



Dear Residents of the East Block of Community Within the Corridor,

The Wisconsin Department of Natural Resources (DNR) has identified a chemical health hazard at the Community Within the Corridor building. The anticipated health effects are serious enough that the Milwaukee Health Department, in consultation with the Wisconsin Department of Health Services (DHS), has issued an emergency health order for immediate relocation out of this building. Our first responsibility is to protect people from an immediate public health threat. The duration of the health order will be the subject of further discussion.

The Milwaukee Health Department wants to ensure your safety by asking you to find a temporary place to stay. If you do not have a place to stay, transportation and a stay at a hotel has been arranged at no cost to you or your family.

There will be a public meeting announced soon with more information about the situation. The Wisconsin DNR and DHS will be in attendance to present information and answer questions. Details about the upcoming meeting will be communicated to you directly.

Thank you for your cooperation,

**City of Milwaukee Health Department**

414-335-3667

[MHDsafety@milwaukee.gov](mailto:MHDsafety@milwaukee.gov)

## Pfeiffer, Jane K - DNR

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**From:** Weber, Tyler <tyweber@milwaukee.gov>  
**Sent:** Saturday, March 25, 2023 10:33 AM  
**To:** Pfeiffer, Jane K - DNR; Shane LaFave; Que El-Amin; Robert Reineke; Pratap Singh  
**Cc:** Hedman, Curtis J - DHS; Nobile, Trevor W - DNR; Mylotta, Pamela A - DNR; DeSiato, Nick  
**Subject:** RE: Community Within the Corridor East Block (02-41-263675) - Action Required  
**Attachments:** Order for Evacuation\_2748N32nd\_3.25.23.pdf

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**Flag Status:** Flagged

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Good Morning,

Please see attached for an Order for closure and evacuation of Community Within the Corridor East Block.

MHD will be conducting evacuations shortly.

Let me know if you have any questions.

**Tyler Weber, MPH**  
**Interim Health Commissioner**  
**Deputy Commissioner of Environmental Health**  
**Pronouns: He • Him • His**  
**City of Milwaukee Health Department | Frank P. Zeidler Municipal Building**  
**841 N. Broadway, 3rd Floor | Milwaukee, WI 53202**  
[Tyler.weber@milwaukee.gov](mailto:Tyler.weber@milwaukee.gov) | [www.milwaukee.gov/health](http://www.milwaukee.gov/health) | [Facebook](#) | [Twitter](#) | [Instagram](#)



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**From:** Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>  
**Sent:** Friday, March 24, 2023 7:02 PM  
**To:** Shane LaFave <Shane@roerscompanies.com>; Que El-Amin <que@scott-crawford.com>; Robert Reineke <rreineke@ksinghengineering.com>; Pratap Singh <psingh@ksinghengineering.com>  
**Cc:** Hedman, Curtis J - DHS <Curtis.Hedman@dhs.wisconsin.gov>; trevor.nobile <trevor.nobile@wisconsin.gov>; Mylotta, Pamela A - DNR <Pamela.Mylotta@wisconsin.gov>; Weber, Tyler <tyweber@milwaukee.gov>  
**Subject:** Community Within the Corridor East Block (02-41-263675) - Action Required  
**Importance:** High

Greetings All,

On 03/23/23, *Results of First Round Passive Air Sampling and Contingency Actions* (the Report) was submitted to the Department of Natural Resources (DNR) by K. Singh & Associates, Inc. (K. Singh) on behalf of the responsible party, Community Within the Corridor Limited Partnership, which you represent. The DNR discussed the Report with K. Singh during a meeting on 03/24/23, which Community Within the Corridor Limited Partnership was unable to attend. The Report presents indoor air data collected during the first round of vapor mitigation system (VMS) commissioning, collected between 02/28 – 03/01 and submitted on 03/23/23. Trichloroethylene (TCE) was found at concentrations that exceed its applicable vapor action level (VAL) of 2.1 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) at nineteen locations within residential and communal spaces, with the highest value at 400  $\mu\text{g}/\text{m}^3$ .

On 03/23/23 K. Singh informed the DNR that women of childbearing years currently occupy the site building. As you are aware, the Wisconsin Department of Health Services (DHS) has informed the DNR that TCE poses a short-term (i.e., acute) health risk to certain populations when identified in indoor air at concentrations exceeding its VAL. More specifically, TCE presents an acute risk of fetal heart malformation that may occur when a pregnant mother is exposed to TCE vapors in the first trimester of pregnancy, as indicated in Section 3.4.1 of DNR's Vapor Intrusion guidance, *Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin*, [RR-800](#).

Attached is a letter, dated 03/25/21, from the DHS to the DNR that presents additional information on acute health risks and recommended timeframes for follow-up actions that are required in Code to address threats to human health. This DHS letter specifies that the property owner install a vapor mitigation system (VMS) within two weeks. A VMS has already been installed at this site and operates as a soil vapor extraction system. Additionally, DHS recommends that all women in the above-described sensitive demographic should be consulted about these TCE health risks in order for them to make informed decisions about whether to stay within the dwelling. See attached 06/02/22 DHS letter to DNR providing additional information.

Wis. Admin. Code § NR 708.05 requires the responsible party to immediately take actions to halt or minimize harmful effects of environmental pollution to the air. The DNR has provided the indoor air sample results to the DHS. Based on the site specific conditions and the identified concentrations of TCE at the site building, the DHS has provided a recommendation of temporary relocation of occupants as the an immediate action to interrupt human exposure to the TCE in the building, while additional steps as described in your submittal are taken to address the vapor intrusion. Please refer to the ITRC fact sheet, *Rapid Response & Ventilation for Vapor Intrusion Mitigation Fact Sheet* (document [here](#)), for additional guidance on recommended immediate response actions, including temporary relocation of occupants. As you implement immediate actions at this site, please work closely with the DNR, DHS, and the local City of Milwaukee Health Department, and keep the DNR informed of your actions.

Per Wis. Admin. Code § NR 714.07, the DNR is requiring that tenants be notified of the presence of TCE in the building indoor air above levels that pose an acute health risk and inform them of steps being taken and that need to be taken to respond to the risk. The DNR can provide input and assistance with notification, if desired. The DNR is also requesting that you provide contact information (name, email address, and phone number) for the tenants, as well as documentation that you have provided notification to them. This information should be provided as soon as possible.

Given the acute risk posed by the contaminants, please provide daily update emails and/or phone calls to the DNR, DHS, and the local City of Milwaukee Health Department with regard to the progress of the immediate actions that are implemented. Do not hesitate to reach out should you have any questions.

Thank you, Jane

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**Jane K. Pfeiffer**

Hydrogeologist - Remediation & Redevelopment Program  
Wisconsin Department of Natural Resources  
Phone: (414) 435-8021

[jane.pfeiffer@wisconsin.gov](mailto:jane.pfeiffer@wisconsin.gov)



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## ORDER FOR CLOSURE AND EVACUATION OF 2748 N 32<sup>nd</sup> St, Milwaukee, WI 53210

TO: Residents and occupants of 2748 N 32nd St, Milwaukee, WI 53210

As the Public Health Officer for Milwaukee, Wisconsin, I have been informed by the Wisconsin Department of Natural Resources, the Wisconsin Department of Health Services and Milwaukee Health Department staff regarding exceptionally high Trichloroethylene (TCE) vapor intrusion levels—measured at  $400 \mu\text{g}/\text{m}^3$  when the Vapor Action Level (VAL) is  $2.1 \mu\text{g}/\text{m}^3$ —in the Community Within the Corridor East Block development.

According to published guidance, DHS has concurred with DNR's position that immediate action is justified when TCE is present at the VAL ( $2.1 \mu\text{g}/\text{m}^3$ ) when women of child bearing age (ages 15 – 44) are present and when TCE is present at 3x the VAL ( $6.3 \mu\text{g}/\text{m}^3$ ) for the general public.

According to the same published guidance depending upon how far above the VAL the concentration is, more urgent actions may be needed, and the local health officer should be consulted for potential abatement orders, placarding, and temporary relocation of occupants per Section 254 Wis. Admin. Code. Here, the measured concentration is almost 200 times above the VAL.

Upon this guidance and upon information and belief that these conditions exist at 2748 N 32nd St, Milwaukee, WI 53210, which present an imminent and substantial danger to the public health I find that the closing and evacuation of the premises located at 2748 N 32nd St, Milwaukee, WI 53210, is necessary to preserve the public health of the community and its citizens.

Wisconsin Statutes Chapter 254 and Milwaukee City Charter ch. 17 provide authority to the Public Health Officer of the City of Milwaukee to act in the public health. Therefore, as authorized by the Statutes and Charter noted above including but not limited to Wis. Admin. Code Chapters DHS and NR:



I declare as follows:

- That an acute health risk exists.
- That “immediate action” is necessary, as defined by Wis. Admin. Code NR § 700.03(28), because levels of TCE are 3x VAL or greater for the general public; and levels of TCE are above the VAL for women aged 15-44.
- That the specific action of limiting public access to the site or facility is warranted. Wis. Admin. Code NR § 708.05(4)(a).

I am ordering as follows:

- That 2748 N 32nd St, Milwaukee, WI 53210 shall be evacuated of all occupants and residents by 6:00 PM on March 25<sup>th</sup>, 2023.
- That 2748 N 32nd St, Milwaukee, WI 53210 shall be placarded as closed to the public due to public health risk.

This Order is effective as of this date, March 25, 2023, and is to stay in effect until I withdraw this Order or unless otherwise directed by a court of competent jurisdiction. A violation of this Order will result in a request to the courts for appropriate orders to protect the public health and may result in possible civil and criminal violations of the Wisconsin Statutes and Wisconsin Administrative Code.

A handwritten signature in black ink, appearing to read 'Tyler Weber', written over a horizontal line.

TYLER WEBER, or his designee  
Commissioner of Health  
City of Milwaukee  
Date: March 25<sup>th</sup>, 2023

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**Interim Health Commissioner**  
**Deputy Commissioner of Environmental Health**  
**Pronouns: He • Him • His**  
**City of Milwaukee Health Department | Frank P. Zeidler Municipal Building**  
**841 N. Broadway, 3rd Floor | Milwaukee, WI 53202**  
[Tyler.weber@milwaukee.gov](mailto:Tyler.weber@milwaukee.gov) | [www.milwaukee.gov/health](http://www.milwaukee.gov/health) | [Facebook](#) | [Twitter](#) | [Instagram](#)



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**Jane K. Pfeiffer**

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