

Land Disposition Report

COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

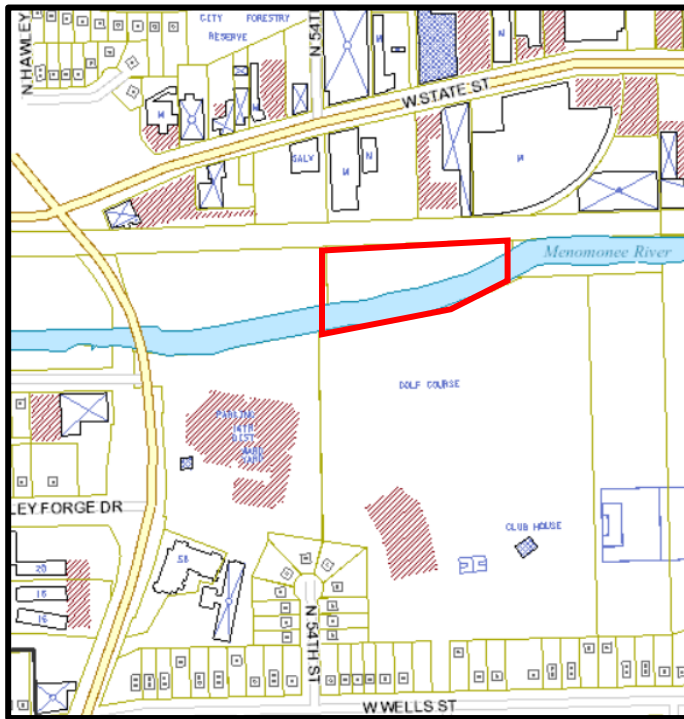
March 18, 2019

RESPONSIBLE STAFF

Matt Haessly, Real Estate Specialist, DCD

PARCEL ADDRESS AND DESCRIPTION

1016(R) North Hawley Road (the "Property"): The Property is in the City of Milwaukee's 2019 property tax foreclosure File No. 1. The Property is privately owned by Eco-Tech of Milwaukee, Inc. The Property is a tax-delinquent, vacant two-acre brownfield parcel that straddles the Menomonee River. The Property is zoned IH or Industrial-Heavy and is located within the Wick Field neighborhood.



**2018 Aerial
Photograph**



**City
foreclosure**

The Property was previously occupied by the Amber Oil Company. In 1992, the US EPA Technical Assistance Team conducted a site reconnaissance of the Property. The following is a summary of the initial US EPA reconnaissance:

“The Amber Oil Site is a defunct two-acre waste oil transfer facility, which consists of an office/garage building, a warehouse, an outdoor tank farm and an unpaved parking area. The warehouse contains three above ground storage tanks (ASTs) and 42 55-gallon drums. The tank farm houses 14 ASTs and the tankage contains an estimated 225,000 gallons of solid and liquid wastes. Most of the tanks and drums are rusted and in poor condition and some of the drums are leaking their contents onto the floor. Analytical results from waste sampling of drums and tanks have identified the presence of flammable liquids, chlorinated solvents, PCBs, BTEX compounds and PAHs. Site investigations suggest that four to seven underground storage tanks (USTs) are located adjacent to or beneath the warehouse building.”

Since 1992, the above ground and underground storage tanks, drums and barrels and containerized chemicals have been removed from the Property. The results of the Phase II environmental assessment at the Property confirm that the soil and groundwater samples identified contamination levels above the

regulatory guidelines. Because of recognized environmental concerns, the Property is considered a brownfield so that under MCO 308-22-2-c, approval of acquisition of title by a 3/4 vote of the Common Council is required.

**Pre-1992 US EPA Photographs of 1016(R) North Hawley Road (the "Property")
Prior to Removal of Tanks and Drums**



BUYER AND PROJECT DESCRIPTION

The Buyer is the Milwaukee Metropolitan Sewerage District ("MMSD"). MMSD has been acquiring parcels along the Menomonee River as part of its efforts in the Western Milwaukee Flood Management Plan. The Property will be used to construct part of a flood management project, including a levee. The purpose of

this flood management project is to reduce flood risk to property owners for the one-percent probability flood, meaning there is a one percent chance of a flood of this magnitude in any given year. This level of flood risk reduction is commonly called a 100-year return period flood.

CONVEYANCE TERMS AND CONDITIONS

Closing is contingent upon the City obtaining property tax-foreclosure judgment. If the City obtains foreclosure judgment, MMSD will pay \$40,000 for the Property, construct an earthen levee on the Property and perform soil removal and site grading in conjunction with implementing the Western Milwaukee Flood Management Plan. The Property will be sold "as is, where is," with all known and unknown environmental liability. Since MMSD is a property tax-exempt entity under Wis. Stat. 70.11 (2), the conveyance shall not require that the Property be taxable for property tax purposes as required by Section 304-49-13, Milwaukee Code of Ordinance. As a result, approval of this file requires approval by a 2/3 vote of the Common Council.