

## Pfeiffer, Jane K - DNR

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**From:** Pratap Singh <psingh@ksinghengineering.com>  
**Sent:** Thursday, April 20, 2023 5:02 PM  
**To:** Pfeiffer, Jane K - DNR  
**Cc:** Shane LaFave; Lauren.Harpke@quarles.com; Que El-Amin; Robert Reineke; Sieger, Christine T - DNR; Mylotta, Pamela A - DNR; Hoverman, Robert R - DNR; Sparks, Craig C - DNR; Hughes, Audra A - DNR  
**Subject:** RE:  
**Attachments:** CWC East Block - Notification of Residents.docx; CWC Evac Comm - 1st Communication.docx; RR892.pdf; p02480 DHS Fact Sheet.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Jane,

Please see below for responses in **red** and let us know if you have any questions or require further clarification.

Thank you,

**Pratap N. Singh, Ph.D., PE**  
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**From:** Pfeiffer, Jane K - DNR <[jane.pfeiffer@wisconsin.gov](mailto:jane.pfeiffer@wisconsin.gov)>  
**Sent:** Thursday, April 13, 2023 4:35 PM  
**To:** Shane LaFave <[Shane@roerscompanies.com](mailto:Shane@roerscompanies.com)>  
**Cc:** [Lauren.Harpke@quarles.com](mailto:Lauren.Harpke@quarles.com); Que El-Amin <[que@scott-crawford.com](mailto:que@scott-crawford.com)>; Pratap Singh <[psingh@ksinghengineering.com](mailto:psingh@ksinghengineering.com)>; Robert Reineke <[rreineke@ksinghengineering.com](mailto:rreineke@ksinghengineering.com)>; Sieger, Christine T - DNR <[christine.sieger@wisconsin.gov](mailto:christine.sieger@wisconsin.gov)>; Mylotta, Pamela A - DNR <[Pamela.Mylotta@wisconsin.gov](mailto:Pamela.Mylotta@wisconsin.gov)>; Hoverman, Robert R - DNR <[robert.hoverman@wisconsin.gov](mailto:robert.hoverman@wisconsin.gov)>; Sparks, Craig C - DNR <[Craig.Sparks@wisconsin.gov](mailto:Craig.Sparks@wisconsin.gov)>; Hughes, Audra A - DNR <[audra.hughes@wisconsin.gov](mailto:audra.hughes@wisconsin.gov)>  
**Subject:**

Greetings,

Thank for your presenting the *Weekly Progress Report for Week Ending 4/8/2023* (Report) for the above-referenced site. The DNR has reviewed the Report and provides the following comments:

- The Report indicates that KSingh will continue to work with Community Within the Corridor Limited Partnership (CWC) to address issues documented in the “issues log”. The “issues log” presented in previous daily summary reports (e.g., daily summary report dated 04/04/23) uses the term “responsible party,” and continues to list not only CWC for the various actions listed, but also contractors/subcontractors hired by CWC for the project. As a reminder, under Wis. Admin. Code § 700.03(51), a “responsible party” or “responsible parties” means any person who is required to conduct a response action under ch. 292, Stats. The responsible party for the subject environmental contamination case is CWC. Future “issues logs” submitted to DNR should clarify that the “responsible party” column is used to identify the contractor/subcontractor/group that will perform a given task on behalf of CWC as the responsible party.
  - Please note that the purpose of developing the issues log was to ensure the various project partners knew what tasks needed to be addressed. This initially was not prepared for WDNR. We felt, however, that this was useful information for WDNR to see what actions were being taken. Note that we are aware of the legal definition of Responsible Party as noted above given our extensive experience in environmental consulting and with WDNR. The name of this column has been updated in subsequent issue log versions.
- The Report indicates that KSingh will discuss the vapor mitigation/soil vapor extraction system (VMS) with an NRPP-certified radon contractor. The DNR understands that CWC is working to hire an NRPP-certified radon contractor to assist with VMS modifications. Ensure that the weekly summary reports incorporate the NRPP-certified radon contractor’s input and plans for VMS/building modifications and steps taken to comply with the Emergency Order, as appropriate.
  - This has already been accomplished; Patriot Engineering out of Indiana was selected. Patriot has reviewed the VMS system design, VMS pilot scale data, VMS commissioning data, and our issues log. The 04/15/23 weekly report referenced this. Note Patriot did not have any comments on the system design itself, but echoed DNR Vapor Expert input that the building / VMS system is complex and commissioning takes time. The plan is, as always, to be fully transparent with DNR and while this was a recommendation from WDNR, our team is supportive of this recommendation, and it was acted upon immediately. Patriot’s input will be included in forthcoming reports.
- Attached is the DNR’s 04/06/23 email, which provides feedback concerning the DNR’s 03/30/23 and 03/31/23 site visits and additional feedback/information requests that were discussed in the 04/05/23 meeting between the DNR, CWC, and KSingh. Continue to consider and incorporate the DNR feedback presented in the 04/06/23 email into your weekly summary reports, as applicable.
  - We have received this feedback from the DNR’s site visits and feedback based on the 04/05/23 meeting. Details of this work will continue to be provided in the Weekly Reports. As discussed in our meeting, per CWC, the former commercial tenant stores some items at 2784 N. 32nd Street, which is outside of the EB project. A map of the location of this building is below:



- Submit the notification documentation requested in bullet point eight of the attached email in the weekly summary report that is due next Monday (04/17/23) at 4 PM.
    - **Please see attached for documentation provided by CWC. This was not submitted in the Weekly Progress Report prepared by K Singh as this was a part of Weekly Progress. As per CWC, all of the EB tenants are residential, not commercial.**
- The Report indicates that approximately 50 gallons of water (investigative waste) from EB-MW-2 are being stored on site. Conduct a hazardous waste determination for this investigative waste and ensure that its storage and disposal comply with applicable solid and/or hazardous waste regulations. Additionally, ensure that the storage of this investigative waste complies with the requirements in Wis. Admin. Code §§ NR 716.11(6) and (7).
  - **This was covered in the meeting and was already verbally clarified. As discussed during the meeting, all applicable requirements will be followed for handling, characterization, storage, and disposal of this water, as is standard practice. Please consider this written documentation that the water is being handled appropriately. Photo documentation of storage of the drums is being done for record keeping as well.**

Do not hesitate to reach out should you have any questions.

Thank you, Jane

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**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)





Dear CWC Resident,

Over the past month we have been working with the Wisconsin Department of Natural Resources and an outside consulting company to test the air quality and gas emissions at CWC. Results of this testing were received in a report on 3/23/2023. The testing found levels of Trichloroethylene (TCE) in the building indoor air that are above standard levels and can possibly pose an acute health risk.

Based on the results of this report and for the safety of our residents, we need to evacuate all residents from the West Building at CWC by **3pm today 3/25/2023**. Below are details on the evacuation process:

- This evacuation process will begin at **noon** today, 3/25/2023, and conclude at **3pm**, 3/25/2023.
- There is no official timeline for when you will be able to return to your apartment, so please bring all essential items with you. We will provide an update via email as soon as we have more information.
- You can stay wherever you like during this time, but emergency housing will be provided for all residents at local hotels until this situation has been resolved.
- For those without a vehicle bus transportation to these hotels will be provided and start shuttling residents at noon today, 3/25/2023.
- If you plan to stay in the housing solution provided, please go to the office in the West Building with your belongings and the team will assist you in coordinating bus transportation and/or instructions on where to go.

More detailed information on the testing report will be provided in the coming days as well as continual updates on the timeline and logistics of the evacuation. We understand the challenges this evacuation poses, but our main concern is for our resident's health and safety and your cooperation is greatly appreciated.

Sincerely,





March 25, 2023

<Tenant Address>

**Subject: Notification of Indoor Air Quality Results**

Dear CWC Resident,

The Community Within the Corridor redevelopment is located on an old industrial property that was converted to the residential property you now reside in. Our environmental consultant, K. Singh & Associates, Inc., has been working with the Wisconsin Department of Resources (WDNR) and Department of Health Services (DHS) throughout the renovation process (and going forward) to create a safe living environment for all residents. Part of that work includes maintaining systems we've installed to protect all residents from residual underground vapors from previous industrial operations and to routinely sample indoor air to ensure the air quality inside the building.

During a recent round of indoor air sampling, the chemical Trichloroethylene (TCE) was detected in the air of a storage room and pair of hallways on the ground floor of the building meeting or slightly exceeding the WDNR's standards for residential air quality. The air quality results indicated a TCE concentration of up to 400 ug/m<sup>3</sup> on the lowest level of the building compared to the WDNR Vapor Action Limit standard of 2.1 ug/m<sup>3</sup>. Please find attached WDNR and DHS fact sheets about the risks associated with TCE and how vapor intrusion is addressed.

Nonetheless, the WDNR has been notified of the exceedances and additional action and investigation is ongoing to ensure that there is no repeat of the air quality exceedance. Our environmental consultant is working closely with the WDNR to address the environmental concerns. You may notice the additional presence of our environmental consultant and tradesmen as a result in the coming weeks. Work will include sampling and investigation of suspected sources, sealing of potential routes of entry, and potential changes to the HVAC system. Please cooperate with the environmental consultant and tradesmen as they work to ensure a continued safe environment for all residents.

Additional information on the results of air sampling may be obtained from the WDNR's website at <https://dnr.wi.gov/botw/GetActivityDetail.do?dsn=587376&siteId=8561800&crumb=1>. In addition, to obtain further information, the following contacts are provided:

Community with the Corridor: <Please fill in>

Environmental Consultant: Robert Reineke, PE  
K. Singh & Associates, Inc.  
3636 N 124<sup>th</sup> Street  
Wauwatosa, WI 53222  
[rreineke@ksinghengineering.com](mailto:rreineke@ksinghengineering.com)  
Phone: (262) 821-1171 ext. 111

WDNR Project Manager: Jane K. Pfeiffer - Hydrogeologist  
[jane.pfeiffer@wisconsin.gov](mailto:jane.pfeiffer@wisconsin.gov)  
Phone: (414) 435-8021

DHS Contact:

Curtis Hedman

[Curtis.Hedman@dhs.wisconsin.gov](mailto:Curtis.Hedman@dhs.wisconsin.gov)

Phone: (609) 287-4152

We appreciate your tenancy and cooperation.

Sincerely,

<signatures>

Enc. DNR Publication RR-892 "What is Vapor Intrusion"

DHS Factsheet P-02480 "TCE in Air"

## What is Vapor Intrusion?



Chemicals used in commercial or industrial activities – dry cleaning chemicals, chemical degreasers and petroleum products such as gasoline – are sometimes spilled and leak into nearby soil or groundwater. When this happens, these chemicals may release gases or vapors, which travel from the contaminated groundwater or soil and move into nearby homes or businesses. This is called vapor intrusion.

*The process when chemical vapors from contaminated soil or groundwater enter a home or other structure is called vapor intrusion.*

### Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

### Why is vapor intrusion a concern?

Exposure to some chemical gases or vapors can cause an increased risk of adverse health effects. Whether or not a person experiences any health effects depends on several factors, including the amount and length of exposure, the toxicity of the chemical, and the individual's sensitivity to the chemical. When harmful chemical vapor intrusion is the result of environmental contamination, the Wisconsin Department of Natural Resources (DNR) requires that steps be taken to reduce or eliminate exposures which could be harmful to human health.

### What should I expect if vapor intrusion is suspected near my home or business?

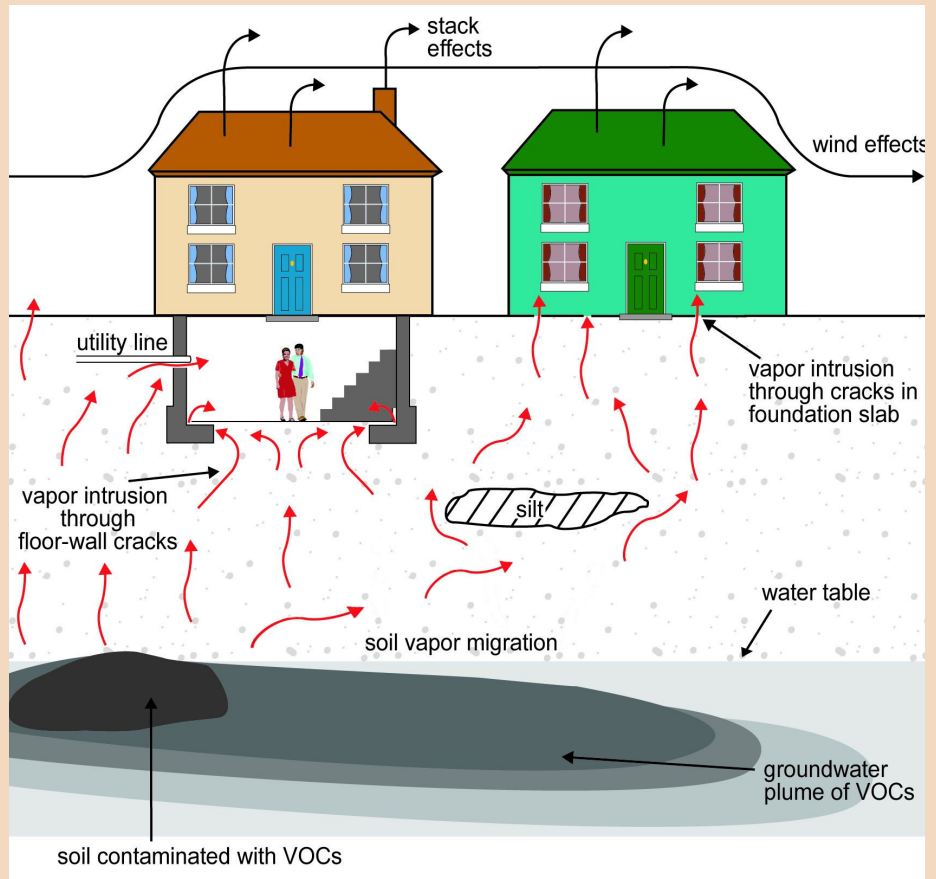
For businesses or other locations where VOC contamination has been found, the DNR requires that the potential for vapor intrusion be investigated. If you live near a site being cleaned up, you may be contacted by the site owner or others working on the cleanup. Your cooperation and consent will be requested before any testing or sampling is conducted on your property. Ask the person contacting you any questions you have about the work being done, or contact the DNR for more information (see DNR contact information on reverse). For more information about testing for vapor intrusion, see DNR-Pub-RR-954, "What to Expect During Vapor Intrusion Sampling."





## How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.



Adapted from U.S. Environmental Protection Agency (EPA) graphic.  
[www.epa.gov/oswer/vaporintrusion/basic.html](http://www.epa.gov/oswer/vaporintrusion/basic.html)

## Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at [dhs.wisconsin.gov](http://dhs.wisconsin.gov), search "Vapor." For other health-related questions, please contact your local health department: [www.dhs.wisconsin.gov/localhealth](http://www.dhs.wisconsin.gov/localhealth).

For more DNR information, please visit the DNR's Remediation and Redevelopment (RR) Program's Vapor Intrusion page at [dnr.wi.gov/topic/Brownfields/Vapor.html](http://dnr.wi.gov/topic/Brownfields/Vapor.html).

Additional information can be obtained through the DNR field office in your region. To find the correct office, visit the RR Program Staff Contacts page at [dnr.wi.gov/topic/Brownfields/Contact.html](http://dnr.wi.gov/topic/Brownfields/Contact.html) or call the RR Program at (608) 266-2111.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

# TCE in the Air

## Trichloroethylene (TCE) health effects and actions you can take to protect your home's air

TCE is a man-made chemical used to clean metal in some factories and is found in some household items like paint, spot removers, and varnishes. If spilled, it can stay in the ground for a long time.

### Why should I care?

- It can enter your home through cracks in the floor or walls of your basement, and other openings.
- It evaporates quickly and breathing the vapors is not healthy.
- It can cause cancer if you breathe it over a long period of time.

### Who has more risk?

Babies whose mother's breathe in TCE while pregnant can have:

- Lower birth weights
- Heart defects
- Nervous or immune system problems

### What if TCE is in my community?

If there is a known concern, environmental health professionals will ask to check your home to make sure there is no TCE inside.

They need your permission to drill in your basement and test.

If they find high levels of TCE, they will suggest that you have a special system installed to fix the problem.

### Do I have to pay?

The people responsible for the spill will probably have to pay for the testing and any repairs that have to be made.

A "sub-slab mitigation" system moves air from below to outside the house.



### What else can I do?

- Wear protective gloves if you use products with TCE (like paint remover).
- Use only small amounts of products containing TCE.
- Use the chemical in well-ventilated areas.
- Do not stay in the room for long periods of time if you can smell the chemical while using it or after using it.

### Where can I learn more?

- [Vapor Intrusion 101 \(video\)](https://www.youtube.com/watch?v=izo0QKqCToU):  
[www.youtube.com/watch?v=izo0QKqCToU](https://www.youtube.com/watch?v=izo0QKqCToU)
- [Vapor Intrusion Investigation — Information Sheet for Neighbors](https://dnr.wi.gov/files/PDF/pubs/rr/RR067.pdf):  
<https://dnr.wi.gov/files/PDF/pubs/rr/RR067.pdf>
- [Why Test for Vapor Intrusion?](https://dnr.wi.gov/files/PDF/pubs/rr/RR953.pdf):  
<https://dnr.wi.gov/files/PDF/pubs/rr/RR953.pdf>
- [Mitigation: Protection from Vapor Intrusion](https://dnr.wi.gov/files/PDF/pubs/rr/RR094.pdf):  
<https://dnr.wi.gov/files/PDF/pubs/rr/RR094.pdf>

