

**Historical Land Use Investigation**  
1246 West Atkinson Avenue  
Milwaukee, Wisconsin

File: 272-40

Prepared by:



**Department of City Development**

June 25, 2019

---

Mathew Reimer  
Senior Environmental Project Coordinator

---

Jack Johnston  
Environmental Intern

**A. Purpose**

The purpose of this Historical Land Use Investigation (HLUI) of 1246 West Atkinson Avenue, 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 Atkinson Avenue to the south, West Albert Place to the north, North 12<sup>th</sup> Street to the east, and North 13<sup>th</sup> 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
1246 West Atkinson Avenue	2722421000	2,398 ft <sup>2</sup>	2,992 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**C. Historical References**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 (1996-2015), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
1246 W Atkinson Ave	1935-1940	Dress Shop/Residential
	1945	Leather Goods (+ residential listed as 1252 W.)
	1950-1955	Leather Goods
	1960	Paramount Sales Co. auto parts/Residential
	1965	Vacant/Residential
	1970-1990	Barber/Beauty Shop & Spa/Residential/Vacant
	2000	Not Listed
2005-2015	Salon	

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

Address	Date	Comments
1246 W Atkinson Ave	5-6-1924	Build: construct two story store
	8-29-1930	Occupancy: lingerie shop (store + apt, 2 story)
	7-19-1943	Occupancy: retail leather goods store; former: dress shop
	3-15-1956	Permit: provide bathroom on second floor (34 ft <sup>2</sup> ), enclose boiler room and plaster walls, 2 sides, ceiling
	1-18-1965	Occupancy: retail sale of records; former: vacant
	11-26-1965	Alterations: erect interior partitions, first floor, for sauna
	12-13-1965	Occupancy: barber shop and sauna bath; former: retail/wholesaler
	2-12-1970	Permit: replace oil furnace with gas fired furnace
	5-7-1971	Occupancy: beauty salon; former: same
10-25-2006	Construction: repair/replace second floor rear porch	

Address	Date	Comments
	2-19-2007	Plumbing: Replace four shampoo bowls; owner: Holy Recovery Church
	5-21-2014	Occupancy: Stylistics Inc. Hair Studio

#### 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 is not available for the project site.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site as a 1.5 story store on the corner of West Atkinson Avenue and North 13<sup>th</sup> Street. There is a garage on the northern edge of the project site. West Atkinson Avenue is primarily a commercial district, with the side streets being residential, many with detached garages. There is also a large church northeast of the project site. The two parcels directly east of the project site are vacant.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site as it was in the 1951 map. It is still a 1.5 story store with a detached garage on the northern edge of the project site. The two parcels directly east of the project site are no longer vacant, but instead now being occupied by a Jehovah Witness Congregation. West Atkinson Avenue remains primarily dominated by commercial buildings. The side streets also remain mostly residential, with the same large church still in place from the previous 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 June 20, 2019. The project site was observed to be developed with a two story mixed use brick building. The site appeared level, and the grass was in good condition. The first floor of the project site was most recently a beauty salon and there was an apartment upstairs. **Attachment A** includes photographs from the site inspection.

Historical Land Use Investigation  
1246 West Atkinson Avenue, Milwaukee, WI

## **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 1246 West Atkinson Avenue at this time.

MR/JJ  
City of Milwaukee  
June 25, 2019

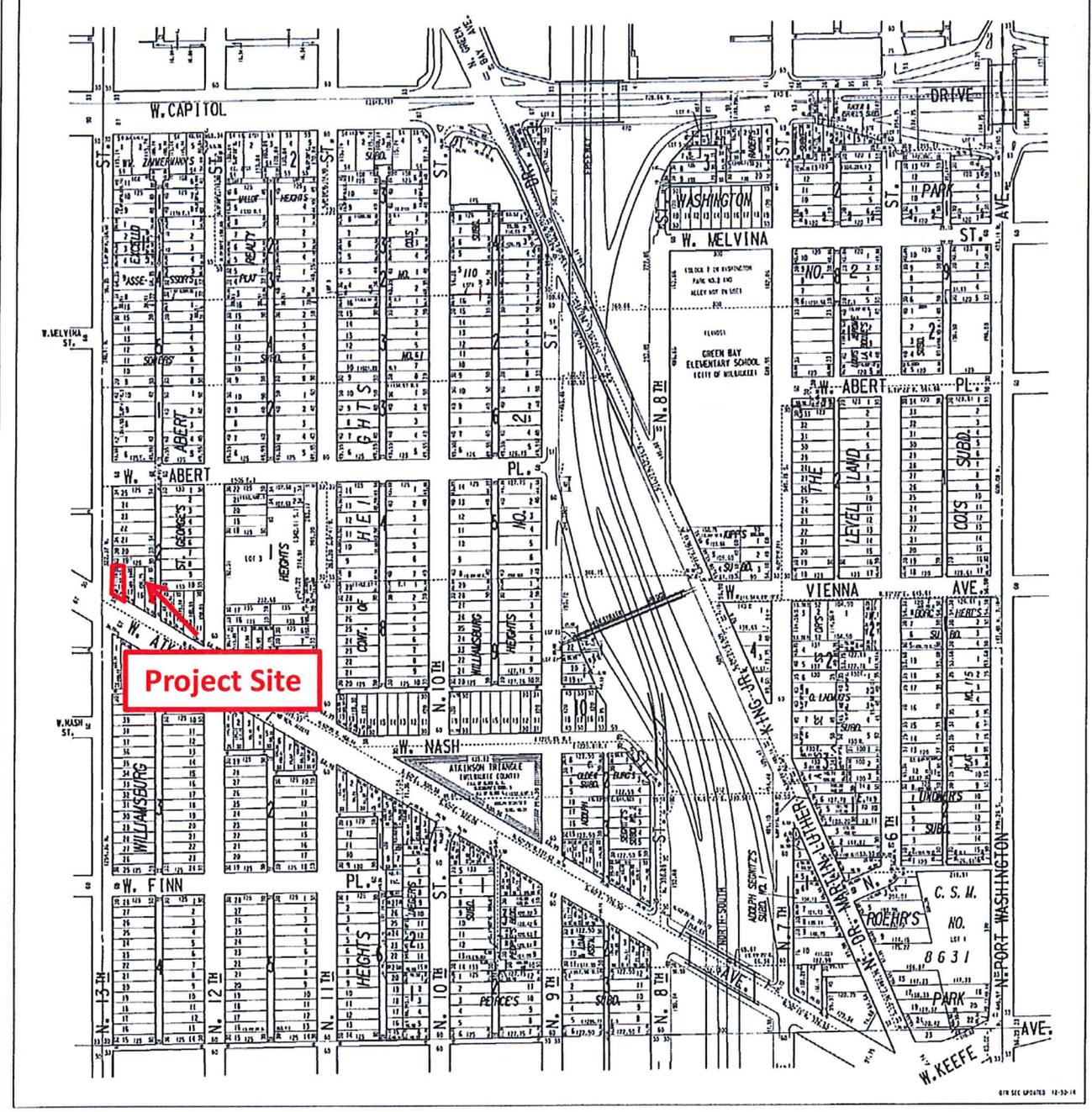
**FIGURE 1**  
**Quarter Section Land Use Map**  
 1246 West Atkinson Avenue, Milwaukee, WI



COPIED AND DRAWN BY  
 INFRASTRUCTURE SERVICES  
 CITY OF MILWAUKEE

N.W. ¼ SEC. 8, T. 7 N., R. 22E.

243  
 272  
 283



**FIGURE 2**

**Plat Map**

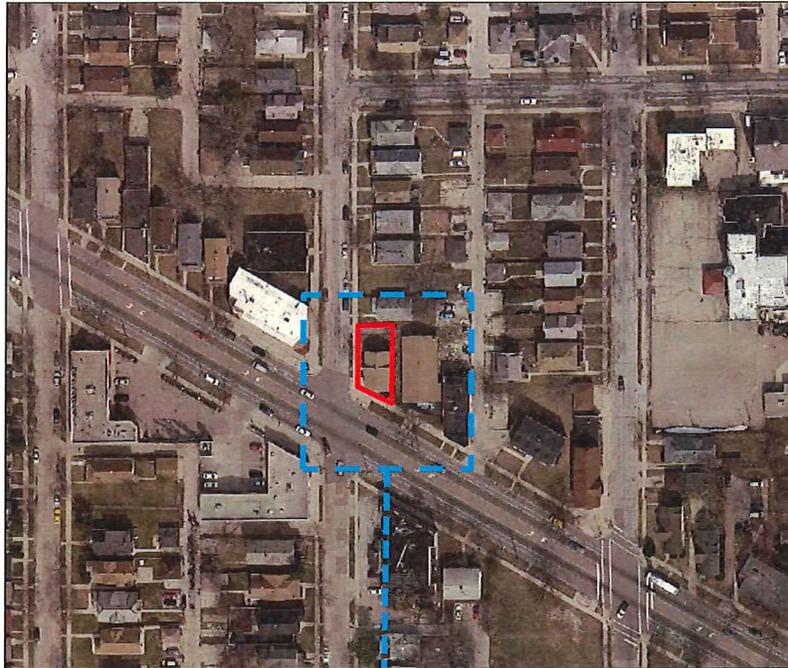
1246 West Atkinson Avenue, Milwaukee, WI



**FIGURE 3**

**Aerial Photographs**

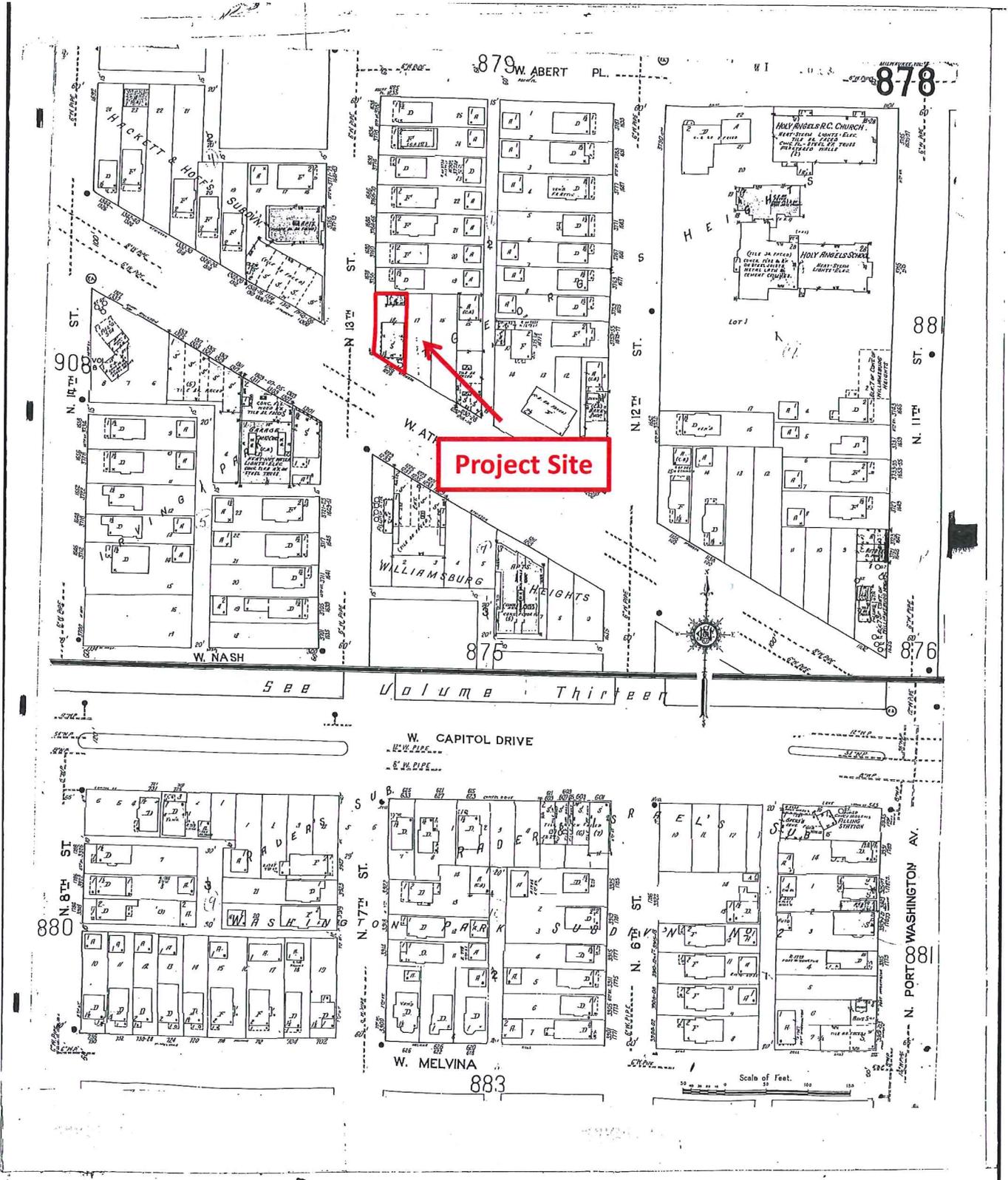
1246 West Atkinson Avenue, Milwaukee, WI



Source: Map Milwaukee (2018 Aerial)

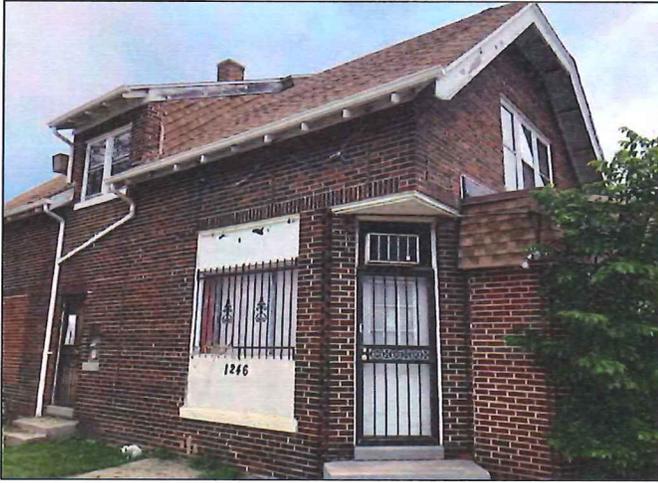
**FIGURE 5**

**1951 Sanborn Fire Insurance Map**  
1246 West Atkinson Avenue, Milwaukee, WI

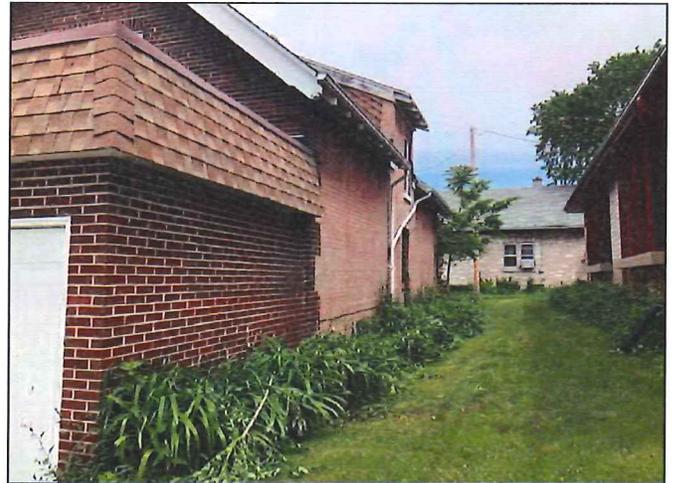




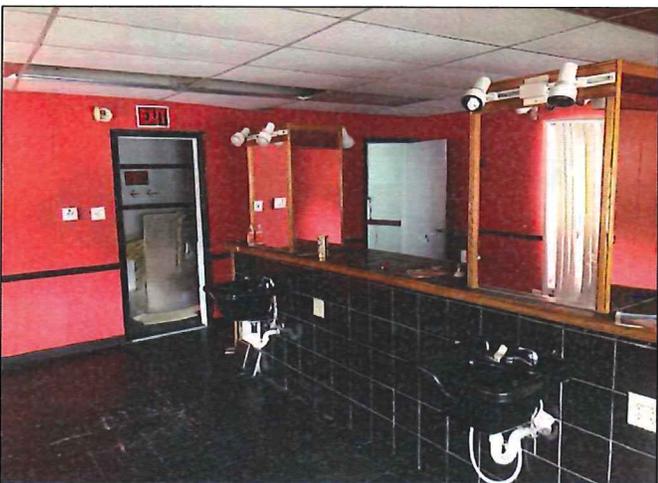
**ATTACHMENT A**  
**Site Photographs**  
1246 West Atkinson Avenue, Milwaukee, WI



Front of the project site



Side of the project site



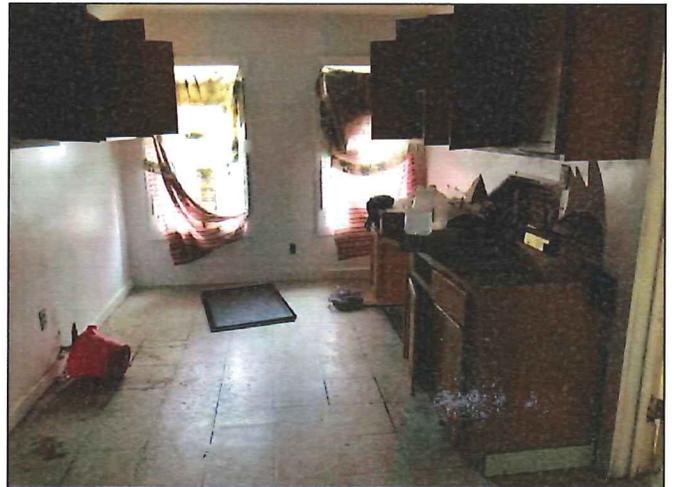
First floor commercial area of the project site



First floor commercial bathroom



Living area of second floor of project site



Kitchen area in upstairs living area of project site