



City of Beaver Dam, Wisconsin
Operations Committee Meeting

205 S. Lincoln Ave; Council Chambers
Monday, July 20, 2026 at 6:30 PM

[Join Zoom](#)

Meeting ID: 885 0407 3460

Passcode: 989776

(312) 626-6799

AGENDA

- 1) Call to Order – Roll Call
 - a) Approval of the June 15, 2026, Meeting Minutes
- 2) Discussion & Possible Action
 - a) Regarding Business Park Sign Changes
 - b) **RESOLUTION NO. 61-2026** A Resolution Awarding the Contract to Supply and Install a Vertical Turbine Backwash Pump at the Water Treatment Plant
 - c) **RESOLUTION NO. 62-2026** A Resolution Authorizing a Professional Services Agreement for Lower Tower Parking Lot Improvements
 - d) **RESOLUTION NO. 63-2026** A Resolution Awarding the Contract for the Eagle's View Addition 3 Utility and Street Construction Project
 - e) Regarding a Resolution Authorizing the Complete and Final Report on Estimated Special Assessments for the 2026 Sewer Lateral & Water Service Replacement Program Project
 - f) Regarding Authorization to Proceed with Bidding of the 2026 Street Maintenance Program
 - g) Regarding Authorization to Proceed with Bidding of the 2026 Street Resurfacing Program
 - h) Regarding the Preliminary 2027-2031 Capital Improvement Plan
- 3) Items for Future Agendas
- 4) Adjourn

This agenda was posted and made available to the news media, public and various City officials, and staff in compliance with the State of WI Open Meetings Law and Operations Committee policy:

Posted: 7/16/26 by Tracey Ferron, City Clerk at 9:30 a.m.

A quorum of the Common Council may attend this meeting.



1) Call to Order – Roll Call

The meeting of the Operations Committee was called to order at 6:31 p.m. by Jennifer Hiley.

Present: Jeff Bierman, Jennifer Hiley, Cris Olson (arrived at 6:40), Andrew Perkins, Bart Radke, Julie Wendt, Nancy Wild, 7. Absent: 0.

Others in attendance - Mayor Bobbi Marck, Todd Janssen (Director of Engineering), Jeremy Klug (Director of Utilities), Dan Mulhern (Public Works Supervisor), Joe Kern (Parks & Forestry Supervisor), Joe Lehner (Water Utility Supervisor), and public members.

a) Approval of the June 1, 2026, Meeting Minutes

Motion by Jeff Bierman, second by Nancy Wild, to approve. Motion carried by acclamation.

2) Public Hearing

a) Regarding the Preliminary Report on Estimated Special Assessments for the 2026 Sewer Lateral & Water Service Replacement Program

Chairperson Hiley opened the Public Hearing and read the Notice of Public Hearing regarding the Preliminary Report on Estimated Special Assessments for the 2026 Sewer Lateral & Water Service Replacement Program.

Janssen provided a brief presentation, followed by Public Appearances.

- Reed Spang (216 E. Third St.) asked if the sanitary lines are being replaced from the house to the street. Was this mandated by the DNR or the county or city? Will there be any tax benefits, payment plans from the federal government, or county? He had his own lines checked by his plumber and the plumber couldn't verify if his lines needed to be redone all the way or not. How can the city verify that this needs to be done for sure all the way or not at all?
- Kimball Mahal (218 E. Third St.) asked why his is the highest with only 50'. The sewer lateral was already replaced in 2011/2012 by Tony Roedl from house to sewer, is his going to be required to be replaced again? What about the sidewalk replacement? How will that work? Once this is all done, what will happen to the road?
- Nicole Lange (212 N. Vita) asked if there would be street lighting and curb/gutter that the citizens have to pay for? When they dig up the sewer and lateral, if the lines go under her garage floor, will they have to dig up her garage floor?
- Timothy Foughty (312 E. Third St.) asked if anyone knew that what we are demanding from the citizens is Constitutional and penalizing people for not paying up? He had several conversations with people saying that he would be penalized for this if he did not pay, which is unconstitutional to begin with. He mentioned that other cities have grants to help offset the cost for citizens.

Chairperson Hiley closed Public Comment.

- The following responses were provided following public appearances:
 - Janssen stated that the sanitary lines will be replaced from the house to the street. Klug stated that it is mandated by the federal government.
 - Klug stated that he has Kimball's information and will be in touch with him to further discuss this. Janssen stated that the sidewalk is a worst-case scenario and may not need to have anything done. Janssen stated that the road would be milled off and repaved.
 - Janssen stated that no street lighting is being done, and the curb/gutter will be paid for on the public side. Klug stated that this is a trench-less installation, but if something needs to be done where they cannot get a pipe done this way, they will look at their options at that time.
 - Klug stated that there is federal funding out there, but it is aimed at very low-income inner cities like Milwaukee and Racine areas, which are receiving 100% funding on the private side. Beaver Dam would only qualify for 25% grant funding on the private side, and speaking with multiple contractors, in order for them to come in and do a project that is tied to the grant funding as to what is required by that program, they would have to come in and mark up their total project cost by 20-50%. The city has investigated into grants and, at this time, it would not make sense to get a grant due to the requirements of the programs, which would cost more to the private side due to having to mark up the project costs.
- This will return to the Operations Committee on July 6, 2026, to discuss and approve the report to move on to the next step.

3) Discussion & Possible Action

a) Discuss Idea of Updating Existing Impact Fees and/or creating new Fees

Janssen gave a brief description of Updating Existing Impact Fees and/or creating new fees. There are several projects that are coming up where Impact Fees would be helpful to these projects. If the committee is interested in moving forward with a study, the council would see a line item in the budget for this at a future meeting. Olson is in favor of the study and for sure wants to hear from developers and how this affects the development of the city. Perkins has concerns about where to focus the study on. Discussion was held. Consensus is to get prices for all.

b) Discuss Section 50-3 Use of Firearms and Weapons in the City Limits and Section 50-4 Throwing or Shooting of Arrows, Stones, and Other Missiles

Janssen gave a brief description of discussing Section 50-3 Use of Firearms and Weapons in the City Limits and Section 50-4 Throwing or Shooting of Arrows, Stones, and Other Missiles. Olson is wondering if we could create a district just to limit that area to hunting only instead of opening it up to the entire city. Discussion was held. Perkins would like to postpone this item to a future meeting to see a map of anticipated hunting areas.

c) Discuss and Consider the following policies: 307 Capital Improvement Plan, 308 Procurement Policy, 501 Snow and Ice Control, and 505 Street Naming Policy

Chairperson Hiley postponed this item until the next Operations Committee meeting.

4) Items for Future Agendas

There were no future agenda items.

5) Adjourn

Motion by Andrew Perkins, second by Jeff Bierman, to adjourn. The meeting adjourned at 7:29 p.m.



City of Beaver Dam, Wisconsin
City Administrator Office

TO: Operations Committee
FROM: Larry Bierke
SUBJECT: Business Park Sign Changes

The Issue:

The City currently has a business park on the east side of Highway 151. The north end of the business park starts just south of County Highway B. At the intersection of County Highway B and Corporate Drive is a monument sign that identifies the area as our business park. The sign has deteriorated over many years and staff have been discussing the idea of removing it completely.

For the 2026 Taste of Wisconsin event, the Chamber of Commerce hung a banner over the top half of the sign advertising the event. The banner was not taut the entire time it was erected, so the Public Works Director and City Administrator talked about options to make this overall sign look better.

One idea that we came up with appeared to have some merit and was worth approaching the committee with. Staff would like to propose that the top half of this sign be completely removed. The City would modify the base of the sign to install two removable poles, one at each end. This would provide a location for banners to be added for events and then removed once events are completed. The Chamber could remove the banners and the pole inserts. This would leave the decorative stone base portion of the sign permanently and the top half would be a banner-type material that would be added for each event.

If this idea doesn't work out or if banners remain up well after events have passed, the City could always remove the entire sign completely and restore the site to a grass surface.

Considerations:

Does this item have a financial or budget impact?

Yes

Replacing the sign would have a financial impact. Removing the sign could be completed using City staff time.

Recommendation:

Staff recommends that the Operations Committee review the status of the existing sign and discuss options for improving it or removing it. Please advise staff on how to proceed.

Attachments:

1. Business Park Sign Photo





City of Beaver Dam, Wisconsin
Utilities Department

TO: Operations Committee
FROM: Joe Lehner
SUBJECT: Contract to Supply and Install a Vertical Turbine Backwash Pump at the Water Treatment Plant

The Issue:

The existing waste backwash pump was installed in 1996. The pump has failed beyond repair.

Considerations:

The existing pump is 30 years old and has served its useful life. With age and condition, repairs could not be made. This pump is an essential part of the water treatment process. This is one of two pumps that pump backwash water back to the clarifiers. These pumps are utilized on a daily basis.

Does this item have a financial or budget impact?

Yes

Funds were budgeted in the 2026 CIP that will cover the cost of \$35,560.00 for pump replacement.

Recommendation:

Staff recommend awarding the contract to supply and install a new waste backwash vertical turbine pump to the low bidder being Crane Engineering, Kimberly, WI.

Attachments:

1. Resolution No. 61-2026
2. 2026 Waste backwash pump bid tab

RESOLUTION NO. 61-2026

**A RESOLUTION AWARDING THE CONTRACT TO SUPPLY AND INSTALL A
WASTE BACKWASH VERTICAL TURBINE PUMP AND MOTOR AT THE
WATER TREATMENT PLANT**

WHEREAS, the Operations Committee of the Common Council of the City of Beaver Dam, Wisconsin did request and receive proposal(s) for the contractual service listed above; and

WHEREAS, two (2) complete proposals were received and are on file in the City Utilities Office.

NOW THEREFORE BE IT HEREBY RESOLVED, that the contract for said waste backwash vertical turbine pump and motor supply and install is awarded to the low bidder being Crane Engineering, Kimberly, WI for a total bid of \$35,560.00. Funds are available in the 2026 Water Utility CIP Account.

Presented by the Operations Committee

By a vote of _____ in favor, _____ opposed, and _____ abstain.

Approved: July 20, 2026

Roberta Marck
Mayor

Attested: July 20, 2026

Tracey M Ferron
City Clerk

(Subject to Committee Approval)

Beaver Dam Water Utility 2026 - Replace Waste Backwash Vertical Turbine Pump

Bid Tabulation

<u>Company Name</u>	<u>Location</u>	<u>Bid Complete</u>
Crane Engineering	Kimberly, WI	\$35,560.00
Sabel Mechanical, LLC	Fond du Lac, WI	\$45,504.42



City of Beaver Dam, Wisconsin
Engineering Office

TO: Operations Committee
FROM: Todd Janssen
SUBJECT: Professional Services Agreement for Lower Tower Parking Lot Improvements

The Issue:

Enclosed for your review and consideration is the Professional Services Agreement dated June 16, 2026, which authorizes Ruekert & Mielke Inc. to provide Construction Engineering Related Services for the Lower Tower Parking Lot Improvements Project. Said Construction Engineering Related Services include Submittal Review, Site Meetings, Construction Staking, Construction Observation, Answering Requests for Information from the Contractor, Review and Recommendation of Requests for Payment, and Preparation of Record Drawings.

Considerations:

The Lower Tower Parking lot is located along the east side of the Beaver Dam River and is bounded by W Mill St on the south, S Spring St on the east, and Front St on the north. Improvements to the southern half of the lot were completed in 2021 and 2024, and it is proposed to complete improvements to the remaining northern half of the lot in 2026.

Proposed project improvements include:

1. Replacement of end of life storm sewer, water main, and lighting facilities.
2. Addition of curb/gutter and storm sewer inlets.
3. Replacement of end of life asphalt surface.
4. Modification of the traffic circulation pattern.
5. Completion of the pedestrian sidewalk connection between S Spring St and Rotary Park Riverwalk.

Construction is currently anticipated for the late summer of 2026 (between July 15 and September 30).

Does this item have a financial or budget impact?

Yes

Project funding is provided by Tax Incremental District No. 6.

Recommendation:

Staff recommend authorizing the Professional Services Agreement for the Lower Tower Parking Lot Improvements Project for a Time and Materials fee of \$41,000.

Attachments:

1. Resolution No. 62-2026
2. Professional Services Agreement
3. Project Location Map

RESOLUTION NO. 62-2026

**A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR
LOWER TOWER PARKING LOT IMPROVEMENTS**

WHEREAS, the City of Beaver Dam proposes to enter into a Professional Agreement with Ruekert & Mielke Inc., Madison, Wisconsin, for Construction Engineering Related Services for the Lower Tower Parking Lot Improvements Project in the City of Beaver Dam.

NOW, THEREFORE, BE IT RESOLVED that the City of Beaver Dam and Ruekert & Mielke, Inc. shall enter into a Professional Services Agreement which appropriate City officials are authorized to execute on behalf of the City of Beaver Dam for the Time and Materials fee of \$41,000. Project funding is provided by Tax Incremental District No. 6.

Presented by the Operations Committee

By a vote of: _____ in favor, _____ opposed, and _____ abstain.

Approved: July 20, 2026

Roberta Marck
Mayor

Attested: July 20, 2026

Tracey M Ferron
City Clerk

(Subject to Committee Approval)

June 16, 2026

Mr. Todd Janssen, P.E.
Director of Engineering
City of Beaver Dam
205 South Lincoln Avenue
Beaver Dam, WI 53916

Re: 2026 Lower Tower Parking Lot Improvements Construction Services

Dear Mr. Janssen:

Ruekert & Mielke, Inc. (R/M) is pleased to submit an agreement to provide construction services for the 2026 Lower Tower Parking Lot project.

Scope of Services:

R/M will provide construction review services during construction. This will include submittal review, site meetings as needed, construction staking, construction observation, answering requests for information from the contractor, review and recommendation of requests for payment, site reporting, and preparation of record drawings.

Items Excluded:

Items not specifically included in the scope above. Any additional items can be included as additional services if authorization in writing is provided.

Responsibilities of others:

The City of Beaver Dam representatives shall provide timely response to questions, attend site meetings as needed, final acceptance of project workmanship and documentation.

Schedule:

The above-described construction services will begin at the execution of this contract and be completed by December 31, 2026.

Fee:

The fee to complete the above Scope of Services will be on a time and materials basis at our standard hourly rates. We recommend a project budget of \$41,000 and will not exceed this budget without your approval.

This estimate assumes that the contractor will perform work diligently. Additional or extended services beyond the scope outlined here may require adjustments to the budget and timeline. While we have suggested specified staffing and hours for the project, we are flexible to provide the City with any of our available staffing and to adjust hours depending on the project demands.

Mr. Todd Janssen, P.E.
Agreement For 2026 Lower Tower Parking Lot Improvements
June 16, 2026
Page 2

The above-described professional services will be provided to you in accordance with the attached three page **R/M Standard Terms & Conditions** dated February 26, 2025, which are made part of this agreement by reference. Please indicate your acceptance of this agreement by having the appropriate authorized official(s) affix their signature(s) where indicated and returning one fully executed copy to our office.

RUEKERT & MIELKE, INC.

Zach M. Schinke
Civil Engineer
zschinke@ruekert-mielke.com

ZMS:cal
Enclosure(s)
cc: Cory Horton, P.E., Ruekert & Mielke, Inc.

AGREEMENT FOR 2026 LOWER TOWER PARKING LOT IMPROVEMENTS
CONSTRUCTION SERVICES
Between City of Beaver Dam
and
Ruekert & Mielke, Inc.
Dated June 16, 2026

CLIENT:

City of Beaver Dam

CONSULTANT:

Ruekert & Mielke, Inc.

Signature: _____

Signature: _____
Ryan T. Amtmann, P.E.

Title: _____

Title: Chief Growth Officer

Date: _____

Date: June 16, 2026

Designated Representative:

Name: _____

Designated Representative:

Name: Cory L. Horton, P.E.

Title: _____

Title: Municipal Team Leader

Phone Number: _____

Phone Number: 262.953.4142

A. Standards of Performance

The standard of care for all Consultant services performed or furnished Consultant under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranties, express or implied, under this Agreement or otherwise, in connection with Consultant's services.

B. Designated Representatives

With the execution of this Agreement, Consultant and Client shall designate specific individuals to act as Consultant's and Client's representatives with respect to the services to be performed or furnished by Consultant and duties and responsibilities of Client under this Agreement. Such individuals shall have authority to transmit instructions, receive information, and render decisions relative to the Assignment on behalf of the respective party whom the individual represents.

C. Payments to Consultant

Invoices will be prepared in accordance with Consultant's standard invoicing practices and will be submitted to Client by Consultant monthly, unless otherwise agreed. Invoices are due and payable within 30 days of receipt. If Client fails to make any payment due Consultant for services and expenses within 30 days after receipt of Consultant's invoice therefore, the amounts due Consultant will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day. In addition, Consultant may, after giving seven days written notice to Client, suspend services under this Agreement until Consultant has been paid in full all amounts due for services, expenses, and other related charges. Consultant's standard hourly rates are subject to annual adjustment.

D. Ownership and Reuse of Documents

All documents and services prepared or furnished by Consultant pursuant to this Agreement are instruments of service, and Consultant shall retain an ownership and property interest therein (including the copyright and the right of reuse) whether or not the Project is completed. Consultant grants Client a limited license to use the deliverable documents on the Project, extensions of the Project, and for related uses of the Client, subject to receipt by Consultant of full payment due and owing for all services relating to preparation of the documents. Such limited license shall not create any rights in third parties. Reuse of any documents pertaining to this Agreement by Client shall be at Client's sole risk.

E. Permits and Approvals

It is the responsibility of the Client to obtain all necessary permits and approvals for the Project. Consultant will assist the Client in obtaining permits and approvals as mutually agreed to in writing.

F. Opinions of Probable Cost

Consultant's opinions of probable construction cost (if any) are to be made on the basis of Consultant's experience, qualifications, and general familiarity with the construction industry. However, because Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from opinions of probable construction cost prepared by Consultant. If Client requires greater assurance as to probable construction costs, then Client agrees to obtain an independent cost estimate.

G. Client and Third Party Provided Information

Consultant shall have the right to rely on the accuracy of any information provided by Client and third parties. Consultant will not review this information for accuracy.

H. Access

Client shall arrange for safe access to and make all provisions for Consultant and Consultant's subconsultants to enter upon public and private property as required for Consultant to perform services under this Agreement.

I. Construction Observation

Consultant will observe the work as agreed to for general compliance with the construction documents. Consultant shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall Consultant have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a contractor to comply with laws and regulations applicable to that contractor's furnishing and performing of its work. Consultant shall not be responsible for the acts or omissions of any contractor. Consultant has no stop work authority. Consultant shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents, other than those made by Consultant.

J. Environmental

The parties acknowledge that Consultant's services do not include any services related to unknown or undisclosed Constituents of Concern. Consultant assumes no liability for the detection or removal of any hazardous substances found at or adjacent to the Project site.

K. Termination of Contract

1. Either party may at any time terminate this Agreement with 7 days written notice for cause in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party.
2. Client may terminate this Agreement for convenience with 30 days written notice, or the Project may be suspended by Client with 30 days written notice.
3. Consultant may terminate this Agreement for cause with 7 days written notice (a) if Consultant is requested to furnish or perform services contrary to Consultant's responsibilities as a licensed professional, (b) if Consultant's services are delayed or suspended for more than 90 days for reasons beyond Consultant's control, (c) if payment due Consultant remains unpaid for 90 days, or (d) as the result of the presence of undisclosed Constituents of Concern. Consultant will have no liability to Client on account of any termination by Consultant for cause.
4. In the event of any termination, Client shall pay to Consultant all amounts owing to Consultant under this Agreement, for all work performed up to the effective date of notice.

L. Insurance

Consultant will maintain insurance at a minimum in the amounts following. Insurance certificates will be provided if requested by Client.

- General Liability \$1,000,000 Each Occurrence / \$2,000,000 General Aggregate
- Auto Liability \$1,000,000 Combined Single Limit
- Workers Compensation Statutory
- Employers Liability \$1,000,000 Each Accident / \$1,000,000 Each Employee / \$1,000,000 Policy Limit
- Umbrella \$1,000,000 Occurrence / Aggregate
- Professional Liability \$1,000,000 Per Claim / Aggregate

M. Indemnification and Allocation of Risk

1. To the fullest extent permitted by law, Consultant shall indemnify and hold harmless Client, Client's officers, directors, partners, and employees from damages and judgments (including reasonable fees), but only to the extent caused by any negligent act or omission of Consultant or Consultant's officers, directors, partners, employees, and subconsultants in the performance of Consultant's services under this Agreement.
2. To the fullest extent permitted by law, Client shall indemnify and hold harmless Consultant, Consultant's officers, directors, partners, employees, and subconsultants from damages and judgments (including reasonable fees), but only to the extent caused by any negligent act or omission of Client or Client's officers, directors, and employees with respect to this Agreement.
3. To the fullest extent permitted by law, a party's total liability to the other party and anyone claiming by, through, or under the other party for any cost, loss, or damages caused in part by the negligence of the party and in part by the negligence of the other party or any other negligent entity or individual, will not exceed the percentage share that the party's negligence bears to the total negligence of Client, Consultant, and all other negligent entities and individuals.
4. The indemnification provision of paragraph M.1. is subject to and limited by the provisions agreed to by Client and Consultant in paragraph N. "Limit of Liability," of this Agreement.

N. Limit of Liability

To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant and Consultant's officers, directors, partners, employees, agents, and subconsultants, or any of them to Client and anyone claiming by, through, or under Client, for any and all injuries, losses, damages and expenses, whatsoever arising out of, resulting from, or in any way related to this Agreement from any cause or causes including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract or warranty, express or implied, of Consultant or Consultant's officers, directors, partners, employees, agents, and subconsultants, or any of them, shall not exceed the total amount of \$1,000,000. It is intended that this limitation apply to any and all liability or cause of action, including without limitation active and passive negligence, however alleged or arising, unless otherwise prohibited by law. In no event shall the Consultant's liability exceed the amount of insurance as provided under paragraph L.

O. Consequential Damages

To the fullest extent permitted by law, Client and Consultant waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, consultants and subconsultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement, any Task Order, or a Specific Project, from any cause or causes. Such excluded damages include but are not limited to loss of profits or revenue; loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; and cost of capital.

P. Third Party Beneficiaries

All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Client and Consultant and not for the benefit of any other party. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or the Consultant. Consultant's services under this Agreement are being performed solely for the Client's benefit, and no other entity shall have any claim against Consultant because of this Agreement or the performance or nonperformance of services hereunder.

Q. Severability and Waiver of Provisions

Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Client and Consultant, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

R. Consultant's Services

Consultant's Services do not include: (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Client, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.

S. Changed Conditions

If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to the Consultant are revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks or other material terms of this Agreement, the Consultant may call for renegotiation of appropriate portions of this Agreement. The Consultant shall notify the Client of the changed conditions necessitating renegotiation, and the Consultant and the Client shall promptly and in good faith enter into renegotiation of this Agreement to address the changed conditions. If terms cannot be agreed to, the parties agree that either party has the right to terminate this Agreement in accordance with the Termination provision hereof.

T. Delays

Consultant shall not be liable for any loss or damage arising directly or indirectly from any delays for causes beyond the Consultant's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; pandemics, failure of any government agency to act in timely manner; failure of performance by the Client or the Client's contractors or consultants; or discovery of any hazardous substances or differing site conditions. If the delays resulting from any such causes increase the cost or time required by the Consultant to perform its services in an orderly and efficient manner, the Consultant shall notify the Client of the increased costs or time and the Consultant and the Client shall promptly and in good faith enter into renegotiation of this Agreement to address the changed conditions. If terms cannot be agreed to, the parties agree that either party has the right to terminate this Agreement in accordance with the Termination provision hereof.

U. Entire Agreement

This Agreement is the entire Agreement between the Client and the Consultant. It supersedes all prior communications, understandings and agreements, whether oral or written. Amendments to this Agreement must be in writing and signed by both the Client and the Consultant.

V. Assignment

Neither party to this Agreement shall transfer, sublet, or assign any rights or duties under or interest in this Agreement, including but not limited to monies that are due or monies that may be due, without the prior written consent of the other party. Subcontracting to subconsultants normally contemplated by the Consultant as a generally accepted business practice shall not be considered an assignment for purposes of this Agreement.

X Dispute Resolution

Client and Consultant agree to negotiate all disputes between them in good faith for a period of 60 days from the date of notice, prior to invoking mediation. Subsequent to negotiation, Client and Consultant agree to submit any and all unsettled claims, counterclaims, disputes, and other matters in questions between them arising out or relating to this Agreement or the breach thereof ("disputes") to mediation as a condition precedent to litigation. Client and Consultant agree to participate in the mediation process in good faith and on a confidential basis.

Y. Governing Law

This Agreement will be governed by the laws of the state in which the project is located.

Z. Definitions

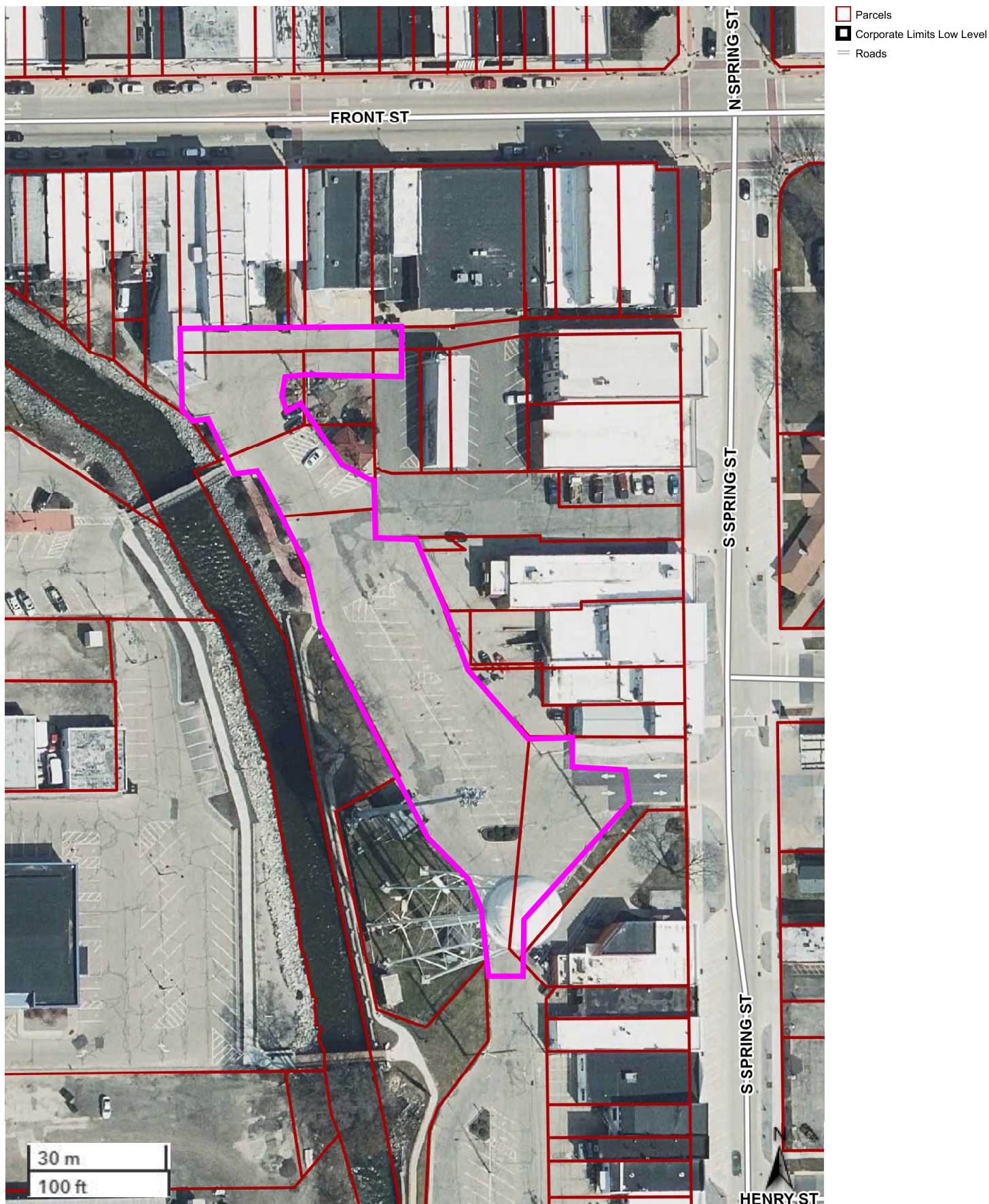
1. Contractor - Any person or entity (not including the Consultant, its employees, agents, representatives, subcontractors, and subconsultants), performing or supporting construction activities relating to the Project, including but not limited to contractors, subcontractors, suppliers, Client's work forces, utility companies, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.

2. Constituent of Concern – any substances, including without limitation asbestos, asbestos-containing materials, toxic or hazardous substances, PFASs, PCBs, combustible gases and materials, petroleum or radioactive materials (as each of these is defined in applicable state, provincial or federal statutes), pollutants, viruses, bacteria or pathogens of any kind, or any other substances under any conditions and in such quantities as would pose a substantial danger to persons or property exposed to such substances at or near the Project site.

END OF DOCUMENT

Project Name: 2026 Lower Tower Parking Lot Improvements Construction Services
 Project Manager: Zach Schinke
 Client: City of Beaver Dam
 Project Start Date: July 15th, 2026
 Project End Date: December 31st, 2026

Select Billing Rate Table:				R/M Standard	ENG8	ENG4	CRT2	SURV	SURVT	ENG3	TOTAL TASK HOURS	TOTAL TASK LABOR COST	TASK REIMBURSABLE COSTS	TOTAL TASK COST	
Employee Initials					CLH	ZMS									
Classification					Engineer 8	Engineer 4	Construction Review Technician 2	Surveyor	Survey Technician	Engineer 3					
Billing Rate					\$246.00	\$189.00	\$115.00	\$135.00	\$115.00	\$164.00					
Phase 1															
	Task Description	Task Start Date	Task End Date	Hours											
1	Submittal Review				8.00	4.00				12	\$1,972	\$0.00	\$1,972		
2	Staking Watermain							8.00	8.00	1.50	18	\$2,246	\$252.20	\$2,498	
3	Staking Storm Sewer							6.00	6.00	1.00	13	\$1,664	\$252.20	\$1,916	
4	Staking Curb and Gutter							6.00	6.00	1.50	14	\$1,746	\$252.20	\$1,998	
5	Staking LTP Bases							4.50	4.50	0.50	10	\$1,207	\$252.20	\$1,459	
6	Finished Grade Staking							8.00	8.00	2.00	18	\$2,328	\$252.20	\$2,580	
7	Removals/ Erosion Control				2.00	8.00					10	\$1,298	\$50.49	\$1,348	
8	Watermain					24.00					24	\$2,760	\$151.47	\$2,911	
9	Storm Sewer					40.00					40	\$4,600	\$252.45	\$4,852	
10	Subgrade					8.00					8	\$920	\$50.49	\$970	
11	Concrete					12.00					12	\$1,380	\$100.98	\$1,481	
12	Lighting					12.00					12	\$1,380	\$50.49	\$1,430	
13	Testing and Telivising				2.00	2.00					4	\$608	\$50.49	\$658	
14	Paving and Marking					24.00					24	\$2,760	\$151.47	\$2,911	
15	Restoration					4.00					4	\$460	\$50.49	\$510	
16	Punchlist					4.00	4.00				8	\$1,216	\$50.49	\$1,266	
17	Erosion Control Inspection and Reporting					8.00					8	\$920	\$100.98	\$1,021	
18	Site Meetings					8.00	2.00				10	\$1,742	\$100.98	\$1,843	
19	Pay Requests					16.00	4.00				20	\$3,484	\$0.00	\$3,484	
20	Record Drawings (based on field notes) and Close Out					4.00	8.00				12	\$1,676	\$0.00	\$1,676	
21	Misc				8.00						8	\$1,968	\$0.00	\$1,968	
	PHASE LABOR TOTALS				8.00	44.00	164.00	32.50	32.50	6.50	288	\$38,335			
	PHASE REIMBURSABLES												\$2,624.23000		
	PHASE TOTAL													\$40,959	
	PHASE TOTAL (ROUNDED)									ENTER TOTAL MANUALLY				\$41,000	
ESTIMATED PROJECT TOTALS					8.00	44.00	164.00	32.50	32.50	6.50	287.50				\$ 40,959
PROJECT TOTAL (ROUNDED)															\$ 41,000



The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

Date created: 2/27/2025

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City of Beaver Dam, Wisconsin
Engineering Office

TO: Operations Committee
FROM: Todd Janssen
SUBJECT: Contract for the Eagle's View Addition 3 Utility and Street Construction Project

The Issue:

Bids for this project were opened on June 24, 2026 with three (3) bids being received. Upon review of the bids received, it was determined that Kopplin & Kinas Co. Inc., Green Lake, Wisconsin was the lowest responsive bid.

Considerations:

Wilderness Way is proposed to be extended as part of the recently approved Eagle's View Addition 3 project. Per the approved Development Agreement for the said project, Dodge County has pledged up to a maximum of \$350,000 or 50% of the public infrastructure cost (whichever is less) for the project, including street, stormwater, water, and sanitary sewer improvements. The City will receive said funds from Dodge County and will be used to pay for public infrastructure improvement costs associated with the project.

Proposed public infrastructure improvements include:

1. Sanitary sewer main and lateral extensions
2. Water main and service extensions
3. Storm sewer main
4. Asphalt roadway section, including concrete curb/gutter and sidewalk
5. Street lighting, signage, and trees

Construction is currently anticipated for summer/fall of 2026.

Does this item have a financial or budget impact?

Yes

Per the approved Development Agreement for the Eagle's View Addition 3 project, funding for public infrastructure improvement costs is provided by a Dodge County Grant (up to a maximum of \$350,000) and City contributions (\$170,000), with the balance provided by the Developer.

Recommendation:

Staff recommends awarding the contract for the Eagle's View Addition 3 Utility and Street Construction Project to Kopplin & Kinas Co. Inc., Green Lake, Wisconsin for the Bid total of \$755,736.85.

Attachments:

1. Resolution No. 63-2026
2. Bid Tabulation

RESOLUTION NO. 63-2026

**A RESOLUTION AWARDING THE CONTRACT FOR THE EAGLE'S VIEW
ADDITION 3 UTILITY AND STREET CONSTRUCTION PROJECT**

WHEREAS, the Operations Committee of the Common Council of the City of Beaver Dam, Wisconsin did advertise and receive sealed bids for the captioned contractual service; and

WHEREAS, three (3) bids were received and are on file in the City Engineering Department Office.

NOW, THEREFORE, BE IT RESOLVED that the contract for said Eagle's View Addition 3 Utility and Street Construction Project be and is hereby awarded to the low bidder, KOPPLIN & KINAS CO. INC., Green Lake, Wisconsin, for the Bid total of \$755,736.85 pursuant to the attached bid proposal. Project funding is provided by a Dodge County Grant (up to a maximum of \$350,000) and City contributions (\$170,000), with the balance provided by the Developer.

Presented by the Operations Committee

By a vote of: _____ in favor, _____ opposed, and _____ abstain.

Approved: July 20, 2026

Roberta Marck
Mayor

Attested: July 20, 2026

Tracey M Ferron
City Clerk

Eagle's View Addition 3 Utility & Street Construction (#10230143)

Owner: Beaver Dam WI, City of

Solicitor: Beaver Dam WI, City of

06/24/2026 10:00 AM CDT

					Engineer Estimate		Kopplin & Kinas Co., Inc.		Wondra Construction, Inc.		Kruczek Construction Inc.	
Section Title	Line Item	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Participating Items						\$693,572.50		\$709,223.45		\$739,185.53		\$744,875.75
	1	Mobilization, Bonds, & Insurance	LS	1	\$40,000.00	\$40,000.00	\$69,100.00	\$69,100.00	\$11,803.00	\$11,803.00	\$64,100.00	\$64,100.00
	2	Erosion and Sedimentation Controls	LS	1	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$6,503.80	\$6,503.80	\$1,600.00	\$1,600.00
	3	Lawn Restoration	S.Y.	1650	\$8.00	\$13,200.00	\$7.04	\$11,616.00	\$2.69	\$4,438.50	\$8.00	\$13,200.00
	4	Unclassified Excavation	LS	1	\$25,000.00	\$25,000.00	\$52,520.00	\$52,520.00	\$74,375.00	\$74,375.00	\$16,000.00	\$16,000.00
	5	Concrete Curb/Gutter (Type D, 30-Inch)	L.F.	1460	\$16.50	\$24,090.00	\$20.48	\$29,900.80	\$21.52	\$31,419.20	\$21.00	\$30,660.00
	6	Concrete Sidewalk (4 Inch Thick)	S.F.	7445	\$5.50	\$40,947.50	\$5.93	\$44,148.85	\$6.42	\$47,796.90	\$6.30	\$46,903.50
	7	Dense Graded Base (6 Inch Thick)	S.Y.	3160	\$5.50	\$17,380.00	\$5.51	\$17,411.60	\$6.37	\$20,129.20	\$7.60	\$24,016.00
	8	Breaker Run (12 Inch Thick)	S.Y.	3160	\$13.00	\$41,080.00	\$12.32	\$38,931.20	\$15.40	\$48,664.00	\$21.00	\$66,360.00
	9	Asphaltic Binder (2-1/4 Inch Thick)	TON	350	\$80.00	\$28,000.00	\$99.95	\$34,982.50	\$101.15	\$35,402.50	\$102.00	\$35,700.00
	10	Asphaltic Surface (1-3/4 Inch Thick)	TON	275	\$85.00	\$23,375.00	\$93.50	\$25,712.50	\$94.62	\$26,020.50	\$96.40	\$26,510.00
	11	Excavation Below Subgrade (E.B.S.)	C.Y.	890	\$40.00	\$35,600.00	\$38.50	\$34,265.00	\$10.00	\$8,900.00	\$20.00	\$17,800.00
	12	Street Inlet (2 Foot x 3 Foot I.D.)	EA.	7	\$3,500.00	\$24,500.00	\$3,900.00	\$27,300.00	\$3,505.70	\$24,539.90	\$3,400.00	\$23,800.00
	13	Storm Manhole (4 Foot I.D.)	EA.	1	\$4,400.00	\$4,400.00	\$5,600.00	\$5,600.00	\$4,176.27	\$4,176.27	\$4,600.00	\$4,600.00
	14	Storm Manhole (5 Foot I.D.)	EA.	1	\$5,500.00	\$5,500.00	\$6,200.00	\$6,200.00	\$5,655.20	\$5,655.20	\$6,200.00	\$6,200.00
	15	Pond Outlet Structure (HAALA Grate, 4 Foot I.D.)	EA.	1	\$5,000.00	\$5,000.00	\$5,500.00	\$5,500.00	\$7,756.44	\$7,756.44	\$8,000.00	\$8,000.00
	16	H.D.P.E. Storm Sewer (8 Inch I.D.)	L.F.	10	\$75.00	\$750.00	\$59.00	\$590.00	\$72.61	\$726.10	\$151.00	\$1,510.00
	17	H.D.P.E. Storm Sewer (12 Inch I.D.)	L.F.	60	\$90.00	\$5,400.00	\$60.00	\$3,600.00	\$63.73	\$3,823.80	\$105.00	\$6,300.00
	18	H.D.P.E. Storm Sewer (15 Inch I.D.)	L.F.	555	\$100.00	\$55,500.00	\$59.00	\$32,745.00	\$62.55	\$34,715.25	\$75.00	\$41,625.00
	19	H.D.P.E. Storm Sewer (24 Inch I.D.)	L.F.	75	\$115.00	\$8,625.00	\$78.00	\$5,850.00	\$93.36	\$7,002.00	\$134.00	\$10,050.00
	20	C.M.P. Endwall (15 Inch I.D. w/ Pipe Grate)	EA.	1	\$700.00	\$700.00	\$1,200.00	\$1,200.00	\$530.09	\$530.09	\$550.00	\$550.00
	21	C.M.P. Endwall (24 Inch I.D. w/ Pipe Grate)	EA.	1	\$900.00	\$900.00	\$1,900.00	\$1,900.00	\$817.74	\$817.74	\$880.00	\$880.00
	22	Sanitary Manhole (4 Foot I.D.) Complete	EA.	3	\$5,000.00	\$15,000.00	\$6,700.00	\$20,100.00	\$7,662.54	\$22,987.62	\$5,200.00	\$15,600.00
	23	P.V.C. Sanitary Sewer (8 Inch I.D.)	L.F.	560	\$100.00	\$56,000.00	\$110.00	\$61,600.00	\$103.67	\$58,055.20	\$109.00	\$61,040.00
	24	P.V.C. Sanitary Lateral (6 Inch I.D.)	L.F.	670	\$65.00	\$43,550.00	\$60.00	\$40,200.00	\$120.38	\$80,654.60	\$90.00	\$60,300.00
	25	Sanitary Wye (8 Inch x 6 Inch)	EA.	16	\$300.00	\$4,800.00	\$240.00	\$3,840.00	\$476.56	\$7,624.96	\$285.00	\$4,560.00

Eagle's View Addition 3 Utility & Street Construction (#10230143)

	26	Connect to Existing Sanitary Sewer	EA.	1	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00	\$2,561.82	\$2,561.82	\$1,990.00	\$1,990.00
	27	P.V.C. Watermain (6 Inch I.D.)	L.F.	30	\$110.00	\$3,300.00	\$60.00	\$1,800.00	\$115.30	\$3,459.00	\$108.00	\$3,240.00
	28	P.V.C. Watermain (8 Inch I.D.)	L.F.	735	\$95.00	\$69,825.00	\$62.00	\$45,570.00	\$77.90	\$57,256.50	\$79.00	\$58,065.00
	29	Valve and Road Box (6 Inch I.D.)	EA.	3	\$2,500.00	\$7,500.00	\$2,600.00	\$7,800.00	\$2,797.80	\$8,393.40	\$2,400.00	\$7,200.00
	30	Valve and Road Box (8 Inch I.D.)	EA.	2	\$3,000.00	\$6,000.00	\$3,400.00	\$6,800.00	\$3,638.84	\$7,277.68	\$3,350.00	\$6,700.00
	31	Reducer (8 Inch x 6 Inch I.D.)	EA.	2	\$450.00	\$900.00	\$500.00	\$1,000.00	\$756.91	\$1,513.82	\$510.00	\$1,020.00
	32	22.5 Degree Bend w/ Blocking (8 Inch I.D.)	EA.	1	\$675.00	\$675.00	\$750.00	\$750.00	\$828.04	\$828.04	\$580.50	\$580.50
	33	45 Degree Bend w/ Blocking (8 Inch I.D.)	EA.	2	\$750.00	\$1,500.00	\$800.00	\$1,600.00	\$829.08	\$1,658.16	\$590.00	\$1,180.00
	34	Watermain Tee (8 Inch x 6 Inch x 8 Inch I.D.)	EA.	1	\$900.00	\$900.00	\$790.00	\$790.00	\$1,074.78	\$1,074.78	\$875.75	\$875.75
	35	Watermain Tee (8 Inch x 8 Inch x 8 Inch I.D.)	EA.	2	\$1,000.00	\$2,000.00	\$990.00	\$1,980.00	\$1,174.83	\$2,349.66	\$980.00	\$1,960.00
	36	Complete Hydrant Assembly	EA.	3	\$7,500.00	\$22,500.00	\$8,000.00	\$24,000.00	\$6,796.96	\$20,390.88	\$7,500.00	\$22,500.00
	37	Water Service Corporation	EA.	16	\$400.00	\$6,400.00	\$310.00	\$4,960.00	\$454.86	\$7,277.76	\$300.00	\$4,800.00
	38	Curb Stop & Box	EA.	16	\$400.00	\$6,400.00	\$310.00	\$4,960.00	\$454.86	\$7,277.76	\$400.00	\$6,400.00
	39	H.D.P.E. Water Service (1 Inch I.D.)	L.F.	675	\$65.00	\$43,875.00	\$44.00	\$29,700.00	\$64.22	\$43,348.50	\$60.00	\$40,500.00
Non-Participating Items						\$56,085.00		\$46,513.40		\$47,592.30		\$49,124.25
	40	Rock Excavation (Undistributed)	C.Y.	30	\$50.00	\$1,500.00	\$100.00	\$3,000.00	\$0.01	\$0.30	\$1.00	\$30.00
	41	Conduit Rigid Nonmetallic Sch 40 (1-1/4 Inch I.D.)	L.F.	645	\$12.00	\$7,740.00	\$6.35	\$4,095.75	\$13.16	\$8,488.20	\$13.25	\$8,546.25
	42	Electrical Wire Lighting (12 AWG)	L.F.	295	\$1.00	\$295.00	\$3.67	\$1,082.65	\$1.35	\$398.25	\$1.40	\$413.00
	43	Electrical Wire Lighting (6 AWG)	L.F.	2550	\$1.00	\$2,550.00	\$3.70	\$9,435.00	\$2.73	\$6,961.50	\$3.00	\$7,650.00
	44	Concrete Base Type 5 - Modified	EA.	3	\$2,000.00	\$6,000.00	\$2,000.00	\$6,000.00	\$2,054.34	\$6,163.02	\$2,075.00	\$6,225.00
	45	Street Light Assembly (Complete)	EA.	3	\$8,000.00	\$24,000.00	\$4,100.00	\$12,300.00	\$5,086.26	\$15,258.78	\$5,130.00	\$15,390.00
	46	Posts Tubular Steel 2x2-Inch	EA.	5	\$250.00	\$1,250.00	\$225.00	\$1,125.00	\$227.70	\$1,138.50	\$230.00	\$1,150.00
	47	Signs Type II Reflective H	S.F.	15	\$50.00	\$750.00	\$35.00	\$525.00	\$35.42	\$531.30	\$35.00	\$525.00
	48	Trees (Sienna Maple)	EA.	3	\$800.00	\$2,400.00	\$625.00	\$1,875.00	\$632.49	\$1,897.47	\$650.00	\$1,950.00
	49	Trees (Hackberry)	EA.	3	\$800.00	\$2,400.00	\$595.00	\$1,785.00	\$602.13	\$1,806.39	\$610.00	\$1,830.00
	50	Trees (American Sentry Linden)	EA.	4	\$800.00	\$3,200.00	\$575.00	\$2,300.00	\$480.69	\$1,922.76	\$585.00	\$2,340.00
	51	Trees (Ivory Silk Japanese Tree Lilac)	EA.	3	\$800.00	\$2,400.00	\$600.00	\$1,800.00	\$607.19	\$1,821.57	\$615.00	\$1,845.00
	52	Trees (Skyline Honeylocust)	EA.	2	\$800.00	\$1,600.00	\$595.00	\$1,190.00	\$602.13	\$1,204.26	\$615.00	\$1,230.00
Base Bid Total:						\$749,657.50		\$755,736.85		\$786,777.83		\$794,000.00



City of Beaver Dam, Wisconsin
Engineering Office

TO: Operations Committee
FROM: Todd Janssen, Jeremy Klug
SUBJECT: Complete and Final Report on Estimated Special Assessments for the 2026 Sewer Lateral & Water Service Replacement Program Project

The Issue:

Enclosed is the Complete and Final Report on Estimated Special Assessments for the 2026 Sewer Lateral & Water Service Replacement Program project. Per current City policy, property owners in the 200 and 300 blocks of East Maple Avenue and East Third Street are being assessed for the following items:

- Non-compliant sidewalks associated with private sewer/water service replacement
- Driveway aprons associated with private sewer/water service replacement
- Non-compliant private water service replacement
- Non-compliant private sanitary lateral replacement

Considerations:

As part of the City's ongoing requirement to remove and replace all lead water service lines within city limits by 2037, noncompliant sewer laterals and water services will be removed and replaced in the 200 and 300 blocks of East Maple Avenue and East Third Street in 2026.

The following schedule can be anticipated for the 2026 Sewer Lateral & Water Service Replacement Program special assessment process:

- May 4, 2026 – Operations Committee considers/approves preliminary estimated special assessments. **(completed)**
- May 18, 2026 – Common Council considers/approves preliminary estimated special assessments. **(completed)**
- June 15, 2026 – Operations Committee holds public hearing for approved preliminary estimated special assessments. **(completed)**
- July 20, 2026 – Operations Committee considers/approves final estimated special assessments.
- August 3, 2026 – Common Council considers/approves final estimated special assessments.
- December 2026 – Final special assessment invoices sent to property owners.

Does this item have a financial or budget impact?

No

Recommendation:

Staff recommends approval of the Resolution and Final Report on Estimated Special Assessments as presented.

Attachments:

1. Draft Resolution
2. Complete and Final Report on Estimated Special Assessments

RESOLUTION NO.

**A RESOLUTION AUTHORIZING THE COMPLETE AND FINAL REPORT ON
ESTIMATED SPECIAL ASSESSMENTS FOR THE 2026 SEWER LATERAL &
WATER SERVICE REPLACEMENT PROGRAM PROJECT**

WHEREAS the affected property owners of the 200 and 300 blocks of East Maple Avenue and East Third Street have received notice of a hearing on the special assessments related thereto for improvements as described in Resolution 36-2026 all pursuant to Section 66.0703 Wisconsin Statutes and the findings of the Operations Committee at its May 4, 2026, and June 15, 2026 meetings.

NOW, THEREFORE, BE IT RESOLVED that the determination of the Operations Committee, as expressed in its Complete and Final Report, be and the same is hereby declared to be the final determination of the Common Council as to these matters.

RESOLVED FURTHER that the Complete and Final Report of the Operations Committee and all proceedings therein referred to and included be and the same are hereby confirmed and adopted including the Plans and Specifications for the work as on file in the Engineering Department Office.

RESOLVED FURTHER that the cost of said work shall be paid as follows: The owner of each parcel abutting on said street shall pay, as an estimate, the amount assessed in the Complete and Final Report of the Operations Committee under the title "Total Assessment".

After adoption, the Clerk shall proceed pursuant to Wisconsin Statutes Sec. 66.0703(8)(d).

Presented by the Operations Committee

By a vote of: _____ in favor, _____ opposed, and _____ abstain.

Approved: August 3, 2026

Roberta Marck
Mayor

Attested: August 3, 2026

Tracey M Ferron
City Clerk

COMPLETE AND FINAL REPORT ON ESTIMATED SPECIAL ASSESSMENTS						PREPARED: April 29, 2026		
For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral						REVISED: N/A		
On: East Third Street and East Maple Avenue (200 & 300 Blocks)						Preliminary Report: Reviewed by Operations Committee, May 4, 2026		
						Final Report: Reviewed by Operations Committee, July 6, 2026		
PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED
East Maple Avenue: North Lincoln Avenue to North University Avenue								
KAYLA M KOHLS 204 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-039		0.00 \$0.00	45.00 \$405.00		41.00 \$1,238.00	41.00 \$4,565.00	\$6,208.00
Notes:								
MICHELLE L JOHNSON WILLIAM T JOHNSON 209 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-072		0.00 \$0.00	0.00 \$0.00		34.00 \$1,217.00	34.00 \$4,460.00	\$5,677.00
Notes:								
LOURDES LEMUS 211 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-073		0.00 \$0.00	0.00 \$0.00		56.00 \$1,283.00	56.00 \$4,790.00	\$6,073.00
Notes:								
TERRY E HEIMAN 212-1/2 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-041		25.00 \$225.00	0.00 \$0.00		52.00 \$1,271.00	52.00 \$4,730.00	\$6,226.00
Notes:								
KENNETH R VAN BEEK 216 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-042		0.00 \$0.00	0.00 \$0.00		50.00 \$1,265.00	50.00 \$4,700.00	\$5,965.00
Notes:								

COMPLETE AND FINAL REPORT ON ESTIMATED SPECIAL ASSESSMENTS							PREPARED: April 29, 2026	
For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral							REVISED: N/A	
On: East Third Street and East Maple Avenue (200 & 300 Blocks)							Preliminary Report: Reviewed by Operations Committee, May 4, 2026	
							Final Report: Reviewed by Operations Committee, July 6, 2026	
PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED
BEAVER DAM HOMES LLC 1819 SAINT ALBERT THE GREAT DR SUN PRAIRIE, WI 53590 (Property Address: 217 E MAPLE AVE)	206-1114-0412-075		0.00 \$0.00	0.00 \$0.00		41.00 \$1,238.00	41.00 \$4,565.00	\$5,803.00
Notes:								
PATRICK D SCHULTZ KIMBERLY A SCHULTZ 218 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-043		0.00 \$0.00	0.00 \$0.00		50.00 \$1,265.00	50.00 \$4,700.00	\$5,965.00
Notes:								
JUSTMANN INVESTMENTS LLC 411 JEWEL ST JUNEAU, WI 53039 (Property Address: 220 E MAPLE AVE)	206-1114-0412-044		25.00 \$225.00	0.00 \$0.00		61.00 \$1,298.00	61.00 \$4,865.00	\$6,388.00
Notes:								
TONYA M MALDONADO DIANA K UHERKA 221 E MAPLE ST BEAVER DAM, WI 53916	206-1114-0412-076		25.00 \$225.00	0.00 \$0.00		27.00 \$1,196.00	27.00 \$4,355.00	\$5,776.00
Notes:								
LOUANN SCHMUCKI 226 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-046		0.00 \$0.00	0.00 \$0.00		32.00 \$1,211.00	32.00 \$4,430.00	\$5,641.00
Notes:								

COMPLETE AND FINAL REPORT ON ESTIMATED SPECIAL ASSESSMENTS								PREPARED:	April 29, 2026
For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral								REVISED:	N/A
On: East Third Street and East Maple Avenue (200 & 300 Blocks)								Preliminary Report: Reviewed by Operations Committee, May 4, 2026	
								Final Report: Reviewed by Operations Committee, July 6, 2026	
PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED	
CHRISTAL R DAVIDSON 230 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-047		0.00 \$0.00	0.00 \$0.00		44.00 \$1,247.00	44.00 \$4,610.00	\$5,857.00	
Notes:									
GREGORY D ARMSTRONG KATHERINE M ARMSTRONG 304 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-068		0.00 \$0.00	0.00 \$0.00		56.00 \$1,283.00	56.00 \$4,790.00	\$6,073.00	
Notes:									
CHRISTOPHER HENNING 306 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-067		0.00 \$0.00	0.00 \$0.00		60.00 \$1,295.00	60.00 \$4,850.00	\$6,145.00	
Notes:									
BEAVER MANN LLC (C/O ZACHARY NINMANN) W2804 OAKLAWN RD NEOSHO, WI 53059 (Property Address: 314 E MAPLE AVE)	206-1114-0412-065		25.00 \$225.00	0.00 \$0.00		51.00 \$1,268.00	51.00 \$4,715.00	\$6,208.00	
Notes:									
DONALD O NEUMANN JEANETTE J NEUMANN 315 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-095		0.00 \$0.00	0.00 \$0.00		32.00 \$1,211.00	32.00 \$4,430.00	\$5,641.00	
Notes:									

COMPLETE AND FINAL REPORT ON ESTIMATED SPECIAL ASSESSMENTS								PREPARED:	April 29, 2026
For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral								REVISED:	N/A
On: East Third Street and East Maple Avenue (200 & 300 Blocks)								Preliminary Report: Reviewed by Operations Committee, May 4, 2026	
								Final Report: Reviewed by Operations Committee, July 6, 2026	
PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED	
FATON AHMEDI 258 SOUTH ST JUNEAU, WI 53039 (Property Address: 317 E MAPLE AVE)	206-1114-0412-096		0.00 \$0.00	0.00 \$0.00		41.00 \$1,238.00	41.00 \$4,565.00	\$5,803.00	
Notes:									
JOANN E HEINBUCH 322 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-063		0.00 \$0.00	0.00 \$0.00		39.00 \$1,232.00	39.00 \$4,535.00	\$5,767.00	
Notes:									
KRISTIN N FABISCH 327 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-099		25.00 \$225.00	0.00 \$0.00		44.00 \$1,247.00	44.00 \$4,610.00	\$6,082.00	
Notes:									
JOHN C LONT 109 WILLIAMS ST RANDOLPH, WI 53956 (Property Address: 114 N UNIVERSITY AVE)	206-1114-0412-099		0.00 \$0.00	0.00 \$0.00		39.00 \$1,232.00	39.00 \$4,535.00	\$5,767.00	
Notes:									
RICHARD J NEHMER 200 N UNIVERSITY AVE BEAVER DAM, WI 53916	206-1114-0412-062		0.00 \$0.00	0.00 \$0.00		53.00 \$1,274.00	53.00 \$4,745.00	\$6,019.00	
Notes:									

COMPLETE AND FINAL REPORT ON ESTIMATED SPECIAL ASSESSMENTS For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral On: East Third Street and East Maple Avenue (200 & 300 Blocks)						PREPARED: April 29, 2026 REVISED: N/A		
						Preliminary Report: Reviewed by Operations Committee, May 4, 2026 Final Report: Reviewed by Operations Committee, July 6, 2026		
PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED
East Third Street: North Lincoln Avenue to North University Avenue								
HANS A GOCHENAUR KRISTEN E GOCHENAUR 209 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-031		0.00 \$0.00	0.00 \$0.00		50.00 \$1,265.00	50.00 \$4,700.00	\$5,965.00
Notes:								
ELLEN M JAMES 942 STATE ROAD 19 MARSHALL, WI 53559 (Property Address: 215 E THIRD ST)	206-1114-0412-029		0.00 \$0.00	0.00 \$0.00		51.00 \$1,268.00	51.00 \$4,715.00	\$5,983.00
Notes:								
REED A OR SARAH C SPANG W10593 CASCADE MOUNTAIN RD PORTAGE, WI 53901 (Property Address: 216 E THIRD ST)	206-1114-0412-016		25.00 \$225.00	0.00 \$0.00		0.00 \$0.00	44.00 \$6,810.00	\$7,035.00
Notes:								
KIMBALL C MAHAL TERESSA R MAHAL 218 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-015		25.00 \$225.00	0.00 \$0.00		0.00 \$0.00	50.00 \$7,200.00	\$7,425.00
Notes:								
KATHERINE R MORITZ 220 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-014		25.00 \$225.00	0.00 \$0.00		49.00 \$1,262.00	49.00 \$4,685.00	\$6,172.00
Notes:								

COMPLETE AND FINAL REPORT ON ESTIMATED SPECIAL ASSESSMENTS							PREPARED: April 29, 2026	
For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral							REVISED: N/A	
On: East Third Street and East Maple Avenue (200 & 300 Blocks)							Preliminary Report: Reviewed by Operations Committee, May 4, 2026	
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PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED
TRAVIS A KLINE REBEKAH J KLINE 221 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-028		0.00 \$0.00	0.00 \$0.00		45.00 \$1,250.00	45.00 \$4,625.00	\$5,875.00
Notes:								
BRIAN HARTL 223 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-027		0.00 \$0.00	0.00 \$0.00		41.00 \$1,238.00	41.00 \$4,565.00	\$5,803.00
Notes:								
NICOLE A LANGE 212 N VITA AVE BEAVER DAM, WI 53916	206-1114-0412-025		0.00 \$0.00	0.00 \$0.00		55.00 \$1,280.00	55.00 \$4,775.00	\$6,055.00
Notes:								
KORTNEY TABOR JEDIDIAH TABOR 303 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-050		0.00 \$0.00	0.00 \$0.00		55.00 \$1,280.00	55.00 \$4,775.00	\$6,055.00
Notes:								
BETH MARIE GEORGE 304 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-007		0.00 \$0.00	0.00 \$0.00		42.00 \$1,241.00	42.00 \$4,580.00	\$5,821.00
Notes:								

COMPLETE AND FINAL REPORT ON ESTIMATED SPECIAL ASSESSMENTS							PREPARED: April 29, 2026	
For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral							REVISED: N/A	
On: East Third Street and East Maple Avenue (200 & 300 Blocks)							Preliminary Report: Reviewed by Operations Committee, May 4, 2026	
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PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED
GEORGE C STONE ANTONIA S STONE 310 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-006		0.00 \$0.00	0.00 \$0.00		46.00 \$1,253.00	46.00 \$4,640.00	\$5,893.00
Notes:								
MARY GARRIS HAROLD GARRIS 311 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-053		0.00 \$0.00	0.00 \$0.00		56.00 \$1,283.00	56.00 \$4,790.00	\$6,073.00
Notes:								
JANEL C WISELL 312 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-005		0.00 \$0.00	0.00 \$0.00		34.00 \$1,217.00	34.00 \$4,460.00	\$5,677.00
Notes:								
JOHN L PALENO 318 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-003		0.00 \$0.00	0.00 \$0.00		43.00 \$1,244.00	43.00 \$4,595.00	\$5,839.00
Notes:								
SARAH V SOUTHWELL JOSEPH R HARRIS 319 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-055		0.00 \$0.00	0.00 \$0.00		45.00 \$1,250.00	45.00 \$4,625.00	\$5,875.00
Notes:								

COMPLETE AND FINAL REPORT ON ESTIMATED SPECIAL ASSESSMENTS						PREPARED: April 29, 2026			
For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral						REVISED: N/A			
On: East Third Street and East Maple Avenue (200 & 300 Blocks)						Preliminary Report: Reviewed by Operations Committee, May 4, 2026			
						Final Report: Reviewed by Operations Committee, July 6, 2026			
PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED	
DANIEL F RIES 321 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-056		0.00 \$0.00	0.00 \$0.00		45.00 \$1,250.00	45.00 \$4,625.00	\$5,875.00	
Notes:									
RAMON MEDINA MARIA I ESPINOZA 322 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-002		0.00 \$0.00	0.00 \$0.00		44.00 \$1,247.00	44.00 \$4,610.00	\$5,857.00	
Notes:									
PAUL FAY 214 N UNIVERSITY AVE BEAVER DAM, WI 53916	206-1114-0412-057		0.00 \$0.00	0.00 \$0.00		45.00 \$1,250.00	45.00 \$4,625.00	\$5,875.00	
Notes:									
		ESTIMATED TOTALS		\$1,800.00	\$405.00		\$45,087.00	\$180,945.00	\$228,237.00
Estimated Total Assessments	\$228,237.00	=	34.46%						
Estimated Total Project Cost	\$662,342.30								



City of Beaver Dam, Wisconsin
Engineering Office

TO: Operations Committee
FROM: Todd Janssen
SUBJECT: Bidding of the 2026 Street Maintenance Program

The Issue:

Staff have evaluated the city's current street inventory and formulated a recurring 5-year street maintenance plan for those streets that are currently good candidates for crack sealing and/or seal coating treatments. This evaluation has shown that approximately 50 miles of street can be treated (over 5 years) with crack sealing and/or seal coating measures at a cost of roughly \$700K annually. Enclosed is a list and map of the streets proposed to be included in the 2026 Street Maintenance Program.

Considerations:

Per prior budget discussions, staff recommended to council that \$4M be budgeted annually for street maintenance activities based upon the anticipated life cycle of the city's current street inventory. It was also noted that crack seal and seal coat maintenance activities are the most economical street maintenance treatments but can only generally be used on streets with a PASER rating of 5 or greater. The 2026 Capital Improvement Plan includes \$1M for "Street Rehab – Various Streets", which has historically been used for asphalt resurfacing, crack sealing, and seal coat activities.

Does this item have a financial or budget impact?

Yes

Project funding is provided by the Engineering Capital Improvement Program account.

Recommendation:

Staff requests Operations Committee authorization to proceed with bidding of the project as presented.

Attachments:

1. Draft 2026 Street Maintenance Program List
2. Draft 2026 Street Maintenance Program Map

DRAFT 2026 STREET MAINTENANCE PROGRAM (07/06/2026)

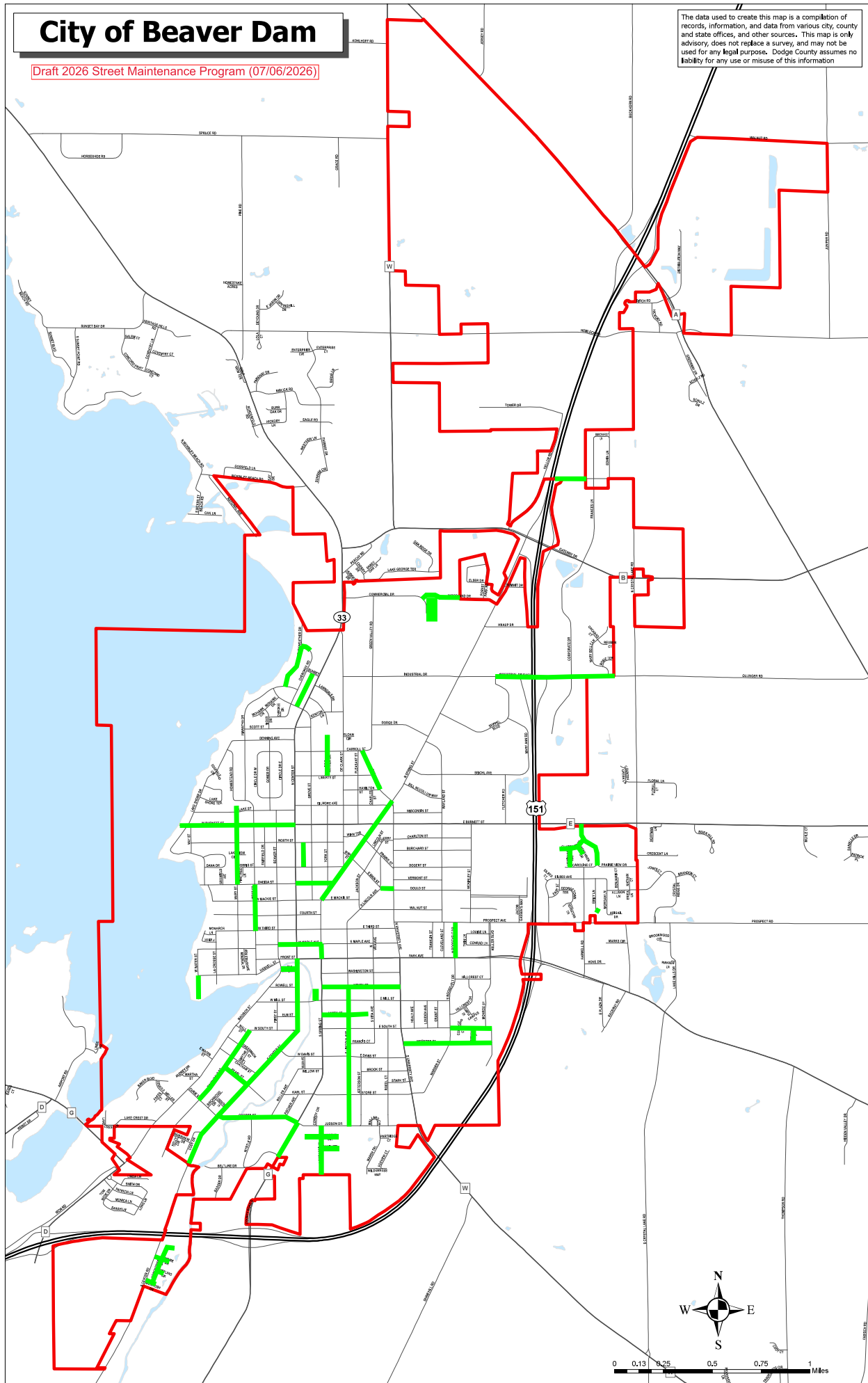
On Route	At Route	Toward Route	Length (ft)
Alley (Center/Grove)	Norris St	North St	615
Alley (Cherokee/Center)	Grove St	Sunset Dr	930
Alvin Cir	Lombardi Ln	Termini	475
Center Rd	900' south of Cody Dr	200' north of Cody Dr	845
Cherokee Rd	Starkweather	240 Cherokee	500
Clarence Ct	Termini	Prairie View Dr	792
Cooper St	S Center St	Judson Dr / S Spring St	2218
Cortland Cir	Honeycrisp Dr	Termini	158
DPW Parking Lot	Commercial Dr	Woodland Dr	800
E Main St	N Lincoln Ave	N University Ave	370
E South St	Roosevelt Dr S / Warren St	Monroe St	1130
Emily Ln	Cul de Sac	Cul de Sac	256
Empire Dr	Center Rd	Termini	391
Henry St	S Spring St	S University Ave	2111
Heritage Way	Caroline Ct	Clarence Ct	507
Honeycrisp Dr	McIntosh Dr	Termini	1208
Industrial Dr E	Seippel Blvd	Mary Belle Ln	3176
James St	S Spring St	Termini	1214
Lombardi Ln	Termini	Judson Dr	633
MacArthur Dr	Liberty St	Termini	1109
Mary St	Oneida St	Termini	2112
McIntosh Dr	Center Rd	Termini	273
N Crystal Lake Rd	Frances Ln / N Crystal Lake Rd	Termini	739
N Spring St	Mackie St	Parallel St / N University Ave	3275
N Spring St	Park Ave / S Spring St / STH 33	E Maple Ave / W Maple Ave	422
Oneida St	Center St / STH 33	N Spring St	1056
Parallel St	Hamilton St	Carroll St	1161
Pearl St	Rosendale St	S Center St	792
Prairie View Dr	CTH E	Caroline Ct	1321
Roosevelt Dr	Park Ave / Roosevelt Dr S / STH 33	Prospect Ave	950
Rosendale St	Curie St	W South St	2323
Ryan Cantafio's Way	Madison St	S Center St	370
S Center St	Curie St	Center St / Front St / Park Ave / STH 33	5129
S Lincoln Ave	Judson Dr	Henry St	3750
S Spring St	Beltline Dr / CTH G / S Spring St	Cooper St / Judson Dr	1056
Starkweather Dr	Hiawatha Dr	Cherokee Rd	1162
Steeplechase Ln	Webster St	E South St	317
Stonehaven Cir	Clarence Ct	Termini	211
Tower Parking Lot	Rotary Park	Phase 1	250
Vincent St	Termini	Termini	950
W Burnett St	Lakeshore Drive	Center St / STH 33	2904
W Maple Ave	Beaver St	E Maple Ave / N Spring St	1109
W Water St	Termini	Haskell St	686
Webster St	S University Ave	Monroe St	2323
West St	W Third St	Oneida St	1214
Woodland Dr	Commercial Dr	Forest Park Rd	1080

10.7 Miles

City of Beaver Dam

Draft 2026 Street Maintenance Program (07/06/2026)

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information





City of Beaver Dam, Wisconsin
Engineering Office

TO: Operations Committee
FROM: Todd Janssen
SUBJECT: Bidding of the 2026 Street Resurfacing Program

The Issue:

Enclosed is a list and map of the streets proposed to be included in the 2026 Street Resurfacing Program.

Considerations:

Per prior budget discussions, staff recommended to council that \$4M be budgeted annually for street maintenance activities based upon the anticipated life cycle of the city's current street inventory. It was also noted that crack seal and seal coat maintenance activities are the most economical street maintenance treatments but can only generally be used on streets with a PASER rating of 5 or greater. Staff have evaluated the city's current street inventory and formulated a recurring 5-year street maintenance plan for those streets that are currently good candidates for crack sealing and/or seal coating treatments. This evaluation has shown that approximately 50 miles of street can be treated (over 5 years) with crack sealing and/or seal coating measures at a cost of roughly \$700K annually.

The 2026 Capital Improvement Plan includes \$1M for "Street Rehab – Various Streets", which has historically been used for asphalt resurfacing, crack sealing, and seal coat activities. Of the said \$1M, \$700K will be directed to the 2026 Street Maintenance Program (Crack Sealing and/or Seal Coating) and \$300K will be directed to the 2026 Street Resurfacing Program (Milling and Repaving).

Does this item have a financial or budget impact?

Yes

Project funding is provided by the Engineering Capital Improvement Program account.

Recommendation:

Staff requests Operations Committee authorization to proceed with bidding of the project as presented.

Attachments:

1. Preliminary 2026 Street Resurfacing Program List
2. Preliminary 2026 Street Resurfacing Program Map

DRAFT 2026 STREET RESURFACING PROGRAM (07/06/2026)

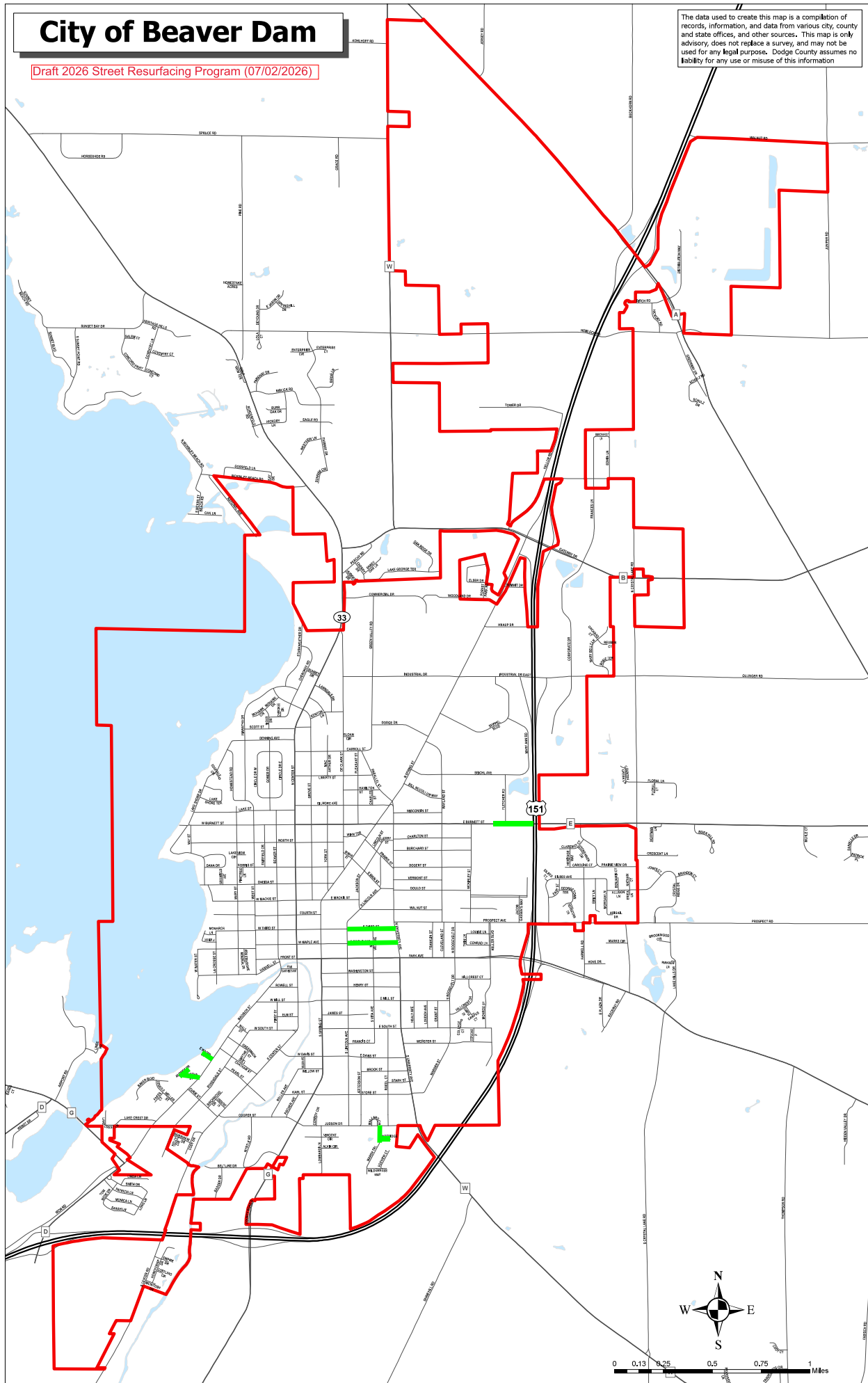
On Route	At Route	Toward Route	Length (ft)
Audrey Dr	Termini	Termini	265
E Burnett St	700' east of McKinley St	USH 151	1095
E Maple Ave	N Lincoln Ave	N University Ave	1375
E Third St	N Lincoln Ave	N University Ave	1320
E Water St	Madison St	Termini	320
Marsh Tr	Judson Dr	Wildnerness Way	554
Martha St	Madison St	Audrey Dr	530
Patridge Ct	Marsh Tr	Termini	211

1.1 Miles

City of Beaver Dam

Draft 2026 Street Resurfacing Program (07/02/2026)

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information



Draft 2026 Street Resurfacing Program (07/02/2026)

City of Beaver Dam

Draft 2026 Street Resurfacing Program (07/02/2026)

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information

0 0.13 0.25 0.5 0.75 1 Miles



City of Beaver Dam, Wisconsin
City Administrator Office

TO: Operations Committee
FROM: Larry Bierke, Todd Janssen
SUBJECT: Preliminary 2027-2031 Capital Improvement Plan

The Issue:

Annually the City of Beaver Dam adopts a capital improvement plan. The purpose of the plan is to map out large expenditures for the city while eliminating surprises to both elected officials and constituents. The Capital Improvement Plan helps establish purchases that staff will include in the 2027 City Budget as part of the capital improvement fund. By using a capital improvement fund, the city is able to separate out purchases that cost \$10,000 or more and last more than three years, creating a smooth and level operating budget and putting large sporadic purchases into a separate fund. This avoids significant tax levy increases or decreases and creates a stable and predictable environment.

Considerations:

There is a draft policy that exists and provides guidance regarding the Capital Improvement Plan. That draft policy has not been approved by the City Council, but is attached as an FYI to help provide a bit more understanding of the City's planned practices.

Does this item have a financial or budget impact?

Yes

The proposal included in this packet includes purchases that go beyond the guidance given in past years planning efforts. The Committee may wish to review the entire proposed plan and determine how much of this plan the City can afford to purchase in the next five years and if any projects need to be delayed.

Recommendation:

It is appropriate for both the Operations Committee and the City Council to engage in debate as to the project planning and funding options. Staff will be available to answer questions and assist with modifications to the proposal.

Attachments:

1. 307 Capital Improvement Plan Policy
2. Preliminary 2027-2031 CIP by Department
3. Preliminary 2027-2031 CIP by Funding Source

 BEAVER DAM <i>Life is good here</i>		TITLE:	CAPITAL IMPROVEMENT PLAN POLICY	
		POLICY #:	307	
POLICY SOURCE	CITY ADMINISTRATOR		PAGES	2
DATE ADOPTED	XX/XX/XXXX	DATE LAST REVISED	XX/XX/XXXX	

PURPOSE	It is the policy of the City of Beaver Dam to annually adopt a five-year capital improvement plan to apply predictability to anticipated large purchases. By segregating purchases that last for multiple years and have higher costs, the City is able to smooth out the operating budget from year to year and better track increased operating costs. This will aid the City in keeping tax rates and the City levy on an even trajectory, avoiding disruptive swings for our taxpayers. Annually that Capital Improvement Plan is used to determine what capital items are added to the Capital Improvement Fund Budget. It is further anticipated that the City of Beaver Dam will lean on borrowing in support of the capital budget.
POLICY	<u>DEFINITIONS</u> A Capital Improvement is any purchase made that costs more than \$10,000 and lasts more than three years. <u>AUTHORITY</u> Annually, the City Administrator proposes a Capital Improvement Plan to the City Council. <u>TIMELINE GUIDE</u> The City Administrator, in conjunction with assigned department heads, shall assemble the draft Capital Improvement Plan during the second quarter of the year. The Operations Committee will review the draft proposal during the third quarter of the year. The Plan shall then be adopted by the City Council each September. Once the Capital Improvement Plan is adopted by the City Council it shall be added to the City's website and serve as a guide to complete the Capital Fund (fund 40) portion of the next fiscal year budget. At any time during the budget process, the expenses of the Capital Fund may be modified by staff. The Capital Improvement Plan is a plan or guide to help ensure great thought is put into planning efforts and that we are purposeful when making large capital expenditures.

	In response to inflationary impacts, deferred infrastructure needs, and planned expansion of public streets and facilities, the City shall incorporate a 10% annual increase in funding for projects identified in each plan year.
HISTORY	

2027 through 2031
Capital Improvement Plan
 Beaver Dam, Wisconsin
Projects & Funding Sources By Department

Department	Project #	2027	2028	2029	2030	2031	Total
Administration							
Carp Management	ADM003	10,000	10,000	10,000	10,000	10,000	50,000
City Hall	ADM004		5,000,000				5,000,000
Administration Total		10,000	5,010,000	10,000	10,000	10,000	5,050,000
Fund40 Fund Balance		10,000	10,000	10,000	10,000	10,000	50,000
General Obligation Borrowing			5,000,000				5,000,000
Source Grand Total		10,000	5,010,000	10,000	10,000	10,000	5,050,000

Department of Public Works

Small Platform Truck Replacement	DPW002			75,000		75,000	150,000
Large/Wheel Loader	DPW003		280,000				280,000
Dump Truck Replacement	DPW005	315,000	315,000		295,000	295,000	1,220,000
Tractor Backhoe/Excavator	DPW006			150,000			150,000
Half-Ton Pickup Truck Replacement	DPW007		55,000				55,000
Tool Truck	DPW011	115,000					115,000
Asphalt Drag Box	DPW016		70,000				70,000
Department of Public Works Total		430,000	720,000	225,000	295,000	370,000	2,040,000
General Obligation Borrowing		430,000	720,000	225,000	295,000	370,000	2,040,000
Source Grand Total		430,000	720,000	225,000	295,000	370,000	2,040,000

Engineering Department

Lakeshore Dr - Mackie St to Denning Ave	ENG008		300,000	5,500,000			5,800,000
Street Rehab - Various Streets	ENG042	1,000,000	1,100,000	1,210,000	1,331,000	1,464,000	6,105,000
Pleasant St - W Burnett St to Carroll St	ENG125	2,000,000					2,000,000
Madison St - City Limits to Curie St	ENG133					100,000	100,000
Madison St - Rowell St to Beaver Dam River	ENG134	250,000	1,400,000				1,650,000
Lead Service Line Replacements (Private Side)	ENG142	500,000	500,000	500,000	500,000	500,000	2,500,000
STH 33 Signal Retrofit (Park/USH 151)	ENG144	900,000					900,000
USH 151 Multiuse Trail	ENG145	100,000	400,000	5,000,000			5,500,000
N Spring St - Woodland Dr to CTH B	ENG146		200,000				200,000
Kellom Rd Extension & Hemlock Rd Urbanization	ENG147	6,500,000					6,500,000
Mary Ann Road	ENG148				2,000,000		2,000,000
Seippel Boulevard Improvements	ENG149					3,000,000	3,000,000
Engineering Department Total		11,250,000	3,900,000	12,210,000	3,831,000	5,064,000	36,255,000

Donated Funds		6,500,000					6,500,000
Fund40 Fund Balance				500,000			500,000
General Obligation Borrowing		3,850,000	3,261,500	11,710,000	1,831,000	2,064,000	22,716,500
TID Funds					2,000,000	3,000,000	5,000,000
WisDOT MLS/LRIP		125,000	638,500				763,500
WisDOT SISP		775,000					775,000
Source Grand Total		11,250,000	3,900,000	12,210,000	3,831,000	5,064,000	36,255,000

Facilities

Museum Boiler Replacement	FAC020	45,000					45,000
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Department	Project #	2027	2028	2029	2030	2031	Total
Library HVAC Repairs	FAC021	15,000					15,000
Facilities Total		60,000	0	0	0	0	60,000

General Obligation Borrowing		60,000					60,000
Source Grand Total		60,000	0	0	0	0	60,000

Fire Department

Ambulance Replacement	FIR009		440,000			440,000	880,000
SUV/Pickup Vehicle Replacement	FIR014	105,000				135,000	240,000
Additional Engine Funding	FIR021	50,000					50,000
Engine Equipment	FIR022	58,000					58,000
New Fire Stations	FIR023	2,250,000	15,869,082	13,660,168			31,779,250
Radio Upgrade	FIR026				1,000,000		1,000,000
Fire Department Total		2,463,000	16,309,082	13,660,168	1,000,000	575,000	34,007,250

General Obligation Borrowing		2,463,000	16,309,082	13,660,168	1,000,000	575,000	34,007,250
Source Grand Total		2,463,000	16,309,082	13,660,168	1,000,000	575,000	34,007,250

Parks Department

Commercial Turf Machine	PRK018		40,000		45,000		85,000
1 Ton Platform Truck	PRK025	80,000				80,000	160,000
City Trees	PRK030	30,000		30,000		30,000	90,000
Pickup Truck w/Plow	PRK031	60,000				44,000	104,000
Pickup Truck Replacement	PRK032					60,000	60,000
Edgewater Shoreline Control	PRK035	270,000					270,000
Tahoe Park - Shelter/Bathrooms Building Repl.	PRK038				1,200,000		1,200,000
John Deere 1200A Bunker Rake	PRK044	30,000					30,000
Swan Park Phase 4	PRK045		2,500,000				2,500,000
Replace 210C	PRK046		100,000				100,000
Replace International 485	PRK047			70,000			70,000
Replace Flail	PRK048			10,000			10,000
Route Truck with Lift Gate	PRK049				85,000		85,000
Parks Department Total		470,000	2,640,000	110,000	1,330,000	214,000	4,764,000

DNR Grant Funding		120,000					120,000
General Obligation Borrowing		350,000	2,640,000	110,000	1,330,000	214,000	4,644,000
Source Grand Total		470,000	2,640,000	110,000	1,330,000	214,000	4,764,000

Police Department

Squad Replacement	PLD005	156,000	160,680	165,500	170,465	175,580	828,225
Unmarked Squads	PLD010	56,500	58,195	59,940	61,740	63,590	299,965
Computer Systems Backup	PLD011	28,000	19,200	19,200			66,400
Evidence Storage Facility	PLD012		250,000				250,000
Interview Room Recording System	PLD013	75,000					75,000
Radio System - Portable and Mobile	PLD014	272,325	272,325				544,650
Police Department Total		587,825	760,400	244,640	232,205	239,170	2,064,240

General Obligation Borrowing		587,825	760,400	244,640	232,205	239,170	2,064,240
Source Grand Total		587,825	760,400	244,640	232,205	239,170	2,064,240

Storm Water Utility

Lakeshore Dr & Dana Dr Storm Water Lift Station	STW023	100,000	2,000,000				2,100,000
Pleasant St - W Burnett St to Carroll St	STW038	350,000					350,000
Lakeshore Dr - Mackie St to Denning Ave	STW039		50,000	1,000,000			1,050,000
Madison St - City Limits to Curie St	STW054					15,000	15,000

Department	Project #	2027	2028	2029	2030	2031	Total
Madison St - Rowell St to Beaver Dam River	STW055	50,000	200,000				250,000
Storm Sewer CIPP Lining (Tower Lot & Dam Penstock)	STW063	300,000					300,000
North Central Interceptor Pipe Upsize (Park Ave to Prairie St)	STW064	200,000	4,000,000				4,200,000
North Central Interceptor Pipe Upsize (Third St Crossing)	STW065	200,000					200,000
Storm Water Utility Total		1,200,000	6,250,000	1,000,000	0	15,000	8,465,000

Stormwater Utility Borrowing		1,175,000	6,150,000	1,000,000		15,000	8,340,000
WisDOT MLS/LRIP		25,000	100,000				125,000
Source Grand Total		1,200,000	6,250,000	1,000,000	0	15,000	8,465,000

Wastewater Utility

Facility Planning/Improvements	SWR001	600,000	10,000,000				10,600,000
CIPP - Sewer Main Lining	SWR004	200,000	200,000	300,000	300,000	300,000	1,300,000
HVAC Upgrades	SWR011	25,000					25,000
Pleasant St - W Burnett to Carroll	SWR031	547,250					547,250
Lakeshore Dr - Mackie St to Denning Ave	SWR036		160,000	1,600,000			1,760,000
CIPP - Sewer Interceptor	SWR037	4,250,000					4,250,000
E Third - N Spring St to N Lincoln Ave	SWR040	100,000					100,000
Madison St - City Limits to Curie St	SWR049					37,125	37,125
Madison St - Rowell St to Beaver Dam River	SWR050	50,000	300,000				350,000
Lift Station Upgrades - Martha St	SWR056	375,000					375,000
Tanker Truck	SWR065			300,000			300,000
New Pickup Truck	SWR075			55,000			55,000
Sanitary Collection System Master Plan Study	SWR076	100,000					100,000
Lateral Service Line Replacements (Public)	SWR100	500,000	500,000	500,000	500,000	500,000	2,500,000
Later Service Line Replacements (Private Side)	SWR101	500,000	500,000	500,000	500,000	500,000	2,500,000
Wastewater Utility Total		7,247,250	11,660,000	3,255,000	1,300,000	1,337,125	24,799,375

Sewer Utility Funds			500,000			500,000	1,000,000
Sewer Utility L-T Borrowing		7,247,250	11,160,000	3,255,000	1,300,000	837,125	23,799,375
Source Grand Total		7,247,250	11,660,000	3,255,000	1,300,000	1,337,125	24,799,375

Water Utility

Downtown Water Tower Paint & Rehab	WTR007	226,500					226,500
Vactor (Tow Behind)	WTR013	110,000					110,000
Pleasant St - W Burnett to Carroll	WTR031	547,250					547,250
Lakeshore Dr - Mackie St to Denning Ave	WTR035		160,000	1,600,000			1,760,000
Industrial Tower - Exterior Recoat	WTR036		700,000				700,000
Madison St - City Limits to Curie St	WTR047					37,125	37,125
Madison St - Rowell St to Beaver Dam River	WTR048	50,000	300,000				350,000
Treatment Plant Upgrades	WTR050	95,000	95,000				190,000
Water System Master Plan Study	WTR056	75,000					75,000
Lead Service Line Replacements (Public)	WTR100	500,000	500,000	500,000	500,000	500,000	2,500,000
Water Utility Total		1,603,750	1,755,000	2,100,000	500,000	537,125	6,495,875

Department	Project #	2027	2028	2029	2030	2031	Total
Water Utility L-T Borrowing		1,603,750	1,755,000	2,100,000	500,000	537,125	6,495,875
Source Grand Total		1,603,750	1,755,000	2,100,000	500,000	537,125	6,495,875
GRAND TOTAL		25,321,825	49,004,482	32,814,808	8,498,205	8,361,420	124,000,740

2027 through 2031
Capital Improvement Plan
 Beaver Dam, Wisconsin
Projects By Funding Source

Source	Project #	2027	2028	2029	2030	2031	Total
DNR Grant Funding							
Edgewater Shoreline Control	PRK035	120,000					120,000
DNR Grant Funding Total		120,000	0	0	0	0	120,000
Donated Funds							
Kellom Rd Extension & Hemlock Rd Urbanization	ENG147	6,500,000					6,500,000
Donated Funds Total		6,500,000	0	0	0	0	6,500,000
Fund40 Fund Balance							
Carp Management	ADM003	10,000	10,000	10,000	10,000	10,000	50,000
Lead Service Line Replacements (Private Side)	ENG142			500,000			500,000
Fund40 Fund Balance Total		10,000	10,000	510,000	10,000	10,000	550,000
General Obligation Borrowing							
City Hall	ADM004		5,000,000				5,000,000
Small Platform Truck Replacement	DPW002			75,000		75,000	150,000
Large/Wheel Loader	DPW003		280,000				280,000
Dump Truck Replacement	DPW005	315,000	315,000		295,000	295,000	1,220,000
Tractor Backhoe/Excavator	DPW006			150,000			150,000
Half-Ton Pickup Truck Replacement	DPW007		55,000				55,000
Tool Truck	DPW011	115,000					115,000
Asphalt Drag Box	DPW016		70,000				70,000
Lakeshore Dr - Mackie St to Denning Ave	ENG008		300,000	5,500,000			5,800,000
Street Rehab - Various Streets	ENG042	1,000,000	1,100,000	1,210,000	1,331,000	1,464,000	6,105,000
Pleasant St - W Burnett St to Carroll St	ENG125	2,000,000					2,000,000
Madison St - City Limits to Curie St	ENG133					100,000	100,000
Madison St - Rowell St to Beaver Dam River	ENG134	125,000	761,500				886,500
Lead Service Line Replacements (Private Side)	ENG142	500,000	500,000		500,000	500,000	2,000,000
STH 33 Signal Retrofit (Park/USH 151)	ENG144	125,000					125,000
USH 151 Multiuse Trail	ENG145	100,000	400,000	5,000,000			5,500,000
N Spring St - Woodland Dr to CTH B	ENG146		200,000				200,000
Museum Boiler Replacement	FAC020	45,000					45,000
Library HVAC Repairs	FAC021	15,000					15,000
Ambulance Replacement	FIR009		440,000			440,000	880,000
SUV/Pickup Vehicle Replacement	FIR014	105,000				135,000	240,000
Additional Engine Funding	FIR021	50,000					50,000
Engine Equipment	FIR022	58,000					58,000
New Fire Stations	FIR023	2,250,000	15,869,082	13,660,168			31,779,250
Radio Upgrade	FIR026				1,000,000		1,000,000
Squad Replacement	PLD005	156,000	160,680	165,500	170,465	175,580	828,225
Unmarked Squads	PLD010	56,500	58,195	59,940	61,740	63,590	299,965
Computer Systems Backup	PLD011	28,000	19,200	19,200			66,400
Evidence Storage Facility	PLD012		250,000				250,000
Interview Room Recording System	PLD013	75,000					75,000

Source	Project #	2027	2028	2029	2030	2031	Total
Radio System - Portable and Mobile	PLD014	272,325	272,325				544,650
Commercial Turf Machine	PRK018		40,000		45,000		85,000
1 Ton Platform Truck	PRK025	80,000				80,000	160,000
City Trees	PRK030	30,000		30,000		30,000	90,000
Pickup Truck w/Plow	PRK031	60,000				44,000	104,000
Pickup Truck Replacement	PRK032					60,000	60,000
Edgewater Shoreline Control	PRK035	150,000					150,000
Tahoe Park - Shelter/Bathrooms Building Repl.	PRK038				1,200,000		1,200,000
John Deere 1200A Bunker Rake	PRK044	30,000					30,000
Swan Park Phase 4	PRK045		2,500,000				2,500,000
Replace 210C	PRK046		100,000				100,000
Replace International 485	PRK047			70,000			70,000
Replace Flail	PRK048			10,000			10,000
Route Truck with Lift Gate	PRK049				85,000		85,000
General Obligation Borrowing Total		7,740,825	28,690,982	25,949,808	4,688,205	3,462,170	70,531,990

Sewer Utility Funds

Later Service Line Replacements (Private Side)	SWR101		500,000			500,000	1,000,000
Sewer Utility Funds Total		0	500,000	0	0	500,000	1,000,000

Sewer Utility L-T Borrowing

Facility Planning/Improvements	SWR001	600,000	10,000,000				10,600,000
CIPP - Sewer Main Lining	SWR004	200,000	200,000	300,000	300,000	300,000	1,300,000
HVAC Upgrades	SWR011	25,000					25,000
Pleasant St - W Burnett to Carroll	SWR031	547,250					547,250
Lakeshore Dr - Mackie St to Denning Ave	SWR036		160,000	1,600,000			1,760,000
CIPP - Sewer Interceptor	SWR037	4,250,000					4,250,000
E Third - N Spring St to N Lincoln Ave	SWR040	100,000					100,000
Madison St - City Limits to Curie St	SWR049					37,125	37,125
Madison St - Rowell St to Beaver Dam River	SWR050	50,000	300,000				350,000
Lift Station Upgrades - Martha St	SWR056	375,000					375,000
Tanker Truck	SWR065			300,000			300,000
New Pickup Truck	SWR075			55,000			55,000
Sanitary Collection System Master Plan Study	SWR076	100,000					100,000
Lateral Service Line Replacements (Public)	SWR100	500,000	500,000	500,000	500,000	500,000	2,500,000
Later Service Line Replacements (Private Side)	SWR101	500,000		500,000	500,000		1,500,000
Sewer Utility L-T Borrowing Total		7,247,250	11,160,000	3,255,000	1,300,000	837,125	23,799,375

Stormwater Utility Borrowing

Lakeshore Dr & Dana Dr Storm Water Lift Station	STW023	100,000	2,000,000				2,100,000
Pleasant St - W Burnett St to Carroll St	STW038	350,000					350,000
Lakeshore Dr - Mackie St to Denning Ave	STW039		50,000	1,000,000			1,050,000
Madison St - City Limits to Curie St	STW054					15,000	15,000
Madison St - Rowell St to Beaver Dam River	STW055	25,000	100,000				125,000
Storm Sewer CIPP Lining (Tower Lot & Dam Penstock)	STW063	300,000					300,000

Source	Project #	2027	2028	2029	2030	2031	Total
North Central Interceptor Pipe Upsize (Park Ave to Prairie St)	STW064	200,000	4,000,000				4,200,000
North Central Interceptor Pipe Upsize (Third St Crossing)	STW065	200,000					200,000
Stormwater Utility Borrowing Total		1,175,000	6,150,000	1,000,000	0	15,000	8,340,000

TID Funds

Mary Ann Road	ENG148				2,000,000		2,000,000
Seippel Boulevard Improvements	ENG149					3,000,000	3,000,000
TID Funds Total		0	0	0	2,000,000	3,000,000	5,000,000

Water Utility L-T Borrowing

Downtown Water Tower Paint & Rehab	WTR007	226,500					226,500
Vactor (Tow Behind)	WTR013	110,000					110,000
Pleasant St - W Burnett to Carroll	WTR031	547,250					547,250
Lakeshore Dr - Mackie St to Denning Ave	WTR035		160,000	1,600,000			1,760,000
Industrial Tower - Exterior Recoat	WTR036		700,000				700,000
Madison St - City Limits to Curie St	WTR047					37,125	37,125
Madison St - Rowell St to Beaver Dam River	WTR048	50,000	300,000				350,000
Treatment Plant Upgrades	WTR050	95,000	95,000				190,000
Water System Master Plan Study	WTR056	75,000					75,000
Lead Service Line Replacements (Public)	WTR100	500,000	500,000	500,000	500,000	500,000	2,500,000
Water Utility L-T Borrowing Total		1,603,750	1,755,000	2,100,000	500,000	537,125	6,495,875

WisDOT MLS/LRIP

Madison St - Rowell St to Beaver Dam River	ENG134	125,000	638,500				763,500
Madison St - Rowell St to Beaver Dam River	STW055	25,000	100,000				125,000
WisDOT MLS/LRIP Total		150,000	738,500	0	0	0	888,500

WisDOT SISF

STH 33 Signal Retrofit (Park/USH 151)	ENG144	775,000					775,000
WisDOT SISF Total		775,000	0	0	0	0	775,000

GRAND TOTAL	25,321,825	49,004,482	32,814,808	8,498,205	8,361,420	124,000,740
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