



DEPARTMENT OF
**PUBLIC
WORKS**

MEMORANDUM

Date: August 11, 2026
To: Utilities Committee
From: Laura Jungwirth, Director of Public Works
Pete Neuberger, Deputy Director of Public Works/City Engineer
Subject: Northland – Bellaire Flood Study and Northland Design Preliminary Engineering Update

On November 20, 2024, the Appleton Common Council authorized the Department of Public Works (DPW) to contract with Brown and Caldwell (B&C) to complete the 2024D Northland Creek and Bellaire Watersheds Stormwater Evaluation in response to significant flooding following severe rainfall in July 2024. The study limits are approximately bound by I-41 to the north, STH 441 to the east, Mason Street to the west, and Packard Street to the south.

On April 1, 2026, the Appleton Common Council authorized DPW to contract with B&C for preliminary engineering associated with the 2026C Northland VMPPS Expansion and Sewer Improvements. The work builds on recommendations identified in the 2024D stormwater evaluation. The preliminary engineering contract includes preliminary engineering services related to design of three components:

- Veterans Memorial Park Pond South (VMPPS) Expansion
- Northland Avenue Storm Sewer Improvements and Inlet Capacity Enhancements East of Meade Street, and
- Local Sewer Improvements and Inlet Capacity Enhancements East of Meade Street and South of Northland Avenue.

DPW staff have been coordinating closely with Brown and Caldwell. The following summarizes completed, ongoing, and anticipated tasks:

2024D Study

Completed Tasks

- Updated models and performed sensitivity analyses
- Developed and evaluated flood management alternatives
- Developed initial recommendations

Ongoing Tasks

- Refine flood management alternatives and associated modeling
- Develop draft report text and figures

Future Tasks

- 3rd Quarter of 2026
 - Submittal of draft report with alternatives and recommendations to DPW
 - Review of draft report by DPW staff
- 4th Quarter of 2026
 - Refine hydraulic modeling for identified focus areas
 - Prepare final report
 - Present final report to Utilities Committee with design updates

2026C Design Contract

Completed Tasks

- Conducted project kickoff meeting and site visit
- Coordinated with Parks Department to integrate project into park
- Completed topographic survey of the anticipated project area
- Coordinated with private utility companies to identify existing facilities
- Completed wetland delineation field work
- Completed geotechnical borings and installed monitoring wells
- Installed pond water level monitoring equipment to calibrate hydraulic models

Ongoing Tasks

- Contract with land appraisal consultant for potential property acquisitions
- Perform utility survey for Northland Avenue and local storm sewer improvements
- Prepare Wetland Delineation Report, perform geotechnical laboratory testing and prepare hydrologic and hydraulic modeling to support design of pond and sewer improvements
- Develop 30% design of VMPPS expansion

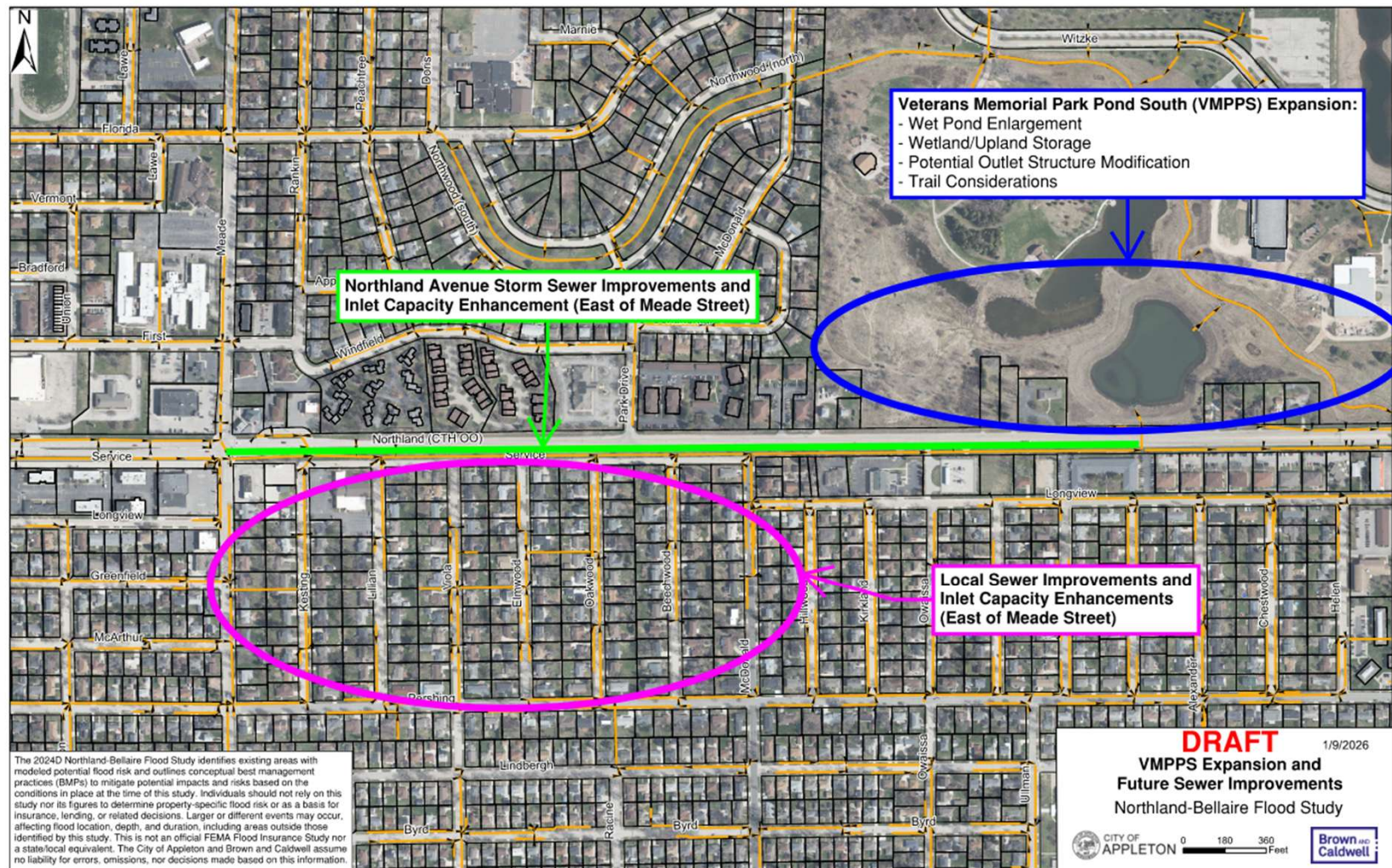
Future Tasks

- Coordination with Parks Department, permitting agencies, and stakeholders
- Perform pothole elevation survey of critical utilities
- Prepare Basis of Design Report and assemble cost estimates for improvements
- Develop 30% design of storm sewer improvements
- Develop 60% design of pond expansion

Anticipated Future Contracted Tasks (Estimated Schedule)

- Develop final design agreement with B&C for pond expansion (2026 Quarter 4)
- Acquire any potential property interests for pond expansion (2027)
- Obtain permits from WDNR, USACE, other agencies as necessary for pond expansion (2027)
- Finalize VMPPS pond design and specifications (2027)
- Construct VMPPS pond expansion (2027-2028)
- Develop 60% design of Northland/Local storm sewer initial recommended improvements (2027)
- Complete final design and permitting for the initial recommended Northland/Local storm sewer improvements (2027)
- Construct Northland/Local storm sewer initial recommended improvements (2028+)
- Design, permitting, and construction of additional recommended flood mitigation projects identified through the Northland-Bellaire Study (2028+)

Initial System Improvements Recommendations



DRAFT

Legend

- Parcel
- Environmental Easement
- Storm Node
- Storm Pipe



Veterans Memorial Park Pond South (VMPPS) Expansion:

- Wet Pond Enlargement
- Wetland/Upland Storage
- Outlet Structure Modification
- Maintenance Access/Recreational Trails

Environmental Easement

Recreational Pond

Existing VMPPS Wet Pond

Existing Stream

New Pond Inlet

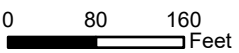
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Existing Storm Sewer

New Storm Sewer

8/3/2026

VMPPS Expansion Concept
2026 Northland Preliminary Design



Future Potential System Improvements

