

Historical Land Use Investigation

500-02 North 29th Street

Milwaukee, Wisconsin

File: 401-07

Prepared by:



Department of City Development

November 12, 2018

A handwritten signature in black ink, appearing to read "Mathew Reimer".

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in black ink, appearing to read "Jack Johnston".

Jack Johnston
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 500-02 North 29th 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 Clybourn Street to the south, West Michigan Street to the north, North 28th Street to the east, and North 29th Street to the west. The project site is developed with a 2.5 story stone-framed 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 |
|--------------------------|------------|---------------|-----------------------|---------|-------------------|
| 500-02 North 29th Street | 4010960000 | Not Available | 1,838 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C. Historical References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 |
|-----------------------------------|-------------|--------------------------|
| 500 North 29 th Street | 1935-1945 | Tavern |
| | 1950 | Residential |
| | 1955 | Not listed |
| | 1960-1970 | Tavern |
| | 1975 | Clybourn Inn Tavern |
| | 1985-1990 | Five Hundred Club Tavern |
| | 1996-2005 | Not listed |
| | 2010 | 500 Pub and Grill – bar |
| 502 North 29 th Street | 2015 | Clybourn Street Bar |
| | 1935-1950 | Residential |
| | 1955 | Not listed |
| | 1960-1990 | Residential |
| | 1996 | Not listed |
| 2824 West Clybourn Street | 2000 | Residential |
| | 2005-2015 | Not listed |
| | 1935-1950 | Residential |
| | 1955 | Vacant |
| | 1960 | No Return |
| | 1965-1975 | Residential |
| | 1980-1985 | Not listed |
| 1990-1996 | Residential | |
| 2000-2015 | Not listed | |

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

| Date | Comments |
|------------|--|
| 5-9-1907 | Alterations: addition to building; Owner: Otto Klaus |
| 6-28-1933 | Mayor's Office Letter: Need occupancy permit for tavern located at address |
| 7-7-1933 | Occupancy: Tavern – no dance floor; Owner: Fritz Fillingner |
| 7-14-1959 | Milwaukee Fire Department: Inspection completed; Owner: James Ross, Occupancy: RRR illuminated sign |
| 7-25-1961 | Permit: erect double face illuminated sign; Owner: Pabst Brewing Company |
| 12-13-1963 | Building Inspection: Plans approved... install kitchen, modernize toilet rooms, panel walls, lower ceiling, resurface bar and recover floor |
| 8-21-1964 | Permit: repair fire damage, caused by overheated grease in deep fryer; Cost: \$2000; Owner: Karl Hovseth |
| 1-4-1966 | Electric: Install gas burner, remove hot water boiler; Owner: Karl & Marge's Tap |
| 12-27-1973 | Permit: install 3x6 Schlitz sign; Owner: Joseph Schlitz Brewing Company |
| 7-29-1974 | Inspection violation: Repair gutters and downspouts, attach downspouts to storm sewer connection as per code requirement |
| 5-26-1982 | Inspection violation: Air gap in ice chest waste, properly support the local waste piping in the basement, replace trap for gas filler, etc. |
| 6-22-1983 | Permit: Install Pabst sign; Building owner: Pabst Brewing Company; Tenant: 500 Club |
| 10-15-1993 | Occupancy: Miss Emma's Place – restaurant/tavern; Owner: Emma Wilks (first floor and basement) |
| 3-12-2002 | Rezoning: Setbacks change on 500 block of 29 th St due to new homes to be built in future |
| 7-22-2008 | Alterations: Fire protection plans |
| 9-3-2008 | Alterations: Add new 36" door opening between 2 rooms; Owner: Scott Benton |

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 store front property. Adjacent to the project site is a smaller commercial property. South of the project site are a number two story dwellings, along with St. Rose of Lima Church and School along 30th and Sycamore. To the west of the project site there are more dwellings.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site similar to what it was in the previous map. Directly next to the project site is now a restaurant and two more commercial properties are on the other side of the restaurant. Many properties that were dwellings previously are now labeled as flats. Additionally, many of these dwellings and flats have garages that were not present previously. St. Rose of Lima Church and School is still situated two blocks southwest. The school and church is larger now, as there is now a gymnasium and auditorium constructed between 30th and 31st Street on Clybourn St that were previously dwellings. The western edge of the map shows apartment buildings and an American Legion Hall, along with numerous dwellings.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site in a bit more detail than previously. It's still labeled as a store, but there is a designation of "2D" on the project site, implying there may be two separate dwellings on the project site as

well. The restaurant next to the project site is still present and almost all of the properties along West Clybourn Street are designated as commercial. St. Rose of Lima has not grown since the previous map. The western edge of the map shows an addition of a motel, numerous apartments, and a nursing home in the northwestern portion of the map.

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 November 6, 2018. The project site was observed to be developed with 2.5 story building with a basement. The property was boarded as well. The first floor was a bar area while the second floor was an apartment. The site appeared level, however there was significant fire damage, especially in the first floor. **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 500-02 North 29th Street at this time.

MR/JJ
City of Milwaukee
November 12, 2018

FIGURE 1

Quarter Section Land Use Map

500-02 North 29th Street, Milwaukee, WI



COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

S. E. 1/4 SEC. 25, T. 7 N., R. 21 E.

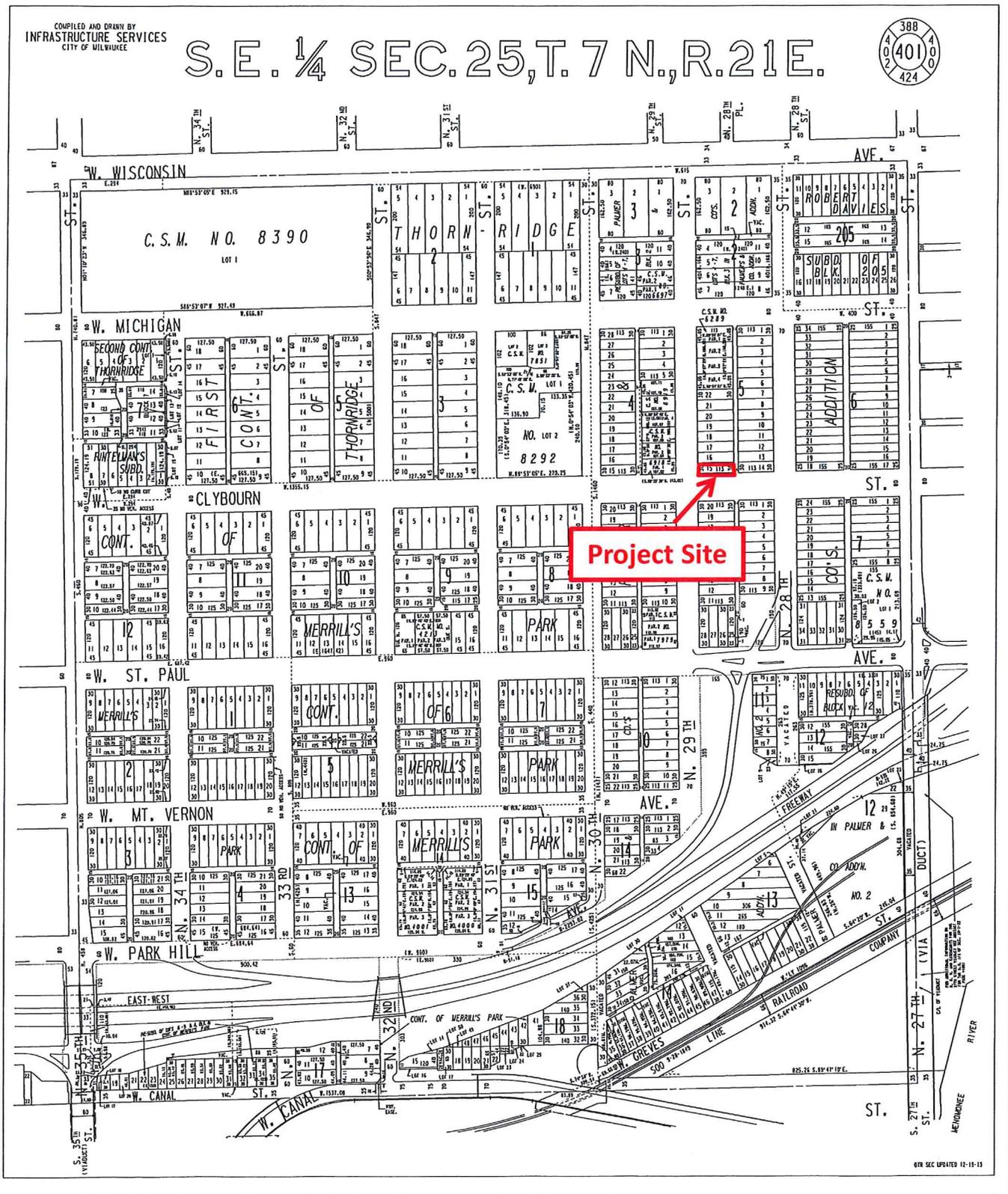


FIGURE 2

Plat Map

500-02 North 29th Street, Milwaukee, WI

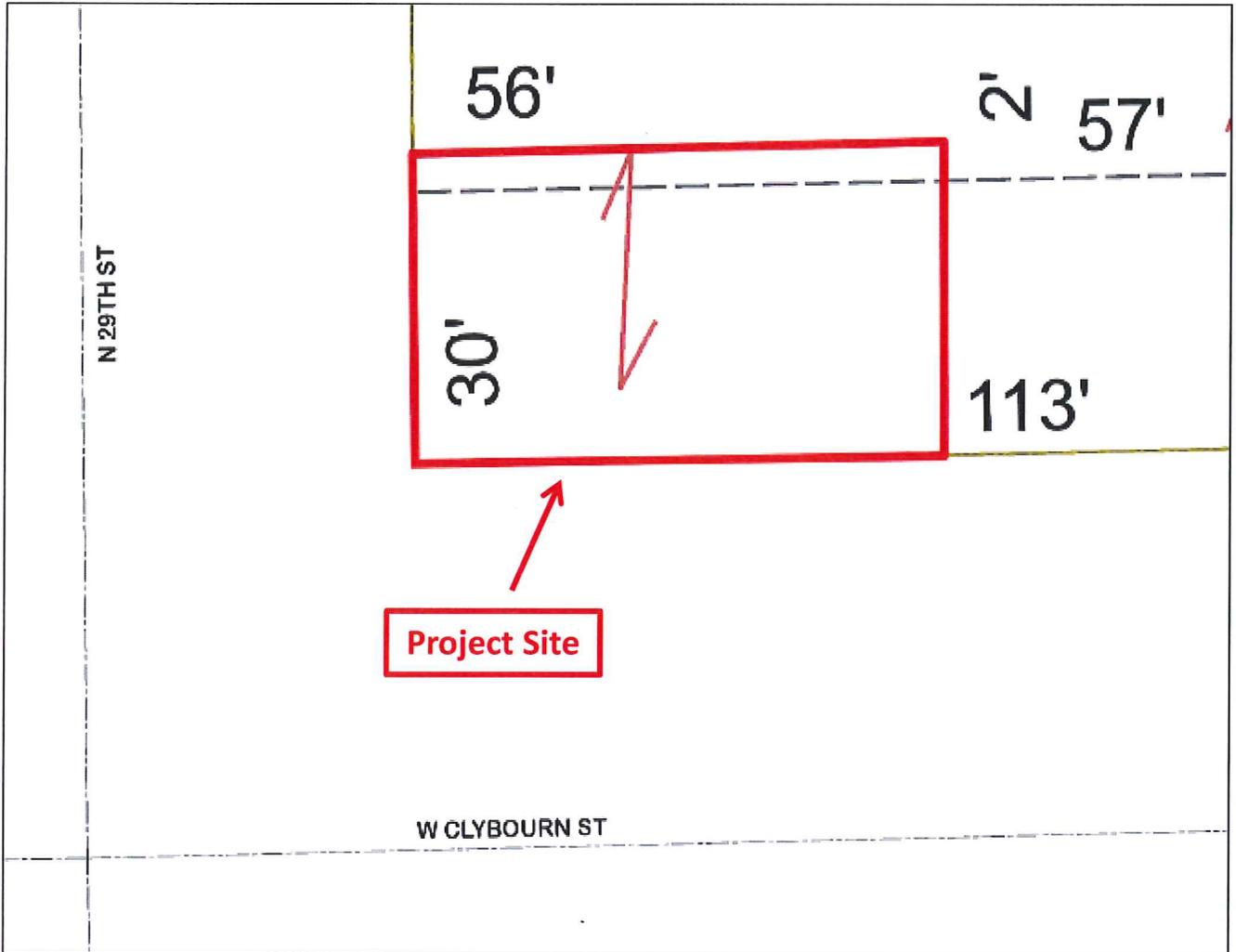


FIGURE 3
Aerial Photographs
500-02 North 29th Street, Milwaukee, WI



Source: Map Milwaukee (2015 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map 500-02 North 29th Street, Milwaukee, WI

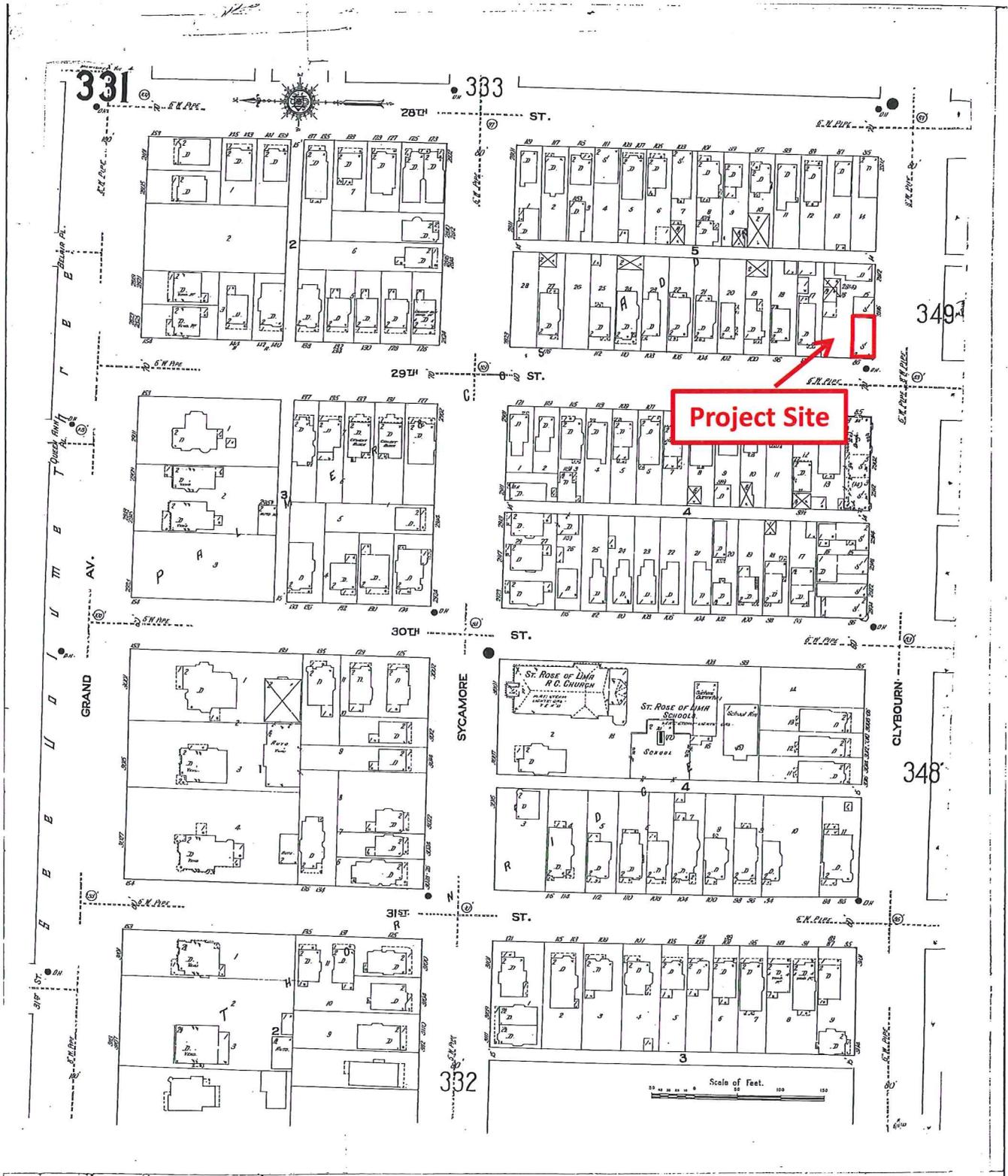


FIGURE 5

**1951 Sanborn Fire Insurance Map
500-02 North 29th Street, Milwaukee, WI**

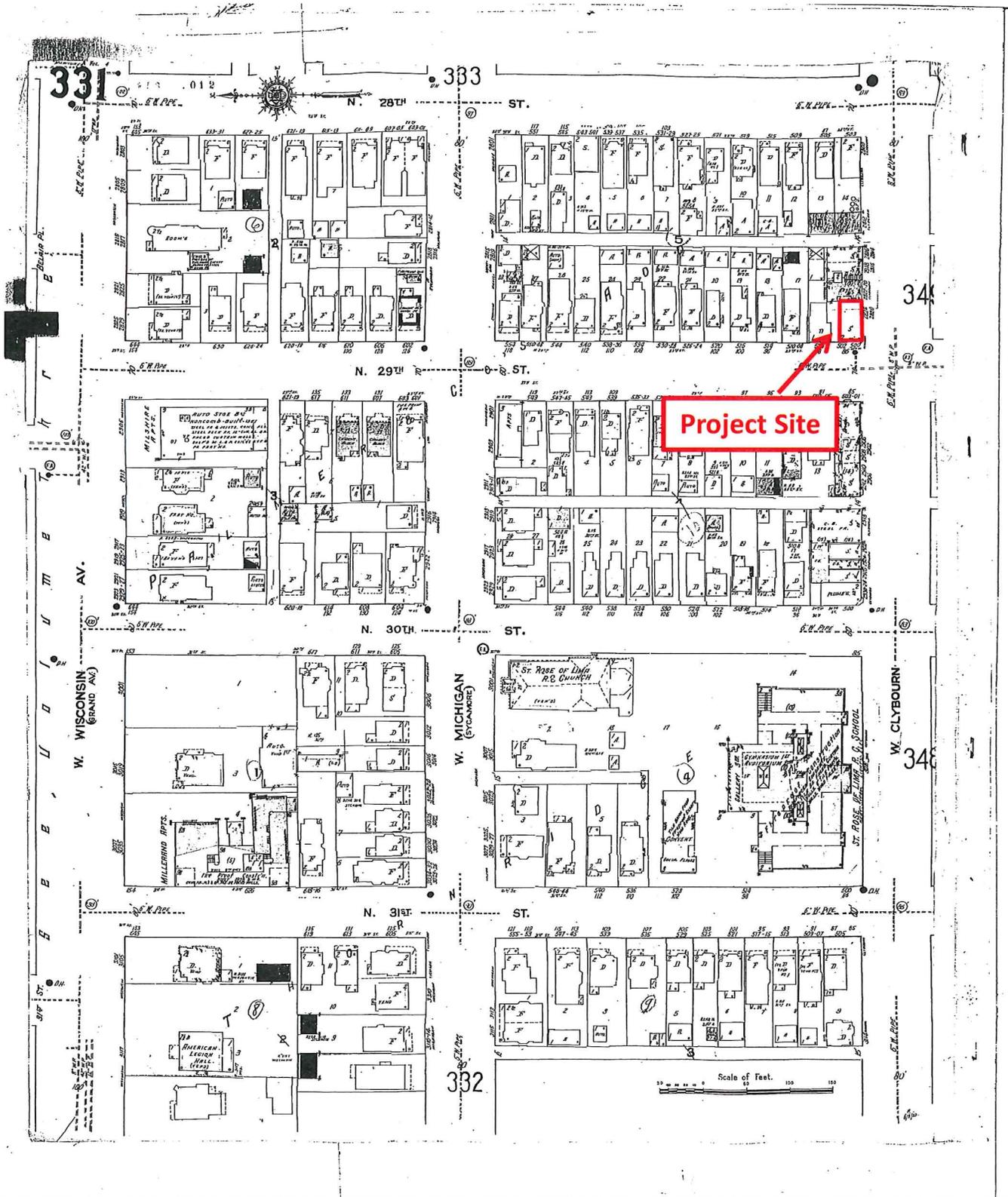
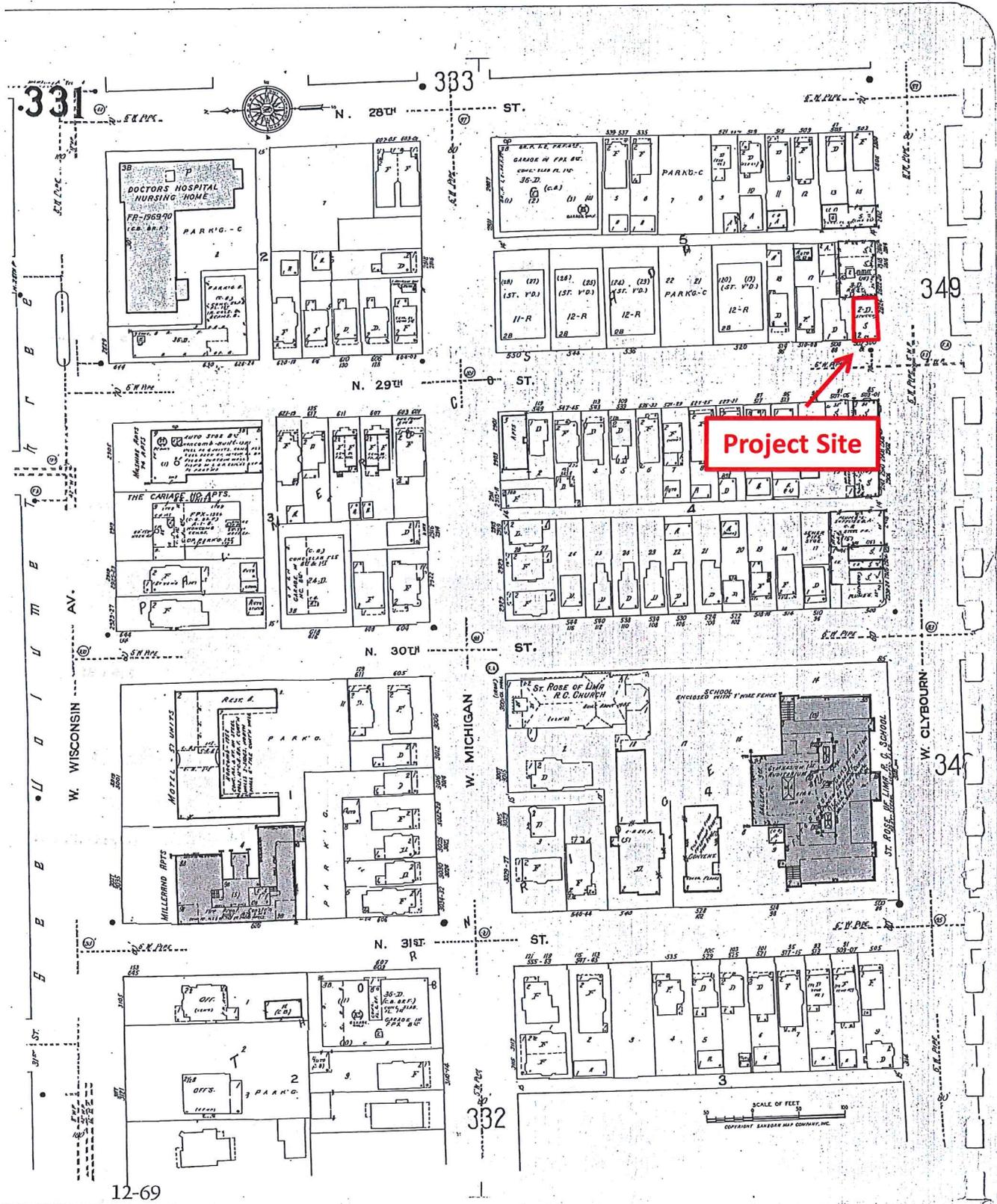


FIGURE 6

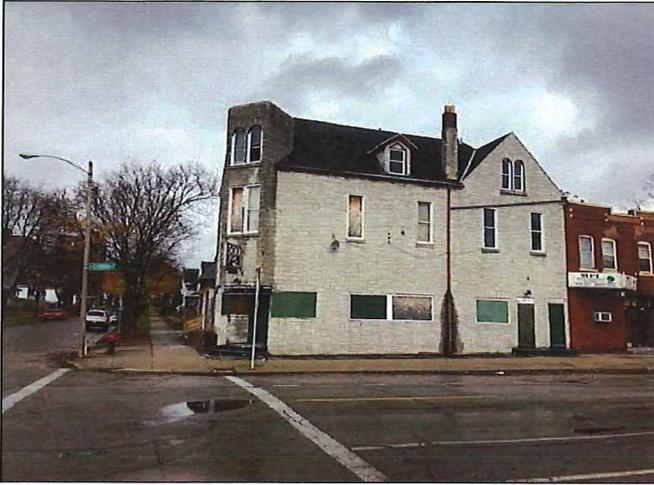
1969 Sanborn Fire Insurance Map 500-02 North 29th Street, Milwaukee, WI



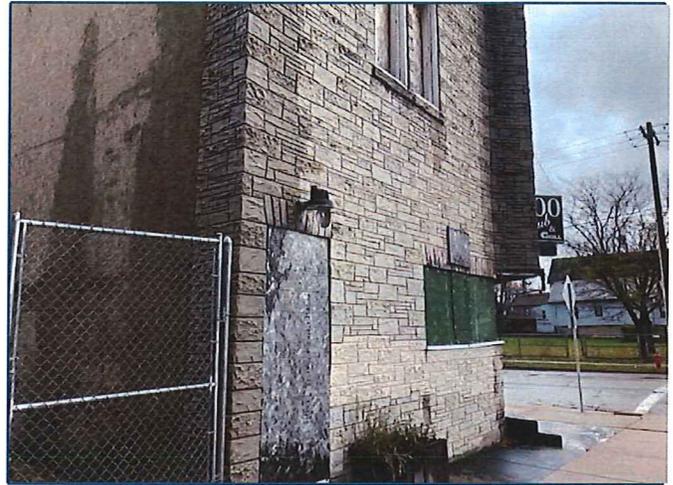
ATTACHMENT A

Site Photographs

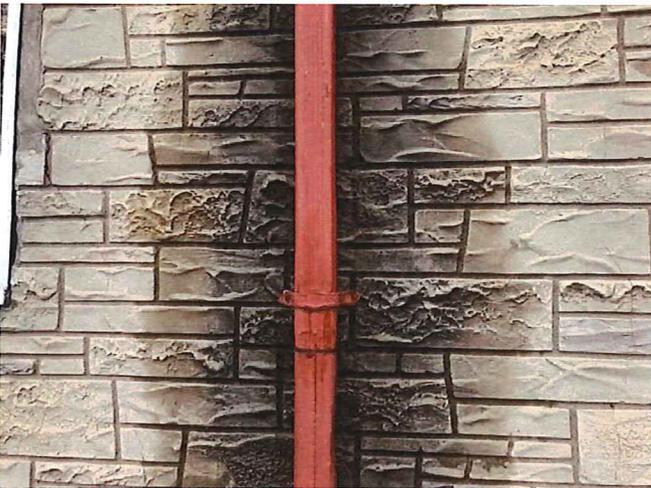
500-02 North 29th Street, Milwaukee, WI



Front view of project site, looking north



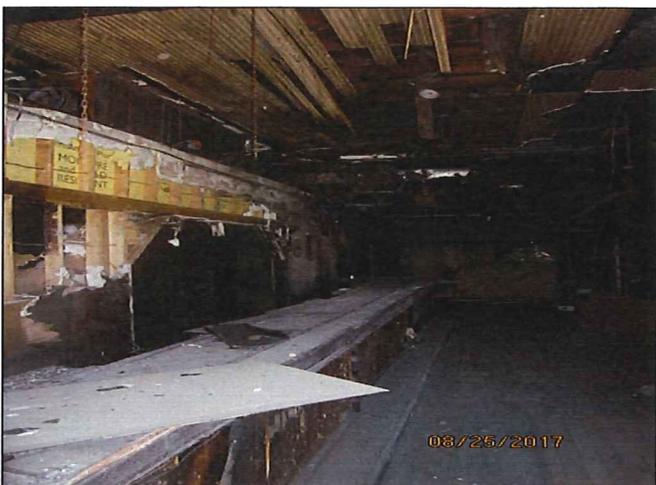
Side view of project site



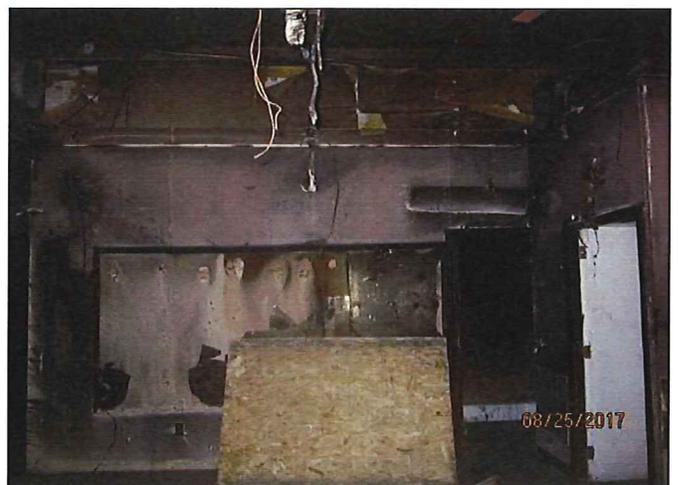
Possible water damage on southern wall of project site



Back view of project site



Fire damage in first floor bar area

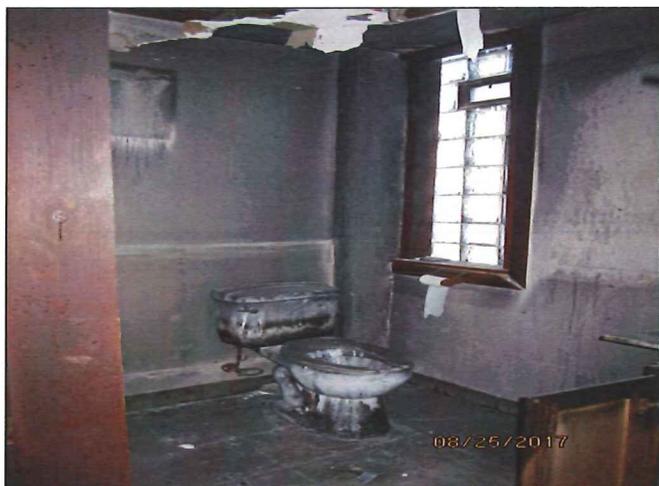


Additional view of first floor bar area

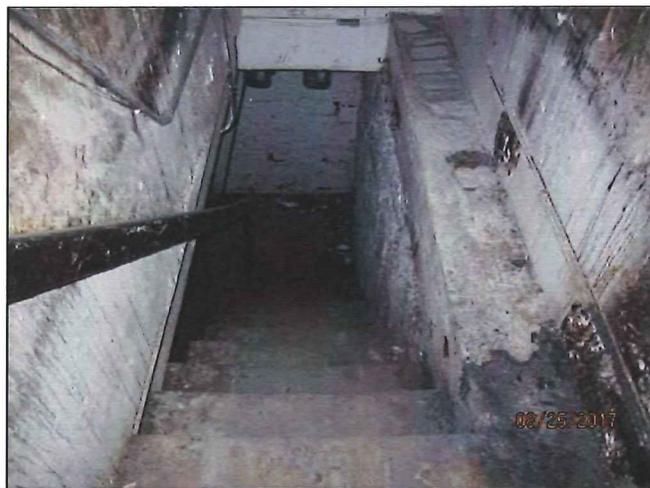
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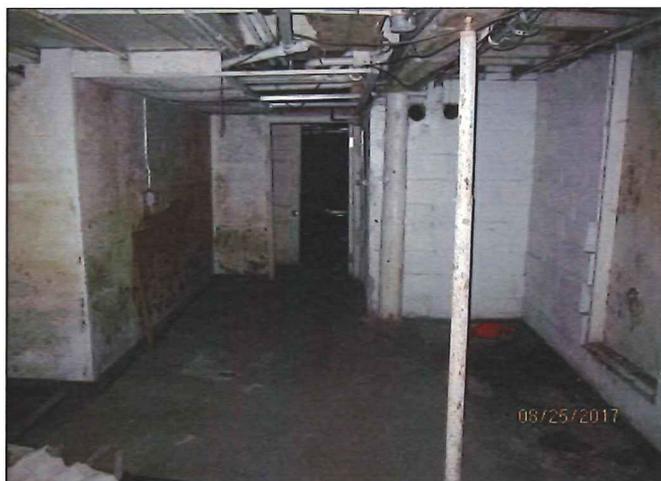
500-02 North 20th Street, Milwaukee, WI



View of a first floor bathroom



View of stairway leading to basement



View of the basement



Additional view of the basement



Stairway heading up to second floor apartment



Second floor apartment area

ATTACHMENT A
Site Photographs
500-02 North 29th Street, Milwaukee, WI



Second floor apartment kitchen area



Second floor apartment living area



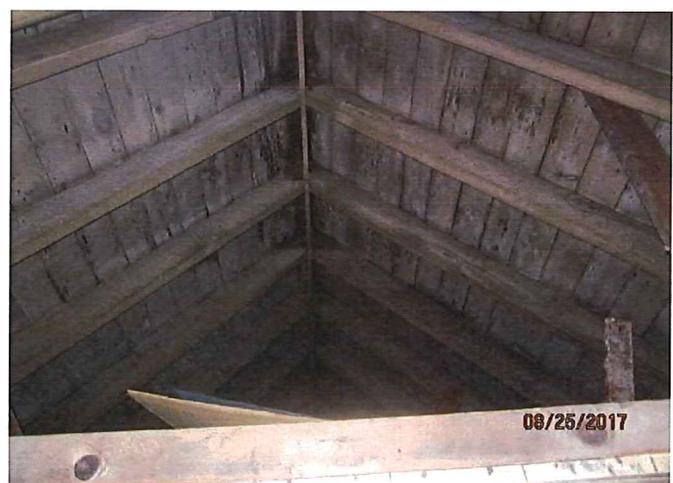
Second floor apartment bathroom



Stairway leading to loft area of apartment



Attic/loft area of project site



Interior of roof from attic/loft area