

Seven Mile Creek Park

PUB-RR-789

May, 2008

Seven Mile Creek Park (formerly Otto Stiedaman property)

W8225 CTH Y
Lamartine, WI
Fond du Lac County

1.10 Acres

Location: Adjacent to Seven Mile Creek
on County Trunk Highway Y, in the
Town of Lamartine

Small towns have big problems too. One property in a northeast Wisconsin community contained dozens of scrapped vehicles surrounding an old, dilapidated creamery, the building's interior filled with a maze of automotive parts, scraps and hazardous refuse, causing a serious threat to local residents and the environment.

History

From the 1870s to the 1970s, the town of Lamartine's dairy and creamery operated from this property, located along scenic Seven Mile Creek. In 1980, the property was sold to Otto Stiedaman, who operated an auto salvage and repair shop. Over the years, the property and buildings degraded and became a town eyesore, with an abundance of auto debris, noxious weeds and unwanted animals.

There were also other serious public health, safety and fire issues because of suspected petroleum and hazardous chemicals stored on the property. These issues included two underground concrete tanks - one for the septic system and one for the former creamery wastewater, which discharged to the creek; asbestos in the creamery building insulation and tiles; and hundreds of scattered paint cans, used motor oil containers, tanks of acetylene, drums of unidentified chemicals, containers of petroleum compounds and other auto products.



The former Otto Stiedaman property (photo by Jennie Easterly, DNR).

Investigation & Cleanup

Town of Lamartine officials acquired the property through condemnation proceedings in 2001, after a long 10-year battle with the owner to clean up the site. Through an intergovernmental agreement negotiated between the town and the DNR, the parties assigned specific commitments for cleanup activities. The DNR's Remediation and Redevelopment (RR) Program



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

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utilized state-funded response dollars to assist the town with a site investigation of the property. The town was responsible for the removal of hazardous items, tires, car batteries, above ground storage tanks and asbestos abatement.

Utilizing the DNR's Brownfields Site Assessment Grant (SAG), the town was also able to complete a Phase II investigation of the septic system, demolish the building and cap the site to protect the public against any direct contact with contaminated soils. More than 100 tons of oil- and gasoline-contaminated soils were removed and disposed of from surface spills and the former underground storage tank area.

Town employees also got into the act, recycling scrap metal, car batteries, tires, mercury switches, light ballasts and other recyclable materials, and the local fire department was invaluable in volunteering their time for general site cleanup. An auction was also held for such salvageable items as cars and antiques, drawing in a value of \$16,000. Overall, approximately 80 cars, 2,000 tires and tons of scrap metal were removed from the property.



After extensive cleanup, the community created the Seven Mile Creek Park on the former brownfield for all residents to enjoy (photo by Jennie Easterly, DNR).

Redevelopment

After the site was cleared of all debris and capped with clay/soil and grass, the property was turned into the Seven Mile Creek Park. Currently, there is a small parking lot and shelter with picnic table for the community to enjoy.

Financial, Liability, Technical Assistance

Town officials used state-funded response dollars for the site investigation, which cost \$80,000. State-funded dollars, which come from Wisconsin's Environmental Fund, are used at contaminated properties where the responsible party is unknown, unwilling or unable to pay for cleanup.

The town was also awarded a \$30,000 DNR Brownfields Site Assessment Grant (SAG) and utilized the Local Government Unit (LGU) Exemption by acquiring the property in condemnation proceedings. A negotiated agreement between the DNR and the town was also instrumental in cleanup of the site. Throughout the life of the project, RR Program staff and the town of Lamartine worked together on site investigation, cleanup and remediation, and RR staff also provided assistance through property acquisition and the site assessment grant.

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