

Historical Land Use Investigation
5128-30 West Center Street
Milwaukee, Wisconsin

File: 306-04

Prepared by:



Department of City Development

January 8, 2013

A handwritten signature in black ink, appearing to read "K. Dettmer". The signature is written over a horizontal line.

Karen C. Dettmer, P.E.
Senior Environmental Project Engineer

A handwritten signature in black ink, appearing to read "Kristina R. Surfus". The signature is written over a horizontal line.

Kristina R. Surfus
Environmental Intern

A. Purpose

This Historical Land Use Investigation (HLUI) of 5128-30 West Center Street, Milwaukee, Wisconsin, was requested by Elaine Miller, Real Estate Manager, Department of City Development, City of Milwaukee. This purpose of this HLUI is to identify potential environmental conditions associated with the City-owned project site prior to it being listed for sale. For the sake of 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 West Center Street to the south, West Hadley Street to the north, North 51st Street to the east, and North 52nd Street to the west. The project site is occupied by a mixed-use building which includes several commercial spaces on the ground floor and residential units on the second floor. The general area including the project site is shown on **Figure 1**, and project site dimensions are presented on **Figure 2**. An aerial photograph of the site is shown on **Figure 3**.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Bldg. Size	Lot Size	Zoning*	Owner
5128-30 W. Center St.	306-1401-000	4,470 ft ²	4,560 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C. Historical References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
5128 W. Center St.	1935	Meats; Residential
	1940-1950	Beauty Salon
	1955	Tool & Supply Co.
	1960	TV Repair
	1965-1980	Book Store
	1985-2010	Crystal China Restoration
5130 W. Center St.	1935-1965	Residential
	1970-85	Photographers; Residential
	1990	Residential
	2000	No Listing
	2005	Residential
5132 W. Center St. (currently 5130 W. Center St.)	2010	No Listing
	1935-1950	Confectioner; Residential
	1955-70	Restaurant; Residential
	1975	Upholstery; Residential
	1980	Copy Machine Sales
	1985	Residential; Vacant
	1990	Health food distributors; Vacant
	2000	Misc. retail gallery
2005	No Listing	
2010	Realty Group; Mortgage LLC; Barber Shop	

Address	Date(s)	Occupancy
2706 N. 52 nd St. (currently 5130 W. Center St.)	1935	Vacant
	1940	Rosedale Spring Water Co.
	1945-2010	No Listing

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

Date	Comment
2706 N. 52 nd St. AKA 5128-32 W. Center St.	
3/2/1936	Application for Permit: to occupy 1 st floor as Jewish Private School Former use: Tailor Shop
4/12/1937	Application for Permit: to occupy as "storage of nut vending machines" Former use: Jewish School Also noted on record: Existing occupancies at 5128 W. Center St. (Beauty Parlor) and 5130 W. Center St. (Entrance to two flats); is boiler in compliance with codes (no)
1/11/1940	Application for Permit: to occupy 1 st floor as office for "Rosedale Spring Water Co." Former use: "nut storage"
5128-32 W. Center St. AKA 2706 N. 52 nd St.	
11/20/1926	Application for Permit: to construct "stores" (3 stores, 2 flats; Basement + 2 stories)
11/20/1926	Application for Permit: to construct frame garage (20' x 20')
8/4/1927	Application for Permit: to construct frame garage (30' x 20')
1/17/1933	Application for Permit: to occupy as "retail ice cream sales" Former occupancy: grocery store
5/4/1934	Application for Permit: to occupy 1 st floor as floral store Former use: "ice cream parlor"
4/18/1935	Application for Permit: to occupy 1 st floor as ice cream parlor Former use: floral store
12/4/1935	Application for Permit: to occupy as "ice cream, candies etc." Former use: same
3/15/1937	Application for Permit: to occupy as beauty parlor. Former use: meat market
9/6/1938	Application for Permit: to occupy as "ice cream, candies etc", 1 st floor Former use: same
5/29/1942	Application for Permit: to occupy as "ice cream & candies", 1 st floor corner store Former use: same
7/12/1943	Application for Permit: to alter one store to one-family. "3 stores, 2 apartment – like to remodel rear store to living room bath and bedroom and add same to store kitchen"
10/18/1943	Application for Permit: to occupy as Beauty Parlor, 1 st floor Former use: same
10/18/1943	Building Inspection Premises Record: occupancies noted as 1 st floor (candy store); 2 nd floor (two apartments); boiler room (none)
12/27/1946	Application for Permit: to occupy 1 st floor as "confectionary & lunches" Former use: confectionary
12/30/1946	Building Inspection Premises Record: occupancies noted as 1 st floor (grocery store); 2 nd floor (two five-room apartments); boiler (yes)
10/26/1951	Application for Permit: for electrical installation—gas burner
11/1/1951	Application for Permit: to install—gas space heater
11/1/1951	Application for Permit: to install—gas conversion burner
11/7/1951	Application for Permit: electrical—space heater. Use: "Larry's Snack Bar Restaurant"

Date	Comment
1/7/1960	Building Inspection Premises Record: notice to enclose two coal-fired furnaces & fuel rooms in basement. Also enclose oil and gas-fired boilers in basement.
3/8/1960	Application for Permit: to alter—enclose “fireproof boilers & furnace & fuel bins”
9/28/1960	Application for Permit: to install unit heater
8/27/1965	Application for Permit: to occupy part of 2 nd floor rear apartment as studio/darkroom by “ABC Photographers”. Former use: vacant.
7/11/1968	Application for Permit: to install gas-fired Heil Furnace (replacement)
3/21/1974	Application for Occupancy Certificate: 1 st floor store as upholstery shop Former use: vacant.
4/22/1981	Application for Electrical Permit: ABC Photographers—“replace rusty & damaged service pipe”
7/22/1981	Application for Occupancy Certificate: Grocery Former use: Book Store
12/21/1983	Application for Occupancy Certificate: “Repair of fine crystal, china porcelain & figurines & similar sales” Former use: grocery store, book store
3/19/1986	Application for occupancy certificate: consignment shop—crafts Former occupancy: T-shirt shop
2/17/1988	Application for Permit: to install new gas boiler. “Found 2 nd American standard hot water boiler installed many years previous. Issued state reg # to both and shall request that the SV on old boiler be installed in upright vertical position. Also found forced air Heil furnace.”
1/16/1990	Application for occupancy certificate: retail store—variety Former use: business use
1/23/1990	Order to correct conditions: properly seal per waste piping located near basement water heaters. Install relief piping serving boiler backflow preventer and properly install the illegally-installed 1 st floor drain in china store.
5/3/1991	Boiler inspection – must correct safety valve.
9/26/2000	Boiler inspection
1/19/2005	Application for Permit: to occupy as barber/beauty salon
2/6/2006	Application for Permit: to occupy as office-general
1/2/2007	Violation—condemnation letter: obtain permit to repair or raze garage or shed
6/7/2007	Application for Permit: to raze. Type: razed private-voluntary
9/25/2007	Application for Permit: to occupy as day care center
1/2/2008	Violation— remove storage of combustible waste (basement); restore basement to clean & sanitary condition
8/6/2008	Application for Permit: to occupy as “personal service”
4/1/2009	Violation—remove storage of combustible waste (basement)
6/30/2010	Violation— Placard unit, unfit for habitation. Repair or replace defective electrical system.
6/29/2010	Service Request—code enforcement: “no electricity & meter jumping at 5130 & 5132. Verified. 1 day order to vacate due to defective electrical system”

D. Sanborn Maps

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

- a. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map is not available. A Sanborn Map of the surrounding area indicates that the project site was located outside the City limits and was unoccupied. **(Figure 4)**
- b. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by a two-story building consisting of two store spaces fronting W. Center St. and

one store space located in the rear of the building, fronting N. 52nd St. The project site also includes a detached auto garage, located along the rear alley, fronting N. 52nd St. The surrounding area includes a commercial corridor developing along W. Center St., with residential neighborhoods to the north and south. Directly across W. Center St. from the project site is St. Catherine's Church and School. Filling stations with gasoline tanks are indicated in the surrounding area, including one station with three tanks directly across N. 52nd St. from the project site. Other filling stations with tanks are also indicated at the corners of W. Center St. and N. 51st St., W. Center St. and N. 50th St., and W. Center St. and N. 53rd St. **(Figure 5).**

- c. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site occupied by the same two-story building and detached garage. The surrounding area has been more fully developed according to the neighborhood development pattern noted above. Filling stations with gasoline tanks are again indicated on surrounding blocks, including the station with three tanks located directly across N. 52nd St. from the project site. **(Figure 7).**

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) Tank Database does not include 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

On December 3, 2012, City staff conducted an inspection of the project site. A photographic log of the project site is included as **Attachment A**. The two-story building at the site was boarded, but broken windows were observed at the 5130 W. Center St. storefront and at the rear basement. Vent and fill pipes associated with a fuel oil tank were noted, on the west side of the building along N. 52nd St.

A concrete slab at the rear of the parcel was being used for parking.

A tire shop/auto repair and sales business was directly across N. 52nd St., west of the project site.

The ground floor interior was inspected. The storefront at 5128 W. Center St. most recently housed a china/crystal restoration business. The storefront at 5130 W. Center St. most recently housed a barber shop. Other small rooms in the rear appeared to have been office or living space at one time. No environmental concerns were identified on the ground floor. The second floor was not inspected, as the staircase was damaged and unsafe.

In the basement, two oil tanks were found. The floor surrounding the tanks was littered and what appeared to be ash was observed, but no significant staining was observed. Piping was observed that appeared to contain asbestos.

G. Findings and Conclusion

This Historic Land Use Investigation revealed the following environmental concerns:

- The fuel oil tanks should be removed and properly disposed.

Based on the available historic information, a Phase II Environmental Site Assessment (ESA) of 5128-30 West Center Street does not appear to be warranted at this time.

KCD/KRS
City of Milwaukee
1/8/2013

FIGURE 1

QUARTER SECTION LAND USE MAP

5128-30 West Center Street, Milwaukee, WI



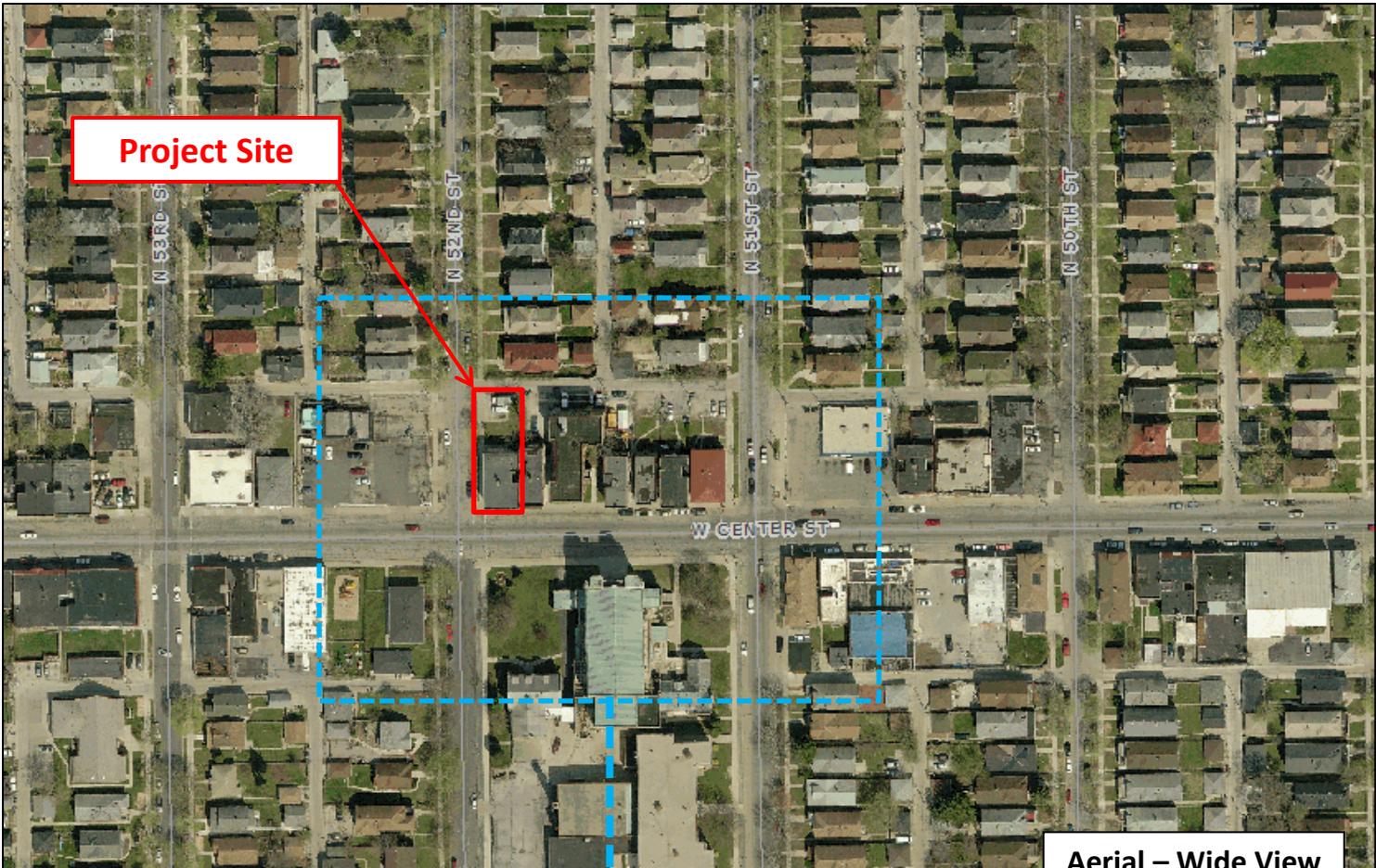
COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

N.W. ¼ SEC. 14, T. 7 N., R. 21 E.

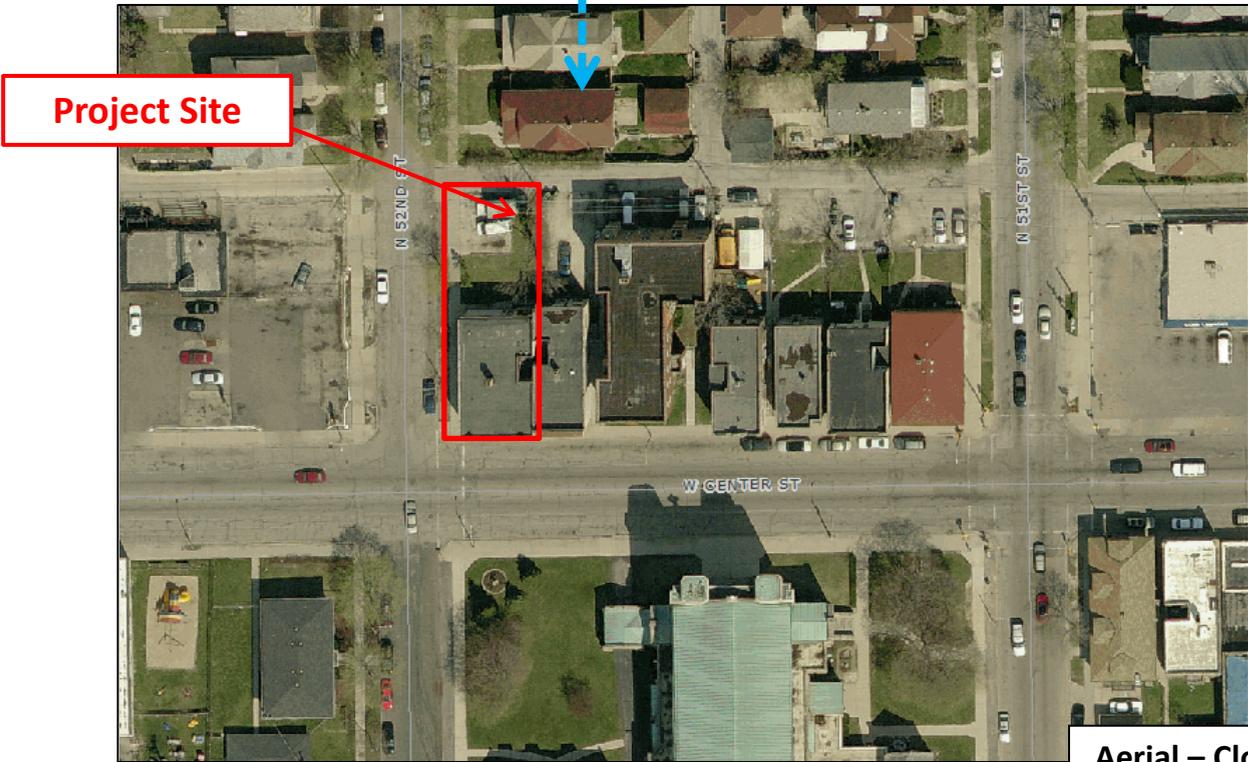


Project Site

FIGURE 3
2010 AERIAL PHOTOGRAPH – Milwaukee County GIS
5128-30 West Center Street, Milwaukee, WI



Aerial – Wide View



Aerial – Close View

FIGURE 4

1910 SANBORN FIRE INSURANCE MAP

(WITH UPDATES THROUGH 1939)

5128-30 West Center Street, Milwaukee, WI

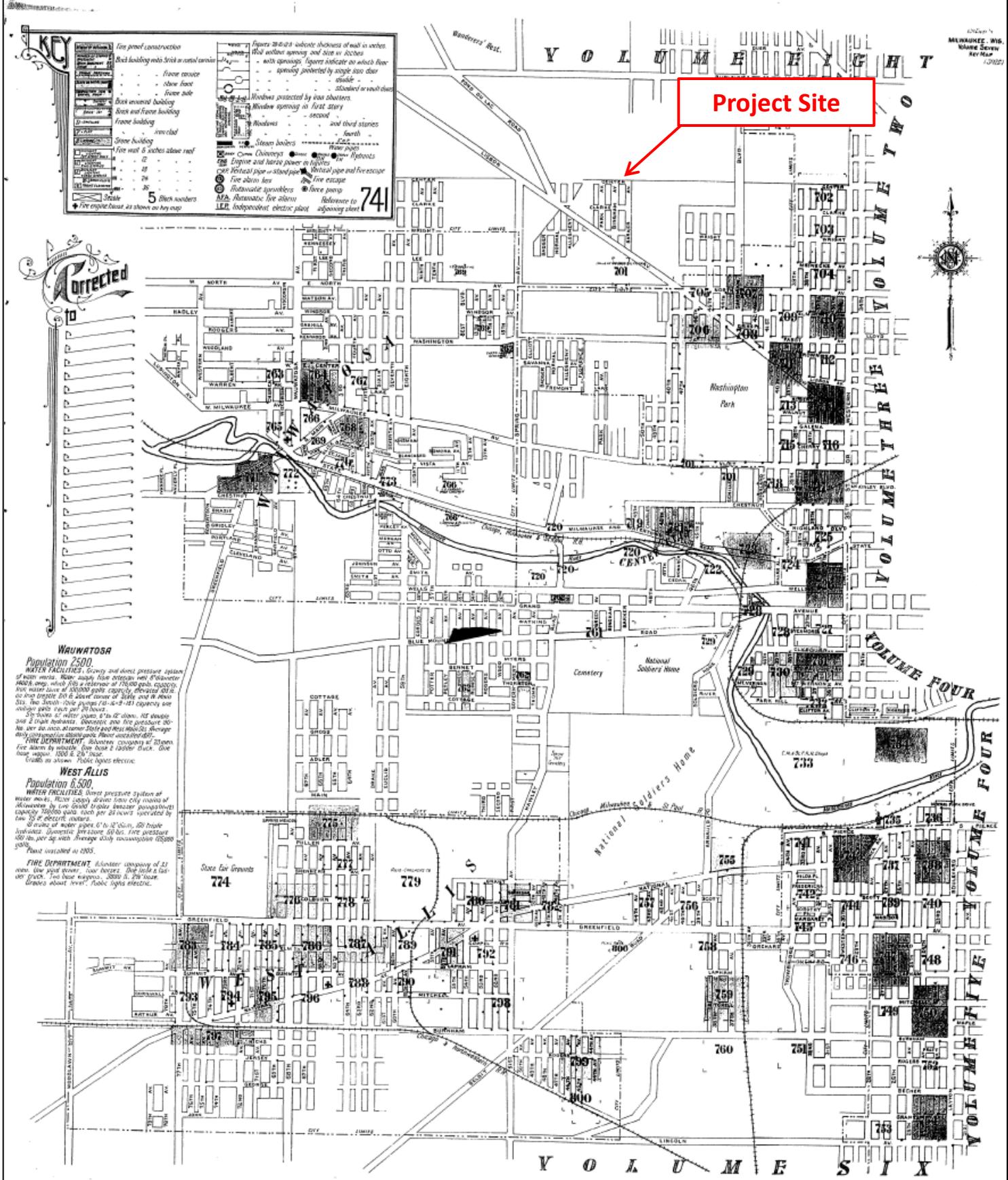


FIGURE 5
1910 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
5128-30 West Center Street, Milwaukee, WI

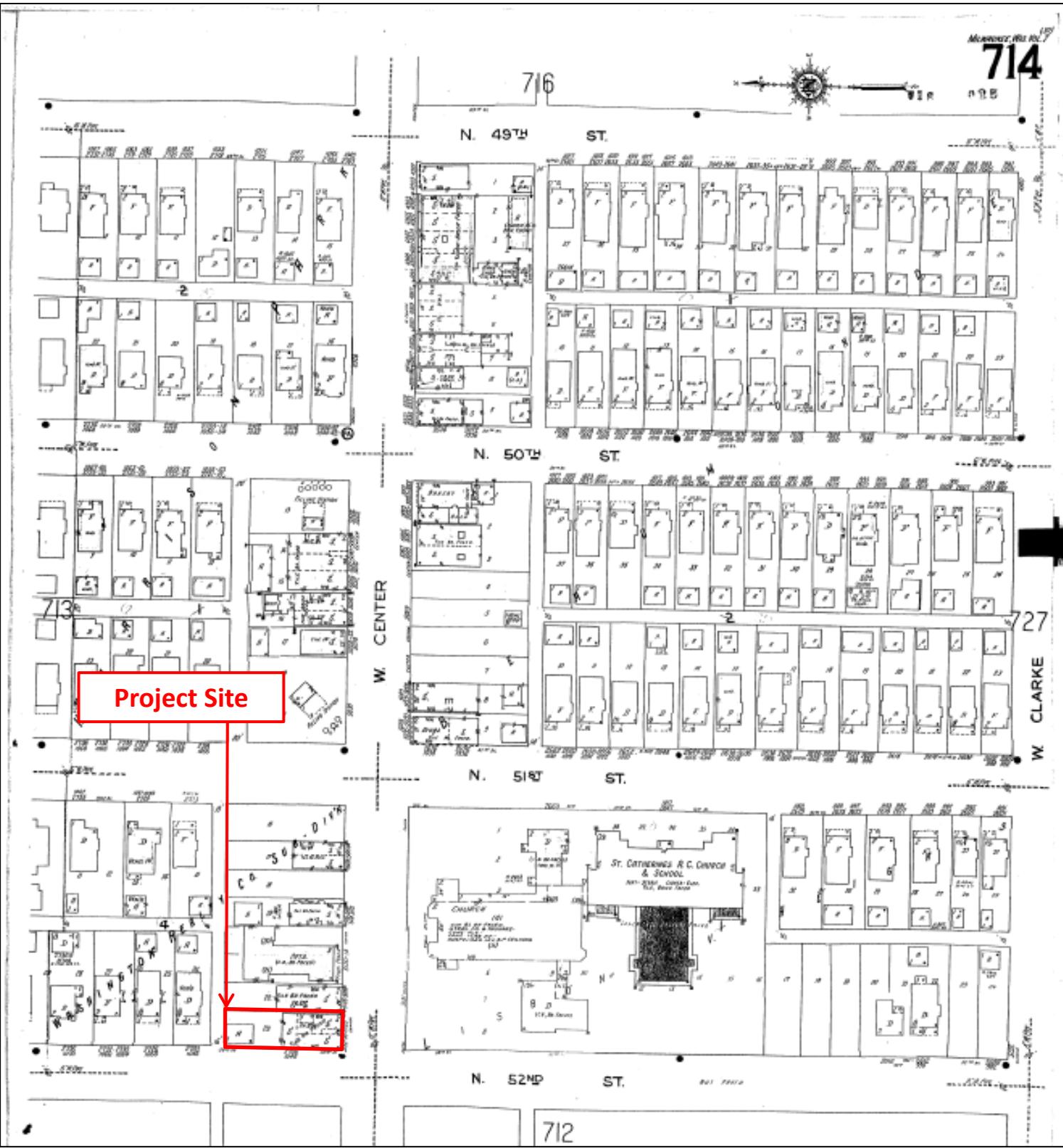
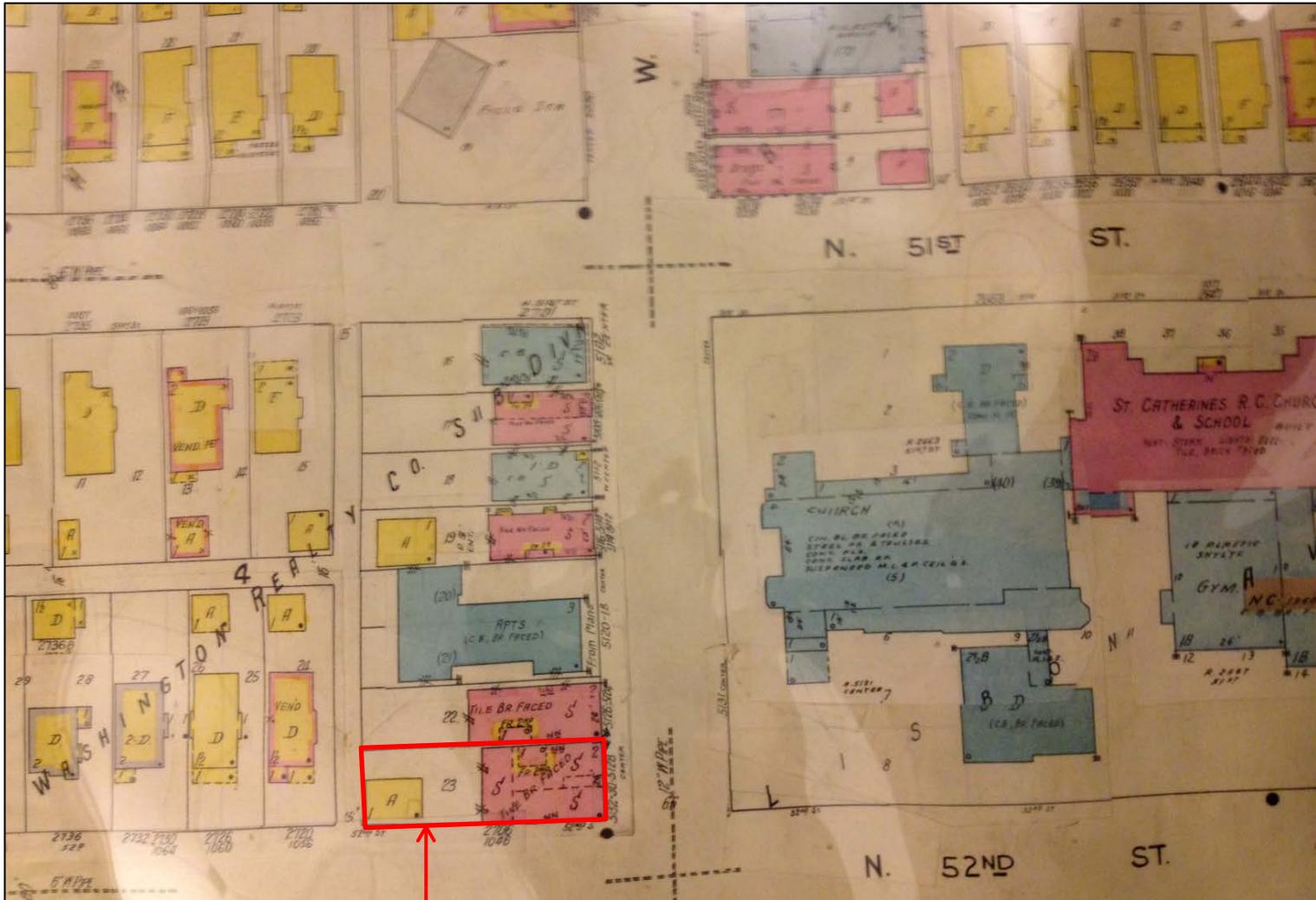


FIGURE 6
1910 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
5128-30 West Center Street, Milwaukee, WI



FIGURE 7
1910 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1969)
5128-30 West Center Street, Milwaukee, WI



Project Site

FIGURE 8
1910 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1969)
5128-30 West Center Street, Milwaukee, WI

Project Site



ATTACHMENT A
SITE PHOTOGRAPHS
5128-30 West Center Street, Milwaukee, WI



View of project site facing north from W. Center St.



**View of project site rear, facing south from N. 52nd St.
The paved parking area previously contained a garage.**



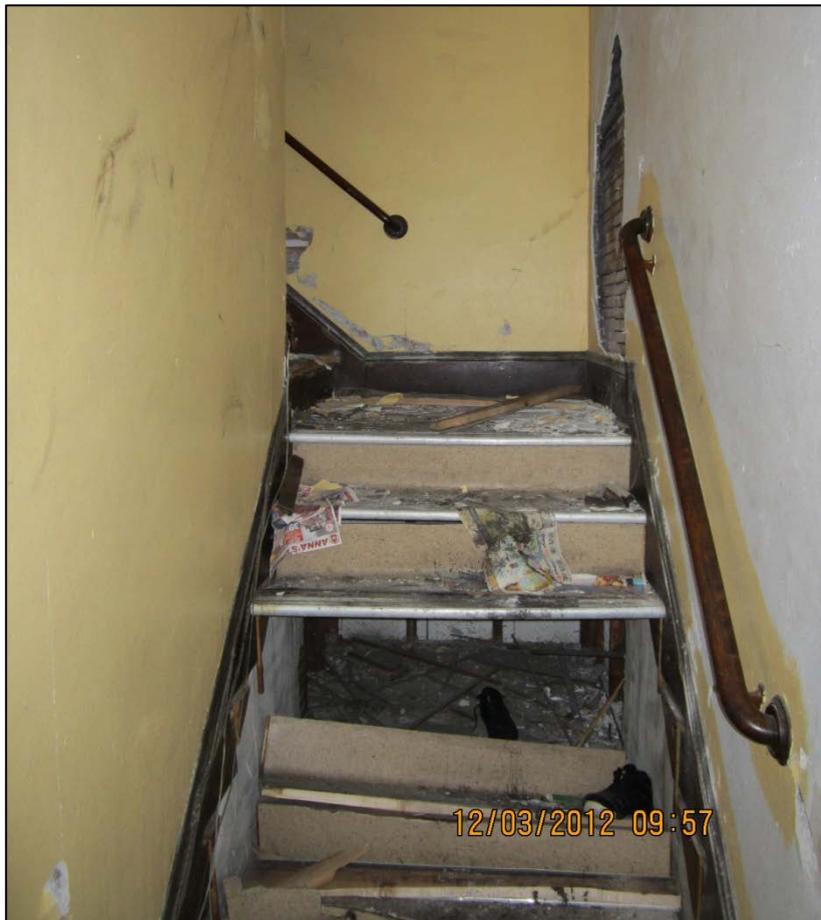
Two oil fill locations were observed on the west building wall, along the N. 52nd St. sidewalk.



Interior view of the 5130 W. Center St. storefront, last occupied by a barber shop.



Interior view of the 5128 W. Center St. storefront, last occupied by a glass/crystal repair shop. Small bottles of various chemicals were observed.



The staircase was in poor condition, prohibiting inspection of the second story.



View of the basement's southern wall. Broken windows were observed.



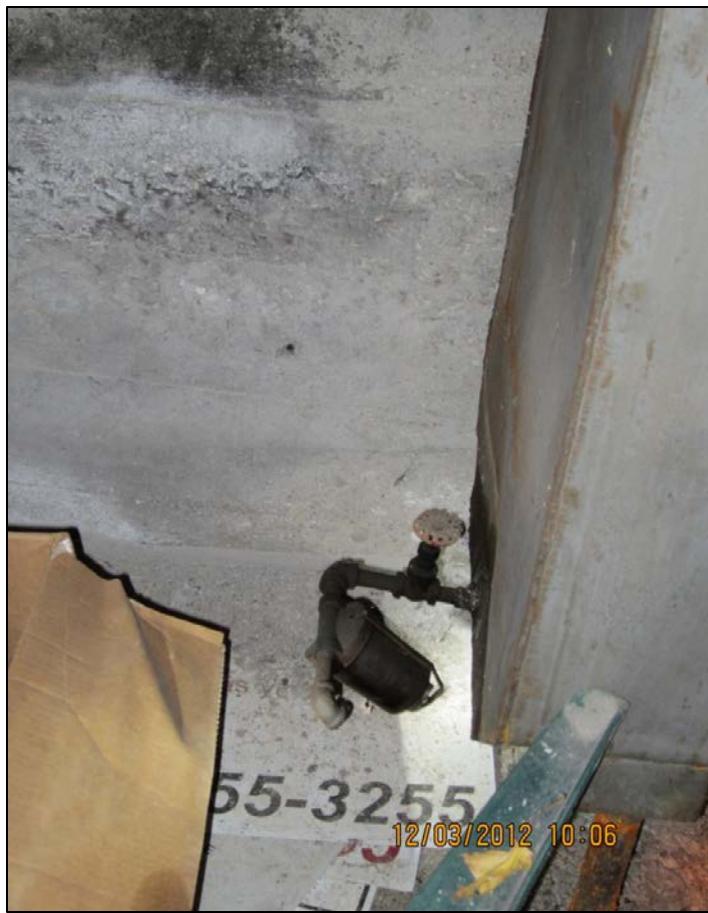
Piping in basement may contain asbestos.



One of two oil tanks observed. Tanks were in alignment with the fill locations along N. 52nd St.



Visible staining was not noted on the floor. Ash was present in this floor area.



Second oil tank observed at the project site.



View of piping; connection & use undetermined.



View of basement conditions.