



MARINA COMMITTEE MEETING AGENDA

Tuesday February 10th, 2026 at 4:30PM OR Immediately

Following Special Finance & Marina Joint Committee Meeting

Sister Bay Liberty Grove Fire Station, 2258 Mill Rd., Large Meeting Rm

To access the meeting electronically via Zoom, click the link below:

<https://zoom.us/j/3597569647?pwd=671UiijPSuJM9QHfABHmzGC12vIhJa.1&omn=99413666077>

Meeting ID: 359 756 9647

Password: 8544457

To connect by telephone, please dial

1-305-224-1968 - Meeting ID 359 756 9647#

Deviations from the agenda order shown may occur.

1	Brigid White – Trustee & Chairperson		2	(Unassigned)	
3	Patrice Champeau – Trustee		4	Pat Duffy - Resident	
5	Kevin Grant – Citizen			<i>Marina Manager – David Lienau</i>	
	<i>Benjamin Andrews – Village Administrator</i>			<i>Asst. Marina Manager- Sam Jordan</i>	

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – December 11th, 2025
5. Comments and Correspondence
6. Discussion/Action Items:
 - a. Boathouse Project
 - b. New Marina Building
 - c. Boardwalk Project
 - d. Professional Development
 - e. Seasonal & Transient Reservations
 - f. Review of Financials
7. Matters to be Placed on a Future Agenda or Referred to a Committee, Official, or Employee
8. Adjournment

Public Notice

Questions regarding the nature of the agenda items or more detail on the agenda items listed above can be directed to Village Administrator, Julie Schmelzer. Email administrator@sisterbaywi.gov. It is possible that members of, and possibly a quorum of members, of other governmental bodies of the municipality may attend the meeting to gather information; no action will be taken by any governmental body other than the governmental body specifically referred to in this notice. Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Sister Bay Village Administration Office at 854-4118, (FAX) 854-9637, or by writing to the Village Administration Building, 2383 Maple Drive, PO Box 769, Sister Bay, WI 54234. Copies of reports and other supporting documentation are available for review at the Administration Building, 2383 Maple Drive during operating hours. (8 a.m. – 4 p.m. Monday – Thursday, 8 a.m. to 12:00 p.m. on Friday).

The Village of Sister Bay is an Equal Opportunity Provider.

MARINA COMMITTEE MEETING MINUTES

Thursday December 11th, 2025

(Approval Pending)

Agenda Item No. 1. The December 11th, 2025 meeting of the Marina Committee was called to order by White at 1:00 P.M.

Present: Brigid White, Chad Kodanko, Kevin Grant & Pat Duffy

Absent: Patrice Champeau

Staff: Marina Manager - Dave Lienau, Assistant Manager - Sam Jordan

Others: John Blossom, John Lijewski, Laurie Zelnio, Thor Johnson

Agenda Item No. 2. Approval of the Agenda

A motion was made by Grant, seconded by Kodanko that the Agenda for the December 11th, 2025 meeting of the Marina Committee be approved as presented. Motion carried – All ayes.

Agenda item No. 3. Approval of the Minutes

A motion was made by Duffy, seconded by Grant that the minutes of the November 12th, 2025 meeting of the Marina Committee be amended and approved by the committee. Motion carried – All ayes.

Agenda Item No. 4. Comments, correspondence, and concerns from the public

No correspondence was received for this meeting. White asked if anyone would like to make a public comment, and no one responded.

Agenda Item No. 5. Discussion/Action Items

a.) Boathouse Project Update

Lienau summarized the status of the boathouse project agreements. Lienau added that the committee needs to address a few changes in the boathouse lease agreement. Lienau noted that per the village's legal counsel, the agreement's duration is twenty years long with an automatic 10-year renewal period. The village would also have the option of a twelve-month-in-advance notification of non-renewal where the village gives six-month notice of any deficiencies by the Historical Society and then the society would have 6 months to remedy the deficiencies. Lienau added that for the first 10 years of the contract, the Marina's PILOT to the village will not exceed \$50,000 annually and after 2036, the annual PILOT payment will be \$40,000 with an added annual CPI adjustment. Grant voiced concern that this new PILOT schedule does not lead to the marina saving the yearly amount of money the committee had previously agreed upon.

A motion was made by Kodanko, seconded by Grant to approve the financial changes made in the boathouse project agreements and the recommended changes from the village's legal counsel. Motion

1 *carried – All ayes.*

2
3 **b.) 2026 Schedule of Fees**

4
5 *A motion was made by Kodanko, seconded by Grant to approve the 2026 Schedule of Fees as presented.*

6 *Motion carried – All ayes.*

7
8 **c.) New Marina Building – TSS Engineering Agreement**

9
10 Lienau explained that the agreement is to hire engineers to design the exterior construction of
11 the new marina building.

12
13 *A motion was made by Duffy, seconded by Kodanko to approve the TSS Engineering Agreement as*
14 *presented. Motion carried – All ayes.*

15
16 **d.) Winterization Update**

17
18 Lienau summarized the status of the marina winterization process noting that all ice eaters are
19 installed to prevent ice damage and the re-decking of three piers on A-dock has begun. Lienau
20 furthered that the last finger pier on C-Dock has been rehabilitated and reinstalled, which ends
21 the rehabilitation project for all finger piers on C-dock.

22
23 **e.) Review of Monthly Financials**

24
25 Lienau noted that the marina is currently at about \$999,804 in total revenue for 2025. Lienau
26 added that there are several outstanding bills that have not affected the marina expenses yet but
27 estimated that within about 60 days the marina should know where it ended the year. White
28 questioned why the marina is over-budget for the “Dock Maintenance” line-item. Lienau
29 responded that the Ipe wood purchase for the boardwalk project was initially taken from the
30 “Dock Maintenance” fund but will eventually be pulled from the CIP budget. Duffy inquired as
31 to why the “Auditing and Consulting” costs are nearly double what they were budgeted for, to
32 which Lienau replied that this number has yet to change but is out of the marina’s control.

33
34 **Agenda Item No.6. Matters to be placed on a future agenda or referred to a committee,**
35 **official, or employee**

36
37 *It was the consensus of the committee that that following items be included on a future committee*
38 *meeting agenda:*

- 39 - *New Building Engineering Contract to the Board of Trustees*
- 40 - *2026 Schedule of Fees to the Board of Trustees*
- 41 - *Boathouse Agreements to the Board of Trustees*

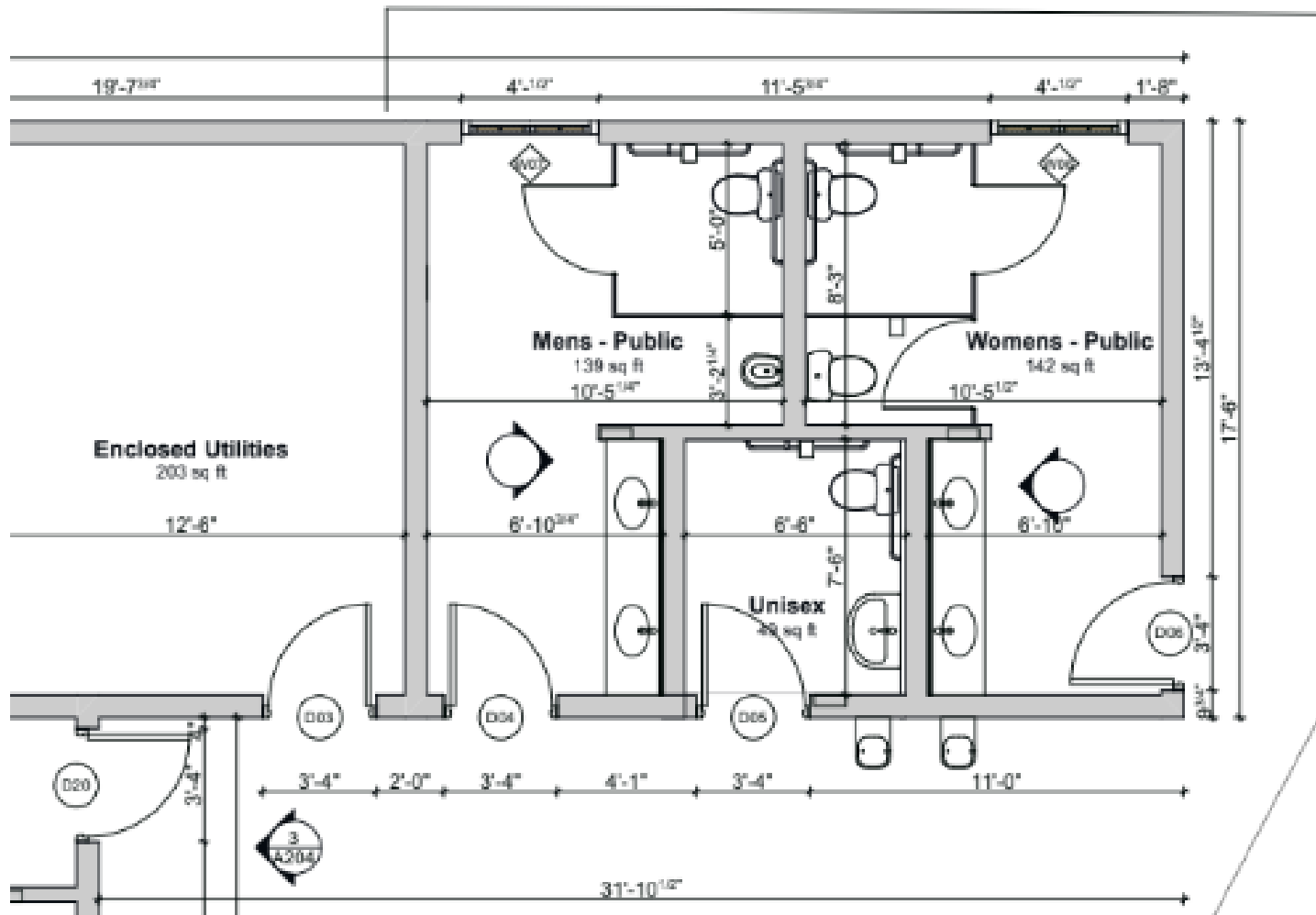
42
43 *Next marina committee meeting is tentatively scheduled for January 14th at 4:00PM via ZOOM only.*

44
45 **Adjournment:** *A motion was made by Grant, seconded by Kodanko to adjourn the December 11th, 2025*
46 *meeting of the Marina Committee at 1:30 P.M. Motion carried – All ayes.*

47
48 Respectfully submitted,



- 1
- 2 Samuel Jordan
- 3 Assistant Marina Manager



New Marina Building

Sister Bay Marina
10733 Bay Shore Drive
Sister Bay, Wisconsin

Certification Statements

Architectural

I hereby certify that these drawings were prepared under my supervision and that to the best of my knowledge they conform to the Codes and Ordinances of the Village of Sister Bay, Wisconsin.

James Patrick Thompson
Manske Dieckmann Thompson
Architect

Mechanical, Eletrical, & Plumbing

I hereby verify that these drawings were prepared under my supervision and that to the best of my knowledge they conform to the Codes and Ordinances of the Village of Sister Bay, Wisconsin.

Name
Company
Role

Structural

I hereby certify that these drawings were prepared under my supervision and that to the best of my knowledge they conform to the Codes and Ordinances of the Village of Sister Bay, Wisconsin.

Name
Company
Role

Energy Code Compliance

I hereby certify that I am a Registered Energy Professional. I also certify that to the best of my knowledge and belief the attached drawings fully comply with the requirements of Chapter 18-13, Energy Conservation, of the Municipal Code of the Village of Sister Bay, Wisconsin.

James Patrick Thompson
Manske Dieckmann Thompson
Architect

Referenced Codes

Wisconsin Admin Codes SPS 361-366
Wisconsin Municipal Codes
Buildings and Regulations- Chapter 14
Fire Prevention- Chapter 22
Zoning Code- Chapter 66

International Building Code	2015 edition
Wisconsin Accessibility Code	2009 edition
International Mechanical Code	2015 edition
International Fire Prevention Code (IFC)	2015 edition
International Fuel Gas Code	2015 edition
ICC International Energy Conservation Code	2015 edition
ICC International Property Maintenance Code	2015 edition
Wisconsin Plumbing Code	2018 edition

Property Information

Site Address: 10733 Bay Shore Drive Sister Bay Wisconsin 54234

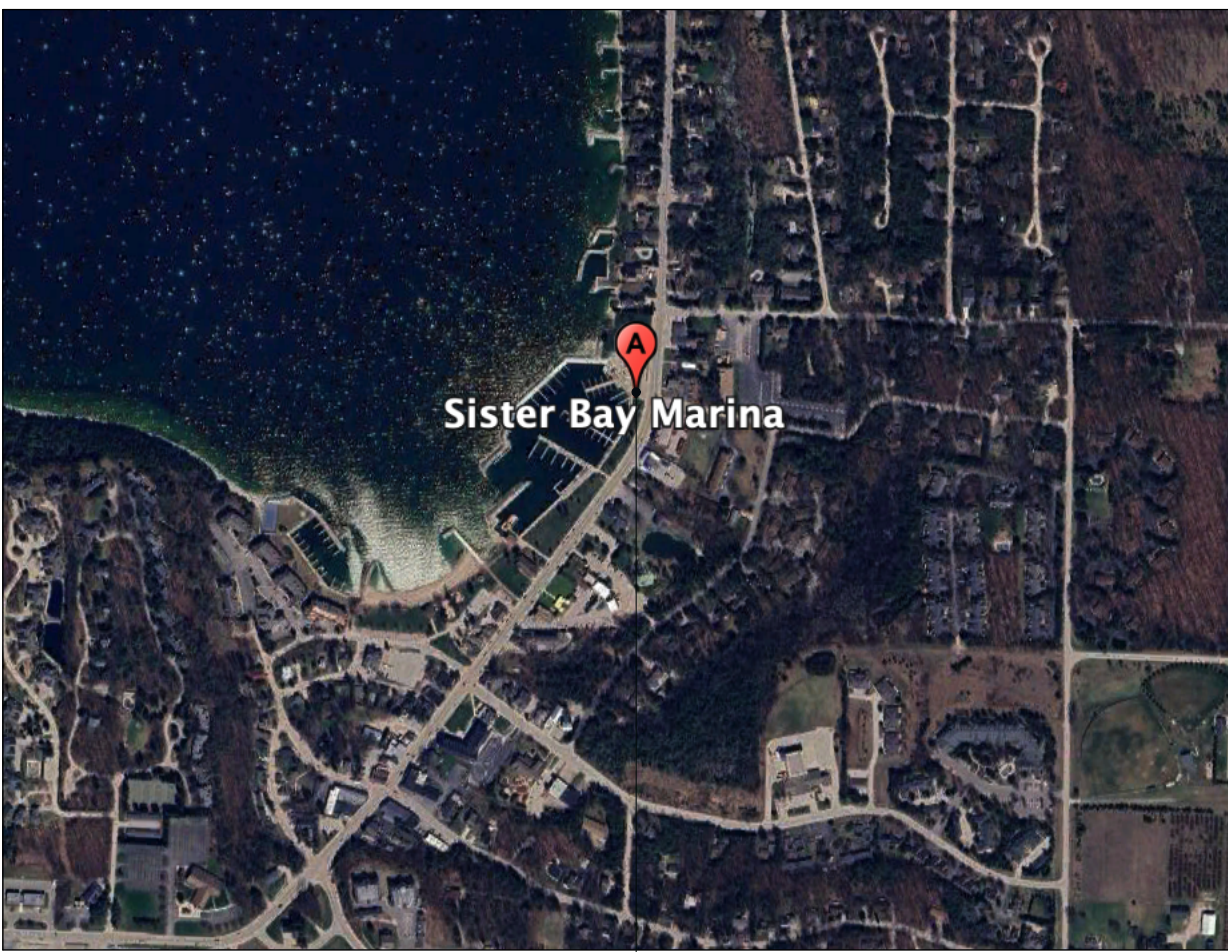
Zoning: (P-1) Park/Recreation

Project Type: Accessory building to beach/ marina

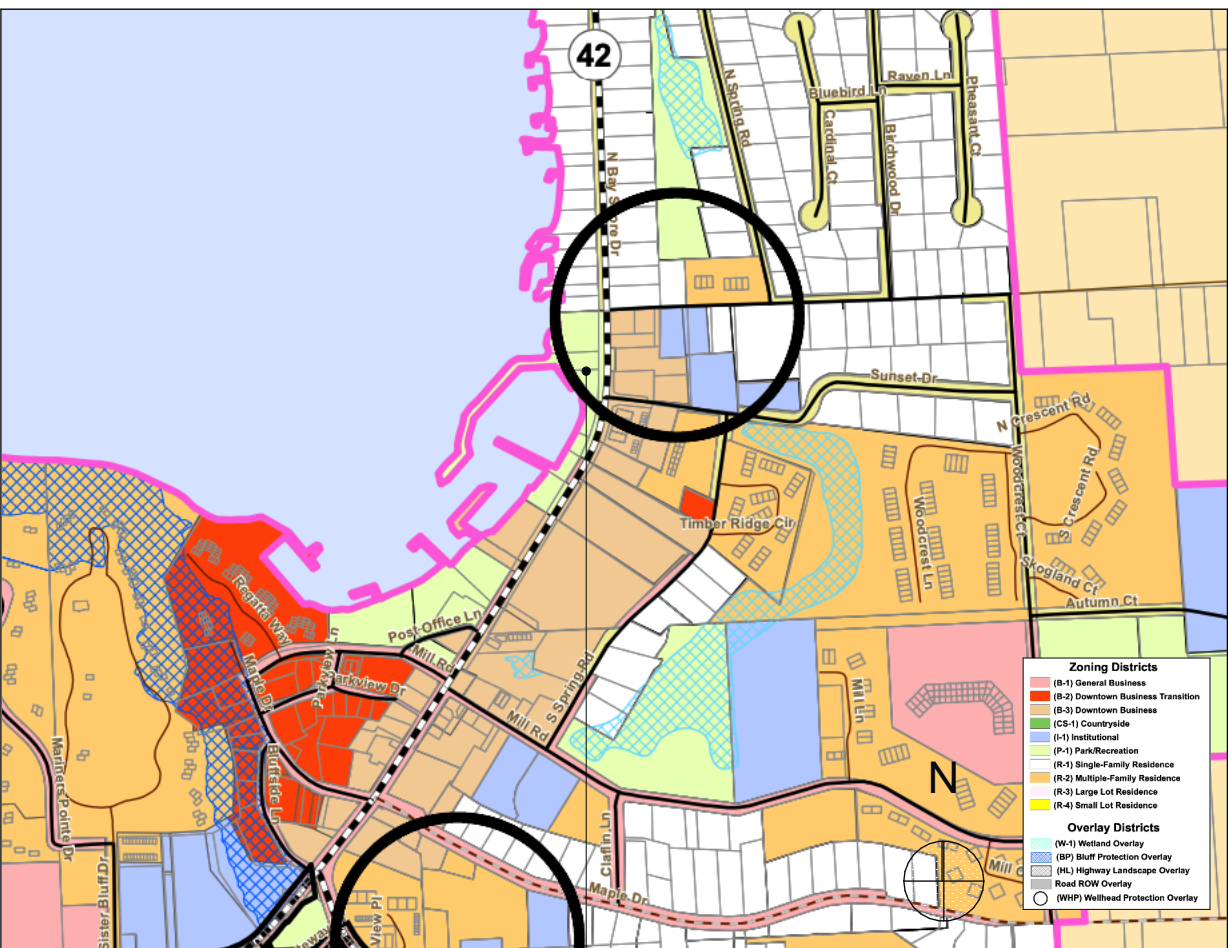
Construction: V B (Non-sprinklered)

Description: Scope of work to include complete demo of existing boat house and construction of new 2 story boathouse in the same location.

Area of Work: 3655 SF



Vicinity Plan
not to scale



Zoning Map
not to scale

General Notes

- The work of this Project shall be governed by the provisions of the Standard Form of Agreement Between Owner and Contractor AIA A101, current edition), AIA General Conditions (AIA A201 current edition as amended) and the Project manual for the Project unless otherwise noted. Where a conflict exists between these drawings and the Project Manual the Project Manual shall be the rule.
- The drawings indicate the general scope of the project in terms of design concept, dimensions, major elements and materials. These drawings do not necessarily indicate or describe all work required for the full completion of the project.
- All work shall be performed or supervised by a General Contractor (GC), or by a Subcontractor (SC) certified, insured and licensed to perform work in the trades involved in this project in and by the Village of Sister Bay. The General Contractor and Subcontractors (SC's) shall furnish all material, equipment and labor required for full completion of the project.
- Do not scale drawings. Written dimensions are to be used wherever possible. The GC shall be responsible for the field verification of all dimensions and conditions before the execution of any work and shall report any discrepancies to MDT for inspection before proceeding. Interior measured layouts shall be checked with dimensions on the drawings. Any discrepancies shall be brought to the attention of MDT and resolved prior to proceeding with the work.
- The GC shall coordinate the work of all the SC's and suppliers and their respective work as it relates to the others. The GC shall coordinate all dimensions, quantities and conditions before proceeding with any equipment or materials or proceeding with the work.
- The GC shall coordinate the exact location of light fixtures with the structural members and work of other trades so that structural members do not interfere with light fixture locations.
- The GC and SC's shall completely hook-up, connect and install all equipment specified herein or supplied by the Owner.
- The GC shall provide design build of fire suppression and fire alarm system as part of deferred submittals to the local authorities having jurisdiction.
- The GC shall coordinate utilities: water, gas, and electrical startup.
- The premises shall be kept broom clean during all phases of construction. Rubbish and debris shall be removed from the site immediately but at least once per week, and shall be disposed of in a legal manner. Final cleaning to be performed by all trades. It is the responsibility of the GC to coordinate the cleaning. Final cleaning includes but is not limited to the following: exterior site areas, floors cleaned and waxed where applicable, glass and mirrors, all wall surfaces, plumbing fixtures (including exposed piping, remove all labels), mechanical equipment, lighting fixtures and devices.
- All exit doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. 2009 IBC
- All interior and exterior finishes shall be no less flame resistant than required by the 2009 IBC

Roof Coverings	Class C — Table 1505.1
Walls and Ceilings	Class A — exit paths —Table 803.13
	Class B — corridors
	Class C — rooms
Floor coverings	Class II — 804.4.1
- Safety glazing materials shall be used wherever required by code. 2009 IBC
- Handrails and guards shall be used wherever required by code and shall comply with dimensional and structural requirements.
- The guard and handrail shall be designed to resist a simultaneous vertical and horizontal thrust of 50lb/ft (pounds-force per linear foot) applied at the top of the railing or a concentrated load of 200lbs/ft in any direction, whichever produces the greatest stress.
- No hazardous materials are to be stored or used on site. This includes flammable or corrosive liquids.

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A607	Interior Elevations



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Date	Issued For	RevID
Work in Progress	Issue for Review	01 - WIP

Cover Sheet and General Notes

New Marina Building

Sister Bay Marina

10733 Bay Shore Drive,
Sister Bay, Wisconsin

AG01

GENERAL BUILDING REQUIREMENTS Per NEW Sister Bay Zoning Ordinance and Wisconsin Building Code						
ITEM	ISSUE		CHAPTER/ARTICLE		Ordinance Requirement	Actual
ZONING REQUIREMENTS						
1.01	Zoning District		SBZO Chapter 66		P-1	P-1
1.02	Permitted Uses			Sec. 66.0331 (1)	Public parks, beaches, botanical gardens, aboretums	Accessory buiding to beach/ marina
1.03	Permitted Accessory Uses			Sec. 66.0331 (2)	Buildings accessory to permitted use, any other usual and customary uses accessory to permitted uses	
1.04	Total Building and Hardscape Area			Sec. 66.0331 (4b)	The total of the floor area of all floors, including required parking, driveways, and sidewalks shall not exceed 25% of lot area, which shall be left as green space	Complies
1.05	Building Height			Sec. 66.0331 (4a)	No part of a building shall exceed 35 feet in height	Complies
1.06	Minimum Yards	Front		Sec. 66.0331 (5a/b)	50 ft minimum from centerline of right-of-way streets, 40 ft minimum from edge of easement/ pavement for all buildings not on a public street	Complies
1.07		Side		Sec. 66.0331 (5c)	50 ft minimum	Complies
1.08		Rear		Sec. 66.0331 (5c)	50 ft minimum	Complies
1.09	Off Street Loading			Sec. 66.0402 (1)	If under 5,000 sf, 1 loading space is required	Complies
1.10	Off Street Parking			Sec. 66.0403 (13d)	Parking requirements for marina: one (1) space per 5 boat berths, plus 15 spaces per boat launching ramp, plus one (1) space per 500 sq ft of dry boat storage area	Complies
1.11	Parking Lot Screening			Sec. 66.0403 (8)	Parking areas for 4 or more vehicles, if adjoining a residential zoning district or public right-of-way, shall be screened from casual view by an earth berm, stonewall, fence, evergreen planting of equal density, or other method approved by the Plan Commission. The parking screening needs to be an average of 3 feet in height between parking and right-of-way, and 6 feet in height between the parking and any adjacent residential property line. The Plan Commission may require greater screening requirements for parking of large trucks, trailers, and large equipment	Complies

BUILDING REQUIREMENTS								
2.01	Occupancy Classification (s)			304.1	B, Business		B, Business	
2.02	Types of Construction		Chapt. 6		III-B (Non-Sprinklered)		III-B (Non-Sprinklered)	
2.03	Height and Area Limitations		Chapt. 5					
		Height	504.3		55-ft		30-ft, Complies	
		Stories	504.4		3		2, Complies	
		Area	506.2		19,000 SF Max		3,022 SF, Complies	
2.04	Primary Structural Frame		Ch. 6	Table 601	0HR		0HR, Complies	
	Exterior Bearing Walls		Ch. 6	Table 601	2HR		2HR, Complies	
	Exterior Non-Bearing Walls		Ch. 6	Table 602	0HR required if ≥ 30 ft of fire separation,1HR required if ≤ 30 ft of fire separation		1HR, Complies	
	Interior Bearing Walls		Ch. 6	Table 601	0HR		0HR, Complies	
	Interior Nonbearing Walls		Ch. 6	Table 601	0HR		0HR, Complies	
	Columns Supporting Roofs Only		Ch. 6	Table 601	0HR		0HR, Complies	
	Beams Supporting Roofs Only		Ch. 6	Table 601	0HR		0HR, Complies	
	Floor Construction		Ch. 6	Table 601	0HR		0HR, Complies	
	Roof Construction		Ch. 6	Table 601	0HR		0HR, Complies	
2.05	Fire - Resistive Requirements		Chapt. 7					
	a)Exterior Wall Openings		705.8		Not permitted with less than 5 ft of fire separation distance, openings totaling 10% of exterior wall per story are permitted with 5-10 of fire separation distance, openings totaling 15% of exterior wall per story are permitted with 10-15 ft. of fire separation distance, openings totaling 25% of exterior wall per story are permitted with 15-20 ft of fire separation distance, openings totaling 45% of exterior wall per story are permitted with 20-25 ft of fire separating distance, openings totaling 70% of exterior wall per story are permitted with 25-30 ft of fire separation distance, no limit on openings with 30+ ft of fire separation distance		Complies	
	b)Fire Walls - Construction		706.40		Fire walls shall have a fire-resistance rating of not less than 3 hours		3HR, Complies	
	c)Horizontal Continuity		706.50		Fire walls shall be continuous from exterior wall to exterior wall and extend at least 18 inches beyond the surface of exterior walls		Complies	
	d)Exterior Walls		706.5.1		Where the fire wall intersects exterior walls, the fire-resistance rating and opening protection of the exterior walls shall have a 1-hour fire-resistance rating with 3/4 hour protection where opening protection is required by section 705.8		Complies	
	e)Horizontal Projecting Elements		706.5.2		Fire walls shall extend to the outer edge of horizontal projecting elements such as balconies or roof overhangs that are within 4 ft of the fire wall, HOWEVER, 2 hour fire-resistance walls are permitted to terminate at the underside of the roof sheathing, deck, or slab		Complies	
	f)Vertical Continuity		706.6		Fire walls to extend from foundation to termination point at least 30 inches above adjacent roofs		Complies	
	g)Fire Barriers/ Fire Walls		Table 707.3.10		2HR		2HR, Complies	
	h)Fire-partitions		708.30		Fire partitions shall have a fire-resistance rating of not less than 1 hour		Complies	
	i)Stairway Enclosures		1023.2		1 HR if less than 4 stories		Complies	
	j)Elevator & Escalator Enclosures		1023.2		1 HR if less than 4 stories		Complies	
	k)Interior Wall and Clg.Finishes		Table 803.11	exit paths		A		A
				corridors		B		B
		rooms		C		C		
2.06	Classification of Doors & Shutters		Table 716.5	doors	1 HR wall requires 1 HR door	2 HR wall requires 1.5 HR door	Complies	
					100 sq in max vision panel, 1 hr/W-60 sidelight	100 sq in max vision panel, 2 hr/W-120 sidelight		

EXITING REQUIREMENTS						
3.01	Types of Exits		Chapt. 10			
3.02	Minimum Number of Exits		Table 1006.3.2(2)	1 required if maximum occupant load on second story is 29 and maximum common path of egress travel distance is 75 feet		1
3.03	Travel Distance to Exits		1017.20	200 ft maximum if not sprinklered		41'-3" maximum
3.04	Capacity of Exits		1005.3.1	stair		.3"/occupant
			1005.3.2	door		.2"/occupant
3.05	Minimum Width of Exits		1010.1.1	32" minimum clear opening		Complies
3.06	Swing of Exit Doors		1010.1.2.1	swing in direction of egress where occupancy ≥50		Complies
3.07	Hardware		1010.1.9.2	mount between 34 and 48" a.f.f.		Complies
3.09	Landings		1011.60	min. depth 48 and width equal or greater than stair		Complies
3.10	Handrails		1014.20	mounted 34-38" from finished surface of ramp or stair nosing		Complies
			1014.3.1	1.25 to 2" round diameter for graspability		Complies
3.11	Construction		Chapt. 10			
3.12	Head Room		1003.20	7'-6" mininum		Complies

EXITING CAPACITY							
EXIT	EXIT ZONE	DESCRIPTION	CAPACITY FACTOR	ZONE DISTRIBUTION	OCCUPANT LOAD	REQUIRED UNITS (in)	ACTUAL UNITS (in)
A	Lobby	Main Entrance	.2"/occupant	see occupancy table	15	3	72
B	Staff Room	Side Entrance			8	1.6	36
C	Corridor	Side Entrance			9	1.8	36
D	Optional Workroom	Side Entrance			7	1.4	72
					TOTAL	39	7.8

FIXTURE COUNTS (Table 2902.1)					
CLASSIFICATION	FIXTURE	CODE REQUIREMENT	OCCUPANCY	REQ.	ACTUAL
Business (B)	WC	1 per 25 for the first 50, the 1 for each additional 50	39	2	7
	LAV	1 per 40 for the first 80		1	7
	Drinking Fountains	1 per 100		1	0
	Service Sinks	1 service sink total	-	1/floor	1/floor

OCCUPANCY CALCULATION (1004.1.1) (Table 1004.5- Maximum floor area per occupant)						
Occupancy I: Office						
ZONE #	ZONE NAME	USE CLASSIFICATION	AREA SF	SF/PERSON	OCCUPANCY	EXIT
101	Lobby	Business areas, concentrated	251	50	6	A
102	Staff Room 1	Business areas, concentrated	207	50	5	B
103	Manager Office	Business areas, concentrated	111	50	3	B
104	Staff Room 2	Business areas, concentrated	177	50	4	D
105	Optional Workroom	Business areas, concentrated	111	50	3	D
201	Boaters Lounge	Business areas, concentrated	757	50	16	A/C
202	Conference	Business areas, concentrated	170	300	1	A/C
203	HVAC/ Storage	Accessory storage areas, mechanical equipment room	144	300	1	A/C
					39	



Parking Map
not to scale

Project Site

Project Site

Parking Requirements and Calculations:

- Requirements are 1 space per 5 boat berths
- plus 15 spaces per boat launching ramp.
- 20% of the spaces required for the boat launching ramps shall be at least 9 ft by 35 ft to accommodate cars with boat trailers.

- 35 berths= 7 spaces
- 2 launching ramps= 30 spaces, 6 of them being 9 ft by 35 ft
- 37 spaces total, 6 being the larger spaces
- On site- the 6 larger spaces are provided
- Off-site- 66 provided, a lot are larger as well



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Code Matrix and Parking Map

New Marina Building Sister Bay Marina

10733 Bay Shore Drive,
Sister Bay, Wisconsin

AG02

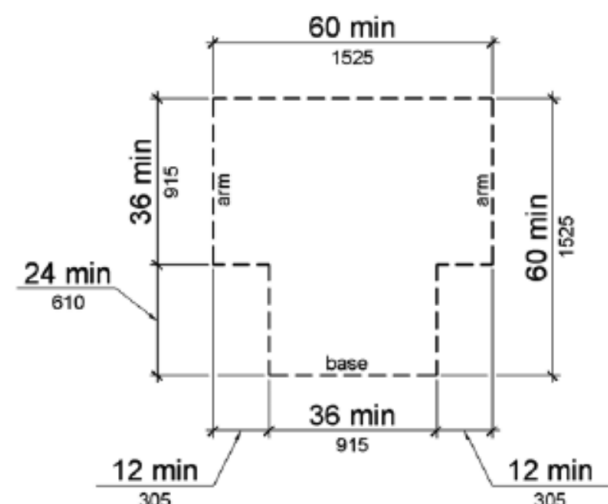


Figure 304.3.2 T-Shaped Turning Space

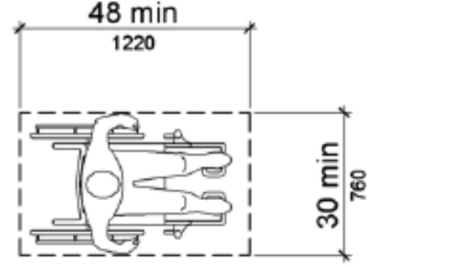


Figure 305.3 Clear Floor or Ground Space

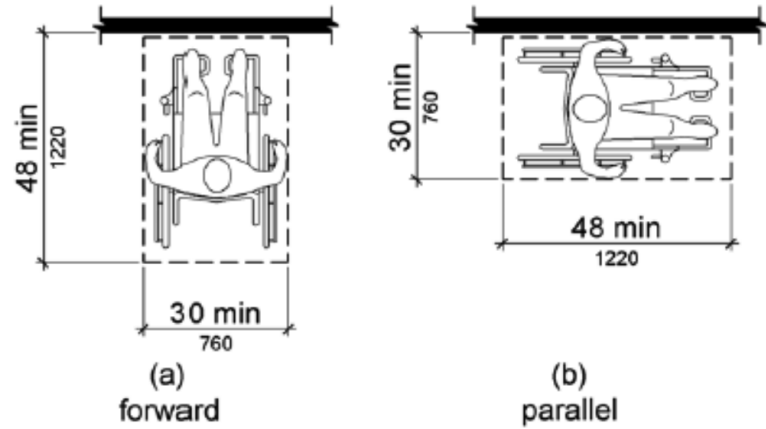


Figure 305.5 Position of Clear Floor or Ground Space

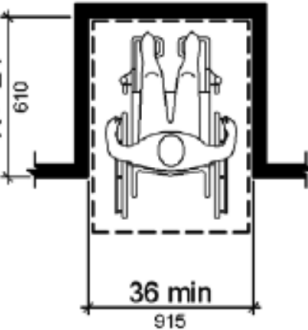


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

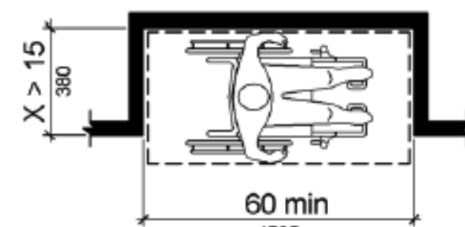


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

Turning Space and Ground Space

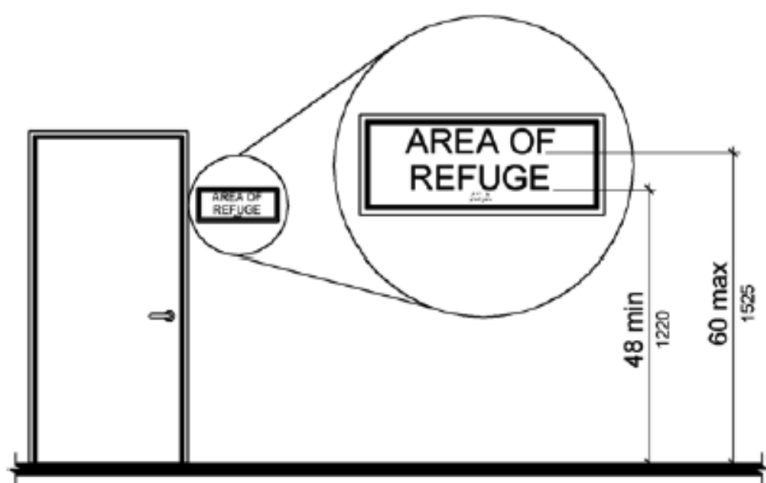


Figure 703.4.1 Height of Tactile Characters above Finish Floor or Ground

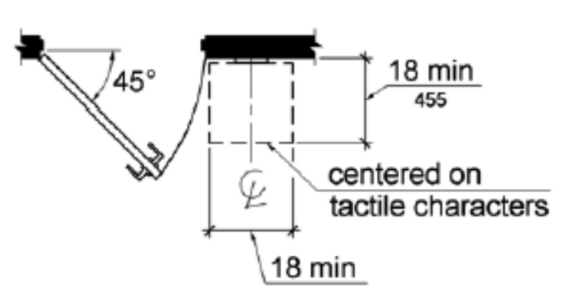


Figure 703.4.2 Location of Tactile Signs at Doors

Signage

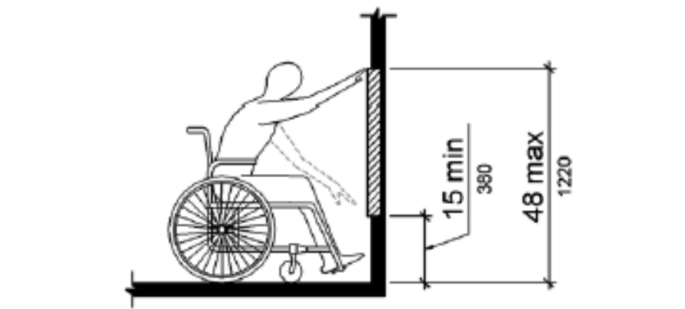


Figure 308.2.1 Unobstructed Forward Reach

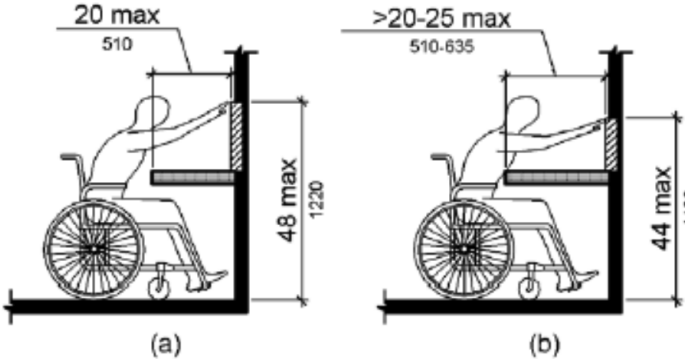


Figure 308.2.2 Obstructed High Forward Reach

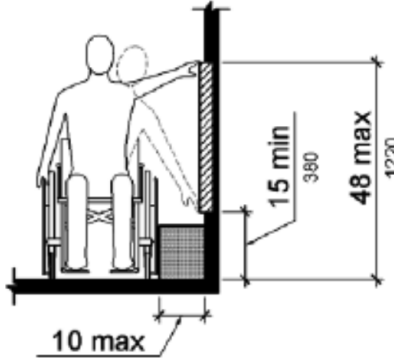


Figure 308.3.1 Unobstructed Side Reach

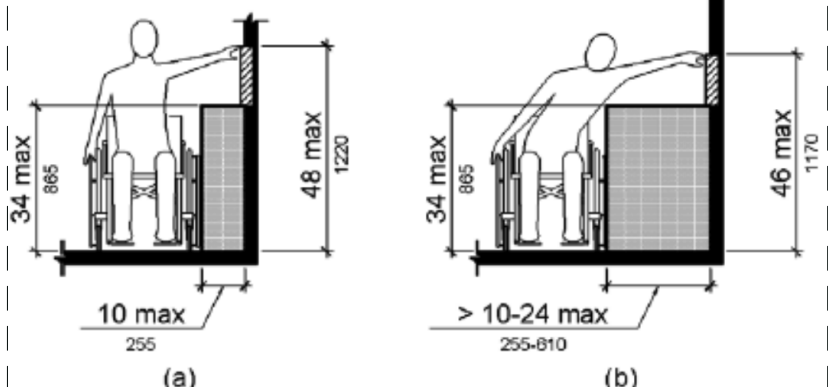


Figure 308.3.2 Obstructed High Side Reach

Forward Reach

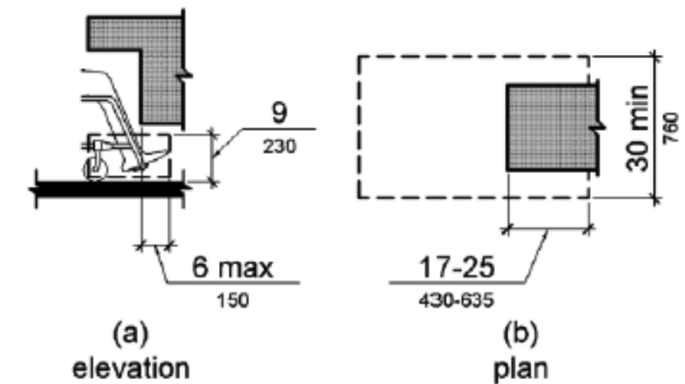


Figure 306.2 Toe Clearance

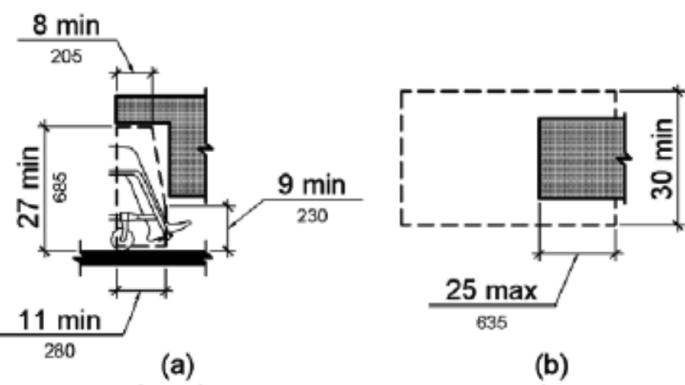


Figure 306.3 Knee Clearance

Knee and Toe Clearance

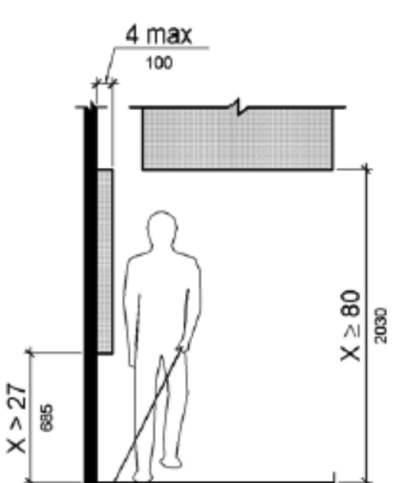


Figure 307.2 Limits of Protruding Objects

Protruding Objects

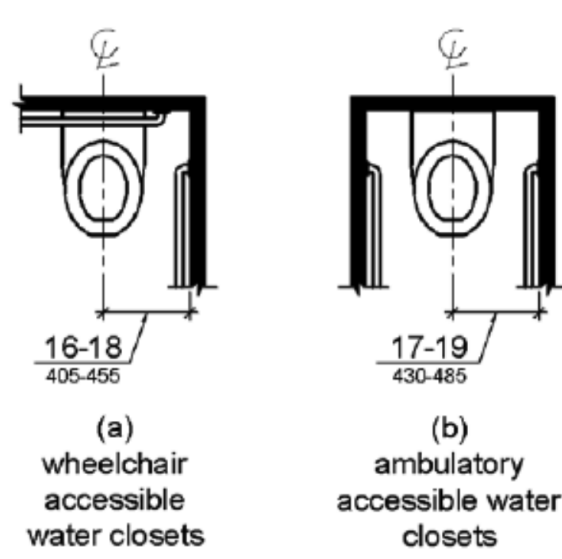


Figure 604.2 Water Closet Location

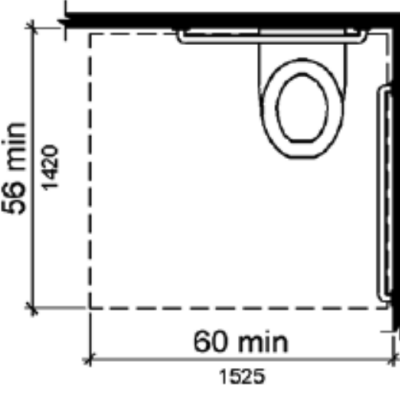


Figure 604.3.1 Size of Clearance at Water Closets

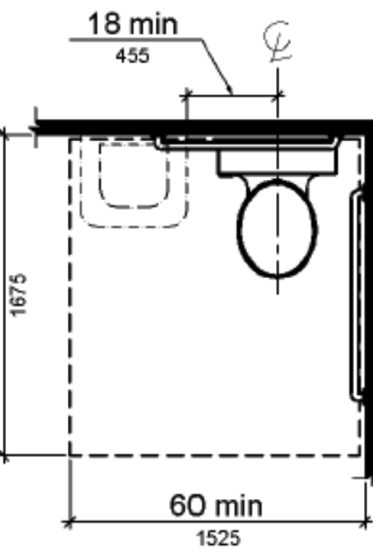


Figure 604.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

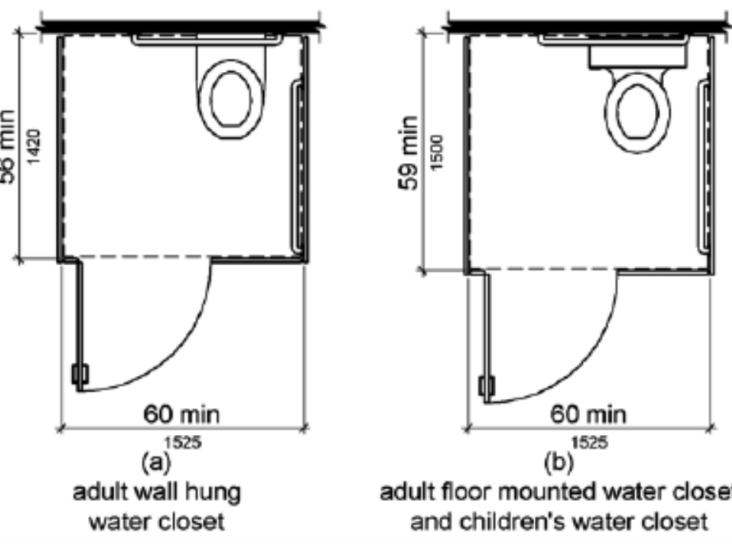


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

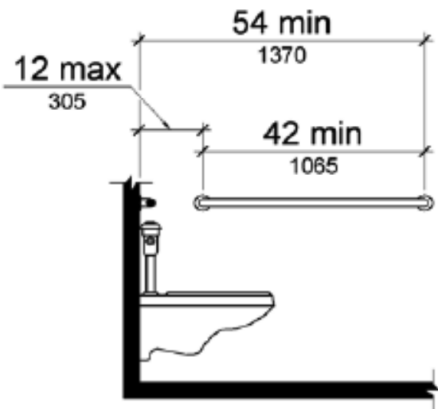


Figure 604.5.1 Side Wall Grab Bar at Water Closets

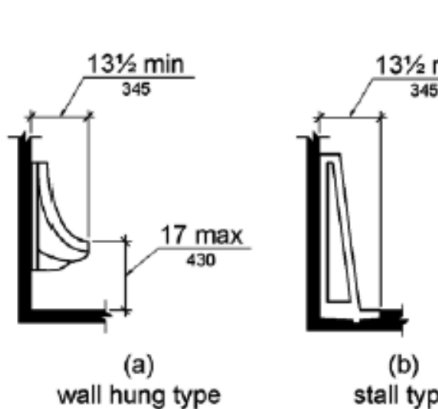


Figure 605.2 Height and Depth of Urinals

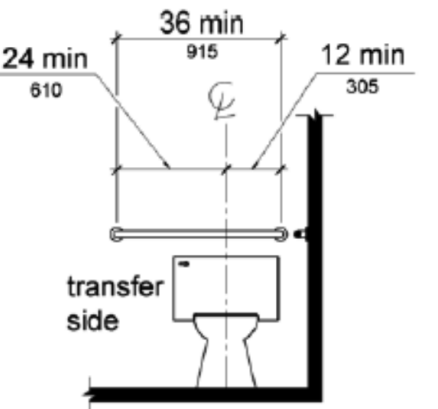


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

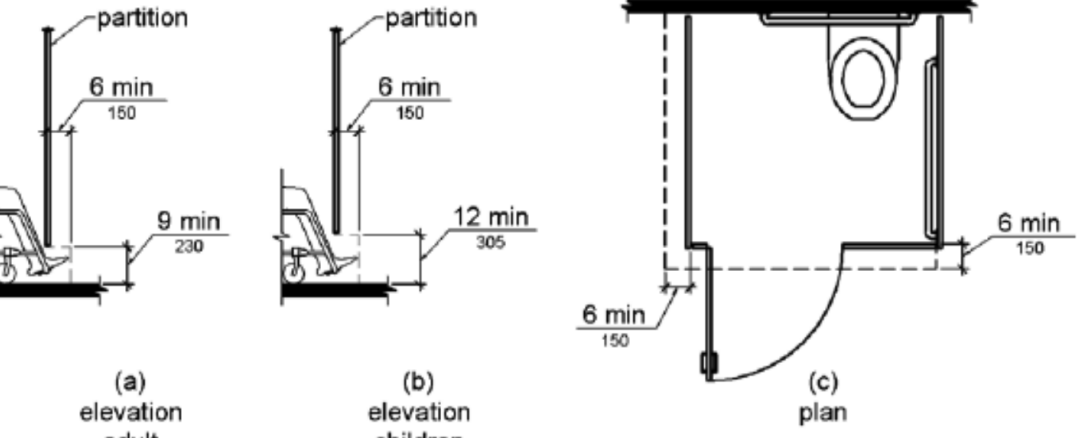


Figure 604.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance

Water Closets and Toilet Compartments

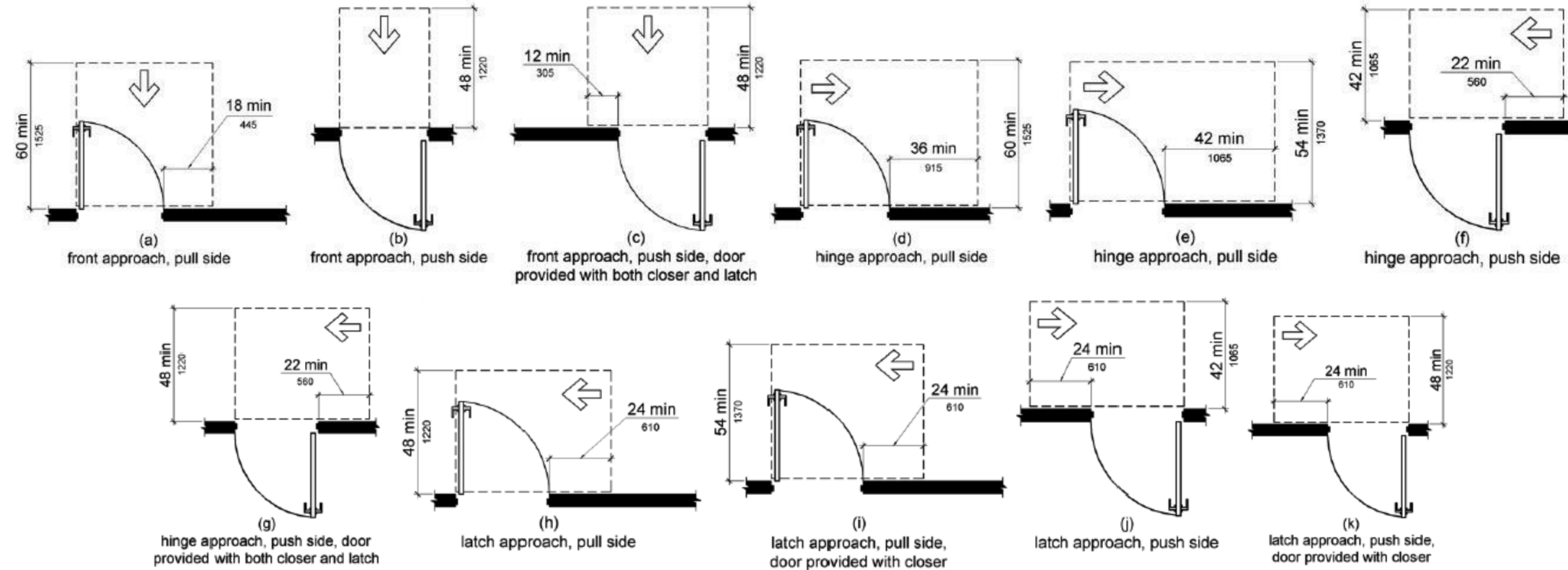


Figure 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates

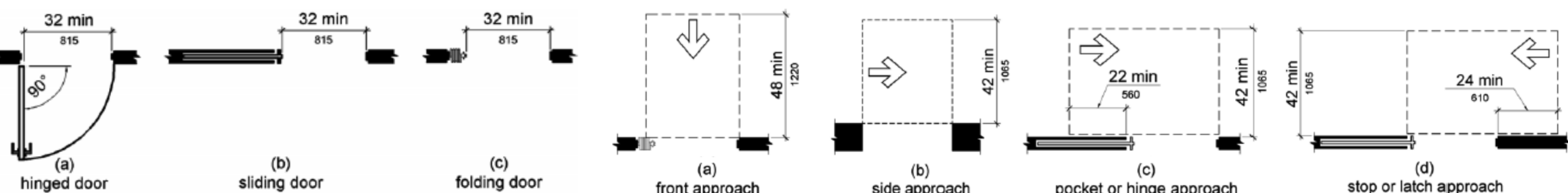


Figure 404.2.3 Clear Width of Doorways

Figure 404.2.4.2 Maneuvering Clearances at Doorways without Doors, Sliding Doors, Gates, and Folding Doors

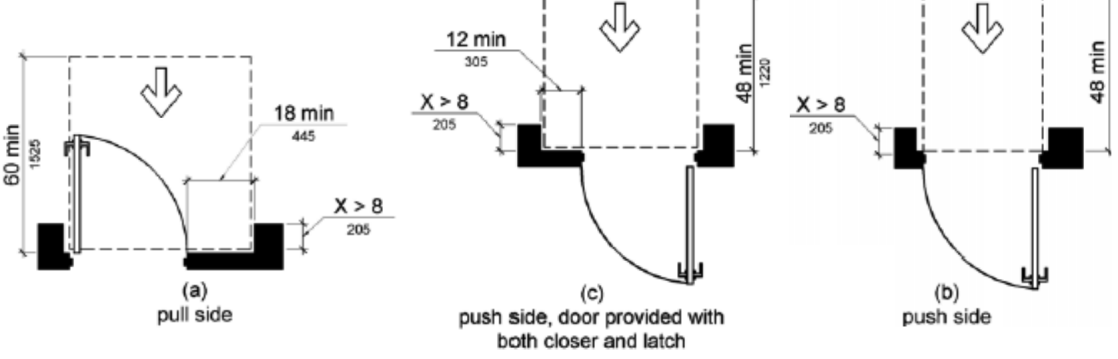


Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates

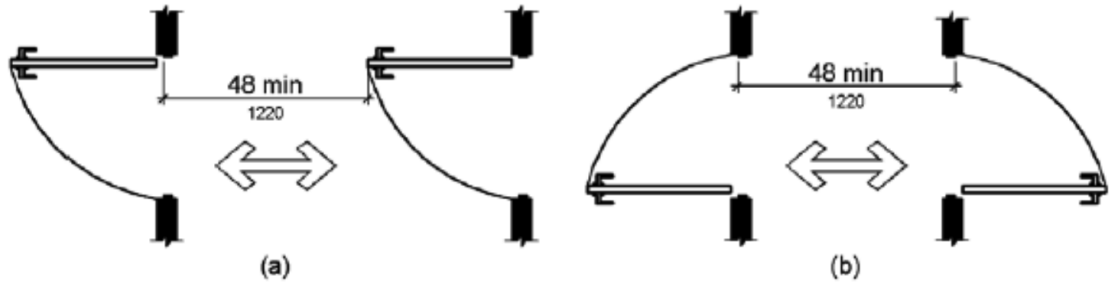
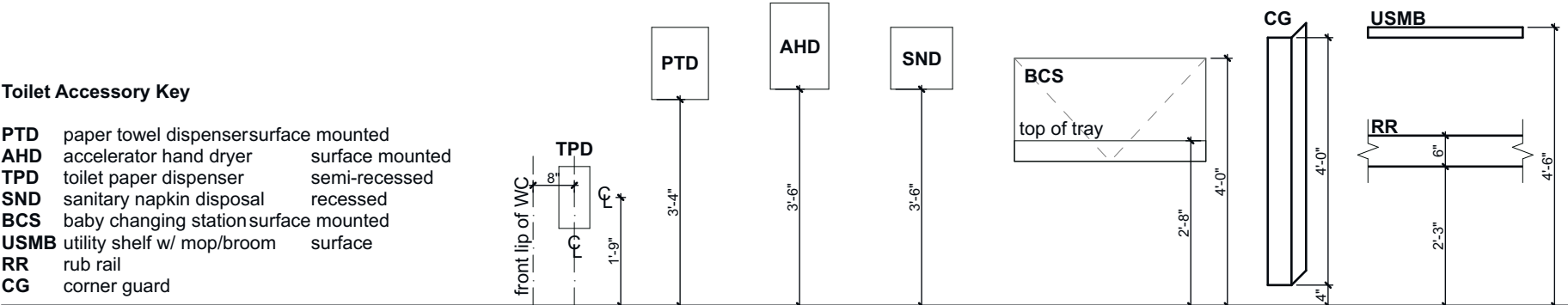
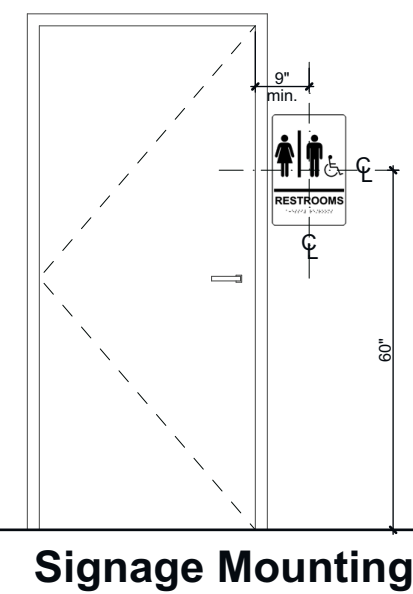


Figure 404.2.6 Doors in Series and Gates in Series

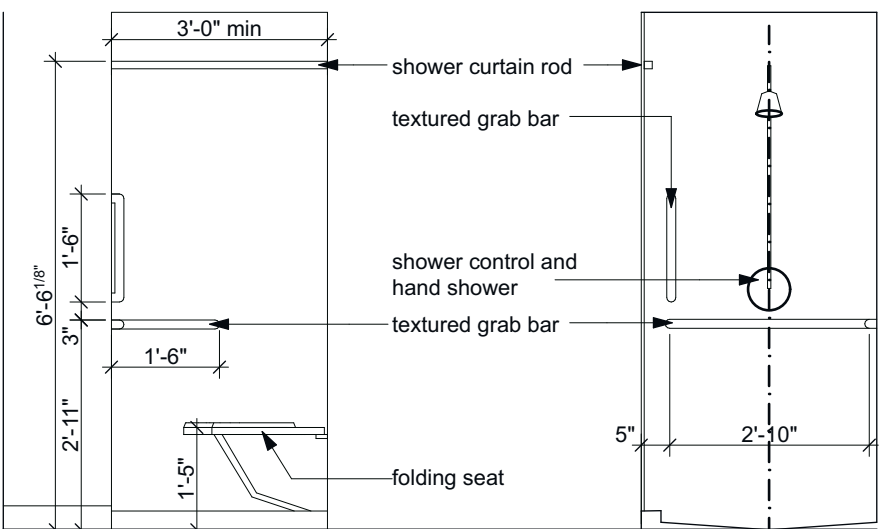
Maneuvering Clearances at Doors



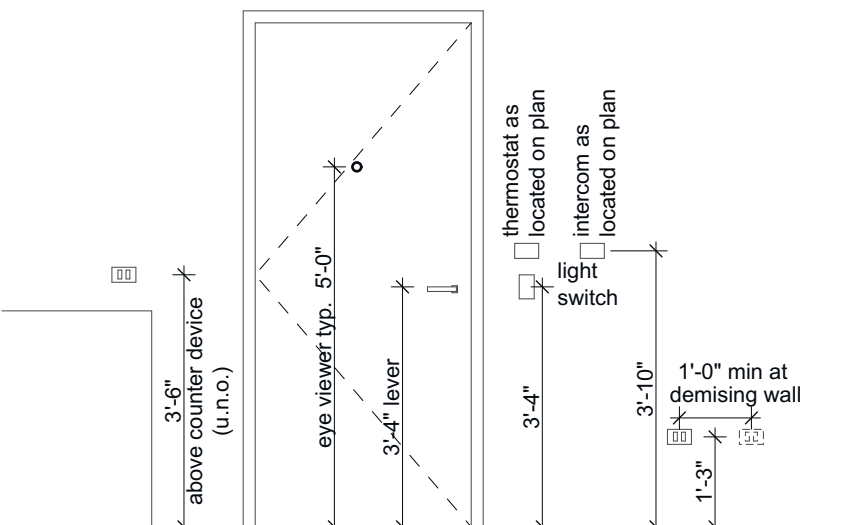
Toilet Accessory Mounting Heights



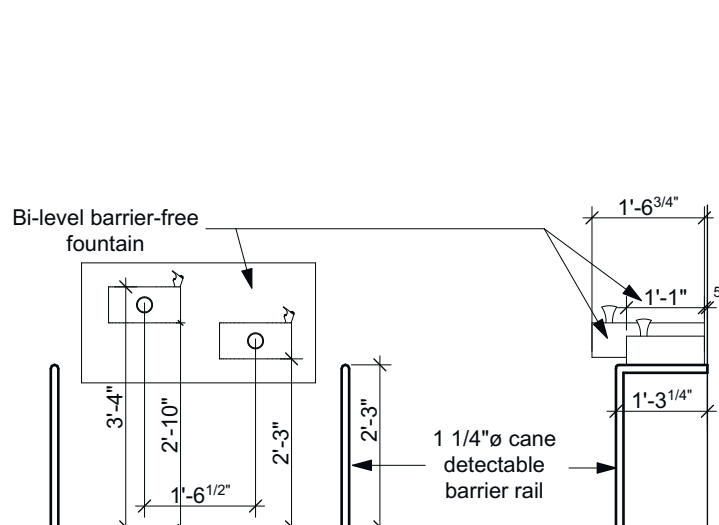
Signage Mounting



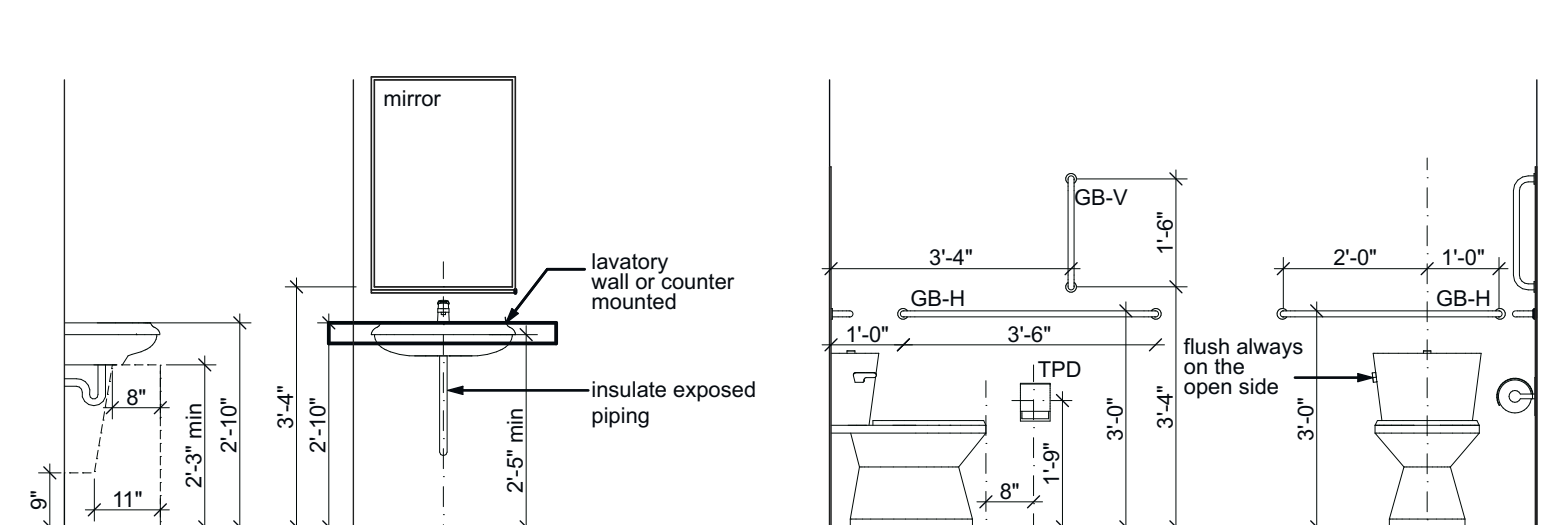
Typical Accessible Shower Dimensions



Interior Mounting Heights



Hi-Lo Drinking Fountain



Typical Accessible Toilet Dimensions

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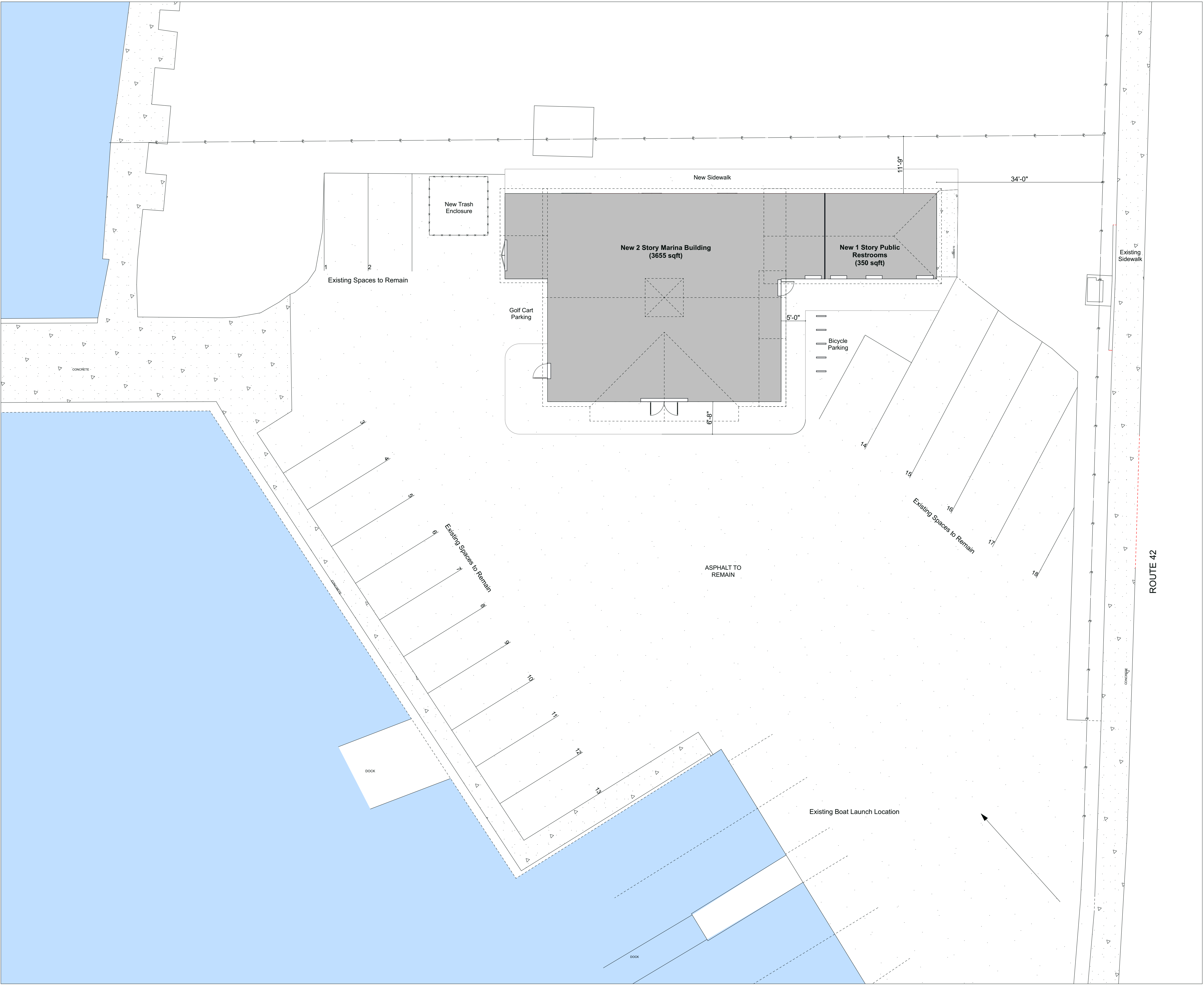
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Accessibility Diagrams

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AA01



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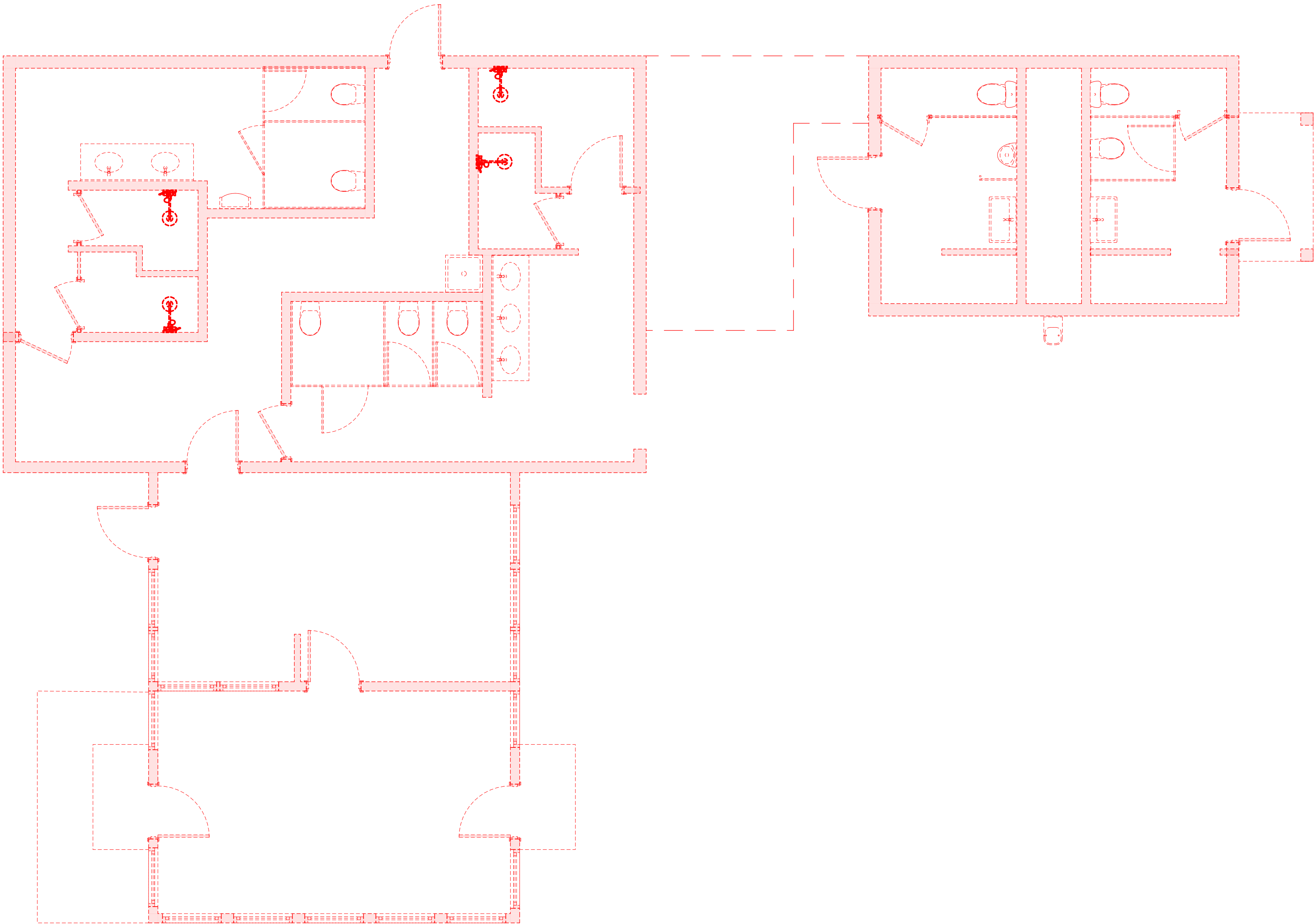
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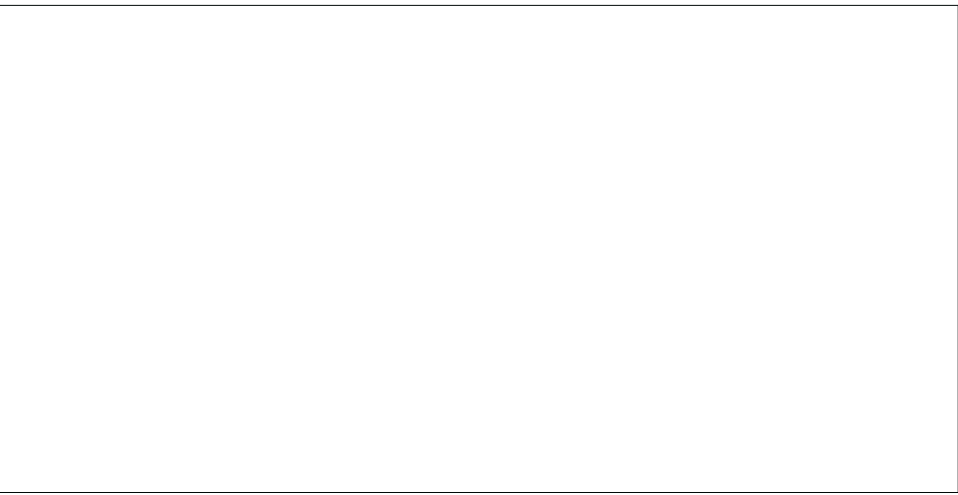
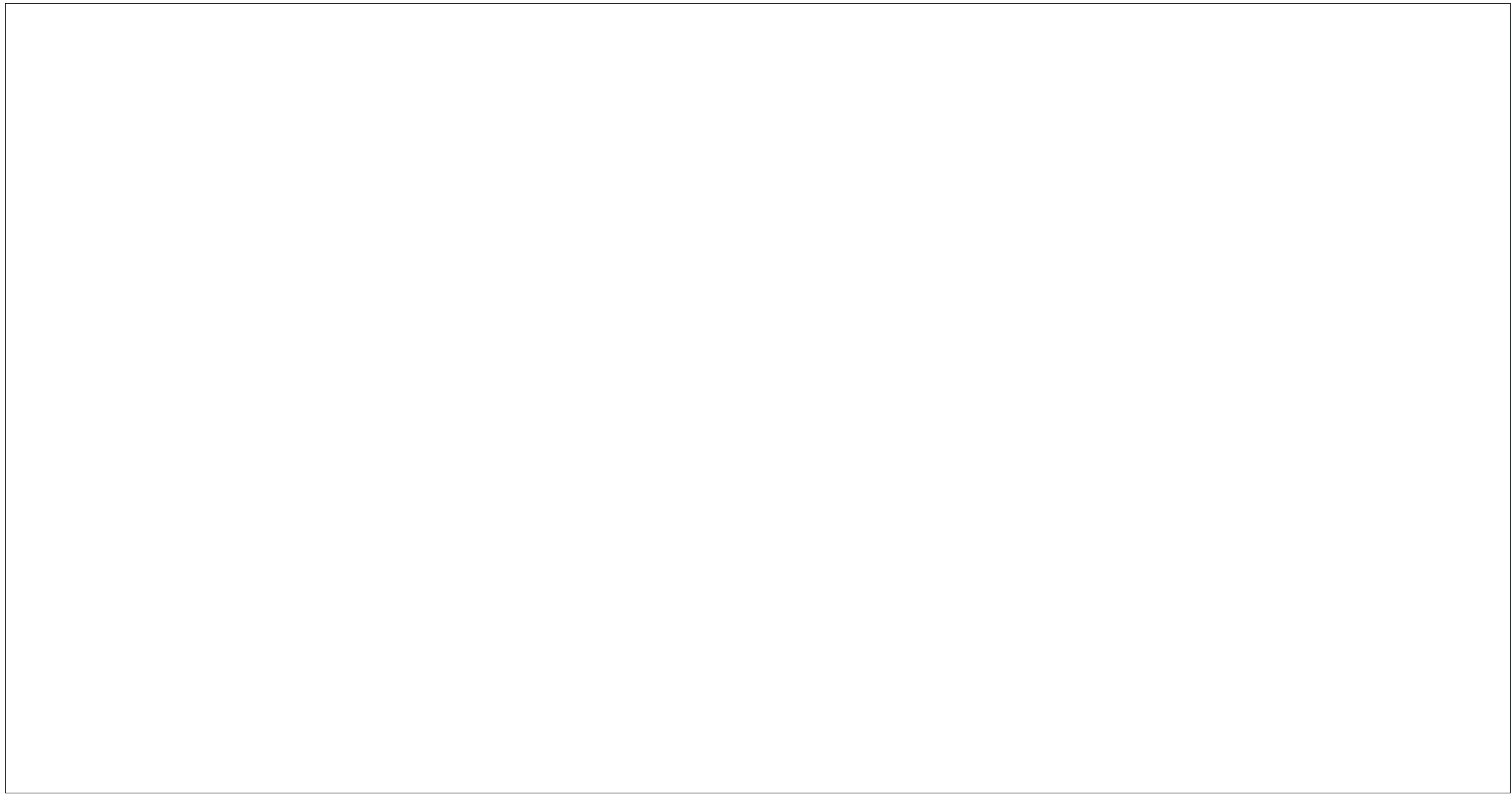
Proposed Site Plan

New Marina Building
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3
AD01

Demolition Floor Plan
SCALE: 1/4" = 1'-0"



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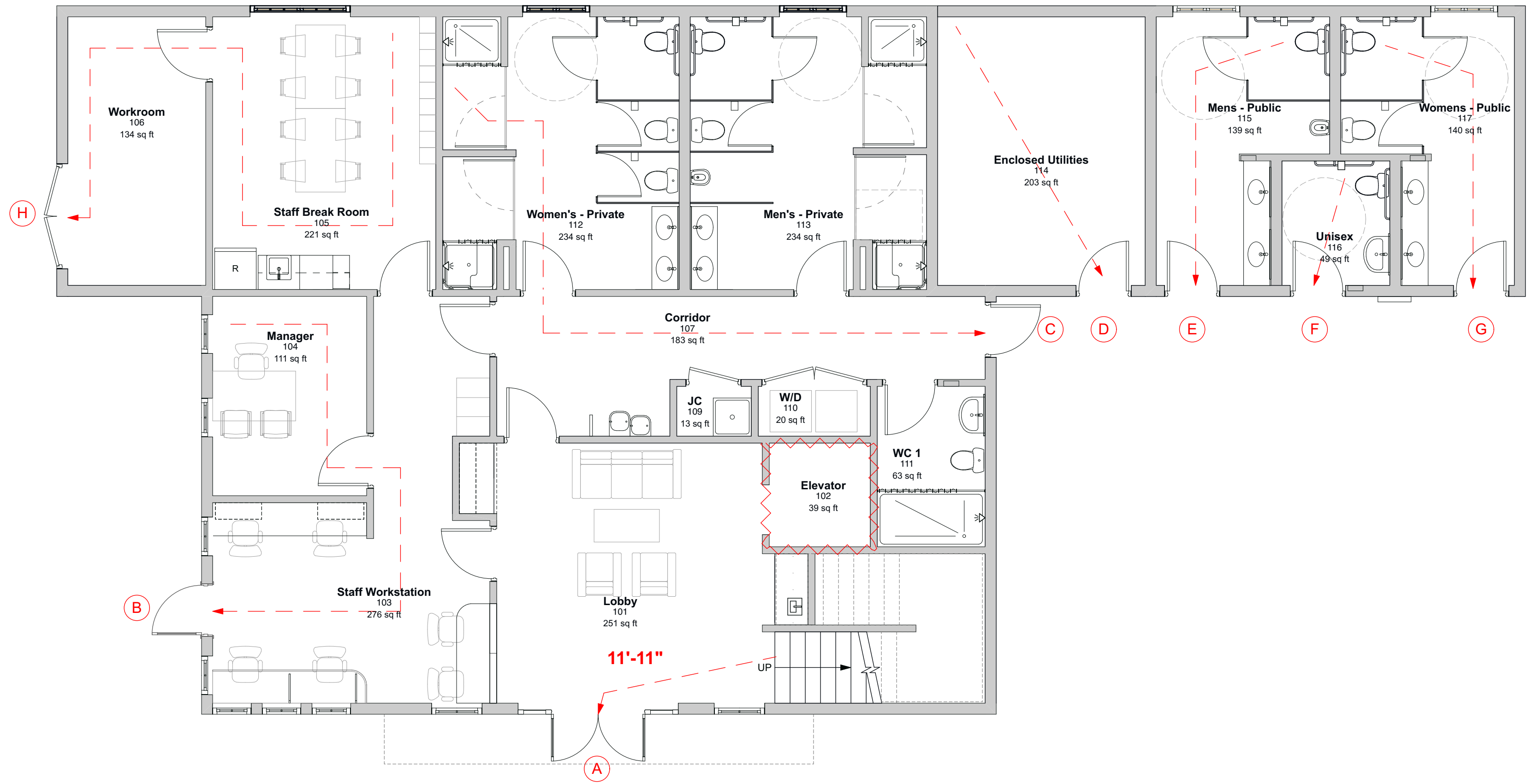
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Demolition Plan

New Marina Building
Sister Bay Marina
10733 Bay Shore Drive,
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AD01



2 First Floor
AK01
SCALE: 3/16" = 1'-0"

Life Safety Plan Key

#ft to Exit

Exit Path

ID

Door ID
Corresponding to Egress and
Occupancy Tables on AG02

Fire Extinguisher
Recessed per D1 below

1 HR Elevator enclosure
Preserve rating and firestop any
penetrations

- Life Safety Plan Notes
1. All fire extinguishers to be provided in accordance with NFPA 10.

2. All required exits and fire protection devices to be properly maintained at all times during alterations.

3. No electrically or electromagnetically locked doors are permitted in paths of egress.

4. Door locking devices shall be readily opened in the direction of egress without the use of a key, special knowledge, or effort.

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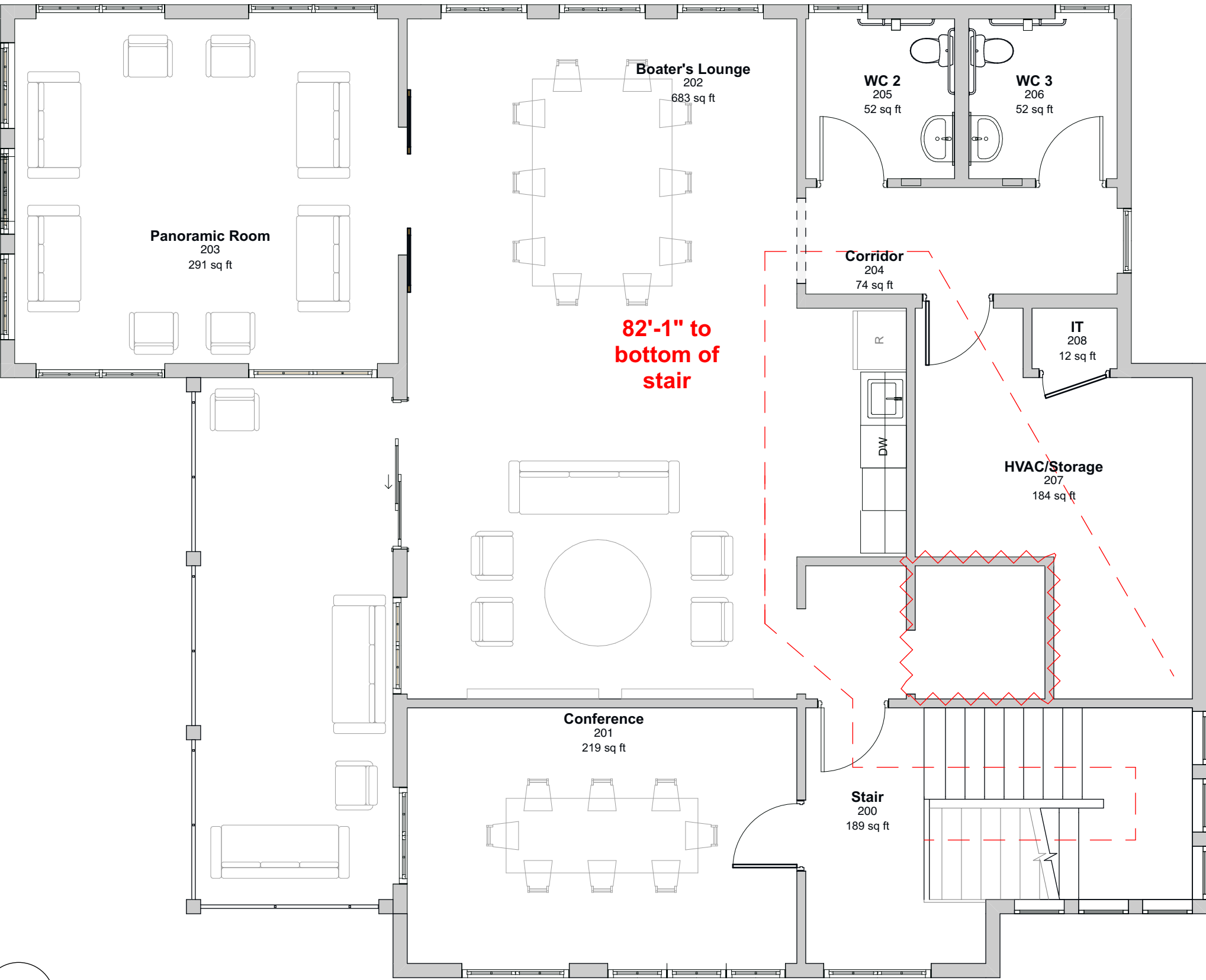
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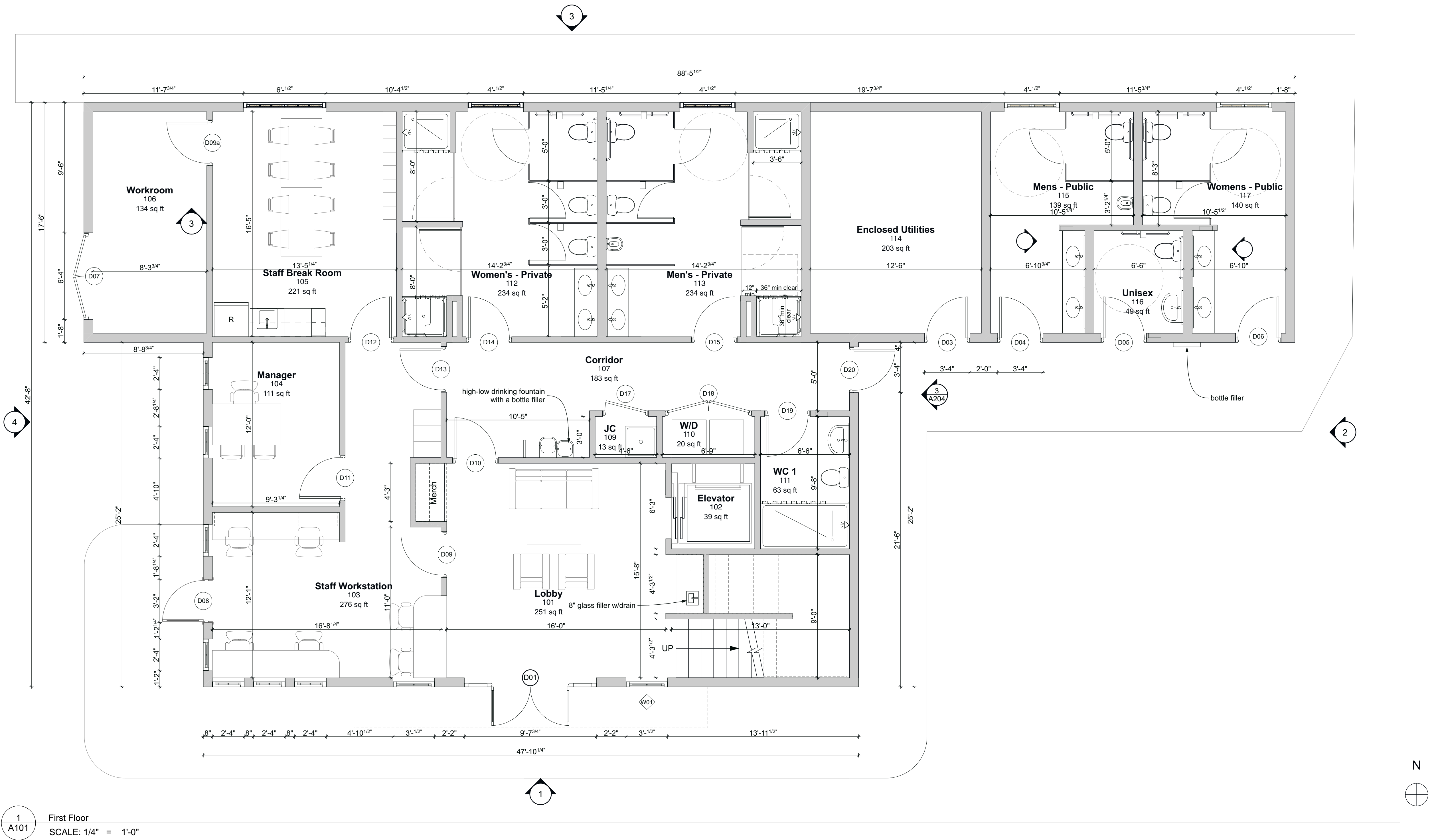
Egress Plan

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Sister Bay Marina
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1 Second Floor
AK01
SCALE: 3/16" = 1'-0"

AK01



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First Floor Plan

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A101

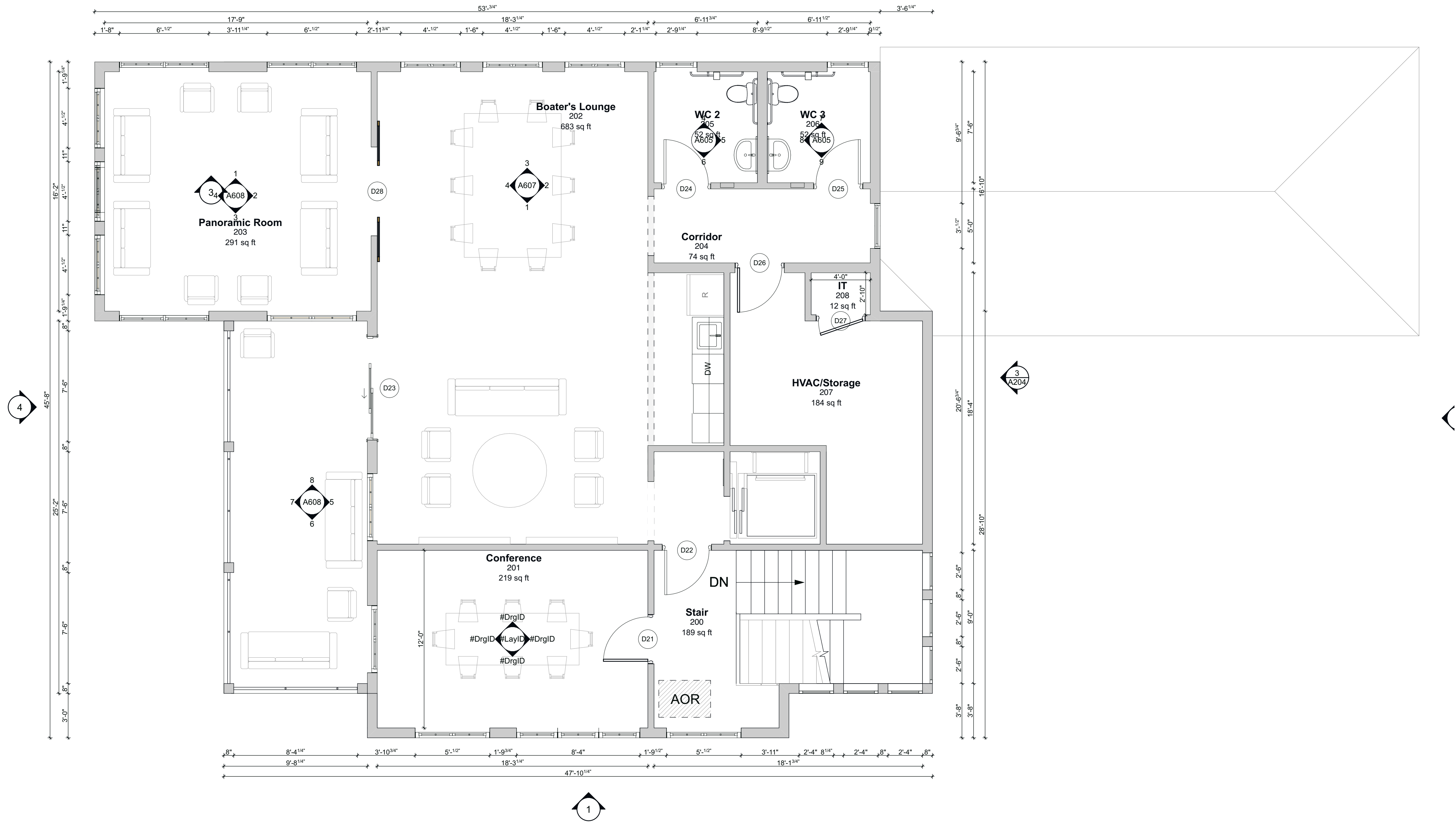
AREA
First Floor: 2005 Sqft
Second Floor: 1651 Sqft
Total: 3655* sqft
* does not include enclosed utilities or public bathrooms

Plan Notes:

- Areas shown in gray are out of scope.
- Provide all labeled doors and windows as shown and dimensioned on plan. (see A401)
- Provide 3" x 3" x 48" corner guards with aluminum retainers on all exposed drywall corners at new walls.
- Dimensions to be verified in field.
Existing walls to be verified as code compliant.
- See A402 for Painting Notes

Wall Types:

- | | |
|-----|---|
| WT1 | Interior Partition to Deck |
| WT2 | Interior Partition to 6" above Finished Ceiling |
| WT3 | Plumbing Wall |
| WT4 | Knee Wall |



1
A102
Second Floor
SCALE: 1/4" = 1'-0"



AREA
First Floor: 2005 Sqft
Second Floor: 1651 Sqft
Total: 3655* sqft
* does not include enclosed utilities or public bathrooms

Plan Notes:

1. Areas shown in gray are out of scope.
2. Provide all labeled doors and windows as shown and dimensioned on plan. (see A401)
3. Provide 3" x 3" x 48" corner guards with aluminum retainers on all exposed drywall corners at new walls.
4. Dimensions to be verified in field.
Existing walls to be verified as code compliant.
5. See A402 for Painting Notes

Wall Types:

- | | |
|-----|---|
| WT1 | Interior Partition to Deck |
| WT2 | Interior Partition to 6" above Finished Ceiling |
| WT3 | Plumbing Wall |
| WT4 | Knee Wall |



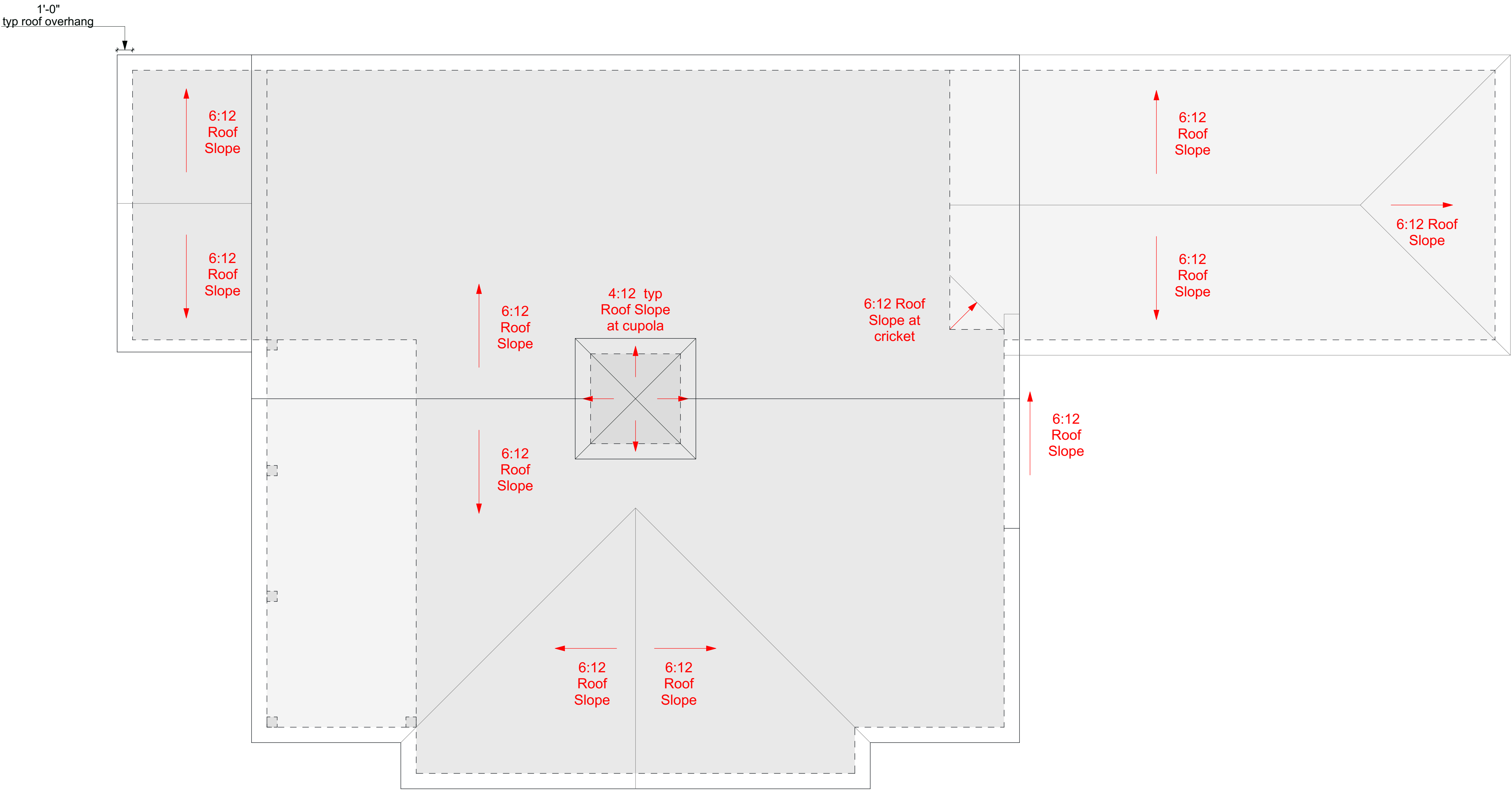
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Second Story Plan

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Sister Bay Marina
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A102



1
A103

MAX HEIGHT
SCALE: 1/4" = 1'-0"

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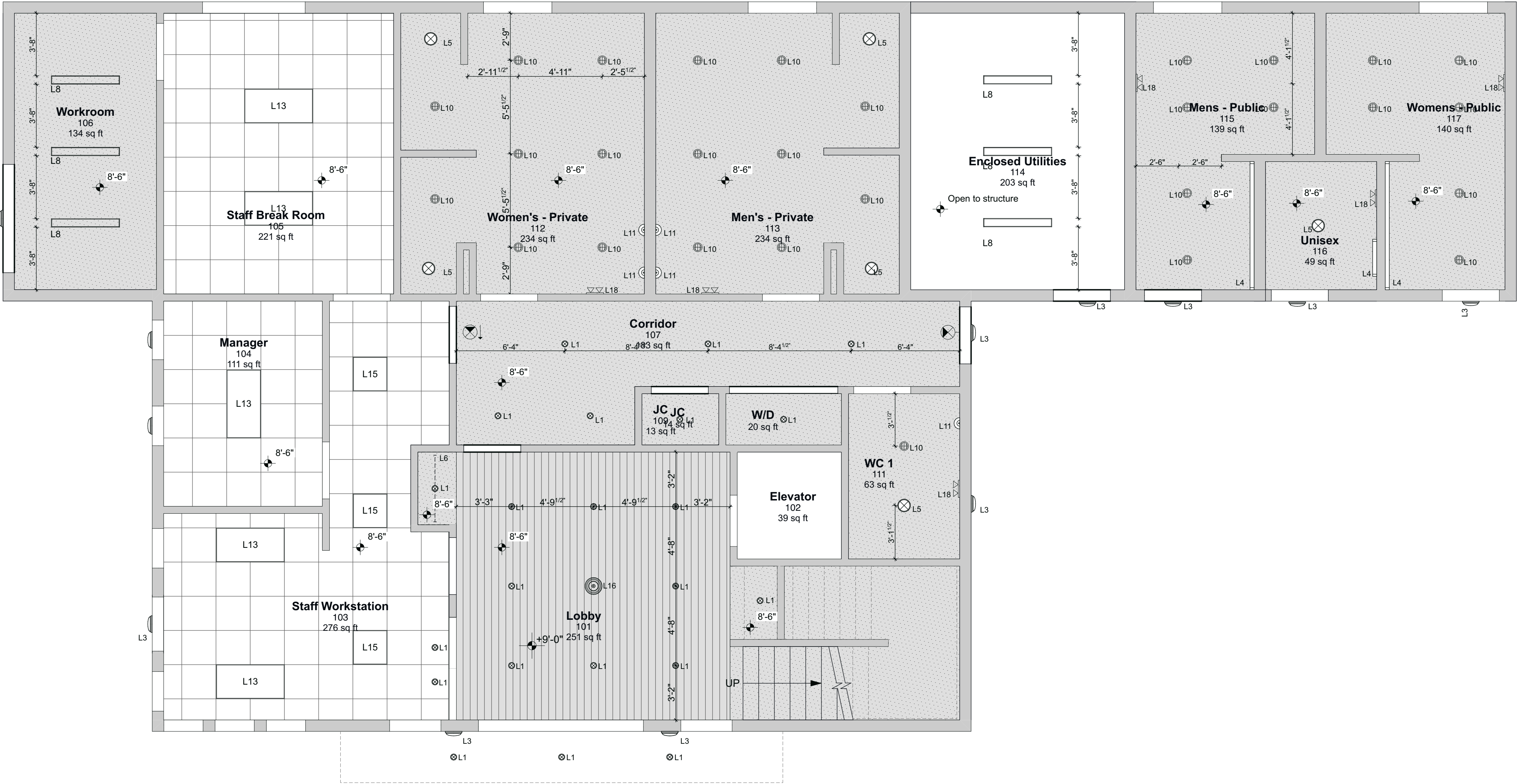
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Roof Plan

New Marina Building

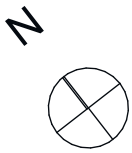
Sister Bay Marina

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4
A104

First Floor Reflected Ceiling Plan
SCALE: 1/4" = 1'-0"



Reflected Ceiling Plan Notes:

1. Lighting to be uniform 3000 to 3500 K depending upon availability per fixture.

Ceiling Key

- Open**
ceiling open to above
- GBC-01**
Gypsum Board Ceiling 9'-0" a.f.f. u.n.o.
- ACT-01**
Acoustic Ceiling Tiles 9'-0" a.f.f. u.n.o.
- Beadboard**
Lobby Only

Light Fixture Key

L1		Recessed Light	L10		Wide Cage Flush Mount Ceiling Fixture
L2		Pendant	L11		Wall Mounted Vanity Light
L3		Wall Mounted Light	L12		Horizontal Wall Mounted Vanity Light (Not in use)
L4		Wall Mounted Vanity Light	L13		2'x4' Lay-In LED Panel
L5		Exhaust Fan with Light	L14		Horizontal Linear LED Pendant Lamp
L6		Under Cabinet Light	L15		2'x2' Lay-In LED Panel
L7		6" Recessed Downlight Waterproof (Not in use)	L16		Semi-Flush Mount Light
L8		48" LED Utility Surface Mounted Light	L17		Exit Light
L9		Outdoor Flush Mount Fixture	L18		Emergency Light

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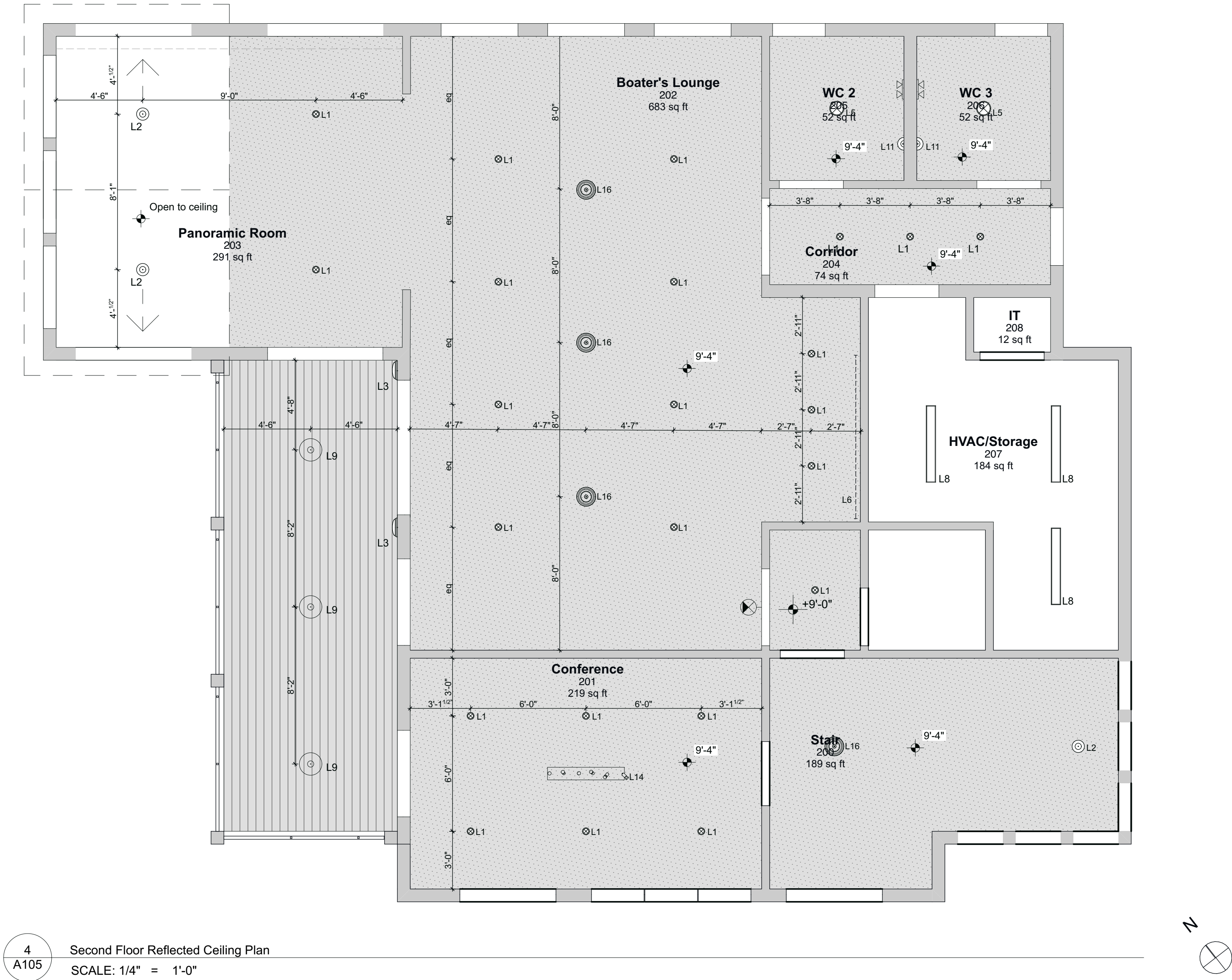
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First Floor Reflected Ceiling Plan

New Marina Building
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A104



4
A105

Second Floor Reflected Ceiling Plan

SCALE: 1/4" = 1'-0"

Reflected Ceiling Plan Notes:

1. Lighting to be uniform 3000 to 3500 K depending upon availability per fixture.

Ceiling Key

Open
ceiling open to above

GBC-01
Gypsum Board Ceiling 9'-0" a.f.f. u.n.o.

ACT-01
Acoustic Ceiling Tiles 9'-0" a.f.f. u.n.o.

Tongue in groove wood
Outside Only

Light Fixture Key

L1		Recessed Light	L10		Wide Cage Flush Mount Ceiling Fixture
L2		Pendant	L11		Wall Mounted Vanity Light
L3		Wall Mounted Light	L12		Horizontal Wall Mounted Vanity Light (Not in use)
L4		Wall Mounted Vanity Light	L13		2'x4' Lay-In LED Panel
L5		Exhaust Fan with Light	L14		Horizontal Linear LED Pendant Lamp
L6		Under Cabinet Light	L15		2'x2' Lay-In LED Panel
L7		6" Recessed Downlight Waterproof (Not in use)	L16		Semi-Flush Mount Light
L8		48" LED Utility Surface Mounted Light	L17		Exit Light
L9		Outdoor Flush Mount Fixture	L18		Emergency Light

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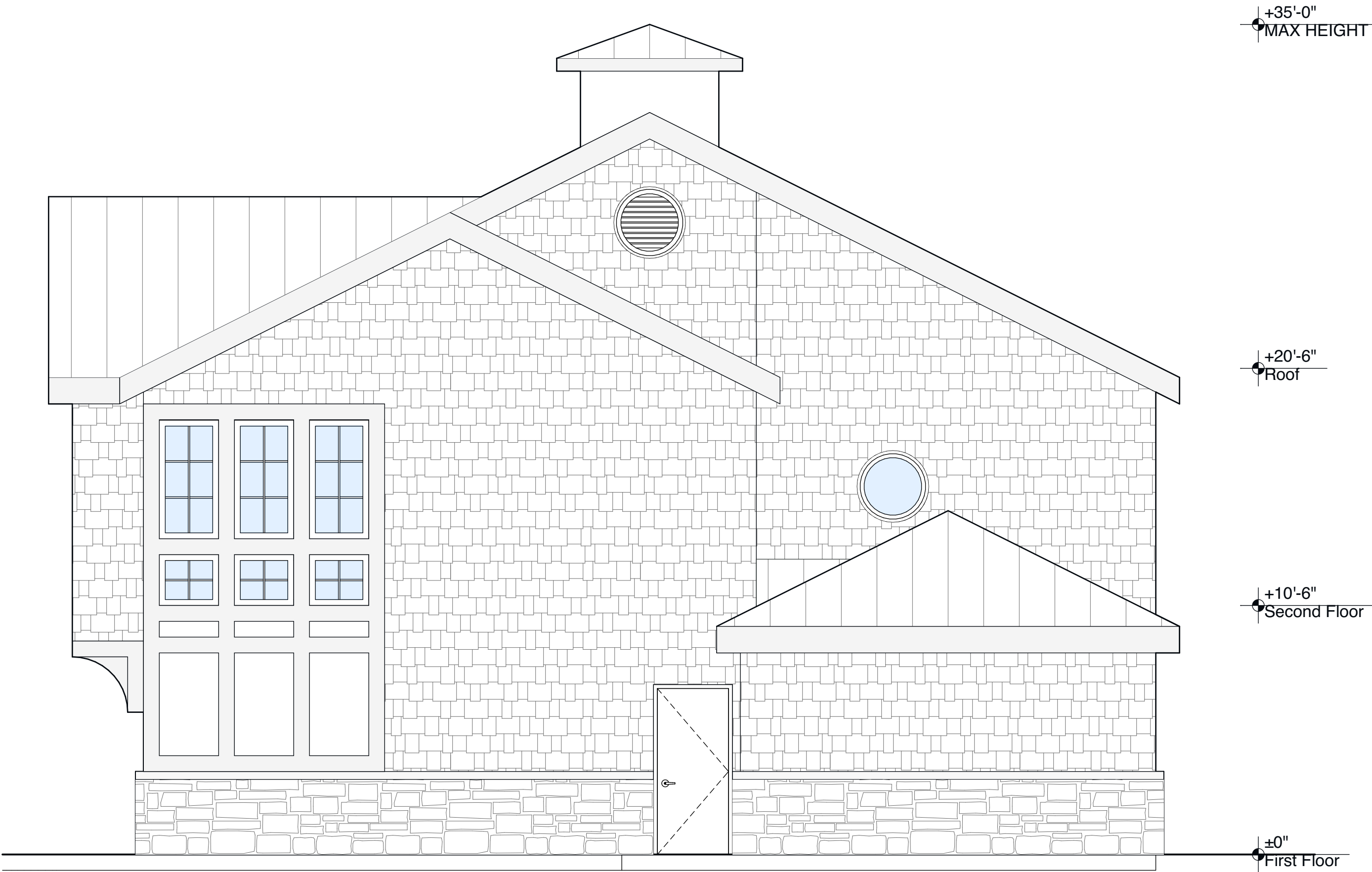
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Second Floor Reflected Ceiling Plan

New Marina Building
Sister Bay Marina
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1 South Elevation
SCALE: 1/4" = 1'-0"



2 East Elevation
SCALE: 1/4" = 1'-0"

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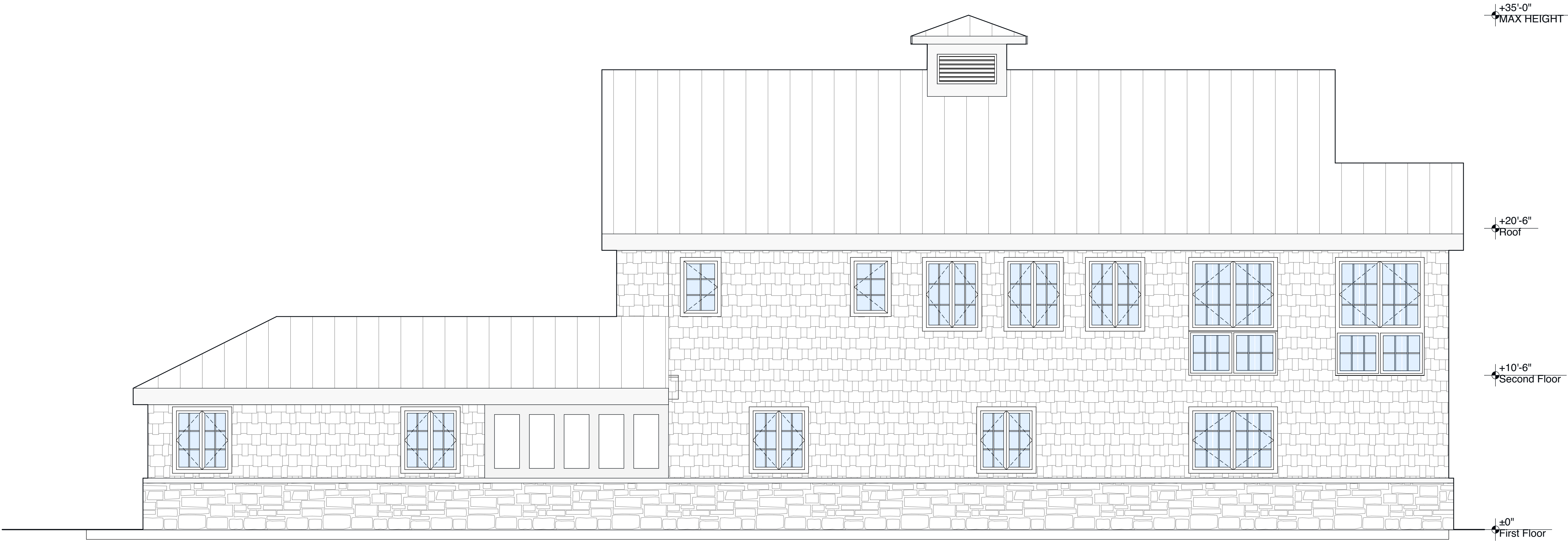
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Building Elevations

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3 North Elevation
SCALE: 1/4" = 1'-0"



4 West Elevation
SCALE: 1/4" = 1'-0"

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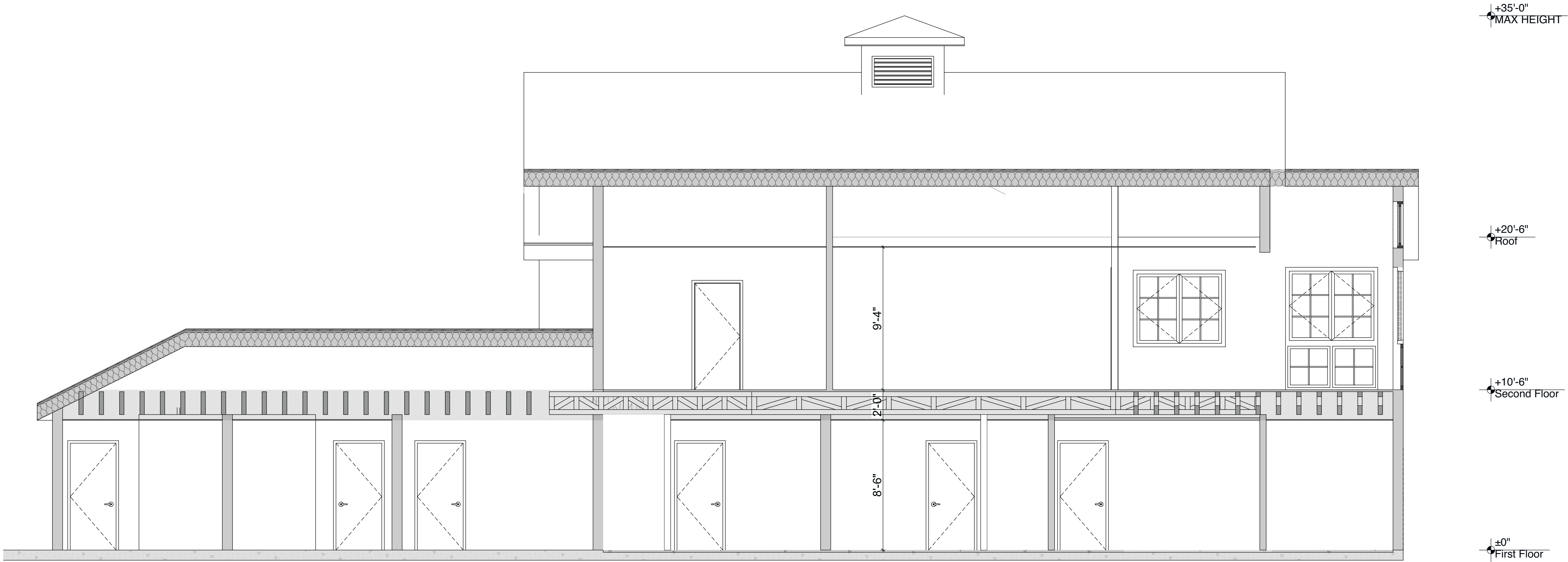
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Building Elevations

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1 East West Section
SCALE: 1/4" = 1'-0"



2 North South Section
SCALE: 1/4" = 1'-0"

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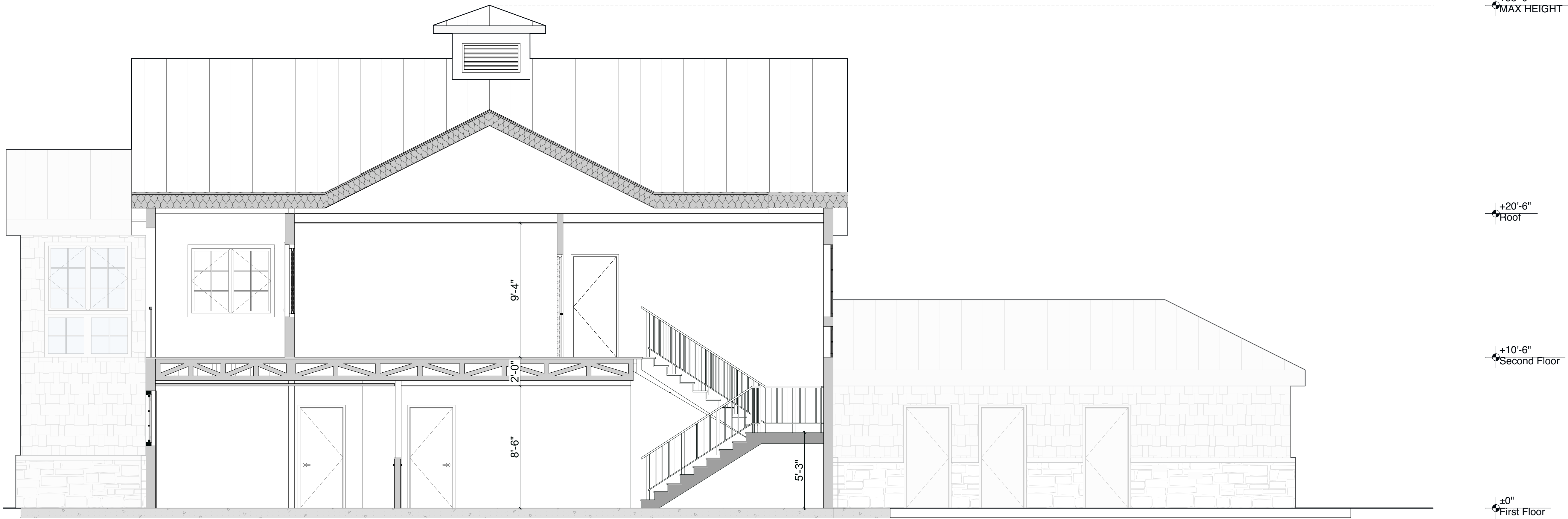
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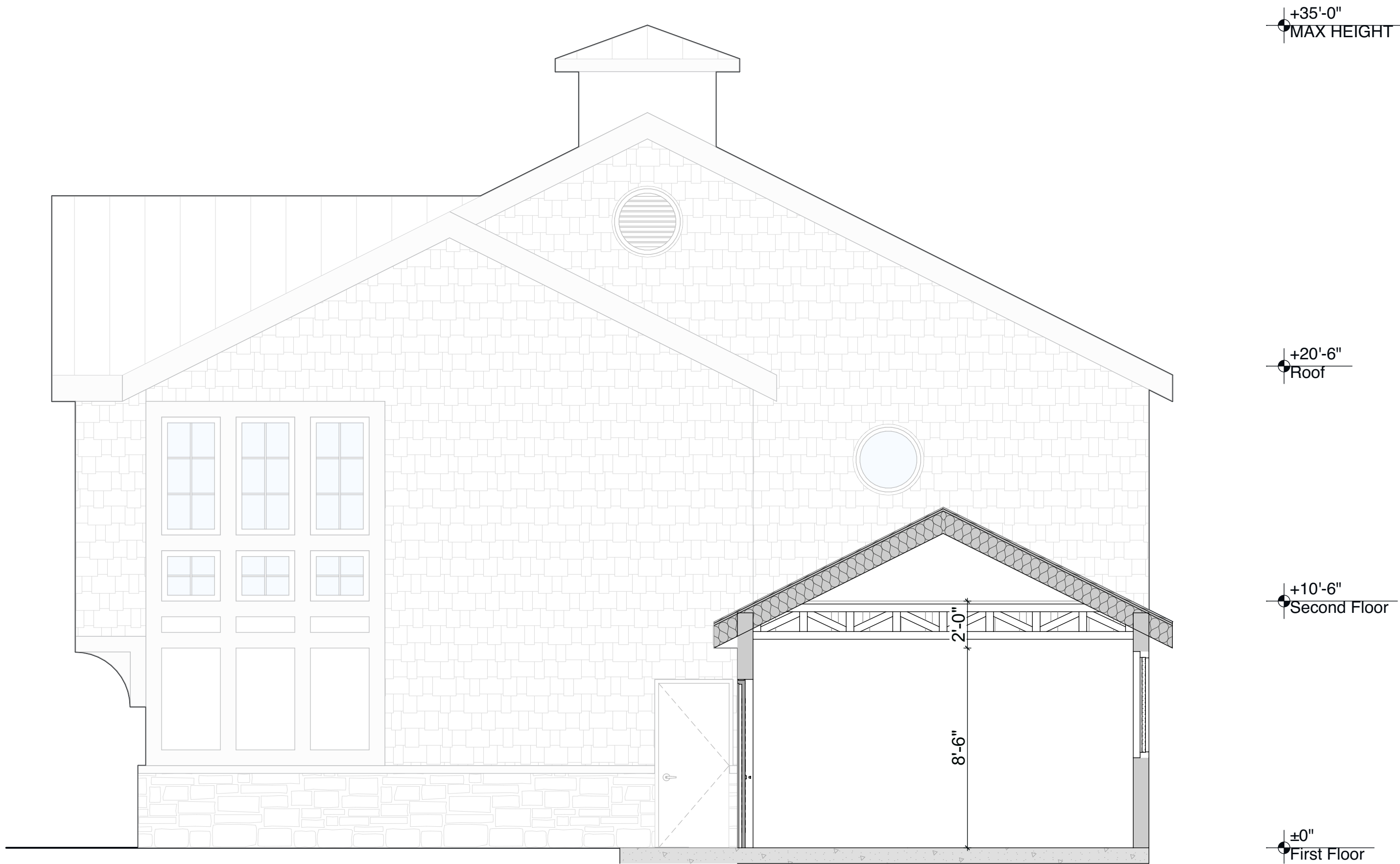
Building Sections

New Marina Building
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A203



3 Stair Section
SCALE: 1/4" = 1'-0"



1 Public Bathroom Section
SCALE: 1/4" = 1'-0"

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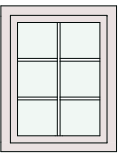
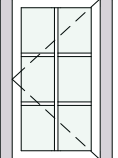
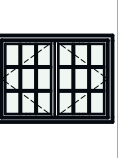
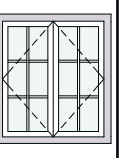
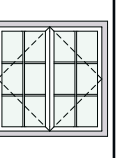
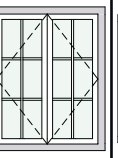
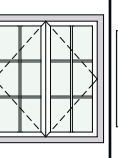
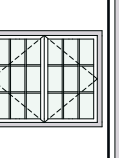
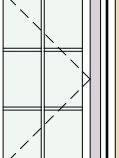
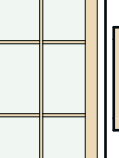
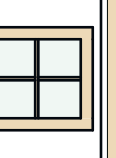
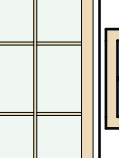
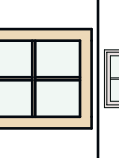
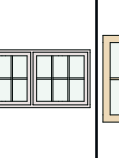
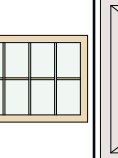
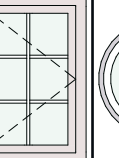
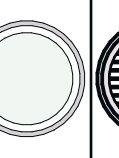
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Building Sections II

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WINDOW TYPES																				
ID		W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19
Size	Width	3'-0"	2'-3 1/2"	6'-0"	4'-0"	5'-0"	4'-0"	4'-6"	6'-0"	2'-8 7/8"	2'-4"	2'-4"	2'-6"	2'-6"	6'-0"	4'-0"	2'-8 7/8"	3'-0"	3'-0"	4'-0"
	Height	3'-9 3/4"	3'-9 3/4"	4'-6"	4'-6"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	2'-1 3/4"	5'-0"	2'-1 3/4"	3'-0"	3'-0"	4'-0"	3'-0"	3'-0"	2'-0"
View from Opening Side																				
QTY		2	7	1	4	2	6	2	4	3	3	3	3	3	3	3	2	1	4	2
Construction Material																				
Operation																				
Glazing (see schedule)																				
Glass Area (sf)																				
Vent Area (sf)																				
Manufacturer																				
Model																				
delete this line & below																				
Areas from mfg data or																				

DOOR SCHEDULE											
ID	From Zone	To Zone	Dimensions			Door Type	Frame Type	Fire Rating	HW Set	K	Notes
			Width	Height	Thickness						
D01	Lobby	<Undefined>	9'-7 3/4"	8'-2 3/8"	1 5/8"				1		
D03	<Undefined>	Enclosed Utilities	3'-0"	7'-0"	1 3/4"				1		
D04	<Undefined>	Mens - Public	3'-0"	7'-0"	1 3/4"				1		
D05	<Undefined>	Unisex	3'-0"	7'-0"	1 3/4"				1		
D06	<Undefined>	Womens - Public	3'-0"	7'-0"	1 3/4"				1		
D07	Workroom	<Undefined>	6'-0"	6'-8"	1 3/4"				1		
D08	Staff Workstation	<Undefined>	3'-2"	8' 5/8"	1 5/8"						
D09	Lobby	Staff Workstation	3'-0"	7'-0"	1 3/4"				1		
D09a	Boater's Lounge	<Undefined>	3'-0"	6'-0"	1 5/8"			---	1		
D09a	Boater's Lounge	Boater's Lounge	4'-0"	7'-0"	1 5/8"			---	1		
D09a	Boater's Lounge	Corridor	4'-0"	7'-0"	1 5/8"			---	1		
D09a	Lobby	Elevator	3'-0"	6'-0"	1 5/8"			---	1		
D09a	Staff Break Room	Workroom	3'-0"	7'-0"	1 3/4"				1		
D10	Lobby	Corridor	3'-0"	7'-0"	1 3/4"				1		
D11	Staff Workstation	Manager	3'-0"	7'-0"	1 3/4"				1		
D12	Staff Break Room	Staff Break Room	3'-0"	7'-0"	1 3/4"				1		
D13	Corridor	Staff Workstation	3'-0"	7'-0"	1 3/4"				1		
D14	Women's - Private	Women's - Private	3'-0"	7'-0"	1 3/4"				1		
D15	Men's - Private	Men's - Private	3'-0"	7'-0"	1 3/4"				1		
D17	JC	Corridor	3'-0"	7'-0"	1 3/4"				1		
D18	W/D	Corridor	6'-0"	6'-8"	1 3/4"				1		
D19	Corridor	<Undefined>	3'-0"	7'-0"	1 3/4"				1		
D20	Corridor	<Undefined>	3'-0"	7'-0"	1 3/4"				1		
D21	<Undefined>	Conference	3'-0"	7'-0"	1 3/4"				1		
D22	Boater's Lounge	<Undefined>	3'-0"	7'-0"	1 3/4"				1		
D23	<Undefined>	<Undefined>	7'-0"	7'-10 1/2"	1 5/8"				1		
D24	Corridor	WC 2	3'-0"	7'-0"	1 3/4"				1		
D25	Corridor	WC 3	3'-0"	7'-0"	1 3/4"				1		
D26	Corridor	HVAC/Storage	3'-0"	7'-0"	1 3/4"				1		
D27	<Undefined>	<Undefined>	6'-0"	8'-0"	1 5/8"				1		
D27	IT	<Undefined>	3'-0"	7'-0"	1 3/4"				1		

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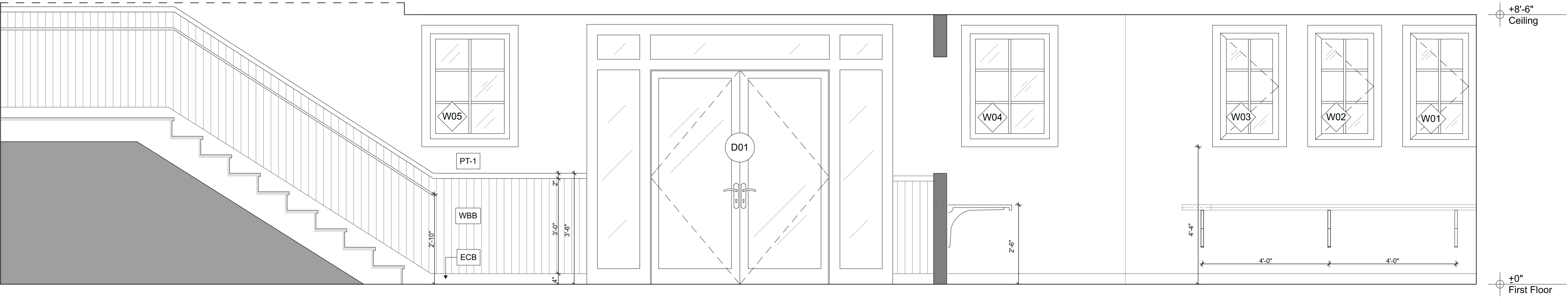
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Date	Issued For	RevID
Work in Progress	Issue for Review	01 - WIP

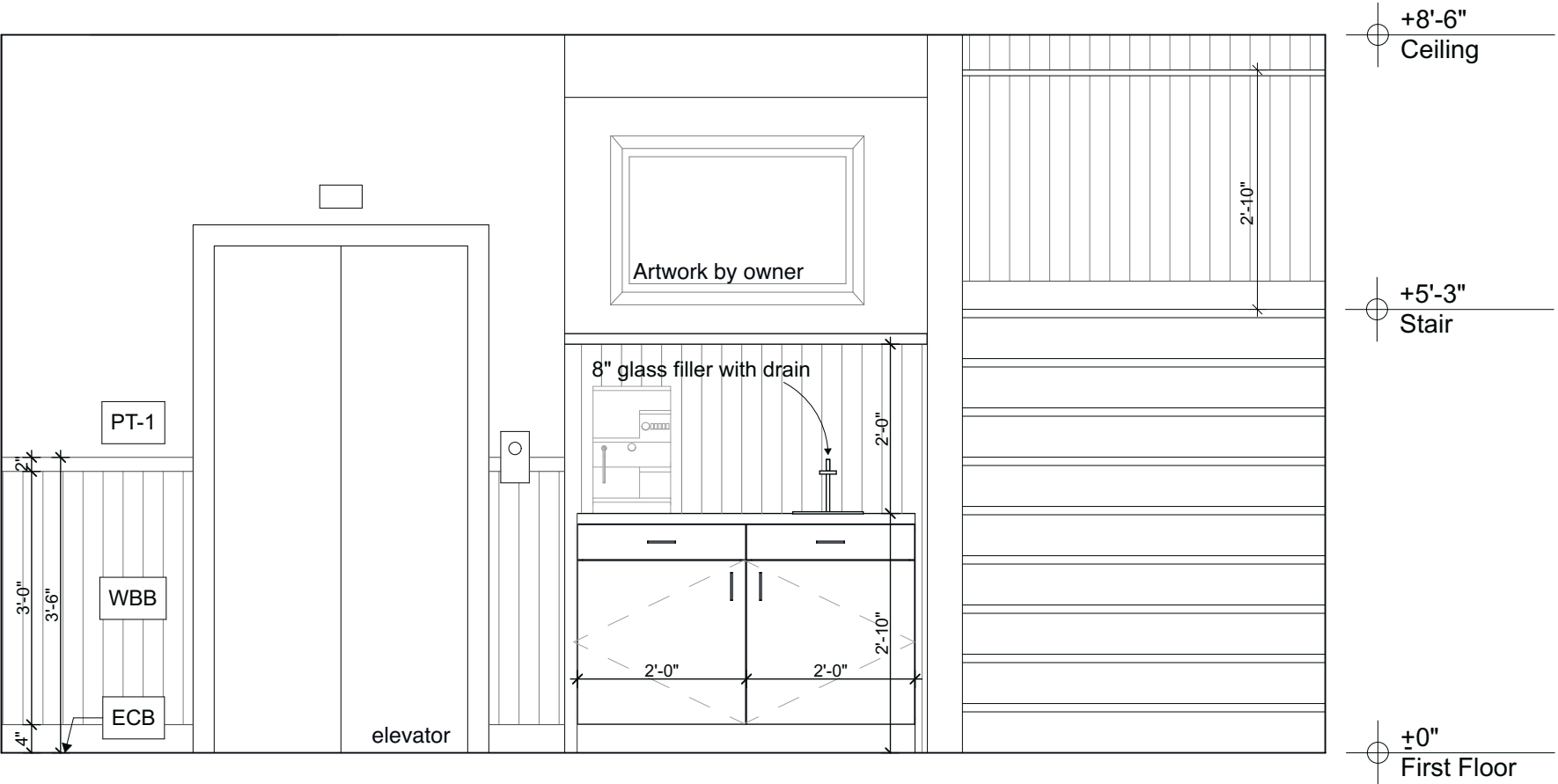
Window Schedule

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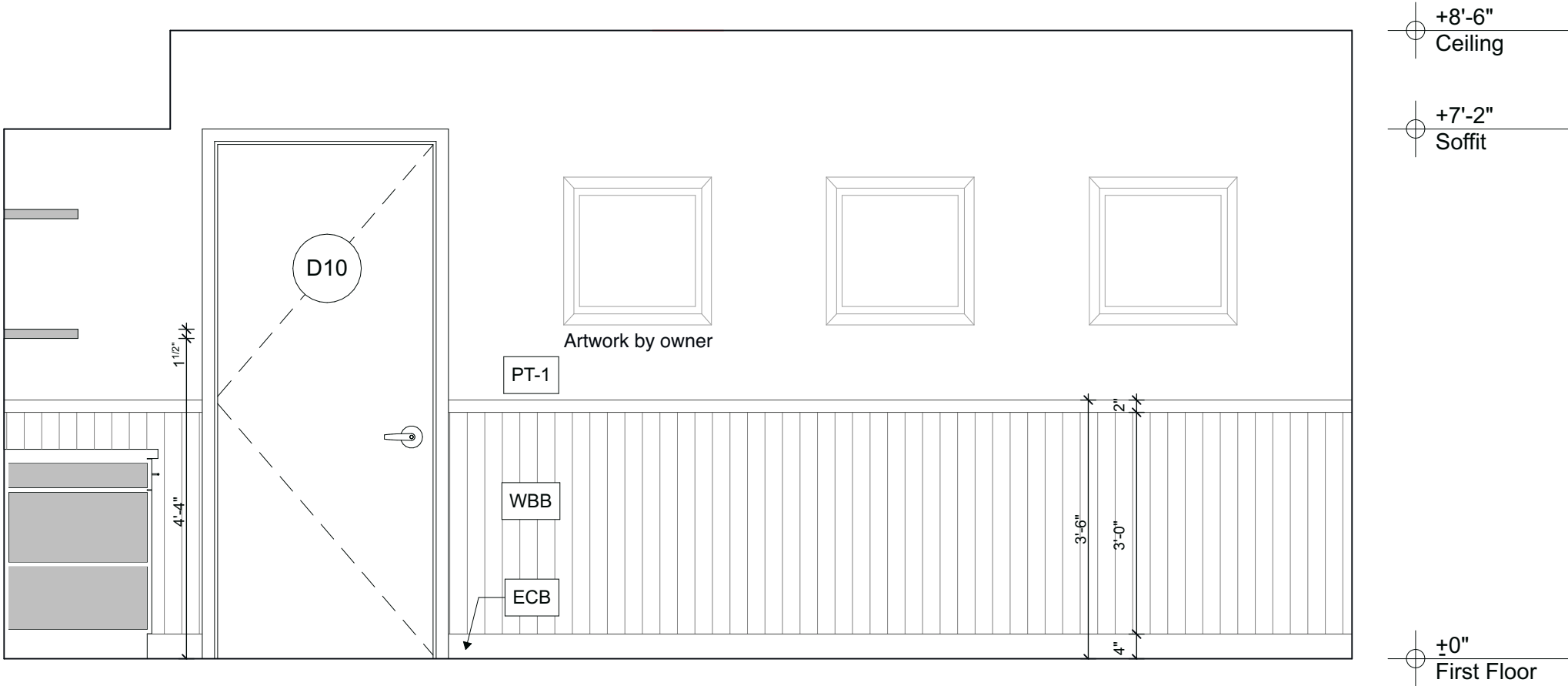
LOBBY



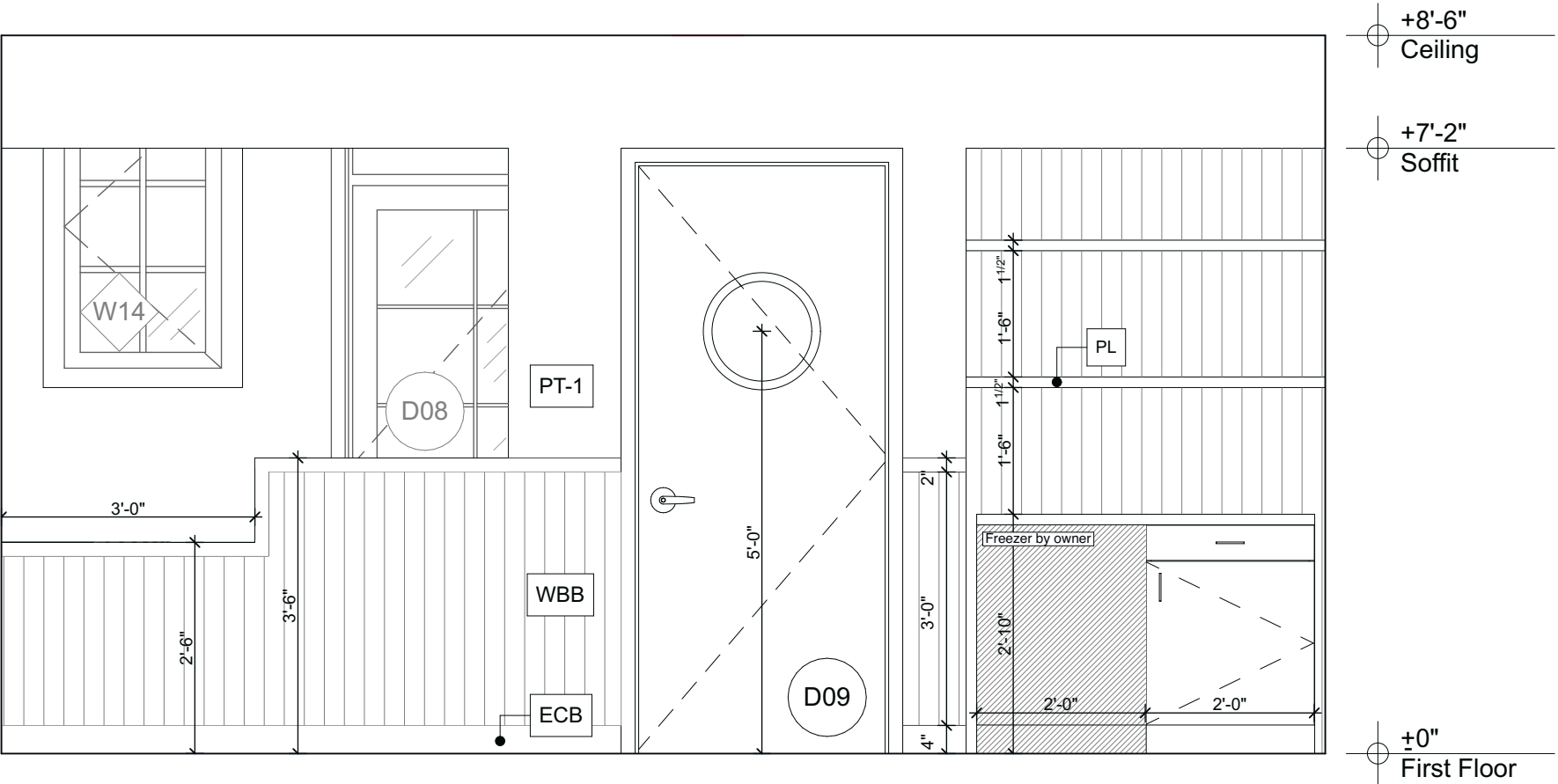
1
A601 Lobby - South
SCALE: 1/2" = 1'-0"



2
A601 Lobby - East
SCALE: 1/2" = 1'-0"



3
A601 Lobby - North
SCALE: 1/2" = 1'-0"



4
A601 Lobby - West
SCALE: 1/2" = 1'-0"

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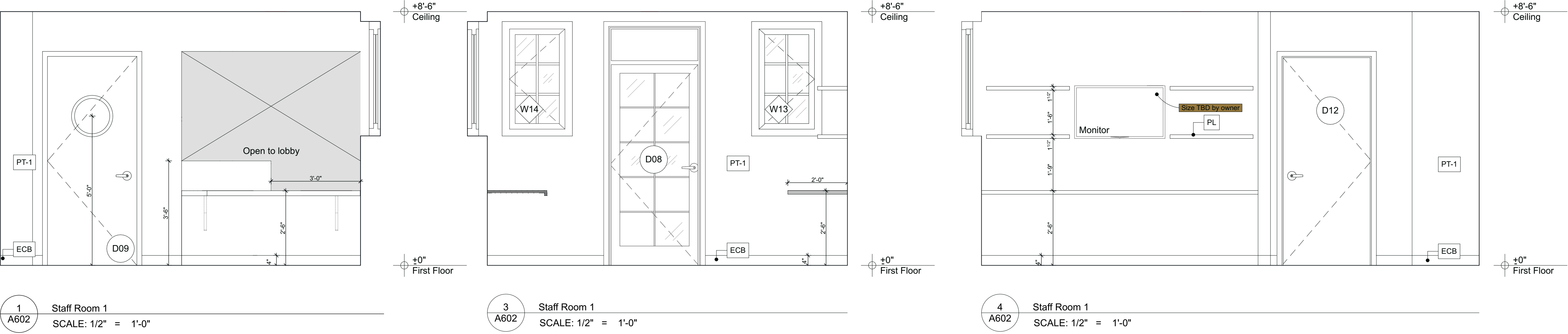
Date	Issued For	RevID

Interior Elevations

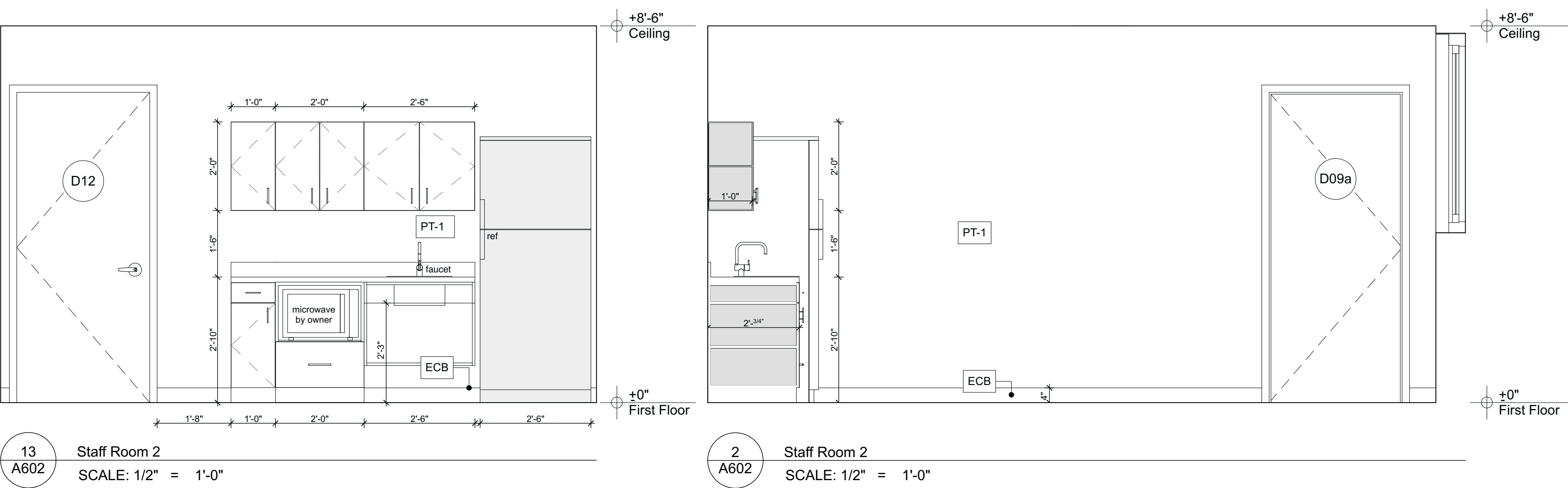
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A601

STAFF ROOM 1



STAFF ROOM 2



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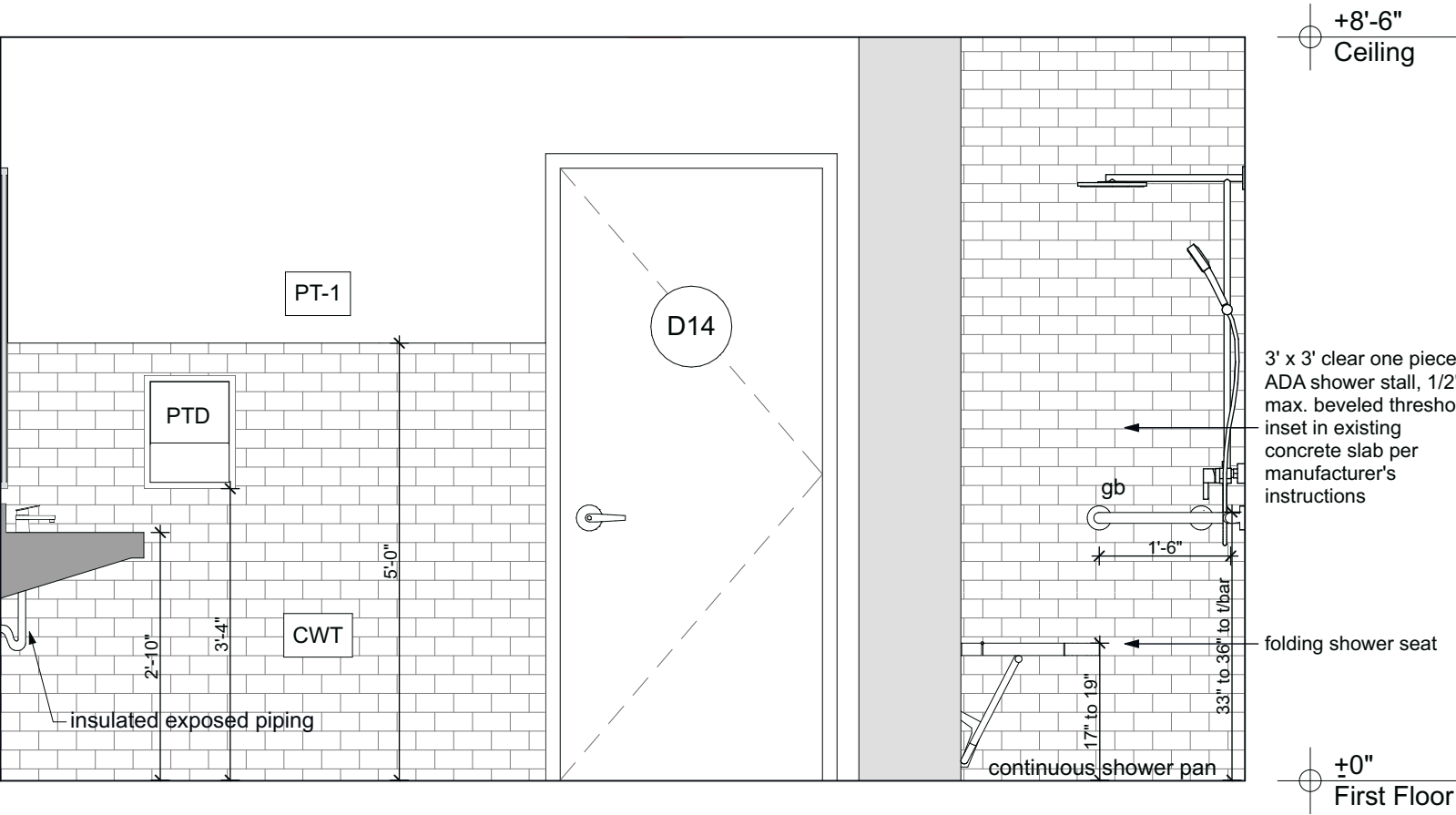
Date	Issued For	RevID

Interior Elevations

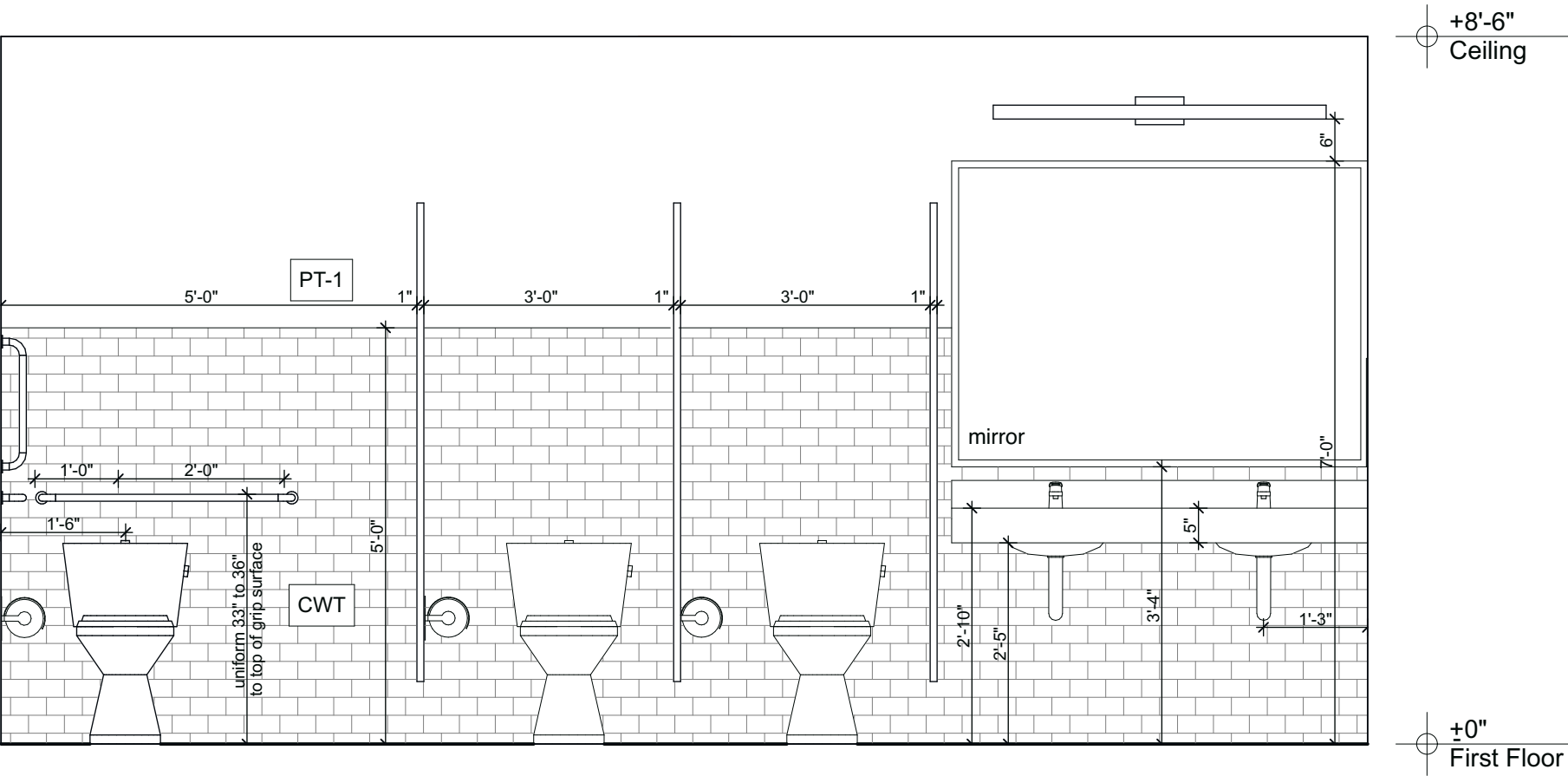
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A602

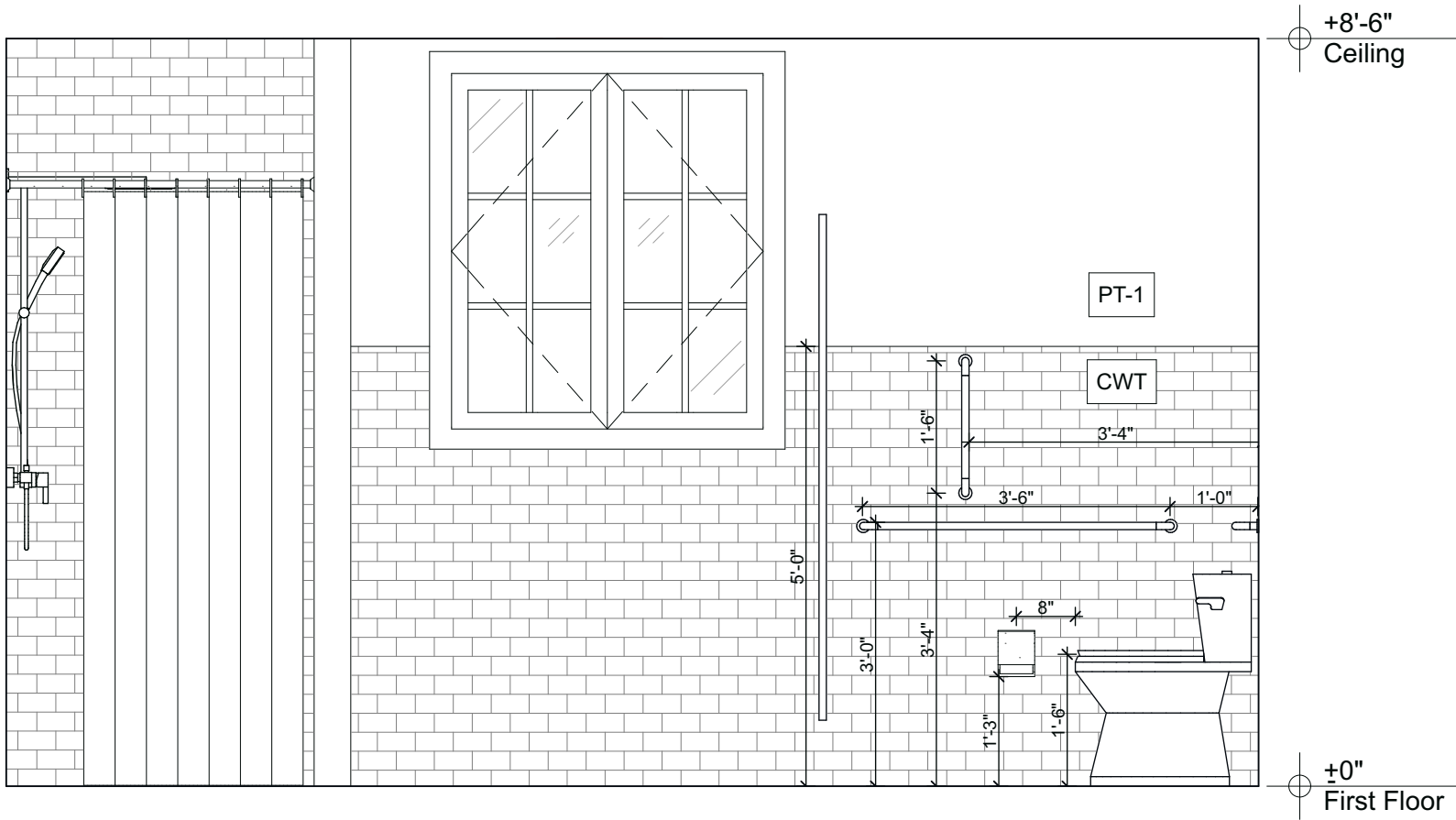
WOMEN'S BATHROOM



1 Women's Bathroom
SCALE: 1/2" = 1'-0"

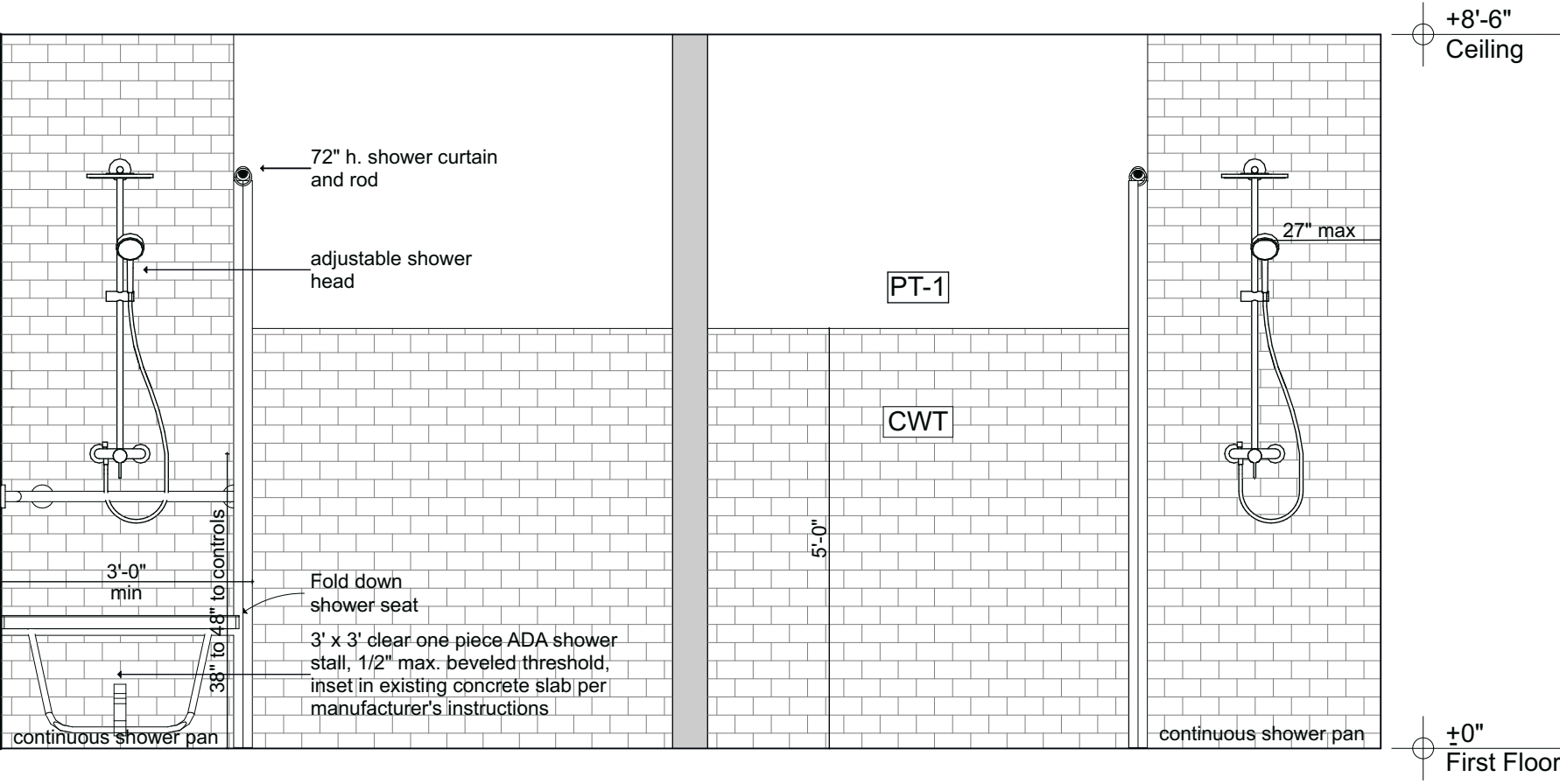


2 Women's Bathroom
SCALE: 1/2" = 1'-0"

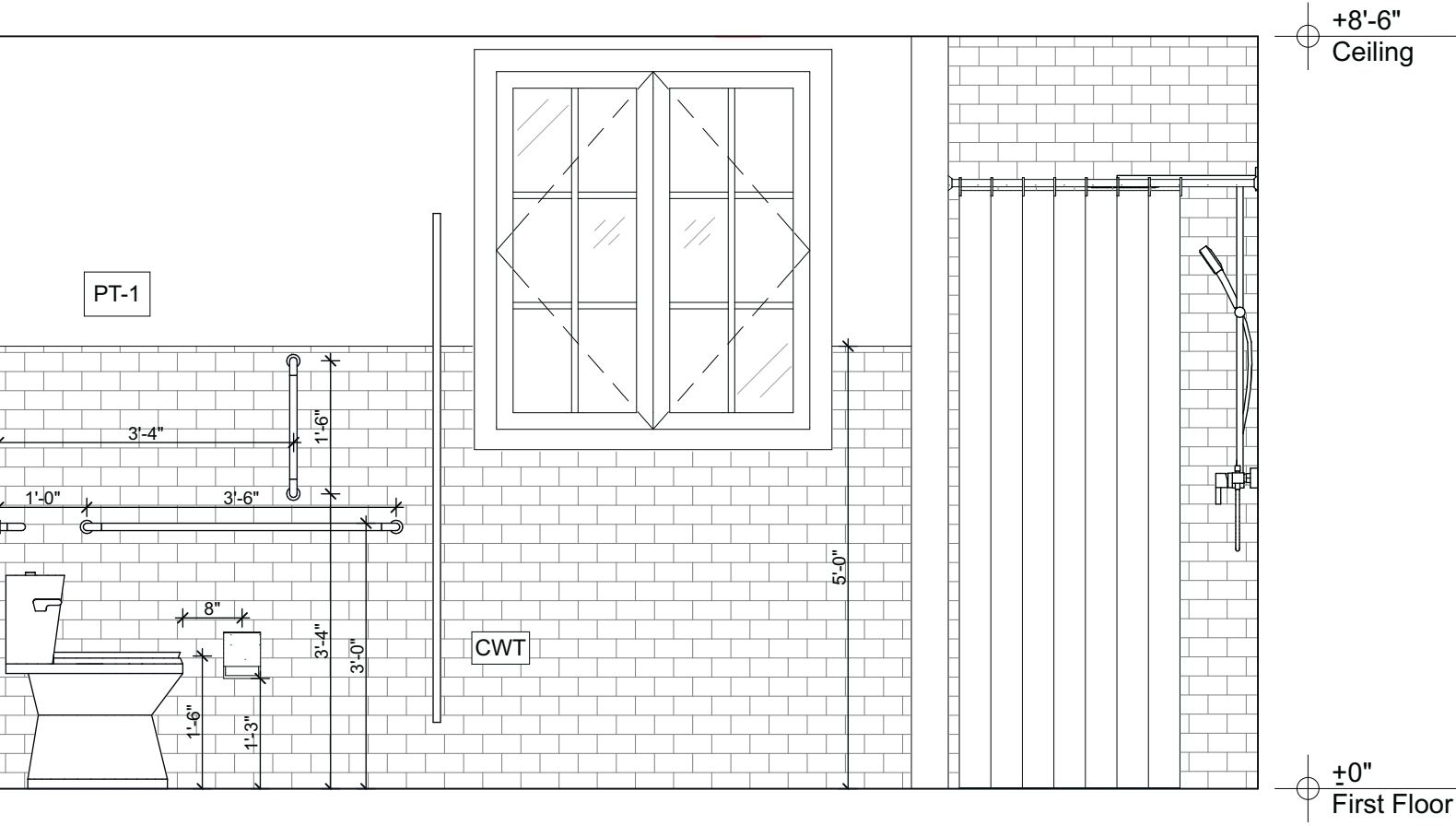


3 Women's Bathroom
SCALE: 1/2" = 1'-0"

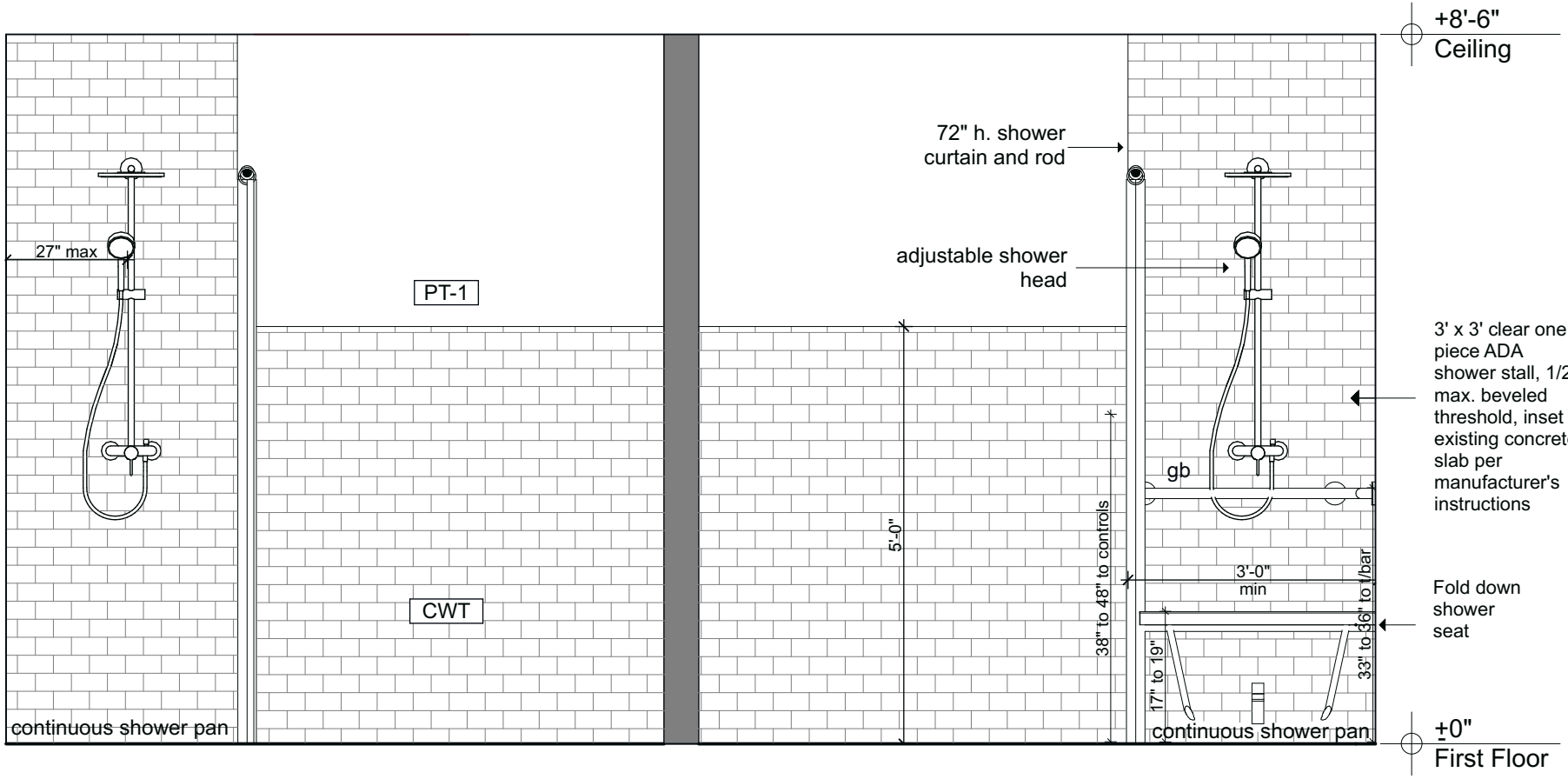
MEN'S BATHROOM



4 Women's Bathroom
SCALE: 1/2" = 1'-0"

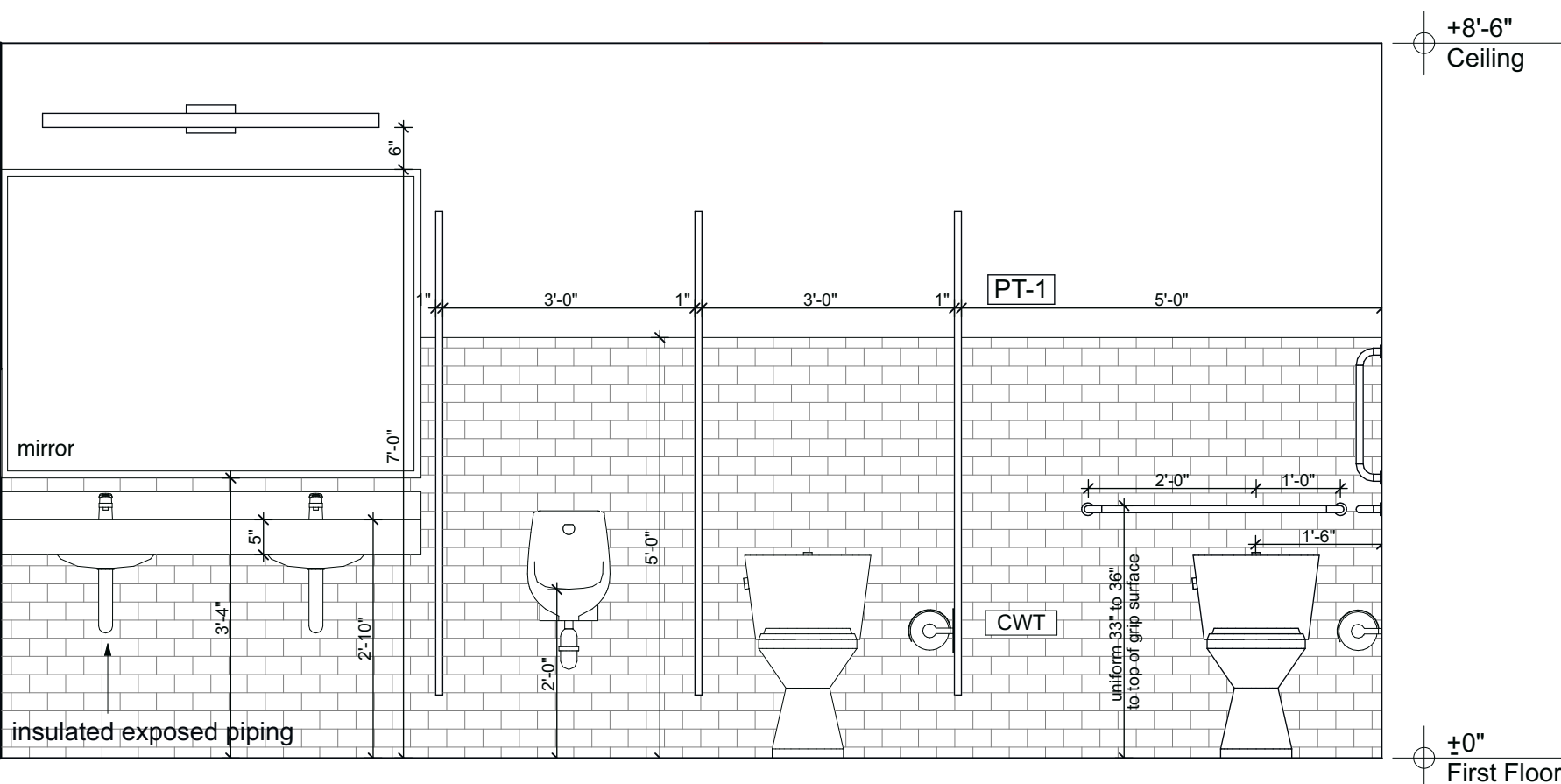


5 Men's Bathroom
SCALE: 1/2" = 1'-0"

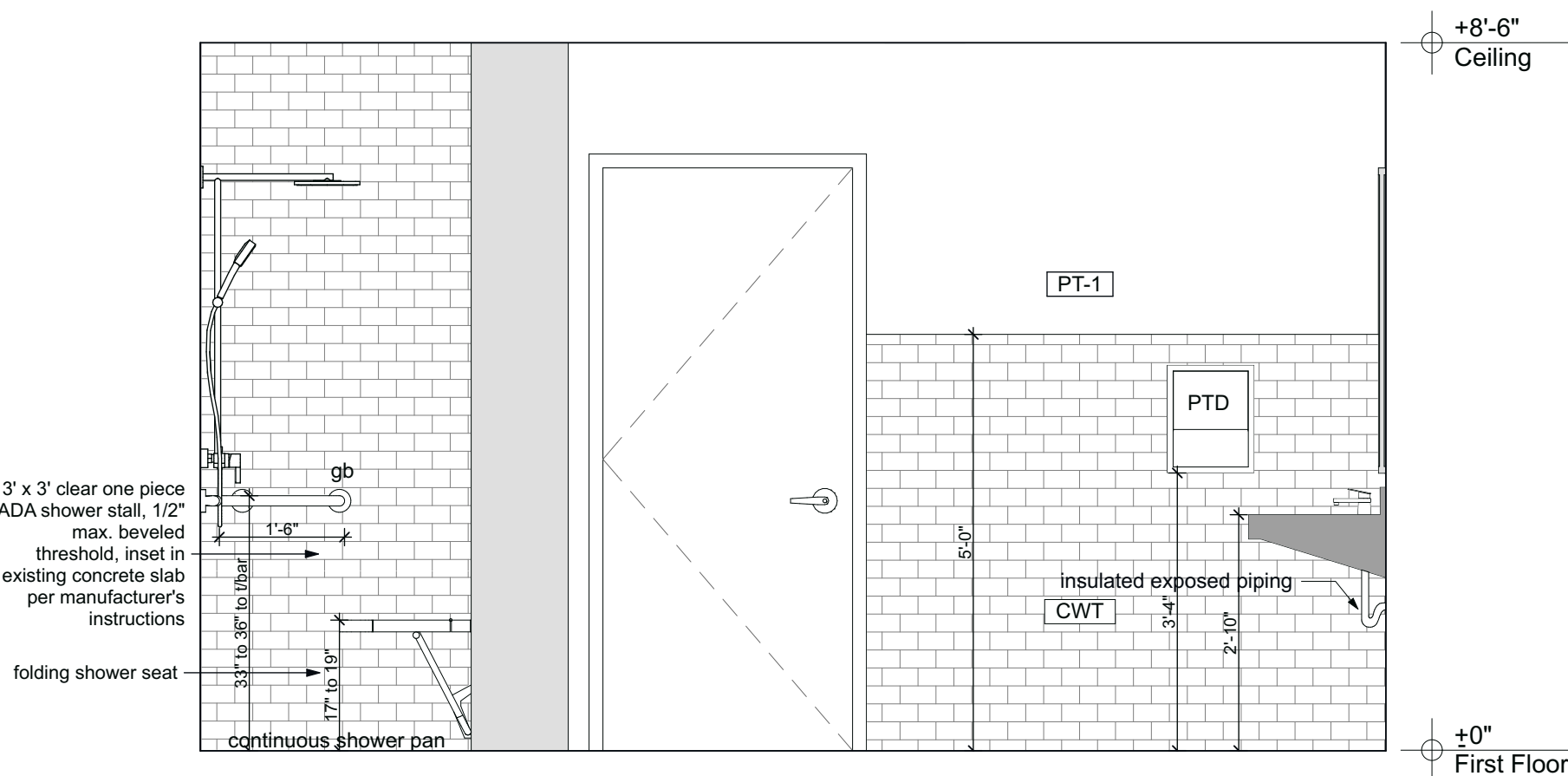


6 Men's Bathroom
SCALE: 1/2" = 1'-0"

MEN'S BATHROOM



7 Men's Bathroom
SCALE: 1/2" = 1'-0"



8 Men's Bathroom
SCALE: 1/2" = 1'-0"

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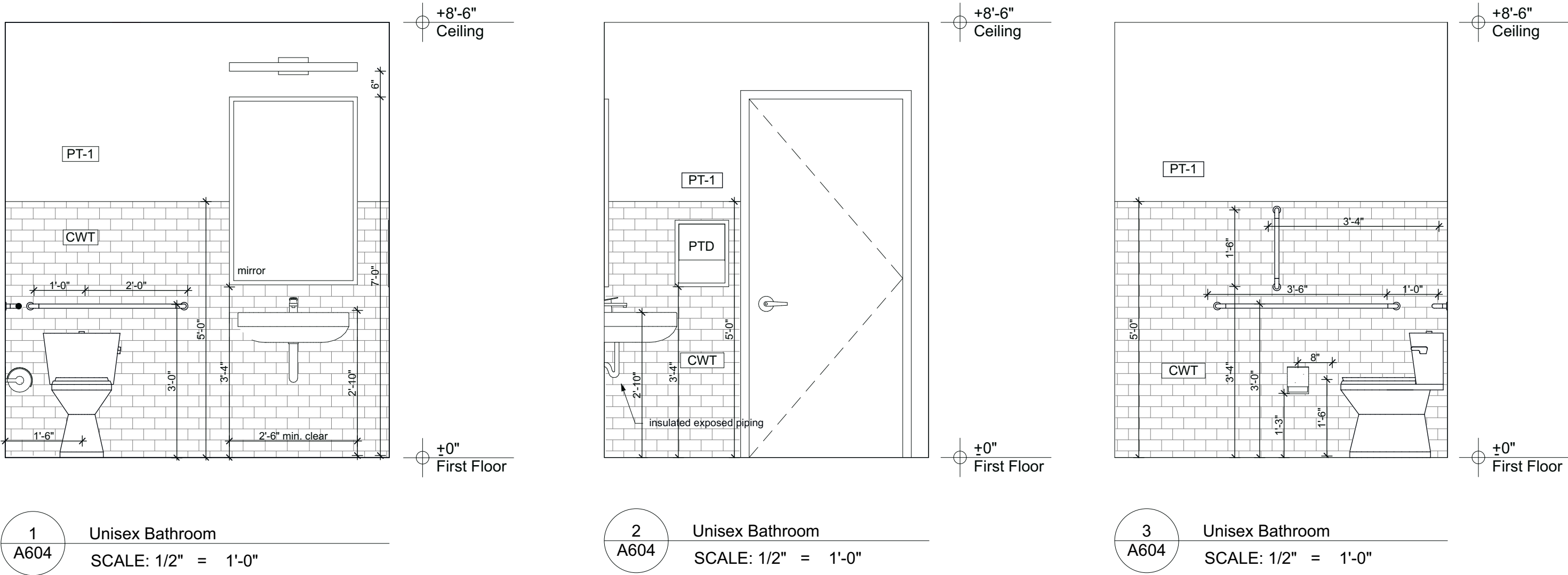
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Interior Elevations

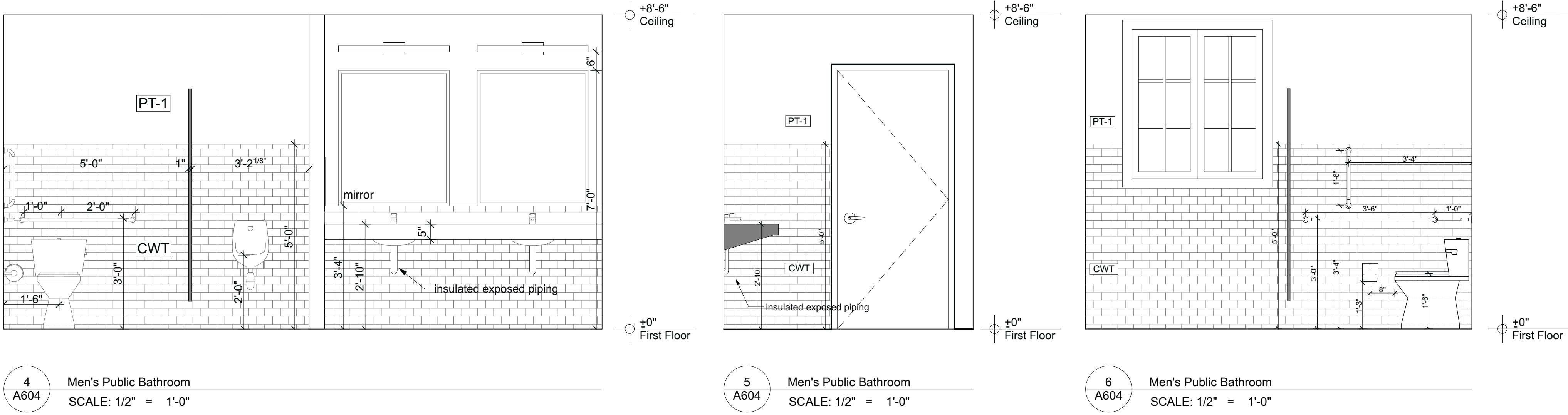
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A603

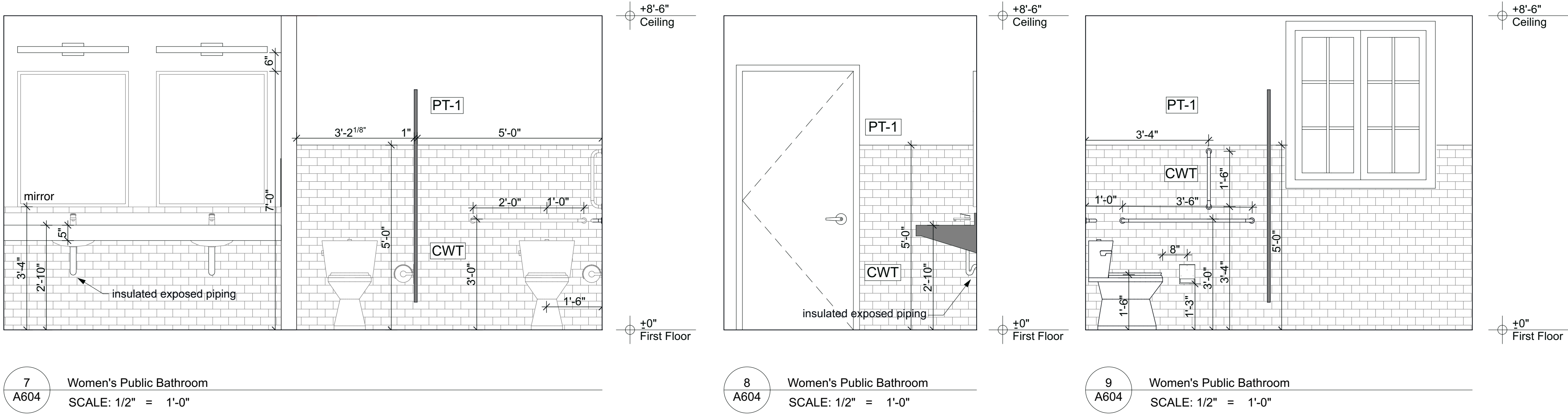
UNISEX BATHROOM



MEN'S PUBLIC BATHROOM



WOMEN'S PUBLIC BATHROOM



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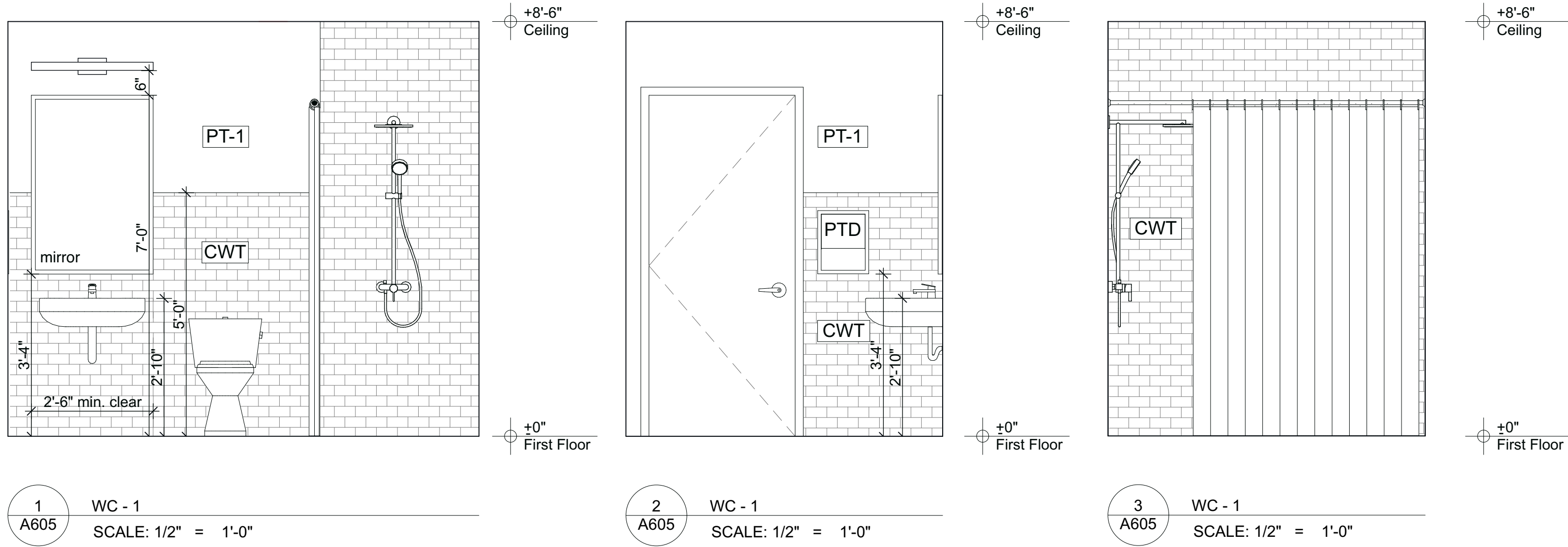
Date	Issued For	RevID

Interior Elevations

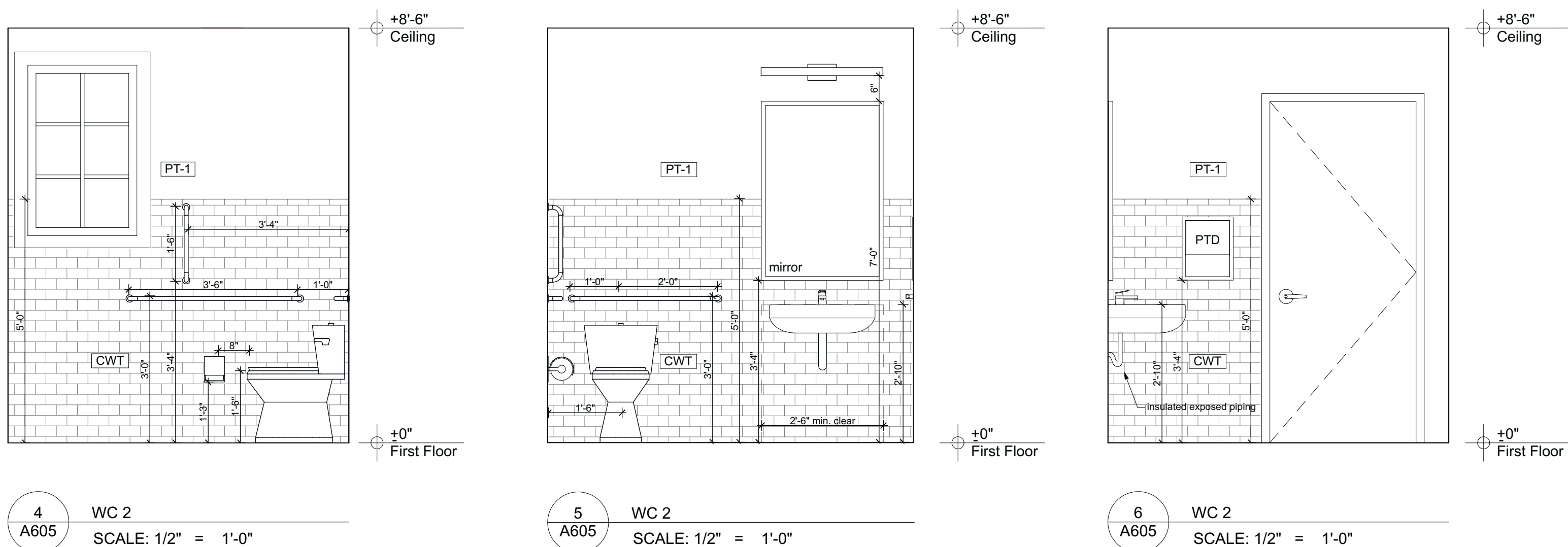
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A604

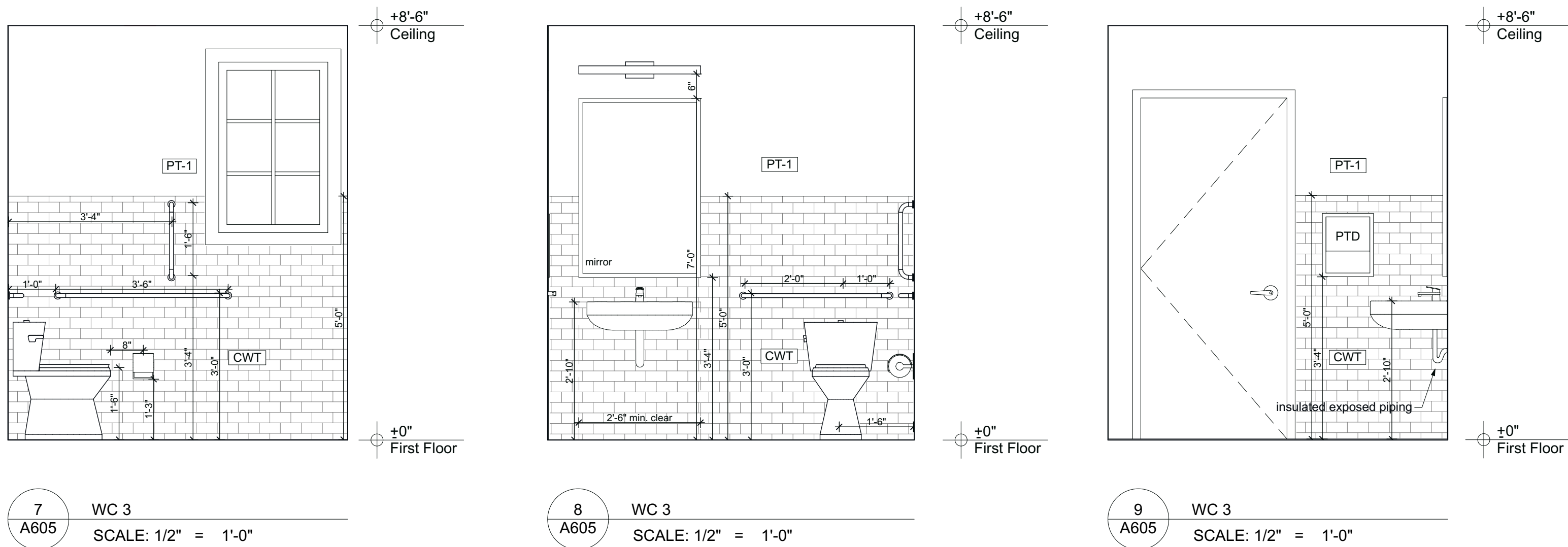
BATHROOM 01



BATHROOM 02



BATHROOM 03



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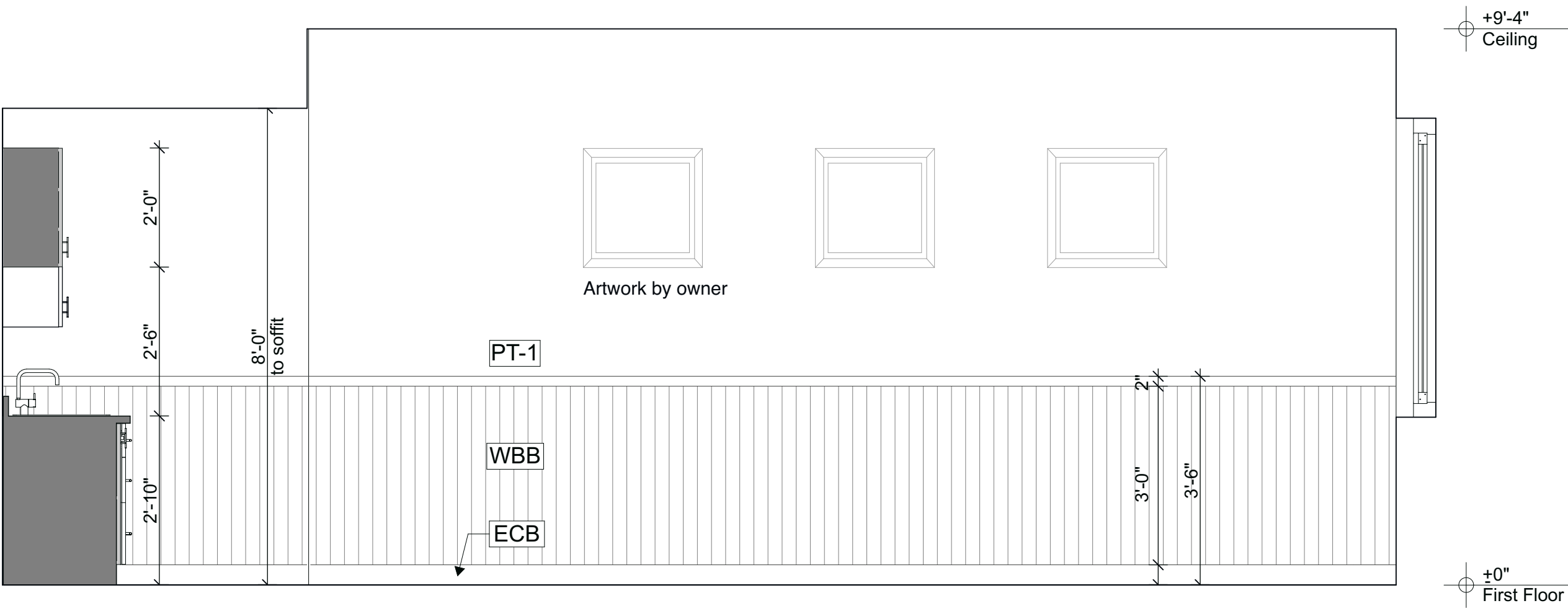
Date	Issued For	RevID

Interior Elevations

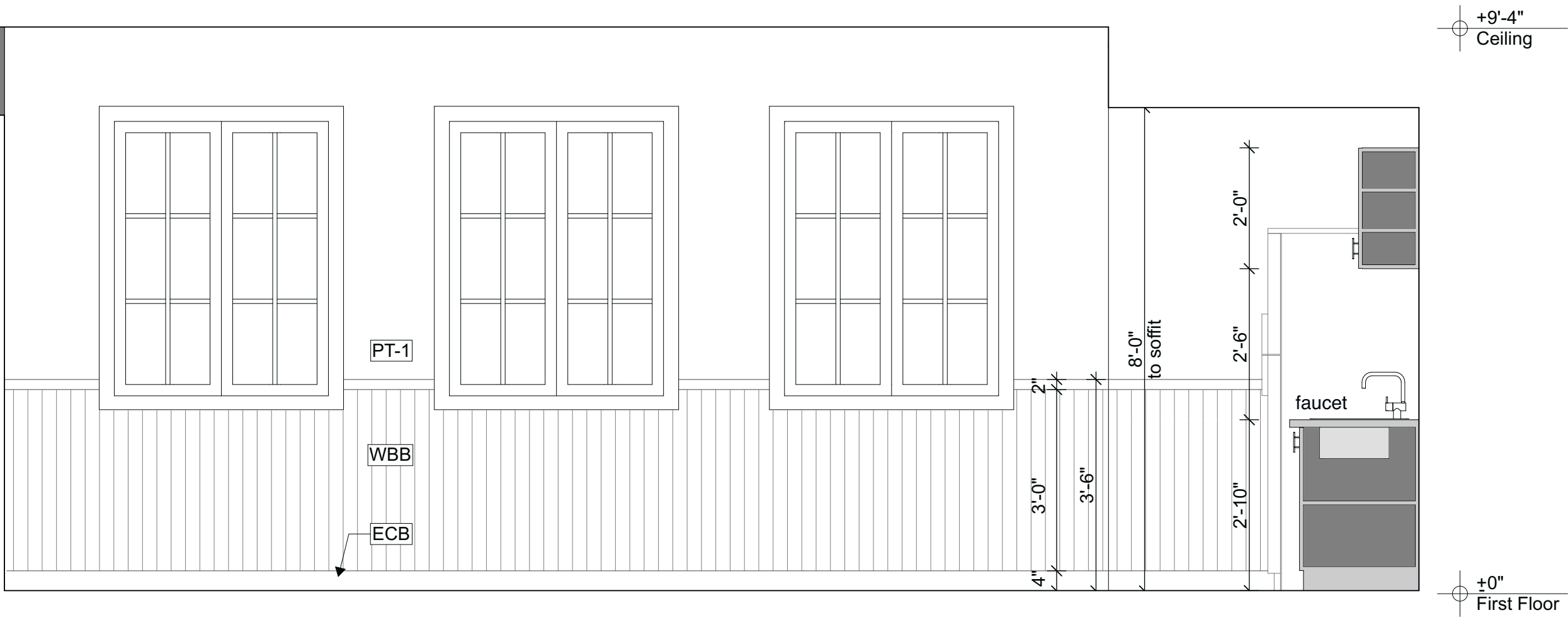
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A605

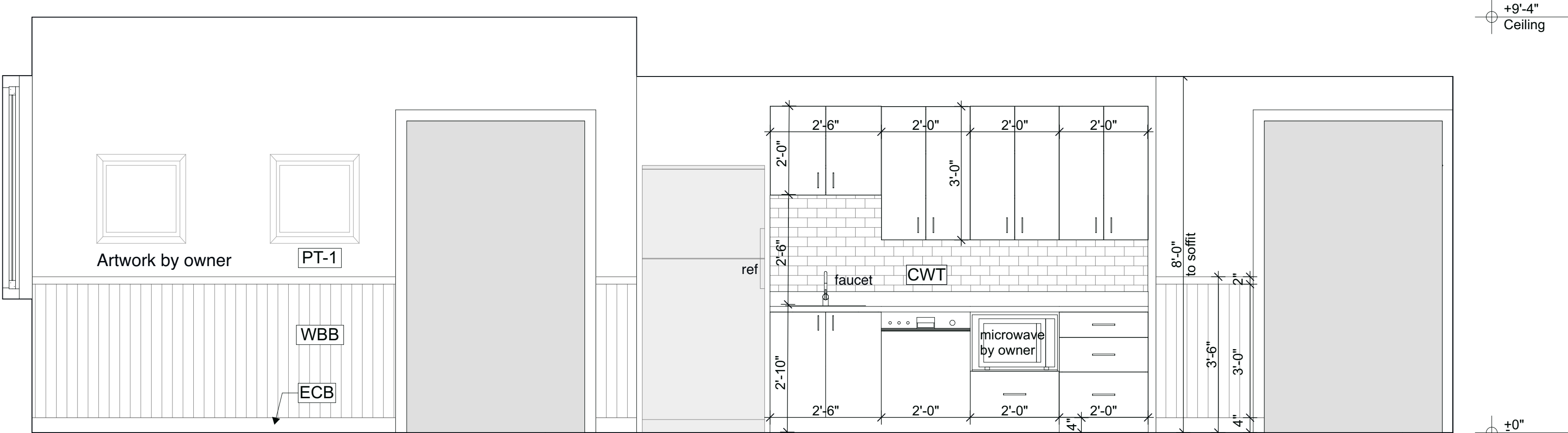
BOATER'S LOUNGE



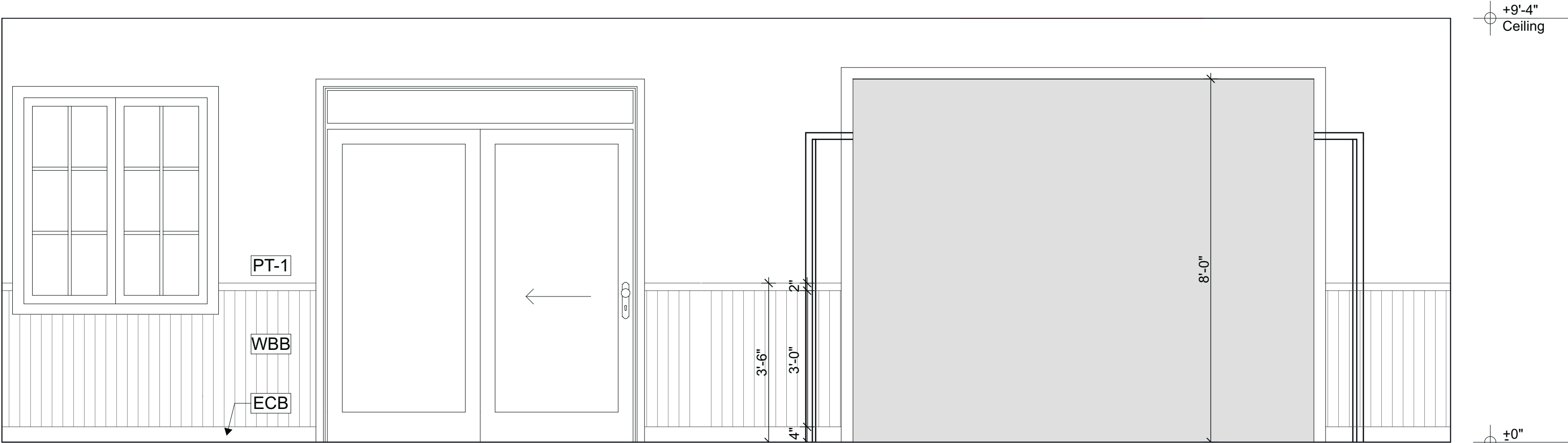
1 Boater's Lounge
A606 SCALE: 1/2" = 1'-0"



3 Boater's Lounge
A606 SCALE: 1/2" = 1'-0"



2 Boater's Lounge
A606 SCALE: 1/2" = 1'-0"



4 Boater's Lounge
A606 SCALE: 1/2" = 1'-0"



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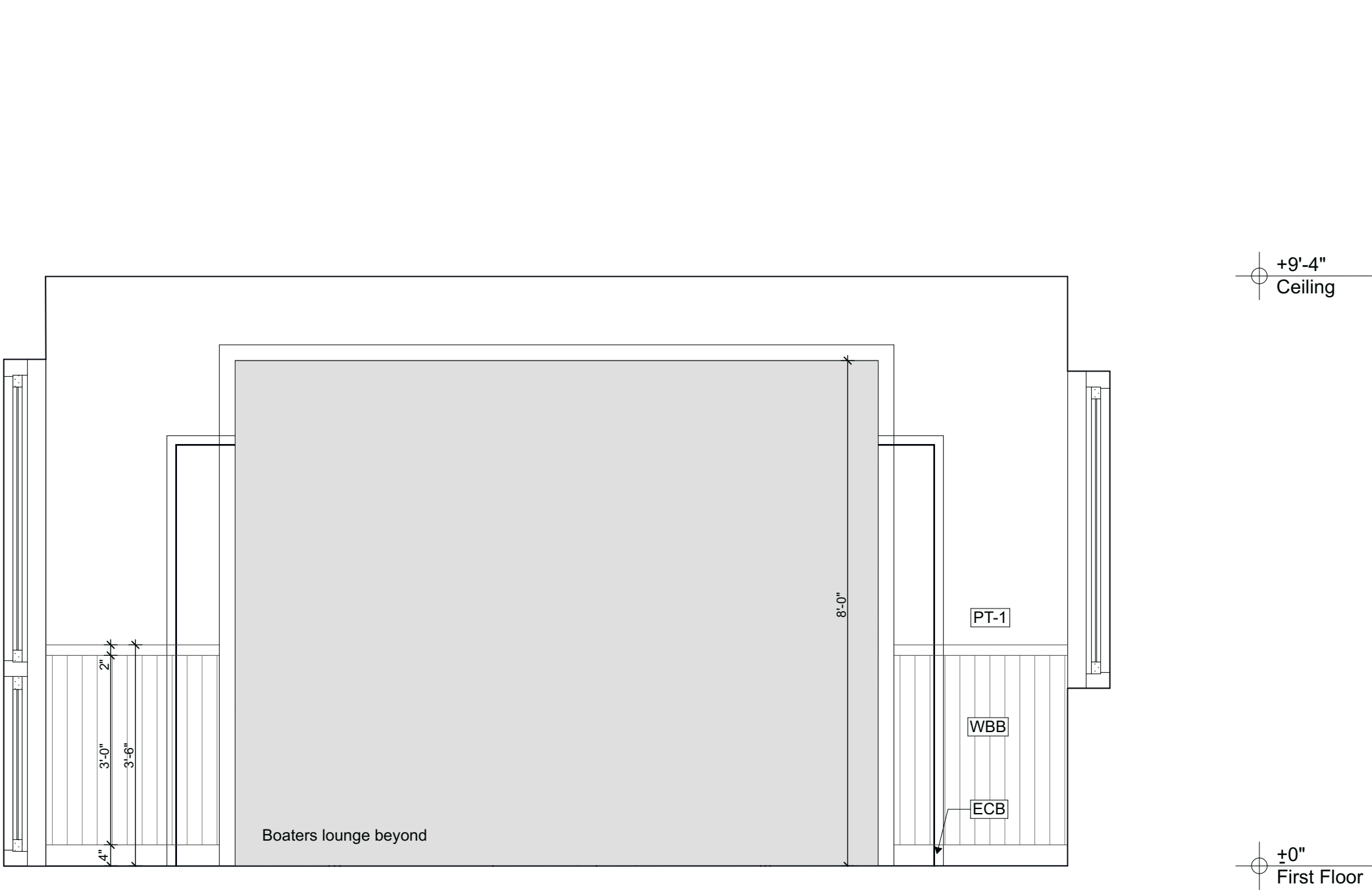
Date	Issued For	RevID

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A606

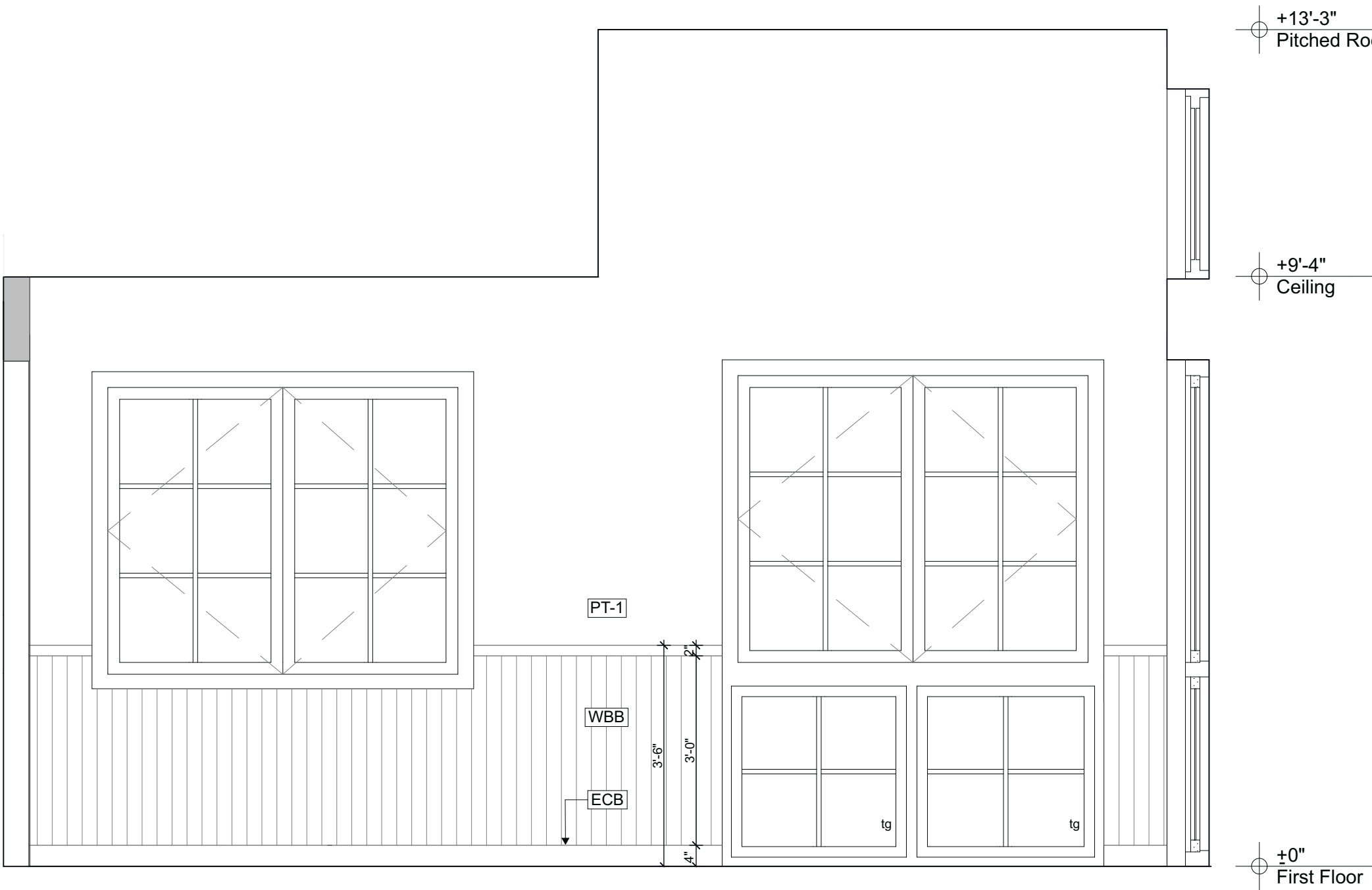
BOATER'S LOUNGE



2
A607 Boater's Lounge
SCALE: 1/2" = 1'-0"



1
A607 Boater's Lounge
SCALE: 1/2" = 1'-0"



3
A607 Boater's Lounge
SCALE: 1/2" = 1'-0"



4
A607 Boater's Lounge
SCALE: 1/2" = 1'-0"

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Interior Elevations

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Lighting Options

Bathroom Vanity Lights

1. **Lightology – Product 1185099 — \$291.20 - \$305.20**

https://www.lightology.com/index.php?module=prod_detail&prod_id=1185099&cat_id=29

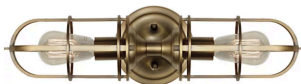
Modern, minimal vanity light with clean lines and soft diffused glow.



2. **Generation Lighting – Urban Renewal 2-Light Wall Bracket — \$223.20**

<https://www.lumens.com/2--light-urban-renewal-wall-bracket-by-generation-lighting-FSS-P89941.html>

Industrial-inspired metal fixture with vintage character for vanity spaces.



Ceiling Light — (Option to use regular 4” downlight)

3. **Lightology – Product 1097575 — \$106.62 - \$133.50**

https://www.lightology.com/index.php?module=prod_detail&prod_id=1097575&cat_id=9

Sleek, modern low-profile fixture for lounge areas.



4. **Lightology – Product 997562 — \$94.40 - \$104.00**

https://www.lightology.com/index.php?module=prod_detail&prod_id=997562&cat_id=9

Contemporary globe-style flushmount providing soft ambient lighting.



Bathroom Ceiling Cage Light Options

9. **Ferguson Home – Model 41505 — \$41.80**

<https://www.fergusonhome.com/trans-globe-lighting-41505/s196364?uid=723807#overview>

Weather-resistant industrial cage flushmount with nautical feel—ideal for baths.



10. **Southwire Industrial 1-Light Antique Brass Flushmount (L1706AB) — \$28.39**

<https://www.homedepot.com/pep/Southwire-Industrial-1-Light-Antique-Brass-Outdoor-Weather-Tight-Flushmount-Light-Fixture-L1706AB/206271864>

Heavy-duty brass weather-tight fixture with industrial character at budget price.



Pendant Options

11. **Hinkley – Nautique Pendant — \$447.20**

<https://www.lumens.com/nautique-pendant-by-hinkley-HKY2219518.html>

Classic nautical pendant with refined modern silhouette.



12. **Rejuvenation – Traditional Lantern Pendant — \$449**

<https://www.rejuvenation.com/products/pendant-traditional-lantern/?catalogId=84&sku=9276165>

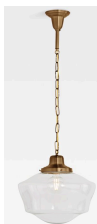
Timeless lantern-style pendant with clean geometry.



13. Rejuvenation – Rose City 6-Fitter Chain Pendant — \$479

<https://www.rejuvenation.com/products/rose-city-6-fitter-chain-pendant/>

Vintage-inspired schoolhouse pendant with opal glass shade.



Exterior Light Options

14. Lamps Plus – Outdoor Wall Lantern (8968F Series) — \$124.99

<https://www.lampsplus.com/sfp/8968F/>

Traditional outdoor lantern, clean silhouette for entrances.



15. Rejuvenation – Tolson Cage Wall Sconce — \$499

<https://www.rejuvenation.com/products/tolson-cage-wall-sconce/?catalogId=71&sku=6582366>

Industrial cage exterior sconce, durable and maritime aesthetic.



Conference Room Pendants

18. Arhaus – Shelton Linear Chandelier — \$1560

<https://www.arhaus.com/products/shelton-linear-pendant?variant=43302480052395>

Sleek metal frame with linen shades, modern and perfect for a conference room.



19. Arhaus – Remming Linear Chandelier — \$2320

<https://www.arhaus.com/products/remming-linear-pendant?variant=43302625902763>

A modern linear pendant with milk-glass tubes and contrasting metal finishes for a clean, industrial-chic look that spreads balanced light.



Semi-Flush Mount

20. Conical Semi-Flush Mount — \$579

<https://www.rejuvenation.com/products/conical-semi-flush-mount/>

Refined semi-flush mount featuring a clean conical silhouette balances modern and classic design.



Outdoor Semi-Flush Mount

21. Carson Semi-Flush Mount — \$349-\$389

<https://www.rejuvenation.com/products/carson-12-semi-flush-fixture/>

Compact ceiling light with a classic industrial dome silhouette — versatile for entryways, hallways, or covered outdoor spaces.



22. Pacifica Semi-Flush Mount — \$899

<https://www.rejuvenation.com/products/pacifica-semi-flush-resku/>

Lantern-style semi-flush light with a classic metal cage and brass details — elegant for entryways or small spaces.



23. Audrey Seeded Bell Outdoor Semi Flush Mount — \$109

<https://www.birchlane.com/outdoor/pdp/birch-lane-audrey-outdoor-semi-flush-mount-b000154322.html?piid=1010576182>

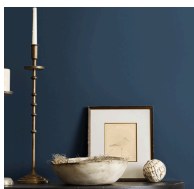
Compact one-light outdoor semi-flush ceiling fixture with a classic bell silhouette and seeded glass shade in metal finishes. Nautical-inspired style that softly diffuses light and works well over covered porches, patios, or entryways.



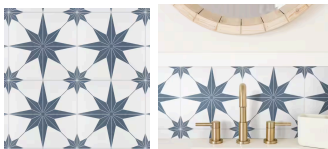
Material Proposal

Walls

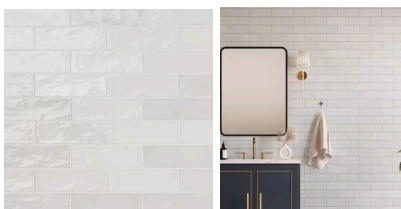
1. **Paint – Sherwin Williams – SW 7005 Pure White — \$55 - \$95 per gallon**
<https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/sw7005-pure-white>
2. **Paint – Sherwin Williams – SW 9178 In the Navy — \$35 - \$100 per gallon**
<https://www.sherwin-williams.com/en-us/color/color-family/blue-paint-colors/sw9178-in-the-navy>



3. **Merola Tile Stella Azul 9-3/4" x 9-3/4" Porcelain Floor and Wall Tile — \$110.10 / case (\$10.12/sq. ft.)**
<https://www.homedepot.com/p/Merola-Tile-Stella-Azul-9-3-4-in-x-9-3-4-in-Porcelain-Floor-and-Wall-Tile-10-88-sq-ft-Case-FCDSTAZ/307285462>
Classic white & blue patterned porcelain tile



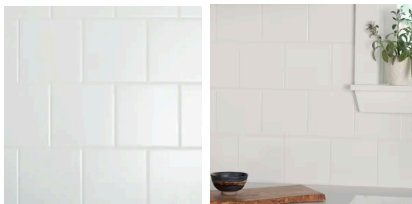
4. **Ivy Hill Tile Kingston White 3 in. x 8 in. Glazed Ceramic Wall Tile — \$53.74 / case (\$9.99/sq. ft.)**
<https://www.homedepot.com/p/Ivy-Hill-Tile-Kingston-White-3-in-x-8-in-Glazed-Ceramic-Wall-Tile-5-38-sq-ft-case-EXT3RD105189/313528975>
Classic white glazed ceramic wall tile with a slightly handcrafted/Moroccan-inspired look



5. **Daltile Restore Bright White 6 in. x 6 in. Ceramic Wall Tile — (\$14.50 /case) \$1.16/sq. ft.**
<https://www.homedepot.com/p/Daltile-Restore-Bright-White-6-in-x-6-in-Ceramic-Wall-Tile>

[-12-50-sq-ft-case-RE1566HD1P4/302569804](#)

Classic bright white glazed ceramic wall tile



6. **Wilsonart Wet Wall Waterproof Wall Panels Aria White W7001 — \$629 to \$1,892 per kit**

<https://www.wetwall.com/designs/pro-designs/aria-white>

Clean, solid white waterproof wall panels with a subtle stone-like finish, ideal for showers and bathroom walls with a sleek, grout-free look.



Floor

7. **Merola Tile Stella Day 9-3/4 in. x 9-3/4 in. Porcelain Floor and Wall Tile — \$127.62 / case (\$11.73/sq. ft.)**

<https://www.homedepot.com/p/Merola-Tile-Stella-Day-9-3-4-in-x-9-3-4-in-Porcelain-Floor-and-Wall-Tile-10-88-sq-ft-Case-FCDSTDA/307285463>

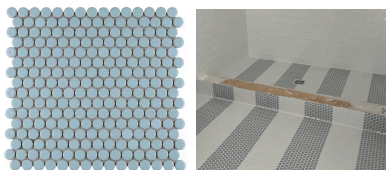
Blue-and-white patterned porcelain tile featuring a subtle star motif



8. **Merola Tile Hudson Penny Round Cashmere Blue Porcelain Mosaic Tile — \$201.04 / case (\$19.15/sq. ft.)**

<https://www.homedepot.com/p/Merola-Tile-Hudson-Penny-Round-Cashmere-Blue-12-in-x-13-in-Porcelain-Floor-and-Wall-Mosaic-Tile-10-5-sq-ft-Case-FKOMPR36/206719661>

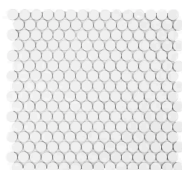
Glossy blue penny-round porcelain mosaic tile with a soothing cashmere blue tone.



- 9. Merola Tile Hudson Penny Round Glossy White Porcelain Mosaic Tile — \$146.30 / case (\$13.93/sq. ft.)**

<https://www.homedepot.com/p/Merola-Tile-Hudson-Penny-Round-Glossy-White-12-in-x-13-in-Porcelain-Floor-and-Wall-Mosaic-Tile-10-5-sq-ft-Case-FKOMPR11/100541361#overlay>

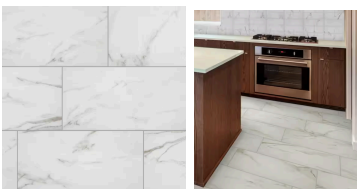
Glossy white penny-round porcelain mosaic tile with a classic versatile look



- 10. Florida Tile Home Collection Michelangelo Calacatta Rectified 12 in. x 24 in. Matte Porcelain Floor and Wall Tile — \$299.31 / case (\$2.25/sq. ft.)**

<https://www.homedepot.com/p/Florida-Tile-Home-Collection-Michelangelo-Calacatta-Rectified-12-in-x-24-in-Matte-Porcelain-Floor-and-Wall-Tile-133-sq-ft-Pack-CHDEZEN1012X24T/316818167>

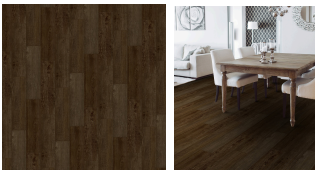
Elegant matte porcelain tile with a Calacatta-inspired veined stone look



- 11. Cobalt Surfaces Katanga Bison Loose Lay & Glue Down LVT**

<https://cobaltsurfaces.com/katanga-loose-lay-and-glue-down-lvt/bison/>

Durable luxury vinyl plank in a rich bison wood-inspired tone with a protective finish and versatile installation options ideal for high-traffic residential and commercial floors.



VILLAGE OF SISTER BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

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MARINA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
690-42800-000-000 AMORTIZATION OF PREMIUM	.00	.00	2,803.00	(2,803.00)	.00
	.00	.00	2,803.00	(2,803.00)	.00
690-46371-000-000 SEASONAL SLIP FEES	148,591.87	148,591.87	467,851.00	(319,259.13)	31.76
690-46372-000-000 DAILY DOCKING/TRANSIENT FEES	118,500.19	118,500.19	278,500.00	(159,999.81)	42.55
690-46373-000-000 LAUNCH FEES	.00	.00	16,500.00	(16,500.00)	.00
690-46375-000-000 PUMP OUT SERVICES	165.09	165.09	2,350.00	(2,184.91)	7.03
690-46376-000-000 COMMERCIAL DOCKING	.00	.00	144,244.00	(144,244.00)	.00
690-46377-000-000 DISCOUNTED SALES	.00	.00	(1,000.00)	1,000.00	.00
690-46380-000-000 LAUNDRY NON-TAXABLE	.00	.00	500.00	(500.00)	.00
690-46381-000-000 PRODUCT SALES	.00	.00	8,000.00	(8,000.00)	.00
690-46383-000-000 NON TAXABLE PRODUCT SALES	.00	.00	500.00	(500.00)	.00
	267,257.15	267,257.15	917,445.00	(650,187.85)	29.13
690-48110-000-000 INTEREST ON INVESTMENTS	.00	.00	50,000.00	(50,000.00)	.00
690-48995-000-000 MISC OTHER REVENUE	13.39	13.39	300.00	(286.61)	4.46
	13.39	13.39	50,300.00	(50,286.61)	.03
690-49240-000-000 TRANSFERS FROM CIP FUND	.00	.00	1,000,000.00	(1,000,000.00)	.00
	.00	.00	1,000,000.00	(1,000,000.00)	.00
TOTAL FUND REVENUE	267,270.54	267,270.54	1,970,548.00	(1,703,277.46)	13.56

VILLAGE OF SISTER BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

38

MARINA

		PERIOD		BUDGET		% OF
		ACTUAL	YTD ACTUAL	AMOUNT		BUDGET
690-53540-111-000	FULL-TIME WAGES	13,493.32	13,493.32	128,785.84	115,292.52	10.48
690-53540-111-051	FULL-TIME WAGES FACILITIES	235.83	235.83	9,767.00	9,531.17	2.41
690-53540-111-920	FULL-TIME WAGES ADMIN	1,490.43	1,490.43	16,234.00	14,743.57	9.18
690-53540-114-000	UNWORKED WAGES	1,197.38	1,197.38	1,469.04	271.66	81.51
690-53540-121-000	PART-TIME WAGES	.00	.00	72,130.00	72,130.00	.00
690-53540-122-000	PART-TIME OVERTIME WAGES	.00	.00	10,200.00	10,200.00	.00
690-53540-123-000	BONUSES, DOCKMASTERS	.00	.00	3,050.00	3,050.00	.00
690-53540-131-000	RETIREMENT	1,181.98	1,181.98	11,099.00	9,917.02	10.65
690-53540-132-000	SOCIAL SECURITY	1,286.03	1,286.03	18,571.00	17,284.97	6.92
690-53540-133-000	INSURANCE, MEDICAL	1,981.12	1,981.12	22,837.00	20,855.88	8.68
690-53540-134-000	INSURANCE, DENTAL	83.97	83.97	1,094.00	1,010.03	7.68
690-53540-135-000	INSURANCE, GROUP LIFE	1.61	1.61	59.00	57.39	2.73
690-53540-136-000	INSURANCE, DISABILITY	71.93	71.93	625.00	553.07	11.51
690-53540-137-000	HSA BENEFITS EXPENSE	616.27	616.27	6,064.00	5,447.73	10.16
690-53540-138-000	EAP BENEFITS EXPENSE	11.48	11.48	166.00	154.52	6.92
690-53540-140-000	VISION BENEFITS	8.29	8.29	121.00	112.71	6.85
690-53540-141-000	UNIFORM ALLOWANCE	.00	.00	2,000.00	2,000.00	.00
690-53540-142-000	RECRUITMENT/TESTING/PHYSICALS	.00	.00	500.00	500.00	.00
690-53540-143-000	RECOGNITION	.00	.00	700.00	700.00	.00
690-53540-144-000	MILEAGE	.00	.00	400.00	400.00	.00
690-53540-145-000	EXPENSE ALLOWANCE	.00	.00	200.00	200.00	.00
	PERSONNEL	21,659.64	21,659.64	306,071.88	284,412.24	7.08
690-53540-201-000	ELECTRIC/GAS	.00	.00	24,000.00	24,000.00	.00
690-53540-202-000	WATER/SEWER/STORM	.00	.00	10,000.00	10,000.00	.00
690-53540-203-000	TELEPHONE	.00	.00	1,260.00	1,260.00	.00
690-53540-204-000	CELL PHONE	71.61	71.61	275.00	203.39	26.04
690-53540-205-000	INTERNET	305.15	305.15	4,500.00	4,194.85	6.78
690-53540-206-000	TELEVISION	.00	.00	850.00	850.00	.00
690-53540-207-000	RECYCLING	.00	.00	1,000.00	1,000.00	.00
690-53540-208-000	GARBAGE	.00	.00	5,000.00	5,000.00	.00
690-53540-209-000	LEGAL	.00	.00	500.00	500.00	.00
690-53540-210-000	AUDITING & CONSULTING	.00	.00	10,000.00	10,000.00	.00
690-53540-211-000	WEED CONTROL	.00	.00	4,500.00	4,500.00	.00
690-53540-214-000	HOLDING TANK EXPENSE	.00	.00	200.00	200.00	.00
	CONTRACTUAL SERVICES	376.76	376.76	62,085.00	61,708.24	.61

VILLAGE OF SISTER BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

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MARINA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT		% OF BUDGET
690-53540-301-000 VEHICLE & EQUIPMENT GAS, OIL,	.00	.00	250.00	250.00	.00
690-53540-303-000 EQUIPMENT RENTAL	.00	.00	350.00	350.00	.00
690-53540-310-000 COMPUTER SOFTWARE MAINTENANCE	2,588.59	2,588.59	13,200.00	10,611.41	19.61
690-53540-311-000 WEBSITE	.00	.00	1,000.00	1,000.00	.00
690-53540-312-000 IT SUPPORT	.00	.00	4,000.00	4,000.00	.00
690-53540-321-000 OFFICE SUPPLIES	.00	.00	1,000.00	1,000.00	.00
690-53540-322-000 POSTAGE	.00	.00	300.00	300.00	.00
690-53540-324-000 PRINTING/COPYING	.24	.24	2,750.00	2,749.76	.01
690-53540-325-000 ADVERTISING & PUBLIC NOTICES	.00	.00	2,000.00	2,000.00	.00
690-53540-331-000 MEMBERSHIP DUES	.00	.00	850.00	850.00	.00
690-53540-332-000 EDUCATION/TRAINING	1,155.59	1,155.59	7,500.00	6,344.41	15.41
690-53540-351-000 MEDICAL/SAFETY SUPPLIES	.00	.00	1,500.00	1,500.00	.00
690-53540-352-000 MINOR EQUIPMENT AND TOOLS	.00	.00	10,000.00	10,000.00	.00
690-53540-353-000 GENERAL SUPPLIES	.00	.00	4,000.00	4,000.00	.00
690-53540-354-000 SUPPLIES FOR RESALE	.00	.00	3,500.00	3,500.00	.00
690-53540-357-000 EVENT COSTS	.00	.00	2,000.00	2,000.00	.00
690-53540-362-000 GROUNDS MAINTENANCE	.00	.00	3,500.00	3,500.00	.00
690-53540-366-000 BUILDING MAINTENANCE	.00	.00	1,276,500.00	1,276,500.00	.00
690-53540-368-000 DOCK MAINTENANCE	95,029.97	95,029.97	375,000.00	279,970.03	25.34
690-53540-369-000 EQUIPMENT MAINTENANCE	.00	.00	11,950.00	11,950.00	.00
690-53540-392-000 MISCELLANEOUS	.00	.00	100.00	100.00	.00
SUPPLIES AND EXPENSE	98,774.39	98,774.39	1,721,250.00	1,622,475.61	5.74
690-53540-401-000 CUSTODIAL SUPPLIES	.00	.00	4,000.00	4,000.00	.00
690-53540-408-000 CONTINGENCY, MARINA	.00	.00	5,000.00	5,000.00	.00
BUILDING MATERIALS	.00	.00	9,000.00	9,000.00	.00
690-53540-510-000 PROPERTY & LIABILITY INSURANCE	21,469.63	21,469.63	24,000.00	2,530.37	89.46
690-53540-512-000 INSURANCE, WORK COMP	1,488.95	1,488.95	9,000.00	7,511.05	16.54
690-53540-550-000 BANK SERVICE CHARGES	.00	.00	19,000.00	19,000.00	.00
690-53540-551-000 OTHER FEES AND CHARGES	.00	.00	500.00	500.00	.00
690-53540-599-000 LICENSE AND PERMIT FEES	.00	.00	500.00	500.00	.00
FIXED CHARGES	22,958.58	22,958.58	53,000.00	30,041.42	43.32
690-53540-602-000 INTEREST	.00	.00	30,996.34	30,996.34	.00
DEBT SERVICE	.00	.00	30,996.34	30,996.34	.00
690-53540-899-000 DEPRECIATION	.00	.00	111,000.00	111,000.00	.00
CAPITAL OUTLAY	.00	.00	111,000.00	111,000.00	.00
TOTAL DEPARTMENT 540	143,769.37	143,769.37	2,293,403.22	2,149,633.85	6.27
DEPARTMENT 541					

VILLAGE OF SISTER BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

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MARINA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT		% OF BUDGET
690-53541-200-000	OTHER CONTRACTED SERVICES	.00	.00	110.00	110.00	.00
690-53541-201-000	ELECTRIC/GAS	.00	.00	1,200.00	1,200.00	.00
690-53541-202-000	WATER/SEWER/STORM	.00	.00	500.00	500.00	.00
	CONTRACTUAL SERVICES	.00	.00	1,810.00	1,810.00	.00
690-53541-367-000	BOATHOUSE MAINTENANCE	.00	.00	51,500.00	51,500.00	.00
	SUPPLIES AND EXPENSE	.00	.00	51,500.00	51,500.00	.00
		.00	.00	53,310.00	53,310.00	.00
690-55301-408-000	EVENT COSTS FOR MARINA	.00	.00	2,000.00	2,000.00	.00
	BUILDING MATERIALS	.00	.00	2,000.00	2,000.00	.00
		.00	.00	2,000.00	2,000.00	.00
690-59210-000-000	TRANSFER TO GENERAL FUND	.00	.00	50,000.00	50,000.00	.00
	PERSONNEL	.00	.00	50,000.00	50,000.00	.00
		.00	.00	50,000.00	50,000.00	.00
	TOTAL FUND EXPENDITURES	143,769.37	143,769.37	2,398,713.22	2,254,943.85	5.99
	NET REVENUES OVER EXPENDITURES	123,501.17	123,501.17	(428,165.22)	(3,958,221.31)	28.84