

## NEXT STEPS...

A draft phasing plan was created for the public park components of the master plan based on public opinion, the timeline for related projects such as the Bay Shore Drive reconstruction, and interviews with owners of properties slated for future acquisition. The Village is actively seeking funds to implement specific project components, which will greatly influence the actual park development timeline.

As summarized below, the following phases and conceptual level project costs are planned for the implementation of the master plan. All costs are in 2008 dollars. A 25% contingency is provided, which includes engineering design fees. The costs are for public park capital improvements only, and do not include costs associated with property acquisition, building demolition and/or relocation, or potential redevelopment of private property. Road construction costs are limited to the realignment of Mill Road, and do not include improvements planned for Bay Shore Drive.

### PROJECT PHASING

PHASE 1: Beach	\$2,200,000
PHASE 1A: Transient Docks	\$780,000
PHASE 2: Mill Road	\$1,600,000
PHASE 3: Bay Shore Drive Reconstruction	\$ TBD
PHASE 4: Post Office and Village Hall Area	\$285,000

*Costs for improvements only, not property acquisition or building demolition.*

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The planned Phase 1, Phase 1A, and Phase 2 improvements are located entirely on property the Village currently owns and on the Helms Resort parcel. Phases 3 and 4 will require DOT Right-of Way and additional property acquisition.

By implementing public park and beach improvements along with adjacent civic and downtown redevelopment, Sister Bay has the opportunity to create a destination waterfront district that will better serve community needs while also providing increased tourism and tax base for the Village.



# SISTER BAY WATERFRONT MASTER PLAN



## ENVISIONING THE FUTURE OF SISTER BAY'S WATERFRONT

The Village of Sister Bay purchased the Helms Four Seasons Hotel property in November 2007 to expand and improve their public waterfront. In order to fully capitalize on the opportunity afforded by this purchase, a master planning effort was undertaken to comprehensively study the Village's entire waterfront area. This community-based process gathered opinions from residents, business owners, tourists, and Village staff, and generated a Waterfront District Master Plan that will guide the evolution of downtown Sister Bay for years to come. Consideration was given to park and coastal improvements, viewsheds, community identity and heritage, environmental and infrastructure issues, business district parking and pedestrian circulation, and potential commercial/residential redevelopment within the downtown.

In a process led by the Citizens Waterfront District Advisory Committee, over 140 community members attended the master plan kickoff meetings in August 2007 to share ideas for the waterfront and downtown. Based on the goals and uses established at the kickoff and a detailed analysis of existing conditions, two alternative concept plans were developed and presented to the public in September. Citizens selected elements from each of the alternatives to combine into a single draft master plan. This draft plan was presented to the public for comment in November, refined by the Committee in December, and unanimously approved by the Village Board in February 2008.