

Historical Land Use Investigation
5124-26 West Center Street
Milwaukee, Wisconsin

File: 306-04

Prepared by:



Department of City Development

September 16, 2015

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 "Samuel Schultz".

Samuel Schultz
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 5124-26 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. 51st Street to the east, and N. 52nd Street to the west. The project site is developed with a two-story, mixed-use building that is unoccupied. **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
5124-26 W. Center Street	3061400000	3,380 ft ²	3,600 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C. Historical References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
1935-1975, 1985-2005	Residential
1935-1965	Grocer
1980	Dance studio
1990-1996, 2005	Church
2000	Business services
2005-2010	Paper Chasers process services

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

Date	Comments
05/13/1927	Application for Permit: Build one store and two flats
01/03/1929	Application for Permit: Two-story, brick, school
04/24/1932	Application for Permit to Occupy: Grocery store Formerly: Dry goods store
10/06/1950	Application for Permit: installation of oil burner
10/09/1950	Application for Permit: Two 275 gallon tanks
10/03/1968	Application for Permit: Boiler replacement
09/19/1975	Application for Occupancy Certificate: Dance studio Formerly: Vacant offices
11/13/1986	Application for Occupancy Certificate: Church Formerly: Dance studio

Date	Comments
11/12/1990	Board of Zoning Appeals (BOZA) Certificate: Church Formerly: Same
04/22/1996	BOZA Certificate: Church Formerly: Same
09/29/1998	Zoning Certificate: Office
09/23/2003	Zoning Certificate: Office
12/19/2006	Zoning Certificate: Office-General
10/18/2011	Enforcement: Paint previously painted surfaces; Paint all wood trim; Properly surface-coat all ferrous metal surfaces
10/26/2011	Enforcement: Repair or replace defective window sills; Repair or replace defective electrical fixture; Replace defective bricks or blocks exterior wall; Replace mortar missing exterior wall (tuckpoint); Repair or replace defective window sills; Repair or replace defective electrical fixture; Provide an approved guardrail for porch; Replace defective porch floor boards; Repair structural porch support failure (permit)
03/23/2012	Enforcement: Remove gasoline from dwelling; Repair defective wall plaster and paint
08/21/2012	Code Enforcement: Remove nuisance vehicle or park in enclosed building
06/19/2013	Code Enforcement: Discontinue parking on unpaved surfaces
03/22/2014	Nuisance: Remove and dispose of all debris, junk, etc.

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 undeveloped. The map shows a church, stores, and other undeveloped sites surrounding the project site (**Figure 4**).
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site developed with a two-story store. The map shows a church, stores, and dwellings surrounding the project site (**Figure 5**).
3. A 1969 Sanborn Fire Insurance Map shows the project site with the same general features as the 1951 Sanborn Map (**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 9, 2015. Staff viewed a two-story, mixed-use building, with former office space on the first floor and residential units on the second floor. Staff also viewed a considerable amount of mold in the basement of the building. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

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

- A 1950 permit indicates the installation of two 275 gallon tanks on the project site.

MR/SS
City of Milwaukee
9/16/2015

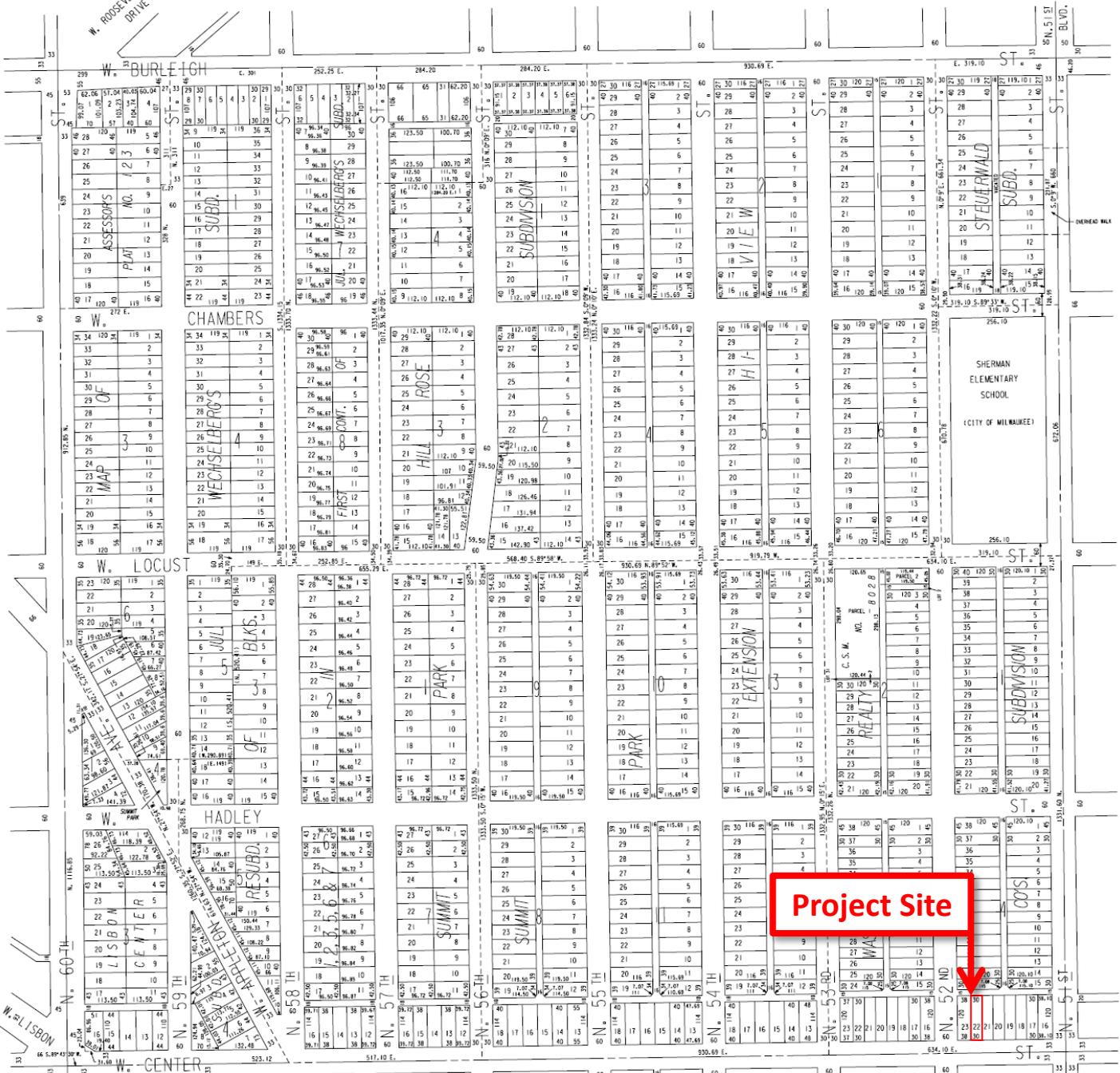
FIGURE 1

Quarter Section Land Use Map 5124-26 W. Center Street, Milwaukee, WI



COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

N.W. 1/4 SEC. 14, T. 7 N., R. 21 E.



Project Site

FIGURE 2

Plat Map

5124-26 W. Center Street, Milwaukee, WI

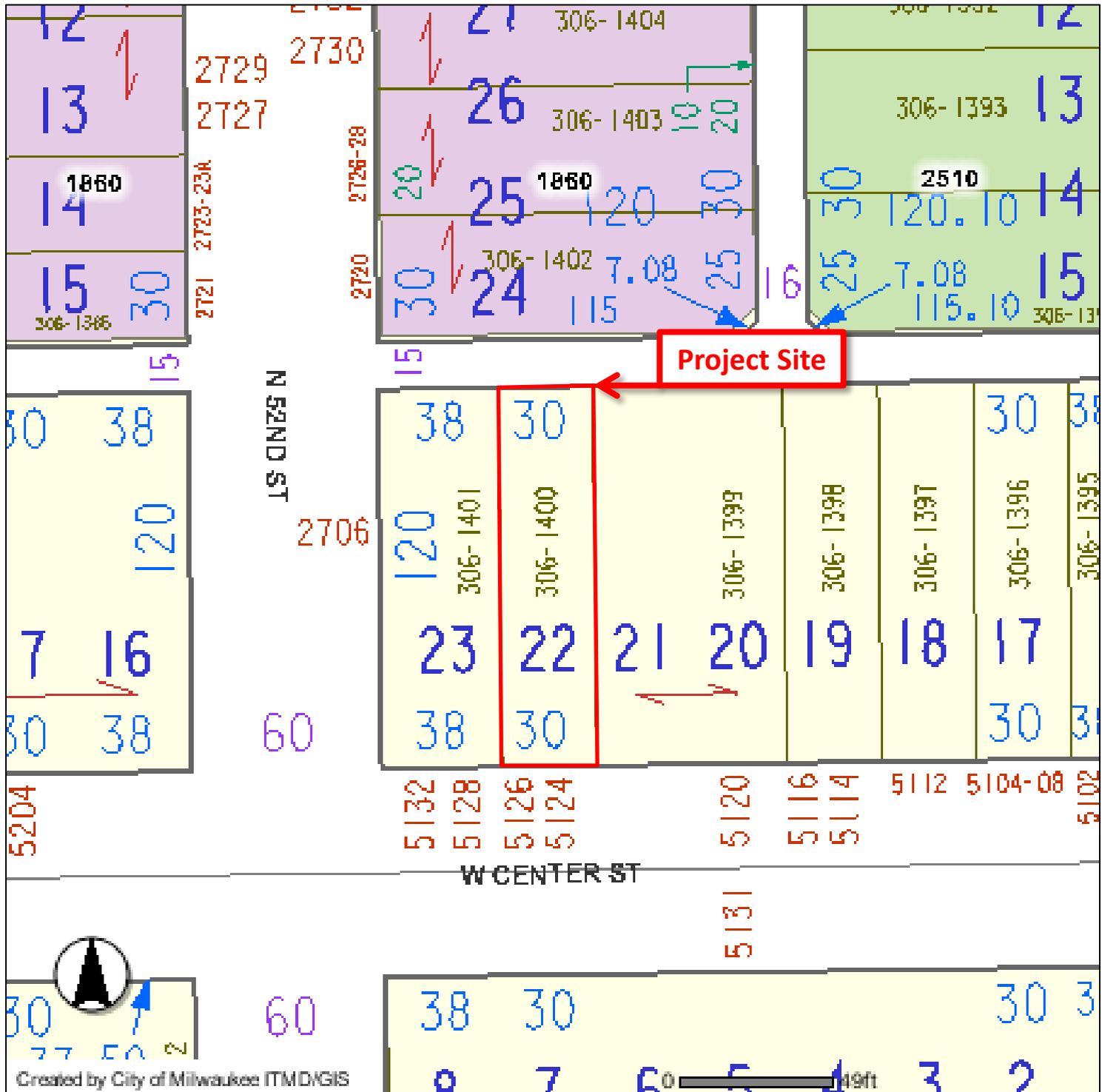


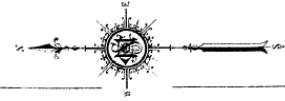
FIGURE 3
Aerial Photographs
5124-26 W. Center Street, Milwaukee, WI



FIGURE 4

1937 Sanborn Fire Insurance Map 5124-26 W. Center Street, Milwaukee, WI

MILWAUKEE, WIS. VOL. 7
714



716

49TH ST.

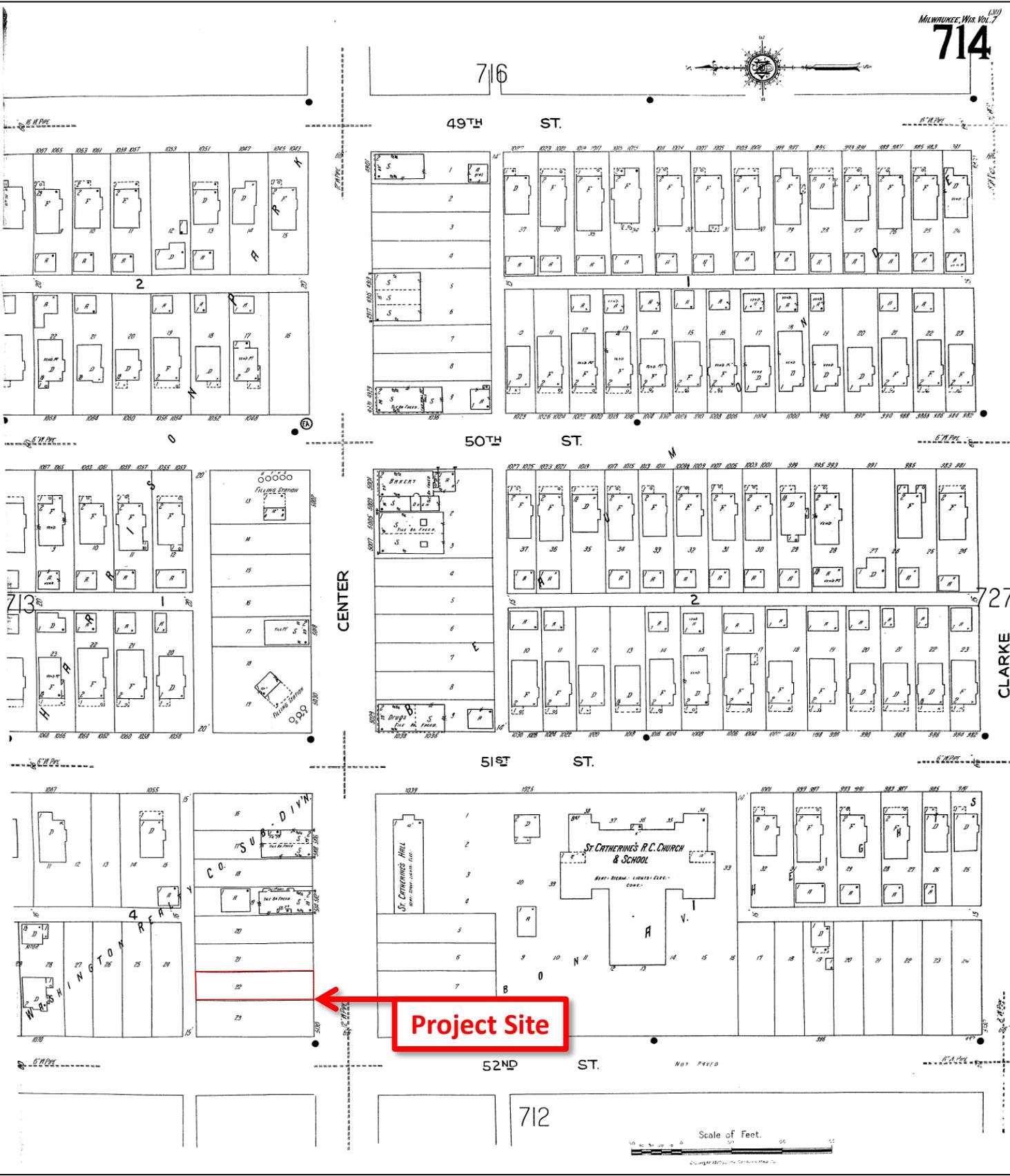
50TH ST.

51ST ST.

52ND ST.

CENTER

CLARKE



Project Site

Scale of Feet.

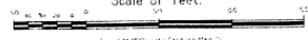


FIGURE 5

1951 Sanborn Fire Insurance Map 5124-26 W. Center Street, Milwaukee, WI

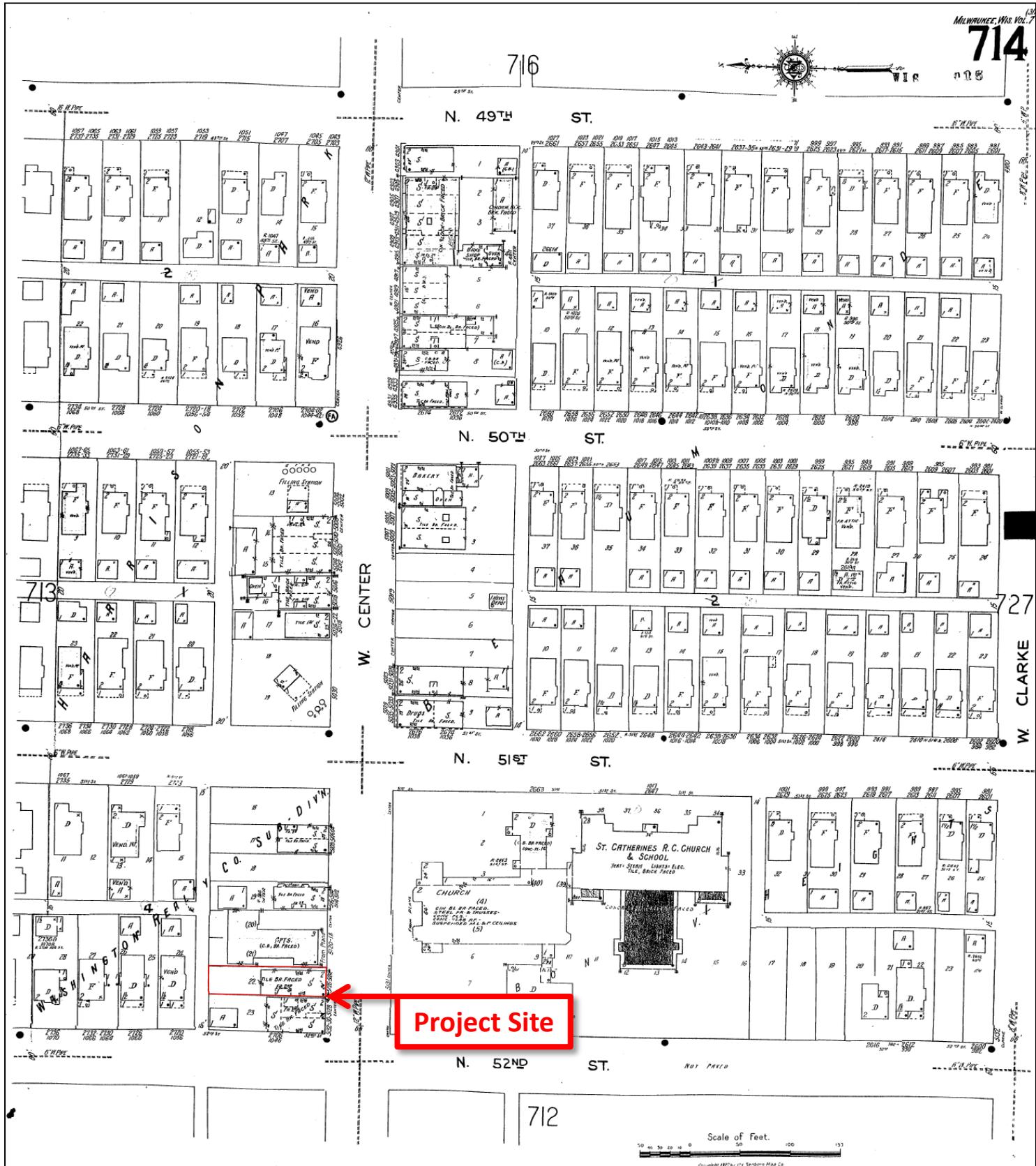


FIGURE 6

1969 Sanborn Fire Insurance Map 5124-26 W. Center Street, Milwaukee, WI



ATTACHMENT A
Site Photographs

5124-26 W. Center Street, Milwaukee, WI



Front view of project site facing north (09/09/2015)



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

ATTACHMENT A
Site Photographs

5124-26 W. Center Street, Milwaukee, WI



Second floor view of project site (09/09/2015)



Basement view of white mold in project site (09/09/2015)