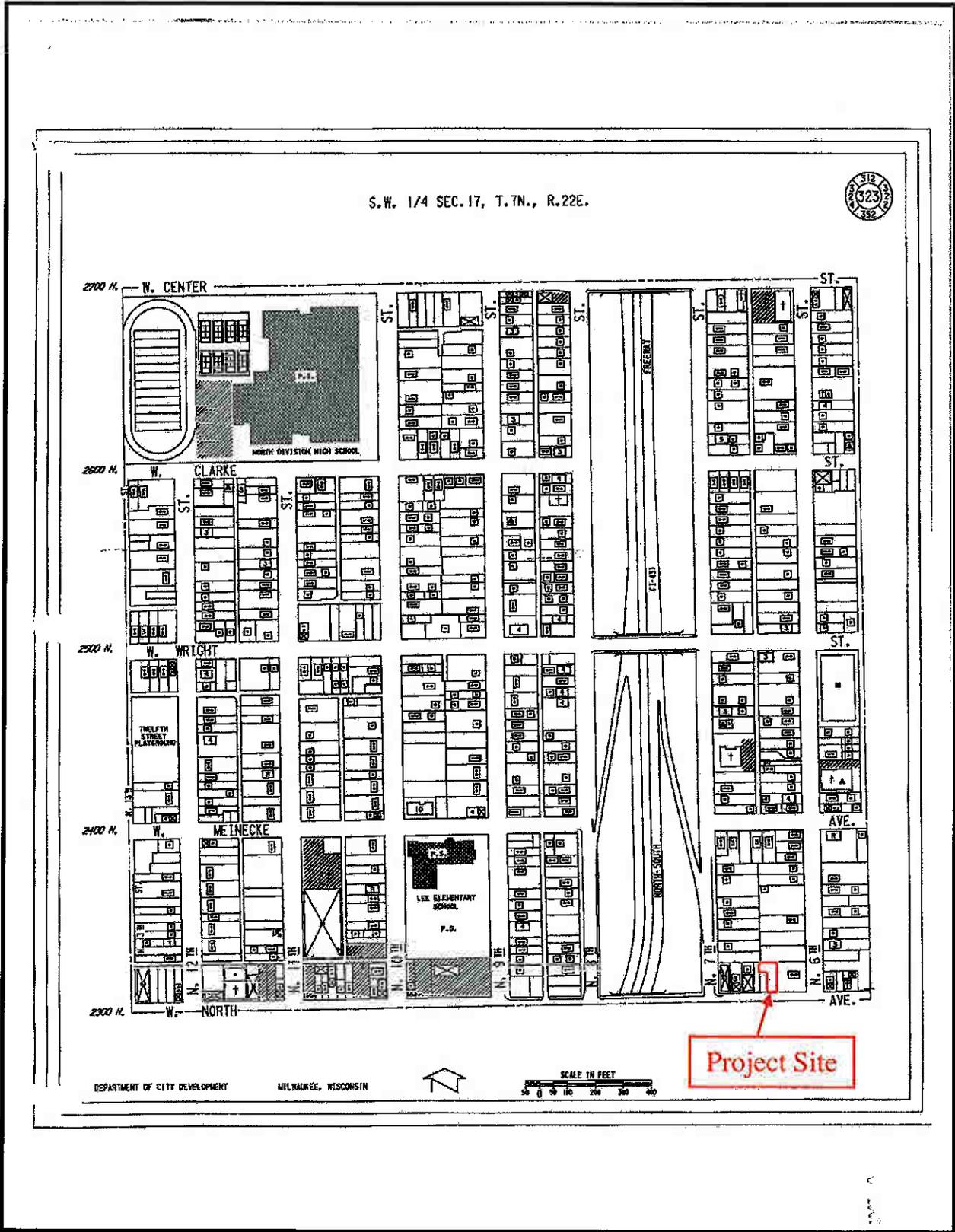


View of the project site facing north.



View of the project site facing north.

FIGURE 1
QUARTER SECTION LAND USE MAP
 616-18 W. North Ave., Milwaukee, WI



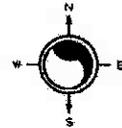
**FIGURE 2
PLAT MAP
616-18 W. North Ave., Milwaukee, WI**

SW 17-7-22
ATLAS P. 323

323

323-05
SCALE 1"=80'

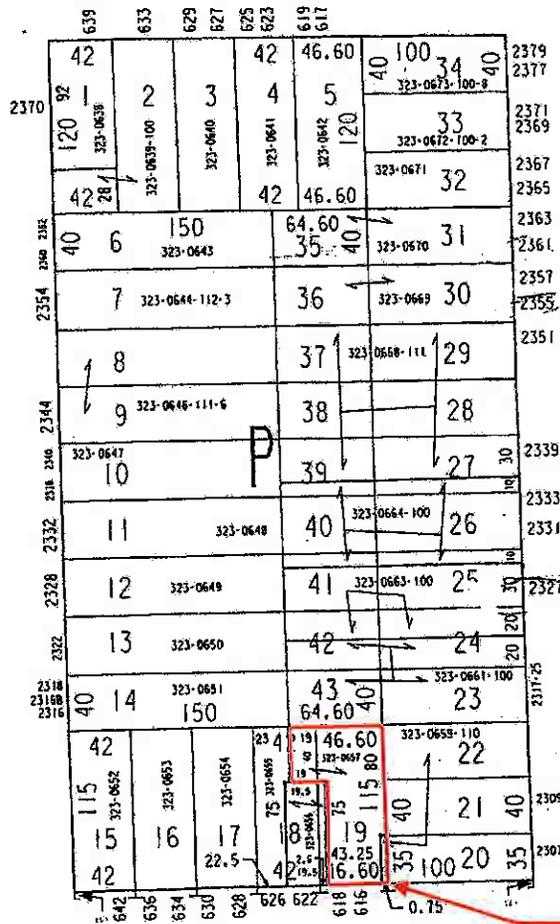
SUBDIVISION INTO CITY LOTS



W MEINECKE AV

N 7TH ST

N 6TH ST



Project Site

W NORTH AV

FIGURE 3
AERIAL PHOTOGRAPH
616-18 W. North Ave., Milwaukee, WI



FIGURE 4
1910 Sanborn Fire Insurance Map
(with updates through 1937)
616-18 W. North Ave., Milwaukee, WI

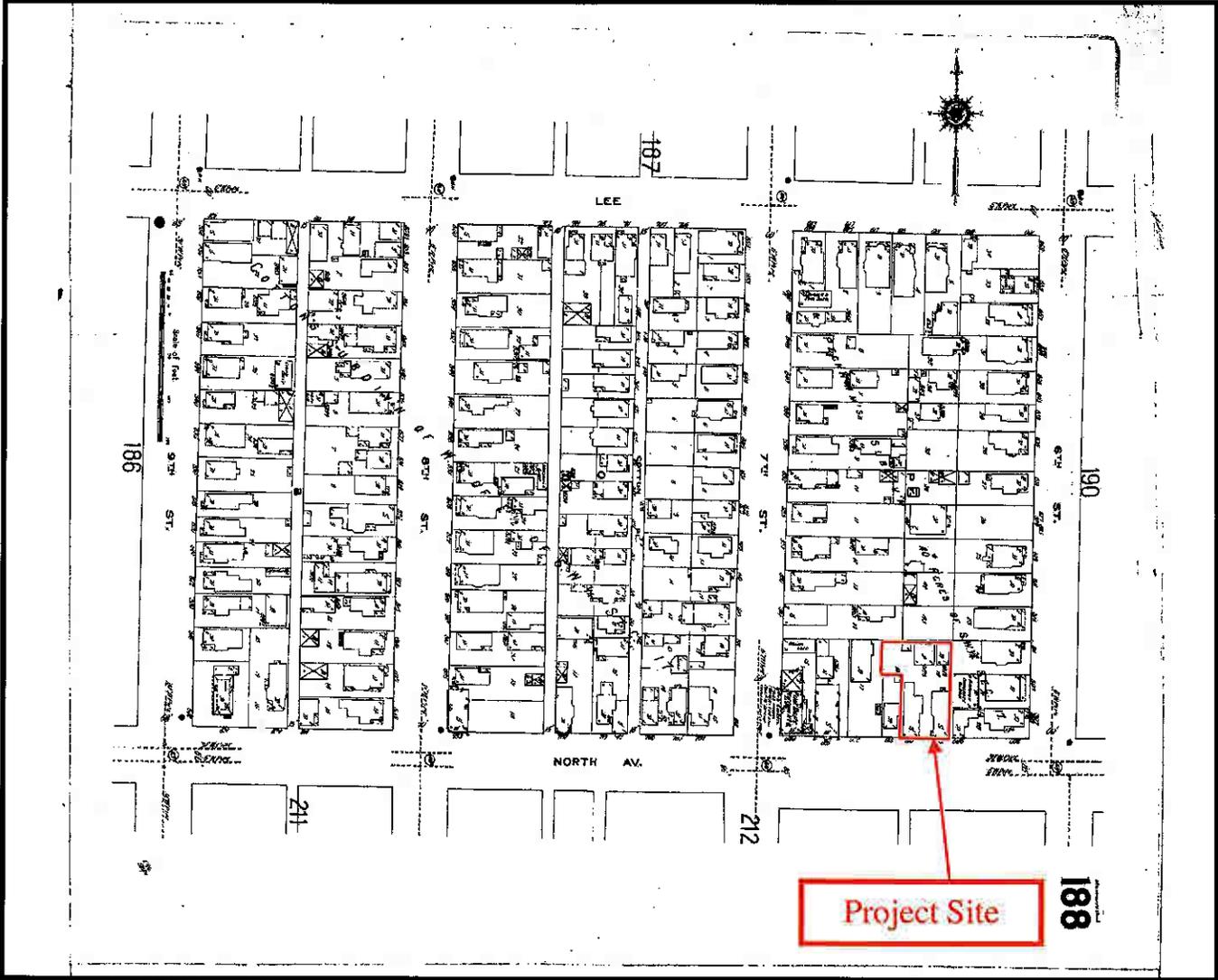


FIGURE 5
1910 Sanborn Fire Insurance Map
(with updates through 1951)
616-18 W. North Ave., Milwaukee, WI

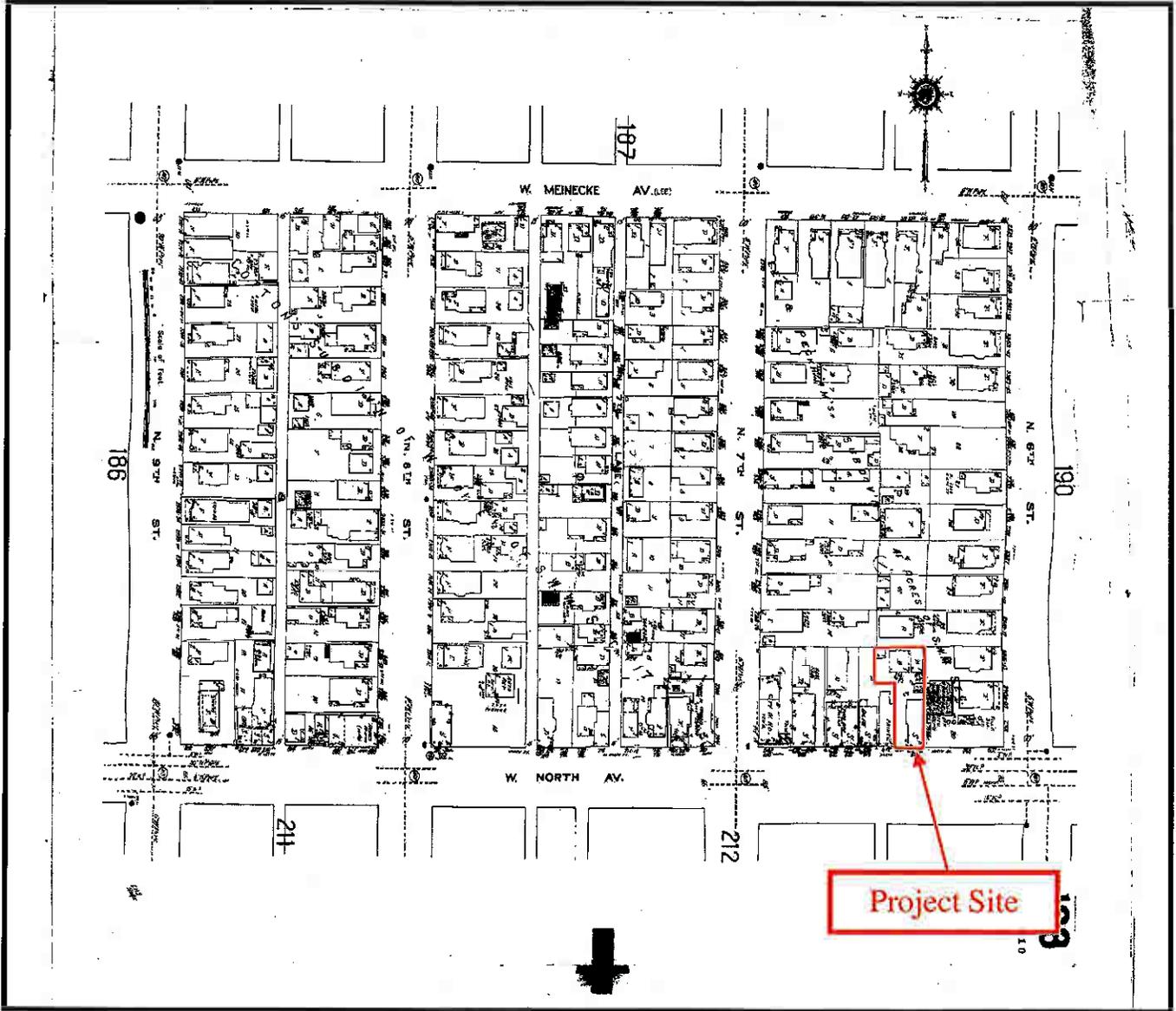


FIGURE 6
1969 Sanborn Fire Insurance Map
616-18 W. North Ave., Milwaukee, WI

