

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) 110005448587

Site Name: One Hour Martinizing - Milwaukee

Other Site Name(s): One Hour Martinizing Former

Site Location: 8711A W Fond Du lac Avenue
(Street)

5 Milwaukee WI Milwaukee 53225 - 2014
Congressional (City) (State/Terr.) (County) (Zip+4) (No Zip Available)
District

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

Checklist Preparer: Karen Campoli / Senior Hydrogeologist - NER
(Name / Title) (Date)

Wisconsin Department of Natural Resources (920) 510-4349
(Organization) (Phone)

2984 Shawano Avenue karen.campoli@wisconsin.gov
(Street) e-Mail

Green Bay WI BROWN 54313- 6727
(City) (State/Terr.) (County) (Zip+4)

Site Contact Info/Mailing Address: _____

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 #: WID115820599

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 1967 until 2003. The dry cleaning building is located within the Bonanza Shopping Center along W. Fond du Lac Avenue and has been vacant since 2003. The site is covered by the former dry cleaning 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 the site. High levels of tetrachloroethene (PCE) have been detected in both the soil and groundwater on site.

Soil types identified onsite include a dry, medium stiff, brown silty clay with fine sand and occasional gravel to approximately 10 feet to 20 feet below ground surface (bgs). Groundwater was noted to be between 6 and 13 feet +

Geospatial Information

Latitude: +43.124184788 Longitude: -88.021010699
 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): 04/09/2021

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

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 site should be added to the Superfund active site inventory. Concentrations of chlorinated volatile organic compounds remain at high concentrations within the soil and groundwater. Concentrations as high as 5,640,000 ug/kg PCE were detected in 2009 in the soil. Concentrations as high as 218,000 ug/L PCE were detected in 2009 in the groundwater.

The horizontal and vertical extent of both the soil and groundwater contamination remains unknown. Based on the known groundwater contamination and the inferred flow direction to the south, there is a potential for contaminant migration off-site. Residential apartments and the Bryant Elementary School are present down gradient of the site. 

Karen Campoli	State staff/State contractor	04/23/2021
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)

**DAVID
BRAUNER**

Digitally signed by DAVID
BRAUNER
Date: 2021.04.26 15:58:57
-05'00'

Date

04/26/2021

Site Description

(All text as entered on page A-2)

The site operated as a dry cleaner from approximately 1967 until 2003. The dry cleaning building is located within the Bonanza Shopping Center along W. Fond du Lac Avenue and has been vacant since 2003. The site is covered by the former dry cleaning 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 the site. High levels of tetrachloroethene (PCE) have been detected in both the soil and groundwater on site.

Soil types identified onsite include a dry, medium stiff, brown silty clay with fine sand and occasional gravel to approximately 10 feet to 20 feet below ground surface (bgs). Groundwater was noted to be between 6 and 13 feet bgs.

In 2009, Moraine Environmental, Inc (Moraine) evaluated the potential environmental impacts of the former dry cleaner. The Wisconsin Department of Natural Resources (WDNR) was notified by Moraine Environmental, Inc (Moraine) on August 8, 2008 that a release of a hazardous substance had occurred. In 2009, Moraine evaluated soil impacts, noting PCE concentrations ranged from 846,000 ug/kg to a high of 5,640,000 ug/kg. The PCE impacts were identified in the saturated soil zone from 14 ft to 20 ft bgs. The observed soil impacts in the two borings in the rear alley of the building are likely due to migrating groundwater from the source area inside the former dry cleaning building.

Groundwater monitoring wells were installed at each boring location and one groundwater sample was collected from each well on January 26, 2009. PCE concentrations of 218,000 ug/L were identified in MW-2 and PCE concentrations of 82,400 ug/L were observed in MW-3 located in the rear alley of the building. The NR 141 Enforcement Standard for PCE is 5 ug/L.

In April 2019, Wisconsin Department of Health Services (DHS) staff conducted an indoor air sampling event and assessed the site for potential VOCs and ammonia inside the building. Chlorinated VOCs were detected within the indoor air of the former dry cleaning facility. DHS stated concerns over the unknown potential for downgradient vapor intrusion exposures in neighboring dwellings.

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 the soil and groundwater. Concentrations as high as 5,640,000 ug/kg PCE were detected in 2009 in the soil. Concentrations as high as 218,000 ug/L PCE were detected in 2009 in the groundwater.

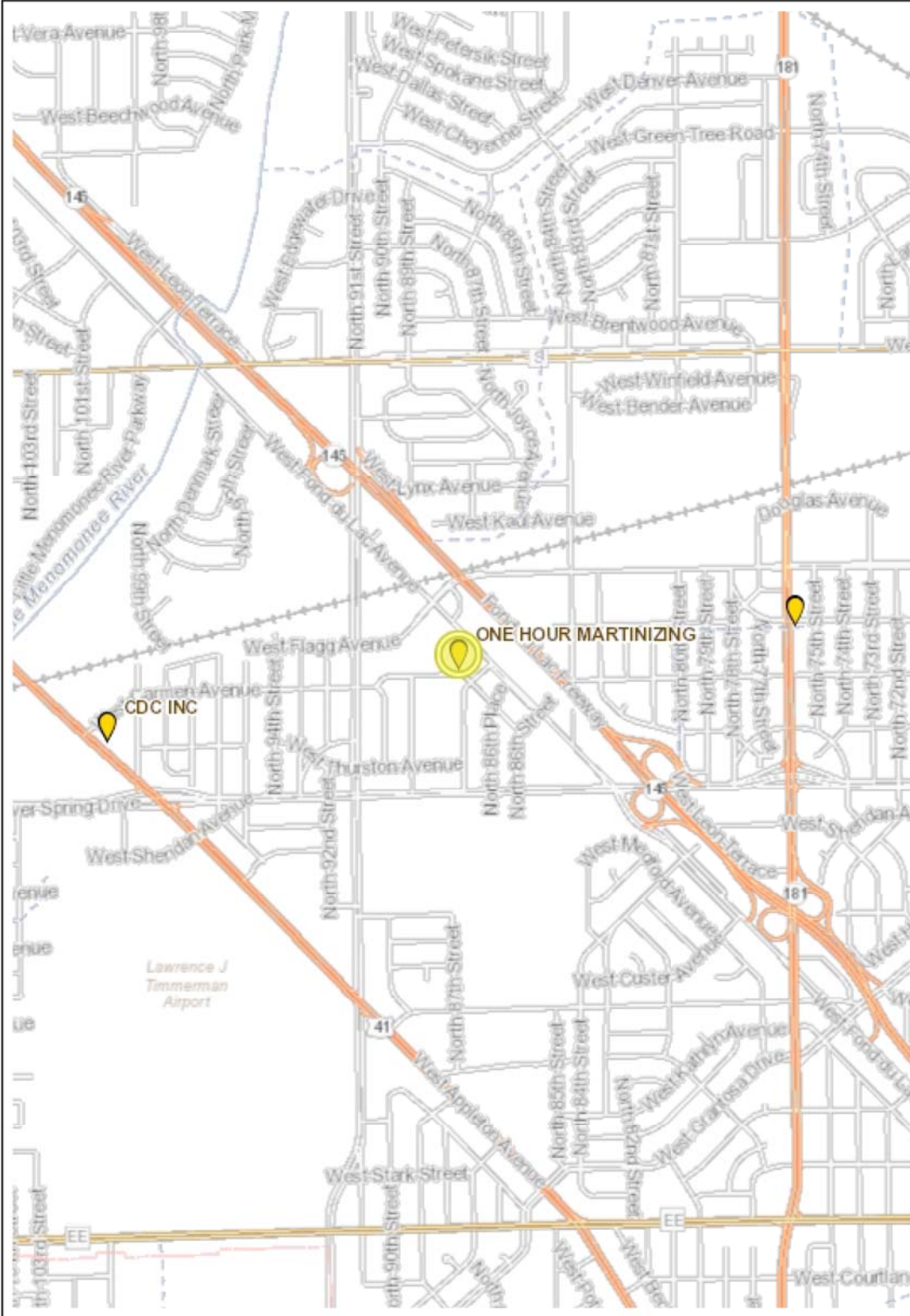
The horizontal and vertical extent of both the soil and groundwater contamination remains unknown. Based on the known groundwater contamination and the inferred flow direction to the south, there is a potential for contaminant migration off-site. Residential apartments and the Bryant Elementary School are present down gradient of the site. It appears that multiple childcare centers are located within the Bonanza Shopping Center building; one located immediately adjacent at 8717 W Fond Du Lac Ave.

Pathways of concern have not been adequately addressed. Vapor investigation included indoor air sampling and proposed sub-slab sampling; however, sub-slab sampling has yet to be conducted. Given the known PCE concentrations and the potential for off-site impacts, vapor intrusion must be evaluated at nearby properties. There is a potential risk to human health for the childcare centers immediately adjacent to the former dry cleaning facility and for residences occupying the apartment complexes downgradient to the south.


Wisconsin DNR Remediation and Redevelopment:
BRRTS# 02-41-552219



One Hour Martinizing - Site Location



Legend

-  Dryclean Environmental Response F (DERF)

0.5 0 0.5 Miles

1: 23,760



NAD_1983_HARN_Wisconsin_TM

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.

Notes

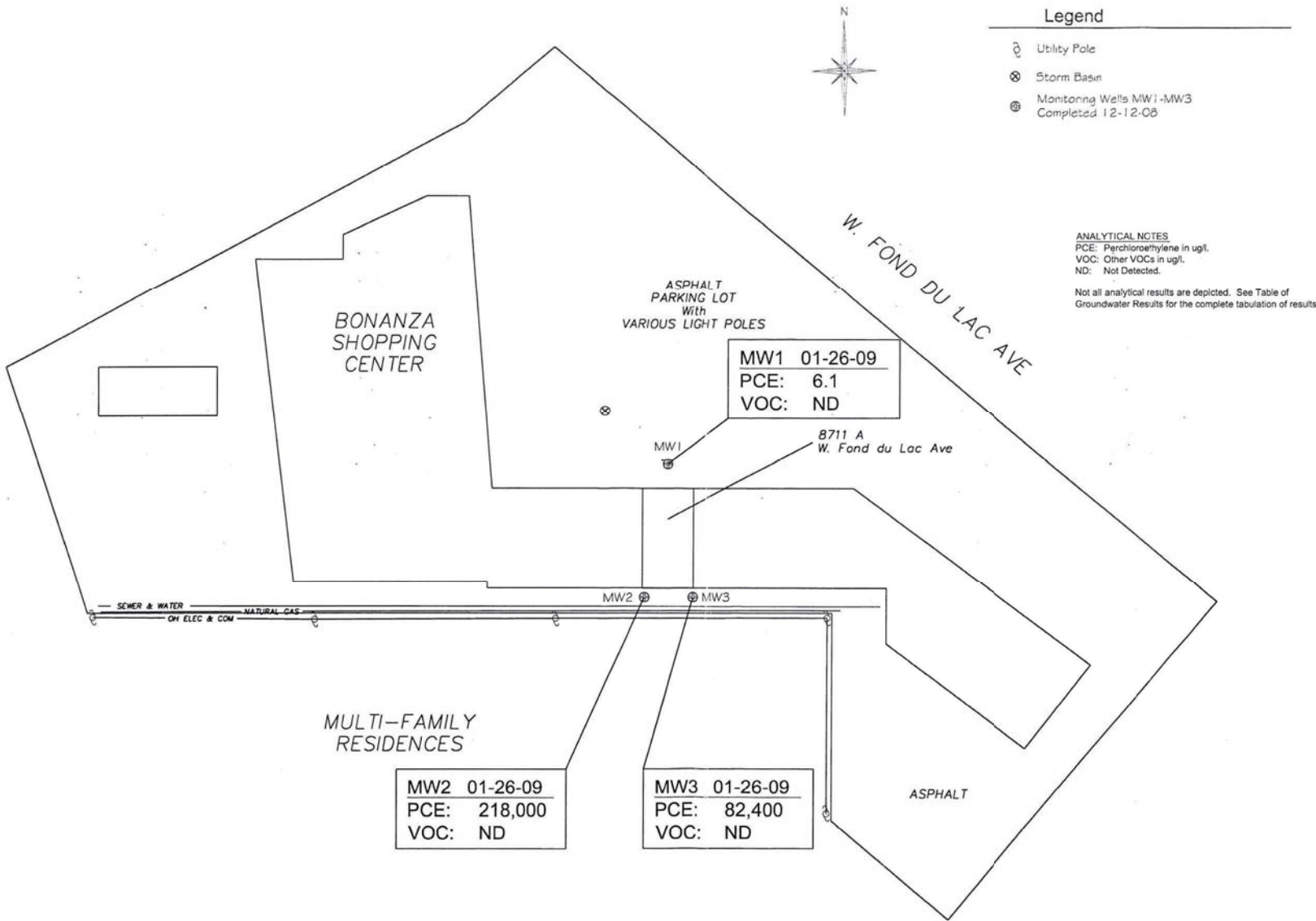


FIGURE 5
GROUNDWATER QUALITY RESULTS

FORMER ONE HOUR MARTINIZING FACILITY
8711 A W. Fond du Lac Avenue
Milwaukee, WI 53225

Graphic Scale 60'

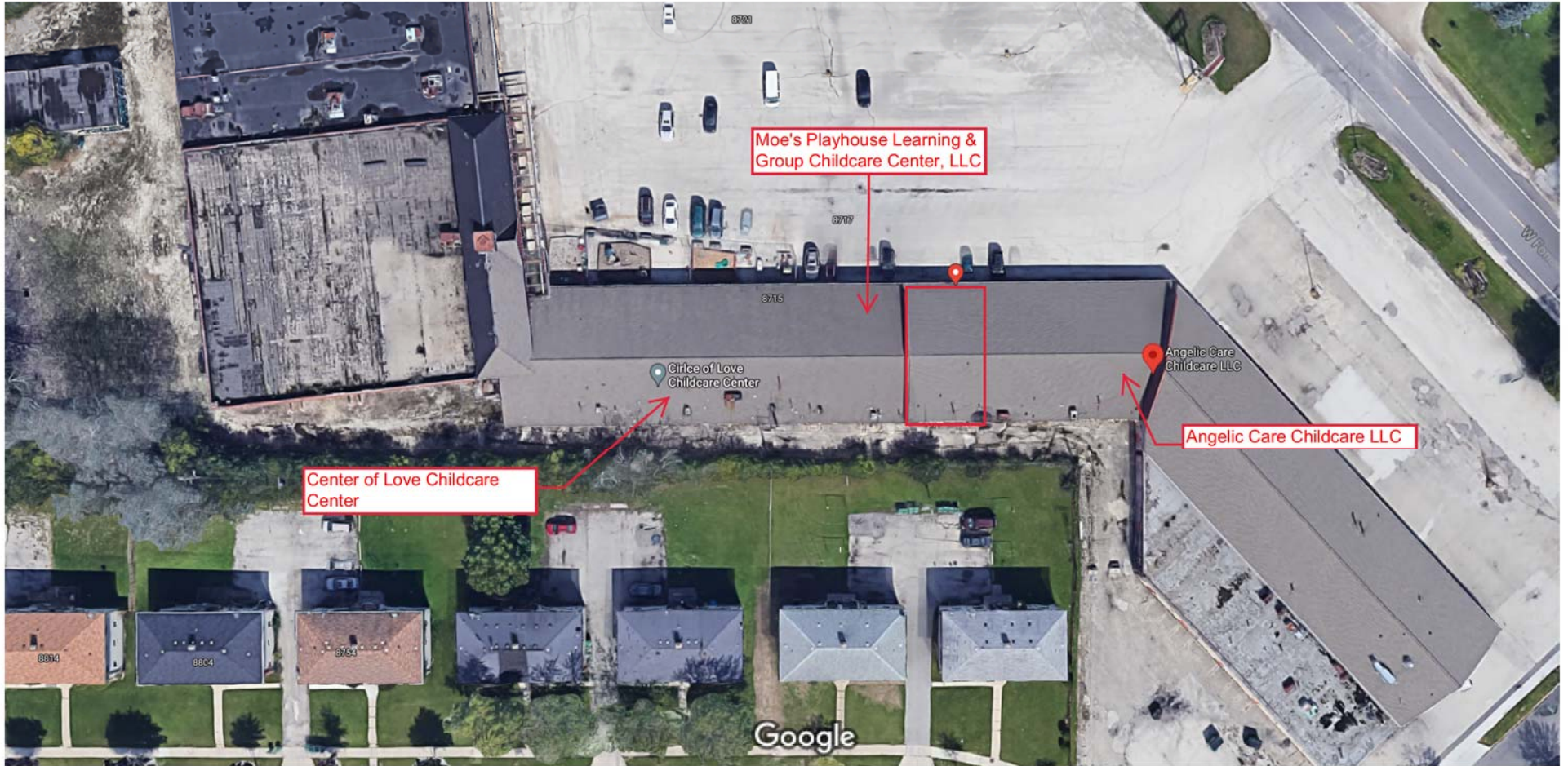
Revised by MDB

Revised: 02-09-09


Project File: M200421_4279 Forras.dwg

*Notes: Not Surveyed.
Figures Developed from Field Notes & Aerial Photos.

Google Maps Nearby Childcare Centers



Imagery ©2021 Google, Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 20 ft

 Approximate Site Boundary