

**Historical Land Use Investigation**  
4252 South Howell Avenue  
Milwaukee, Wisconsin

File: 581-30

Prepared by:



**Department of City Development**

March 2, 2016

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

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Mathew Reimer  
Senior Environmental Project Coordinator

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Samuel Schultz  
Environmental Intern

**A. Purpose**

The purpose of this Historical Land Use Investigation (HLUI) of 4252 South Howell Avenue, 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 E. Bolivar Avenue to the south, E. Plainfield Avenue to the north, S. Burrell Street to the east, and S. Howell Avenue to the west. The project site is developed with a one-story former restaurant. **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
4252 S. Howell Avenue	5810622000	3,060 ft <sup>2</sup>	8,000 ft <sup>2</sup>	LB2	City of Milwaukee

\*LB2 = Local Business District

**C. Historical References**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:

Date(s)	Occupancy
1935-1950	No listing
1955-1965	Towne Hardware Company
1970-2005	Dino’s Old Towne Restaurant
2010-2015	No listing

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

Date	Comments
08/10/1949	Application for Permit: Construct beer depot
11/30/1954	Application for Occupancy Permit: Sale of Christmas trees
04/09/1956	Inspection Report: Towne Hardware Company
04/09/1956	Application for Permit: Construct addition to Towne Hardware Company
03/22/1965	Application for Permit: Remodel interior, enclose boiler room and fuel tank
02/16/1965	Application for Occupancy Permit: Restaurant Former Occupancy: Hardware store
09/04/1974	Order to Correct Conditions: Provide permanent, hard, compact, dust free surface for parking
06/27/1977	Application for Occupancy Permit: Pave parking area at rear
07/12/1983	Application for Permit to Alter: Build mansard roof on building
01/05/2007	Application for Occupancy Permit: Restaurant, sit-down
03/26/2008	Application for Permit: Install gas furnace
06/15/2010	Service Request: Garbage / rubbish nuisance in rear
06/16/2010	Violation: Remove and dispose of all debris, junk, etc.

DNS Records (Cont.)

Date	Comments
06/22/2010	Violation: Register vacant building with DNS
10/26/2010	Service Request: Loose stack of cardboard, debris behind building
11/04/2010	Violation: Remove and dispose of all debris, junk, etc.
06/12/2012	Code Enforcement: Repair, replace or remove exterior sign; Remove abandoned sign; Replace defective trim boards on exterior walls
05/29/2013	Code Enforcement: Littering of Premises; Remove the fallen wooden fencing of the garbage enclosure, hardened cement bags and loose signs and sign materials from the property
10/06/2014	Code Enforcement: Remove and dispose of all debris, junk, etc.

#### 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 undeveloped. The map shows vacant sites, commercial, and residential buildings surrounding the project site (**Figure 4**)
2. A 1910 (with updates through 1951) Sanborn Fire Insurance Map shows the project site occupied by a one-story store. The map shows the north half of the site still undeveloped. Vacant sites, commercial, and residential buildings surround the project site (**Figure 5**)
3. A 1969 Sanborn Fire Insurance Map shows the project site occupied by a one-story restaurant. Commercial and residential buildings surround 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 & 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 February 22, 2016. Staff observed a one-story building occupied by a former restaurant. The building appeared in good condition, and included a

basement. The basement contained various pressurized vessels associated with former restaurant operations and about two inches of standing water. An aboveground fuel oil tank was also observed in the basement. Asphalt paved areas surrounded the project site to the north and east. **Attachment A** includes photographs from the site inspection.

#### **G. Findings and Conclusion**

This Historical Land Use Investigation did not reveal potential environmental conditions. The available historical information does not warrant a Phase II Environmental Site Assessment (ESA) of 4252 South Howell Avenue at this time.

MR/SS  
City of Milwaukee  
3/3/2016

# FIGURE 1

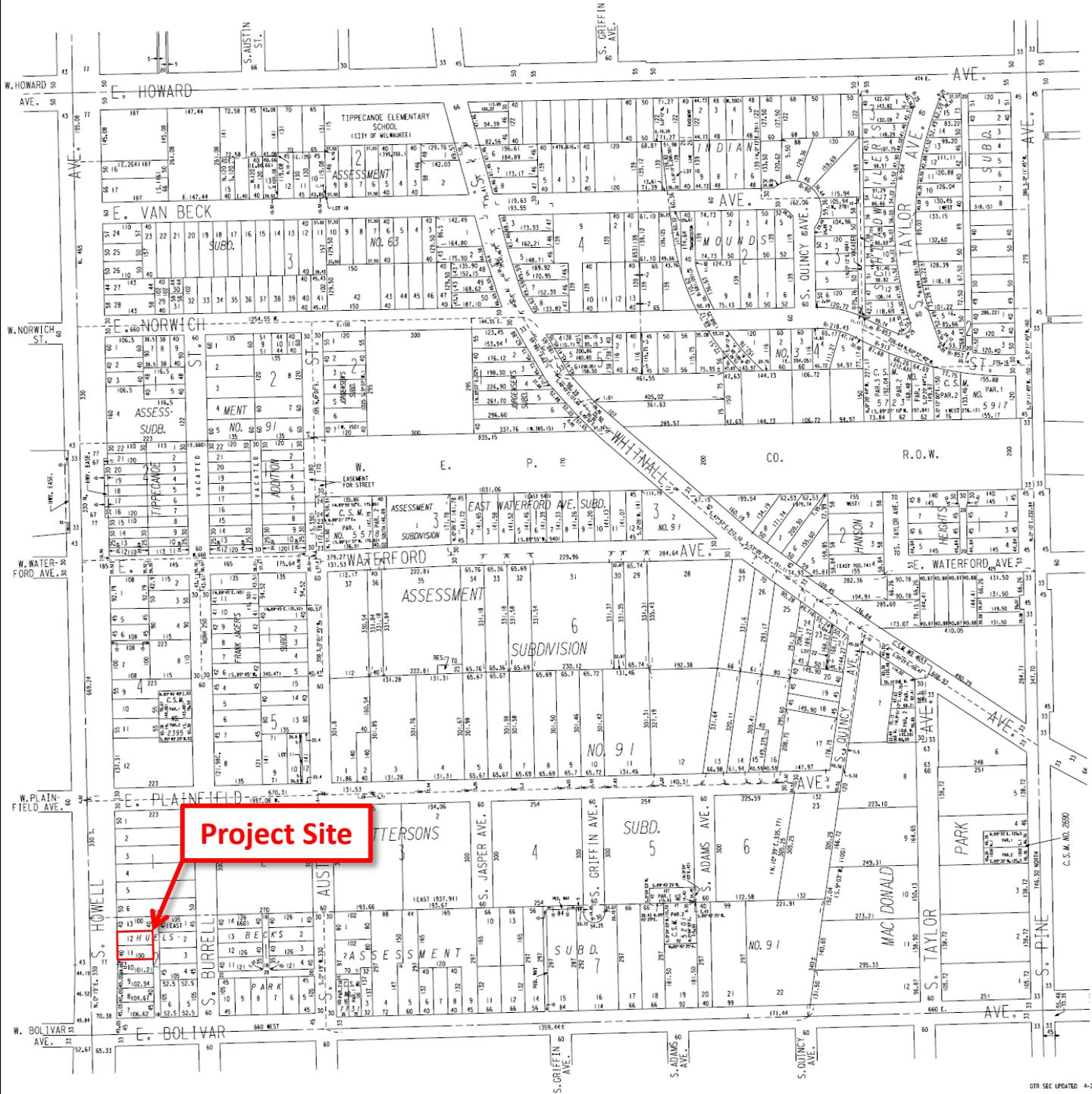
## Quarter Section Land Use Map

4252 S. Howell Avenue, Milwaukee, WI



COMPILED AND DRAWN BY  
INFRASTRUCTURE SERVICES  
CITY OF MILWAUKEE

# N.W. 1/4 SEC. 21, T. 6 N., R. 22 E.

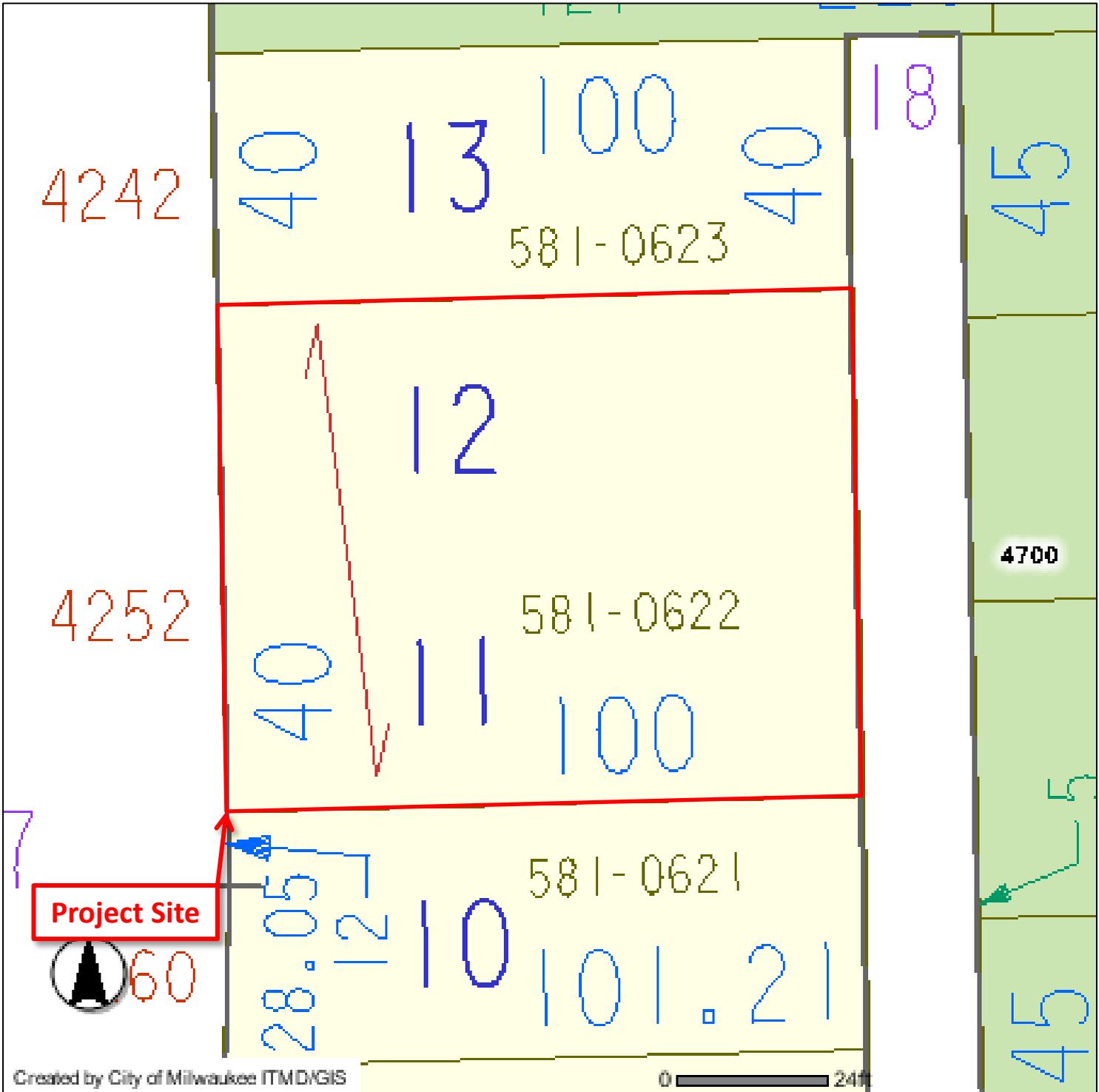


**Project Site**

**FIGURE 2**

**Plat Map**

4252 S. Howell Avenue, Milwaukee, WI

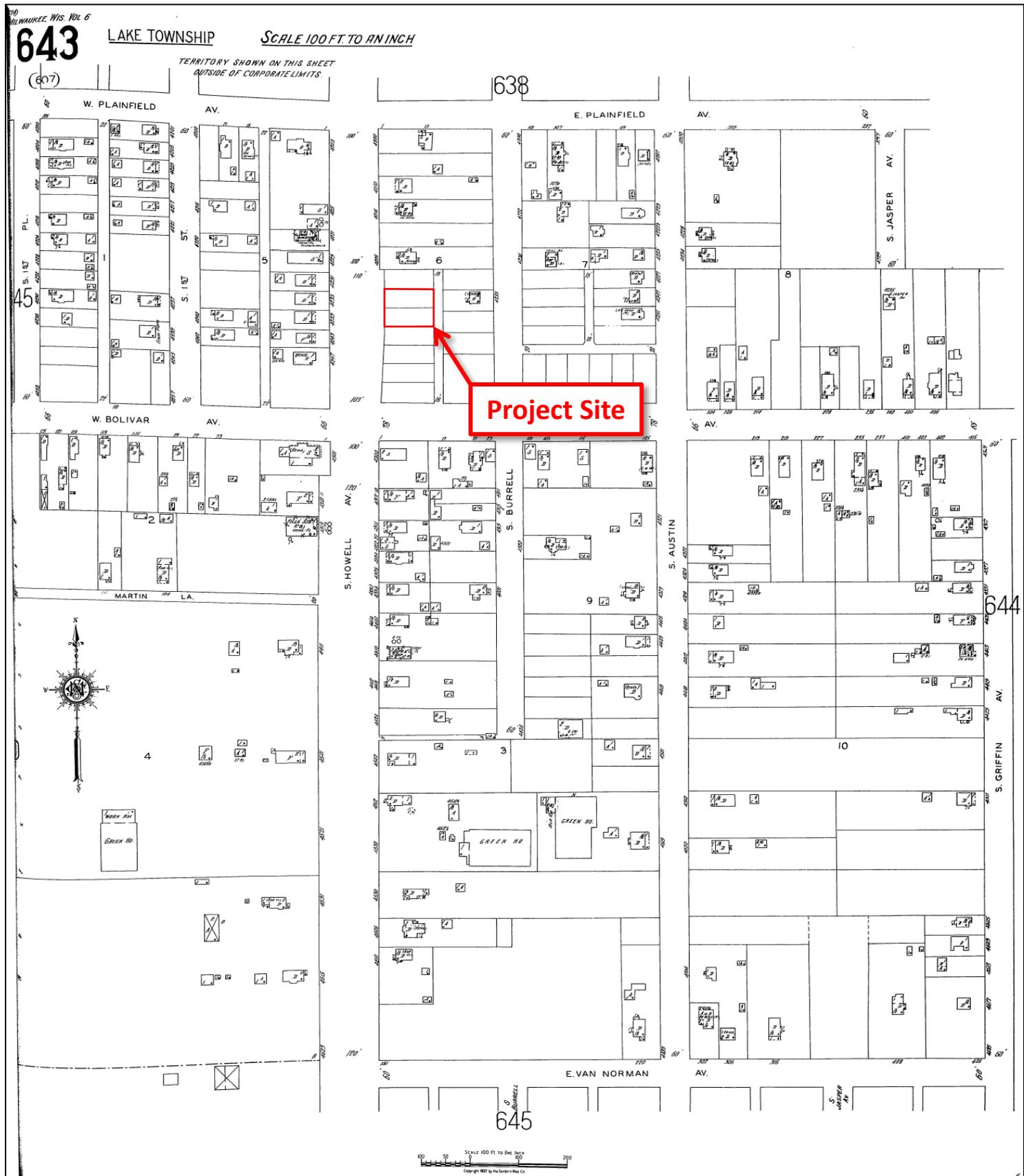


**FIGURE 3**  
**Aerial Photographs**  
4252 S. Howell Avenue, Milwaukee, WI

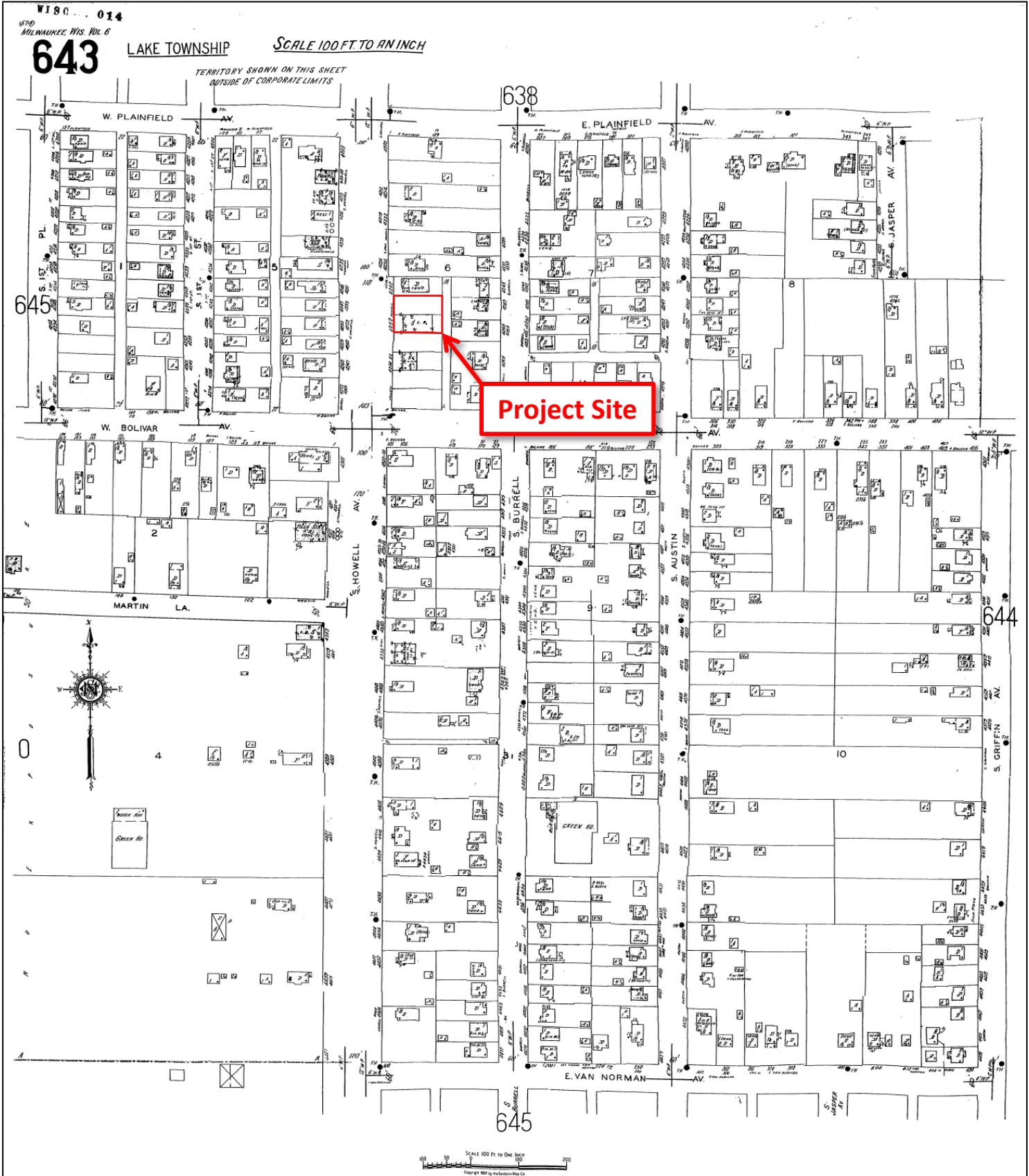


# FIGURE 4

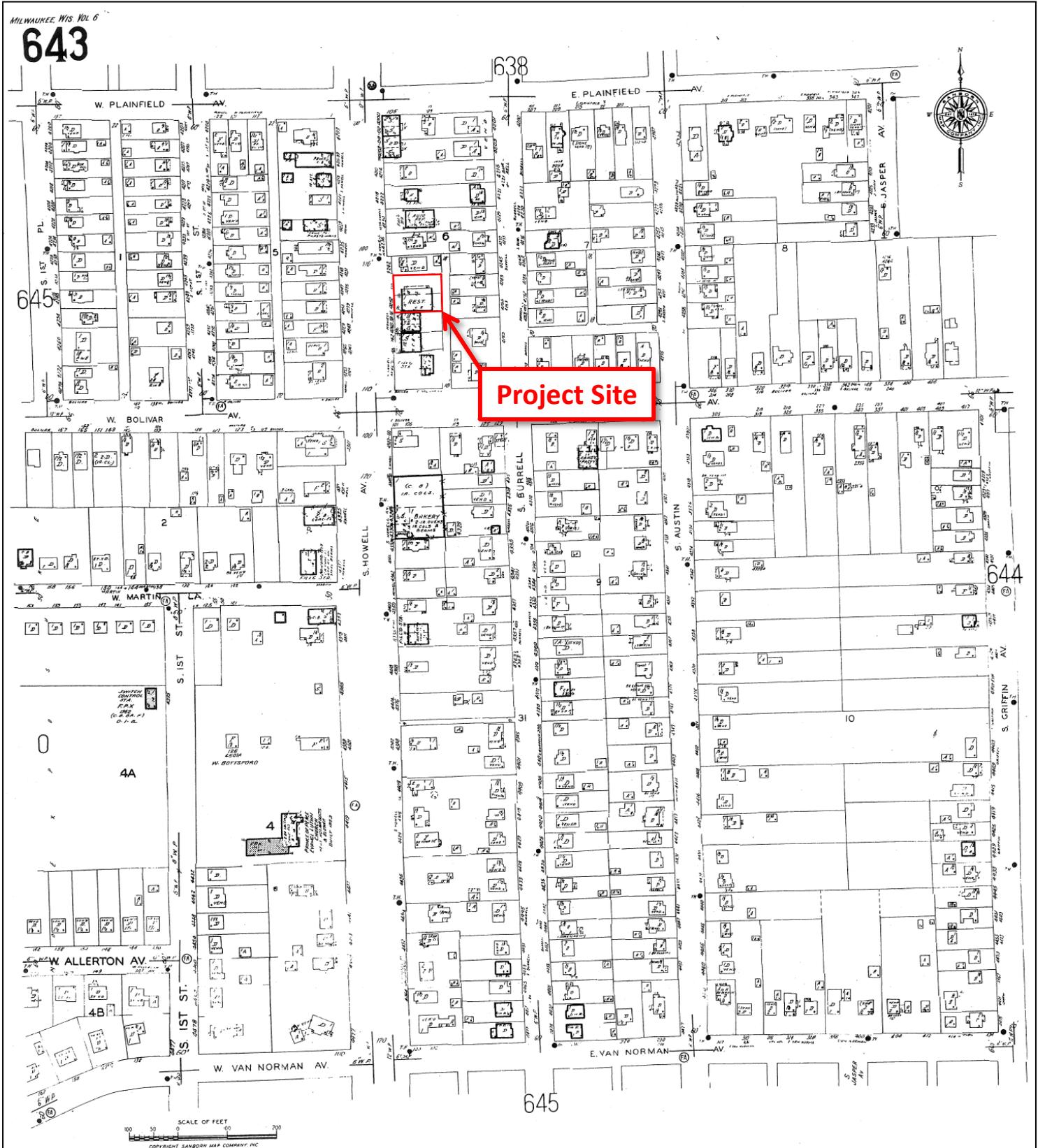
## 1937 Sanborn Fire Insurance Map 4252 S. Howell Avenue, Milwaukee, WI



**FIGURE 5**  
**1951 Sanborn Fire Insurance Map**  
**4252 S. Howell Avenue, Milwaukee, WI**



**FIGURE 6**  
**1969 Sanborn Fire Insurance Map**  
**4252 S. Howell Avenue, Milwaukee, WI**



**ATTACHMENT A**

**Site Photographs**

4252 S. Howell Avenue, Milwaukee, WI



Front view of project site facing northeast (02/22/2016)



First floor view of project site (02/22/2016)



Rear view of project site facing southwest (02/22/2016)



First floor view of project site (02/22/2016)

**ATTACHMENT A**

**Site Photographs**

4252 S. Howell Avenue, Milwaukee, WI



First floor view of project site (02/22/2016)



Basement view of project site (02/22/2016)



First floor view of project site (02/22/2016)



Basement view of project site (02/22/2016)