



REPORT TO APC

ITEM NAME: *Establish 5 to 10 yr. Capital Management Plan*
MEETING DATE: *April 21, 2026 - 5:30 pm*
PRESENTING: *Guy Fredel*
COMMITTEE: *APC*
COMMITTEE CONTACT: *Guy Fredel*
STAFF CONTACT: *Sandi Sorensen*
PREPARED BY: *Sandi Sorensen*

ISSUE: *With large dollar expenditures being proposed it is imperative the board avoid over-spending resulting in shortfalls*
OBJECTIVES: *Establish Priorities, Costs and a 5-10 yr. Capital Management Plan*
ISSUE BACKGROUND/PREVIOUS ACTIONS:

PROPOSAL:

ADVANTAGES:

DISADVANTAGES:

ITEMIZE ALL ANTICIPATED COSTS (Direct or Indirect, Start-Up/One-Time, Capital, Ongoing & Annual, Debt Service, etc.)

RECOMMENDED ACTION:

OTHER OPTIONS CONSIDERED:

TIMING REQUIREMENTS/CONSTRAINTS:

FUNDING SOURCE(s) – Must include Account Number/Description/Budgeted Amt CFY/% Used CFY/\$ Remaining CFY

Account Number:

Description:

Budgeted Amount:

Spent to Date:

Percentage Used:

Remaining:

ATTACHMENTS (describe briefly):

See Attached

From: Guy Kronenbadger@charter.net
Subject: Agenda Item
Date: Apr 16, 2026 at 8:01:29 AM
To: Sandra Sorensen
sandrasorensen1953@yahoo.com

Good Morning Sandi,

Discussion and Possible Action on Pro-Active Development Plan for the Village of Kronenwetter

- A. New developments that are spurring the need for a plan
 1. Sand Pits
 2. Entities are acquiring large tracts of land—ie the Marathon County Highway Department, private individuals and private companies. The supply of available, developable land is shrinking.
 3. The approval of the site plan for the distribution center is creating new possibilities and if construction occurs will create a significant amount of new revenue for TID 1 and the Village.
 4. Less than one-half of one per cent new construction is not sufficient to meet the Village's inflationary cost increases. A plan must be developed to bring about enough new construction to provide the revenues to cover not only inflationary cost increases but also increased staffing.

- B. To deal with these new developments and new opportunities, the Village needs to reassess the need for more staffing and develop a whole of government approach to promoting development.

- C. APC should play a lead role in involving staff, the Village Board and all committees and commissions of the Village in developing a pro-active plan to promote development.

- D. This planning effort will take 1 to 2 years to complete. The sooner we begin that effort, the sooner we will complete it.

- E. Our planning effort should be to develop a 10 year plan that will be reviewed and updated yearly.

I will be traveling today. I will call you later this morning.

Guy