

Historical Land Use Investigation
2543-47 North Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin

File: 322-23

Prepared by:



Department of City Development

May 21, 2018

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A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 2543-47 North Dr. Martin Luther King, Jr. Drive, 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 Wright Street to the south, West Clarke Street to the north, North Dr. Martin Luther King, Jr. Drive to the east, and North 4th Street to the west. The project site is developed with a two-story brick building with an attached garage. **Figure 1** shows the general area including the project site, and **Figure 2** 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
2543-47 North Dr. Martin Luther King, Jr. Drive	3221059000	Not available	Not available	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C. Historical References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
2543 N. Dr. Martin Luther King, Jr. Dr	1935-1940	Bike shop/Residential
	1945	Little Mother’s Shop
	1950-1955	Black & White Linoleum & Carpet Shop
	1960	Marguerite Ceramic Shop
	1965	Vacant
	1970-1990	The Grand Barber Shop
	1996-2000	Not Listed
	2005	Kromah African Hair Braiding
2545 N. Dr. Martin Luther King, Jr. Dr	2010-2015	Not Listed
	1935-2015	Residential
2547 N. Dr. Martin Luther King, Jr. Dr	1935	Kentucky Products, Inc.
	1940	Enamel Outlet Store
	1945	Unique Lamp & Gift Shop
	1950-1955	Stein’s Leather Goods
	1960-1970	S&S Sales & Service (tavern furniture)
	1975-1980	Not Listed
	1985-1990	Residential
	1996-2015	Not Listed

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

Date	Comments
09/21/1927	Ordinary Construction: (4) stores, (2) apartments
11/09/1927	Fireproof Construction: Garage
12/17/1930	Occupy: Auto and bike supplies; Former: Grocery store
10/08/1948	Occupy: Repair and retail sale of leather goods; Former: Store
09/11/1951	Additions: Storage; Owner: Black & White Linoleum Co.
10/13/1959	Occupy: Floor and wall covering-retail sales; Other occupancies: 1 st floor – stores, 2 nd floor – (3) apartments; Former: Leather goods
04/04/1960	Occupy: Ceramic made and sold; Machinery: Kiln; Other occupancies: 1 st floor – stores, 2 nd floor (2) apartments
08/04/1964	Occupancy: Restaurant; Former: Fuller Brush sales office; Other occupancies: 1 st floor – stores, 2 nd floor (3) apartments
03/27/1970	Electrical; Use: Barber shop
05/06/1974	Occupy: Shoe shine parlor; Former: Vacant
03/26/1976	Occupy: Dry cleaning (pickup only); Former: Retail Store
03/15/1979	Letter from landlord: Garage being rented for an auto repair shop
01/20/1984	Occupancy: Used furniture store (BOZA renewal); Former: Cleaners
10/06/1997	Violation: Occupying premise without a valid certificate

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 two-story dwelling, two one-and-a-half-story dwellings on the western side of the project site and three one-story buildings on the southern side of the project site. To the south of the project site is a three story building partitioned into two stores and a two-story stable at the western end of the plot. To the north of the project site is a one-story dwelling near the western end of the plot, along with a one-story building in the southwestern corner of the plot. The plots along 3rd Street on the block of the project site are a mixture of residential and commercial developments, though the majority are commercial. To the west and the east of 3rd Street, the developments are a majority residential. The eastern side of 3rd Street is partially undeveloped.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site developed with a two-story tile-brick faced building, partitioned into two stores, as well as a one-story cement block building on the west end of the project site. Directly to the north of the project site is a two-story building partitioned with two stores, with a label of bakery as well as an oven. Directly to the south of the project site is a three-story building partitioned into two stores. The lots on both sides of North 3rd Street are developed, mostly with commercial buildings. The area is predominantly residential to the east and west of North 3rd Street.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site developed with a two-story tile-brick faced building, partitioned into two stores, with an attached building on its north-western side, which is also attached to a one-story garage. Directly to the north of the project site is a two-story building partitioned into two stores with a bakery. To the south of the project site is a three-story building, partitioned into two stores, with an attached building in its southwest corner. Both sides of North 3rd Street are

developed, mostly with commercial buildings. To the east and west of North 3rd Street, the lots are mostly developed with residential buildings.

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 an attached garage and a basement. A small grassy area was located at the rear of the building. The outside of the building appeared to be in good condition. The garage had five stalls, each covered over with cement blocks. Pipes that appeared to be vent and fill pipes associated with a heating oil tank were observed adjacent to the rear exterior of the building. The inside of the building was in poor condition, with parts of the ceiling, walls and floor missing. Due to the poor and unsafe building conditions, portions of the building were inaccessible, including the upstairs, the basement and the garage. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

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

- The use of the garage as an auto repair shop in 1979.

MR/KK
City of Milwaukee
May 21, 2018

FIGURE 1

Quarter Section Land Use Map

2543-47 N. Dr. Martin Luther King Jr., Dr, Milwaukee, WI



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INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

S. E. 1/4 SEC. 17, T. 7 N., R. 22 E.

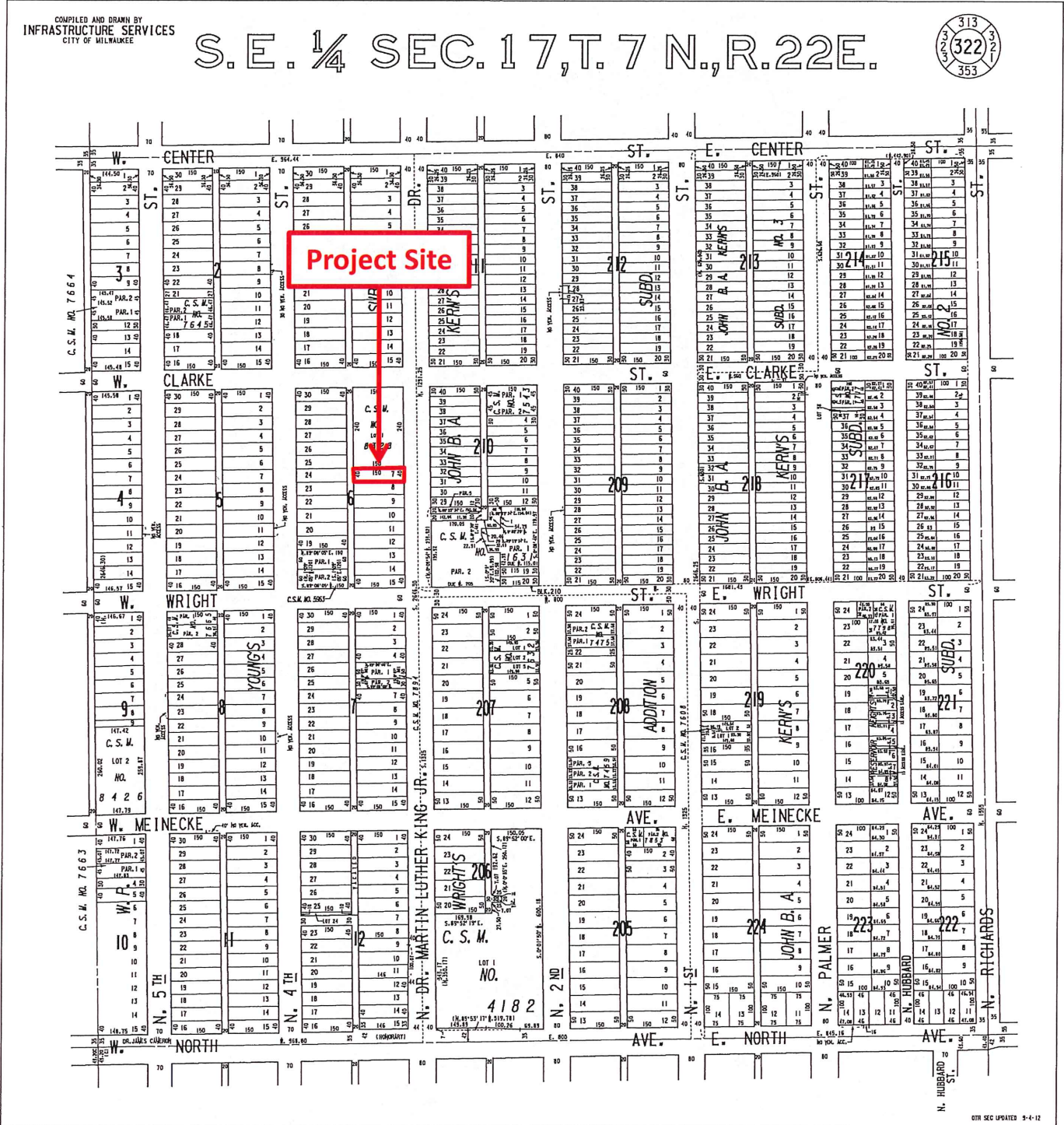
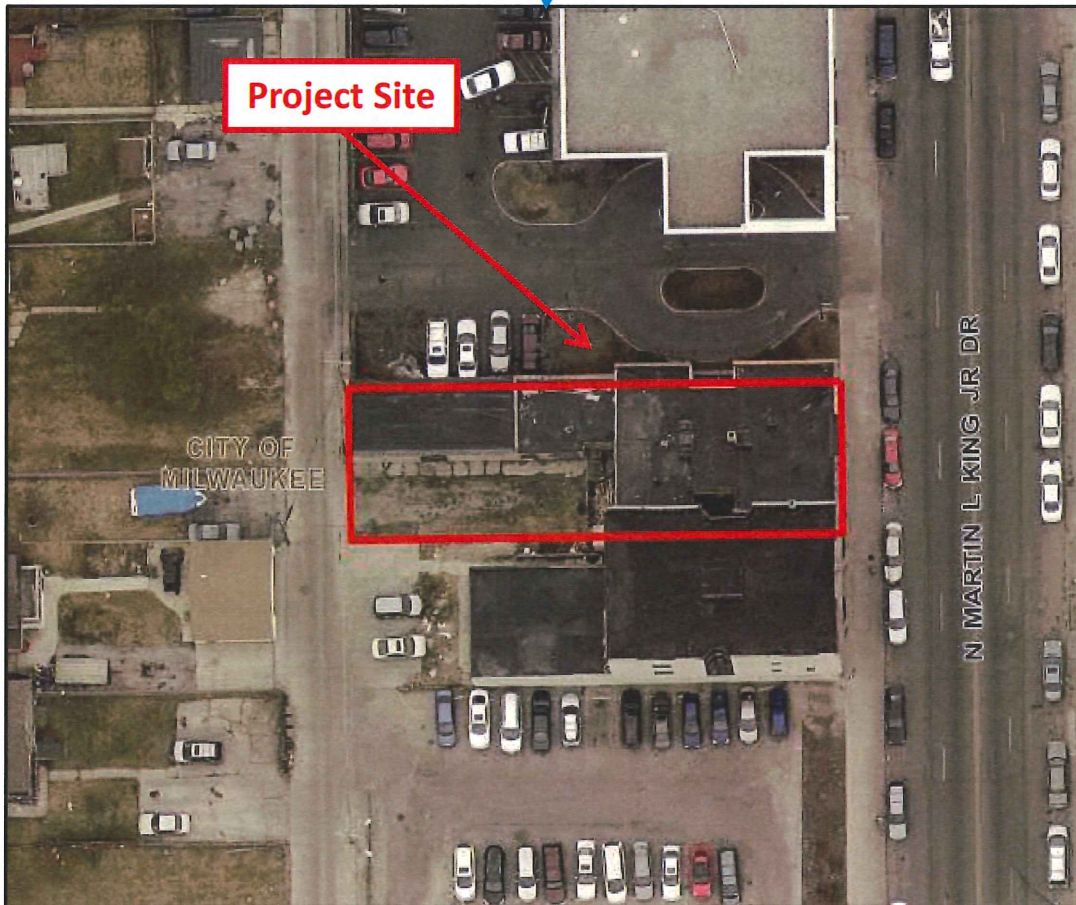


FIGURE 2

Aerial Photographs

2543-47 N. Dr. Martin Luther King Jr., Dr, Milwaukee, WI



Source: Milwaukee County Land Information Office (2015 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map 2543-47 N. Dr. Martin Luther King Jr., Dr, Milwaukee, WI

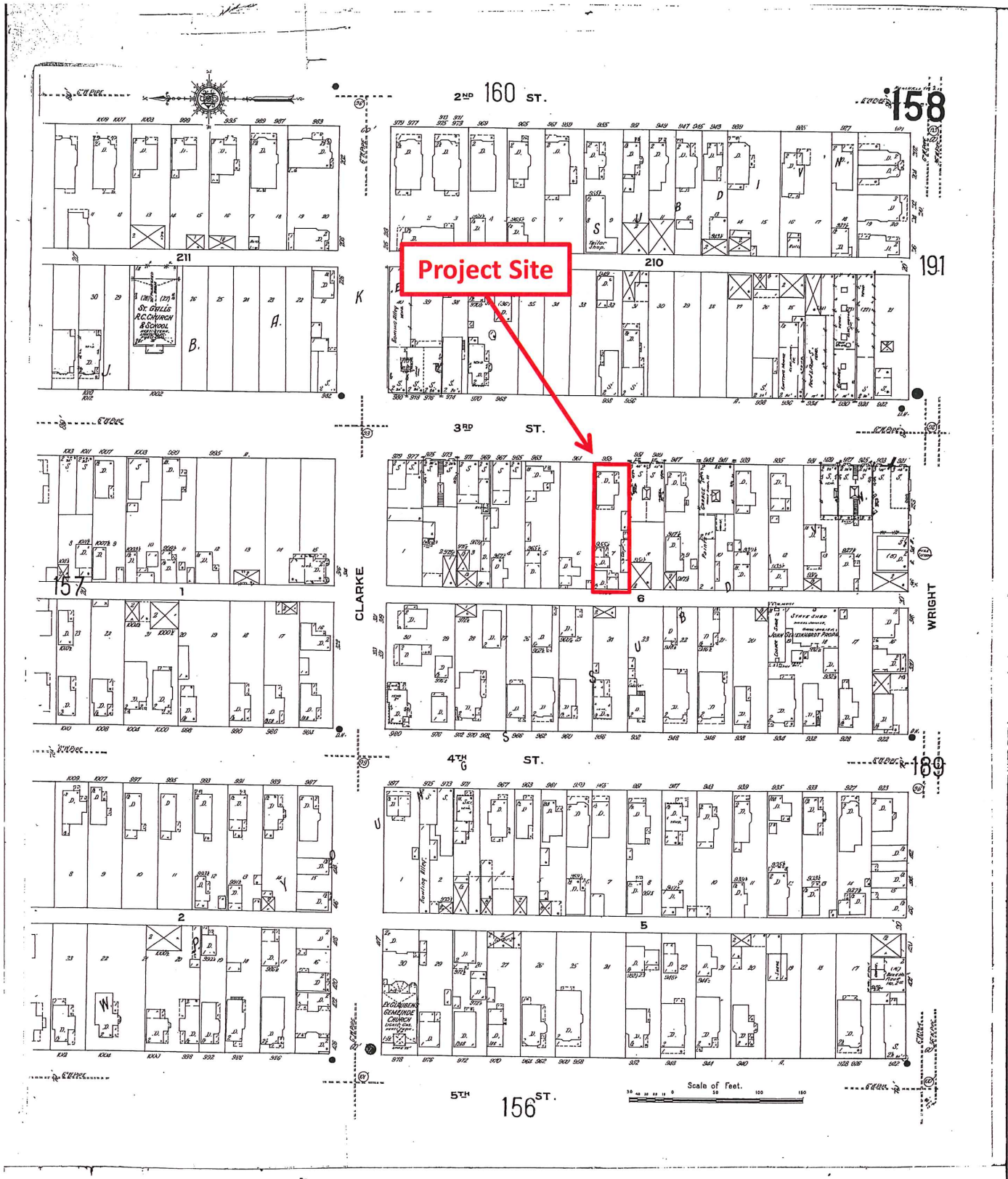


FIGURE 5

1951 Sanborn Fire Insurance Map

2543-47 N. Dr. Martin Luther King Jr., Dr, Milwaukee, WI

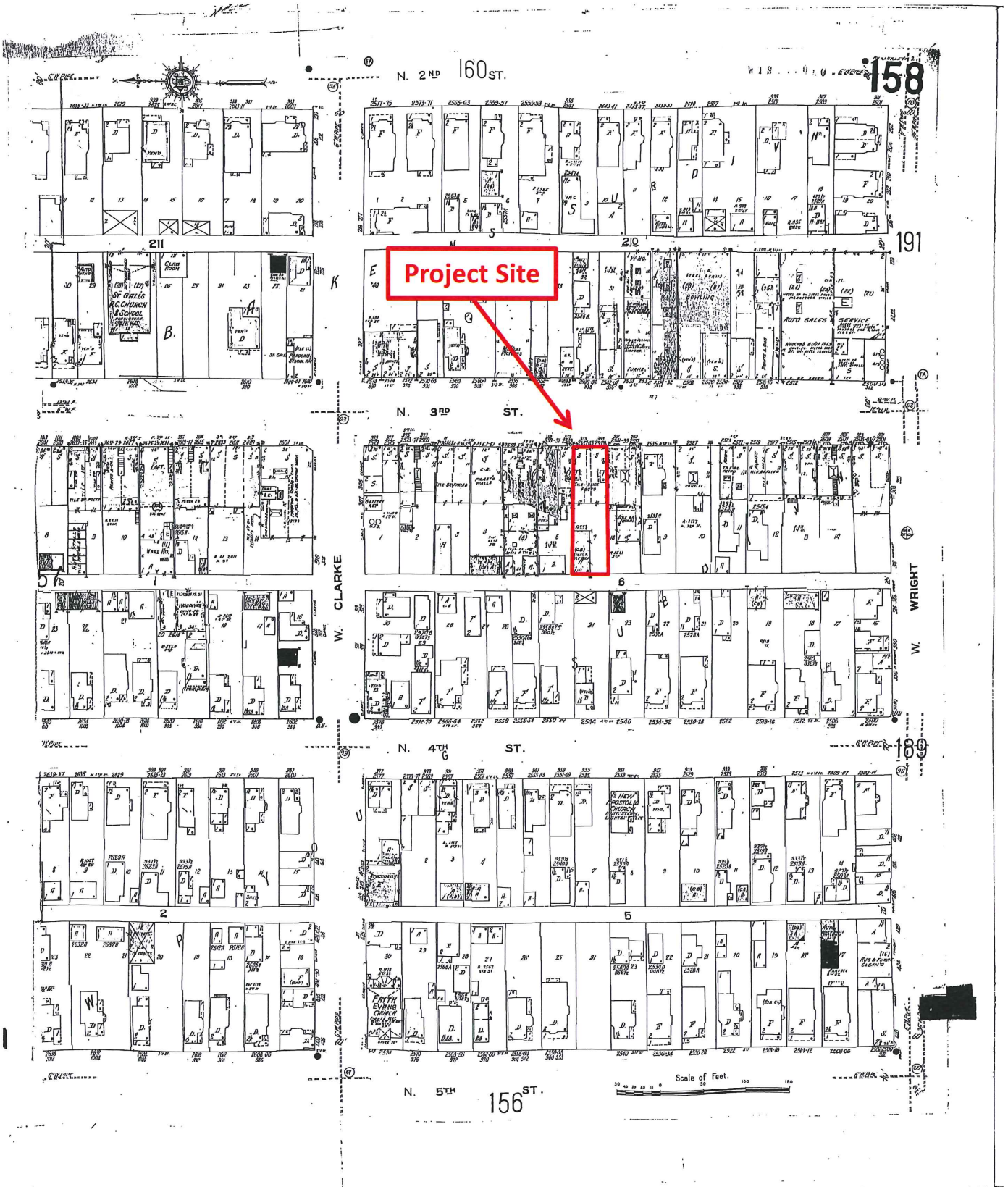
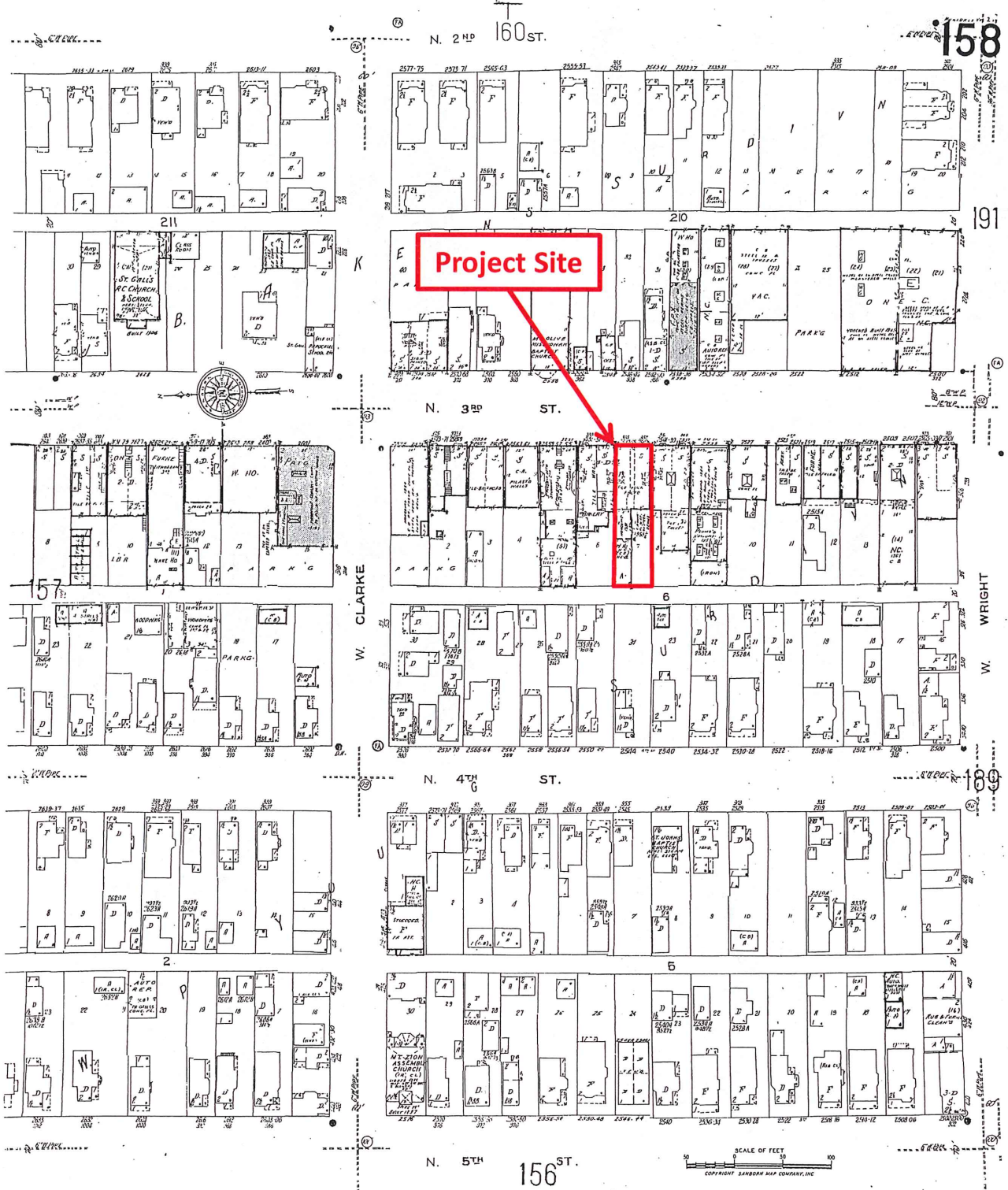


FIGURE 6

1969 Sanborn Fire Insurance Map

2543-47 N. Dr. Martin Luther King Jr., Dr, Milwaukee, WI



ATTACHMENT A
Site Photographs

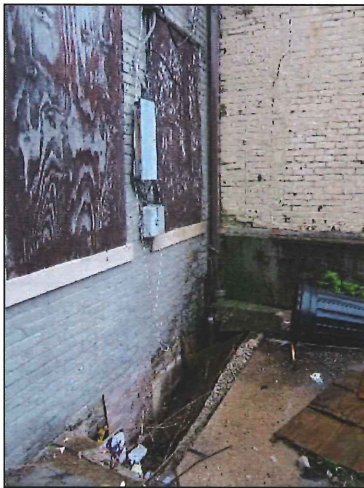
2543-47 N. Dr. Martin Luther King Jr., Dr, Milwaukee, WI



Front view of project site, looking west



Rear view of project site, looking northeast



View of fuel pipes



View of front store



View of hall going towards rear exit



View of hole in front room floor