

LRB - FISCAL SECTION ANALYSIS

SEPTEMBER 8, 2004
PUBLIC IMPROVEMENTS COMMITTEE

ITEM 29, FILE 040615
EMMA J. STAMPS

File #040615 is a resolution authorizing and directing the proper City officers to execute a Deed Restriction and accept a Cap Maintenance Plan for the City of Milwaukee owned property located at 2931 W. Cameron Avenue. (Water Works)

Background and Discussion

The Water Works' Cameron Yard property, located at 2931 W. Cameron Avenue, was quit claimed to the City of Milwaukee in May 1965 for one dollar.

According to the MWW Superintendent, the property is contaminated with toxic substances known as petroleum volatile organic compound (PVOC) and polynuclear aromatic hydrocarbon (PAH).

The Water Works installed and maintained an asphalt surface to contain the contaminants.

In July, the Common Council authorized the Water Works to relocate its Cameron Yard and Lincoln Yard distribution facilities to the Tower Automotive site from the 7th and 11th aldermanic districts to the 1st aldermanic district, respectively.

To prepare for the move, the utility must file deed restrictions for any conveyance, encumbrance, lease, rent, use, occupancy or improvement to the parcel:

- Contain the contaminants in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.
- Minimize the infiltration of water and prevent additional groundwater contamination
- Uphold state legislated quality standards

In addition, the following activities are prohibited on any portion of the property where an impervious cap has been placed or where impervious surfaces exist, without prior written approval from the DNR:

- Excavating or grading of the land surface
- Filling on capped areas and areas with impervious surfaces
- Plowing for agricultural cultivation
- Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface

Any person or agency who purchases this property may request that the DNR issue a determination that one or more of the restrictions no longer be required. File 040615 authorizes the execution of the deed restrictions and acceptance of the Cap Maintenance Plan.

Fiscal Impact

The fiscal impact has not yet been determined.

Cc: Marianne Walsh Jeffrey Mantes
W. Martin Morics Carrie Lewis

Prepared by: Emma J. Stamps x8666
LRB-Fiscal Review Section

Michael Daun

Mark Nicolini

September 7, 2004