

PLAN COMMISSION AGENDA

September 13, 2021

5:30 PM

Meeting Room A
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. OPENING CEREMONIES

A. Attendance

Virtual
Instructions

B. Declaration Quorum Present

II. CONSENT AGENDA

A. August 16, 2021

III. PUBLIC HEARING

A. Comprehensive Plan Amendment No. 1

Request: Change the Comprehensive Plan land use designations from General Commercial and Transportation to Industrial.

Applicant: Mercury Marine

Location: FDL-15-17-21-14-751-01 and FDL-15-17-21-14-753-00

B. Rezone

Request: Rezone property from C-2 (General Business District) to M-1 (Industrial District)

Location: FDL-15-17-21-14-751-01, FDL-15-17-21-14-752-01 and FDL-15-17-21-14-753-00

Initiator: Mercury Marine

IV. ACTION

A. Acquisition of Easement

Effect: Acquire an Street Lighting Easement

Location: CTH K and St. Mary's Springs Academy

Initiator: Director of Public Works

B. Granting of Easement

Effect: Granting Easement for Alliant Energy, AT&T, and Spectrum

Location: Franklin Park & Brooke Trail along Military Road

Initiator: Director of Public Works

C. Granting of Easement

Effect: Granting Easement for Alliant Energy

Location: Rolling Meadows Drive and Hickory Street

Initiator: Director of Public Works

D. Five Year (2022-2026) Capital Improvement Plan

Initiator: Director of Administration

V. ADJOURN

**COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Virtual Instructions**

Subject: **Plan Commission - September 13, 2021**
Mon, Sep 13, 2021 5:30 PM - 6:30 PM (CDT)

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Initiator:

Location:

Recommendation:

**COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
August 16, 2021**

Subject:

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

August_2021_PC_Minutes.pdf

PLAN COMMISSION MINUTES

Monday, August 16, 2021

5:30 P.M.

Meeting Room A / Go to Meeting
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

OPENING CEREMONIES

Attendance

Present

Ben Giles

Antonio Godfrey Sr (virtual)

Dan Nielsen (virtual)

Anne Pierce

Derek TerBeest

Absent

Alicia Hans

Craig Much

Sarah Van Buren

Administrative Staff

Dyann Benson, Community Development Director

Kolin Erickson, Principal Planner

Declaration Quorum Present

Vice-Chair TerBeest declared a quorum present at 5:30 p.m.

CONSENT AGENDA

July 19, 2021 Minutes

A Motion was made by Giles to approve the July 19, 2021 minutes and seconded by Pierce, and the motion was **Passed**.

Ayes: Giles, Godfrey, Nielsen, Pierce, TerBeest

Nays: None

PUBLIC HEARING

Special Use Permit

Request: To allow a non-student use of a student housing facility located within the campus of UW-Oshkosh at Fond du Lac.

Location: 325 Campus Drive

Applicant: FDL Housing Properties LLC

Appeared in Support of Special Use Permit:

Steve Harms, Fond du Lac Housing Properties LLC (virtual)

PLAN COMMISSION MINUTES

August 16, 2021

Page 2

Appeared in Opposition/Gather More Information of Special Use Permit:

Martin Rudd, UW-Oshkosh at Fond du Lac (virtual)

Conditions of Approval:

1. Occupancy of non-students renters shall not exceed forty-nine percent (49%) of available units. If in the event complaints between the number or percentage of student renters and non-student renters arise, the developer must provide written documentation supporting that students remain the primary tenant base to the Community Development Department. If the developer is unable to do so or if complaints become frequent, the City may revoke this amended special use permit.
2. The terms and conditions of Resolutions 8746 and 8625 are incorporated herein by reference and shall remain in full force and effect.

A Motion was made by Giles approve a Special Use Permit to allow for non-student use of a student housing facility located within the campus of UW-Oshkosh at Fond du Lac at 325 Campus Drive with the conditions listed and seconded by Pierce, and the motion was **Passed**.

Ayes: Giles, TerBeest, Nielsen, Pierce

Nays: Godfrey

ADJOURN

A Motion was made by Giles to adjourn at 6:02 p.m. and seconded by Pierce, and the motion was **Passed**.

Ayes: Giles, Godfrey, Nielsen, Pierce, TerBeest

Nays: None

KE/ss

**COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Comprehensive Plan Amendment No. 1**

Subject: Request: Change the Comprehensive Plan land use designations from General Commercial and Transportation to Industrial.

Applicant: Mercury Marine

Location: FDL-15-17-21-14-751-01 and FDL-15-17-21-14-753-00

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

CompPlanAmendmentAgenda.pdf

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Fond du Lac, Wisconsin, will conduct a Public Hearing at 5:30 p.m. on Monday, September 13, 2021 in Meeting Room A of the City-County Government Center, 160 South Macy Street, to amend the Comprehensive Plan for the City of Fond du Lac.

The Comprehensive Plan identifies where growth should occur and makes recommendations of future development in the City. The purpose of the proposed Amendment is to permit the future industrial development of vacant land currently designated for transportation and commercial uses.

The property affected by the proposed Amendment consists of two lots located northwest of the intersection of W Pioneer Road (CTH VV) and S Hickory Street. The affected land is described as follows:

Parcel Number: FDL-15-17-21-14-753-00, 1.27 acres; and
Parcel Number: FDL-15-17-21-14-751-01, 1.5 acres.

For further information you are invited to contact the Community Development Department at (920) 322-3440. A copy of the proposed Comprehensive Plan Amendment is on file in the Community Development Department.

All persons having an interest in the area are invited to participate in the hearing and express their opinions. Written communications will also be considered. The meeting will be conducted in both in-person and virtual formats. Instructions for participating in the virtual meeting will be provided on the meeting agenda available on the City's website. The meeting agenda for the Plan Commission can be accessed on the Calendar tab on the home page of the City's website; www.fdl.wi.gov. Published in accordance with Section 62.23, Wisconsin Statutes.

Dated this 5th day of August, 2021

MARGARET HEFTER
City Clerk

Published: August 8, 2021

COMPREHENSIVE PLAN AMENDMENT – MERCURY MARINE

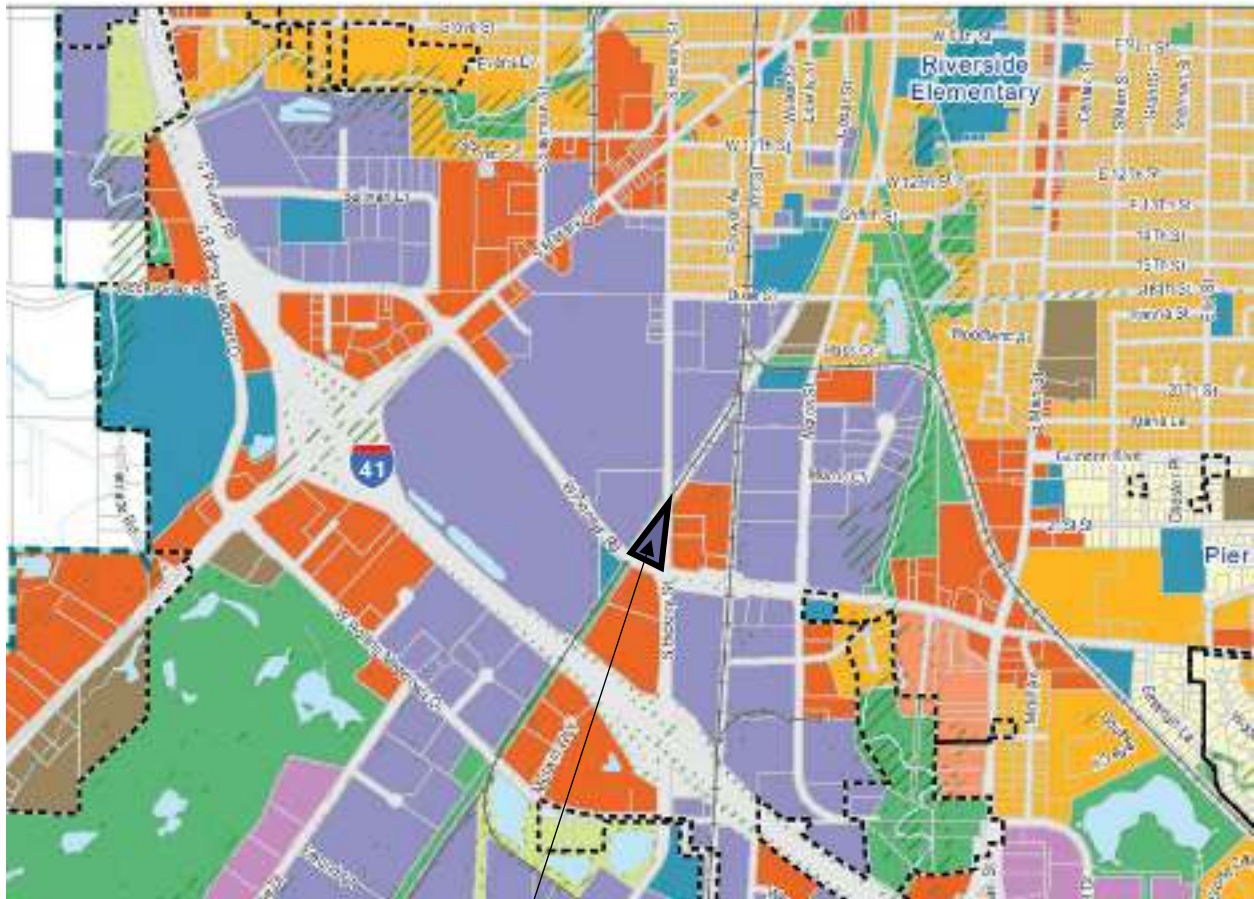
Existing Land Use Designation: General Commercial & Transportation



Area of Plan Amendment (Parcels: FDL-15-17-21-14-751-01 and FDL-15-17-21-14-753-00)

COMPREHENSIVE PLAN AMENDMENT – MERCURY MARINE

Recommended Land Use Designation: Industrial



Area of Plan Amendment

REQUEST FOR REZONING – MERCURY MARINE



Parcels: FDL-15-17-21-14-751-01, FDL-15-17-21-14-752-01, and FDL-15-17-21-14-753-00

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: August 23, 2021

To: Plan Commission

From: Kolin Erickson, Principal Planner

Re: Comprehensive Plan Amendment No. 1

Applicant: Mercury Marine

Location: FDL-15-17-21-14-753-00, 1.27 acres; and FDL-15-17-21-14-751-01, 1.5 acres

Request: Change comprehensive plan land use designations from General Commercial and Transportation to Industrial.

Existing Land Use:

Sites:	Vacant Land
North:	Vacant Land
South:	W Pioneer Road
East:	S Hickory Street
West:	Vacant Land

Analysis

The Comprehensive Plan identifies where growth should occur and makes recommendations of future development. Reflective of the dynamics of development and growth, the Comprehensive Plan carries an expectation that amendments would be needed to address changing conditions of land use and development.

The two parcels identified above are located directly northwest of the round-about at W Pioneer Road and S Hickory Street. The Comprehensive Plan identifies one parcel for future general commercial use (FDL-15-17-21-14-751-01). The other parcel is an abandoned railway line and the Comprehensive Plan identifies it for future transportation use (FDL-15-17-21-14-753-00). Mercury Marine is located northwest, nearby both parcels. Mercury Marine is planning on acquiring these vacant parcels for future industrial development.

To facilitate future industrial development of both parcels, a change of zoning from commercial to industrial is proposed. In considering appropriate zoning for a property continuity between zoning and land use is required. In other words, the *zoning* of a property must reflect the *use* of the property. The proposed industrial zoning of the subject properties conflicts with the existing land use designations for both commercial and transportation uses; therefore, a change to the Comprehensive Plan is necessary in order for the zoning to change.

The suggested industrial land use designation expands an existing area of the same land use category. The proposed land use designation reflects the industrial development anticipated for the subject properties.

The Comprehensive Plan Amendment and rezoning proposal will be considered as separate items on the September 13th Plan Commission agenda.

Recommendation

The process for amending the Comprehensive Plan is the same used for adoption of the Plan. Community Development staff advises the Plan Commission recommend to the City Council a change of land use designation for the parcel identified as FDL-15-17-21-14-751-01, from General Commercial to Industrial; and for the parcel identified as FDL-15-17-21-14-753-00, from Transportation to Industrial.

Rezoning and Comprehensive Plan Amendment
545 W Pioneer Road

Parcel Number	Site Address	Mailing Address 1	Mailing City	State	Zip
FDL-15-17-16-43-512-01	740 S MILITARY RD	536 S SEYMOUR ST	FOND DU LAC	WI	54935
FDL-15-17-15-33-610-00	601 S HICKORY ST	N5354 LEDGETOP DR	FOND DU LAC	WI	54937
FDL-15-17-15-33-613-00	607 S HICKORY ST	111 CUMBERLYNN DR	FOND DU LAC	WI	54935
FDL-15-17-16-44-777-00	450 ARLINGTON AVE	PO BOX 460369	HOUSTON	TX	77056
FDL-15-17-22-22-262-00	0 DIXIE ST	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-21-14-753-00		6250 N RIVER RD STE 9000	ROSEMONT	IL	60017
FDL-15-17-21-11-001-00	624 S HICKORY ST	W6152 COUNTY TRUNK B	FOND DU LAC	WI	54935
FDL-15-17-16-43-524-00	765 S MILITARY RD	765 S MILITARY RD	FOND DU LAC	WI	54935
FDL-15-17-21-11-003-00	640 S HICKORY ST	640 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-16-44-770-00	721 S MILITARY RD	1192 FOND DU LAC AVE	FOND DU LAC	WI	54935
FDL-15-17-21-11-004-00	650 S HICKORY ST	650 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-15-33-612-00	605 S HICKORY ST	605 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-22-22-255-00	631 S HICKORY ST	631 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-21-11-002-00	630 S HICKORY ST	630 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-21-12-250-00	743 S MILITARY RD	PO BOX 427	FOND DU LAC	WI	54936
FDL-15-17-21-12-250-00	743 S MILITARY RD	PO BOX 427	FOND DU LAC	WI	54936
FDL-15-17-21-12-256-02	821 S MILITARY RD	821 S MILITARY RD	FOND DU LAC	WI	54935
FDL-15-17-21-12-255-00	661 W PIONEER RD	PO BOX 309	ONALASKA	WI	54650
FDL-15-17-16-44-769-00	699 S MILITARY RD	18 JEWELERS PARK DR STE 100	NEENAH	WI	54956
FDL-15-17-21-11-007-01	545 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-11-007-01	545 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-11-007-01	545 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-16-43-518-03	770 S MILITARY RD	2401 S MEMORIAL DR	APPLETON	WI	54915
FDL-15-17-21-14-752-01	0 W PIONEER RD	817 W MAIN ST	BROWNSVILLE	WI	53006
FDL-15-17-22-23-503-00	717 S HICKORY ST	PO BOX 64101 MS-5185	ST PAUL	MN	55164
FDL-15-17-22-23-503-00	717 S HICKORY ST	PO BOX 64101 MS-5185	ST PAUL	MN	55164
FDL-15-17-21-11-001-01	606 S HICKORY ST	606 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-22-22-256-00	659 S HICKORY ST	659 S HICKORY ST	FOND DU LAC	WI	54935

Rezoning and Comprehensive Plan Amendment
545 W Pioneer Road

FDL-15-17-22-23-503-08	825 S HICKORY ST	2075 S MOORLAND RD	NEW BERLIN	WI	53151
FDL-15-17-15-33-611-00	603 S HICKORY ST	603 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-16-43-525-00	745 S MILITARY RD	5321 CORPORATE BLVD	BATON ROUGE	LA	70808
FDL-15-17-21-12-254-00	650 OAK PARK AVE	650 OAK PARK AVE	FOND DU LAC	WI	54935

**COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Rezone**

Subject: Request: Rezone property from C-2 (General Business District) to M-1 (Industrial District)

Location: FDL-15-17-21-14-751-01, FDL-15-17-21-14-752-01 and FDL-15-17-21-14-753-00

Initiator: Mercury Marine

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

Mercury_Marine_Rezone_Agenda_redacted.pdf

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Fond du Lac, Wisconsin, will conduct a Public Hearing at 5:30 p.m. on September 13, 2021, in Meeting Room A of the City-County Government Center, 160 South Macy Street, at the request of Mercury Marine, to rezone land from C-2 (General Business) to M-1 (Industrial).

The land to be rezoned consists of three parcels identified as: FDL-15-17-21-14-751-01, FDL-15-17-21-14-752-01 and FDL-15-17-21-14-753-00.

The meeting will be conducted in both in-person and virtual formats. Instructions for participating in the virtual meeting will be provided on the meeting agenda available on the City's website. The meeting agenda for the Plan Commission can be accessed on the Calendar tab on the home page of the City's website; www.fdl.wi.gov.

All persons having an interest in the area are invited to participate in the hearing and express their opinions. Written communications will also be considered. For further information you are invited to contact the Community Development Department at (920) 322-3440. Published in accordance with Section 62.23, Wisconsin Statutes.

Dated this 18th day of August, 2021

MARGARET HEFTER
City Clerk

Published: August 29, 2021



REZONING

Application

Northwest Corner of Pioneer Road & Hickory Street

PROPERTY LOCATION: _____

Tax Key Number: FDL- _____

FDL-15-17-21-14-751-01; FDL-15-17-21-14-752-01; FDL-15-17-21-14-753-00

Project Applicant			
Name Stephen Marsch			
Mailing Address W6250 Pioneer Rd.,	City Fond du Lac	State WI	ZIP Code 54936-1939
Email Address	Phone Number		
Landowner (Complete this information if the project applicant is not the property owner.)			
Name See Attachment:			
Mailing Address	City	State	ZIP Code
Email Address	Phone Number		
Landowner Certification			
If the person requesting the rezoning is not the owner of the property affected by the proposal, the consent of the landowner is necessary. Refer to the LANDOWNER AUTHORIZATION form included with the rezoning application packet.			

C2

Existing Property Zoning Classification: _____

M1

Proposed Zoning Classification: _____

Vacant Land

Description of present use of property: _____

Purpose of rezoning. Description of proposed use of property and/or proposed site development:
Future Manufacturing Development

Unknown

Time schedule for use and/or development of the property: _____

PROJECT APPLICANT SIGNATURE



LANDOWNER AUTHORIZATION

TO: City of Fond du Lac
Community Development Department

Re: REZONING REQUEST

LOCATION: FDL-15-17-21-14-751-01 and FDL-15-17-21-14-752-01
PROPERTY ADDRESS AND/OR TAX KEY NUMBER

The undersigned Pioneer & Hickory LLC is the owner of property
NAME OF PROPERTY OWNER (PLEASE PRINT)
referenced above. The undersigned authorizes Brunswick Corporation (Stephen Marsch)
to sign and file a rezoning application that affects the referenced property.

Michels Corporation, its manager

By:  **W. Dirk Hausmann** Senior Real Estate Counsel 8/23/2021
81EB685248EF495...
SIGNATURE OF LAND OWNER OR AUTHORIZED AGENT DATE

LANDOWNER AUTHORIZATION

TO: City of Fond du Lac

Community Development Department

Re: REZONING REQUEST

LOCATION: FDL-15-17-21-14-753-00

PROPERTY ADDRESS AND/OR TAX KEY NUMBER

The undersigned WISCONSIN Central LTD. is the owner of property
NAME OF PROPERTY OWNER (PLEASE PRINT)

referenced above. The undersigned authorizes Brunswick Corporation

to sign and file a rezoning application that affects the referenced property.

Sydney Cervantes
SIGNATURE OF LAND OWNER OR AUTHORIZED AGENT

8/18/21
DATE

Parcel A

Peter Kiesel

VOLUME 55 CERTIFIED SURVEY MAPS
PAGES 25 - 25A

CERTIFIED SURVEY MAP # 7519

VOLUME — 55

PAGE 25

SHEET 1 OF 2 SHEETS



- LEGEND
- - 3/4" x 18" REBAR SET
WEIGHING 1.50 LBS/FT.
 - - 3/4" REBAR FOUND.
 - ▲ - 1" IRON PIPE FOUND.
 - ✕ - CHISELED CROSS FOUND.
 - ⊕ - CAST ALUMINUM MONUMENT FOUND.

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY
COORDINATE SYSTEM, FOND DU LAC COUNTY.
THE EAST LINE OF THE NORTHEAST QUARTER HAS A
RECORDED BEARING OF N00°19'04"E.



Tax Key No. FDL-15-17-21-11-007


EXCEL
ENGINEERING INC.
SURVEYING GROUP
PROJECT NO. 1000880

Always a Better Plan

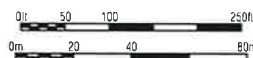
100 CAMBLOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-8800
FAX: (920) 926-8801



DESCRIPTION: 2355/WIPR/101258 (1.18 Acs. +/-)
Fond Du Lac
Sale of Wisconsin
United States of America

PROPERTY SKETCH

 **Subject Lands/Terrain Sujet**



THIS IS NOT A PLAN OF SURVEY / CECI N'EST PAS UN PLAN D'ARPENTAGE

SUBDIVISION: Waukesha (435)
SPUR / ANTENNE: Fond Du Lac Aban, Spur (RE02)
MILEAGE / MILLIAIRE: H B 158.4 (175.04 - 176.00)
DATE: May 11, 2021
SCALE / ÉCHELLE: 1:2000





Street View #1: Pioneer Road, Northeast of the Round-About



Street View #2: Pioneer Road Northeast of Round-About,
Across from the Wild Goose State Trail



Street View #3: Hickory Street North of Round-About, Shell Pump & Pantry Parking Lot



Street View #4: Hickory Street North



REZONING – MERCURY MARINE

Existing Zoning: C-2 (General Commercial)



Parcels: FDL-15-17-21-14-751-01, FDL-15-17-21-14-752-01, and FDL-15-17-21-14-753-00

REZONING – MERCURY MARINE

C-2 (General Commercial) to M-1 (Industrial)

Recommended Zoning: M-1 (Industrial)



Area of Rezoning

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: August 24, 2021

To: Plan Commission

From: Kolin Erickson, Principal Planner

Re: Rezoning – Parcels (FDL-15-17-21-14-751-01, FDL-15-17-21-14-752-01, and FDL-15-17-21-14-753-00)

Initiator: Mercury Marine

Request: Rezone property from C-2 (General Business) to M-1 (Industrial)

Zoning: Site: C-2 (General Business)
North: M-1 (Industrial)
South: M-1, C-2
East: M-1, C-2
West: M-1

Land Use: Site: Vacant Land
North: Mercury Marine
South: Mercury Marine, Wild Goose State Trail, Agnesian Pharmacy
East: Pump N’ Pantry Convenience Store
West: Mercury Marine

Analysis

The subject properties are located directly northwest of the round-about at S Hickory St and W Pioneer Road. The three properties are zoned C-2 (General Business); a change of zoning to M-1 (Industrial) is proposed. The site in total, is approximately 11.88 acres of undeveloped land owned by two separate entities. Mercury Marine is in the process of acquiring all three parcels.

Neighboring properties adjacent to the subject properties are zoned M-1 in all directions. Further development of the subject properties for commercial uses is not anticipated and/or likely given the land is currently undeveloped and in a predominantly industrial area.

The proposed rezoning would extend an area of existing industrial zoning of adjacent properties to the subject properties. The proposed rezoning also reflects the intended industrial use of the properties after acquisition by Mercury Marine. Approval of the

proposed rezoning would not create a negative effect or harm to any adjacent or nearby property.

The Comprehensive Plan identifies where growth should occur and makes recommendations of future development. Wisconsin's comprehensive planning legislation requires that an action for rezoning be consistent with the Comprehensive Plan. In other words, the *zoning* of a property must reflect the *use* of the property. The proposed zoning (industrial) for two parcels conflicts with the current Comprehensive Plan land use designations. Parcel FDL-15-17-21-14-751-01 is designated for general commercial uses; parcel FDL-15-17-21-14-753-00 is designated for transportation uses); therefore, a change to the Comprehensive Plan is necessary in order for the zoning to change.

The Comprehensive Plan Amendment and rezoning proposal will be considered as separate items on the September 13th Plan Commission meeting agenda.

Recommendation

Community Development staff advises the Plan Commission recommend to the City Council rezoning of parcels FDL-15-17-21-14-751-01, FDL-15-17-21-14-752-01, and FDL-15-17-21-14-753-00 from C-2 (General Business) to M-1 (Industrial).

Rezoning and Comprehensive Plan Amendment
545 W Pioneer Road

Parcel Number	Site Address	Mailing Address 1	Mailing City	State	Zip
FDL-15-17-16-43-512-01	740 S MILITARY RD	536 S SEYMOUR ST	FOND DU LAC	WI	54935
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FDL-15-17-22-22-262-00	0 DIXIE ST	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-21-14-753-00		6250 N RIVER RD STE 9000	ROSEMONT	IL	60017
FDL-15-17-21-11-001-00	624 S HICKORY ST	W6152 COUNTY TRUNK B	FOND DU LAC	WI	54935
FDL-15-17-16-43-524-00	765 S MILITARY RD	765 S MILITARY RD	FOND DU LAC	WI	54935
FDL-15-17-21-11-003-00	640 S HICKORY ST	640 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-16-44-770-00	721 S MILITARY RD	1192 FOND DU LAC AVE	FOND DU LAC	WI	54935
FDL-15-17-21-11-004-00	650 S HICKORY ST	650 S HICKORY ST	FOND DU LAC	WI	54935
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FDL-15-17-21-11-002-00	630 S HICKORY ST	630 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-21-12-250-00	743 S MILITARY RD	PO BOX 427	FOND DU LAC	WI	54936
FDL-15-17-21-12-250-00	743 S MILITARY RD	PO BOX 427	FOND DU LAC	WI	54936
FDL-15-17-21-12-256-02	821 S MILITARY RD	821 S MILITARY RD	FOND DU LAC	WI	54935
FDL-15-17-21-12-255-00	661 W PIONEER RD	PO BOX 309	ONALASKA	WI	54650
FDL-15-17-16-44-769-00	699 S MILITARY RD	18 JEWELERS PARK DR STE 100	NEENAH	WI	54956
FDL-15-17-21-11-007-01	545 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-11-007-01	545 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-11-007-01	545 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-16-43-518-03	770 S MILITARY RD	2401 S MEMORIAL DR	APPLETON	WI	54915
FDL-15-17-21-14-752-01	0 W PIONEER RD	817 W MAIN ST	BROWNSVILLE	WI	53006
FDL-15-17-22-23-503-00	717 S HICKORY ST	PO BOX 64101 MS-5185	ST PAUL	MN	55164
FDL-15-17-22-23-503-00	717 S HICKORY ST	PO BOX 64101 MS-5185	ST PAUL	MN	55164
FDL-15-17-21-11-001-01	606 S HICKORY ST	606 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-22-22-256-00	659 S HICKORY ST	659 S HICKORY ST	FOND DU LAC	WI	54935

Rezoning and Comprehensive Plan Amendment
545 W Pioneer Road

FDL-15-17-22-23-503-08	825 S HICKORY ST	2075 S MOORLAND RD	NEW BERLIN	WI	53151
FDL-15-17-15-33-611-00	603 S HICKORY ST	603 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-16-43-525-00	745 S MILITARY RD	5321 CORPORATE BLVD	BATON ROUGE	LA	70808
FDL-15-17-21-12-254-00	650 OAK PARK AVE	650 OAK PARK AVE	FOND DU LAC	WI	54935

COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Acquisition of Easement

Subject: Effect: Acquire an Street Lighting Easement

 Location: CTH K and St. Mary's Springs Academy

 Initiator: Director of Public Works

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

SMSA_Easement_Acquisition_-_Sept_2021.pdf

CITY OF FOND DU LAC - Memorandum

Engineering and Traffic Division

Date: September 13, 2021

To: Plan Commission

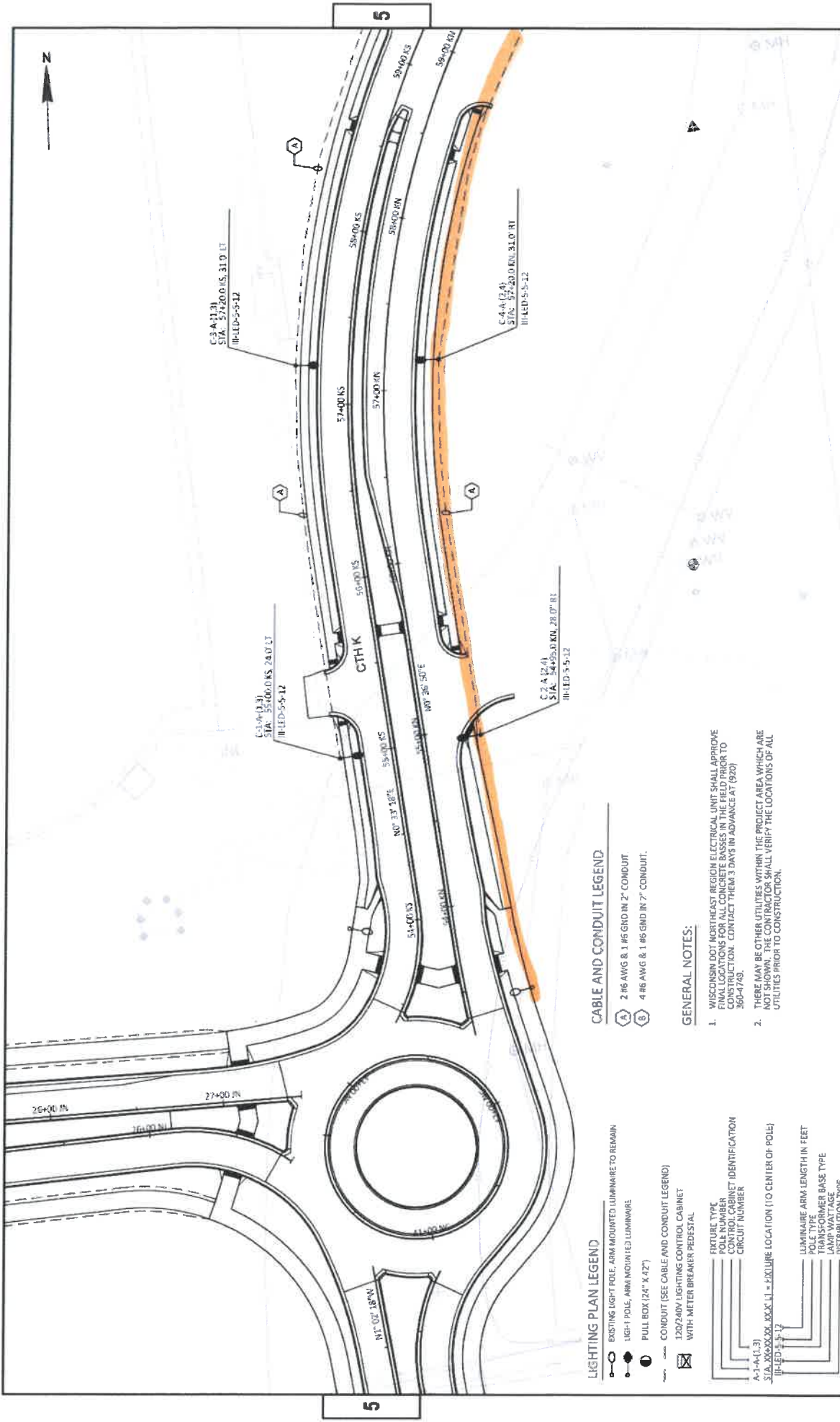
From: Paul De Vries, P.E., City Engineer

Re: City Street Light Easement

This memo and attached supporting documents cover the agenda item Acquisition of Easement from St. Mary's Springs Academy (SMSA) for the Plan Commission's September 13, 2021 meeting.

As part of the STH 23 reconstruction project, WisDOT is reconstructing CTH K to the north and in front of SMSA. During the recent installation of street lighting, it was discovered that the new poles and conduit would not fit in the platted right-of-way. The City had discussions with WisDOT and SMSA and the consensus was to locate the poles behind the sidewalk, which is SMSA property. They have agreed in concept to the light pole location and to grant the City an easement for our poles and conduit.

The acquisition an easement requires City Council approval. City Engineering staff suggests the Plan Commission recommend to the City Council approval of acquisition of an easement from SMSA subject to City staff negotiations.



CABLE AND CONDUIT LEGEND

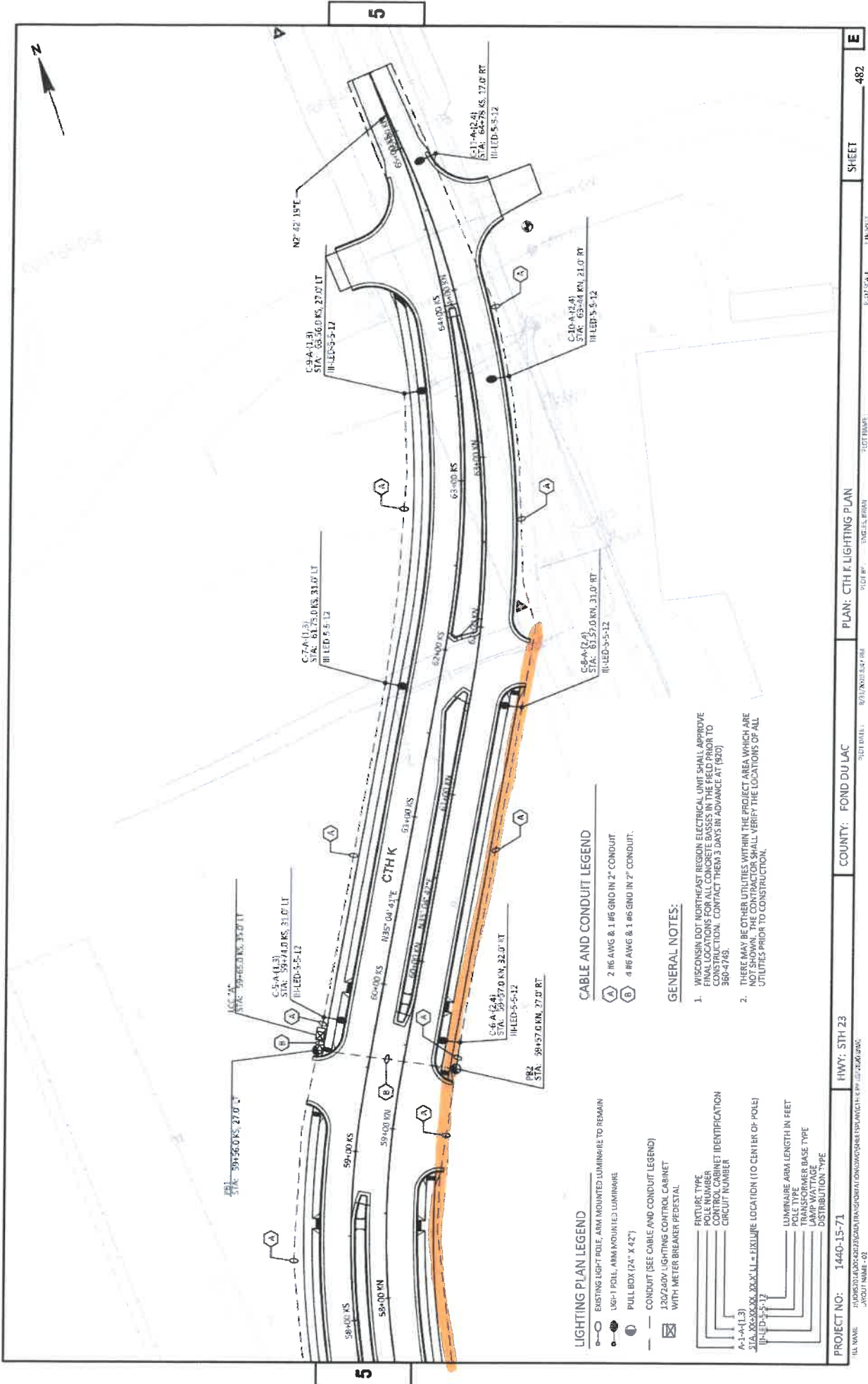
- (A) 2 #6 AWG & 1 #6 GND IN 2" CONDUIT.
- (B) 4 #6 AWG & 1 #6 GND IN 2" CONDUIT.

GENERAL NOTES:

1. WISCONSIN DOT NORTHEAST REGION ELECTRICAL UNIT SHALL APPROVE FINAL LOCATIONS FOR ALL CONCRETE BASES IN THE FIELD PRIOR TO CONSTRUCTION. CONTACT THEM 3 DAYS IN ADVANCE AT (920) 380-4765.
2. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.

LIGHTING PLAN LEGEND

- EXISTING LIGHT POLE, ARM MOUNTED LUMINAIRE TO REMAIN
- LIGHT POLE, ARM MOUNTED LUMINAIRE
- PULL BOX (24" X 42")
- CONDUIT (SEE CABLE AND CONDUIT LEGEND)
- 120/240V LIGHTING CONTROL CABINET WITH METER BREAKER PEDESTAL
- FIXTURE TYPE
- POLE NUMBER
- CONTROL CABINET IDENTIFICATION
- CIRCUIT NUMBER
- A-1-A (1.3)
- S/A 26600.0 KS 33.0' LT
- IP-LED 5-5-12
- LUMINAIRE ARM LENGTH IN FEET
- POLE TYPE
- LUMINAIRE BASE TYPE
- LAMP WATTAGE
- DISTRIBUTION TYPE



CABLE AND CONDUIT LEGEND

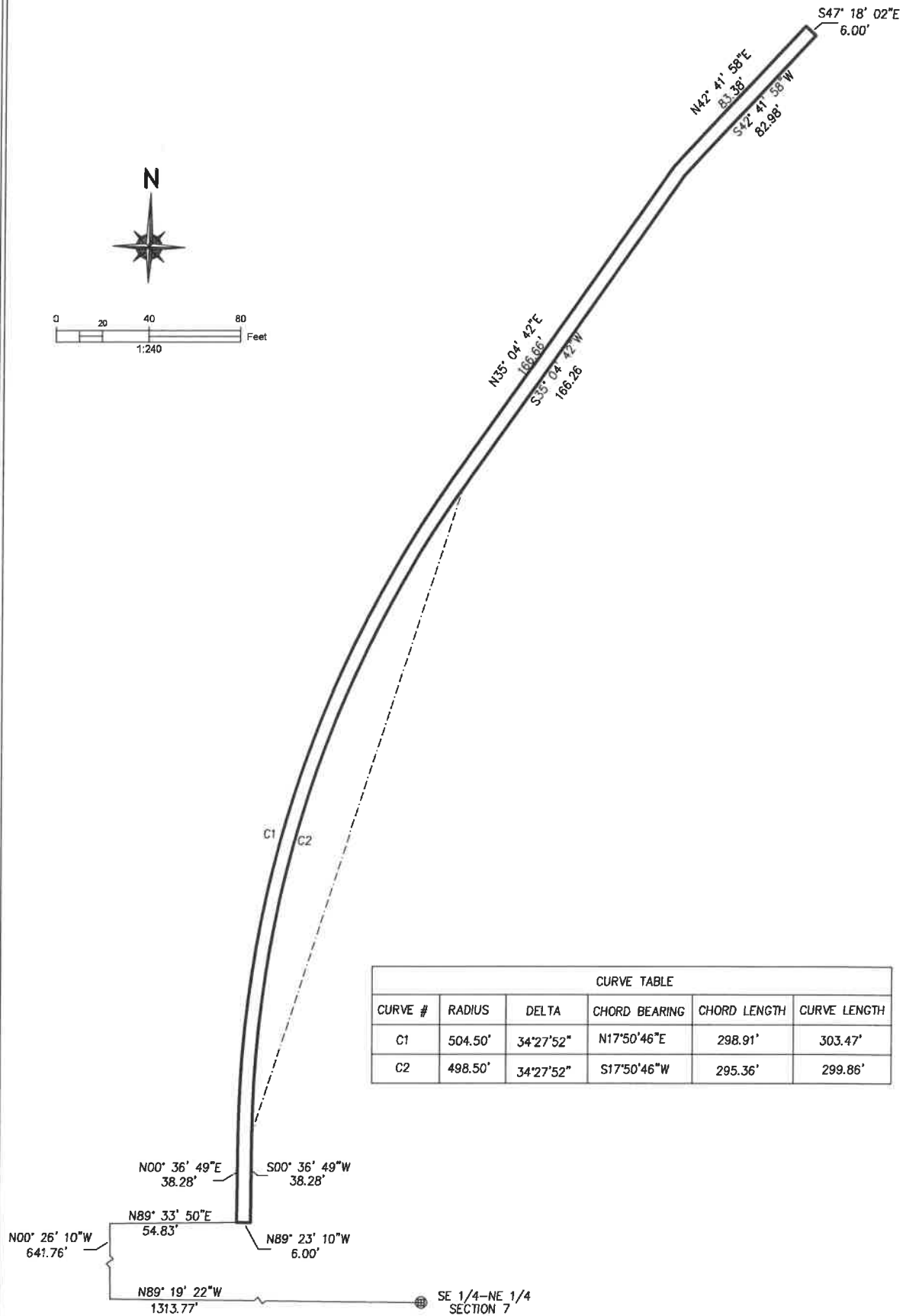
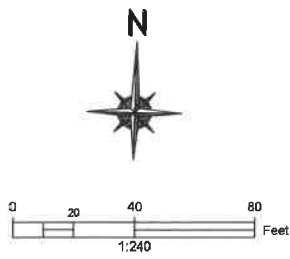
- (A) 2 #6 AWG & 1 #6 GND IN 2" CONDUIT.
- (B) 4 #6 AWG & 1 #6 GND IN 2" CONDUIT.

GENERAL NOTES:

1. WISCONSIN DOT NORTHEAST REGION ELECTRICAL UNIT SHALL APPROVE FINAL LOCATIONS FOR ALL CONCRETE BASES IN THE FIELD PRIOR TO CONSTRUCTION. CONTACT THEM 3 DAYS IN ADVANCE AT (920) 380-4783.
2. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.

LIGHTING PLAN LEGEND

- EXISTING LIGHT POLE, ARM MOUNTED LUMINAIRE TO REMAIN
- NEW LIGHT POLE, ARM MOUNTED LUMINAIRE
- PULL BOX (24" X 42")
- CONDUIT (SEE CABLE AND CONDUIT LEGEND)
- 120/240V LIGHTING CONTROL CABINET WITH METER BREAKER PEDESTAL
- FIXTURE TYPE
- POLE NUMBER
- CONTROL CABINET IDENTIFICATION
- CIRCUIT NUMBER
- A-1-A (1.3)
- STA. XXX+XX.XX, XX'X.XX = EXISTING LOCATION (TO CENTER OF POLE)
- HLED-S-12
- LUMINAIRE ARM LENGTH IN FEET
- POLE TYPE
- TRANSFORMER BASE TYPE
- LAMP VOLTAGE
- DISTRIBUTION TYPE



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE LENGTH
C1	504.50'	34°27'52"	N17°50'46"E	298.91'	303.47'
C2	498.50'	34°27'52"	S17°50'46"W	295.36'	299.86'

PROJECT NAME:
 CTH "K" STREET
 LIGHTING EASEMENT
 PROJECT FOLDER
 \\CITYWORKS\3D Drawings\Comments\CTH K Street Light Easement
 DRAFTED BY: JWF
 DATE: 09/08/2021

SMSA Lighting Easement

Part of Lot 1 of CSM Number 3284, located in the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4, and part of CSM Number 323, located in the Southeast 1/4 of the Northeast 1/4, all in Section 7, Township 15 North, Range 18 East, City of Fond du Lac, Fond du Lac County, Wisconsin bounded and described as follows;

Commencing at the Southeast corner of the Northeast 1/4 of said Section 7; thence North 89° 19' 22" West, a distance of 1313.77 feet along the south line of said Northeast 1/4; thence North 00° 26' 10" West, a distance of 641.76 feet along the west line of the Southwest 1/4 of the Northeast 1/4 of said Section 7; thence North 89° 33' 50" East, a distance of 54.83 feet to a point on the westerly right-of-way of County Trunk Highway K and the Point of Beginning for this description; thence North 00° 36' 49" East, a distance of 38.28'; thence 303.47 feet along a curve to the right having a radius of 504.50 feet and a chord of North 17° 50' 46" East, 298.91 feet; thence North 35° 04' 42" East, a distance of 166.66 feet; thence North 42° 41' 58" East, a distance of 83.38 feet; thence South 47° 18' 02" East, a distance of 6.00 feet; thence South 42° 41' 58" West, a distance of 82.98 feet; thence South 35° 04' 42" West, a distance of 166.26 feet; thence 299.86 feet along a curve to the left having a radius of 498.50 feet and a chord of South 17° 50' 46" West, 295.36 feet; thence South 00° 36' 49" West, a distance of 38.28 feet; thence North 89° 23' 10" West, a distance of 6.00 feet to the Point of Beginning.

Said parcel contains 0.081 acres, more or less.

**COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Granting of Easement**

Subject: Effect: Granting Easement for Alliant Energy, AT&T,
and Spectrum

Location: Franklin Park & Brooke Trail along Military
Road

Initiator: Director of Public Works

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

Memo_Alliant_Easement_Military_Road_-_PC_Sept_2021.pdf

PC_Alliant_Easement_Military_Road_-_Sept_2021.pdf

CITY OF FOND DU LAC - Memorandum

Engineering and Traffic Division

Date: September 13, 2021

To: Plan Commission

From: Paul De Vries, P.E., City Engineer

Re: **Granting of Easement to Alliant Energy**

This memo and attached supporting map cover the agenda item Granting an Easement to Alliant Energy for the Plan Commission's September 13, 2021 meeting.

The City owns Franklin Park and land for the Brooke Street Trail, both along Military Road, which is scheduled for reconstruction in 2022. As part of the project, Alliant Energy is proposing to bury current overhead power lines along the project route. They have requested a 10-foot wide easement along Franklin Park and the Brooke Street Trail. City staff have reviewed and determined no detrimental effect on future park and trail improvements or operations.

The granting of an easement requires City Council approval. City Engineering staff suggests the Plan Commission recommend to the City Council approval of granting an easement to Alliant Energy subject to City staff negotiations.



**PROPOSED 10' EASEMENT
FOR ALLIANT ENERGY**



Easement Exhibit

DRAWN BY: DEVRIS DATE: 9/8/2021

PLAN COMMISSION

ALLIANT EASEMENT - MILITARY ROAD



**COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Granting of Easement**

Subject: Effect: Granting Easement for Alliant Energy

 Location: Rolling Meadows Drive and Hickory Street

 Initiator: Director of Public Works

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

Memo_Alliant_Easement_Rolling_Meadows___Hickory_-_PC_Sept_2021.pdf

PC_Alliant_Easement_Rolling_Meadows___Hickory_-_Sept_2021.pdf

CITY OF FOND DU LAC - Memorandum

Engineering and Traffic Division

Date: September 13, 2021

To: Plan Commission

From: Paul De Vries, P.E., City Engineer

Re: **Granting of Easement to Alliant Energy**

This memo and attached supporting map cover the agenda item Granting an Easement to Alliant Energy for the Plan Commission's September 13, 2021 meeting.

The City owns property at the southwest corner of Rolling Meadows Drive and Hickory Street. A stormwater pond is the current use of the property. Alliant Energy is working with the County on some intersection signage that will require some relocation of some of their equipment. They are proposing a 15' by 15' easement on City property at the southwest corner of the intersection. City staff have reviewed and determined no detrimental effect on the stormwater pond for any future improvements or operations.

The granting of an easement requires City Council approval. City Engineering staff suggests the Plan Commission recommend to the City Council approval of granting an easement to Alliant Energy to City staff negotiations.



**PROPOSED 15' BY 15' EASEMENT
FOR ALLIANT ENERGY**



PLAN COMMISSION

ALLIANT EASEMENT - ROLLING MEADOWS & HICKORY

**Easement
Exhibit**

DRAWN BY: DEVRIS DATE: 9/8/2021



1 IN = 125 FT

**COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Five Year (2022-2026) Capital Improvement Plan**

Subject: Initiator: Director of Administration

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

2022-2026_CIP_Plan_Comm.pdf

000-2022-2026_CIP_Plan_Commission.pdf

CITY OF FOND DU LAC - Memorandum

City Manager

To: City Plan Commission

From: Joseph P. Moore, City Manager

Date: September 8, 2021

Subject: 2022-2026 Capital Improvement Plan

Section 62.23 (5) of the Wisconsin Statutes states that certain matters shall be referred to the City Plan Commission prior to final adoption. Among the items listed in the statute are the following:

- Location of a public building
- Location and extension of public streets
- Location of parks and playgrounds
- Location and extension of public utilities
- Location of parking areas

With these requirements in mind, a copy of the proposed 2022-2026 Capital Improvement Plan (CIP) is attached to the agenda for the Plan Commission's review. Most of the projects within the scope of the Commission will be included in the areas of Public Works, Streets, Storm Water, Parks, Water Utility, Wastewater Collection and Treatment System, Community Development and Harbor and Boating Facilities as highlighted in yellow on the Capital Projects Detail Overview section (pages 9-12) of the attached proposed 2022-2026 CIP.

The Capital Improvement Plan is a planning document and not an authorization of final action on any specific project. A review of the CIP will, however, give the Plan Commission an opportunity to discuss and make recommendations to the City Council on the direction the City should take over the next five years regarding the construction and location of infrastructure and the use of City property.

If you have any questions regarding the specifics of the CIP please feel free to contact Paul DeVries, Dyann Benson, Tracy Salter or I and we would be happy to assist you.

CAPITAL IMPROVEMENT PLAN



2022-2026

**CITY OF FOND DU LAC
CAPITAL IMPROVEMENT PLAN
2022-2026**

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CITY OF FOND DU LAC - Memorandum

City Manager

To: City Council

From: Joseph P. Moore, City Manager

Date: August 27, 2021

Subject: 2022-2026 Capital Improvement Plan

Introduction

With this memo is your copy of the proposed 2022-2026 Capital Improvement Plan (CIP). A Capital Improvement Plan is a statement of intent by City officials to establish a multi-year program for major capital expenditures and the financial resources necessary to accomplish the plan. A Capital Improvement Plan is a flexible planning tool designed to be altered annually as conditions warrant.

A multi-year capital improvement plan provides a long-range viewpoint for the community to identify needed projects and expenditures, selects those projects deemed most important in comparison to all others (priorities), determines when such projects should occur and anticipates the impact such expenditures will have on the community and its financial condition.

Some of the benefits of developing a long-range capital improvement plan are that it:

1. Provides a stable tax rate which allows taxpayers and the city government to plan more effectively;
2. Provides adequate time to plan and coordinate construction projects and eliminate costly duplication of efforts;
3. Provides adequate time to search for alternate methods of financing, including debt issues and grants-in-aid;
4. Provides time to acquire land and right-of-way where needed;
5. Allows time for communication and public input regarding future project plans for the community;
6. Reduces spur-of-the-moment decisions; and
7. Assists in planning efforts of other public utilities, agencies, and businesses.

The City defines capital expenditures as projects which cost more than \$25,000 and have a life expectancy of more than six years. Projects are evaluated and priorities are assigned based upon demand or usage, prior commitments, age and condition of facilities and equipment, and costs versus benefits. Priorities are subject to change as conditions warrant.

This plan does not authorize any expenditure, but does provide a plan of capital expenditures for the development of each year's budget.

Capital Financing Philosophies and Debt Levels

There are two major philosophies used in the financing of long-term capital projects: the "pay-as-you-go" and the "pay-as-you-use" philosophies.

The "pay-as-you-go" philosophy is based upon financing capital projects with current revenues and property tax levies or accumulated resources. Under this financing method the community can save on interest costs by avoiding debt issues.

The "pay-as-you-use" philosophy is based upon debt financing of capital improvements. Under this philosophy, those citizens paying for the projects use them while they are paying for them. An example would be a major street construction project which is financed by issuing debt. The citizens who use the street in the future pay the property taxes needed to repay the debt.

2022-2026 Capital Projects Overview

Total capital projects for all funds vary by year and range from a low of \$16.3 million in 2024 to a high of \$53.7 million in 2026. Details of the individual projects, their timing as well as the funding sources for the projects are listed on the projects detail pages for each department by year. Some of the more significant 2022 projects include:

- Lincoln & Thomas Pump Station Upgrade - \$6,200,000
- Military Road–Superior to Western: Street, Sanitary Sewer & Water - \$4,030,000 (DOT Project)
- Police Department building renovations - \$1,813,000
- Wastewater Utility annual clear water elimination program - \$1,800,000
- Wastewater Utility biosolids dryer - \$1,700,000
- County Hwy VV (Pioneer Road) in conjunction with Fond du Lac County - \$1,442,000
- Street Maintenance & Reconstruction - \$1,405,000
- Water Utility annual main replacement program - \$1,141,125
- Transit bus replacement - \$940,000
- Public Works annual capital equipment replacements - \$802,000
- Annual street restoration-utility repair projects - \$685,000

2022 Projects Funded by General Operating Funds

This 5-year plan continues to invest a significant amount of operating revenues rather than long-term debt on CIP projects. These revenues include items levied for directly in the capital project funds and items for which the capital projects funds receives operating transfers from other funds. This funding amount is \$1,790,448 for 2022 and will average \$1.9 million each year of this 5-year CIP.

A review of the projects funded by operations will show that they are either maintenance-type expenditures or annually recurring projects where the City spends similar amounts on these types of projects every year. It is good financial practice to fund such projects on a “pay-as-you-go” basis with operating funds, if possible, rather than funding these projects with long-term debt. The changes made in the last few years’ CIPs return the City to its former, more financially sound, practice of funding its annually recurring projects on a pay-as-you-go basis.

Another benefit of funding the annually recurring projects with operating funds rather than long-term debt is that the amount of money the City borrows in future years is reduced. Not only will the City have a lower amount of outstanding debt in future years, but its future debt payments and property tax levies required to pay debt principal and interest will be lower than they otherwise would have been if the City continued its practice of borrowing for its annually recurring capital projects.

In April, 2021, voters approved a Public Safety Referendum to allow the City to exceed tax levy limits in order to hire and equip 6 firefighter/paramedics and 6 patrol officers. Included in the Referendum was \$165,697 for the purchase of 2 additional squad cars to help equip the 6 additional patrol officers. This resulted in the 2022 Squad Replacement Program being higher than the normal yearly average. Fire/Rescue has sufficient apparatus to equip the 6 additional firefighter/paramedics due to having reserve ambulances in the fleet.

A detailed schedule listing all projects funded by operations is included in this report.

2021 Projects Funded by Long-Term Debt

The total amount of 2022 projects to be funded by general obligation (G.O.) long-term debt is \$15,826,500. A detailed schedule listing the projects funded by general obligation long-term debt is included in this report.

Public Works capital improvement plan for 2022 includes a continued increase in funding for street maintenance projects throughout the city, in order to extend the linear miles repaired, with an emphasis on the lowest rated pavements. The amount increased from \$270,000 in 2019 to \$820,000 in 2022. The additional money will allow for significantly more chip sealing or overlay projects to be completed than had been normally scheduled.

This will be achieved by relying more heavily on debt funded public works projects rather than limiting the funding to what could be supported from within the operational budget, which to this point has been our policy. In summary, public works projects that are forecasted to have a useful life of 10 years or more will be eligible for debt funding. The 10 year guideline is used because debt is issued with a 10 year repayment schedule. By relying more heavily on debt funding, there is no savings to the taxpayer, but this change provides the opportunity to improve the quality and extend the life of our street pavements more quickly than prior years. By relying less on operations funding, the levy limit effect as it pertains to street maintenance has been reduced, but the increased reliance on debt will increase the levy nonetheless.

In the 2023 CIP is \$1,300,000 in funding for a bridge from Lakeside Park East to Lakeside Park West. Upon reflection, City staff doesn’t see the bridge project being viable given the recent direction of Lakeside Park. However, since the City Council voted to add the bridge to the 2021-2025 CIP on September 9, 2020, the project still remains in the 2022-2026 CIP for further discussion and action by Council.

The Lincoln and Thomas Street Pump Station Upgrade saw a significant cost increase from \$3,700,000 in the 2021-2025 CIP to \$6,200,000 in the 2022-2026 CIP. As the design has been progressing, the engineer has found new complexities and risk factors that have caused the estimate to increase substantially.

Included in the 2022-2026 CIP is \$2,732,000 in renovations for the Police Department. The building was purchased from Alliant Energy in 2001 and minimal investment has been made in reconfiguring the building. As the policing has grown and changed over the years, it has become evident that the building requires significant renovations. Locker rooms are no longer adequate to accommodate the increase in female officers. Accreditation standards have required the need for expanded and more secured evidence handling, processing and storage areas. HVAC systems have been maintained over the years, but are reaching the end of their useful lives given the needs and usage of the building.

Repayment Term for New G.O. Debt

The G.O. debt that the City issues to fund general capital projects in 2022 will be issued for a term of 10 years. In 2014 the City implemented a policy that returned to the pre-2007 10-year term from 20-year terms, this fiscally sound debt management practice results in a close matching of debt repayment terms with the useful lives of the assets acquired with the debt.

Decreasing G.O. Debt Balances

Appendix A is a projection of the outstanding G.O. debt balances through 2026. Existing debt, new debt and total debt balances are indicated on the chart. The projections indicate that even with the new debt issued for the capital projects contained in the 2022-2026 CIP, the G.O. debt balance will remain fairly consistent. The G.O. debt balance ranges from a low of \$87.1 million in 2025 to a high of \$91.3 million in 2023, with the average debt balance from 2022-2026 at \$89 million.

Consistent with past City Council policy, 60% of the State legal debt limit is used as the limiting goal in developing future capital expenditure plans. The State legal debt limit is 5% of the equalized valuation of taxable property. As shown in Appendix D, the City's projected debt levels are at 53.4% in 2022, and projected to drop to 48.1% by 2026.

Increasing G.O. Debt Payments

Appendix B is a projection of G.O. debt payments through 2026. Existing debt, new debt and total debt payments are indicated on the chart. Total G.O. debt payments are projected to increase each year over the next five years by a total of \$1,595,000.

Increasing Property Tax Levy

A major consideration in developing the Capital Improvement Plan is the impact the proposed projects will have on future property tax rates. The City's property tax levy is subject to strict State-imposed levy limits. Under the levy limit, the City's property tax levy is allowed to increase by no more than the growth in property value due to net new construction, which is 1.43% for 2022. The levy limit is further allowed to increase by the amount of increases in general obligation debt principal and interest payments.

The property tax rate projections indicated in Appendix C show that scheduled increasing debt payments will require increases in the portion of the property tax levy needed for debt service, and the total property tax levy over the next several years. The chart further indicates that the portion of the property tax for operating costs is virtually unchanged over the next several years. The increases in the tax rates are due almost entirely to required increases in the debt payment portion of the tax levy.

2022 Utility Projects

The 2022 CIP includes \$4,690,000 in Wastewater Utility projects and \$3,891,625 in Water Utility projects. Wastewater Utility's biosolids dryer project of \$1,700,000 will be funded by debt, while the remainder of Wastewater Utility projects will be funded by operating funds. The Water Utility will fund \$3,003,625 in a variety of street reconstruction projects with debt, with all other Water Utility projects funded by utility operating funds. No general taxpayer money is used to support utility operations, utility capital projects or utility debt payments.

Utility Debt Balances

Appendix E indicates that the Water Utility debt balances drop from \$28.9 million in 2022 to \$26.9 million by 2026. Appendix F indicates that the net debt balances for the Wastewater Utility increase from \$20.2 million in 2022 to \$50.9 million by 2026, due primarily to significant upcoming project costs related to mandated phosphorous removal and compliance.

Future Capital Projects

Appendix G contains a list of the larger known future capital projects that are beyond the five-year time frame of the 2022-2026 capital improvement plan.



Joseph P. Moore
City Manager

City of Fond du Lac

Summary of Capital
Projects and Funding Sources

2022 – 2026

**City of Fond du Lac
Capital Improvement Program
Summary of Capital Projects and Funding Sources
For the Years 2022 through 2026**

	2022	2023	2024	2025	2026
<i>Funding Sources:</i>					
Tax Levy	\$ 1,790,448	\$ 1,941,987	\$ 2,092,750	\$ 2,039,520	\$ 1,736,580
Utility Operations	3,878,000	3,495,000	3,617,000	5,442,000	5,005,000
G.O. Debt-General Projects	15,826,500	9,720,000	6,252,000	6,173,480	10,950,000
Available Capital Fund Balances	493,400	725,800	276,200	701,700	77,200
<i>Utility Revenue Debt:</i>					
Wastewater Treatment & Resource Recovery	1,700,000	10,650,000	1,750,000	11,280,000	27,980,000
Water	3,003,625	2,211,700	2,231,750	1,790,750	7,835,350
<i>Federal/State Grants</i>					
Governmental Funds	2,828,600	1,983,200	64,800	898,320	88,800
<i>Transfers from Other Funds:</i>					
Utilities	200,000	-	-	-	-
<i>Total Funding Sources</i>	\$ 29,720,573	\$ 30,977,687	\$ 16,284,500	\$ 28,325,770	\$ 53,672,930
<i>Proposed Capital Projects:</i>					
General Government	\$ 670,000	\$ 365,000	\$ -	\$ -	\$ -
Community Development	977,000	760,000	325,000	150,000	-
Library	182,500	-	-	-	-
Police	2,419,448	1,238,987	1,291,750	424,520	376,580
Fire	460,000	700,000	290,000	250,000	750,000
Rescue	115,000	300,000	220,000	320,000	-
<i>Public Works:</i>					
Engineering & GIS	-	-	100,000	-	-
Streets	6,900,000	6,165,000	4,185,000	6,245,000	7,950,000
Storm Water	7,295,000	1,945,000	1,165,000	1,050,000	2,615,000
Parks	261,000	1,818,000	258,000	202,000	25,000
Trees	40,000	-	-	-	-
Municipal Service Center	-	55,000	-	-	250,000
Capital Equipment	802,000	1,110,000	770,000	1,088,000	760,000
Harbor & Boating Facilities	-	85,000	-	-	40,000
Wastewater Treatment & Resource Recovery	4,690,000	13,315,000	4,552,000	15,917,000	32,210,000
Water Utility	3,891,625	3,041,700	3,046,750	2,595,750	8,610,350
Transit System	1,017,000	79,000	81,000	83,500	86,000
<i>Total Capital Projects</i>	\$ 29,720,573	\$ 30,977,687	\$ 16,284,500	\$ 28,325,770	\$ 53,672,930

City of Fond du Lac
Capital Projects Detail Overview
2022 - 2026

**City of Fond du Lac
Capital Improvement Program
Capital Projects Detail Overview
For the Years 2022 through 2026**

	2022	2023	2024	2025	2026
Information Technology Services:					
Redesign of Network Infrastructure with Encryption	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -
Security Camera Replacements	200,000	200,000	-	-	-
Water/Sewer Billing Software	200,000	-	-	-	-
Fiber Extension - North End Lift Stations/Well Houses	85,000	-	-	-	-
WiFi Network Replacement	68,000	-	-	-	-
Vehicle Replacement	17,000	-	-	-	-
Firewall Refresh	-	65,000	-	-	-
Total Information Technology Services	\$ 670,000	\$ 365,000	\$ -	\$ -	\$ -
Community Development:					
Macy Parking Ramp - Repairs	\$ 135,000	\$ 225,000	\$ 225,000	\$ 150,000	\$ -
Placemaking Public Spaces	100,000	100,000	100,000	-	-
Flood Mitigation - Acquisition	85,000	85,000	-	-	-
Brownfield Redevelopment	400,000	-	-	-	-
Industrial Park Development	100,000	-	-	-	-
Parking Facilities Equipment Replacement	37,000	-	-	-	-
Senior Center Exterior Programming Improvements	120,000	-	-	-	-
Arts District	-	100,000	-	-	-
Historic District Property Acquisitions	-	250,000	-	-	-
Total Community Development	\$ 977,000	\$ 760,000	\$ 325,000	\$ 150,000	\$ -
Library:					
Library Roof Replacement	\$ 182,500	\$ -	\$ -	\$ -	\$ -
Total Library	\$ 182,500	\$ -	\$ -	\$ -	\$ -
Police:					
Squad Replacement Program	\$ 466,448	\$ 299,112	\$ 384,750	\$ 379,520	\$ 376,580
Building Renovations	1,813,000	747,000	172,000	-	-
Evidence Storage Facility	140,000	-	-	-	-
Taser Replacement Program	-	192,875	-	-	-
Portable Radio Replacement	-	-	500,000	-	-
Stationary ALPR Units	-	-	200,000	-	-
Boiler Replacement Program	-	-	35,000	-	-
Handgun Replacement Program	-	-	-	45,000	-
Total Police	\$ 2,419,448	\$ 1,238,987	\$ 1,291,750	\$ 424,520	\$ 376,580
Fire:					
Fire Station 1 - Roof Replacement	\$ 250,000	\$ -	\$ -	\$ -	\$ -
HazMat Vehicle & Trailer Replacement	135,000	-	-	-	-
Support Vehicle Replacement	75,000	-	-	-	-
Fire Engine Replacement	-	700,000	-	-	750,000
Replace Overhead Apparatus Doors	-	-	250,000	250,000	-
Replace Mobile Data Computers	-	-	40,000	-	-
Total Fire	\$ 460,000	\$ 700,000	\$ 290,000	\$ 250,000	\$ 750,000
Rescue:					
Ambulance Replacement	\$ -	\$ 300,000	\$ -	\$ 320,000	\$ -
CPR Machine Replacement	115,000	-	-	-	-
EMS Skills and Simulation Lab	-	-	180,000	-	-
Mobile Data Computer Replacements	-	-	40,000	-	-
Total Rescue	\$ 115,000	\$ 300,000	\$ 220,000	\$ 320,000	\$ -

**City of Fond du Lac
Capital Improvement Program
Capital Projects Detail Overview
For the Years 2022 through 2026**

	2022	2023	2024	2025	2026
Public Safety Training Center					
Phase 2 - Training Classrooms & Apparatus Bay	\$ -	\$ -	\$ 250,000	\$ -	\$ 4,000,000
Total Public Safety Training Center	\$ -	\$ -	\$ 250,000	\$ -	\$ 4,000,000
Public Works-Engineering & GIS:					
Aerial Orthophotos, Oblique, LiDAR	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Total Engineering & GIS	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Public Works-Streets:					
Street Maintenance	\$ 820,000	\$ 830,000	\$ 840,000	\$ 850,000	\$ 860,000
Bridge Rehabilitation	210,000	220,000	230,000	240,000	250,000
Bridge Maintenance	110,000	120,000	130,000	140,000	150,000
Street Reconstruction	585,000	370,000	270,000	280,000	290,000
Street Restoration - Utility Repair	685,000	875,000	950,000	825,000	950,000
Sidewalk Program - City	95,000	100,000	110,000	110,000	120,000
Sidewalk Program - Private	225,000	225,000	230,000	230,000	235,000
Downtown Alley Program	175,000	-	175,000	-	175,000
Street Lighting - Conduit & Wiring	120,000	-	-	120,000	-
W Division St Bridge Replacement	50,000	2,350,000	-	-	-
Military Rd - Superior to Western - DOT STP Urban	2,700,000	-	-	-	-
Concrete Street Rehabilitation	-	400,000	-	550,000	-
Military Road Railroad Crossing	-	-	225,000	-	-
Traffic Signal Cabinet Upgrade	-	-	-	-	120,000
CTH VV - Pioneer Rd - Forest to Johnson	550,000	-	-	-	-
CTH VV - Pioneer Rd & Johnson St Intersection	125,000	-	-	-	-
CTH VV - Pioneer Rd - Sullivan to Forest	175,000	-	-	-	-
CTH VV - Pioneer Rd - CTH V to FDL Ave	50,000	400,000	-	-	-
CTH VV - Pioneer Rd - Martin to CTH V	-	125,000	700,000	-	-
CTH VV - Pioneer Rd - S Park to Martin	-	150,000	125,000	1,250,000	-
CTH VV - Pioneer Rd - S Main to S Park	-	-	200,000	200,000	3,000,000
Promen Drive Bridge - DOT Bridge Cost Share	225,000	-	-	1,450,000	-
Country Lane Bridge	-	-	-	-	1,100,000
Scott St/Van Dyne Rd Intersection Reconstruction	-	-	-	-	300,000
Johnson Right Turns - National, Prairie, Country Lane	-	-	-	-	325,000
Downtown Traffic Study	-	-	-	-	75,000
Total Streets	\$ 6,900,000	\$ 6,165,000	\$ 4,185,000	\$ 6,245,000	\$ 7,950,000
Public Works-Storm Water:					
Storm Sewer Replacement - Utility Repair	\$ 385,000	\$ 425,000	\$ 435,000	\$ 450,000	\$ 475,000
Stormwater Pump Station Control Upgrades	50,000	50,000	50,000	50,000	50,000
Neighborhood Drainage Program - Private	30,000	35,000	40,000	40,000	45,000
Neighborhood Drainage Program - Public	30,000	35,000	40,000	40,000	45,000
Storm Water Pump & Motor Replacement	350,000	-	350,000	-	350,000
TMDL Storm Water Improvements	200,000	1,100,000	-	-	150,000
Armor Drainage Way Banks	-	250,000	-	270,000	-
Stormwater Flooding Study	50,000	50,000	-	75,000	-
Stormwater Flooding Study Projects	-	-	250,000	-	300,000
Quic Frez Remediation	-	-	-	125,000	1,200,000
Lincoln & Thomas Pump Station Upgrade	6,200,000	-	-	-	-
Total Storm Sewers	\$ 7,295,000	\$ 1,945,000	\$ 1,165,000	\$ 1,050,000	\$ 2,615,000

**City of Fond du Lac
Capital Improvement Program
Capital Projects Detail Overview
For the Years 2022 through 2026**

	2022	2023	2024	2025	2026
Public Works-Parks:					
Oven to Fountain Island Bridge Replacement	50,000	210,000	-	-	-
Roof Replacements	35,000	38,000	60,000	-	-
Basketball Court Resurfacing	38,000	-	-	40,000	-
Tennis Court Resurfacing	79,000	-	-	-	-
Trail Maintenance	59,000	-	-	-	-
Pool Upgrades - Fairgrounds Slide	-	25,000	135,000	-	-
Bridge from Lakeside East to Lakeside West	-	1,300,000	-	-	-
Pavement Resurfacing - Lighthouse Drive & Parking Lot	-	210,000	-	-	-
Loop Trail - Landscaping	-	35,000	-	-	-
Playground Resurfacing	-	-	63,000	-	-
Parking Lot Resurfacing - Pavilion	-	-	-	100,000	-
Parking Lot Resurfacing	-	-	-	62,000	25,000
Total Parks	\$ 261,000	\$ 1,818,000	\$ 258,000	\$ 202,000	\$ 25,000
Public Works-Trees:					
Terrace Trees	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Total Trees	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Public Works-Municipal Service Center:					
Salt Shed - Fabric Cover Replacement	\$ -	\$ 55,000	\$ -	\$ -	\$ -
Brine Maker	-	-	-	-	250,000
Total Municipal Service Center	\$ -	\$ 55,000	\$ -	\$ -	\$ 250,000
Public Works-Capital Equipment:					
Fleet	\$ 635,000	\$ 685,000	\$ 650,000	\$ 638,000	\$ 650,000
Parks	132,000	100,000	120,000	125,000	110,000
Sanitation	-	325,000	-	325,000	-
Engineering	35,000	-	-	-	-
Total Capital Equipment	\$ 802,000	\$ 1,110,000	\$ 770,000	\$ 1,088,000	\$ 760,000
Harbor & Boating Facilities Improvements:					
Entrance Resurfacing - Lakeside West	\$ -	\$ 85,000	\$ -	\$ -	\$ -
Resurfacing - Boater Parking Areas	-	-	-	-	40,000
Total Harbor & Boating Facilities	\$ -	\$ 85,000	\$ -	\$ -	\$ 40,000
Transit:					
Handi-Van Fleet Replacement	\$ 77,000	\$ 79,000	\$ 81,000	\$ 83,500	\$ 86,000
Bus Replacement	940,000	-	-	-	-
Total Transit	\$ 1,017,000	\$ 79,000	\$ 81,000	\$ 83,500	\$ 86,000
SUBTOTAL GOVERNMENTAL FUND CAPITAL PROJECTS	\$ 21,138,948	\$ 14,620,987	\$ 8,685,750	\$ 9,813,020	\$ 12,852,580

**City of Fond du Lac
Capital Improvement Program
Capital Projects Detail Overview
For the Years 2022 through 2026**

	2022	2023	2024	2025	2026
Wastewater Treatment & Resource Recovery:					
Capital Equipment Replacement	\$ 75,000	\$ 25,000	\$ 37,000	\$ 37,000	\$ 350,000
Annual Clearwater Elimination	1,800,000	2,200,000	2,300,000	2,300,000	2,400,000
14th St Private Clearwater Pilot Project	400,000	-	-	-	-
Sanitary Flow Meter Replacement	35,000	35,000	-	-	-
Military Road - Sanitary Sewer Relay - Superior to Western	630,000	-	-	-	-
W Division St Bridge Sanitary Adjustment	-	15,000	-	-	-
Pioneer Rd Sanitary Adjustments	50,000	50,000	125,000	100,000	100,000
West Scott Street - Sanitary Sewer Relay	-	-	-	-	950,000
Biosolids Dryer	1,700,000	10,650,000	-	-	-
Biogas Utilization - Pipeline Injection	-	-	1,600,000	5,040,000	-
Mixed Liquor Splitter Structure Modification	-	-	-	1,655,000	-
Phosphorus Compliance					
Water Quality Trading	-	340,000	340,000	545,000	430,000
Excess Flow Rehab	-	-	150,000	4,300,000	-
Headworks Pump Upgrades	-	-	-	280,000	4,010,000
Filters	-	-	-	700,000	10,200,000
EQ Storage Tank	-	-	-	960,000	13,770,000
Total WTRRF	\$ 4,690,000	\$ 13,315,000	\$ 4,552,000	\$ 15,917,000	\$ 32,210,000
Water Utility:					
Capital Equipment Replacement	\$ 203,000	\$ 135,000	\$ 120,000	\$ 100,000	\$ 70,000
Annual Water Meter Additions & Replacements	80,000	80,000	80,000	80,000	80,000
Annual 4-inch Main Replacement - City Wide	175,000	175,000	175,000	175,000	175,000
Annual Well Renovation & Pump Work	330,000	340,000	340,000	350,000	350,000
Annual Emergency Well Reserve	100,000	100,000	100,000	100,000	100,000
Annual Clearwater Elimination - Main Replacement	1,141,125	1,318,000	1,371,750	1,355,750	1,125,350
Stand Alone Projects					
Trowbridge GSR Painting & Overflow Modification (3.0 MG)	150,000	-	-	-	-
NE GSR Roof & Overflow Modification (0.5MG)	30,000	130,000	-	-	-
Southview Acres Water Main Loop-Springs to Morningside	15,000	280,000	-	-	-
Martin Tower Painting (0.5 MG)	-	45,000	450,000	-	-
Trowbridge Backflow Upgrade	-	-	30,000	200,000	-
Montana Street	-	-	-	220,000	-
N Hickory St - Scott to Dead End	-	-	-	-	190,000
Advanced Metering Infrastructure Upgrade	-	-	-	-	3,500,000
Fond du Lac Ave to South Country Lane Loop	-	-	-	-	704,000
E Division St to Wisconsin American Drive Loop	-	-	-	-	638,000
S Hickory St to Fox Ridge Loop	-	-	-	-	924,000
Annual City St Reconstruction-Water Main Replacements					
Military - Superior to Western - STP Urban Project	700,000	-	-	-	-
2nd St-Vincent to Deneuve Creek	275,500	-	-	-	-
3rd St - Park to Everett	-	209,000	-	-	-
Morris St - 12th St to 9th St	-	-	-	-	307,500
Outside Agency Projects					
W Division St Bridge	150,000	-	-	-	-
CTH VV Pioneer - Forest to Johnson	532,000	-	-	-	-
CTH VV Pioneer - CTH V to Fond du Lac Ave	10,000	214,700	-	-	-
CTH VV Pioneer - Martin to CTH V	-	15,000	380,000	-	-
CTH VV Pioneer - S Park to Martin	-	-	-	15,000	446,500
Total Water Utility	\$ 3,891,625	\$ 3,041,700	\$ 3,046,750	\$ 2,595,750	\$ 8,610,350
TOTAL CAPITAL PROJECTS	\$ 29,720,573	\$ 30,977,687	\$ 16,284,500	\$ 28,325,770	\$ 53,672,930

**City of Fond du Lac
Capital Improvement Plan
For the Years 2022 through 2026
Summary of Projects Funded by General Operations**

DESCRIPTION	2022	2023	2024	2025	2026
Projects Funded by Tax Levy					
Public Works-Streets:					
Street Maintenance	\$ 820,000	\$ 830,000	\$ 840,000	\$ 850,000	\$ 860,000
Bridge Maintenance	110,000	120,000	130,000	140,000	150,000
Street Lighting - Conduit & Wiring	120,000	-	-	120,000	-
Total Streets	\$ 1,050,000	\$ 950,000	\$ 970,000	\$ 1,110,000	\$ 1,010,000
Public Works-Capital Equipment Replacement	\$ 127,000	\$ 295,000	\$ 205,000	\$ 198,000	\$ 185,000
Public Works-Storm Water:					
Stormwater Control Upgrades	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Neighborhood Drainage Program - Private	30,000	35,000	40,000	40,000	45,000
Neighborhood Drainage Program - Public	30,000	35,000	40,000	40,000	45,000
Stormwater Flooding Study	-	50,000	-	75,000	-
Total Storm Water	\$ 110,000	\$ 170,000	\$ 130,000	\$ 205,000	\$ 140,000
Public Works-Engineering & GIS:					
Aerial Orthophotos, Oblique, LiDAR	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Total Engineering & GIS	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Public Works-Parks					
Loop Trail - Landscaping	\$ -	\$ 35,000	\$ -	\$ -	\$ -
Basketball Court Resurfacing	-	-	-	40,000	-
Playground Resurfacing	-	-	63,000	-	-
Parking Lot Resurfacing	-	-	-	62,000	25,000
Total Parks	\$ -	\$ 35,000	\$ 63,000	\$ 102,000	\$ 25,000
Total Public Works	\$ 1,287,000	\$ 1,450,000	\$ 1,468,000	\$ 1,615,000	\$ 1,360,000
Police:					
Squad Replacement Program	\$ 466,448	\$ 299,112	\$ 384,750	\$ 379,520	\$ 376,580
Taser Replacement Program	-	192,875	-	-	-
Stationary ALPR Units	-	-	200,000	-	-
Handgun Replacement Program	-	-	-	45,000	-
Total Police	\$ 466,448	\$ 491,987	\$ 584,750	\$ 424,520	\$ 376,580
Fire:					
Replace Mobile Data Computers	\$ -	\$ -	\$ 40,000	\$ -	\$ -
Total Fire	\$ -	\$ -	\$ 40,000	\$ -	\$ -
Community Development:					
Parking Facilities Equipment Replacement	\$ 37,000	\$ -	\$ -	\$ -	\$ -
Total Community Development	\$ 37,000	\$ -	\$ -	\$ -	\$ -
Total Projects Funded by Tax Levy	\$ 1,790,448	\$ 1,941,987	\$ 2,092,750	\$ 2,039,520	\$ 1,736,580
Projects Funded by Operating Transfers					
Information Technology Services:					
Transfer from Water Utility-Utility Billing Software	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Total Information Technology Services	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Total Projects Funded by Operating Transfers	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Total Projects Funded by General Operations	1,990,448	1,941,987	2,092,750	2,039,520	1,736,580

**City of Fond du Lac
Capital Improvement Plan
For the Years 2022 through 2026
Summary of Projects Funded by General Obligation Debt**

Project Description	2022	2023	2024	2025	2026
General Government:					
Redesign of Network Infrastructure with Encryption	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -
Security Camera Replacements	200,000	200,000	-	-	-
Fiber Extension - North End Lift Stations/Well Houses	85,000	-	-	-	-
WiFi Network Replacement	68,000	-	-	-	-
Vehicle Replacement	17,000	-	-	-	-
Firewall Refresh	-	65,000	-	-	-
Total General Government	\$ 470,000	\$ 365,000	\$ -	\$ -	\$ -
Community Development:					
Macy Parking Ramp - Repairs	\$ 135,000	\$ 225,000	\$ 225,000	\$ 150,000	\$ -
Placemaking Public Spaces	100,000	100,000	100,000	-	-
Flood Mitigation - Acquisition	85,000	85,000	-	-	-
Brownfield Redevelopment	400,000	-	-	-	-
Industrial Park Development	100,000	-	-	-	-
Senior Center Exterior Programming Improvements	120,000	-	-	-	-
Arts District	-	100,000	-	-	-
Historic District Property Acquisitions	-	250,000	-	-	-
Total Community Development	\$ 940,000	\$ 760,000	\$ 325,000	\$ 150,000	\$ -
Library:					
Roof Replacement	\$ 182,500	\$ -	\$ -	\$ -	\$ -
Total Library	\$ 182,500	\$ -	\$ -	\$ -	\$ -
Police:					
Building Renovations	\$ 1,813,000	\$ 747,000	\$ 172,000	\$ -	\$ -
Evidence Storage	140,000	-	-	-	-
Portable Radio Replacement	-	-	500,000	-	-
Boiler Replacement Program	-	-	35,000	-	-
Total Police	\$ 1,953,000	\$ 747,000	\$ 707,000	\$ -	\$ -
Fire:					
Fire Station 1 - Roof Replacement	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Fire Engine Replacement	-	700,000	-	-	750,000
Replace Overhead Apparatus Doors	-	-	250,000	250,000	-
Total Fire	\$ 250,000	\$ 700,000	\$ 250,000	\$ 250,000	\$ 750,000
Public Safety Training Center					
Phase 2 - Training Classrooms & Apparatus Bay	\$ -	\$ -	\$ 250,000	\$ -	\$ 4,000,000
Total Public Safety Training Center	\$ -	\$ -	\$ 250,000	\$ -	\$ 4,000,000
Public Works-Streets:					
Bridge Rehabilitation	\$ 210,000	\$ 220,000	\$ 230,000	\$ 240,000	\$ 250,000
Street Reconstruction	585,000	370,000	270,000	280,000	290,000
Street Restoration - Utility Repair	685,000	875,000	950,000	825,000	950,000
Sidewalk Program - City	95,000	100,000	110,000	110,000	120,000
Sidewalk Program - Private	225,000	225,000	230,000	230,000	235,000
Downtown Alley Program	175,000	-	175,000	-	175,000
W Division St Bridge Replacement	50,000	470,000	-	-	-
Military Rd - Superior to Western - DOT STP Urban	810,000	-	-	-	-
Concrete Street Rehabilitation	-	400,000	-	550,000	-
Military Road Railroad Crossing	-	-	225,000	-	-
Traffic Signal Cabinet Upgrades	-	-	-	-	120,000
CTH VV - Pioneer Rd - Forest to Johnson	550,000	-	-	-	-
CTH VV - Pioneer Rd & Johnson St Intersection	125,000	-	-	-	-
CTH VV - Pioneer Rd - Sullivan to Forest	175,000	-	-	-	-
CTH VV - Pioneer Rd - CTH V to FDL Ave	50,000	400,000	-	-	-
CTH VV - Pioneer Rd - Martin to CTH V	-	125,000	700,000	-	-
CTH VV - Pioneer Rd - S Park to Martin	-	150,000	125,000	1,250,000	-
CTH VV - Pioneer Rd - S Main to S Park	-	-	200,000	200,000	3,000,000
Promen Drive Bridge - DOT Cost Share	225,000	-	-	618,480	-
Country Lane Bridge	-	-	-	-	1,100,000
Scott St/Van Dyne Rd Intersection Reconstruction	-	-	-	-	300,000
Johnson Right Turns - National, Prairie, Country Lane	-	-	-	-	325,000
Downtown Traffic Study	-	-	-	-	75,000
Total Streets	\$ 3,960,000	\$ 3,335,000	\$ 3,215,000	\$ 4,303,480	\$ 6,940,000

**City of Fond du Lac
Capital Improvement Plan
For the Years 2022 through 2026
Summary of Projects Funded by General Obligation Debt**

Project Description	2022	2023	2024	2025	2026
Public Works-Storm Water:					
Storm Sewer Replacement - Utility Repair	\$ 385,000	\$ 425,000	\$ 435,000	\$ 450,000	\$ 475,000
Storm Water Pump & Motor Replacements	350,000	-	350,000	-	350,000
TMDL Storm Water Improvements	200,000	1,100,000	-	-	150,000
Armor Drainage Way Banks	-	250,000	-	270,000	-
Stormwater Flooding Study Projects	-	-	250,000	-	300,000
Quic Frez Remediation	-	-	-	125,000	1,200,000
Lincoln & Thomas Pump Station Upgrade	6,200,000	-	-	-	-
Total Storm Sewers	\$ 7,135,000	\$ 1,775,000	\$ 1,035,000	\$ 845,000	\$ 2,475,000
Public Works-Parks:					
Oven to Fountain Island Bridge Replacement	\$ 50,000	\$ 210,000	\$ -	\$ -	\$ -
Roof Replacements	35,000	38,000	60,000	-	-
Tennis Court Resurfacing	79,000	-	-	-	-
Basketball Court Resurfacing	38,000	-	-	-	-
Trail Maintenance	59,000	-	-	-	-
Pool Upgrades - Fairgrounds Slide	-	25,000	135,000	-	-
Bridge from Lakeside East to Lakeside West	-	1,300,000	-	-	-
Pavement Resurfacing - Lighthouse Drive & Parking Lot	-	210,000	-	-	-
Parking Lot Resurfacing - Pavilion	-	-	-	100,000	-
Total Parks	\$ 261,000	\$ 1,783,000	\$ 195,000	\$ 100,000	\$ -
Public Works-Trees:					
Terrace Trees	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Total Trees	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Public Works-Municipal Service Center:					
Salt Storage Building - Replace Fabric Cover	\$ -	\$ 55,000	\$ -	\$ -	\$ -
Brine Maker	-	-	-	-	250,000
Total Municipal Service Center	\$ -	\$ 55,000	\$ -	\$ -	\$ 250,000
Public Works-Capital Equipment					
Capital Equipment Program	\$ 635,000	\$ 450,000	\$ 525,000	\$ 525,000	\$ 535,000
Equipment Replacement	635,000	450,000	525,000	525,000	535,000
Total Debt - All Projects	\$ 15,826,500	\$ 9,970,000	\$ 6,252,000	\$ 6,173,480	\$ 10,950,000

**City of Fond du Lac
Capital Improvement Program
For the Years 2022 through 2026
Summary of Other Funding Sources**

Project Description	2022	2023	2024	2025	2026
FEDERAL/STATE GRANTS:					
Fire/Rescue					
Support Vehicle Replacement	\$ 75,000	\$ -	\$ -	\$ -	\$ -
Total Fire/Rescue	\$ 75,000	\$ -	\$ -	\$ -	\$ -
Public Works-Streets:					
W Division St Bridge Replacement	\$ -	\$ 1,880,000	\$ -	\$ -	\$ -
Military Rd - Superior to Western - DOT STP Urban	1,890,000	-	-	-	-
Total Streets	\$ 1,890,000	\$ 1,880,000	\$ -	\$ -	\$ -
Public Works-Stormwater:					
Stormwater Flooding Study	\$ 50,000	\$ -	\$ -	\$ -	\$ -
Total Stormwater	\$ 50,000	\$ -	\$ -	\$ -	\$ -
Public Works-Parks:					
Promen Drive Bridge - DOT Local Bridge Program	\$ -	\$ -	\$ -	\$ 831,520	\$ -
Total Parks	\$ -	\$ -	\$ -	\$ 831,520	\$ -
Harbor & Boating Facilities Improvement					
Entrance Resurfacing - Lakeside West	\$ -	\$ 40,000	\$ -	\$ -	\$ -
Resurfacing - Boater Parking Areas	-	-	-	-	20,000
Total Harbor & Boating Facilities Improvement	\$ -	\$ 40,000	\$ -	\$ -	\$ 20,000
Transit:					
Federal Capital Equipment Grant	\$ 813,600	\$ 63,200	\$ 64,800	\$ 66,800	\$ 68,800
Total Transit	\$ 813,600	\$ 63,200	\$ 64,800	\$ 66,800	\$ 68,800
Total Federal & State Grants-All funds	\$ 2,828,600	\$ 1,983,200	\$ 64,800	\$ 898,320	\$ 88,800
AVAILABLE CAPITAL BALANCES:					
Rescue:					
Ambulance Replacement	\$ -	\$ 300,000	\$ -	\$ 320,000	\$ -
CPR Machine Replacement	115,000	-	-	-	-
EMS Skills and Simulation Lab	-	-	180,000	-	-
Mobile Data Computer Replacements	-	-	40,000	-	-
Total Rescue	\$ 115,000	\$ 300,000	\$ 220,000	\$ 320,000	\$ -
HazMat:					
HazMat Vehicle & Trailer Replacement	\$ 135,000	\$ -	\$ -	\$ -	\$ -
Total Parks	\$ 135,000	\$ -	\$ -	\$ -	\$ -
Public Works-Capital Equipment:					
Public Works	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Sanitation	-	325,000	-	325,000	-
Total Capital Equipment	\$ 40,000	\$ 365,000	\$ 40,000	\$ 365,000	\$ 40,000
Harbor & Boating Facilities Improvement					
Entrance Resurfacing - Lakeside West	\$ -	\$ 45,000	\$ -	\$ -	\$ -
Resurfacing - Boater Parking Areas	-	-	-	-	20,000
Total Harbor & Boating Facilities Improvement	\$ -	\$ 45,000	\$ -	\$ -	\$ 20,000
Transit:					
Local Share - Handi-Van Replacement	\$ 15,400	\$ 15,800	\$ 16,200	\$ 16,700	\$ 17,200
Local Share - Bus Replacement	188,000	-	-	-	-
Total Transit	\$ 203,400	\$ 15,800	\$ 16,200	\$ 16,700	\$ 17,200
Total Available Capital Fund Balances	\$ 493,400	\$ 725,800	\$ 276,200	\$ 701,700	\$ 77,200

**City of Fond du Lac
Capital Improvement Plan
For the Years 2022 through 2026
Summary of Projects Funded by Utility Debt**

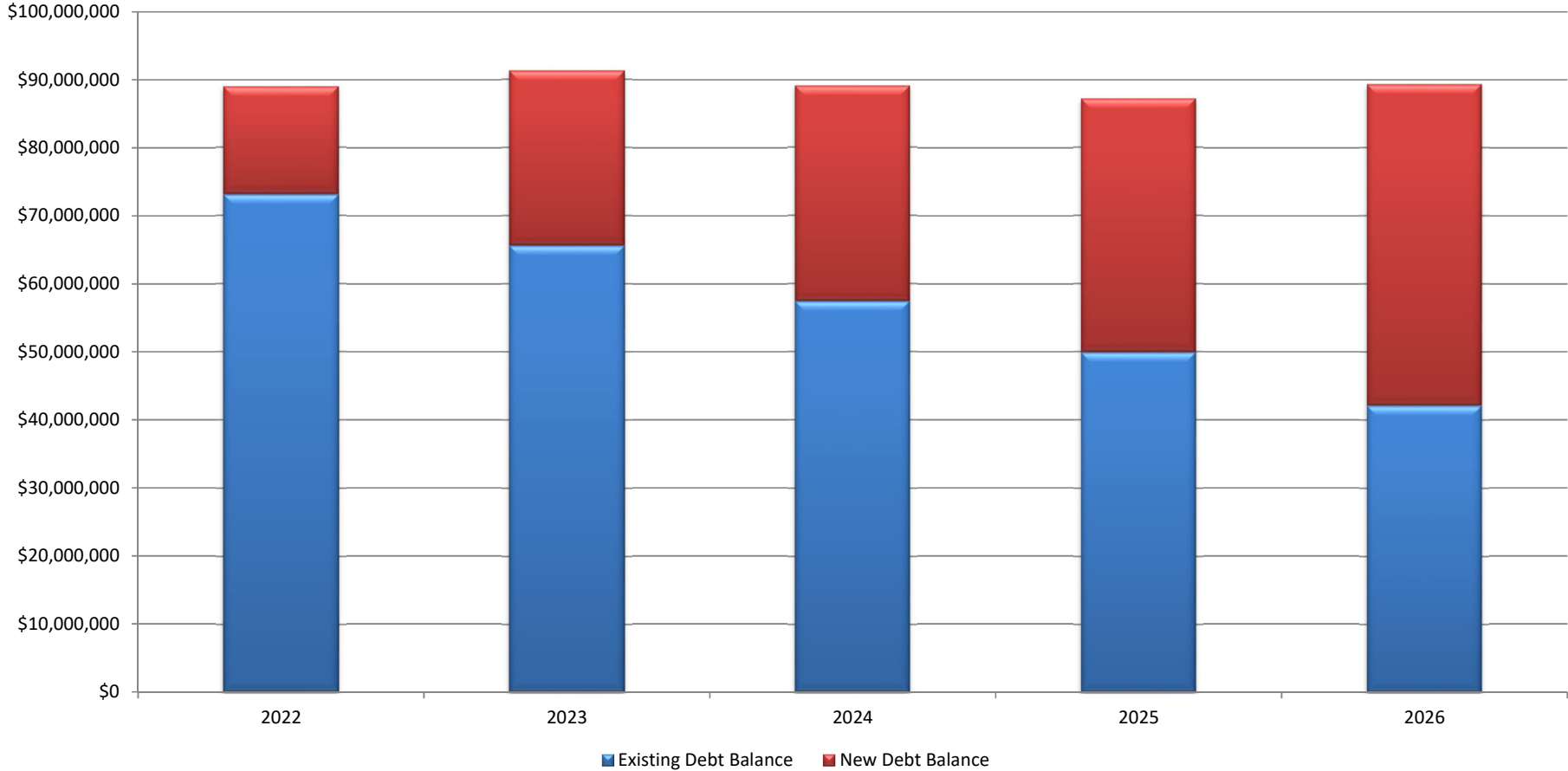
Project Description	2022	2023	2024	2025	2026
<i>Wastewater Treatment & Resource Recovery:</i>					
Biosolids Dryer	\$ 1,700,000	\$ 10,650,000	\$ -	\$ -	\$ -
Biogas Utilization - Pipeline Injection	-	-	1,600,000	5,040,000	-
<i>Phosphorus Compliance</i>					
Excess Flow Rehab	-	-	150,000	4,300,000	-
Headworks Pump Upgrades	-	-	-	280,000	4,010,000
Filters	-	-	-	700,000	10,200,000
EQ Storage Tank	-	-	-	960,000	13,770,000
<i>Total WTRRF</i>	\$ 1,700,000	\$ 10,650,000	\$ 1,750,000	\$ 11,280,000	\$ 27,980,000
<i>Water Utility:</i>					
<i>Stand Alone Projects</i>					
Martin Tower Painting (0.5 MG)	\$ -	\$ 45,000	\$ 450,000	\$ -	\$ -
Trowbridge GSR Painting & Overflow Modification (3.0 MG)	150,000	-	-	-	-
Trowbridge Backflow Upgrade	-	-	30,000	200,000	-
NE GSR Roof & Overflow Modification (0.5 MG)	30,000	130,000	-	-	-
Southview Acres Water Main Loop-Springs to Morningside	15,000	280,000	-	-	-
Annual Clearwater Elimination - Main Replacement	1,141,125	1,318,000	1,371,750	1,355,750	1,125,350
Montana Street	-	-	-	220,000	-
N Hickory St - Scott to Dead End	-	-	-	-	190,000
Advanced Metering Infrastructure Upgrade	-	-	-	-	3,500,000
Fond du Lac Ave to South Country Lane Loop	-	-	-	-	704,000
E Division St to Wisconsin American Drive Loop	-	-	-	-	638,000
S Hickory St to Fox Ridge Loop	-	-	-	-	924,000
<i>Annual City St Reconstruction-Water Main Replacements</i>					
Military - Superior to Western - STP Urban Project	700,000	-	-	-	-
2nd St - Vincent to DeNeve Creek	275,500	-	-	-	-
3rd St - Park to Everett	-	209,000	-	-	-
Morris St - 12th St to 9th St	-	-	-	-	307,500
<i>Outside Agency Projects</i>					
W Division St Bridge	150,000	-	-	-	-
CTH VV Pioneer - Forest to Johnson	532,000	-	-	-	-
CTH VV Pioneer - CTH V to Fond du Lac Ave	10,000	214,700	-	-	-
CTH VV Pioneer - Martin to CTH V	-	15,000	380,000	-	-
CTH VV Pioneer - S Main to S Park	-	-	-	15,000	446,500
<i>Total Water Utility</i>	\$ 3,003,625	\$ 2,211,700	\$ 2,231,750	\$ 1,790,750	\$ 7,835,350
<i>Total Projects Funded by Utility Debt</i>	\$ 4,703,625	\$ 12,861,700	\$ 3,981,750	\$ 13,070,750	\$ 35,815,350

**City of Fond du Lac
Capital Improvement Plan
For the Years 2022 through 2026
Summary of Projects Funded by Utility Operations**

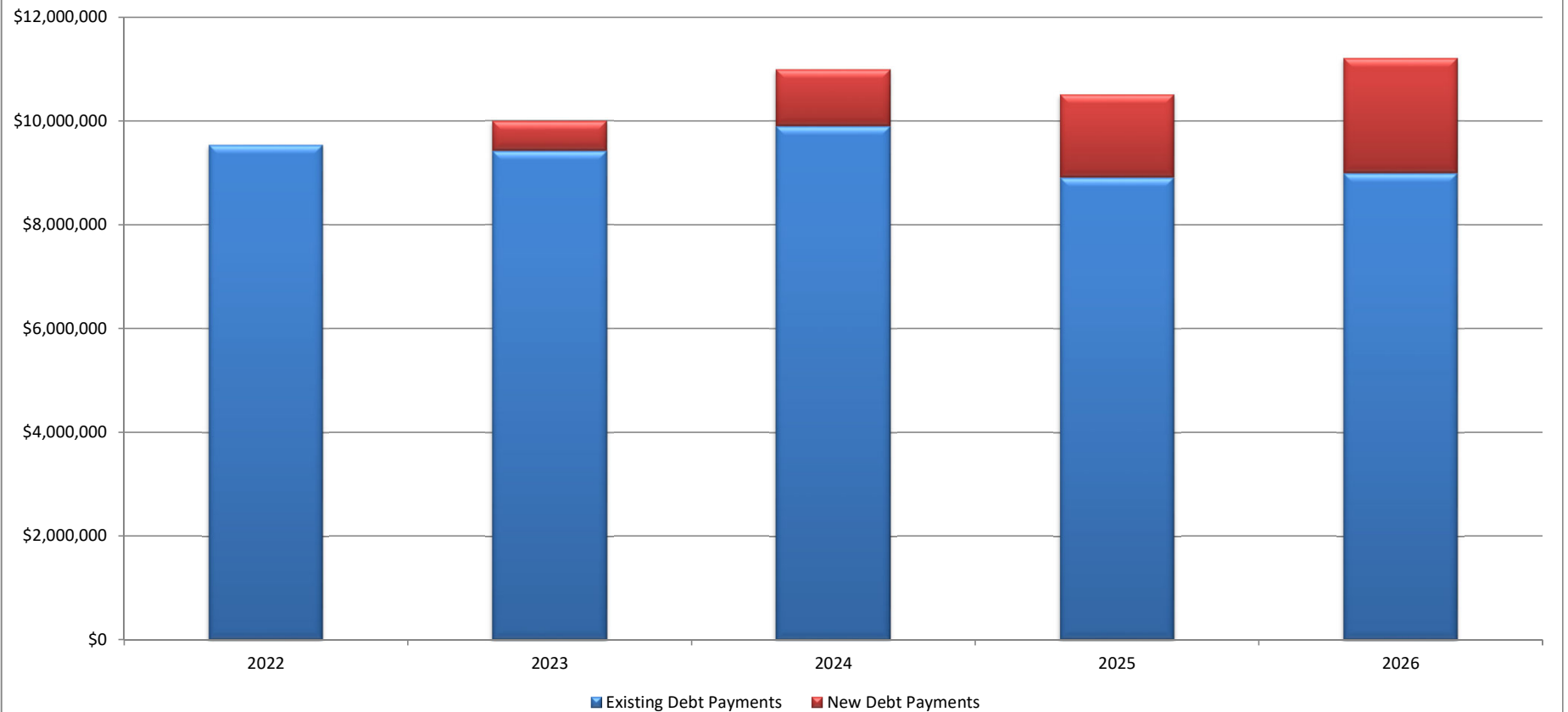
Project Description	2022	2023	2024	2025	2026
<i>Wastewater Treatment & Resource Recovery:</i>					
Capital Equipment Replacement	\$ 75,000	\$ 25,000	\$ 37,000	\$ 37,000	\$ 350,000
Annual Clearwater Elimination	1,800,000	2,200,000	2,300,000	2,300,000	2,400,000
14th St Private Clearwater Pilot Project	400,000	-	-	-	-
Sanitary Flow Meter Replacement	35,000	35,000	-	-	-
Military Road - Hickory to Western - DOT STP Urban	630,000	-	-	-	-
W Division St Bridge Sanitary Adjustment	-	15,000	-	-	-
Pioneer Rd Sanitary Adjustments	50,000	50,000	125,000	100,000	100,000
West Scott Street Sanitary Sewer Relay	-	-	-	-	950,000
Mixed Liquor Splitter Structure Modificaion	-	-	-	1,655,000	-
<i>Phosphorus Compliance</i>					
Water Quality Trading	-	340,000	340,000	545,000	430,000
<i>Total WTRRF</i>	\$ 2,990,000	\$ 2,665,000	\$ 2,802,000	\$ 4,637,000	\$ 4,230,000
<i>Water Utility:</i>					
Capital Equipment Replacement	\$ 203,000	\$ 135,000	\$ 120,000	\$ 100,000	\$ 70,000
Annual Water Meter Additions & Replacements	80,000	80,000	80,000	80,000	80,000
Annual 4-inch Main Replacement - City Wide	175,000	175,000	175,000	175,000	175,000
Annual Well Renovation & Pump Work	330,000	340,000	340,000	350,000	350,000
Annual Emergency Well Reserve	100,000	100,000	100,000	100,000	100,000
<i>Total Water Utility</i>	\$ 888,000	\$ 830,000	\$ 815,000	\$ 805,000	\$ 775,000
<i>Total Projects Funded by Utility Operations</i>	\$ 3,878,000	\$ 3,495,000	\$ 3,617,000	\$ 5,442,000	\$ 5,005,000

City of Fond du Lac
Capital Improvement Plan
2022 - 2026
Appendices

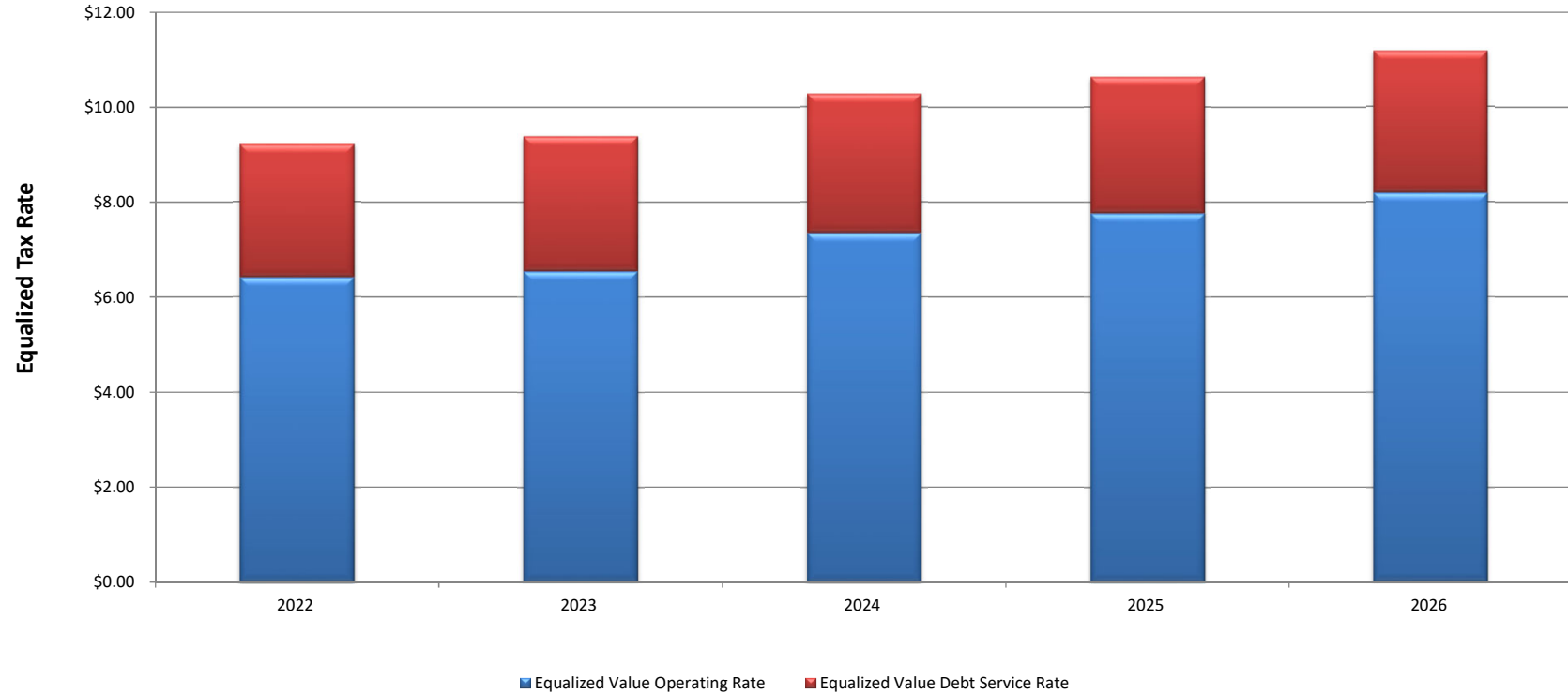
Appendix A
General Obligation Debt Balances
Existing Debt & New Debt



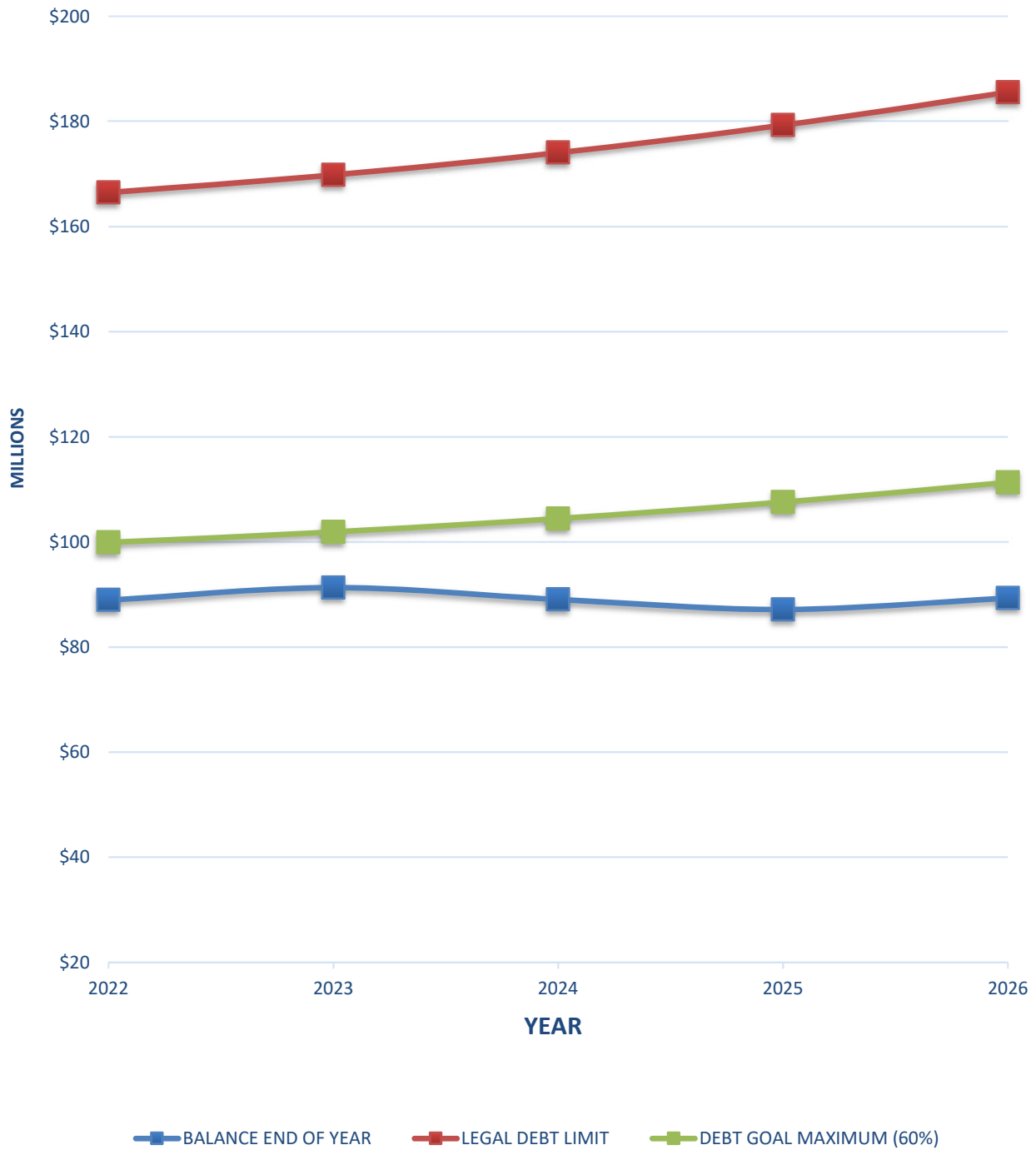
Appendix B
General Obligation Debt Payments
New Debt & Existing Debt



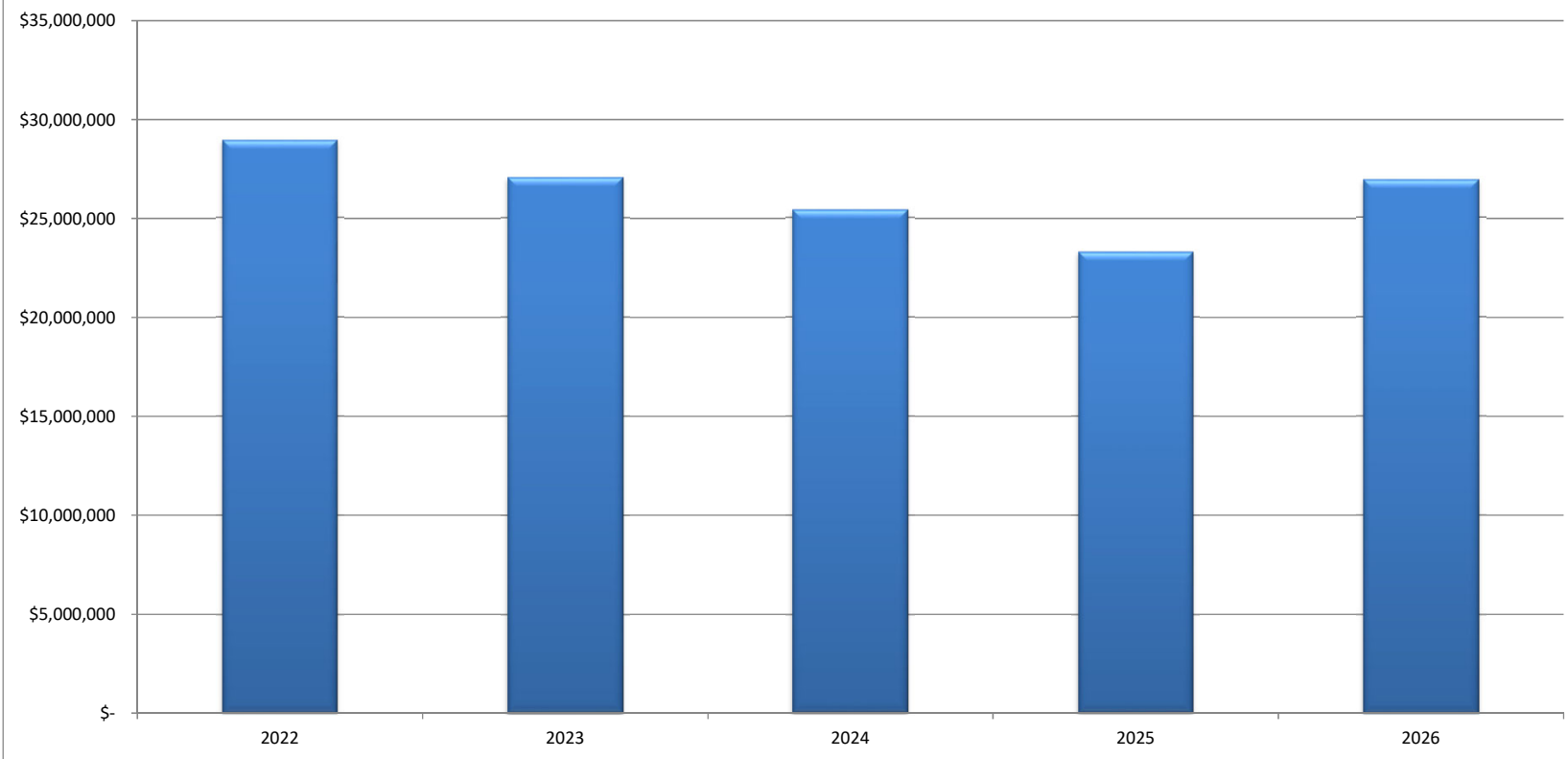
Appendix C
Projected Property Tax Rates
(Equalized Value Basis)



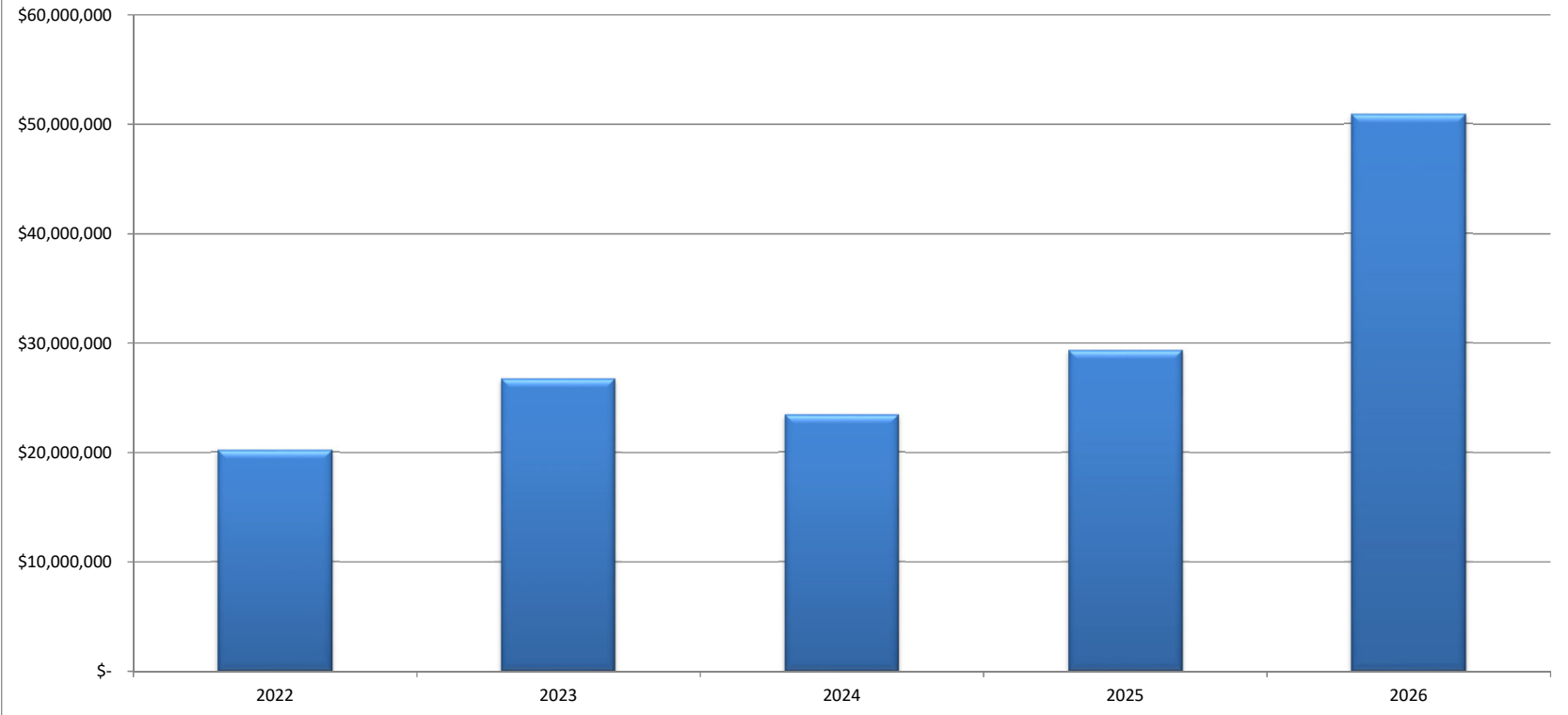
APPENDIX D DEBT CHART GENERAL OBLIGATION DEBT COMPARISON



Appendix E
Water Debt Balance



Appendix F Wastewater Debt Balance



**APPENDIX G
CITY OF FOND DU LAC
CAPITAL IMPROVEMENT PLAN
For the Years 2022 through 2026
PROJECTS BEYOND 2025**

Water

Generator at Well 16

Wastewater Treatment & Resource Recovery Facility

PFAS Reduction