

Delton Family Medical Center

PUB-RR-782

November, 2007

Delton Family Medical Center

28 Commerce Street
Lake Delton, WI
Sauk County

2.2 acres

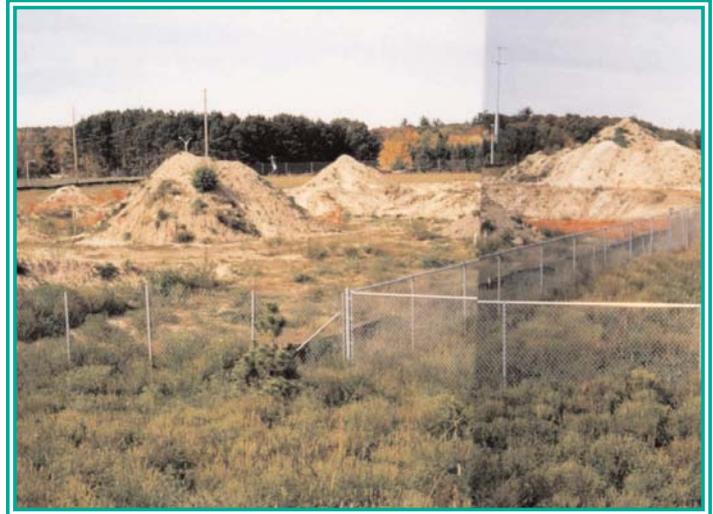
Location: West of Lake Delton

After discovering a landfill during construction, developers worked with the DNR to turn this brownfield into a family health clinic.

History

Located near the entrance ramp for Interstate Highway 90/94, this brownfield was an attractive location for redevelopment. Initially a neighborhood dump from the mid-1950s to the early 1960s, the land was purchased by Hess Memorial Hospital, Inc., and the Mile Bluff Clinic.

However, hospital construction of the clinic halted when landfill materials were discovered during foundation and elevator pit excavations in July of 2002. Since the hospital had already spent significant funds on the site, the hospital board did not wish to delay building by locating to a new site.



The Delton Family Medical Center site during construction. The hospital worked with DNR staff to deal with the landfill waste previously deposited on the site (DNR file photo).

Investigation and Cleanup

The hospital contacted staff with the DNR's Remediation and Redevelopment (RR) and Waste and Materials Management programs. Investigation revealed refuse ranging from 1 to 8 feet in thickness covered by more than 10 feet of soil. Although groundwater impacts were insignificant, methane gas levels presented a potential safety hazard.

Several initial engineering actions were necessary to protect human health and the environment. First, waste was excavated below and within 15 feet of the proposed building footprint. Next, workers installed a passive gas venting system in the clean fill that was brought in to support the building. The building also required waterproofing, moisture vapor protection and an isolation geomembrane.



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

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Ongoing monitoring and reporting would ensure the operation and long-term maintenance of the site.

Financial, Liability, and Technical Assistance

Normally, state solid waste rules prohibit certain types of development activity, including constructing buildings, on abandoned landfills of any type. However, state law also allows the DNR to grant exemptions for development on certain landfills if a particular site does not pose a threat, and so long as engineering controls can be implemented to prevent harm to the public and the environment. The DNR granted an exemption to the state codes for the site, to allow for some waste excavation and disposal at the solid waste facility.

Hess Memorial Hospital, Inc., and Mile Bluff Medical Center worked closely with the RR and Materials Management program staff, along with the consultant RMT, Inc., to redevelop the site in a manner that would ensure public and environmental health and still serve the community of Lake Delton.

"I can't say enough about how quickly the DNR responded to our needs. They were exceptional to deal with," said Steve Vinopal, facility manager of Hess Memorial Hospital.

Contact

Hank Kuehling
Project Manager
WI DNR Remediation & Redevelopment
Program
(608) 275-3286

Steve Vinopal
Director
Construction Engineering & Facility Services
Mile Bluff Medical Center
Mauston, WI
(608) 847-6161



The new Delton Family Medical Center, completed in 2006 (DNR photo).

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