

Historical Land Use Investigation

4124 W. Villard Avenue

Milwaukee, Wisconsin

File: 192-34

Prepared by:



Department of City Development

April 10, 2014

A handwritten signature in blue ink, appearing to read "Mathew Reimer".

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in blue ink, appearing to read "David P. Misky".

David P. Misky
Assistant Executive Director – Secretary

A. Purpose

This Historical Land Use Investigation (HLUI) of 4124 W. Villard Avenue, 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. Hopkins Street to the north, W. Villard Avenue to the south, N. Hopkins Street to the east, and N. 42nd Street to the west. The majority of the project site is developed with a vacant one-story building, which does not include a basement. A small paved area is located north of the building. The building was most recently occupied by a restaurant. The dilapidated interior of the building includes a restaurant area in the front and storage area in the rear. Remnants of the restaurant business remain inside the building. 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
4124 W. Villard Avenue	192-9985-000	2,880 ft ²	4,127 ft ²	LB1	City of Milwaukee

*LB1= 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C. Historical References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
4124 W. Villard Avenue	1935-1950	No listing
	1955-1970	Apex Hardware
	1975-2005	Ned’s Pizza Restaurant
	2010	No listing

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

Address	Date	Record
4124 W. Villard Avenue	1953	Application for permit – Construct new building for a store
	1954	Application for permit – Occupancy for Apex Hardware
	1970	Application for permit – Occupancy for office and storage
	1974	Application for permit – Occupancy for Ned’s Pizza Restaurant. Former occupancy, radio sales
	1984	Application for permit – Occupancy for Ned’s Pizza Restaurant
	1998	Application for permit – Occupancy for Ned’s Pizza Restaurant
	2006	Application for permit – Occupancy for Ned’s Pizza Restaurant

D. Sanborn Maps

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

- a. A 1930 Sanborn Fire Insurance Map shows the project site is undeveloped. Surrounding parcels are generally undeveloped, except for a few residential and commercial structures, with an industrial development farther north. **(Figure 4)**
- b. A 1930 *(with updates through 1951)* Sanborn Fire Insurance Map shows the project site remains undeveloped. The western adjoining property is developed with a building occupied by a store. **(Figure 5)**
- c. A 1930 *(with updates through 1961)* Sanborn Fire Insurance Map shows the project site is developed with a one-story building and a garage. "Paints" are identified on the project site. A transformer factory is now located north of the project site. An electronics factory, a bowling alley and a store are now located east of the project site. **(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 and Consumer Protection (DATCP) 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 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 April 3, 2014. The majority of the project site is developed with a vacant one-story building, which does not include a basement. A small paved area is located north of the building. The building was most recently occupied by a restaurant. The dilapidated interior of the building includes a restaurant area in the front and storage area in the rear. Remnants of the restaurant business remain inside the building.

G. Findings and Conclusion

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

MMR/DPM
City of Milwaukee
4/10/14

FIGURE 1
QUARTER SECTION LAND USE MAP
4124 W. Villard Avenue, Milwaukee, WI

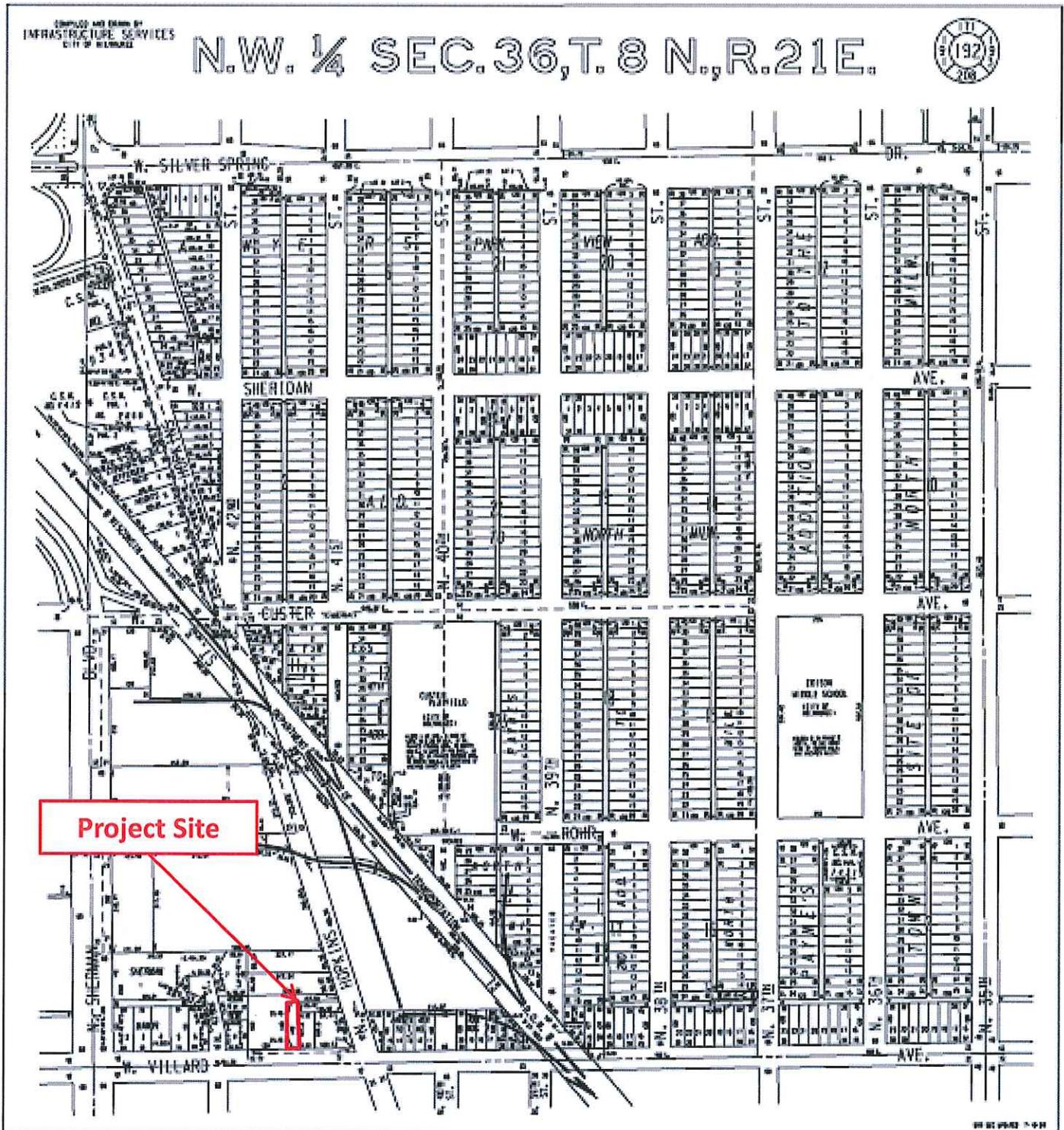


FIGURE 2 PLAT MAP

4124 W. Villard Avenue, Milwaukee, WI



Project Site

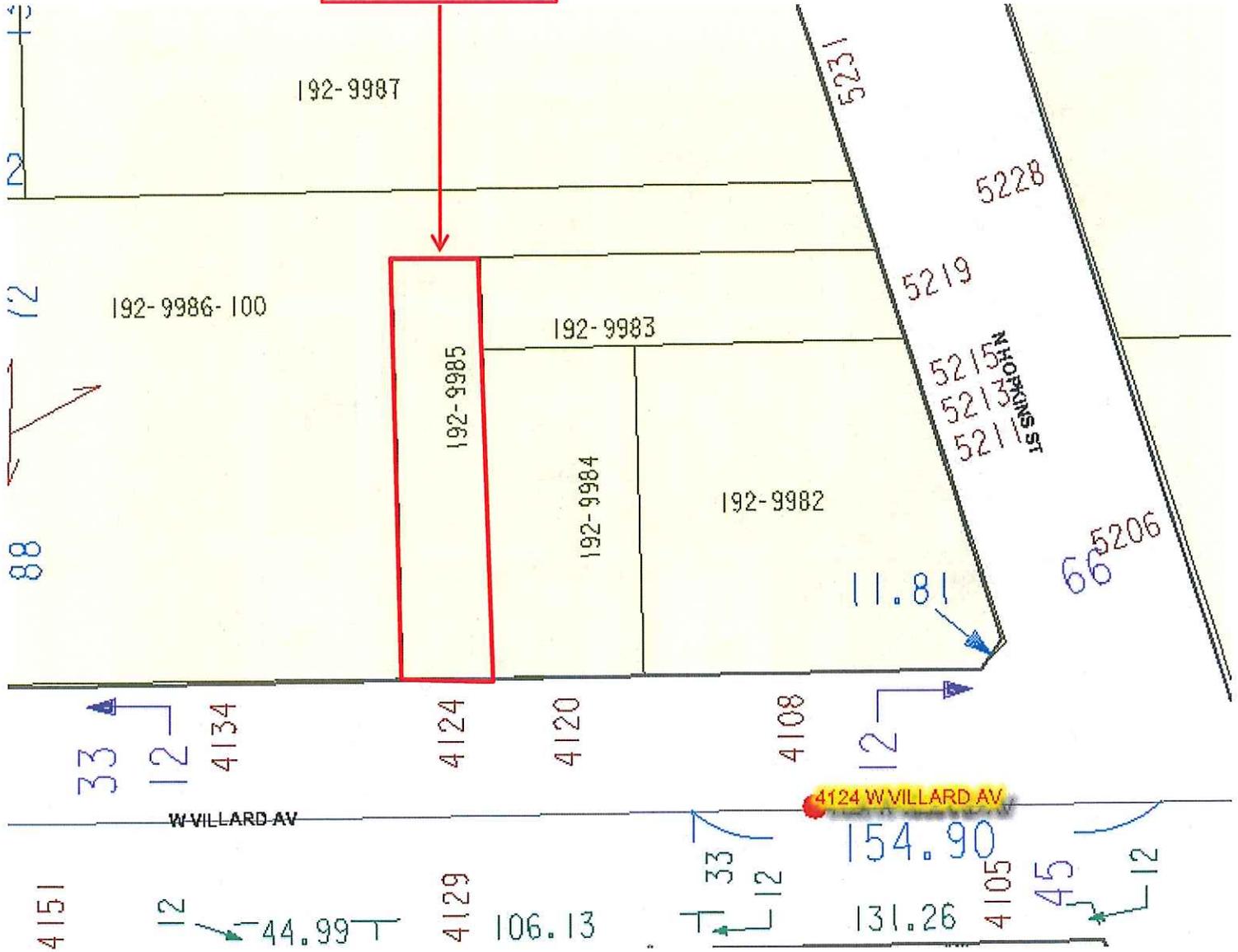
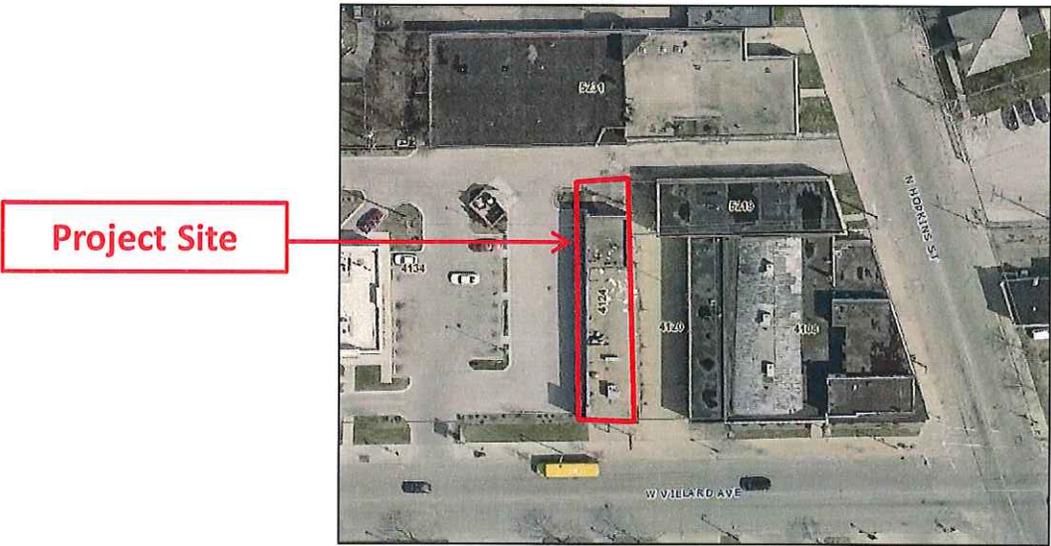


FIGURE 3
2010 AERIAL PHOTOGRAPH – Milwaukee County GIS
4124 W. Villard Avenue, Milwaukee, WI



Aerial – Wide View



Aerial – Close View

FIGURE 4
1930 SANBORN FIRE INSURANCE MAP
4124 W. Villard Avenue, Milwaukee, WI

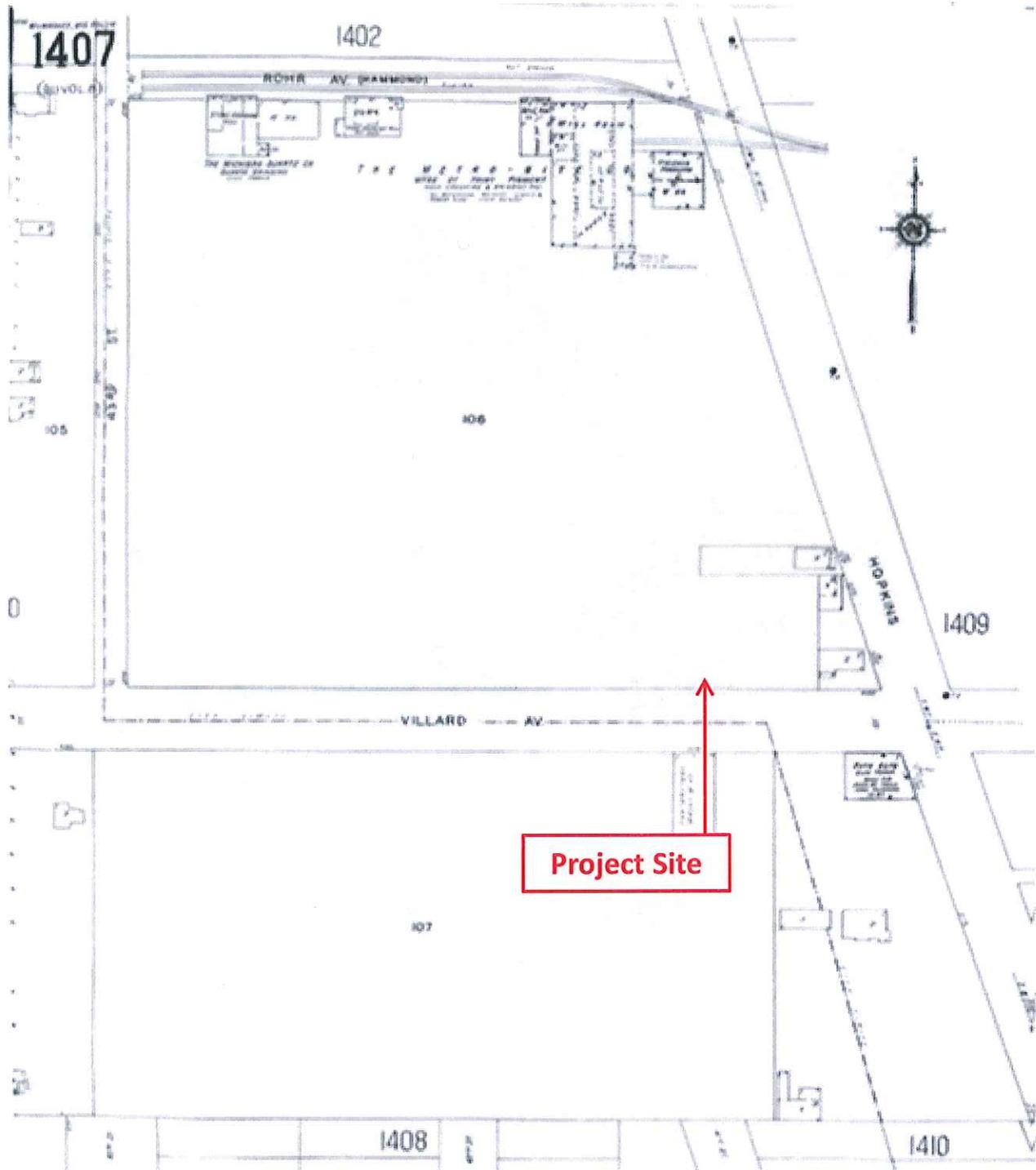


FIGURE 5
1930 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
4124 W. Villard Avenue, Milwaukee, WI

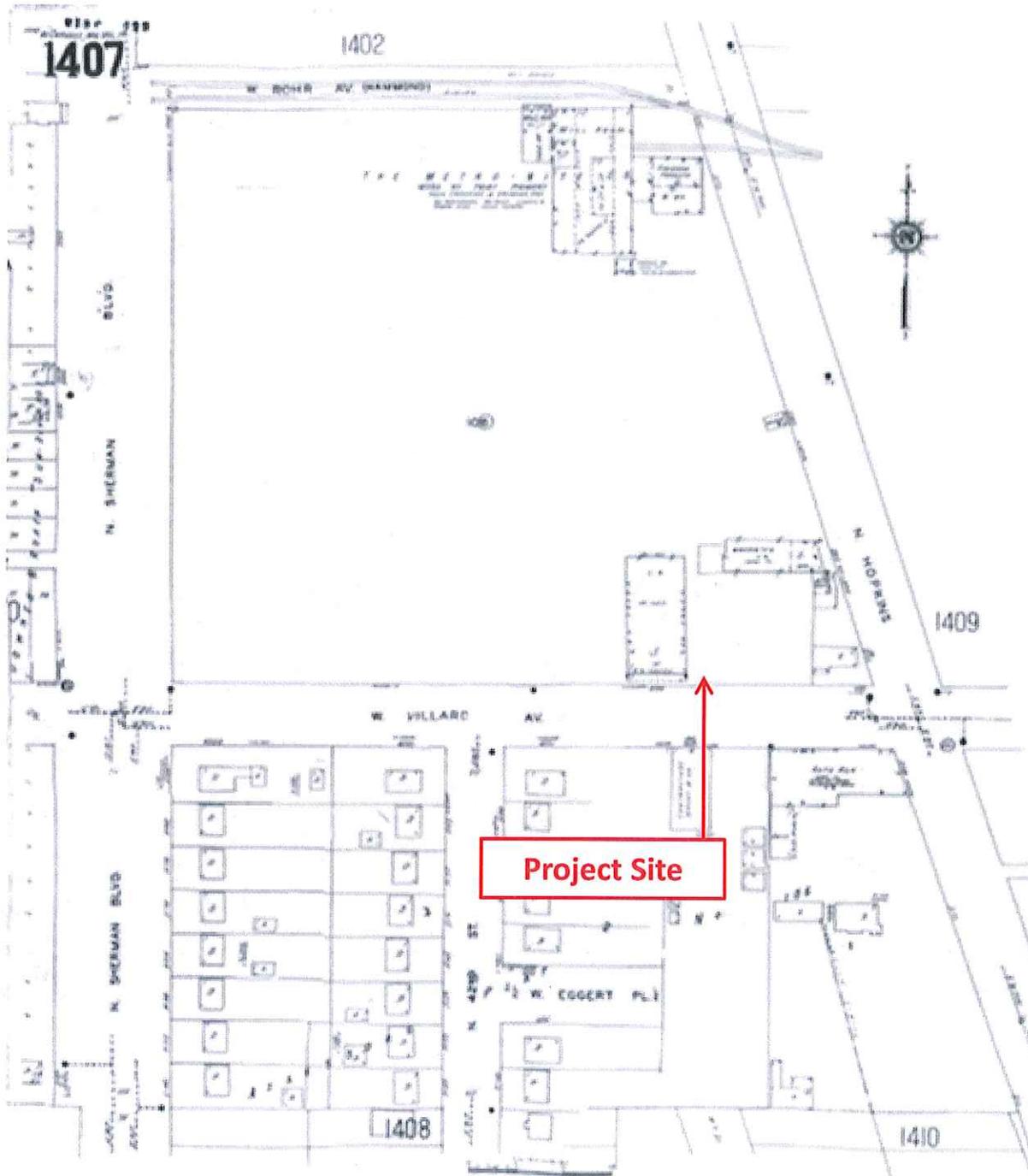
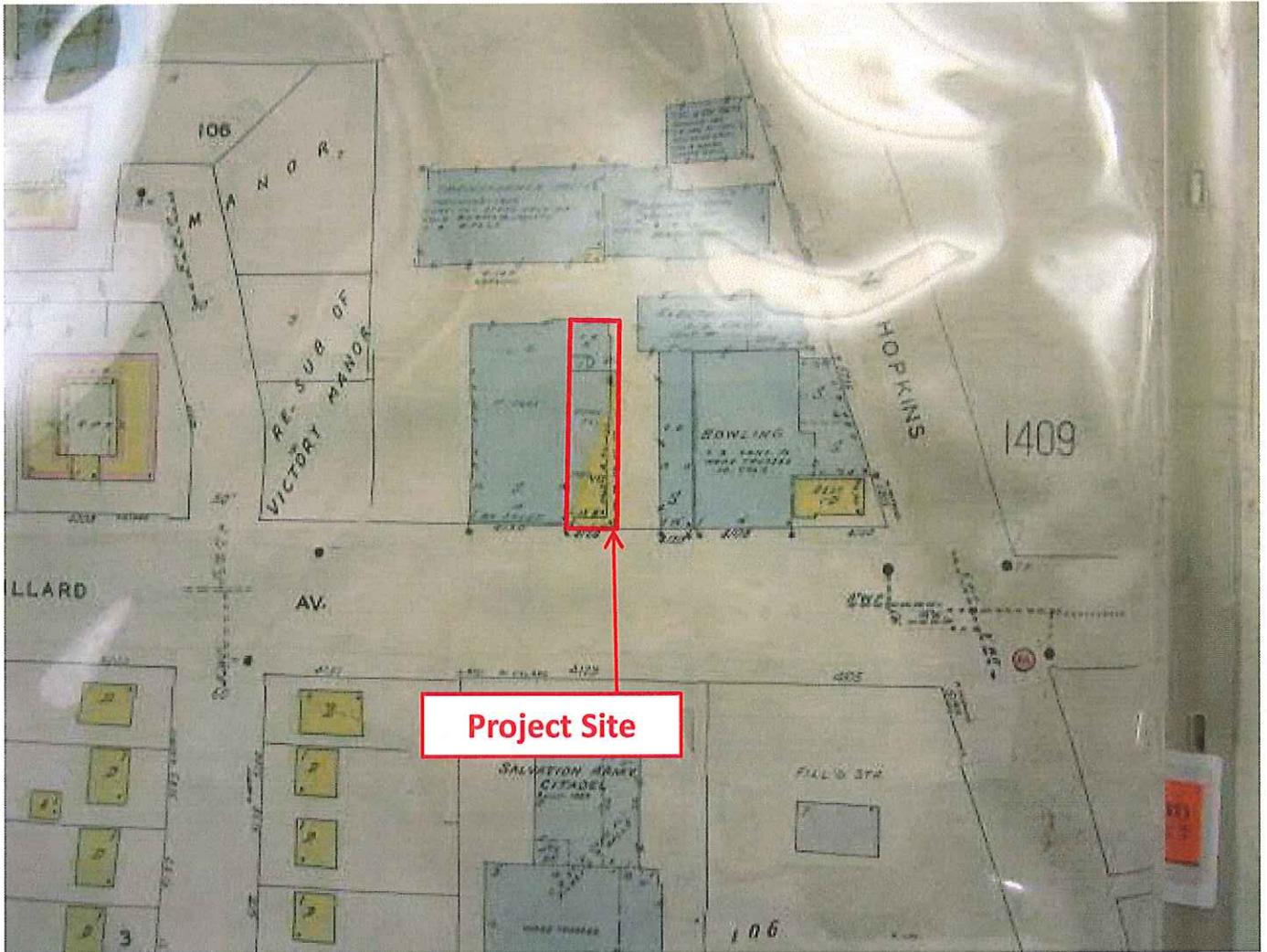


FIGURE 6
1930 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1961)
4124 W. Villard Avenue, Milwaukee, WI



ATTACHMENT A
SITE PHOTOGRAPHS
4124 W. Villard Avenue, Milwaukee, WI



View of project site, looking north from W. Villard Avenue.



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



View of the former restaurant area inside the building.



View of rear portion of the building.