

Historical Land Use Investigation
1036 West Atkinson Avenue
Milwaukee, Wisconsin

File: 272-30

Prepared by:



Department of City Development

April 22, 2020

A handwritten signature in black ink, consisting of the letters "MR" in a stylized, cursive font.

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in black ink, consisting of the name "Jack Johnston" in a cursive font.

Jack Johnston
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 1036 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 10th Street to the east, and North 11th Street to the west. The project site is developed with a brick one-story commercial 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
1036 West Atkinson Avenue	2720519000	Not Available	5,438 ft2	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C. Historical References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
3704 N 11 th St	1935-1945	Donut Shop
	1950	Vacant
	1955	Braun’s Tool and Dye Co
	1960-1965	Vacant
	1970	Alpha Electronics
	1975	Music Studio – teachers
	1980	Vacant
3706 N 11 th St	1985-2015	Not listed
	1935-1940	Meats
	1945	Atomic Research and Engineering Corp
	1950	Adrite Service Co
	1955	Building Contractors
	1960-1970	Restaurant
	1975-1980	Vacant
3708 N 11 th St	1985-2015	Not listed
	1935	Potato Chips
	1940-1945	Barber Shop
	1950-1965	Thompson Cleaners and Dyers
	1970	Dependable Disposal Co
	1975	Vacant
	1980	Residential
1030 W Atkinson Ave	1985-2015	Not listed
	1935-1940	Atkinson Paint and Hardware
	1945	Vacant

Address	Date(s)	Occupancy
	1950-1975	Shuster-Keller Engineering Co
	1980	Vacant
	1985	Not listed
	1990	Vacant
	1996-2015	Not listed
1036 W Atkinson Ave	1935-1965	Whitehall Pharmacy
	1970	Vacant
	1975-2005	Church
	2010	Not listed
	2015	Church

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

Address	Date	Comments
1036 W Atkinson Ave	3-14-1927	Occupancy: six stores
	4-27-1927	Alterations: erect addition to storefront to extend lot line
	8-14-1934	Occupancy: hardware store, first floor
	11-17-1943	Occupancy: storage of metal hooks (engraving); former: barber
	12-5-1946	Occupancy: metal engineering; former: refrigeration and radio repairs; machinery used: small engraving machines lathe and shaper; former: pool hall (first floor)
	8-11-1969	Occupancy: beer and liquor depot; former: drug store
	7-6-1972	Permit: close up window opening
	3-5-2008	Electric: temporary wiring; owner: Heritage Memorial Church
	12-17-2008	Alteration: remove and replace existing front first floor making the door swing outward

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 vacant land. Across the street on West Atkinson Street is the Globe Wire and Iron Works. The streets off of West Atkinson is a mix of vacant parcels and residential parcels.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site as a commercial site with five commercial businesses. The Globe Wire and Iron Works has expanded and is now called the Globe Van Doorn Corporation. West Atkinson Avenue remains mostly vacant with some commercial uses such as a filling station. The cross streets are less vacant than the previous map and are primarily residential.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map that shows the project site is not available.

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. Findings and Conclusion

City directory information listed various property uses of concern of historical addresses associated with the project site. They include:

- 3704 N. 11th St: 1955: Braun's Tool & Dye Co.
- 3706 N. 11th St: 1945: Atomic Research and Engineering Corp; 1950: Adrite Service Co.
- 3708 N. 11th St: 1950-1965: Thompson Cleaners and Dyers
- 1030 W. Atkinson Ave: 1950-1975: Shuster-Keller Engineering Co.

MR/JJ
City of Milwaukee
April 22, 2020

FIGURE 1

Quarter Section Land Use Map

1036 West Atkinson Avenue, Milwaukee, WI



FIGURE 2

Plat Map

1036 West Atkinson Avenue, Milwaukee, WI

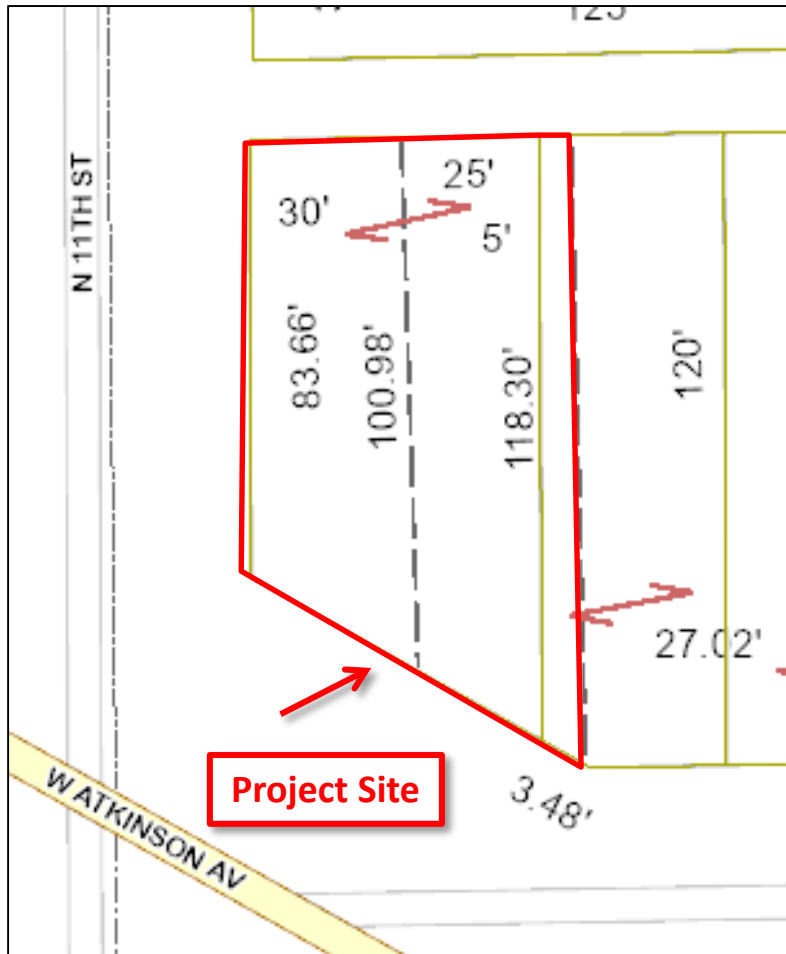


FIGURE 3

Aerial Photographs

1036 West Atkinson Avenue, Milwaukee, WI

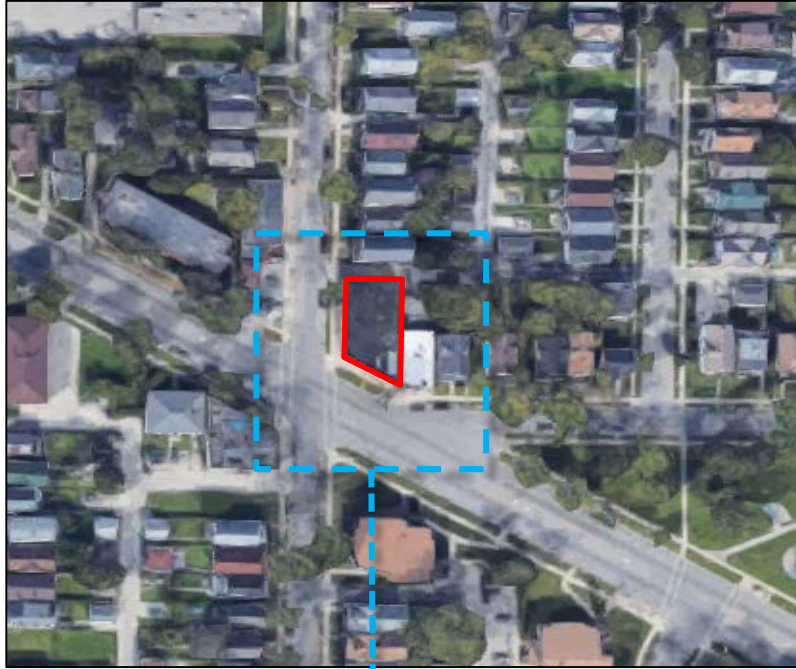


FIGURE 4

**1937 Sanborn Fire Insurance Map
1036 West Atkinson Avenue, Milwaukee, WI**

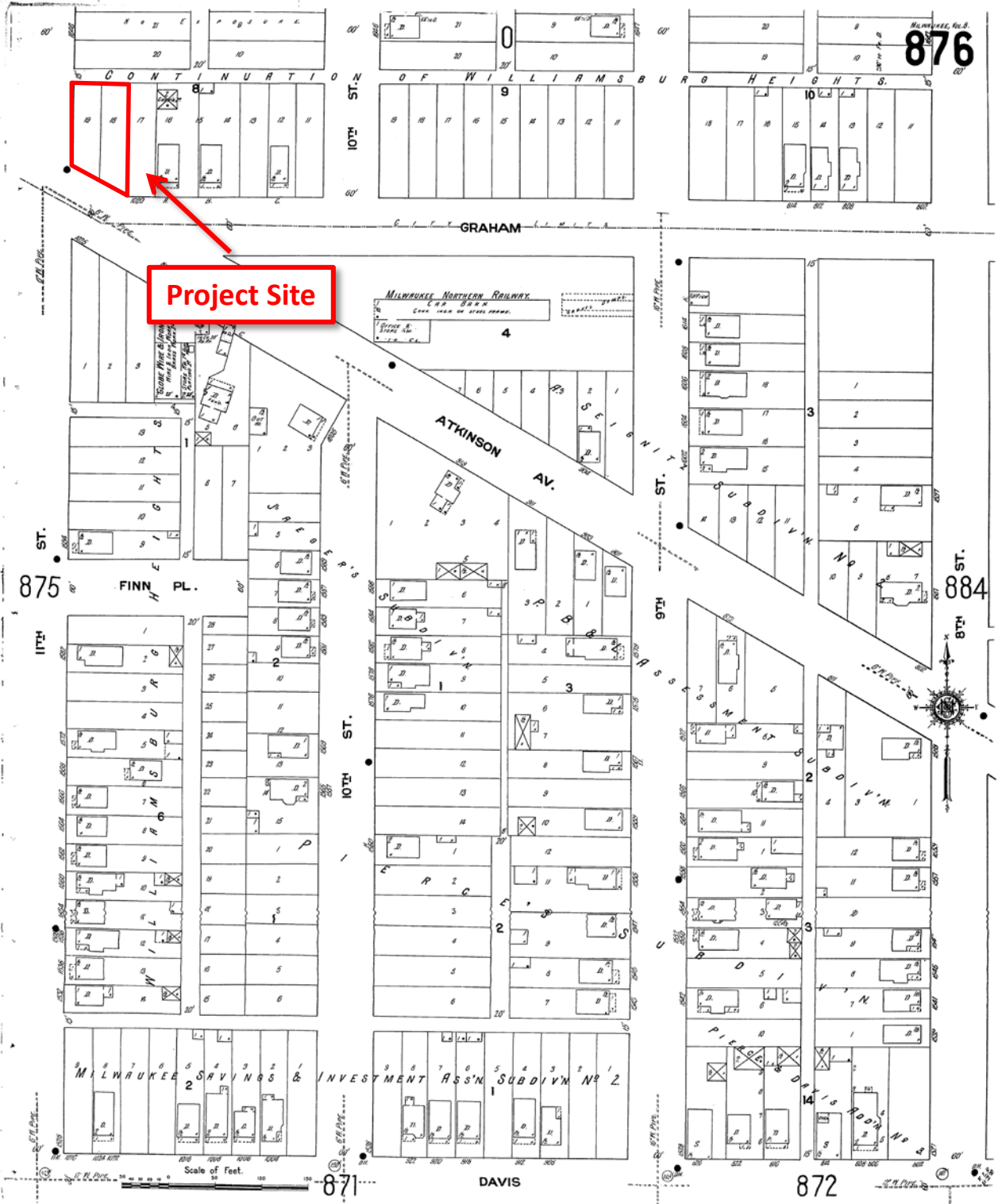
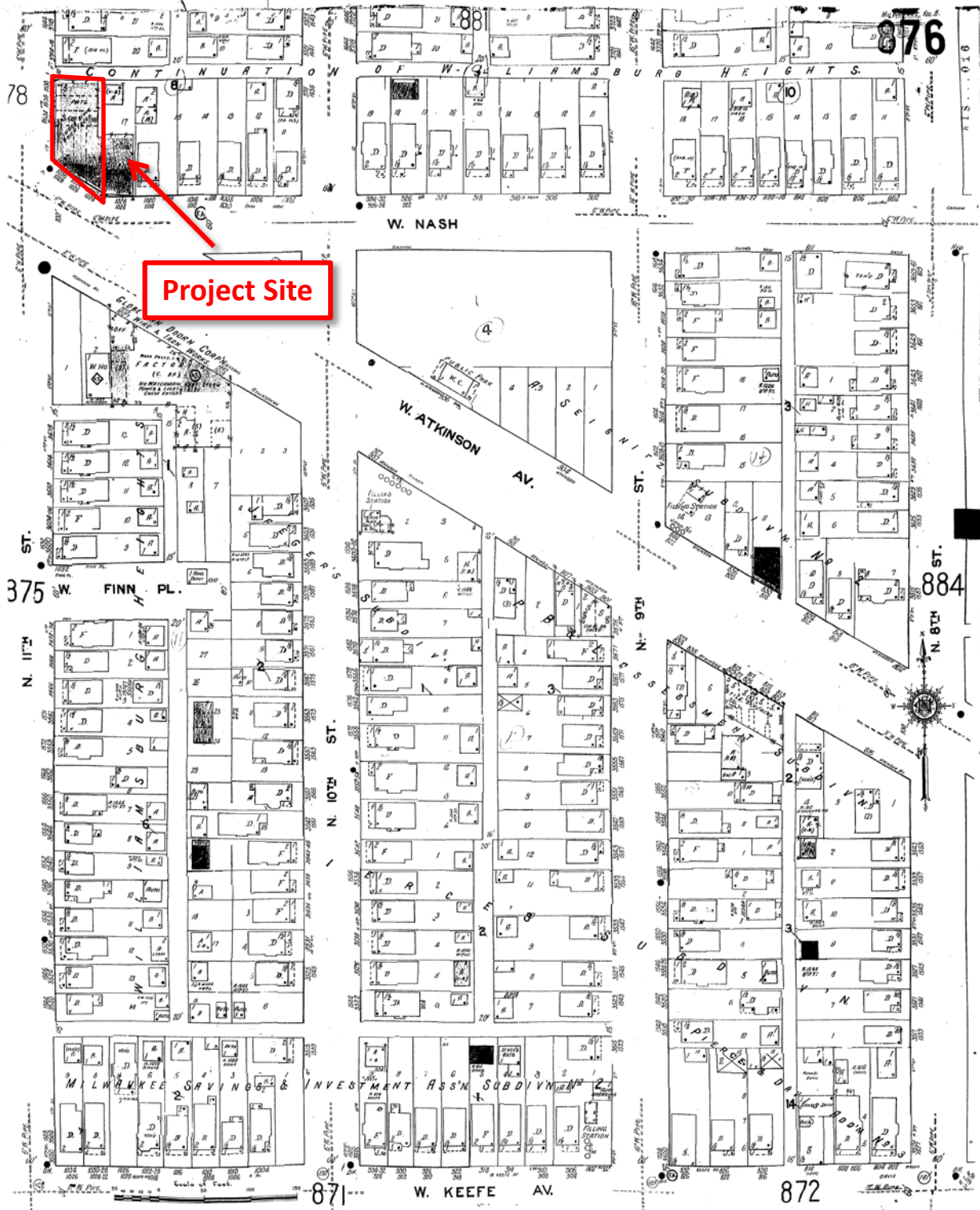


FIGURE 5

1951 Sanborn Fire Insurance Map 1036 West Atkinson Avenue, Milwaukee, WI



Project Site

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