



# **BOARD OF MARINA, PARKS & FORESTRY AGENDA**

**November 05, 2024 at 4:15 PM**

**Municipal Service Building - Training Room, 2026 New Jersey  
Avenue**

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It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553,494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Department of Public Works, (920) 459-3440. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the Public Works Department at 920-459-3440 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

## **OPENING OF MEETING**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Input (3 minute limit per individual)

## **MINUTES**

5. Approval of Minutes: August 6, 2024

## **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Discussion of Fountain Park Conceptual Design Plan.
7. Review of Trail Assessment and Trail Improvement Concept Design (Sheboygan County Cycling)
8. Deland Park/ Harbor Center Marina Master Plan Discussion
9. Marina Report (N. Warminsky)
10. Maywood Report (K. Kelling)
11. Park and Forestry Report (J. Kerlin, T. Bull)

## **NEXT MEETING DATE**

12. Next regular meeting date: February 4, 2025

## **ADJOURN**

13. Motion to Adjourn

***In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:***

*City Hall • Mead Public Library  
Sheboygan County Administration Building • City's website*

**CITY OF SHEBOYGAN****BOARD OF MARINA, PARKS & FORESTRY MINUTES****Tuesday, August 06, 2024**

**COMMISSION MEMBERS PRESENT:** Chair Peter Mayer, Vice Chair Mike Froh, Alderperson Dean Dekker, Rebecca Clarke (remote), Marilyn Montemayor, Terry Van Akkren, Sheila Yang, Dennis Wield, and Superintendent of Parks and Forestry Joe Kerlin

**STAFF/OFFICIALS PRESENT:** Director of Public Works Travis Peterson, Harbor Center Center General Manager Nick Warminsky, City Forester Tim Bull, Officer Alex Jaeger, and Administrative Clerk Rachel Masse

**OTHERS PRESENT:** Bruce Abrams, Michells Abrams, Bruce Decker, Eric Katte, Mica Yurk, and four others through remote attendance

**OPENING OF MEETING**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Input (3 minute limit per individual)
  - Bruce Decker spoke on the suggested pickleball court rules.

**MINUTES**

5. Approval of Minutes: June 4, 2024
  - MOTION TO APPROVE THE MINUTES FROM JUNE 4, 2024
  - Motion made by Terry Van Akkren, seconded by Dean Dekker.
  - Voting Yea: Peter Mayer, Mike Froh, Dean Dekker, Rebecca Clarke, Marilyn Montemayor, Terry Van Akkren, Sheila Yang, Dennis Wield, and Joe Kerlin

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Suggested pickleball court rules and guidelines
  - Joe Kerlin spoke on the suggested rules and guidelines.
7. Deland Park/Harbor Center Marina Master Plan Discussion
  - Joe Kerlin and Peter Mayer discussed the current plan.
8. Fountain Park Update
  - Joe Kerlin presented the Fountain Park Update.
9. Fostering canoe, kayak, and SUP usage at waterfront

Joe Kerlin spoke on potential locations for launch areas along the river, along with potential issues.

10. Vollrath Park parking signage and new disc golf holes updates

Joe Kerlin and Dennis Wield spoke on the parking signage update.

11. Indian Mound Improvement Discussion

Joe Kerlin discussed Indian Mound Park.

12. Marina Report (N. Warminsky)

Nick Warminsky discussed the report.

13. Maywood Report (K. Kelling)

Joe Kerlin discussed the report.

14. Park and Forestry Report (J. Kerlin, T. Bull)

Tim Bull and Joe Kerlin spoke on the report.

**NEXT MEETING DATE**

15. Next regular meeting date: November 5, 2024

**ADJOURN**

16. Motion to Adjourn

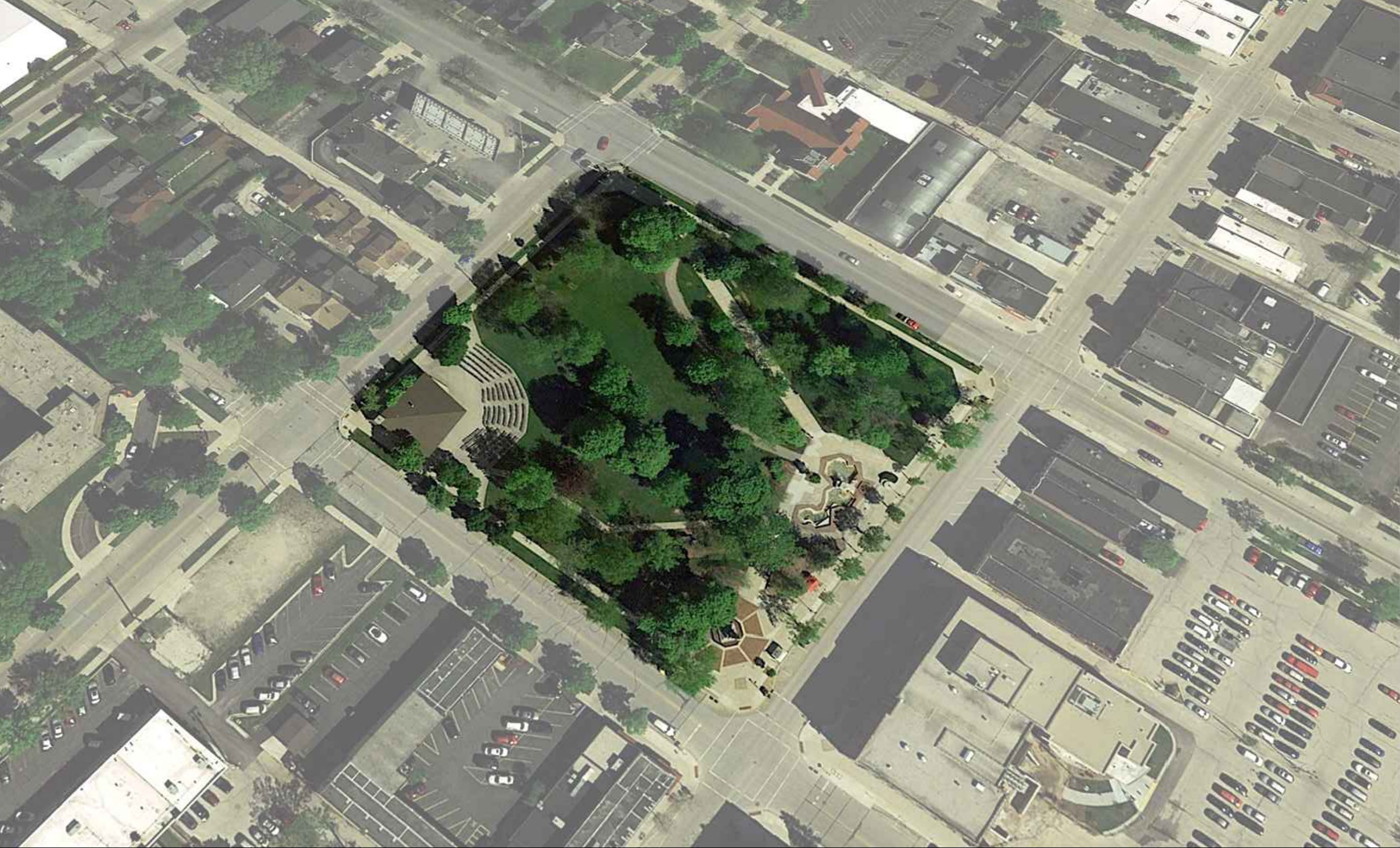
MOTION TO ADJOURN AT 5:50 PM

Motion made by Terry Van Akkren, seconded by Marilyn Montemayor.

Voting Yea: Peter Mayer, Mike Froh, Dean Dekker, Rebecca Clarke, Marilyn Montemayor, Terry Van Akkren, Sheila Yang, Dennis Wield, and Joe Kerlin



# City of Sheboygan



# Fountain Park Conceptual Design Plan

File: V:\24.010 Sheboygan Fountain Park\CAD\Images - Preferred.dwg Layout: Cover User: parki Plotted: Oct 25, 2024 - 2:13pm

Project Name:  
**SHEBOYGAN FOUNTAIN PARK**  
1010 N. 8th STREET  
SHEBOYGAN, WI 53081

Sheet Title:  
**TITLE PAGE**

Revisions:

Project #: 24.010  
Issued For: Review  
Date: 10/25/2024

Sheet Number  
**T 10 5**



# Goals & Themes



Improve identity and purpose



Address aging infrastructure



Enhance market functionality



Activate Park year-round



Accommodate all user groups



Attract young professionals



Improve access, circulation and connectivity



Provide Amenities



Beautify and upgrade landscape

File: V:\24.010\_Sheboygan\_Fountain\_Park\CAD\Images - Preferred.dwg Layout: Goals & Themes User: parki Plotted: Oct 25, 2024 - 2:13pm



# Plan Features



Interactive water play



Non-traditional play feature



Traditional fountain



Enhanced market space



Shaded market structure



Support building



Contemporary amphitheater



Ice ribbon



Event lawn

File: V:\24.010\_Sheboygan\_Fountain\_Park\CAD\Images - Preferred.dwg Layout: Plan\_Features User: parki Plotted: Oct. 25, 2024 - 2:14pm

Revisions:

Project #: 24.010  
Issued For: Review  
Date: 10/25/2024

Sheet Number



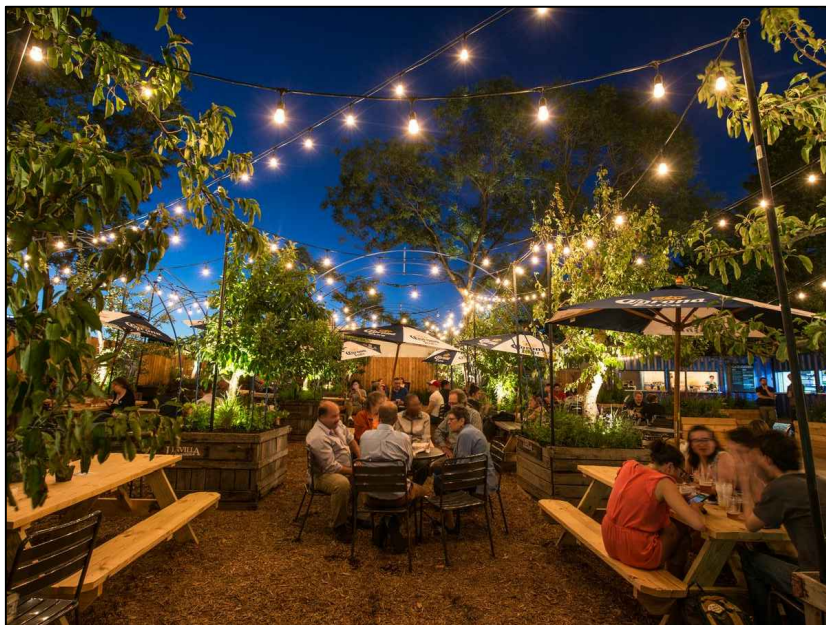
# Plan Features



Seating nodes



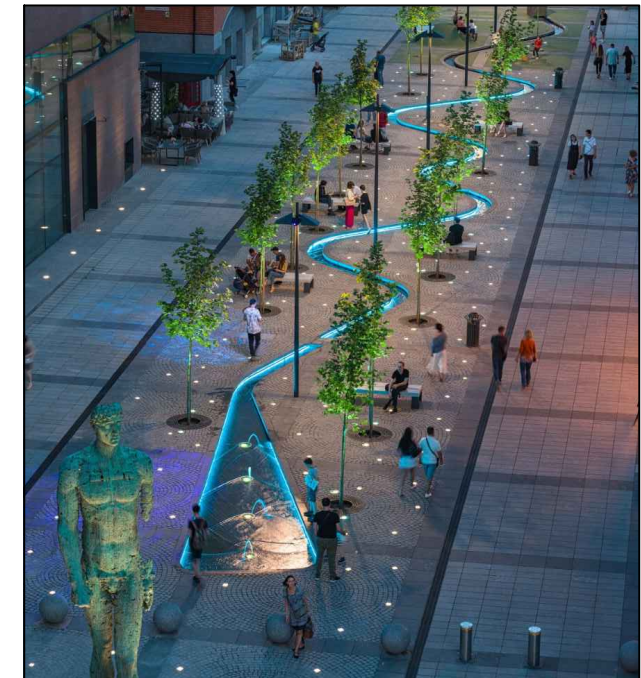
Plaza space



Food and drink areas



Lighting

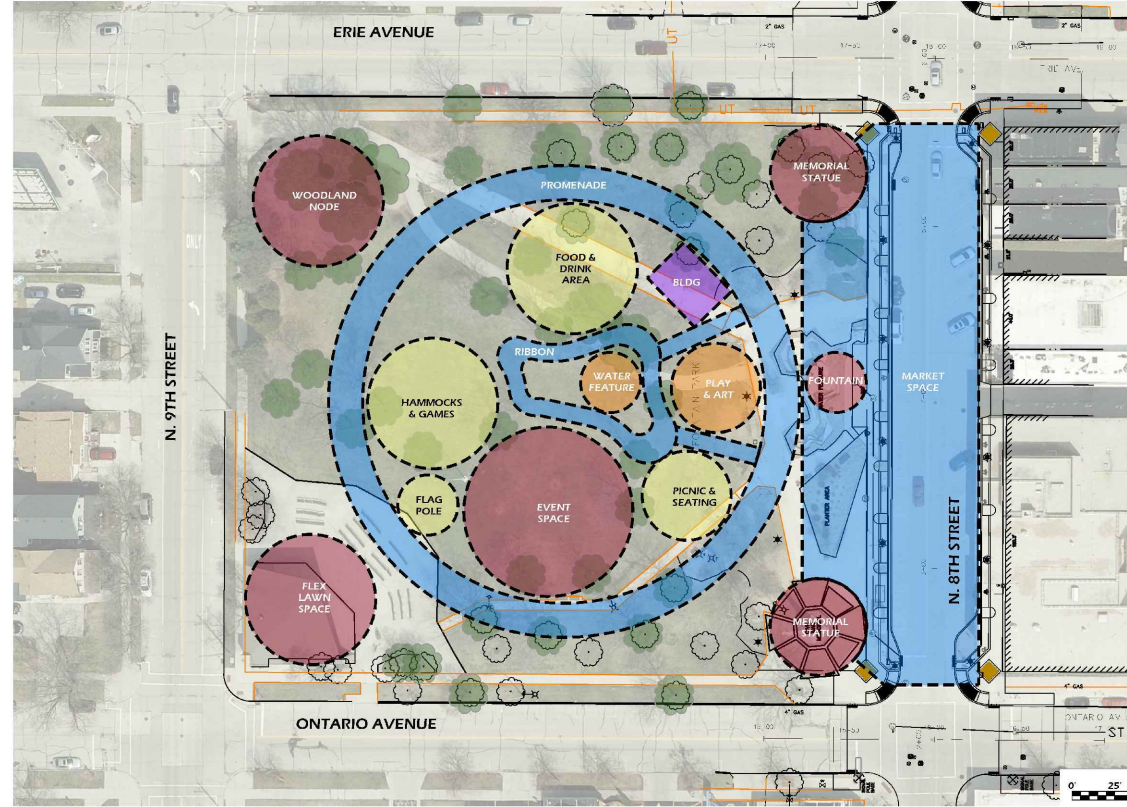


Lighting



# Concept Development

## Bubble Concept - Ring



**PARKITECTURE + PLANNING**  
 901 Deming Way, Suite 201  
 Madison, WI 53717  
 608.203.8203

**SHEBOYGAN FOUNTAIN PARK**  
 1010 N. 8th Street  
 SHEBOYGAN, WI 53081

Project # 24.010  
 Issued For: Review  
 Date: 07/19/2024

Sheet Number: C-1

## Bubble Concept - Triangle



**PARKITECTURE + PLANNING**  
 901 Deming Way, Suite 201  
 Madison, WI 53717  
 608.203.8203

**SHEBOYGAN FOUNTAIN PARK**  
 1010 N. 8th Street  
 SHEBOYGAN, WI 53081

Project # 24.010  
 Issued For: Review  
 Date: 07/19/2024

Sheet Number: C-2

## Bubble Concept - Tee



**PARKITECTURE + PLANNING**  
 901 Deming Way, Suite 201  
 Madison, WI 53717  
 608.203.8203

**SHEBOYGAN FOUNTAIN PARK**  
 1010 N. 8th Street  
 SHEBOYGAN, WI 53081

Project # 24.010  
 Issued For: Review  
 Date: 07/19/2024

Sheet Number: C-3

Exhibits Shown at July 10, 2024 PIM

File: V:\24.010\_Shebovgan Fountain Park\CAD\Images - Preferred.dwg Layout: Concept Development User: parki Plotted: Oct 25, 2024 - 2:14pm



# Public Process

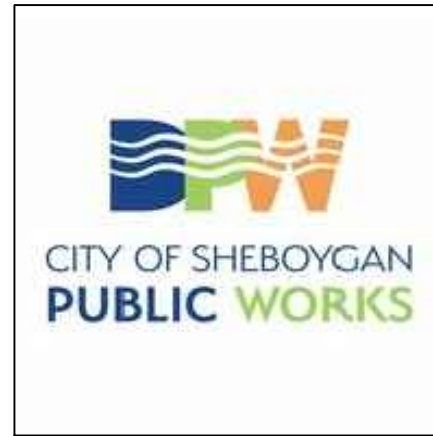
## Primary Stakeholder Interviews - June 10-11, 2024



Sheboygan County Interfaith Organization / Farmers Market



Sheboygan Pops Concert Band



City of Sheboygan Parks and Forestry Staff & Transportation Staff



Harbor Centre Business District



Visit Sheboygan

## Public Information Meeting (PIM) - July 10, 2024



File: V:\24.010 Sheboygan Fountain Park\CAD\Images - Preferred.dwg Layout: Public Process User: parki Plotted: Oct 25, 2024 - 2:14pm

Project Name:  
**SHEBOYGAN FOUNTAIN PARK**

1010 N. 8th STREET  
SHEBOYGAN, WI 53081

Sheet Title:  
**PUBLIC PROCESS**

Revisions:

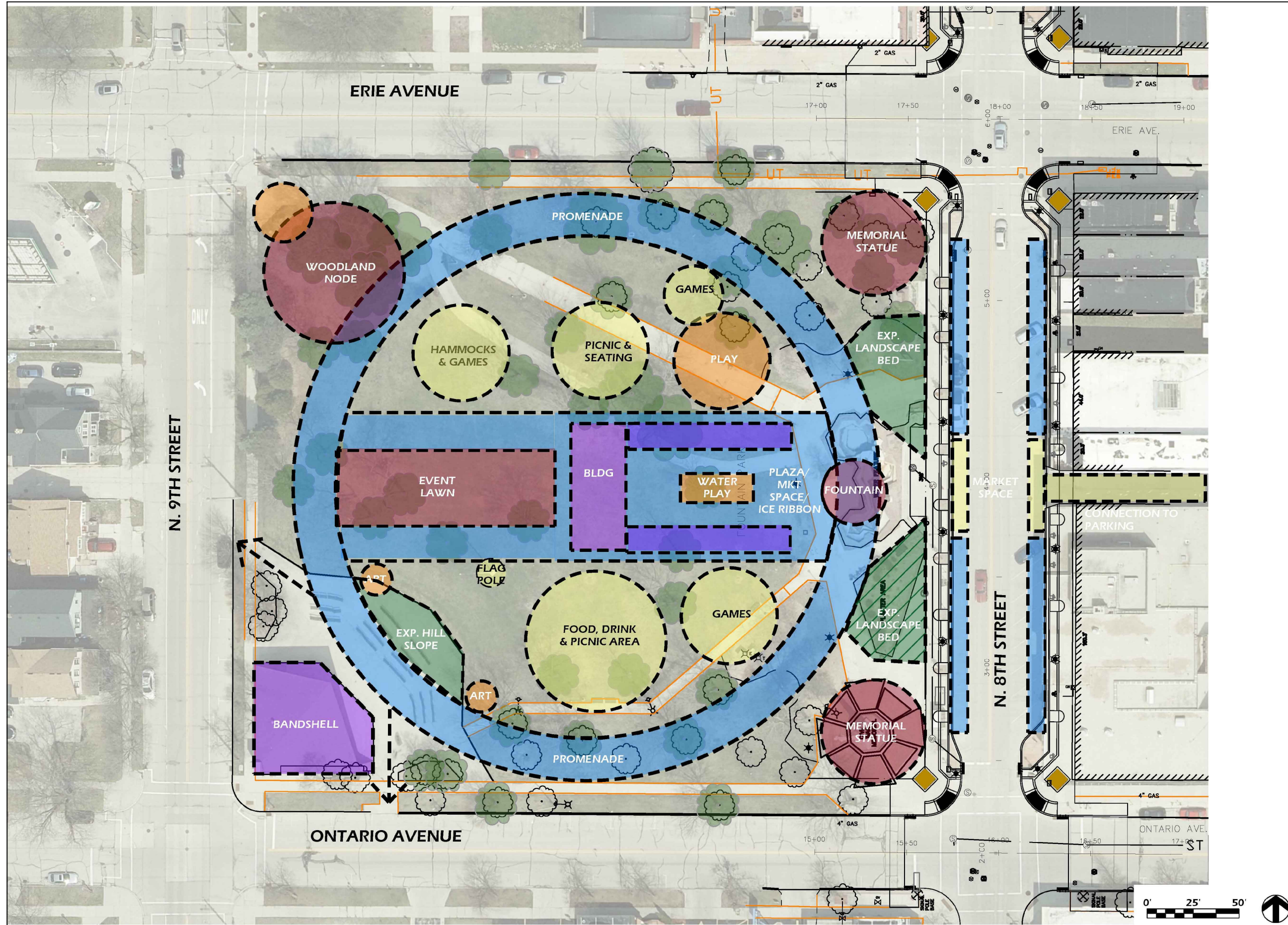
Project #: 24.010  
Issued For: Review  
Date: 10/25/2024

Sheet Number

**P 10**



# Preferred Concept: Ring



File: V:\24.010\_Sheboygan\_Fountain\_Park\CAD\Images - Preferred.dwg Layout: Concept\_Refinement User: parki Plotted: Oct 25, 2024 - 2:15pm

Item 6.

**SHEBOYGAN FOUNTAIN PARK**  
 1010 N. 8th STREET  
 SHEBOYGAN, WI 53081

Project Name:  
 1010 N. 8th STREET  
 SHEBOYGAN, WI 53081

Sheet Title:  
**PREFERRED CONCEPT**

Revisions:

Project #: 24.010  
 Issued For: Review  
 Date: 10/25/2024

Sheet Number  
**P-11**



# Concept Refinement & Renderings



- |                       |                     |  |
|-----------------------|---------------------|--|
| 1 ALLEY ACCESS        | 6 FOOD TRUCK ACCESS | 11 ART / PLAY NODE                     |
| 2 NEW FOUNTAIN        | 7 NEW BUILDING      | 12 MARKET PROMENADE                    |
| 3 PLAZA               | 8 EVENT LAWN        | 13 RELOCATED / REDISIGNED WAR MEMORIAL |
| 4 GAMES NODE          | 9 NEW AMPHITHEATER  |  |
| 5 FOOD & DRINK GARDEN | 10 PICNIC NODE      |  |

File: V:\24.010\_Sheboygan\_Fountain\_Park\CAD\Images - Preferred.dwg Layout: Concept Refinement (2) User: parki Plotted: Oct 25, 2024 - 2:18pm

Project Name: **SHEBOYGAN FOUNTAIN PARK**

1010 N. 8th STREET  
 SHEBOYGAN, WI 53081

Sheet Title: **CONCEPT REFINEMENT**

Revisions:

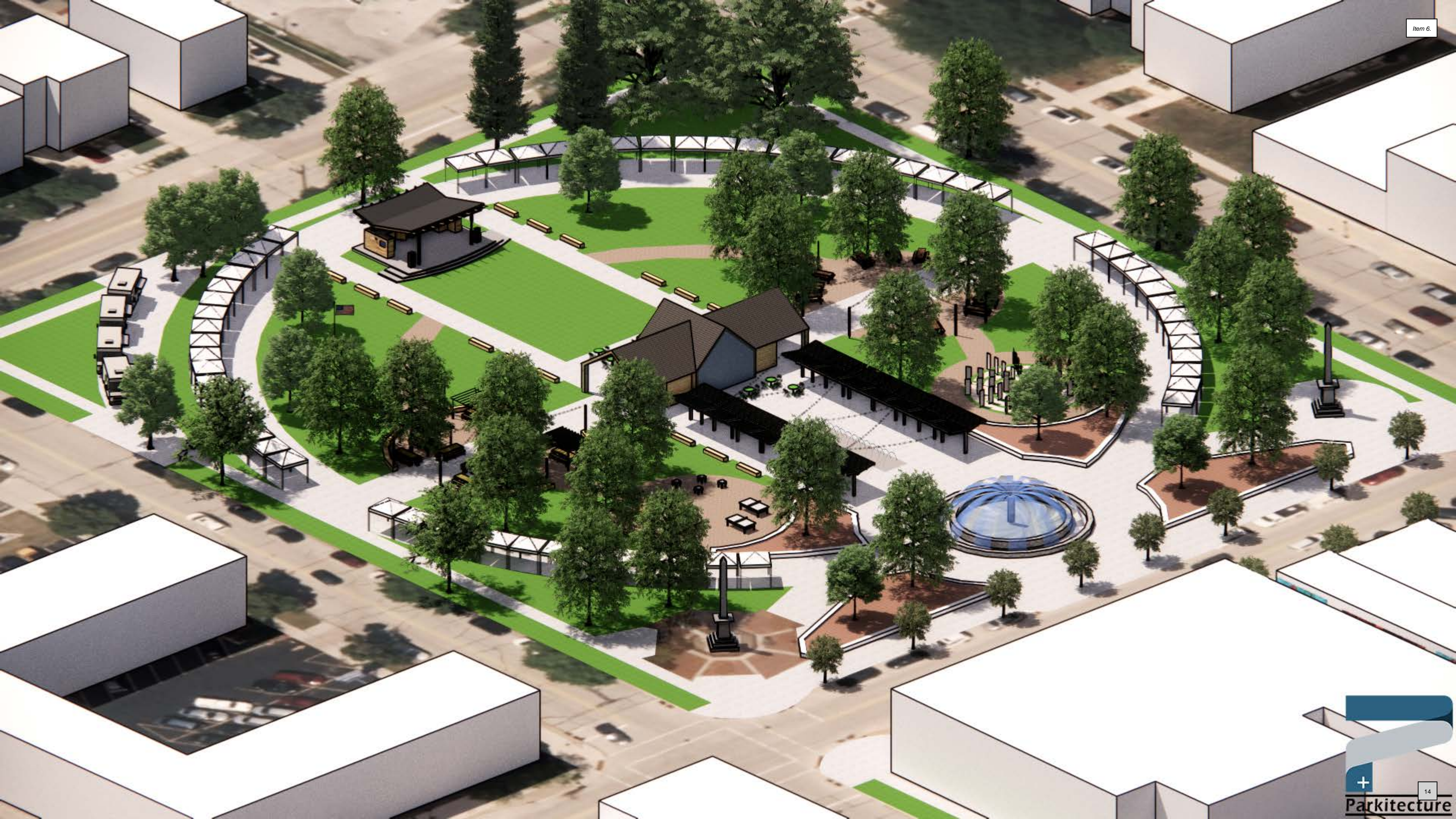
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Project #: 24.010  
 Issued For: Review  
 Date: 10/25/2024









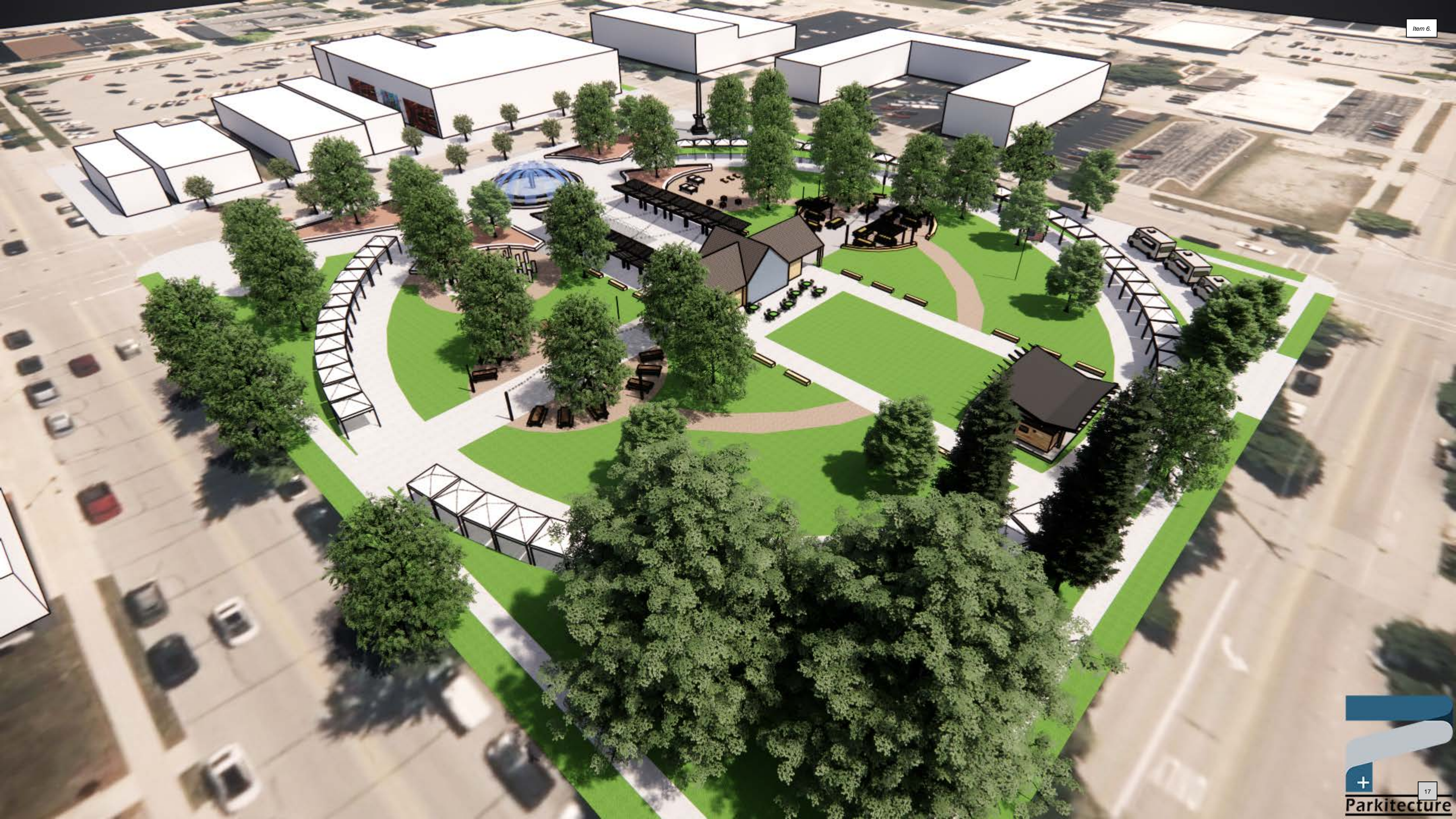
































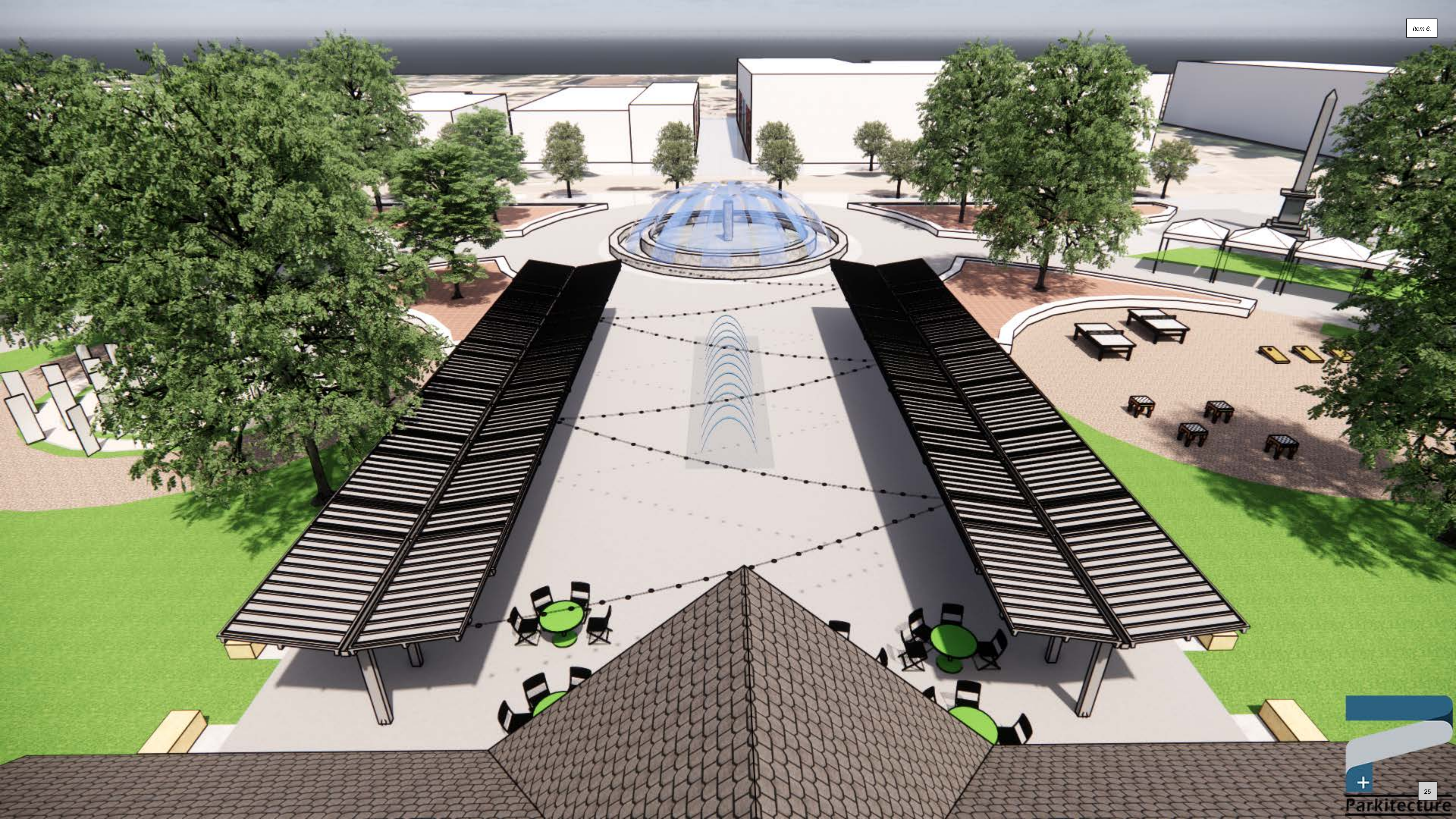








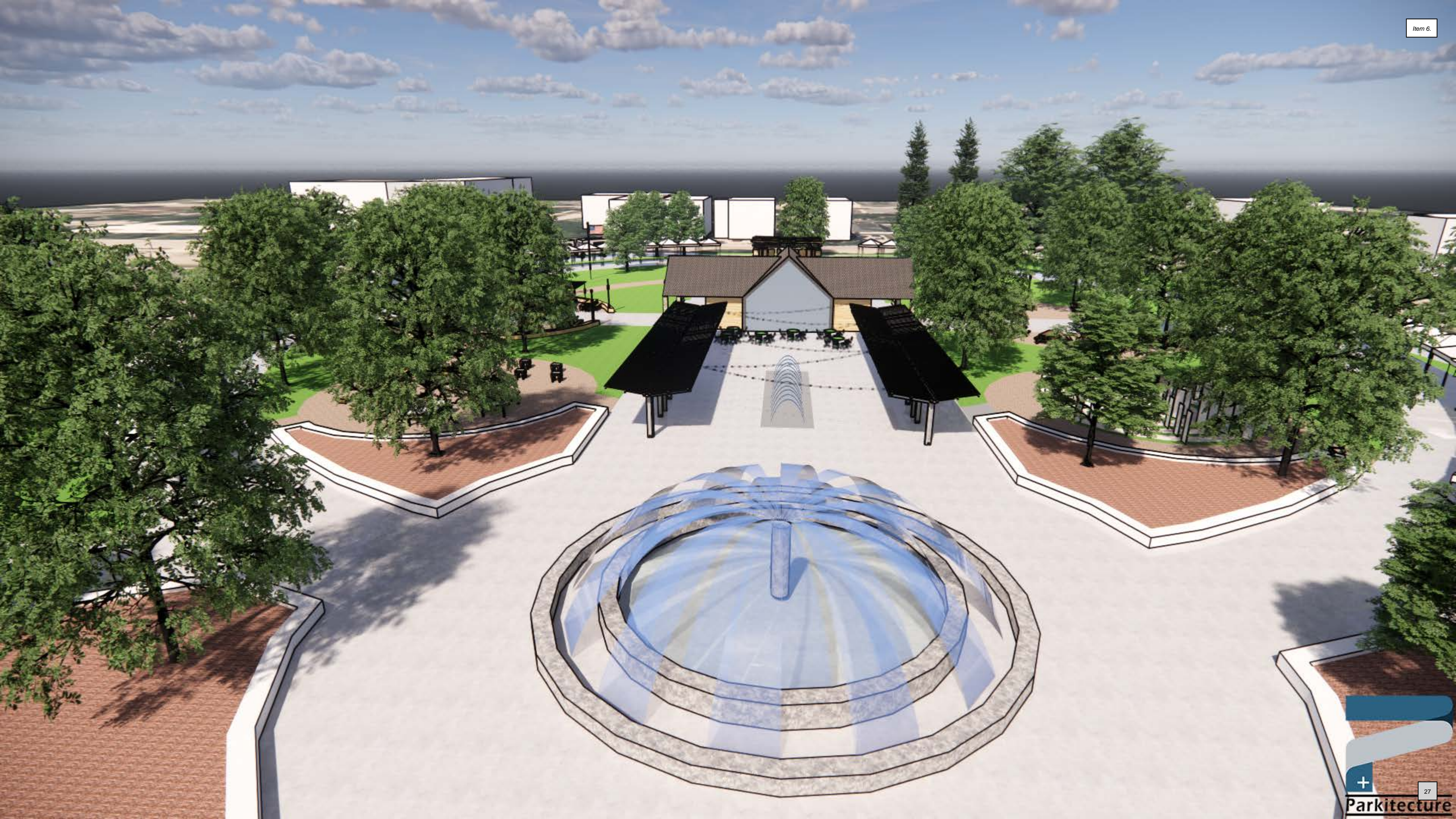




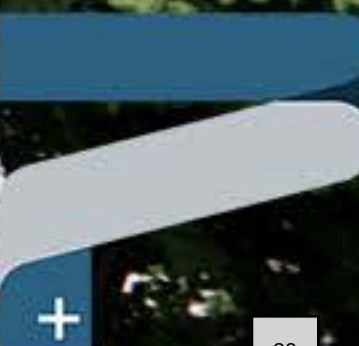
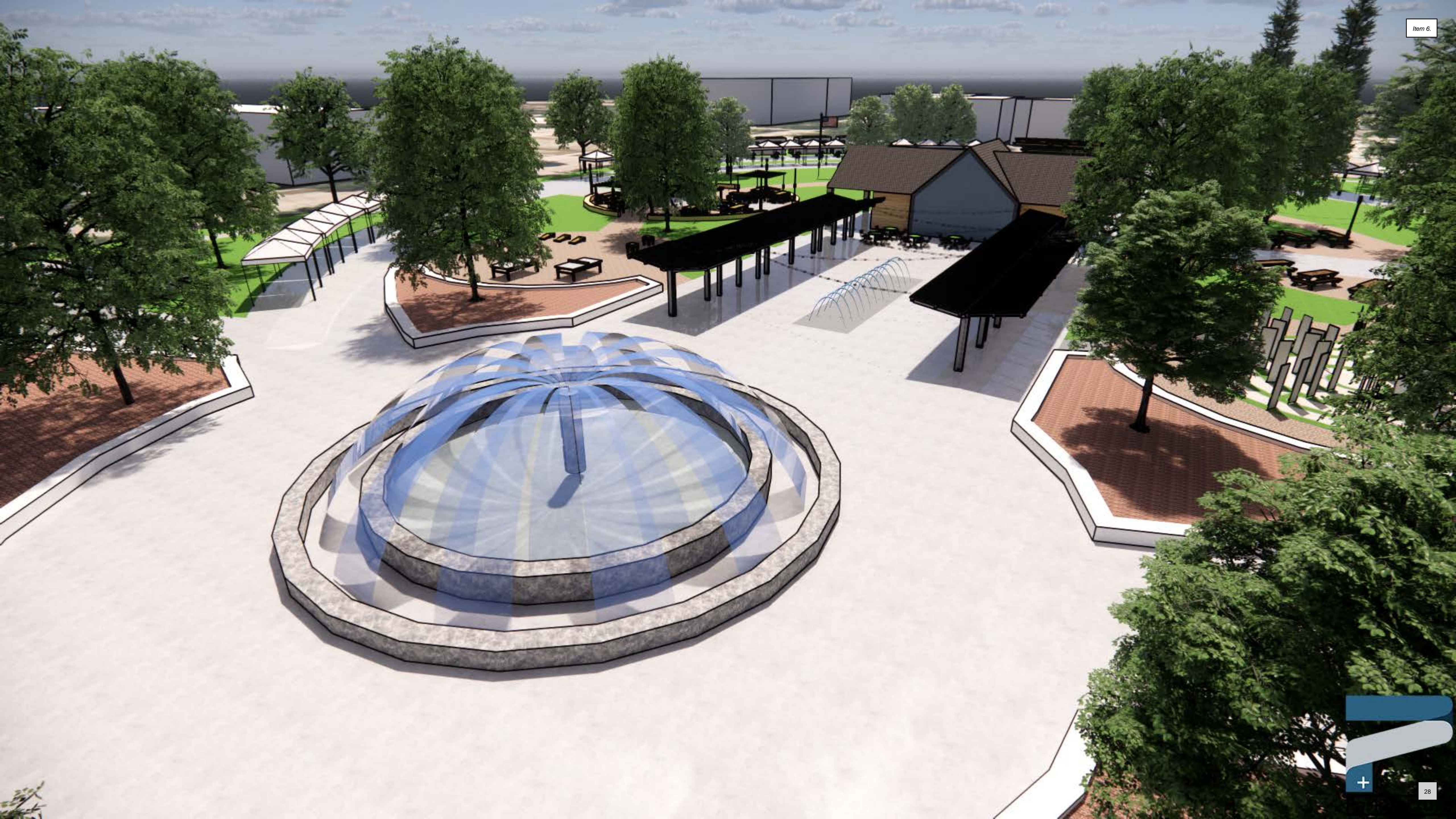




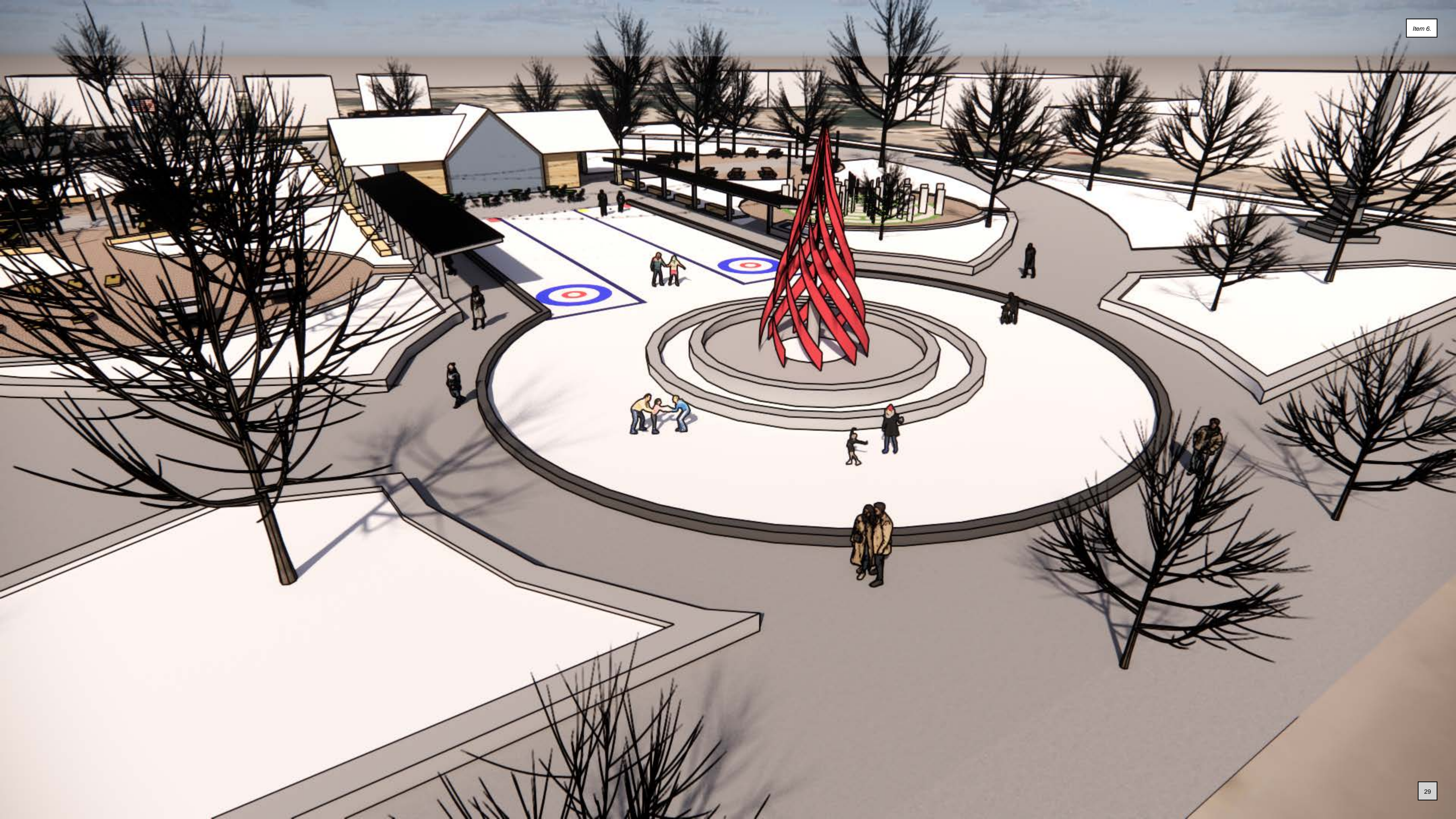


































**Seasonal Slips**

**Up to August 1, 2023**

Slip Rentals: \$238,118.94  
Launch Fees: \$24,322.50  
Transient Slip Rentals: \$51,271.71  
Gas Sales: \$117,404.78  
Diesel Sales: \$58,030.85

**Up to October 15, 2023**

Slip Rentals: \$402,746.55  
Launch Fees: \$32,485.23  
Transient Slip Rentals: \$91,085.37  
Gas Sales: \$176,198.35  
Diesel Sales: \$103,234.33

**Up to August 1<sup>st</sup>, 2024**

Slip Rentals: \$243,669.92  
Launch Fees: \$14,147.62  
Transient Slip Rentals: \$47,082.00  
Gas Sales: \$75,421.50  
Diesel Sales: \$31,638.23

**Up to October 15, 2024**

Slip Rentals: \$247,043.91  
Launch Fees: \$38,312.32  
Transient Slip Rentals: \$67,655.00  
Gas Sales: \$112,100.02  
Diesel Sales: \$61,595.42

**Marketing and Sales**

As of 11/1/24 the Marina will only be losing a total of 2 tenants for next season. This is excellent news moving into next season. Since early October, the Marina has also fielded many calls with inquiries in 45ft slips. The season ended with 7/13 of these slips being occupied. Going into next season, as of today, the marina is at 11/13 filled 45ft slips. 30ft slips have had significant inquiries as well. New rates have been set for the both Harbor Centre Marina and the Riverfront. Original rates have been adjusted after meeting with several tenants to better serve the community. This process has gone through City Counsel and been approved.

**Maintenance and Operations**

The Marina will be moving away from the Heygov program to Molo Marina Management. A proven and well reputable program specifically designed for marina management. Currently Molo is building the program to fit the marina needs. This includes; building both the Riverfront and Harbor Centre slips, adding all returning tenants to their slips, and prep for the leases to be sent to the tenants. The main change in this program comes from the availability of slip holder rates going by foot length, not slip length. Transient users will also be able to save their profile and not to go through the pain of restarting their application if they make a mistake. Molo should be ready to deploy by January.

The Marina would like to bring back a family-oriented atmosphere which was a key factor missing during our transition season. Next season will have monthly events for boaters. While most activities will cater to the boating community, it is important for the marina to provide a service to the people of the City as well. An example of this would be food truck events and outside concerts. The Marina would also like to retain most if not all of the dockhands hired this season. Feedback was positive across the board and will provide more consistency for the boaters. The Marina will be looking into extended hours next year. This would include a 6AM – 8PM shift. Two



MARINA

821 Broughton Drive Sheboygan, WI 53081

Tuesday November 5th 2024

## MPF COMMITTEE REPORT

dockhands from 6AM – 2PM and two dockhands 12PM – 8PM. Marina Manager and Maintenance Manager would be in the middle shift to help relieve dockhands for lunch.

### Amenities

One of the largest complaints the Marina took in this year from transients was the lack of transportation from the marina to other locations throughout the City. To counteract this, the marina will be working with Enterprise Car Rental. After transient boaters book their reservation, they will be asked if they need a car rental or not, if they click YES, they will be directed to the Enterprise Website to proceed with the booking; this booking will also come with a 5% discount through a code only viable through marina bookings. This will allow transient boaters coming off a 7 hour trip the availability of transportation to different locations throughout the City. It has been proven that it is difficult for an Uber or Lyft to come to the marina.

The marina is also working with outside vendors to provide other services such as food and beverage. A few suitable vendors have been contacted and seem like good fits for the marina. As of right now there is no more information on this but it is in working discussion.

The marina is also looking into a suitable company to provide boat rentals at the marina. As of right now there is no more information on this but it is in working discussion.

### Customer Feedback

Google reviews have shown to be overall positive for this season. We did have a few negative reviews, regarding the pool and a transient coming in to a dock that was dirty. However, general feedback has been positive. One-on-one customer feedback has shown positives for the direction the marina is going moving forward in the future, this includes staffing and the overall big picture of the marina being rebuilt.

### Improvements for the Marina

Earlier this year, concrete weights were made to assist in weighing the docks down for better stability. In early October a professional diver assisted in getting these weights in the water in prep for placement. As of 11/1/24 these weights have been floated over to their designated location and the project will be complete later this month. These weights are used to better assist keeping these docks in their designated location.

### Safety

The marina is looking into the main gate used to enter the marina. Although the gate is designed to keep people from entering the marina, it is not sufficient enough to keep unwanted guests from entering the marina. The running idea, which will be the most cost effective, will be to add some unused gates we have to act as a deterrent. The gate will be much larger than it is now and will prevent people from going over or around the gate. The gate will be repainted as well to match. Updated 'No Fishing' signs will be added to the marina and in accordance with City Ordinance, 'Do Not Feed the Birds' signs.