



P. O. Box 7970
Madison, Wisconsin 53707
(608) 266-1018
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Jim Doyle, Governor
Mary P. Burke, Secretary

March 11, 2005

Bishop Sedgwick Daniels
President
Bishop's Creek Community Development Corporation
3500 West Mother Daniels Way
Milwaukee, WI 53209

Dear Bishop Daniels:

On behalf of my colleagues at the Department of Commerce, I wish to applaud you for your efforts to revitalize the former Kaiser Tannery site and develop a master plan for the area around 35th Street and Hampton Avenue. We appreciated the opportunity last summer, with then Commerce Secretary Cory Nettles, to visit and tour the newly constructed school and Boys and Girls Club next to Holy Redeemer Church of God in Christ. It is a wonderful addition to the community. I look forward to a future visit to see the fulfillment of your vision for the Bishop's Creek site.

There is little doubt that the Department of Commerce can assist the Bishop's Creek project through our Brownfields Program. We certainly hope and expect to make a significant contribution and, as I think you know, we have been working with your colleagues toward that end for some time. Please understand, however, that the demands for assistance from this program far exceed its capacity. Consequently, we analyze applications for funding with an eye toward identifying those that have the highest probability of reaching fruition with a minimum amount of risk. A critical consideration is project readiness, that is, projects are most likely to be awarded funds when they are deemed ready to proceed. Based upon the information we currently have available, we must conclude that the Bishop's Creek project has not yet reached that threshold. Accordingly, we are not yet prepared to make a formal commitment of funds to the project.

Please do not construe this decision as a denial of funding. On the contrary, the Department is eager to do all we can to help the project succeed. We believe that progress on a number of key fronts would demonstrate the project is ready to proceed and elevate it to a position more able to make use of Brownfields funds. Specifically, we think project readiness would be enhanced through demonstrated progress in the following areas:

1. A change in zoning to accommodate a mixed-use redevelopment on the property.
2. Additional financial commitments to assist in the project. Approval by the City of Milwaukee of a tax increment financing district that includes the project site would represent significant progress in demonstrating project viability.
3. Developer's Agreements that will demonstrate a commitment to the master plan and job commitments by the ultimate end users of the site.
4. Additional regulatory review of the current site conditions and approvals of the proposed clean-up methods.

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I hope this correspondence adequately conveys our support for the work you are doing to transform this part of Milwaukee as well as our need for evidence of project readiness. Should you have any questions about the contents of this letter or our Brownfields Grant Program, please feel free to contact me at 608-264-7837 or Al Rabin at 608-267-8926. Al has been working very closely on your project and has kept me and other Commerce managers apprised of its progress. He will continue to do that. Please notify him as future developments warrant.

Thank you for the opportunity to participate in this very exciting redevelopment project. We look forward to working with you as it proceeds.

Sincerely,



Jim O'Keefe
Division Administrator
Division of Community Development

Cc Mary P. Burke Secretary, Wisconsin Department of Commerce
David Storey, Deputy Secretary

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FAX COVER SHEET

Date: 3/16/05 Number of Pages Sent 3
 Including Cover Sheet:

To: J. HWAT Phone No.: _____ Fax No.: 414-263-8483

From: AL RABINI Phone No.: _____ Fax No.: 608/266-8969

MESSAGE:

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