



Harbor Centre Marina

 **Edgewater**
resources

RAMBOLL

COLLINS
ENGINEERS INC

M LAFFETT
LOFTIS
ENGINEERING, LLC

Project Team

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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

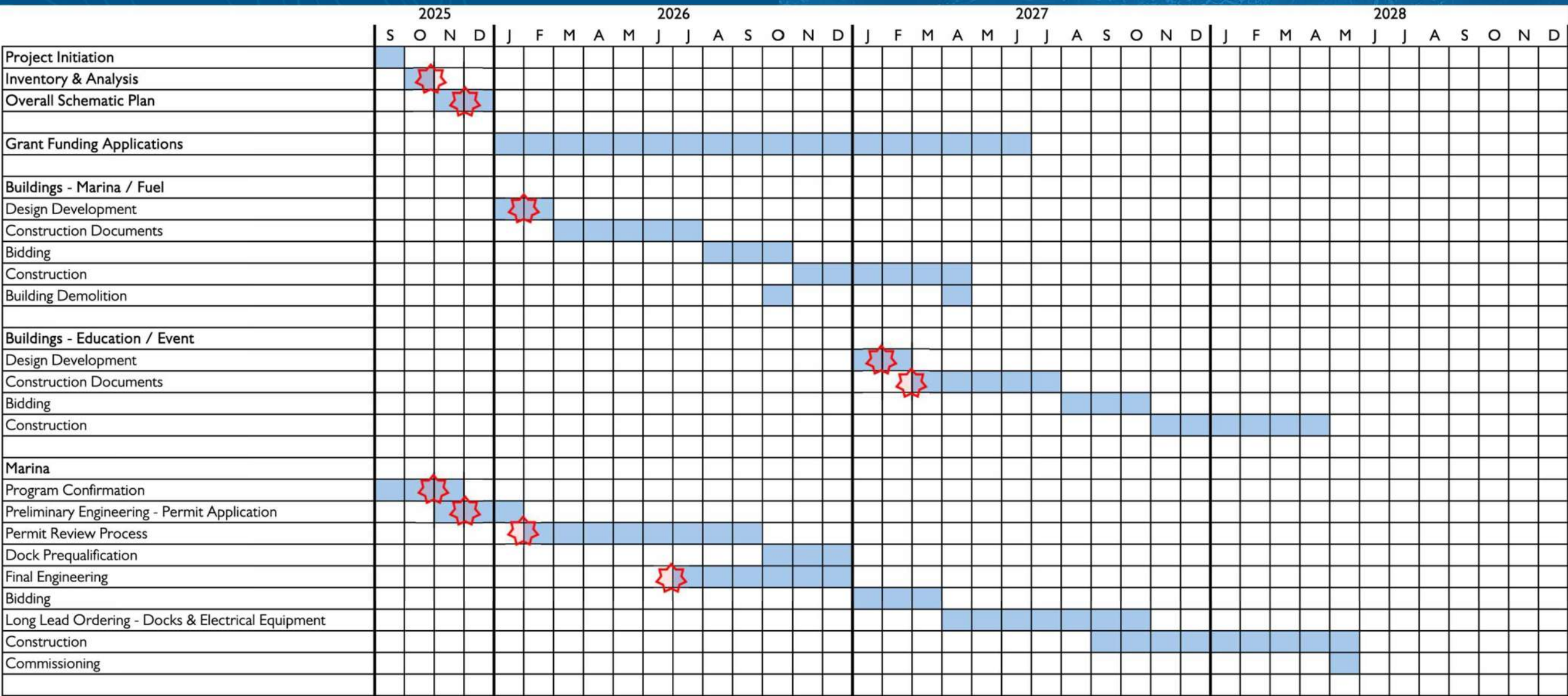
Community Meeting #4, TBD – Design Development Review Session

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



Public Meeting ★

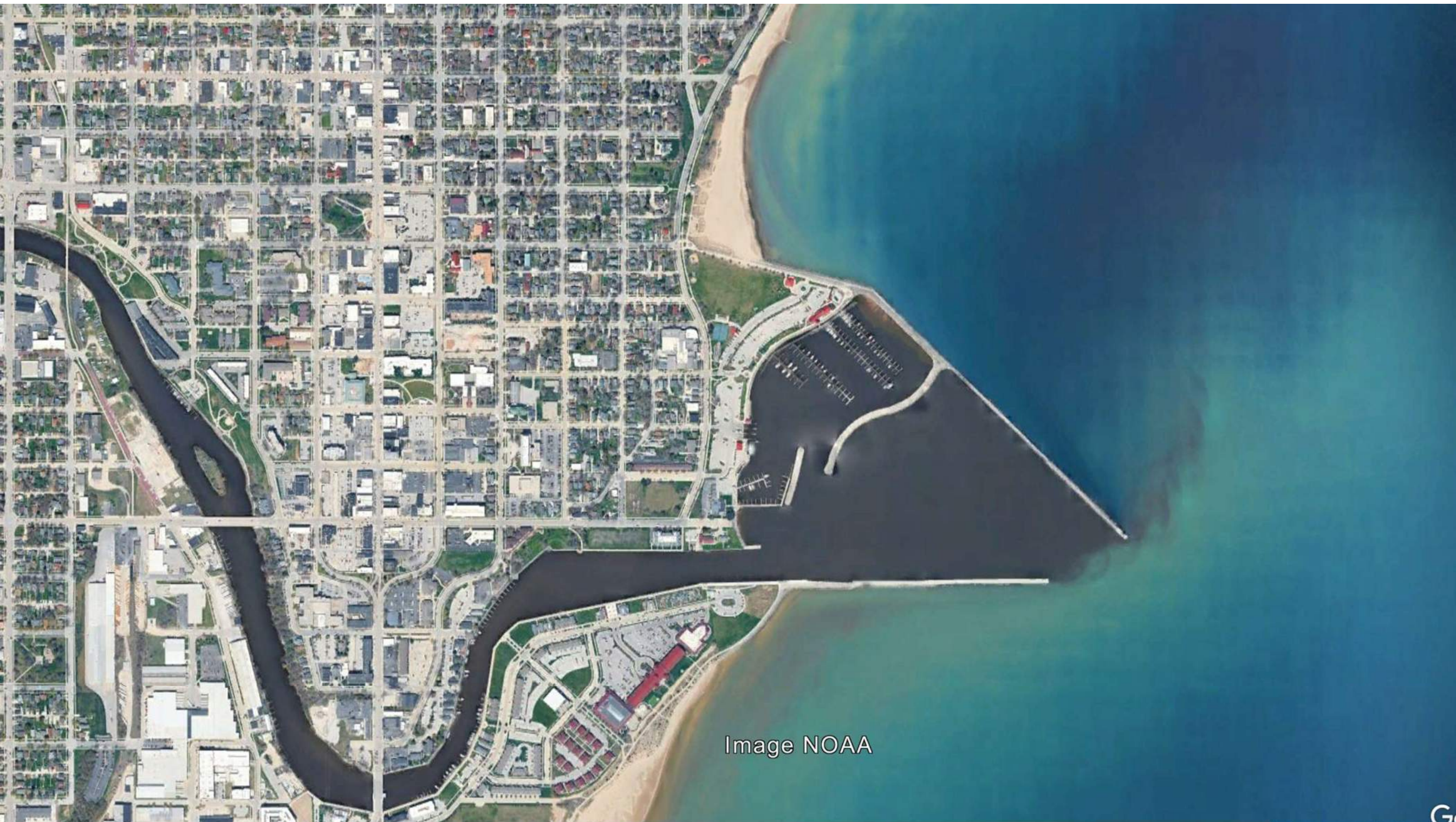
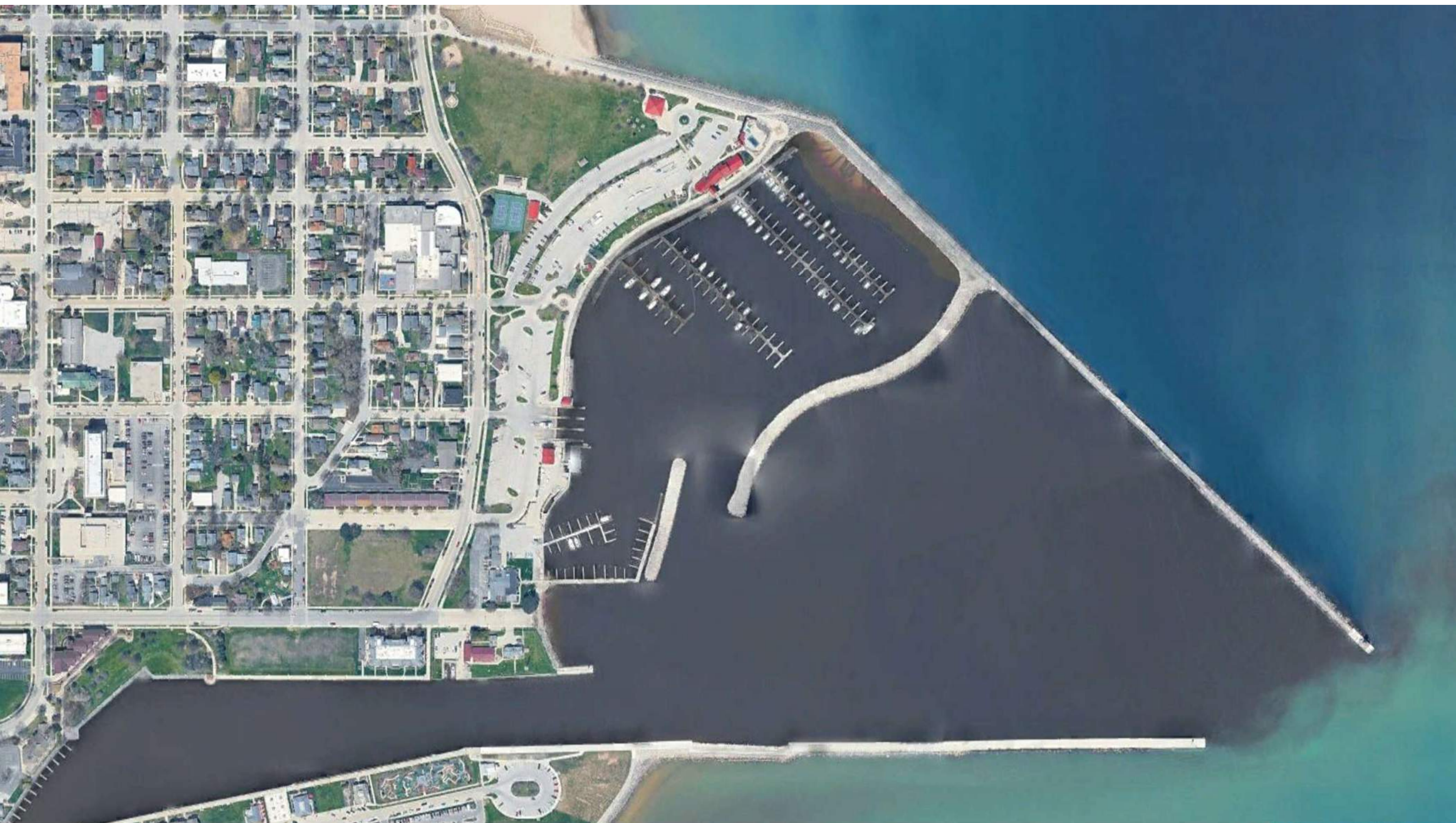


Image NOAA



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

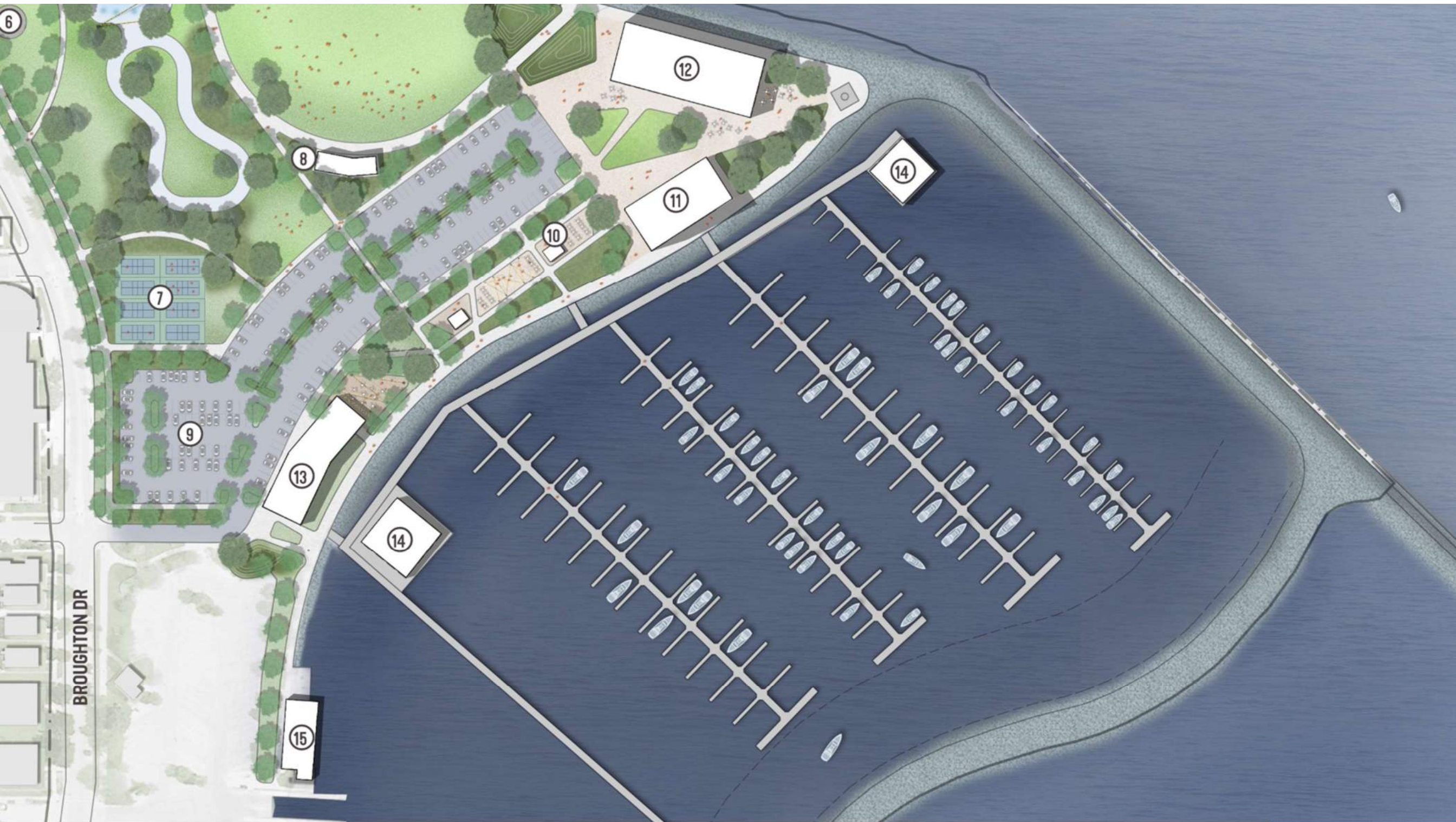
PROMENADE + POINT

- ⑩ CONCESSIONAIRE 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

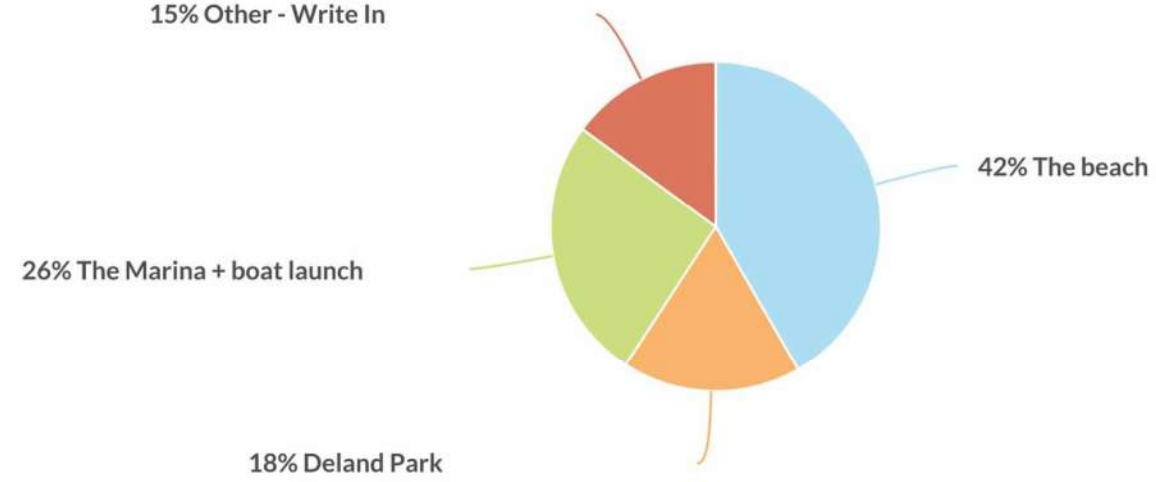
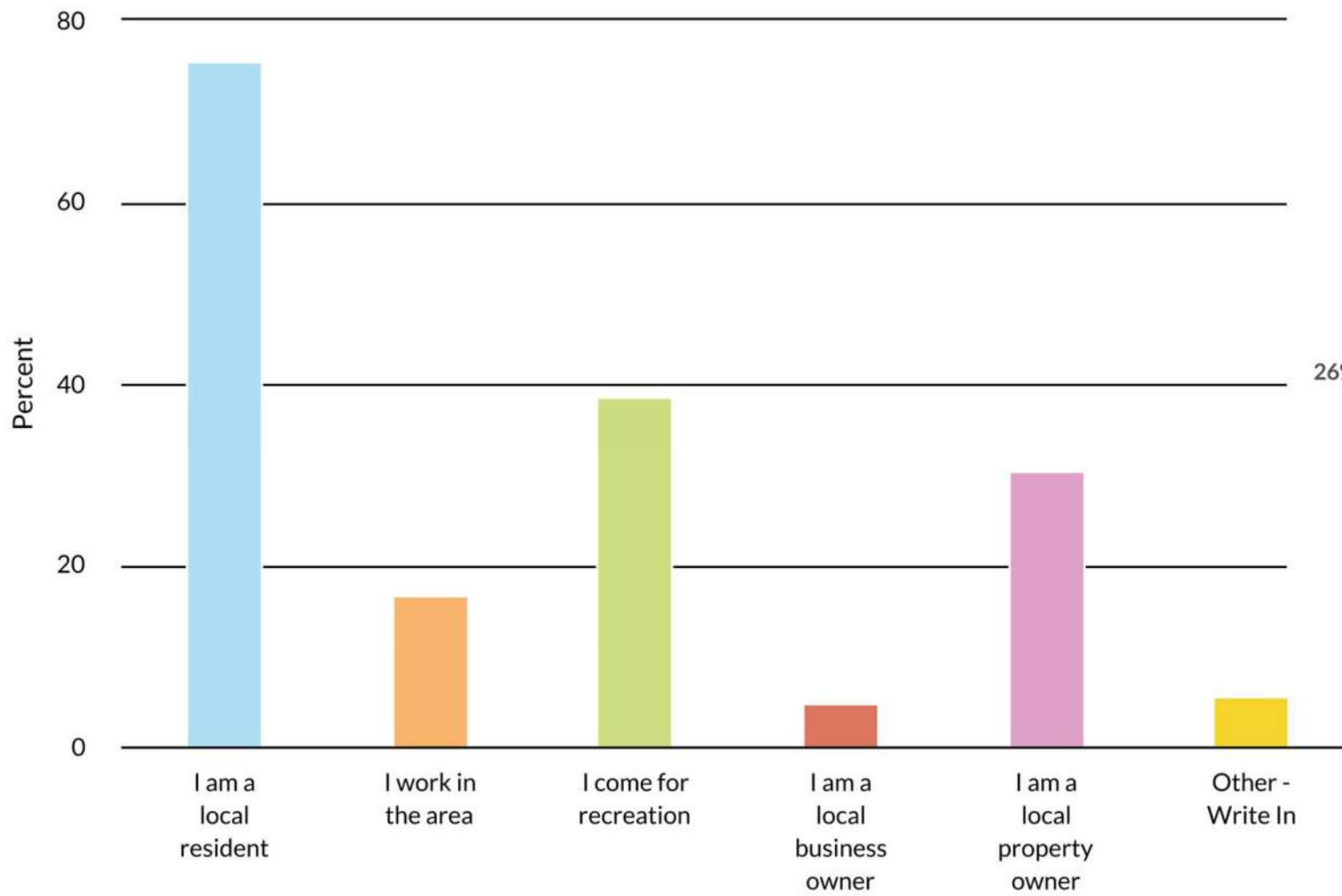
WHAT IMPROVEMENTS DO YOU WANT TO SEE?

"State of the Art marina facilities."

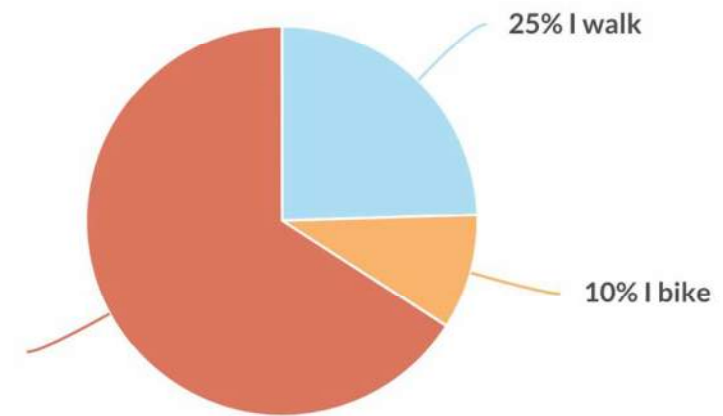
"I would like to see a greater focus on slowing down or eliminating car traffic in the area and opening up areas for pedestrians. I would also like to see more focus on partnering with the large number of small businesses based out of food trucks or farmer's/craft markets to help provide amenities to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



66% I drive



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

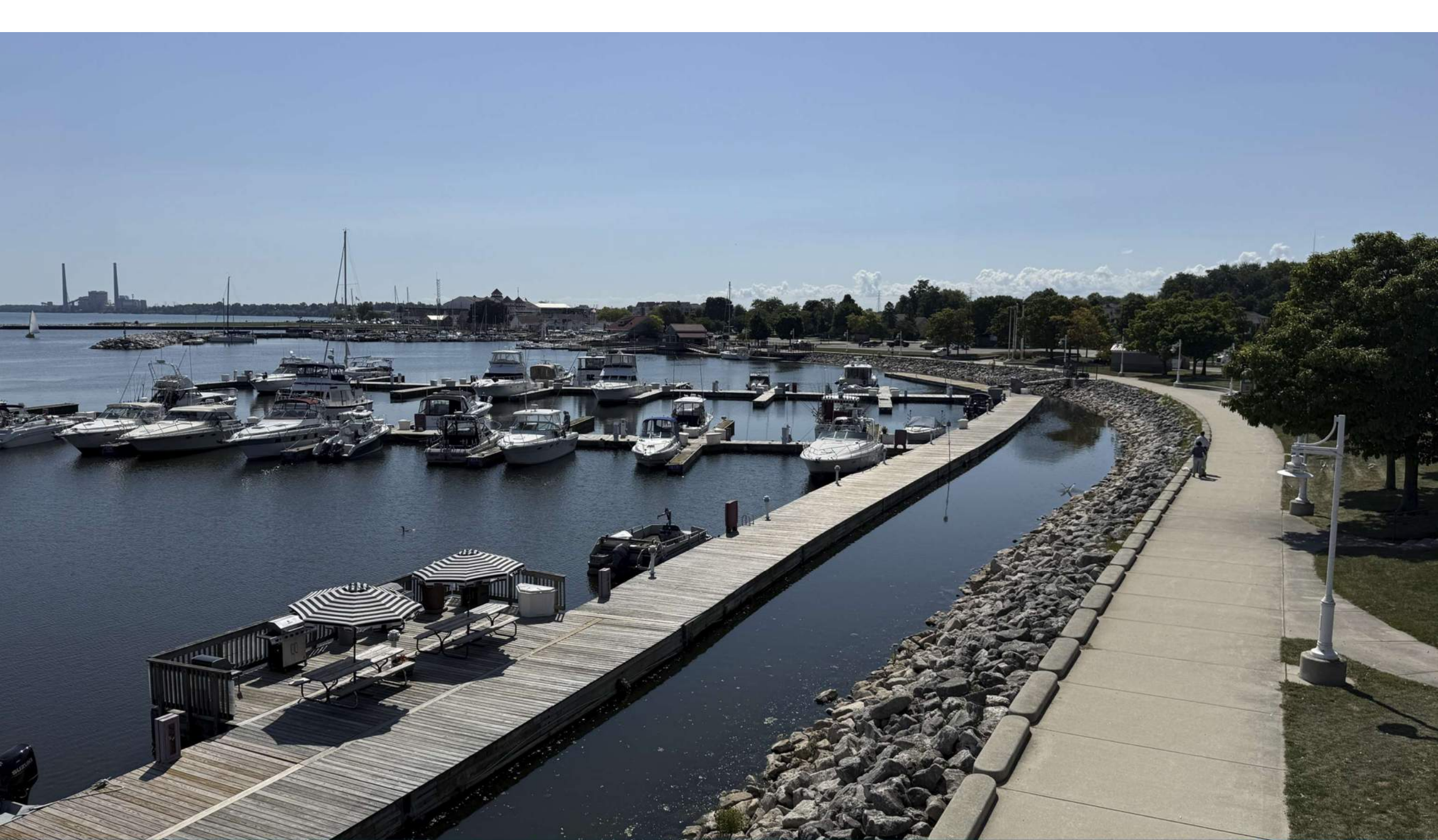
Economic Impacts

Summary Economic Impacts - Proposed Marina, 2025

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

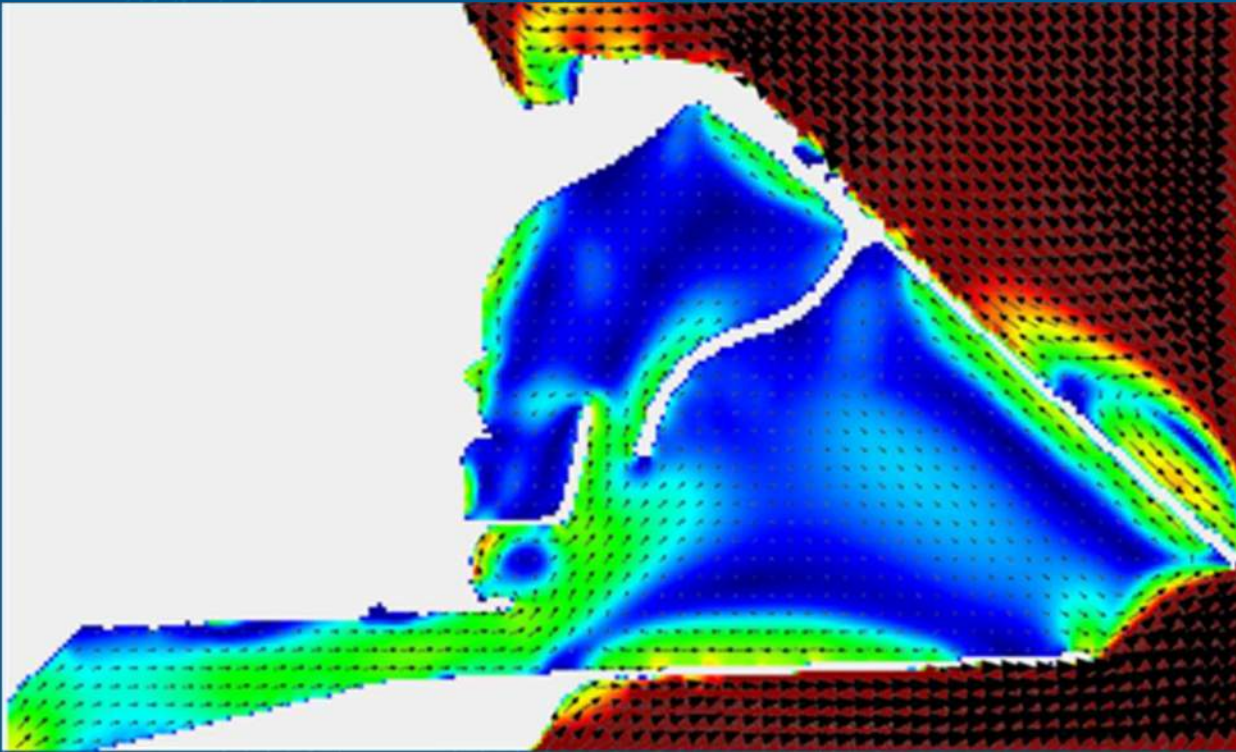
Summary Economic Impacts - Proposed Marina with Winter Storage,

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

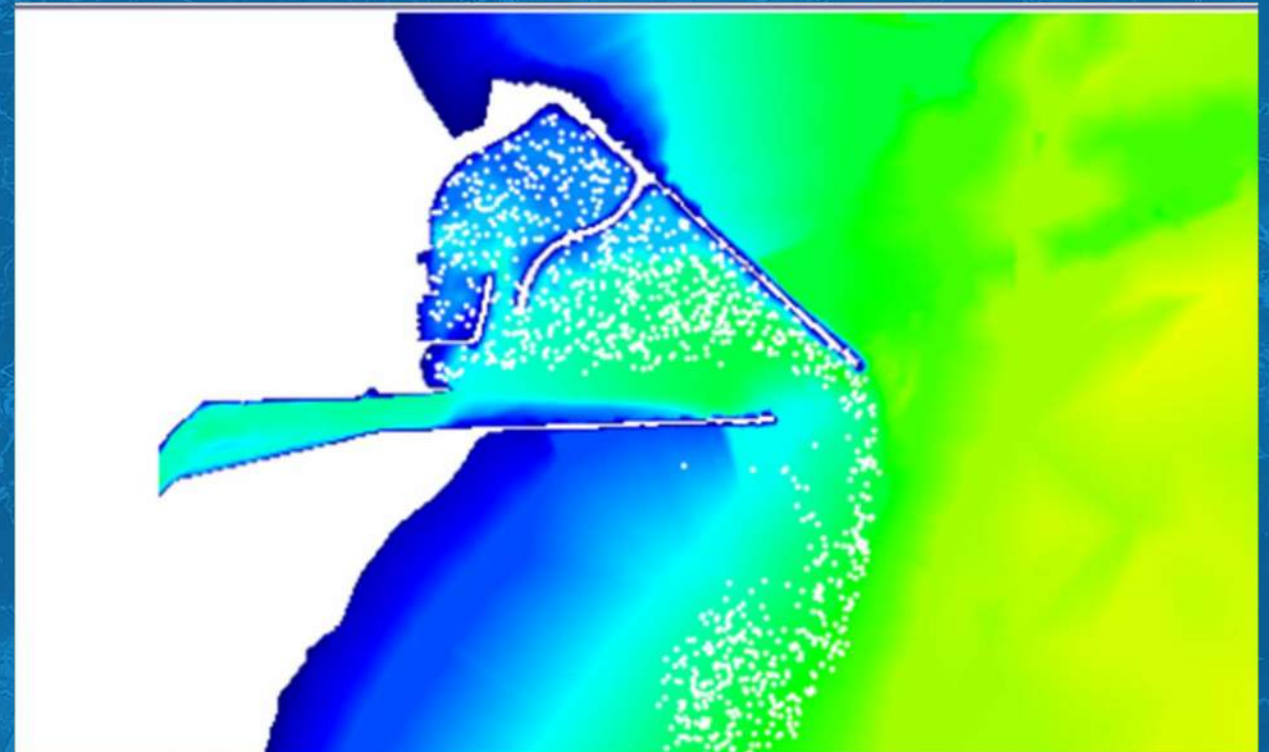


Special Design Concerns

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



2) Spring discharge issuing into marina from Sheboygan river

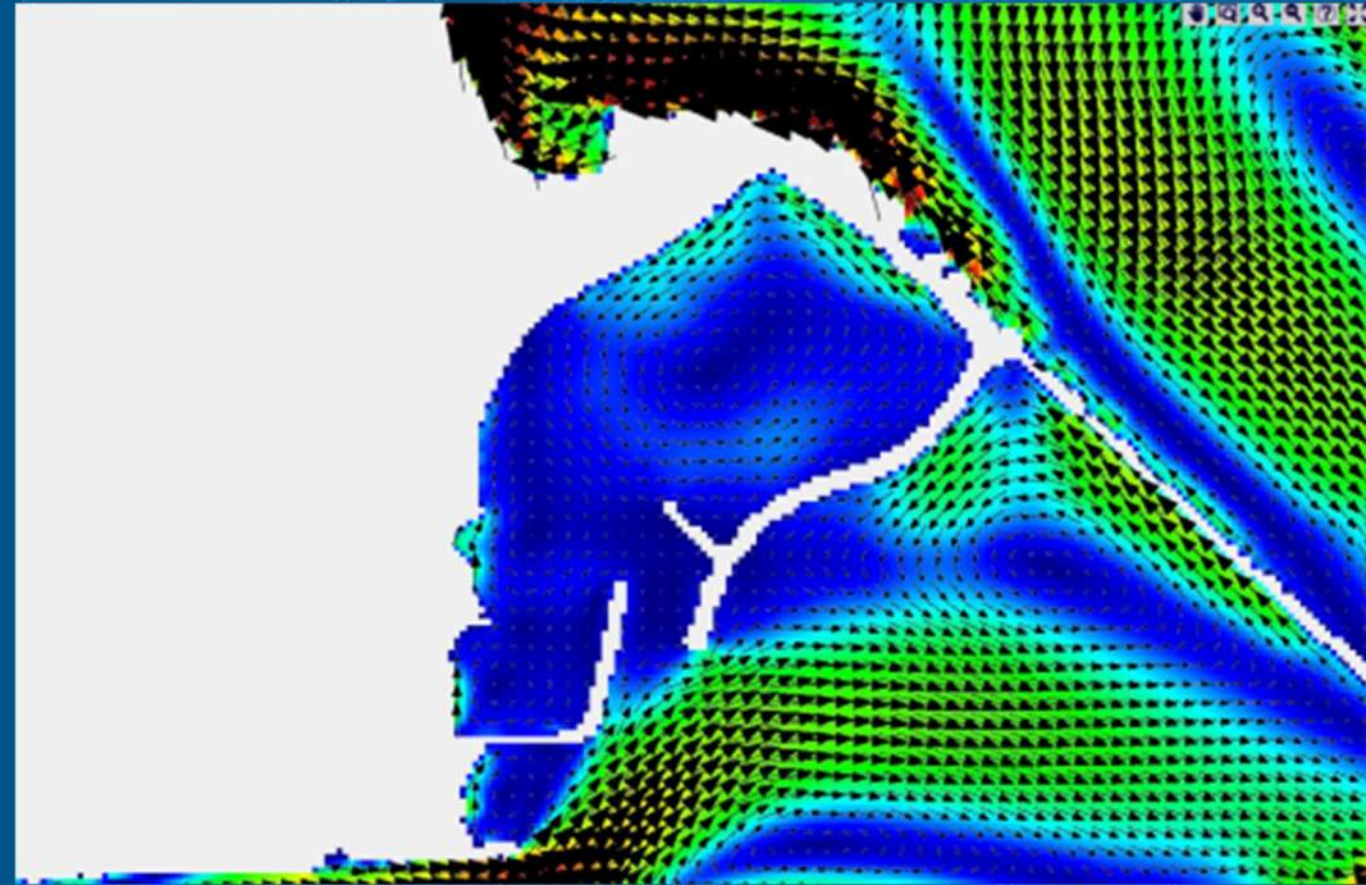


3) Ice drift into marina

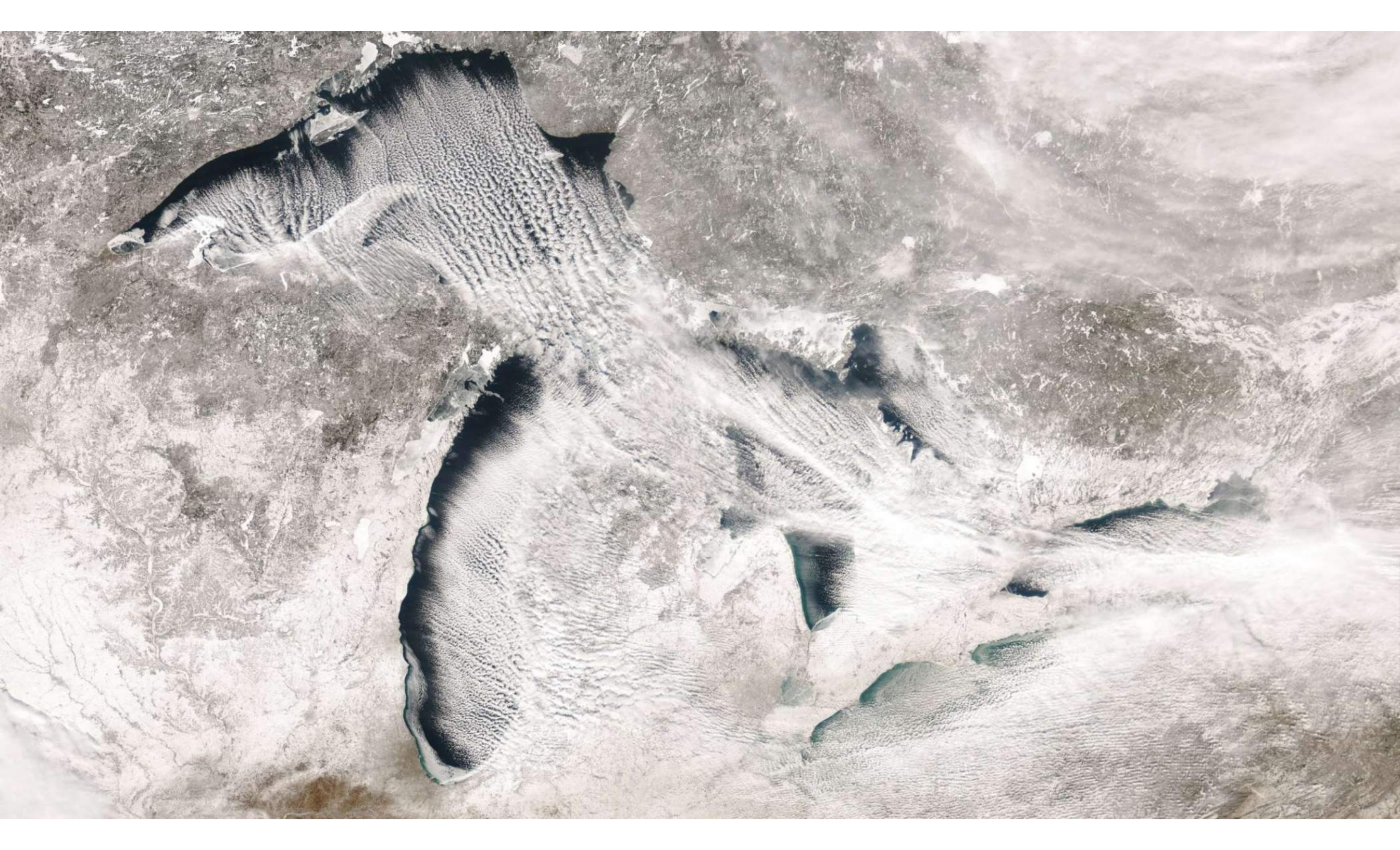
Special Design Concerns

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



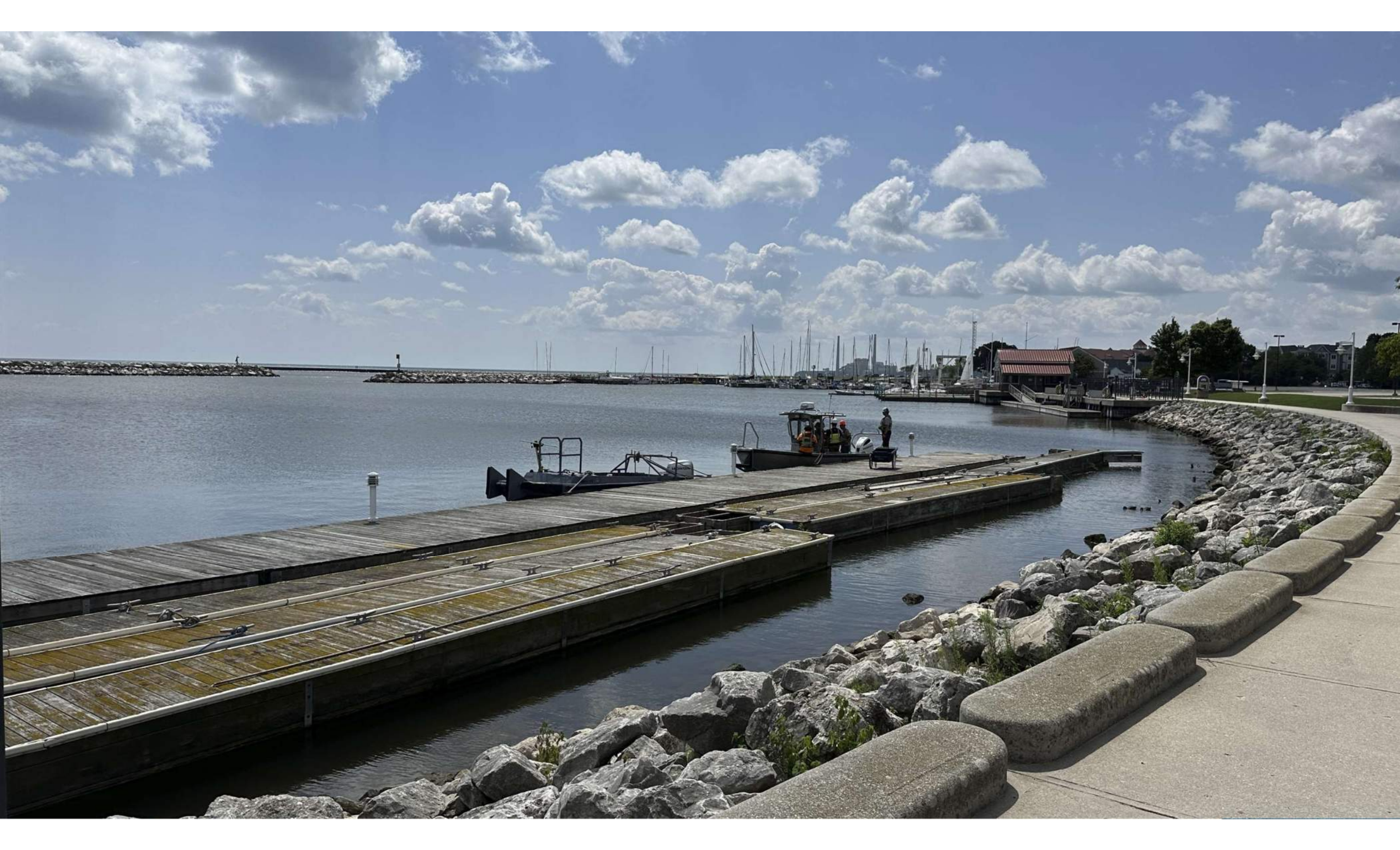
1) Entrance modification

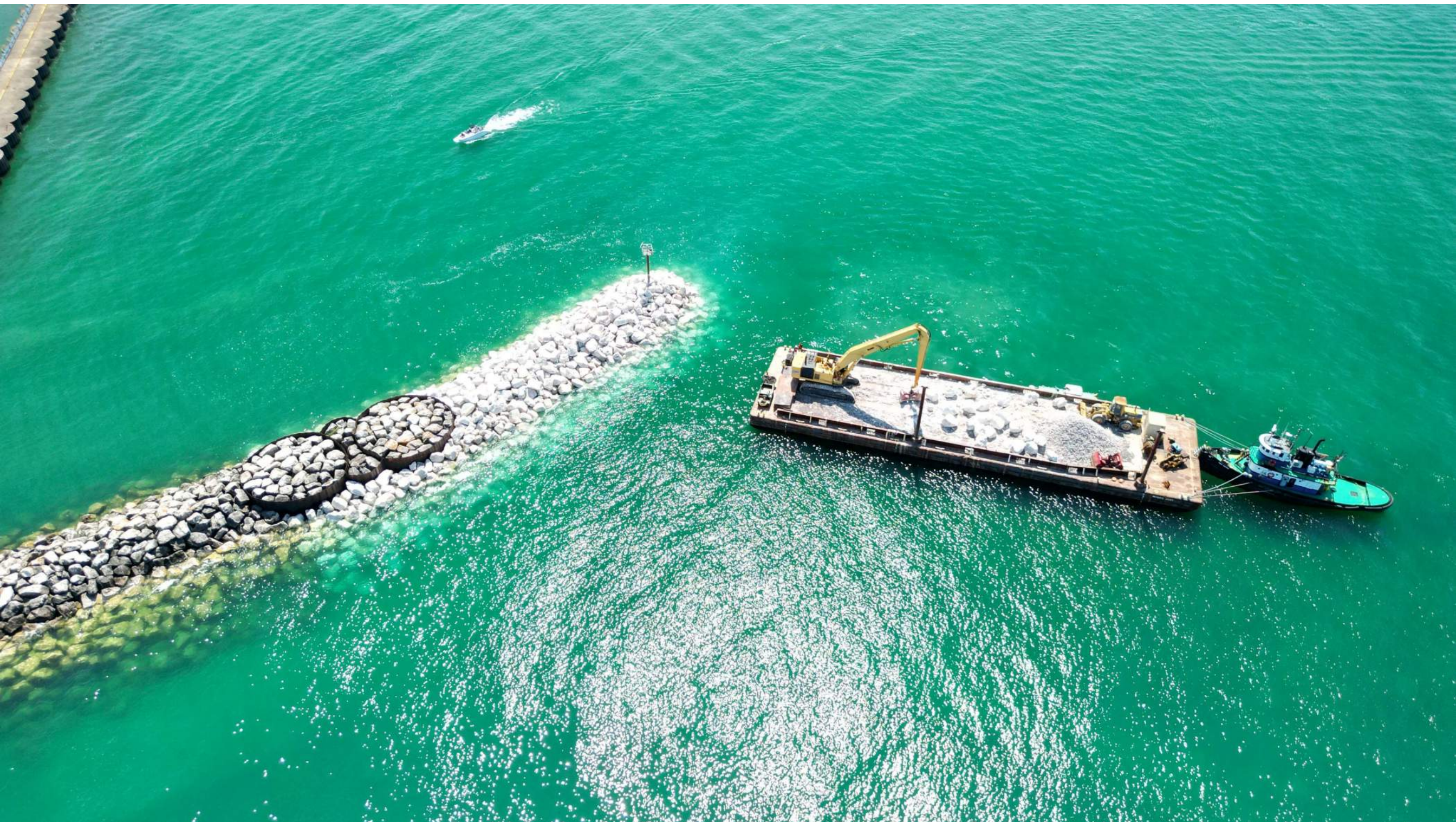


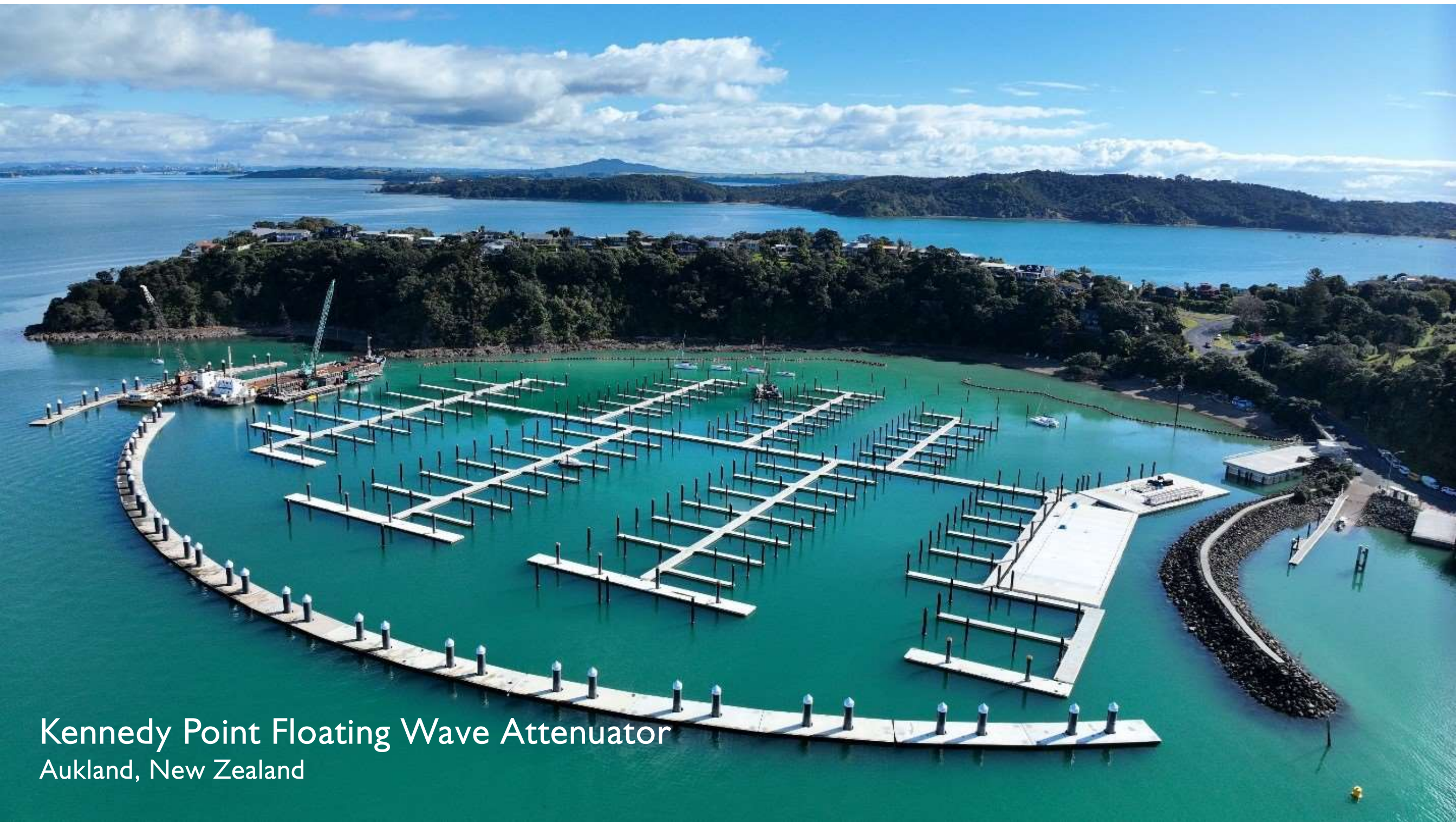








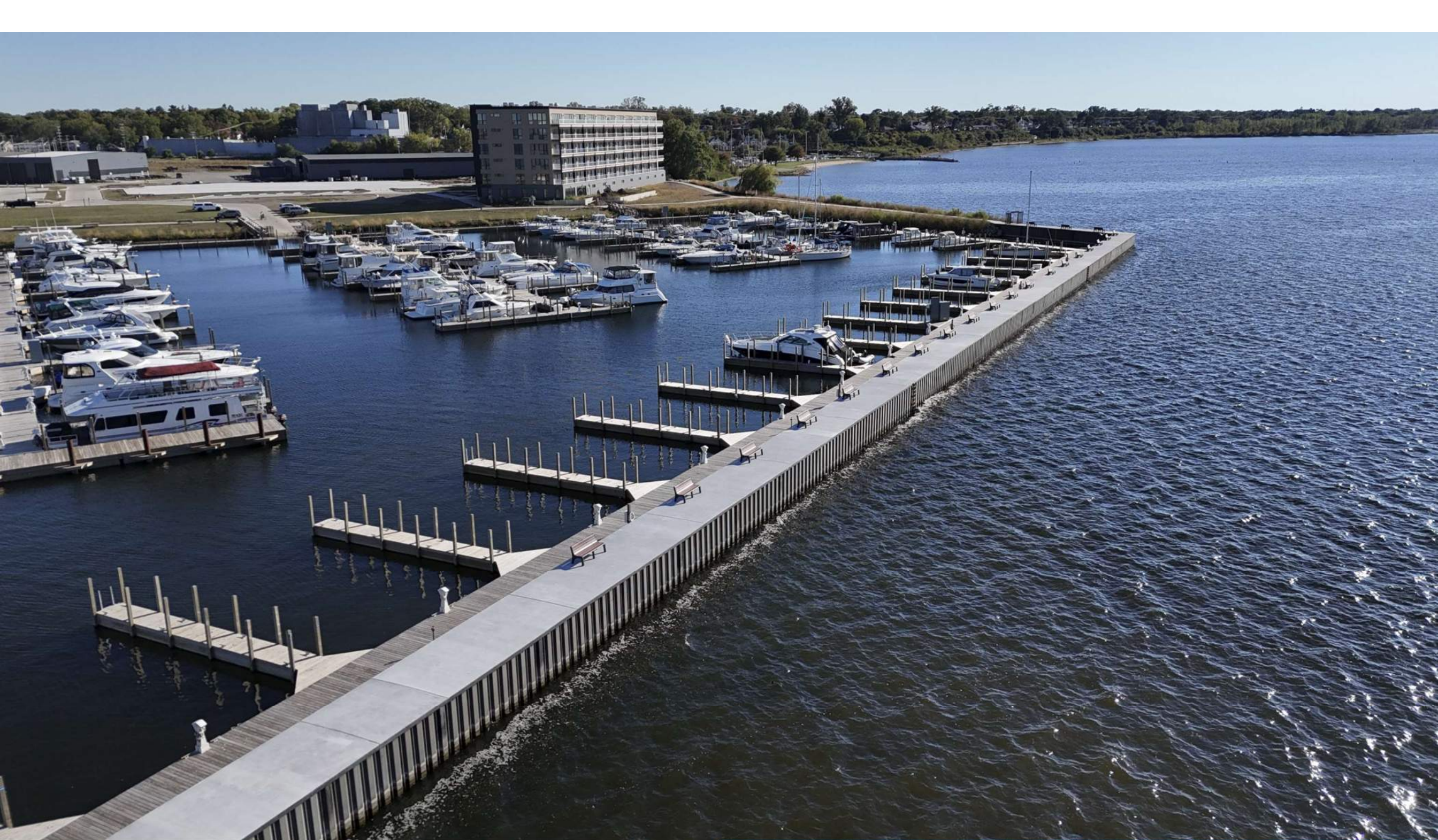




Kennedy Point Floating Wave Attenuator
Auckland, New Zealand







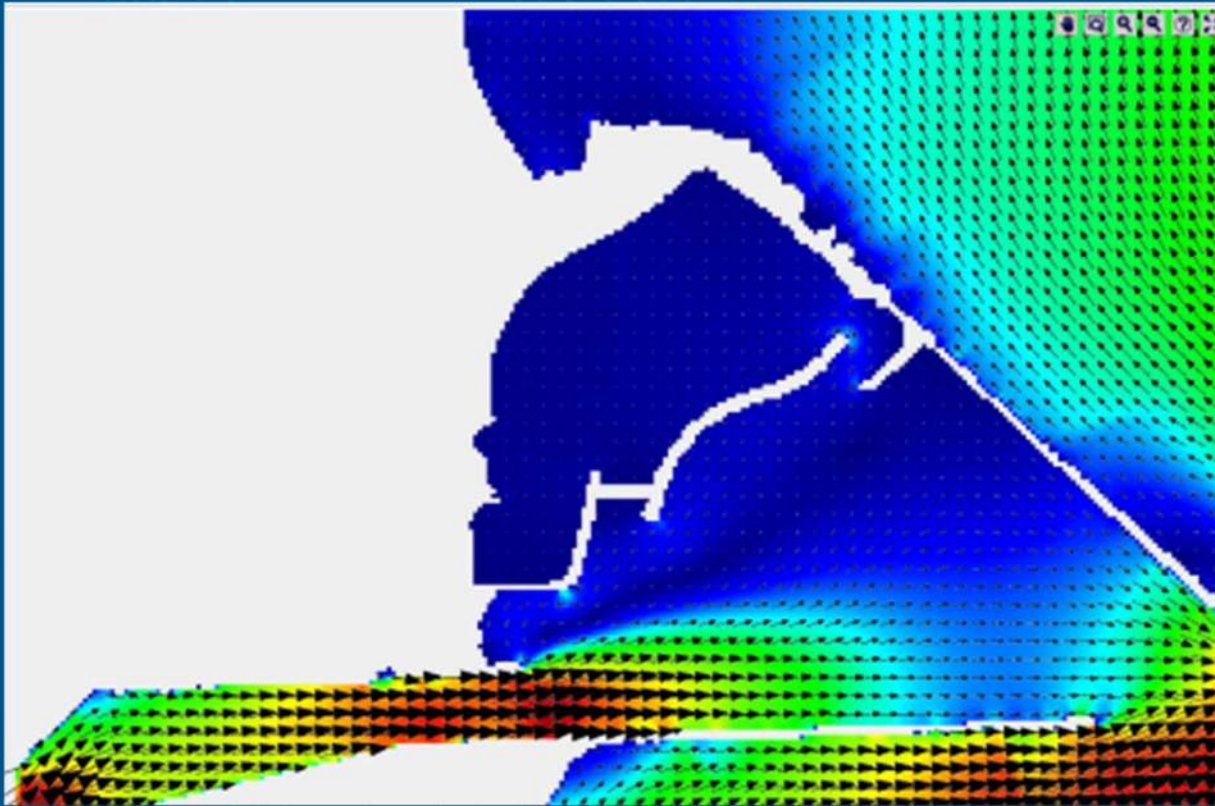
Blossom Heath Activity Pier

St. Clair Shores, Michigan



Special Design Concerns

Seek Passive Methods to Reduce
Maintenance Needs and Costs

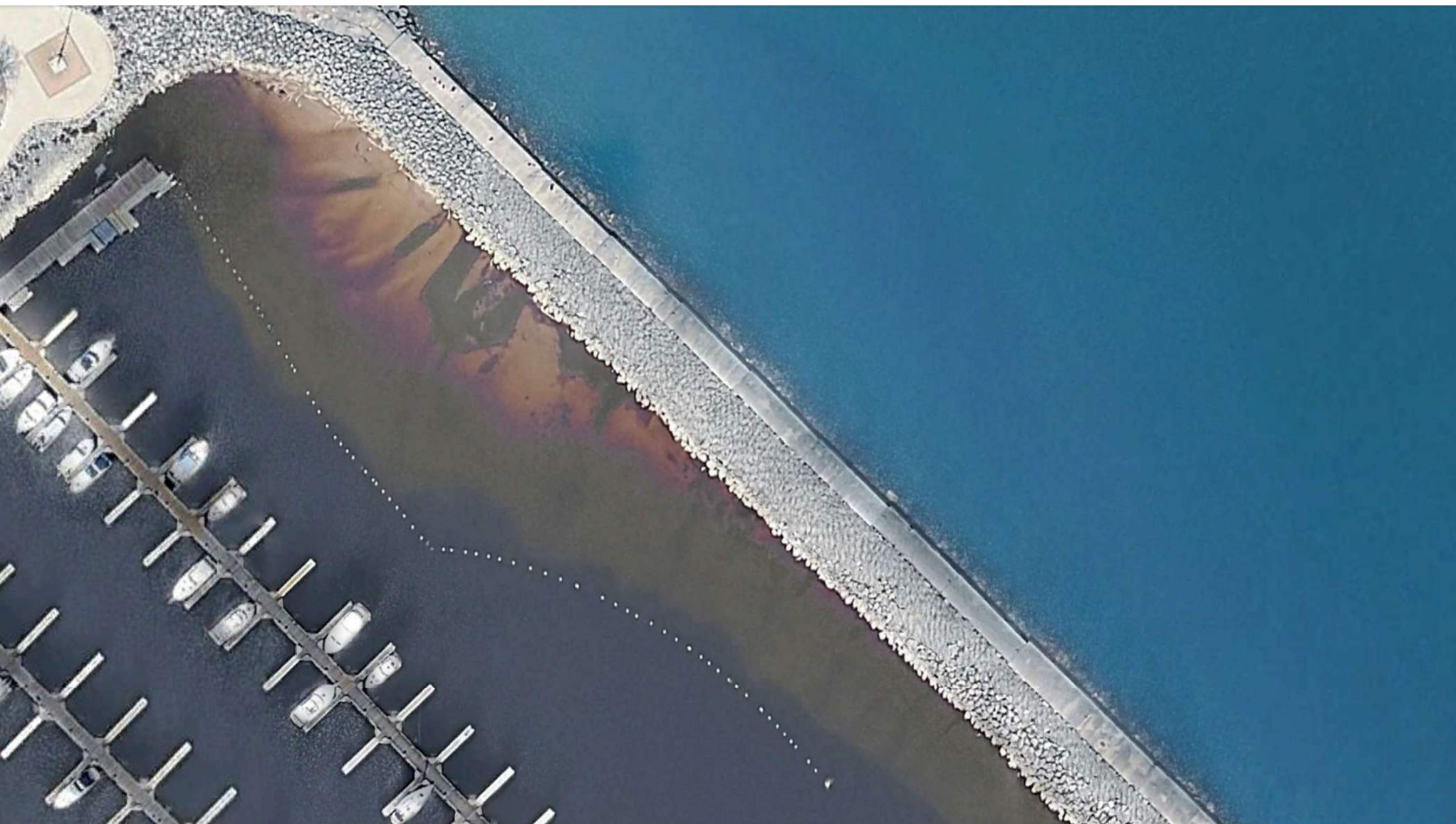


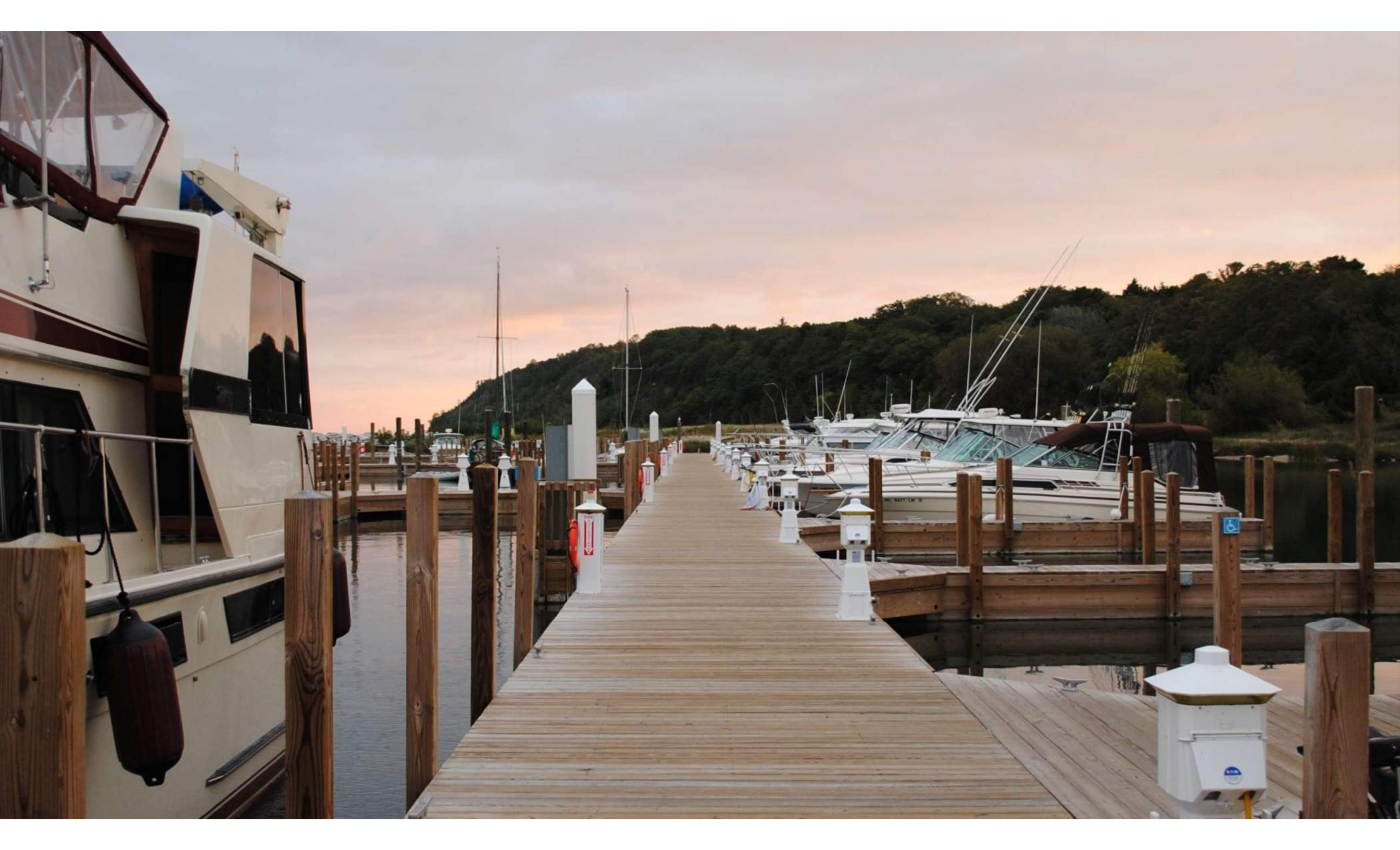
2) *Entrance relocation*



3) *Habitat Diversion*

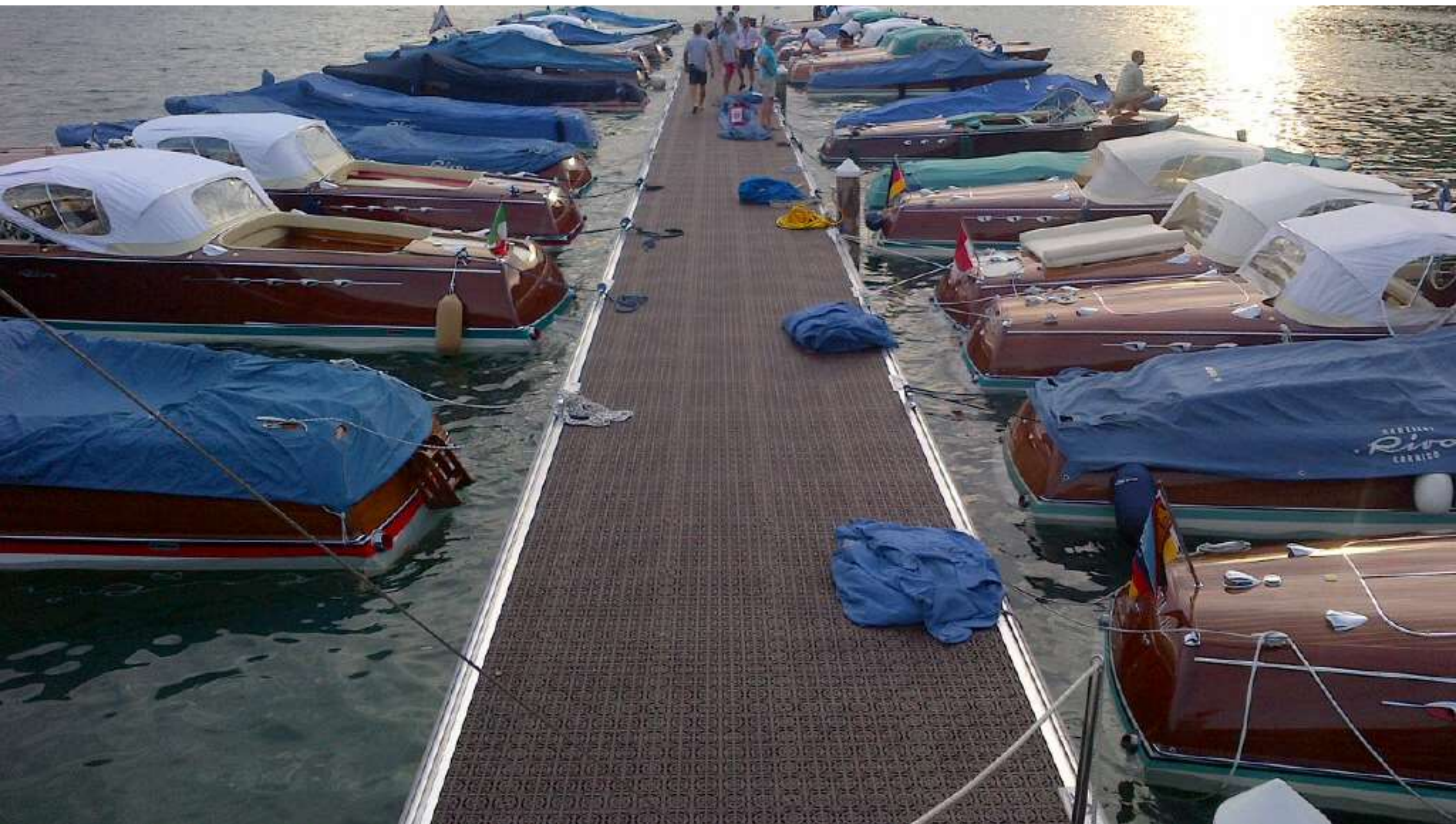




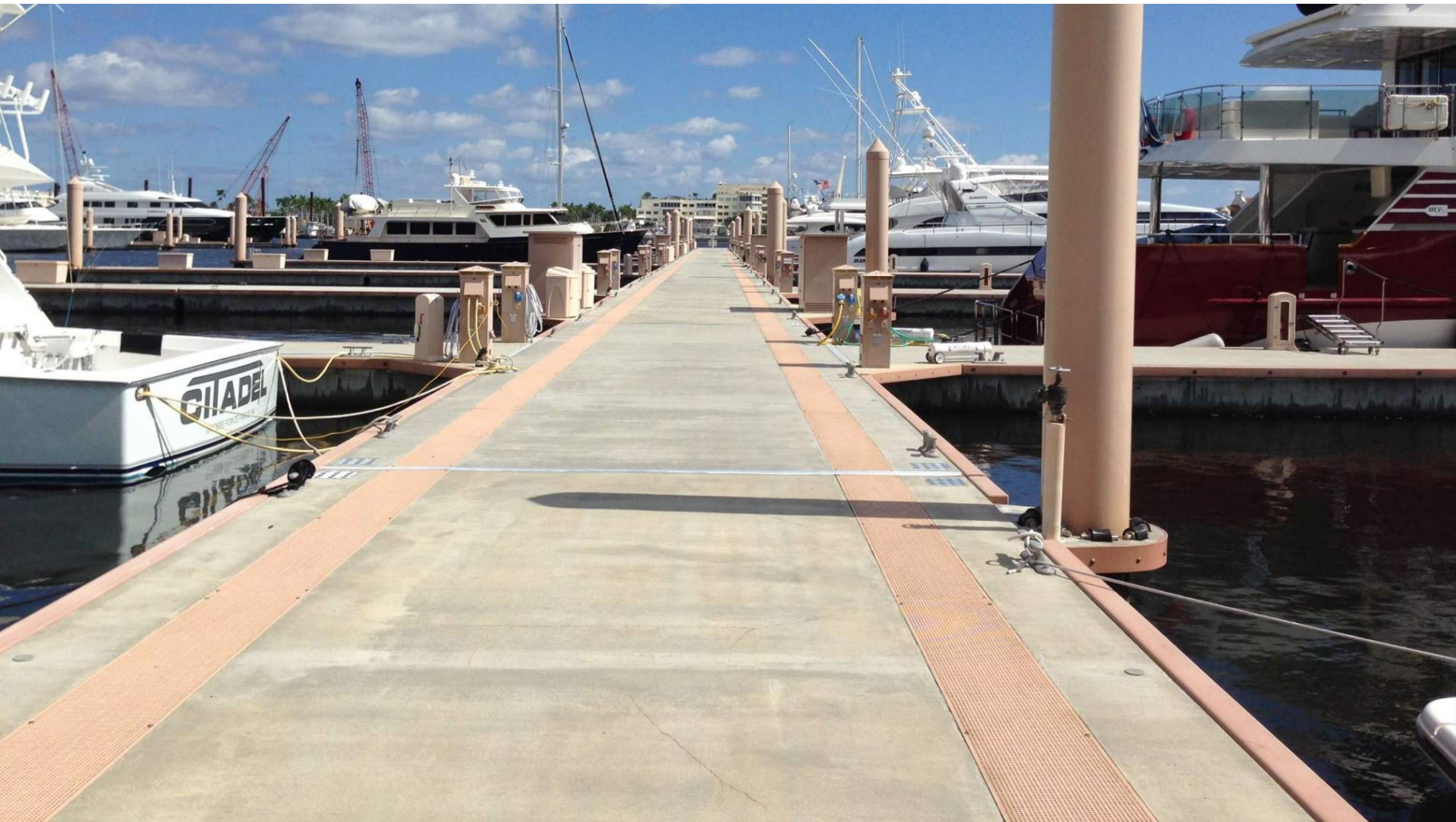




















INSTRUCTIONS

- Turn grill on and allow to preheat for 10 minutes.
- When grill is hot, place food on grill.
- Cook food to proper temperature.
- Turn off grill when done.
- Clean grill after use.
- Do not leave grill unattended.
- Do not use grill for anything other than cooking.
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31st 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.



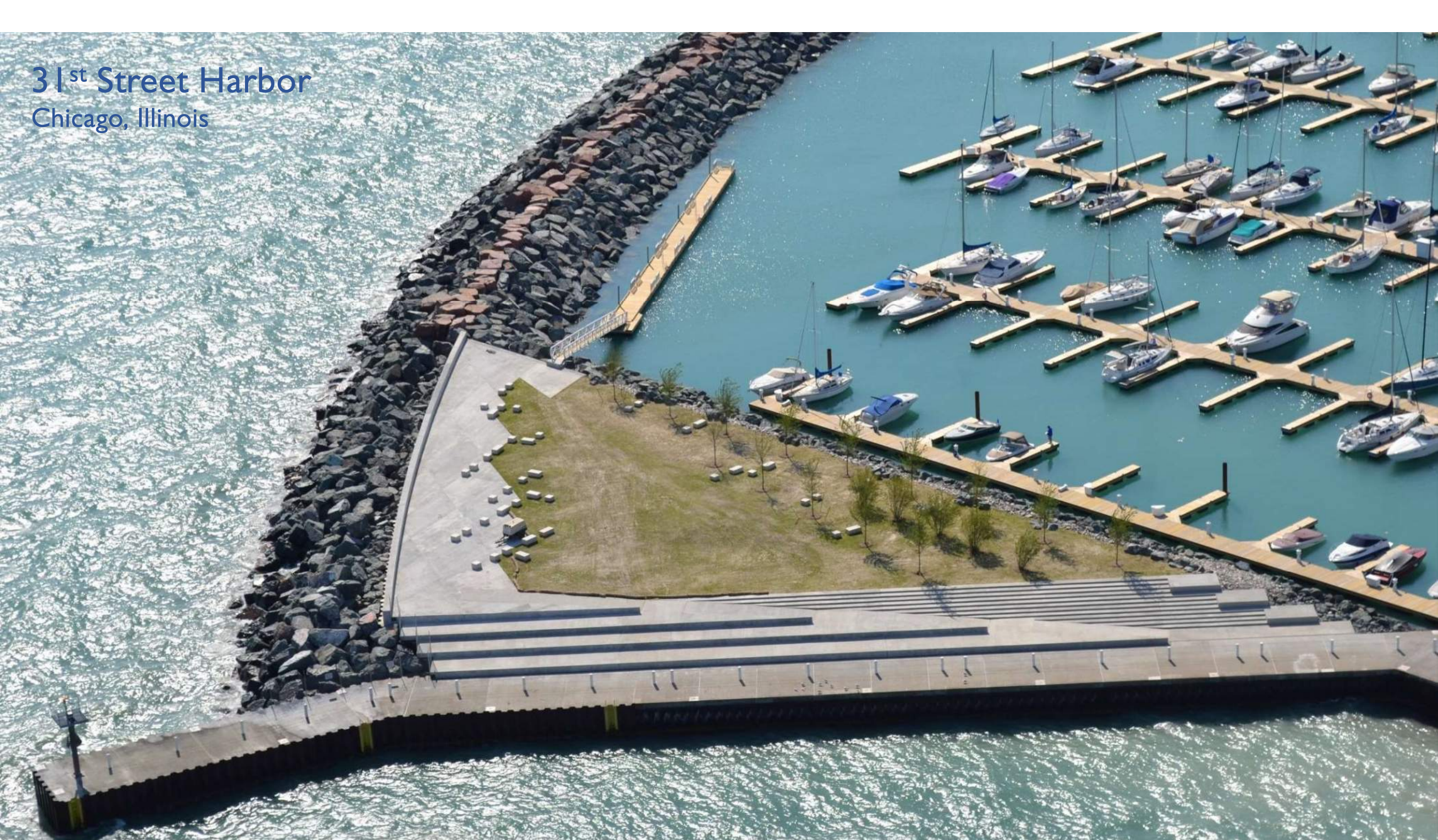
31st Street Harbor

Chicago, Illinois



31st Street Harbor

Chicago, Illinois



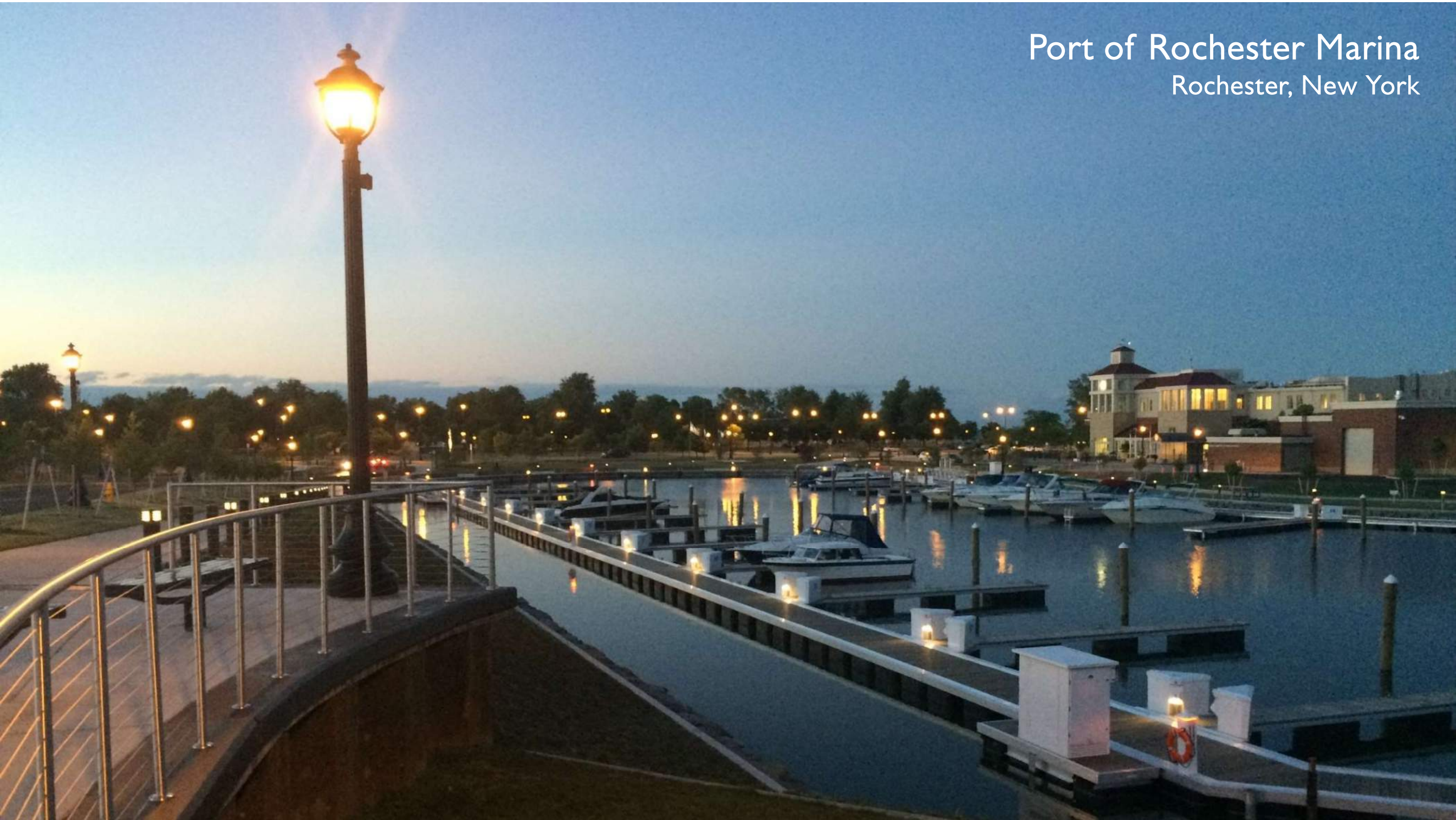
Port of Rochester Marina

Rochester, New York



Port of Rochester Marina

Rochester, New York





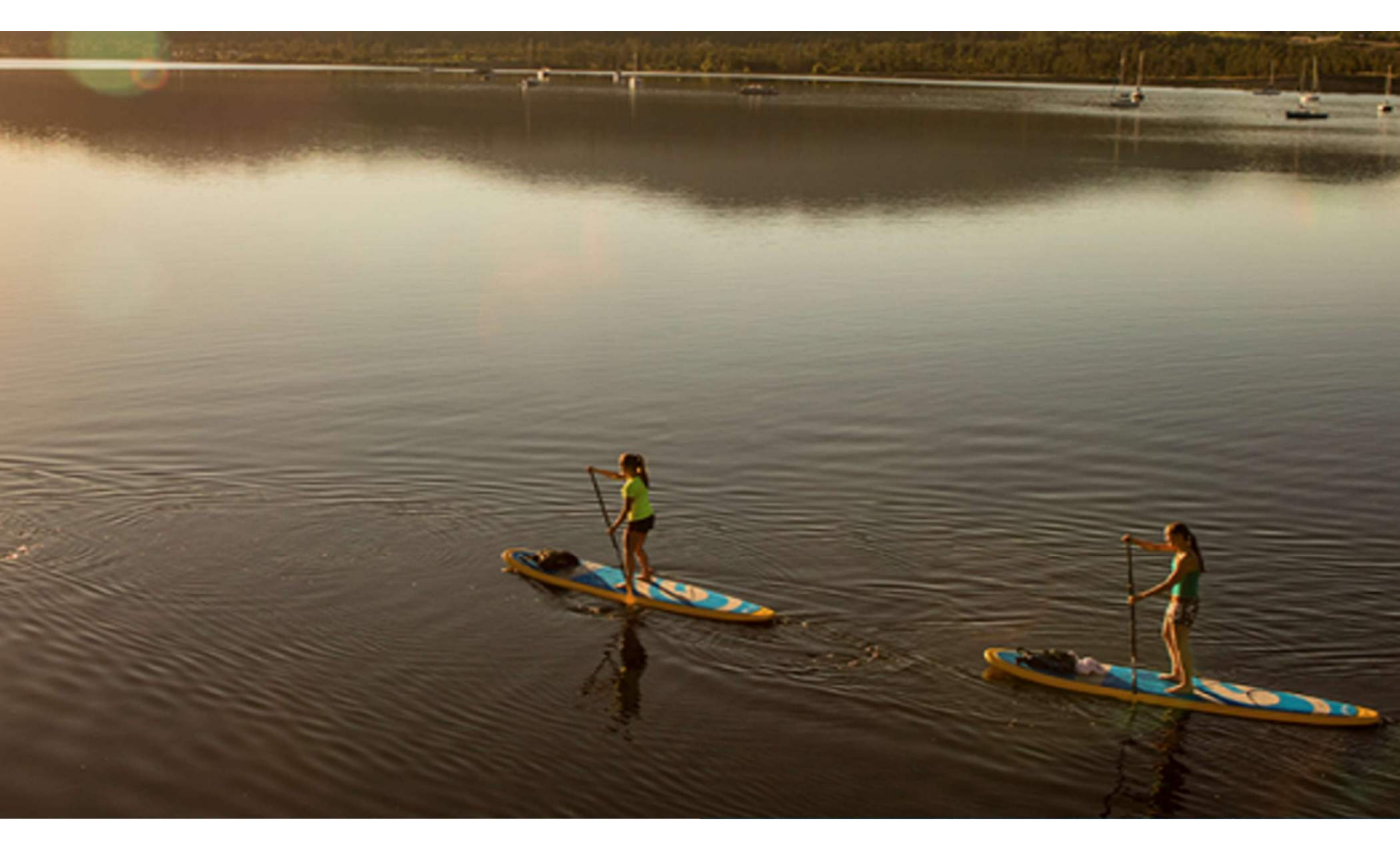
Navy Pier Marina
Chicago, Illinois

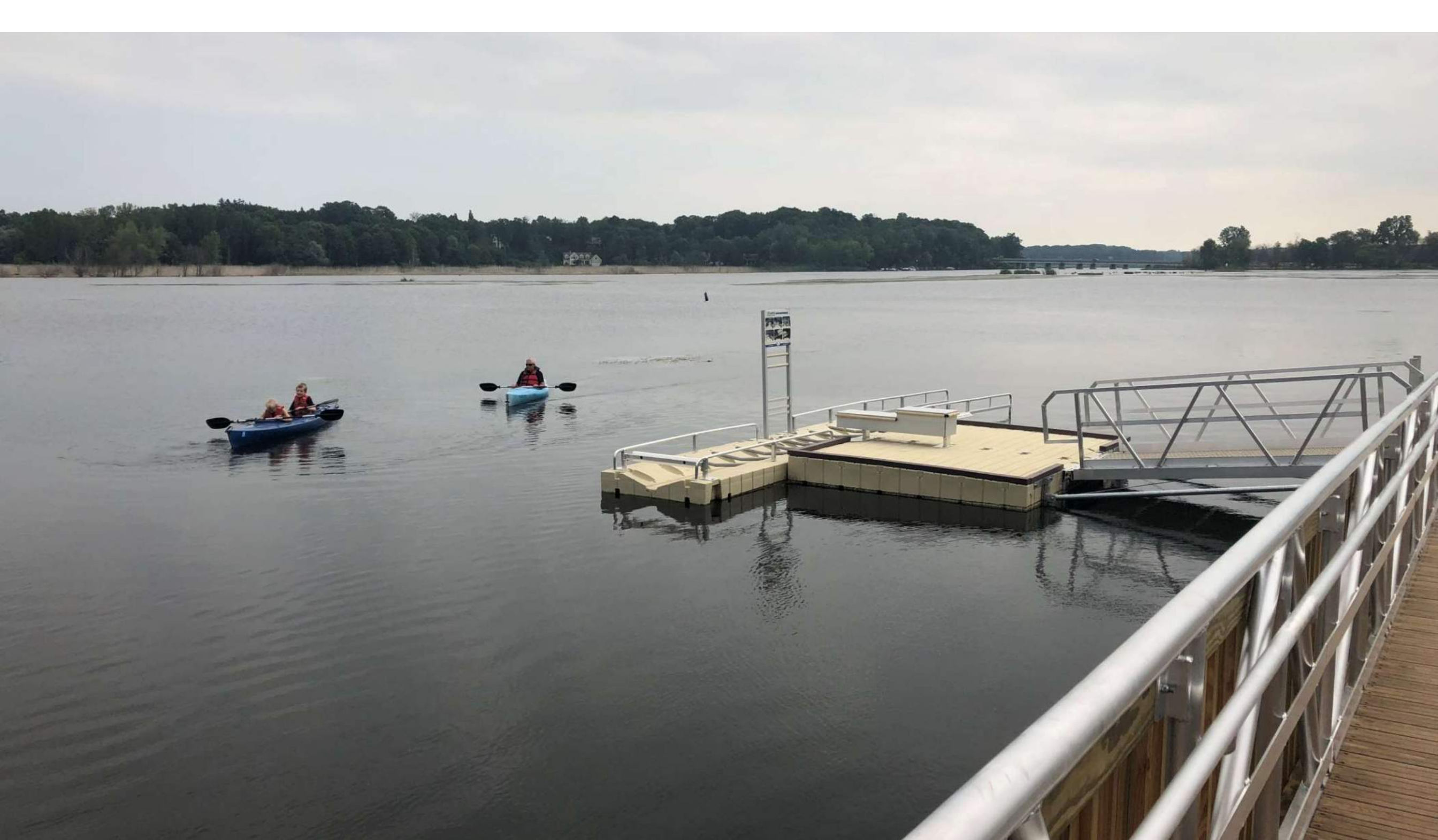
Blossom Heath Activity Pier

St. Clair Shores, Michigan











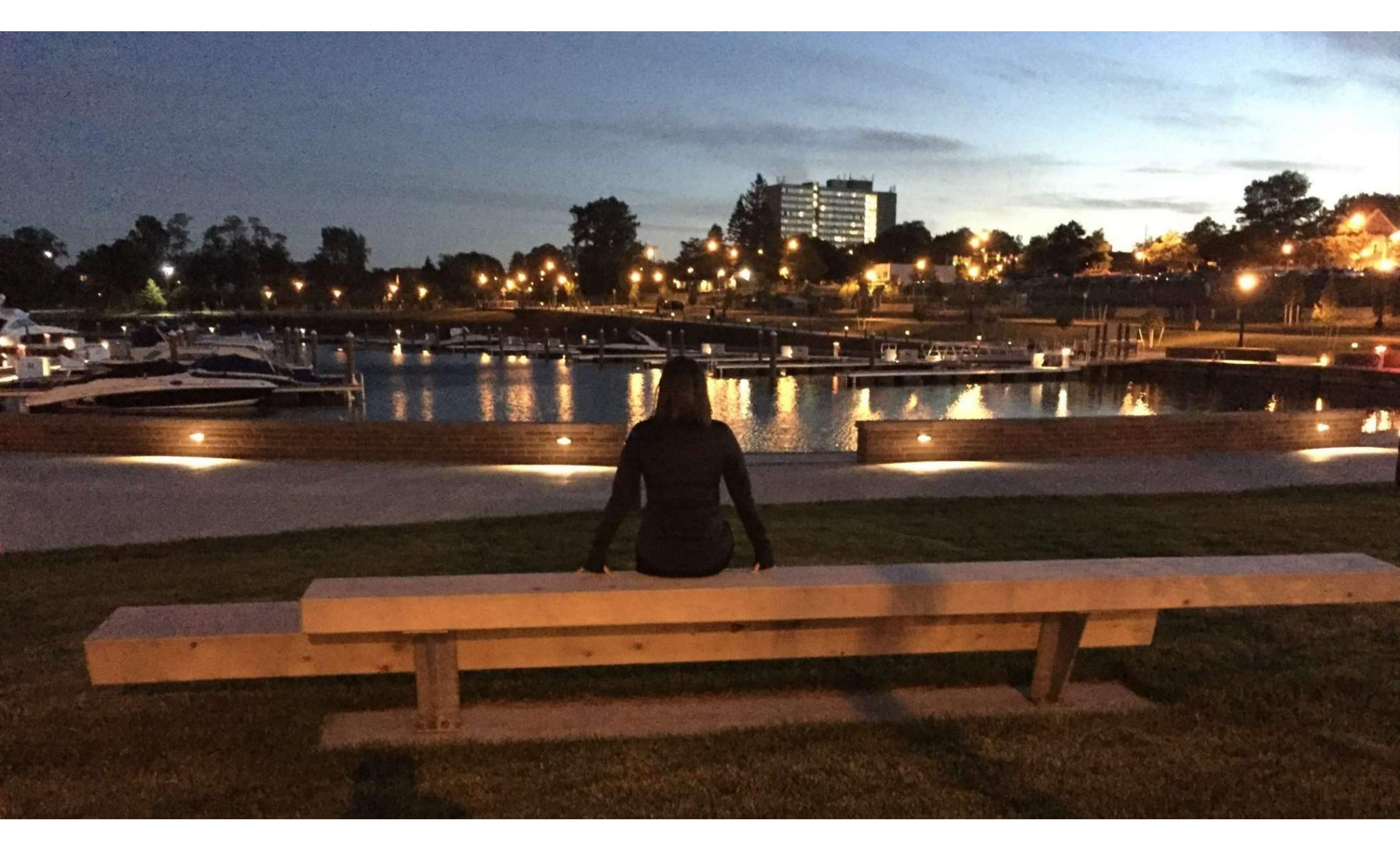


Disney's Celebration
Orlando, Florida

Disney's Boardwalk

Orlando, Florida





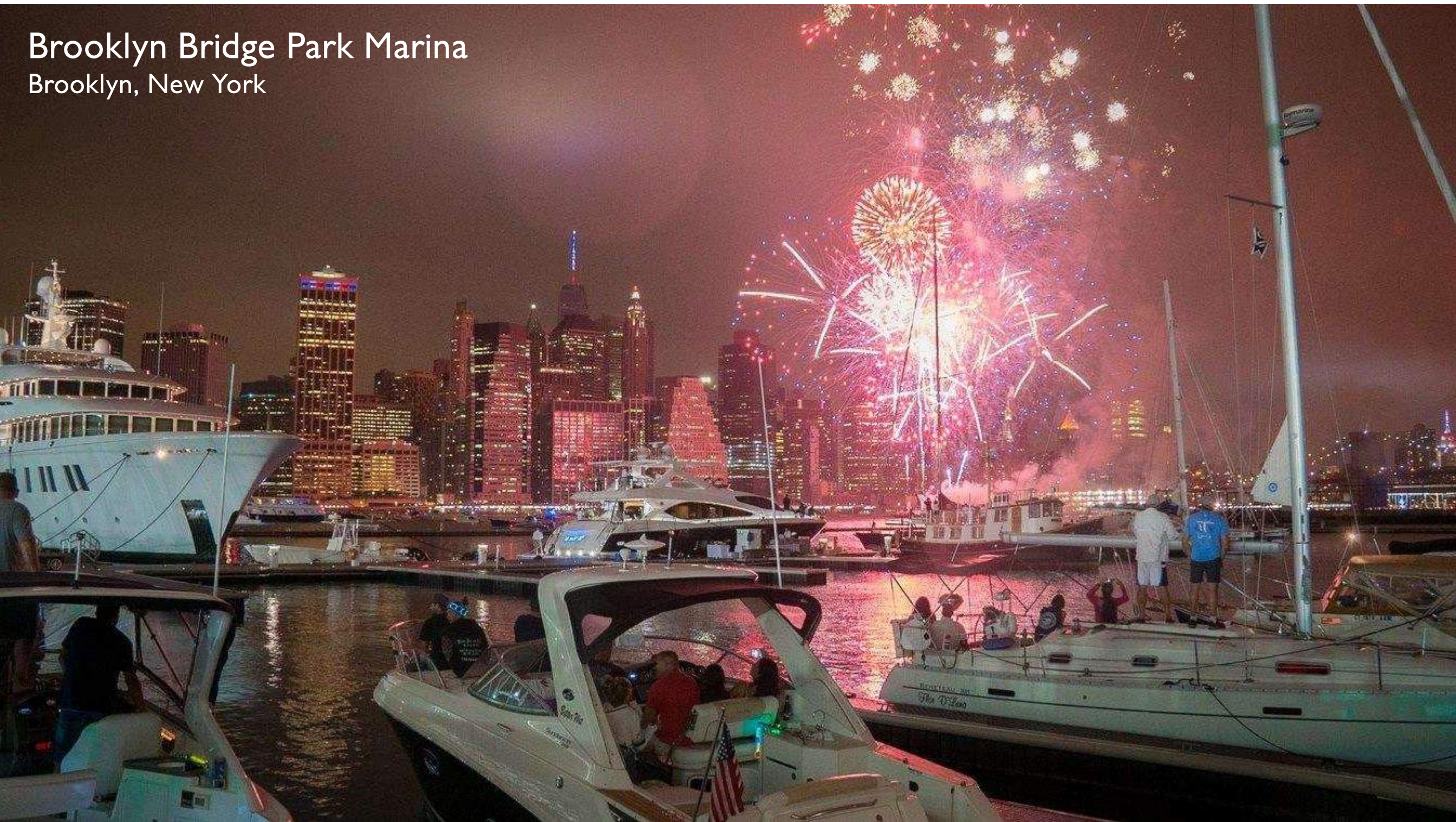


Disney's Celebration
Orlando, Florida



Brooklyn Bridge Park Marina

Brooklyn, New York

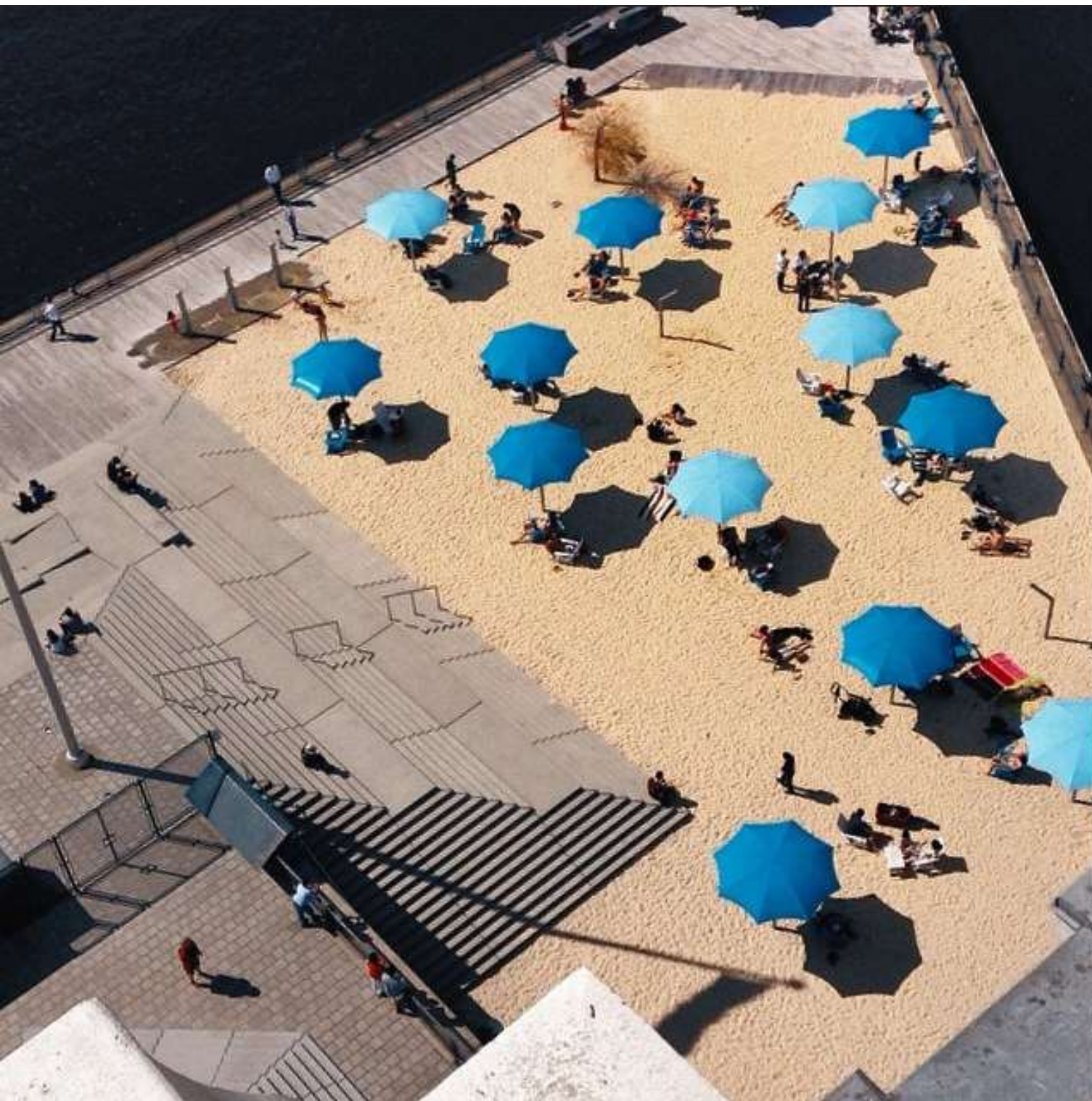




FIREWORKS BY





































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











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