

### 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: One Hour Martinizing

Other Site Name(s): \_\_\_\_\_

Site Location: N89 W16744-46 Appleton Ave  
(Street)

5 Menomonee Falls WI WAUKESHA 53051 - 2062   
Congressional (City) (State/Terr.) (County) (Zip+4) (No Zip Available)  
District

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

Checklist Preparer: Caroline Rice 07/14/2020  
(Name / Title) (Date)

Wisconsin Department of Natural Resources (608) 275-3224  
(Organization) (Phone)

3911 Fish Hatchery Road caroline.rice@wisconsin.gov  
(Street) e-Mail

Fitchburg WI DANE 53711 5367  
(City) (State/Terr.) (County) (Zip+4)

Site Contact Info/Mailing Address: Mannat LLC 16600 Prairie Ct Brookfield WI 53005-5758

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

RCRA Subtitle C Site Status: Is site in RCRA Info? Yes If Yes, RCRA Info Handler ID #: WID037836897

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

Site Type: Other State ID #(s): \_\_\_\_\_

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 site operated as a dry cleaner from approximately 1975 to 1985. The site is currently occupied by a two-story commercial building. The first story of the building operates as a music store and the second story as an apartment rental. The site is covered by the commercial building and an asphalt parking area.

Chlorinated volatile organic compounds (VOCs), resulting from the former dry cleaner operation, are the primary contaminants of concern on site. High levels of tetrachloroethene (PCE) have been detected in both the soil and groundwater, along with lesser concentrations of other volatile organic compounds.

Bedrock is shallow on-site with carbonate (dolomite) bedrock at 1.5-7.5 feet below ground surface (bgs). Groundwater is located within bedrock at 7-13 feet bgs and is inferred to flow to the northeast. Fill was noted in the

## Geospatial Information

Latitude: 43.179400 Longitude: 88.117782  
 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): 07/14/2020

### 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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
<p>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.</p> <hr/> <p>The site should be added to the Superfund active site inventory. Concentrations of chlorinated volatile organic compounds remain at high concentrations within both the soil and groundwater. Concentrations as high as 99,000 µg/kg PCE were detected in 2002 in the soil. Concentrations as high as 3,600 µg/L PCE were detected in 2002 in the groundwater.</p> <p>The horizontal and the vertical extent of groundwater contamination remains unknown and must be defined. Based on the known groundwater contamination and the inferred flow direction there is the potential for contaminant migration off-site. Residential homes are present down gradient of the site and the Menomonee River is located</p>

Caroline Rice	State staff/State contractor	07/14/2020
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)
- 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 EPA Site Assessor making this decision: David Brauner

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

**Brauner,  
David**

Digitally signed by Brauner, David  
Date: 2020.07.22 17:26:45 -05'00'

**Date**  
07/22/2020

## Site Description

*(All text as entered on page A-2)*

The site operated as a dry cleaner from approximately 1975 to 1985. The site is currently occupied by a two-story commercial building. The first story of the building operates as a music store and the second story as an apartment rental. The site is covered by the commercial building and an asphalt parking area.

Chlorinated volatile organic compounds (VOCs), resulting from the former dry cleaner operation, are the primary contaminants of concern on site. High levels of tetrachloroethene (PCE) have been detected in both the soil and groundwater, along with lesser concentrations of other volatile organic compounds.

Bedrock is shallow on-site with carbonate (dolomite) bedrock at 1.5-7.5 feet below ground surface (bgs). Groundwater is located within bedrock at 7-13 feet bgs and is inferred to flow to the northeast. Fill was noted in the area of MW-2 and consists of gray gravel. The native soil on site consists of brown silt and clayey silt.

In 2001 Maxim Technologies evaluated the potential environmental impacts of the former dry cleaner. The Wisconsin DNR was notified by Bence on December 19, 2001 that a release of a hazardous substance had occurred. In 2002 Maxim evaluated soil impacts, noting PCE concentrations of 71,000 ug/kg; these results prompted a targeted excavation of approximately 7 cubic yards of soil. Following the 2002 excavation soil contamination (99,000 ug/kg PCE and 11,000 ug/kg PCE) remained in the base of the excavation. Further excavation was precluded by the presence of shallow bedrock. In October of 2002 STS Consultants installed monitoring wells MW-2 and MW-3. Soil samples were collected from both monitoring well borings at 2.5 foot intervals. The MW-2 soil sample detected 133 ug/kg of PCE. MW-2 is in the vicinity of the 2002 Maxim excavation.

In 2002 Maxim installed monitoring well MW-1 and sampled groundwater for VOC's on two occasions. Contaminants detected included PCE (maximum 780 ug/L), Trichloroethene (TCE; maximum 24 ug/L), cis-1,2-dichloroethene (cis-1,2-DCE; maximum 24 ug/L), and vinyl chloride (maximum 0.27 ug/L).

STS Consultants investigated the groundwater contamination at monitoring wells MW-2 and MW-3. The groundwater results of all three monitoring wells show exceedances of the NR 140 Enforcement Standards for PCE. Groundwater results show concentrations ranging from 124 ug/L PCE to 3,600 ug/L PCE. TCE was also noted in exceedance of the NR 140 Enforcement Standards in all monitoring wells. Concentrations of TCE ranged from 8.01 ug/L TCE to 132 ug/L TCE

**PCS Summary and Decision Rationale**

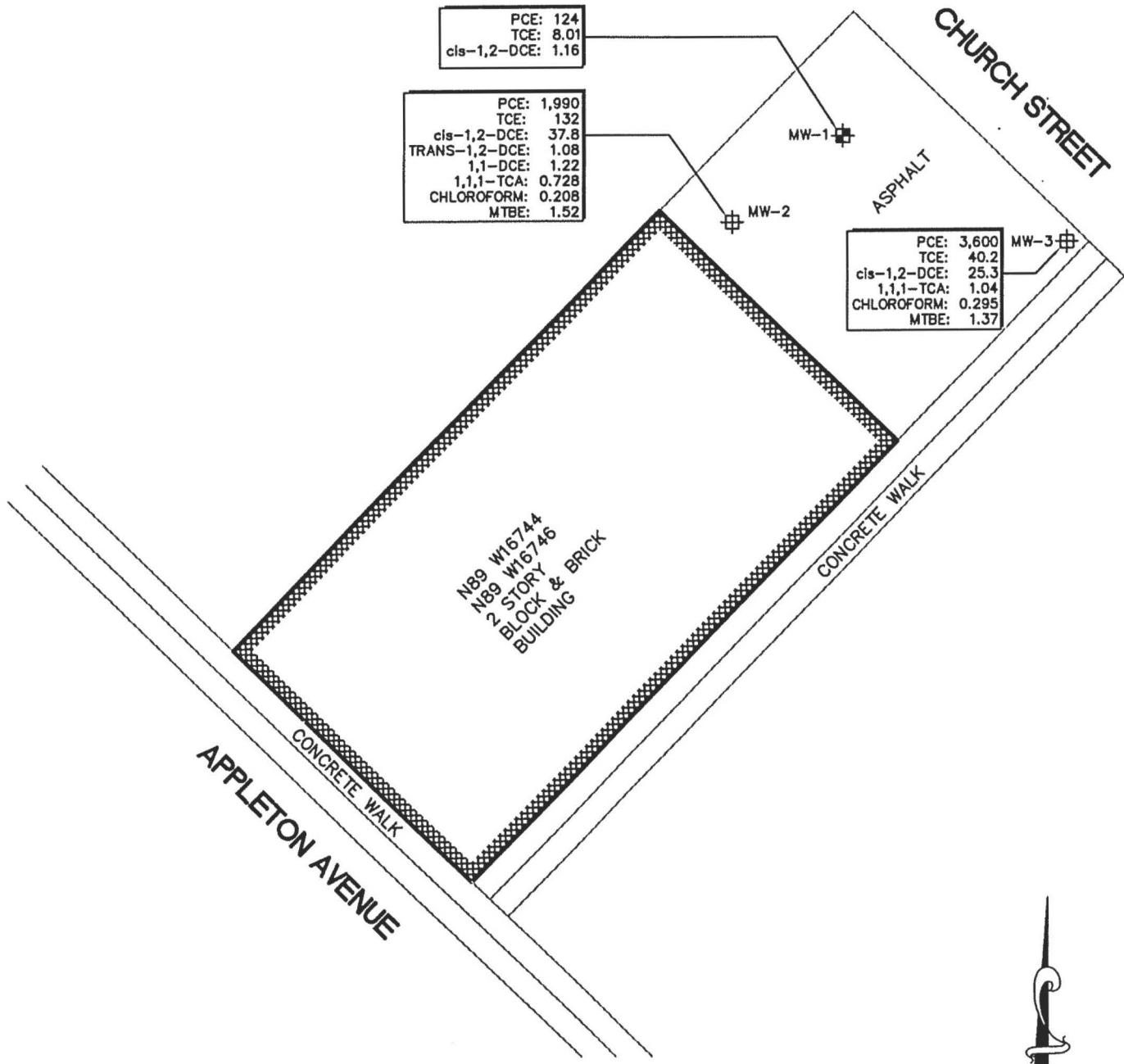
*(All text as entered on page A-4)*

The site should be added to the Superfund active site inventory. Concentrations of chlorinated volatile organic compounds remain at high concentrations within both the soil and groundwater. Concentrations as high as 99,000 µg/kg PCE were detected in 2002 in the soil. Concentrations as high as 3,600 µg/L PCE were detected in 2002 in the groundwater.

The horizontal and the vertical extent of groundwater contamination remains unknown and must be defined. Based on the known groundwater contamination and the inferred flow direction there is the potential for contaminant migration off-site. Residential homes are present down gradient of the site and the Menomonee River is located approximately 700 feet to the east of the site. The Menomonee River flows east to Lake Michigan.

Pathways of concern have not been adequately addressed. Notably, vapor intrusion has never been evaluated in association with the case. Given the known concentrations of TCE, the potential risk of vapor intrusion must be evaluated on site and at nearby properties. There is a potential risk to human health on-site, for the residents occupying the second floor apartments and the employees of the first floor music store. Given the inferred groundwater flow direction, the residential homes down gradient of the site are potentially at risk of vapor intrusion as well.

Wisconsin DNR Remediation and Redevelopment:  
BRRTS# 02-68-378488 (stalled)



**LEGEND**

- ⊕ MW-1 PREVIOUS MONITORING WELL
- ⊕ MW-2 NEW MONITORING WELL



STS Consultants Ltd.  
 Consulting Engineers  
 11425 W. Lake Park Dr.  
 Milwaukee, WI 53224  
 414.359.3030

DETECTED VOC CONCENTRATIONS ( $\mu\text{g/L}$ )  
 IN COLLECTED GROUNDWATER SAMPLES  
 N89 W1644-46 APPLETON AVENUE SITE  
 MENOMONEE FALLS, WISCONSIN

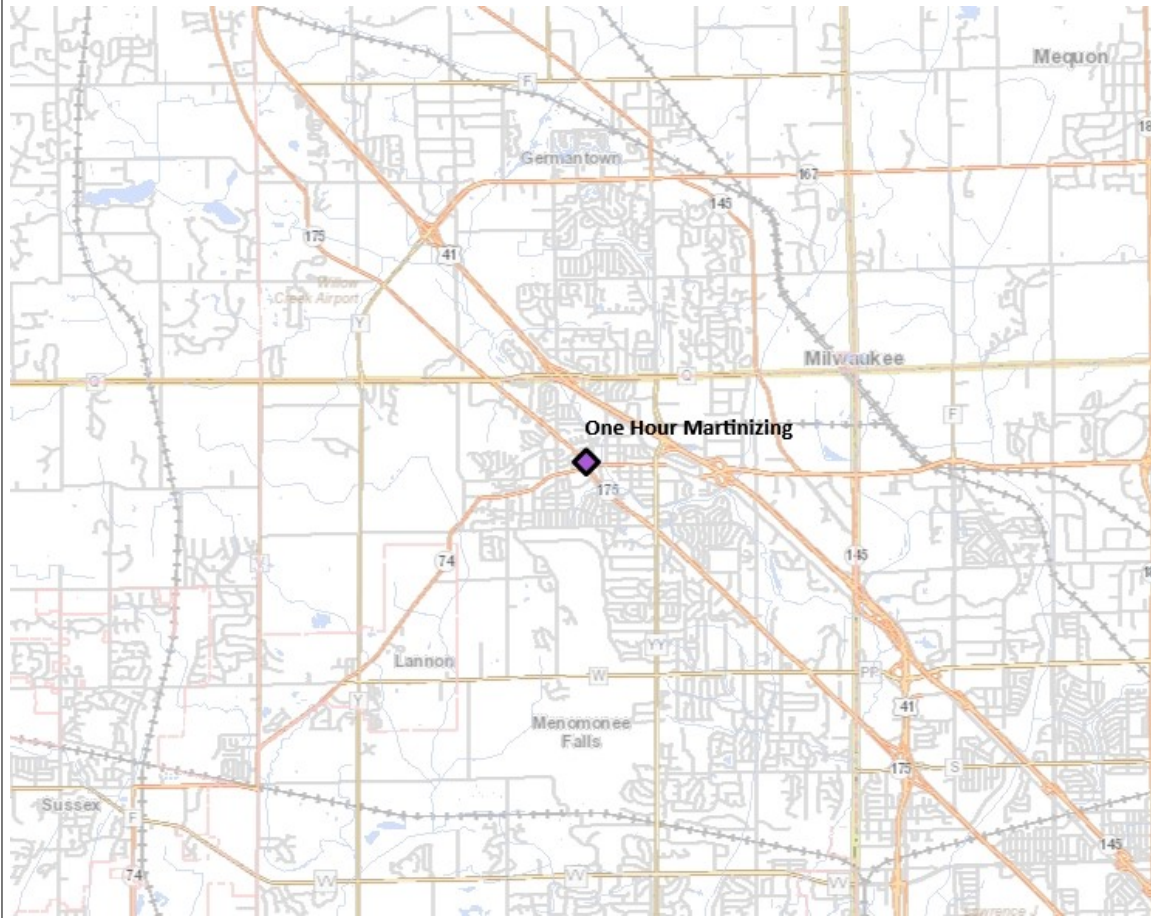
DESIGNED BY	MOM	11/4/02
DRAWN BY	WDB	11/4/02
APPROVED BY	MOM	11/4/02
CADFILE	0587210XA	SCALE N. T. S.
STS PROJECT NO.	87210	FIGURE NO. 4



# One Hour Martinizing - Site Location



## Legend



## Notes

3.0 0 1.50 3.0 Miles

NAD\_1983\_HARN\_Wisconsin\_TM

1:95,040



DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

*Note: Not all sites are mapped.*