

Amadi, Eric A - DNR

From: Larry Haskin <lhaskin@haskinkarls.com>
Sent: Friday, April 21, 2017 2:25 PM
To: Amadi, Eric A - DNR
Cc: Norman, Michele R - DNR; Fassbender, Judy L - DNR; Swimm, David E - DNR; Mike Simmons (msimmons@oakcreekwi.org); 'Andrew Vickers'; Melissa Karls
Subject: RE: Request for the City of Oak Creek Redevelopment Plan for the Former Koppers Tar Plant/Connell Property, Oak Creek, WI; BRRTS #: 02-41-553761; FID #: 241379050
Attachments: 20170421132421.pdf

Eric: As you may know the City is in the process of creating a Tax Incremental Financing District ("TID") for the entire lakefront region. The Project Plan and TID Boundaries were approved by the Plan Commission after a public hearing. We expect approval by the Common Council and Joint Review Board.

I am attaching a copy of a portion of the Executive Summary for the TID. The Connell property is part of the Mixed Use-North Area. The description for the proposed future use of that area is described on Page 6 of the Executive Summary. Please note at page 5 the plan states:

"... the Redevelopment Concept is also general in that the concept "bubbles" presented here are flexible- the use mix will not occur precisely as offered in the map, this is a starting point to advance the redevelopment vision."

We are meeting internally over the next couple weeks to discuss the issue regarding the Connell property given the uncertainty regarding the environmental remediation of the property. We hope to get back to the Department within the next couple weeks with some suggestions on a path forward given the current issues on the remedial action plan. In the meantime let me know if you have questions.

Larry

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From: Amadi, Eric A - DNR [<mailto:Eric.Amadi@wisconsin.gov>]
Sent: Thursday, April 20, 2017 6:51 PM
To: Larry Haskin <lhaskin@haskinkarls.com>
Cc: Norman, Michele R - DNR <Michele.Norman@wisconsin.gov>; Fassbender, Judy L - DNR <Judy.Fassbender@wisconsin.gov>; Swimm, David E - DNR <David.Swimm@wisconsin.gov>; Mike Simmons (msimmons@oakcreekwi.org) <msimmons@oakcreekwi.org>
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Hi Larry,

We have received Beazer's response to our December 21, 2016, comment letter on the remedial action option report and would like to request information regarding the City's redevelopment plan/update for the subject property. We appreciate your cooperation. Let me know if you have questions. Thanks.

Eric

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