

**CITY BROWNFIELD  
BLIGHT DESIGNATION SUMMARY & ACQUISITION**

**DATE**

March 16, 2006

**RESPONSIBLE STAFF**

Elaine Miller, Real Estate Section (286-5732), Johanna Howard (286-8268) & Benji Timm (286-5756), Environmental Team

**PROPOSED ACTIVITIES**

Declare four City-owned properties blighted for acquisition. Three of the four properties are brownfield sites that the City of Milwaukee acquired through tax foreclosure when Brownfield Clean Up Grants from the U.S. Environmental Protection Agency ("EPA") were obtained. The grants were provided to the Redevelopment Authority and EPA is requiring the Redevelopment Authority, rather than the City of Milwaukee, be the property owner. An additional property is included in the blight designation and acquisition since it adjoins one of the brownfields.

The Redevelopment Authority's action will also approve the Preferred Remedial Option for the property at 7132 West Bradley Road as summarized on the attachment.

**821 East Locust Street**



Property:

10,800 SF vacant lot at the southwest corner of Bremen and Locust; Currently used as a neighborhood park; Commercial zoning (LB2). A three-story building was demolished in 1994 – prior to the tax foreclosure by the City.

Environmental Concerns

Polynuclear aromatic hydrocarbons (PAHs) and reactive sulfides, likely as a result of contaminated fill from the demolition. The Department of Neighborhood Services was unable to take action against the demolition contractor.

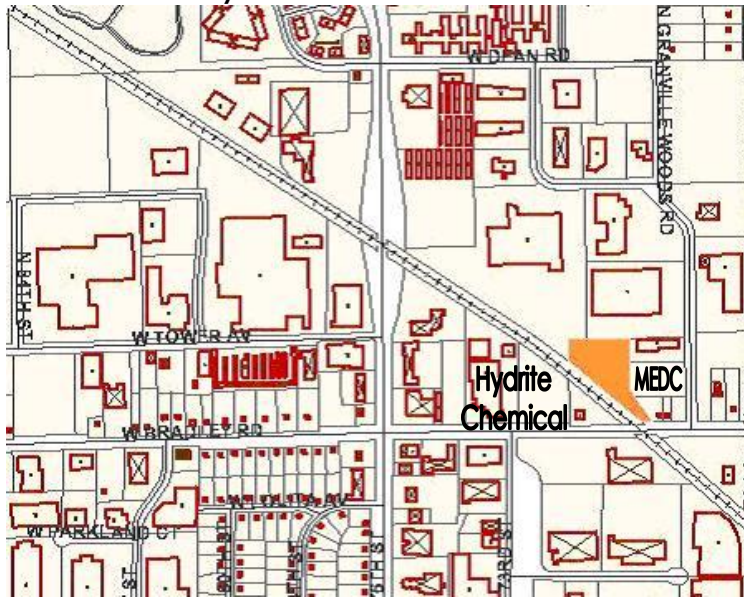
EPA Grant:

\$200,000

Remediation Strategy:

Currently being evaluated, but will probably involve removal of all impacted materials (approximately 5,200 tons) at DNR's request.

**7132 West Bradley Road**



Property:

4.55 acre vacant lot; Industrially zoned (IL1). The site has an irregular shape with limited access from Bradley Road. The adjacent rail line encumbers the site further. The site offers potential expansion area for adjacent users or possible assemblage with land owned by the Milwaukee Economic Development Corporation (MEDC).

Environmental Concerns:

Petroleum hydrocarbons and metals in the soil and groundwater

EPA Grant:

\$200,000

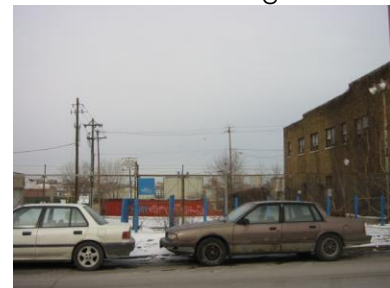
Remediation:

The preferred remediation option is soil excavation of four "hot spots" and natural attenuation of the residual contaminants in soil and groundwater as evidenced by long-term, groundwater monitoring. Future building improvements or paved parking will act as engineering controls to restrict contact with soils with residual impacts. Existing site fencing will restrict access and contact until development.

**1333 West Pierce & 1320 West National**



Pierce Street Frontage



National Avenue Frontage

Property: Two adjoining vacant lots with a 52,174 SF combined area. The parcels were acquired from Try-Chem Corporation, a company that was dissolved in 1993. The primary frontage is on West Pierce, but the site has an access drive to West National Avenue. A retaining wall approximately 20-feet high separates the south half of the site from the primary site on West Pierce Street. Both sites are industrially zoned – IH for the 1333 West Pierce and IM for 1320 West National Avenue. In the short-term, the site will be leased on a month-to-month basis to Astronautics, an adjoining business and major employer in the area, for parking until a long-term development proposal is presented.

Environmental Concerns: Petroleum hydrocarbons and chlorinated solvents in the soil and groundwater.

EPA Grant: \$200,000

Remediation: The preferred option – approved in December 2005 by the Authority – is to excavate the most highly contaminated soils for off-site disposal. Engineering and institutional controls, such as a future paved parking lot or building, will to limit contact with residual soils. The groundwater will then be naturally attenuated as evidenced by long-term groundwater monitoring.

#### **BLIGHT FINDING**

The properties can be considered blighted for the following reasons:

- The environmental condition and vacant status substantially impairs or arrests the sound growth and development of the community.
- Several lots have irregular and obsolete platting in relation to the surrounding neighborhood
- The site improvements have substantially deteriorated

#### **FUTURE ACTIONS**

Upon approval by the Authority and the Common Council, the properties will be conveyed to the Authority for remediation. The Commissioner of DCD or designee is authorized to execute the appropriate quit claim deed to transfer the properties to the Authority.