

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: _____ EPA ID No. (If Available) _____

Site Name: Montello Lodge

Other Site Name(s): _____

Site Location: 22 Main Street
(Street)

6 Montello WI MARQUETTE 53949
Congressional (City) (State/Terr.) (County) (Zip+4) (No Zip Available)
District

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

Checklist Preparer: Richard R Joslin / Hydrogeologist 10/17/2018
(Name / Title) (Date)

Wisconsin Department of Natural Resources (920) 424-7077
(Organization) (Phone)

625 East County Road Y, Suite 700 richard.joslin@wisconsin.gov
(Street) e-Mail

Oshkosh WI WINNEBAGO 54901- 9731
(City) (State/Terr.) (County) (Zip+4)

Site Contact Info/Mailing Address: Richard R. Joslin
625 East County Road Y, Suite 700, Oshkosh, WI 54901

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: Other State ID #(s): 02-39-283764

Site Sub-Type: Dry-Cleaning Operations Other ID #(s): _____

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? No 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 Montello Lodge property (formerly known as the Econo Wash) is located at 22 Main Street, City of Montello, Marquette County, Wisconsin (Site or Property). Review of the Marquette County website land records database indicates that the property is currently owned by Montello Lodge #141 and is zoned commercial. The property is developed with a single building and is located in center of the City of Montello among commercial businesses. Although there is no listed property size (i.e., acres) the property appears to be small, estimated around 0.1 acres.

The Wisconsin Department of Natural Resources (WDNR or Department) first learned of contamination at the Site from investigative activities associated with the petroleum release of a leaking underground storage tank (LUST) on the adjacent property to the south. The LUST case was located at 32 Main Street and was referred to as Freitag & Sons Site #2 (BRRTS # 03-39-002478). The Freitag & Sons Site #2 case was closed in October 2002, however the

Geospatial Information

Latitude: 43.791510 **Longitude:** -89.326903
Decimal Degree North (e.g., 38.859156) **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): 10/18/2018

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is there evidence of an actual release or a potential to release?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Are there possible targets that could be impacted by a release of contamination at the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Is there documentation indicating that a target has been exposed to a hazardous substance released from the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are the hazardous substances possibly released at the site, or is the release itself, excluded from being addressed under CERCLA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Is the site being addressed under RCRA corrective action or by the Nuclear Regulatory Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Are there other site-specific situations or factors that warrant further CERCLA remedial/integrated assessment or response?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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.

An Environmental site assessments (ESAs) associated with a petroleum release of a leaking underground storage tank (LUST) on the adjacent property to the south identified chlorinated volatile organic compounds (CVOCs) during groundwater sampling activities. Review of historical information identified a former laundromat and dry-cleaning business that operated on the Montello Lodge property. The Wisconsin Department of Natural Resources used state funds to investigate the area in and behind the Montello Lodge in attempt to identify the source of the CVOCs. Soil and groundwater samples reported several CVOc compounds in soil and groundwater near and beneath the Montello Lodge building.

Richard R. Joslin	State staff/State contractor	10/18/2018
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)
- Integrated 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 EPASite Assessor making this decision: Chrystal Brantley

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

CHRYSTAL BRANTLEY

Digitally signed by
CHRYSTAL BRANTLEY
Date: 2018.11.07 08:49:05
-06'00'

Date

11/07/2018

Site Description

(All text as entered on page A-2)

The Montello Lodge property (formerly known as the Econo Wash) is located at 22 Main Street, City of Montello, Marquette County, Wisconsin (Site or Property). Review of the Marquette County website land records database indicates that the property is currently owned by Montello Lodge #141 and is zoned commercial. The property is developed with a single building and is located in center of the City of Montello among commercial businesses. Although there is no listed property size (i.e., acres) the property appears to be small, estimated around 0.1 acres.

The Wisconsin Department of Natural Resources (WDNR or Department) first learned of contamination at the Site from investigative activities associated with the petroleum release of a leaking underground storage tank (LUST) on the adjacent property to the south. The LUST case was located at 32 Main Street and was referred to as Freitag & Sons Site #2 (BRRTS # 03-39-002478). The Freitag & Sons Site #2 case was closed in October 2002, however the identification of chlorinated volatile organic compounds (CVOCs) during site investigation activities (groundwater monitoring) needed additional investigation to identify the source.

Review of historical information identified a former laundromat and dry-cleaning business that operated on the Montello Lodge property. According to information the Department received from Montello Lodge and one former operator of the dry-cleaning business, the site has had laundry service with dry cleaning that operated on and off from 1959 to around 1989 with the laundromat closing in 1996. The latest operator of the business said that all the dry-cleaning equipment was removed in 1989. That person also indicated that no spills occurred when the business operated, and no chemicals were purchased or disposed of after 1989. On April 10, 2001 the Department made an onsite inspection of the Montello Lodge property. The building was built in the early 1900's and consists of a stone foundation with a dirt floor. The building does not have a basement but does have a small crawl space below the main floor.

In September 2001 the Department used state funds to investigate the area in and behind the Montello Lodge in attempt to identify the source of the CVOCs. An environmental consultant (Environmental Compliance Consultants, Inc) installed four hydraulic probe borings (GP-1 through GP-4) near the back of the building (east side) and one hand auger boring (HA-1) in the soils of the basement below the location of the former dry-cleaning machine. After the collection of soil samples, temporary wells were installed in all borings for groundwater sampling purposes.

The results identified contaminant concentrations of tetrachloroethene (PCE) in all soil samples and trichloroethene (TCE) at two boring locations. The highest concentration of COVCs in soil was PCE, reported at 9,600 micrograms per kilogram (ug/kg), identified at boring location GP-4 from 2 to 4 feet below ground surface near the northeast corner of the building. Similarly, groundwater results identified high concentrations of cis-1,2-dichloroethene (cis-1,2-DCE), PCE, and TCE from several of the boring locations. The highest concentration of cis-1,2-DCE (1,400 ug/l) and TCE (3,200 ug/l) were observed in the water sample collected from hand auger boring HA-1 installed in the crawl space beneath the location of the former dry-cleaning machine. The highest concentration of PCE was reported in the groundwater sample collected from GP-1 (2,800 ug/l) located near the southeast corner of the building.

Currently, it is unknown if the building is occupied or if any business is operating on the Site. Discussion with Marquette County Treasurer's Office has identified that the property is tax delinquent for 2015 and 2016. The property owner, Montello Lodge #141, was approved as a non-profit organization allowing them to be exempt from taxes in 2017 to the present day. The current property owner claims that they not financially able to continue with needed site investigation activities to define the degree and extent of soil, groundwater, and vapor contamination associated with the CVOC release that occurred on the Property.

PCS Summary and Decision Rationale

(All text as entered on page A-4)

An Environmental site assessments (ESAs) associated with a petroleum release of a leaking underground storage tank (LUST) on the adjacent property to the south identified chlorinated volatile organic compounds (CVOCs) during groundwater sampling activities. Review of historical information identified a former laundromat and dry-cleaning business that operated on the Montello Lodge property. The Wisconsin Department of Natural Resources used state funds to investigate the area in and behind the Montello Lodge in attempt to identify the source of the CVOCs. Soil and groundwater samples reported several CVOC compounds in soil and groundwater near and beneath the Montello Lodge building.

Currently, it is unknown if the building is occupied or if any business is operating on the Site. The current property owner claims that they not financially able to continue with needed site investigation activities to define the degree and extent of soil, groundwater, and vapor contamination associated with the CVOC release that occurred on the Property.

Figure 1 – Site Location

Montello Lodge

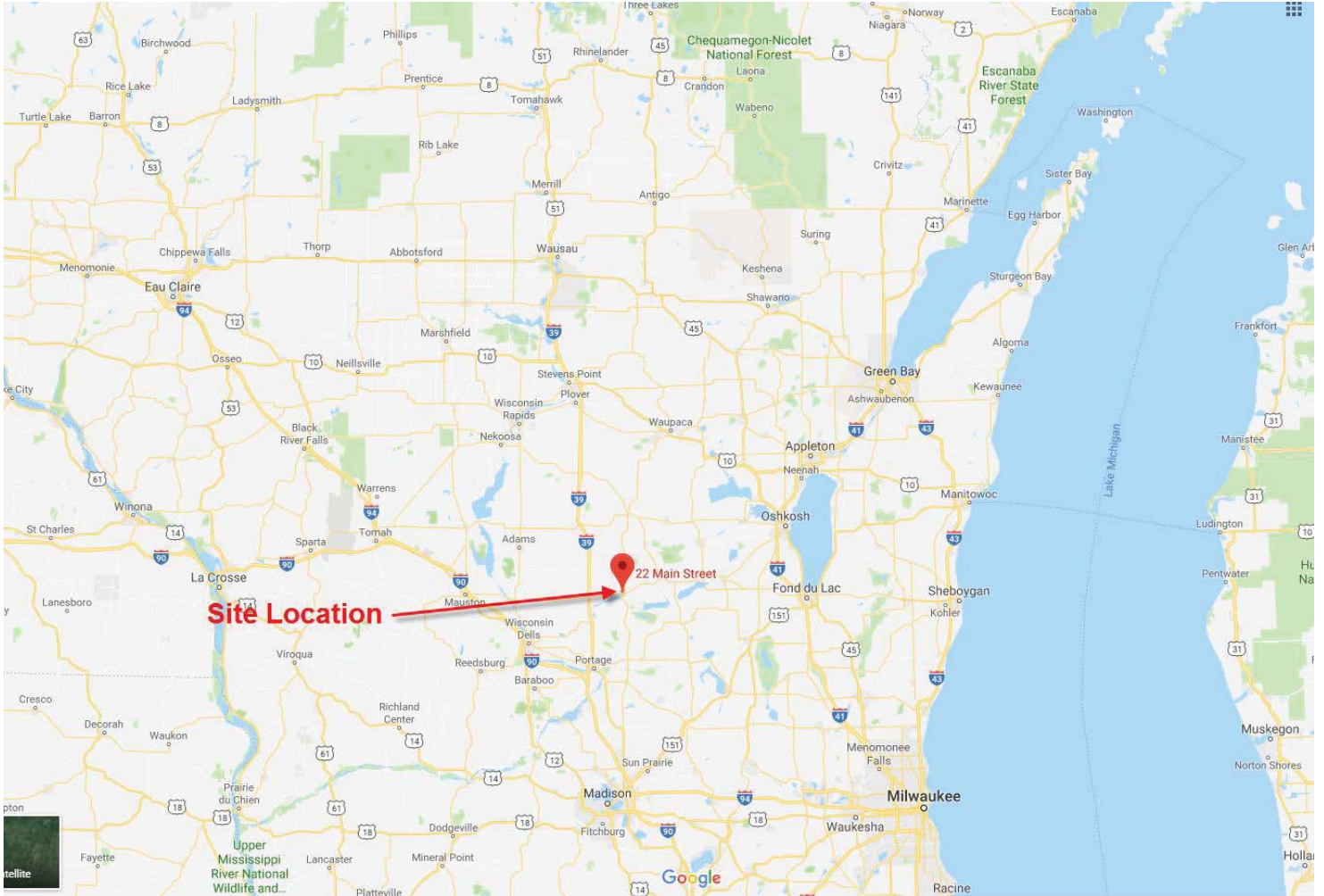


Figure 1 – Site Location (Continued)

Montello Lodge

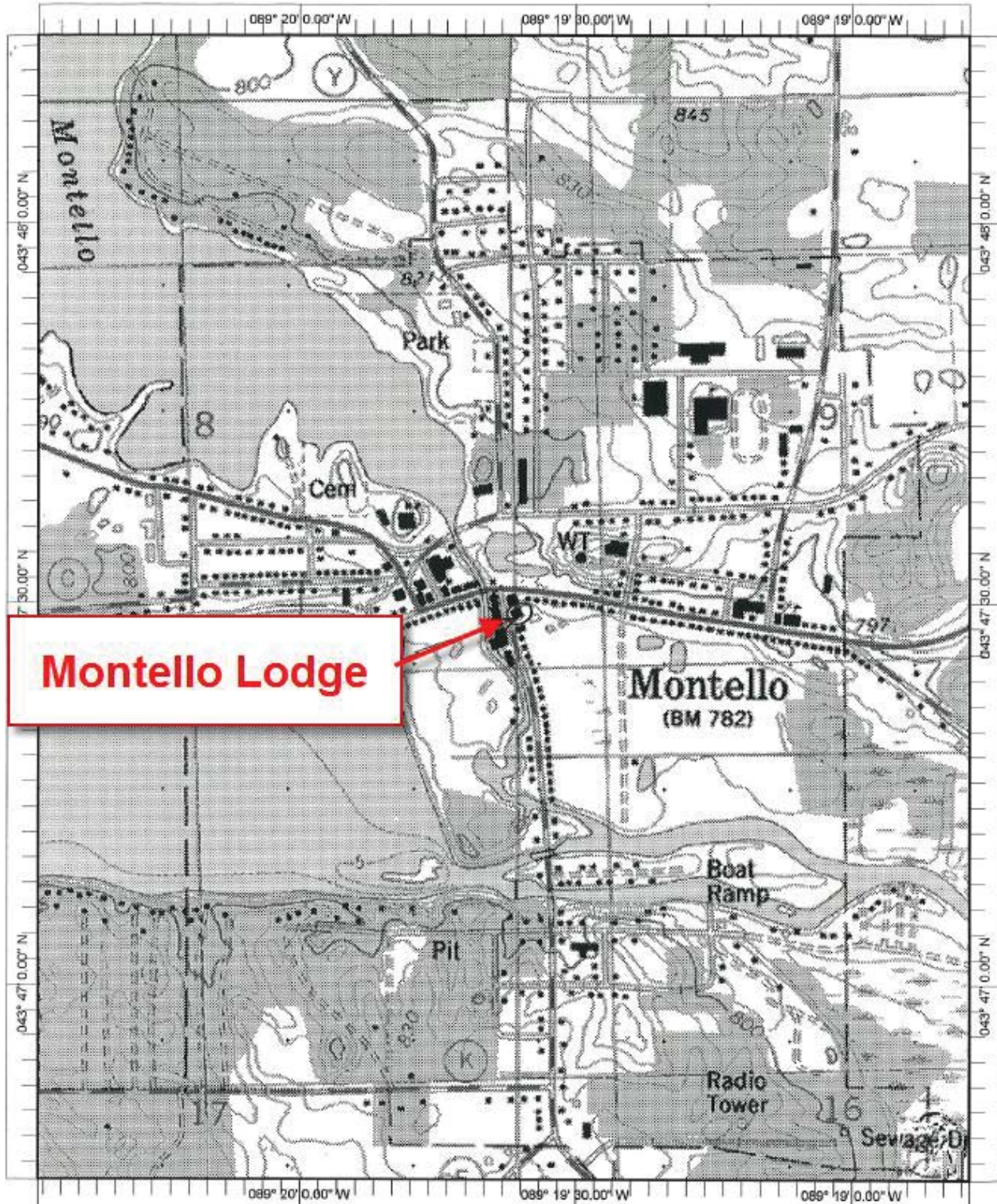


Figure 3 – Site Features

Montello Lodge

