

Historical Land Use Investigation
2368-70 North Martin Luther King Jr. Drive
Milwaukee, Wisconsin

File: 322-20

Prepared by:



Department of City Development

June 2, 2015

A handwritten signature in blue ink, appearing to read "Mathew Reimer", written over a horizontal line.

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in blue ink, appearing to read "Samuel Schultz", written over a horizontal line.

Samuel Schultz
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 2368-70 North Martin Luther King Jr. Drive, Milwaukee, Wisconsin is to identify potential environmental conditions associated with the property prior to it being listed for sale. For 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 W. North Avenue to the south, W. Meinecke Avenue to the north, N. 2nd Street to the east, and N. Martin Luther King Jr. Drive to the west. The project site is a two-story, mixed-use building. **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
2368-70 N. Martin Luther King Jr. Drive	3220759000	4,844 ft ²	4,528 ft ²	LB2	City of Milwaukee

*LB2 = Local Business Districts

C. Historical References

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (1993-2012), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
2368 N. Martin Luther King Jr. Drive	1935-1985, 2005-2010	Residential
	1990-2000	Vacant, No listing
2370 N. Martin Luther King Jr. Drive	1935	Grocer
	1940	Grocer and liquor store
	1945-1975	Fish market
	1980	Vacant
	1985	Diner
	1990	Drive-In restaurant, Construction management firm
	1996	No listing
	2000-2005	Restaurant
	2010	Residential

**The project site had a former address range of 2368-70 N. 3rd Street.*

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

Date	Comments
10/25/1922	Application for Permit: Garage
09/25/1935	Application for Permit to Install a Refrigeration System: Methyl Chloride refrigerant
05/11/1938	Application for Permit to Construct a New Building: Beer Depot (one-story)
04/01/1943	Application for Permit to Occupy: Fish market Formerly: Grocery
08/14/1951	Application for Permit: Underpin north wall of store and portion of garage

Date	Comments
10/11/1971	Application for Occupancy Certificate: Retail candy store Formerly: Fish market
10/11/1973	Application for Occupancy Certificate: Fish market (carry out fresh fish)
09/08/1979	Application for Occupancy Certificate: Restaurant Formerly: Fish market – restaurant
10/24/1988	Application for Permit: Install 82,000 BTU gas furnace
05/05/1989	Application for Occupancy Certificate: Restaurant Formerly: Same
09/17/1996	Application for Occupancy: Restaurant Formerly: Same
07/29/2011	Enforcement: Repair leaks in roof and restore a watertight condition; Repair and repaint water damaged ceiling plaster
03/26/2012	Code Enforcement: Repair leaks in roof and restore a watertight condition (Roof leaks – flat roof on rear single-story portion)
01/21/2015	Special/Outreach: Graffiti tag on East and south sides of building – Referred to DPW
04/06/2015	Code Enforcement: Broken furniture, TVs, and loose debris in poorly maintained backyard

D. Sanborn Maps

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

1. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site occupied by a two-story store with a one-story rear addition. The map shows an upholstering company to the north of the project site, and a one story store to the south of the project site. Residential buildings surround the project site to the east, and other commercial buildings surround the project site to the north and south (**Figure 4**).
2. A 1910 (*with updates through 1951*) Sanborn Map shows the project site occupied by a two-story store with a large, one story rear warehouse. The building appears to be different than the two-story store shown on the 1937 map. Residential buildings surround the project site to the east, and other commercial buildings surround the project site to the north and south (**Figure 5**).
3. A 1969 Sanborn Map shows the project site with the same general features as the 1951 map (**Figure 6**).

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 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, wetlands are not identified within the project site.
5. According to the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Environmental Corridors Map, the project site is not located within an environmental corridor.

F. Project Site Inspection

City staff conducted a site inspection on May 28, 2015. The site contained an unoccupied two-story mixed use building with a wooden deck off the rear of the building. The exterior of the building and the deck appeared in good condition. The ceiling of the first floor showed signs of water damage and leaking. Some of the floor was wet and had less than an inch of standing water in some spots. Some of the second floor windows were open to the outside. Part of the second floor ceiling was destroyed, showing a hole to the roof. The basement appeared dry, and two aboveground heating oil tanks were found in the corner of the basement. The tanks appeared to be in decent condition and no leaks or staining were observed during the site inspection. The surrounding area included other commercial uses along Martin Luther King Jr. Drive, and residential uses to the east. **Attachment A** includes photos from the site inspection.

G. Findings and Conclusion

This Historic Land Use Investigation did not reveal potential environmental conditions. Based on the available historic information, a Phase II Environmental Site Assessment (ESA) of 2368-70 N. Martin Luther King Jr. Drive is not warranted at this time.

MR/SS
City of Milwaukee
6/2/2015

FIGURE 1

Quarter Section Land Use Map

2368-70 N. Martin Luther King Jr. Drive, Milwaukee, WI



COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

S. E. 1/4 SEC. 17, T. 7 N., R. 22 E.

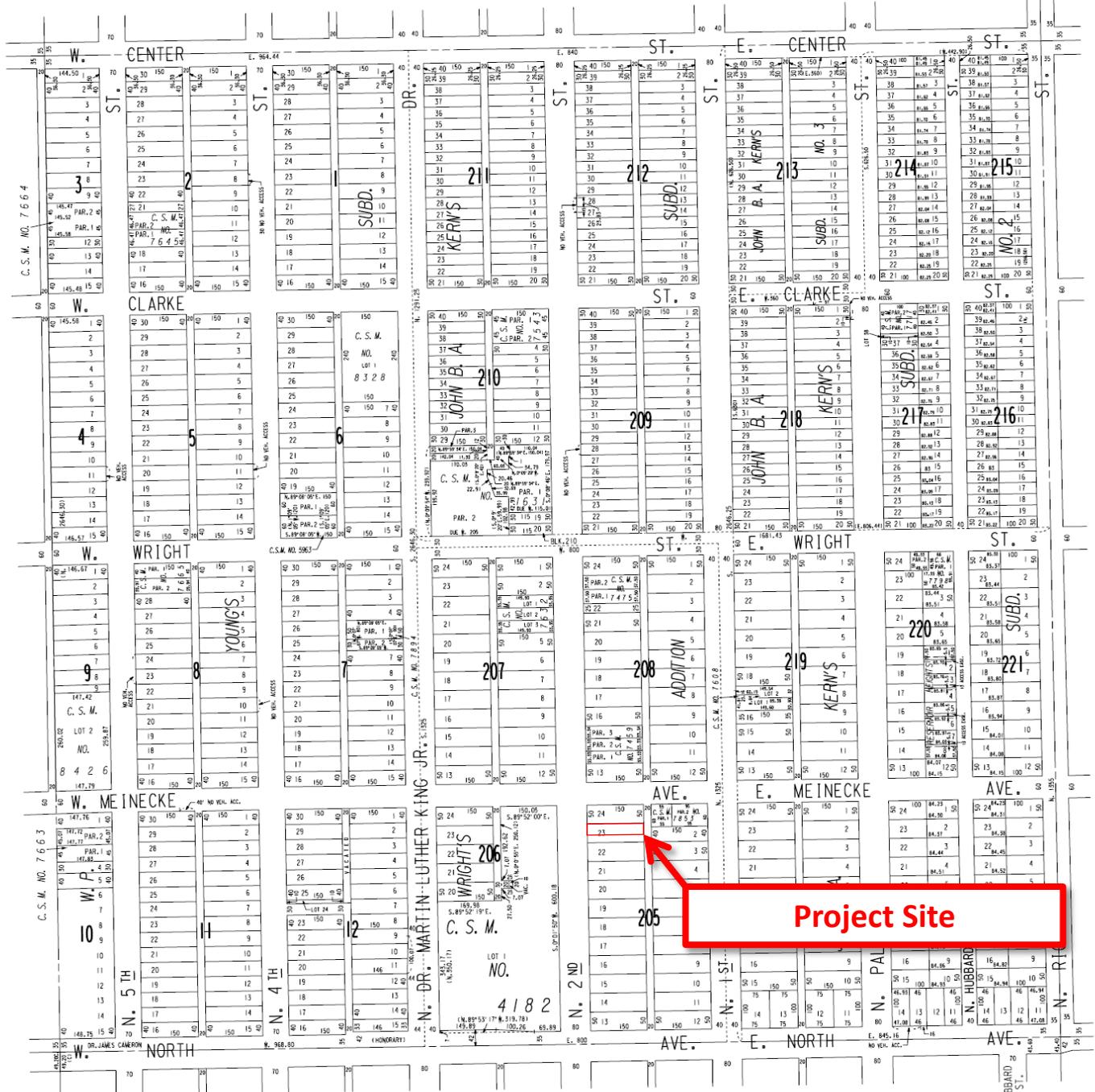


FIGURE 2

Plat Map

2368-70 N. Martin Luther King Jr. Drive, Milwaukee, WI

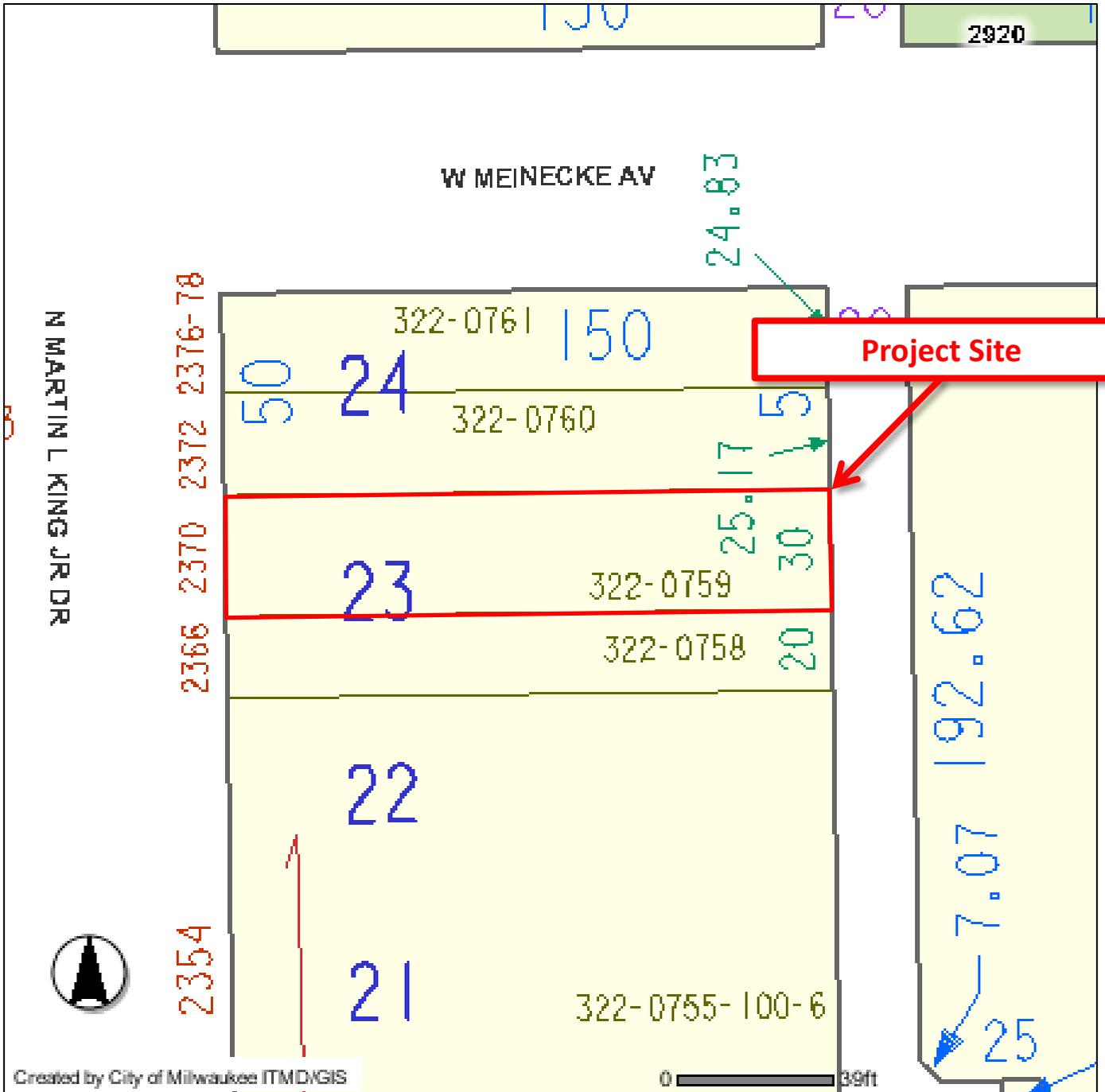


FIGURE 3
Aerial Photographs

2368-70 N. Martin Luther King Jr. Drive, Milwaukee, WI



FIGURE 4

1951 Sanborn Fire Insurance Map

2368-70 N. Martin Luther King Jr. Drive, Milwaukee, WI

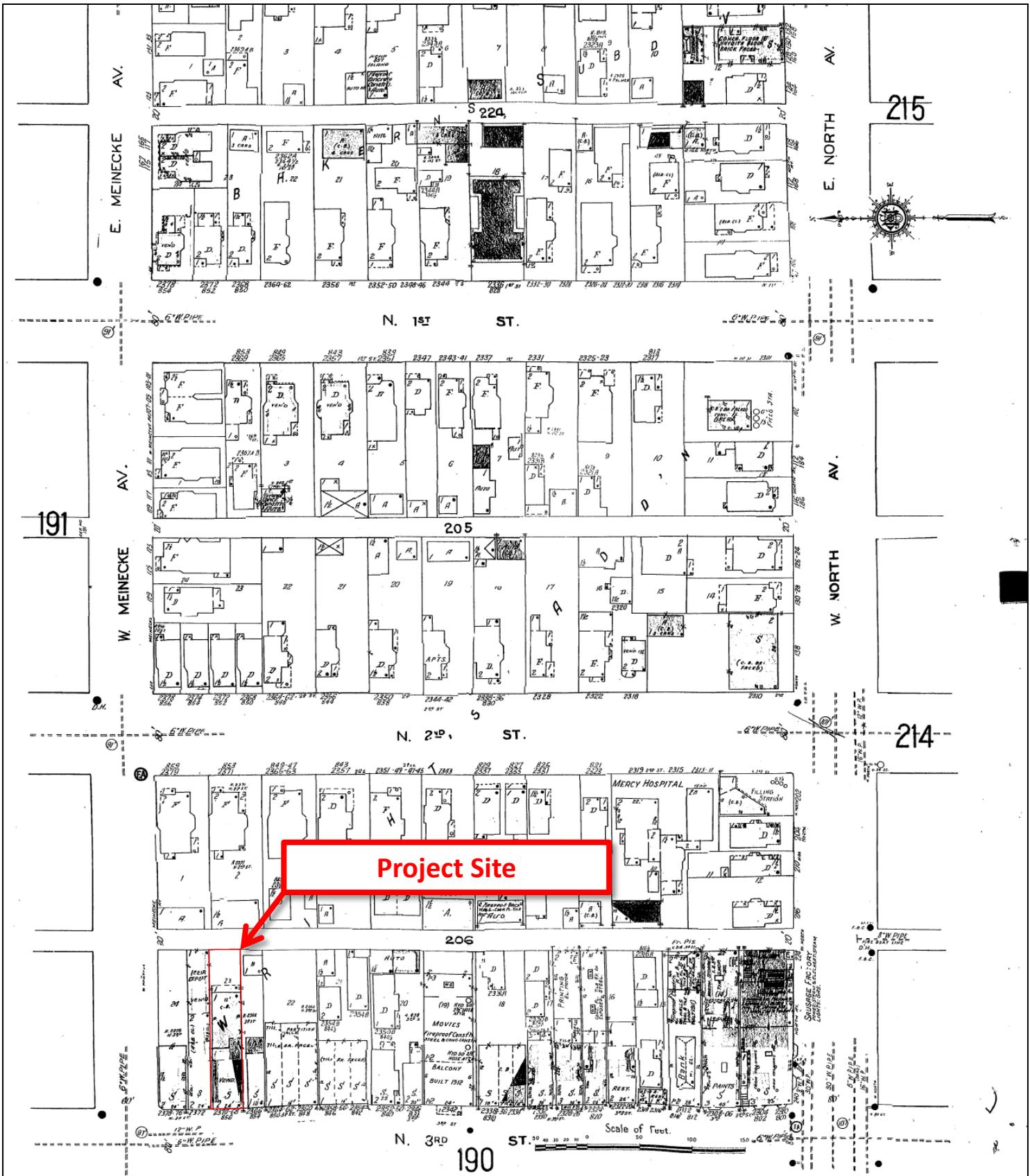
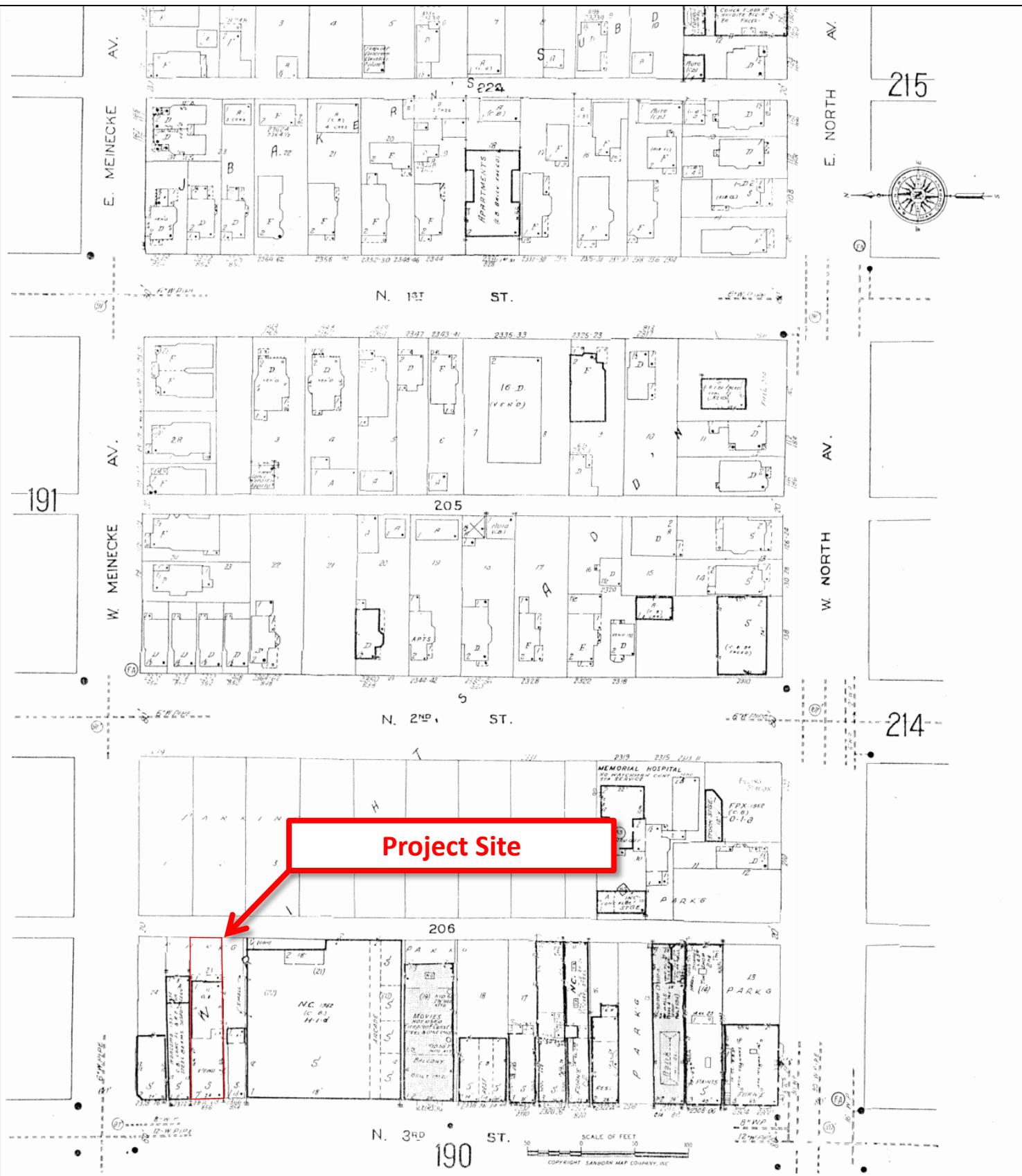


FIGURE 4

1969 Sanborn Fire Insurance Map 2368-70 N. Martin Luther King Jr. Drive, Milwaukee, WI



ATTACHMENT A
Site Photographs

2368-70 N. Martin Luther King Jr. Drive, Milwaukee, WI



Front view of project site facing east (5/28/2015)



Back view of project site facing west (5/28/2015)

ATTACHMENT A
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2368-70 N. Martin Luther King Jr. Drive, Milwaukee, WI



Second floor view of project site (5/28/2015)



Second floor view of project site (5/28/2015)

ATTACHMENT A
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2368-70 N. Martin Luther King Jr. Drive, Milwaukee, WI



First floor view of project site (5/28/2015)



First floor view of project site (5/28/2015)

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2368-70 N. Martin Luther King Jr. Drive, Milwaukee, WI



First floor view of project site (5/28/2015)



Basement view of project site (5/28/2015)

ATTACHMENT A
Site Photographs

2368-70 N. Martin Luther King Jr. Drive, Milwaukee, WI



Basement view of project site (5/28/2015)



Basement view of project site (5/28/2015)