

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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November 11, 2004

Bishop's Creek Community Development Corporation
c/o Drake Environmental, Inc.
D.J. Burns, Project Director
6980 North Teutonia Avenue
Milwaukee, WI 53209

SUBJECT: Support for the Bishop's Creek Community Development Corporation's (CDC) Application for a Federal Brownfield Hazardous Substance Cleanup Grant

Dear Mr. Burns:

The Department of Natural Resources is pleased to support the Bishop's Creek Community Development Corporation's (CDC) application for a federal brownfield cleanup grant. The Department's support is based on the information that has been provided by Drake Environmental, Inc.

The Bishop's Creek project area is a brownfield of over five acres located in an area of high economic distress and unemployment at 4763 North 32nd Street in Milwaukee. Prior owners have failed to address significant environmental health issues associated with the property, leaving surrounding residents subject to risks from the contaminants and the blighted buildings, some of which are subject to a city demolition order. The area has been subject to six fires in recent years. The Bishop's Creek CDC is a non-profit organization that purchased the property in June of 2004 in order to redevelop the area.

This brownfield was most recently operated as the Greenebaum Tannery. It has also housed a wood finishing facility, an automobile salvage yard, a recycling facility, machine shops and warehouses. Contaminants of concern include chromium, arsenic, lead, polycyclic aromatic hydrocarbons, and petroleum. Petroleum contamination will be addressed through state funding and is not included in the federal brownfields grant application. This property is known to the Department and is included in our database of contaminated sites with identification number 02-41-306192.

Contamination at this property was reported to the Department in May of 2002. The Department advised owner Ed Kaiser of his legal responsibility for environmental cleanup, and later corresponded with the Kaiser Properties Trust. The Department believes that a deep, high-capacity well is to be found on the property, but its location has not been identified. The Department has also sought information about the contents of barrels located in the buildings. The site has been subject to two state notices of violation and an emergency response in July of

2002 following a fire. A 24 inch pipe discharging contaminants to a nearby creek was plugged as part of the emergency response. EPA has visited this property and met with owners.

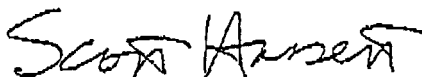
The current owner, the Bishop's Creek CDC, intends to clean up and redevelop the site for a variety of future uses. Preliminary plans include office and retail space, a cultural arts and recreation center, condominiums and affordable housing, and a limited service hotel. The anticipated budget for the redevelopment is approximately 40 million dollars.

Major factors in the Department's support include:

- the City of Milwaukee's loss of manufacturing jobs over the last several decades;
- high unemployment and low income in the neighborhoods surrounding the Bishop's Creek project area;
- phase one and phase two environmental site assessments that have reportedly been completed for this location;
- the CDC's acquisition of the property in June, and its intent to redevelop a very distressed location in a needy community;
- the CDC's existing contractual agreement with an environmental consulting company.

Cleanup and redevelopment of the above property is consistent with community needs, important to the local economy and will help bring needed improvements to the quality of life in the affected neighborhood.

Sincerely,



Scott Hassett, Secretary
Department of Natural Resources