

Gray, Jane K - DNR

From: Arroyo-Vega, Jezamil <javega@milwaukee.gov>
Sent: Thursday, February 13, 2025 8:03 AM
To: shane@roerscompanies.com; Que El-Amin; Pratap Singh
Cc: Totoraitis, Mike; Gray, Jane K - DNR; Meyer, Jennifer S - DNR
Subject: 2748 N. 32nd ST: Notification of Ch200 Decision
Attachments: 2748 N.32nd ST_Memo_DNS.pdf

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Greetings Mr. LaFave:
Hope this message finds you well.
Attached please find notification in regards applicability of MC0 200-42-3-e and f to NOCC-22-01988.

Please let us know if you have further questions.

Best regards,

JAV

Jezamil Arroyo-Vega

Commissioner Neighborhood Services- Chief Building Inspection
841 N. Broadway, 1st Floor Room 104, Milwaukee, WI 53202

P: (414) 286-6344



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Department of Neighborhood Services

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

MEMORANDUM

Date: Thursday, February 13, 2025

To: Shane LaFave, Roers Companies, LLC (shane@roerscompanies.com);
Mr. Que El-Amin, Scott Crawford, Inc. (que@scott-crawford.com);
Dr. Pratap N. Singh, K Singh & Associates, Inc. (psingh@ksinghengineering.com)

From: Jezamil Arroyo Vega, Commissioner, Department of Neighborhood Services

Subject: 2748 N. 32nd ST: Notification of Ch200 Decision

Dear Mr. LaFave:

The City of Milwaukee Common Council [passed an amendment](#) to Chapter 200 of the Milwaukee City Ordinances (MCO), effective since February 6, 2024, relating to occupancy permit requirements for previous industrial sites in the City of Milwaukee.

Specifically, for sites that change from an industrial occupancy to a residential occupancy, [MCO 200-42-3-e and f](#) requires an environmental site investigation and remedial action plans when contamination is found.

These additional amendment requirements do not apply to permit applications received prior to the effective date of February 6, 2024 where the full scope of the project was included at the time of filing and aspects of said project were not subsequently materially changed.

Thus, this letter serves to notify the Community Within the Corridor Limited Partnership that MCO 200-42-3-e and f are **not applicable** to NOCC-22-01988.

Yet, it is imperative to note that the City of Milwaukee Health Department Order for Closure and Evacuation of 2748 N 32nd St, Milwaukee, WI 53210, effective March 25, 2023 stands, is still in effect, and *has not been withdrawn*.

Additionally, *this letter in no way impacts remaining steps* necessary for occupancy of the CWC property. These include, but are not limited to:

- Satisfaction and termination, lifting, and/or withdrawal of the emergency order by Wisconsin DNR,
- Satisfaction and withdrawal of the health order by the City of Milwaukee Health Commissioner,
- Satisfaction and close-out of all remaining permits with the City of Milwaukee Department of Neighborhood Services, and,
- Issuance of a certificate of occupancy by the Commissioner of Neighborhood Services.

We are optimistic on the progress of this project and look forward to our continued partnership towards residential occupancy.

Sincerely,
Jezamil Arroyo-Vega
Commissioner of Neighborhood Services

Cc: Michael Totoraitis, PhD, Commissioner- Milwaukee Health Department
City of Milwaukee(mtotora@milwaukee.gov)

Jane Gray, Hydrogeologist Program Coordinator – Wisconsin DNR,
West Central Region (jane.gray@wisconsin.gov);

Jennifer Meyer, Remediation and Redevelopment Program Specialist – Wisconsin DNR,
Southeast Region (Jennifer.Meyer1@wisconsin.gov)