

Historical Land Use Investigation
3201 North 40th Street
Milwaukee, Wisconsin

File: 287-26

Prepared by:



Department of City Development

November 28, 2017

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A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 3201 North 40th 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 West Auer Avenue to the south, West Concordia Avenue to the north, North 40th Street to the east, and North 41st Street to the west. The project site is developed with a one-story brick building, with a partially above ground basement and a paved area west of the building. **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
3201 North 40th Street	2870029200	11547 ft ²	21600 ft ²	RT2	City of Milwaukee

*RT2 = Two-Family Residential 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C. Historical References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
3201 N. 40 th St	1935-1950	Zoar Evangelical Lutheran Church & School
	1955	Walther Evangelical Lutheran Church & School
	1960-1985	Walther Evangelical Lutheran School
	1990	Vacant
	1996	Family Development Center
	2000-2010	Family Academy Child Care Development/Family Child Development Center
	2015	Not Listed

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

Date	Comments
3/16/1913	Alterations: Move building from 26 th and Concordia to 40 th and Auer; Owner: Concordia Congregation
5/13/1926	Construction: Build school building, 1 story + basement
11/12/1926	Boiler Installation: Kewanee Smokeless Boiler
5/26/1931	Build: Build 2-car garage
4/21/1948	Install Heating System: New building; New furnace
9/13/1949	Electrical Installation; Occupancy: Old church
6/28/1957	Alterations: Set up 1-hour partitions for new classroom; Owner: Walther Memorial Lutheran School; Building: School
6/16/1959	Alterations: Erect non-load bearing partitions in basement for additional classroom

Date	Comments
8/14/1963	Boiler repairs: Kewanee Boiler
6/20/1968	Alterations: School steam heating alterations
11/25/1968	Install pressure vessels: 1 air storage tank; Use: School; Owner: Walther Memorial Lutheran School
8/4/1970	Electrical; Use: School; Owner: Walther Memorial Lutheran School
2/13/1979	Alterations; Use: Elementary school; Owner: Walther Memorial Lutheran School
8/4/1981	Alterations; Use: Church; Owner: Walther Memorial Lutheran Church
7/6/1990	BOZA Letter: Family Learning Center acceptable use
10/26/1990	Occupancy: Family Learning Center; Use: School and daycare center; Former: School
7/6/1993	Occupancy: Head Start "Northcott"; Use: Pre-school program, 70 children; Former: Vacant
8/28/1998	BOZA Renewal; Occupancy: Family Academy – Family Child Development Center; Use: Daycare for 81 children;
11/4/1999	Occupancy: Licensed daycare; Owner: Hardy-Reasby Partnership; Former: Daycare, private school
1/19/2000	Occupancy: Elementary school; Owner: Hardy-Reasby Partnership; Former: Same
9/8/2003	Occupancy: Portion of 1 st floor – Church; Owner: Oscar Dillon, Hardy Reasby Partnership
6/7/2005	Zoning Certificate: Day care; Owner: Arlene Hardy Family Academy
1/21/2011	Occupancy: School, Elem-Secondary; Owner: Rosia L Reasby
3/20/2013	Plumbing; Occupancy: Mercantile, other; Owner: Rosia L Reasby
5/11/2016	Plumbing; Occupancy: 1 family; Owner: Rosia L Reasby

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 developed with a one-story, tile brick building on the eastern lot of the project site, and a one-story building on the western side of the project site. The project site is labeled "Zoar Evang'l Luth'n Church & School" on the map. The eastern lot contains a smaller building attached to the main building on the western side labeled "Heating Plant". The one-story building on the western side of the project site is labeled "Class R'm". The area around the project site is mostly developed and is residential.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site developed with a one-story, tile brick building on the eastern lot of the project site. The one-story building on the western side of the project site is no longer there and currently appears undeveloped. The heating plant attached to the one-story building remains. Most of the lots around the project site are developed and the area is residential.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site developed with a one-story, tile brick building on the eastern lot of the project site. The eastern side of the lot is now labeled "Playground". The project site is now labeled "Walter Memorial Luth'n School". The bottom of the building diagram sets the building date as 1928. The area surrounding the project site is developed and residential.

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 1st, 2017. The project site was observed to be developed with a one-story building with a basement, formerly occupied by a school. The project site was paved with asphalt, which had grass coming out of cracks in it. The eastern side of the project site was fenced in, while the western side of the project site was also paved with asphalt and had grass coming out of cracks in the asphalt. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historical Land Use Investigation did not reveal potential environmental conditions. The available historical information does not warrant a Phase II Environmental Site Assessment (ESA) of 3201 North 40th Street at this time.

MR/KK
City of Milwaukee
November 28, 2017

FIGURE 3
Aerial Photographs
3201 N. 40th St, Milwaukee, WI



Source: Map Milwaukee (2015 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map 3201 N. 40th St, Milwaukee, WI

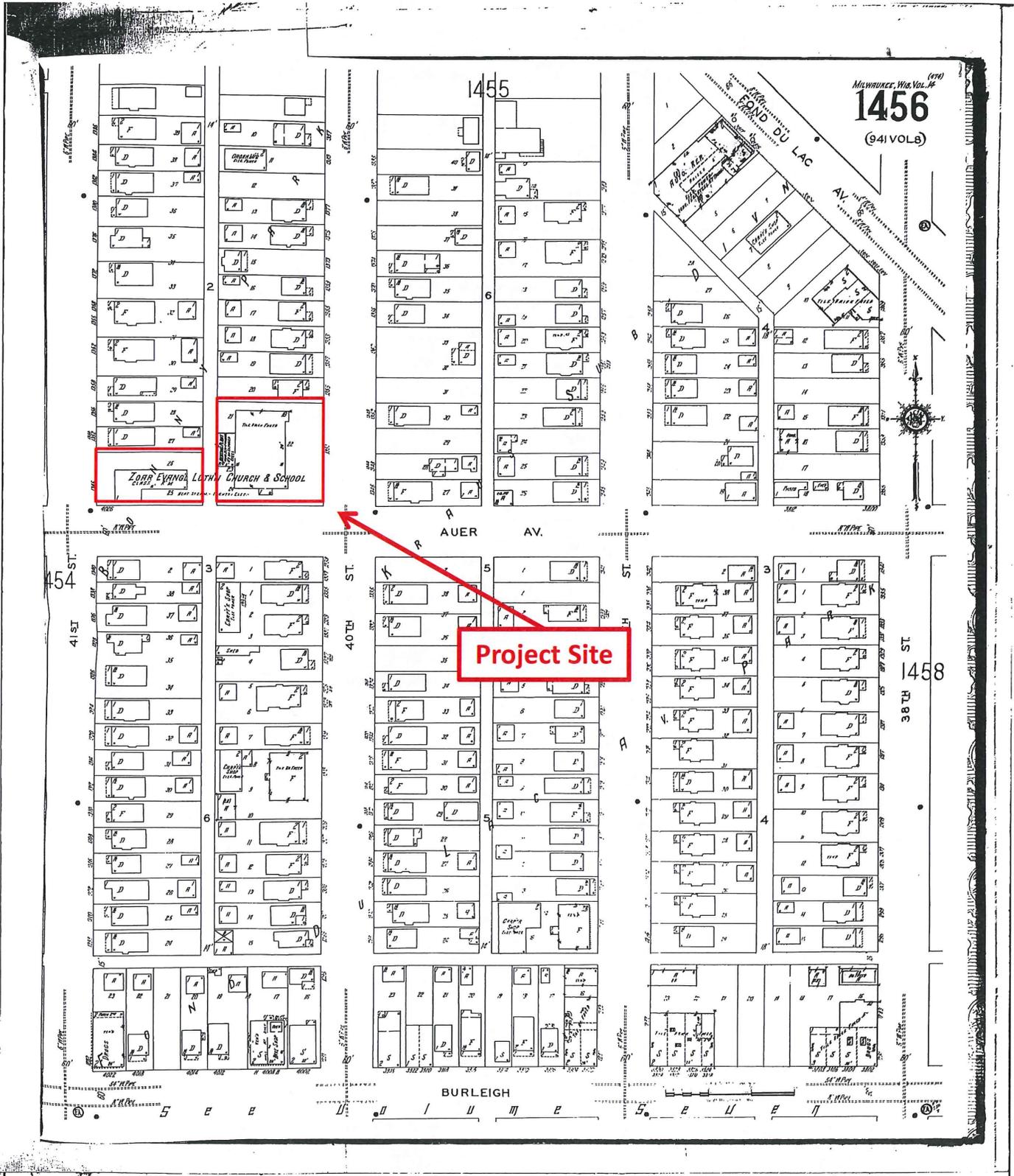


FIGURE 5

1951 Sanborn Fire Insurance Map 3201 N. 40th St, Milwaukee, WI



FIGURE 6

1969 Sanborn Fire Insurance Map 3201 N. 40th St, Milwaukee, WI



ATTACHMENT A
Site Photographs
3201 N. 40th St, Milwaukee, WI



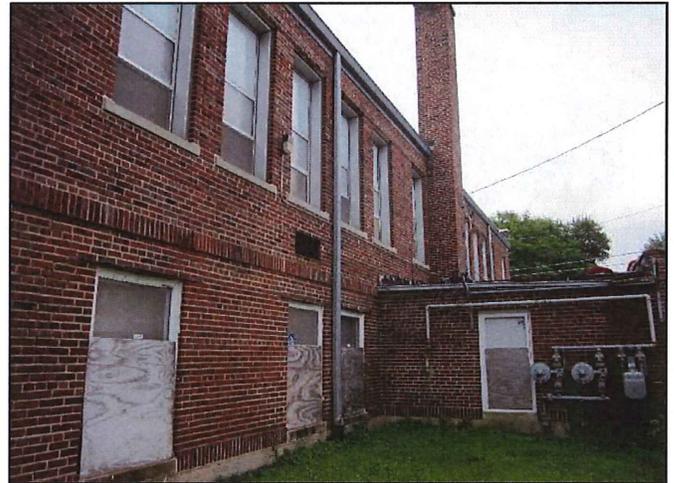
Front view of project site, looking west



View of project site, looking north



View of north side of project site, looking west



View of west side of project site, looking south



View of west side of project site, looking east



View of playground, looking west

ATTACHMENT A
Site Photographs
3201 N. 40th St, Milwaukee, WI



First floor office



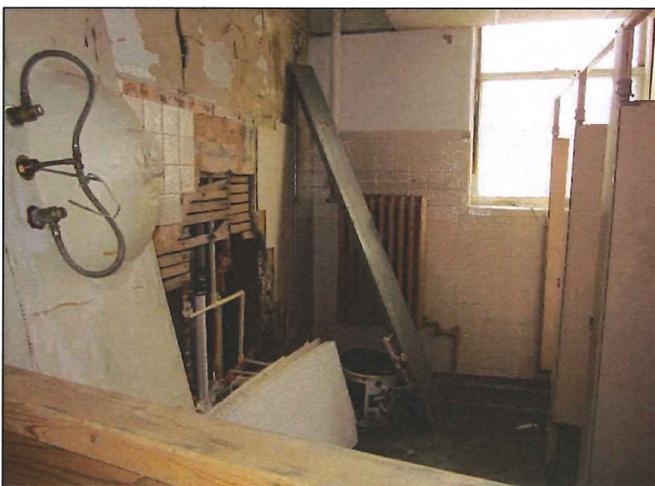
First floor hallway



First floor classroom



First floor classroom

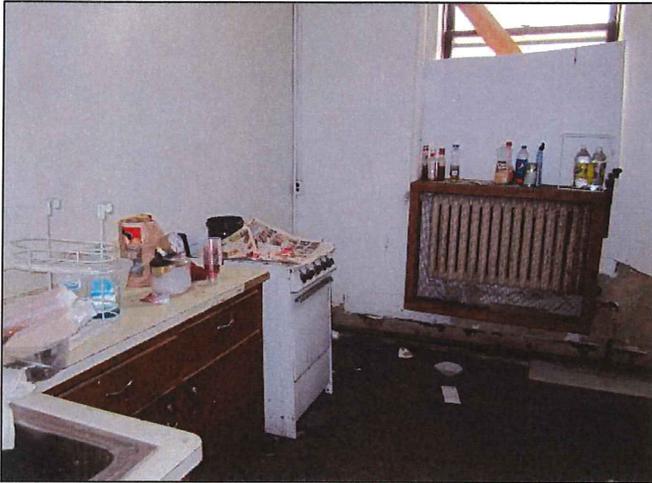


Basement bathroom



Basement classroom

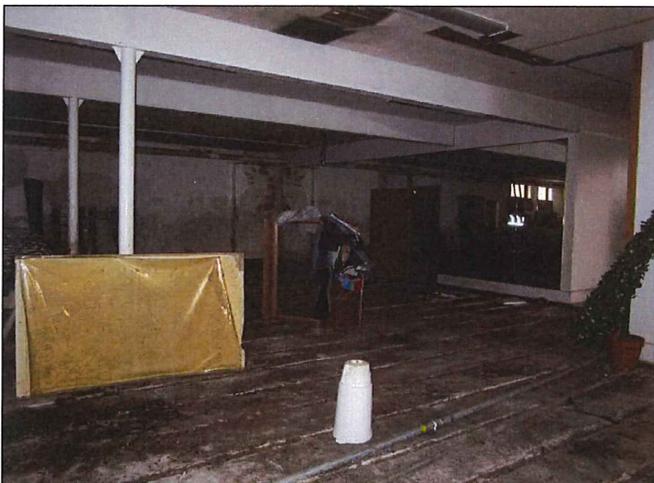
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Site Photographs
3201 N. 40th St, Milwaukee, WI



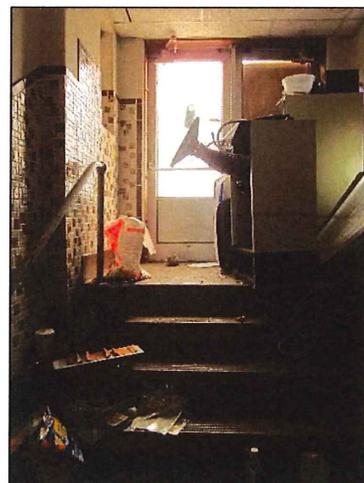
Basement kitchen



Boiler in basement



Large room in basement



View of southeastern entrance from basement