

SUBGROUP: Environmental Justice

Remediation and Redevelopment External Advisory Group



AGENDA

Remediation and Redevelopment External Advisory Group – Environmental Justice

Wednesday, June 7, 2023

5-6:30 p.m.

Milwaukee DNR Service Center | Harbor Room

1027 W. St. Paul Ave., Milwaukee, WI 53233

Register to attend via Zoom

<https://us02web.zoom.us/join/zoom/register/tZckcu-srT8jHtfayqC-aOJS1p5PK4M5MfdC#/registration>

In-person attendees should RSVP to Jody.Irland@wisconsin.gov by noon on Wednesday, March 1.

Introductions

- Agenda review
- Meeting logistics
- Future meeting dates

Review Purpose and Sideboards

Review Takeaways from Last Meeting

Discuss the Potential Work the RR EAG/EJ Subgroup can do Regarding Disproportionate Burdens of Environmental Contamination

- Case study and small-group discussion
- Identify priorities

Next Steps and Assignments

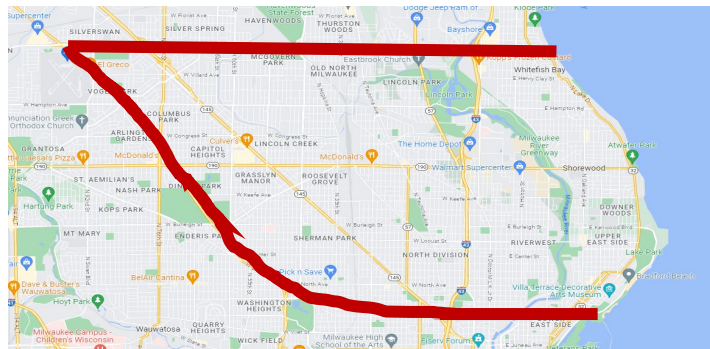
Next meeting date

- Remediation and Redevelopment External Advisory Group (EAG) – July 13, 2023
- EJ Subgroup – quarterly, following next EAG meeting (date to be determined)

Adjourn

Old North Milwaukee: Near North and Fond du Lac & North Neighborhoods

- 249 known contaminated sites
- **2007-2012:** 73 assessments completed; 41 properties removed from tax delinquency



Context:

The area has a deep industrial history, including the 30th St Industrial Corridor, a bisecting rail line, and the former Tower Automotive plant (now Century City redevelopment). About 90% of the Near North area's residents are African-American compared to 40.6% citywide in 2008. This distressed area suffered significant population loss (13,000 from 1990-2008), leading to high rates of vacant and abandoned properties, with 20% of all foreclosed properties in the city within the Near North area. Many are now owned by the city's redevelopment authority via tax foreclosure (Near North Side Area Plan, 2009). Historical industrial use extends into the Fond du Lac & North area (the 30th St Corridor), which has an estimated 97.3% residents of color, has lost about 20% of its population in the past decade, and has a 22% housing vacancy rate and 14% vacant land use rate as of 2021 (Fond du Lac & North Area Plan Draft, 2021).

There are several land use revitalization plans impact Old North Milwaukee, including the *Connecting the Corridor Plan*, the *Near North Area Plan*, the *Fond du Lac and North Area Plan*, and the *30th St Industrial Corridor Master Plan*, with planned outcomes being a commercial-main street and trail project.

Community Considerations:

- Milwaukee is the nation's most segregated metropolitan area (UW-Milwaukee, Levine 2020).
- Milwaukee has the second-lowest Black homeownership rate (27.2%) among the nation's largest metropolitan areas (Levine 2020).
- More than 40% of households in the area spend over 50% of their income on rent (Fond du Lac & North Area Plan, 2021).
- The median Black male worker in Milwaukee makes only 59.7% of a white worker's earnings, the worst racial disparity in the U.S. (Levine 2020).
- The city of Milwaukee leads the state in violent crime with over 8 times the rate of violent crime as the next largest city and over 19 times the rate of murder/negligent manslaughter of any other city in Wisconsin (FBI UCR 2019, Table 8).
 - The victims of homicide and non-fatal shootings in Milwaukee are overwhelmingly Black – 86.6% in 2020.
- Cancer rates in Milwaukee are 496.1 per 100,000. which is higher than the Wisconsin and U.S. rate.
 - Many brownfields in our target areas have known contaminants associated with increased cancer risk, including polyaromatic hydrocarbons and PCE.
- Community groups in this area must triage safety and basic needs over environmental cleanups and lack capacity to apply for grants and manage brownfields projects.

**Identify
and
Discuss**



Past

Reflect.

What factors led to or did not prevent this situation from happening?

Current

Identify.

Are current policies or procedures creating new issues?

Future

Prevent.

What policies or procedures need to be created to prevent this from happening again?

Priority Sites

2828 and 2848 N 32nd St – The DNR is now conducting Phase I ESAs at 2828 and 2848 N 32nd St, a former foundry, machining, and metal finishing operation. This site is prioritized for funding due to its proximity to a planned mixed-use residential redevelopment in an historically industrial area.

Garber One Hour Valet, 3727 N. Teutonia Ave - This former dry cleaner is in a dilapidated, partially vacant strip mall in the heart of a residential area on the east side of Old North Milwaukee. This site is prioritized due to known sub-slab PCE contamination nearing 100 times the state standard, and trichloroethylene (TCE) soil contamination that may travel within utility lines to reach residences. The site needs funds to assess indoor and sub-slab vapor, groundwater, and utility pathways, and to plan cleanup. Limited sampling in 2007 identified extremely high impacts to indoor air and sub-slab vapor from TCE and PCE. Highest source levels seem to be near the water and sewer lines, a major pathway for migration to nearby residences. The site and nearby neighbors needs assessment.

2475 W Hopkins St - This vacant building is a former auto repair and auto part manufacturer. The Redevelopment Authority of the city of Milwaukee (RACM) owns and intends to raze the blighted building, which is next to a former dry cleaner currently used as a church and apartments. This site is prioritized due to PCE and TCE in soil and groundwater, requiring full vapor risk evaluation prior to redevelopment. Phase I ESA will be completed to assess potential vapor risk. DNR will work with city to gain access to the property and other affected surrounding areas to complete an initial vapor screening and perform follow-up assessment, as necessary.

2529 W North Ave – This building was a dry cleaner from 1957-1985 and is now a church with apartments, situated on an otherwise-vacant block owned by the city. City-owned parcels in various stages of cleanup or redevelopment surround the site. Potential PCE and TCE contamination and possible contaminants from the nearby Century City site need to be evaluated as the city redevelops this area. Additional soil vapor and groundwater testing is needed.

