

Historical Land Use Investigation
4018-20 W. Center Street
Milwaukee, Wisconsin

File: 308-21

Prepared by:



Department of City Development

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A. Purpose

This Historical Land Use Investigation (HLUI) of 4018-20 W. Center Street, Milwaukee, Wisconsin, will identify potential environmental conditions associated with the project site. 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 N. 40th Street to the east, N. 41st Street to the west, W. Center Street to the south, and W. Hadley Street to the north. The southern portion of the project site is developed with a vacant two story building that includes a basement. The first floor of the building was most recently used as a retail space and the second floor is an apartment. The northern portion of the project site is covered with grass and pavement. The ground was snow covered at the time of the site inspection. The general area including the project site is shown on **Figure 1**, and project site dimensions are presented on **Figure 2**. Aerial photographs of the site are shown on **Figure 3**.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Bldg. Size	Lot Size	Zoning*	Owner
4018-20 W. Center Street	308-0368-000	2,716 ft ²	3,360 ft ²	LB2	City of Milwaukee

*RT4= Local Business District

C. Historical References

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (2000-2010), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
4018 W. Center Street	1935-1970	Grocery
	1980	McCoy Distributing Company – Laboratory Supply
	1985-1990	Custom Cakes Bakery
	2000	Residential
	2005	Endzone Barber Shop
4020 W. Center Street	2010	Central Cellular
4020 W. Center Street	1935-2010	Residential

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

Address	Date	Record
4018-20 W. Center Street	1921	Application for permit – Construct Garage
	1922	Application for permit – Occupancy: Store and flat
	1934	Application for permit – Construct addition above 1 st floor
	1969	Application for permit – Occupancy: Grocery store. Former occupancy - same
	1973	Application for permit – Occupancy: Retail sales – Meat market (pre-packaged meats)
	1974	Application for permit – Occupancy: Distribution and servicing of pressure washers
	1984	Application for permit – Occupancy: Specialty bakery - grocery
	1988	Application for permit – Install one gas boiler

Address	Date	Record
	1991	Milwaukee Fire Department Alarm Report – Fire of suspicious origin
	1995	Application for permit – Occupancy: Bakery. Former occupancy: vacant
	2002	Condemnation permit: Razing
	2003	Application for permit – Occupancy: Restaurant
	2004	Zoning Certificate – Occupancy: Barber/Beauty Salon
	2008	Zoning Certificate – Occupancy: Retail - general
	2011	Zoning Certificate – Occupancy: Retail - general

D. Sanborn Maps

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

- a. A 1927 Sanborn Fire Insurance Map shows the southern portion of the project site is developed with a two story structure occupied by a store and a residential garage is located on the northern portion of the project site.

Surrounding parcels are predominately residential, generally with one single-family dwelling per lot. A parcel located across the alley to the east is developed with a store and a parcel across the street to the southeast is developed with a church. **(Figure 4)**

- b. A 1927 *(with updates through 1949)* Sanborn Fire Insurance Map shows the project site and surrounding properties generally the same as the previous map. One parcel across the street to the south is developed with an apartment building. **(Figure 5)**
- c. A 1927 *(with updates through 1961)* Sanborn Fire Insurance Map shows the project site and surrounding properties generally the same as the previous 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 Safety and Professional Services (DSPS) does not include storage 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 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

A site inspection was conducted on March 14, 2014. The southern portion of the project site is developed with a vacant two story building that includes a basement. The first floor of the building was most recently used as a retail space and the second floor is an apartment. The northern portion of the project site is covered with grass and pavement. Concrete retaining walls and a paved area on the northern portion of the project site are located in the area of the former garage. The ground was partially snow covered at the time of the site inspection.

G. Findings and Conclusion

This Historic Land Use Investigation did not reveal any environmental concerns.

MMR/DPM
City of Milwaukee
4/1/14

FIGURE 1

QUARTER SECTION LAND USE MAP

4018-20 W. Center Street, Milwaukee, WI

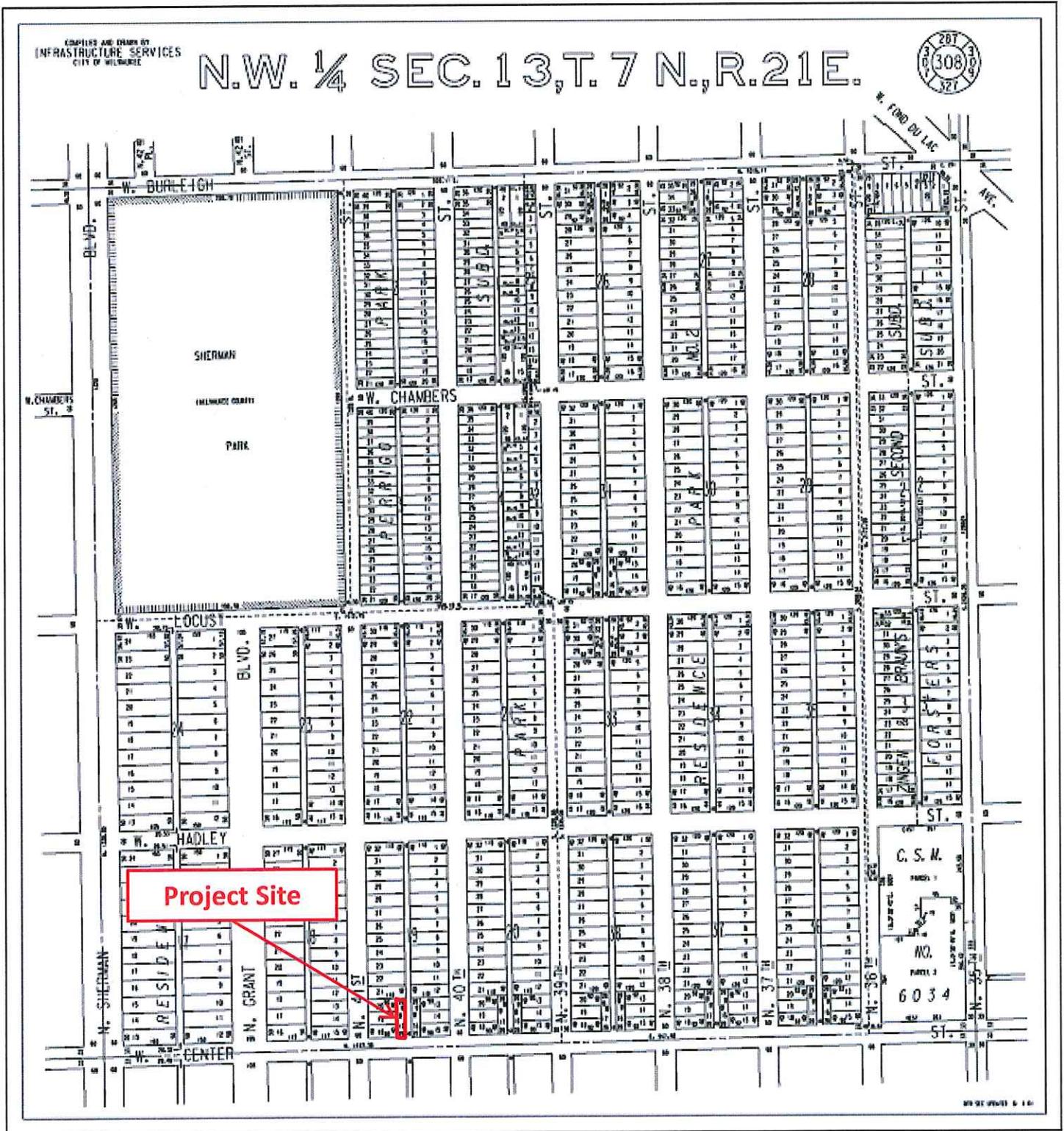


FIGURE 2 PLAT MAP

4018-20 W. Center Street, Milwaukee, WI

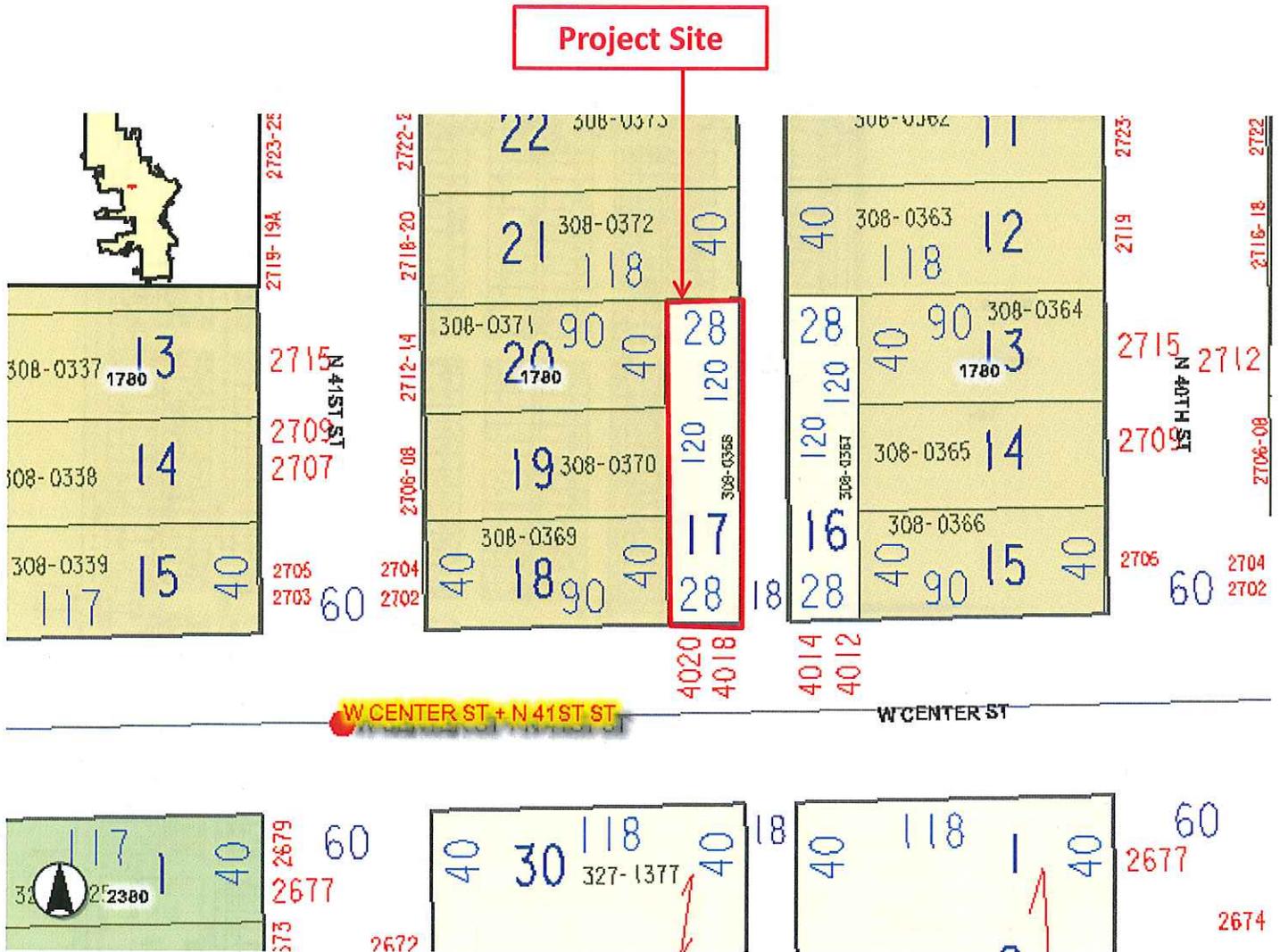


FIGURE 3
2010 AERIAL PHOTOGRAPH – Milwaukee County GIS
4018-20 W. Center, Milwaukee, WI



Aerial – Wide View



Aerial – Close View

FIGURE 4
1927 SANBORN FIRE INSURANCE MAP
4018-20 W. Center Street, Milwaukee, WI

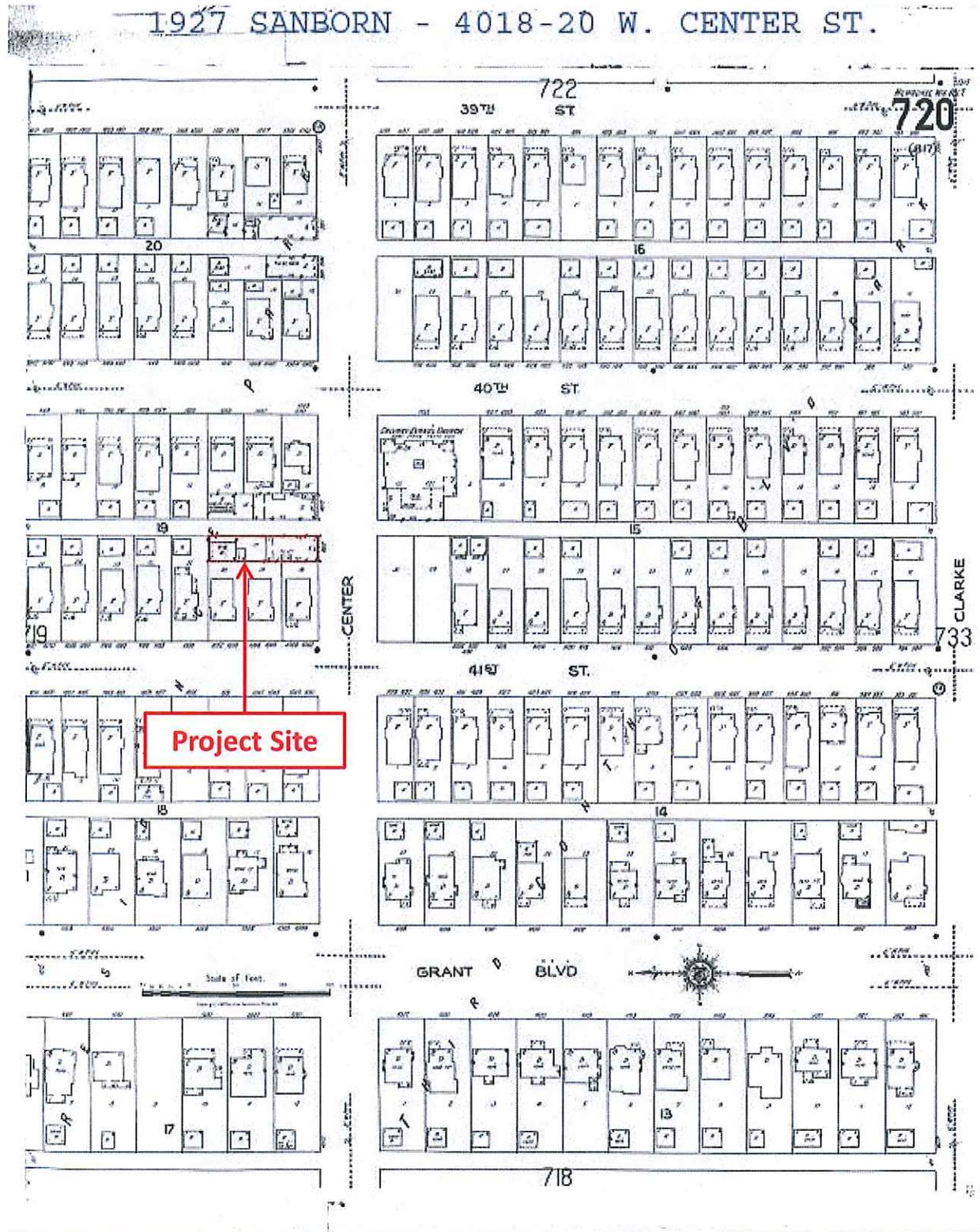
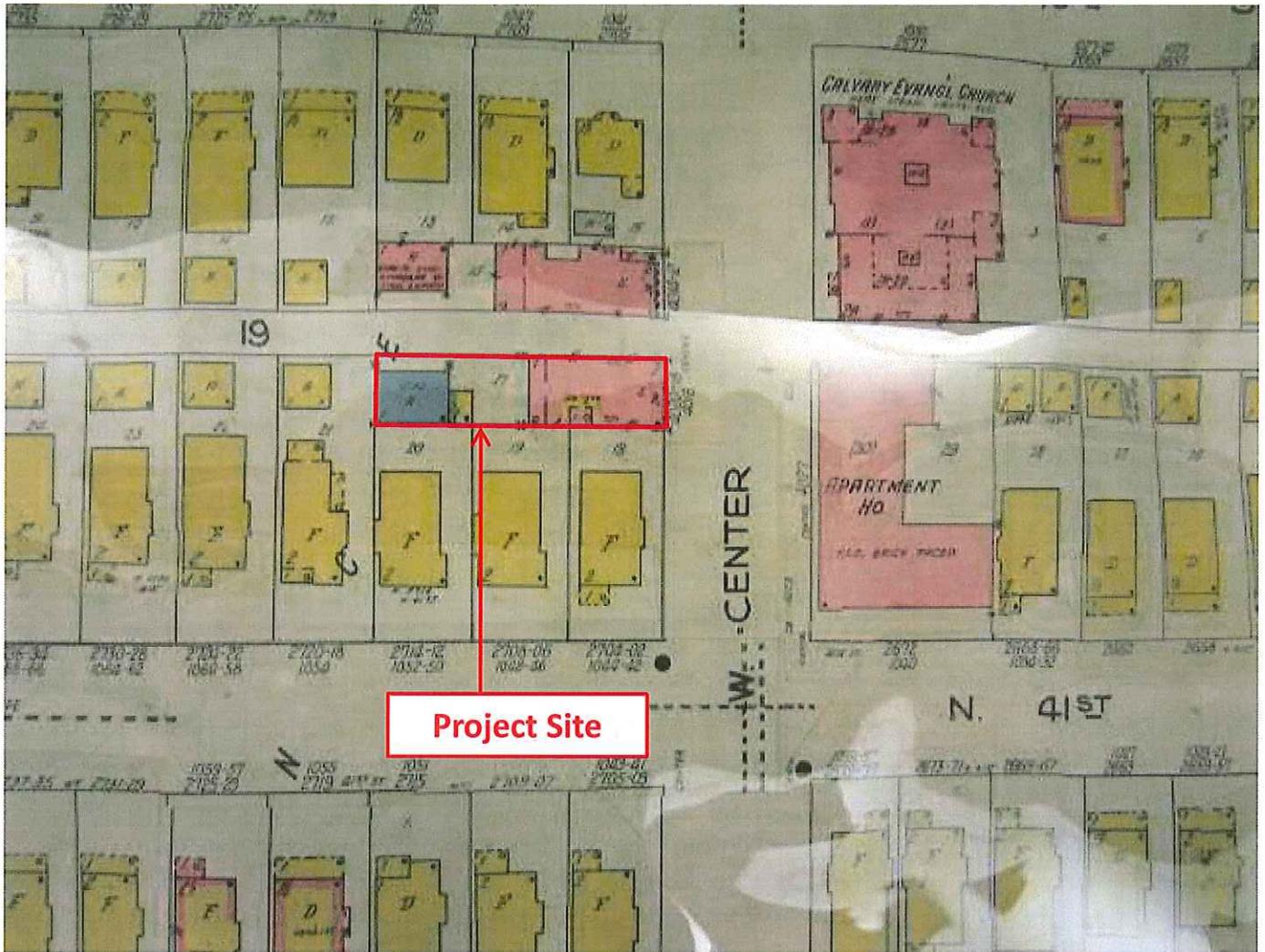


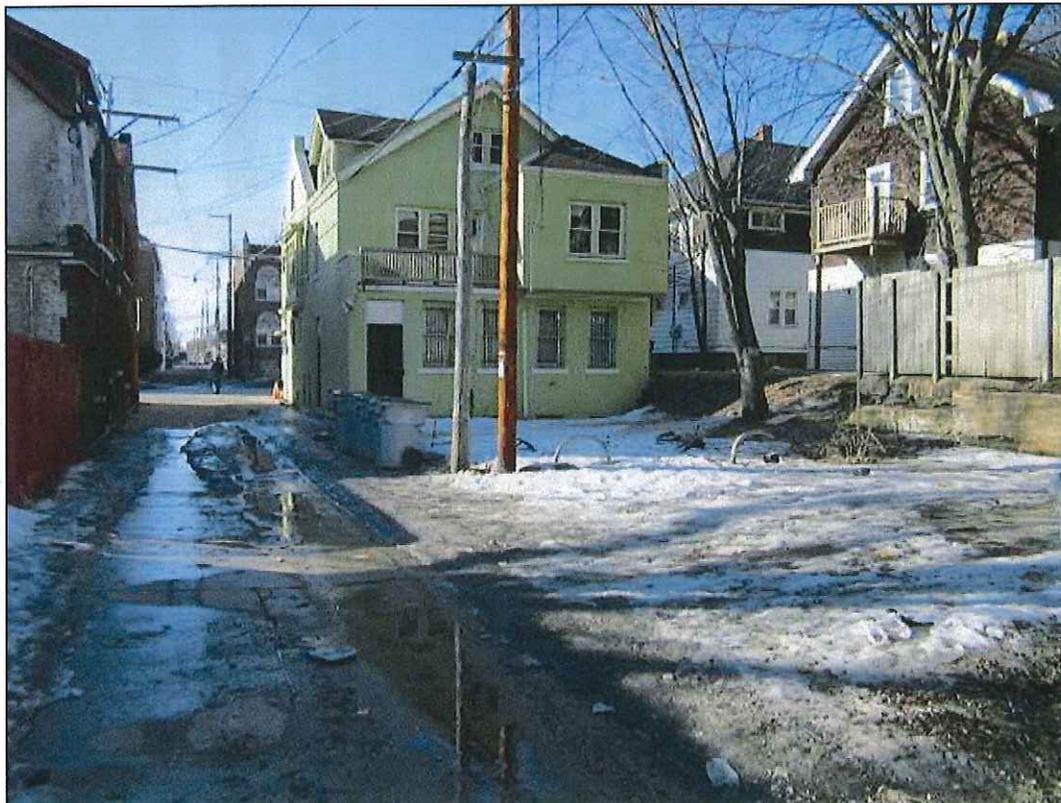
FIGURE 6
1927 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1961)
4018-20 W. Center Street, Milwaukee, WI



ATTACHMENT A
SITE PHOTOGRAPHS
4018-20 W. Center Street, Milwaukee, WI



View of project site, looking north from W. Center St.



View of the project site, looking south from the alley.



View of the retail area on the first floor of the building.



View of the living area on the second floor of the building.