

# Historical Land Use Investigation

830 W. Atkinson Avenue  
Milwaukee, Wisconsin

File: 272-19

Prepared by:



Department of City Development

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**A. Purpose**

This Historical Land Use Investigation (HLUI) of 830 W. Atkinson Avenue, Milwaukee, Wisconsin, will identify potential environmental conditions associated with the project site. 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. Nash Street to the north, N. 8<sup>th</sup> Street to the east, W. Atkinson Avenue to the south, and N. 9<sup>th</sup> Street to the west. The project site is developed with an unoccupied one-story building that does include a basement. The remainder of the project site is grass and/or gravel covered. The interior of the building is dilapidated and the building contains miscellaneous junk and debris. The general area including the project site is shown on **Figure 1**, and project site dimensions are presented on **Figure 2**. Aerial photographs of the site are shown on **Figure 3**.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Bldg. Size	Lot Size	Zoning*	Owner
830 W. Atkinson Avenue	272-2210-000	NA	3,286 ft <sup>2</sup>	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**C. Historical References**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 (2000-2010), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
830 W. Atkinson Avenue	1935	Wachs Otto grocery
	1940-1990	Tavern
	2000-2010	No listings

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

Address	Date	Record
830 W. Atkinson Avenue	1921	Application for permit – construct store building
	1933	Application for permit – alteration for tavern
	1934	Application for permit – occupancy: tavern. Former occ: grocery store
	1960	Application for permit – erect awning for tavern
	1973	Application for permit – electrical permit for tavern
	1988	Application for permit – occupancy: tavern
	1994	Application for permit – occupancy: tavern
	1998	Zoning certificate: tavern

#### **D. Sanborn Maps**

Sanborn Fire Insurance Maps indicate the following information regarding the project site:

- a. A 1937 Sanborn Fire Insurance Map shows the project site is undeveloped. Surrounding parcels are generally residential. **(Figure 4)**
- b. A 1937 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project is developed with a structure on the southern portion of the property (the structure is shaded black, so the use cannot be determined). Similar to the previous map, surrounding parcels are generally residential, with stores in the vicinity. A filling station is located two parcels west of the project site. **(Figure 5)**
- c. A 1937 (*with updates through 1961*) Sanborn Fire Insurance Map shows the project site and surrounding parcels are generally the same as shown on the previous 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 and Consumer Protection (DATCP) 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 Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Wisconsin Wetlands Inventory, wetlands are not identified within the project site. In addition, according to SEWRPC, the project site is not located within an environmental corridor.

#### **F. Project Site Inspection**

A site inspection was conducted on May 7, 2014. The project site is developed with an unoccupied one-story building that does include a basement. The remainder of the project site is grass and/or gravel covered. The interior of the building is dilapidated and the building contains miscellaneous junk and debris. A junked automobile was observed on the rear of the project site.

#### **G. Findings and Conclusion**

This Historic Land Use Investigation did not reveal any environmental concerns.

MMR/DPM  
City of Milwaukee  
5/8/14

# FIGURE 1

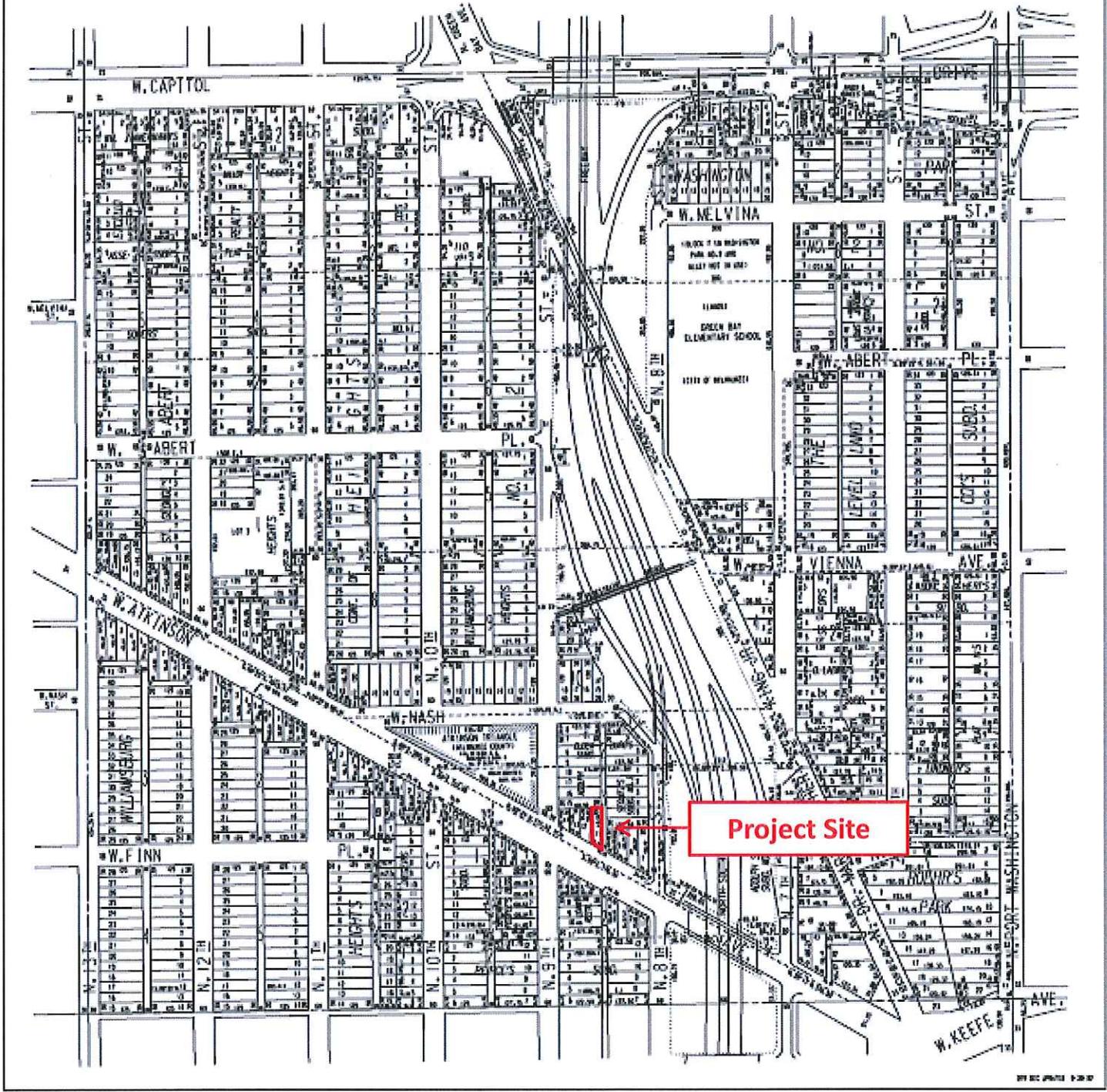
## QUARTER SECTION LAND USE MAP

830 W. Atkinson Avenue, Milwaukee, WI



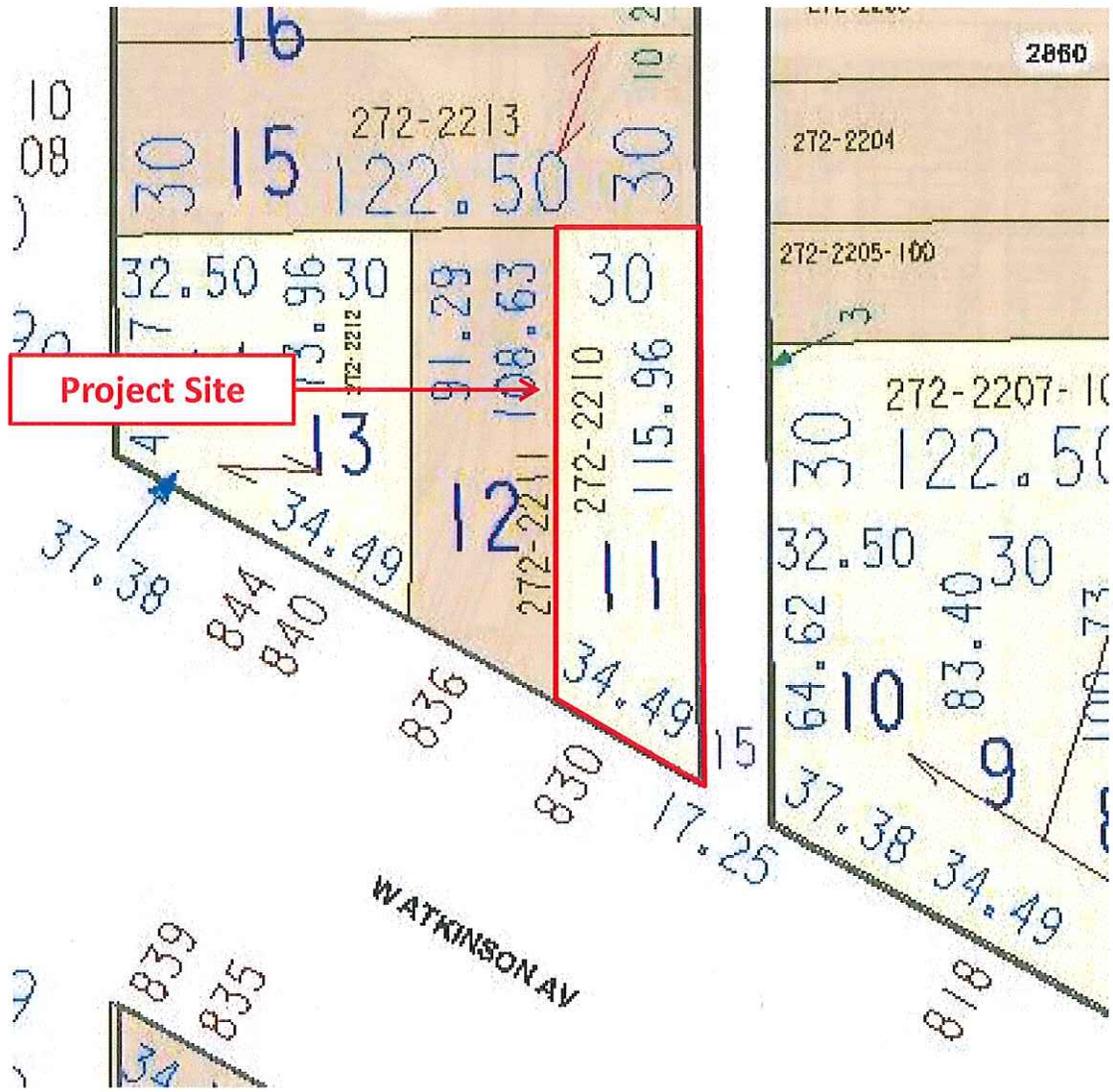
COMPILED AND DRAWN BY  
INFRASTRUCTURE SERVICES  
CITY OF MILWAUKEE

### N.W. ¼ SEC. 8, T. 7 N., R. 22 E.



# FIGURE 2 PLAT MAP

830 W. Atkinson Avenue, Milwaukee, WI



**FIGURE 3**  
2010 AERIAL PHOTOGRAPH – Milwaukee County GIS  
830 W. Atkinson Avenue, Milwaukee, WI



**Aerial – Wide View**

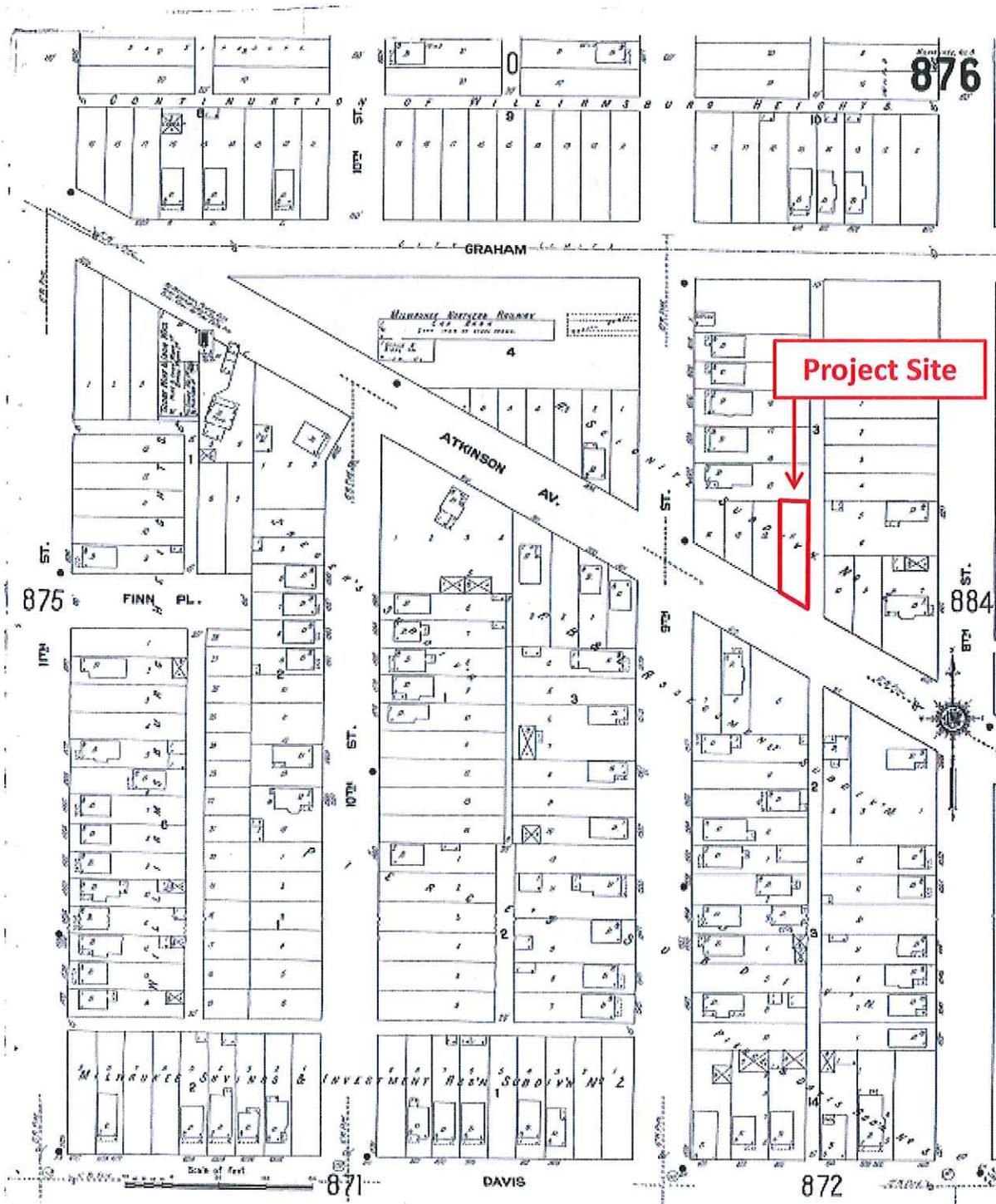


**Aerial – Close View**

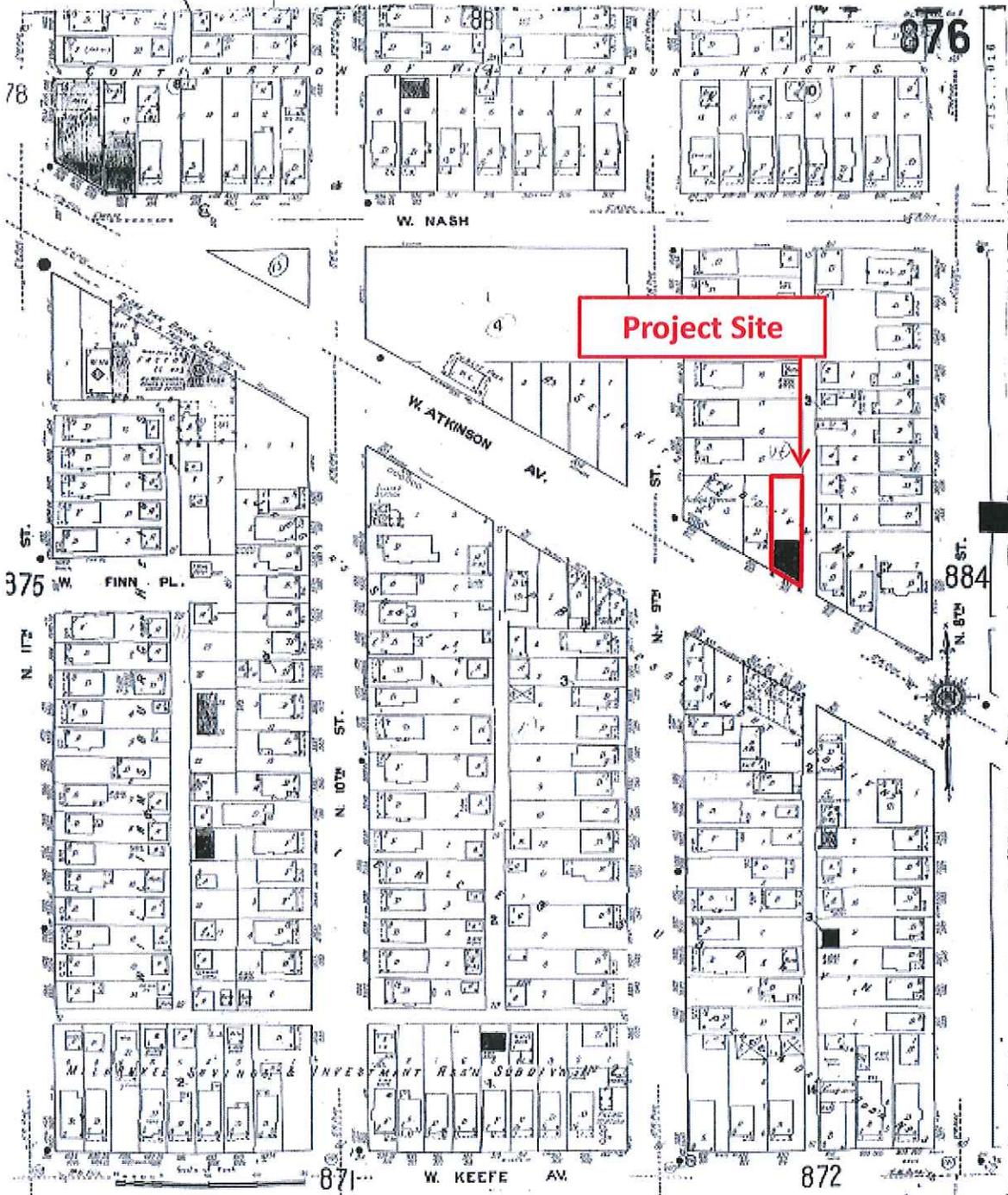
# FIGURE 4

## 1937 SANBORN FIRE INSURANCE MAP

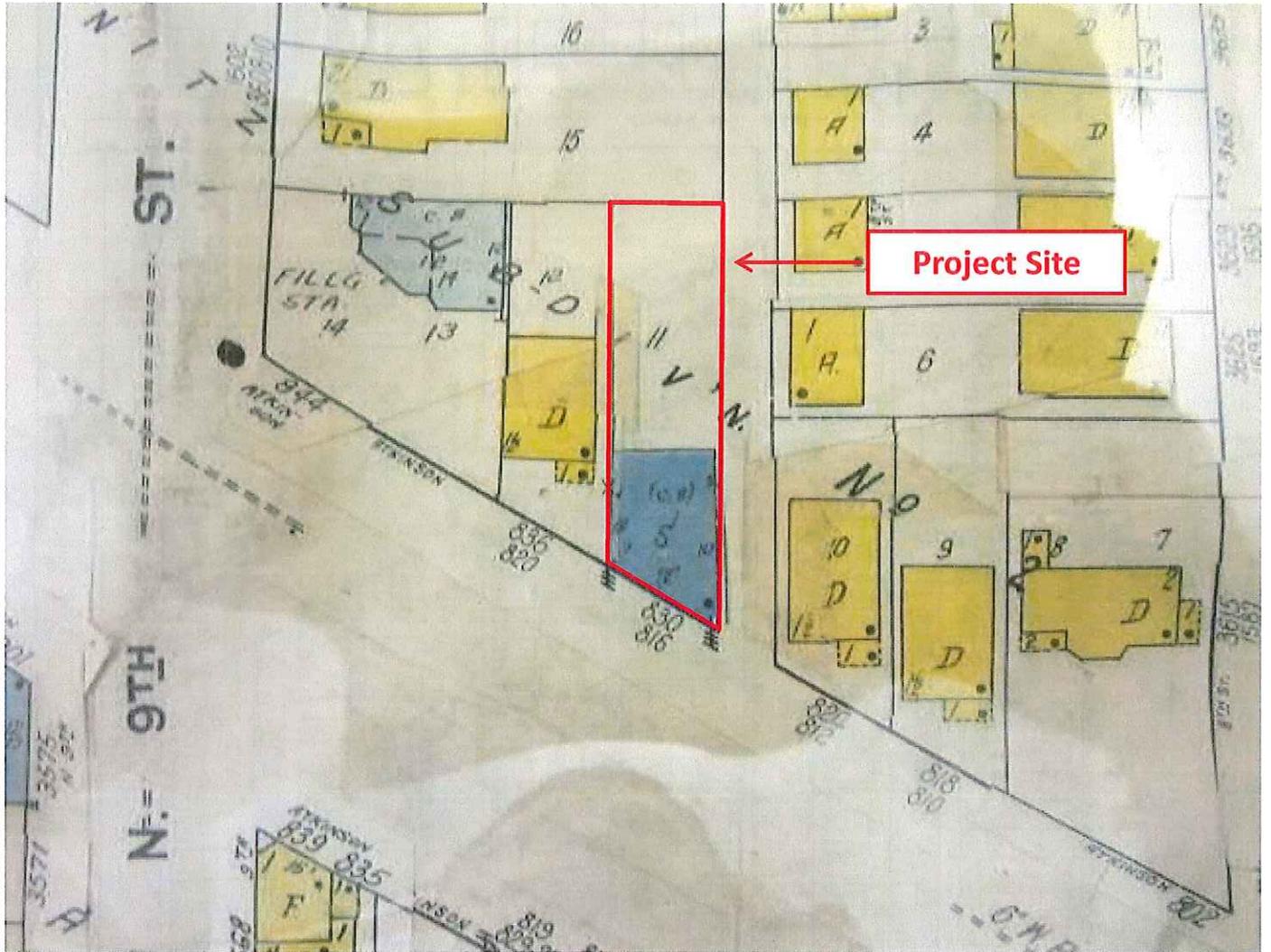
830 W. Atkinson Avenue, Milwaukee, WI



**FIGURE 5**  
**1937 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1951)*  
**830 W. Atkinson Avenue, Milwaukee, WI**



**FIGURE 6**  
**1937 SANBORN FIRE INSURANCE MAP**  
*(WITH UPDATES THROUGH 1961)*  
830 W. Atkinson Avenue, Milwaukee, WI



**ATTACHMENT A**  
**SITE PHOTOGRAPHS**

830 W. Atkinson Avenue, Milwaukee, WI



**View of project site, looking north from W. Atkinson Avenue.**



**View of the project site, looking south from the alley.**



**View of the inside of the building on the project site.**



**View of the inside of the building on the project site.**