

**Harbor Centre Marina**

 **Edgewater**  
resources

**RAMBOLL**

**COLLINS**  
ENGINEERS<sup>INC</sup>

**MAFFETT**  
**LOFTIS**  
ENGINEERING, LLC

# Project Team

Greg Weykamp, CLARB, LEED AP, WEDG, CRMP  
President, Principal

Jack Cox, PE, BC.CE, BC.PE, BC.NE  
Principal, Vice President Engineering

Mike Morphey, PE, LEED AP  
Principal, Senior Engineer

Colin Hassenger, PE  
Senior Project Engineer

Michelle Rumsa, RA, NCARB  
Director of Architecture

Cait Scannell, RA, NCARB  
Architect

Suzie Fromson, RLA, LEED AP  
Director of Landscape Architecture

Alejandra Lira-Pantoja  
Coastal Engineer

Gary Loftis, PE  
Electrical Engineering – Maffett Loftis Engineering

Drew Gates, PE  
MEP Engineering – Maffett Loftis Engineering

Kerry Hardin, PE  
Civil Engineering Group Manager - Collins  
Engineers, Inc.

Scott Tarmann, PE  
Environmental Project Principal - Ramboll Group

# Introduction

*The goal of this project is to refine the Waterfront Master Plan and build a new marina and waterfront park for everyone in the community*

## GUIDING PRINCIPLES

*Expand Access to the Waterfront For Everyone in the Community*

*Address Ice, Waves, and Sedimentation to Create a More Durable Marina*

*Respect the Time and Effort the Community has Invested in the Master Plan, and Consider Refinements Based on Market Analysis and Ice Study*

*Ensure the Marina is Financially Feasible and Self Sufficient*

# Waterfront Community Meetings

*Community Meeting #1, December 18, 2025 – Project Introduction and Visioning*

*Community Meeting #2, February, – Schematic Design Alternative Review Session*

*Community Meeting #3, March – Final Schematic Design Review Session*

*Community Meeting #4, TBD – Design Development Review Session*

*Community Meeting #5, TBD – Final Design Review Session*

# PROJECT STATUS

- *Inventory & Analysis – Listening Sessions*
- *Wind, Waves, & Ice Modeling*
- *Schematic Design*
- *Geotechnical Borings and Bathymetry*
- *Design Development – Preliminary Engineering*
- *Joint Permit Application Process*
- *Finalize Construction Documents*
- *Build the Project!*

# PROCESS - TIMELINE

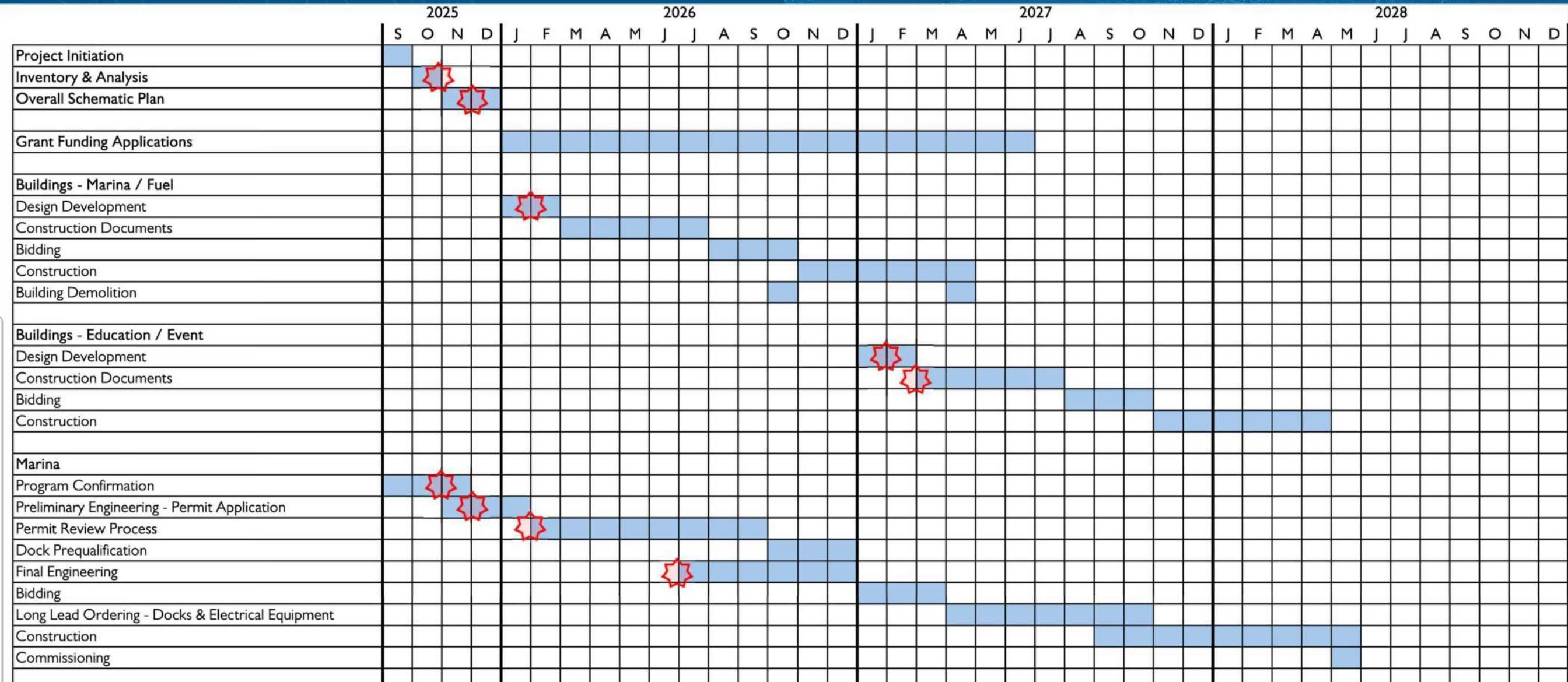




Image NOAA

G



## LEGEND

## PARK + UPLAND

- ① RELOCATED LOTTIE COOPER
- ② UPDATED PLAYSCAPE
- ③ DUNE RESTORATION
- ④ GATEWAY BUILDING
- ⑤ ICE RIBBON
- ⑥ HMONG MEMORIAL
- ⑦ PICKLEBALL COURTS
- ⑧ SHADE PAVILION
- ⑨ PARKING

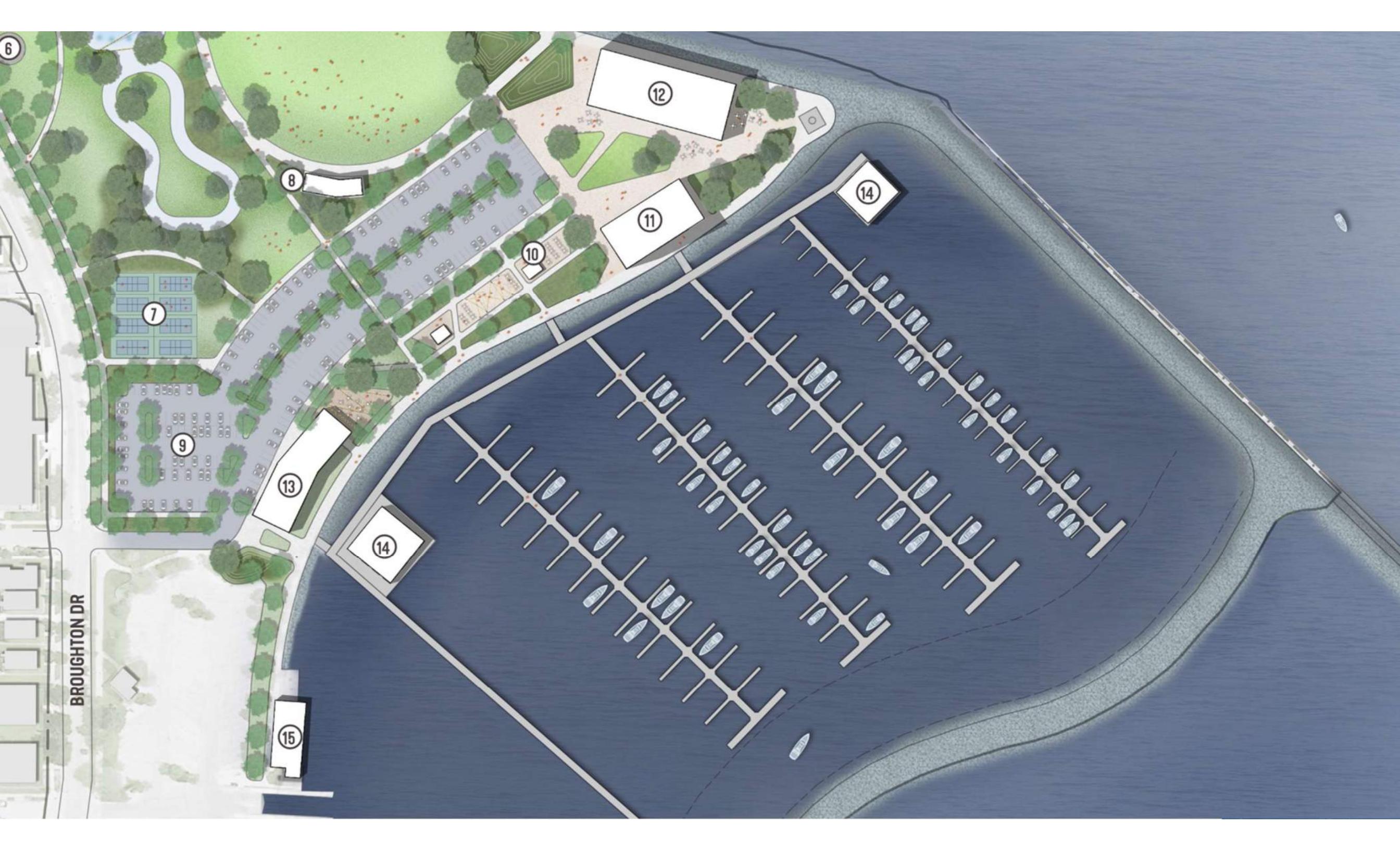
## PROMENADE + POINT

- ⑩ CONCESSIONERIE KIOSKS
- ⑪ WATER EDUCATION BUILDING
- ⑫ RESTAURANT + EVENT BUILDING

## MARINA

- ⑬ MARINA + PARK ADMINISTRATION BUILDING
- ⑭ MARINA FACILITIES
- ⑮ FUEL SERVICE + MAINTENANCE BUILDING





most mentioned  
**19% LANDSCAPE + VIEWS**

- 13% BEACH + FIRE RINGS
- 13% MULTIUSE PATHS + TRAILS
- 13% PUBLIC ACCESS TO WATERFRONT

## WHAT'S WORKING WELL?

"I greatly appreciate the park and beach as an accessible community hub for all Sheboyganites"

"The beach space we have is fantastic... It's wonderful that we still have a small, non-industrialized, and non-commercialized lakefront."

"I love the free, public access to the beach. My greatest hope is that the area remains open and accessible to everyone..."

"Beaches are kept clean, love the ability to do fires at night...we do this once a month to watch the moonrise with a large group of lakeside neighbors..."

"Everything- enjoy the walking path and all the green space. Hope future development doesn't take away current green space or block access and hamper the beautiful view."

most mentioned  
**11% FOOD + RETAIL OPPORTUNITIES**

- 11% UNDER UTILIZATION OF SPACE + LACK OF ATTRACTION
- 10% PEDESTRIAN + MULTIMODAL CONNECTIVITY
- 10% MARINA DOCKS + BOAT LAUNCH

## WHAT NEEDS TO BE IMPROVED?

"A plan to turn the marina into what it could be "

"Food options closer to marina, park, and beach."

"We have a gorgeous lake and area and it's not utilized at all..."

"Connectivity along the lake frontage itself. There are points where you need to cut through parking lots, would be nice if it was contiguous."

"There is a lot of unused or under-utilized area in the park. I am not suggesting commercializing the area, but I would support multi-purpose venues designed to attract people."

"Reduce water front parking. Huge waste of space, create more walkable and rideable zones, walk friendly parks or open air marketplace. I would love to see places to get food or a beer with water front access in sheboygan."

"Spend the money to not only fix the marina but improve it, allow and encourage more public access to the waterfront..."

most mentioned

**17% WALKING + BIKING ALONG WATERFRONT**

16% BOATING + SAILING  
12% BEACH + BONFIRES

## WHAT ACTIVITIES DO YOU WANT TO DO?

"Walking the beach, playing with grandchildren at the beach and playgrounds, meeting friends for walks."

"Continue to be a slipholder, I have a positive outlook about the development to the marina area. But please don't take away our amenities for other gains."

"Boating, fishing and hanging out in the sun."

"I moved to Sheboygan from a suburb of Chicago to be close to the marina and I would love nothing more to hear when telling people where my boat is slipped there response is "I heard that's a great marina"

"Attend festivals, relaxing along the water, taking walks."

"I want to be able to see the view, walk on the beach, swim and enjoy minimal commercial intrusion. Able to escape the city while being in the heart of it."

most mentioned

**19% FULL SERVICE MARINA**

13% FOOD + RETAIL OPPORTUNITIES  
11% PUBLIC ATTRACTION + PROGRAMMING

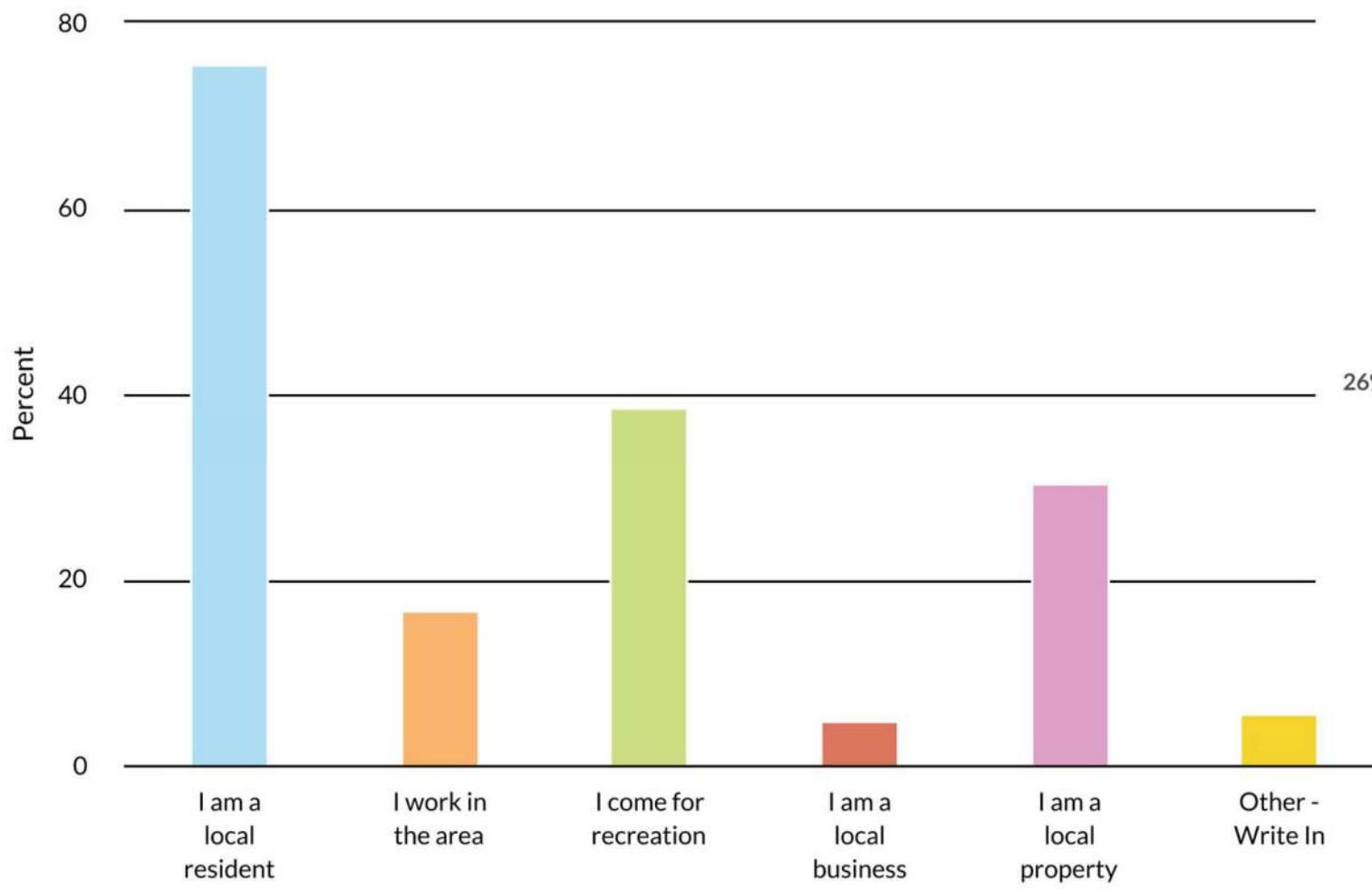
## WHAT IMPROVEMENTS DO YOU WANT TO SEE?

"State of the Art marina facilities."

"I would like to see a greater focus on slowing down or eliminating car traffic in the area and opening up areas for pedestrians. I would also like to see more focus on partnering with the large number of small businesses based out of food trucks or farmer's/craft markets to help provide amenities to the public in the area."

"A commitment to having the best Marina and marina facilities on the West side of Lake Michigan. The East side is full of great harbor towns with cute, active marinas. The Wisconsin side is just crawling with opportunity!"

"Make (or remake) the marina something that is useful for the entire community, not just used in the summer by a relatively small group of people. In the park area it would be wonderful if there were spaces that would draw people in, places where people wanted to linger, sit, play. Thoughtful, well designed spaces where people of all ages can be in proximity to one another and enjoying themselves."



15% Other - Write In

26% The Marina + boat launch

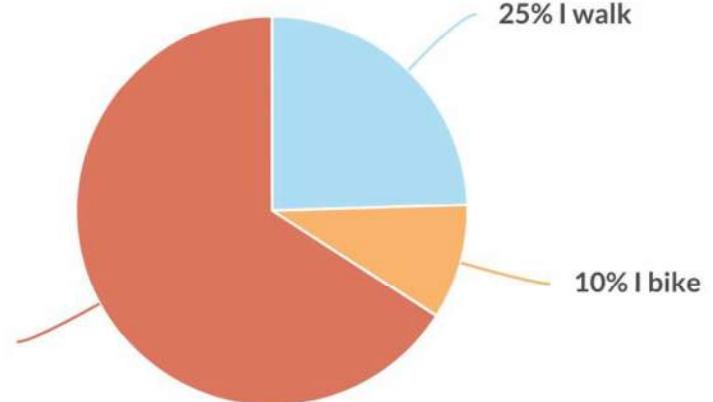
18% Deland Park

66% I drive



25% I walk

10% I bike



# Market Analysis Introduction

**The goal of this study is verify and document:**

- **Existing Demand for Marina Services Within the Region**
- **Occupancy Trends**
- **Market Rates**
- **Factors That Affect Those Rates and Occupancy**
- **Propose Appropriate Slip Rates for Harbor Centre**
- **Provide Data for Determining Slip Mix**
- **Estimate Economic Impacts of Various Potential Development Programs**

# Slip Availability

Marina	Slips total	Slips <25	Slips 25	Slips 30	Slips 35	Slips 40	Slips 45	Slips 50	Slips 55	Slips 60	Slips 70	Slips 80	Slips >80
<b>Harbor Centre Marina</b>	248	—	—	72	92	67	13	—	—	—	1	2	1
<b>Kewaunee Marina</b>	86	—	36	30	10	10	—	—	—	—	—	—	—
<b>Manitowoc Marina</b>	236	79	48	52	35	8	8	5	—	1	—	—	—
<b>Port Washington Marina</b>	243	—	—	104	82	35	14	8	—	—	—	—	—
<b>McKinley Marina</b>	659	—	22	160	240	100	100	22	4	11	—	—	—
<b>South Shore Yacht Club</b>	209	—	—	—	—	166	35	4	—	4	—	—	—
<b>Reefpoint Marina</b>	800	—	—	180	248	150	150	66	—	6	—	—	—
<b>Southport Marina</b>	376	—	28	28	100	112	34	38	10	26	—	—	—
<b>Skipper Bud's Harbor Club</b>	140	—	—	31	54	18	20	17	17	—	—	—	—
<b>Centerpointe Marina</b>	97	—	—	—	1	14	42	31	31	3	2	2	—
<b>Bay Marine</b>	88	—	—	8	8	30	20	16	16	6	—	—	—
<b>Skipper Bud's Quarterdeck</b>	250	—	80	35	90	10	20	10	10	1	2	2	—

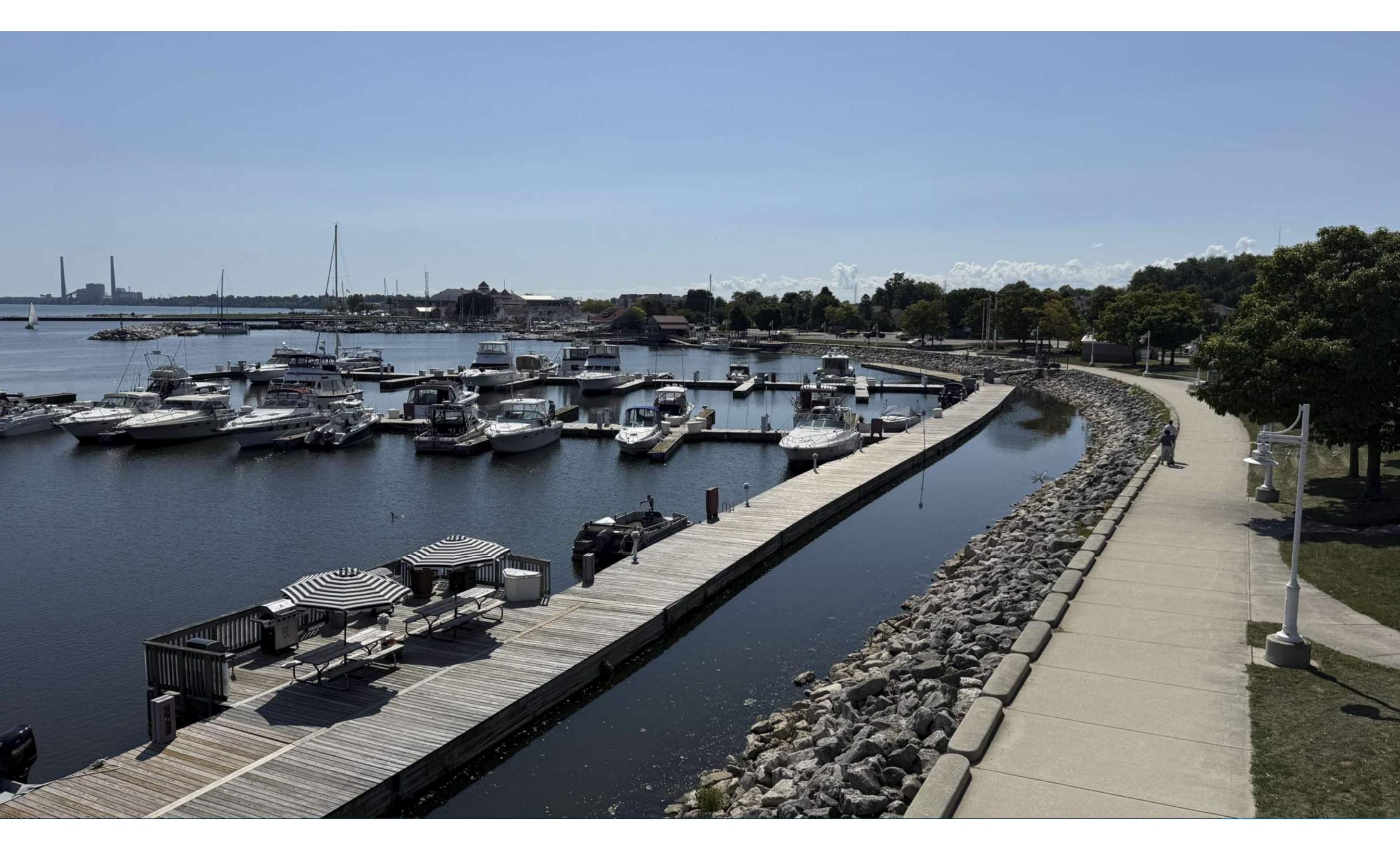
# Economic Impacts

## Summary Economic Impacts - Proposed Marina, 2025

Impact Type	Employment (Jobs)	Industry Output	Value Added (GDP)	Labor Income
<b>Direct</b>	6	\$1,027,262	\$419,136	\$195,884
<b>Indirect</b>	5	\$865,856	\$424,698	\$261,072
<b>Induced</b>	11	\$1,988,212	\$1,156,095	\$718,066
<b>Total Impact</b>	23	\$3,664,967	\$2,067,478	\$1,075,598

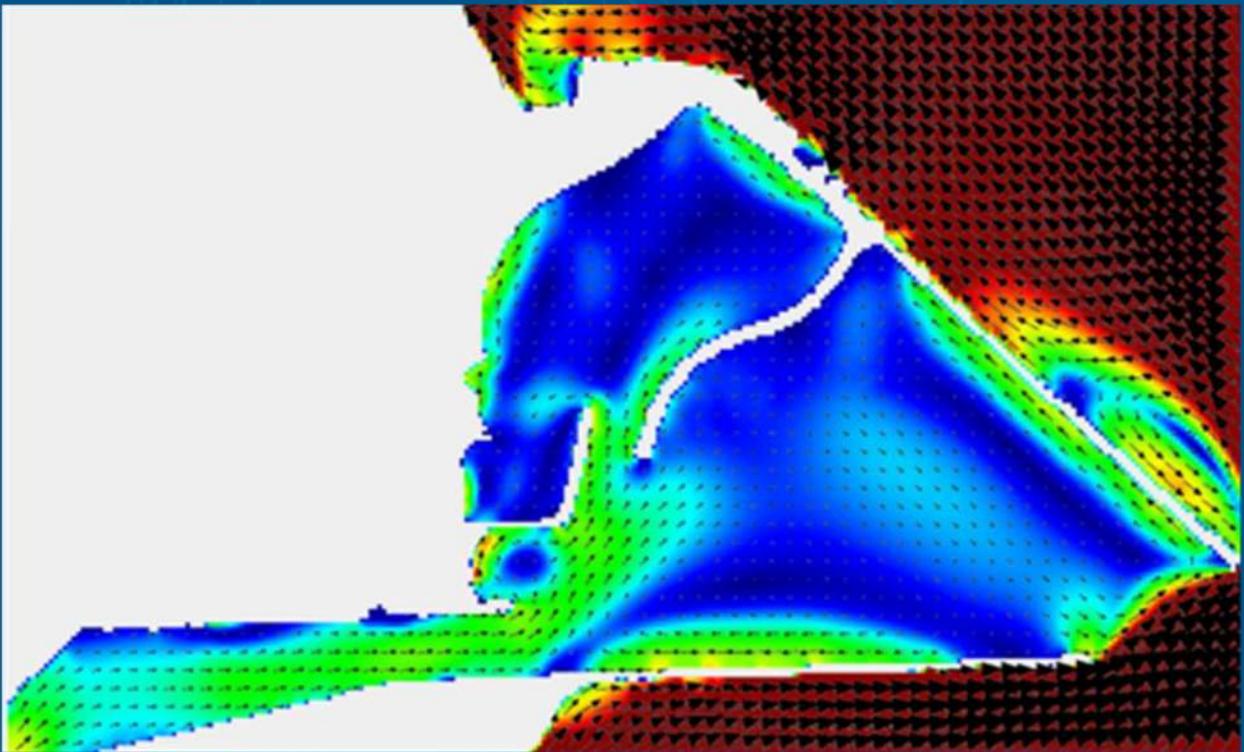
## Summary Economic Impacts - Proposed Marina with Winter Storage,

Impact Type	Employment (Jobs)	Industry Output	Value Added (GDP)	Labor Income
<b>Direct</b>	12	\$1,797,262	\$781,677	\$523,037
<b>Indirect</b>	8	\$1,403,304	\$681,221	\$411,036
<b>Induced</b>	20	\$3,501,915	\$2,035,712	\$1,256,134
<b>Total Impact</b>	40	\$6,423,034	\$3,594,363	\$2,085,786

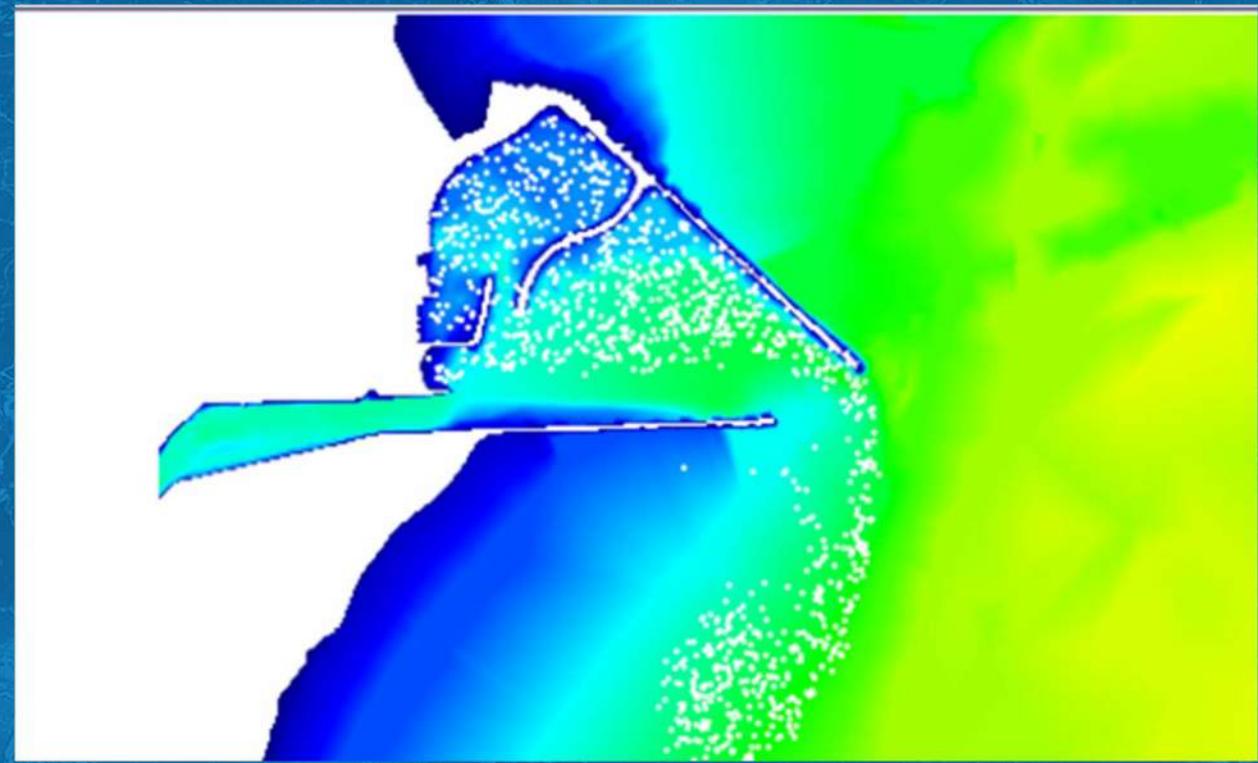


## Special Design Concerns

Achieve Long-Term Maintenance-Free  
Facility in a Harsh Environment



2) Spring discharge issuing into marina from Sheboygan river

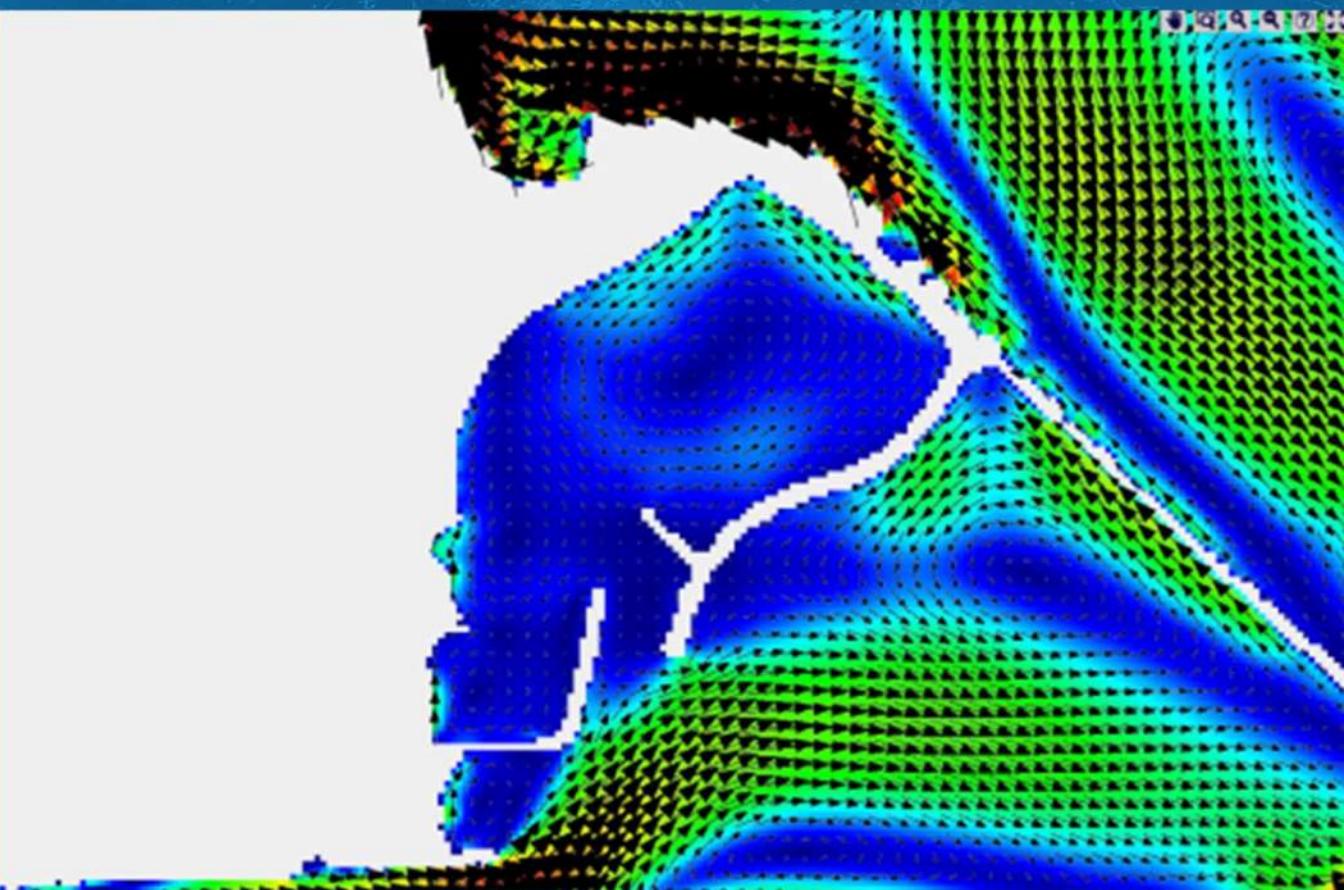


3) Ice drift into marina

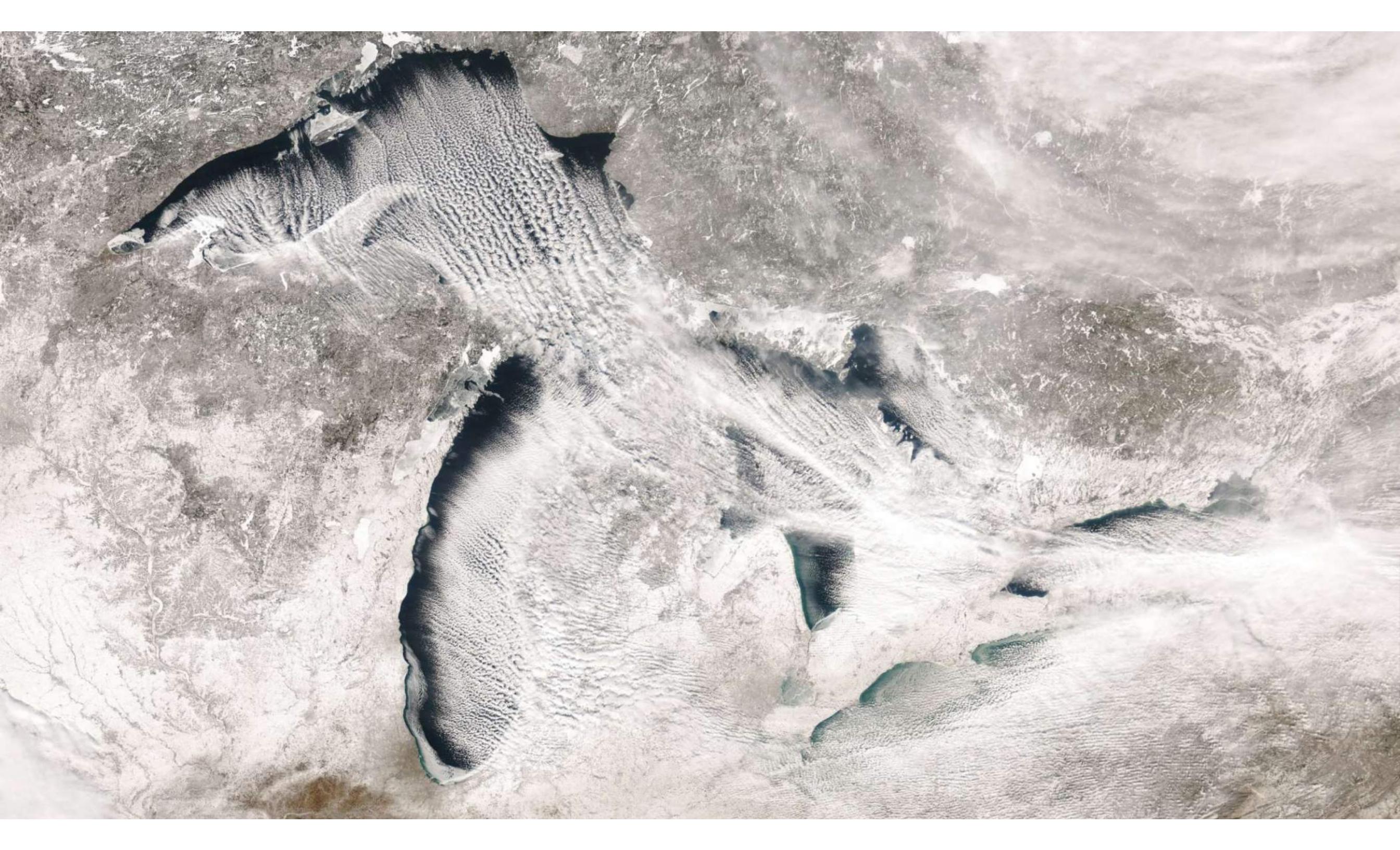
## Special Design Concerns

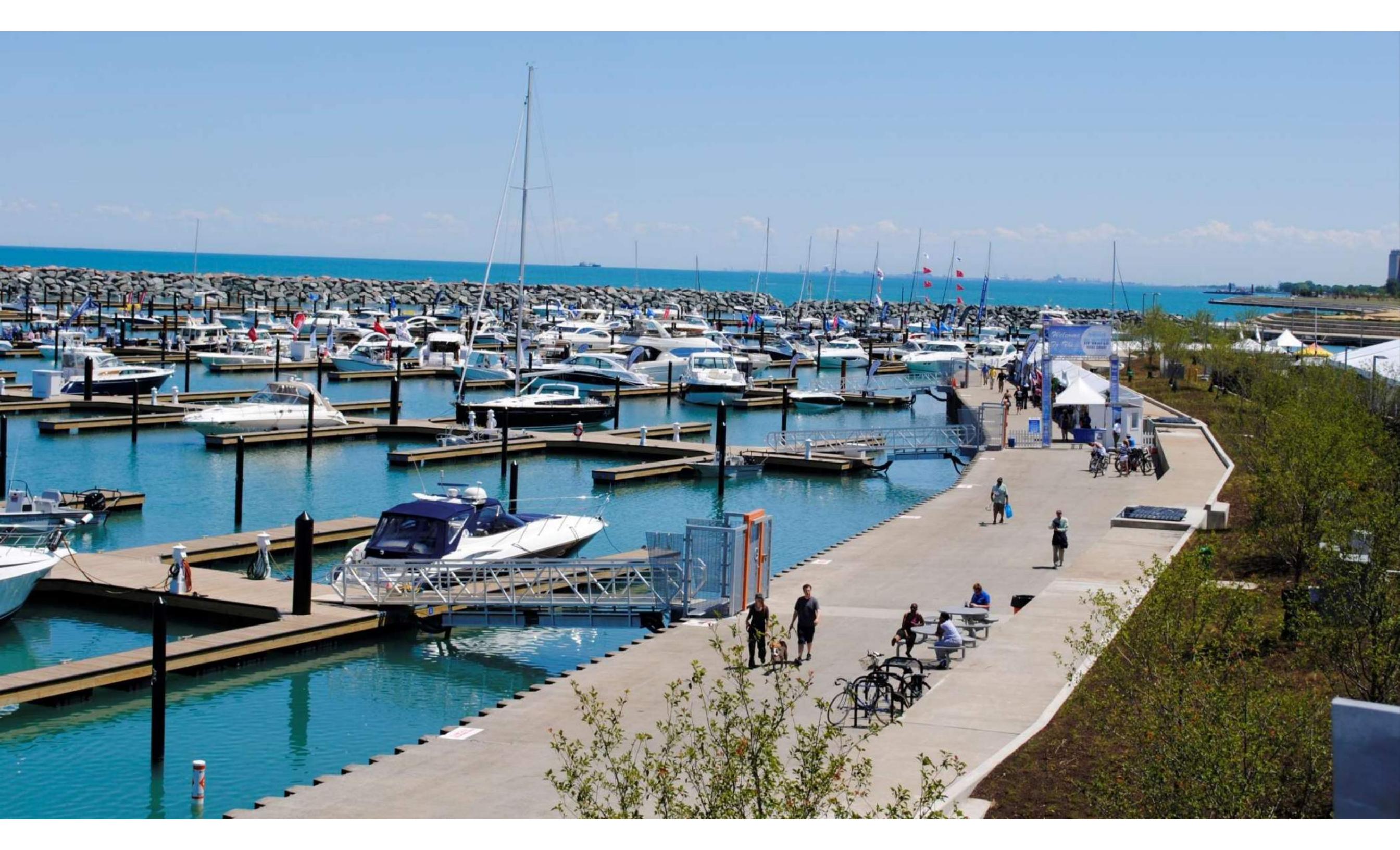
Seek Passive Methods to Reduce Maintenance Needs and Costs

- Avoid Brute Force Resistance Approaches
  1. Modify Entrance to Reduce Interior Agitation
  2. Relocate Entrance to Safer Area
  3. Introduce Natural Habitat Features to Redirect Waves and Currents Away from Facility



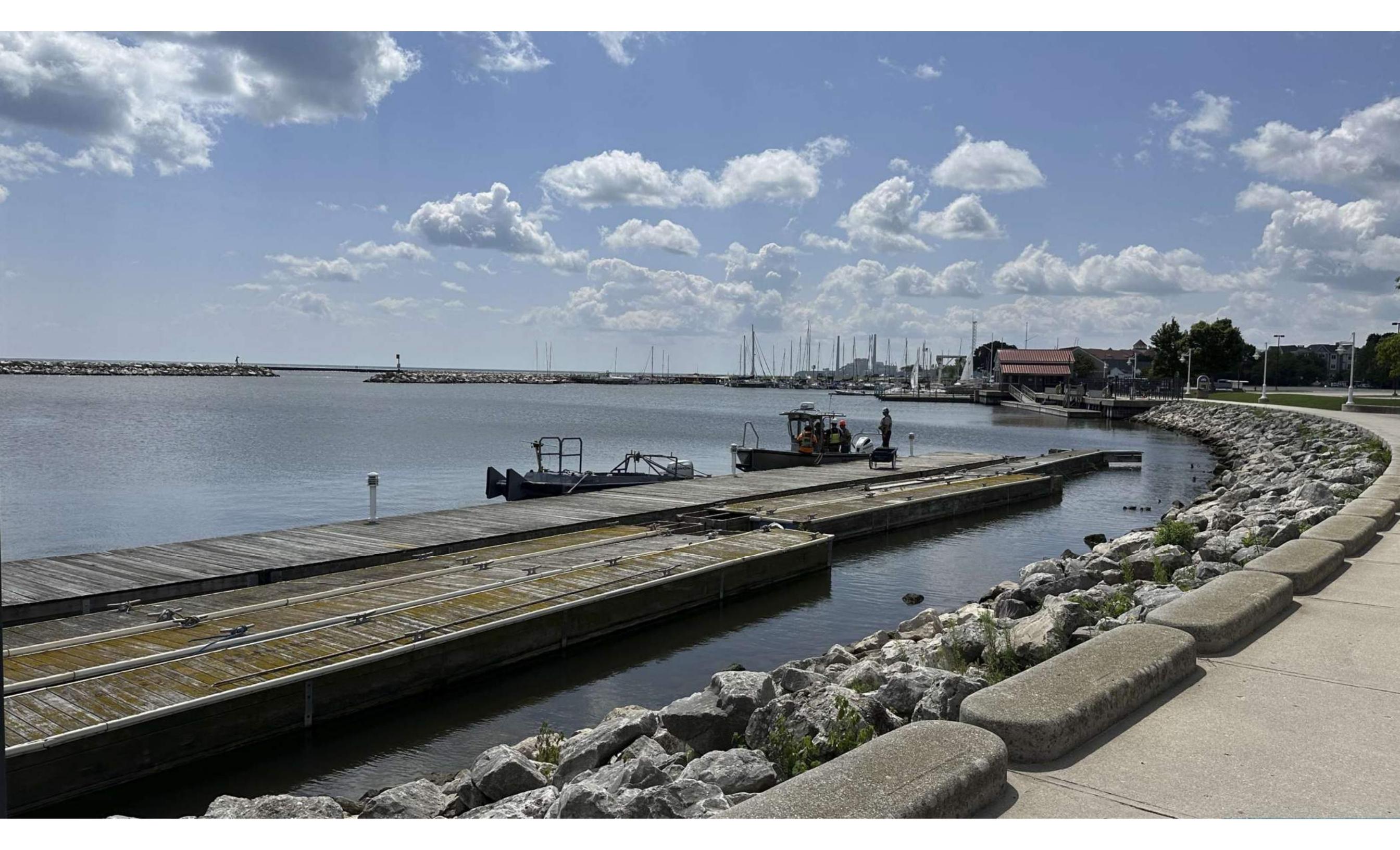
1) Entrance modification

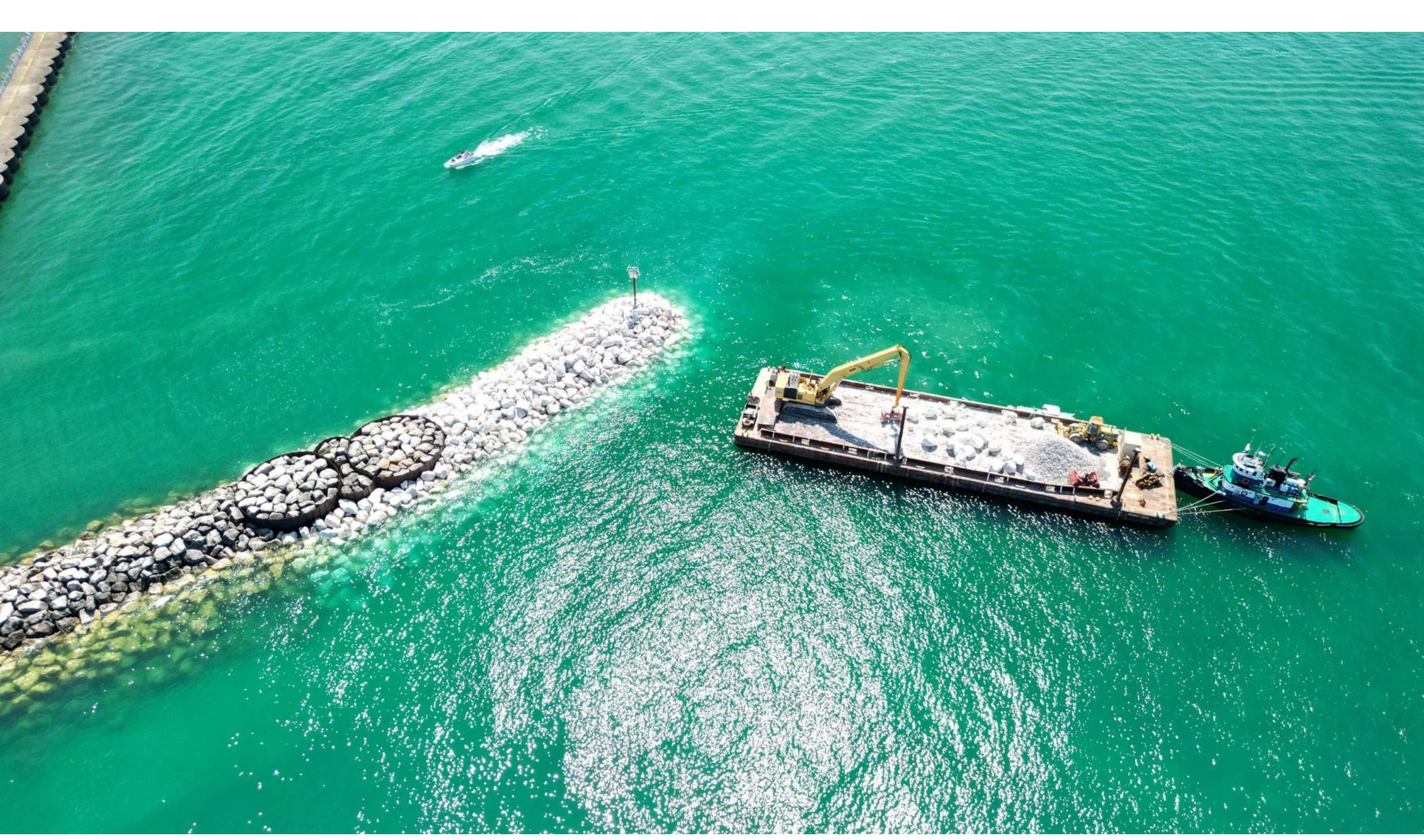


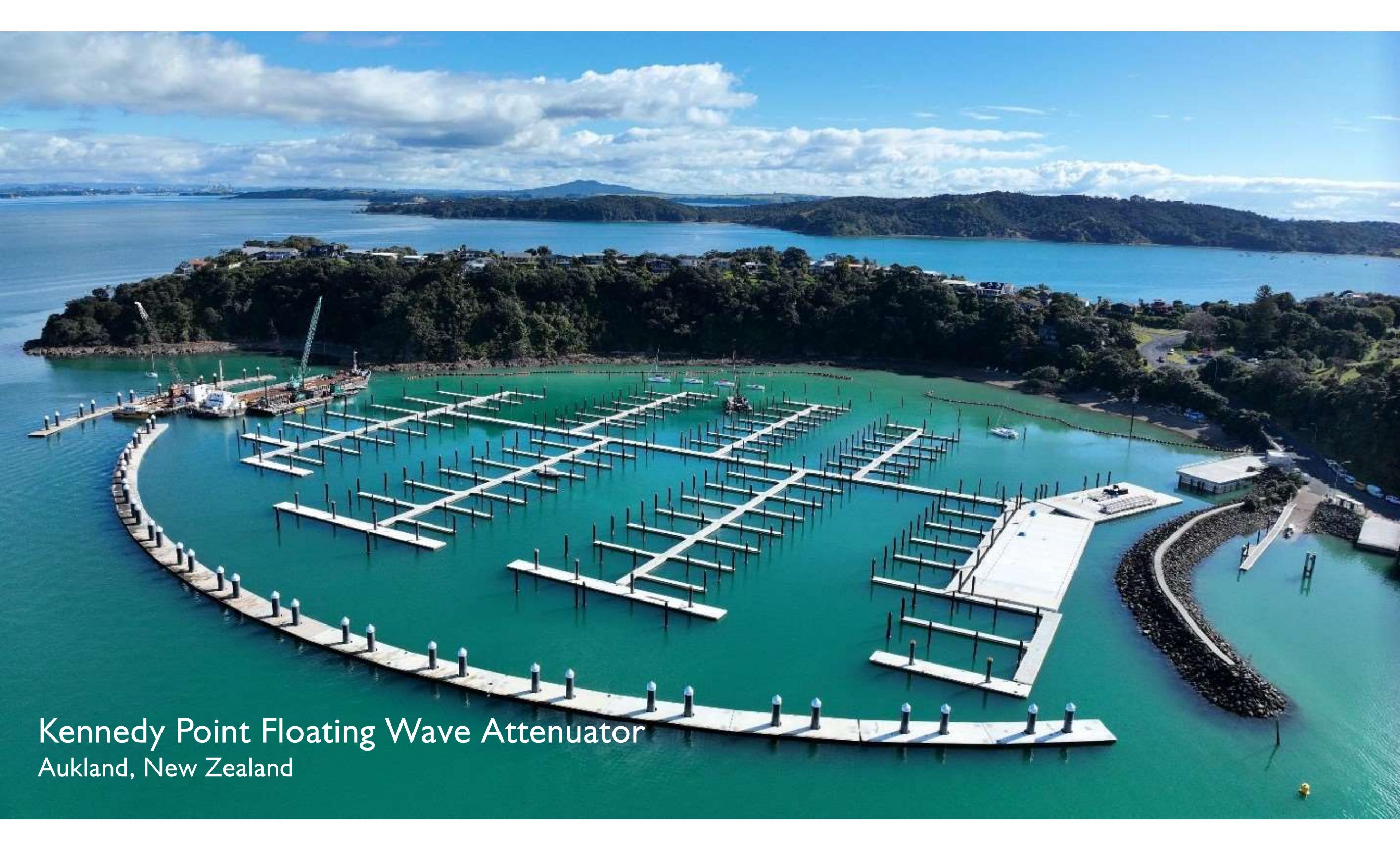








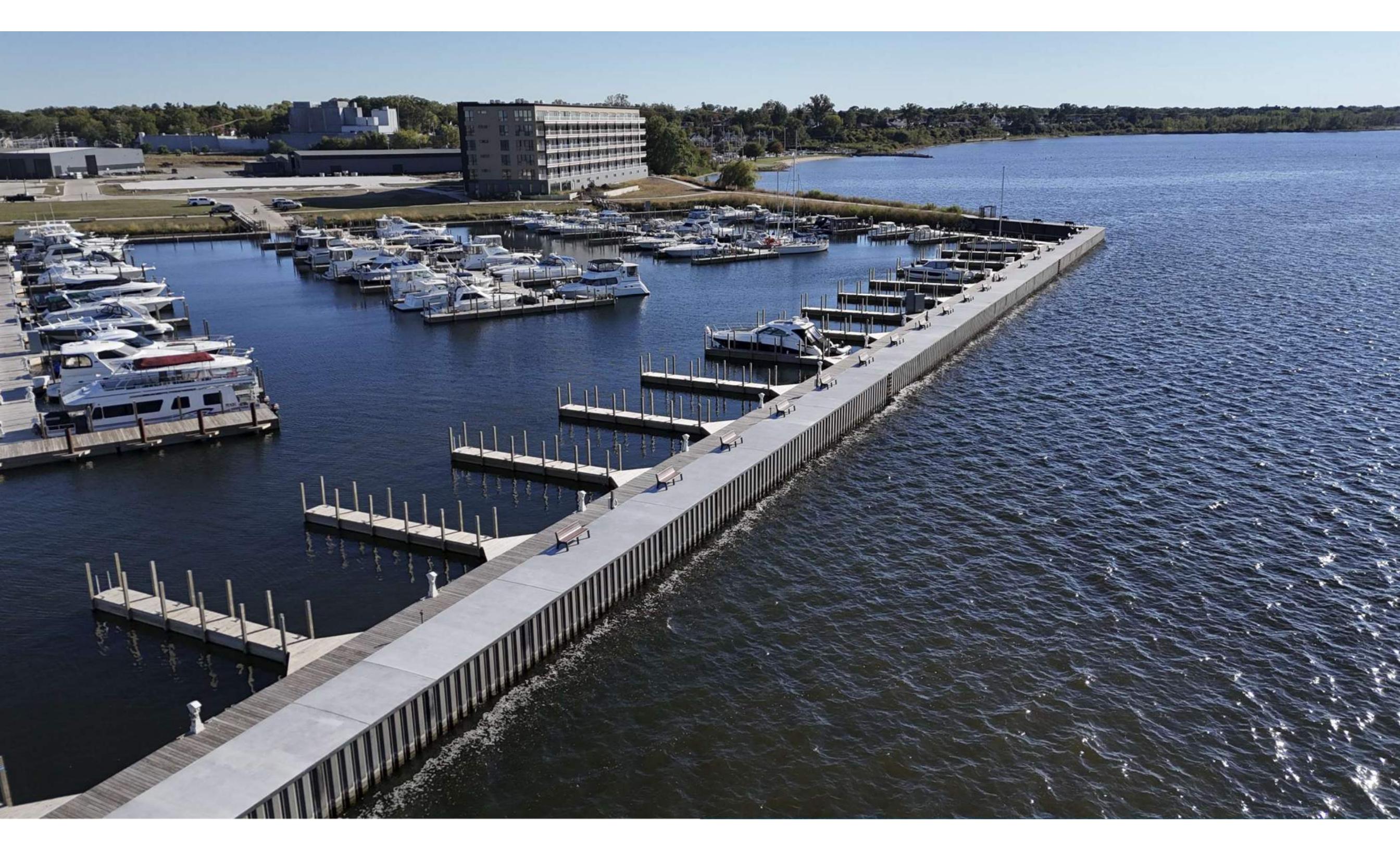




Kennedy Point Floating Wave Attenuator  
Auckland, New Zealand







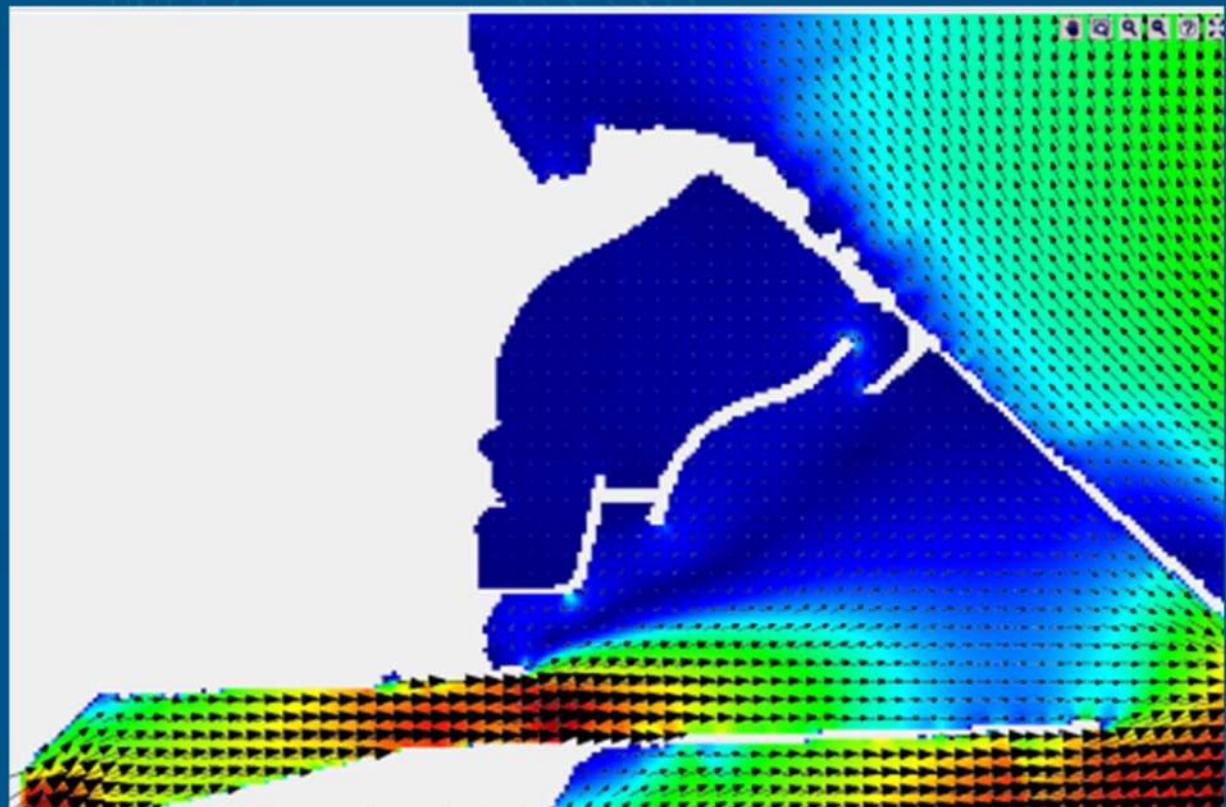
# Blossom Heath Activity Pier

St. Clair Shores, Michigan



## Special Design Concerns

Seek Passive Methods to Reduce  
Maintenance Needs and Costs



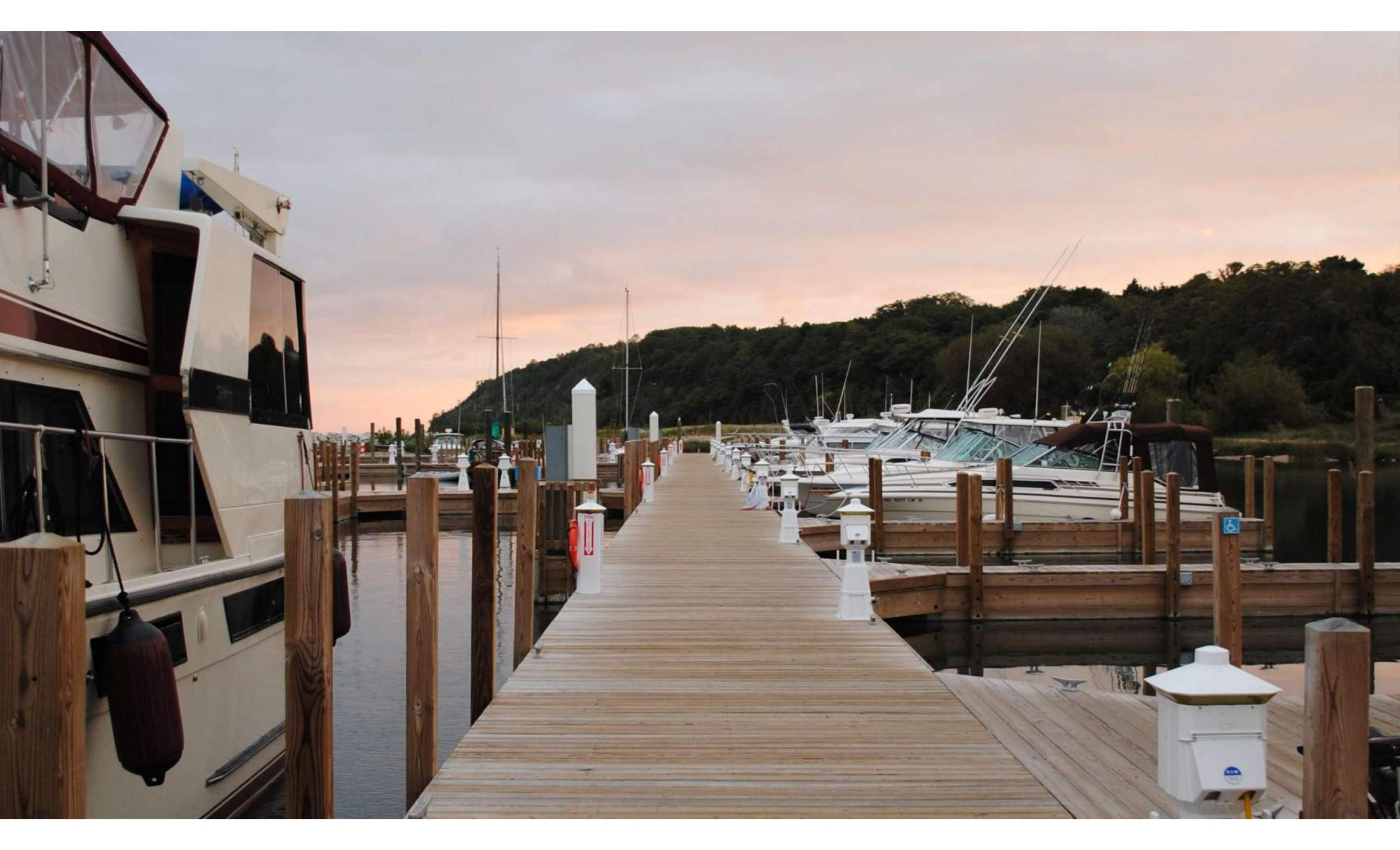
2) Entrance relocation

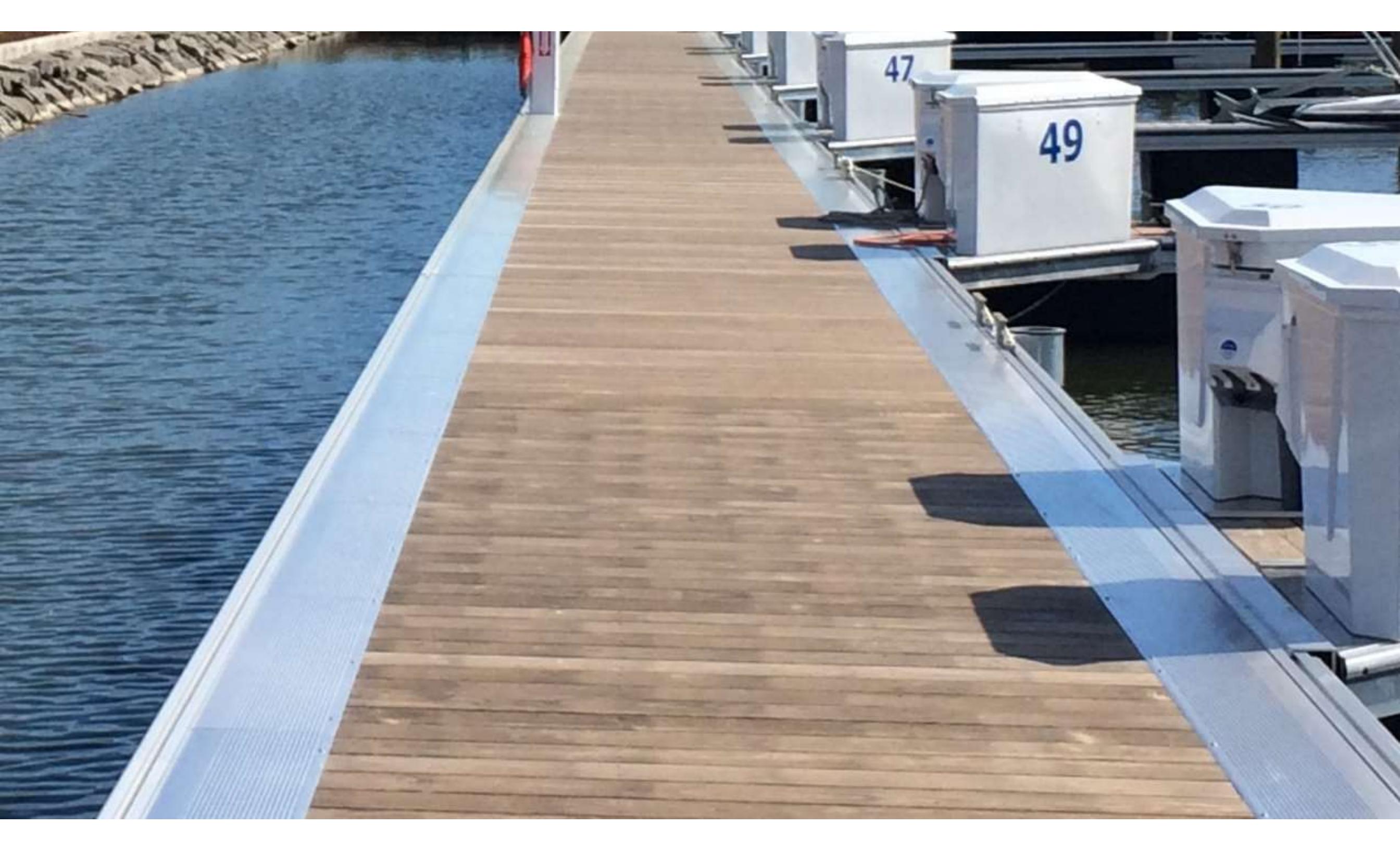


3) Habitat Diversion

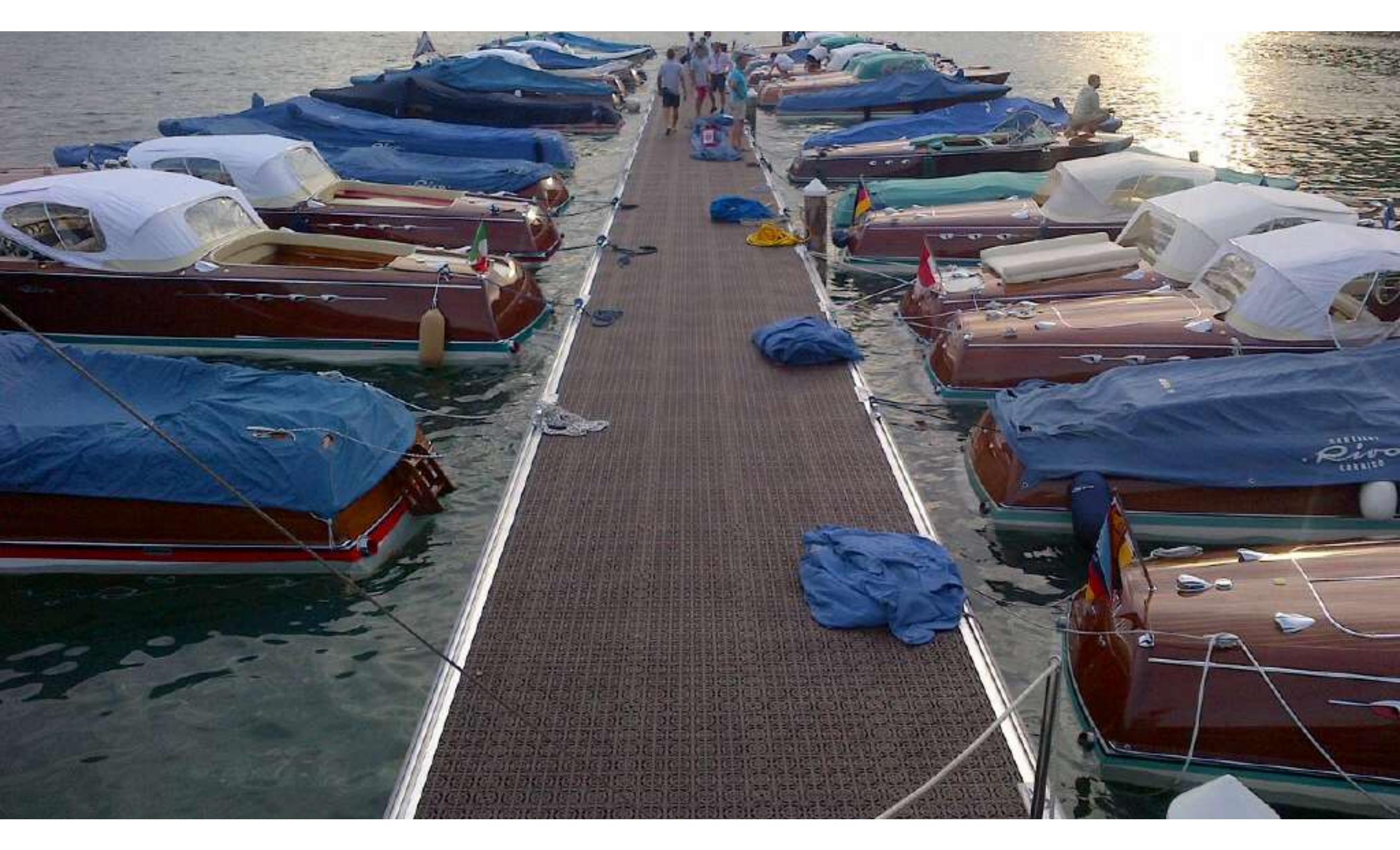










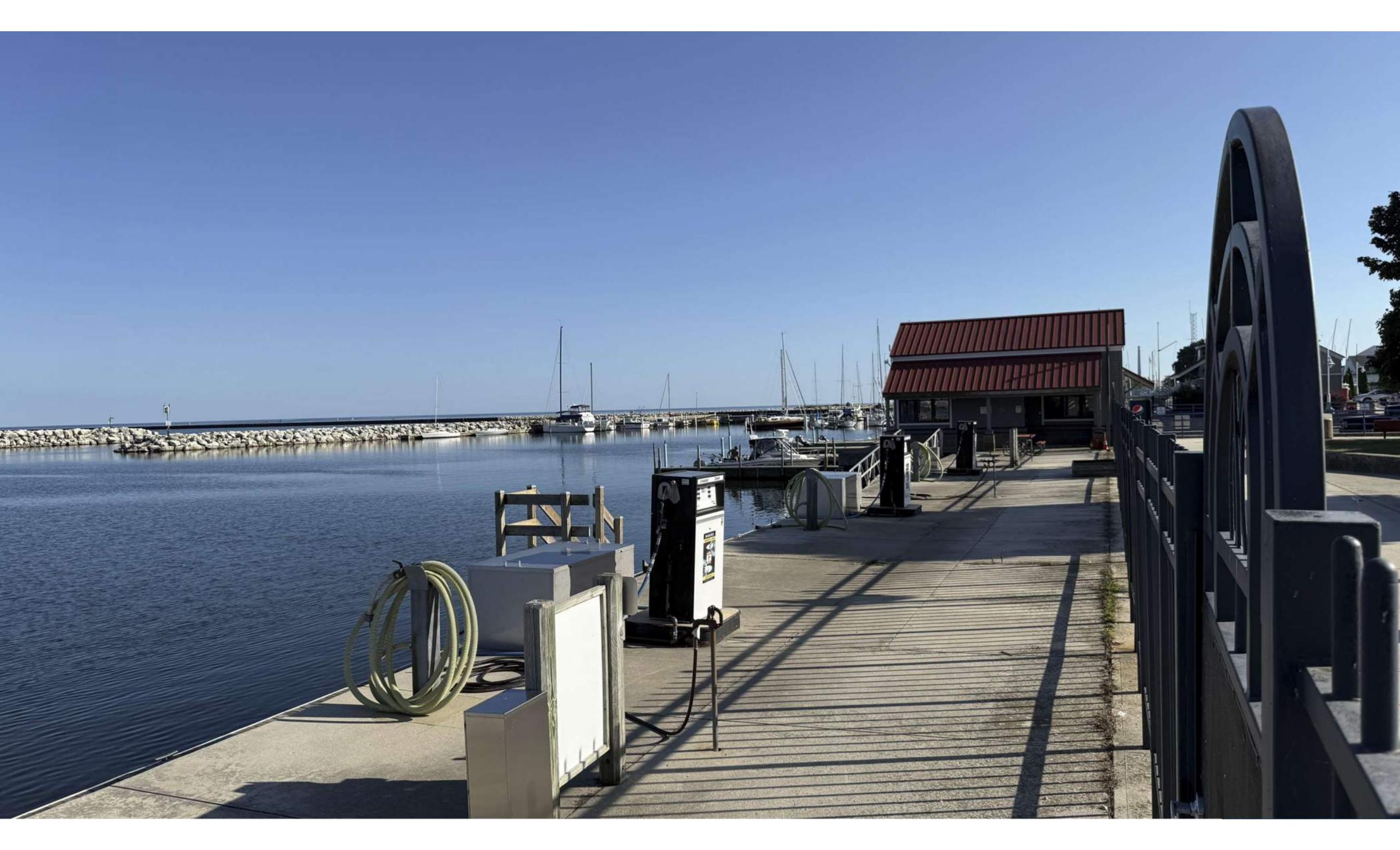














How to Use

- Turn disposal area down on the side button
- When Unit Stays Fresh with the Side Button
- When Unit Stays Fresh with the Side Button
- Press the Side Button in Length
- Press before Disposing
- Dispose for Public Sanitation
- Children Under 12 Years of Age
- Wear Gloves and Clean Up Station after Disposing
- For Weatherproof the Side Panel











# 31<sup>st</sup> Street Harbor

Chicago, Illinois

LEED Gold Certification  
AIA SustainABILITY Award  
ASLA President's Award  
Engineering News Record  
“Best Project”  
ISS Fabien Cousteau Blue  
Award



The images on the following slides were also printed and displayed for the meeting attendants to “vote” on their favorites. Three green dot stickers were handed out to each community-member and they added their dots to the photos that they thought best fit the vision for the Harbor Centre Marina project.

Results of this input process will be shared in the next public meeting.

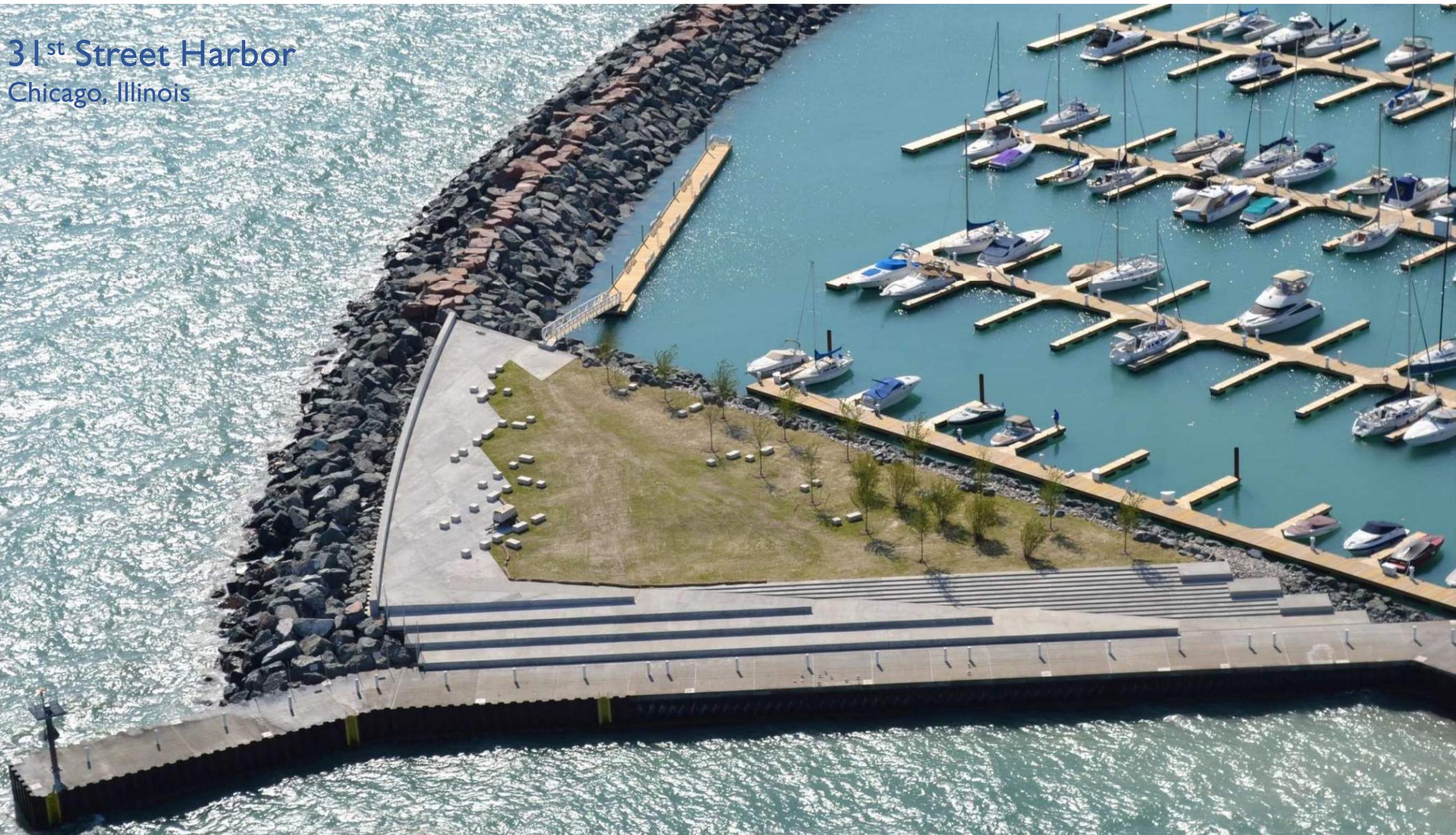
# 31<sup>st</sup> Street Harbor

Chicago, Illinois



# 31<sup>st</sup> Street Harbor

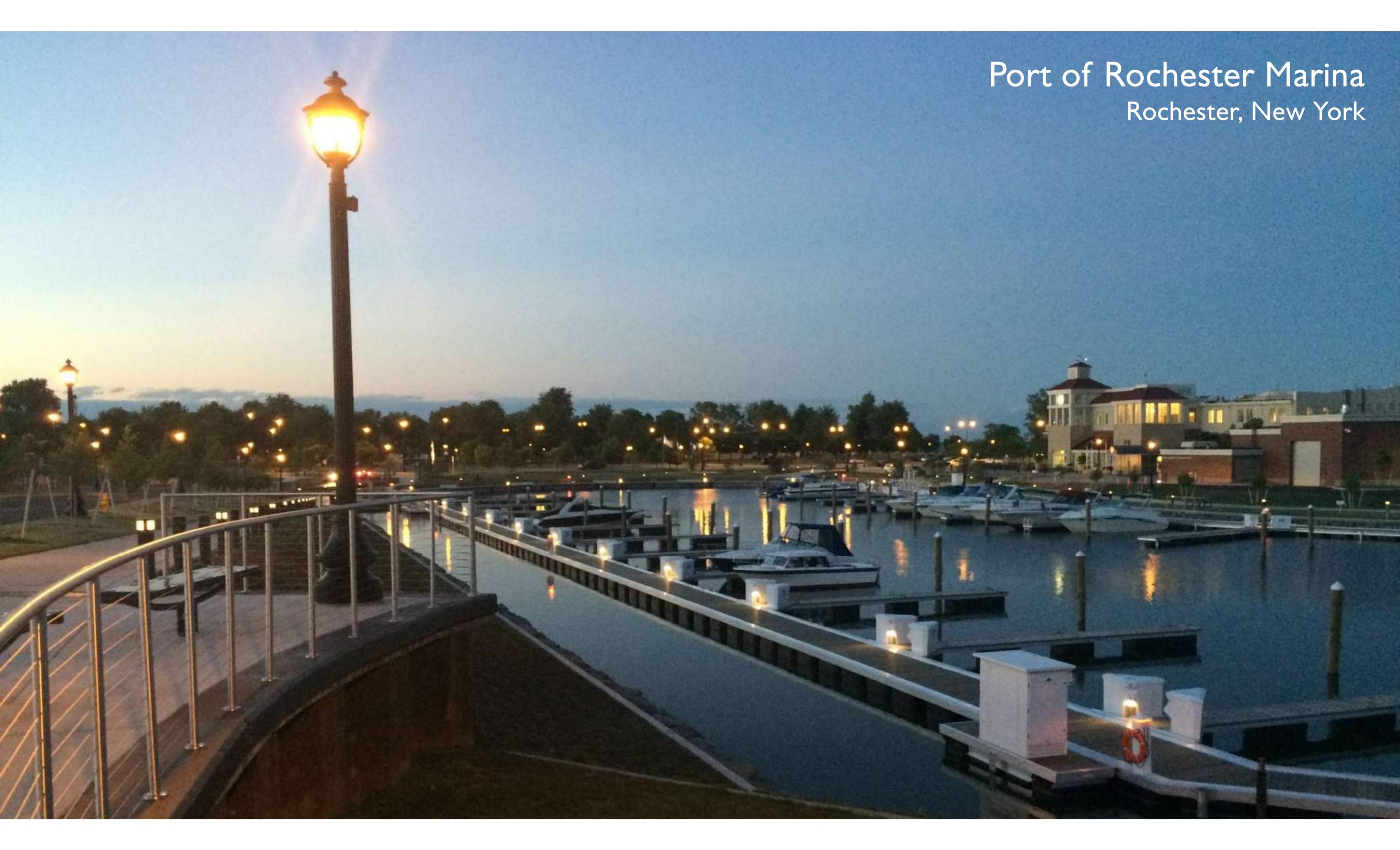
Chicago, Illinois



# Port of Rochester Marina

Rochester, New York





Port of Rochester Marina  
Rochester, New York



Navy Pier Marina  
Chicago, Illinois

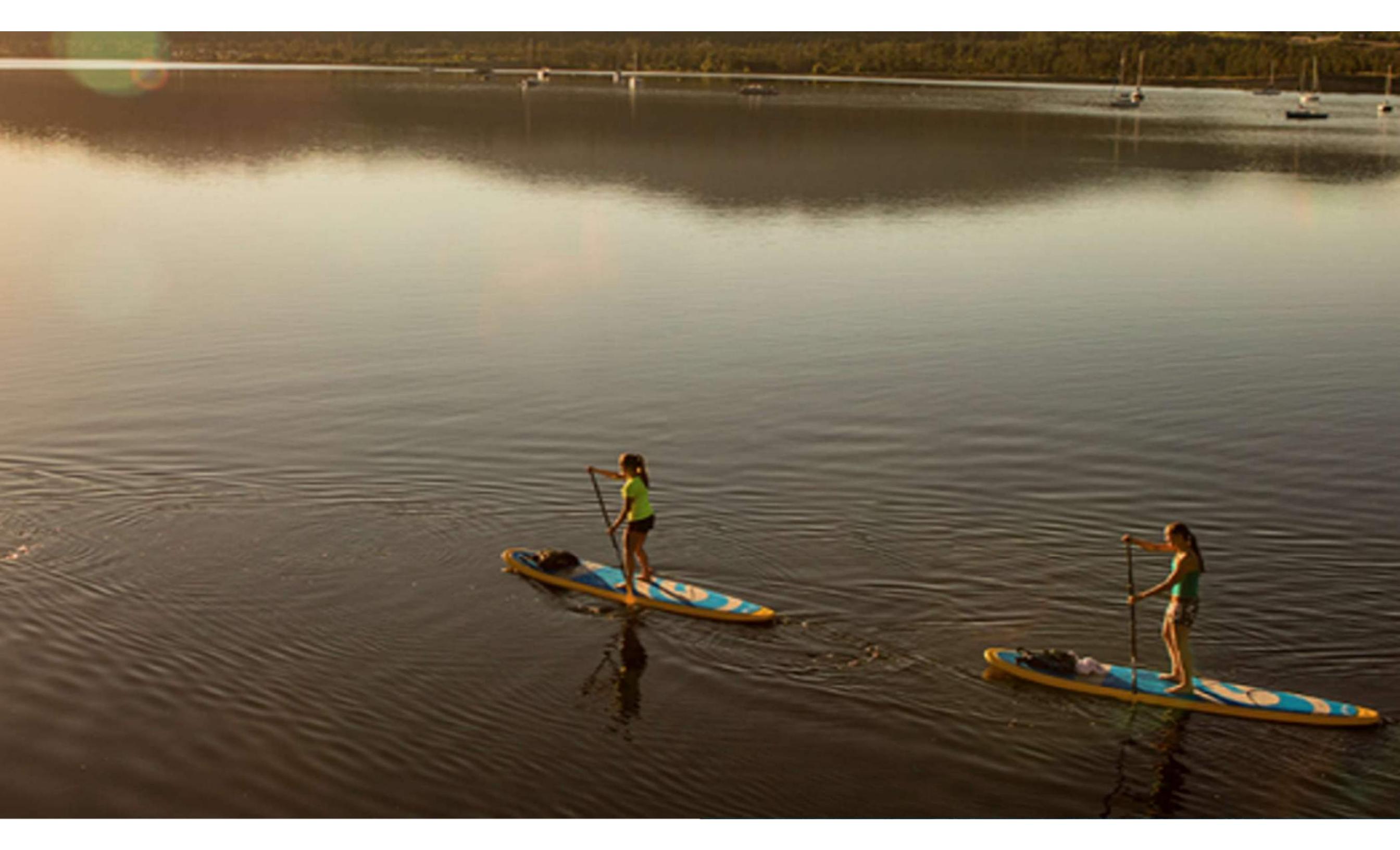
# Blossom Heath Activity Pier

St. Clair Shores, Michigan





972-532-1901





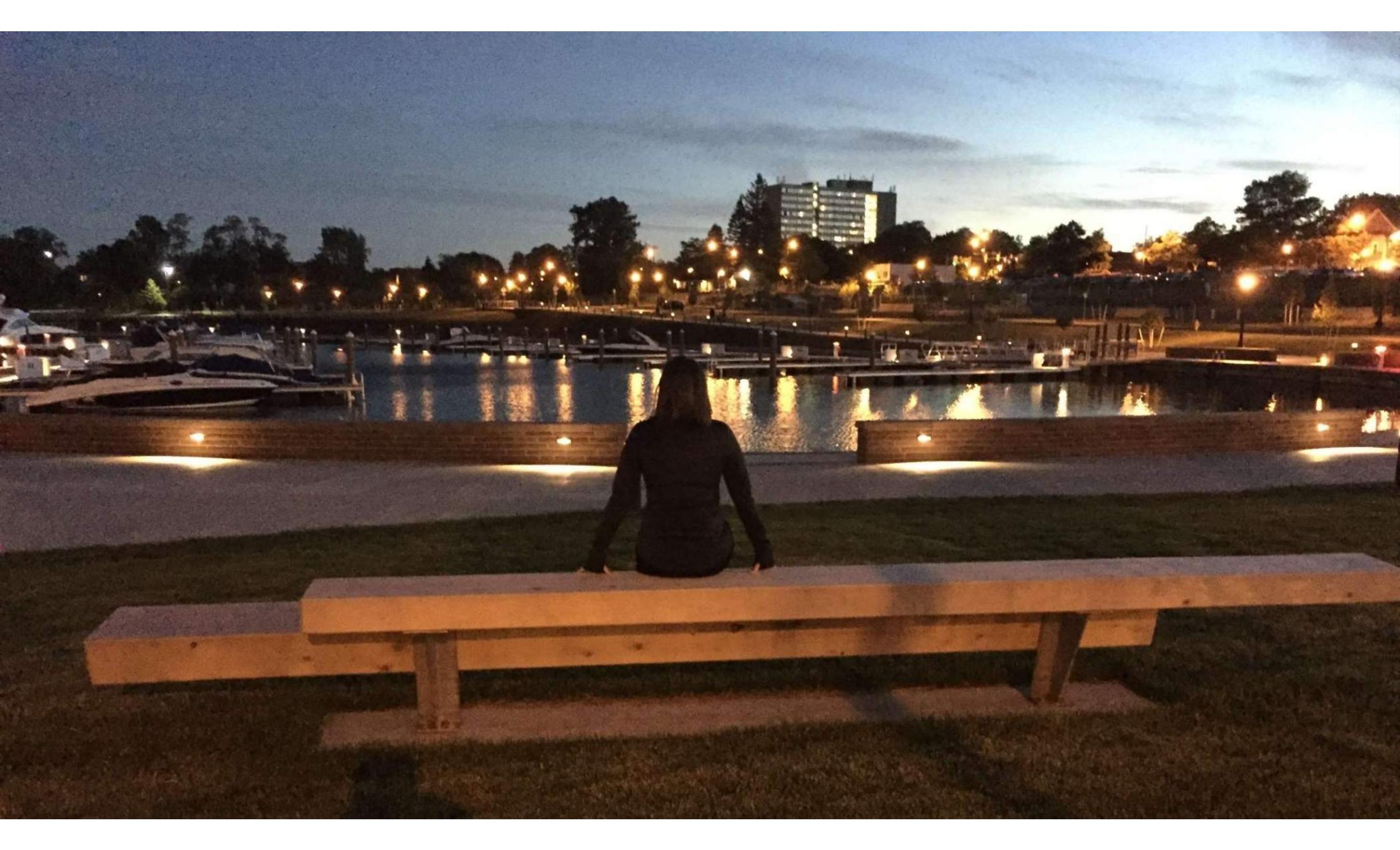




Disney's Celebration  
Orlando, Florida

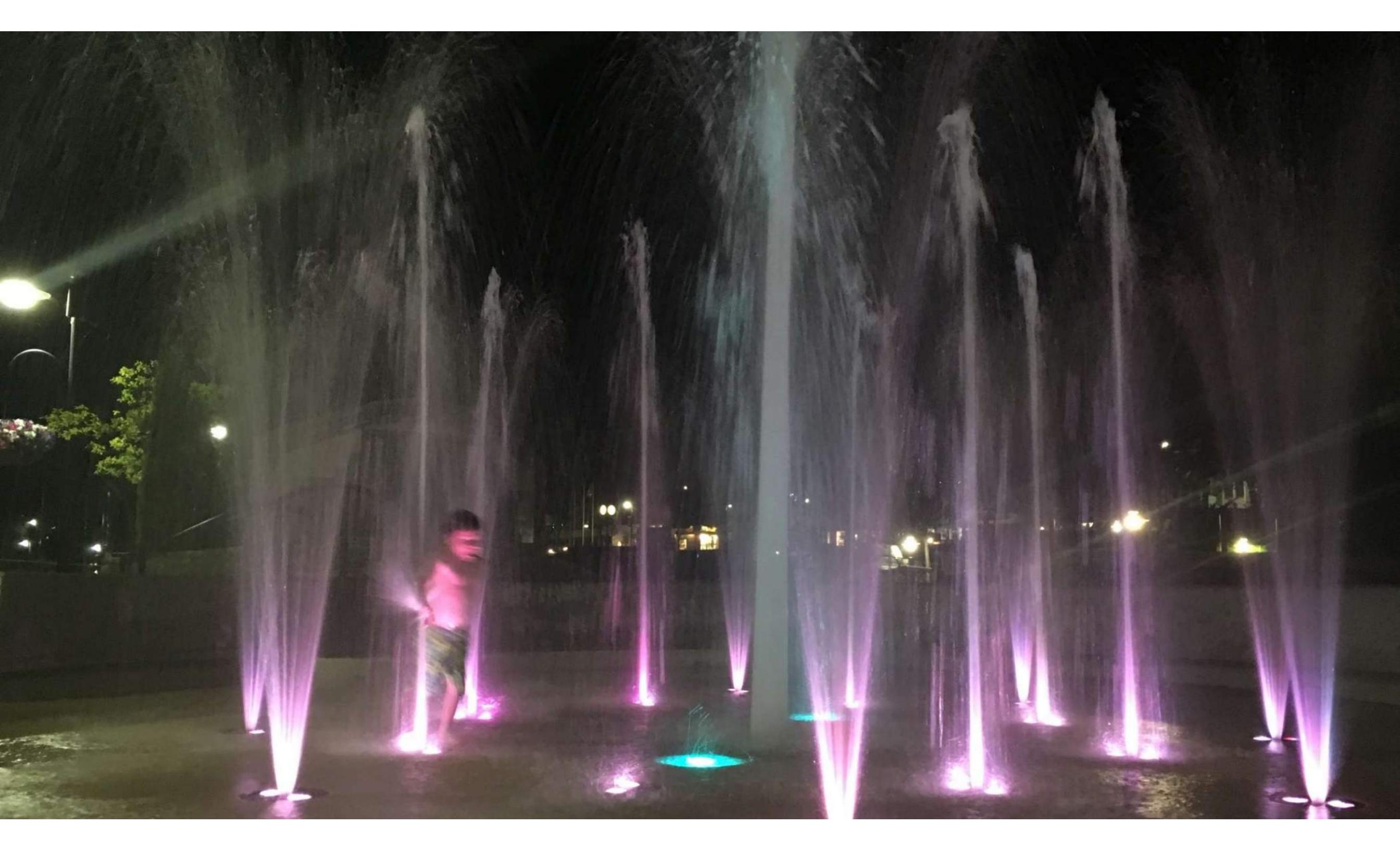
Disney's Boardwalk  
Orlando, Florida







Disney's Celebration  
Orlando, Florida



# Brooklyn Bridge Park Marina

Brooklyn, New York

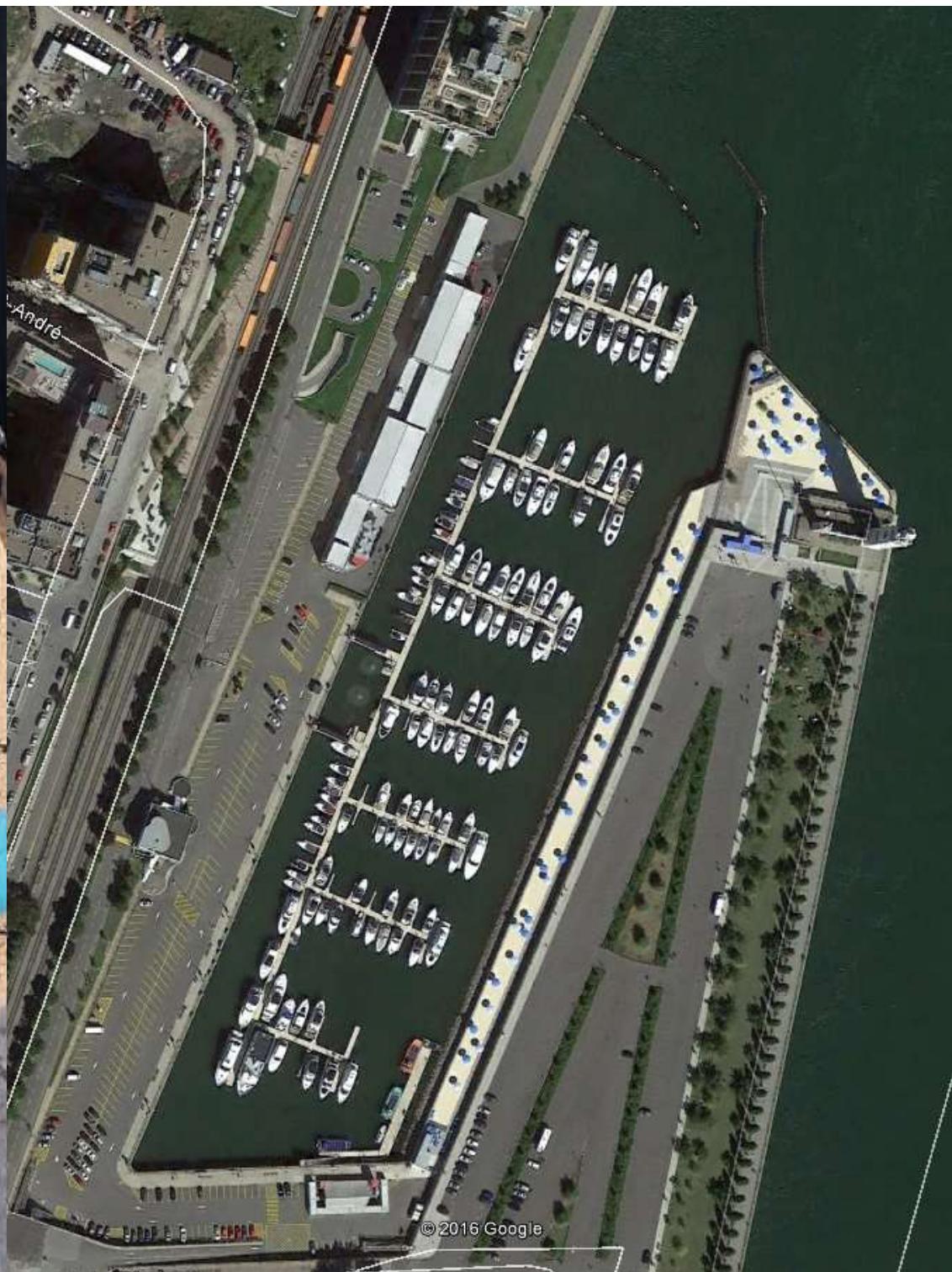
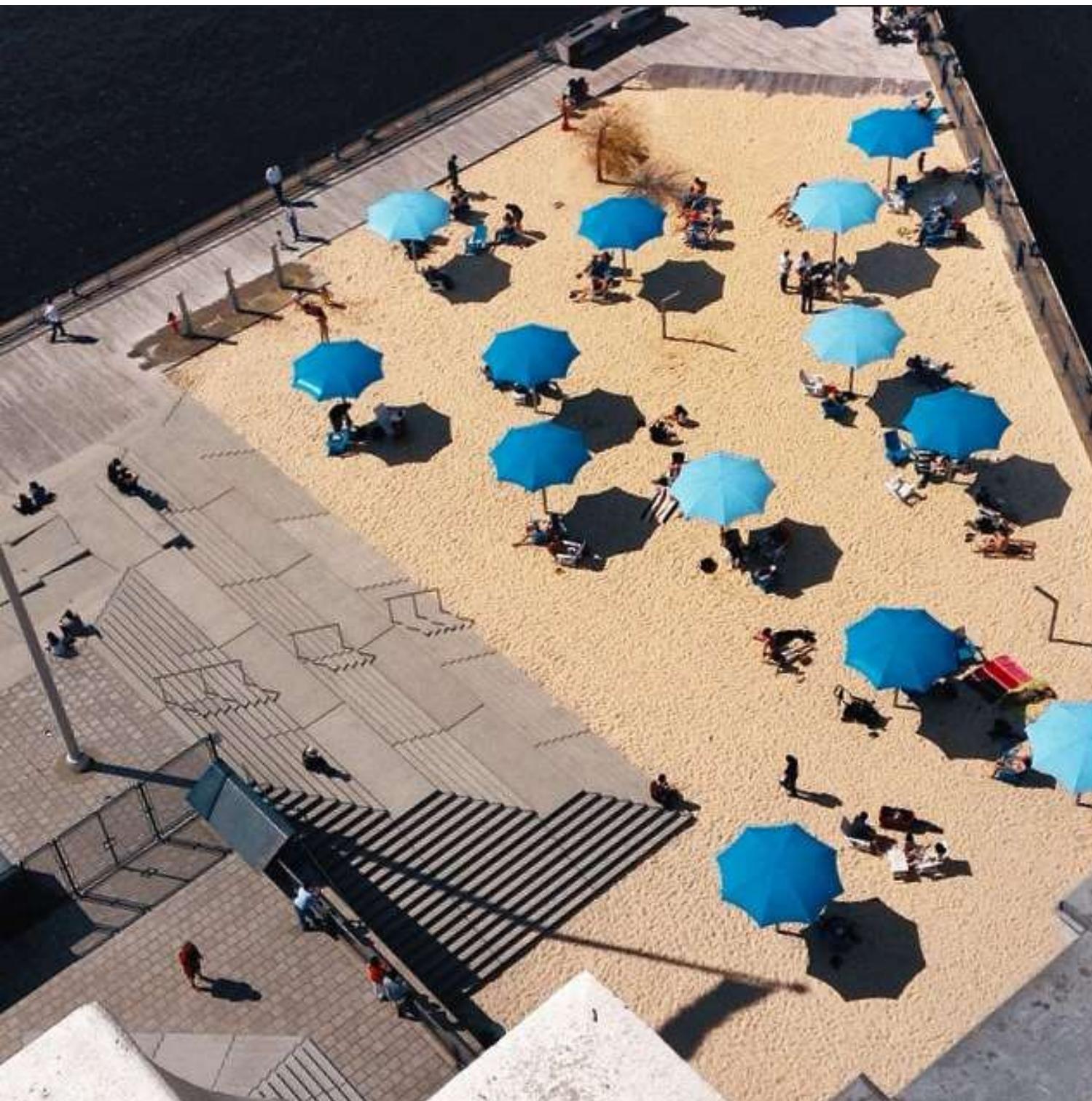




FIREWORKS BY

*Grucci*





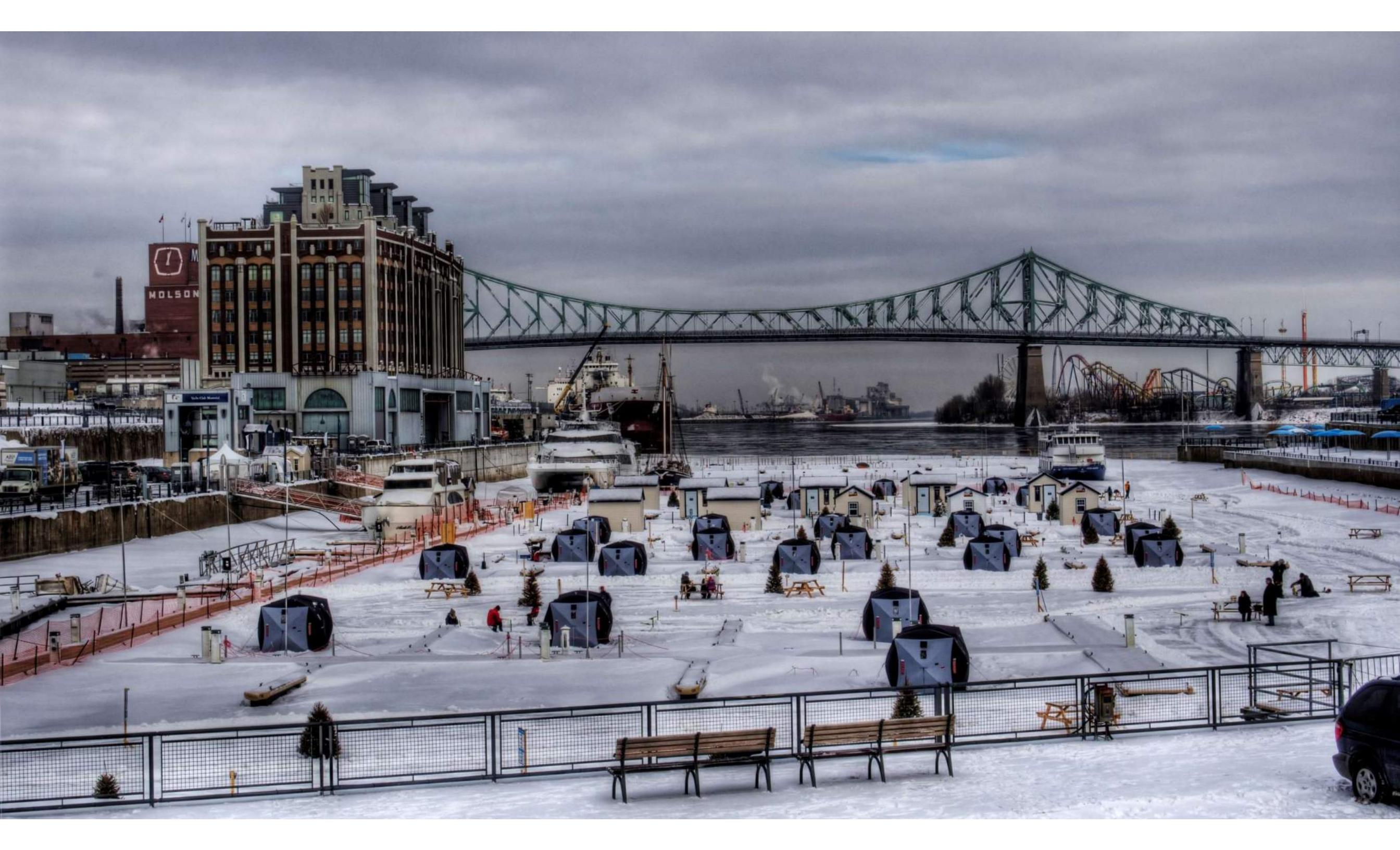






























# The Inn at Harbor Shores

St. Joseph, Michigan



The Inn at Harbor Shores  
St. Joseph, Michigan





The Inn at Harbor Shores  
St. Joseph, Michigan

# Michigan Maritime Museum

South Haven, Michigan



# Michigan Maritime Museum

South Haven, Michigan





Michigan Maritime Museum  
South Haven, Michigan



Holland Civic Center  
Holland, Michigan











**Edgewater**  
resources

## **Greg Weykamp, ASLA**

PRINCIPAL & PRESIDENT

[gweykamp@edgewaterresources.com](mailto:gweykamp@edgewaterresources.com)

## **Mike Morphey, PE**

PRINCIPAL

[mmorphey@edgewaterresources.com](mailto:mmorphey@edgewaterresources.com)

## **Suzie Fromson, ASLA**

Director of Landscape Architecture

[sfromson@edgewaterresources.com](mailto:sfromson@edgewaterresources.com)

## **Michelle Rumsa, RLA**

Director of Architecture

[mrumsa@edgewaterresources.com](mailto:mrumsa@edgewaterresources.com)