

Historical Land Use Investigation
4704-06 West Center Street
Milwaukee, Wisconsin

File: 307-20

Prepared by:



Department of City Development

September 18, 2015

A handwritten signature in blue ink, appearing to read "Mathew Reimer", written over a horizontal line.

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in black ink, appearing to read "Samuel Schultz", written over a horizontal line.

Samuel Schultz
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 4704-06 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 W. Center Street to the south, W. Hadley Street to the north, N. 47th Street to the east, and N. 48th Street to the west. The project site is developed with a one-story building that consists of five commercial spaces. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2013 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
4704-06 W. Center Street	3071021000	4,505 ft ²	5,732 ft ²	LB2	City of Milwaukee

*LB2 = Local Business Districts

C. Historical References

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (1993-2012), reviewed in approximately five year increments indicate the following information for the project site:

Date(s)	Occupancy
1935-1965	Pharmacy
1935	Meats
1935-1955	Laundry
1940, 1950	Photography studio
1940-1945	Restaurant
1950-1970	Barber
1950	Florist
1955-1965	US Post Office
1955	Building company
1955	Shoe repair
1960	Life insurance company
1960-1975	Jewelry, coin and stamp shop
1975	Plaques and award certificates manufacturer
1975	Church
1990-1996	Auto parts store
1990	Natural foods store
1996-2010	Childcare center

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

Date	Comments
03/28/1932	Application for Permit to Occupy: Campaign headquarters
10/24/1932	Application for Permit to Occupy: Office for campaign headquarters
10/24/1932	Application for Permit to Occupy: Wholesale retail coffee Formerly: Florist
07/24/1934	Application for Permit to Occupy: Laundry Formerly: Florist
12/14/1934	Application for Permit to Occupy: Meat market Formerly: Same
03/02/1936	Application for Permit to Occupy: Meat market Formerly: Same
10/08/1936	Application for Permit to Occupy: Campaign headquarters
11/05/1936	Application for Permit to Occupy: Electrical appliances (Retail) Formerly: Grocery store
01/24/1939	Application for Permit to Occupy: Lunch room Formerly: Beauty parlor
03/24/1939	Application for Permit to Occupy: Portrait photography Formerly: Electrical appliance store
09/30/1941	Application for Permit to Occupy: Meat market Formerly: Same
02/13/1942	Application for Permit to Occupy: Shoe store Formerly: Meat market
12/03/1943	Application for Permit to Occupy: Restaurant Formerly: Same
01/04/1945	Application for Permit to Occupy: Bottling extracts (No heavy machinery) Formerly: Restaurant
04/06/1945	Application for Permit to Occupy: Barber shop Formerly: Shade shop
12/05/1945	Application for Permit to Occupy: Floral shop Formerly: Same
03/04/1960	Application for Permit: Two gas fired unit heaters
03/08/1960	Application for Permit to Occupy: Jewelry and coin supplies Formerly: Shoe repair and laundry
10/09/1969	Application for Occupancy Certificate: Children's clothing store
03/11/1970	Application for Permit: Install gas heating system and burner
08/20/1971	Application for Occupancy Certificate: Office and display
03/14/1975	Application for Occupancy Certificate: Design and sale of statuary for churches Formerly: Jewelry store
04/03/1975	Application for Occupancy Certificate: Sale of antique furniture Formerly: Store
02/01/1977	Inspection Report: Using corner as parking lot and driving over sidewalk
11/30/1979	Application for Occupancy Certificate: Retail sales of new automobile parts Formerly: Carpet store
01/15/1981	Application for Occupancy Certificate: Sales of shoe supplies, rubber, leather
09/17/1981	Application for Occupancy Certificate: Food cooperative Formerly: Vacant and carpet storage
12/30/1986	Application for Occupancy Certificate: Retail sales of automobile parts and hardware Formerly: Same
01/29/1991	Board of Zoning Appeals (BOZA) Approval: Child care center

Date	Comments
05/13/1997	BOZA Renewal: Day care center
07/14/1998	BOZA Renewal: Day care center
12/14/2005	BOZA Certificate: Day care center
10/29/2009	Occupancy Permit: Day care center
09/05/2012	Occupancy Permit: Day care center

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 a series of five one-story storefronts. The map shows one of the stores labeled “drugs,” and the rest of the stores unlabeled. A filling station, commercial buildings, and residential buildings surround the project site (**Figure 4**).
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site with the same general features as the 1937 map (**Figure 5**).
3. A 1969 Sanborn Fire Insurance Map shows the project site with the same general features as the 1937 and 1951 maps (**Figure 6**).

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 September 16, 2015. City staff viewed an unoccupied one-story building with two separate basements. The building consists of five interconnected storefronts. One of the basements contained a heating oil tank, and otherwise appeared in good condition. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historic Land Use Investigation revealed the following potential environmental conditions:

- Site inspection revealed a heating oil tank in the basement of the building.
- A laundry facility occupied the site from approximately 1935-1955.

MR/SS
City of Milwaukee
9/18/2015

FIGURE 2

Plat Map

4704-06 W. Center Street, Milwaukee, WI

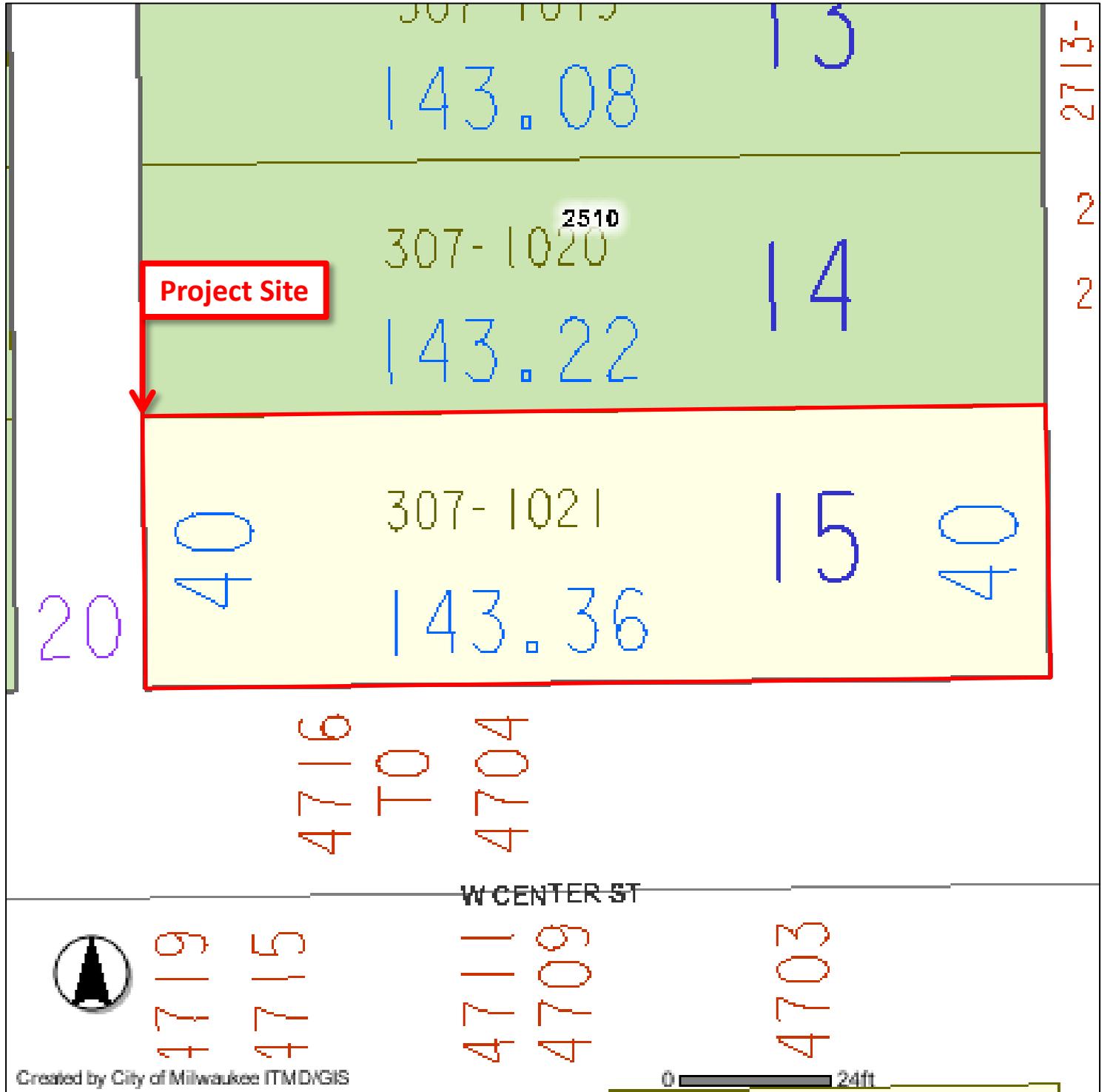


FIGURE 3
Aerial Photographs
4704-06 W. Center Street, Milwaukee, WI



FIGURE 4

1937 Sanborn Fire Insurance Map 4704-06 W. Center Street, Milwaukee, WI

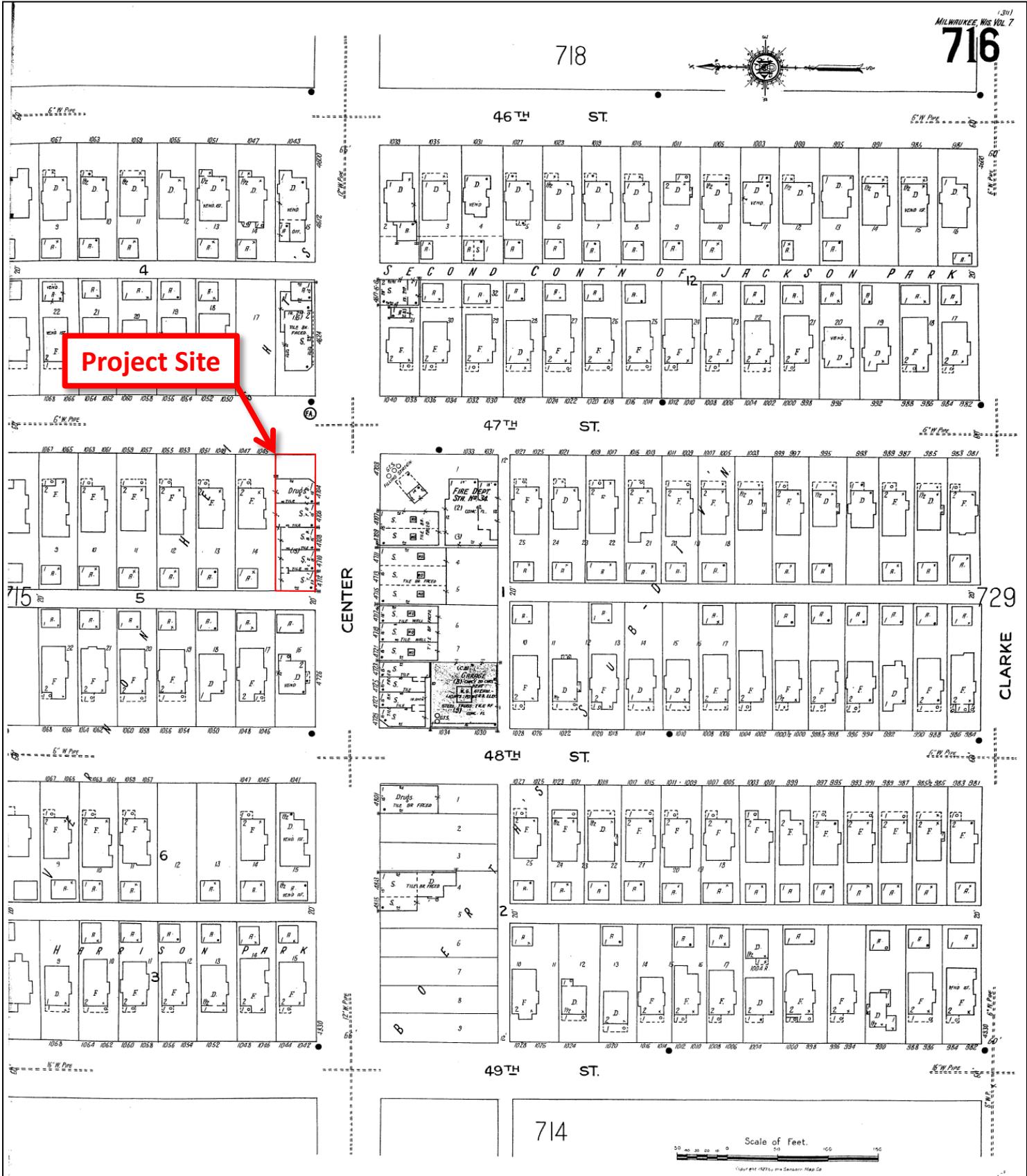


FIGURE 5

1951 Sanborn Fire Insurance Map 4704-06 W. Center Street, Milwaukee, WI



FIGURE 6

1969 Sanborn Fire Insurance Map 4704-06 W. Center Street, Milwaukee, WI



ATTACHMENT A

Site Photographs

4704-06 W. Center Street, Milwaukee, WI



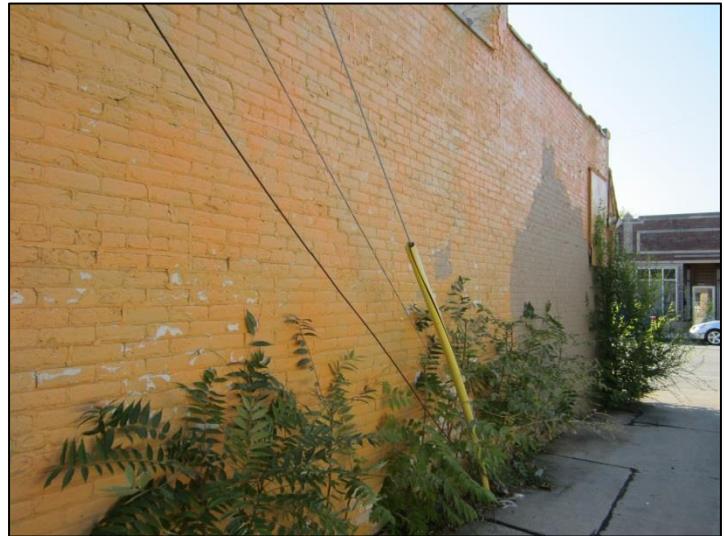
Front view of project site facing west (09/16/2015)



Front view of project site facing east (09/16/2015)



Rear view of project site facing south (09/16/2015)



Side view of project site facing southeast (09/16/2015)

ATTACHMENT A

Site Photographs

4704-06 W. Center Street, Milwaukee, WI



First-floor view of project site (09/16/2015)



First-floor view of project site (09/16/2015)



Basement view of project site (09/16/2015)



Basement view of project site (09/16/2015)