

Historical Land Use Investigation

1001 N. Water Street
Milwaukee, Wisconsin

File: 392-16

Prepared by:



Department of City Development

August 31, 2022

A. Purpose

This purpose of this Historical Land Use Investigation (HLUI) of 1001 N. Water Street in Milwaukee, Wisconsin, is to identify potential environmental conditions associated with the property. For the sake of brevity and convenience, the 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. Highland Avenue to the north, N. Water Street to the east, E. State Street to the south, and E. Edison Street to the west. The project site is occupied by a two-story parking garage. The general area including the project site is shown on **Figure 1**.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Bldg. Size	Lot Size	Zoning	Owner
1001 N. Water Street	3921210100	Not Available	106,549 ft ²	C9D(A)	MILW CNTY WAR MEM CNTR INC PAC PARK

C. Historical References

1. The Wright’s City Directories (1935-1990) were reviewed in approximately five year increments. The city directories reviewed generally indicated the project site was developed with residences and small business from 1920 to the late 1960s. Some occupancies of note include the following:

Address	Year	Occupancy
40 Martin Street	1935	Beaver Gas & Oil Co filling station (Note that this site was located in the middle of the block on the southern portion of the property. The 1937 Sanborn Map shows the location occupied by a store.)
125 E. Highland Avenue	1941	Mil Lock Mfg & Mach Co
125 E. Highland Avenue	1947	Midwest Chemical Co

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

Address	Year	Record
1001 N. Water Street (including historical addresses)	1929	Occupancy permit for printing shop
	1930	Occupancy permit for electrical supply company
	1930	Occupancy permit for soft drink parlor
	1931	Occupancy permit for restaurant
	1933	Occupancy permit for restaurant
	1934	Occupancy permit for tavern
	1935	Occupancy permit for cleaning of furs
	1935	Occupancy permit for printing
	1936	Occupancy permit for hand laundry
	1937	Occupancy permit for storage of furniture and moving
	1938	Occupancy permit for restaurant
	1939	Occupancy permit for sale of store fixtures and bar equip.
	1940	Occupancy permit for manufacturing of fixtures
1940	Occupancy permit for manufacturing of envelopes	

	1941	Occupancy permit for wholesale refrigeration parts
	1943	Occupancy permit for office
	1945	Occupancy permit for processing and boxing war materials
	1945	Occupancy permit for assembling food freezers
	1945	Occupancy permit for sales of refrigeration and AC supplies
	1945	Occupancy permit for shoe manufacturing
	1945	Occupancy permit for sale of marine supplies
	1945	Occupancy permit for manufacturing of clothing for Army
	1945	Occupancy permit for sale of trailer equipment
	1945	Occupancy permit for manufacturing of plastic wood products
	1945	Occupancy permit for manufacturing and distribution of wood toys
	1946	Occupancy permit for print shop
	1946	Occupancy permit for sale of storm windows
	1946	Occupancy permit for manufacturing gloves
	1946	Occupancy permit for printing
	1947	Occupancy permit for manufacturing of sports wear
	1948	Occupancy permit for wholesale of beauty supplies
	1950	Occupancy permit for cafeteria
	1950	Occupancy permit for grading and baling used clothing
	1955	Occupancy permit for wholesale of shelled nuts
	1968	DNS record noting "razed for parking"
	1968	Multiple records for sealing sewer and water
	1969	Electrical permit associated with the construction of parking structure

D. Sanborn Maps

Sanborn Fire Insurance Maps (**Figures 2-5**) indicate the following information regarding the project site:

- a. An 1894 Sanborn Fire Insurance Map shows the perimeter of the parcel developed with numerous structures occupied by stores and dwellings. Some businesses are identified, which include steam laundry, candy manufacturer, storage, carpenter shop, and a pottery company.
- b. A 1910 Sanborn Fire Insurance Map generally shows the same type of development as the previous map, with the addition of two shirt factories, and a fixture company, which includes a machine shop and cleaning, plating, polishing are noted.
- c. A 1937 Sanborn Fire Insurance Map generally shows the same type of development as the previous map.
- d. A 1951 Sanborn Fire Insurance Map shows numerous structures have been demolished. Numerous stores and a few dwellings remain. Three small hotels, a Salvation Army warehouse, and a furniture factory are also shown on the map.

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 listings for the project site.

F. Project Site Inspection

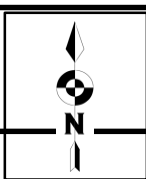
On July 22, 2022, City staff conducted an inspection of the project site. A photographic log of the project site is included as **Attachment A**.

Inspection of 1001 N. Water Street shows the project site is developed with a two-story parking garage and the perimeter of the parcel is generally landscaped.

G. Findings and Conclusion

This Historical Land Use Investigation revealed the project site was developed by the late 1800s. Development on the project site from the late 1800s to the late 1960s generally consisted of residences and small to medium sized businesses. The project site was cleared in approximately 1968 and the current parking structure was constructed in approximately 1969.

FIGURE 1
1001 N. Water Street, Milwaukee, WI



 **MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE**



Projection
NAD_1983_2011_StatePlane_Wisconsin_South
_FIPS_4803_Ft_US

Notes

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376 188 376 Feet

1:2,257

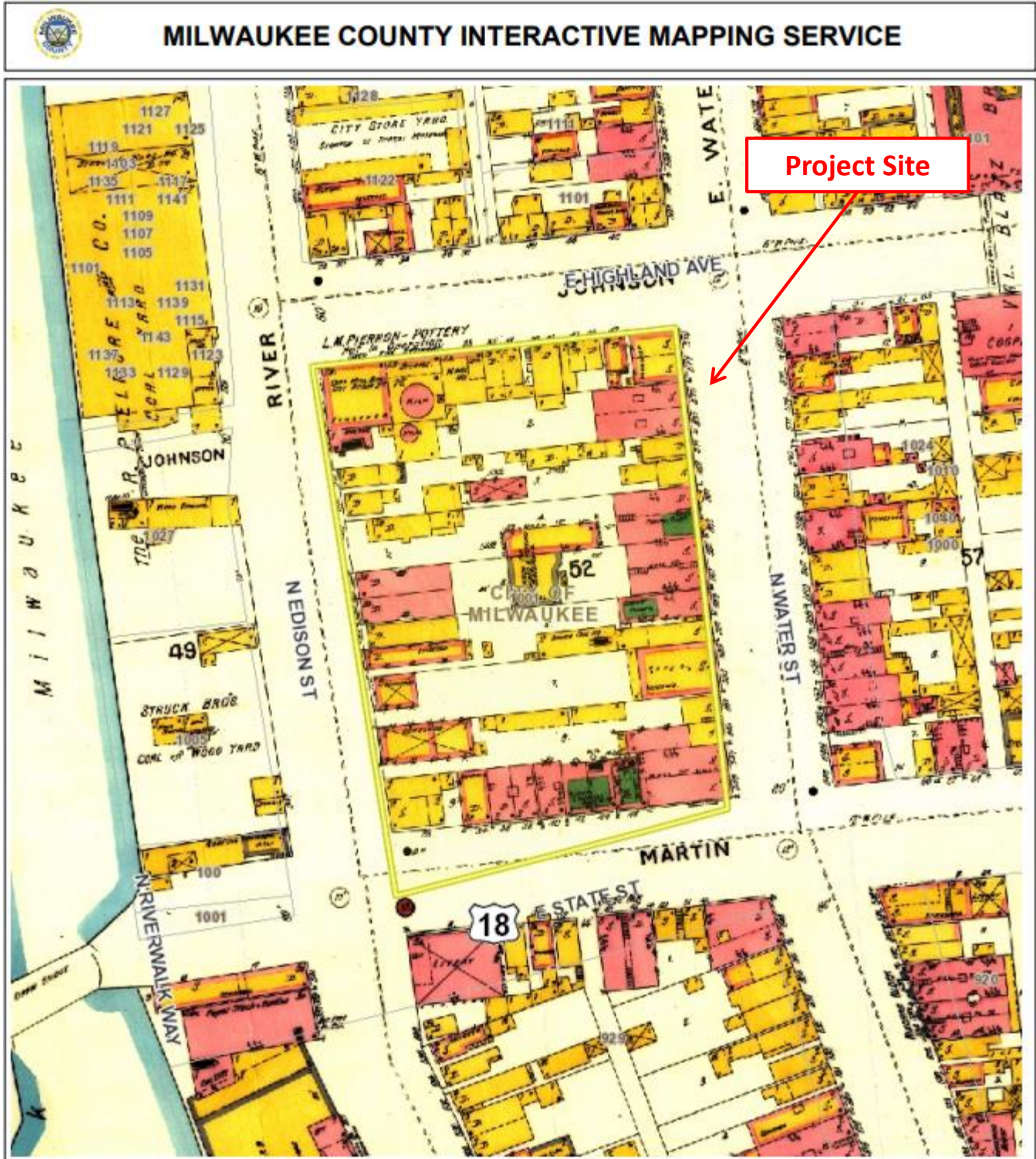


THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAMLIS

FIGURE 2

1894 SANBORN FIRE INSURANCE MAP

1001 N. Water Street, Milwaukee, WI



Projection
 NAD_1983_2011_StatePlane_Wisconsin_South
 _FIPS_4803_Ft_US

Notes

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FIGURE 3

1910 SANBORN FIRE INSURANCE MAP

1001 N. Water Street, Milwaukee, WI



Projection
 NAD_1983_2011_StatePlane_Wisconsin_South
 _FIPS_4803_Ft_US

Notes

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188

94 188 Feet

1:1,129



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FIGURE 4
1937 SANBORN FIRE INSURANCE MAP
1001 N. Water Street, Milwaukee, WI

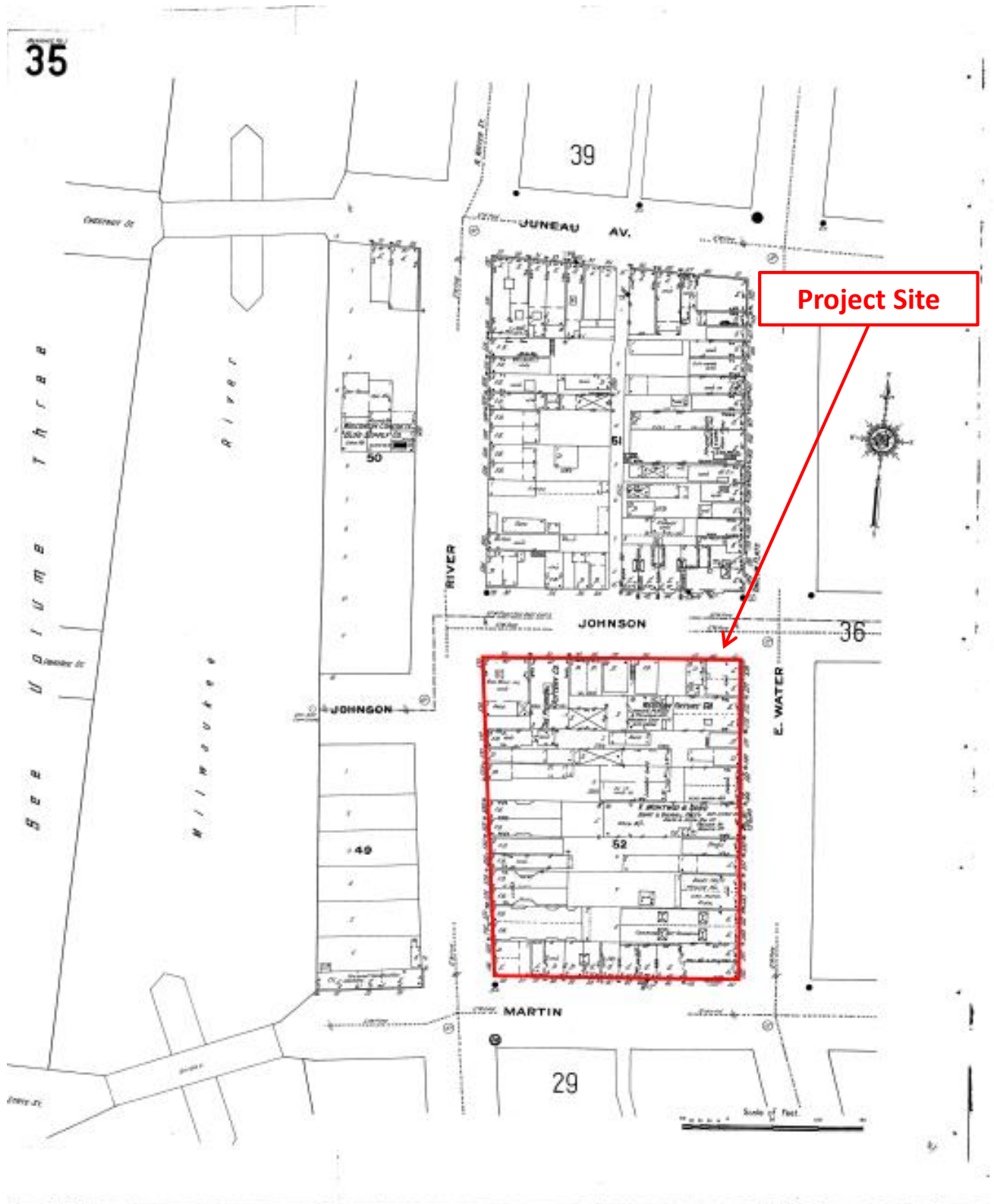
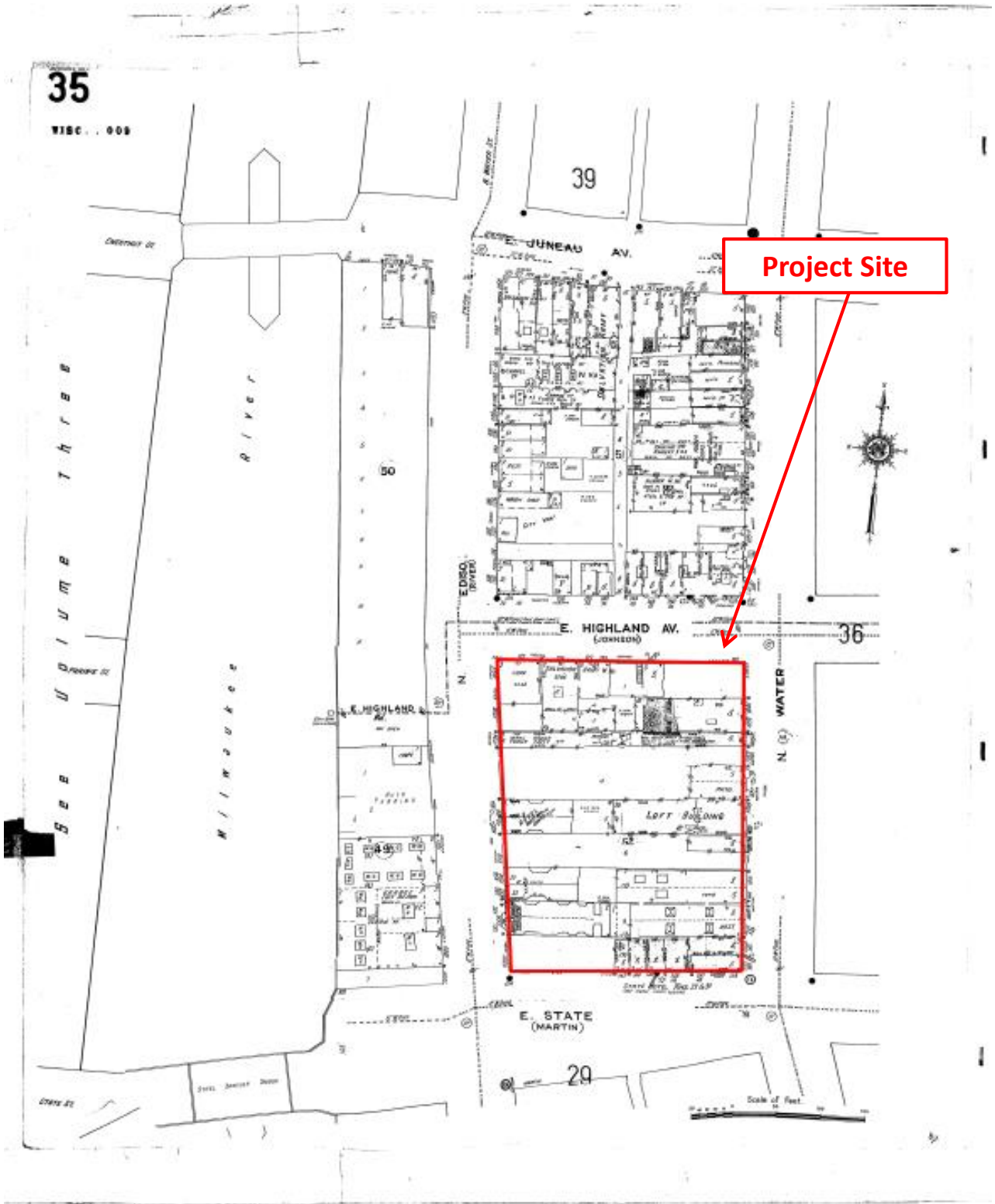


FIGURE 5
1951 SANBORN FIRE INSURANCE MAP
1001 N. Water Street, Milwaukee, WI



ATTACHMENT A
SITE PHOTOGRAPHS
1001 N. Water Street, Milwaukee, WI



View of project site facing southeast.



View of project site facing northeast.