

Historical Land Use Investigation
5008-14 West Center Street
Milwaukee, Wisconsin

File: 307-29

Prepared by:



Department of City Development

May 21, 2018

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 "Kevin Kuschel".

Kevin Kuschel
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 5008-14 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 Center Street to the south, West Hadley Street to the north, North 50th Street to the east, and North 51st Street to the west. The project site is developed with a two-story brick 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
5008-14 West Center Street	3070214000	6848 ft ²	6000 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C. Historical References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 (1993-2015), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
5008 W. Center St	1935	Vacant
	1940	Boston Food Market (grocer)
	1945-1950	Residential/Grocer
	1955-1960	D&B Food Market
	1965	Del Mont Marietta N School of Dance
	1970	Warner Candy Service Broker
	1975-1990	Antique Stripping
	1996-2015	Not Listed
5010 W. Center St	1935-2015	Apartments
5012 W. Center St	1935	Residential/Meats
	1940	House of Beauty
	1945	Bona Dea Beauté Salon
	1950	Residential/Children’s Clothing
	1955	Jacobs Albert A Co Inc. (switchboard supplies)
	1960-1975	Hickory Hut (restaurant)
	1980	Vacant
	1985	Antique Stripping (warehouse)
	1990	Vacant
	1996	Not Listed
	2000	Not Verified
	2005	No Current Listing
	2010	Residential
2015	Not Listed	

Address	Date(s)	Occupancy
5014 W. Center St	1935	Radio Shop/Residential
	1940-1955	Meats/Residential
	1960	Rabinovitz Meat Market
	1965	No Return
	1970-1980	Modern Mortgages Inc.
	1985	Vacant
	1990	M&M Schraven Printing/Residential
	1996	Not Listed
	2000	Not Verified
	2005-2010	PT's Childcare
2015	Not Listed	

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

Date	Comments
02/08/1927	Build: (3) store, (4) apartments; Owner: Aaron Guten
04/27/1927	Build: Garage; Owner: Aaron Guten
09/19/1930	Build: (1) store, (2) apartments; Owner: Max Meyer
03/06/1931	Install Refrigeration System; Refrigerant: Methyl Chloride A.; Owner: Sam Goldman
03/03/1932	Occupy: Fruit and vegetable store; Former: Same; Owner: Max Hinten; Other occupancies: Stores and apartments
06/22/1934	Occupy: Retail sale of baked goods; Former: Fruits and vegetables; Owner: I. Cohen
09/12/1934	Occupy: Tavern and delicatessen store; Former: Same
12/04/1934	Occupy: Radio sales and services; Former: Bakery; Owner: H. J. Grossman
10/03/1938	Occupy: Beauty parlor; Former: Meat market; Owner: I. Cohen
10/28/1938	Occupy: Meat market; Former: Radio sales and service; Other occupancies: 2 stores, 4 apartments
09/07/1949	Alterations: Construct boiler room enclosure; Owner: Sam Druch
03/21/1951	Occupy: Hosiery-Lingerie shop; Former: Infants wear shop; Owner: Norman Blumberg
06/22/1954	Occupy: Retail shoe store; Former: T.V. and radio store; Owner: Drucek and Bloomberg
08/08/1957	Install gas burner: Install (2) new gas fired burners; Use: Store and apartments
09/04/1957	Install tank: Install (2) 275 gallon fuel oil tanks in basement
02/03/1961	Electrical; Use: Restaurant
11/06/1963	Electrical: Install 2 motors for refrigeration in basement; Use: Bakery
06/22/1964	Occupancy: School of dancing; Former: Grocery store
07/17/1968	Alterations; Owner: Mid-City Plumbing
04/20/1970	Electrical; Use: "Groom Room" (dog salon)
08/03/1974	Occupy: Retail antique sales; Former: Grocery
02/13/1986	Plumbing; Use: Stores and apartments
04/28/1987	Electrical: This is a burned out building. Rewiring to meet code; Use: 3 apartments and 3 stores
09/30/1993	Inspection letter: Boiler in unsafe condition
06/30/2000	Inspection letter: Boiler requires safety inspection

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 two undeveloped lots. Directly to the east of the project site is a filling station with five gas tanks. To the west of the project site is a two-story store, and on the southwestern corner of

the block is another filling station, with three gas tanks. Directly to the north of the project site are multiple two-story flats, and to the south across West Center Street are two one-story stores and a two-story bakery. The area to the north and south of West Center Street is mostly residential, while along West Center Street there appear to be more commercial developments, though many lots along West Center Street remain undeveloped.

2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site developed with a two-story building, partitioned into three separate stores, and a one-story garage on the northern side of the lot. The filling stations from the previous map remain on both the southeastern and southwestern corners of the block. A two story building with two stores and an oven are now directly west of the project site. The area to the north and south of West Center Street remain residential. Along West Center Street there are more commercial developments, though a few lots remain undeveloped.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site developed with a two-story building, partitioned into three separate stores and a restaurant, and a one-story garage on the northern side of the lot. To the east of the project site is a one-story auto-repair store. To the west of the project site is a two-story building partitioned into two stores. The southwestern corner of the block remains a filling station. To the north and south of West Center Street, the area remains mostly residential. Along West Center Street the lots are developed with mostly commercial properties.

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 May 11, 2018. The project site was observed to be developed with a two story building with a garage. The building exterior was in good condition. The first floor appeared to have been an apartment and a store. The first floor was in poor condition, with debris on the ground and holes in the ceiling. The second floor appeared to have been apartments. The second floor was in poor condition, with holes in the walls and debris on the floor. The basement was in decent condition, though there was standing water in one of the rooms. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historical Land Use Investigation revealed the following potential environmental condition:

- Two 275 gallon fuel oil tanks were permitted to be installed in the basement in 1957. These were not observed by City staff during a site inspection.

MR/KK
City of Milwaukee
May 21, 2018

FIGURE 2

Plat Map

5008-14 W. Center St, Milwaukee, WI

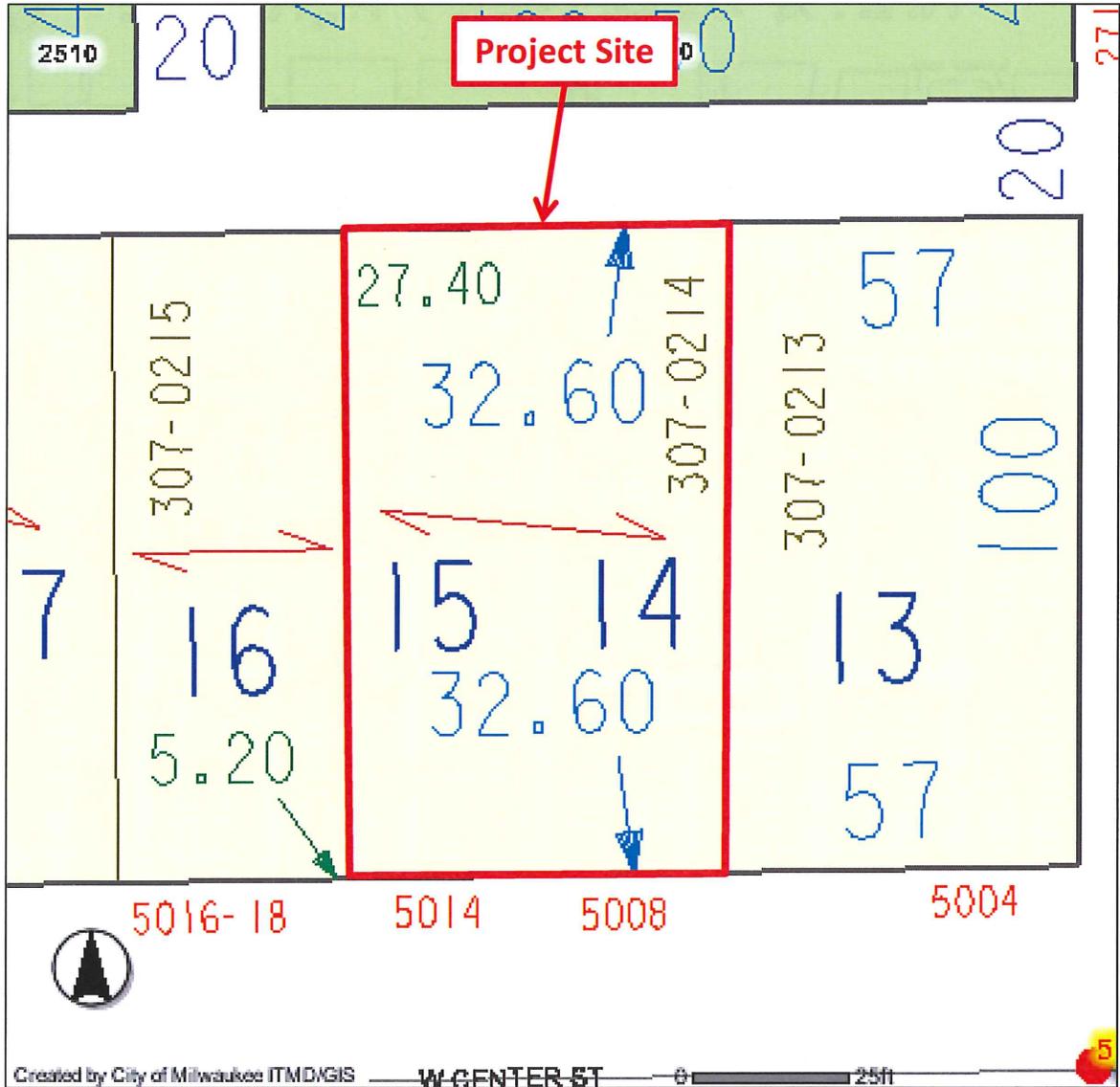


FIGURE 3
Aerial Photographs
5008-14 W. Center St, Milwaukee, WI



Source: Milwaukee County Land Information Office (2015 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map 5008-14 W. Center St, Milwaukee, WI

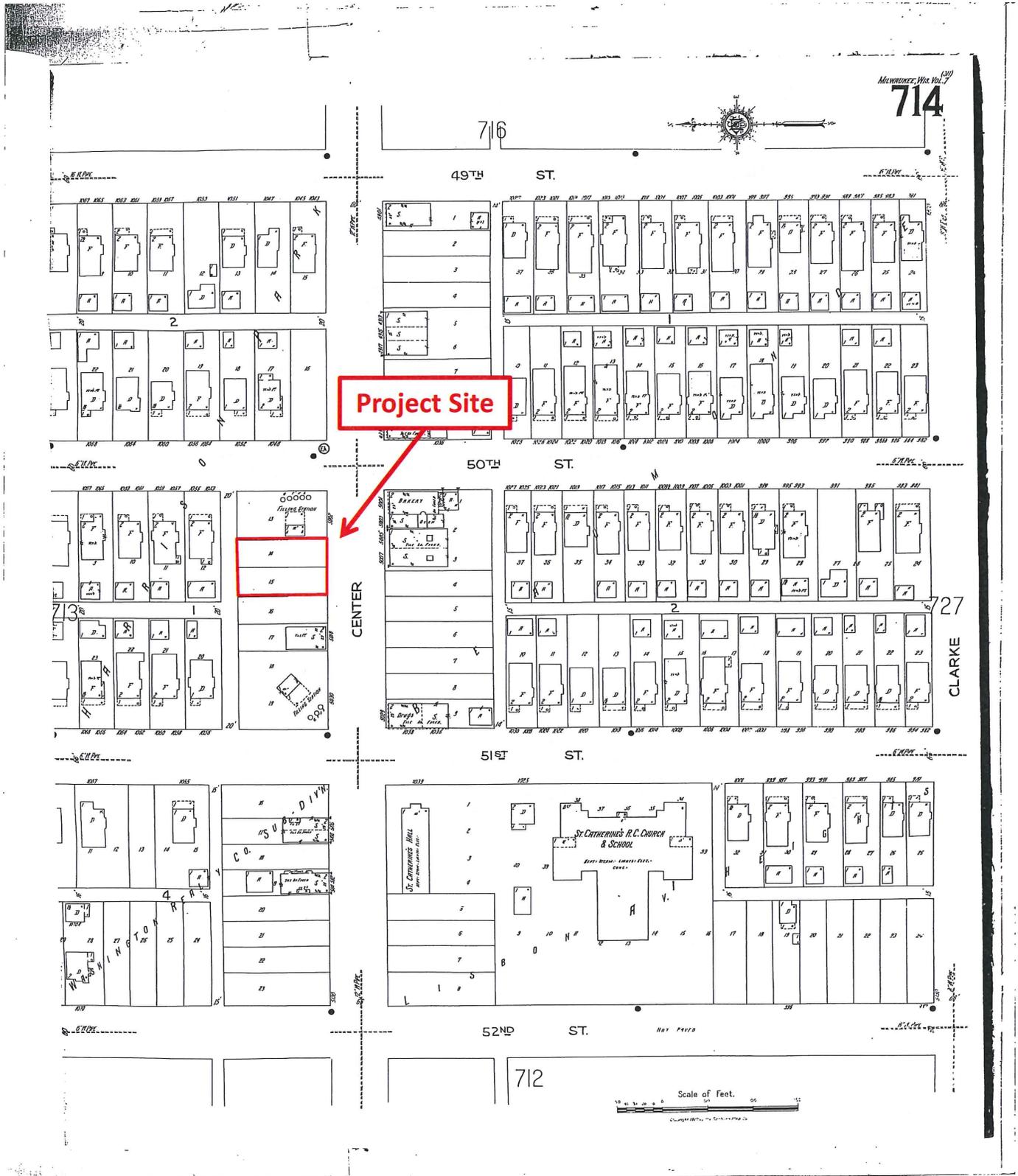


FIGURE 5

1951 Sanborn Fire Insurance Map 5008-14 W. Center St, Milwaukee, WI

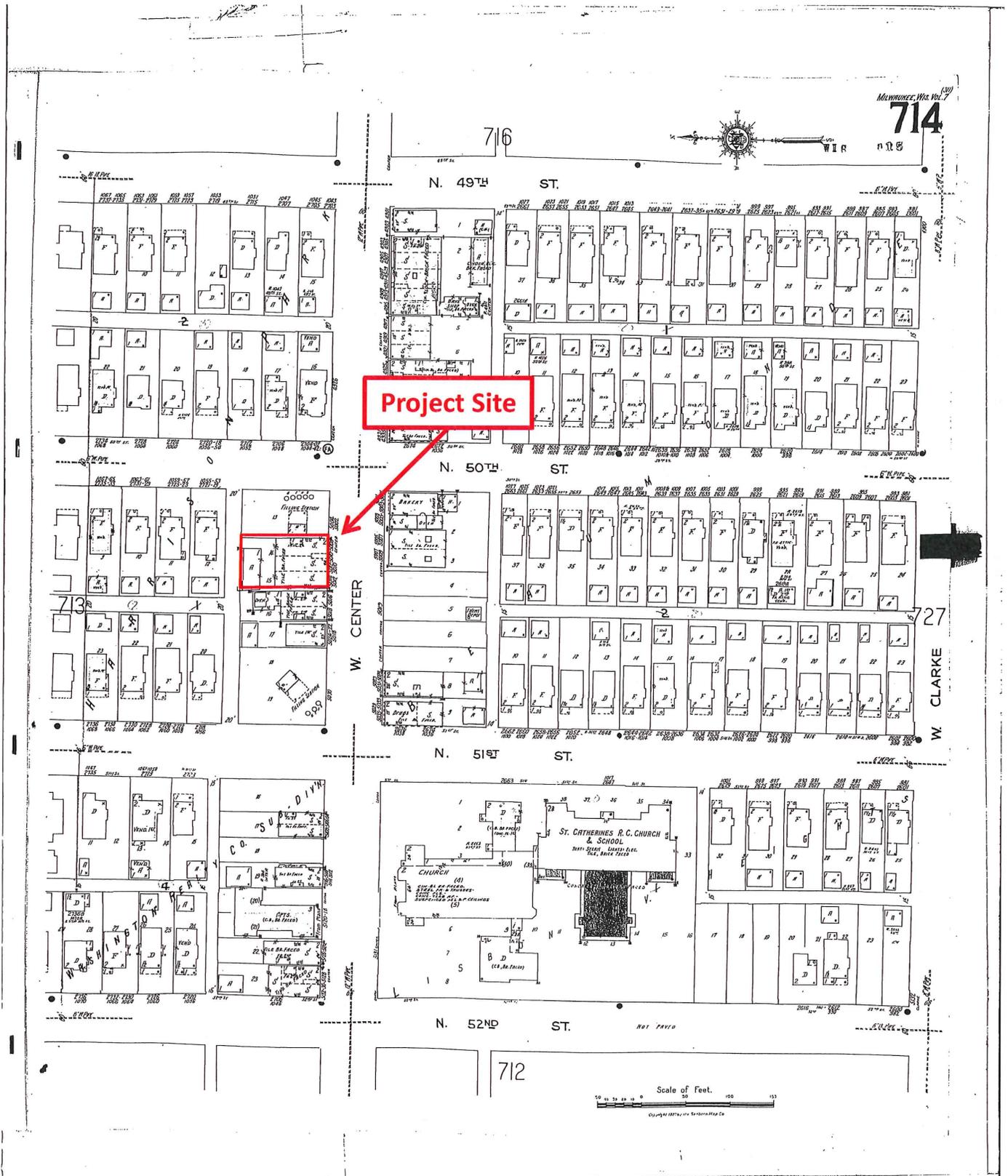


FIGURE 6

1969 Sanborn Fire Insurance Map 5008-14 W. Center St, Milwaukee, WI



ATTACHMENT A
Site Photographs
5008-14 W. Center St, Milwaukee, WI



Front view of project site, looking north



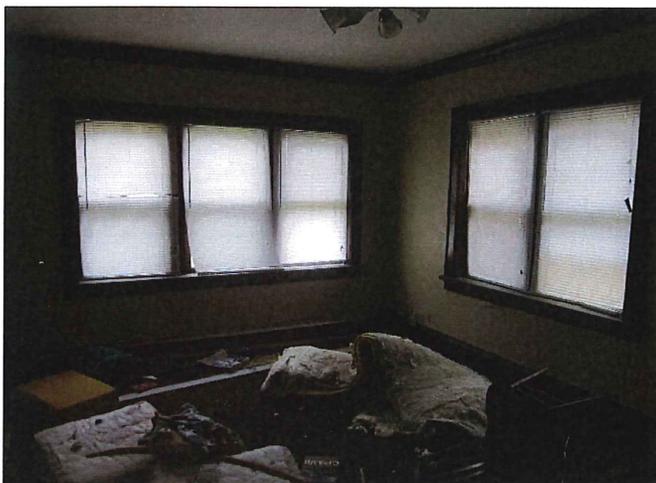
View of eastern entrance



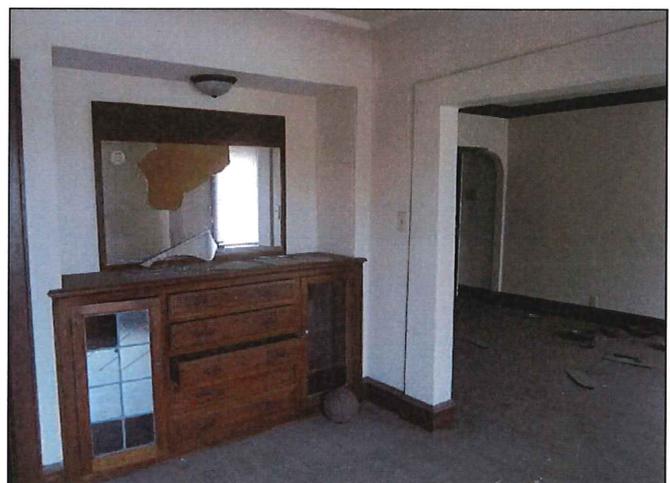
View of western entrance



View of kitchen, first floor

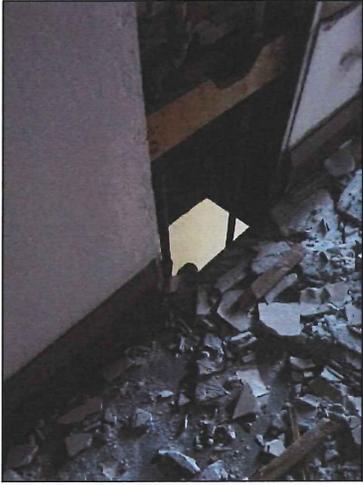


View of upper apartment room



View of upper apartment living and dining room

ATTACHMENT A
Site Photographs
5008-14 W. Center St, Milwaukee, WI



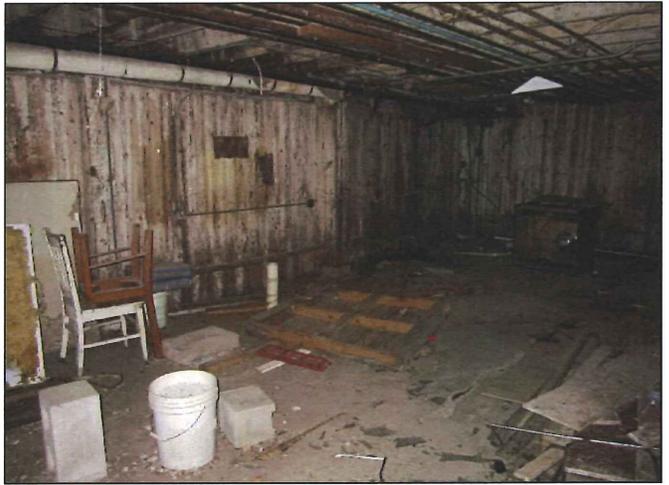
Front view of apartment hallway wall and floor



View of upper apartment kitchen



View of basement



View of basement