Historical Land Use Investigation

5100-02 West Center Street
Milwaukee, Wisconsin

File: 306-04

Prepared by:

City of Milwaukee

Department of City Development

November 6, 2015

Mathew Reimer
Senior Environmental Project Coordinator

Samuel Schultz
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 5100-02 West Center Street, 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. Center Street to the south, W. Hadley Street to the north, N. 51st Street to the east, and N. 52nd Street to the west. The project site is developed with 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
5100-02 W. Center Street	3061395000	3,528 ft^2	4,572 ft^2	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C. Historical References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:

Address	Date(s)	Occupancy
5100-02 W. Center Street	1935-1950	No listing
	1955-1970	Lawyer
	1960	Real estate office
	1975-1980	Realty company
	1985	Vacant
	1990	Fashion store
	1996-2005	No listing
	2010-2015	Tax services
2701 N. 51st Street	1935-1960	No listing
	1965-1975	Real estate office
	1965-2015	Residential
**Note: The project site includes the address 2701 N. 51st Street.*		

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

Date	Comments
04/01/1931	Application for Permit to Construct a New Building: Temporary flower stand
09/19/1941	Application for Permit to Construct a New Building: Temporary shed
03/29/1954	Application for Permit to Construct a New Building or Addition: Office and apartments
07/01/1954	Application for Permit: Install one 1,000 gallon oil tank and oil fire boiler
02/10/1955	Application for Permit to Occupy: Office and one apartment on first floor, two apartments on second floor Formerly: New building
11/14/1962	Application for Occupancy Certificate: Real estate office Formerly: Apartment
03/14/1986	Application for Occupancy Certificate: Retail women's apparel Formerly: Real estate office
05/07/1986	Application for Electrical Permit: Remove oil burner
08/14/1989	Application for Occupancy Certificate: General retail of pillows and accessories Formerly: Boutique
03/14/2006	Gas Furnace Permit: Mercantile, other
03/15/2006	Occupancy Permit: Day care center
12/27/2006	Occupancy Permit: Office-general
01/07/2008	Occupancy Permit: Office-general
05/05/2011	Nuisance: Remove and dispose of all debris, junk, etc.
11/09/2011	Enforcement: Repair, replace, or remove defective fence; Repair or replace defective window screens; Paint all wood trim
08/08/2012	Code Enforcement: Repair or replace defective paved area; Maintain parking lot free of holes and ruts; Paint all wood trim; Repair, replace or remove defective fence; Repair or replace defective service walk; Repair or replace defective window screens; Repair or replace defective closet door; Replace missing stair handrail
05/22/2013	Code Enforcement: Remove and dispose of all debris, junk, etc.
03/24/2015	Code Enforcement: Pave all parking areas
03/31/2015	Enforcement: Remove unlicensed motor vehicles; Remove bus from property
06/17/2015	Code Enforcement: Remove abandoned sign; Replace broken basement window panes and putty; Repair or replace defective paved area

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 vacant. The map shows a filling station, a church hall, unlabeled stores, and dwellings surrounding the project site (**Figure 4**).

2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site vacant. The map shows a filling station, a church, stores, and residential buildings surrounding the project site (**Figure 5**).

3. A 1969 Sanborn Fire Insurance Map shows a two-story store occupying the project site. The map shows a filling station, a church, stores, and residential buildings surrounding 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 November 6, 2015. They observed the project site developed with a two-story, mixed-use building. The building appeared in good condition, with a commercial area in the front of the first floor. The rear of the first floor and the second floor contained residential units also in good condition. Staff observed two aboveground fuel oil tanks in the basement of the building. The basement also contained a half-inch of standing water in scattered places. The rear yard of the project site contained the concrete footing from a former vertical sign, a small grass covered area, and an asphalt paved parking area. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historic Land Use Investigation revealed one potential environmental condition:

- A 1954 City of Milwaukee permit application was submitted for the installation of a 1,000 gallon oil tank. Additional information about the tank was not identified.

MR/SS
City of Milwaukee
11/9/2015

FIGURE 1

Quarter Section Land Use Map

5100-02 W. Center Street, Milwaukee, WI

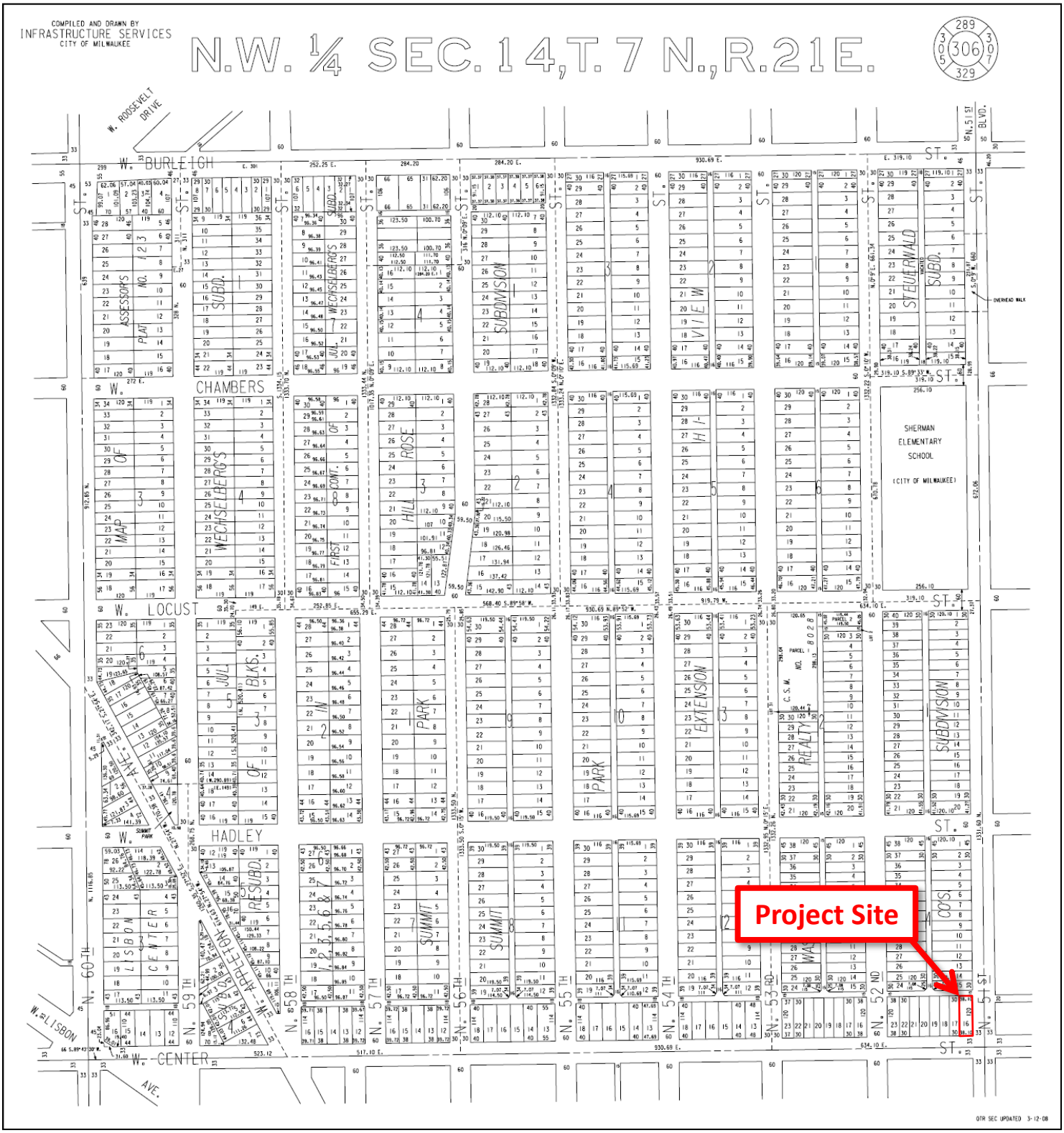


FIGURE 2

Plat Map

5100-02 W. Center Street, Milwaukee, WI

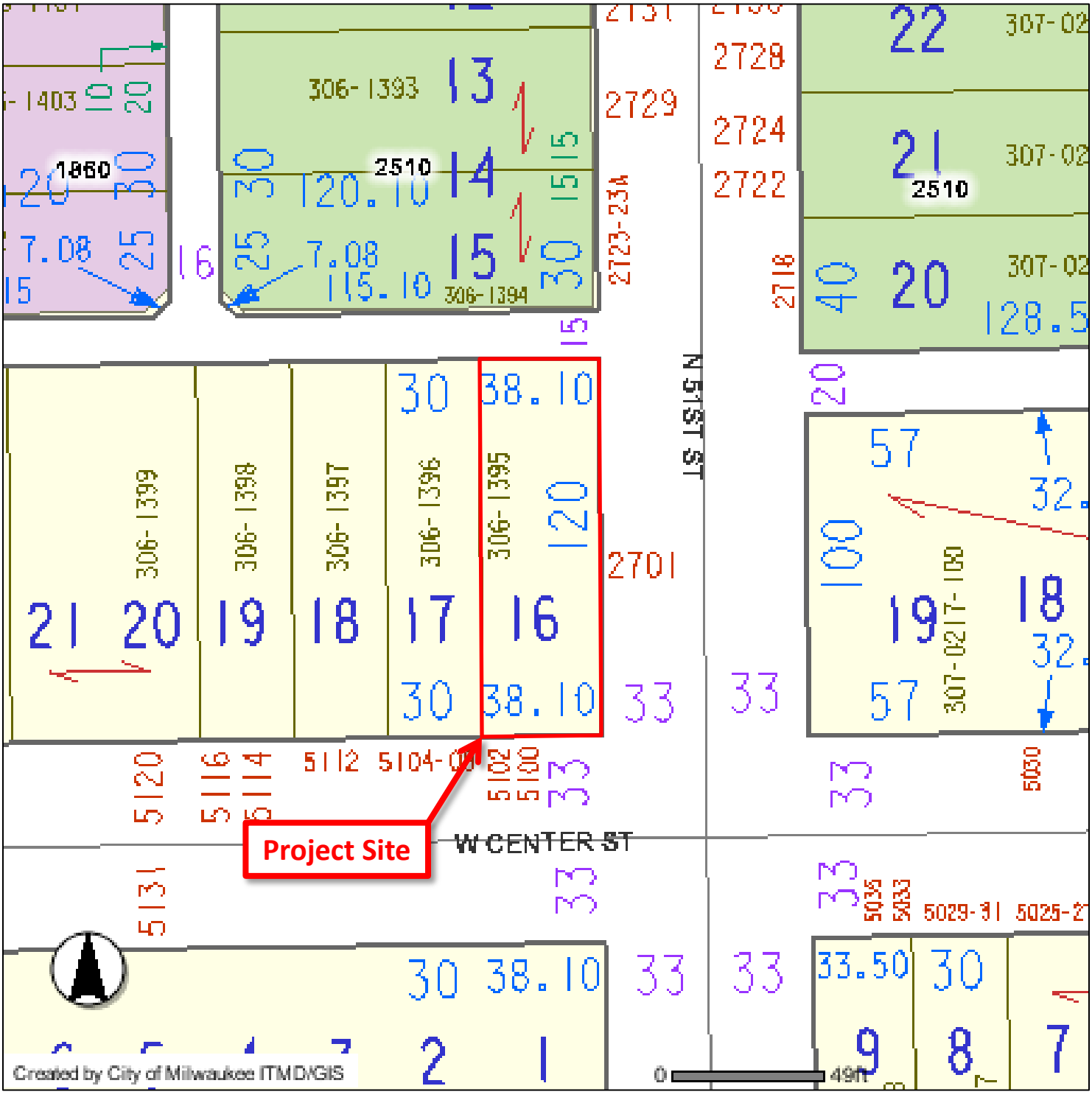
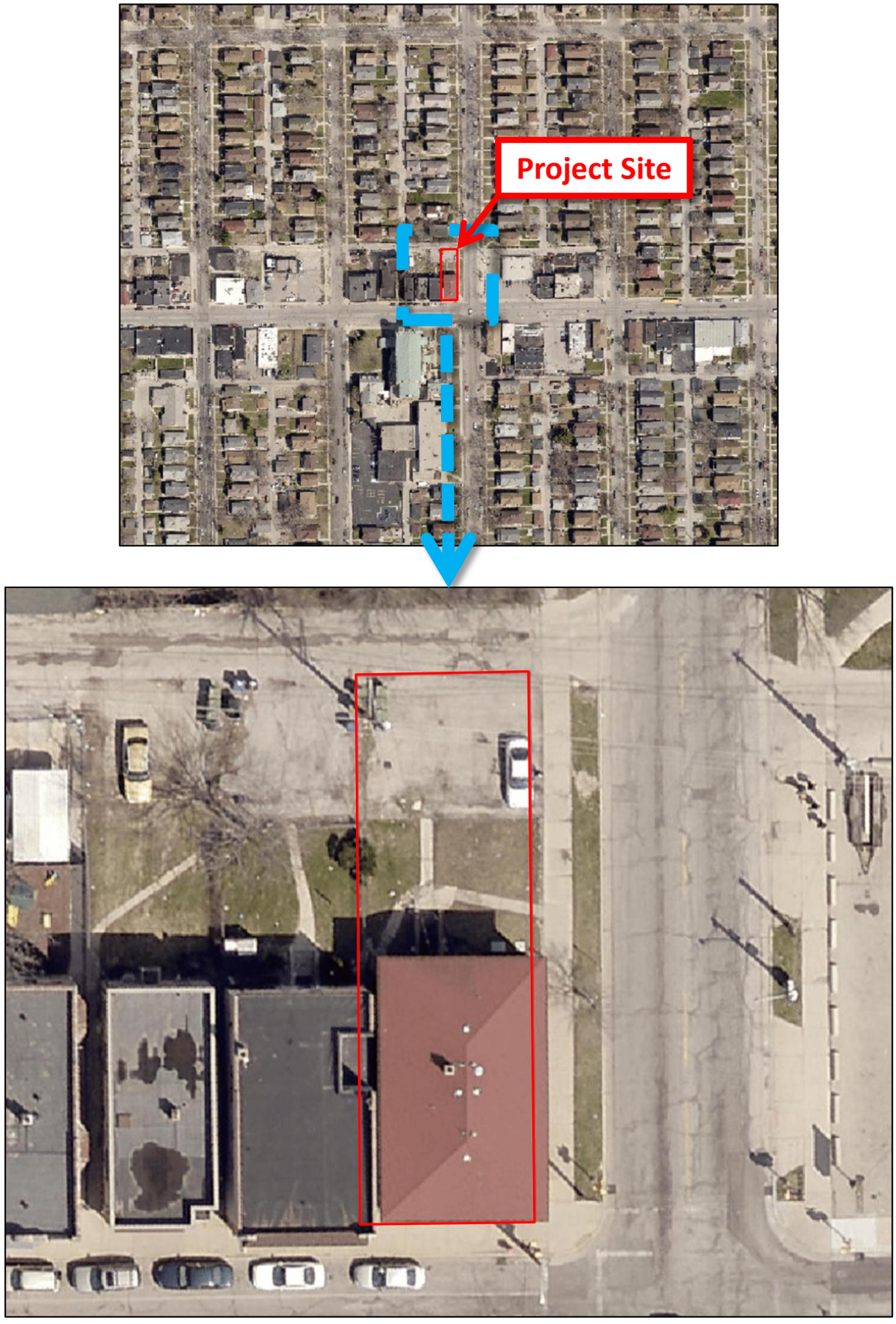


FIGURE 3

Aerial Photographs

5100-02 W. Center Street, Milwaukee, WI



Source: Milwaukee County GIS (2013 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map

5100-02 W. Center Street, Milwaukee, WI

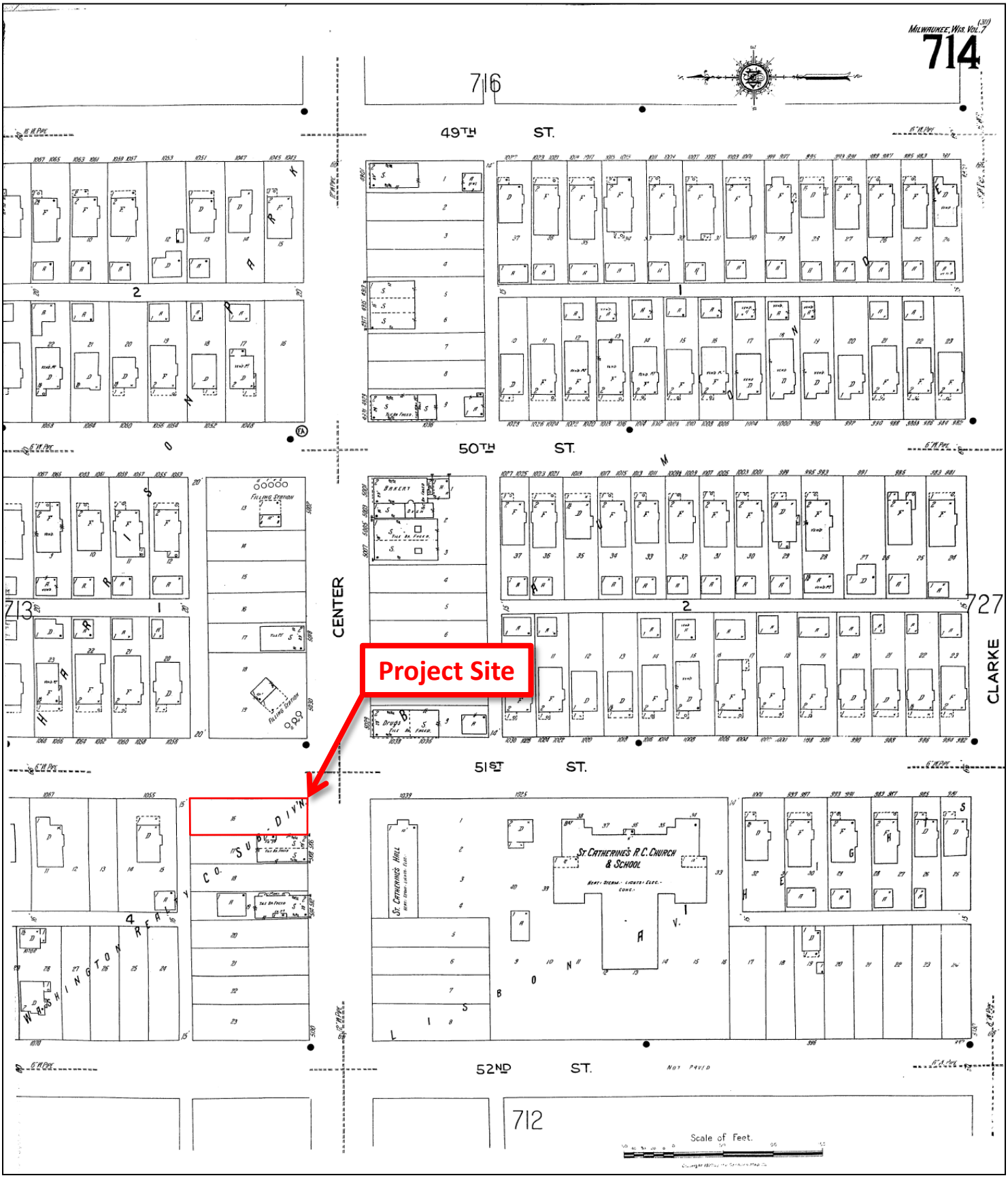


FIGURE 5

1951 Sanborn Fire Insurance Map

5100-02 W. Center Street, Milwaukee, WI

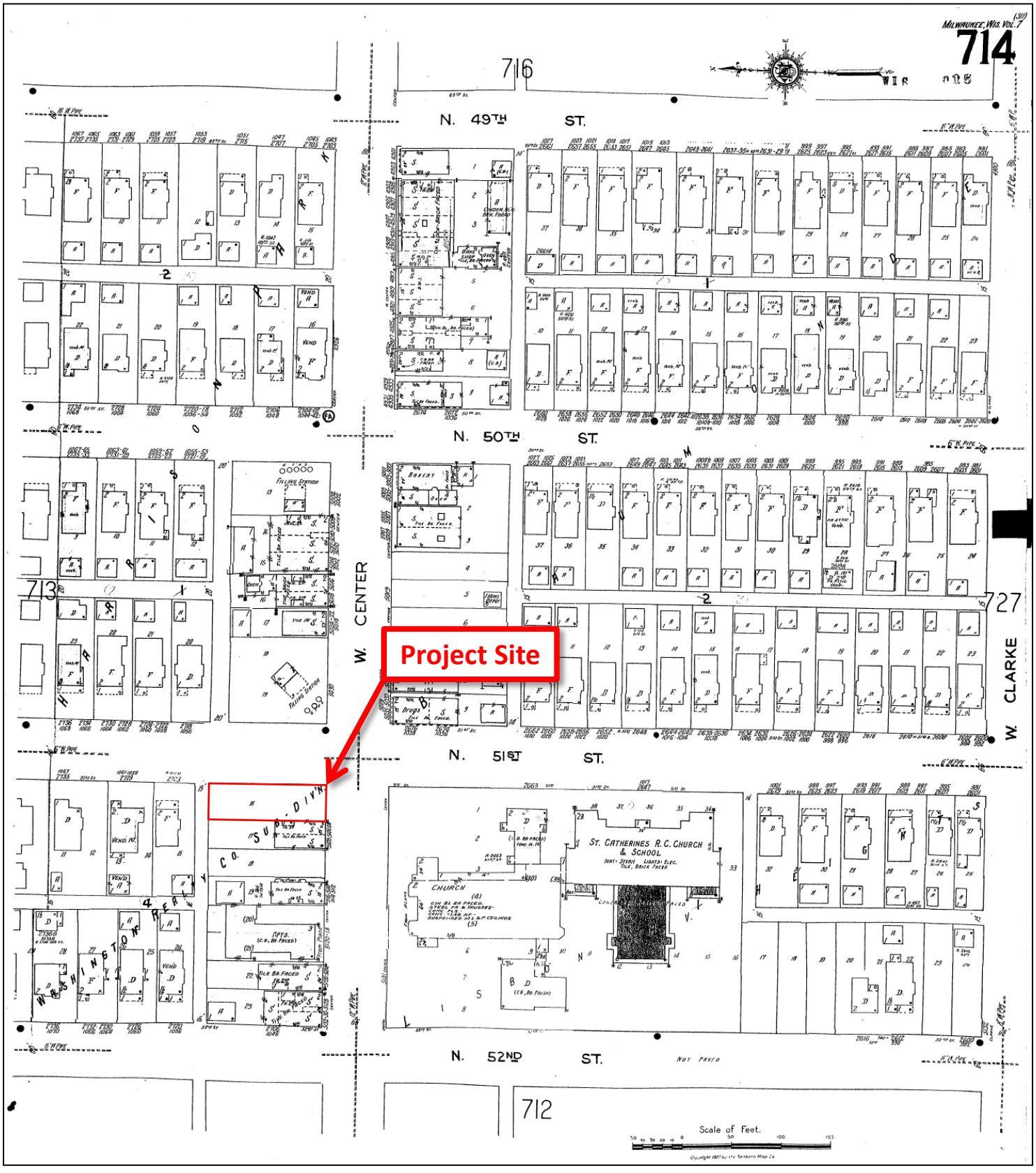
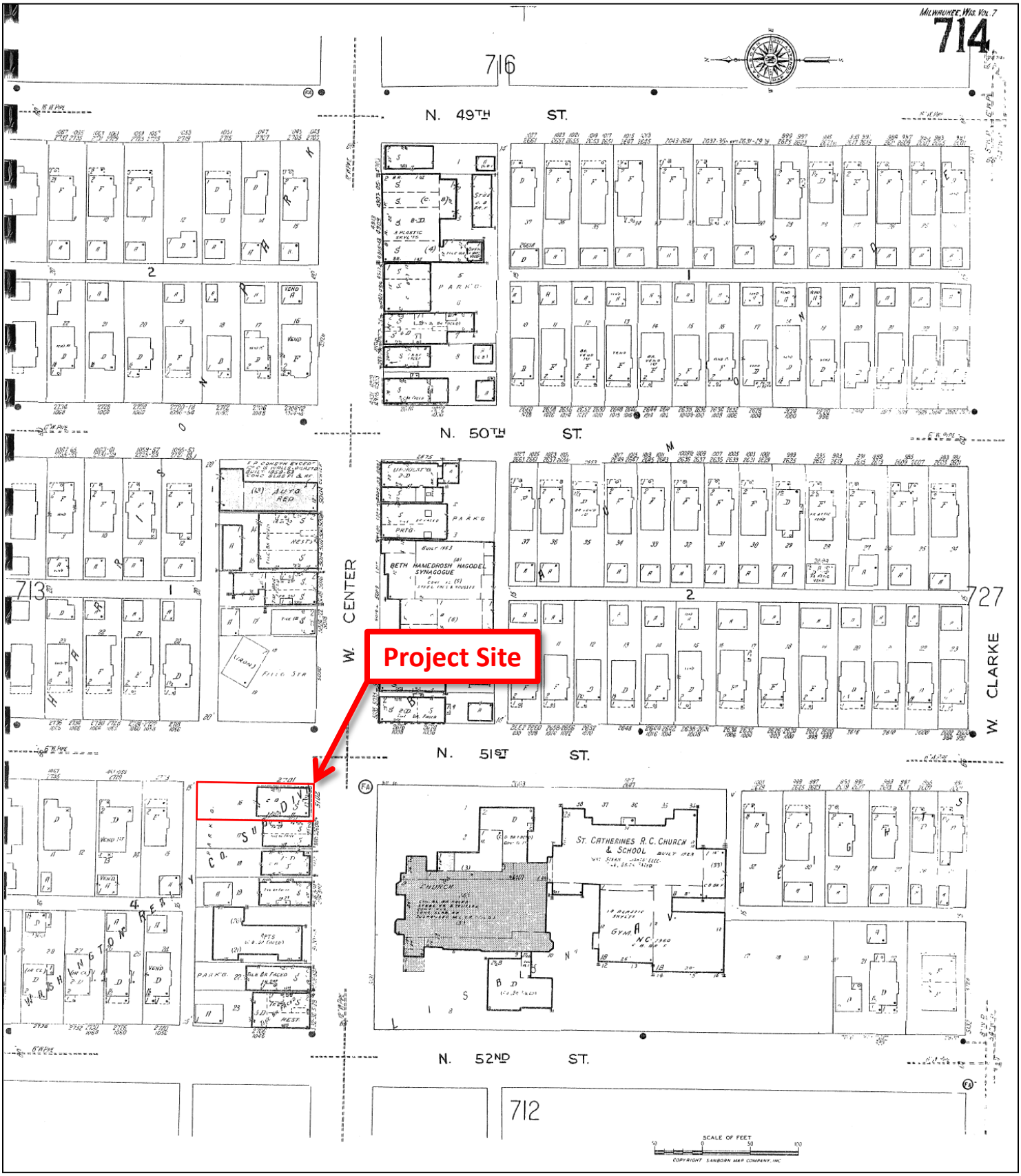


FIGURE 6

1969 Sanborn Fire Insurance Map

5100-02 W. Center Street, Milwaukee, WI



ATTACHMENT A

Site Photographs

5100-02 W. Center Street, Milwaukee, WI

Front view of project site facing northwest (11/6/2015)

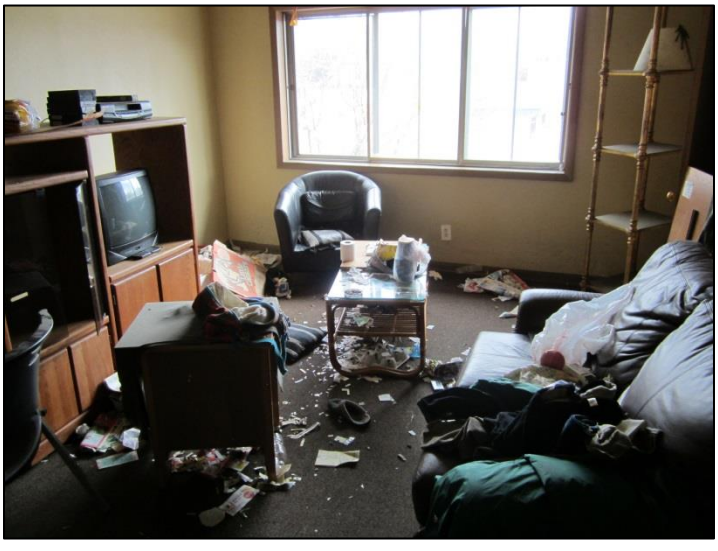
Rear view of project site facing south (11/6/2015)

ATTACHMENT A

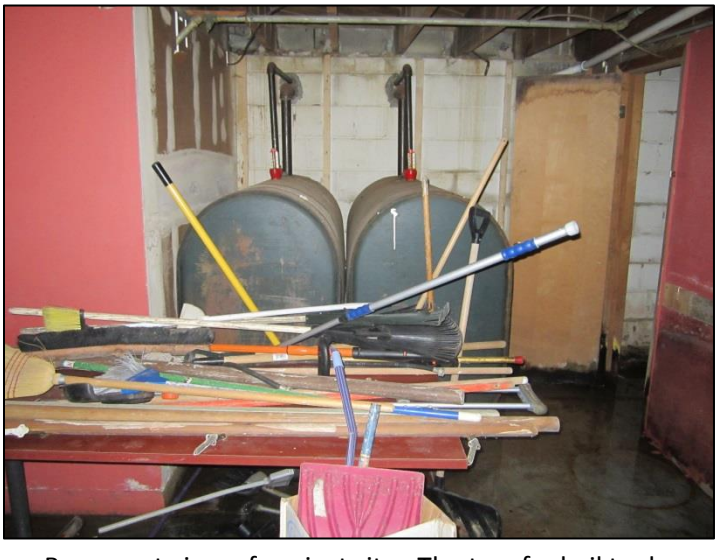
Site Photographs

5100-02 W. Center Street, Milwaukee, WI

First floor view of project site (11/6/2015)



Second floor view of project site (11/6/2015)



Basement view of project site. The two fuel oil tanks are shown in the photo. (11/6/2015)