



MEMO

Department

To: Board of Public works

From: Finance Director Roehl and DPW Director Neumeier

Date: September 14, 2026

Re: 2027-31 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 2026. 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 2027 CIP identifies approximately \$12.6 million in projects, with about \$5.1 million already borrowed through general obligation (GO) borrowing, consistent with prior practice. Major projects in 2027 plan include planning for Insider the Park Place Sports Facility development, multiple street reconstructions, and substantial sanitary sewer upgrades. Note these sanitary sewers projects have were 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 2028–2031 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 2027 CIP proposes \$12.6 million in total projects, with funding already derived from GO borrowing of \$5.1M. GO borrowing for these projects were completed in 2026.

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 2027–2031 CIP as a planning document and use it as a guide in evaluating and prioritizing future projects. Specific approvals for 2027 projects will be brought forward when projects are ready to be started.

CITY OF KAUKAUNA
CAPITAL PROJECTS 2027-2031

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2027		EQUIPMENT							
	421 - Equipment	*Replace 2014 International Tandem (Truck 215)	\$325,000	\$325,000					
	421 - Equipment	*Replace 2012 Volvo Loader L90C (Tractor 22) - Refurbish	\$50,000	\$50,000					
	421 - Equipment	*Replace 2015 Zodiac Rescue Boat Motor	\$7,500	\$7,500					
	421 - Equipment	*Replace Existing Cutter and Spreader Extrication Equipment (Fire)	\$45,000	\$45,000					
	421 - Equipment								
2027		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	*Dog Park updates/upgrades (trees, restrooms, wash station)	\$350,000	\$175,000					\$165K Other + \$10K grant
	422- Parks and Pools	*Pool striping and repairs (phase 2) (Project 5B-26)	\$85,000	\$85,000					
	422- Parks and Pools	Pool slide rehab and grate restoration(Project 9-26)	\$100,000					\$75,000	\$25,000
	422- Parks and Pools	*Inside the Park Place - Sports Facility & Park	\$2,000,000	\$800,000				\$100,000	\$1,100,000
	422- Parks and Pools	*1000 Islands Nature Center Security Cameras	\$15,000	\$15,000					
2027		STORM SEWER							
	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			
2027		*SANITARY SEWER							
	602- Sanitary	Draper Street Area Utility Relay (Idlewild, Jefferson, Diedrich, Black, Margaret, Ma	\$1,200,000		\$200,000		\$1,000,000		
	602- Sanitary	Manhole Rehab Project	\$100,000				\$100,000		
2027		STREET PAVING							
		New Concrete Streets							
	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				
		Reconstruction	\$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
2027		SIDEWALKS							
	420 - Streets and Sidewalk	*Sidewalk/Trail along Crooks Ave - STH 55 - CE to Ridgecrest	\$600,000	\$400,000	\$200,000				
2027		MISCELLANEOUS							
	423 - Buildings and Misc	*1000 islands Toilet and lighting upgrades	\$80,000	\$80,000					
	423 - Buildings and Misc	*New City Host	\$40,000	\$40,000					
	423 - Buildings and Misc	*Downtown Dumpster Corrals	\$50,000	\$50,000					
TOTAL			\$12,649,500	\$5,072,500	\$3,267,000	\$635,000	\$1,100,000	\$175,000	\$2,105,000

* Funds were borrowed in prior year

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2028		EQUIPMENT							
	421 - Equipment	Replace 2007 International Workstar 7300 (Truck 216)	\$270,000	\$270,000					
	421 - Equipment	Replace 2012 Chevy Silverado 1500 4 X 4 (Engineering)	\$60,000	\$60,000					
	421 - Equipment	Replace 2009 Ford E450 Ambulance	\$375,000	\$375,000					
	421 - Equipment	Replace Deweze Hill Mower	\$50,000	\$50,000					
	421 - Equipment	Replace Pelican Sweeper (#25)	\$260,000	\$260,000					
	421 - Equipment	Replace 2009 Chevy Silverado 2500 4x4, Emerg. Equip	\$79,000	\$79,000					
	421 - Equipment	Replace GMC 1500 (Truck 12)	\$45,000	\$45,000					
2028		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	1000 Islands Nature Center Roof	\$100,000	\$100,000					
	422- Parks and Pools	Riverside Park dock/seawall	\$500,000	\$500,000					
2028		STORM SEWER							
	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			
2028		SANITARY SEWER							
	602- Sanitary	Sullivan Avenue Area Utility Relay Phase 1 (Sullivan, Kenneth, 11th, 12th, 13th)	\$1,000,000		\$150,000		\$850,000		
	602- Sanitary	Cleveland Avenue, E 8th, 9th	\$200,000		\$50,000		\$150,000		
	602- Sanitary	Industrial Park CIPP	\$2,400,000		\$100,000		\$2,300,000		
2028		STREET PAVING							
		New Concrete Streets							
		Reconstruction							
	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	CTH CE at Fieldcrest Intersection	\$550,000	\$40,000					\$510,000
	420 - Streets and Sidewalk	Kavanaugh Road Pulverize/Shape/Pave	\$250,000	\$60,000					\$190,000
2028		SIDEWALKS							
	420 - Streets and Sidewalk	Replace Defective Walks	\$250,000	\$50,000	\$200,000				
2028		MISCELLANEOUS							
	423 - Buildings and Misc	Police Radios	\$250,000	\$250,000					
	423 - Buildings and Misc	WIFI & Cameras at a few Select Parks (PILOT)	\$200,000	\$200,000					
	423- Buildings and Misc	Refreash All Firewalls	\$20,000	\$20,000					
	423 - Buildings and Misc	New PD Host	\$40,000	\$40,000					
	423 - Buildings and Misc	Library Play Area Redesign	\$20,000	\$10,000					\$10,000
		TOTAL	\$11,849,000	\$4,874,000	\$2,575,000	\$400,000	\$3,300,000	\$0	\$700,000

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2029		EQUIPMENT							
	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					
2029		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	Central Park Riverwall	\$600,000	\$600,000					
	422- Parks and Pools	Central Park Major Updates?	\$1,000,000	\$1,000,000					
2029		STORM SEWER*							
	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								
2029		SANITARY SEWER*							
	602- Sanitary	Sullivan Avenue Area Utility Relay Phase 2 (Sullivan, Kenneth, 14th, 15th, 16th, 1	\$1,600,000		\$200,000		\$1,800,000		
2029		STREET PAVING							
		New Concrete Streets Reconstruction							
	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	Elm Street Bridges Design	\$600,000	\$120,000					\$480,000
	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
2029		SIDEWALKS							
	420 - Streets and Sidewalk								
2029		MISCELLANEOUS							
	423 - Buildings and Misc	Refresh All Wireless Access Points	\$25,000	\$25,000					
	423 - Buildings and Misc	Refresh All Old Switches	\$35,000	\$35,000					
TOTAL			\$15,535,000	\$5,445,000	\$1,290,000	\$1,950,000	\$1,800,000	\$0	\$5,450,000

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2030		EQUIPMENT							
	421 - Equipment	Replace 2015 Chevy Crew Cab (Truck 2)	\$55,000	\$55,000					
	421 - Equipment	Replace 2015 Chevy 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					
	421 - Equipment	Ambulance Cot	\$44,000	\$44,000					
2030		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools								
2030		STORM SEWER							
	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						
2030		SANITARY SEWER							
	602- Sanitary	President Street Area Utility Relay (Grant, Garfield, McKinley, Raught, Claribel)	\$1,600,000		\$300,000		\$1,300,000		
	602- Sanitary								
2030		STREET PAVING							
		New Concrete Streets							
	420 - Streets and Sidewalk	High Pointe Meadows	\$1,800,000	\$700,000	\$1,100,000				
		Reconstruction							
	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	Ann - Crooks Intersection	\$750,000	\$750,000					
	420 - Streets and Sidewalk	Elm Street Bridges	\$5,000,000	\$1,000,000					\$4,000,000
2030		SIDEWALKS							
	420 - Streets and Sidewalk	Replace Defective Walks	\$250,000	\$50,000	\$200,000				
	420 - Streets and Sidewalk								
2030		MISCELLANEOUS							
	423 - Buildings and Misc	Replace All Camera Servers	\$45,000	\$45,000					
		TOTAL	\$14,239,000	\$5,089,000	\$3,525,000	\$325,000	\$1,300,000	\$0	\$4,000,000

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2031		EQUIPMENT							
	421 - Equipment	Replace Chevy Trailblazer (#1)	\$45,000	\$45,000					
	421 - Equipment								
2031		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	Upper Riverside Park / Pavillion	\$1,500,000	\$1,500,000					
2031		STORM SEWER							
	601 - Storm	Wisconsin Avenue Area Utility Relay (Phase 1) - 2026 Utility Relay Streets	\$500,000			\$500,000			
	601 - Storm	Ann Street (Fieldcrest to Crooks)	\$400,000			\$400,000			
	601 - Storm								
2031		SANITARY SEWER							
	602- Sanitary	Northside Relay (East Hyland Ave, Gertrude, George, Division, Lincoln)	\$2,000,000		\$400,000		\$1,600,000		
	602- Sanitary								
2031		STREET PAVING							
		New Concrete Streets Reconstruction							
	420 - Streets and Sidewalk	Wisconsin Avenue Area Utility Relay (Phase 1) - 2026 Utility Relay Streets	\$1,250,000	\$650,000	\$600,000				
	420 - Streets and Sidewalk	Ann Street (Fieldcrest to Crooks)	\$1,000,000	\$500,000	\$500,000				
	420 - Streets and Sidewalk								
	420 - Streets and Sidewalk								
	420 - Streets and Sidewalk								
2031		SIDEWALKS							
	420 - Streets and Sidewalk								
	420 - Streets and Sidewalk								
2031		MISCELLANEOUS							
	423 - Buildings and Misc								
	423 - Buildings and Misc								
TOTAL			\$6,695,000	\$2,695,000	\$1,500,000	\$900,000	\$1,600,000	\$0	\$0

* Funds were borrowed in prior year