To:　　　Ald. Bohl

From:　　Kathleen Brengosz Fiscal Planning Specialist

Date:　　March 23, 2011

Subject:　Residential Property Maps Based on Year Built

In response to your request for information regarding the number of homes built prior to 1955 the following information was found.

There are 140,570 tax keys in the City of Milwaukee that are classified as single family, two family or multi-family. Of that number 97,507 (69%) were built prior to 1955. Older homes are primarily located north of Howard Avenue and south Silver Spring Drive. Concentrations of newer homes can be found south of Howard Avenue between 13th Street and the west City limits, the western portion of the 11th Aldermanic district and in neighborhoods north of Silver Spring Drive. Attached to this memo are two maps, one showing the distribution of homes built before 1955 and the other showing home built in 1955 or later.

According to the Department of Neighborhood Services, most homes built prior to 1955 were constructed with foundation drains connecting to the sewer system. A property owner wishing to disconnect the foundation drain from the sewer system would be required to obtain a permit for the installation of a sump. Historic permit records are stored on microfiche in the Department of City Development. It is unknown at this time if an accurate estimation of disconnected homes can be determined by reviewing the historic permit records.

Each year the Department of Neighborhood Services reports to Environmental Engineering the number of sump permits that were issued. This information is included in an annual report sent to the Milwaukee Metropolitan Sewerage District. A review of those reports may provide recent trend information that could be used to estimate the number of homes that may still be connected. Because most property owners disconnect from the sewer system when they are experiencing drainage problems, it is not expected that a large percentage of homes have been disconnected.