

Historical Land Use Investigation

2979 North Palmer Street

Milwaukee, Wisconsin

File: 313-08

Prepared by:



Department of City Development

June 24, 2019

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A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 2979 North Palmer 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 East Locust Street to the south, East Chambers Street to the north, North Palmer Street to the east, and North 1st 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
2979 North Palmer Street	3130535000	2,464 ft ²	7,200 ft ²	RT4	City of Milwaukee

*RT4 = Residential 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C. Historical References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
137 E. Chambers St	1935-1990	Residential
	1996-2015	Not Listed
2979 N. Palmer St	1935-1945	Tavern
	1950	Tavern/Residential
	1955-1993	Tavern
	2000	Residential
	2005-2015	Childcare services

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

Date	Comments
7-18-1934	Occupancy: tavern; former: tavern
11-19-1937	Occupancy: tavern (new dance floor); former: tavern; owner: Lazo Obradovic
7-28-1959	Permit: install a gas conversion burner
7-31-1972	Alteration: lower ceiling, panel walls, swing front door out
8-10-1999	Permit: install a new gas furnace, 75,000 BTU
9-2-1999	Permit: install six ft high chain link fence in side yard only with gate
6-2-2000	Permit: install gas fired air furnace
10-27-2000	Occupancy: Next Generation Child Development Center, Inc. (first floor)
11-26-2014	Permit: change of operator to daycare center, BOZA approved

Date	Comments
1-27-2016	BOZA: denies continued use of premises as a 24 hour day care center; reason: a daycare center that is not located within a containing an elementary or secondary school, religious assembly, community center, cultural institution, or library is a Special Use in a Two-Family Residential District

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 property. The building on the project site is located on the northeastern corner of the lot line. The parcel itself is rather large, but completely vacant except for that one building. The rest of the area is a mix of residential and commercial properties. There are some vacant lots as well.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site with the same two story commercial property. However, there is now a garage located on the southern edge of the project site. The surrounding area remains mostly a solid mix of commercial and residential properties. Of those properties, roughly half of them have detached garages.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site as it was in the previous map, with a two story commercial building and a garage located directly south of it. The rest of the surrounding area is made up of residential properties with commercial properties 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 brick building with a basement. There was also a vacant grassy lot on the southern end of the project site. The site appeared level, and the grass was in

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good condition. The first floor was developed with a commercial area and the second floor was a residential area. **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 2979 North Palmer Street at this time.

MR/JJ
City of Milwaukee
June 24, 2019

FIGURE 2

Plat Map

2979 North Palmer Street, Milwaukee, WI

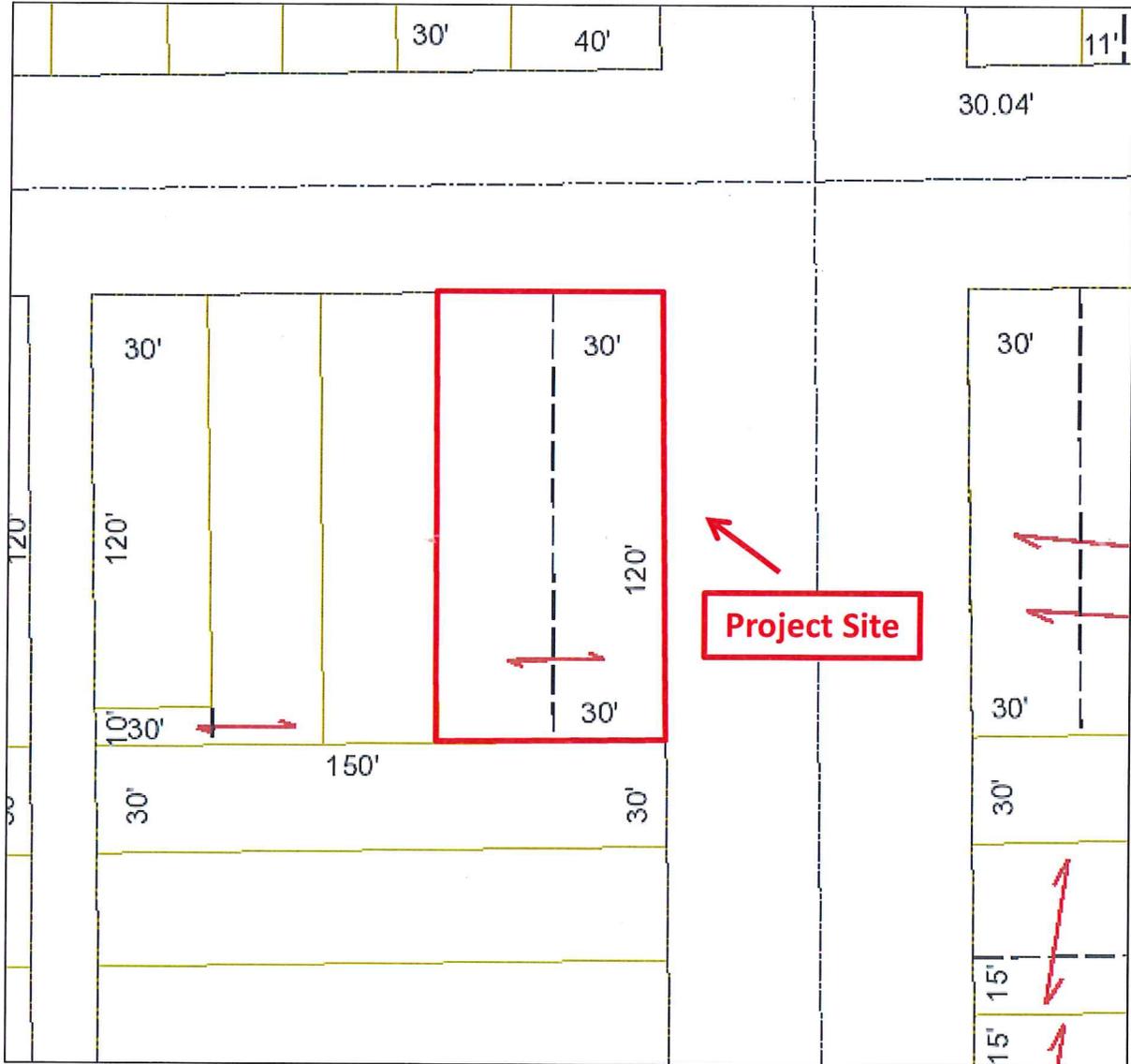
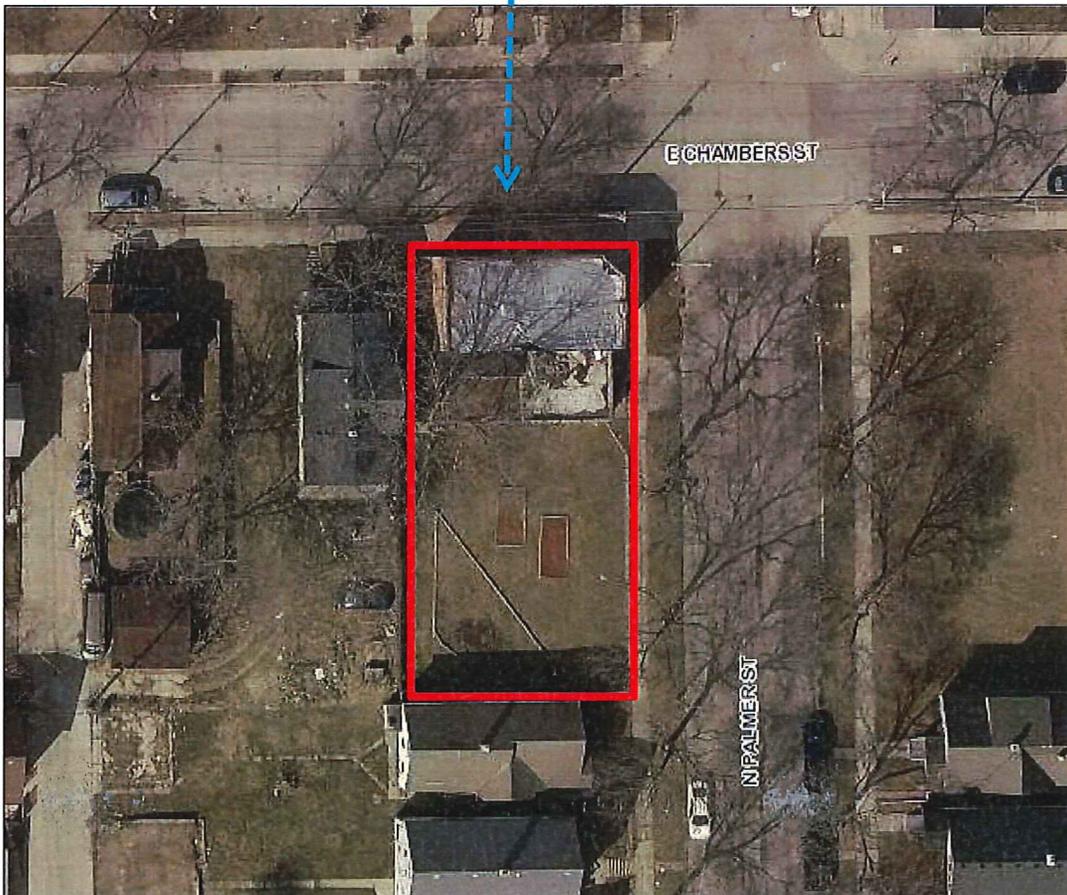


FIGURE 3

Aerial Photographs

2979 North Palmer Street, Milwaukee, WI



Source: Map Milwaukee (2018 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map 2979 North Palmer Street, Milwaukee, WI

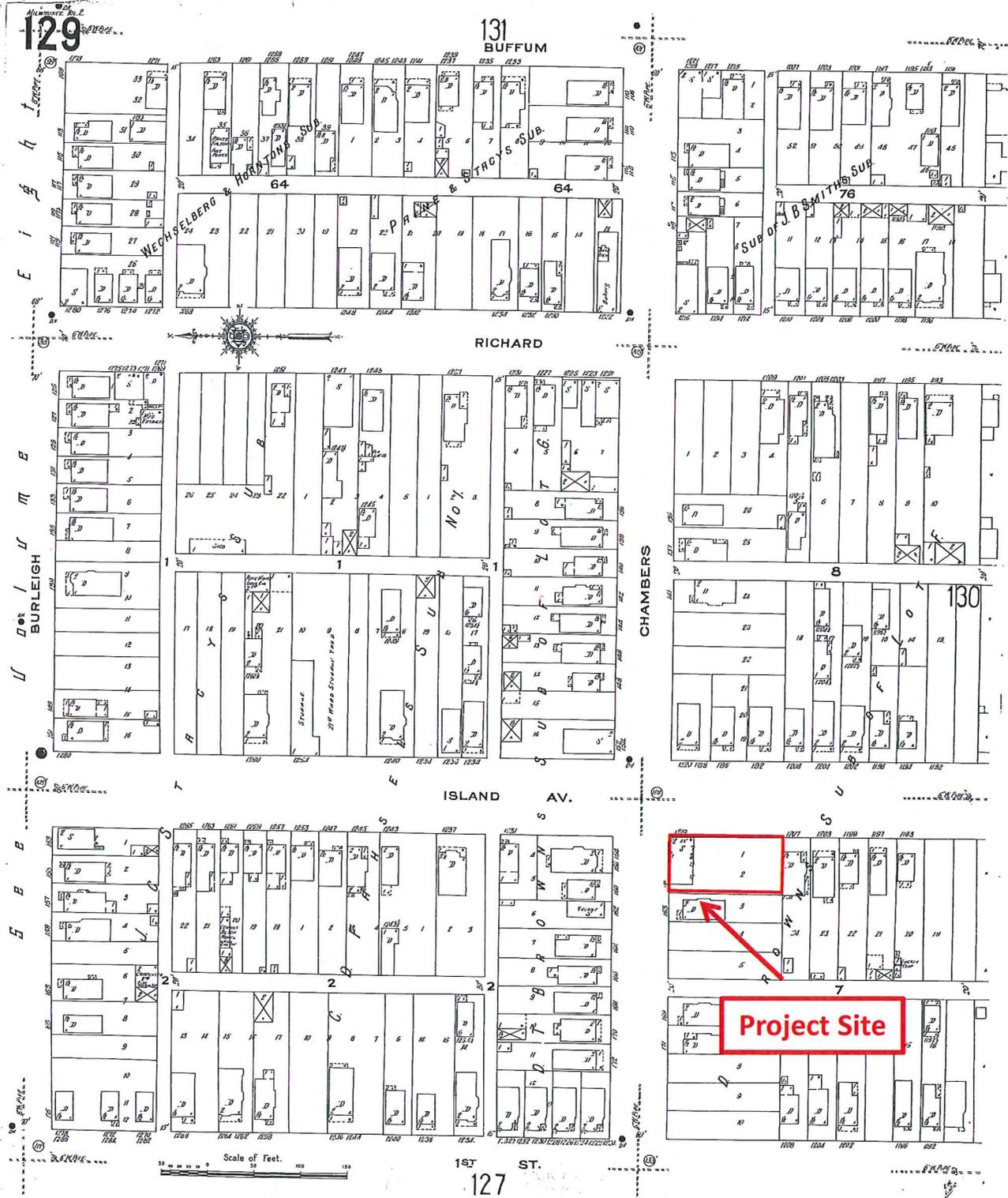
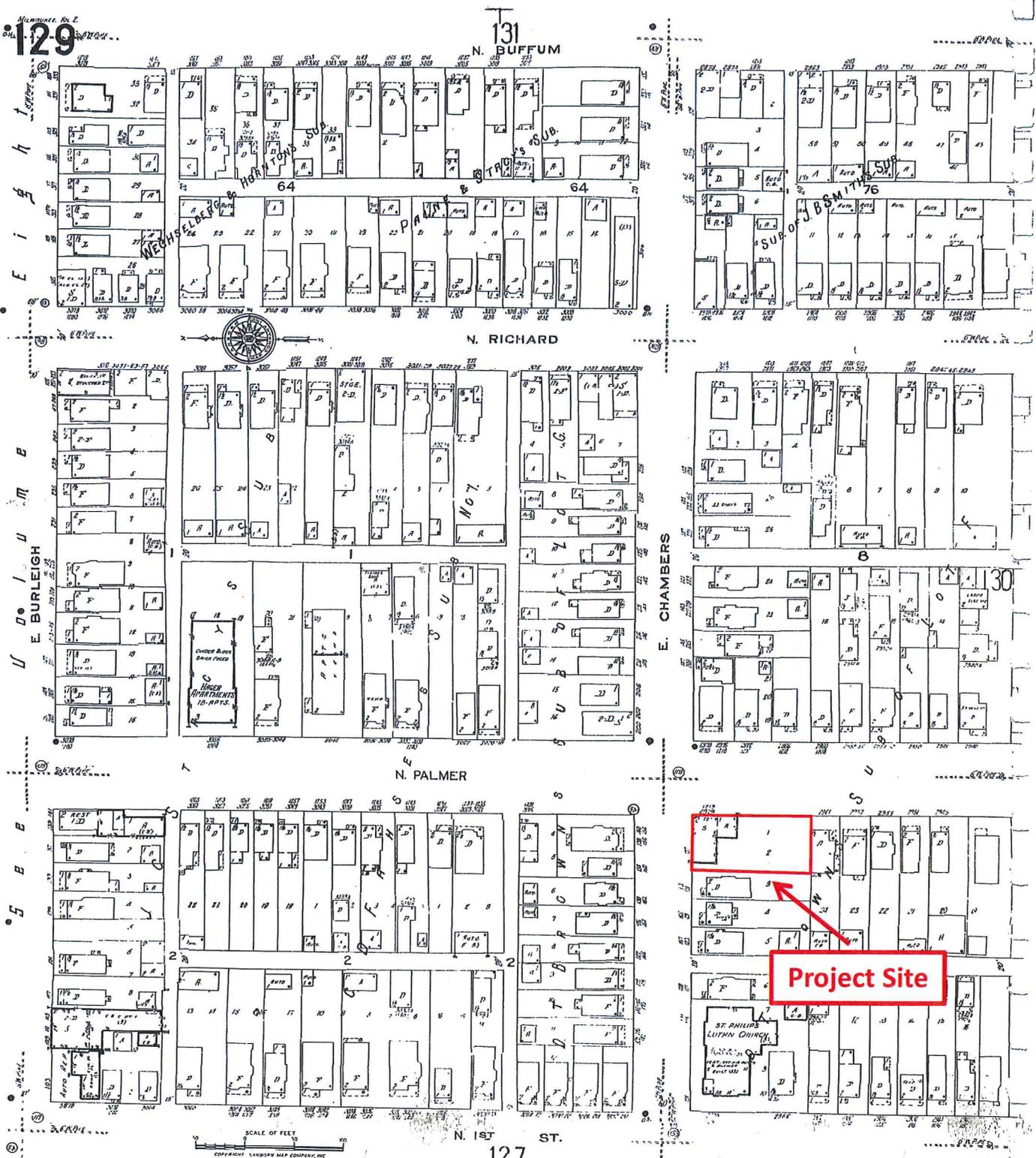


FIGURE 5

1951 Sanborn Fire Insurance Map 2979 North Palmer Street, Milwaukee, WI



FIGURE 6
1969 Sanborn Fire Insurance Map
2979 North Palmer Street, Milwaukee, WI



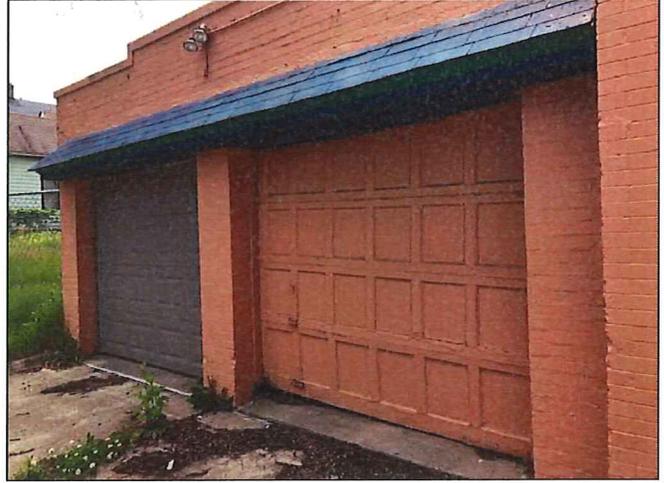
ATTACHMENT A

Site Photographs

2979 North Palmer Street, Milwaukee, WI



Front of the project site, facing southwest



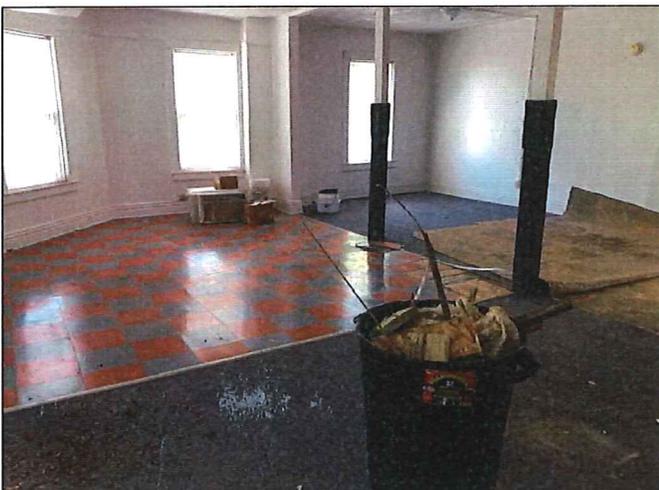
Garage doors of project site along N Palmer St



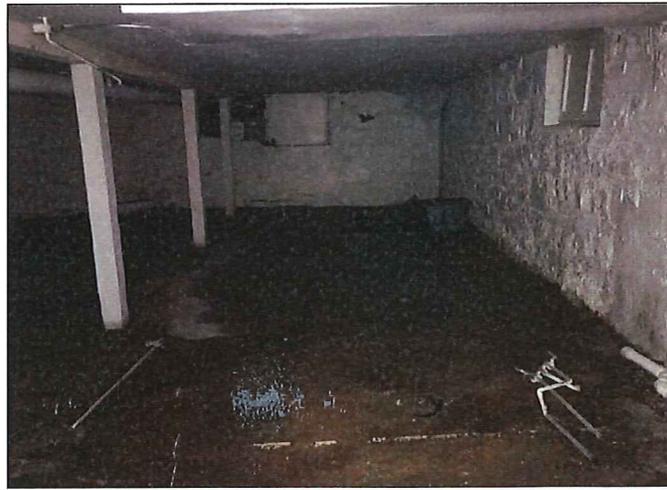
Project site along E Chambers St



First floor commercial area of the project site



Second floor residential area



Basement area of the project site