

## Historical Land Use Investigation

9308 W. Capitol Drive  
Milwaukee, Wisconsin

File: 254-06

Prepared by:



Department of City Development

April 15, 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 9308 W. Capitol Drive, 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 W. Fiebrantz Avenue to the north, W. Capitol Drive to the south, N. 93<sup>rd</sup> Street to the east, and N. 94<sup>th</sup> Street to the west. The southern portion of the project site is developed with a one-story structure that includes a basement. The building is currently occupied by a bar/restaurant (AJR’s) and includes a kitchen, bar and dining/entertainment area. The basement is generally utilized for miscellaneous storage. The remainder of the project site consists of paved parking. 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
9308 W. Capitol Drive	254-0682-000	4,847 ft <sup>2</sup>	10,782 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### C. Historical References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 (2000-2010), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
9308 W. Capitol Drive	1935	No listing
	1940	Confectioner (9306 W. Capitol)
	1945	Tavern
	1950	Road not listed
	1955-1970	Tavern and residential
	1975-2010	Rick Inn Bar & Restaurant

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

Address	Date	Record
9308 W. Capitol Drive	1970	Application for permit – construct new building for restaurant & tavern
	1971	Application for permit – sign for Rick’s Inn
	1971	Application for permit – Occupancy for tavern & restaurant
	1996	Application for permit – Occupancy for Rick Inn, Inc. tavern & restaurant
	2013	Application for permit – Occupancy for tavern, 1 <sup>st</sup> floor & basement storage

### D. Sanborn Maps

Sanborn Fire Insurance Maps were not available for the project site (no coverage).

#### **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 11, 2014. The southern portion of the project site is developed with a one-story structure that includes a basement. The building is currently occupied by a bar/restaurant and includes a kitchen, bar and dining/entertainment area. The basement is generally utilized for miscellaneous storage. The remainder of the project site consists of paved parking.

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

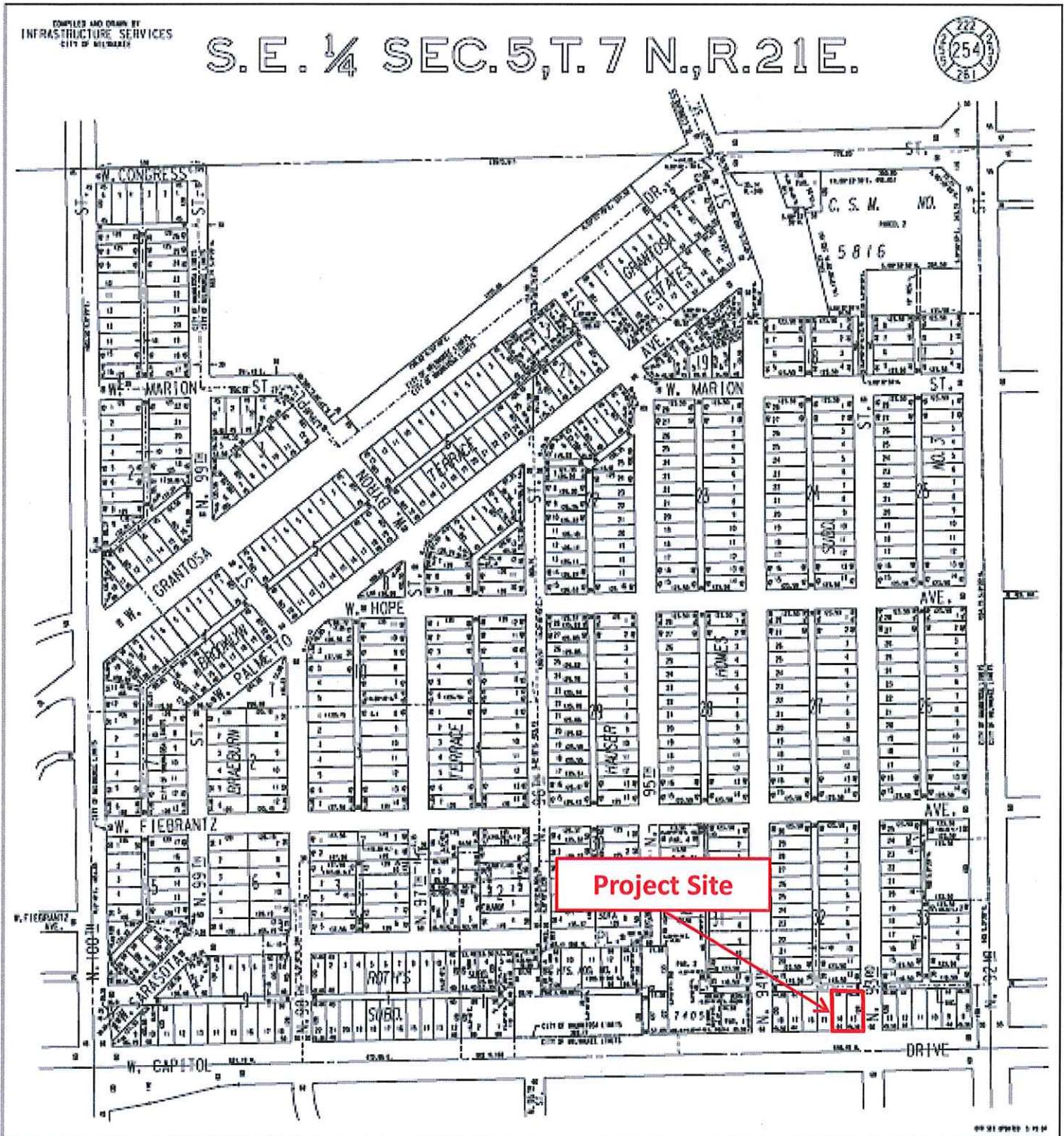
This Historic Land Use Investigation did not reveal any environmental concerns.

MMR/DPM  
City of Milwaukee  
4/15/14

# FIGURE 1

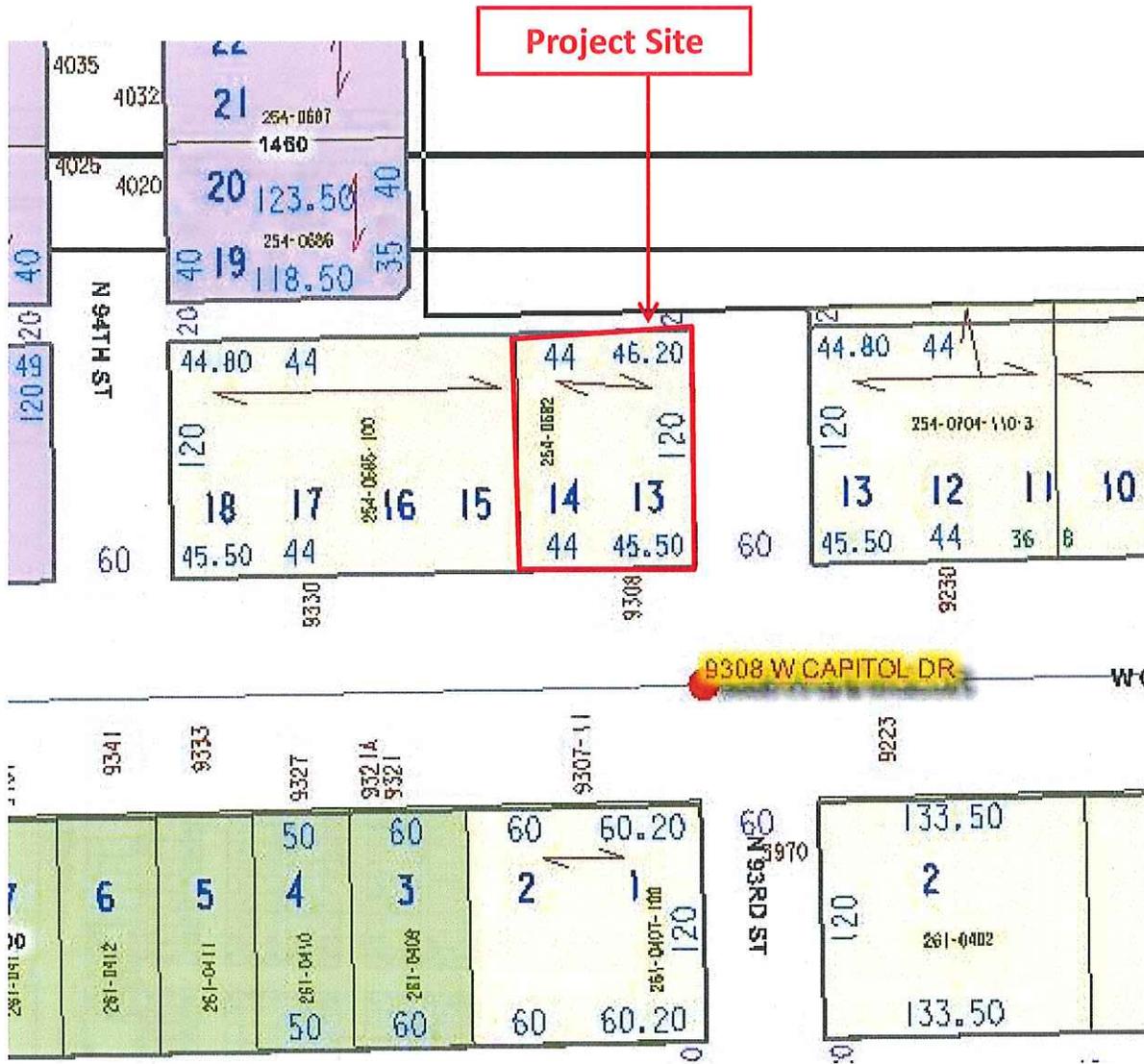
## QUARTER SECTION LAND USE MAP

9308 W. Capitol Drive, Milwaukee, WI



# FIGURE 2 PLAT MAP

9308 W. Capitol Drive, Milwaukee, WI



**FIGURE 3**  
2010 AERIAL PHOTOGRAPH – Milwaukee County GIS  
9308 W. Capitol Drive, Milwaukee, WI



Aerial – Wide View



Aerial – Close View

**ATTACHMENT A**  
**SITE PHOTOGRAPHS**  
9308 W. Capitol Drive, Milwaukee, WI



View of project site, looking west from W. Capitol Drive.



View of the project site, looking south from N. 93<sup>rd</sup> Street.



**View of the bar area on the first floor of the building.**



**View of an entertainment area on the first floor of the building.**