



# MEMO

## Department

To: Board of Public works

From: Finance Director, Van Rossum and DWP Director Neumeier

Date: 9/15/2025

Re: 2026-30 Capital Improvement Plan (CIP) Review

### Background information:

Attached is the most recent version of the City of Kaukauna's Capital Improvement Plan (CIP), updated by staff as of September 2025. The CIP serves as both a planning tool for operations and a framework for financing and budgeting, providing a five-year outlook for equipment, parks, streets, utilities, and other capital needs.

Historically, the City has borrowed approximately \$5 million annually to align with manageable debt service. The 2026 CIP identifies approximately \$14.5 million in projects, with about \$4.9 million anticipated through general obligation (GO) borrowing, consistent with prior practice. Major projects in 2026 plan include planning for the replacement of a fire engine, multiple street reconstructions, and substantial sanitary sewer upgrades, including the Industrial Park and Konkopot Interceptor projects. Note these sanitary sewers projects have been bonded for in 2025 under the revenue bond supported by the sanitary sewer user fee. Because of these they have no direct impact on the property tax or general obligation borrowing.

The plan consolidates requests from all departments, ensuring a citywide perspective on priorities. Departments are encouraged to bring forward requests in a timely manner so needs can be evaluated before equipment or facilities become critical. At the same time, the City must balance avoiding premature replacement with extending the useful life of assets where appropriate, to minimize unnecessary capital spending.

The CIP is treated as a living document. Estimates in years 2028–2030 are preliminary and will be updated as project scopes and costs are refined. Decisions made today can influence future borrowing capacity and may affect the ability to respond to **new capital needs that are not yet reflected in this plan**. Based on what is presented in the CIP today, if anything unplanned capital needs to be identified and pursued simultaneously, the city would likely need to alter its borrowing structure or accept a significant tax rate increase.

### **Strategic Plan:**

The CIP aligns with the City's Strategic Plan by:

- **Supporting sustainable infrastructure investment** to maintain quality services.
- **Balancing fiscal responsibility** with the need to address operational requirements across all departments.
- **Providing transparency and foresight** into how decisions made today shape future flexibility, particularly if additional development opportunities or facility sites materialize.

Developing a more **robust evaluation system** for CIP items is also a strategic priority of the Finance Director, aimed at ensuring that the right capital investments are made at the right time meeting departmental needs without creating undue impact on taxpayers.

### **Budget:**

The 2026 CIP proposes \$14.5 million in total projects, with funding derived from GO borrowing of \$4.9M.

Borrowing at this level maintains consistency with the City's historical practice. Looking forward, maintaining a balance between **timely replacements** and **stretching useful life** will be essential to keep borrowing levels sustainable. Recent state law changes may also provide opportunities to spread certain projects over longer horizons, easing annual debt service payment pressures.

### **Staff Recommended Action:**

Staff recommends that Council acknowledge the updated 2026–2030 CIP as a planning document and use it as a guide in evaluating and prioritizing future projects. Specific approvals for 2026 projects will be brought forward in Spring 2026 ahead of bonding and bidding.

**CITY OF KAUKAUNA**  
**CAPITAL PROJECTS 2026-2030**

updated 9/10/25

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
<b>2026</b>		<b>EQUIPMENT</b>							
	421 - Equipment	Replace 2003 Pierce Fire Engine	\$1,250,000	\$1,250,000					
	421 - Equipment	Replace 2011 John Deere Gator (Keep 118 add new unit)	\$35,000	\$35,000					
	421 - Equipment	Replace 2001 Snow Go Snow Blower	\$250,000	\$250,000					
	421 - Equipment	Replace 2014 F350 4x4 Dump (Truck 8)	\$70,000	\$70,000					
	421 - Equipment	Replace 2012 GMC Sierra (Truck 11)	\$45,000	\$45,000					
	421 - Equipment	Extrication Equipment - Combination Tool (Fire)	\$14,500	\$14,500					
<b>2026</b>		<b>PARK &amp; POOL IMPROVEMENTS</b>							
	422- Parks and Pools	Red Hills Trail to 1000 Islands/OCC	\$600,000						\$100,000
	422- Parks and Pools	Kakalin Trail Extension (TIF 12)	\$50,000						50,000
	422-Parks and Pools	1000 Islands Nature Center Entrance Way Accessibility	\$65,000	\$65,000					
	422-Parks and Pools	Pool Coating/Joint Sealing/Surface Grinding	\$100,000	\$100,000					
<b>2026</b>		<b>STORM SEWER</b>							
	601 - Storm	Washington, Florence, Plank	\$325,000		\$75,000	\$250,000			
	601 - Storm	Ninth Street - east of Kenneth	\$200,000		\$65,000	\$135,000			
	601 - Storm	Brill Street (7th to 9th)	\$120,000		\$21,000	\$99,000			
	601 - Storm	Tower Drive Pump Replacement	\$200,000			\$200,000			
	421 - Equipment	2016 Elgin HE Street Sweeper (#26)	\$350,000			\$350,000			
	601 - Storm	Erosion Control / Remediation - Shoreline/Outfalls/Streambank	\$35,000			\$35,000			
<b>2026</b>		<b>*SANITARY SEWER</b>							
	602- Sanitary	Industrial Park Sanitary Sewer	\$1,600,000				\$1,600,000		
	602- Sanitary	Wisconsin Avenue Area Utility Relay (Riverside, Idlewild, Wisconsin, River)	\$700,000		\$100,000		\$600,000		
	602- Sanitary	Ann Street Utility Relay (Fieldcrest to Main)	\$650,000		\$100,000		\$550,000		
	602- Sanitary	Evergreen Drive Extension(place holder)	\$500,000		\$300,000		\$200,000		
	602- Sanitary	Konkapot Interceptor - South	\$1,800,000				\$1,800,000		
	602- Sanitary	CE Lift Station Control Panel	\$50,000				\$50,000		
<b>2026</b>		<b>STREET PAVING</b>							
		<b>New Concrete Streets</b>							
	420 - Streets and Sidewalk	Bens Way & Setter Drive	\$600,000	\$300,000	\$300,000				
		<b>Reconstruction</b>							
	420 - Streets and Sidewalk	9th Street (Brill To Crooks)	\$2,000,000	\$1,100,000	\$900,000				
	420 - Streets and Sidewalk	Brill Street (7th to 9th)	\$400,000	\$250,000	\$150,000				
	420 - Streets and Sidewalk	MSB and Third Street Parking Lots	\$350,000	\$350,000					
	420 - Streets and Sidewalk	Washington, Florence, Plank, Lower Thilmany	\$1,300,000	\$650,000	\$650,000				
	420 - Streets and Sidewalk	Alley Paving	\$450,000	\$225,000	\$225,000				
<b>2026</b>		<b>SIDEWALKS</b>							
	420 - Streets and Sidewalk	Replace Defective Walks	\$225,000	\$75,000	\$150,000				
<b>2026</b>		<b>MISCELLANEOUS</b>							
	423 - Buildings and Misc	Downtown Dumpster Corrals	\$50,000	\$50,000					
	423 - Buildings and Misc	CJIS Compliance	\$80,000	\$80,000					
	423 - Buildings and Misc	Replace Large Number of Workstations(Windows 10 EOL)	\$35,000	\$35,000					
		<b>TOTAL</b>	<b>\$14,499,500</b>	<b>\$4,944,500</b>	<b>\$3,036,000</b>	<b>\$1,069,000</b>	<b>\$4,800,000</b>	<b>\$0</b>	<b>\$150,000</b>

\* Funds were borrowed in prior year

**CITY OF KAUKAUNA**  
**CAPITAL PROJECTS 2026-2030**

updated 9/10/25

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
<b>2027</b>		<b>EQUIPMENT</b>							
	421 - Equipment	Replace 2012 Chevy Silverado 1500 (Truck 3)	\$45,000	\$45,000					
	421 - Equipment	Replace 2007 International Workstar 7300 (Truck 216)	\$270,000	\$270,000					
	421 - Equipment	Replace 2014 International Tandem (Truck 215)	\$325,000	\$325,000					
	421 - Equipment	Replace 2009 Chevy Silverado 2500 4x4, Emerg. Equip	\$74,000	\$74,000					
	421 - Equipment	Replace 2012 Volvo Loader L90C (Tractor 22)	\$320,000	\$320,000					
	421 - Equipment	Replace 2015 Zociac Rescue Boat	\$7,500	\$7,500					
	421 - Equipment	Replace Existing Cutter and Spreader Extrication Equipment (Fire)	\$45,000	\$45,000					
	421 - Equipment								
<b>2027</b>		<b>PARK &amp; POOL IMPROVEMENTS</b>							
	422- Parks and Pools	Dog Park updates/upgrades (trees, restrooms, wash station)	\$350,000	\$175,000					\$165K Other
	422- Parks and Pools	1000 Islands Nature Center Security Cameras	\$15,000	\$15,000					+ \$10K grant
<b>2027</b>		<b>STORM SEWER</b>							
	601 - Storm	Horseshoe Park Pond with Enhanced Settling	\$250,000			\$250,000			
	601 - Storm	Moon Ridge Court Pond with Enhanced Settling	\$40,000			\$40,000			
	601 - Storm	Kenneth Avenue Area Reconstruction Phase 2 (2022 Utility Work)	\$400,000		\$100,000	\$300,000			
	601 - Storm	Pond/Stream Bank Restoration	\$45,000			\$45,000			
<b>2027</b>		<b>*SANITARY SEWER</b>							
	602- Sanitary	Draper Street Area Utility Relay (Idlewild, Jefferson, Diedrich, Black, Margar	\$1,000,000		\$200,000		\$800,000		
	602- Sanitary	Manhole Rehab Project	\$100,000				\$100,000		
<b>2027</b>		<b>STREET PAVING</b>							
		<b>New Concrete Streets</b>							
	420 - Streets and Sidewalk	Bluestem 3/4 & West (Haas-White Birch)	\$1,100,000	\$500,000	\$600,000				
	420 - Streets and Sidewalk	Ridgecrest Drive, Nikki Lane	\$717,000	\$250,000	\$467,000				
		<b>Reconstruction</b>	\$0						
	420 - Streets and Sidewalk	Kenneth Avenue Area Reconstruction Phase 2 (2022 Utility Work)	\$3,000,000	\$1,500,000	\$1,500,000				
	420 - Streets and Sidewalk	Street Patch Program	\$200,000	\$150,000					\$50,000
	420 - Streets and Sidewalk	Alley Paving (Quinney-Metoxen)	\$400,000	\$200,000	\$200,000				
	420 - Streets and Sidewalk	Haas Road - Pulverize, Shape, Pave w/ paved shoulders	\$350,000	\$300,000					\$50,000
	420 - Streets and Sidewalk	3rd Street & Kenneth Avenue (3rd to 10th) Design	\$1,100,000	\$100,000					\$880,000
<b>2027</b>		<b>SIDEWALKS</b>							
	420 - Streets and Sidewalk	Sidewalk/Trail along Crooks Ave - STH 55 - CE to Ridgecrest	\$600,000	\$400,000	\$200,000				
<b>2027</b>		<b>MISCELLANEOUS</b>							
	423 - Buildings and Misc	Windows at 1000 Island Center	\$50,000	\$50,000					
	423 - Buildings and Misc	WIFI & Cameras at a few Select Parks (PILOTT)	\$200,000	\$200,000					
	423 - Buildings and Misc	New Host	\$40,000	\$40,000					
	423 - Buildings and Misc	Downtown Dumpster Corrals	\$50,000	\$50,000					
	423 - Buildings and Misc	Refund Pool 2023C Note	\$3,500,000	\$1,600,000					
<b>TOTAL</b>			<b>\$14,593,500</b>	<b>\$6,616,500</b>	<b>\$3,267,000</b>	<b>\$635,000</b>	<b>\$900,000</b>	<b>\$0</b>	<b>\$980,000</b>

\* Funds were borrowed in prior year

**CITY OF KAUKAUNA**  
**CAPITAL PROJECTS 2026-2030**

updated 9/10/25

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
<b>2028</b>		<b>EQUIPMENT</b>							
	421 - Equipment	Replace 2012 Chevy Silverado 1500 4 X 4 (Engineering)	\$60,000	\$60,000					
	421 - Equipment	Replace 2009 Ford E450 Ambulance	\$365,000	\$365,000					
	421 - Equipment	Replace Deweze Hill Mower	\$50,000	\$50,000					
	421 - Equipment	Replace Pelican Sweeper (#25)	\$260,000	\$260,000					
	421 - Equipment	Replace Chevy Trailblazer (#1)	\$45,000	\$45,000					
	421 - Equipment	Replace GMC 1500 (Truck 12)	\$45,000	\$45,000					
<b>2028</b>		<b>PARK &amp; POOL IMPROVEMENTS</b>							
	422- Parks and Pools	1000 Islands Nature Center Toilet Replacement							
	422- Parks and Pools	Riverside Park dock/seawall	\$100,000	\$100,000					
<b>2028</b>		<b>STORM SEWER</b>							
	601 - Storm	Kenneth Avenue Area Reconstruction Phase 3 (2023 Utility Work)	\$400,000		\$100,000	\$300,000			
	601 - Storm	River Street/Parking Area	\$100,000			\$100,000			
<b>2028</b>		<b>SANITARY SEWER</b>							
	602- Sanitary	Sullivan Avenue Area Utility Relay Phase 1 (Sullivan, Kenneth, 11th, 12th, 1	\$950,000		\$150,000		\$800,000		
	602- Sanitary	Cleveland Avenue, E 8th, 9th	\$200,000		\$50,000		\$150,000		
<b>2028</b>		<b>STREET PAVING</b>							
		<b>New Concrete Streets</b>							
		<b>Reconstruction</b>							
	420 - Streets and Sidewalk	Kenneth Avenue Area Reconstruction Phase 3 (2023 Utility Work)	\$3,000,000	\$1,500,000	\$1,500,000				
	420 - Streets and Sidewalk	Alley Paving	\$450,000	\$225,000	\$225,000				
	420 - Streets and Sidewalk	River Street/Parking Area	\$1,000,000	\$750,000	\$250,000				
	420 - Streets and Sidewalk	Elm Street Bridges Design	\$600,000	\$120,000					\$480,000
	420 - Streets and Sidewalk	Ann - Crooks Intersection	\$750,000	\$750,000					
<b>2028</b>		<b>SIDEWALKS</b>							
	420 - Streets and Sidewalk	Replace Defective Walks	\$250,000	\$50,000	\$200,000				
<b>2028</b>		<b>MISCELLANEOUS</b>							
	423 - Buildings and Misc	New Host & New Firewalls	\$55,000	\$55,000					
		<b>TOTAL</b>	<b>\$8,680,000</b>	<b>\$4,375,000</b>	<b>\$2,475,000</b>	<b>\$400,000</b>	<b>\$950,000</b>	<b>\$0</b>	<b>\$480,000</b>

\* Funds were borrowed in prior year

**CITY OF KAUKAUNA**  
**CAPITAL PROJECTS 2026-2030**

updated 9/10/25

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
<b>2029</b>		<b>EQUIPMENT</b>							
	421 - Equipment	Replace 2007 Pierce Rescue Truck	\$1,400,000	\$1,400,000					
	421 - Equipment	Replace 2007 International Workstar 7300 (Truck 217)	\$270,000	\$270,000					
	421 - Equipment	Replace 2005 Rear Load Garbage Truck (#227)	\$320,000	\$320,000					
	421 - Equipment	Replace 2012 Chevy pickup (Truck 10)	\$45,000	\$45,000					
	421 - Equipment	Replace 2010 Dodge Caravan (Rec)	\$40,000	\$40,000					
<b>2029</b>		<b>PARK &amp; POOL IMPROVEMENTS</b>							
	422- Parks and Pools	Central Park Riverwall	\$500,000	\$500,000					
	422- Parks and Pools	1000 Islands Environmental Center Lighting Upgrade	\$17,000	\$17,000					
	422- Parks and Pools	Central Park Major Updates?	\$1,000,000	\$1,000,000					
	422- Parks and Pools								
	422- Parks and Pools								
<b>2029</b>		<b>STORM SEWER*</b>							
	601 - Storm	Kenneth Ave Storm Sewer	\$500,000			\$100,000			\$400,000
	601 - Storm	Sunny Meadows Pond with Enhanced Settling	\$200,000			\$200,000			
	601 - Storm	Riverview Stormwater Detention	\$2,000,000			\$1,400,000			\$600,000
	601 - Storm	Tobacnoir Street Area Reconstruction Phase 1 (2024 Utility Work)	\$250,000			\$250,000			
	601 - Storm								
<b>2029</b>		<b>SANITARY SEWER*</b>							
	602- Sanitary	Sullivan Avenue Area Utility Relay Phase 2 (Sullivan, Kenneth, 14th, 15th, 1	\$1,200,000		\$200,000		\$1,000,000		
	602- Sanitary								
	602- Sanitary								
	602- Sanitary								
<b>2029</b>		<b>STREET PAVING</b>							
		<b>New Concrete Streets</b>							
		<b>Reconstruction</b>							
	420 - Streets and Sidewalk	Tobacnoir Street Area Reconstruction Phase 1 (2024 Utility Work)	\$1,400,000	\$800,000	\$600,000				
	420 - Streets and Sidewalk	Street Patch Program	\$200,000	\$150,000					\$50,000
	420 - Streets and Sidewalk	Central Park Road/Parking	\$150,000	\$150,000					
	420 - Streets and Sidewalk	3rd Avenue & Kenneth Avenue (3rd to 10th) (Possibly Move based on Grant determination)	\$4,900,000	\$490,000	\$490,000				\$3,920,000
<b>2029</b>		<b>SIDEWALKS</b>							
	420 - Streets and Sidewalk								
<b>2029</b>		<b>MISCELLANEOUS</b>							
	423 - Buildings and Misc	Refresh All Wireless Access Points	\$25,000	\$25,000					
	423 - Buildings and Misc								
<b>TOTAL</b>			<b>\$14,417,000</b>	<b>\$5,207,000</b>	<b>\$1,290,000</b>	<b>\$1,950,000</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$4,970,000</b>

\* Funds were borrowed in prior year

**CITY OF KAUKAUNA**  
**CAPITAL PROJECTS 2026-2030**

updated 9/10/25

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
<b>2030</b>		<b>EQUIPMENT</b>							
	421 - Equipment	Replace 2015 Chevy Crew Cab (Truck 2)	\$55,000	\$55,000					
	421 - Equipment	Replace 2015 Chvy 1 Ton (Truck 5)	\$70,000	\$70,000					
	421 - Equipment	Replace 2000 Mitsubishi fork lift	\$40,000	\$40,000					
	421 - Equipment	Replace 1995 Godwin Sewer Pump	\$40,000	\$40,000					
	421 - Equipment	Replace 2010 International Work Star 7400 (Truck 210)	\$270,000	\$270,000					
<b>2030</b>		<b>PARK &amp; POOL IMPROVEMENTS</b>							
	422- Parks and Pools	1000 Islands Nature Center Playscape Playground	\$100,000	\$100,000					
	422- Parks and Pools								
	422- Parks and Pools								
	422- Parks and Pools								
	422- Parks and Pools								
	422- Parks and Pools								
	422- Parks and Pools								
<b>2030</b>		<b>STORM SEWER</b>							
	601 - Storm	Thelen Avenue Storm Sewer Upsizing (remaining from 2025)	\$75,000			\$75,000			
	601 - Storm	Tobacnoir Street Area Reconstruction Phase 2 (2025 Utility Work)	\$250,000			\$250,000			
	601 - Storm		\$0						
<b>2030</b>		<b>SANITARY SEWER</b>							
	602- Sanitary	President Street Area Utility Relay (Grant, Garfield, McKinley, Raught, Clarit	\$1,600,000		\$250,000		\$1,250,000		
	602- Sanitary								
	602- Sanitary								
	602- Sanitary								
<b>2030</b>		<b>STREET PAVING</b>							
		<b>New Concrete Streets</b>							
		<b>Reconstruction</b>							
	420 - Streets and Sidewalk	Tobacnoir Street Area Reconstruction Phase 2 (2025 Utility Work)	\$1,200,000	\$600,000	\$600,000				
	420 - Streets and Sidewalk	Catherine/Amanda Street	\$1,500,000	\$800,000	\$700,000				
	420 - Streets and Sidewalk	Alley Paving	\$450,000	\$225,000	\$225,000				
	420 - Streets and Sidewalk	Linda Court & Thelen Avenue (2025 Utility Work)	\$800,000	\$400,000	\$400,000				
	420 - Streets and Sidewalk	Elm Street Bridges	\$5,000,000	\$1,000,000					\$4,000,000
<b>2030</b>		<b>SIDEWALKS</b>							
	420 - Streets and Sidewalk	Replace Defective Walks	\$250,000	\$50,000	\$200,000				
	420 - Streets and Sidewalk								
<b>2030</b>		<b>MISCELLANEOUS</b>							
	423 - Buildings and Misc								
	423 - Buildings and Misc								
<b>TOTAL</b>			<b>\$11,700,000</b>	<b>\$3,650,000</b>	<b>\$2,375,000</b>	<b>\$325,000</b>	<b>\$1,250,000</b>	<b>\$0</b>	<b>\$4,000,000</b>

\* Funds were borrowed in prior year