



2026 CAPITAL IMPROVEMENT PLAN

DRAFT – November 24, 2025

BOARD OF TRUSTEES

Yvonne Clark, Julie Mathiesen, Paul Kemppainen, John Oliver, Simon Zelinski

PLANNING COMMISSION

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CAPITAL IMPROVEMENT PLAN (CIP)

A Capital Improvements Plan (CIP) is a multi-year planning instrument used to identify needs and financing sources for public infrastructure improvements. The purpose of a CIP is to facilitate the orderly planning of infrastructure improvements; to maintain, preserve, and protect the community of Watersmeet's existing infrastructure system; and to provide for the acquisition or scheduled replacement of equipment to ensure the efficient delivery of services to the community. The CIP is also utilized to ensure that capital improvements are fiscally sound and consistent with the goals and policies of the governing body and the residents of the community.

A comprehensive CIP is an essential tool for the planning and development of the social, physical, and economic wellbeing of the community. This process is a necessary step in an organized effort to strengthen the quality of public facilities and services; provide a framework for the realization of community goals and objectives; and provide a sound basis on which to build a healthy and vibrant community.

The CIP informs Watersmeet residents and stakeholders on how the municipality plans to address significant capital needs over the next five years. The CIP provides visual representations of the community's needs that detail the timing, sequence, and location of capital projects. The CIP can also influence growth because infrastructure can impact development patterns.

Some of the many benefits that the CIP provides for the residents and stakeholders include:

- Optimize the uses of revenue
- Focus attention on community goals, needs, and capabilities
- Guide future growth and development
- Encourage efficient government
- Improve intergovernmental and regional cooperation
- Help maintain a sound and stable financial program
- Enhance opportunities for the participation in federal and/or state grant programs

The projects identified in the CIP represent the community's plan to serve residents and anticipate the needs of a dynamic community. Projects are guided by various development plans and policies established by the Board of Trustees and Administration Departments.

What is a Capital Project?

For the purposes of the CIP, a capital project has been identified as any project that requires Township Board approval and has an economic life of greater than one year. The Watersmeet Township Purchasing Policy outlines that threshold as \$3,000.

How is the program developed?

The program is led by the Planning Department in partnership with the Township Board using project information submitted by each department within the Township. Once all project requests are received, the requests are reviewed and added to where appropriate. Once a final proposed document has been completed the program is distributed by the Planning Commission to the Township Board and then public input is solicited. Once the public hearing has been completed, the program is finalized and adopted by the Township Board.

How is the Capital Improvement Plan Organized?

The program is developed on a departmental basis. Summaries of the overall program are listed by the department to help analyze the impact to each fund within the Township. The summaries will highlight the annual cost of each project and the sources of funding that have been identified. Note: not all projects that are identified will be completed as Township priorities change and funding sources are impacted or adjusted.

Watersmeet Township Capital Improvement Plan 2025 - 2030 - ALL (New, Fair & Poor only)

updated 12/3/2025

FISCAL YEAR STARTS APRIL 1st / ENDS MARCH 31st

CONDITION	ASSET NAME	DEPARTMENT	DESCRIPTION	LOCATION	SQ. FEET	DATE PURCHASED	NEW ASSET	FUNDING SOURCE	TOTAL COST	2025	2026	2027	2028	2029	2030	FUTURE PROJECT
Fair	Cemetery Storage	Building	Storage Vault	Rosemont Avenue	720	1987			0							
Poor	Fire Hall	Building	Hall & Garage	Fire Station			Fire Hall & Garage	Grants / Public Levy / Tribe	300,000		300,000					
Poor	Food Pantry	Building	Food pantry trailer	N4660 US HWY 45	1,344	1974			0							
Poor	Park Barbecue	Building	Park Barbecue	C Ave	168	2000	Roof & Grill Burners	Gen Fund	10,000	10,000						
New	Police Hall	Building	Hall & Garage	Police Station			Police Hall & Garage	Grants / Public Levy / Tribe	1,200,000		1,200,000					
Fair	Pump House	Building	Pump House # 2	N4982 US HWY 45	0	2009			0							
Fair	Pump House	Building	Water Works Pump House	W Hupp Road	0	1987			0							
Fair	Restrooms	Building	Bass Lake Restrooms	Bass Lake Road	0	2015			0							
Poor	Vehicle Garage	Building	Food pantry garage	N4660 US HWY 45	720	1987			0							
None	Cemetery Survey	Cemetery	Survey of Plots	Cemetery	Simon working on		Cemetery Survey	Gen Fund	TBD	TBD						
Fair	Basketball Courts	Common Grounds	Basket Ball Courts	US Hwy 45 & Old 2 East			2 Pickleball 1 Basketball Courts	Gen Fund / Tribe / Grants	32,000		32,000					
None	Park/Trails/Fishing	Common Grounds	Park/Trails/Fishing	Old US 2 East property			Park/Trails/Fishing	Gen Fund / Tribe / Grants	TBD		TBD					
Poor	Sidewalks	Common Grounds	Sidewalks	Township			New or Repaired Sidewalks	Gen Fund / Tribe / Grants	0							
Poor	Chevy Pickup DNR Truck	Fire	Chevy 3500 Pickup DNR Truck - Brush	Maintenance Garage		2004	Rescue Rig	Fire / 2% monies / Grants	75,000		75,000					
Poor	Fire Garage 1st street	Fire	Fire garage with admin offices	N4691 1st Street	4,000	1982			0							
Poor	Fire Safety House	Fire	Fire Safety House	Fire Station		2000	JUNK - will not replace		0							
Fair	Pierce Contender Rescue	Fire	GMC Pierce Contender Rescue	Fire Station		2008		Fire / 2% monies	TBD							
Fair	Polaris Snowmobile	Fire	Snowmobile	Fire Station		1993	SPARE - no need to replace		0							
Poor	Pumper Engine 1	Fire	Ford Pumper Engine # 1	Fire Station		1977	JUNK - will not replace		0							
Fair	Pumper/Tanker Engine 3	Fire	Oshkosh Pumper/Tanker Engine # 3	Fire Station		2003			400,000							400,000
Poor	Renegade Pumper Engine 1	Fire	KME Renegade Pumper Engine # 11	Fire Station		1996	JUNK - will not replace		0							
New	Pump 500 gallon per minute	Fire	Pump	Fire Station			New Pump	Fire / 2% monies	8,000						8,000	
New	SEBA Backpacks	Fire	10 SEBA Backpacks	Fire Station			New Backpacks	2% / Grants	15,000			15,000				
New	Turnout Gear	Fire	10 Turnout Gear	Fire Station			New Turnout Gear	2% / Grants	22,000			22,000				
Fair	Backhoe	Maintenance	John Deere Backhoe	Maintenance Garage		2008	Backhoe	General funds / Grants	85,000			85,000				
Poor	Chevy Dump Truck	Maintenance	Chevy 3500HD Dump Truck	Maintenance Garage		2008	JUNK - will not replace		0							
Poor	Chevy Dump Truck	Maintenance	Chevy Silverado Dump Truck	Maintenance Garage		2003	JUNK - will not replace		0							
Fair	Hydraulic Ram pump	Maintenance	Transfer Station compactor	Transfer Station		2015	Ram Pump	General funds	10,000		10,000					
Fair	Sickle Tractor	Maintenance	John Deere Sickle Tractor	Maintenance Garage		1986			0							
Poor	Dodge Charger Police	Police	Dodge Charger	Police Station		2019	Police Vehicle	Police budget / 2% monies	60,000		60,000					
New	Dodge Charger Police	Police	Dodge Charger	Police Station	replace 2023		Police Vehicle	Police budget / 2% monies	70,000				70,000			
New	Ford Pickup Police	Police	Ford Pickup Truck	Police Station	replace 2021		Police Vehicle	Police budget / 2% monies	70,000			70,000				
Poor	IHC Sewer/Vac Truck	Sewer	IHC Sewer/Vac Truck	Maintenance Garage		1981	JUNK - will not replace		0							
Fair	Pond Liners	Sewer	Waste Water liners	Lagoons			Pond Liners	Waste Water Fund	0							TBD
Fair	Sand Basin	Sewer	Waste Water Sand	Lagoons			Sand Basin	Waste Water Fund	120,000							120,000
Fair	Generator Trailer	Trailer	Kohler 33KW Generator Trailer	Maintenance Garage		2010			0							
Fair	Water Lead Pipes	Water	Water Lead Pipes	Township			Water Copper Pipes	Grants	TBD		TBD					

Excellent replaced in 5 plus years

Good replaced in 3 to 5 years

Fair replaced in 2 to 3 years

Poor replace in current year