

# 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.

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



## 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.*

For more information, contact:

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## 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.



## STREETSCAPE VIEW



## WATERFRONT PARK VIEW



The master plan creates a long range vision for Sister Bay's waterfront. Major elements of the plan include:

- Demolishing the existing Helms Resort structures.
- Expanding the swim beach and developing areas for sand volleyball, a kayak launch, and a sailing school. This includes construction of a groin between Village Park and the Sister Bay Yacht Club to discourage sand migration into the SBYC marina, and relocation of storm sewer outfalls to improve water quality.
- Realigning Mill Road to create a larger, continuous park area.
- Constructing a new beach house for ADA-compliant restrooms and changing facilities.
- Providing an expanded concert lawn and playground.
- Increasing open space with areas of naturalized meadow vegetation.
- Creating additional transient boat slips within the existing municipal marina breakwater.
- Reconstructing Bay Shore Drive with a multi-use path along the park, to be coordinated with a WDOT project tentatively scheduled for 2012.

- Using future land acquisition to create a public waterfront west of Bay Shore Drive, stretching from the property line with the Yacht Club to the Village's Marina Park.
- Exploring the potential relocation of Village Hall.
- Relocating the Village Administration building on the lot of the old fire station.
- Removing parking along the west side of Bay Shore Drive between Mill Road and Sunset Drive.
- Encouraging private redevelopment of downtown.

East of Bay Shore Drive, the plan shows a greater density of infill with larger building footprints, as well as filling in the "missing teeth" on vacant lots and providing parking along the street. This infill would have a historic, two-story architectural character along Bay Shore Drive, but may allow tiered buildings that exceed existing height standards farther back from the street to afford a view of the water. Parking is also provided behind the buildings. Mixed use redevelopment zones are targeted north of Sunset Drive and south of Mill Road, and a residential/hotel development zone is targeted west of the existing building frontage on Bay Shore Drive south of Mill Road.

## WATERFRONT MASTER PLAN



- Existing Building
- Proposed Building
- Mixed Use Redevelopment Zones
- Residential/Hotel Redevelopment Zones



125ft 250ft 500ft