

# 2006 PHOENIX AWARD COMMUNITY IMPACT WINNER

PUB-RR-759

July, 2006

## Sheboygan Harbor Center

(Includes the South Pier Project and the Blue Harbor Resort, previously the C. Reiss Coal property)

1011 S. 8th St.  
Sheboygan, WI  
Sheboygan County

40 Acres

**Location: Secluded on a peninsula off the shores of Lake Michigan, near the mouth of the Sheboygan River.**

A Lake Michigan community takes advantage of its waterfront amenities to turn a former coal storage facility into a major state tourist attraction.

### History

Since the 1880s, this former brownfield site served the C. Reiss Coal Company as a storage and distribution facility for coal, coke, and petroleum products. The site was also used for furniture and toy manufacturing.

Past industrial uses have resulted in soil and groundwater contamination, including petroleum spills. The site sat vacant for a number of years.

### Investigation, Remediation & Cleanup

Contaminants found on the site include Polycyclic Aromatic Hydrocarbons (PAHs), lead

and arsenic, with chloride being the main contaminant of concern in the groundwater. Phase I, Phase II and other site investigations were conducted, and during the cleanup process soil was excavated and removed, and underground storage tanks, aboveground storage tanks and piping were also removed.

### Redevelopment

The waterfront revitalization includes new restaurants, retail shops and condominiums, as well as a new convention center and hotel-water-park called the Blue Harbor Resort, which has 185 rooms and employs more than 350 people.

Redevelopment also includes a riverfront promenade, a multi-purpose educational facility and a angler cleaning station.



Sheboygan's former C. Reiss Coal property on the shore of Lake Michigan. The site was contaminated with PAHs, lead and arsenic (DNR photo).



Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707  
<http://dnr.wi.gov/org/aw/rr>



## Financial, Liability, Technical Assistance

This brownfield had a wide variety of financial assistance, including more than \$12 million from the city of Sheboygan, a Tax Incremental Finance District (TIF) and more than \$4 million in grants from state and federal programs, including:

- \$262,000 DOA Coastal Management Program grant;
- \$67,500 Rotary Grant for the lakefront trail;
- \$21,333 County Stewardship Grant for riverfront promenade;
- \$135,741 DNR Stewardship and Recreation Trail Grant;
- \$2.6 million Land Recycling Loan; and
- \$1.1 million Commerce Brownfields Grant.

Also, through the Voluntary Party Liability Exemption (VPLE) process, the DNR's Remediation and Redevelopment (RR) Program approved the site investigation and remedial action plan for the property. Other DNR staff from the water, air and waste programs were also involved in the cleanup and redevelopment.

## Contacts

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Redevelopment Authority (RDA) for the City of Sheboygan



Sheboygan's Blue Harbor Resort. The redevelopment includes new beachfront and a hiking trail, and employs more than 350 people (photo by Megan Clemens, DNR).