Pre-CERCLA Screening Checklist/Decision Form

This form is used in conjunction with a site map and any additional information required by the EPA Region to document completion of a Pre-CERCLA Screening (PCS). The form includes a decision on whether a site should be added to the Superfund program's active site inventory for further investigation. This checklist replaces Attachment A in the December 2016 PCS Guidance document. A current version of the PCS checklist and additional information is available at: https://www.epa.gov/superfund/pre-cercla-screening.

Region: 5 State/Territory: WI Tribe: WID006096242 (EPA ID No. (If Available))

Site Name: Oakfield Properties

Other Site Name(s):

Site Location: 201 N. Main St. (Street)

6 (Congressional District) Oakfield (City) WI (State/Terr.) (County) 53065 – (Zip+4) ☐ (No Zip Available)

If no street address is available: (Township-Range) (Section)

Checklist Preparer:

John Sager / Hydrogeologist (Name / Title) 08/05/2020 (Date)

Wisconsin Department of natural Resources (Organization) (715) 392-7822 (Phone)

(Street) john.sager@wisconsin.gov e-Mail

Superior (City) WI (State/Terr.) (County) 54880- (Zip+4)

Site Contact Info/Mailing Address: Randy Mueller, Exfoliate Properties
201 N. Main St., Oakfield, WI 53065

CERCLA 105d Petition for Preliminary Assessment? No If Yes, Petition Date (mm/dd/yyyy):

RCRA Subtitle C Site Status: Is site in RCRA Info? No If Yes, RCRA Info Handler ID #:

Ownership Type: Private Additional RCRA Info ID #(s):

Site Type: Manufacturing/Processing/Maintenance State ID #(s): WDNR BRRTS ID#:02-20-202459

Site Sub-Type: Metal fabrication/finishing/coating & allie Other ID #(s): FID #: 419012770

Federal Facility? No Federal Facility Owner: (Make selection)

Formerly Used Defense Site (FUDS)? No

Federal Facility Docket? No If Yes, FF Docket Listing Date (mm/dd/yyyy):

Federal Facility Docket Reporting Mechanism: (Make selection)

Native American Interest? Undetermined If Yes, list Tribe:

Additional Tribe (s): (Make Selection)

Additional Tribe (s): (Make Selection)

Site Description

Use this section to briefly describe site background and conditions if known or (easily) available, such as: operational history; physical setting and land use; site surface description, soils, geology and hydrogeology; source and waste characteristics; hazardous substances/contaminants of concern; historical releases, previous investigations and cleanup activities; previous regulatory actions, including permitting and enforcement actions; institutional controls; and community interest.

The Oakfield Properties (Site) site is located in a mixed residential/commercial area within the Village of Oakfield, Wisconsin, which has a population approximately 1100. The Site is set in an area of ground moraine with low topographic relief. Area soils consist mainly of clayey glacial till, groundwater 5 to 10 feet below ground surface (BGS) and bedrock described as Maquoketa Shale 20 to 40 feet BGS. Groundwater in the area reportedly flows northeast. A site map is attached.

The Site has a 100-year history of operating as a metal fabrication facility. Romort Manufacturing Company Inc. operated there from 1917 to 1986. The facility has operated as D. Mueller Industries Inc. since 1986 as a metal fabrication shop specializing in aluminum and stainless-steel welding and fabricating.

Geospatial Information

Latitude: +43.685555198 (Decimal Degree North (e.g., 38.859156))

Longitude: -88.546536189 (Decimal Degree West (e.g., 77.036783))

Provide 4 significant digits at a minimum, more if your collection method generates them.

Except for certain territories in the Pacific Ocean, all sites in U.S. states and territories are located within the northern and western hemispheres and will have a positive latitude sign and negative longitude sign. Coordinate signs displayed above are based on the State/Territory entry on page A-1. Geospatial data tips from the PCS Guidance document are available **here.**

Point Description: Select the option below that best represents the site point for future reference and to distinguish it from any nearby sites. See additional information **here**.

- ☐ Geocoded (address-matched) Site Address
- ☐ Site Entrance (approximate center of curb-cut)
- ☒ Approximate Center of Site
- ☐ Other Distinguishing Site Feature (briefly describe):

Point Collection Method: Check the method used to collect the coordinates above and enter the date of collection. See additional information **here**.

- ☒ Online Map Interpolation
- ☐ GPS (handheld, smartphone, other device or technology with accuracy range < 25 meters)
- ☐ GPS Other (accuracy range is ≥ 25 meters or unspecified)
- ☐ Address Matching: Urban
- ☐ Address Matching: Rural
- ☐ Other Method (briefly describe below):

Collection Date (mm/dd/yyyy): 06/05/2018

POINT-SELECTION CONSIDERATIONS

- Often the best point is a feature associated with the environmental release or that identifies the site visually.
- Use the curb cut of the entrance to the site if there is a clear primary entrance and it is a good identifier for the overall location.
- The approximate center of the site (a guess at the centroid) is useful for large-area sites or where there are no appropriate distinguishing features.
- Use the geocoded address if that is the only or best option available, but if possible use something more representative for sites larger than 50 acres.

Complete this checklist to help determine if a site should be added to the Superfund Active site inventory. See Section 3.6 of the PCS guidance for additional information.	YES	NO	Unknown
1. An initial search for the site in EPA's Superfund active, archive and non-site inventories should be performed prior to starting a PCS. Is this a new site that does not already exist in these site inventories?	☒	☐	☐
2. Is there evidence of an actual release or a potential to release?	☐	☐	☐
3. Are there possible targets that could be impacted by a release of contamination at the site?	☒	☐	☐
4. Is there documentation indicating that a target has been exposed to a hazardous substance released from the site?	☐	☒	☐
5. Is the release of a naturally occurring substance in its unaltered form, or is it altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	☐	☒	☐
6. Is the release from products which are part of the structure of, and result in exposure within, residential buildings or business or community structures?	☐	☒	☐
7. If there has been a release into a public or private drinking water supply, is it due to deterioration of the system through ordinary use?	☐	☐	☒
8. Are the hazardous substances possibly released at the site, or is the release itself, excluded from being addressed under CERCLA?	☐	☒	☐
9. Is the site being addressed under RCRA corrective action or by the Nuclear Regulatory Commission?	☐	☒	☐
10. Is another federal, state, tribe or local government environmental cleanup program other than site assessment actively involved with the site (e.g., state voluntary cleanup program)?	☒	☐	☐
11. Is there sufficient documentation or evidence that demonstrates there is no likelihood of a significant release that could cause adverse environmental or human health impacts?	☐	☒	☐
12. Are there other site-specific situations or factors that warrant further CERCLA remedial/integrated assessment or response?	☒	☐	☐

Preparer's Recommendation: ☒ **Add** site to the Superfund Active site inventory.

☐ **Do not add** site to the Superfund Active site inventory.

Please explain recommendation below:

PCS Summary and Decision Rationale

Use this section to summarize PCS findings and support the decision to add or not add the site to the Superfund active site inventory for further investigation. Information does not need to be specific but, where known, can include key factors such as source and waste characteristics (e.g., drums, contaminated soil); evidence of release or potential release; threatened targets (e.g., drinking water wells); key sampling results (if available); CERCLA eligibility; involvement of other cleanup programs; and other supporting factors. Attach additional pages as necessary.

The Oakfield Properties site has been the site of a metal fabrication business since at least 1917. Chlorinated volatile organic compounds (CVOCs) have been historically used at the site. CVOC contaminated soil and groundwater has been detected through soil and groundwater sampling conducted as part of state required site investigation actions. The source of the CVOC contamination is suspected to be use of CVOCs during the metal fabrication process. Likely from degreasing operations.

Potential targets include site workers and the resident population through the Groundwater Migration Pathway and Surface Water Migration Pathway as well as Soil Exposure Sub Surface Intrusion Pathway. There are two water

John Sager	State staff/State contractor	08/05/2020
Checklist Preparer Name	Checklist Preparer Organization	Date

EPA Regional Review and Pre-CERCLA Screening Decision

Add site to the Superfund active site inventory for completion of a:

- ☐ Standard/full preliminary assessment (PA)
- ☐ Abbreviated preliminary assessment (APA)
- ☐ Combined preliminary assessment/site inspection (PA/SI)
- ☐ Inegrated removal assessment and preliminary assessment
- ☐ Integrated removal assessment and combined PA/SI
- ☐ Other: _____

Do not add site to the Superfund active site inventory. Site is:

- ☐ Not a valid site or incident
- ☐ Being addressed by EPA's removal program
- ☐ Being addressed by a state cleanup program
- ☐ Being addressed by a tribal cleanup program
- ☐ Being addressed under the Resource Conservation and Recovery Act
- ☐ Being addressed by the Nuclear Regulatory Commission
- ☐ Other: _____

Optional - Print name of EPA Site Assessor making this decision: _____

EPA Regional Approval: (Enter Date and then click this box to initiate digital signature stamp) _____ **Date** _____

Site Description

(All text as entered on page A-2)

The Oakfield Properties (Site) site is located in a mixed residential/commercial area within the Village of Oakfield, Wisconsin, which has a population approximately 1100. The Site is set in an area of ground moraine with low topographic relief. Area soils consist mainly of clayey glacial till, groundwater 5 to 10 feet below ground surface (BGS) and bedrock described as Maquoketa Shale 20 to 40 feet BGS. Groundwater in the area reportedly flows northeast. A site map is attached.

The Site has a 100-year history of operating as a metal fabrication facility. Romort Manufacturing Company Inc. operated there from 1917 to 1986. The facility has operated as D. Mueller Industries Inc. since 1986 as a metal fabrication shop specializing in aluminum and stainless-steel welding and fabricating.

Throughout the facility's history volatile organic compounds (VOCs), chlorinated volatile organic compounds (CVOCs) and semi-volatile organic compounds had been used and stored. There were floor drains, underground storage tank and subsurface vaults underlying the building and an aboveground storage tank in the building. In 1998 a notification of discharge was made to the WDNR by the law firm of Michael Best & Friedrich LLP (MBF).

Between 1998 and 2006 several site investigation efforts were performed at the Site. A 2005 site investigation report (SIR) by the environmental consultants Temco of Cedarburg, Wisconsin reported that in 1974 or 1975 Village employees replacing a storm sewer beneath First Street (bordering the Site on the east side) observed soil contaminated by oil and solvents. It was also reported that contaminated storm water from the storm sewer was discharging into a creek.

The site investigation efforts included installation of borings, wells and piezometers as well as soil and groundwater sample laboratory analysis. The investigation efforts found soil contaminated by CVOCs and VOCs under and around the Site building. Trichloroethylene (TCE) concentrations up to 36,000 mg/kg were found in the soil underlying the Site building. Groundwater was also found to be contaminated by CVOCs and VOCs. TCE concentrations in groundwater were found in concentrations up to 940,000 µg/l. Groundwater contamination migrated, horizontally and vertically, off the Site property to the northeast. The full degree and extent of the contamination has not been defined. Vapor intrusion into the Site building or neighboring residential buildings has not been investigated.

An in-situ remedial action by injection of an oxidizer/edible oil was performed in 2006. Since the remedial action there has been little activity at the Site. There have been 3 groundwater monitoring events since 2006 and not all wells were sampled in those events. The most recent groundwater data (2013) indicated a reduction in contaminant concentrations in some wells however the furthest downgradient well/piezometer concentrations are still above the Enforcement Standard for TCE.

PCS Summary and Decision Rationale

(All text as entered on page A-4)

The Oakfield Properties site has been the site of a metal fabrication business since at least 1917. Chlorinated volatile organic compounds (CVOCs) have been historically used at the site. CVOC contaminated soil and groundwater has been detected through soil and groundwater sampling conducted as part of state required site investigation actions. The source of the CVOC contamination is suspected to be use of CVOCs during the metal fabrication process. Likely from degreasing operations.

Potential targets include site workers and the resident population through the Groundwater Migration Pathway and Surface Water Migration Pathway as well as Soil Exposure Sub Surface Intrusion Pathway. There are two water supply wells that serve the Village of Oakfield. The wells are located approximately 804 feet north and 1.2 miles northwest of the site respectively. The population within the Village of Oakfield obtains its drinking water from these two wells. The population outside of the Village of Oakfield obtains potable water from private potable water supply wells. The site is located within the wellhead protection area of one of the wells.

Vapor intrusion into the buildings on site and the nearby residence has not been assessed. Vapor migration through soil and the Village of Oakfield sewers could target site workers and resident population of Oakfield. As stated in the Site Description, soil contamination was observed during the replacement of storm sewers immediately east of the property in the 1970s indicating potential migration of vapor and contamination to surface water through the Village of Oakfield storm sewers.

The suspected destination of the Village of Oakfield storm sewers is expected to be Campgound Creek, located approximately 1800 feet north of the site. Campground Creek flows into the East Branch of the Fond Du Lac River and the Fond Du Lac River empties into Lake Winnebago approximately 9 miles northeast of the site. The Oakfield Jr./Sr. High School and the Oakfield Elementary School are located approximately 1400 feet and 1800 feet east and southeast of the site respectively.

State action has prompted some investigation and remedial action at the site, however the incomplete work to date is not sufficient to fully evaluate targets and pathways or result in remediation of the observed contamination. The state identified responsible party, Exfoliate Properties, is claiming insufficient financial resources to complete the investigation and remediation of the site.


Oakfield Properties
E Church St
D
Oakfield
Hubbard St
Approximate property boundary
N 1st St
N 2nd St
Google Earth
© 2020 Google
400 ft
N