

Lee, Chris

From: GF Bird <tembertew@gmail.com>
Sent: Monday, September 18, 2023 3:26 PM
To: Dimitrijevic, Marina; Murphy, Michael (Alderman); Lee, Chris; Mayor; Crump, Lafayette; Misky, David
Subject: Comments for full Council re: 230625 - Filer and Stowell

From: Gregory F. Bird, mgr – Chases' Crossings LLC, Milwaukee 53207
To: Milwaukee City Council, Sep 19 2023 meeting
Re: File #230625

Honorable Council Members –

The City, and some of its residents in particular, have suffered because earlier developments, such as at Community in the Corridor and Bayshore, have failed to manage off-gassing from contaminated industrial parcels' failed caps, allowing toxic gasses to infiltrate living areas, and forcing residents to move out to hotels, proving, that pre-development evaluation of risks for toxics don't always prove out.

Additional online reading raises more alarms:

1 - "Thousands of Public Housing Residents Live Near the Most Polluted Places in the Nation – and the Government has Done Little to Protect Them | House Poor, Pollution Rich | American Public Media Reports"

2 - "Shrader-Frechette, K.; Biondo, A.M. Health Misinformation about Toxic-Site Harm: The Case for Independent-Party Testing to Confirm Safety. Int. J. Environ. Res. Public Health 2021, 18, 3882", and especially the correction regarding conflict of interest.

3 - "Protecting Children from Toxic Waste: Data-Usability Evaluation Can Deter Flawed Cleanup"
January 2020 [International Journal of Environmental Research and Public Health](#)

4 - [Researchers report dramatic rise in cancer in people under 50 – Harvard Gazette](#)

The City and taxpayers are now dealing with another developers' effort to build much-needed workforce-priced residences on contaminated land, the largest ever attempted in Wisconsin.

Yet, ***extra scrutiny*** is now warranted because of these and other failed caps, and because of social fairness, public health, and neighborhood environment.

(What's the data show on the track record of the engineering theory of safely capping waste for building residences that are people's homes = number of caps compared to failures causing evacuation)

Such scrutiny is even required, if not by the letters of the carefully lobbied law and minimum permitted contract for taxpayer-backed funding, then, required as going beyond standards to voluntary more stringent disclosure and approval for the purpose of avoiding of moral hazard of violating the community and its potential.

Now, before the serious work of demolition and remediation are fully permitted, funded and engaged, careful contingencies, work stages, and decision points need to be established, perhaps in a development side letter approvable by the council and subject to public meetings, before the development gets too far along in lockstep with standard

procedures, procedures sometimes for the convenience of predictability for developers and their funding group, justified to ward off the heavy hand of an overbearing bureaucracy disturbing a construction schedule that satisfies payback projections, even to the point that development schedule momentum allows something getting built that is dangerous.

Occupation permits by WIDNR and City should be contingent on first having a test cap built on the most contaminated portion of the site and weights placed for a month to simulate weight of building to test cap reliability.

Off-gassing during time of uncovering toxic soils and capping, need special attention – no drifting of clouds of toxic vapors over residential Bay View and other neighborhoods, meaning, an all-site vapor collection capture system and toxics crucible needs to be ready – such a system was good enough for the Third Ward, Bay View needs the same or better.

In my high school in the 1960s, we learned it is good business practice to study existing data about customers and conduct surveys of customers before spending a lot of money opening a business.

Yes, we know some of the gross numbers about the need for “workforce” priced housing and we know the need will for most of our lives be ever-increasing.

The details of peoples’ lives and spirits can give guidance to humanize a design and encourage more happy behaviors of residents, gleaned from face-to-face interviews.

But as we develop such housing, we must not ever be accused of allowing any type of “Kill Zone”.

I request the Council place this item in indefinite postponement until a double-check (*Checklist Manifesto* book) of understanding of site is completed and agreed to by developer and City.