



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Julie A. Penman
Commissioner

Michal A. Dawson
Deputy Commissioner

September 25, 2003

Mr. Mariano Schifalacqua
City of Milwaukee Commissioner of Public Works
841 N. Broadway, Room 516
Milwaukee, WI 53202

Subject: Fee Requirements for River Court Condominiums
2050 North Commerce Street
Milwaukee, Wisconsin

Mr. Schifalacqua:

As requested by Mr. Thomas Miller of your staff, I am preparing this letter to provide a brief summary of environmental conditions for the proposed River Court Condominium project located at 2050 North Commerce Street in support of a request for a fee reduction of 90% for work in the public way (City of Milwaukee Ordinance 81-102-2-c).

As part of the redevelopment plan, STS Consultants, Ltd. prepared a "Work Plan for Grant of Exemption to Construct on an Abandoned Solid Waste Disposal Site," (May 2000). Based on a review of this work plan, it is the City of Milwaukee's understanding that the majority of the soil conditions on the subject property do not create groundwater exceedances of State standards. However, the soil impacts will ultimately require direct contact barriers such as pavement and buildings to address the health-based concerns. The soil impacts identified in the shallow soils do not allow for construction staging on-site.

In addition, it is the City of Milwaukee's understanding that construction of the condominiums will cover the entire property thereby forcing construction staging to occur on the public way. Since soil conditions and the development plans do not allow on-site construction staging, we are supporting a fee reduction of 90% for work on the public way in accord with section 81-102-2-c of the Milwaukee Code of Ordinances.

If you have any questions regarding this letter, please do not hesitate to call me at (414) 286-8682.

Sincerely,

David P. Misky, C.H.M.M.
Environmental Scientist

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Page 2

cc: Mr. Tom Miller; DPW
Mr. Mike Wisniewski; DCD