

CHARTER TOWNSHIP OF WHITE LAKE

2027–2032

Capital Improvement Plan

CIP Snap Shot



Aerial view of the new White Lake Township Civic Center Campus, under construction — August 21, 2026

A Six-Year Roadmap for Township Investment

The Capital Improvement Plan (CIP) is White Lake Township's six-year game plan for the big-ticket public investments — new buildings, water and sewer upgrades, fire and police equipment, and parks and pathways. Required annually under the Michigan Planning Enabling Act because the Township runs its own water and sewer systems, the CIP turns long-range goals into a scheduled, funded, and prioritized list of projects the Planning Commission and Township Board can act on.

Every project is scored with a standardized rating system that weighs health & safety impact, legal obligations, consistency with adopted plans, and community benefit — so a fire truck replacement and a pathway extension can be compared on the same scale.

2026 in the Rearview: A Landmark Year

The headline story of the last CIP cycle is the new Civic Center Campus — an 11-acre development on Elizabeth Lake Road bringing together a new 46,000 SF Public Safety Building and a new 36,000 SF Township Hall. Design wrapped in spring 2024, bidding and award followed that year, and construction has been underway since fall 2024. As of the August 21, 2026, project status update, both buildings are deep into interior finishes — paint, flooring, millwork, ceiling grids, and doors — with occupancy targeted for fall 2026.



New Public Safety Building — brick installation complete on the hose tower wall (8/21/26)

Also worth celebrating: Stanley Park — 59 acres off Elizabeth Lake Road — opened to vehicular traffic on July 1, 2026, with Phase II improvements (see the 2027 priority list below).

Supervisor Kowall, Clerk Noble, and Treasurer Roman officially unlocking the Stanley Park gates to vehicular traffic.



Top 5 Priorities to Tackle in 2027

The full 2027 project list spans Fire, Water, Sewer, Parks, Police, Facilities, and Internal Services — but by the CIP's own project-rating system, these five rise to the top as the most important next projects to consider in 2027:

#1 Rating 143	Upgrades & Equipment Replacement — 7 Sanitary Sewage Pump Stations 2027 funding: \$716,667 (installment toward a \$6.99M multi-year project) Replacing pumps, controls, and adding variable-frequency drives and iron filtration across seven pump stations for better system control and long-term operating savings.
#2 Rating 141	Brush Truck Replacement <i>(Fire Protection / EMS)</i> 2027 funding: \$90,000 The department's current brush truck and its skid-mounted pump/hose unit are nearing the end of useful life and need replacing.
#3 Rating 140	Fire Station No. 2 Replacement <i>(Fire Protection / EMS)</i> 2027 funding: \$100,000 (2027 start toward a \$4.0M project) Construction of a new satellite fire station with living quarters and three bays begins moving forward in 2027, funded through grants, a bond issue, and the Building Authority.
#4 Rating 139	Water Tanker (Tender) Truck <i>(Fire Protection / EMS)</i> 2027 funding: \$500,000 After selling off two aging tankers in recent years, the department needs a replacement tanker to maintain water-supply capability at fire scenes.
#5 Rating 127	Repaint Water Tower 1 & Water Tower 2 <i>(Water Supply)</i> 2027 funding: \$932,750 (combined — WS-0021 & WS-0022) Exterior overcoat and interior repainting for both elevated water towers. The CIP flags these two as a natural pairing, since bidding them together can save on mobilization and traffic control costs.

Other notable 2027 activity includes Stanley Park Phase II improvements (\$1,000,000), continued Twin Lakes I well upgrades, a new ambulance, extrication tools, and structural firefighting gear.

The Money Picture

Most CIP projects draw on a dedicated enterprise or millage fund rather than the General Fund — which matters, because the CIP is explicit that the General Fund balance alone is not enough to cover the Township's full capital share across all departments. Grants, bonds, and special assessment districts are expected to fill much of the remaining gap, though as of this draft many of those grants have not yet been secured.

Fund	2026 Balance (12-31-25)
General Fund	\$8,058,037
Water Supply Fund	\$8,711,768
Sewer Fund	\$5,059,722
Police Fund	\$6,186,253
Fire Protection Fund	\$5,924,401
Improvement Revolving Fund	\$9,988,762
Parks & Recreation Fund	\$2,757,920
Total	\$46,686,863