

Historical Land Use Investigation

3317-49 North Dr. Martin Luther King, Jr. Drive & 456 West
Concordia Avenue
Milwaukee, Wisconsin

Files: 283-02 & 283-05

Prepared by:



Department of City Development

May 24, 2017

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

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in black ink, appearing to read "Sarah Bregant".

Sarah Bregant
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of five separate parcels located at 3317-49 North Dr. Martin Luther King, Jr. Drive & 456 West Concordia 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 West Concordia Avenue to the south, North Dr. Martin Luther King, Jr. Drive to the northeast, and North 6th Street to the west. The project site is a vacant grassy lot, with much of the parcel at 456 West Concordia Avenue paved or gravel. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2015 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
3317-29 N. Dr. Martin Luther King, Jr. Drive	2821209100	Not Applicable	12,744 ft ²	LB2	Redevelopment Authority of the City of Milwaukee
3333-35 N. Dr. Martin Luther King, Jr. Drive	2821206100	Not Applicable	4,355 ft ²	LB2	Redevelopment Authority of the City of Milwaukee
3341 N. Dr. Martin Luther King, Jr. Drive	2821205000	Not Applicable	7,428 ft ²	LB2	City of Milwaukee
3345-49 N. Dr. Martin Luther King, Jr. Drive	2821204000	Not Applicable	7,153 ft ²	LB2	City of Milwaukee
456 W. Concordia Avenue	2822782110	Not Applicable	17,556 ft ²	LB2	Redevelopment Authority of the City of Milwaukee

*LB2 = Local Business District

C. Historical References

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (1993-2015), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
3317 N. Dr. Martin Luther King, Jr. Drive	1935-1955	Residential
	1935	Jeweler
	1940	Confectioner
	1945	Outlet Store
	1950	Vacant
	1955	Women’s clothes
	1960	Music & Record store
	1965-1970	Camera & Music store
	1975	Afro Cultural Center
	1980-1985	Not Listed
1990-2015	Not Listed	
3321 N. Dr. Martin Luther	1935-1940	Princess Fruit Market

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Address	Date(s)	Occupancy
King, Jr. Drive	1945-1950	Flower Craft Shoppe
	1955-1965	Midwest Tire Auto Stores (branch) – parts & accessories
	1970	Church
	1975	Hardware & locksmith
	1980	Afro Cultural Center (annex)
	1985-1996	Vacant
	2000-2015	Not Listed
3323 N. Dr. Martin Luther King, Jr. Drive	1935-1980	Residential
	1935-1955	Physician
	1960-1965	Lawyer
	1960	Dunham-Bush Heating apparatus & appliance
	1970	Alterations
	1985-2015	Not Listed
3325 N. Dr. Martin Luther King, Jr. Drive	1935-1955	Stanz Dairy Store
	1960-1970	Vacant
	1975	Pillows/Residential
	1980-2015	Not Listed
3327 N. Dr. Martin Luther King, Jr. Drive	1935-1940	Wiemann Department Store
	1945-1965	Shoe store
	1970-1975	Vacant/Not Listed
	1980	Henry Flipper Memorial Park
	1985-2015	Not Listed
3329 N. Dr. Martin Luther King, Jr. Drive	1935-1940	Wiemann Department Store
	1945-1965	Hosiery store
	1970	Vacant
	1975-2015	Not Listed
3333 N. Dr. Martin Luther King, Jr. Drive	1935	Dry goods store
	1940	Department store
	1945-1950	Dry goods store
	1955-1960	Department/clothing store
	1965	Vacant
	1970-1975	Used furniture store
	1980	Vacant
	1985-2015	Not Listed
3335 N. Dr. Martin Luther King, Jr. Drive	1935-1965	Dentist
	1935-1960	Residential
	1940-1960	Beauty shop
	1970-1990	Vacant
	1996-2015	Not Listed
3339 N. Dr. Martin Luther King, Jr. Drive	1935-1940	Not Listed
	1945-1970	Wiemann Department & Variety Store
	1975	Recreation Hall – roller skating
	1980-1990	Beauty & Barber supply store
	1996-2015	Not Listed
3341 N. Dr. Martin Luther King, Jr. Drive	1935-1940	Grocery store
	1945-1970	Wiemann Department & Variety Store
	1975-2015	Not Listed
3343 N. Dr. Martin Luther King, Jr. Drive	1935-2015	Not Listed

Address	Date(s)	Occupancy
3345 N. Dr. Martin Luther King, Jr. Drive	1935-1970	Nelson Shoe Store
	1975-1980	Vacant
	1985-1990	Restaurant (additional space)
	1996-2015	Not Listed
3347 N. Dr. Martin Luther King, Jr. Drive	1935-1990	Residential
	1996-2015	Not Listed
3349 N. Dr. Martin Luther King, Jr. Drive	1935-1945	Ellis Hat Shop (milliners)
	1950-1955	Men's wear
	1960-2005	Restaurant
	2010-2015	Not Listed
456 W. Concordia Ave	1935-1945	Midwest Stencil Co./Residential
	1950	Residential
	1955	Vacant
	1960-2015	Not Listed

**Addresses on North Dr. Martin Luther King, Jr. Drive were historically listed under North Green Bay Avenue in the Wright's City Directories from 1935-1985.*

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

Address	Date	Comments
3317 N. Dr. Martin Luther King, Jr. Drive	8/7/1914	Application for Permit: Construct one story store
	5/5/1926	Application for Permit: Alter front of jewelry store
	4/20/1928	Application for Permit: Construct storage shed
	3/8/1937	Occupancy Permit: Candy/confectionery store Former: Jewelry store
	6/6/1940	Application for Permit: Construct addition to store
	4/15/1943	Occupancy Permit: Hosiery distributor – retail apparel Former: Candy store
	1/26/1955	Occupancy Permit: Music store Former: Ladies garments and sundries
	4/10/1958	Wrecking Permit: Raze 1.5 story frame dwelling
	1/17/1980	Wrecking Permit: Raze 2 story frame dwelling (Owner: City of Milwaukee)
	8/2/1982	Application for Permit: Erect voter registration tent (Owner: City of Milwaukee)
3321-25 N. Dr. Martin Luther King, Jr. Drive	3/7/1920	Application for Permit: Construct concrete block garage
	1/13/1932	Occupancy Permit: Stanz Dairy Store – cheese store Former: Dry goods store
	5/16/1932	Occupancy Permit: Fruits and vegetables store Former: Gentlemen's furnishings
	10/29/1943	Occupancy Permit: Retail fruit market Former: Same
	4/13/1944	Occupancy Permit: Gift shop – Other uses in building: dairy store; 2nd floor doctor's office & two flats Former: Fruit market
	11/3/1944	Letter: Unsafe two car garage – order to raze
	4/10/1952	Sign Permit: Erect sign (Owner: Midwest Tire & Auto Stores)
	4/21/1952	Occupancy Permit: Retail sales of auto parts and accessories Former: Gift shop/arts and crafts
2/28/1958	Inspection: Enclose 2 gas boilers and one oil fired boiler	

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Address	Date	Comments
3321-25 N. Dr. Martin Luther King, Jr. Drive (continued)	12/2/1960	Occupancy Permit: Retail sale of men's wear – Other uses in building: 2 nd floor offices & apartments Former: Cheese store
	6/27/1962	Occupancy Permit: TV sales and service (new and used) Former: Delicatessen and storage
	12/8/1964	Occupancy Permit: Property management and painting service Former: Vacant
	3/19/1968	Occupancy: Fish market Former: Paint store
	6/14/1968	Occupancy Permit: Church Former: Vacant
	10/6/1970	Occupancy Permit: Fish market – Other uses in building: 1 st floor – one store, one church; 2 nd floor – vacant offices, two apartments Former: Same
	10/20/1970	Occupancy Permit: Piano repairs Former: Church
	6/28/1971	Occupancy Permit: Refrigerator repair shop Former: Fish market
	2/16/1972	Occupancy Permit: Church Former: Piano repairs
	5/31/1978	Occupancy Permit: Church Former: TV repair shop
	12/26/1980	Application for Permit: Raze commercial/residential building (Owner: Redevelopment Authority of the City of Milwaukee)
3327-29 N. Dr. Martin Luther King, Jr. Drive	6/26/1941	Alterations Permit: Alter store front and partitions. Store to be occupied by Big Shoe Store & Royal Crown Hosiery Co.
	7/24/1951	Application for Permit: Install gas conversion burner in present boiler
	3/13/1958	Inspection: "Two 55 gallon drums of kerosene with faucets, located in warehouse"
	8/9/1961	Fire Report: One story frame and concrete storage shed. Damage: \$75. Cause: Children playing with matches
	9/27/1965	Occupancy Permit: Retail music store Former: Hosiery
	2/8/1968	Occupancy Permit: Wholesale grocery sales and distribution business Former: Shoe store Other uses in building: Church
	2/8/1968	Application for Permit: Install arched opening 4' x 7' between two stores. Occupancy: Wholesale grocery
	6/3/1969	Occupancy Permit: Juvenile furniture store Former: Shoes store
3341 N. Dr. Martin Luther King, Jr. Drive	11/2/1976	Application for Permit: Raze store. Owner: City of Milwaukee
	2/25/1903	Raze Permit: Raze present building and construct store
	4/23/1903	Building Permit: Construct barn
	6/27/1905	Building Permit: Alterations
	6/23/1907	Building Permit: Construct shed
	6/30/1910	Building Permit: Alterations
	5/25/1916	Building Permit: Construct warehouse
	8/23/1920	Building Permit: Alterations and repair
	12/26/1940	Raze: Stone building
	1/13/1941	Building Permit: Construct store
2/28/1941	Occupancy Permit: Dollar Store	

Address	Date	Comments
3341 N. Dr. Martin Luther King, Jr. Drive (continued)	7/28/1951	Application for Permit: Install two 275 gallon indoor oil tanks
	7/2/1951	Application for Permit: Install oil burner
	6/30/1971	Occupancy Permit: Rummage sale
	9/29/1971	Occupancy Permit: Retail furniture
	5/3/1972	Occupancy Permit: Store
	12/14/1973	Application for Permit: Install 450,000 Btu gas boiler
	3/18/1974	Occupancy Permit: Recreation center
	11/2/1977	Occupancy Permit: Beauty supply
3345-49 N. Dr. Martin Luther King, Jr. Drive	8/8/1894	Building Permit: Construct rick building
	5/23/1911	Building Permit: Construct chicken coop
	3/3/1925	Building Permit: Alter front
	5/9/1930	Building Permit: Construct store
	12/6/1948	Fire Inspection: Two 50 gallon drums store improperly in back
	12/27/1973	Building Permit: Install two 120,000 Btu roof top heating units
456 W. Concordia Av	4/18/2001	Occupancy Permit: Restaurant
	11/28/1939	Occupancy Permit: Basement – retail stencil shop; First floor – one apartment Former: None
	5/22/1945	Application for Permit: Construct fence
	6/24/1955	Occupancy Permit: Off street parking lot 150' x 280' Owner: City of Milwaukee
	11/15/2012	Service Request: Lots of debris behind 516 W. Concordia on private lot

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 occupied by several structures. The northernmost parcel is occupied by two attached two-story stores, one of which is labeled as printing with a four horsepower gasoline engine near the rear of the building. Directly to the south is a two-story store building with a one-and-a-half-story addition containing a one-and-a-half horsepower gasoline engine and a one-and-a-half-story stable at the rear of the parcel. South of this building is another two-story store building, and south of there is another two-story store building with two attached stores. South of there is a one-story dwelling and a one-and-a-half-story dwelling. Directly east of that dwelling is another one-and-a-half-story dwelling. Several sheds are also present throughout the project site. A dwelling exists directly north of the project site, and southeast of the project site are a collection of two-story store buildings and stables. Dwellings exist to the west of the project site along Concordia Avenue. Across the street from the project site are a mix of dwellings and stores, some of which are labeled as wagon shop, bank, plumber, and hall. Several stores exist along Green Bay Avenue, and a collection of churches, residences, and a school are also nearby.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by six store buildings, two dwellings, and three automobile garages. Some of these structures remain the same as those shown in the previous map, but some new structures are also present. None of the buildings are labeled as containing a gasoline engine, and no stores are labeled with uses. Sheds located on the project site have since been demolished. The land uses to the southeast of the project site at the corner of West Concordia Avenue

and North Green Bay Avenue are stores, one of which has a rear building labeled as auto painting. Dwellings remain to the west of the project site along West Concordia Avenue. North Green Bay Avenue contains primarily commercial uses, some of which are labeled as auto sales and service, furniture, bowling alley, bank, and restaurant. Other land uses in the general vicinity of the project site are several residences, churches, beer storage, and a school.

3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site occupied by the same six store buildings as the previous map, with one of them now labeled as a restaurant and another labeled as paints. The dwellings and automobile garages have been demolished, and a large area behind the stores is labeled as parking. The stores to the southeast of the project site remain the same as those in the previous map, but the portion labeled previously as auto painting is now labeled as storage. Many of the surrounding land uses remain similar to those shown in the previous map, but some have structures have been demolished and now are labeled as parking.

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) includes the following listing for the project site:

04-41-552743 Elliott Finch Spill – Closed Spill (3333 N. MLK Jr. Drive)

Spill Closed: 10/28/2008

Cause: Occupant was hoarding/storing paint when paint was ignited, resulting in the spill. Site was cleaned by WDNR.

Substance: Paints, inks, and dyes.

Amount Released: 100 gallons

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 March 31, 2017. The project site was observed to be a vacant grassy lot with some pavement in the 456 West Concordia Avenue parcel. Remnants of what appeared to be a parking lot were present in the southwest portion of the lot. The site has some grade changes, with a higher elevation at the west end of the parcel. Some trees were present near the southeastern portion of the project site in the parcels located at 3317-29 & 3333-35 North Dr. Martin Luther King, Jr. Drive. Some debris was present, largely on the western

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portion of the project site. The grass was in good condition. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historical Land Use Investigation did not reveal significant environmental conditions.

MR/SB
City of Milwaukee
5/24/2017

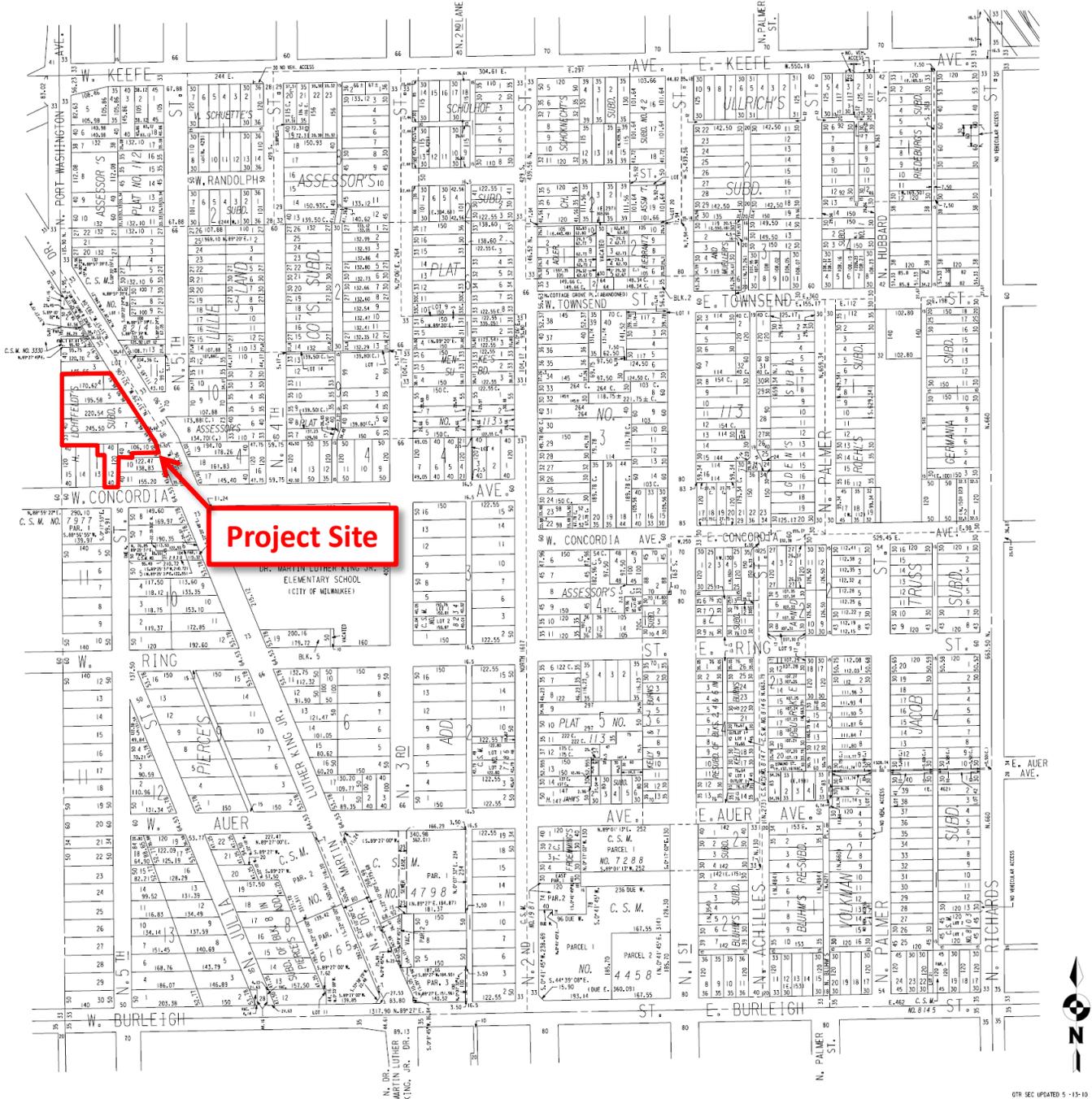
FIGURE 1

Quarter Section Land Use Map

3317-49 North Dr. Martin Luther King, Jr. Drive & 456 West Concordia Avenue,
Milwaukee, WI

COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

S. E. 1/4 SEC. 8, T. 7 N., R. 22 E.



Project Site



FIGURE 2

Plat Map

3317-49 North Dr. Martin Luther King, Jr. Drive & 456 West Concordia Avenue,
Milwaukee, WI

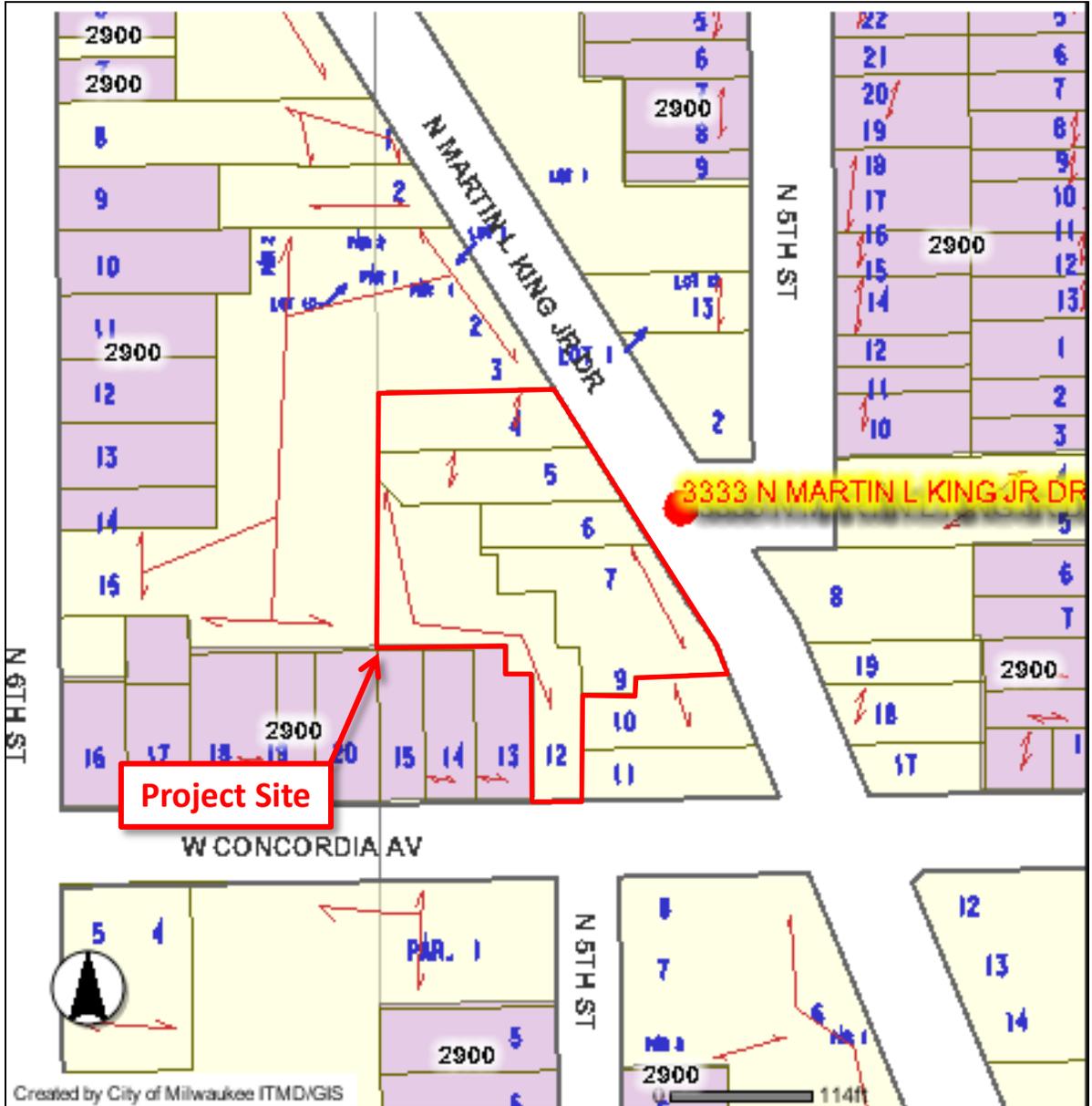


FIGURE 3

Aerial Photographs

3317-49 North Dr. Martin Luther King, Jr. Drive & 456 West Concordia Avenue,
Milwaukee, WI



FIGURE 4

1937 Sanborn Fire Insurance Map

3317-49 North Dr. Martin Luther King, Jr. Drive & 456 West Concordia Avenue, Milwaukee, WI

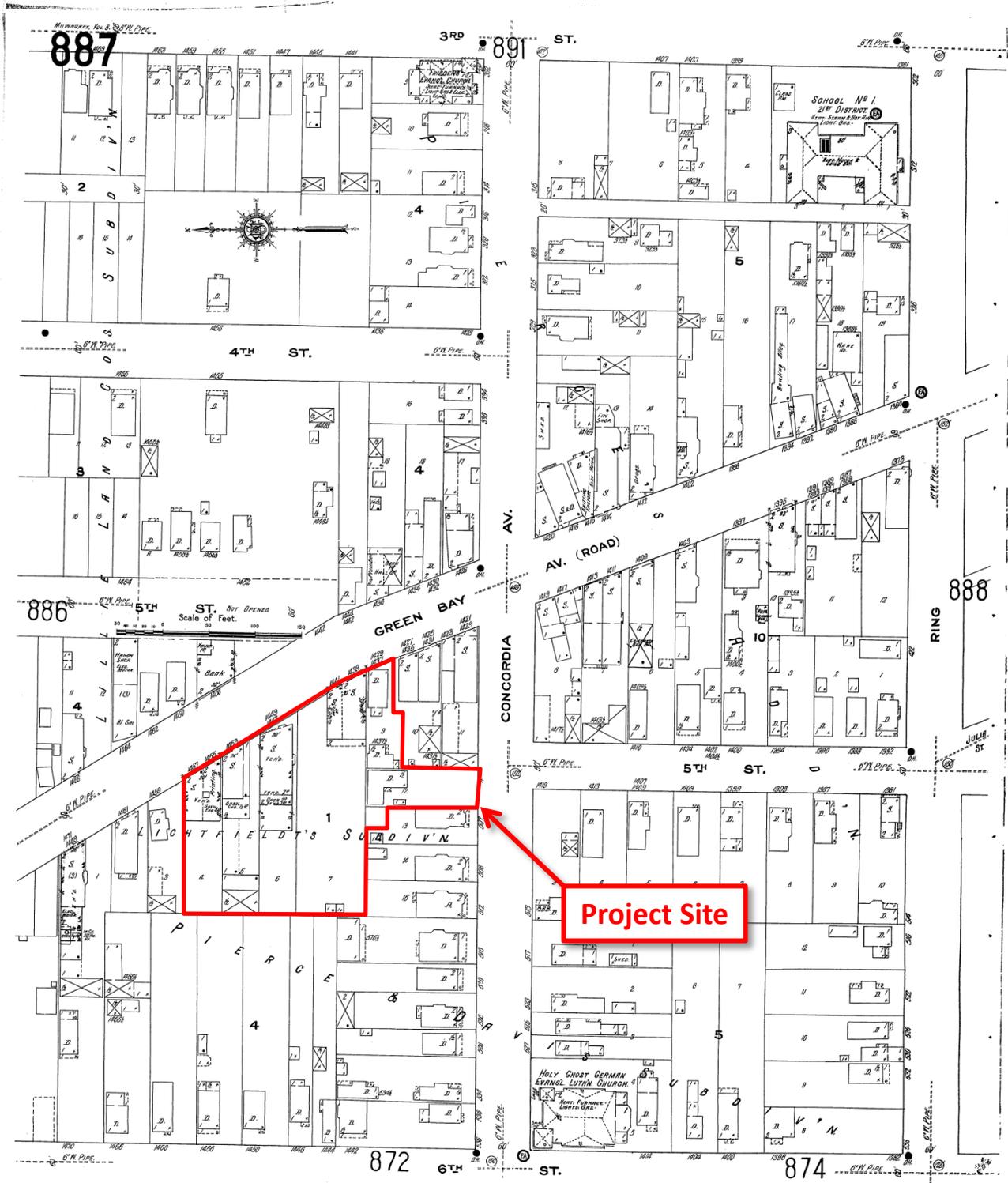


FIGURE 5

1951 Sanborn Fire Insurance Map

3317-49 North Dr. Martin Luther King, Jr. Drive & 456 West Concordia Avenue,
Milwaukee, WI

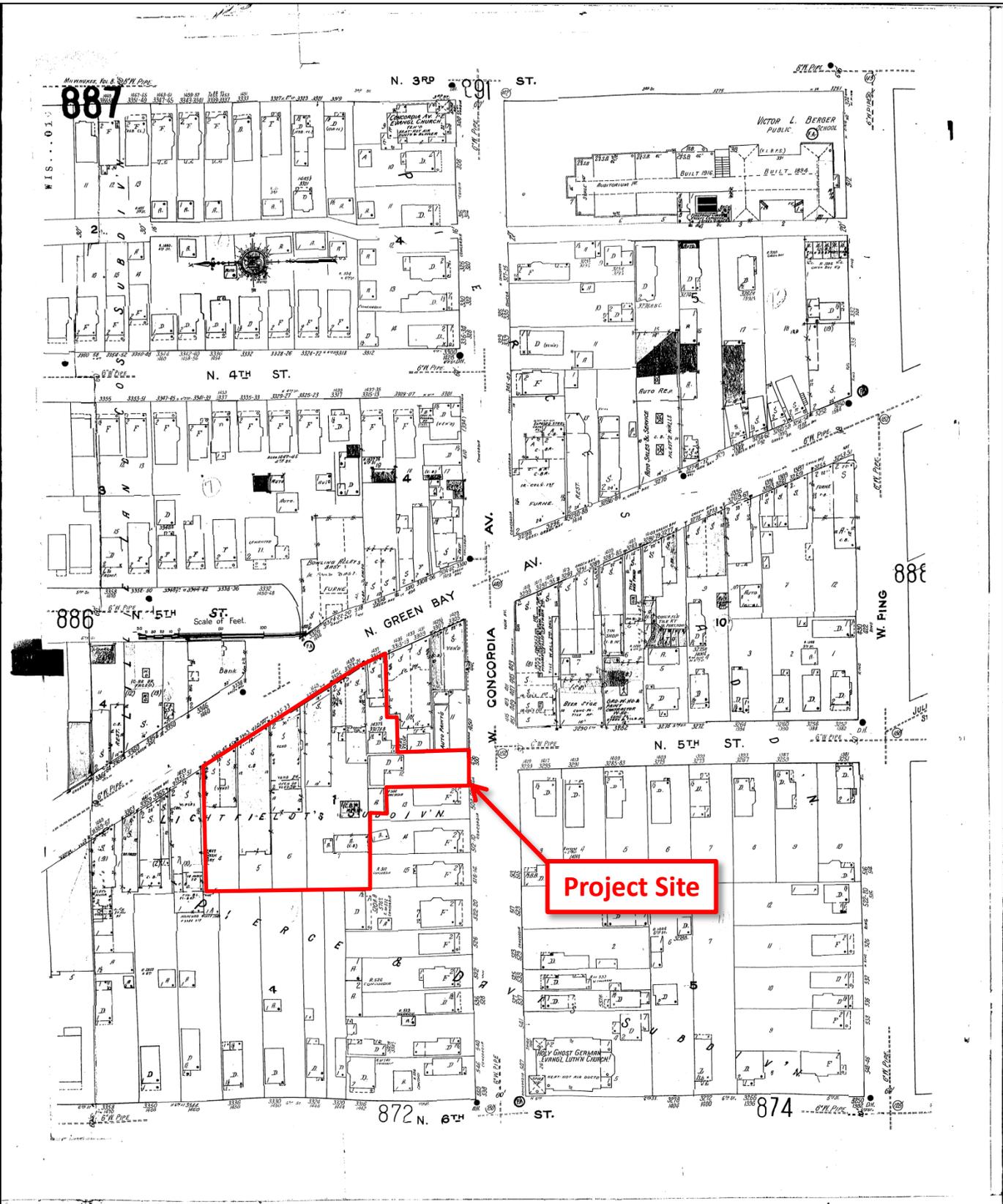
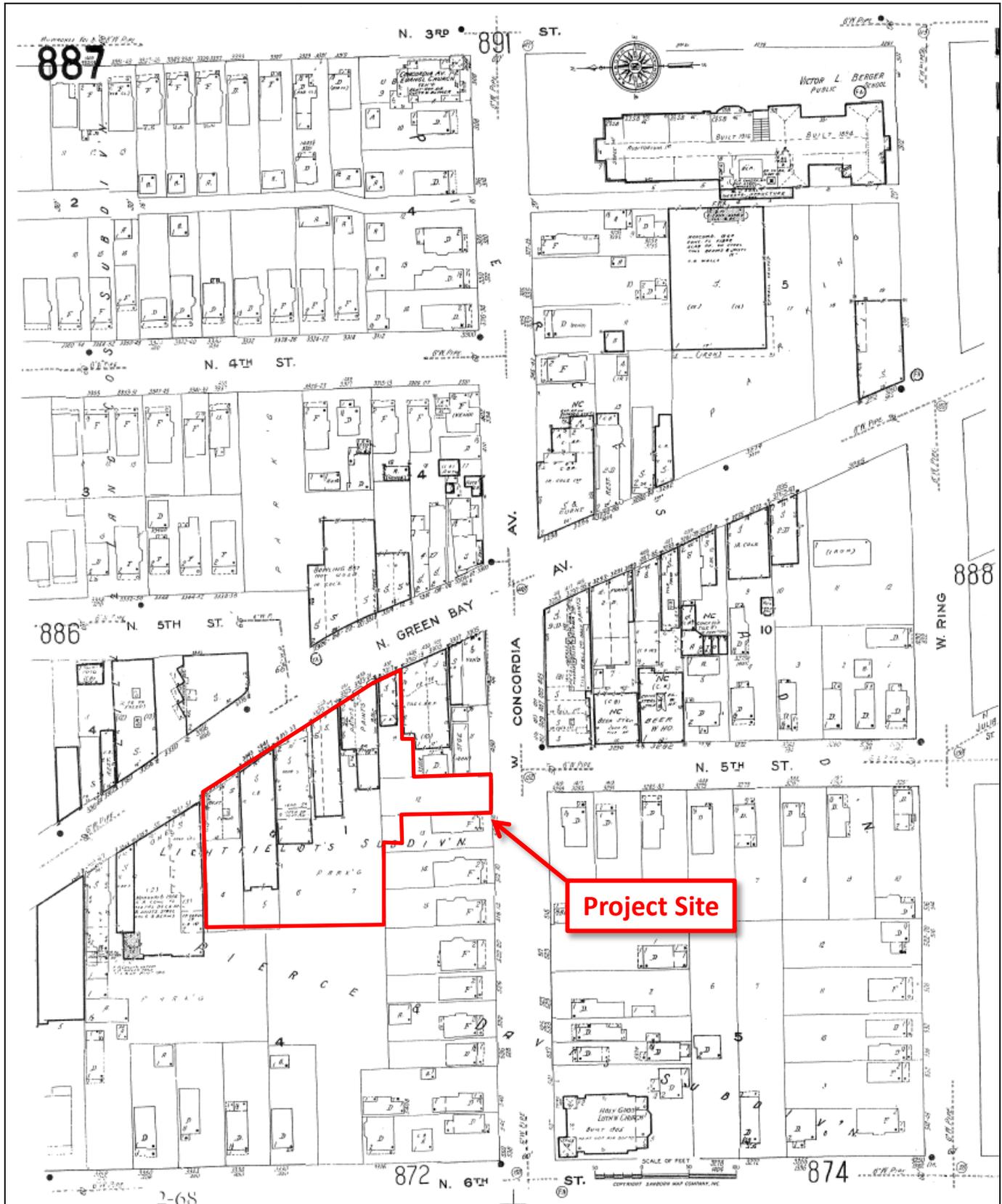


FIGURE 6

1969 Sanborn Fire Insurance Map

3317-49 North Dr. Martin Luther King, Jr. Drive & 456 West Concordia Avenue,
Milwaukee, WI



ATTACHMENT A

Site Photographs

3317-49 North Dr. Martin Luther King, Jr. Drive & 456 West Concordia Avenue,
Milwaukee, WI



View of project site, looking west from N. M.L.K. Dr



View of project site, looking west from N. M.L.K. Dr



View of project site, looking west from N. M.L.K. Dr



View of project site, looking north from W. Concordia Ave



View of rear portion of project site, looking west



View of rear portion of project site, looking northwest