

*****ATTACHMENTS*****

Exhibit A

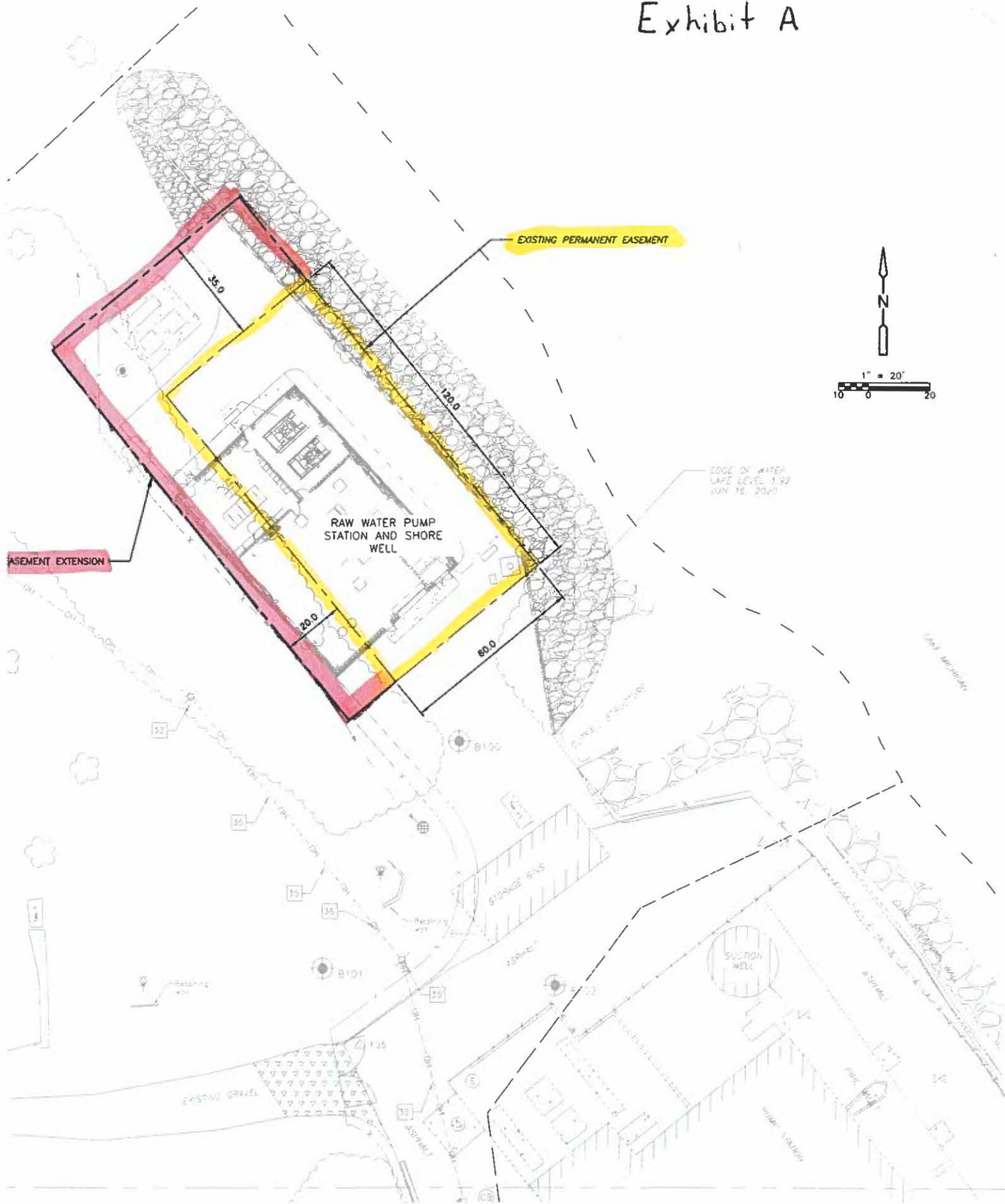
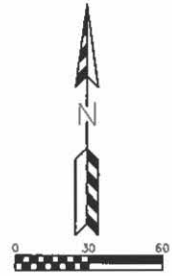
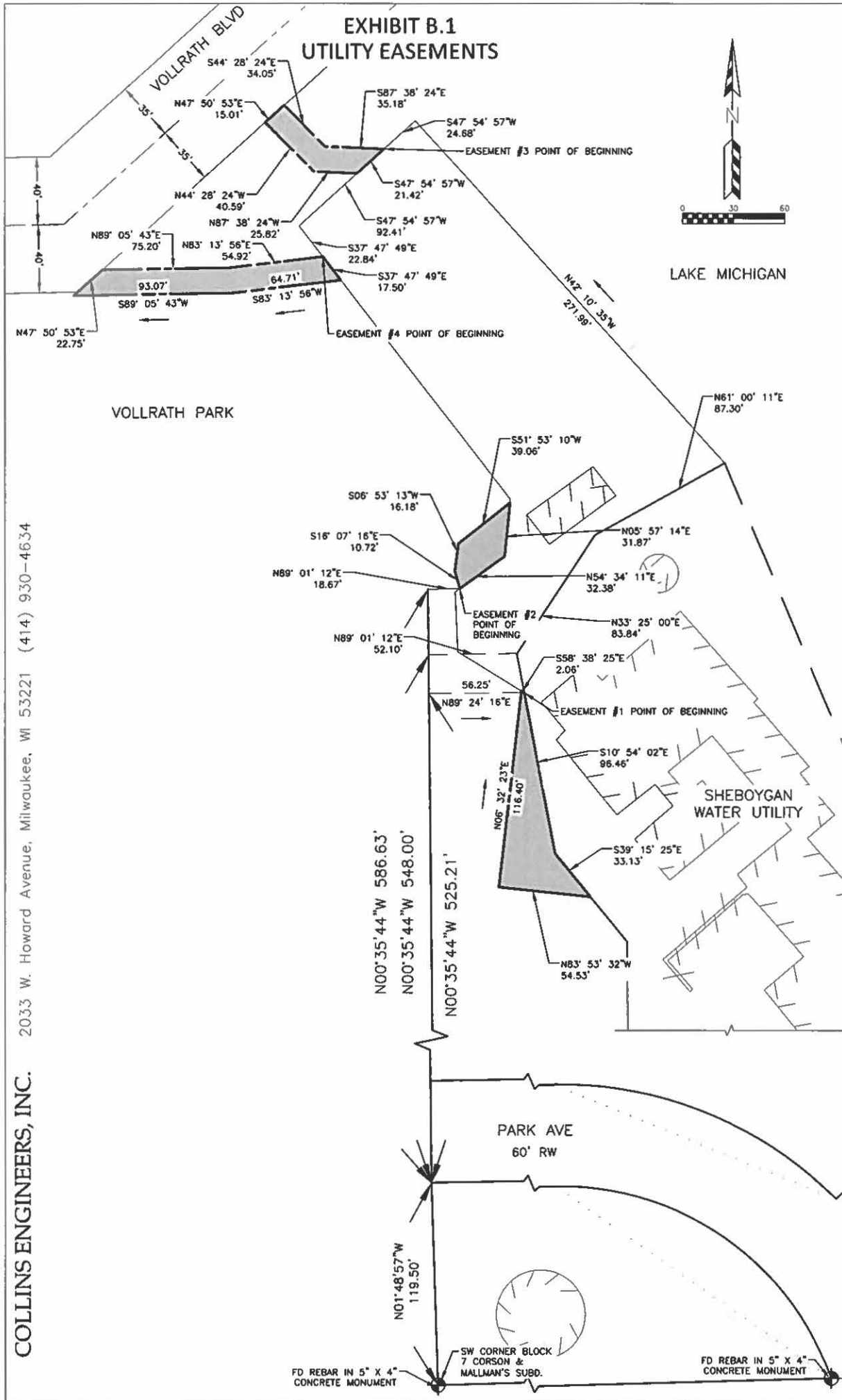


EXHIBIT B.1 UTILITY EASEMENTS



COLLINS ENGINEERS, INC. 2033 W. Howard Avenue, Milwaukee, WI 53221 (414) 930-4634

FD REBAR IN 5" X 4" CONCRETE MONUMENT
 SW CORNER BLOCK 7 CORSON & MALLMAN'S SUBD.
 FD REBAR IN 5" X 4" CONCRETE MONUMENT

Sec. 74-2. - Establishment of parks.

- (a) The city shall establish, maintain and preserve its parks in perpetuity for the benefit and enjoyment of all generations of the city's residents. The taking of a park for any non-park use, either public or private, is a serious matter and shall not be done without the recommendation of the board of parks and forestry commission to the public works committee by a three-fourths vote, after three public hearings have been held regarding whether or not a park should be taken or a referendum held. A recommendation of the board of parks and forestry commission to the public works committee to take a park for any non-park use must be approved by the public works committee and confirmed by a three-fourths vote of the common council. A recommendation to hold a referendum may be approved by a majority vote of the common council.
- (b) The taking of a park for non-park use shall not include easements for public utility installation or incidental right-of-way for street improvements as long as the above mentioned do not adversely affect or change the use of the park.
- (c) Any change in the ordinance requires a three-fourth vote of the common council.

(Code 1975, § 27-1; Ord. No. 27-05-06, §§ 1—3, 3-20-06)

CITY OF SHEBOYGAN

REQUEST FOR MARINA, PARKS AND FORESTRY BOARD CONSIDERATION

ITEM DESCRIPTION: A resolution authorizing the appropriate City officials to execute a Permanent Easement, Underground Utility Easements, and a Temporary Easement between the City of Sheboygan and its board of Water Commissioners, that are specific to the new Raw Water Improvements Project.

REPORT PREPARED BY: Joseph Kerlin, Parks & Forestry Superintendent

REPORT DATE: July 20, 2021

MEETING DATE: August 3, 2021

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budget: N/A
Expenditure:
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin: N/A
Statutes:
Municipal Code: N/A

BACKGROUND / ANALYSIS: The Sheboygan Water Utility is in the process of updating their Raw Water Intake infrastructure and pump station. The project is tentatively scheduled to start in the Spring of 2022 and be completed in the fall of 2023. As part of these upgrades, the Sheboygan Water Utility will need several easements in Vollrath Park from the City of Sheboygan to successfully complete the project.

The resolution has been referred to the Marina, Parks & Forestry Commission for further consideration and its recommendation will go back to the Public Works Committee. The Commission will need to first determine if these easements need to be guided by Sec. 74-2(a) or 74-2(b) of the Sheboygan, WI Code of Ordinances. Under Sec. 74-2(a) the Commission will need to hold three public hearings regarding whether or not the easement should be given. The Code is attached to this document.

The two attachments, Exhibit A and Exhibit B.1 show easements needed for the expansion. Exhibit A shows a permanent easement, outlined in yellow, that was given in 2006 in preparation of the expansion. The proposed additional permanent easement is shown in pink. The other easements are shown in Exhibit B.1.

The expansion will not adversely affect the use of the park but it will impact the use of hole number 13 on the disc golf course. This hole will need to be reconfigured. To help rectify the loss of the hole, the Water Commission has been working with Public Works and Dennis and Patty from "The Shack" and has hired a disc golf design consulting service to not only look at a new design for hole 13 but take a broader look at the overall

course with an understanding that the game may have changed since the initial layout and there could be answers to any existing challenge. The Water Commission has paid for these services.

STAFF COMMENTS: Public Works staff recommends to the Marina, Park & Forestry Commission to recommend the approval of the listed easements for the Raw Water Improvements Project.

ACTION REQUESTED: Motion to recommend the Public Works Committee approve and recommend Res. No.24-21-22 authorizing the appropriate City officials to execute a Permanent Easement, Underground Utility Easements, and a Temporary Easement between the City of Sheboygan and its board of Water Commissioners, that are specific to the new Raw Water Improvements Project.

ATTACHMENTS:

- I. Res. No. 24-21-22
- II. Easements
- III. WI Code, Sec. 74-2
- IV. Exhibit A and Exhibit B.1

III

DIRECT REFERRAL TO PUBLIC WORKS COMMITTEE

Res. No. 24 - 21 - 22. By Alderpersons Dekker and Perrella. June 29, 2021.

A RESOLUTION authorizing the appropriate City officials to execute a Permanent Easement, Underground Utility Easements, and a Temporary Easement between the City of Sheboygan and its Board of Water Commissioners, that are specific to the new Raw Water Improvements Project.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the three (3) Easement documents, copies of which are attached.

Dean Dekker

Grant Perrella

Public Works

Marina Parks and Forestry

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

IN WITNESS WHEREOF, GRANTEE has caused the execution of this document on the ____ day of July, 2021.

GRANTEE:
BOARD OF WATER COMMISSIONERS
OF THE CITY OF SHEBOYGAN

BY: _____
Gerald R. Van De Kreeke
President

ATTEST: _____
Mark J. Smith
Secretary

STATE OF WISCONSIN)
)SS.
COUNTY OF SHEBOYGAN)

Personally came before me, this ____ day of July, 2021, Gerald R. Van De Kreeke and Mark J. Smith of the above-named board, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of the Board of Water Commissioners of the City of Sheboygan, and acknowledged that they executed the foregoing instrument as such officers of said board, by its authority.

Notary Public, State of Wisconsin
My commission expires _____

This document is authorized by and in accordance with Res. No. -21-22 .

This instrument drafted by:
Charles C. Adams
City Attorney
Sheboygan, WI 53081
WI State Bar No. 1021454

EXHIBIT A.2
PERMANENT UTILITY EASEMENT

A parcel of land located in the southeast quarter of Section 14, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin, and being a part of Vollrath Park, more particularly described as follows:

Commencing at the SW corner of Block 7, Corson and Mallmann's Subdivision; thence N. 01°-48'-57" W. along the west line of said Block 7, 119.50 feet to the south right-of-way line of Park Avenue; thence N.00°-35'-44" W. 548.0 feet; thence easterly at a right angle N. 89°-01'-12" E, 52.10 feet, this point being also the northwesterly corner of the Sheboygan Water Utility property and the point of beginning of the PERMANENT EASEMENT; thence the following bearings and distances along the north property line of said property: N. 33°-25'-00" E. 83.84 feet, thence N. 61°-00' 11" E. 87.30 feet to a Lake Michigan rock revetment; thence northwesterly N. 42°-10'-35" W along the top of said Lake Michigan rock revetment 271.99 feet; Thence S. 47°-54'-57" W , 92.41 feet; thence S. 37°-47'-49" E, 203.56 feet; thence S. 05°-57'-14" W, 34.09 feet, thence S. 54°-34'-11" W, 35.85 feet, thence S. 02°-39'-01" E, 35.16 feet, thence S. 58°-38'-25" E, 46.16 feet to the west line of the Sheboygan Water Utility property, thence N. 10°-54'-05" W along said west line, 23.17 feet to the northwesterly corner of the Sheboygan Water Utility property and the point of beginning.

This parcel containing **30,315 SF**, or 0.69 Acre more or less.

UNDERGROUND UTILITY EASEMENTS

THIS INDENTURE made this ____ day of July, 2021, by and between the City of Sheboygan, Wisconsin, a municipal corporation of the State of Wisconsin, "GRANTOR," and the City of Sheboygan, Wisconsin, by its Board of Water Commissioners, "GRANTEE";

W I T N E S S E T H:

KNOW ALL MEN BY THESE PRESENTS that the said GRANTOR, in consideration of one dollar (\$1.00) and other valuable consideration in hand paid by said GRANTEE, and the covenants hereinafter contained, receipt of which is hereby acknowledged, hereby grants permanent underground utility easements to GRANTEE for municipal water utility purposes to construct, maintain, operate and repair a water utility intake facility in, under and upon the property described in Exhibit B.2 attached hereto.

RETURN TO:

City Attorney Charles C. Adams
828 Center Ave., Suite 210
Sheboygan, WI 53081

59281014370
Parcel Ident. No.

The covenants herein contained shall run with the land and be binding upon the parties hereto and their successors and assigns.

IN WITNESS WHEREOF, GRANTOR has caused the execution of this document on the ____ day of July, 2021.

GRANTOR:
CITY OF SHEBOYGAN

BY: _____
Ryan Sorenson
Mayor

ATTEST: _____
Meredith DeBruin
City Clerk

STATE OF WISCONSIN)
)SS.
COUNTY OF SHEBOYGAN)

Personally came before me, this ____ day of July, 2021, Ryan Sorenson, Mayor, and Meredith DeBruin, City Clerk, of the above-named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and City Clerk of the City of Sheboygan, and acknowledged that they executed the foregoing instrument as such officers of said corporation, by its authority.

Notary Public, State of Wisconsin
My commission expires _____

**EXHIBIT B.2
UTILITY EASEMENTS**

Utility Easement #1

A parcel of land located in the southeast quarter of Section 14, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin, and being a part of Vollrath Park, more particularly described as follows:

Commencing at the SW corner of Block 7, Corson and Mallmann's Subdivision; thence N. 01°-48'-57" W. along the west line of said Block 7, 119.50 feet to the south right-of-way line of Park Avenue; thence N.00°-35'-44" W. 525.21 feet; thence easterly at a right angle N. 89°-24'-16" E, 56.25 feet, to the point of beginning of the UTILITY EASEMENT; thence S. 10°-54'-02" E. 96.46 feet; thence S. 39°-15'-25" E. 33.13 feet; thence N. 83°-53'-32" W. 54.53 feet; thence N. 06°-32'-23" E. 69.85 feet; thence N. 16°-18'-53" W. 62.75; thence S. 58°-38'-25" E. 28.92 feet to the point of beginning.

This parcel containing **3067 SF**, or 0.07 Acres more or less.

Utility Easement #2

A parcel of land located in the southeast quarter of Section 14, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin, and being a part of Vollrath Park, more particularly described as follows:

Commencing at the SW corner of Block 7, Corson and Mallmann's Subdivision; thence N. 01°-48'-57" W. along the west line of said Block 7, 119.50 feet to the south right-of-way line of Park Avenue; thence N.00°-35'-44" W. 586.63 feet; thence easterly at a right angle N. 89°-01'-12" E, 18.67 feet to the point of beginning of the UTILITY EASEMENT; thence N. 16°-07' 16" W. 10.72 feet; thence N. 06°-53' 13" E. 73.90 feet; thence S. 37°-47' 49" E., 39.22 feet; thence S. 05°-57' 14" W. 34.09 feet; thence S. 54°-34' 11" W. 32.38 feet to the point of beginning.

This parcel containing **1666 SF**, or 0.04 Acres more or less.

Utility Easement #3

A parcel of land located in the southeast quarter of Section 14, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin, and being a part of Vollrath Park, more particularly described as follows:

Commencing at the SW corner of Block 7, Corson and Mallmann's Subdivision; thence N. 01°-48'-57" W. along the west line of said Block 7, 119.50 feet to the south right-of-way line of Park Avenue; thence N. 00°-35'-44" W. 548.0 feet; thence easterly at a right angle N. 89°-01'-12" E, 52.10 feet, this point being also the northwesterly corner of the Sheboygan Water Utility property; thence N. 33°-25'-00" E, 83.84 feet along the property boundary for Sheboygan Water Utility, thence N. 61°-00'-11" E, 87.30 feet along said property boundary; thence N. 42°-10'-35" W., 271.99 feet along the rock revetment of Lake Michigan; thence S. 47°-54'-57" W., 24.68 feet to the point of beginning of the UTILITY EASEMENT; thence S. 47°-54'-57" W., 21.42 feet; thence N. 87°-38'-24" W., 25.82 feet; thence N. 44°-28'-24" W., 40.59 feet; thence N. 47°-50'-53" E, 15.01 feet along the Southeasterly boundary of VOLLRATH BOULEVARD Right-of-way as referenced to CSM A-19009 filed 06-26-90; thence S. 44°-28'-24" E, 34.05 feet; thence S. 87°-38'-24" E, 35.18 feet to the point of beginning.

This parcel containing **1017 SF**, or 0.02 Acres more or less.

Utility Easement #4

A parcel of land located in the southeast quarter of Section 14, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin, and being a part of Vollrath Park, more particularly described as follows:

Commencing at the SW corner of Block 7, Corson and Mallmann's Subdivision; thence N. 01°-48'-57" W. along the west line of said Block 7, 119.50 feet to the south right-of-way line of Park Avenue; thence N. 00°-35'-44" W. 548.0 feet; thence easterly at a right angle N. 89°-01'-12" E, 52.10 feet, this point being also the northwesterly corner of the Sheboygan Water Utility property; thence N. 33°-25'-00" E, 83.84 feet along the property boundary for Sheboygan Water Utility, thence N. 61°-00'-11" E, 87.30 feet along said property boundary; thence N. 42°-10'-35" W., 271.99 feet along the rock revetment of Lake Michigan; thence S. 47°-54'-57" W., 92.41 feet; thence S. 37°-47'-49" E., 22.84 feet to the point of beginning of the UTILITY EASEMENT; thence S. 37°-47'-49" E., 17.50 feet; thence S. 83°-13'-56" W., 64.71 feet; thence S. 89°-05'-43" W., 93.07 feet; thence N. 47°-50'-53" E., 22.75 feet along the Southeasterly boundary of VOLLRATH BOULEVARD Right-of-way as referenced to CSM A-19009 filed 06-26-90; thence N. 89°-05'-43" E., 75.20 feet; thence N. 83°-13'-56" E., 54.92 feet to the point of beginning.

This parcel containing **2159 SF**, or 0.05 Acres more or less.

IN WITNESS WHEREOF, GRANTEE has caused the execution of this document on the ____ day of July, 2021.

GRANTEE:
BOARD OF WATER COMMISSIONERS
OF THE CITY OF SHEBOYGAN

BY: _____
Gerald R. Van De Kreeke
President

ATTEST: _____
Mark J. Smith
Secretary

STATE OF WISCONSIN)
)SS.
COUNTY OF SHEBOYGAN)

Personally came before me, this ____ day of July, 2021, Gerald R. Van De Kreeke and Mark J. Smith of the above-named board, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of the Board of Water Commissioners of the City of Sheboygan, and acknowledged that they executed the foregoing instrument as such officers of said board, by its authority.

Notary Public, State of Wisconsin
My commission expires _____

This document is authorized by and in accordance with Res. No. ____-21-22.

This instrument drafted by:
Charles C. Adams
City Attorney
Sheboygan, WI 53081
WI State Bar No. 1021454

EXHIBIT C.2
TEMPORARY EASEMENT



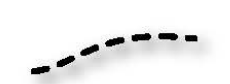
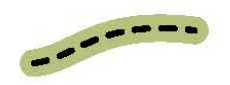



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Commencing at the SW corner of Block 7, Corson and Mallmann's Subdivision; thence N. 01°-48'-57" W. along the west line of said Block 7, 119.50 feet to the south right-of-way line of Park Avenue; thence N.00°-35'-44" W. 549.52 feet; thence easterly at a right angle N. 89°-01'-12" E, 17.09 feet, this point being also along the westerly line of the Permanent Utility Easement and the point of beginning of the TEMPORARY EASEMENT; thence the following bearings and distances along the west property line of said property: N. 02°-39'-01" W. 35.16 feet; thence N. 54°-34'-11" E. 35.85 feet; thence N. 05°-57'-14" E. , 34.09 feet; thence N. 37°-47'-49" W, 203.56 feet; thence N. 47°-54'-57" E, 92.41 feet to a Lake Michigan rock revetment; thence northwesterly N. 42°-10'-35" W, along the top of said Lake Michigan rock revetment 58.71 feet to the south line of Vollrath Blvd.; Thence S. 47°-50'-53" W, 97.95 feet along said south line, thence S. 37°-47'-49" E, 214.09 feet, thence S. 41°-18'-51" W, 147.13 feet, thence S06°-13'-10" W, 20.40 feet, thence N. 84°-47'-19" E, 105.66 feet to the westerly line of the Permanent Utility Easement and the point of beginning.




This parcel containing **16,927 SF**, or 0.38 Acre more or less.

Evergreen Park Trails Concept Plan Sheboygan, WI






LEGEND

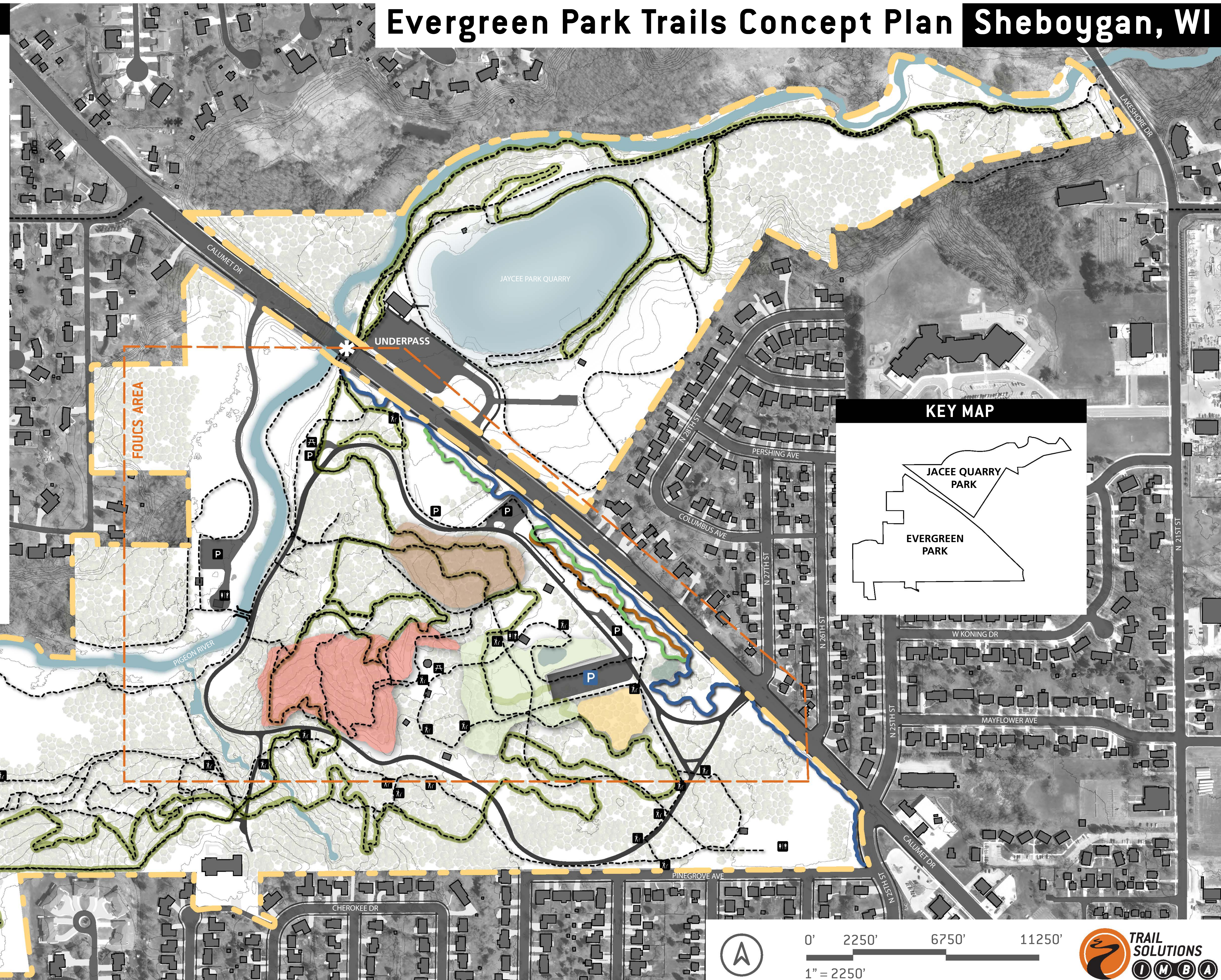
-  CITY PARK PROPERTY
-  FOCUS AREA
-  EXISTING TRAILS
-  PRIMARY EXISTING MTB ROUTE
-  EXISTING ROADS
-  PRIMARY EXISTING PARKING LOT
-  EXISTING: - PARKING - RESTROOMS
- PICNIC TABLES - TRAIL SIGN

PLANNED TRAILS

-  BEGINNER FLOW TRAIL
-  "SHRED SIDEWALK"
-  ADVANCED JUMPS, ROLLERS, AND BERMS

PLANNED ZONES

-  PUMPTRACK - HARDSURFACE
-  ROLLERS AND BERMS
-  TECHNICAL TRAILS
-  SKILLS DEVELOPMENT ZONE
-  PUMPTRACK - NATURAL SURFACE



KEY MAP

The key map shows the outline of Sheboygan, WI, with two specific areas highlighted: Jaycee Quarry Park in the north and Evergreen Park in the south.

0' 2250' 6750' 11250'

1" = 2250'




TRAIL SOLUTIONS
I M B A

Evergreen Park Trails Concept Plan - Focus Area

Sheboygan, WI

LEGEND

- CITY PARK PROPERTY
- EXISTING TRAILS
- PRIMARY EXISTING MTB TRAILS
- EXISTING ROADS
- PRIMARY EXISTING PARKING LOT
- EXISTING: - PARKING - RESTROOMS
- PICNIC TABLES - TRAIL SIGN

PLANNED TRAILS

- BEGINNER FLOW TRAIL
- "SHRED SIDEWALK"
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PLANNED ZONES

- PUMPTRACK - HARDSURFACE
- ROLLERS AND BERMS
- TECHNICAL TRAILS
- SKILLS DEVELOPMENT
- PUMPTRACK - NATURAL SURFACE



0' 1000' 2000' 4000'

1" = 1000'

TRAIL SOLUTIONS



MARINA

821 Broughton Drive Sheboygan, WI 53081
Marina, Parks and Forestry Committee

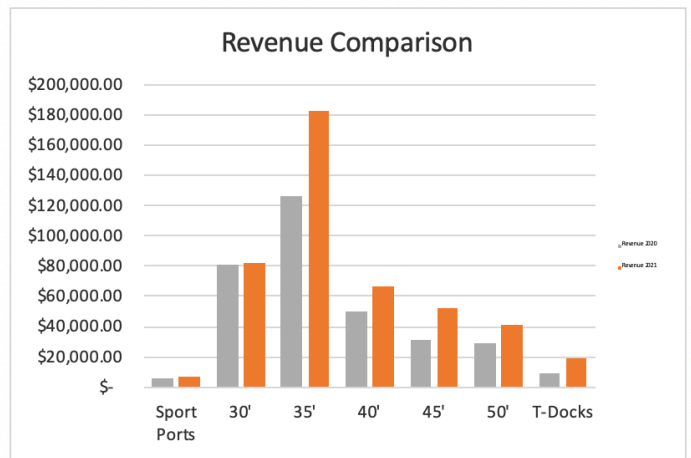
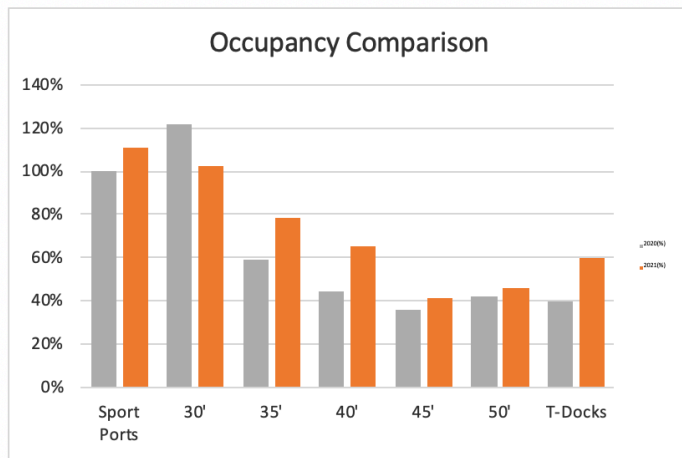
Quarter 3, 2021

Seasonal Slips

Size	Available	2020 Occ. YTD	2020 (%)	2021 Occ. YTD	2021 (%)	Variance (%)	Revenue 2020	Revenue 2021	Variance	2021 Budget	Variance
Sport Ports	9	9	100%	10	111%	11%	\$ 6,230.40	\$ 6,530.00	\$ 299.60	\$ 4,000.00	\$ 2,530.00
30'	42	51	121%	43	102%	-19%	\$ 80,846.80	\$ 82,084.63	\$ 1,237.83	\$ 78,000.00	\$ 4,084.63
35'	100	59	59%	78	78%	19%	\$ 125,883.04	\$ 183,190.47	\$ 57,307.43	\$ 130,000.00	\$ 53,190.47
40'	43	19	44%	28	65%	21%	\$ 49,833.04	\$ 66,136.07	\$ 16,303.03	\$ 53,000.00	\$ 13,136.07
45'	39	14	36%	16	41%	5%	\$ 31,616.86	\$ 52,421.43	\$ 20,804.57	\$ 47,000.00	\$ 5,421.43
50'	24	10	42%	11	46%	4%	\$ 29,067.50	\$ 41,755.41	\$ 12,687.91	\$ 23,000.00	\$ 18,755.41
T-Docks	5	2	40%	3	60%	20%	\$ 9,306.00	\$ 18,940.00	\$ 9,634.00	\$ 10,000.00	\$ 8,940.00
Total	262	164	63%	189	72%	10%	\$ 332,783.64	\$ 451,058.01	\$ 118,274.37	\$ 345,000.00	\$ 106,058.01

	2020	%	2021	%
New Tenants	45	27%	49	26%
Returning Teants	116	71%	140	74%

	2021 LYTD	2022 YTD
Deposits for Next Season	N/A	N/A



Winter Storage

YTD Units	YTD Revenue	LYTD Units	LYTD Revenue	Variance To Last Year	Variance to Budget
51	\$ 44,744.33	51	\$ 44,182.23	\$ 562.10	\$ 2,744.33





MARINA

821 Broughton Drive Sheboygan, WI 53081
Marina, Parks and Forestry Committee

Quarter 3, 2021

Revenue Centers

	Week Revenue	Revenue YTD	Revenue LYTD	Variance to Last Year	2021 Budget YTD	Variance to Budget
Ship Store	\$ 7,390.45	\$ 61,179.12	\$ 40,929.24	\$ 20,249.88	\$ 37,741.94	\$ 23,437.18
Launch Ramp	\$ 2,886.00	\$ 25,869.50	\$ 30,187.92	\$ (4,318.42)	\$ 20,451.61	\$ 5,417.89
Transient	\$ 13,117.94	\$ 58,634.11	\$ 42,232.56	\$ 16,401.55	\$ 47,032.26	\$ 11,601.85
Service Labor	\$ 4,820.00	\$ 19,749.75	\$ 10,015.50	\$ 9,734.25	\$ 11,419.35	\$ 8,330.40
Service Parts	\$ 1,683.84	\$ 8,114.51	\$ 8,268.19	\$ (153.68)	\$ 7,516.13	\$ 598.38
Service Sublet	\$ 264.54	\$ 1,339.54	\$ 2,783.23	\$ (1,443.69)	\$ 982.26	\$ 357.28
Fuel (Gas)	\$ 15,916.83	\$ 108,718.74	\$ 76,406.18	\$ 32,312.56	\$ 70,322.58	\$ 38,396.16
Fuel (Diesel)	\$ 9,769.22	\$ 57,283.43	\$ 35,057.47	\$ 22,225.96	\$ 41,693.55	\$ 15,589.88
Harbor Club	\$ -	\$ 1,750.00	\$ 1,658.79	\$ 91.21	\$ 2,000.00	\$ (250.00)
Bar Revenue	\$ 2,787.81	\$ 3,608.43	\$ -	\$ 3,608.43	\$ 5,651.61	\$ (2,043.18)
Dockside Services/Misc.	\$ 530.00	\$ 8,484.72	\$ 6,440.88	\$ 2,043.84	\$ 2,944.55	\$ 5,540.17
Total	\$ 59,166.63	\$ 354,731.85	\$ 253,979.96	\$ 100,751.89	\$ 247,755.84	\$ 106,976.01

	Gallons Sold (Gas)	Gallons Sold (Diesel)	Transient Reservations	Launch Ramp Passes
This Week	3980	3054	110	412
YTD	27233	17944	563	1726
LYTD	24529	18162	380	2101

Maintenance and Operations

Received quote on from Floatation Docking systems on moving A Dock to make the north half-slips available again. This would slide the docks to the south lessening the already double wide fairway. Doing this would create an additional 28 slips for lease. The total cost of the project would \$86,500. Given that we typically rent all the available slips on A Dock, if all 28 slips were rented we would generate an additional \$57,120 in revenue with 2021's rates, giving us a year and a half ROI. Still working with Parkeon for a permanent solution to the kiosk issues. Changes in cell reception has causes considerable communication issues, causing the system to go down often. We also have Floatation Docking Systems on the schedule to come this fall come a re-skin 8 more slips. We still have a list of 38 additional slips that are still in need of reskinning. We are currently utilizing the old envelopes and drop box collection method. We have also continued to have issues with our fuel pumps. Due to their age (manufactured in 86) they are becoming increasing difficult to get replacement parts for. Pushing for capital outlay in 2022 to redo the fuel pumps, fuel lines, and fuel control system. Estimated \$200,000 expense.





MARINA

821 Broughton Drive Sheboygan, WI 53081

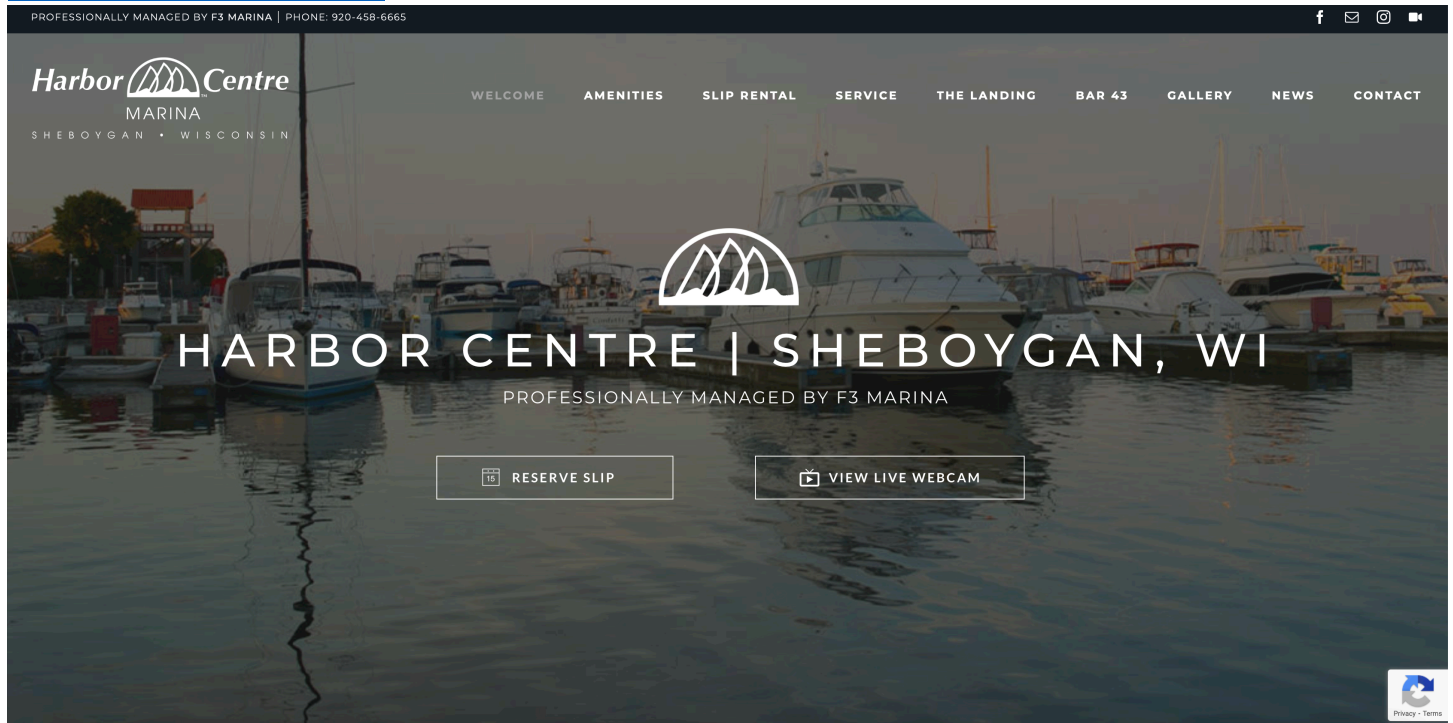
Marina, Parks and Forestry Committee

Quarter 3, 2021

Marketing and Sales

Still signing up a few seasonal boaters. Very busy transient week with Mac race traffic. Preparing for the F3 Marina Rendezvous, we are looking at 42 boats this year! Our new website is completely finished and looks great:

www.harborcentremarina.com



Worth highlighting is the ship store revenue and seasonal slip revenue. Seasonal slip revenue is up over \$106,000 to budget. Big jump in larger slip occupancy and a huge jump in 35' occupancy has push revenue numbers to record levels. Ship store revenue is over \$23,000 to budget, while maintaining our 35% margin. Awesome product selection, addition of food service, and continually pushing special order boat parts are the key factors. We purchased a high-speed oven this season to cook food items such as burgers, wings, and pizzas. This has also been great for getting bar patrons down into the store.



Bar 43

The bar operation has received numerous praises for its views, atmosphere and service. To date (04/01/2021 to 7/28/2021) the bar has produced \$44,000 in gross revenues. As of the end of June \$3,608.43 in NOI share (contract with F3 Marina shares 70% of net operating income to the marina) has hit the marina's books. Considering this is after all of the start up expenses we are off to a great start.





MARINA

821 Broughton Drive Sheboygan, WI 53081
Marina, Parks and Forestry Committee

Quarter 3, 2021

Recent Customer Feedback and Review Marinas.com

Harbor Centre Marina - johnnystarr Jul 26, 2021
★★★★★ Verified
Loved it and the pool the showers were great loved the f dock
I hope to get it again

Harbor Centre Marina - teeming Jul 26, 2021
★★★★★ Verified
Had a great time as always - super friendly staff and great
location!!

Harbor Centre Marina - torrey17 Jul 25, 2021
★★★★★ Verified
Clean facilities. Friendly staff. Kind and friendly boat
neighbors. Well run facilities.

Harbor Centre Marina - tnjstone Jul 23, 2021
★★★★★ Verified
Great facility. Very clean and secure.

Harbor Centre Marina - usrjiho Jul 21, 2021
★★★★★ Verified
Great marina. Nice people.

Waterway Guide

Review for Harbor Centre Marina

Reviewed by: Robert Webb , Doc's Aweigh, on Jul 20, 2021

Vessel Type: Power

LOA: 54'

Draft: 4.0'

Rating: ★★★★★

A good place to stop. Solid docks/pedestals; great ships store/convenience;
have a bar on the 2nd floor where you can order burgers/pizza made in the
office/store and delivered to your table. The only downside is their fuel dock is
below standard compared to the rest of the marina - half the pumps didn't work,
so call ahead to make sure fuel is available; it also needs the dock to be
improved to same level as others. Still, a good place to stop.

View location on the [Waterway Guide Explorer](#)

Dockwa Feedback

From Ron Van Thiel: Impressive communications from the one below
to the one day of arrival with slip including location and other helpful info.

Never saw this level of info...Kudos to you and the team here. Nice
transient treatment. I foot note the we brought my wifes folding bike but
couldn't rent one here so didn't ride. Below in your info is the Sheboygan
Bike Company and I suspect with covid that is the reason they closed.
They had a great offering of 4 hours for \$20 including free delivery. We
leave tomorrow and enjoyed out 1st time visit of 2 days.

Marina, Parks, and Forestry Update

Samantha Lammers: Park Director/Maywood Environmental Park

8/3/2021

April:

- Purple Loosestrife Bio Control Project
- Started New Website Planning
- Sheboygan County Stewardship Grant Application Submitted
- Lifelong Learning Institute Group- 6 week Survival Skills Programming
- Large Scale Honeysuckle/Buckthorn Removal
- WISCorp and Stantec did Ash Removal and Invasive Treatments for 2 weeks
- Earth Day Proclamation
- Arbor Day Proclamation/Celebration
- 230 New Trees Planted in Generational Forest

May:

- Maple Forest Monitoring Project
- Meet the Director Hikes, Trivia Walk, OWLS Programming
- WAV training/Monitoring
- Preschool Expansion Approved (Doubled)
- Bird MOTUS approved

June:

- Revamp of Observation Hive Started/ Bee Collection/Hive Cleaned/Installation Complete
- WAV Monitoring
- Christ Child Academy Prairie Overlook Mural
- Filtered/Pressed 2020/2021 Maple Syrup
- Gathering Place Group Tour
- Bird MOTUS Installation Started
- New Board Member Orientation and Training
- Purple Loosestrife Bio-Control Beetle Release (Sheboygan County)
- Sheboygan County Hazardous Waste Pick Up Day 6/18/2021
- Mark Grube: Volunteering time and equipment to landscape entire front of Ecology Center

July:

- Pre-school Expansion of Outdoor Education Area Began
- Website Nearing Completion
- Stantec Woody Stump Retreatment
- Garden Walk 7/10/2021
- Sheboygan County Stewardship Grant Approved!
- OWLS Programming
- Volunteer Work Groups: Kohler, Muth, State: Invasive Species Removal and Landscaping
- Eagle Scout Project Prep: Bur Oak Boardwalk Creation

August:

- New Custodian Hired: 8/2/2021

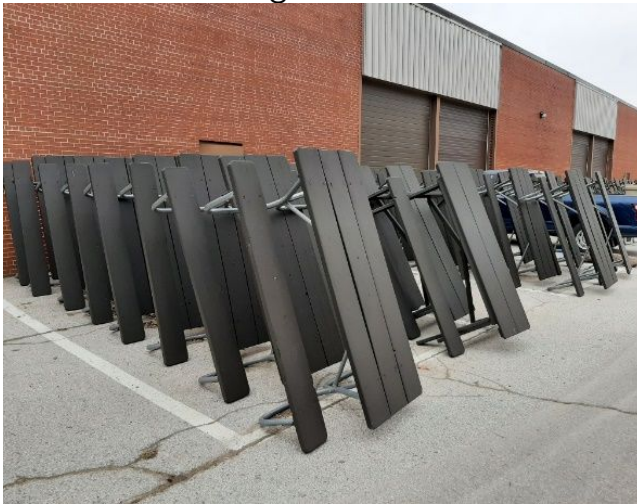
Parks & Forestry Report

August 3, 2021

Parks

The first half of 2021 has been very busy for the Parks and Forestry Division. Mowing started early and the team worked hard to get the parks and beaches in good shape for the season. All park shelters are available for rental this summer and park restrooms opened May 15. The following are projects that have been worked on already this year:

- Along with forestry and snow removal in the winter months, the park team fix and paint picnic tables, benches, garbage receptacles and signs.



- The last time the commission met, the possible moving of the Sheboygan Biergarten was a big discussion item. Shortly after the meeting it was determined by the owner/operator of the Sheboygan Biergarten that the Biergarten would stay in Kiwanis Park and open this year if the water levels allowed it. Park staff and John Powers worked hard to make the area look nice for opening. Below you can see some pictures of changes from spring to now.



- The division along with help from the Street Division made quick work of re-shingling the Roosevelt Shelter. The Senior Center started using the shelter in May for classroom activities and will continue to use it throughout the summer. At some point they will switch over and use the Kiwanis Fieldhouse until the new Senior Center will be available to them.



- The division removed overgrown shrubs around the Marina this spring. The lakeshore caretakers made a planting plan and now the area is looking a lot better.



- Moose Park received a new facelift with a much-needed asphalt overlay on the park road by the Street Division. I love when other departments make the parks look good! The border and landscaping around the playground were also done.



- Vollrath Park is another area the Street Division is helping to improve. Pedestrian accessibility has been greatly updated by providing walkways to the playground, tennis and pickleball courts, and basketball court. Stairs from the road on Park Avenue have been removed and replaced by an ADA assessable ramp.



- Earlier this year a ½ mile asphalt trail was constructed along the river in Kiwanis Park. There are several seating areas along the trail with beautiful views of the Sheboygan River.



- The Parks and Engineering Divisions has been working with the Sheboygan A's to replace the old batting cage with a new one. This project is much bigger than it looks. The Water Utility was even called upon to help water excavate 10 post holes.



- There were three memorial benches ordered this spring. Benches can be purchased for the cost of the bench, plaque and shipping. The parks division will then replace an older bench with the new memorial bench. The bench costs were just under \$1,500 this year. At this time there are four requested to be ordered for a fall installation.
- Park Agreements – The City's use agreement with the Sheboygan Athletic Club has been updated for another ten-year initial term with ten more one-year renewal terms.
- The City's use agreement with the Sheboygan County Interfaith Organization for the use of Fountain Park for the Summer Farmers Market has been renewed through 2025.
- The City received a \$25,000 matching grant from Wisconsin Coastal Management Program for the hiring of a consultant to work with the city to write a new five-year Comprehensive Outdoor Recreation and Coastal Resource Plan. This plan allows the city to apply and be eligible for state and federal grants.
- Other larger projects being worked on this year include the replacement of the End Park playground equipment, siding and window replacement on the old side of the Maywood Environmental Center, construction of a new bridge in Evergreen Park over the Pigeon River, and the design of the new park in the Stonebrook Crossing development (Werner's Subdivision).

Parks & Forestry Report August 3, 2021 Report

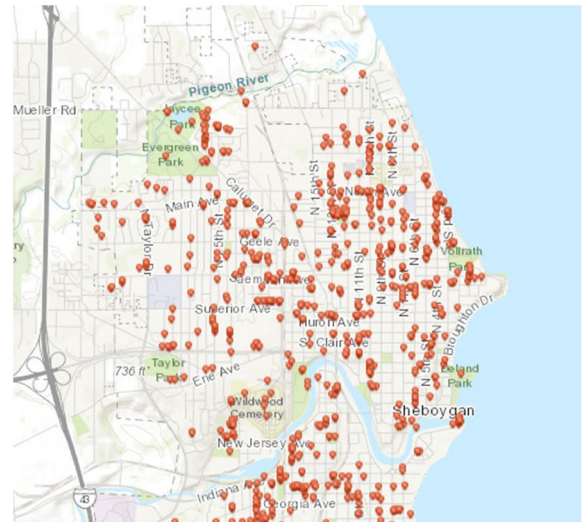
Forestry

2021 has been a very productive year when it comes to the work done on our urban forest. Here is the year to date numbers.

- 239 Ash Trees Removed
- 116 Non-Ash Trees Removed
- 347 Ash Trees Treated
- 671 Trees Trimmed
- 355 Total Trees Removed
- 374 Stumps Ground
- 229 Trees Planted

We are still working on cutting down untreated ash trees. There are about 200 of those left in our inventory. Most likely there are several hundred that need removal that are not in our inventory.

Currently there are 1,036 tree stumps in the parks and road right-of-way areas throughout the city and 676 of these have been contracted out to Parm's Landscaping to be done this year. The goal is to do the other 400-500 stumps ourselves also this year.



The department planted 225 trees this spring along the streets. This year we planted bare root trees which made things go a lot smoother and was more cost effective. Watering these trees will be a top priority this spring/summer.

