

Camp Marina

PUB-RR-823

March 2009

Camp Marina

732 North Water Street
Sheboygan, WI
Sheboygan County

3 Acres

**Location: Along the Sheboygan River,
one mile upstream from Lake Michigan**

**A turn-of-the-century manufactured
gas plant was redeveloped into a
riverside park.**

History

Manufactured gas may be a bygone technology, but the effects of producing the fuel can plague communities to this day. Before the days when power lines carried most of the energy a person needed, manufactured gas was the main energy choice. It was used to power lights and heat homes and businesses. The process for making the gas involved burning a lot of coal, wood and other products. Some of the by-products of manufactured gas making could be reused in a variety of industries, while others became waste requiring proper disposal.

The Sheboygan manufactured gas plant operated from 1872 until 1929. In the 1950s and 60s, the plant was dismantled. Camp Marina was listed as an EPA Superfund site in 1986.



The former Camp Marina Manufactured Gas Plant before redevelopments were complete (DNR photo).

Investigation and Cleanup

Contamination was dramatically uncovered at the site when workers were installing a dock- crews attempting to install the dock posts found residual oil spewing out of the ground.

Site investigations revealed a number of contaminants posing risk to the soil and groundwater. Volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs) and metals from the gas purifying process were all found on-site. In addition, traces of cyanide were discovered in some of the wood chip wastes found on the property.

During the Phase I Environmental Site Assessment (ESA) 10,500 tons of soil were excavated from the site and given off-site thermal treatment – a process which uses heat to extract contaminants from the soil. Air monitoring was conducted during the thermal treatment process to ensure the safety of residents.



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

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During the Phase II ESA, a vertical sheet pile barrier wall was constructed around the impacted soil area. Treated soil was then brought back to the property for re-use, and the soil was capped with geosynthetic materials. A low flow biosparaging system was installed to blow air into the impacted soil area to speed up the natural breakdown of contaminants.

While the pollution issues on the upland portion of the property have been addressed, EPA is working with WPS to address contamination issues on the river adjacent portions of the property. Remediation work there is on-going.

Redevelopment

The remediation at the former manufactured gas plant removed the threats of waste product leaching into the groundwater or river. Improved property conditions also helped encouraged a developer to build condominiums adjacent to the site.

The city now owns the waterfront park located at the site of the former gas plant. Park-goers will find a playground, benches, and basketball and volleyball courts. The park also includes an extension of the Sheboygan Urban Recreational Trail, where people walk, jog or bike along the Sheboygan River to Lake Michigan.

Financial, Liability, Technical Assistance

While WPS paid for the cleanup, the Remediation and Redevelopment Program managed the parameters of the cleanup under an Environmental Repair Contract.

Contacts

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Partnership between Wisconsin Public Service Company, the City of Sheboygan and the DNR enabled the city to extend a recreational trail along the former contaminated site (DNR photo).

Praise for the RR Program:

“Teamwork played a pivotal role in the project. Without the cooperation of partners, in particular the Wisconsin Department of Natural Resources, the area in the heart of the City’s downtown district would have remained blighted and contaminated. Instead, Sheboygan celebrates a park that serves a neighborhood of diverse backgrounds, incomes, and ages.”

*- Paulette Enders
Director of Planning and Development
City of Sheboygan*



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