

Historical Land Use Investigation
3825-29 West Center Street
Milwaukee, Wisconsin

File: 327-16

Prepared by:



Department of City Development

June 24, 2019

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 "Jack Johnston".

Jack Johnston
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 3825-29 West Center 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 Clarke Street to the south, West Center Street to the north, North 38th Street to the east, and North 39th Street to the west. The project site is developed with a two-story mixed-use brick building. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2018 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
3825-29 West Center Street	3271080000	3,600 ft ²	3,600 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C. Historical References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 (1996-2015), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
3825 W Center St	1935-1945	Waldemar’s Specialty Shop & Dry Goods
	1950	Residential
	1955	Nutrilite Food Supplement Distributors
	1960	Residential
	1965	No listing available
	1970	Elton Dahlke Wholesale Novelties
	1975	Vacant
	1980-1985	Eric Oxendorf (or Neudorf) Photography
	1990-1996	June’s Hair Spa beauty and barber salon
	2000	No listing available
	2005	Top Notch Hair Design
2010-2015	No listing available	
3827 W Center St	1935-1965	Residential
	1970	No return
	1975-1990	Residential
	1996-2005	No listing available
	2010	Residential
2015	No listing available	
3829 W Center St	1935-1940	Residential
	1945	Grass Bros. Inc (Real Estate)
	1950-1960	Residential
	1965-1980	Bohm’s Barber Shop
	1985	June’s Hair Spa
	1990	Vacant

Address	Date(s)	Occupancy
	1996-2015	No listing available

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

Date	Comments
5-8-1922	Permit for garage, permit to construct store
10-3-1930	Occupancy: dry cleaners: "no cleaning to be done in building"; store and apartments
2-5-1931	Occupancy: grocery store
3-5-1933	Occupancy: meat market
7-20-1934	Occupancy: dry goods store
5-10-1935	Occ permit: radio store
7-15-1936	Occupancy: candy and ice cream store
2-27-1939	Occupancy: retail bakery, ice cream, candy
4-23-1942	Occupancy: real estate office
10-18-1943	Occupancy: residence; former: deli/dress shop
2-21-1946	Occupancy: sporting goods store
2-25-1948	Occupancy: real estate office
3-23-1949	Occupancy: office
8-13-1952	Occupancy: office storage
12-5-1963	Occupancy: advertising office
6-7-1974	Occupancy: barber shop
4-30-1982	Electric permit: butcher shop
2-28-1986	Occupancy: barber shop
4-26-1999	Occupancy: retail sales, beauty supplies
12-8-1999	Occupancy: retail sales – bowling supplies; former: furniture store
11-5-2002	Electric permit; owner: Brad Thurman
4-2-2003	Occupancy: Just Braids (beauty shop)

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 as a two story commercial building with two commercial properties on the site. In addition, there is a detached garage on the back. The southern edge of West Center Street is occupied by mainly commercial buildings. There is a filling station about two blocks away on North 37th Street and West Center Street. The rest of the nearby area is mostly residential, with a school along North 38th Street.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site as it was in the previous map, with two commercial properties and a detached garage in the back. The surrounding area remains mostly unchanged as well. The filling station remains there as well. Side streets are still mostly residential, with the school along North 38th Street still intact.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site still as it was, with two commercial properties and a garage in the back. The filling station is still

there and the rest of West Center Street remains primarily commercial. Side streets are still residential as well.

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 June 20, 2019. The project site was observed to be developed with a two story mixed use building. The site appeared level, and there was grass and vegetation in the back of the project site. The second floor was inaccessible during the inspection. **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 3825-29 West Center Street at this time.

MR/JJ
City of Milwaukee
June 24, 2019

FIGURE 1

Quarter Section Land Use Map

3825-29 West Center Street, Milwaukee, WI



COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

S.W. ¼ SEC. 13, T. 7 N., R. 21 E.

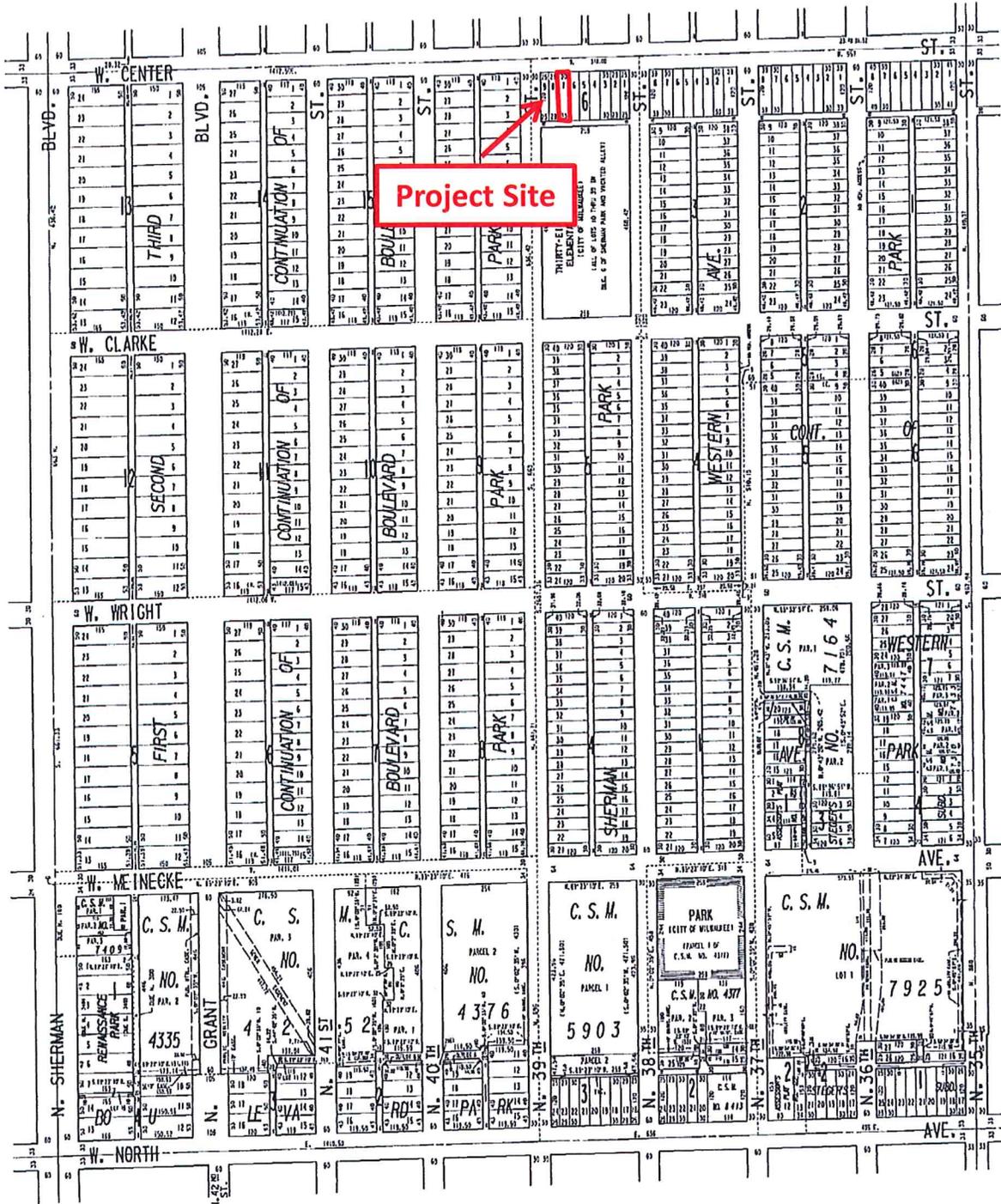


FIGURE 2

Plat Map

3825-29 West Center Street, Milwaukee, WI

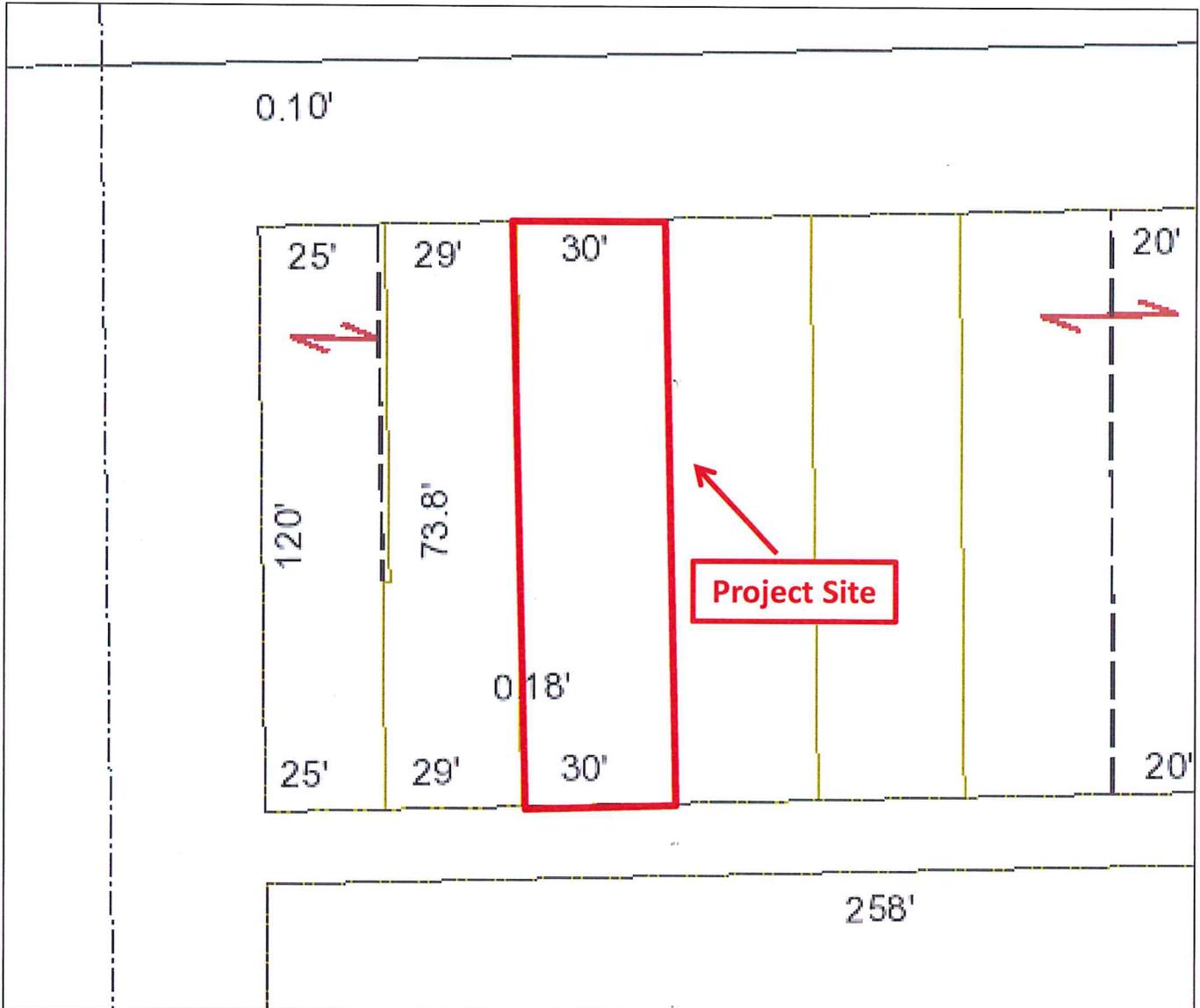
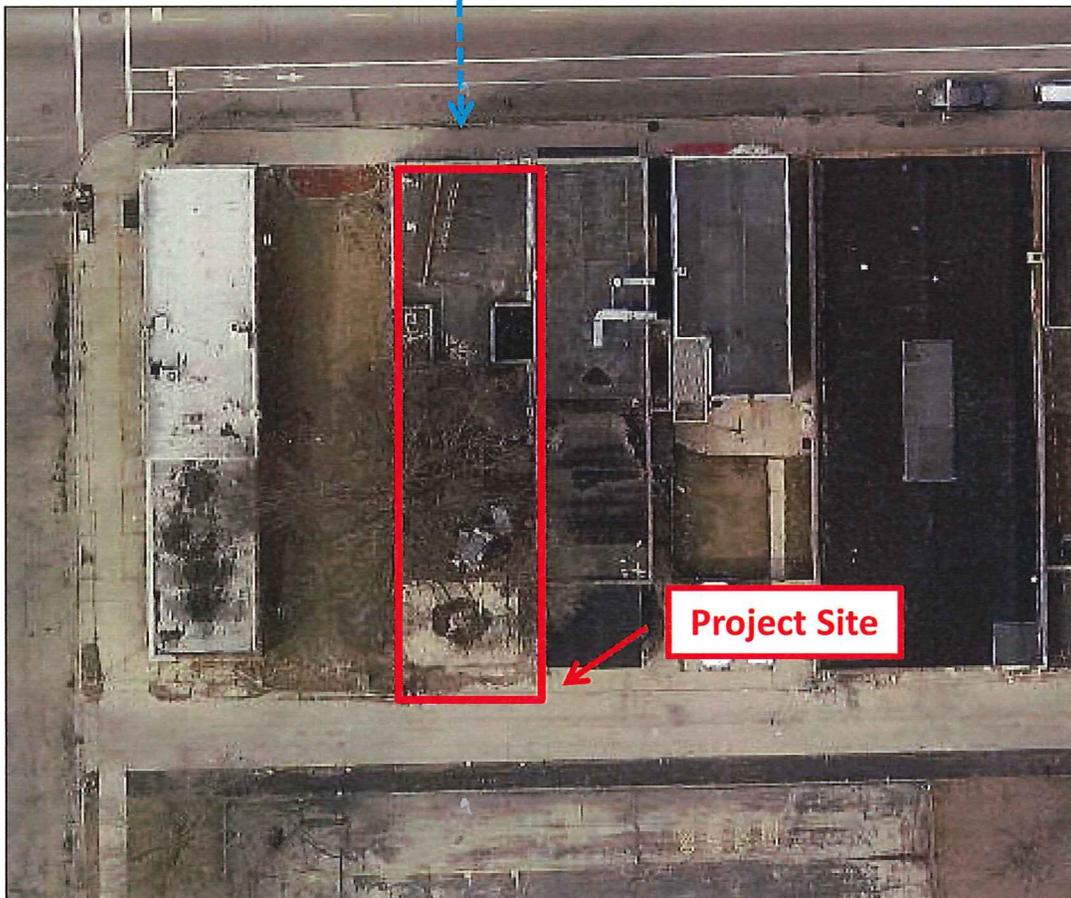


FIGURE 3

Aerial Photographs

3825-29 West Center Street, Milwaukee, WI



Project Site

Source: Map Milwaukee (2018 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map 3825-29 West Center Street, Milwaukee, WI

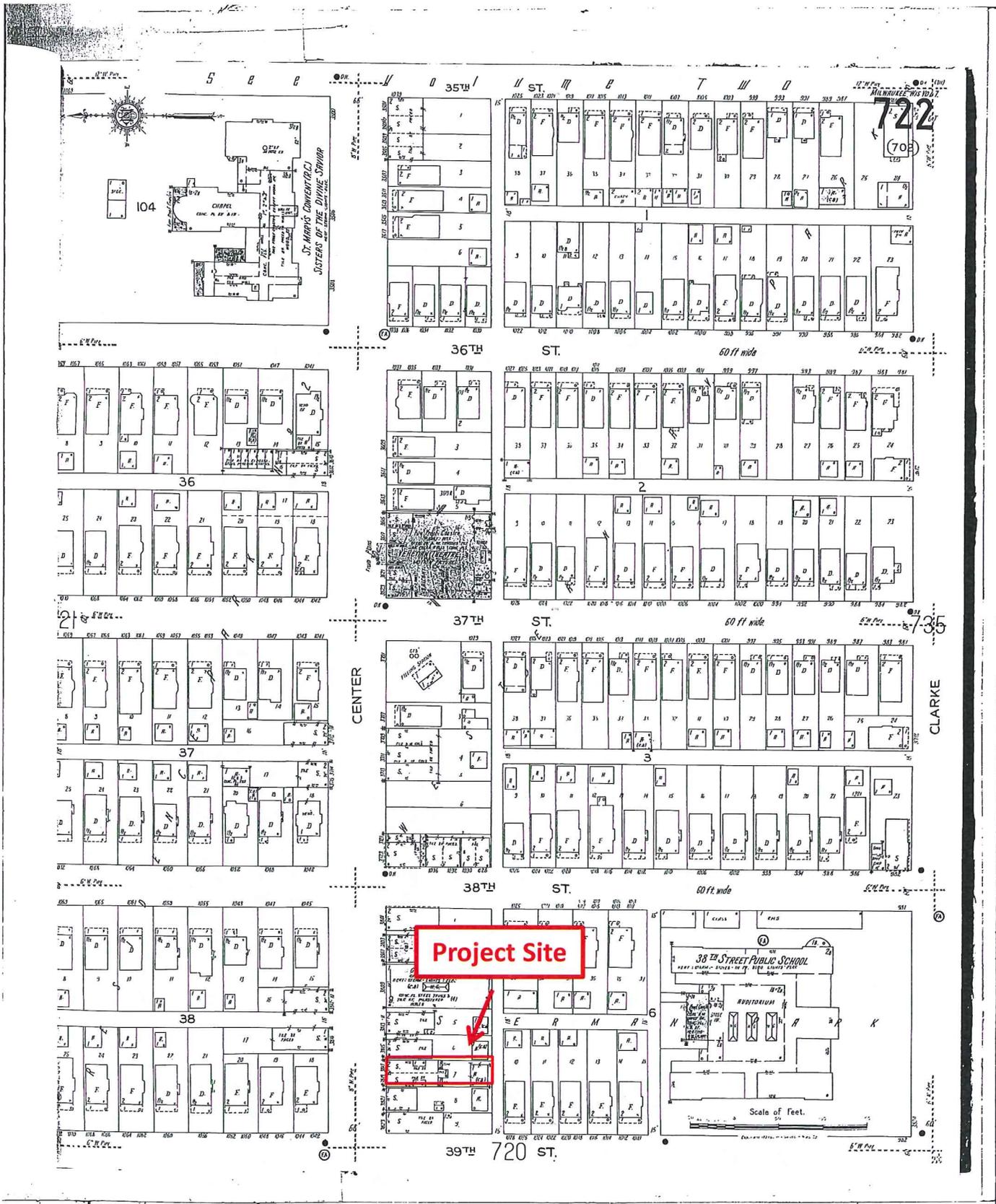
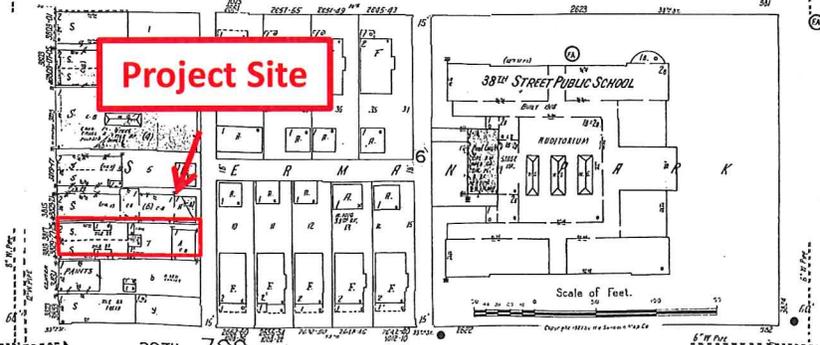
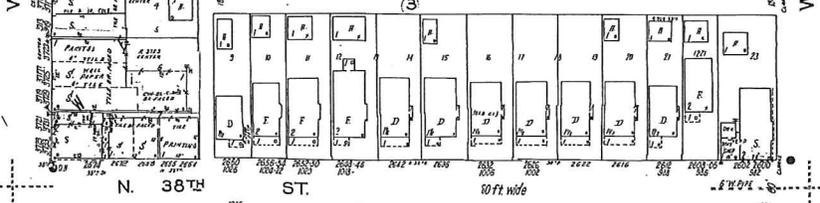
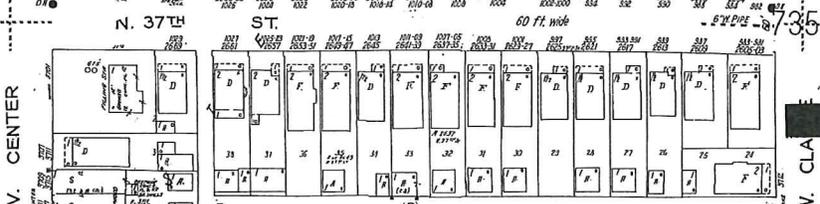
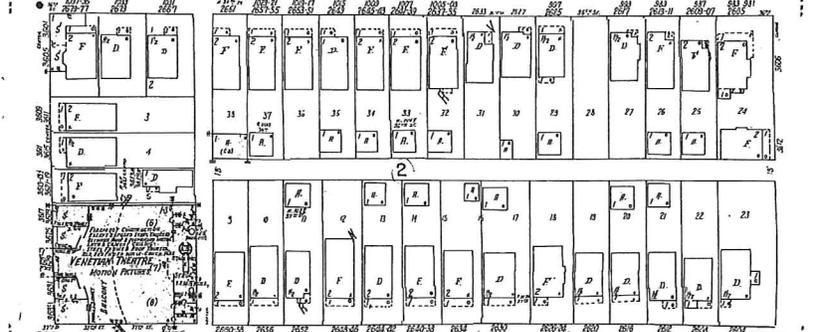
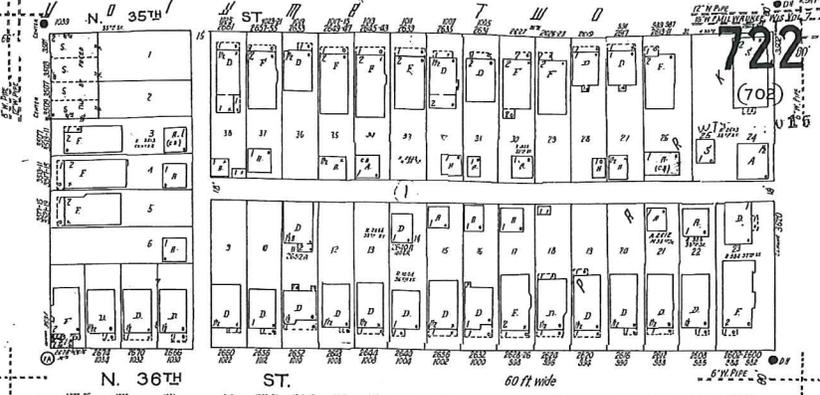
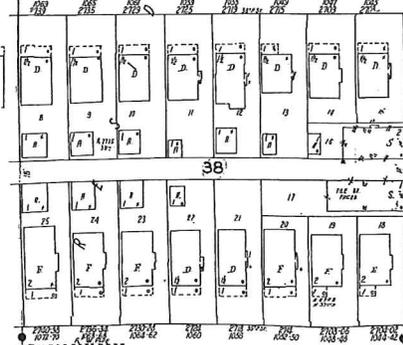
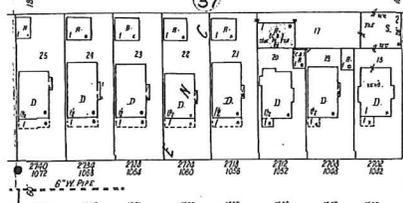
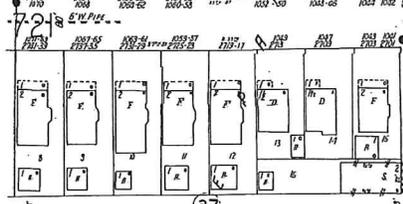
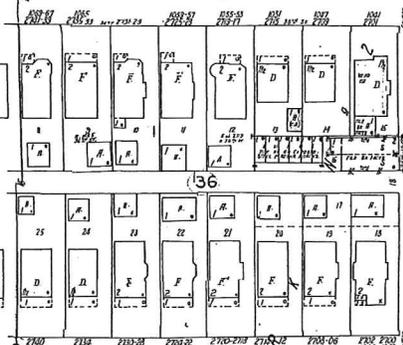
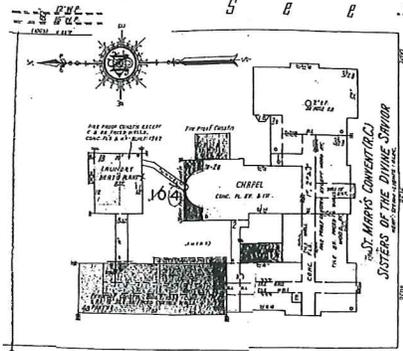


FIGURE 5

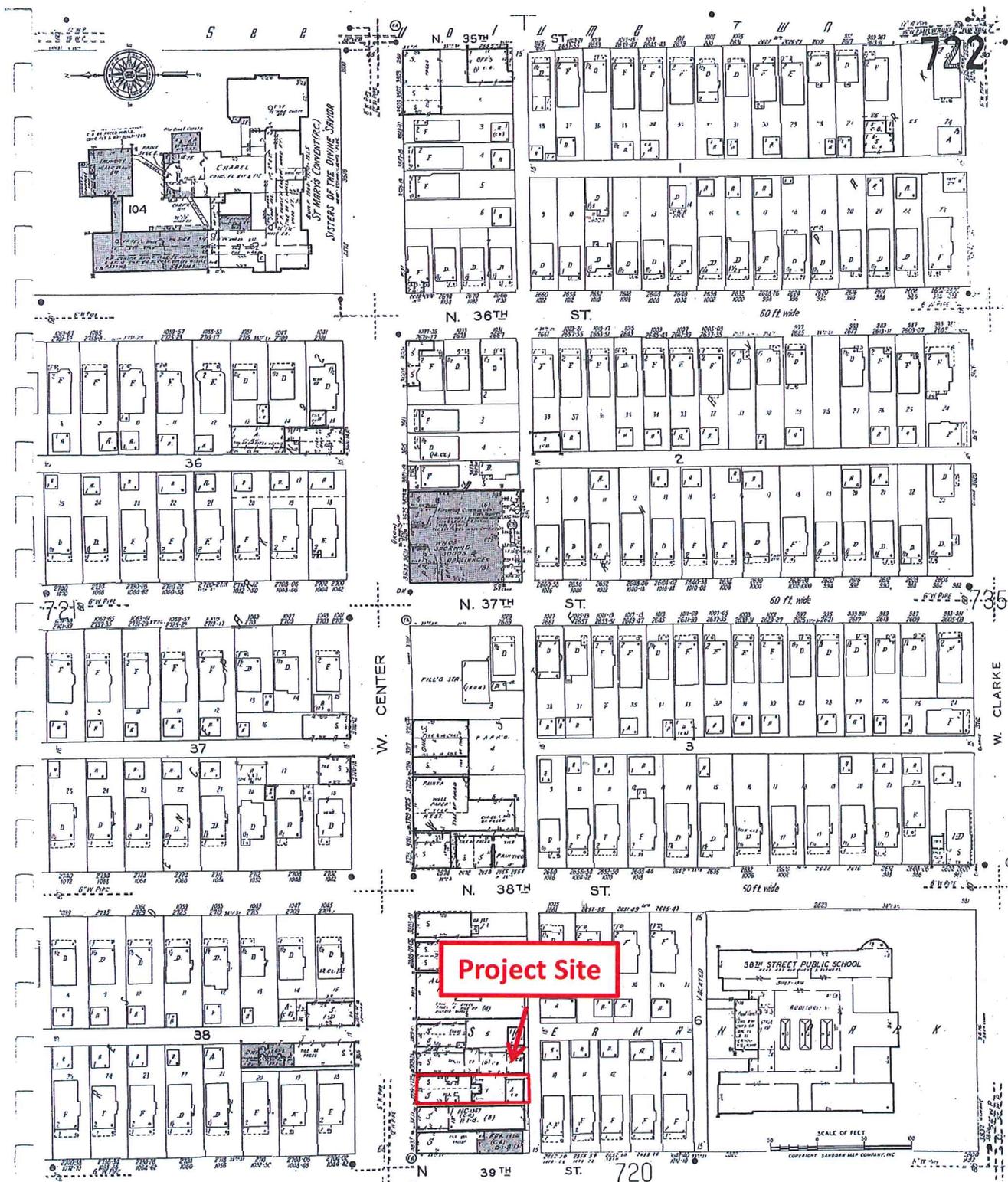
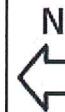
1951 Sanborn Fire Insurance Map
3825-29 West Center Street, Milwaukee, WI



Project Site

FIGURE 6

1969 Sanborn Fire Insurance Map 3825-29 West Center Street, Milwaukee, WI



ATTACHMENT A

Site Photographs

3825-29 West Center Street, Milwaukee, WI



Front of the project site, facing south



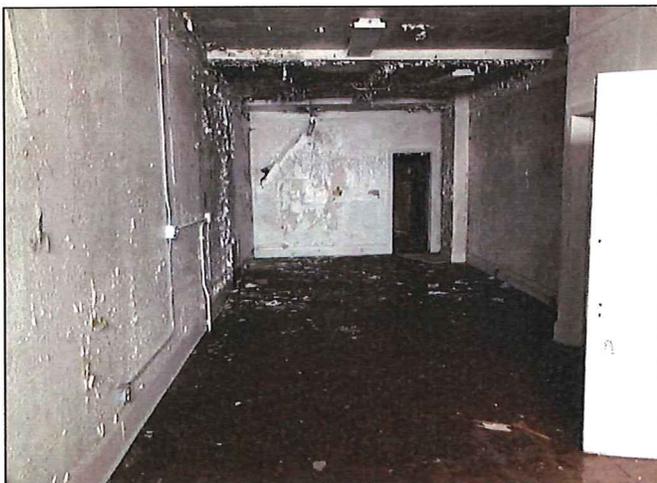
Side of the project site



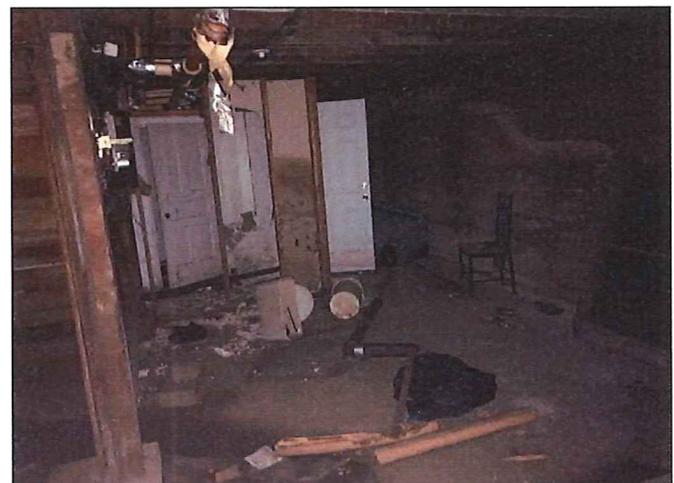
Back of the project site



First floor commercial area



More of the first floor commercial area



Basement area of the project site