



Harbor Centre Marina

 **Edgewater**
resources

RAMBOLL

COLLINS
ENGINEERS INC

MAFFETT
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, July 21 – Schematic Design Review Session

Community Meeting #3, TBD – Design Development Review Session

Community Meeting #4, TBD – Final Design Review Session

PROJECT STATUS

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

PUBLIC INPUT PROCESS: SUMMARY

- Enhance waterfront - welcoming and accessible to all
- Prioritize public waterfront green space over parking, while also providing boater-specific use areas
- Maximize efficiency of new buildings and services
- Encourage community use, provide flexibility of spaces
- Refine pedestrian circulation to improve connection from waterfront to downtown, lakefront, beach, and lighthouse
- Improve vehicular flow to reduce traffic conflicts and improve pedestrian safety, especially during events

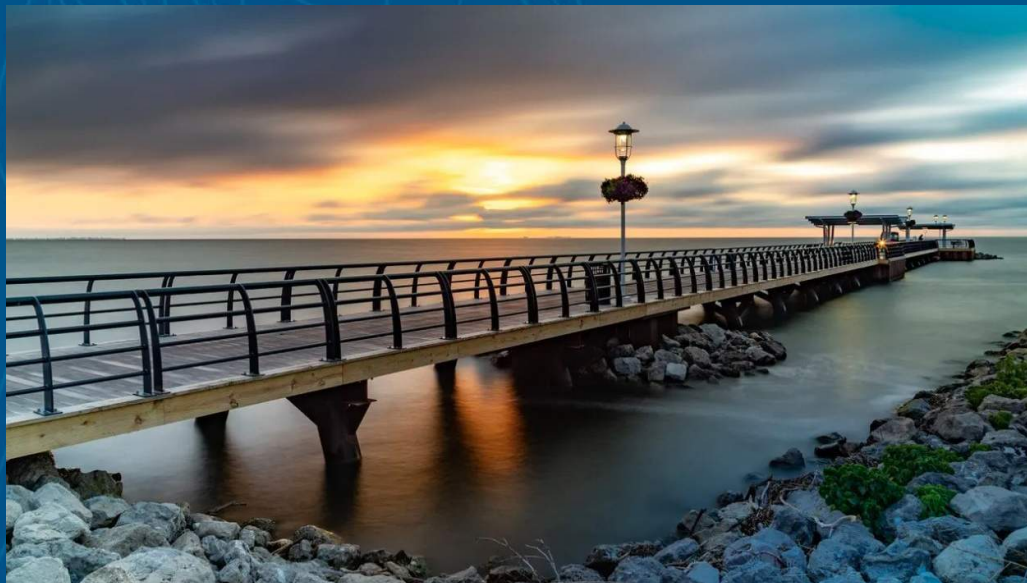
PUBLIC INPUT PROCESS: FEEDBACK

Public Input Meeting
Visual Preference Image Survey



PUBLIC INPUT PROCESS: FEEDBACK

FAVORITE IMAGES



31st Street Harbor

Chicago, Illinois



Public Waterfront Grand Haven, Michigan



Çeşme Marina

Izmir, Turkey



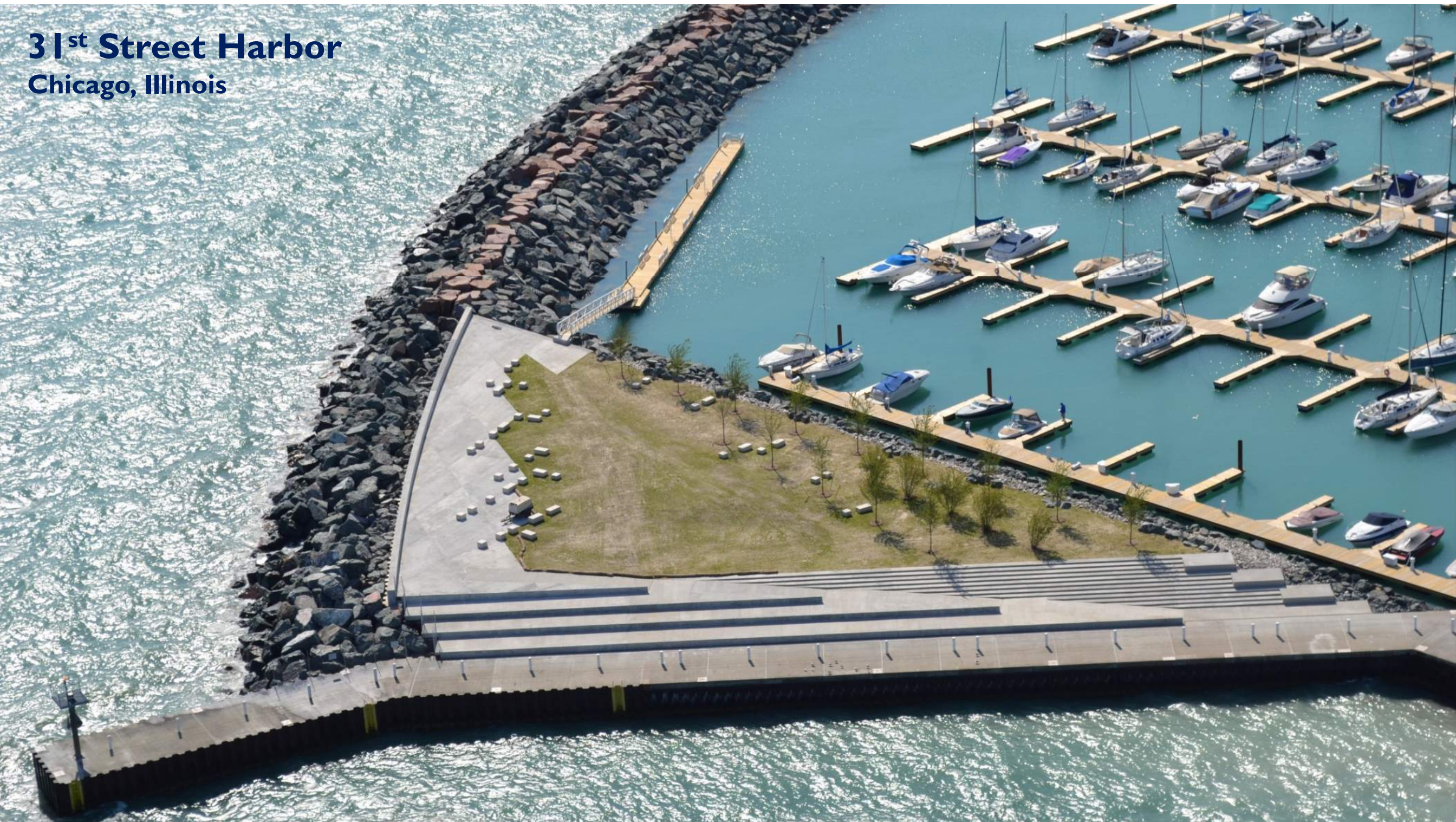
Blossom Heath Activity Pier

St. Clair Shores, Michigan



31st Street Harbor

Chicago, Illinois



PUBLIC INPUT PROCESS: FEEDBACK

Stakeholder Interviews

- Neighborhood Groups: Ellis, NVPNA, Gateway
- Marina/Parks/Forestry Board
- Council Alders
- Fishing Charter Captains
- Yacht Club
- Public Works
- Marina Staff
- Wastewater Department
- Lakefront Caretakers, Parks
- Local Vendors: EOS Surf
- Sailing Education Association (SEAS)
- Business Improvement District
- Sheboygan County
- Sheboygan Visual Artists
- NOAA/Marine Sanctuary
- Hmong Community
- Historic Preservation
- Adaptive Boaters
- City Staff

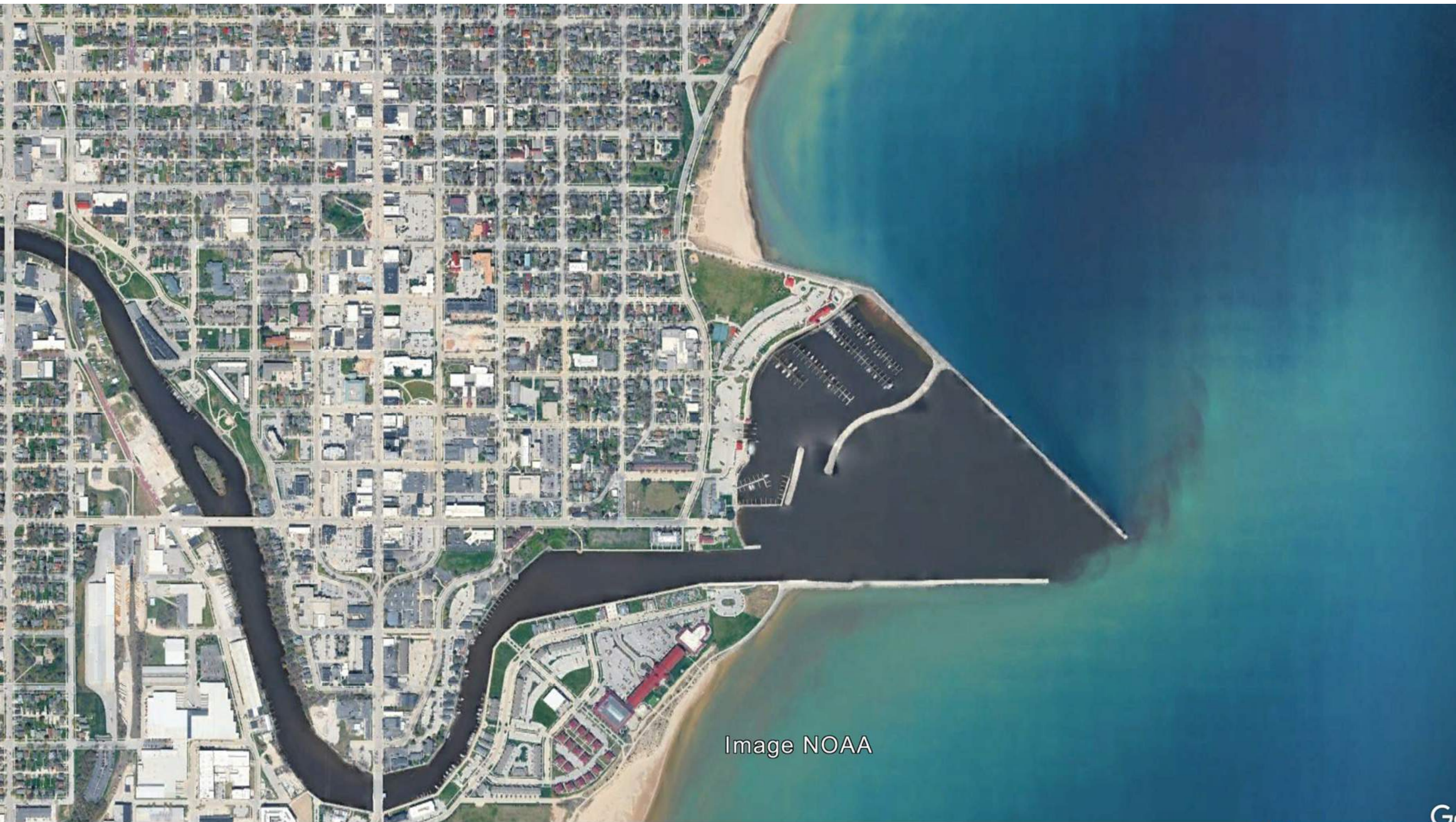
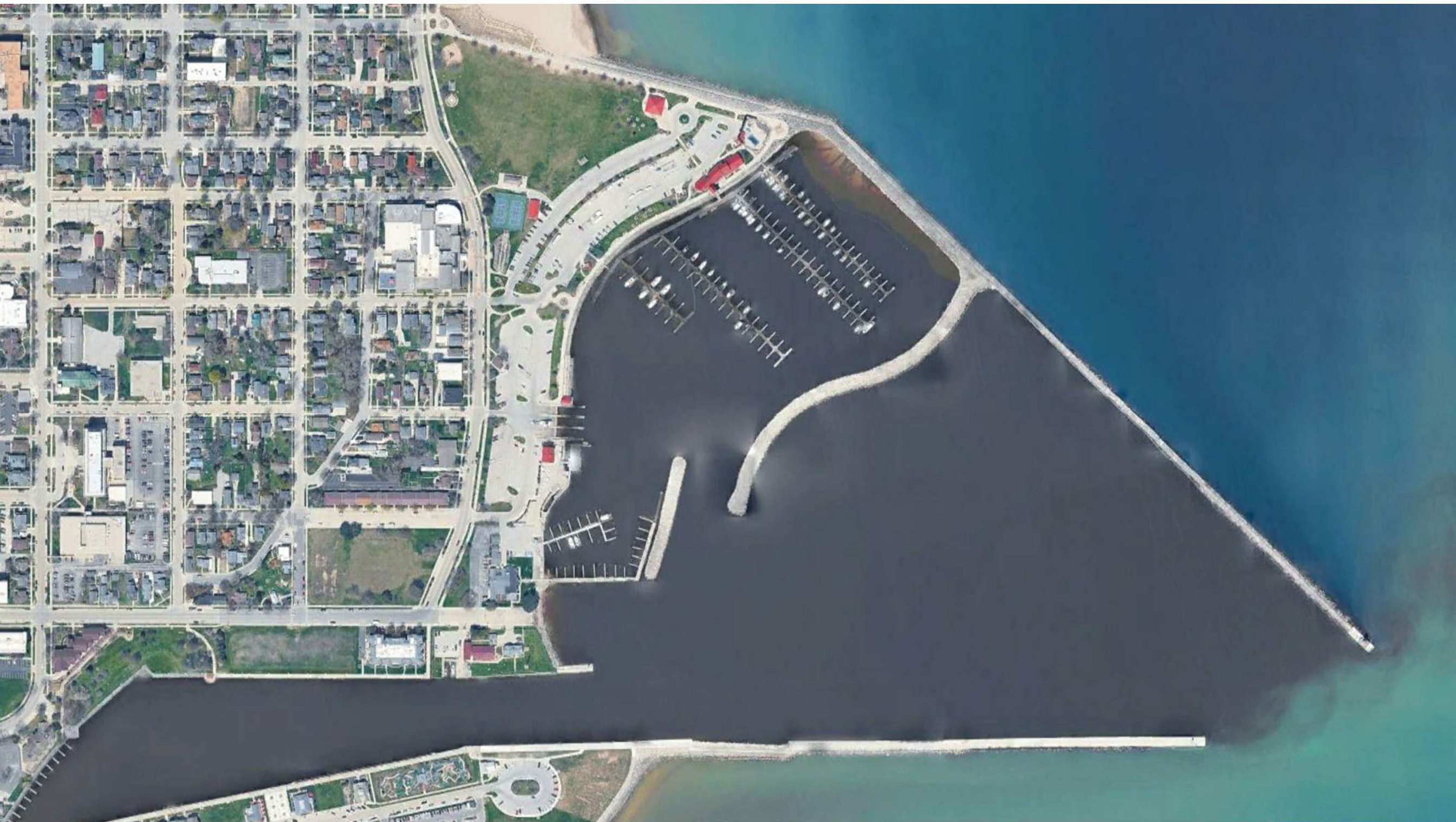


Image NOAA



HARBOR DESIGN CONSIDERATIONS

- *Ice Damage*
- *Long Term Maintenance*
- *Wave Climate*
- *Navigational Safety*
- *Market Responsive Slip Mix*
- *Security*
- *Operational Efficiency*

ICE IMPACTS / CONCLUSIONS

- *Ice Shove (moving sheets of ice) must be mitigated by a fixed structure to divide the interior marina basin into at least two sections*
- *The marina opening will be closed during winter months with a floating ice barrier to minimize the movement of ice from the southern basin and outer harbor into the new marina basin*
- *Ice Jacking (vertical movement of structures caused by ice sheets moving up and down) will be minimized with either a flexible anchoring system or improved ice suppression methods*

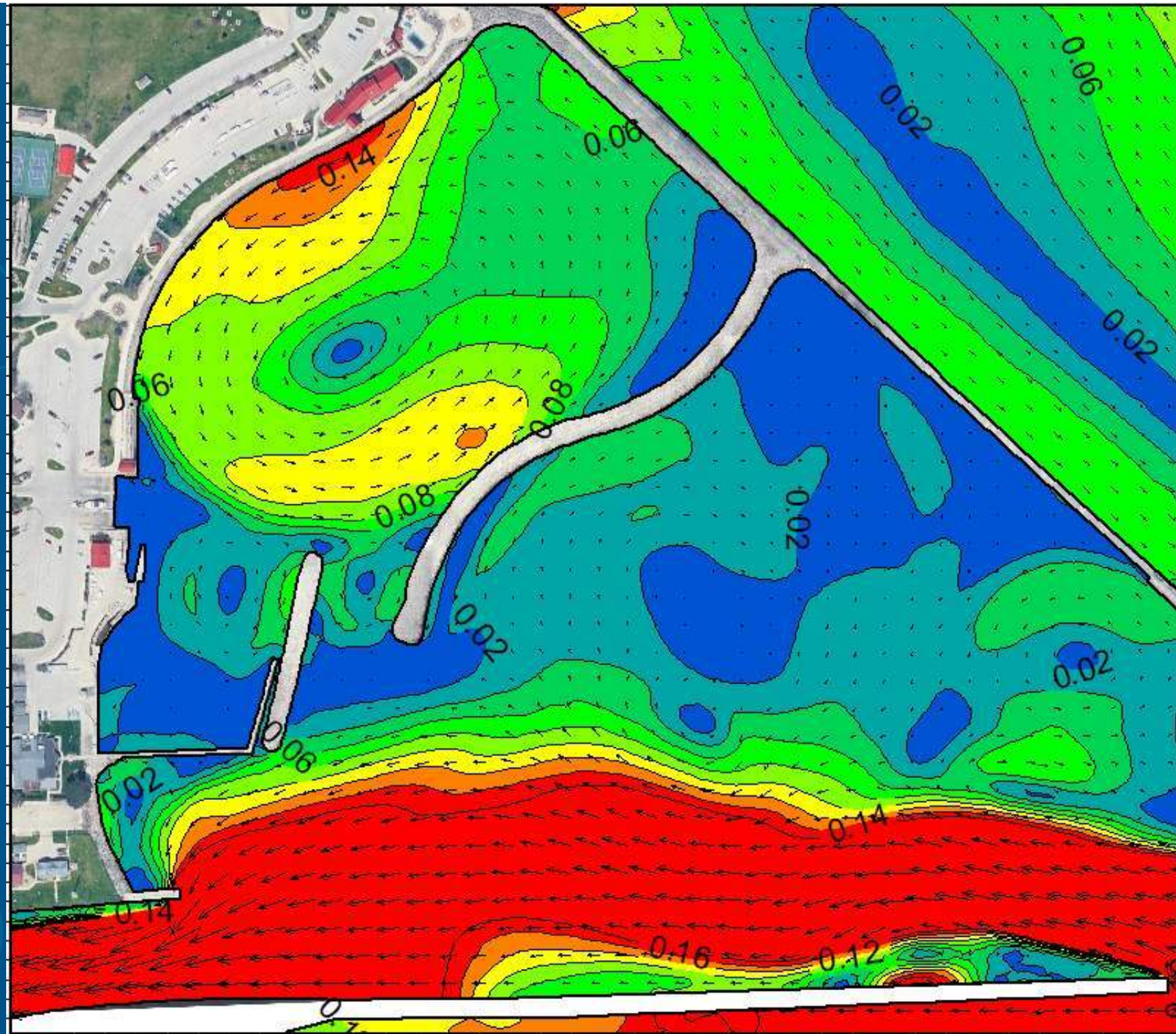
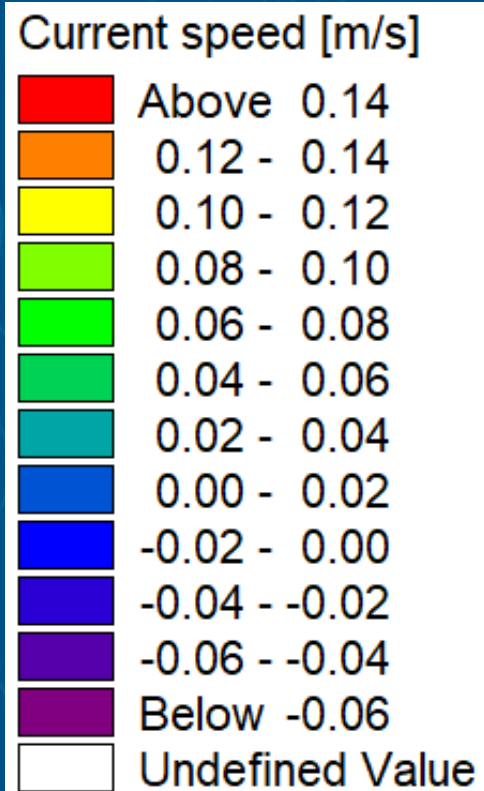
Ice Analysis

1. 30+ year old docks – connections & floatation
 - Accelerated by past dock modifications/relocations
2. Anchorage points & tensioning – load concentration
3. Art of ice suppression
 - All or nothing?
 - Damage seemingly focused where ice free
4. Basin in constant movement

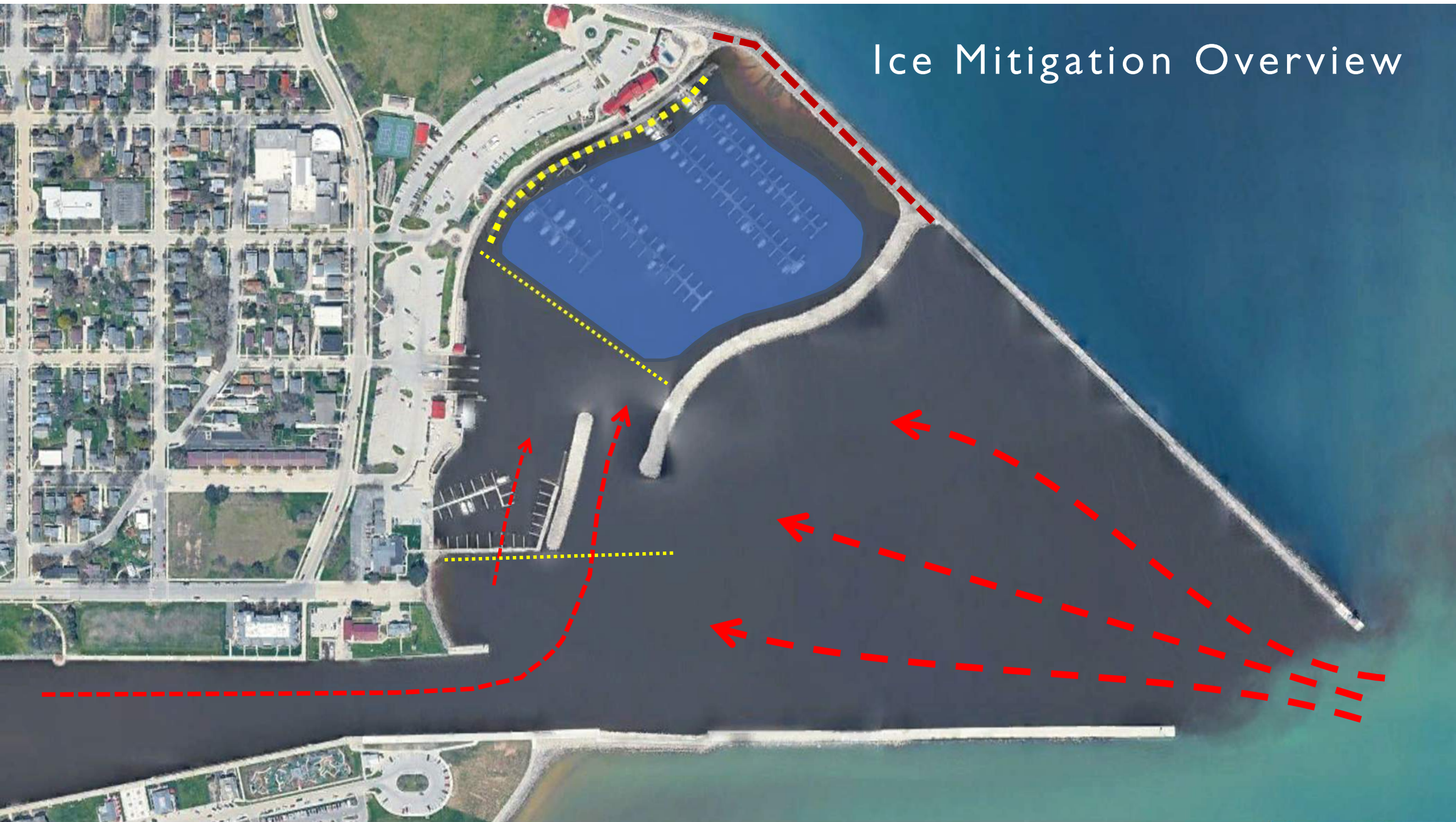


Ice Analysis

East Extreme Event



Ice Mitigation Overview

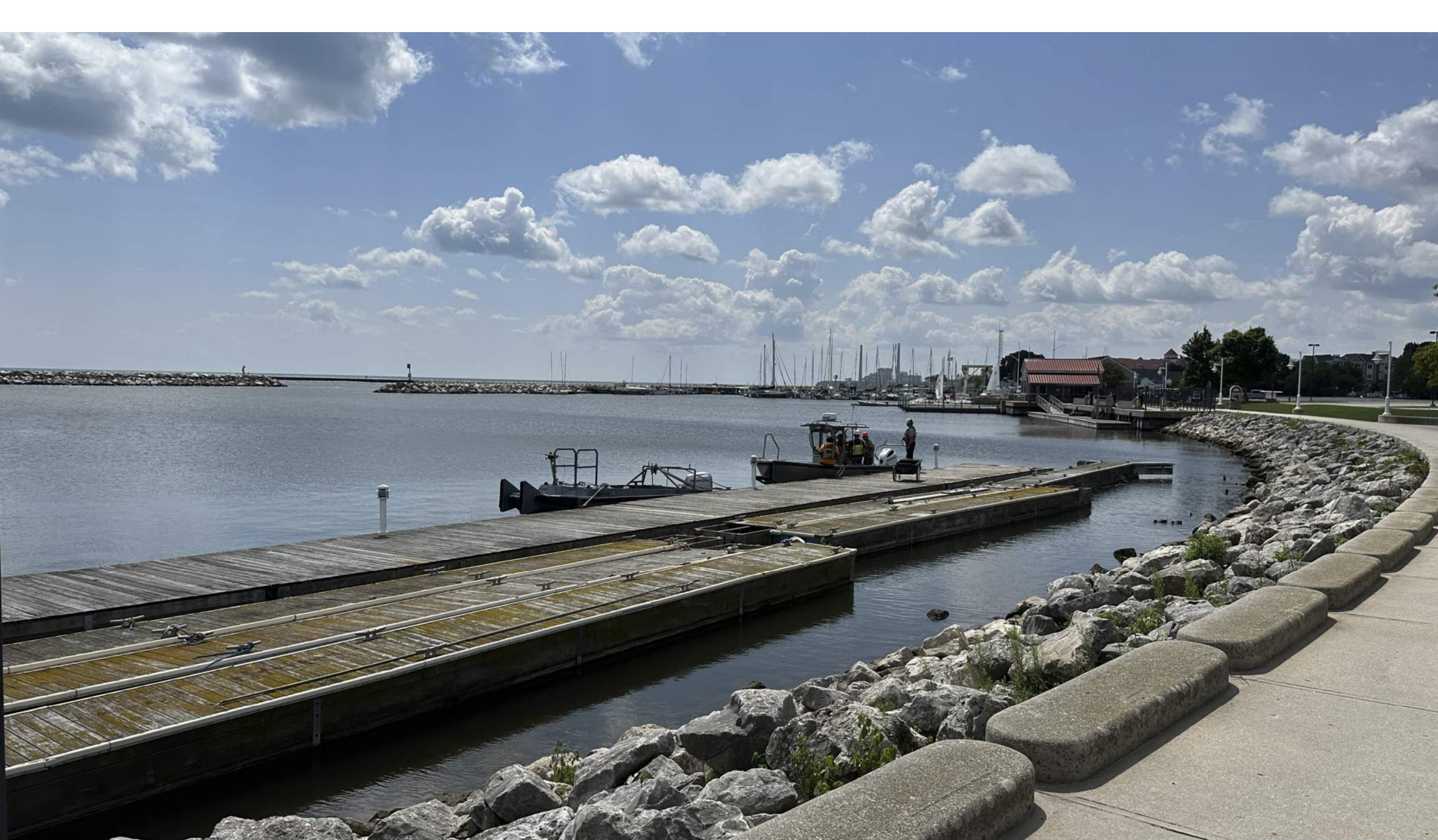




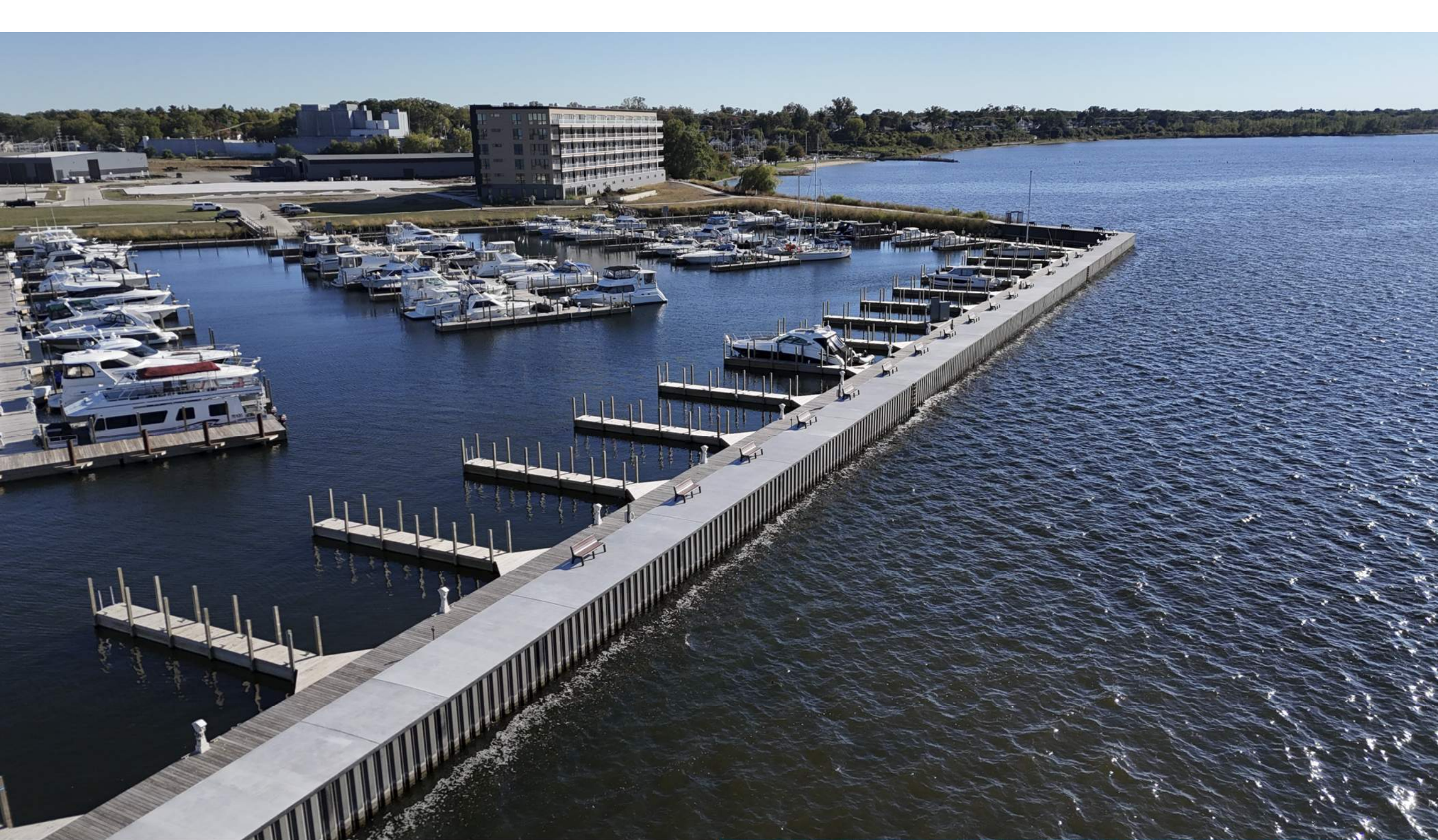












Blossom Heath Activity Pier

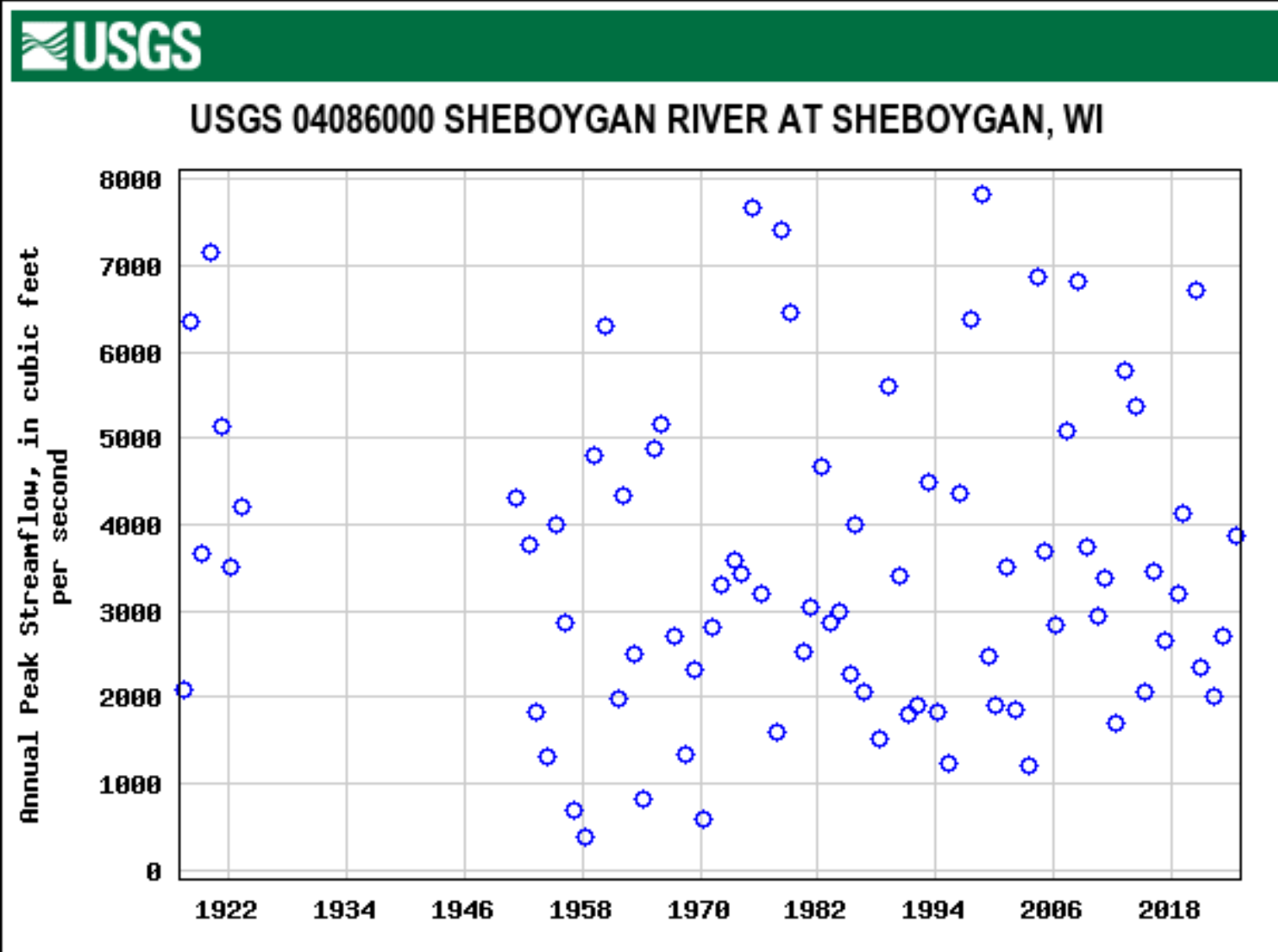
St. Clair Shores, Michigan



RIVER CIRCULATION IMPACTS / CONCLUSIONS

- *During normal/calm weather conditions, the river has very little impact on the marina*
- *As wind speeds increase, especially from generally easterly directions, the river circulation begins to rotate within the outer harbor due to wind set up*
- *This generates a gyre situation where the water inside the marina basin rotates counterclockwise, generating peak wave concentration at key locations where we need to avoid placing docks*

River Discharge



River Discharge

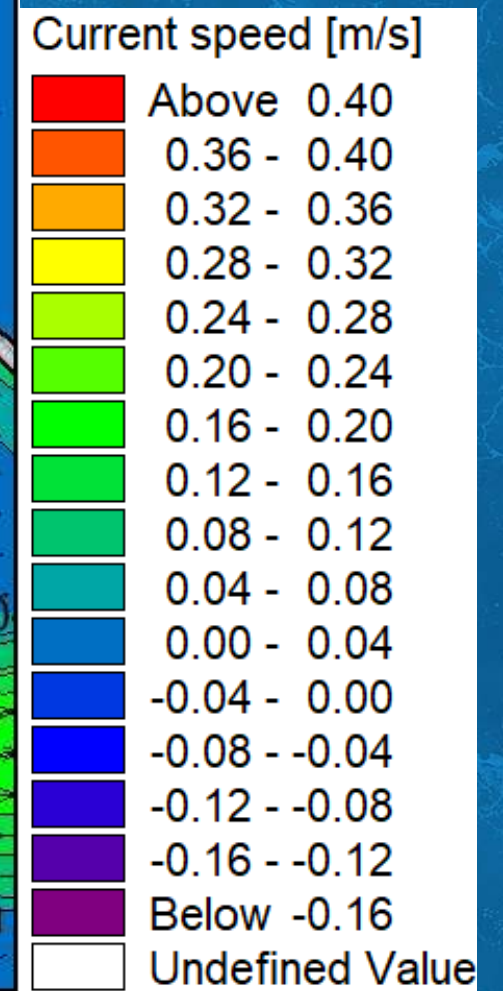
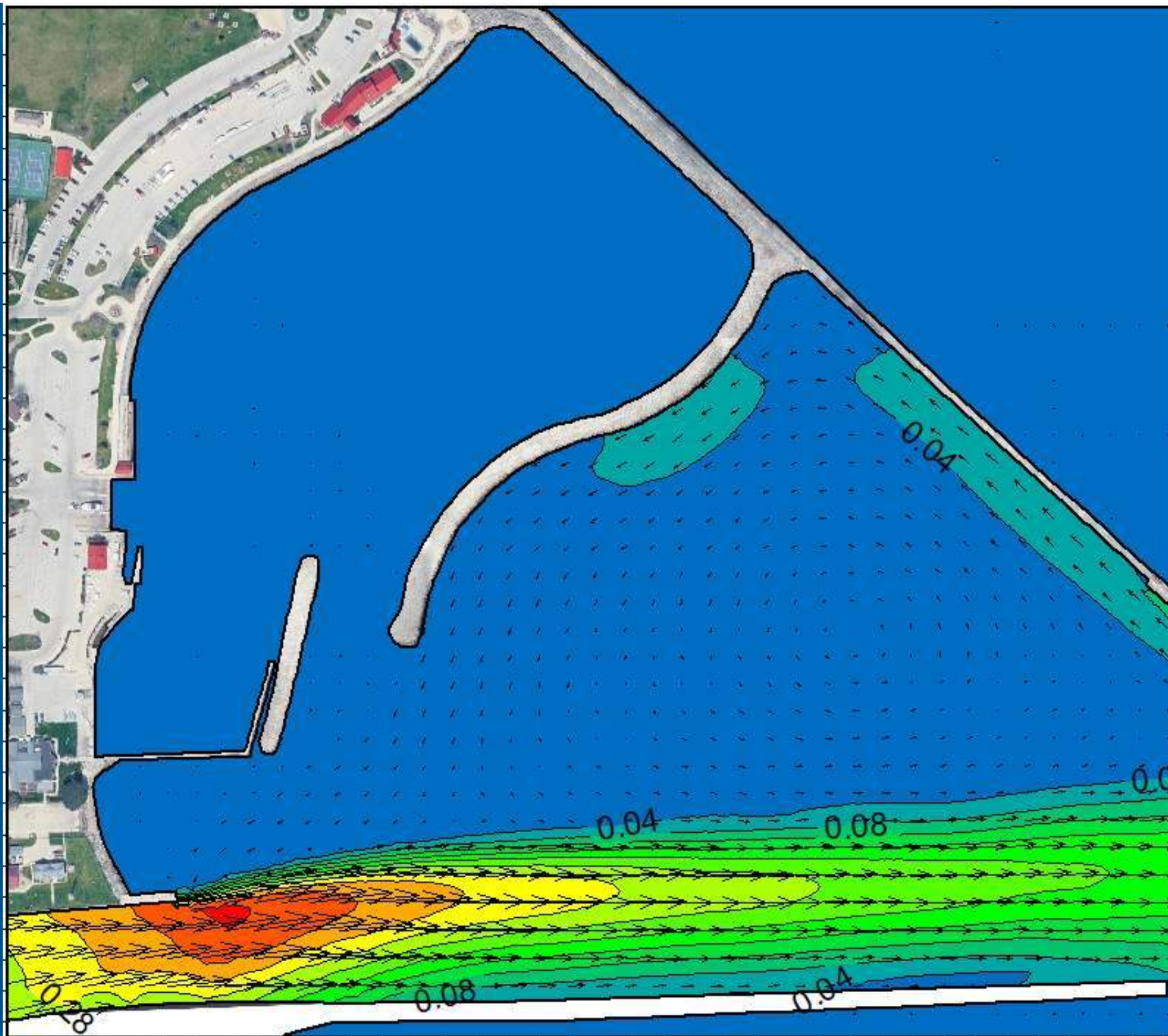
Average Breakup Flow
 $Q = 18.7 \text{ m}^3/\text{s} = 660 \text{ cfs}$

Moderate Breakup Flow
 $Q = 80 \text{ m}^3/\text{s} = 2,825 \text{ cfs}$

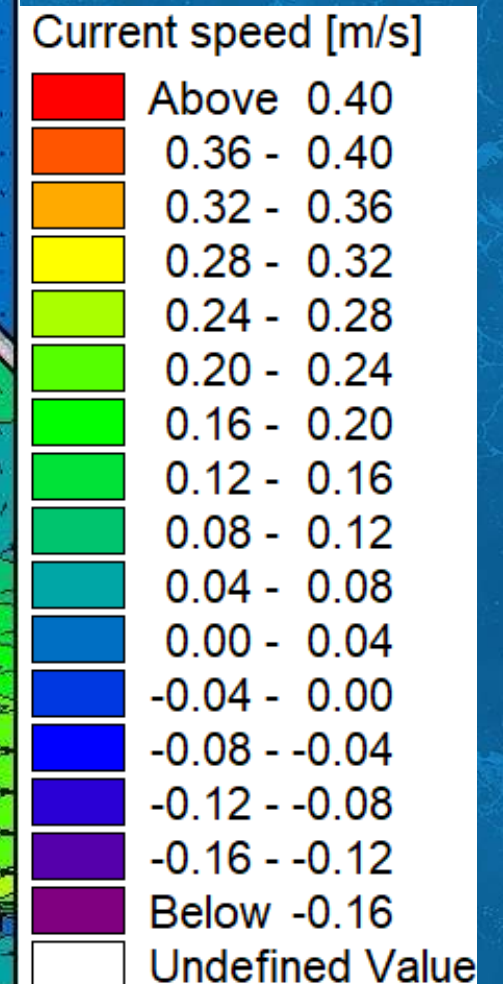
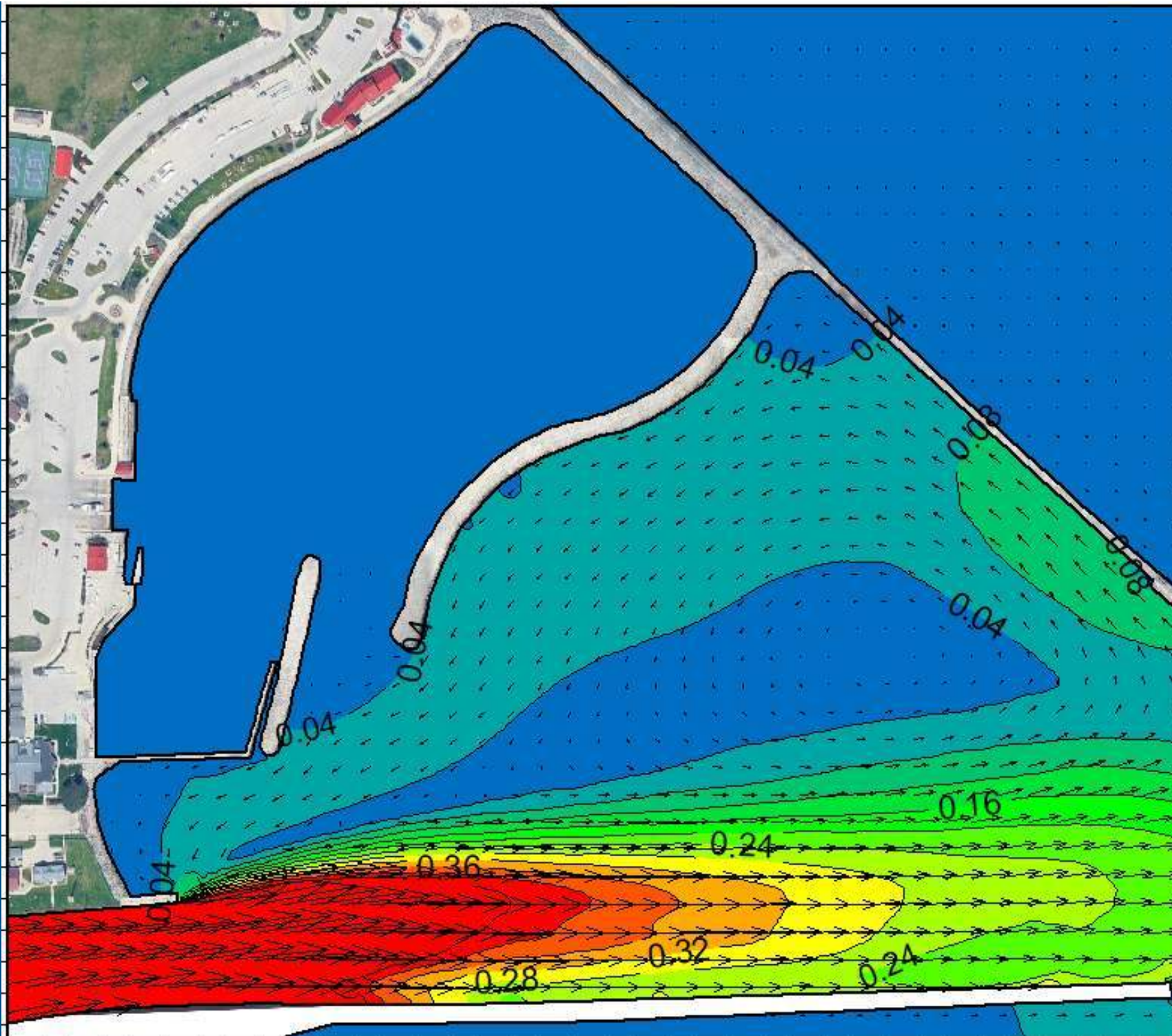
Typical Strong Spring Melt
 $Q = 140 \text{ m}^3/\text{s} = 4,944 \text{ cfs}$

Extreme Breakup Flow
 $Q = 200 \text{ m}^3/\text{s} = 7,063 \text{ cfs}$

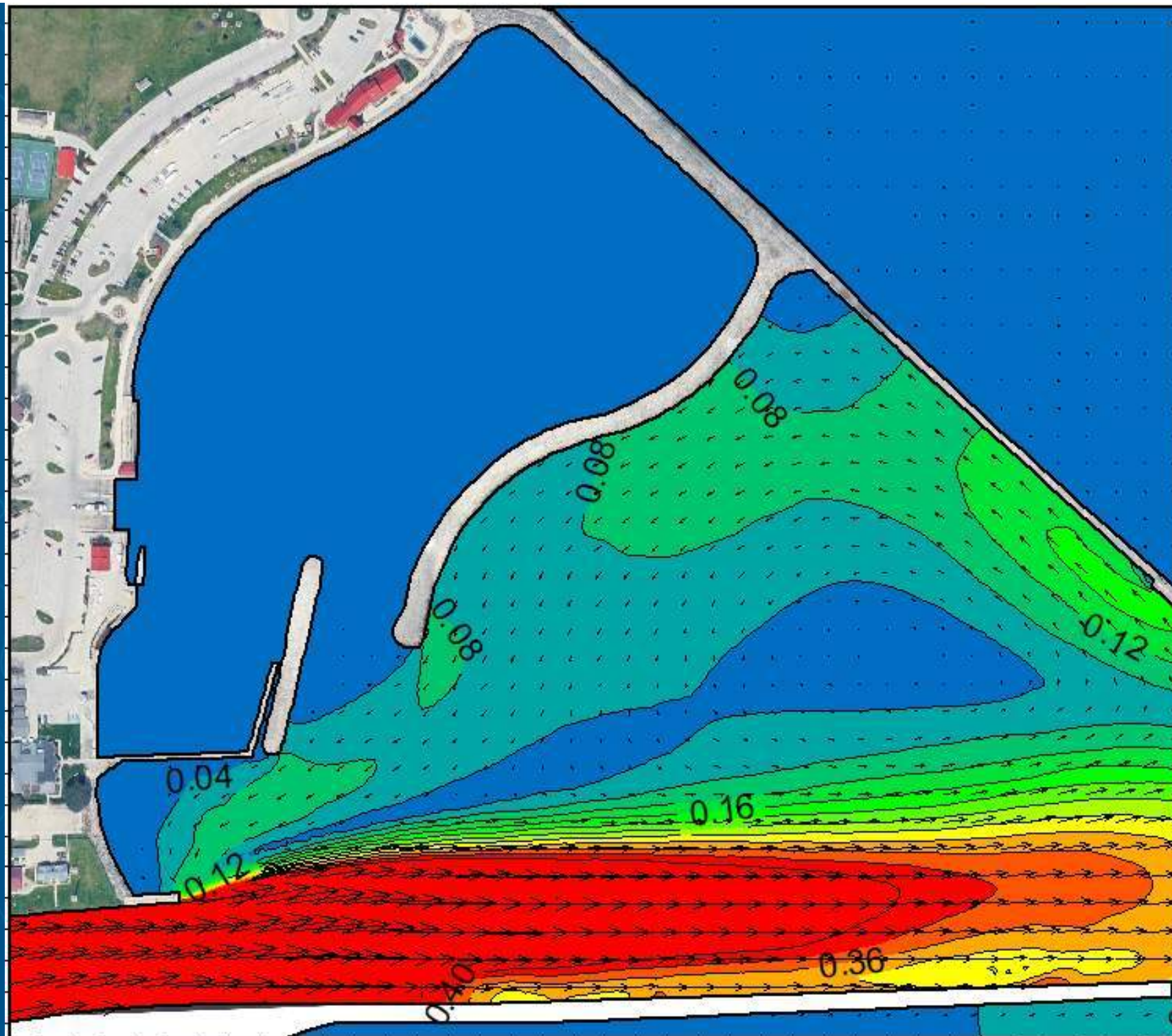
Moderate Flow



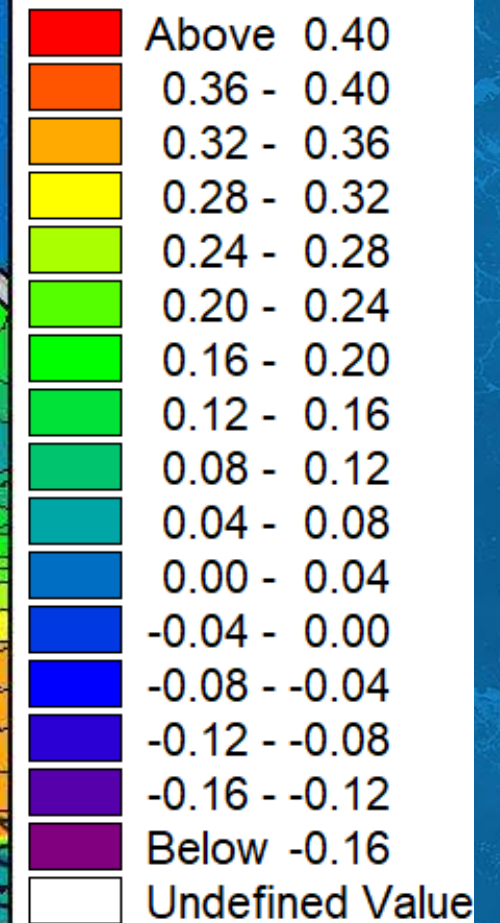
Spring Flow



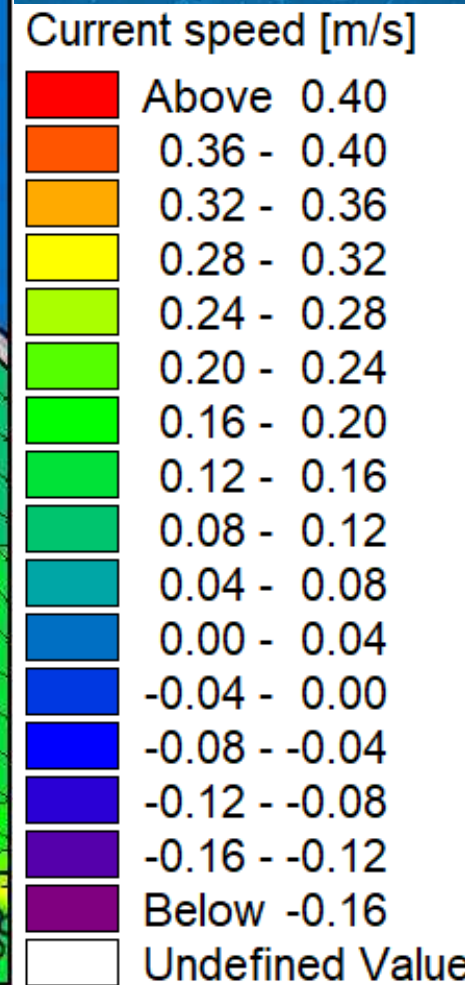
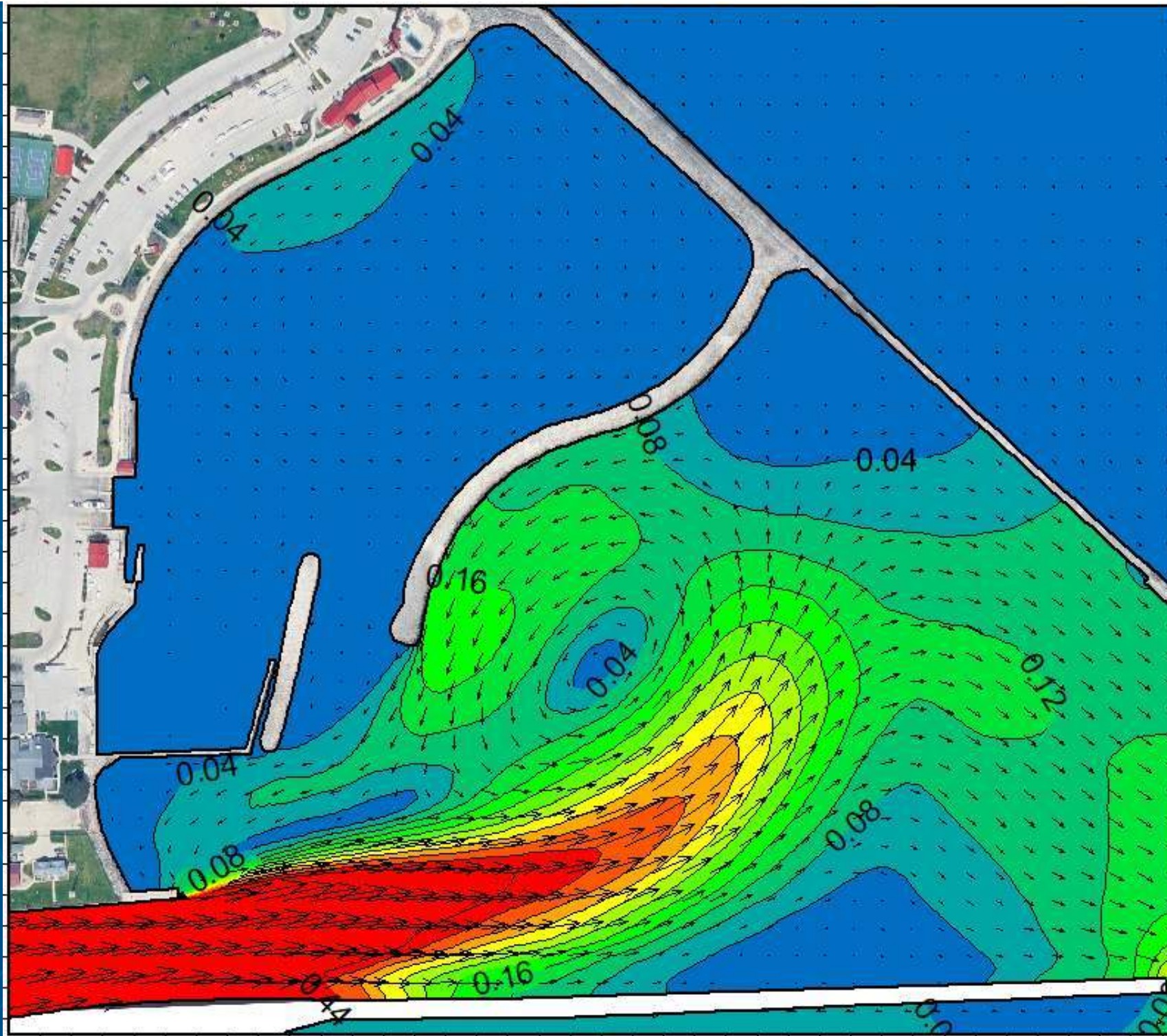
Extreme Flow



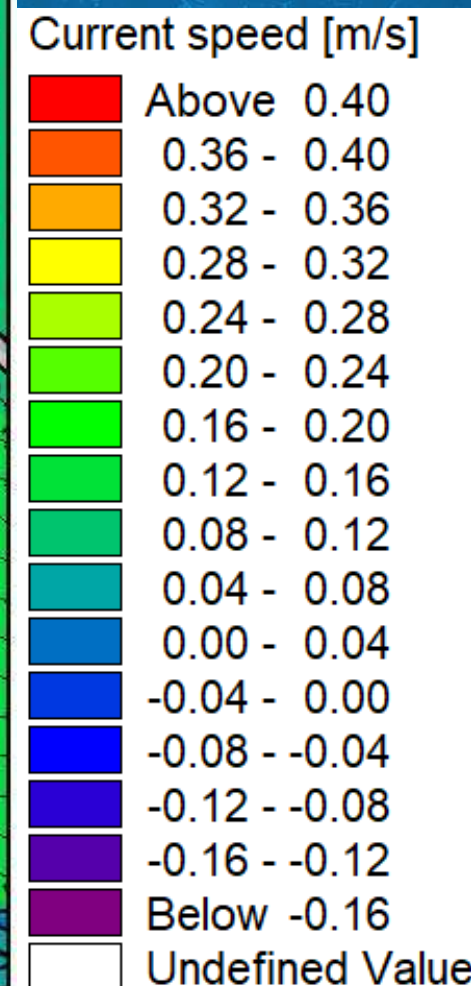
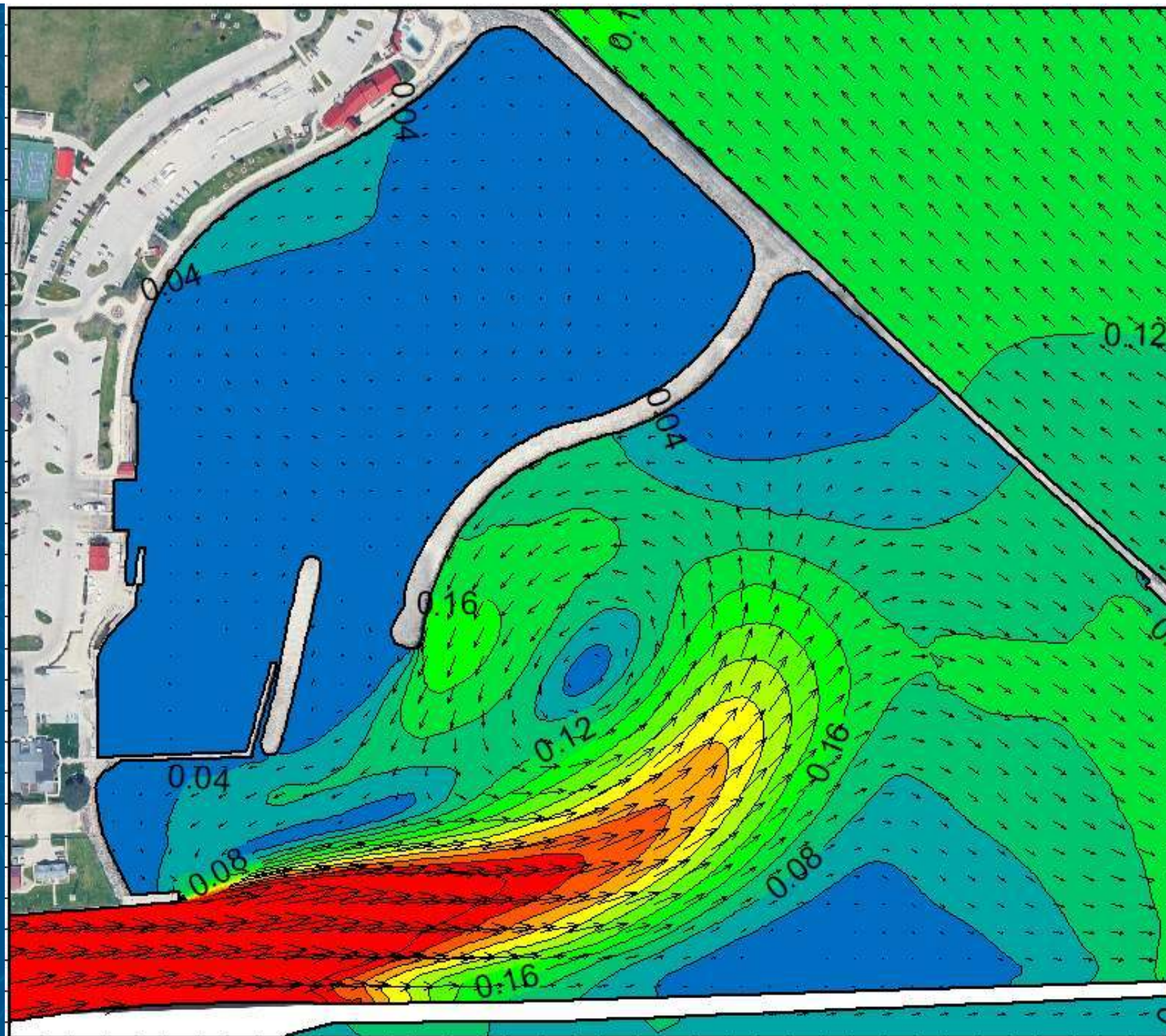
Current speed [m/s]



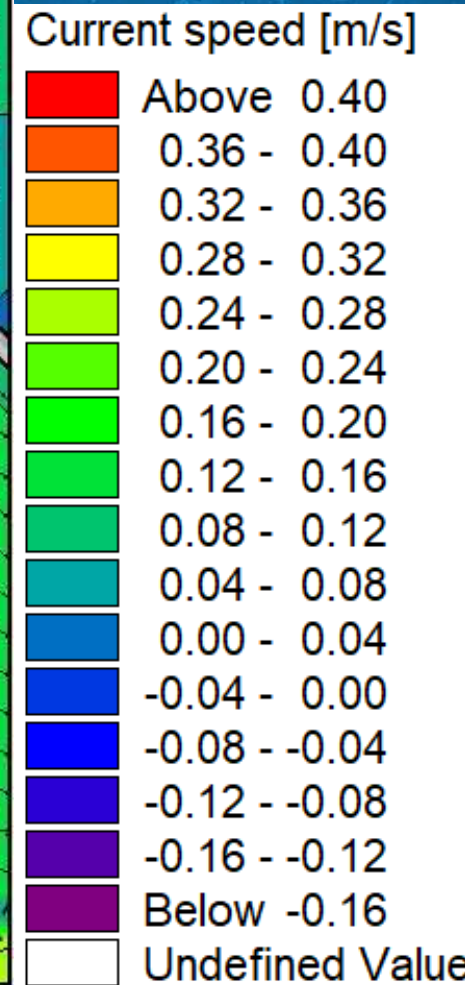
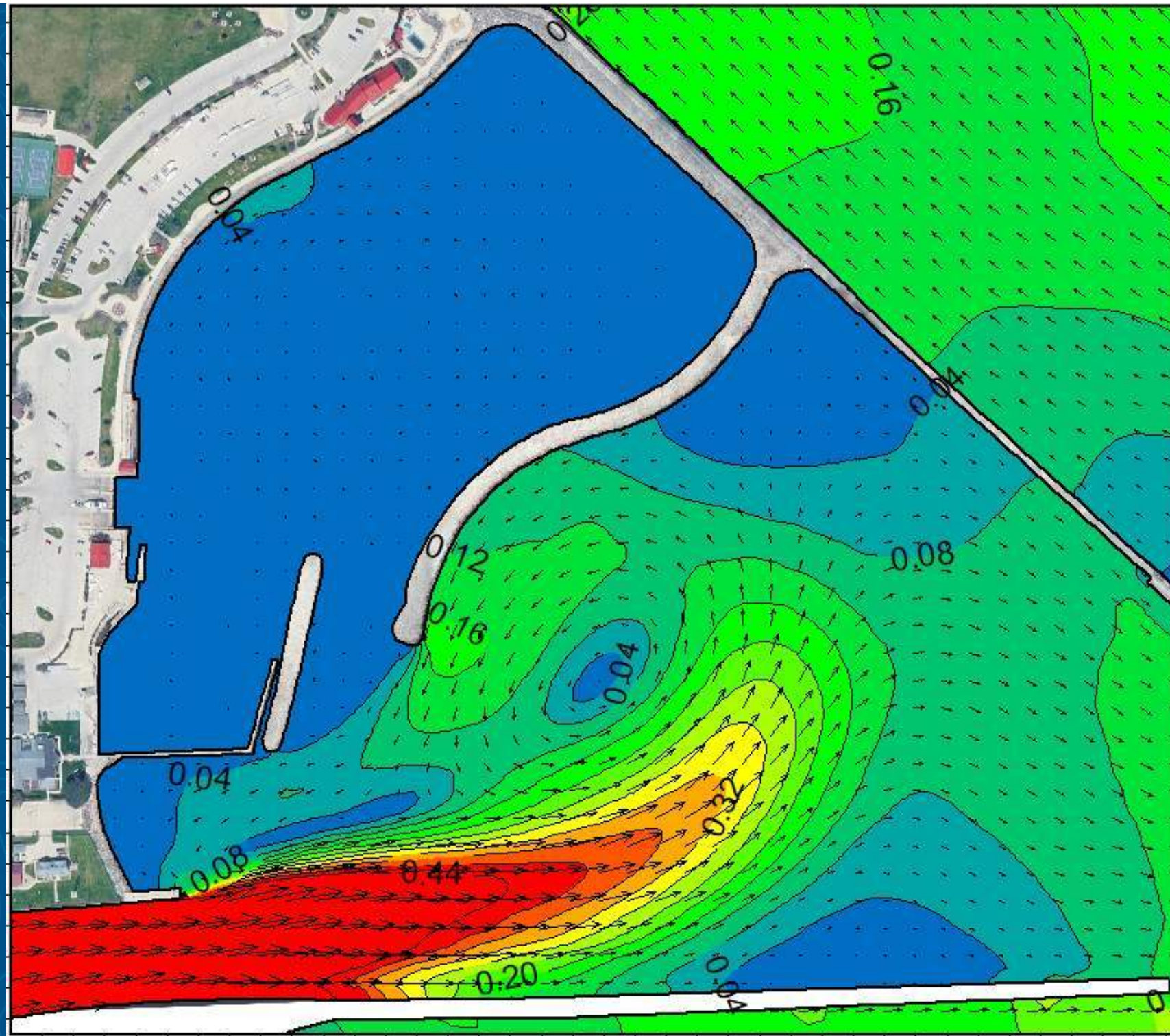
Combined
Flow:
E 25 yrs
Moderate
Flow



Combined
Flow:
SE Wind 25
yrs
Moderate
Flow



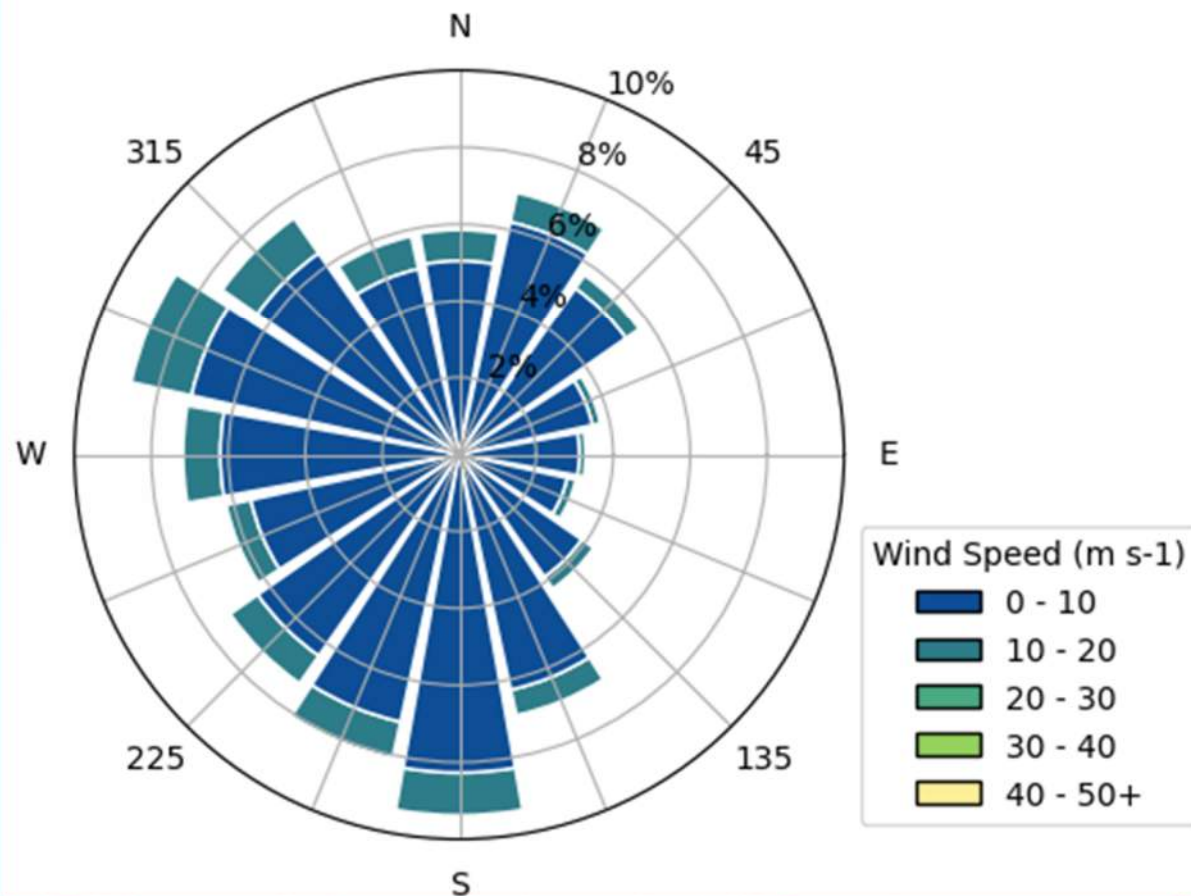
Combined
Flow:
SSE Wind
25 yrs
Moderate
Flow



Wind Rose (All-year)

- Predominant wind directions come from the South and WNW sectors.

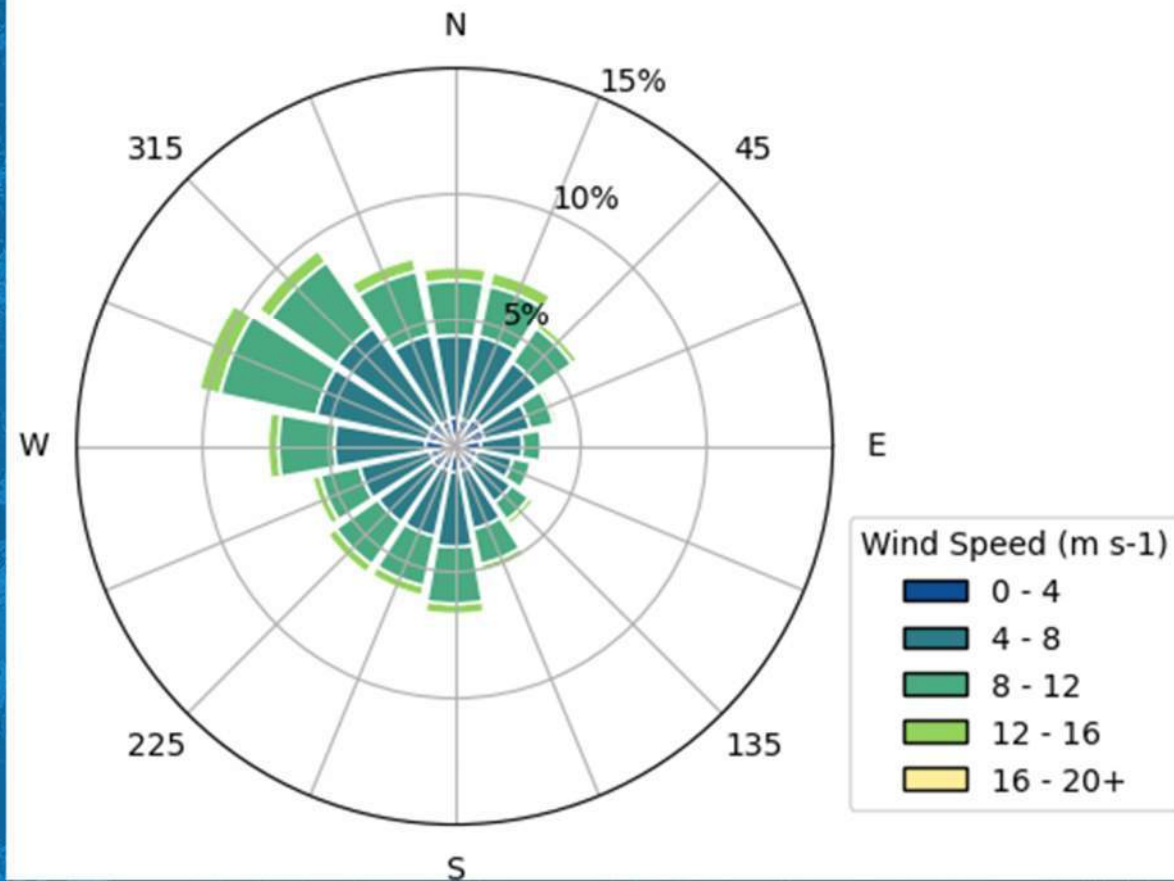
WIS Great Lakes Lake Michigan Hindcast: 94072
1979-01-01T01:00:00Z - 2025-01-01T00:00:00Z
Loc: -87.64° / 43.76° Depth: 33.0 [m]
Total Obs: 403245



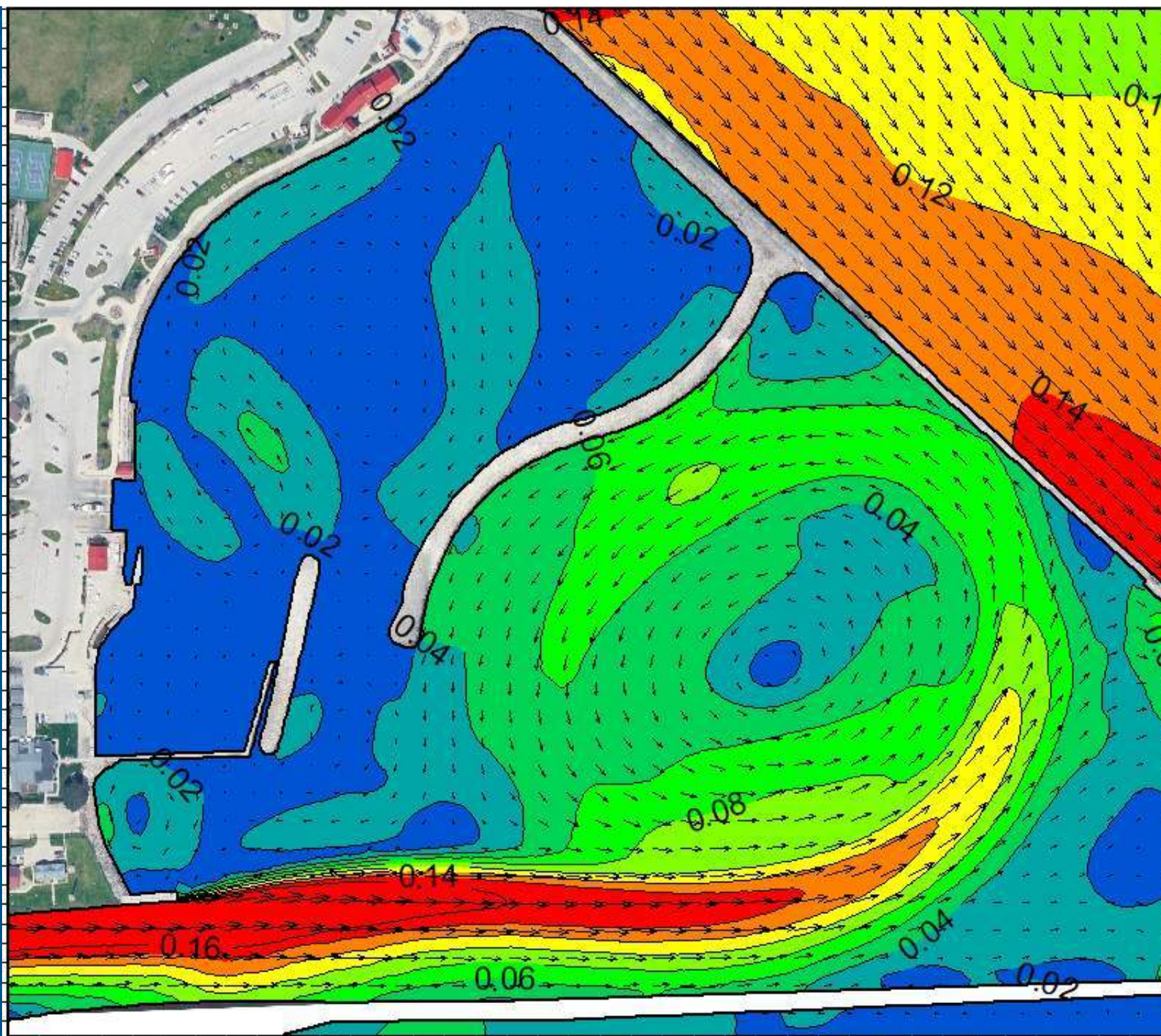
Wind Rose (Jan-April)

- Predominant wind directions come from the WNW and NW sectors.

WIS Great Lakes Lake Michigan Hindcast: 94072
1979-01-01T01:00:00Z - 2025-01-01T00:00:00Z
Loc: -87.64° / 43.76° Depth: 33.0 [m]
Total Obs: 132767

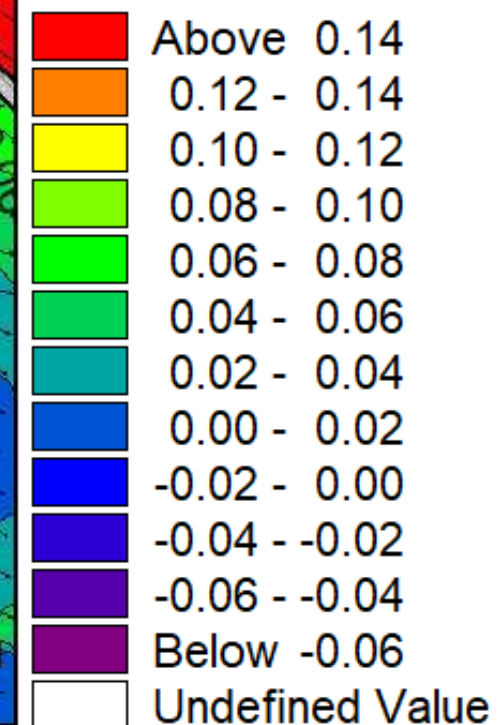


- Existing Conditions explored wind only at first

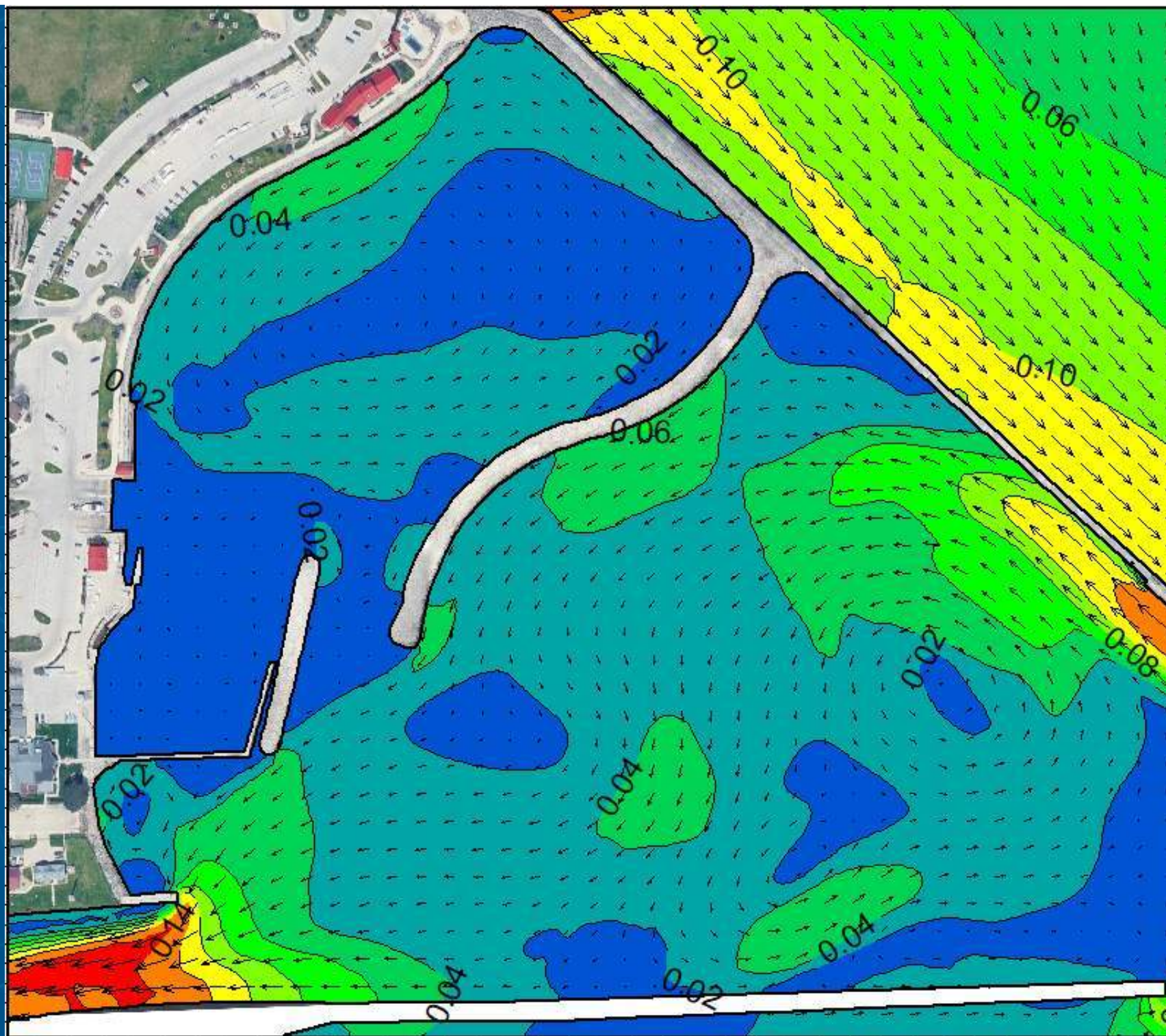


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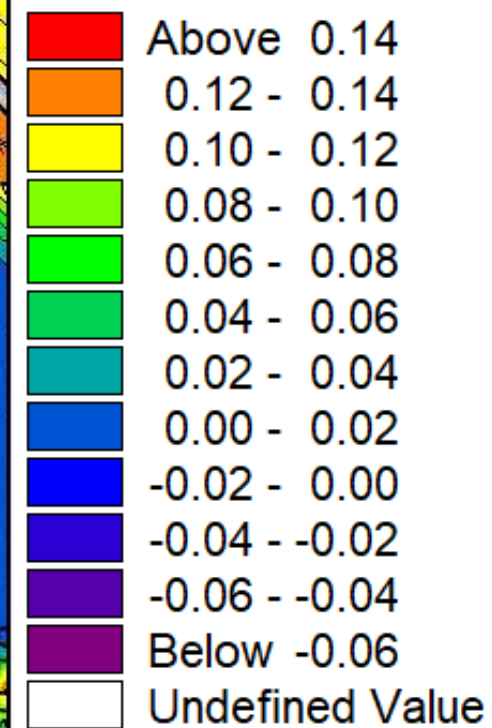
Current speed [m/s]



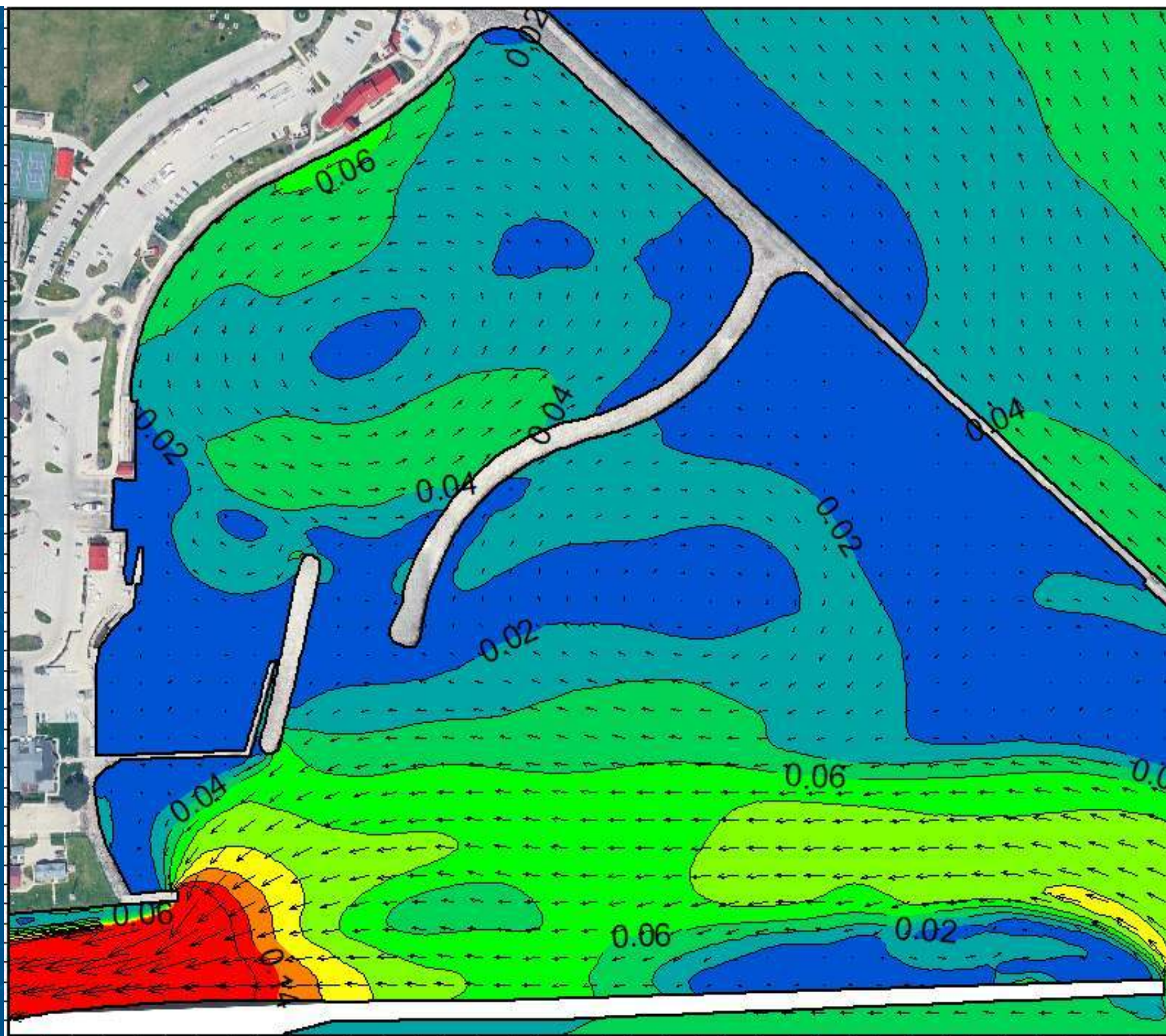
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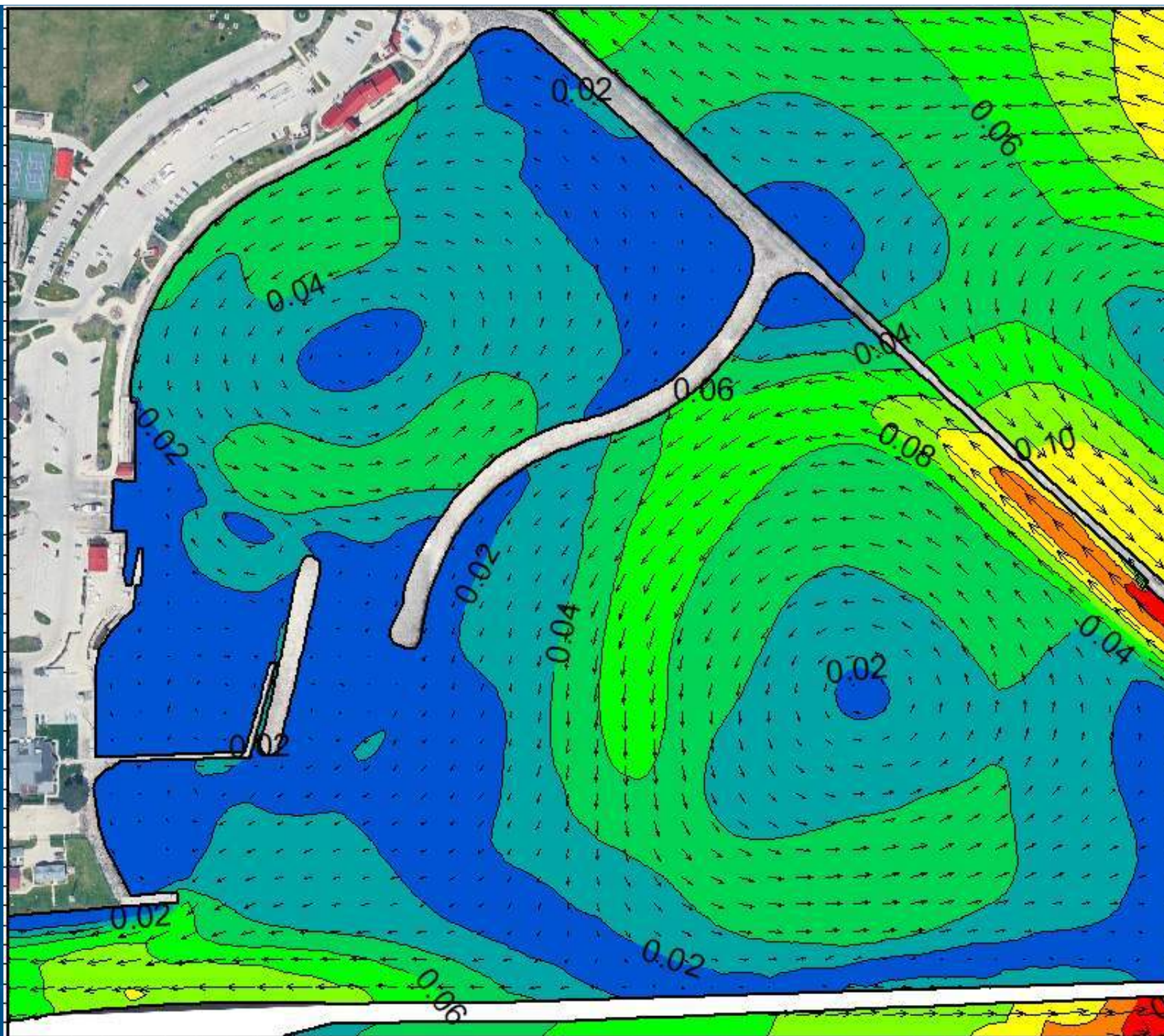
Current speed [m/s]



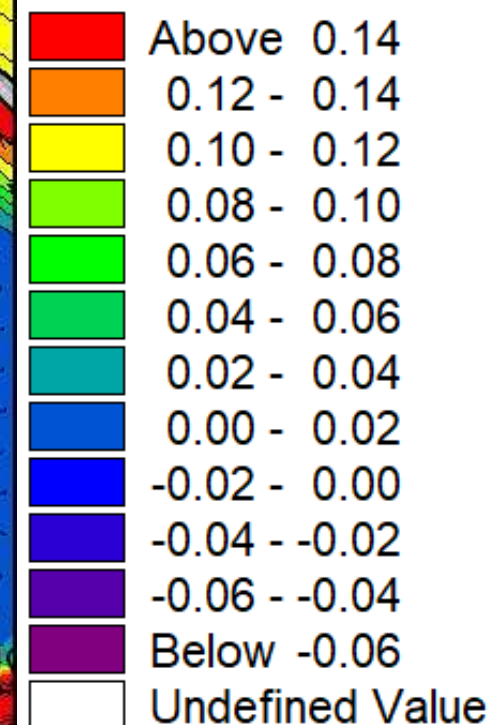
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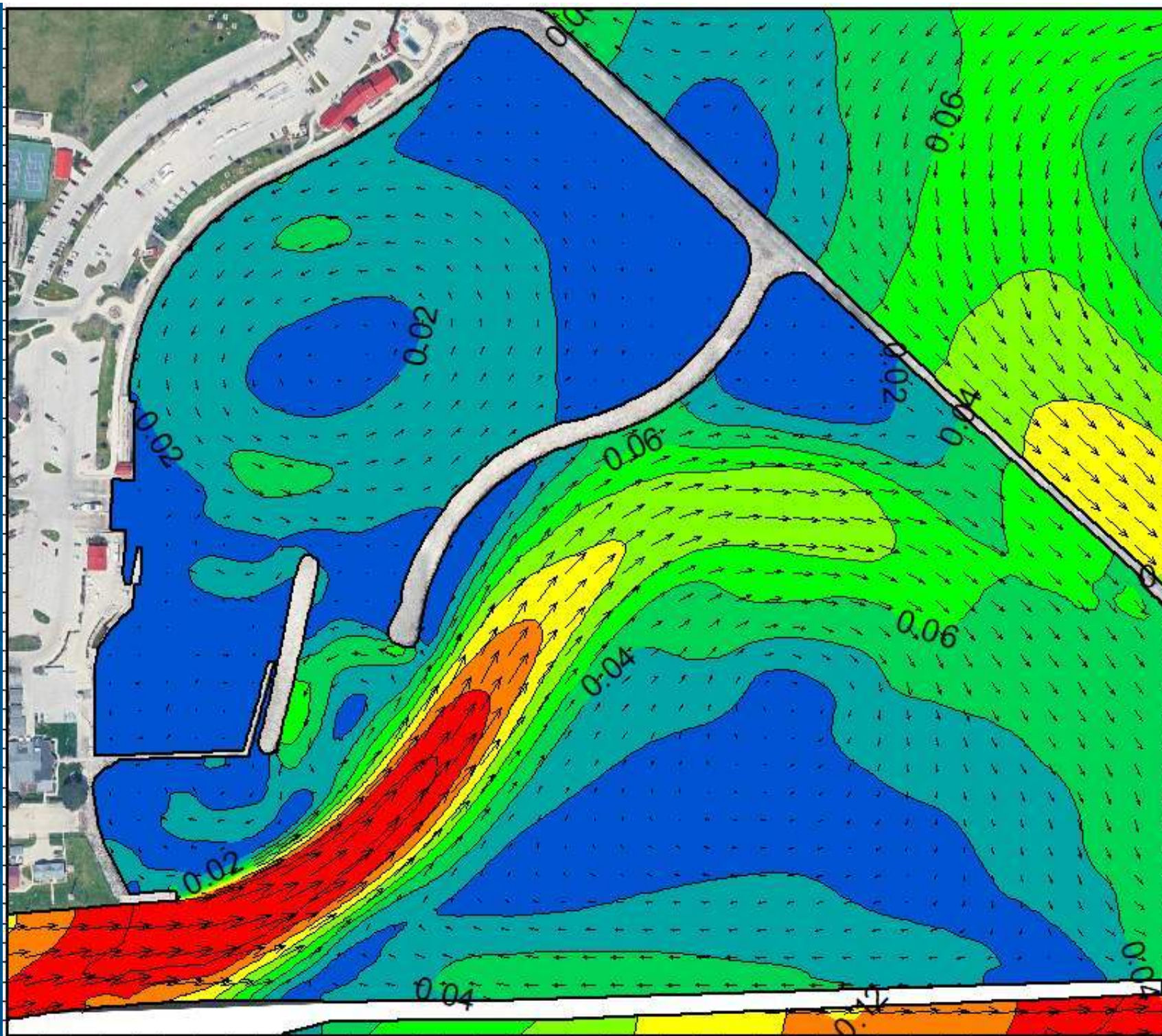
SE



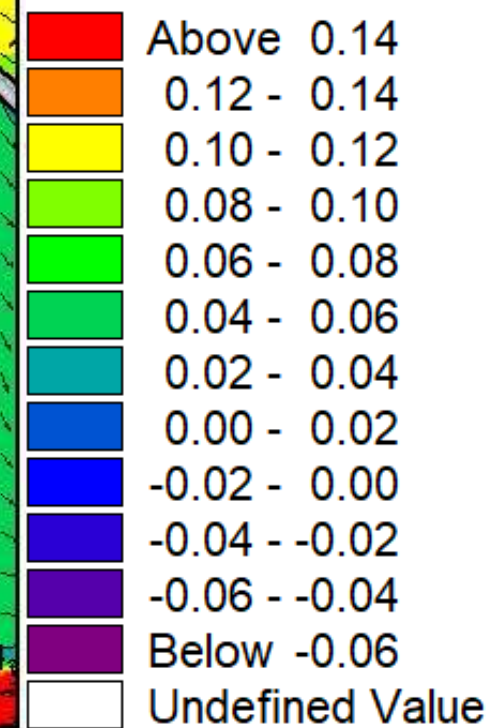
Current speed [m/s]



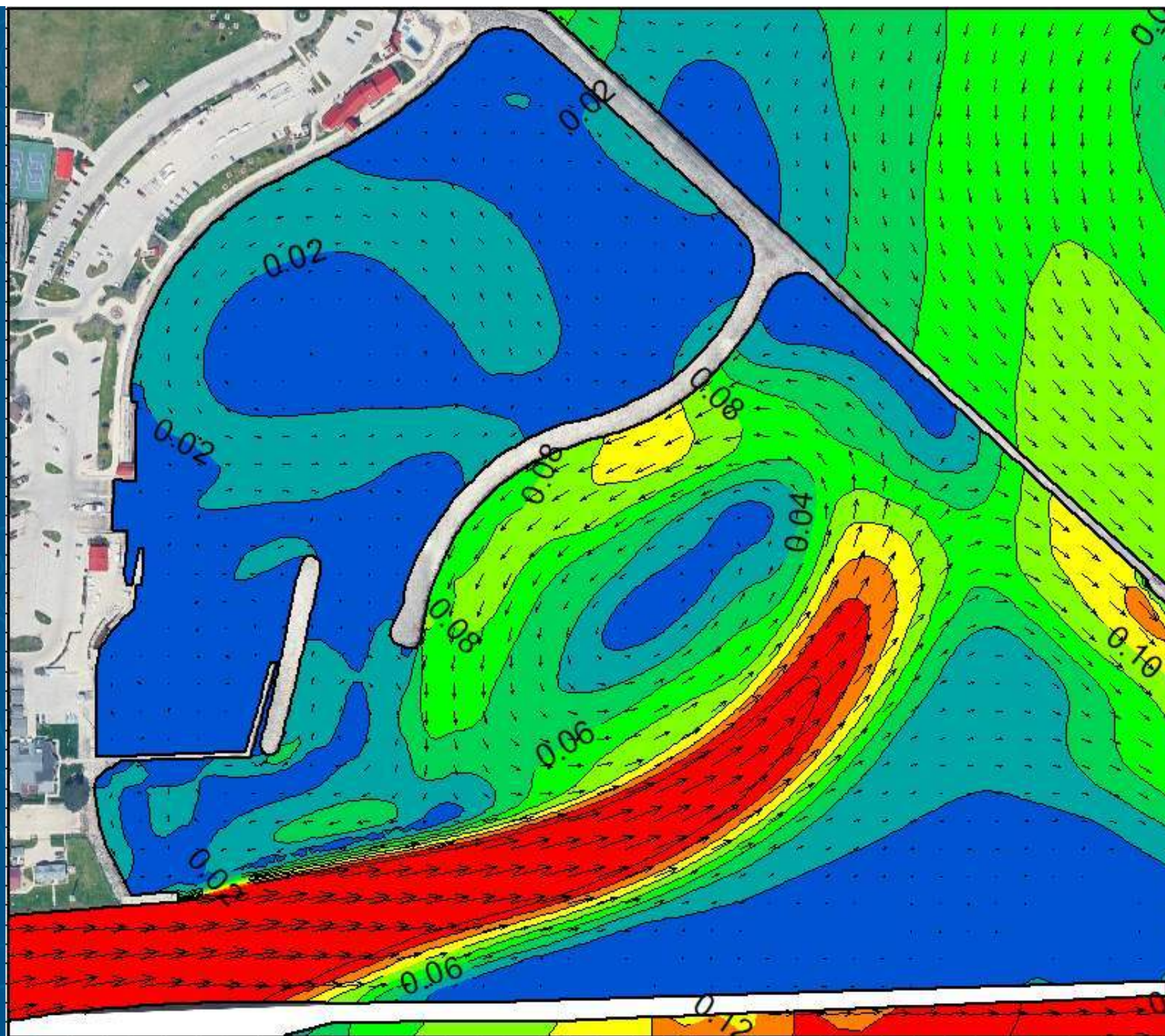
SSE



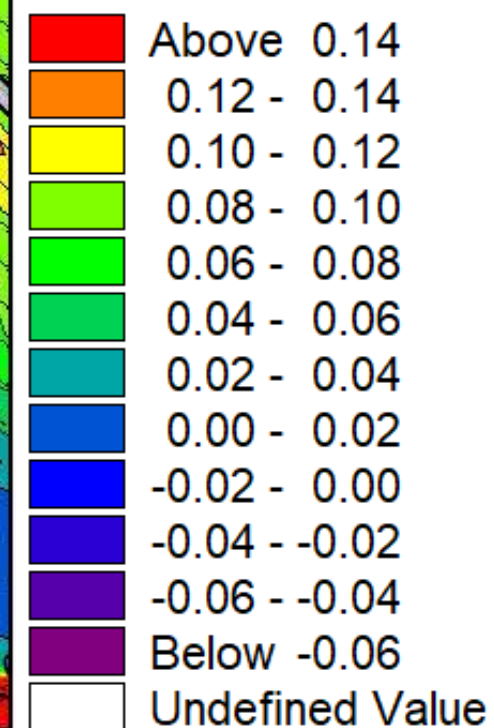
Current speed [m/s]



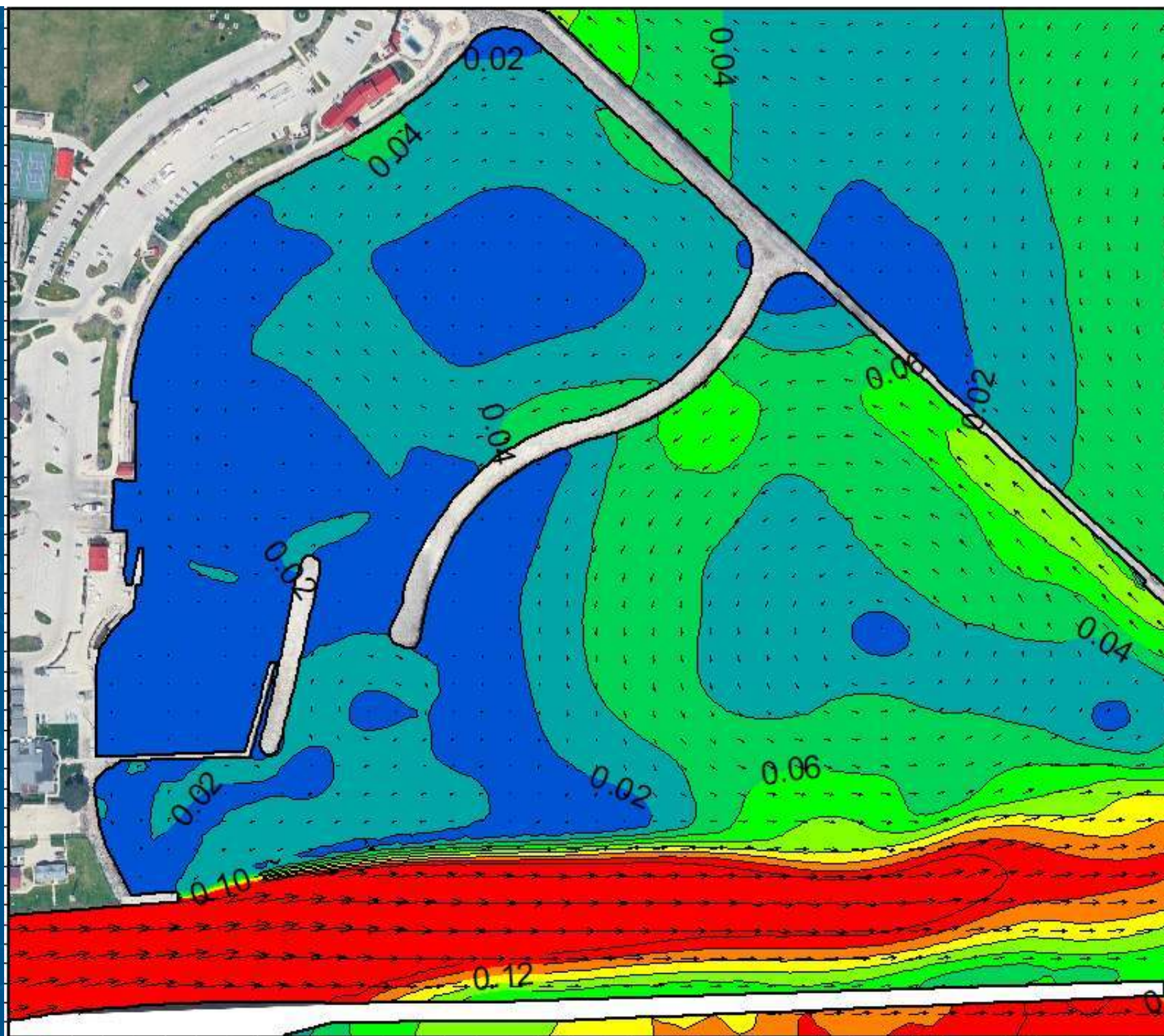
S



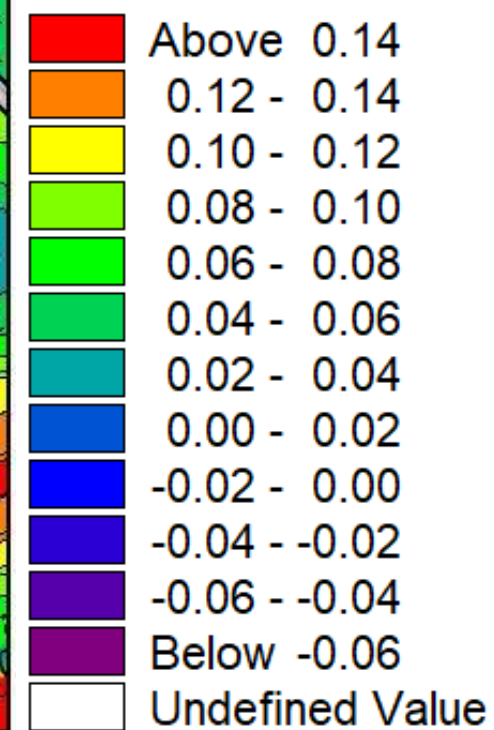
Current speed [m/s]

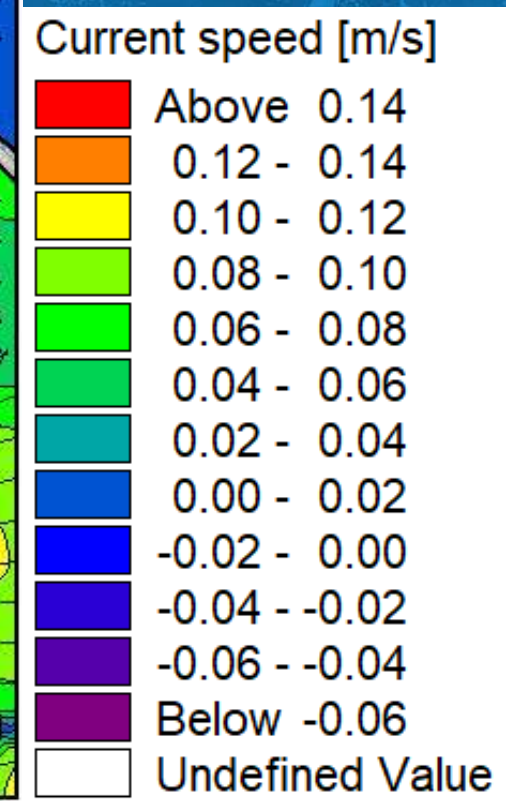
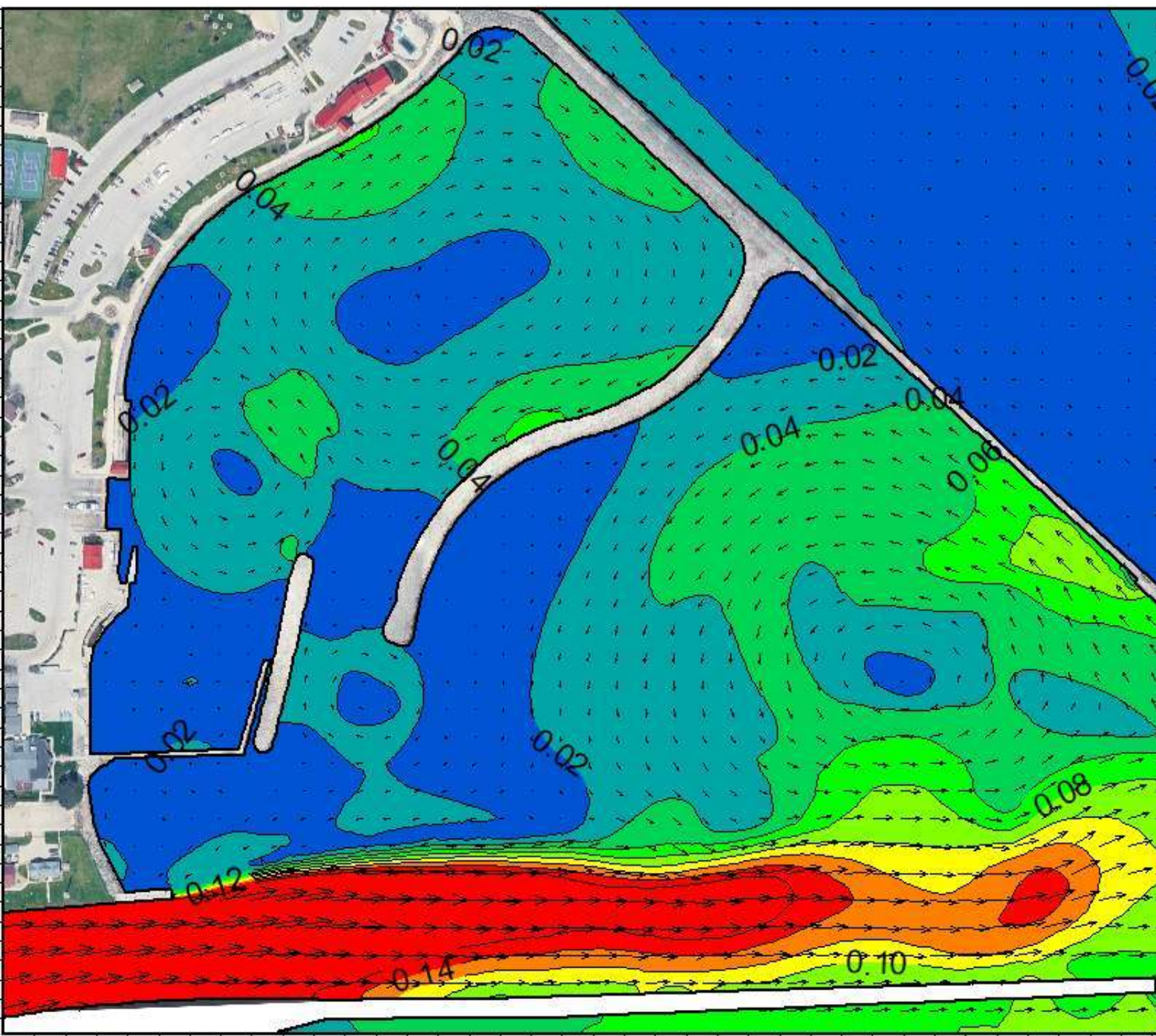


SW

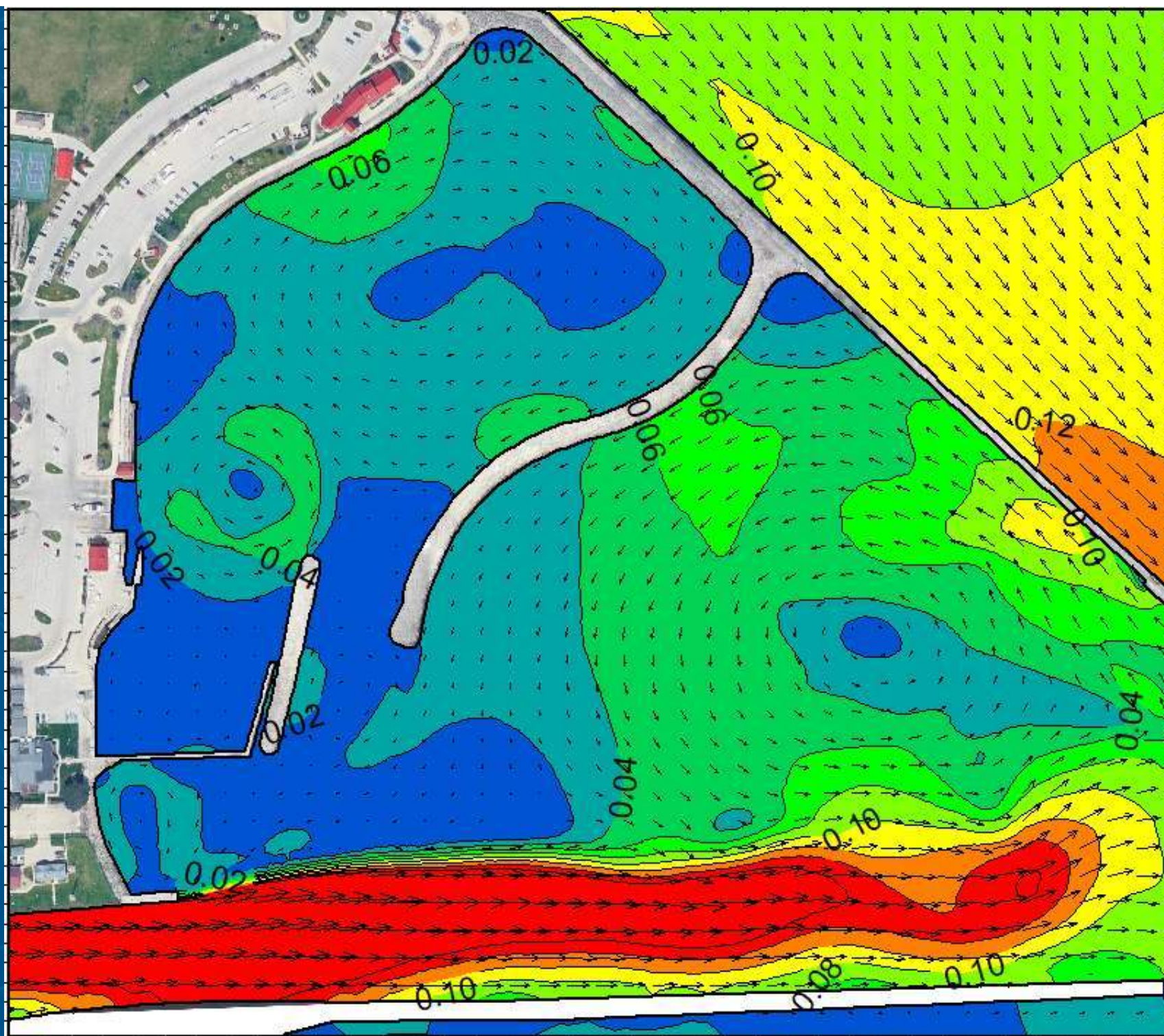


Current speed [m/s]

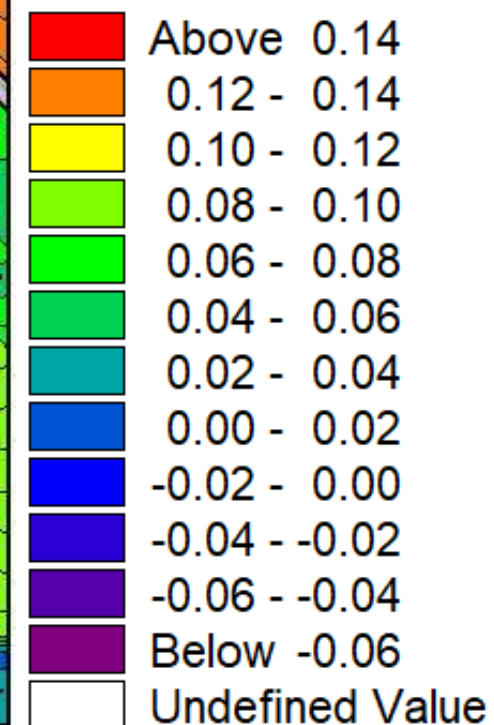




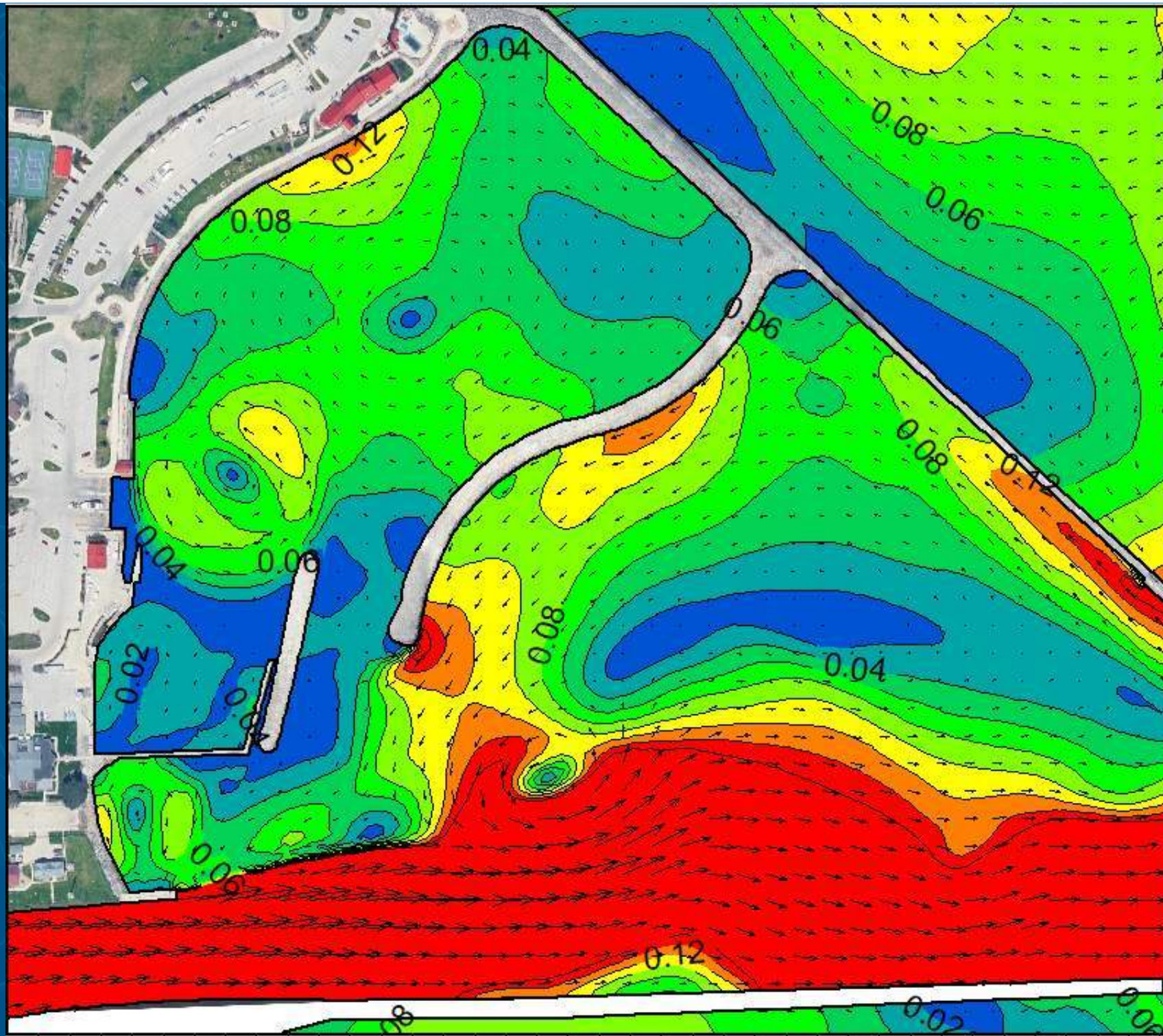
NW



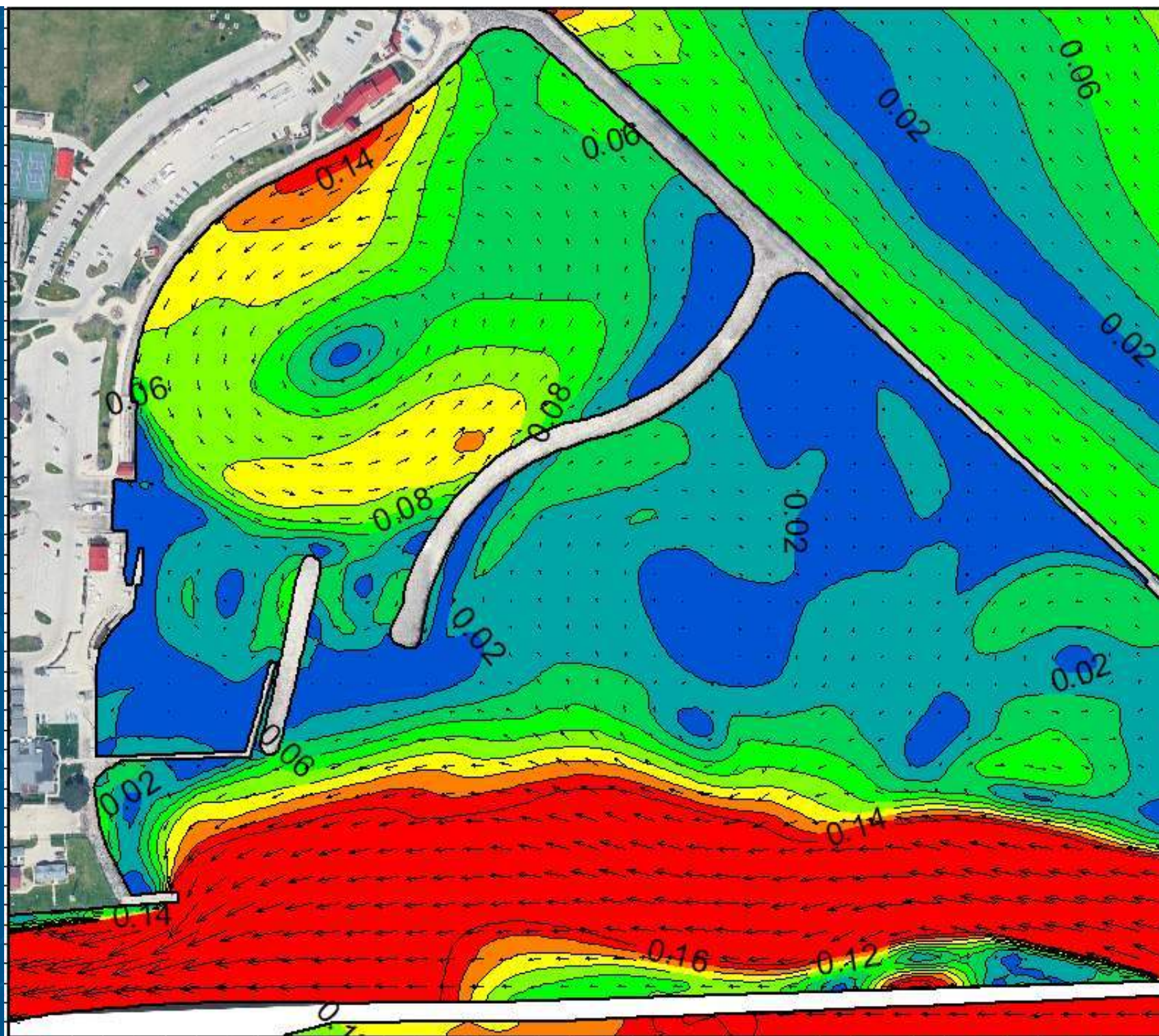
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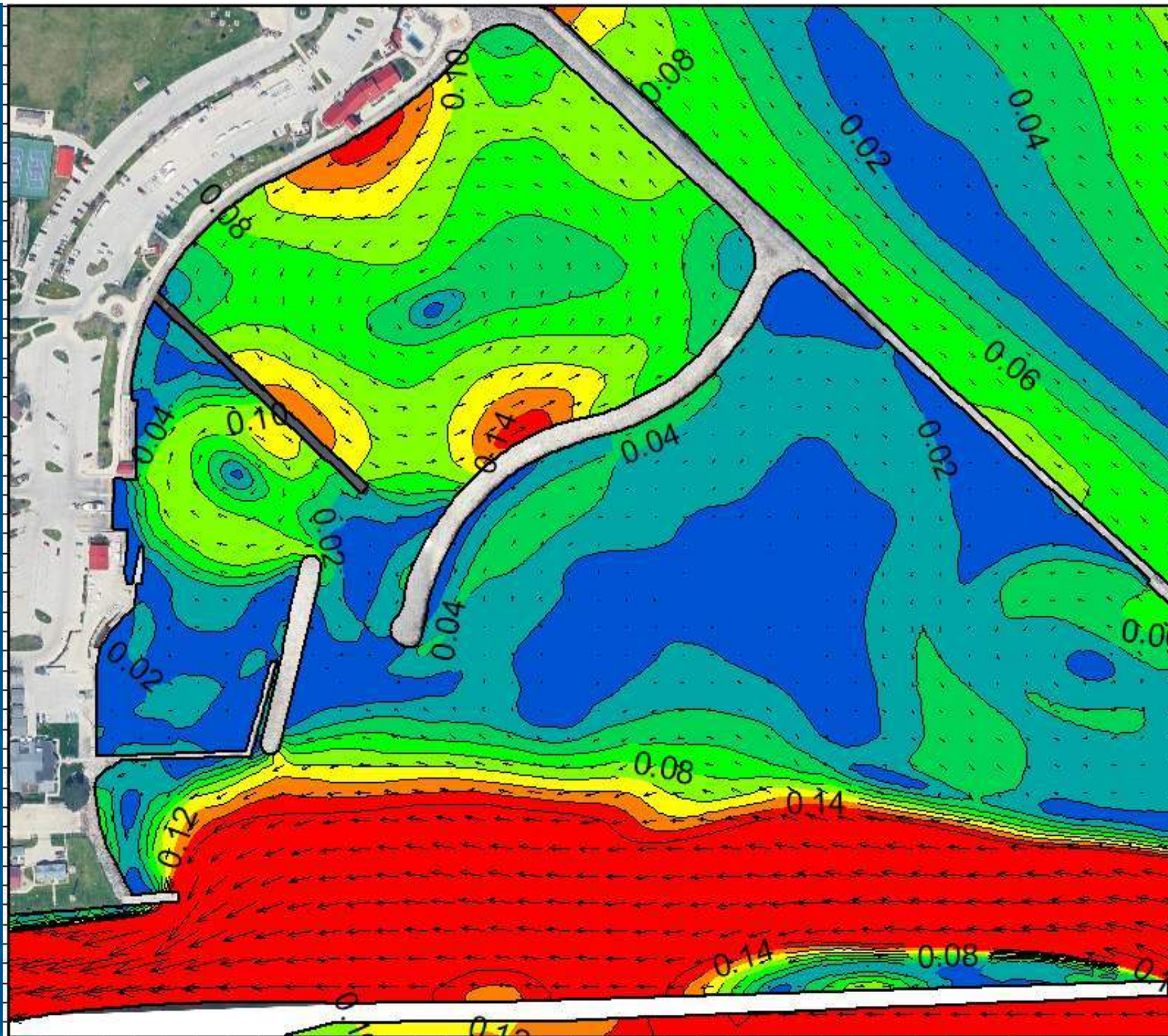
NNW Extreme



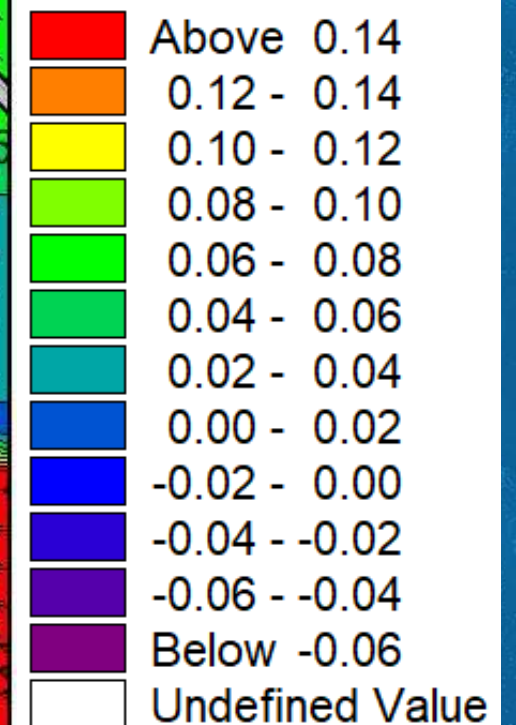
E Extreme



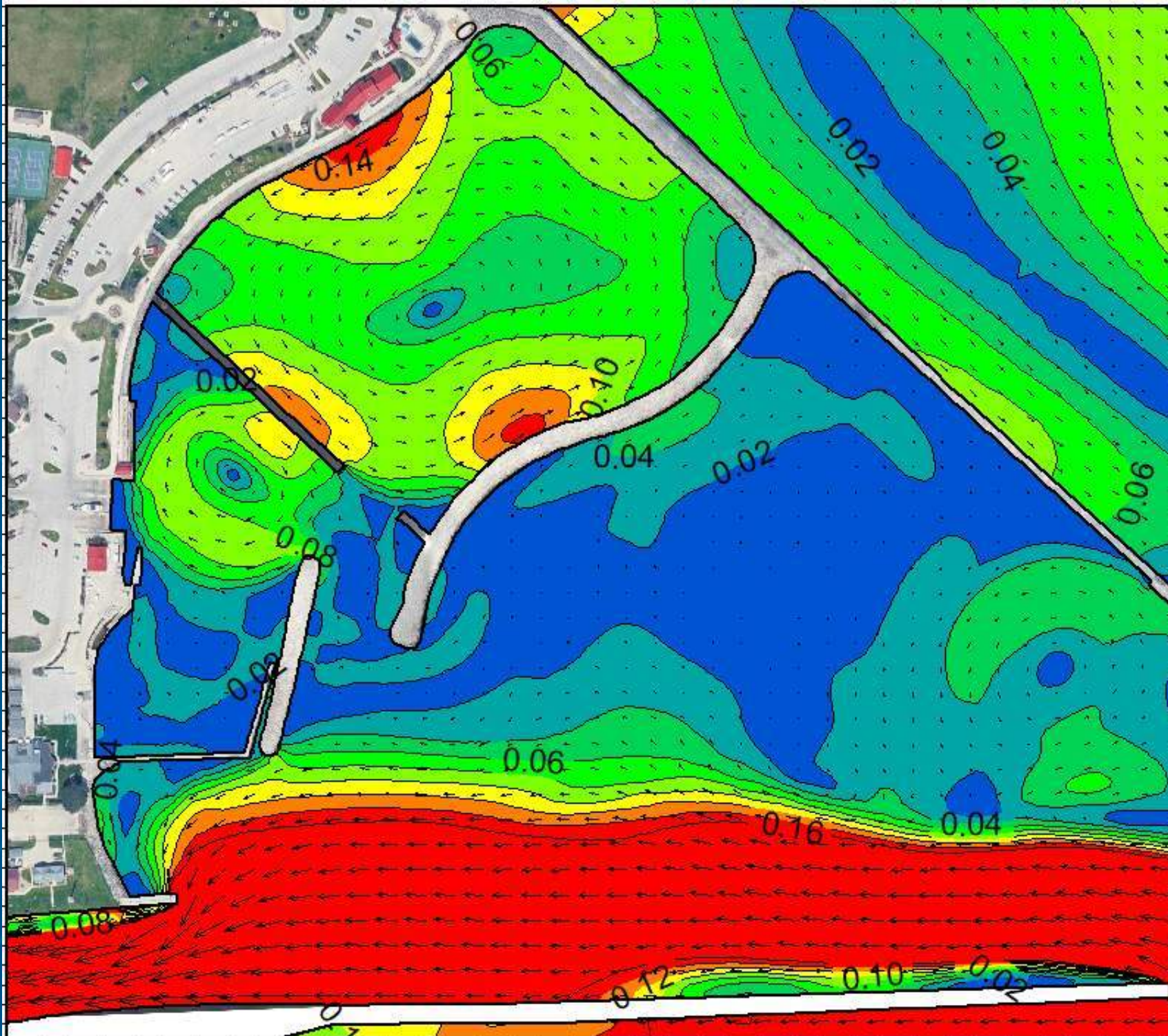
E Extreme Concept A



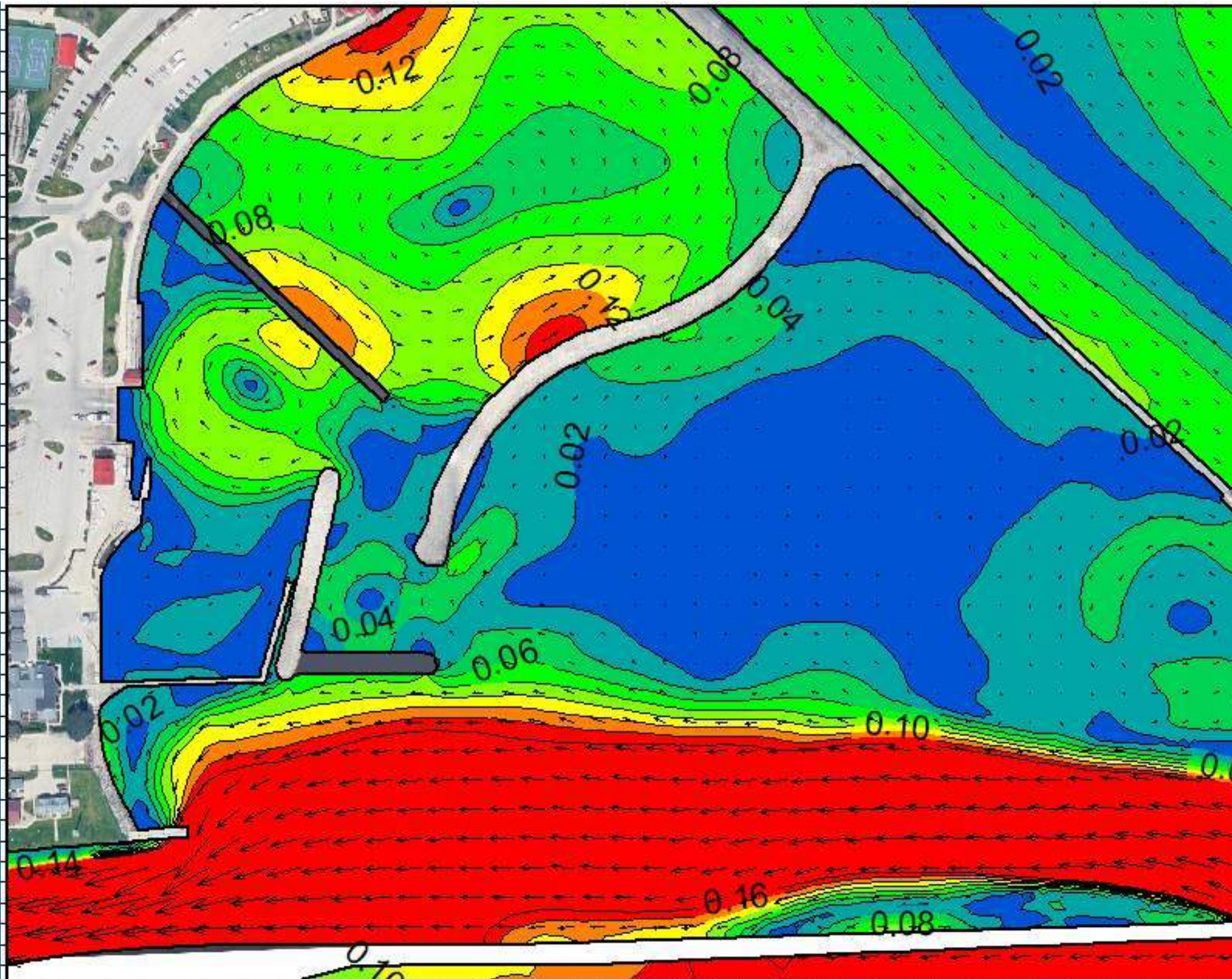
Current speed [m/s]



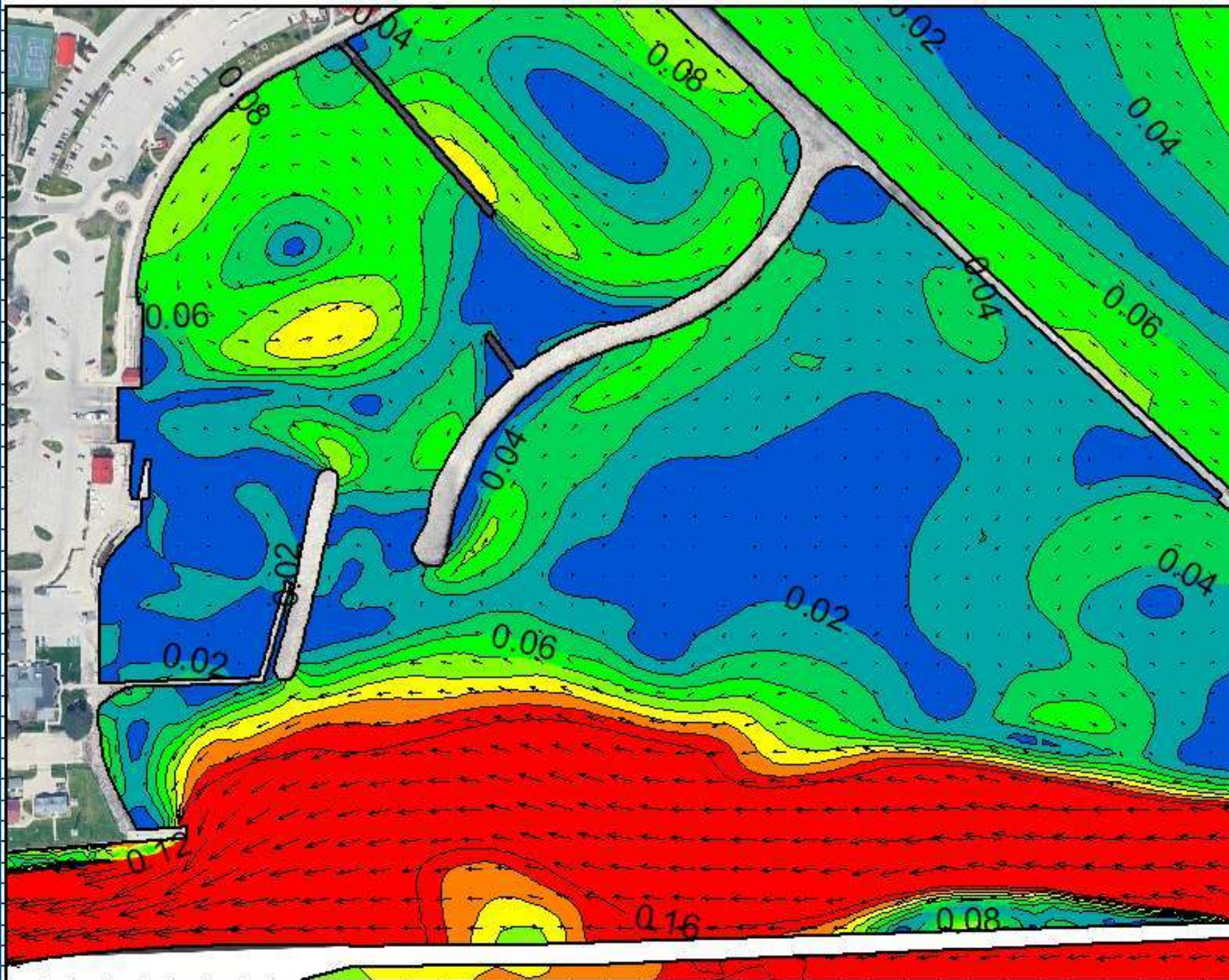
E Extreme Concept B



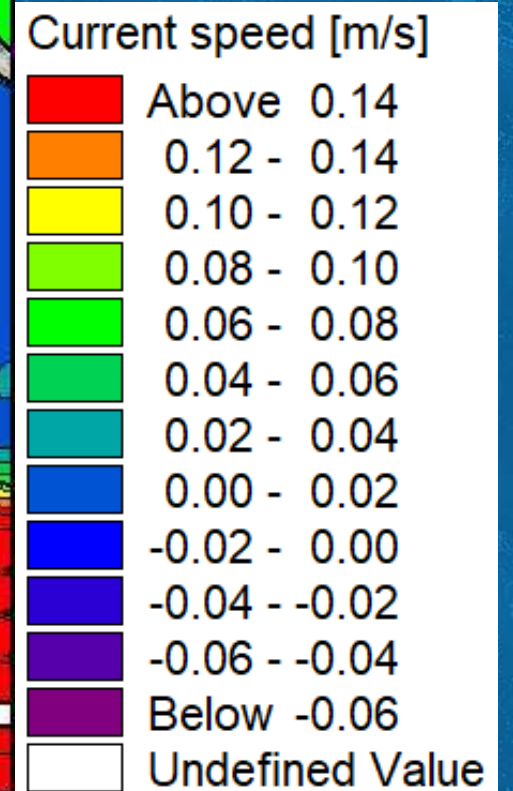
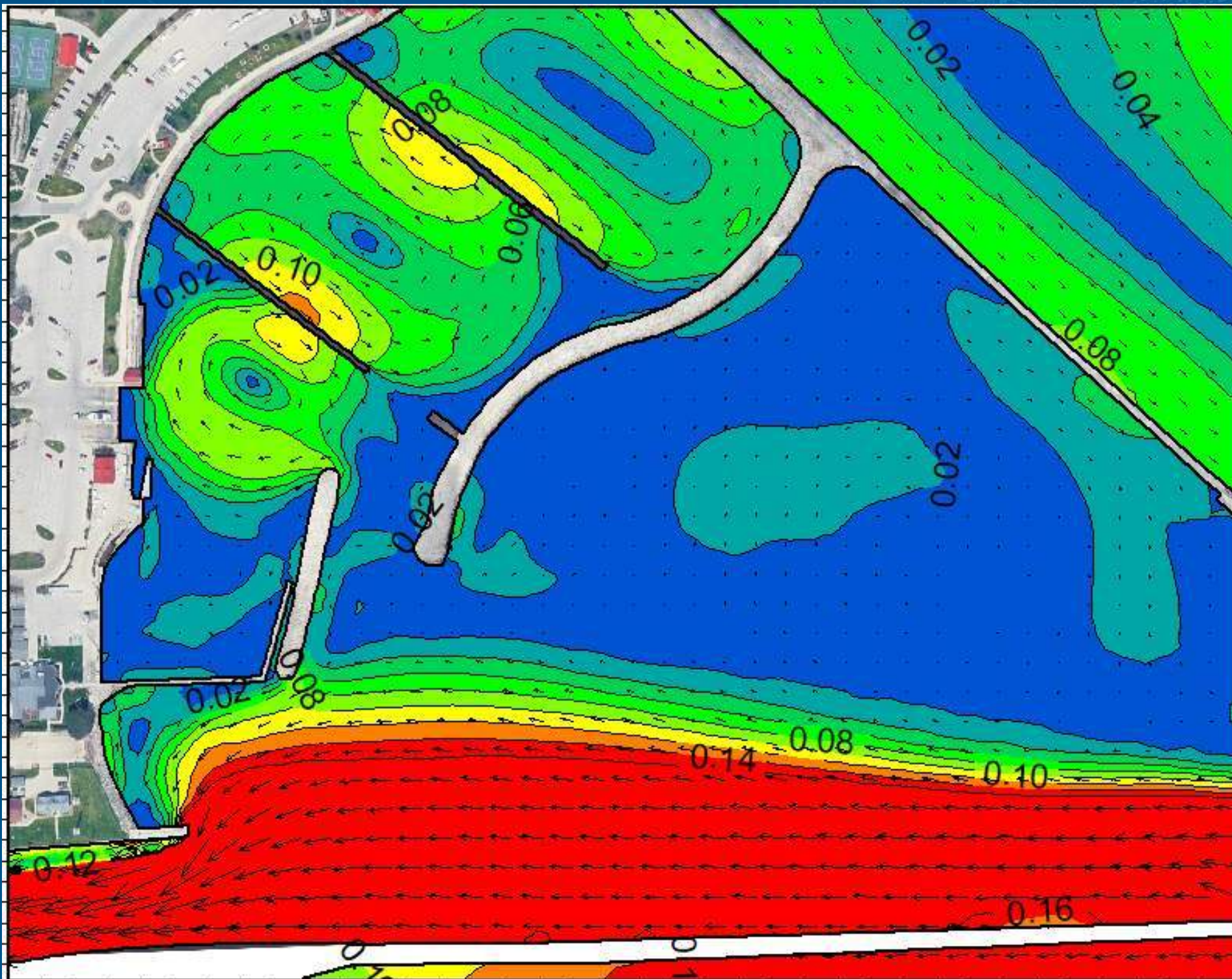
E Extreme Concept C



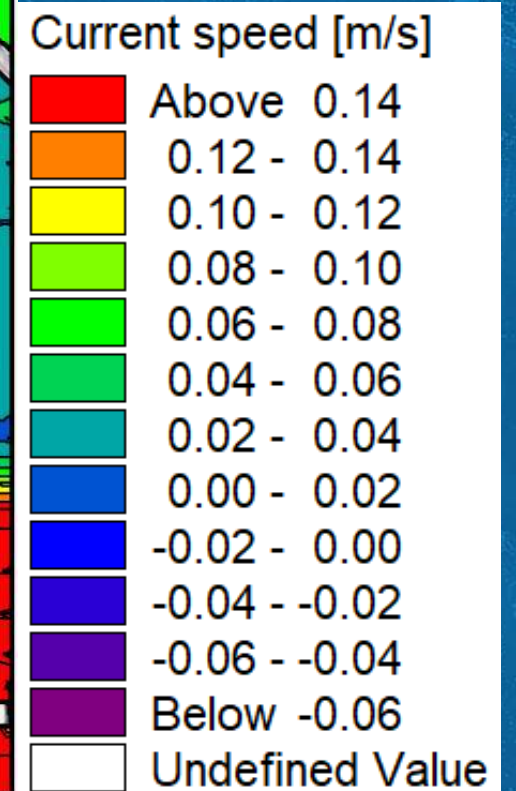
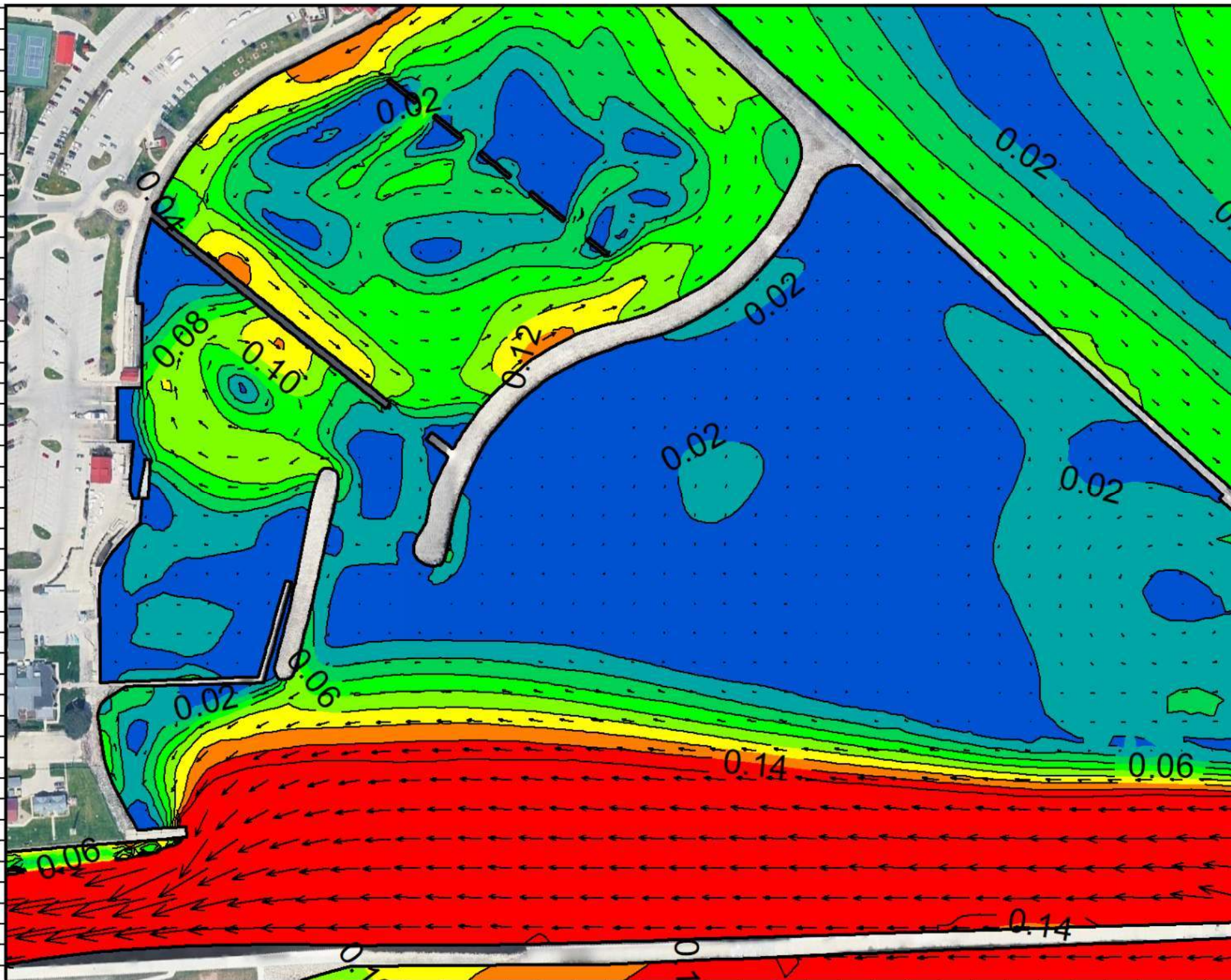
E Extreme Concept D



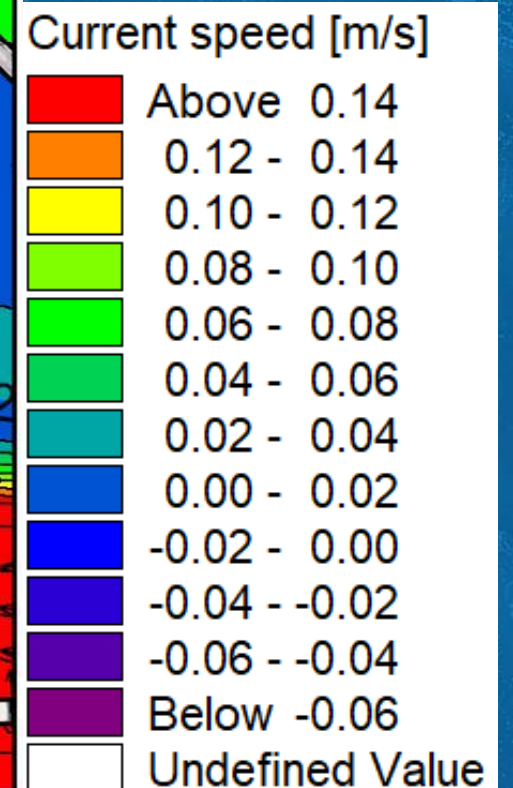
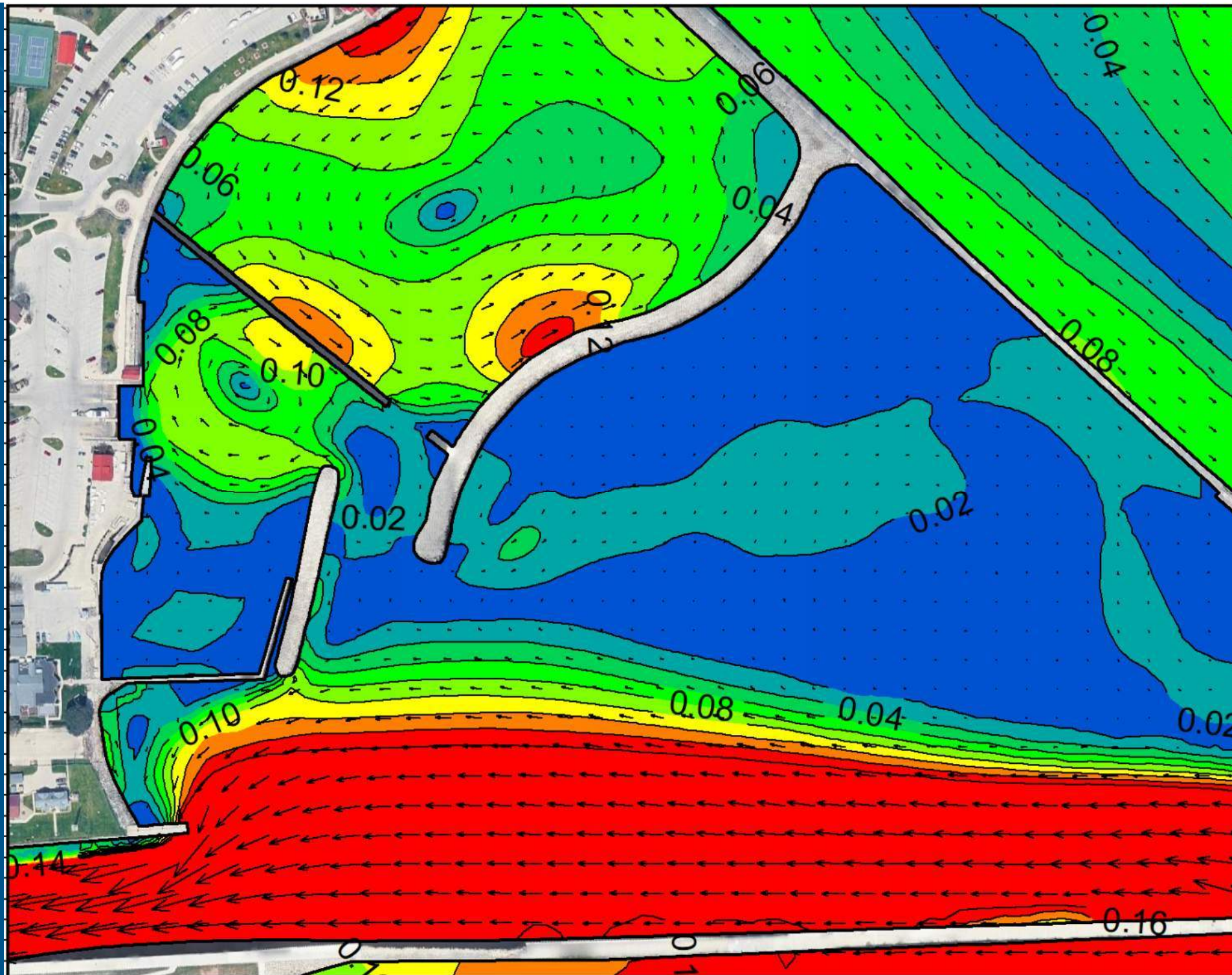
E Extreme Concept E



E Extreme Concept F



E Extreme Concept F



SAND INTRUSION



SAND INTRUSION

Winter Low Water



SAND INTRUSION IMPACTS / CONCLUSIONS

- *The majority of the sand/siltation is coming through the outer federal breakwater, with a lesser amount transported over the structure by storms*
- *The river does not appear to be a significant source of sedimentation*
- *USACE is proposing to repair/improve the outer federal breakwater which will reduce the volume of sand moving through the structure*
- *This plan proposes to phase the docks and dredging to leave the slips nearest the breakwater out until the breakwater repairs are completed*

HARBOR DESIGN

A MARINA & PARKS OPERATIONS/ADMIN BUILDING

Main Floor 6,100 SF

Public offices and storage

Second Floor add'l 2,100 SF

- Lobby and offices
- Boater seating/viewing, indoor and outdoor

B COMMERCIAL RETAIL, RESTAURANT, EVENT VENUE BUILDING

Main Floor (Public) 17,500 SF

- Market vendors (4-6), public restrooms, restaurant
- Second Floor (Public/Private Event) 12,400 SF
- Flexible event space for events up to 400 with balconies
- Catering kitchen, restrooms, storage

C PUBLIC RESTROOMS

D SHADE STRUCTURE (RENTABLE) PICNIC AREA W/ SEATING & FIRE PIT

E "OUTDOOR ROOMS" FLEXIBLE (RENTABLE) LAWN SPACE

F NEW VEHICULAR ACCESS DRIVE

G RELOCATED PARK PAVILION

H TWO BAYS OF EXISTING PARKING TO REMAIN: APPROX. 240 TOTAL SPACES

I RAISED-TABLE CROSSWALKS

J ENTRY PLAZA W/ DROP-OFF

K OVERSIZED VEHICLE TURN-AROUND

L FLEXIBLE TERRACE SPACE, LARGE ENOUGH FOR SEASONAL 40' X 80' EVENT TENT

M SURFER'S WINTER TERRACE W/ FIRE PIT

N DINING/EVENT TERRACE: FENCED W/ FLEXIBLE SEATING, OUTDOOR BAR, SMALL STAGE FOR LIVE MUSIC, SPACE FOR 40' X 60' EVENT TENT

O BREAKWATER ACCESS AND SEATING AREA W/ KEBONY SCULPTURAL ELEMENTS AND SHADE PERGOLA

P POP-JET FOUNTAIN FEATURE

Q SWING BENCHES

R MARINA WELCOME GATEWAY ENTRY

S RESTRICTED ACCESS

T PUBLIC PIER ACCESS

U COURTESY/CHARTER PIER

V FLOATING DOCKS

W BOATER GATHERING

X RENOVATED FUEL DOCK/BUILDING





MARINA OPERATIONS / LAYOUT

- *Two sets of piers, organized specifically to avoid highest wave concentration*
- *Central fairway to improve navigational safety and manage ice*
- *Boater services building relocated to central location, better serving renovated fuel dock, transient boaters, and serving as park operations center*
- *Supplemental restrooms at east marina entry*
- *Multiple floating dedicated boater gathering areas*
- *Easy access to adjacent upland amenities, including splash pad, bar/restaurants, reservable picnic areas, and drop-off/parking*

MARINA ADMINISTRATION BUILDING EXISTING CONDITIONS

- *Existing 11,000 sf, Two Story Building built in 1993*
- *2015 Window replacement revealed extensive water damage to the wood structure*
- *2016 Structural wall damage due to water infiltration from improper construction, lack of eave overhang and angled fascia boards forcing water into the wall cavity*
- *Exterior sheathing was removed and replaced without structural repairs*
- *Renovation requires removal and replacement of all exterior wall materials, rebuilding structural system from foundation to roof, eaves and overhang to restore structural integrity*
- *Mold must be mitigated and removed in all areas of the building*
- *Current building uses are inefficient for Marina Electrical system and Parks staff*
- *Current building size does not accommodate goals or growth for the community*

MARINA ADMINISTRATION BUILDING EXISTING CONDITIONS



- (A) MARINA & PARKS OPERATIONS/ADMIN BUILDING**
Main Floor 6,100 SF
- Parks office and garage
 - Marina and fuel dock office and garage
 - Marina boater lounge, restrooms, showers, fitness, laundry
 - Public Welcome Center and restrooms
 - Deland Park Shop: public gift shop/ship store, ice cream, marina reception
- Second Floor add'l 2,100 SF
- Lobby and offices
 - Boater seating/viewing, indoor and outdoor
- (B) COMMERCIAL RETAIL, RESTAURANT, EVENT VENUE BUILDING**
Main Floor (Public) 17,500 SF
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- (D) SHADE STRUCTURE (RENTABLE) PICNIC AREA W/ SEATING & FIRE PIT**
- (E) "OUTDOOR ROOMS" FLEXIBLE (RENTABLE) LAWN SPACE**
- (F) NEW VEHICULAR ACCESS DRIVE**
- (G) RELOCATED PARK PAVILION**
- (H) TWO BAYS OF EXISTING PARKING TO REMAIN: APPROX. 240 TOTAL SPACES**
- (I) RAISED-TABLE CROSSWALKS**
- (J) ENTRY PLAZA W/ DROP-OFF**
- (K) OVERSIZED VEHICLE TURN-AROUND**
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- (P) POP-JET FOUNTAIN FEATURE**
- (Q) SWING BENCHES**
- (R) MARINA WELCOME GATEWAY ENTRY**
- (S) RESTRICTED ACCESS**
- (T) PUBLIC PIER ACCESS**
- (U) COURTESY/CHARTER PIER**
- (V) FLOATING DOCKS**
- (W) BOATER GATHERING**
- (X) RENOVATED FUEL DOCK/BUILDING**





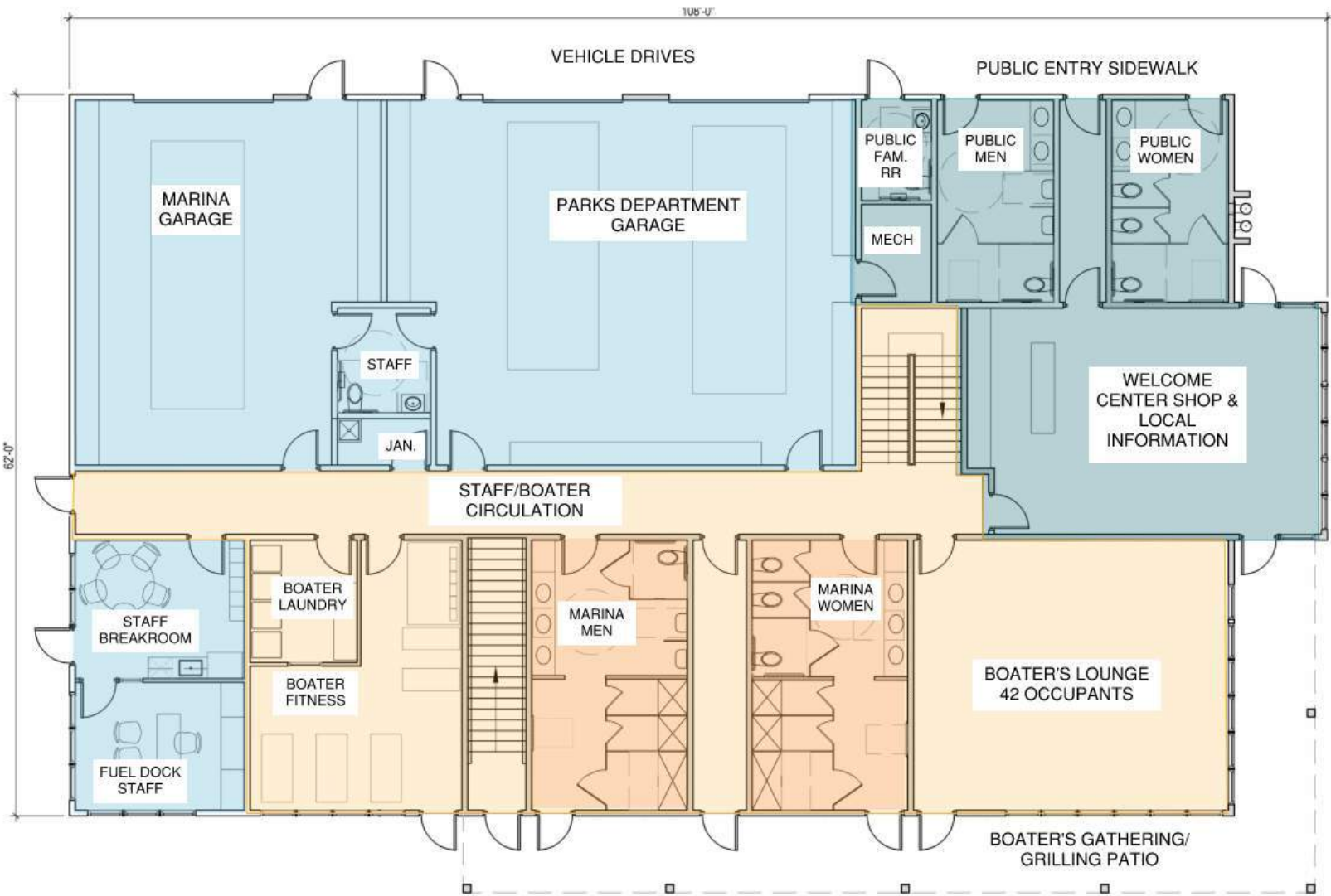
WELCOME CENTER MAIN FLOOR 9,500 SF

MAIN FLOOR 6,300 SF
SECOND FLOOR 3,200 SF

PROGRAM
MAIN FLOOR
PARKS DEPARTMENT GARAGE
MARINA GARAGE + FUEL OFFICE
P + M STAFF BREAKROOM
P + M STAFF RESTROOM
PUBLIC WELCOME STORE
PUBLIC RESTROOMS
BOATER LOUNGE
BOATER FITNESS
BOATER LAUNDRY
BOATER SHOWER ROOMS

SECOND FLOOR
EMERGENCY SERVICES
BOATER LOUNGE & DECK
HARBOR MASTER OFFICE
RESTROOMS

STAIRS
MECHANICAL + STORAGE



HARBOR CENTRE MARINA
SHEBOYGAN WISCONSIN

WELCOME CENTER - MAIN FLOOR
AUGUST 4, 2026



NTS

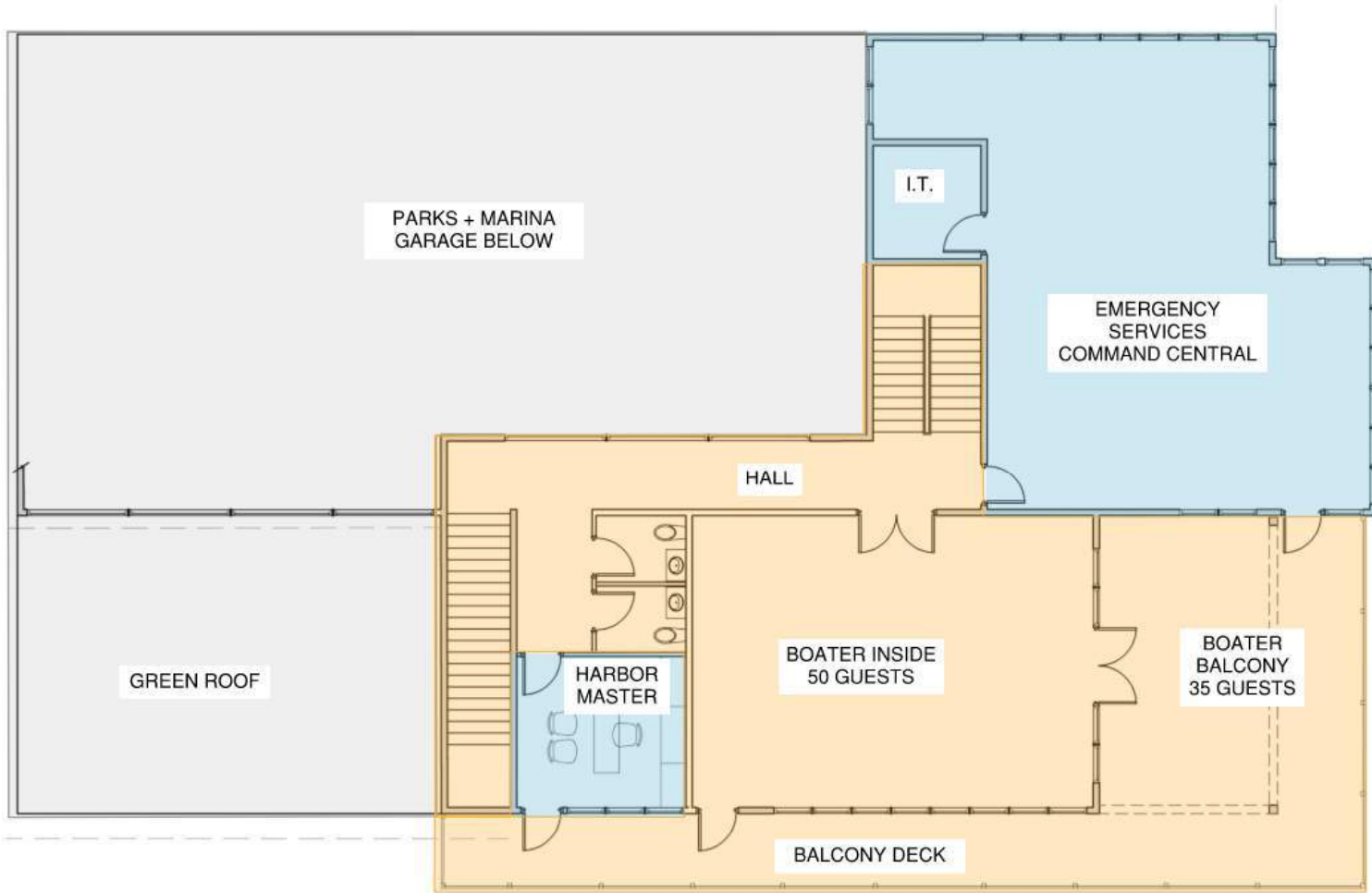
**WELCOME CENTER
MAIN FLOOR
9,500 SF**

**MAIN FLOOR 6,300 SF
SECOND FLOOR 3,200 SF**

**PROGRAM
MAIN FLOOR
PARKS DEPARTMENT GARAGE
MARINA GARAGE + FUEL OFFICE
P + M STAFF BREAKROOM
P + M STAFF RESTROOM
PUBLIC WELCOME STORE
PUBLIC RESTROOMS
BOATER LOUNGE
BOATER FITNESS
BOATER LAUNDRY
BOATER SHOWER ROOMS**

**SECOND FLOOR
EMERGENCY SERVICES
BOATER LOUNGE & DECK
HARBOR MASTER OFFICE
RESTROOMS**

**STAIRS
MECHANICAL + STORAGE**



HARBOR CENTRE MARINA
SHEBOYGAN WISCONSIN

WELCOME CENTER - SECOND FLOOR
AUGUST 4, 2026



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(A) MARINA & PARKS OPERATIONS/ADMIN BUILDING

Main Floor 6,100 SF

- Parks office and garage
- Marina and fuel dock office and garage
- Marina boater lounge, restrooms, showers, fitness, laundry
- Public Welcome Center and restrooms
- Deland Park Shop: public gift shop/ship store, ice cream, marina reception

Second Floor add'l 2,100 SF

- Lobby and offices
- Boater seating/viewing, indoor and outdoor

(B) COMMERCIAL RETAIL, RESTAURANT, EVENT VENUE BUILDING

Main Floor (Public) 17,500 SF

- Market vendors (4-6), public restrooms, restaurant
- Second Floor (Public/Private Event) 12,400 SF
- Flexible event space for events up to 400 with balconies
- Catering kitchen, restrooms, storage

(C) PUBLIC RESTROOMS

(D) SHADE STRUCTURE (RENTABLE) PICNIC AREA W/ SEATING & FIRE PIT

(E) "OUTDOOR ROOMS" FLEXIBLE (RENTABLE) LAWN SPACE

(F) NEW VEHICULAR ACCESS DRIVE

(G) RELOCATED PARK PAVILION

(H) TWO BAYS OF EXISTING PARKING TO REMAIN: APPROX. 240 TOTAL SPACES

(I) RAISED-TABLE CROSSWALKS

(J) ENTRY PLAZA W/ DROP-OFF

(K) OVERSIZED VEHICLE TURN-AROUND

(L) FLEXIBLE TERRACE SPACE, LARGE ENOUGH FOR SEASONAL 40' X 80' EVENT TENT

(M) SURFER'S WINTER TERRACE W/ FIRE PIT

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(P) POP-JET FOUNTAIN FEATURE

(Q) SWING BENCHES

(R) MARINA WELCOME GATEWAY ENTRY

(S) RESTRICTED ACCESS

(T) PUBLIC PIER ACCESS

(U) COURTESY/CHARTER PIER

(V) FLOATING DOCKS

(W) BOATER GATHERING

(X) RENOVATED FUEL DOCK/BUILDING





By the Numbers - Marina

- *EXISTING SLIPS* 248
- *CONSENSUS PLAN SLIPS* ±320
+29%
- *EXISTING LINEAR FEET(LF) OF DOCKAGE* 8,257 LF
- *CONSENSUS PLAN LFT OF DOCKAGE* 12,023 LF
+46%

* TOTALS INCLUDE BROADSIDE DOCKAGE LINEAR FOOTAGE

By the Numbers – Slip Mix

- *10% INCREASE IN SLIP QTY 40' AND LESS*
 - 214 → 234
- *3X INCREASE IN SLIP QTY 45' AND LARGER*
 - 13 → 45
- *5X INCREASE IN FLEXIBLE BROADSIDE*
 - 322 → 1,613

MARINA DESIGN DETAILS

- *Fully ADA compliant floating docks on flexible mooring system*
- *Modern ESD compliant electrical utilities with increased power capacity, as well as potable water, dry fire standpipe system, and Wi-Fi*
- *Dedicated floating boater gathering spaces*
- *Secure access gates*
- *New fuel dock and sanitary pump-out facilities*
- *New boater services building with lounge, fitness, showers, restrooms, laundry and ships store with food, drinks, ice, etc*
- *Potential for separate charter fishing docks*

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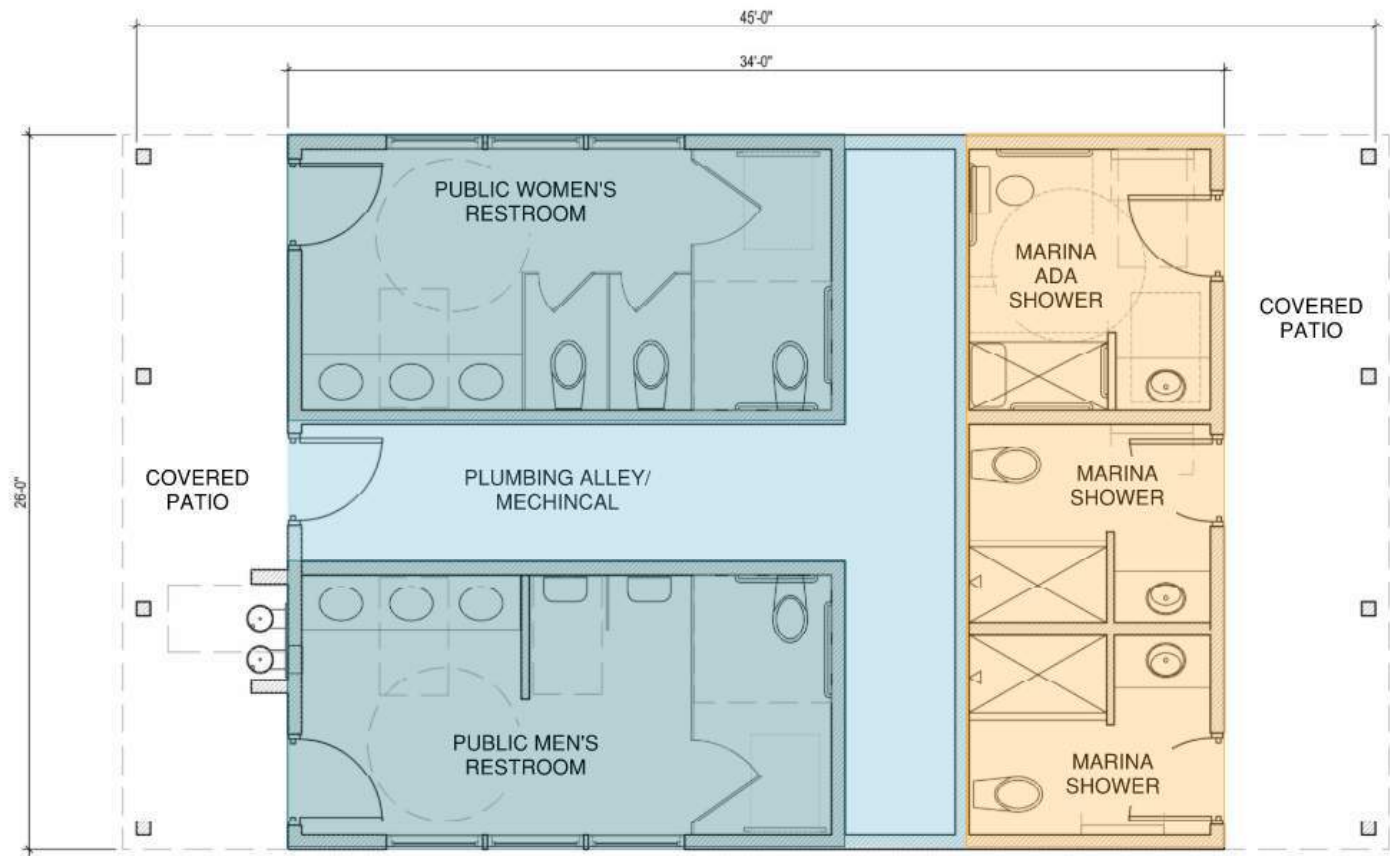
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**PUBLIC AND MARINA
RESTROOM**
900 SF

PROGRAM
PUBLIC PARK RESTROOMS
BOATER SHOWER ROOMS

MECHINICAL + STORAGE

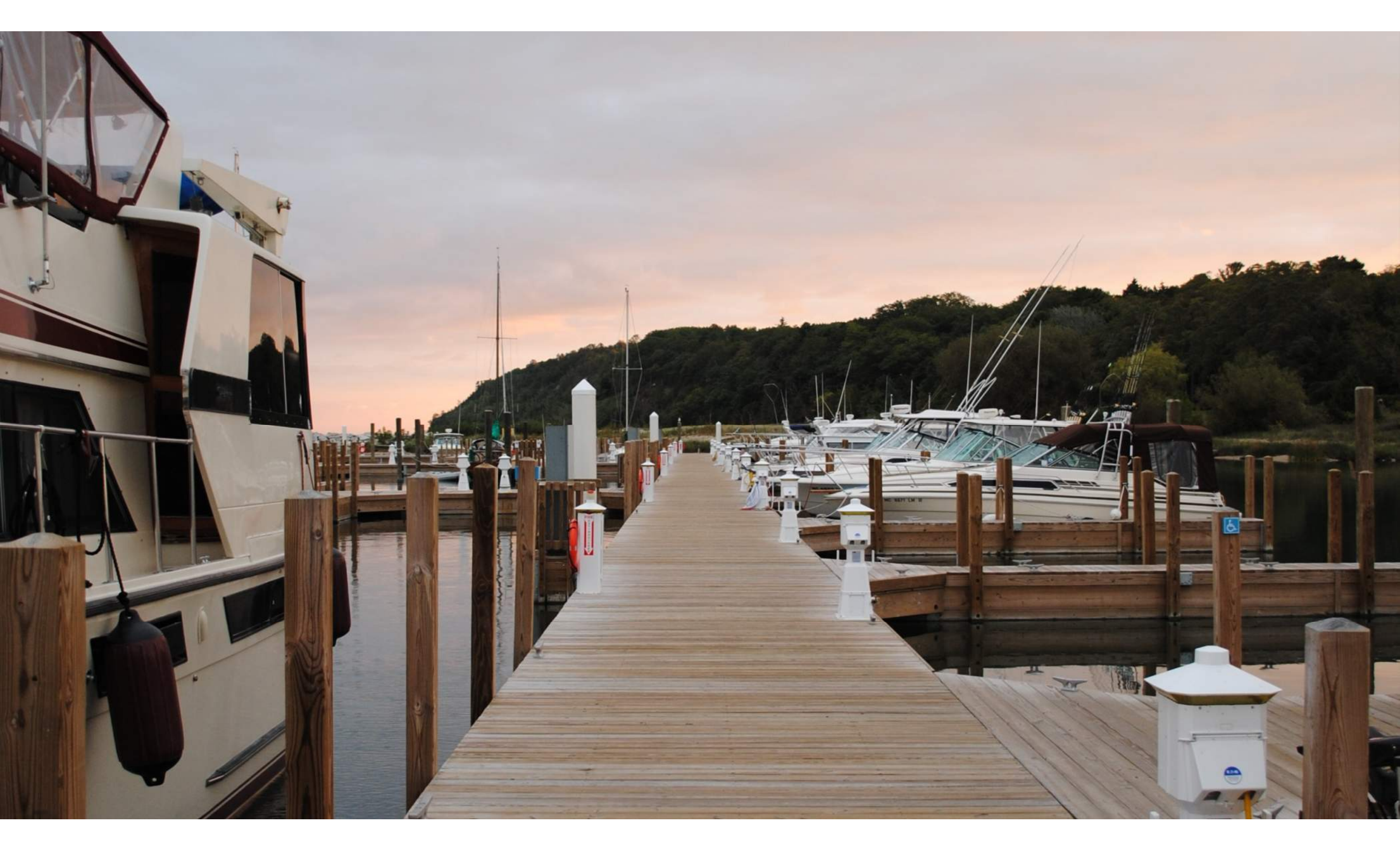


HARBOR CENTRE MARINA
SHEBOYGAN WISCONSIN

PUBLIC AND MARINA RESTROOM
AUGUST 4, 2026



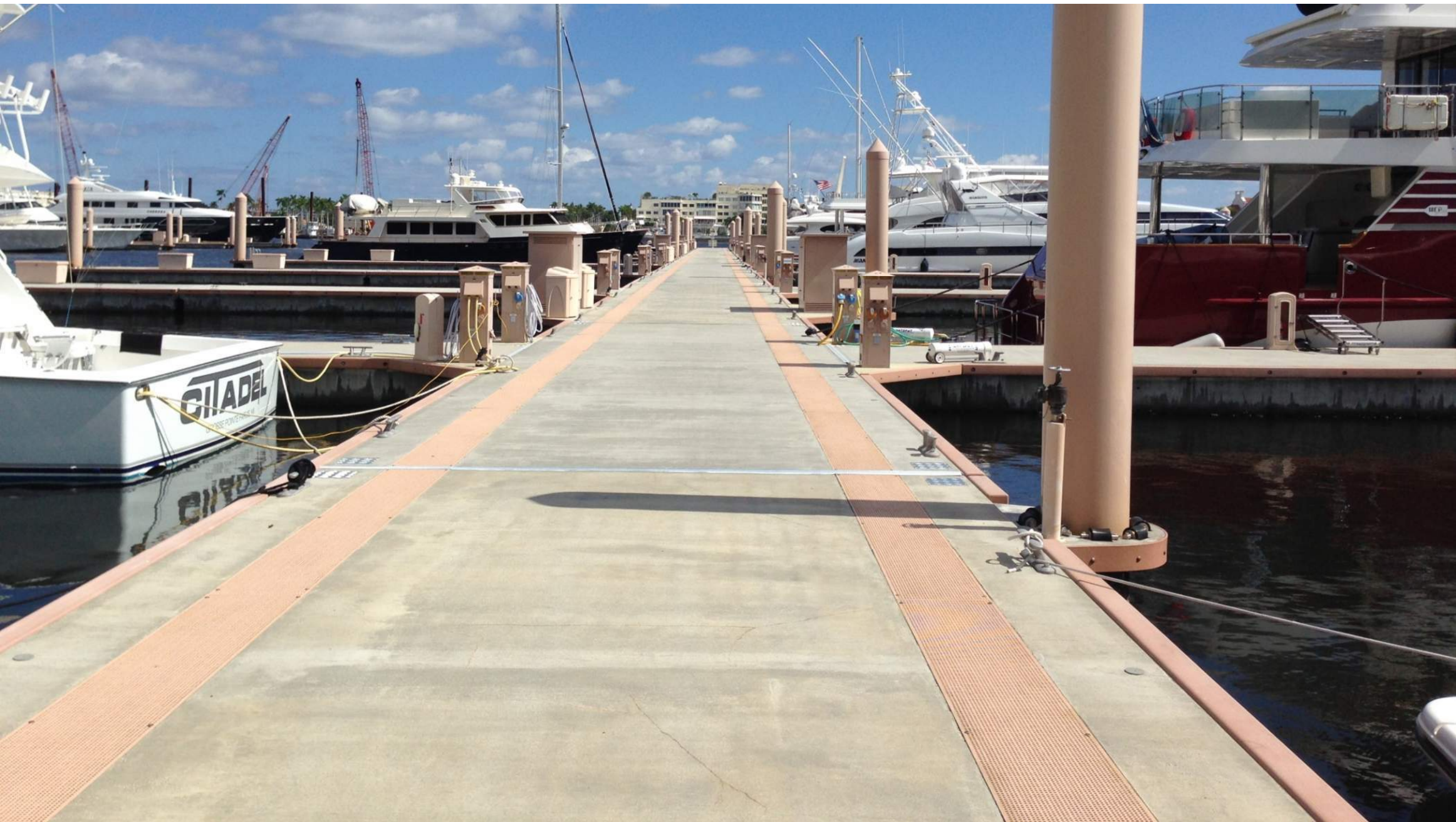
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PRECEDENT IMAGERY

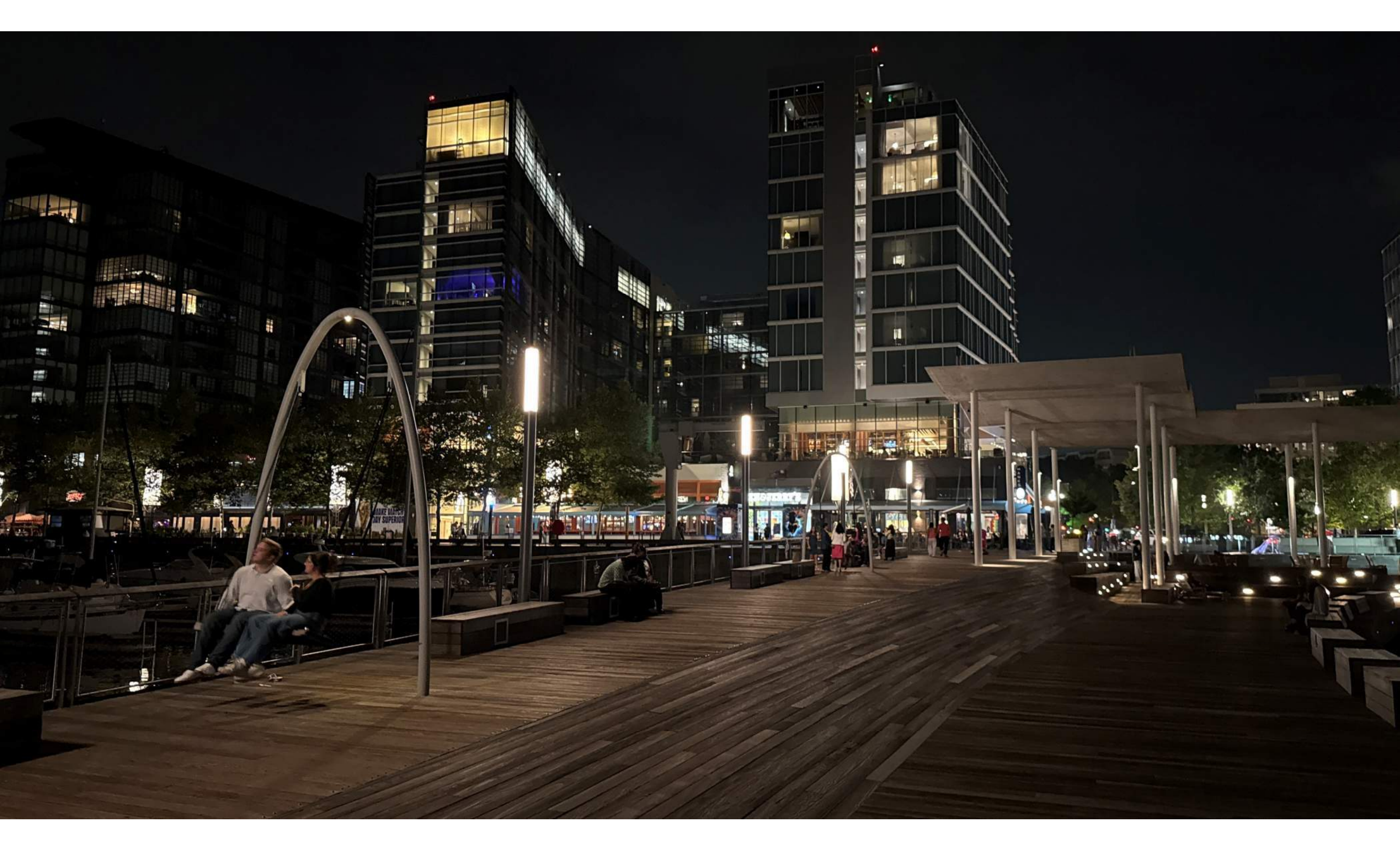


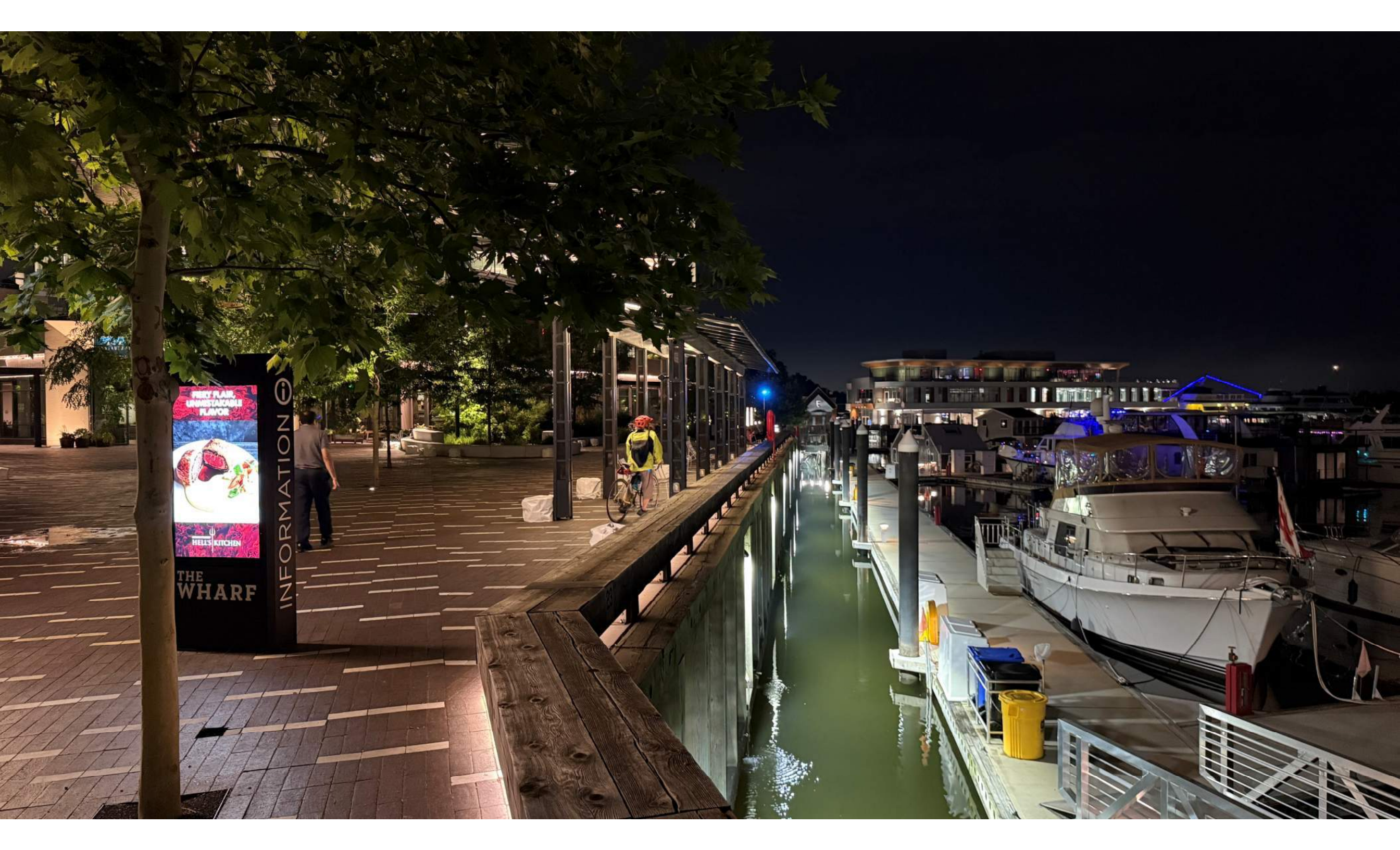










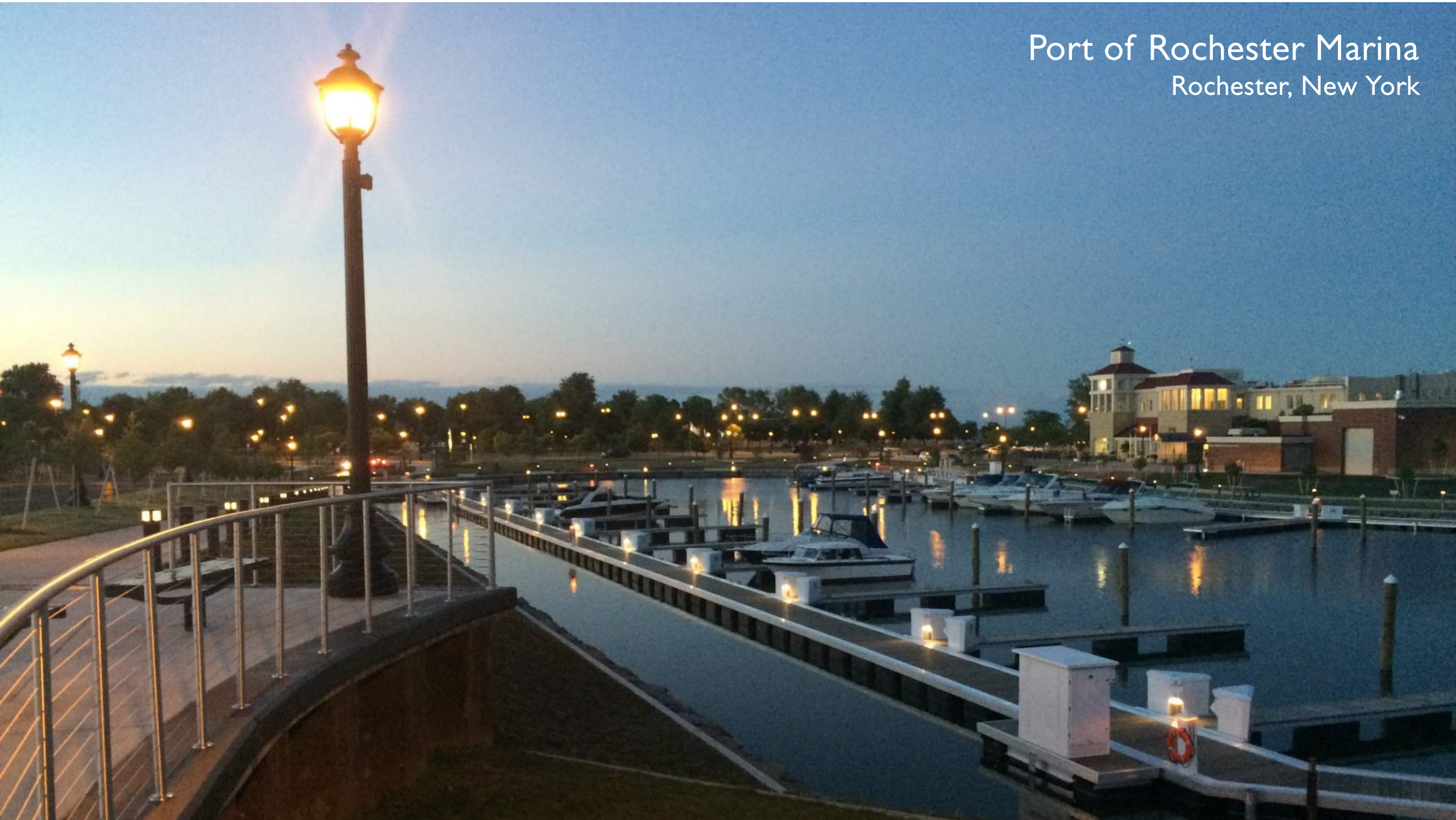


THE WHARF

INFORMATION ⓘ

Port of Rochester Marina

Rochester, New York









SCHEMATIC SITE PLAN

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Public restrooms and storage

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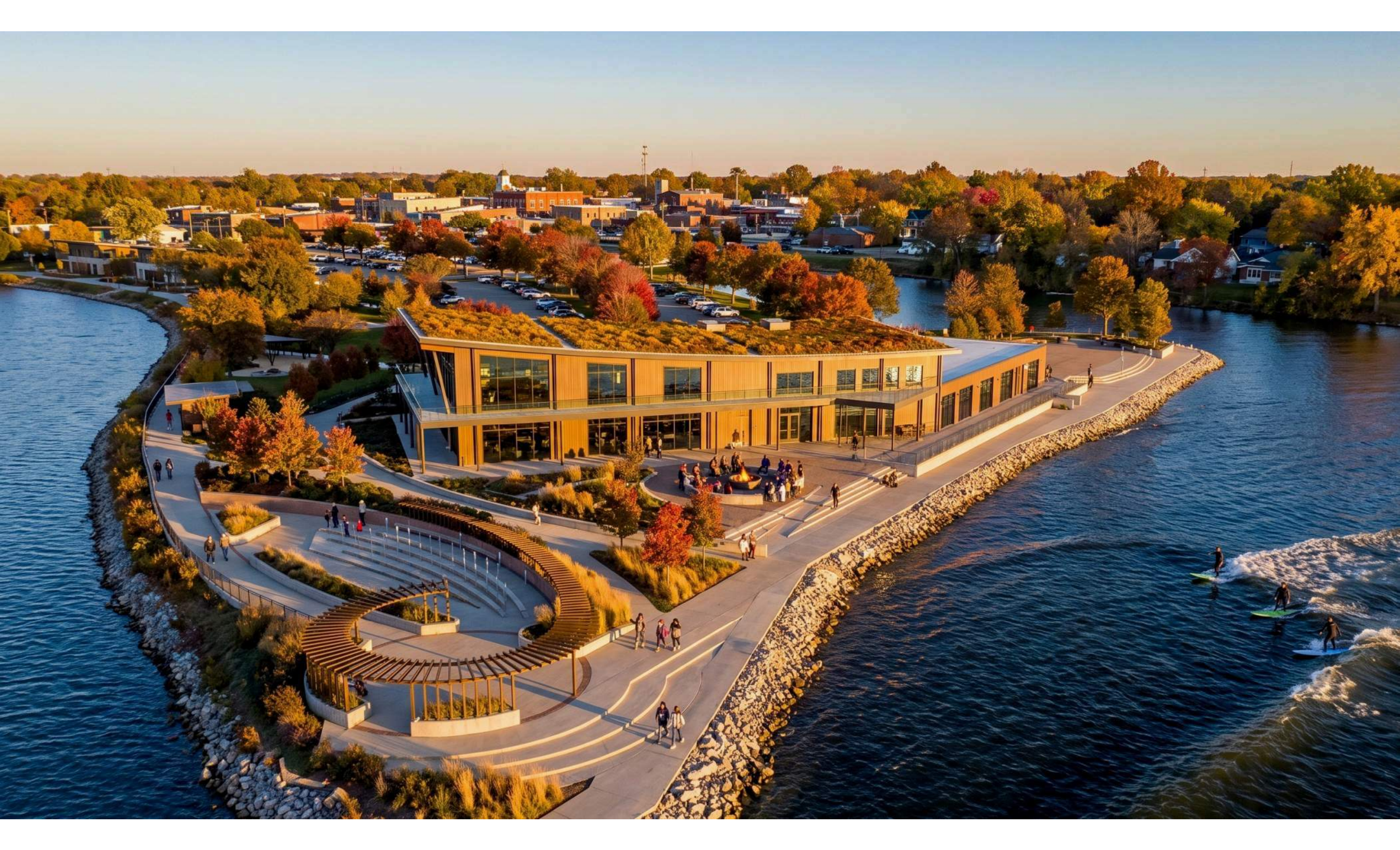
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MAIN FLOOR PLAN
29,900 SF

MAIN FLOOR 17,500 SF
SECOND FLOOR 12,400 SF

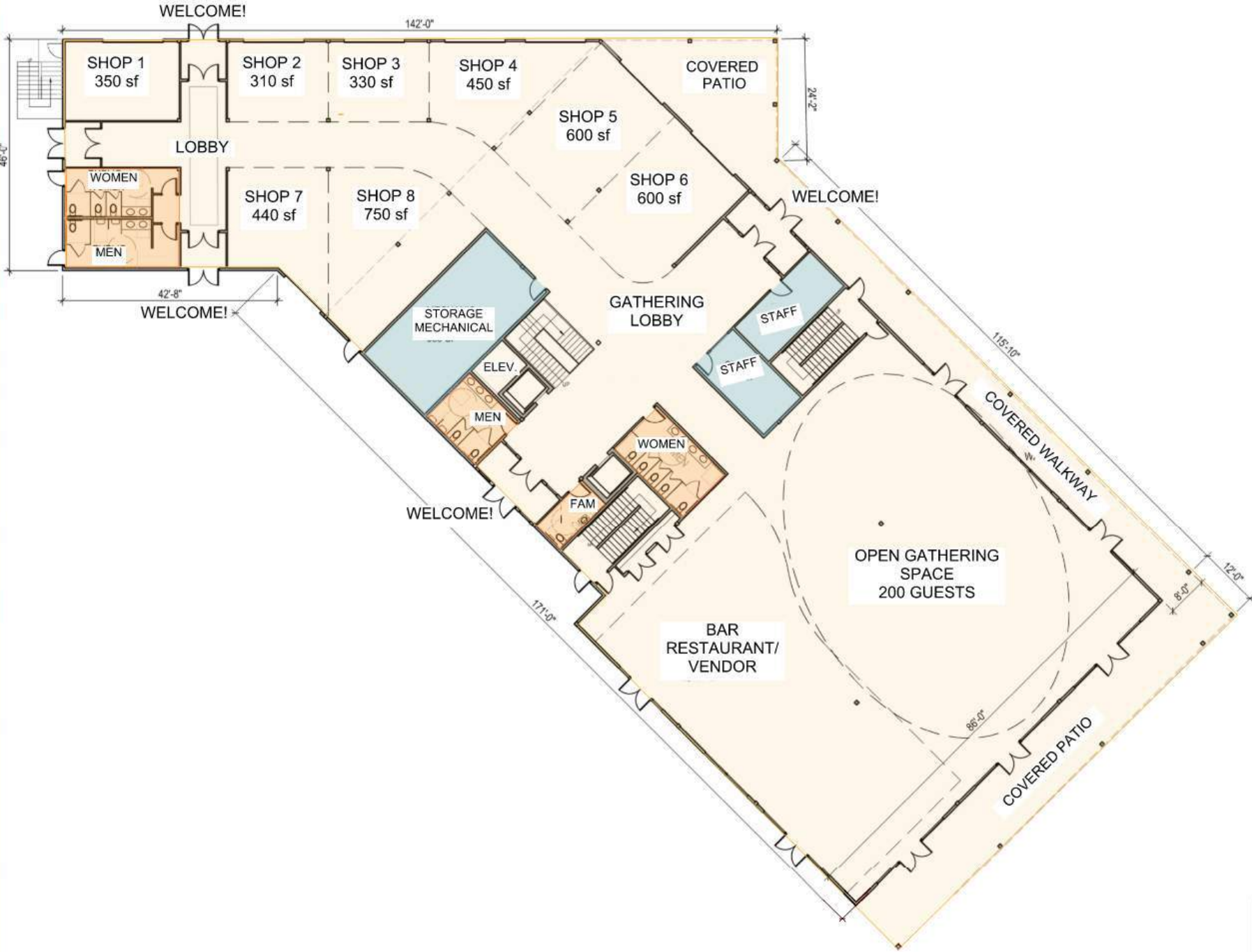
PROGRAM

MAIN FLOOR
LOBBY + GATHERING SPACES
TWO ELEVATORS
FOUR STAIRS
PUBLIC RESTROOMS
6-8 VENDORS SPACES
MECHANICAL + STORAGE

COMMERCIAL KITCHEN + BAR
OPEN DINING/GATHERING

COVERED WALK
OUTDOOR GATHERING SPACES

WATERFRONT BAR



HARBOR CENTRE MARINA
SHEBOYGAN WISCONSIN

PUBLIC EVENT VENUE AND RETAIL
JULY 21, 2026



0' 12' NTS

SECOND FLOOR PLAN
29,900 SF

PROGRAM:
SECOND FLOOR

LOBBY
TWO ELEVATORS
THREE STAIRS
EVENT MANAGER OFFICE
RESTROOMS
CATERING KITCHEN
STORAGE
CLOSETS

EVENT #1
EVENT A **200 GUESTS**
EVENT B **200 GUESTS**
EVENT MAX **400 GUESTS**

EVENT #2 **100 GUESTS**

BALCONIES
PUBLIC ROOF DECK



HARBOR CENTRE MARINA
SHEBOYGAN WISCONSIN

PUBLIC EVENT VENUE AND RETAIL
JULY 21, 2026



0' NTS



A

B

C

D

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R

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