



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 10/10/2016
Ald. Milele Coggs District: 6
Staff reviewer: Carlen Hatala
PTS #113964

Property 1751 N. PALMER ST. Brewers Hill Historic District

Owner/Applicant MKEFORT LLC The Alexander Company
100 E PLEASANT ST 100 East Pleasant Street
MILWAUKEE WI 53212 Milwaukee, WI 53212
Phone: (608) 268-8129

Proposal The property at 1751 North Palmer Street was included within the local Brewer's Hill Historic District when the district was created November 12, 1985. The verbal description of the historic district indicates that it was including the properties that frontage along Vine Street [whether or not the parcels were vacant or improved].

The property to the south, addressed as 1741-1745 North Palmer not included in the district. It was then and is now a vacant lot. The proposed parking lot will allow for additional parking for the future tenants of the Fortress project, the conversion of the former Mayer Boot & Shoe Company factory into 132 residential apartments as well as commercial space on the first two floors of the south side of the building. The former Mayer Boot & Shoe Company occupies a majority of the west half of the block bounded by Pleasant, Palmer, Vine and North 1st Streets.

The new asphalt surfaced lot will occupy all of the property addressed at 1741-1745 North Palmer and expand north into 1751 North Palmer with 16 spaces. Due to the higher elevation along the Vine Street frontage of No. 1751, this north portion will not be paved but remain as a green buffer.

The lot will have a cast in place concrete retaining wall at its north end and south end. An aluminum picket fence (47.3/4 inches tall) will be installed on top of the concrete retaining wall. Existing trees will remain and to them will be added evergreens, deciduous trees, ornamental trees and various shrubs. Two light poles will be incorporated into the lot.

The Board of Zoning Appeals will be hearing the matter of the parking lot at 1751 North Palmer Street for a special use at its October 6, 2016 meeting. An update will be provided to the Historic Preservation Commission during the commission's October 10th meeting.

Staff comments Typically, a parking lot would not be a favorable addition to a historic district, particularly on a corner and the installation of one should be carefully considered. In this instance, the developer of the Fortress has taken care to leave a buffer zone along Vine Street that will have extensive plantings of trees, shrubs and various plants. The property no longer has buildings on it. There were once two residences fronting Vine Street but they have both been demolished.

Recommendation Approve proposal in this instance. Approval will not constitute blanket approval for future parking lots.

Conditions

Previous HPC action

Previous Council action