

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: Undeveloped Rosemurgy Property

Other Site Name(s): _____

Site Location: 218 S 4th St
(Street)

7 Congressional District
Wausau (City) WI (State/Terr.) Marathon (County) 54403 (Zip+4) (No Zip Available)

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

Checklist Preparer: Matthew Vitale, Hydrogeologist (Name / Title) 08/14/2020 (Date)

Wisconsin Department of Natural Resources (Organization) (715) 492-1222 (Phone)

1300 W Clairemont Ave (Street) matthew.vitale@wisconsin.gov e-Mail

Eau Claire (City) WI (State/Terr.) Eau Claire (County) 54701- (Zip+4)

Site Contact Info/Mailing Address: Rosewell Properties LLC LTD, 100 N Center St
Newton Falls, OH 44444-1321

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): 02-37-548031

Site Sub-Type: Unknown Other ID #(s): _____

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

Formerly Used Defense Site (FUDS)? Undetermined

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

Federal Facility Docket Reporting Mechanism: (Make selection)

Native American Interest? (Make selection) 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 subject parcel is an undeveloped gravel parking lot, approximately 1.03 acres in size. Past land uses of the subject parcel include residential, livestock sales, auto parking, postal service and an automobile dealership.

The presence of a gasoline tank in the 1923-1953 Sanborn Fire Insurance Map, 218 S 4th St along with the potential automobile repair activities and adjacent land uses (junk storage and reclamation which included automobiles and batteries) are likely contributors to the on site soil contamination.

A steep incline in land surface elevations occurs along the northern property boundary up towards the adjacent property.



Geospatial Information

Latitude: 44.95565 Longitude: -89.62783
 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): _____

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 type="checkbox"/>	<input checked="" 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.

Analytical results from a 2006 Phase II Environmental Site Assessment indicate that elevated levels of metals and Polynuclear Aromatic Hydrocarbon (PAH) compounds are present in shallow soils at the site. The property is currently vacant with no site controls to prevent trespassing or potential exposure.

In 2008 a Notice of Contamination was recorded with the Marathon County Register of Deeds following enforcement action against the current property owner.

Matthew Vitale	State staff/State contractor	08/14/2020
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: Erica Aultz, Site Assessment Manager

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

Erica Aultz
 Digitally signed by ERICA AULTZ
 Date: 2020.09.04 15:37:34 -05'00'

Date
09/04/2020

Site Description

(All text as entered on page A-2)

The subject parcel is an undeveloped gravel parking lot, approximately 1.03 acres in size. Past land uses of the subject parcel include residential, livestock sales, auto parking, postal service and an automobile dealership.

The presence of a gasoline tank in the 1923-1953 Sanborn Fire Insurance Map, 218 S 4th St along with the potential automobile repair activities and adjacent land uses (junk storage and reclamation which included automobiles and batteries) are likely contributors to the on site soil contamination.

A steep incline in land surface elevations occurs along the northern property boundary up towards the adjacent property.

Site geology consists of a fine to medium grained sand with silt and trace gravel.

Depth to groundwater at the site is approximately 8 feet below ground surface. The direction of groundwater flow is southwest with natural discharge to the Wisconsin River.

Analytical results from a 2006 Phase II Environmental Site Assessment indicate that elevated levels of metals and Polynuclear Aromatic Hydrocarbon (PAH) compounds are present in shallow soils at the site. Samples collected from groundwater monitoring wells contained detections of Volatile organic compounds (VOCs), PAHs, and metals.

In 2008 a Notice of Contamination was recorded with the Marathon County Register of Deeds following enforcement action against the current property owner.

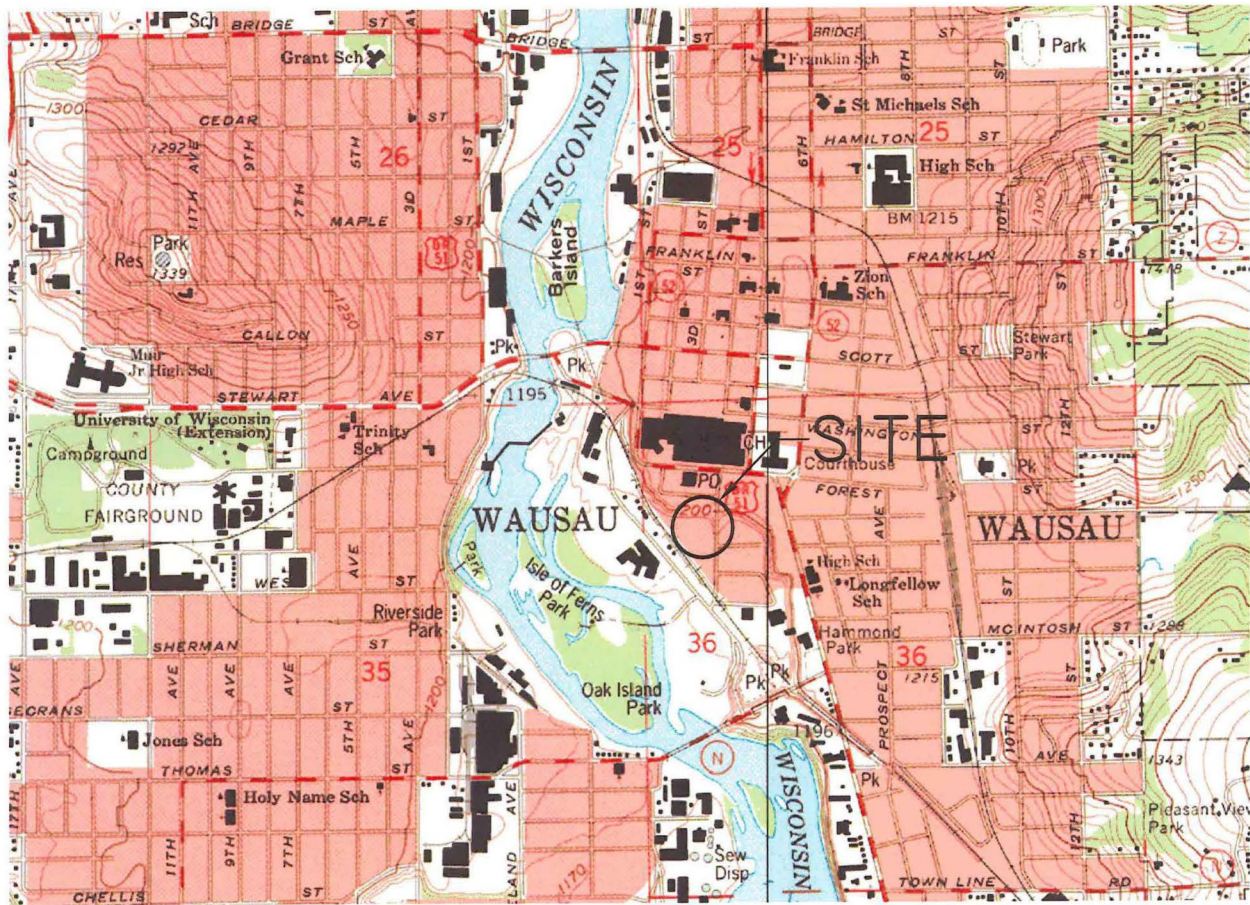
PCS Summary and Decision Rationale

(All text as entered on page A-4)

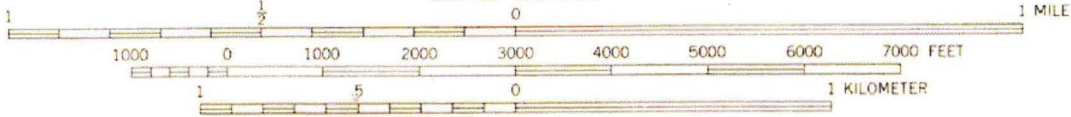
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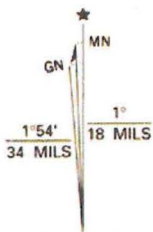
DRAWING FILE: J:\DRAFTING\4322-ROSEMURGY.DWG\PLANS\4322-VICINITY.DWG LAYOUT: MODEL PLOTTED: DEC 18, 2006 - 1:12PM PLOTTED BY: MIKEH



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



UTM GRID AND 1993 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

WAUSAU WEST, WIS.

NW/4 WAUSAU 15' QUADRANGLE
44089-H6-TF-024

1993

DMA 3073 I NW - SERIES V861



QUADRANGLE LOCATION

REI Engineering, INC.

UNDEVELOPED ROSEMURGY PROPERTY
218 S. 4TH STREET
WAUSAU, WI

FIGURE 1 : SITE VICINITY MAP

PROJECT NO.	4322	DRAWN BY:	MAH	DATE:	12/15/06
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