



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

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May 2, 2005

Bishop's Creek Community Development Corporation
Attn.: George Marek
Quarles & Brady, LLP
411 East Wisconsin Avenue
Milwaukee, WI 53202-4497

Subject: Initial Master Site Work Plan, Bishop's Creek Community Development Corporation Redevelopment Project, North 32nd Street & Hampton Avenue, Milwaukee, WI

FID: 341055770
BRRTS: 02-41-306192

Dear Mr. Marek:

The Wisconsin Department of Natural Resources ("the Department") has reviewed the work plan for the above-described site submitted by Drake Environmental dated April 14, 2005. The work plan covered the history of the facility and past investigative projects completed by Drake Environmental, Jay Jatkar, Inc., HNTB, and Giles Engineering.

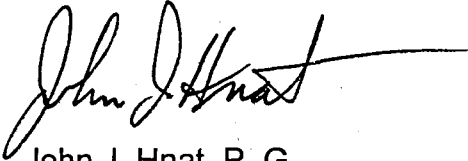
Although Section 2.0, Project Implementation addressed the potential or known risks for the site, some of the environmental conditions listed Section 1.5.4 (Page 7) reiterated from Drake's, *"Phase 1 Environmental Site Assessment Report"*, dated May 2004, should also be included as known risks for the site. The listed recognized environmental conditions are:

- Above ground and under ground tanning vats
 - Drains, sumps, and utility corridors
 - A railroad spur
 - Fill dirt
 - A former settling pond
 - Drums and storage containers of unknown chemicals
- med 10, 11 & 12 build on top of it.*

The ASTs, USTs, lead-based paint, asbestos, and transformers had already been recognized in Section 2.0 of the work plan. Additionally, Section 3.0, Project Schedule, did not include a project start date, or a time line to address all of the current issues for the site.

Therefore, have you consultant revise the site work plan to include the above-recognized environmental conditions and provide a project start date with time line. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Hnat", with a long horizontal flourish extending to the right.

John J. Hnat, P. G.
Senior Hydrogeologist
Remediation and Redevelopment

C: Dave Edwards, WDNR Enforcement
Alan Rabin, Dept. of Commerce Brownfields Grant Program
D J Burns, Drake Environmental
WDNR SER Files