

## Pfeiffer, Jane K - DNR

---

**From:** Tomaro, Nicholas <NTOMAR@milwaukee.gov>  
**Sent:** Sunday, March 26, 2023 4:12 PM  
**To:** Pfeiffer, Jane K - DNR  
**Subject:** Fw: Letters  
**Attachments:** CWC Evac Comm - 1st Communication.docx; CWC East Block - Notification of Residents.docx

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

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

---

**From:** Conyunn West <conyunn.west@roerscompanies.com>  
**Sent:** Sunday, March 26, 2023 2:51 PM  
**To:** Tomaro, Nicholas <NTOMAR@milwaukee.gov>  
**Subject:** Fwd: Letters

You don't often get email from conyunn.west@roerscompanies.com. [Learn why this is important](#)

Get [Outlook for iOS](#)

---

**From:** Brandon Fritz <Brandon.fritz@roerscompanies.com>  
**Sent:** Sunday, March 26, 2023 2:50:19 PM  
**To:** Conyunn West <conyunn.west@roerscompanies.com>  
**Subject:** Letters

Hey Conyunn,

Here are the two letters, one with the communication of the findings that we needed to send to WDNR and the other that Sam drafted.

Let me know if you need anything else.

Thank you,

**Brandon Fritz**

Director of Property Management

D: 763.247.6565 ext.1123

[brandon.fritz@roerscompanies.com](mailto:brandon.fritz@roerscompanies.com)



The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements. See City of Milwaukee full e-mail disclaimer at [www.milwaukee.gov/email\\_disclaimer](http://www.milwaukee.gov/email_disclaimer)

March 25, 2023

**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,

Cherie Lockhart

515.708.6722

Property Manager CWC

Roers Companies

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

DHS Factsheet P-02480 "TCE in Air"



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,



