



City of Clintonville
Utility Committee Meeting
Electric • Water • Wastewater
55 E 12th Street
Clintonville, WI 54929
3:30 PM – Monday, August 10, 2026

**Jim Supanich
Tammy Strey-Hirt
Greg Rose**

**Dan Scherschel
Jim Hogan**

Agenda

1. Call to Order; Roll Call
2. Approval of Agenda
3. Citizens Forum – This is a chance for citizens to make comments. No action or lengthy discussions can take place as a result of comments made at this time.
4. Approval of Minutes
 - a. Approval of Minutes from 7-13-2026
5. Review of Expenditures
 - a. Monthly Bills
6. Finance and Collection Reports
 - a. Disconnects, Delinquencies, Financials
7. Report from Utility Manager
 - a. Management Report
8. Discussion/Possible Action
 - a. D/PA on Land Value Evaluation/Sale of 260 7th Street
 - b. D/PA on Development of Utility Commission
 - c. D - PSC Hearing on Water Utility for 2025 PSC Report
9. Electric and Water Service Disruptions
 - a. Electric and Water Service Disruptions
10. Next Meeting: Scheduled for September 14th, 2026 at 3:30 p.m.
11. Adjournment

Jim Supanich, Chairperson

Posted: Clintonville City Hall - Clintonville Public Library - Community Center

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Hall at 715-823-7600

This is to notify the public that a majority of the Council members may be present, however, no actual City Council action will be taken.

Posted: Clintonville City Hall - Clintonville Public Library - Community Center

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Hall at 715-823-7600

Posted: Clintonville City Hall - Clintonville Public Library - Community Center

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Hall at 715-823-7600

**UTILITY COMMITTEE MEETING
July 13, 2026**

Jim Supanich called the regular meeting to order at 3:30 p.m. at the Utility Office in accordance with Wisconsin Law.

Present: Jim Supanich, Tammy Strey-Hirt, Dan Scherschel, Jim Hogan, Mayor Jeannie Schley, Alderman Darrell Hansen, Utility Manager Dave Tichinel and Finance Director Stacy Sonnenberg

Approval of Agenda: Scherschel/Strey-Hirt m/s/c to approve the agenda as presented.

Citizens Forum: None.

Approval of Minutes: Scherschel/Strey-Hirt m/s/c to approve June 8, 2026, minutes.

Review of Expenditures: None.

Finance and Collection Reports: Sonnenberg updated on the disconnects, delinquencies, and financials. Sonnenberg and Tichinel have started work on the 2027 budget and CIP.

Report from Utility Manager: Tichinel reviewed the management report provided in the packet.

Discussion/Possible Action to Common Council to Approve Unbudgeted Expense from Resco and Border States for Creative Converting Expansion Project: Tichinel stated Converting is doing a large expansion, and new transformers will need to be purchased. Amounts were \$33,758 from Resco and \$15,759.24 from Border States.

Strey-Hirt/Scherschel m/s/c u/roll to approve the unbudgeted purchase for the Create Converting Expansion project in the amount of \$33,758 from Resco and \$15,759.24 from Border States.

Discussion on Clintonville Utilities Ordinance – Creation of Utility Commission: Tichinel provided a sample ordinance in the packet to have the utility departments ran by a Utility Commission. Tichinel stated both neighbors, New London and Shawano are running this way, and it has worked well for them. Tichinel asked the committee to review this ordinance over the next month and to think of any questions they may have. Tichinel will also provide a list of pros and cons in the coming weeks for committee members to review. Tichinel stated this would be brought back in the following month for further discussion.

Electric and Water Service Disruptions: Attached in packet.

Next Meeting Date: The next meeting is scheduled for August 10th, 2026, at 3:30 p.m. at the utility office.

Strey-Hirt/Scherschel m/s/c to adjourn at 4:09 p.m.

Respectfully Submitted,



Stacy Sonnenberg
Finance Director

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Only unpaid invoices included.

Invoice Detail.GL Account (3 Characters) = 603,604,602

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
602-62-53610-2250 TELEPHONE EXPENSES				
ELAN FINANCIAL SERVICES	JUNE 2026	INTERNET AND PHONE 350 15TH STREET	07/28/2026	160.00
ELAN FINANCIAL SERVICES	JUNE 2026	ROBO CALLS	07/02/2026	33.33
CHARTER COMMUNICATIONS	171723301072	AUGUST 2026 INTERNET	07/21/2026	17.78
AT&T MOBILITY II LLC	287305595089	250-0358	07/11/2026	6.64
AT&T MOBILITY II LLC	287305595089	250-0645	07/11/2026	32.21
AT&T MOBILITY II LLC	287305595089	250-0623	07/11/2026	32.21
AT&T MOBILITY II LLC	287305595089	460-1723	07/11/2026	30.11
Total 602-62-53610-2250 TELEPHONE EXPENSES:				312.28
602-62-53610-2270 WATER AND ELECTRICITY EXPENSES				
CLINTONVILLE UTILITIES	10-2490-00-07-	LIFT STATION #3	07/31/2026	178.38
CLINTONVILLE UTILITIES	11-0374-01-07-	131 A HARRIET STREET	07/31/2026	9.95
CLINTONVILLE UTILITIES	12-0870-00-07-	DOG POUND	07/31/2026	16.64
CLINTONVILLE UTILITIES	12-0881-00-07-	350 E 15TH ST	07/31/2026	5,390.15
CLINTONVILLE UTILITIES	15-1415-00-07-	LIFT STATION #2	07/31/2026	42.31
CLINTONVILLE UTILITIES	15-3280-00-07-	LIFT STATION #6	07/31/2026	64.49
CLINTONVILLE UTILITIES	16-0187-00-07-	LIFT STATION #11	07/31/2026	36.18
CLINTONVILLE UTILITIES	3-0990-00-07-2	LIFT STATION #5	07/31/2026	19.45
CLINTONVILLE UTILITIES	5-0240-00-07-2	LIFT STATION #8	07/31/2026	23.81
CLINTONVILLE UTILITIES	5-0875-00-07-2	LIFT STATION #9	07/31/2026	40.44
CLINTONVILLE UTILITIES	5-1090-00-07-2	LIFT STATION #10	07/31/2026	28.70
CLINTONVILLE UTILITIES	7-0540-00-07-2	LIFT STATION #12	07/31/2026	13.81
CLINTONVILLE UTILITIES	9-0880-00-07-2	LIFT STATION #4	07/31/2026	30.94
Total 602-62-53610-2270 WATER AND ELECTRICITY EXPENSES:				5,895.25
602-62-53610-2300 CONTRACTED SERVICES				
MSA PROFESSIONAL SERVICE	031119	TEMPORARY OIC FOR WASTEWATER	07/20/2026	239.50
THEDACARE AT WORK	MAY 26,2026	PRE-EMPLOYMENT PHYSICAL AND DRUG SCREEN N. SUNITA	05/26/2026	233.00
ELAN FINANCIAL SERVICES	5480	CLASS 2 T-SHIRT/VEST N. SUNITA	07/29/2026	37.99
CINTAS CORPORATION LOC 44	4274812838	EMPLOYEE UNIFORMS	07/06/2026	38.94
CINTAS CORPORATION LOC 44	4275567189	EMPLOYEE UNIFORMS	07/13/2026	38.94
CINTAS CORPORATION LOC 44	4276305197	EMPLOYEE UNIFORMS	07/20/2026	45.34
CINTAS CORPORATION LOC 44	4277050988	EMPLOYEE UNIFORMS	07/27/2026	38.94
UNITED MAILING SERVICES IN	234170	POSTAGE UTILITY BILLS	07/07/2026	555.52
BOARDMAN & CLARK LAW FIR	320846	LEGAL FEES FOR UTILITIES PROJECT	07/16/2026	4,667.50
GFL ENVIRONMENTAL	R10000220081	GARBAGE/RECYCLING: 350 15TH ST	07/19/2026	92.00
Total 602-62-53610-2300 CONTRACTED SERVICES:				5,987.67
602-62-53610-2302 SYSTEMS MAINTENANCE				
HALRON LUBRICANTS INC	1746479-00	GADUS SHELL OIL	07/02/2026	174.15
Total 602-62-53610-2302 SYSTEMS MAINTENANCE:				174.15
602-62-53610-3121 SAFETY EQUIPMENT & TRAINING				
ZORO TOOLS INC	INV18482968	GAS DETECTOR CALIBRATION GAS	03/05/2026	165.99
AMAZON CAPITAL SERVICES	1TCH-1N7L-9N	LEATHER WORK GLOVES	08/01/2026	57.53

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total 602-62-53610-3121 SAFETY EQUIPMENT & TRAINING:				223.52
602-62-53610-3161 TRAINING EXPENSES				
WRWA	SEPT 8-9 ADV	ADVANCED TEST REVIEW CLASSES K. GRAPER	07/30/2026	250.00
WRWA	SEPT 8TH 202	ADVANCED TEST REVIEW CLASSES D. TICHINEL	07/28/2026	250.00
Total 602-62-53610-3161 TRAINING EXPENSES:				500.00
602-62-53610-3241 LICENSING/PERMIT FEES				
ELAN FINANCIAL SERVICES	105886969	CDL TRAINING AND TESTING N. SUNITA	07/14/2026	299.00
GRAPER, KEITH	7-27-26 Waste	REIMBURSEMENT FOR DNR TEST K. GRAPER	07/27/2026	50.00
GRAPER, KEITH	DNR TEST CK	REIMBURSEMENT FOR DNR TEST K. GRAPER	07/22/2026	25.00
TICHINEL, DAVID	CHECK 1122	DNR WASTEWATER TEST D. TICHINEL	07/29/2026	50.00
Total 602-62-53610-3241 LICENSING/PERMIT FEES:				424.00
602-62-53610-3490 OTHER OPERATING EXPENSES				
ELAN FINANCIAL SERVICES	1973	PAINT FOR WASTEWATER SIGN	07/22/2026	20.39
ELAN FINANCIAL SERVICES	5074	PAINT BRUSHES	07/27/2026	2.49
Total 602-62-53610-3490 OTHER OPERATING EXPENSES:				22.88
602-62-53610-3510 GAS AND OIL				
KWIK TRIP INC	JULY 2026	JULY 2026	07/31/2026	523.09
Total 602-62-53610-3510 GAS AND OIL:				523.09
602-62-53610-3551 CHEMICALS				
CHEMTRADE CHEMICALS US L	90406868	ALUM SULFATE LIQ STD	06/10/2026	4,739.20
Total 602-62-53610-3551 CHEMICALS:				4,739.20
602-62-53611-2302 SYSTEMS MAINTENANCE				
O'REILLY AUTO PARTS	2204-421493	PLC BACK UP BATTERIES FOR LIFT STATIONS	07/08/2026	64.28
O'REILLY AUTO PARTS	2204-422323	PLC BACK UP BATTERIES FOR LIFT STATIONS	07/14/2026	64.28
Total 602-62-53611-2302 SYSTEMS MAINTENANCE:				128.56
602-62-53612-3490 OTHER OPERATING EXPENSES				
NCL OF WISCONSIN INC	537717	FECAL BACTERIA TEST KITS/ LAB SUPPLIES	07/01/2026	344.34
BADGER LABORATORIES &	26-011210	DNR REQUIRED CHLORIDE TESTING	05/20/2026	35.00
BADGER LABORATORIES &	26-015950	DNR REQUIRED CHLORIDE TESTING	07/22/2026	35.00
ENVIRONMENTAL RESOURCE	153883	DEMAND, SOLIDS, SIMPLE NUTRIENTS, COMPLEX NUTRIENTS	07/27/2026	456.60
LOU'S GLOVES INC	062418	NITRILE GLOVES	07/16/2026	99.00
AMAZON CAPITAL SERVICES	1FRD-HV9W-3	10ML PLASTIC GRADUATED CYLINDER FOR LAB	08/01/2026	12.59
AMAZON CAPITAL SERVICES	1FRD-HV9W-3	MEASURING CUP WITH BLUE SCALE LINES, GRADUATED TEST	08/01/2026	6.59
AMAZON CAPITAL SERVICES	1V46-1T71-DG	TAPER STOPPERS FOR GRADUATED CYLINDERS FOR LAB	08/01/2026	31.34
BE'S REFRESHMENTS INC	I42463	DISTILLED WATER	07/16/2026	83.00
BE'S REFRESHMENTS INC	I43313	DISTILLED WATER	07/30/2026	67.00
Total 602-62-53612-3490 OTHER OPERATING EXPENSES:				1,170.46
603-10706 Const in Prog Substations				
FORSTER ELECTRICAL ENGIN	27719	ENGINEERING FOR INDUSTRIAL SUBSTATION	06/25/2026	3,327.50
RESCO	3123706	SWITCHGEAR BASEMENT FOR NEW SUBSTATION	07/30/2026	2,392.00
STUART C IRBY COMPANY (OP	S014629138.0	500MCM 15KV WIRE	07/06/2026	103,373.42

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total 603-10706 Const in Prog Substations:				109,092.92
603-15000 Electric Inventory				
BORDER STATES INDUSTRIES I	932736565	12IN 6000LB ANCHOR	07/06/2026	808.00
STUART C IRBY COMPANY (OP	SO14520488.0	DISPBL ENCL LOCKS	07/18/2026	270.00
Total 603-15000 Electric Inventory:				1,078.00
603-25320 Energy Assistance				
FOCUS ON ENERGY / SEERA	7312026	FOCUS PROGRAM FEE	07/31/2026	1,784.09
Total 603-25320 Energy Assistance:				1,784.09
603-63-54500-2270 Water And Electricity Expenses				
BADGER POWER MKTG AUTHO	823	PURCHASED POWER	07/31/2026	1,039,870.10
Total 603-63-54500-2270 Water And Electricity Expenses:				1,039,870.10
603-63-56200-3490 Other Operating Expenses				
HI LINE UTILITY SUPPLY	10286904	RUBBER GLOVE TESTING	07/07/2026	732.56
HI LINE UTILITY SUPPLY	10287503	RUBBER GLOVE TESTING	07/29/2026	3,620.19
WESCO RECEIVABLES CORP.	6798009-00	SAFTEY HARD HATS	07/24/2026	272.17
WESCO RECEIVABLES CORP.	6810288-00	RUBBER GLOVES BAGS FOR ELECTRIC EMPLOYEES	07/07/2026	180.00
SPEE-DEE DELIVERY SERVICE	1511718	ELECTRIC SAFETY GLOVES SHIPPING	07/18/2026	37.32
Total 603-63-56200-3490 Other Operating Expenses:				4,842.24
603-63-56900-3490 Other Operating Expenses				
ELAN FINANCIAL SERVICES	658	SHIPPING FOR LINE LOCATOR	07/15/2026	108.45
Total 603-63-56900-3490 Other Operating Expenses:				108.45
603-63-90300-3110 Postage				
UNITED MAILING SERVICES IN	234170	POSTAGE UTILITY BILLS	07/07/2026	1,111.03
Total 603-63-90300-3110 Postage:				1,111.03
603-63-92100-2100 Computer Expenses				
ELAN FINANCIAL SERVICES	JUNE 2026 55	INTERNET FOR 55 E. 12TH STREET	07/28/2026	72.00
CHARTER COMMUNICATIONS	171723301072	AUGUST 2026 INTERNET	07/21/2026	17.78
Total 603-63-92100-2100 Computer Expenses:				89.78
603-63-92100-2250 Telephone Expenses				
ELAN FINANCIAL SERVICES	JUNE 2026	ROBO CALLS	07/02/2026	33.33
AT&T MOBILITY II LLC	287305595089	250-2870	07/11/2026	32.21
AT&T MOBILITY II LLC	287305595089	250-1421	07/11/2026	32.21
Total 603-63-92100-2250 Telephone Expenses:				97.75
603-63-92300-2110 Engineering Services				
FORSTER ELECTRICAL ENGIN	27805	ENGINEERING SCHUTT AND CREATIVE CONVERTING	06/25/2026	1,145.00
Total 603-63-92300-2110 Engineering Services:				1,145.00
603-63-92300-2220 Other Professional Services				
MARTIN SYSTEMS LLC	128347	REPAIR GENERATOR FIRE ALARM FAILURE	05/15/2026	274.50

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total 603-63-92300-2220 Other Professional Services:				274.50
603-63-93000-2270 Water And Electricity Expenses				
CLINTONVILLE UTILITIES	11-0540-00-07-	65 E 12TH ST	07/31/2026	253.01
CLINTONVILLE UTILITIES	11-0545-00-07-	55 E 12TH STREET	07/31/2026	1,629.05
CLINTONVILLE UTILITIES	7-0550-00-07-2	260 7TH ST.	07/31/2026	44.72
Total 603-63-93000-2270 Water And Electricity Expenses:				1,926.78
603-63-93000-2300 Contracted Services				
ELAN FINANCIAL SERVICES	JUNE 2026	ELECTRIC SCADA SYSYTEM	07/02/2026	200.00
GFL ENVIRONMENTAL	R10000220081	GARBAGE/RECYCLING: 55 E 12TH ST	07/19/2026	66.00
Total 603-63-93000-2300 Contracted Services:				266.00
603-63-93000-3460 Clothing And Uniforms				
AMARIL UNIFORM COMPANY	IV301184	M. FRANKS FR UNIFORMS	07/17/2026	222.00-
AMAZON CAPITAL SERVICES	1PJV-H1VN-H	ARC FLASH FULL BODY HARNESS FOR ELECTRIC LARGE	08/01/2026	296.01
AMAZON CAPITAL SERVICES	1TCH-1N7L-9N	SAFETY TOE WORK BOOTS T. MILLER	08/01/2026	174.95
Total 603-63-93000-3460 Clothing And Uniforms:				248.96
603-63-93300-3490 Other Operating Expenses				
ELAN FINANCIAL SERVICES	105886969	CDL TRAINING AND TESTING T. MILLER	07/14/2026	299.00
Total 603-63-93300-3490 Other Operating Expenses:				299.00
603-63-93300-3510 Gas And Oil				
KWIK TRIP INC	JULY 2026	JULY 2026	07/31/2026	910.28
Total 603-63-93300-3510 Gas And Oil:				910.28
603-63-93500-3490 Other Operating Expenses				
ELAN FINANCIAL SERVICES	5216	MOUSE TRAPS FOR SHOP	08/03/2026	3.27
ELAN FINANCIAL SERVICES	9267	SHOP TOOLS / SUPPLIES AND BATTERIES	07/24/2026	39.44
AMAZON CAPITAL SERVICES	1PJV-H1VN-H	DISPOSIBLE PAINT BRUSHES 36 PACK	08/01/2026	10.77
Total 603-63-93500-3490 Other Operating Expenses:				53.48
604-64-60500-3490 Other Operating Expenses				
SPEE-DEE DELIVERY SERVICE	1507492	SAMPLE SHIPPING	07/11/2026	19.56
SPEE-DEE DELIVERY SERVICE	1515437	SAMPLE SHIPPING	07/25/2026	19.58
Total 604-64-60500-3490 Other Operating Expenses:				39.14
604-64-62200-2270 Water And Electricity Expenses				
CLINTONVILLE UTILITIES	10-2195-00-07-	WELL #6	07/31/2026	601.15
CLINTONVILLE UTILITIES	16-0851-00-07-	WELL #2	07/31/2026	355.98
CLINTONVILLE UTILITIES	16-0852-00-07-	WELL #1	07/31/2026	172.81
CLINTONVILLE UTILITIES	16-0853-00-07-	WELL #3	07/31/2026	322.98
CLINTONVILLE UTILITIES	7-0385-00-07-2	WELL #7	07/31/2026	328.55
Total 604-64-62200-2270 Water And Electricity Expenses:				1,781.47
604-64-63100-3551 Chemicals				
HAWKINS INC	7486371	WATER CHEMICALS	07/08/2026	551.66

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total 604-64-63100-3551 Chemicals:				551.66
604-64-63200-3490 OTHER OPERATING EXPENSES				
CLINTONVILLE UTILITIES	6-0249-00-07-2	WATER TREATMENT PLANT	07/31/2026	1,017.24
Total 604-64-63200-3490 OTHER OPERATING EXPENSES:				1,017.24
604-64-65000-3490 Other Operating Expenses				
CLINTONVILLE UTILITIES	16-0206-00-07-	WATER TOWER	07/31/2026	11.44
Total 604-64-65000-3490 Other Operating Expenses:				11.44
604-64-65300-3490 Other Operating Expenses				
AMAZON CAPITAL SERVICES	1PJV-H1VN-H	WATER METER SEAL WIRE	08/01/2026	6.99
Total 604-64-65300-3490 Other Operating Expenses:				6.99
604-64-65400-3490 Other Operating Expenses				
ELAN FINANCIAL SERVICES	2705	HYDRANT PAINT	07/14/2026	10.39
Total 604-64-65400-3490 Other Operating Expenses:				10.39
604-64-90300-3110 Postage				
UNITED MAILING SERVICES IN	234170	POSTAGE UTILITY BILLS	07/07/2026	555.52
Total 604-64-90300-3110 Postage:				555.52
604-64-92100-2100 Computer Expenses				
ELAN FINANCIAL SERVICES	JUNE 2026 55	INTERNET FOR 55 E. 12TH STREET	07/28/2026	48.00
CHARTER COMMUNICATIONS	171723301072	AUGUST 2026 INTERNET	07/21/2026	17.78
Total 604-64-92100-2100 Computer Expenses:				65.78
604-64-92100-2250 Telephone Expenses				
ELAN FINANCIAL SERVICES	JUNE 2026	ROBO CALLS	07/02/2026	33.34
AT&T MOBILITY II LLC	287305595089	250-0358	07/11/2026	6.64
AT&T MOBILITY II LLC	287305595089	250-0200	07/11/2026	32.21
AT&T MOBILITY II LLC	287305595089	250-1412	07/11/2026	32.21
AT&T MOBILITY II LLC	287305595089	460-1722	07/11/2026	30.11
Total 604-64-92100-2250 Telephone Expenses:				134.51
604-64-92300-2220 Other Professional Services				
MARTIN SYSTEMS LLC	128347	REPAIR GENERATOR FIRE ALARM FAILURE	05/15/2026	183.00
Total 604-64-92300-2220 Other Professional Services:				183.00
604-64-93000-2270 Water And Electricity Expenses				
CLINTONVILLE UTILITIES	11-0540-00-07-	65 E 12TH ST	07/31/2026	168.68
CLINTONVILLE UTILITIES	11-0545-00-07-	55 E 12TH STREET	07/31/2026	1,086.03
CLINTONVILLE UTILITIES	7-0550-00-07-2	260 7TH ST.	07/31/2026	29.82
Total 604-64-93000-2270 Water And Electricity Expenses:				1,284.53
604-64-93000-2300 Contracted Services				
GFL ENVIRONMENTAL	R10000220081	GARBAGE/RECYCLING: 55 E 12TH ST	07/19/2026	44.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total 604-64-93000-2300 Contracted Services:				44.00
604-64-93000-3161 Training Expenses				
WRWA	AUG 27TH OU	EXPO REGISTRATION- D. TICHINEL, K. GRAPER	07/16/2026	220.00
Total 604-64-93000-3161 Training Expenses:				220.00
604-64-93300-3510 Gas And Oil				
KWIK TRIP INC	JULY 2026	JULY 2026	07/31/2026	387.81
Total 604-64-93300-3510 Gas And Oil:				387.81
604-64-93500-3490 Other Operating Expenses				
ELAN FINANCIAL SERVICES	2951	WATER ICE MACHINE FILTERS	07/16/2026	8.99
ELAN FINANCIAL SERVICES	3778	TAPE FOR SHOP	07/20/2026	12.87
ELAN FINANCIAL SERVICES	9267	SHOP TOOLS / SUPPLIES AND BATTERIES	07/24/2026	26.30
AMAZON CAPITAL SERVICES	1FRD-HV9W-3	MAGNETIC 1/4 INCH BIT DRIVER SET	08/01/2026	23.58
AMAZON CAPITAL SERVICES	1PJV-H1VN-H	DISPOSIBLE PAINT BRUSHES 36 PACK	08/01/2026	7.18
Total 604-64-93500-3490 Other Operating Expenses:				78.92
Grand Totals:				1,189,671.82

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Only unpaid invoices included.

Invoice Detail.GL Account (3 Characters) = 603,604,602

Disconnected Electric Meters

Information Current as of Month End

	2023			2024			2025			2026		
	Disconnects	Reconnects	Remain Disconnected	Disconnects	Reconnects	Remain Disconnected	Disconnects	Reconnects	Remain Disconnected	Disconnects	Reconnects	Remain Disconnected
Jan	0	0	0	0	0	0	0	0	0	0	0	0
Feb	0	0	0	0	0	0	0	0	0	0	0	0
Mar	1	1	0	0	0	0	0	0	0	0	0	0
Apr	38	38	0	28	28	0	39	39	0	44	40	4
May	27	27	0	17	17	0	20	20	0	30	27	3
Jun	29	29	0	28	28	0	13	13	0	22	21	1
Jul	20	20	0	18	18	0	15	15	0	0	0	0
Aug	11	11	0	34	34	0	21	21	0			
Sep	31	31	0	29	29	0	50	50	0			
Oct	27	27	0	55	55	0	25	24	1			
Nov	0	0	0	0	0	0	0	0	0			
Dec	0	0	0	0	0	0	0	0	0			
Totals	184	184	0	209	209	0	183	182	1	96	88	8

*July: Heat Advisory

Updated Summary

2023	0
2024	0
2025	1
2026	8
	9

Balance Outstanding for Disconnected Accounts

2024	-
2025	516.91
2026	5,601.94
	\$ 6,118.85

Amounts will be added to 2026 tax roll
Amounts will be added to 2026 tax roll

Clintonville Utilities
Delinquent Receivables Historical Data (As of Month End)

	2024					2025					2026					% of Delinquent > 60 Days
	Monthly Billed \$	Balance Due \$	Delinquent \$	Delinquent %	* Adjusted Delinquent %	Monthly Billed \$	Balance Due \$	Delinquent \$	Delinquent %	* Adjusted Delinquent %	Monthly Billed \$	Balance Due \$	Delinquent \$	Delinquent %	* Adjusted Delinquent %	
January	1,282,903.67	1,362,851.23	114,908.87	8.43	8.02	1,076,510.18	1,203,188.13	167,321.38	13.91	13.15	1,177,010.27	1,335,224.32	186,515.34	13.97	13.22	39.34
February	1,221,551.45	1,336,024.92	136,784.05	10.36	8.99	1,121,063.15	1,278,621.90	188,268.33	14.72	13.65	1,203,419.29	1,374,585.95	201,308.22	14.65	13.77	47.50
March	979,894.13	1,131,715.35	150,103.27	13.26	10.96	1,108,313.20	1,232,938.74	158,860.86	12.72	11.32	1,208,233.86	1,357,089.95	180,937.37	13.33	12.28	54.20
April	1,252,460.25	1,293,782.27	63,319.42	4.89	4.54	1,236,219.24	1,299,809.58	93,832.18	7.22	5.98	1,291,773.97	1,368,403.37	105,893.75	7.74	6.64	40.70
May	1,025,729.53	1,069,189.69	75,656.38	7.08	5.36	1,116,850.39	1,174,828.70	89,837.21	7.65	6.12	1,264,596.89	1,345,781.05	107,153.05	7.96	6.71	35.09
June	1,066,390.44	1,110,998.28	71,263.36	6.41	5.11	1,203,601.33	1,271,488.01	94,890.64	7.46	5.85	1,458,230.37	1,533,003.77	99,183.86	6.48	5.41	33.38
July	1,429,931.84	1,460,705.01	71,225.59	4.88	3.90	1,494,410.21	1,560,699.96	88,720.19	5.68	4.46	1,474,928.07	1,555,030.53	105,605.23	6.79	5.62	36.86
August	1,092,227.52	1,145,486.37	90,289.08	7.86	6.39	1,100,569.01	1,183,866.15	118,789.67	10.03	8.37				#DIV/0!		
September	1,157,513.47	1,206,769.60	78,519.57	6.59	5.34	1,240,996.64	1,312,231.57	108,709.03	8.13	6.46				#DIV/0!		
October	1,181,389.97	1,228,988.32	78,105.07	6.37	5.32	1,241,665.07	1,281,639.99	85,283.74	6.50	4.86				#DIV/0!		
November	952,258.98	1,010,792.15	89,147.42	8.82	6.94	1,114,710.57	1,182,643.13	105,243.54	8.98	8.31				#DIV/0!		
December	1,324,915.78	1,386,734.47	102,110.05	7.36	6.94	1,452,868.52	1,556,184.05	154,174.33	9.91	9.39				#DIV/0!		
Average				7.69	6.59				9.41	8.15						9.09

* Delinquent Amount is adjusted for terminated accounts and accounts that have been backbilled.

Delinquent Receivables 2026 Detail (As of Month End)

	Residential			Non-Resid.			Total			Delinquent %			Delinquent %			
	Delinquent Balance	Less Backbilled Accounts	Less Terminated Accounts	Delinquent Balance	Less Backbilled Accounts	Less Terminated Accounts	Delinquent Balance	Less Backbilled Accounts	Less Terminated Accounts	Delinquent Balance	Less Backbilled Accounts	Less Terminated Accounts	Delinquent Balance	Less Backbilled Accounts	Less Terminated Accounts	
January	165,105.77	8,527.30	1,413.52	21,409.57	-	-	186,515.34	-	-	13.97	-	-	13.97	-	-	**DID NOT DISCONNECT IN JULY DUE TO HEAT ADVISORY Jul-26
February	165,105.77	8,527.30	1,413.52	21,409.57	-	-	186,515.34	-	-	13.97	-	-	13.97	-	-	
March	165,105.77	8,527.30	1,413.52	21,409.57	-	-	186,515.34	-	-	13.97	-	-	13.97	-	-	
April	156,578.47	19,996.05	-	19,996.05	-	-	176,574.52	-	-	13.22	-	-	13.22	-	-	Aug-26
May	156,578.47	19,996.05	-	19,996.05	-	-	176,574.52	-	-	13.22	-	-	13.22	-	-	
June	156,578.47	19,996.05	-	19,996.05	-	-	176,574.52	-	-	13.22	-	-	13.22	-	-	
July	179,764.90	21,543.32	-	21,543.32	-	-	201,308.22	-	-	14.65	-	-	14.65	-	-	Sep-26
August	179,764.90	21,543.32	-	21,543.32	-	-	201,308.22	-	-	14.65	-	-	14.65	-	-	
September	179,764.90	21,543.32	-	21,543.32	-	-	201,308.22	-	-	14.65	-	-	14.65	-	-	
October	10,781.00	1,295.72	-	1,295.72	-	-	12,037.72	-	-	13.77	-	-	13.77	-	-	Oct-26
November	168,983.90	20,286.60	-	20,286.60	-	-	189,270.50	-	-	13.77	-	-	13.77	-	-	
December	168,983.90	20,286.60	-	20,286.60	-	-	189,270.50	-	-	13.77	-	-	13.77	-	-	
January	166,933.68	14,023.69	-	14,023.69	-	-	180,957.37	-	-	13.33	-	-	13.33	-	-	Nov-26
February	13,201.93	1,062.75	-	1,062.75	-	-	14,264.68	-	-	12.28	-	-	12.28	-	-	
March	153,731.75	12,960.94	-	12,960.94	-	-	166,692.69	-	-	12.28	-	-	12.28	-	-	
April	153,731.75	12,960.94	-	12,960.94	-	-	166,692.69	-	-	12.28	-	-	12.28	-	-	Dec-26
May	93,031.82	12,821.93	-	12,821.93	-	-	105,853.75	-	-	7.74	-	-	7.74	-	-	
June	93,031.82	12,821.93	-	12,821.93	-	-	105,853.75	-	-	7.74	-	-	7.74	-	-	
July	13,923.49	1,077.72	-	1,077.72	-	-	15,001.21	-	-	6.64	-	-	6.64	-	-	Jan-26
August	79,108.33	11,744.21	-	11,744.21	-	-	90,852.54	-	-	7.96	-	-	7.96	-	-	
September	93,306.70	13,846.35	-	13,846.35	-	-	107,153.05	-	-	7.96	-	-	7.96	-	-	
October	93,306.70	13,846.35	-	13,846.35	-	-	107,153.05	-	-	7.96	-	-	7.96	-	-	Feb-26
November	15,735.81	1,123.35	-	1,123.35	-	-	16,859.16	-	-	6.71	-	-	6.71	-	-	
December	77,570.89	12,723.00	-	12,723.00	-	-	90,293.89	-	-	6.48	-	-	6.48	-	-	
January	85,420.43	13,963.43	-	13,963.43	-	-	99,383.86	-	-	6.48	-	-	6.48	-	-	Mar-26
February	85,420.43	13,963.43	-	13,963.43	-	-	99,383.86	-	-	6.48	-	-	6.48	-	-	
March	15,168.32	1,337.85	-	1,337.85	-	-	16,506.17	-	-	5.41	-	-	5.41	-	-	
April	70,252.11	12,625.58	-	12,625.58	-	-	82,877.69	-	-	5.41	-	-	5.41	-	-	Apr-26
May	70,252.11	12,625.58	-	12,625.58	-	-	82,877.69	-	-	5.41	-	-	5.41	-	-	
June	70,252.11	12,625.58	-	12,625.58	-	-	82,877.69	-	-	5.41	-	-	5.41	-	-	

Clintonville Utilities
Electric Operating Income Summary
As of June 30, 2026

	Month Ending		Year to Date		2026 Budget
	6/30/2026	6/30/2025	6/30/2026	6/30/2025	
Revenues					
Jobbing Income	1,685	1,595	5,127	8,705	18,000
Income from Non-Utility Operations	-	-	-	-	-
Interest & Dividends	2,065	1,545	21,576	11,251	20,000
Investment in Badger Power	-	-	-	-	50,000
Miscellaneous Amortization	-	-	-	-	-
Residential Revenue	205,855	182,322	1,218,548	1,143,680	2,375,000
Small Commercial & Industrial Revenue	104,722	87,947	626,369	557,515	1,150,000
Large Commercial & Industrial Revenue	901,735	676,312	4,277,149	3,707,153	7,630,000
Public Street & Highway Lighting Revenue	4,328	4,066	25,830	25,040	49,500
Public Authority Revenue	9,554	9,016	65,323	62,074	125,000
Forfeited Discounts	692	631	6,322	6,469	12,250
Miscellaneous Service Revenue	735	605	2,555	49,317	10,000
Pole Rental Revenue	-	-	-	18,719	36,000
Other Electric Revenue	3,318	121	4,454	57,799	13,000
Other Electric Revenue-Office	-	-	-	173	1,000
Interest on Special Assessments	-	-	-	-	300
City Property Sales	-	-	-	-	-
Capital Contributions	-	-	-	-	15,000
Fund Balance Applied	-	-	-	-	1,598,058
Total Revenues	1,234,690	964,160	6,253,253	5,647,895	13,103,108
Expenses					
Purchased Power	933,241	863,084	5,165,052	4,778,447	9,500,000
O & M Expenses	104,743	84,170	764,302	564,856	1,473,108
Depreciation & Amortization	53,500	51,500	321,000	309,000	642,000
Taxes	21,667	21,250	130,002	127,500	260,000
Interest	-	-	-	-	145,000
Total Expenses	1,113,151	1,020,004	6,380,356	5,779,803	12,020,108
Net Income	121,539	(55,844)	(127,103)	(131,908)	1,083,000
Capital					
Net Income	121,539	(55,844)	(127,103)	(131,908)	-

Clintonville Utilities

	Month Ending		Year to Date	
	6/30/2026	6/30/2025	6/30/2026	6/30/2025
Revenues				
Merchandise, Jobbing Revenue	-	-	-	0.0%
Interest & Dividends	1,479	1,048	15,013	2.2%
Miscellaneous Amortization	-	-	-	0.0%
Residential Revenue	45,327	47,133	268,535	39.1%
Commercial Revenue	12,034	10,569	66,699	9.7%
Industrial Revenue	5,877	5,424	35,926	5.2%
Public Authority Revenue	2,843	3,490	17,057	2.5%
Multi-Family Residential Revenue	4,323	4,269	29,820	4.3%
Private Fire Protection Revenue	2,645	1,789	11,650	1.7%
Public Fire Protection Revenue	35,879	35,797	215,191	31.3%
Forfeited Discounts	205	224	1,677	0.2%
Rent from Water Property	3,799	1,957	22,791	3.3%
Other Water Revenue	2,430	154	2,501	0.4%
Miscellaneous Service Revenue	220	360	465	0.1%
Other Water Revenue-Office	60	90	60	0.0%
Sewer Billing Charges	-	-	-	0.0%
Interest on Special Assessments	-	-	-	0.0%
City Property Sales	-	-	-	0.0%
Other State Grants	-	-	-	0.0%
Fund Balance Applied	-	-	-	0.0%
Total Revenues	117,121	112,302	687,385	100.0%
Expenses				
O & M Expenses	55,898	54,540	390,149	51.2%
Depreciation & Amortization	31,540	31,135	189,240	29.3%
Taxes	18,750	18,750	112,500	17.6%
Interest	10,000	2,000	60,000	1.9%
Total Expenses	116,188	106,425	751,889	100.0%
Net Income	933	5,877	(64,504)	
Capital				
Net Income	933	5,877	(64,504)	

Clintonville Utilities

Revenues

Distribution Summary

Category	Distribution	Amount
AR PAYMENT INV.	AR PAYMENT	3,351.62
UTILITY PAYMENT	UTILITY PAYMENT	1,044,127.39
WASTE WATER TREATMENT	OTHER STATE GRANTS	2,000.00
Grand Totals:		<u>1,049,479.01</u>

> Old System
7/1 - 7/26

Distribution Summary

Category	Distribution	Amount
UTILITY PAYMENT	UTILITY PAYMENT	33,882.83
WATER	CELL TOWER	1,841.29
Grand Totals:		<u>35,724.12</u>

> New System
7/27 - 7/31



ELECTRIC ▪ WATER ▪ WASTEWATER
CLINTONVILLE, WI 54929

STAFF REPORT

Meeting Date: 8/10/2026

Recommendations:

- D/PA - on Creation of a Utilities Commission
- D/PA – on Sale of 260 7th Street Warehouse
- D – PSC Hearing on Water Utility for 2025 PSC Report

Monthly Update:

1. I have included a new ordinance in the packet for review. We can discuss this, I am asking for more discussion, and possibly a recommendation to Council. Also included is how other commissions work, and a copy of what the new chapter 13 ordinance would look like.
2. Wastewater employees are continuing to jet and clean Mains in the city.
3. Congratulations to Keith Graper for passing another sub-grade DNR exam.
4. Work has started on Well #6 rehab project. It is our 10-year inspection that we need to complete for DNR regulations.
5. Electric staff are continuing to work on the new Industrial sub-station. Basements for the heavy equipment have been poured and set up; we are scheduling the underground boring from the new sub-station to Warren-Hanson drive to start this month.
6. Electric crew was sent to Eagle River for mutual Aid for 1.5 days to help with storm restoration. When they got released, they also joined up with 11 other municipal utilities to help Manasha that had an EF3 tornado.
7. Verbal update on our solar project
8. Stacy, Tyler, and I have started on the 2027 CIP and operational budgets.

July 20th 2026

As requested, I have personally examined the property (Real Estate and Improvements) for the purpose of reporting to you my estimate and opinion of the present Fair Market Value of this property. This is an evaluation of a 260 7th St Clintonville, WI

PURPOSE OF THE APPRAISAL: To determine the present market value.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what one considers their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.

NAME OF THE OWNER: Clintonville Utilities (City of Clintonville)

ADDRESS OF THE PROPERTY: 260 7th St Clintonville WI

NARRATIVE DESCRIPTION OF THE SUBJECT PROPERTY:

The property is described as a 9.37 approximate acre lot with a 1.3 approximate acre gravel parking lot with the remainder wooded. There is fencing in front of property for security. This is zoned commercial. There is a 5,000 sq ft building on the property completely insulated, gas and electric heated. It has a half bathroom in the building. This building also features two 14' overhead doors and a loading dock in the back.

HIGHEST AND BEST USE: As present.

WARRANTIES: No warranty is made by the appraiser or implied regarding the physical condition or adequacy of the structural, mechanical, plumbing, electric, well water supply and safe water testing, and or septic system.

In this appraisal assignment, the existence of potentially hazardous materials used in the construction or maintenance of the improvements, such as the presence of asbestos, radon, or radon gas, or toxic wastes, which may or may not be present on the property, has not been considered. The appraiser is not qualified to detect such substances. We urge the client to retain an expert in this field if desired.

No warranty is made by the appraiser whether or not the property is in a flood plain or wetlands.

PROPERTY RIGHTS APPRAISED: Fee Simple and Unencumbered.

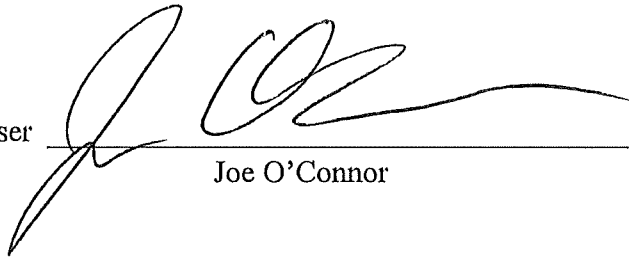
COMMENTS AND CONDITIONS OF APPRAISAL: I estimate the market value of the subject property in as is condition to be: \$235,000

COMPARABLE PROPERTIES: Attached are comparable properties I have picked, that are similar to the subject property. They include vacant land and single family homes.

Date

7/26/26

Appraiser



Joe O'Connor

Commercial
50295155

Sold

102 NORTHRIDGE Drive Suite #
NEW LONDON, WI 54961List Price \$239,900
Lease Price per SqFt.

Type For Sale Real Estate
Listed In Addtl CM Type
Primary Listing Number
County Waupaca
Tax Municipal Sub-Area None
School-District New London
Tax Net Amt \$0.00
Tax Year 2023
Tax ID 33 01 73 24
Assessments Total
Assessment Year
Special Assessments
Age Est (Pre2017)
Year Built Est 2000
Source-Year Built Assessor/Public Rec

Income Producing Farm No
Deeded Access No
Restrictive Covenant(s) No
Flood Plain No
Industrial Park Name
Business/Trade Name
Total Units in Bldg
Total # of Buildings
Zoning commercial
Net Leasable SQFT
CAM Annual Expense
Utility Annual Expense
Insur Ann
NNN Annual Expense
Fin Avail



Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est			Building SQFT	2,400	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est			Est Office SQFT			Est Manufact Ceiling Hgt	
			Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Frontage	No		Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Body Name			Est Showroom SQFT			Est Retail Ceiling Hgt	
Water Type			Est Retail SQFT				
Est Water Frontage			Door 1 Size		Loading Dock 1	Ceiling Height Min	
# Public Restrooms		Amps/Phase	Door 2 Size		Loading Dock 2	Ceiling Height Max	
# Private Restrooms		Parking	Door 3 Size		Loading Dock 3		
# Seating Capacity		OverHdDr	Door 4 Size		Loading Dock 4		
			Door 5 Size		Loading Dock 5		

Directions N Shawano St. to Northridge Dr. in New London
Remarks This building is in great condition with a great location!
Inclusions
Exclusions

COMMERCIAL TYPE Day Care, Office, Retail
LOCATION Business District
EXTERIOR MAIN BUILDING Vinyl
FOUNDATION Slab
LOWER LEVEL None
HEATING FUEL TYPE Natural Gas
HEATING/COOLING Central A/C
WATER Municipal Public Water
WASTE Municipal Sewer

Prepared by:

Joe G O'Connor
O'Connor Realty Group
95 S Main St

joe@orealtysales.com
OFF-D: 715-250-0738
Office: 715-823-5144
22670
108647



Selling Price \$220,000
Close Date 5/23/2025
Type Of Sale Arms-Length Sale
Financing Type CONVENTIONAL
Seller Allowance Amount
CloseInfo
Buyer Inducements
Misc Closed Info 2
BrkErn\$ Yes
Ern\$Name

Listed by: 21940 102670 RE/MAX 24/7 Real Estate, LLC
Co-Listed by:
Sold By: 25590 111754 Keller Williams Fox Cities

Days On Market 304
Electronic Consent No
Licensee Int/Broker Own No

Farm Specific Data				
--------------------	--	--	--	--

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map In Docs	
Outbuilding 1	Outbld1Des	Est Perm Pasture Acres	Soil Map In Assoc Docs	
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmIndPresv/WdIndTaxCred	
Outbuilding 3	Outbld3Des	Est Tillable Acres		
Outbuilding 4	Outbld4Des	Est Wetland Acres	Primary Section #	
Outbuilding 5	Outbld5Des	Corn Base Acres (Yield)		
Outbuilding 6	Outbld6Des	Soybean Base Acre (Yield)		
Outbuilding 7	Outbld7Des	CRP-Acres	CRP-Expiration	CRP-Payment
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Expiration	CREP-Payment
		Est Rented Acres	Rented-Expiration	Rented-Payment

Misc Farm Details

RANW MLS listings may only be shown to buyers after agency disclosure. Information provided for general information only. If material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below grade areas may not meet building code requirements. Equal Housing Opportunity Listing. 2026 COPYRIGHT RANW MLS

Commercial
50312106

Sold

W8884 OAK Avenue Suite #
SHAWANO, WI 54166-6232Town of Richmond
54166-6232List Price \$349,000
Lease Price per SqFt.Type For Sale Real Estate
Listed In Addtl CM Type
Primary Listing NumberCounty Shawano
Tax Municipal Sub-Area None
School-District Shawano
Tax Net Amt \$2,170.00
Tax Year 2024
Tax ID 040213300090
Assessments Total
Assessment Year
Special Assessments
Age Est (Pre2017)
Year Built Est 2000
Source-Year Built Assessor/Public RecIncome Producing Farm No
Deeded Access No
Restrictive Covenant(s) No
Flood Plain Unknown
Industrial Park Name
Business/Trade Name
Total Units In Bldg 2
Total # of Buildings 2
Zoning Commercial
Net Leasable SQFTCAM Annual Expense
Utility Annual Expense
Insur Ann
NNN Annual Expense
Fin Avail

Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	1.30	Assessor/Public Record	Building SQFT	8,400	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est	202x282	Plat Map/Survey	Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est	56,964	Assessor/Public Record	Est Office SQFT			Est Manufact Ceiling Hgt	
			Est Manufacturing SQFT			Est Resident Ceiling Hgt	
			Est Resident SQFT			Est Showroom Ceiling Hgt	
			Est Showroom SQFT			Est Retail Ceiling Hgt	
			Est Retail SQFT				
Water Frontage	No		Door 1 Size		Loading Dock 1	Ceiling Height Min	
Water Body Name			Door 2 Size		Loading Dock 2	Ceiling Height Max	
Water Type			Door 3 Size		Loading Dock 3		
Est Water Frontage			Door 4 Size		Loading Dock 4		
			Door 5 Size		Loading Dock 5		
# Public Restrooms		Amps/Phase					
# Private Restrooms		Parking					
# Seating Capacity		OverHdDr					

Directions Cty, Hwy MMM West to Right on Oak Ave. follow into property at the Right

Remarks Opportunity knocks in Shawano, WI! Versatile commercial building for sale, ready for an auto shop, storage facility, or warehouse operation. This commercial property features Two separate buildings, a large parking area and convenient access for vehicles of all sizes, making it convenient for an auto shop or a quick lube and tire installation shop. this Commercial property is "SOLD AS IS"

Inclusions Lift, commercial air compressor, Paint both

Exclusions Sellers/tenants personal items

COMMERCIAL TYPE Automotive, Mini/Self Storage, Warehouse

LOCATION Business District, Highway Nearby

EXTERIOR MAIN BUILDING Metal

FOUNDATION Poured Concrete

LOWER LEVEL None

HEATING FUEL TYPE Lp Gas

HEATING/COOLING Central A/C, Forced Air

WATER Private Well

WASTE Conventional Septic

STORIES 1

TRUCK DOOR HEIGHT 11+FT-14FT

Prepared by:

Joe G O'Connor
O'Connor Realty Group
95 S Main Stjoe@orealtysales.com
OFF-D: 715-250-0738
Office: 715-823-5144
22670
108647Selling Price \$250,000
Close Date 9/29/2025
Type Of Sale Arms-Length Sale
Financing Type OTHER
Seller Allowance Amount
CloseInfo
Buyer Inducements
Misc Closed Info 2
BrkErn\$ Yes
Ern\$NameListed by: 25210 111084 Century 21 Ace Realty
Co-Listed by:
Sold By: 120814 100876 Coldwell Banker Real Estate GroupDays On Market 76
Electronic Consent Yes
Licensee Int/Broker Own No

RANW MLS listings may only be shown to buyers after agency disclosure. Information provided for general information only. If material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below grade areas may not meet building code requirements. Equal Housing Opportunity Listing. 2026 COPYRIGHT RANW MLS

Farm Specific Data

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map In Docs	
Outbuilding 1	Outbld1Des	Est Perm Pasture Acres	Soil Map In Assoc Docs	
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmIndPresv/WdIndTaxCred	
Outbuilding 3	Outbld3Des	Est Tillable Acres		
Outbuilding 4	Outbld4Des	Est Wetland Acres	Primary Section #	
Outbuilding 5	Outbld5Des	Corn Base Acres (Yield)		
Outbuilding 6	Outbld6Des	Soybean Base Acre (Yield)		
Outbuilding 7	Outbld7Des	CRP-Acres	CRP-Expiration	CRP-Payment
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Expiration	CREP-Payment
		Est Rented Acres	Rented-Expiration	Rented-Payment

Misc Farm Details

RANW MLS listings may only be shown to buyers after agency disclosure. Information provided for general information only, if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below grade areas may not meet building code requirements, Equal Housing Opportunity Listing. 2026 COPYRIGHT RANW MLS



Sign In

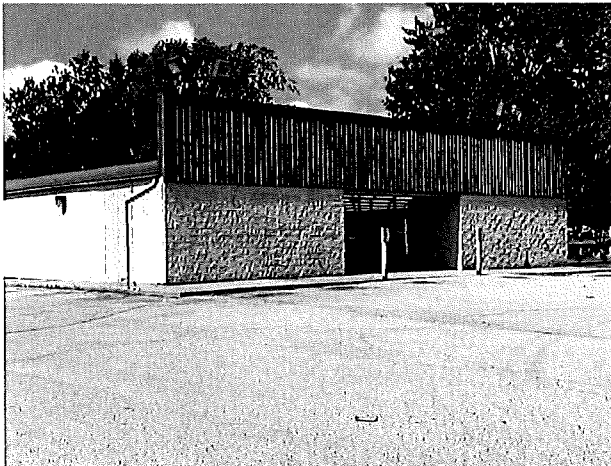


This Property is no longer advertised on LoopNet.com.

360 S Main St Clintonville, WI 54929

Freestanding Retail Building · Property For Lease

Commercial Real Estate Properties / Wisconsin / Clintonville /
360 S Main St, Clintonville, WI 54929



Sold for
\$310,000
June 2026

Highlights

Ample parking on-site

Property Facts

Property Type	Retail	Year Built	1900
Gross	8,439 SF		
Leasable Area			

About the Property

Former Dollar General retail building on S. Main Street/Highway 45 (County Road D & County Road I).

- Excellent visibility; ample parking on-site
 - Traffic counts on Main Street = 9,499 VPD.
 - Surrounded by dense mixed use establishments.
- Clintonville has a very

large manufacturing presence, including Seagrave Fire Apparatus, the longest running fire apparatus manufacturer in the United States.

Join neighbors ThedaCare, Fleet Farm, Memory Lanes, Clintonville Veterinary Services, Dairy Queen, A&W and many more!

Attachments

MainStreetS 360 ↓

Links

NAI Pfefferle ↗

Listing ID: 33087767

Date on Market: 9/6/2024

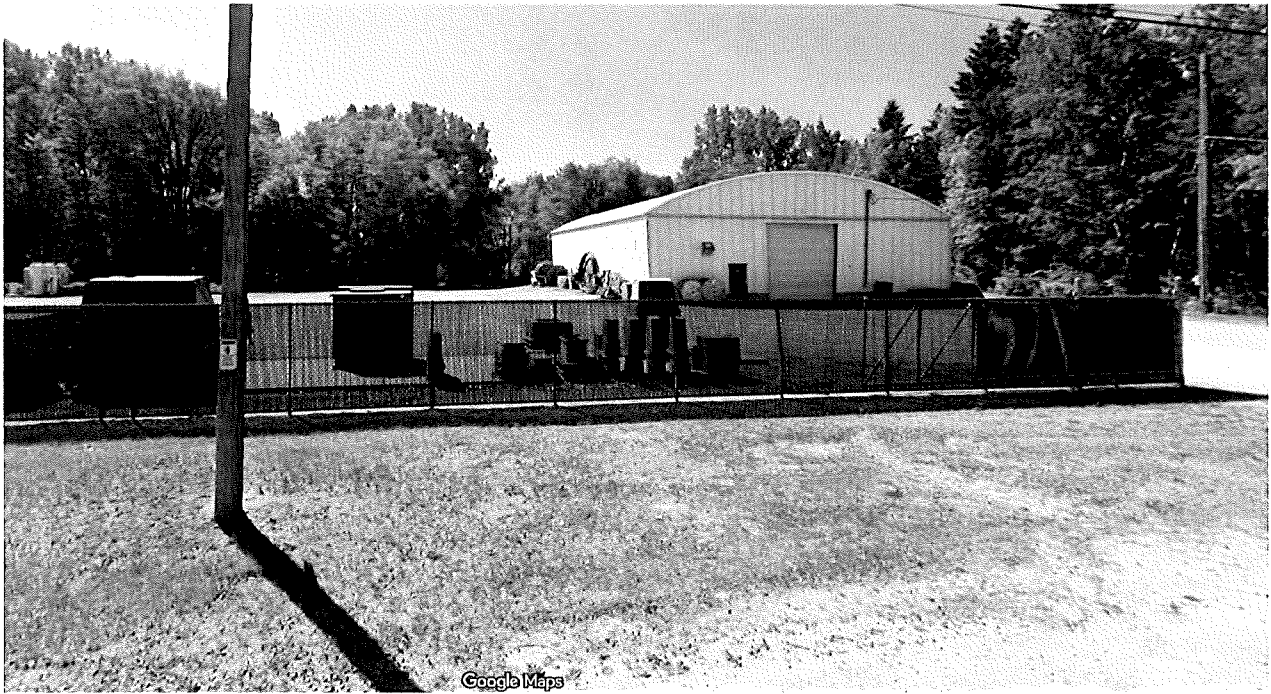
Last Updated:

Address: 360 S Main St, Clintonville, WI 54929

COMMERCIAL BROKER OPINION OF VALUE

260 7th Street

Clintonville, Wisconsin



Prepared Exclusively For:
Property Owner ~ The City of Clintonville WI

Prepared By:
Tamara Van Krey
Berkshire Hathaway HomeServices Fox Cities Realty
W6184 Aerotech Dr. Suite B, Appleton WI 54914

Tamara@TamarasTeam.com

920-851-8475

Date:
July 2026

TABLE OF CONTENTS

1. Executive Summary
2. Property Overview
3. Property Highlights
4. Location Analysis
5. Market Overview
6. Industrial Market Trends
7. Highest & Best Use
8. Comparable Sales Analysis
9. Comparable Adjustment Grid
10. Land Value Analysis
11. SWOT Analysis
12. Pricing Strategy
13. Marketing Strategy
14. Recommended Value
15. Next Steps

EXECUTIVE SUMMARY

260 7th Street presents a unique opportunity within the Clintonville industrial market. The property combines approximately 5,000 square feet of warehouse and office space with nine acres

of industrial-zoned land, creating an offering that is difficult to duplicate in today's market.

Key assets include:

- 3C Manufacturing zoning
- Approximately 5,000 SF warehouse
- Office space
- Basement
- Loading dock
- Three-phase electrical service
- Municipal water
- Municipal sewer
- Approximately nine acres
- Expansion potential
- Outdoor storage capability

Unlike many industrial properties in rural Wisconsin, the subject provides both functional existing improvements and substantial excess land for future growth.

This combination appeals to manufacturers, contractors, municipalities, logistics companies, equipment dealers, fabrication businesses, investors and owner-users.

PROPERTY OVERVIEW

Feature	Description
Address	260 7th Street
Municipality	Clintonville
County	Waupaca County
Building Size	Approx. 5,000 SF
Lot Size	Approx. 9 Acres
Zoning	3C Manufacturing
Utilities	Municipal Water & Sewer
Electric	Three Phase
Loading Dock	Yes

PROPERTY STRENGTHS

One of the strongest industrial offerings in Clintonville because it offers:

Existing warehouse

Industrial zoning

Large acreage

Municipal utilities

Loading dock

Three phase service

Office

Room for future expansion

Equipment storage

Truck parking

Potential for additional buildings

LOCATION ANALYSIS

Advantages include

Easy truck access

Located within Clintonville's industrial corridor

Convenient access to Highway 45

Reasonable proximity to

Shawano

New London

Marion

Appleton

Green Bay

Wausau

Ideal for companies serving Northeast Wisconsin.



MARKET CONDITIONS

Industrial inventory throughout Northeast Wisconsin continues to remain limited, particularly properties offering both existing warehouse improvements and excess industrial land.

Demand continues to come from

Manufacturers

Construction companies

Agricultural suppliers

Contractors

Distribution businesses

Storage users

Investment buyers

Businesses increasingly value existing three-phase electrical service and loading facilities due to the significant cost of installing these improvements today.

HIGHEST & BEST USE

The highest and best use remains continued industrial utilization.

Potential users include

Manufacturing

Warehouse

Distribution

Cabinet shop

Machine shop

Excavation company

Landscape contractor

Municipal garage

Fleet storage

Construction headquarters

Equipment dealership

Industrial investment

Current Market Competition

Property	Acres	List Price	Approx. Price/Acre	Comments
Commercial Drive, Waupaca	6.84	\$145,000	~\$21,200	Light industrial zoning, wooded, no improvements.
Commercial Drive, Waupaca	7.60	\$150,000	~\$19,700	Light industrial zoning, no improvements.
E. Green Bay St., Shawano	4.58	\$200,000	~\$43,700	High-visibility commercial site adjacent to Walmart, no improvements.
Industrial Lane, Manawa	6.25	\$225,000	~\$36,000	Industrial lot with concrete pad, municipal utilities available, no building.
Spurr Road, New London	7.80	\$275,000	~\$35,300	TID district, municipal utilities available, no building.
1342 E. Green Bay St., Shawano	4.63	\$280,000	~\$60,500	Prime commercial corridor, municipal utilities available, no building.

1342 E Green Bay St. Shawano is the Best active Comparable

Click Link Below to see the Active Land Comps

[Click Here to View Listings](#)

Comparable 1

W4800 Lake Drive

10 Acres

30x40 Shop

Sold \$200,000

Excellent benchmark for improved acreage.

Strength

Improved property

Large parcel

Weakness

Residential zoning

Smaller building

No warehouse capability

Best comparable Available

Comparable 2

Pelican Drive

Commercial development land

6 Acres

Sold: \$225,000

Supports premium pricing for commercially zoned acreage.

Comparable 3

Mill Creek Road

14.6 Acres

Barn

Well

Septic

Sold: \$148,000

Supports land value for larger acreage.

Comparable 4

Pioneer Road

10 Acres

Wooded

Sold: \$92,180

Represents lower end of land value.

Click link below to view the comparable listing Spec Sheets

[Click Here to View Listings](#)

COMPARABLE ADJUSTMENT GRID

Property	Land	Improvements	Utilities	Industrial Zoning	Adjustment
Subject	9 Acres	4,800 SF Warehouse	Municipal	Yes	Baseline
Richmond	Smaller	Better warehouse	Municipal	Yes	+Land
Lake Drive	Similar	Small shop	Limited	No	+Building
Pelican	Smaller	None	Municipal	Potential	+Building
Mill Creek	Larger	Barn	Private	Agricultural	+Industrial
Pioneer	Similar	None	None	Ag	+Utilities +Building

LAND VALUE ANALYSIS

Recent land sales demonstrate values between approximately \$9,000 and \$37,500 per acre depending upon zoning, improvements, utility availability and location. The subject property's manufacturing zoning, municipal utilities and established industrial infrastructure support a value toward the upper end of that range.

Estimated land contribution: \$125,000 to \$150,000

BUILDING VALUE

The building adds Value, however not at today's price to rebuild

Three phase power

Loading dock

Bathroom

Secured Fenced Lot

Industrial construction

Municipal services

Estimated building contribution: \$125,000-\$150,000

SWOT ANALYSIS

Strengths

Large acreage
Manufacturing zoning
Municipal utilities
Three phase power
Loading dock
Warehouse
Expansion potential
Limited market competition

Weaknesses

Smaller buyer pool than Fox Valley
May require modernization depending on buyer
Age of improvements

Opportunities

Regional manufacturers
Contractor headquarters
Investor purchase
Redevelopment
Additional warehouse construction
Equipment storage

Threats

Higher interest rates
Limited local industrial inventory turnover
Potential environmental due diligence

PRICING STRATEGY

The pricing objective is to maximize exposure while remaining competitive with replacement cost and current industrial demand.

Recommended positioning

Initial List Price

\$250,000 - \$300,000

Expected Negotiation Range

\$265,000-\$295,000

Should multiple qualified buyers emerge, the upper end of this range may be exceeded.

MARKETING PLAN

Professional Photography

Exterior

Interior

Drone

Twilight photography

Drone Video

Entire nine-acre parcel

Truck access

Expansion potential

Property Website

Dedicated property website

Interactive floor plan

Drone tour

GIS mapping

Zoning documents

Utility information

Commercial Exposure

LoopNet

Crexi

CoStar (if available)

Commercial Exchange

RANW MLS

Berkshire Hathaway Commercial Network

Email campaign targeting regional manufacturers and investors

Direct Marketing

Manufacturing companies

Construction firms

Equipment dealers

Fleet operators

Municipalities

Industrial investors

Commercial brokers throughout Wisconsin

RECOMMENDED VALUE

After reviewing regional industrial demand, available market comparables, current land sales, utility infrastructure, zoning, and the property's unique combination

of improvements and acreage, the estimated market value is:

\$250,000 to \$300,000

Recommended List Price

\$250,000 - \$300,000

This price balances market competitiveness with the property's unique characteristics and leaves room for negotiation while remaining attractive to owner-users and investors.

A black and white photograph of a smiling woman, Tamara VanKrey, with short blonde hair, wearing a white sleeveless top. She is positioned in front of a dark background. The image is framed by a dark border containing text and contact information.

BERKSHIRE HATHAWAY HOMESERVICES | FOX CHIEFS REALTY | BERKSHIRE HATHAWAY HOMESERVICES | FLORIDA REALTY

SELLING YOUR PROPERTY

Tamara VanKrey
REAL ESTATE

📞 920-851-8475

✉️ tamara@tamarasteam.com

📍 NE Wisconsin / SW Florida

🌐 www.tamaravankrey.com

CITY OF CLINTONVILLE UTILITY COMMISSION ORDINANCE

The Common Council of the City of Clintonville ordains as follows:

(1) **FINDINGS AND PURPOSE.** The City of Clintonville finds that the ownership and operation of water, wastewater, and electric utilities by the City is in the public interest. To that end, the City entrusts the management of its water, wastewater and electric utilities to an independent and non-partisan body, the Clintonville Utility Commission. This ordinance is intended to codify the powers of the Clintonville Utility Commission.

(2) **SUCCESSOR STATUS.** The Utility Commission established under this ordinance is a successor to the City's existing Utility Committee. It has all the rights, duties, powers and interests described below, whether granted by ordinance, statute, contract or otherwise. The existing citizen member(s) of the Utility Committee shall serve the remainder of their present terms of office.

(3) Sections 13.01, 13.04, 13.05, 13.06, 13.08, 13.09, and 13.10 of the Municipal Code of the City of Clintonville are repealed and recreated to read:

Section 13.01. UTILITY COMMISSION.

(a) **CREATION.** There is hereby created an independent and non-partisan Utility Commission to manage and operate the electric, wastewater, and water utilities of the City.

(b) **MEMBERSHIP; TERMS.** It is the intent of this Section to keep the number of voting members of the Utility Commission always at five (5), of which two (2) shall be elected officials of the City Government. One of the five Commissioners may be the Mayor, who shall serve on the Commission without additional compensation and whose term shall be for the duration of their term as Mayor, and who will have the authority to vote.

At least one, but no more than two of the five Commissioners shall be an alderperson or alderpersons, who shall serve on the Commission without additional compensation and whose term(s) shall be for the duration of their term(s) as alderperson alderpersons (two years), and who will have the authority to vote.

The remaining three Commissioners shall be residents of the area serviced by any of the City of Clintonville's utilities, each of whom shall serve a three-year term. These terms shall be staggered so that no more than one citizen Commissioner's term shall expire each year. The compensation of the citizen Commissioners will be set by the City of Clintonville Common Council and amended from time to time.

(c) **APPOINTMENTS.** The Common Council shall elect the citizen Commissioners by a two-thirds majority vote of the Common Council members present at the vote at its first regular meeting in September for terms to commence on the October 1 following appointment. In the case of a vacancy of a citizen Commissioner on the Commission, the Common Council at a regular meeting may appoint a citizen Commissioner to fill the vacancy for the remainder of the term by a simple majority vote of the Common Council members present at the vote .

The alderperson Commissioner or Commissioners shall be appointed by the Mayor subject to approval by a two-thirds majority vote of the Common Council members present at the vote. When an alderperson sitting on the Commission ceases to be a member of the Common Council, a vacancy shall be created. Such vacancy shall be filled by appointment by the Mayor subject to approval by a simple majority vote of the Common Council members present at the vote.

(d) **POWERS OF COMMISSION.** (1) Charge and Management. The Commission shall take entire charge and management of the City's water, wastewater, and electric utilities and any other public utility authorized by the Common Council. The Commission shall have full authority to supervise the operation of the utility subject only to the general control and supervision of the Common Council, with such general control and supervision being exercised through the enactment and amendment of this Ordinance.

(2) Manager. The Commission shall appoint a Utility Manager, fix their compensation and duties and provide for the authority of the Manager to act on behalf of the Commission. The Utility Manager, before taking office, shall give a bond to the City for the faithful performance of the duties of their office in such amount as the Utility Commission shall direct. The bond shall be approved by the Mayor and filed with the City Clerk-Treasurer.

(3) Other Employees; Consultants. The Commission may employ and fix the compensation of such other employees as the Commission deems necessary or convenient for the management and operation of the City's utilities. The Commission also may employ the services and fix the compensation of such other agents or consultants as the Commission deems necessary or convenient for the operation and management of the utilities.

(4) Rates, Rules and Regulations. The Commission shall have authority to fix rates and establish rules and regulations for the governance, management and operation of the utilities, subject to the jurisdiction of the Public Service Commission of Wisconsin, and establish rules for the governance of its own proceedings.

(5) Contract. The Commission shall have full authority to let bids and enter into contracts in the name of the City, provided that such contracts are necessary or convenient to the management and operation of the utilities.

(6) Other Powers. The Commission shall have such other powers as are necessary or convenient to the management and operation of the City's public utilities, and the City intends that the Commission shall have full authority respecting the utilities unless that authority is specifically withheld by statute.

(e) ORGANIZATION. The Commissioners shall choose from among their number a President and Secretary and shall appoint a Utility Clerk who shall perform the duties of a bonded cashier, shall keep accurate books and accounts of utility revenues and expenses, and shall perform such other duties as the Commission shall from time to time direct. The Utility Clerk, before taking office, shall give a bond to the City for the faithful performance of the duties of their office in such amount as the Utility Commission shall direct. The bond shall be approved by the Mayor and filed with the City Clerk-Treasurer.

(f) UTILITY EXPENSES. Utility expenses shall be audited by the Commission at its regular meeting, and if approved by its President and Secretary, shall be paid by the Utility Clerk. The Commission may authorize the payment of labor, salaries and such other regular expenses as the Commission may determine, including but not limited to power and fuel bills, to be paid as they become due, if approved by the President and Secretary. Utility expenses shall be separately accounted for by each of the water, wastewater, and electric utility funds.

(g) RECEIPTS. All utility receipts shall be paid to the Utility Clerk. Utility funds shall be separately accounted for by each of the water, wastewater and electric utility funds and shall be subject to disposition as the Commission shall direct.

(h) AUDIT. On an annual basis, the funds and accounts of the utility funds shall be audited by a certified public accounting firm and open to public inspection. Utility audited financials may be included with the City's audited financials.

(i) CONSTRUCTION; DEFINITION. This Ordinance shall be liberally construed to effect its purpose. As used herein, the terms "management and control" or "management and operation" shall be construed broadly and shall include, without limitation by enumeration, all authority related to the utility properties of the City, and all authority related to purchasing, acquiring, leasing, constructing, adding to, improving, conducting, controlling, operating, or managing the City's public utilities, except as specifically withheld by statute.

Utility Commission
Ordinance Feature

Wis. Stat. § 66.0805

(~~statutory~~)

Enacting Instrument

Municipality's choice: general or charter ordinance(s)

Utilities Covered

Municipality's choice: commission may operate two or more public utilities "as a single enterprise"

(Wis. Stat. § 66.0805(5));
utilities may instead be operated by board of public works (Wis. Stat. § 66.0805(6)).
Combination of ~~statutory~~ requirement & **municipality's choice**: 3, 5, or 7 total

Commission Size and Leadership

commissioners (Wis. Stat. § 66.0805(1))

~~Statutory~~

~~requirement~~: Commission must "choose a president and a secretary"
Municipality's choice: none, ex-officio non-voting member, full voting member
~~Statutory requirement~~: commissioners must be elected by

Mayor's Role / Participation

City Council's Role / Participation

City Council (Wis. Stat. § 66.0805(2)). **Municipality's choice** whether any City Councilor will be
~~Statutory requirement~~: City Council must "provide for the **nonpartisan** management of a municipal public utility" (Wis. Stat. § 66.0805(1)).

Citizen Participation

Stat. § 66.0805(1)). The meaning of the word "nonpartisan" is unclear, but it encourages participation by local citizens.

Term Length (Citizen Commissioners)

Statutory requirement: term length of citizen commissioners must be "of as many years as there are

commissioners" (Wis. Stat. §

Compensation of Commissioners

Municipality's choice

Statutory requirement: City Council must "provide for the nonpartisan management of a municipal public utility" (Wis.

Independence Language

Stat. § 66.0805(1)).
commissioners "shall be responsible for the entire management of and shall supervise the operation of the utility" while "under the general control and supervision of the [City

City Council Oversight

Municipality's choice: Commission may appoint and compensate a manager, employ city services, employ and compensate subordinates

Hiring Authority

(Wis. Stat. § 66.0805(3))
Council may provide for the commission's "designated general powers in the construction, extension, improvement, and operation of the utility;" however, **statutory requirement:** "Actual construction work shall be under the immediate supervision of the board of public works or corresponding authority" (Wis.

Rate-setting Authority and Other Powers

Statutory requirement: Commission must keep books in a manner decided by the DOT or PSC (Wis.

Auditing and Expenses

Stat. § 66.0805(3))
Municipality's choice: City Council may require departmental expenditures to be audited by the commission (then paid by the city)

Comparison 1: Kaukauna (created 2011, relevant updates in 2022)	Comparison 2: Manitowoc (creation date unknown, relevant updates in 2013 and 2016)
--	---

General ordinance (§ 1.32)	Charter ordinances (§§ 2.090, 3.060, 12.010, 12.030, 12.050, 12.070)
-----------------------------------	---

Electric, Water, Communications	Electric, Water, Communications
--	--

7	7
----------	----------

Voting member	Non-voting member (ex officio)
----------------------	---------------------------------------

1 alderperson – chairperson of the board of public works (voting)	1 member of Common Council (ex officio)
--	--

5 citizen members	5 citizen members
--------------------------	--------------------------

5 years

5 years

Set by Council and amended "from time to time"

Not specified / none

Express ("There is hereby created an independent and nonpartisan utility commission . . .")

Implied

By ordinance

Detailed control and supervision thresholds placed on large construction projects, rules and regulations on water main assessments, extension of services *outside* city limits, eminent domain

Commission hires manager & staff

Commission hires manager & staff

Broad powers in commission: fixing rates (w/ PSC oversight), entering into contracts, "such other powers as are necessary or convenient to the management and operation" of the city's utilities

Slightly narrower, somewhat specific powers in commission: fixing rates (w/ PSC oversight), entering into contracts, purchasing and selling real estate, extending services *within* city limits, "full authority to supervise the operation of these utilities" (*See City Council Oversight*)

Annual audit; receipts to be paid and reconciled "to the general ledger at least once a month;" each utility's "funds shall be separately accounted for"

Expenses audited at commission's regular meetings; receipts to be paid to Finance Director on a daily basis; each utility's funds and expenses "shall be separately accounted for"

Comparison 3: Shawano
(created 1998, frequently updated)

Comparison 4: New London
(created 1990, relevant updates in
2003)

Combination of general and charter

General ordinances (§§ 6.01-6.04) ordinances (§§ 1.05(6), 13.01-13.09)

Electric & Fiber (Water & Sewer managed separately by DPW) Electric & Water (Sewer managed separately by Public Works Committee and DPW)

7

5

Voting member

Not a member

2 alderpersons (voting), appointed by City Council President and approved by 2/3 City Council vote None

4 citizen members OR 3 citizen members and City Administrator (ex officio)

5 citizen members

7 years
Per meeting compensation
"determined by the Council from
time to time"

3 years
Monthly stipend (\$25)

Implied

Implied

Public works projects and
contracts must be "budgeted by
the Council" prior to commencement Expansion/extension limits

Commission hires manager & staff;
specific qualifications and duties
for manager

Commission hires manager & staff

Slightly narrower, highly-specific powers in commission: establishing policies, fixing rates (w/ PSC oversight), investing surplus funds, enter into contracts, right to enter serviced property, "such other powers as are necessary or convenient to the management and operation of the SMU and the FOD" (*See City Council Oversight*)

Broad, highly-specific powers in commission: public works projects and contracts must be "budgeted by the Commission," establishing policies, fixing rates (w/ PSC oversight), investing surplus funds, enter into contracts, right to enter serviced property, extending service *beyond* city limits w/ Council's permission

Annual audit; bills/receipts must be presented to Council for approval (no timeframe specified); separate annual budgets for electric and fiber utilities required

Annual audit; bills/receipts approved by Commission; separate annual budgets for each utility required

Takeaways & Considerations

Clintonville's Choice

The comparisons represent a spectrum of least to most complicated enacting schemes (Kaukauna --> Shawano --> New London --> Manitowoc). We would recommend a simpler enacting instrument (i.e. one unified ordinance). Charter ordinances are more durable, while general ordinances are more flexible.

Combined vs. split utility structure is a key choice to make early on.

7 members is most common; 3 is not. All comparisons provide for selection of president and secretary; some also require selection of a Vice President.

Mayoral membership and ability to vote is a key policy choice.

Multiple council members can be on the commission while preserving "nonpartisan" character.

Citizen majority membership is the best practice; it helps preserve the commission's "nonpartisan" character.

longer terms level continuity and independence. There seem to be mixed opinions on what it means for the term length to be "of as many years as there are commissioners."

Lots of flexibility here.

While it is not required, express language asserting the commission's nonpartisan character is recommended.

Thresholds help preserve autonomy while retaining control, but City Council must be careful not to infringe too much on the commission's management, supervision, and operation of the utility/utilities.

Who the commission can hire is an important choice; it is most common to allow the commission to hire a manager and subordinate staff as needed.

There are many critical choices to make here: the powers granted to the commission, the level of specificity for those powers, the extent of oversight /control by the City Council, etc. **We would gladly to discuss norms and Clintonville-specific considerations in more detail.**

Annual audits are best practice. Frequency/process for payment of utility receipts varies. Budgeting /accounting for each utility separately is recommended.

CHAPTER 13
MUNICIPAL UTILITIES

SUBCHAPTER I: CLINTONVILLE UTILITY COMMISSION

- 13.01 Utility Commission
- 13.02 Extension of Services
- 13.03 Cross-Connection to Water Service
- 13.04 Private Well Abandonment
- (13.05 – 13.20 Repealed)

SUBCHAPTER II: CLINTONVILLE SEWER UTILITY

- 13.21 Management of Clintonville Sewer Utility
- 13.22 Private and Public Sewer User Regulations
- 13.23 Sewer User Charges (Revision Adopted 9-9-08)

SUBCHAPTER III: WELLHEAD PROTECTION ORDINANCE

- 13.24 Wellhead Protection Ordinance

SUBCHAPTER I: CLINTONVILLE UTILITY COMMISSION

13.01 UTILITY COMMISSION

- (a) **CREATION.** There is hereby created an independent and non-partisan Utility Commission to manage and operate the electric, wastewater, and water utilities of the City.
- (b) **MEMBERSHIP; TERMS.** It is the intent of this Section to keep the number of voting members of the Utility Commission always at five (5), of which two (2) shall be elected officials of the City Government. One of the five Commissioners may be the Mayor, who shall serve on the Commission without additional compensation and whose term shall be for the duration of their term as Mayor, and who will have the authority to vote.

At least one, but no more than two of the five Commissioners shall be an alderperson or alderpersons, who shall serve on the Commission without additional compensation and whose term(s) shall be for the duration of their term(s) as alderperson or alderpersons (two years), and who will have the authority to vote.

The remaining three Commissioners shall be residents of the area serviced by any of the City of Clintonville's utilities, each of whom shall serve a three-year term. These terms shall be staggered so that no more than one citizen Commissioner's term shall expire each year. The compensation of the citizen Commissioners will be set by the City of Clintonville Common Council and amended from time to time.

- (c) **APPOINTMENTS.** The Common Council shall elect the citizen Commissioners by a two-thirds majority vote of the Common Council members present at the vote at its first regular meeting in September for terms to commence on the October 1 following appointment. In the case of a vacancy of a citizen Commissioner on the Commission, the Common Council at a regular meeting may appoint a citizen Commissioner to fill the vacancy for the remainder of the term by a simple majority vote of the Common Council members present at the vote.

The alderperson Commissioner or Commissioners shall be appointed by the Mayor subject to approval by a two-thirds majority vote of the Common Council members present at the vote. When an alderperson sitting on the Commission ceases to be a member of the Common Council, a vacancy shall be created. Such vacancy shall be filled by appointment by the Mayor subject to approval by a simple majority vote of the Common Council members present at the vote.

(d) POWERS OF COMMISSION.

- (1) Charge and Management. The Commission shall take entire charge and management of the City's water, wastewater, and electric utilities and any other public utility authorized by the Common Council. The Commission shall have full authority to supervise the operation of the utility subject only to the general control and supervision of the Common Council, with such general control and supervision being exercised through the enactment and amendment of this Ordinance.
- (2) Manager. The Commission shall appoint a Utility Manager, fix their compensation and duties and provide for the authority of the Manager to act on behalf of the Commission. The Utility Manager, before taking office, shall give a bond to the City for the faithful performance of the duties of their office in such amount as the Utility Commission shall direct. The bond shall be approved by the Mayor and filed with the City Clerk-Treasurer.
- (3) Other Employees; Consultants. The Commission may employ and fix the compensation of such other employees as the Commission deems necessary or convenient for the management and operation of the City's utilities. The Commission also may employ the services and fix the compensation of such other agents or consultants as the Commission deems necessary or convenient for the operation and management of the utilities.
- (4) Rates, Rules and Regulations. The Commission shall have authority to fix rates and establish rules and regulations for the governance, management and operation of the utilities, subject to the jurisdiction of the Public Service Commission of Wisconsin, and establish rules for the governance of its own proceedings.
- (5) Contract. The Commission shall have full authority to let bids and enter into contracts in the name of the City, provided that such contracts are necessary or convenient to the management and operation of the utilities.
- (6) Other Powers. The Commission shall have such other powers as are necessary or convenient to the management and operation of the City's public utilities, and the City intends that the Commission shall have full authority respecting the utilities unless that authority is specifically withheld by statute.

(e) ORGANIZATION. The Commissioners shall choose from among their number a President and Secretary and shall appoint a Utility Clerk who

shall perform the duties of a bonded cashier, shall keep accurate books and accounts of utility revenues and expenses, and shall perform such other duties as the Commission shall from time to time direct. The Utility Clerk, before taking office, shall give a bond to the City for the faithful performance of the duties of their office in such amount as the Utility Commission shall direct. The bond shall be approved by the Mayor and filed with the City Clerk-Treasurer.

- (f) **UTILITY EXPENSES.** Utility expenses shall be audited by the Commission at its regular meeting, and if approved by its President and Secretary, shall be paid by the Utility Clerk. The Commission may authorize the payment of labor, salaries and such other regular expenses as the Commission may determine, including but not limited to power and fuel bills, to be paid as they become due, if approved by the President and Secretary. Utility expenses shall be separately accounted for by each of the water, wastewater, and electric utility funds.
- (g) **RECEIPTS.** All utility receipts shall be paid to the Utility Clerk. Utility funds shall be separately accounted for by each of the water, wastewater and electric utility funds and shall be subject to disposition as the Commission shall direct.
- (h) **AUDIT.** On an annual basis, the funds and accounts of the utility funds shall be audited by a certified public accounting firm and open to public inspection. Utility audited financials may be included with the City's audited financials.
- (i) **CONSTRUCTION; DEFINITION.** This Ordinance shall be liberally construed to effect its purpose. As used herein, the terms "management and control" or "management and operation" shall be construed broadly and shall include, without limitation by enumeration, all authority related to the utility properties of the City, and all authority related to purchasing, acquiring, leasing, constructing, adding to, improving, conducting, controlling, operating, or managing the City's public utilities, except as specifically withheld by statute.

13.02 EXTENSION OF SERVICES

- (a) **Extension of service.** The city does hereby limit its extension of water and/or sewer service as provided by the Clintonville Utility Commission (CUC) to the following:
 - (1) Those areas and/or properties that presently have sewer service, water service or both sewer and water service furnished to said property.

- (2) Those areas and/or properties that presently have either water or sewer service servicing their properties, which areas or properties also have the other utility service (water or sewer) abutting the property and the property is not hooked up to the abutting utility service. Said areas or properties shall be allowed access to the utility service that fronts their property; provided, however, that the property owner shall pay the applicable assessment for hookup pursuant to CUC policy.
 - (3) Those areas or properties that are presently connected to city water, sewer or both water and sewer service, said connection being by nonstandard methods. While the property may continue to be served by the utility service that is available, the city makes no type of commitment, promise or guarantee that in the future such nonstandard connections will be allowed. In the event the utility service is rebuilt, amended, redesigned or in any way changed, such alteration may affect the ability of the property to be served by a nonstandard connection method. In the event that the utility service is rebuilt, amended, redesigned or in any way changed, the city intends to require annexation before such rebuild, amendment, redesign or change is done.
 - (4) All other properties which are located outside of the corporate limits of the city which are presently being served by sewer and/or water service according to the records of the CUC as of July 11, 2000.
- (b) General provisions.
- (1) In order to provide adequate fire protection for persons and property within the corporate limits of the city and to ensure the public health and safety of the residents, and for conserving the available water supply, it is necessary to limit the unincorporated area served to those areas listed in Subsection (a) above.
 - (2) Although the city has previously provided water and/or sewer service to the aforesaid areas and sites, such service shall not be construed as a hold out or an offer by the city to furnish water and/or sewer service beyond its corporate limits. The city reserves the right to further limit such areas should such further action be necessary.
 - (3) Only in exceptional cases and when authorized by the Council by ordinance may sewer and/or water service be furnished to consumers outside the city limits. The applicant for such service shall state fully all of the conditions affecting such usage; shall

fully comply with requirements as to plumbing, safeguarding and use applicable to users of water and/or sewer service within the city limits; and shall, if required by the Council, pay for service and water in advance.

- (4) Mains or services laid and the installation thereof outside of the city limits shall be in accordance with the specifications of and under the supervision of the CUC. Maintenance of such mains or services shall conform to general city requirements. Customers receiving sewer and/or water service in accordance with the provisions of this section shall be subject to the water rates and sewerage service charge and any other fee or charge imposed for such utility service by the CUC.

13.03 CROSS-CONNECTION TO WATER SERVICE

- (a) **DEFINED.** A cross-connection is defined as any physical connection or arrangement between 2 otherwise separate systems, one of which contains potable water from the city water system and other, water from a private source, water of unknown or questionable safety, or steam, gases or chemicals, whereby there may be a flow from one system to the other, the direction of flow depending on the pressure differential between the 2 systems.
- (b) **CROSS-CONNECTION AND INTERCONNECTION RESTRICTED.** No person shall establish or maintain any cross-connection. No interconnection shall be established whereby potable water from a private, auxiliary or emergency water supply other than the regular public water supply of the city may enter the supply or distribution system of the city unless such private auxiliary or emergency water supply and the method of connection and use of such supply shall have been approved by the General Manager and supply shall have been approved by the Utility Manager and by the State Department of Natural Resources in accordance with Wis. Adm. Code NR 810.15.
- (c) **MANAGER TO INSPECT.** It shall be the duty of the Utility Manager to cause inspections to be made of all properties served by the public water system where cross-connections with the public water system are possible. The frequency of inspections and reinspection, based on potential health hazards involved, shall be established by the Utility Manager and as approved by the Wisconsin Department of Natural Resources.
- (d) **RIGHT OF ENTRY.** Upon presentations of credentials, the representative of the Utility shall have the right to request entry at any reasonable time to examine any property served by a connection to the public water system of the city for cross-connections. If entry is refused, such representative shall

obtain a special inspection warrant under § 66.122, Wis. Stats. On request, the owner, lessee or occupant of any property so served shall furnish to the inspection agency any pertinent information regarding the piping system or systems on such property.

- (e) **ENFORCEMENT.** The Utility is hereby authorized and directed to discontinue water service to any property wherein any connection in violation of the section exists, and to take such other precautionary measures necessary to eliminate danger of contamination of the public water system. Water service shall be disconnected only after reasonable notice and opportunity for hearing under ch. 6 of the Code, except as provided in sub. (6) below. Water service to such property shall not be restored until below. Water service to such property shall not be restored until the cross-connection has been eliminated in compliance with the provisions of this section.
- (f) **EMERGENCY DISCONTINUANCE.** If it is determined by the Utility Manager that a cross-connection or an emergency endangers public health, safety or welfare and requires immediate action and a written finding to that effect is filed with the City Clerk and delivered to the customer's premises, service may be immediately discontinued. The customer shall have an opportunity for hearing under ch. 6 of the Code within 10 days of such emergency's discontinuance.
- (g) **STATE CODE ADOPTED.** The State Plumbing Code, Wis. Adm. Code SPS 382 is hereby adopted by reference. This section is supplementary to the State and City Plumbing Codes.

13.04 PRIVATE WELL ABANDONMENT.

SECTION 1. PURPOSE

To prevent contamination of groundwater and to protect public health, safety and welfare by assuring that unused, unsafe or noncomplying wells which may serve as conduits for contamination or wells which may be cross-connected to the municipal water system, are properly abandoned.

SECTION 2. APPLICABILITY

This ordinance applies to all wells located on the premises served by the CUC.

SECTION 3. DEFINITIONS

A. "Municipal water system" means a system for the provision to the public of piped water for human consumption when such systems has at least 15 service connections or regularly serves at least 25 year-round residents owned or operated by a city, village, county, town, town

sanitary district, utility district or public institution as defined in s. 49.10(12)(f)1., Wisconsin Statutes, or a privately owned water utility serving any of the above.

B. "Noncomplying" means a well or pump installation which does not comply with the provisions of ch. NR 112, Wisconsin Administrative Code, in effect at the time the well was constructed, a contamination source was installed, the pump was installed, or work was done on either the well or pump installation.

C. "Pump installation" means a pump and related equipment used for withdrawing water from a well including the discharge piping, the underground connections, pitless adapters, pressure tanks, pits, sampling faucets and well seals or caps.

D. "Unsafe" means a well or pump installation which produces water which is bacteriologically contaminated or contaminated with substances in exceedance of the standards of chs. NR 809 or 140, Wisconsin Administrative Code, or for which a Health Advisory has been issued by the Department of Natural Resources.

E. "Unused" means a well or pump installation which is not in use or does not have a functional piping system.

F. "Well" means an excavation or opening into the ground made by digging, boring, drilling, driving or other methods for the purpose of obtaining groundwater for consumption or other use.

G. "Well Abandonment" means the filling and sealing of a well according to the provisions of ch. NR 812.26, Wisconsin Administrative Code.

SECTION 4. ABANDONMENT REQUIRED

All wells located on premises served by the municipal water system shall be abandoned in accordance with the terms of this ordinance and ch. NR 812.26, Wisconsin Administrative Code, by (December 31, 1991), or no later than 1 year from the date of connection of the municipal water system whichever occurs last, unless a well operation permit has been obtained by the well owner from the Director of Public Works (hereafter "Director") or his/her designee.

SECTION 5. WELL OPERATION PERMIT

The Director or his/her designee may grant a permit to a private well owner to operate a well for a period not to exceed 5 years providing the conditions of this section are met. An owner may request renewal of a well operation permit by submitting information verifying that the conditions of this section are met. The Director, or its agent, may conduct inspections or have water quality tests conducted at the applicant's expense to obtain or verify information necessary for consideration of a permit application or renewal. Permits, applications and renewals shall be made on forms provided by the Director. The following conditions must be met for issuance or renewal of a well operation permit:

1. The well and pump installation meet or are upgraded to meet the requirements of ch. NR 812.42, Wisconsin Administrative Code,

2. The well construction and pump installation have a history of producing bacteriologically safe water as evidenced by at least 2 samplings taken a minimum of 2 weeks apart. No exception to this condition may be made for unsafe wells, unless the Department of Natural Resources approves, in writing, the continued use of the well,

3. There are no cross-connections between the well and pump installation and the municipal water system, and

4. The proposed use of the well and pump installations can be justified as being necessary in addition to water provided by the municipal water system.

SECTION 6. ABANDONMENT PROCEDURES

A. All wells abandoned under the jurisdiction of this ordinance or rule shall be abandoned according to the procedures and methods of ch. NR 812.26, Wisconsin Administrative Code. All debris, pump, piping, unsealed liners and any other obstructions which may interfere with sealing operations shall be removed prior to abandonment.

B. The owner of the well, or the owner's agent, shall notify the Director at least 48 hours prior to commencement of any well abandonment activities. The abandonment of the well shall be observed by Director or his/her designee.

C. An abandonment report form, supplied by the Department of Natural Resources, shall be submitted by the well owner to the Director and the Department of Natural Resources within 10 days of the completion of the well abandonment.

Revised & Adopted 9-10-91

SECTION 7. PENALTY

Any well owner violating any provision of section 13.04 of this ordinance shall upon conviction be punished by forfeiture of not less than \$100.00 nor more than \$500.00 and the cost of prosecution. Each day of violation is a separate offense. If any person fails to comply with this ordinance for more than 10 days after receiving written notice of the violation, the City of Clintonville may impose a penalty and cause the well abandonment to be performed and the expense to be assessed as a special tax against the property. Revised & Adopted 9-10-91

SUBCHAPTER II: CLINTONVILLE SEWER UTILITY

13.21 MANAGEMENT OF CLINTONVILLE SEWER UTILITY. The Clintonville Sewer Utility shall be managed by the Clintonville Utility Commission pursuant to section 13.01 of this Chapter.

13.22 PRIVATE AND PUBLIC SEWER USER REGULATIONS.

(1) DEFINITIONS.

(a) Ammonia Nitrogen (NH₃-N). One of the oxidation states of nitrogen in which nitrogen is combined with hydrogen in molecular form as NH₃ or in ionized form as NH₄⁺. Quantitative determinations of ammonia nitrogen shall be made in accordance with procedures set forth in "Standard Methods."

(b) Approving Authority. The CUC and/or Clintonville Utility Manager.

(c) Biochemical Oxygen Demand (BOD). The quantity of oxygen utilized in the biochemical oxidation of organic matter in 5 days at 20° C., expressed as milligrams per liter. Quantitative determination of BOD shall be made in accordance with procedures set forth in "Standard Methods."

(d) Building Drain. That part of the lowest horizontal piping of a drainage system which receives the discharge from waste and other drainage pipes inside the walls of the building and conveys it to the building sewer, beginning approximately 5 feet outside the inner face of the building wall.

(e) Building Sewer. The extension from the building drain to the public sewer or other place of disposal; also called house connection or lateral. Subject to chs. 8 and 15 of this Code and the applicable administrative rules of the DNR and except as provided in this section, building sewers shall not be subject to the jurisdiction of the City and the City shall not be responsible for the construction and/or maintenance of such sewers.

(f) Combined Sewer. Any sewer intended to serve as a sanitary sewer and a storm sewer.

(g) Commercial User. Any user whose premises are used primarily for the conduct of a profit- oriented enterprise in the fields of construction, wholesale or retail trade, finance, insurance, real estate or services, and who discharges primarily normal domestic sewage. This definition shall also include multi-family residences having 3 or more units served by a single meter.

(h) Composite Sample (24 Hours). The combination of individual samples taken at intervals of not more than one hour.

(i) Compatible Pollutant. Biochemical oxygen demand, suspended solids, pH, or fecal coliform bacteria, plus additional pollutants identified in the NPDES permit for the publicly owned treatment works receiving the pollutants if such works was designed to treat such additional pollutants, and in part does remove such pollutants to a substantial degree.

(j) Chlorine Requirement. The amount of chlorine, in milligrams per liter, which must be added to sewage to produce a specified residual chlorine content in accordance with procedures set forth in "Standard Methods."

(k) Easement. An acquired legal right for the specific use of land owned by others.

(l) Floatable Oil. Oil, fat or grease in a physical state such that it will separate by gravity from wastewater by treatment in an approved pretreatment facility. A wastewater shall be considered free of floatable oil if it is properly pretreated and the wastewater does not interfere with the collection system.

(m) Flow Proportional Sample. A sample taken that is proportional to the volume of flow during the sampling period.

(n) Ground Garbage. The residue from the preparation, cooking and dispensing of food that has been shredded to such degree that all particles will be carried freely in suspension under the flow conditions normally prevailing in public sewers with no particle greater than 1/2 inch in any dimension.

(o) Incompatible Pollutant. Any pollutant which is not a compatible pollutant.

(p) Industrial User. Any user whose premises are used primarily for the conduct of a profit-oriented enterprise in the fields of manufacturing, transportation, communications or utilities, mining, agriculture, forestry or fishing.

(q) Industrial Waste. Any trade or process waste from an industrial user.

(r) Institutional User. Any user whose premises are used primarily for the conduct of activities of a social, charitable or educational character.

(s) Intercepting Sewer. A sewer whose primary purpose is to convey sewage from a collection system or systems to a wastewater treatment plant. Size of the sewer is not a factor.

(t) Natural Outlet. Any outlet, including storm sewers and combined sewer overflows, into a watercourse, pond, ditch, lake or other body of surface water or ground waters.

(u) Normal Domestic Sewage. Sanitary sewage resulting from the range of normal domestic activities in which BOD, TSS and P04 concentrations do not exceed normal concentrations as described in the most current User Charge Document.

(v) WPDES Permit. Permit issued under the Wisconsin Pollutant Discharge Elimination System, Wis. Adm. Code NR 210.

(w) pH. The logarithm of the reciprocal of the hydrogen ion concentration. Neutral water, for example, has a pH value of 7 and a hydrogen concentration of 10^{-7} .

(x) Phosphorus (P). Total phosphorus in wastewater, which may be present in any of 3 principal forms, orthophosphate, polyphosphates and organic phosphates. Quantitative determination of total phosphorus shall be made in accordance with the procedures set forth in "Standard Methods."

(y) Pretreatment. An arrangement of devices and structures for the preliminary treatment or processing of wastewater required to render such wastes acceptable for admission to the public sewers.

(z) Private Sewer. Any sewer located outside of a public right of way or public easement. Except as provided in this section, a private sewer shall not be subject to the jurisdiction of the City and City shall not be responsible for the construction and/or maintenance of such sewer.

(aa) Public Authority. Any user whose premises are used for the conduct of the legislative, judicial, administrative or regulatory activities of Federal, State, local or international units of government-owned educational facilities; government-owned health facilities; or government-owned recreational facilities. This does not include government-owned or operated business establishments.

(bb) Public Sewer. Any sewer provided by or subject to the jurisdiction of the City. It shall also include sewers within or outside the City boundaries that serve one or more persons and ultimately discharge into the City sanitary sewer system, even though those sewers may not have been constructed with City funds. Public sewer shall not include private sewers or building sewers.

(cc) Sanitary Sewage. A combination of water-carried wastes from residences, business buildings, institutions and industrial plants, other than industrial wastes from such plants, together with such ground, surface and storm waters as may be present.

(dd) Sanitary Sewer. A sewer that carries sanitary and industrial water-carried wastes from residences, commercial buildings, industrial plants and institutions, together with minor quantities of ground, storm and surface water that are not admitted intentionally.

(ee) Segregated Domestic Wastes. May be defined as wastes from nonresidential sources resulting from normal domestic activities. These activities are distinguished from industrial, trade and/or process discharge wastes.

(ff) Sewage. The spent water of a community. The preferred term is "wastewater." (See par (ss) below)

(gg) Sewage System. The composite network of underground conduits carrying wastewater and appurtenances incidental thereto, i.e., manholes, lift stations and service lateral.

(hh) Sewer. A pipe or conduit that carries wastewater or drainage water.

(ii) Slug. Any discharge of water or wastewater which, in concentration of any given constituent or in quantity of flow, exceeds for any period of duration longer than 15 minutes more than 5 times the average 24 hour concentration of flows during normal operation and shall adversely affect the system and/or performance of the wastewater treatment works.

(jj) Standard Methods. The examination and analytical procedures set forth in the most recent edition of "Standard Methods for the Examination of Water, Sewage and Industrial Wastes," published jointly by the American Public Health Association, the American Water Works Association and the Federation of Sewage and Industrial Wastes Associations.

(kk) Storm Drain. Sometimes termed "storm sewer." A drain or sewer for conveying water, groundwater, subsurface water or unpolluted water from any source.

(ll) Storm Water Runoff. That portion of the rainfall that is drained into the sewers.

(mm) Suspended Solids (SS). Solids that either float on the surface of, or are in suspension in, water, wastewater or other liquid, and that are removable by laboratory filtering as prescribed in "Standard Methods" and are referred to as nonfilterable residue.

(nn) Unpolluted Water. Water of quality equal to or better than the effluent criteria in effect or water that would not cause violation of receiving water quality standards and would not be benefited by discharge to the sanitary sewers and wastewater treatment facilities provided.

(oo) User Classes. Categories of users having similar flows and water characteristics; i.e., levels of biochemical oxygen demand, suspended solids, phosphorus, ammonia nitrogen, etc. For the purposes of this section, there shall be 4 user classes, i.e., residential, commercial, industrial and public authority.

(pp) Wastewater. The spent water of a community. From the standpoint of source, it may be a combination of the liquid and water-carried wastes from residences, commercial buildings, industrial plants and institutions, together with any ground water, surface water, and storm water that may be present.

(qq) Wastewater Facilities. The treatment works defined in par. (uu) below, exclusive of interceptor sewers, and wastewater collection systems.

(rr) Wastewater Treatment Works. An arrangement of devices and structures for the storage, treatment, recycling and reclamation of wastewater, liquid industrial

wastes and sludge. These systems include interceptor sewers, outfall sewers, wastewater collection systems, individual systems, pumping, power and other equipment and their appurtenances; any works that are an integral part of the treatment process or are used for ultimate disposal of residues from such treatment; or any other method or system for preventing, abating, reducing, storing, treating, separating or disposing of municipal or industrial wastes.

(ss) Watercourse. A natural or artificial channel for the passage of water either continuously or intermittently.

(2) USE OF THE PUBLIC SEWERS.

(a) Sanitary Sewers. No person shall discharge or cause to be discharged any unpolluted water such as storm water, ground water, roof runoff, subsurface drainage, or cooling water to any sanitary sewer except storm water runoff from limited area, which storm water may be polluted at times, may be discharged to the sanitary sewer by permission of the Approving Authority.

(b) User Connection. The owners of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes, situated within the city and abutting on any street, alley or right of way in which there is now located, or may in the future be located, a public sanitary sewer of the city is hereby required at the owner's expense to install suitable toilet facilities therein, and connect such facilities directly to the proper public sewer in accordance with the provisions of this section within 3 months after the date of official notice from the Approving Authority to do so.

(c) Storm Sewers. Storm water other than that exempted under par. (a) above and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as combined sewers or storm sewers or to a natural outlet approved by the Approving Authority and other regulatory agencies. Unpolluted industrial cooling water or process waters may be discharged, on approval of the Approving Authority, to a storm sewer or natural outlot.

(d) Prohibitions and Limitations. Except as hereinafter provided, no person shall discharge or cause to be discharged any of the following described waters or wastes to any public sewer:

1. Any gasoline, benzene, naphtha, fuel oil, other flammable or explosive liquid, solid or gas.
2. Any waters or wastes containing toxic or poisonous solids, liquids or gases in sufficient quantity, either singly or by interaction with other wastes, to injure or interfere with any waste treatment process or which constitutes a hazard to humans or animals, creates a public nuisance, or creates any hazard in or has an adverse effect on the waters receiving any discharge from the treatment works.
3. Any waters or wastes having a pH lower than 5.5 or higher than 9.0, or having any other corrosive property capable of causing damage or hazard to structures, equipment and personnel of the wastewater works.

4. Solid or viscous substances in quantities or of such size capable of causing obstruction to the flow in sewers, or other interference with the proper operation of the wastewater facilities such as, but not limited to, ashes, cinders, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, plastics, wood, unground garbage, whole blood, paunch manure, hair and fleshings, entrails and paper dishes, cups, milk containers, etc., either whole or ground by garbage grinders.

5. The following described substances, materials, waters or waste shall be limited in discharge to municipal systems to concentrations or quantities which will not harm either the sewers, wastewater treatment process or equipment, will not cause the utility to exceed regulated limits in biosolids, will not have an adverse effect on the receiving stream, or will not otherwise endanger lives, limb, public property or constitute a nuisance. The Approving Authority may set limitations lower than the limitations established in the regulations below if, in his opinion, such more severe limitations are necessary to meet the above objectives. In forming his opinion as to the acceptability, the Approving Authority will give consideration to such factors as the quantity of subject waste in relation to flows and velocities in the sewers, materials of construction of the sewers, the wastewater treatment process employed, capacity of the wastewater treatment plant, degree of treatability of the waste in the wastewater limitations or restrictions on materials or characteristics of waste or wastewaters discharged to the sanitary sewer which shall not be violated without approval of the Approving Authority are as follows:

- a. Wastewater having a temperature higher than 150°F.
(65°C).
- b. Wastewater containing more than 25 milligrams per liter
of petroleum oil, nonbiodegradable cutting oils, or product of mineral oil origin.
- c. Any water or waste which may contain more than
100mg/l of fat, oil or grease.
- d. Any garbage that has not been properly shredded.
Garbage grinders may be connected to sanitary sewers from homes, hotels, institutions, restaurants, hospitals, catering establishments, or similar places where garbage originates from the preparation of feed in kitchens for the purpose of consumption on the premises or when served by caterers.
- e. Any waters or wastes containing iron, chromium, copper, zinc, mercury and similar objectionable or toxic substances to such degree that any such material received in the composite wastewater at the wastewater treatment works exceeds the limits established by the Approving Authority for such materials.
- f. Any waters or wastes containing odor-producing substances exceeding limits which may be established by the Approving Authority.

g. Any radioactive wastes or isotopes of such half life or concentration as may exceed limits established by the Approving Authority in compliance with applicable State or Federal regulations.

h. Quantities of flow or concentrations, or both, which constitute a "slug," as defined herein.

i. Water or wastes containing substances which are not amenable to treatment or reduction by the wastewater treatment processes employed, or are amenable to treatment only to such degree that the wastewater treatment plant effluent cannot meet the requirements of other agencies having jurisdiction over discharge to the receiving waters.

j. Any water or wastes which, by interaction with other water or wastes in the public sewer system, release obnoxious gases, form suspended solids which interfere with the collection system, or create a condition deleterious to structures and treatment processes.

k. Materials which exert or cause:

i. Unusual BOD, chemical oxygen demand or chlorine requirements in such quantities as to constitute a significant load on the load on the wastewater treatment plant.

ii. Unusual volume of flow or concentration of wastes constituting "slugs," as defined herein.

iii. Unusual concentrations of inert suspended solids such as, but not limited to, fuller's earth, lime slurries and lime residues, or of dissolved solids such as, but not limited to, sodium sulfate.

iv. Excessive discoloration such as, but not limited to, dye wastes and vegetable tanning solutions.

l. Industrial/Commercial Metal Discharge Limits:

<u>Parameter</u>	<u>Limit lbs/day</u>	<u>Limit Mg/L</u>
Arsenic	0.176	3.37
Cadmium	0.025	0.472
Copper	1.245	23.9
Lead	0.324	6.23
Mercury	0.0148	0.284
Molybdenum	0.018	0.29
Nickel	0.0162	3.11
Selenium	0.029	0.556

Zinc	2.175	41.7
------	-------	------

The Lbs/day compliance is based on daily sample results. Lbs/day is calculated as follows: Daily flow X 8.34 X mg/L sample concentration. Each day the Lbs/day is exceeded in a given test parameter that exceedance is a separate violation.

Mg/L compliance is based on the average of a “Standard Sampling Event” as defined in the Wastewater Utility Monitoring Policy. A violation occurs when the average of samples of the “Standard Sampling Event” exceeds the Limit.

In the event that a customer exceeds one or more of the limits as set forth above, the Approving Authority will take the following actions:

1. Investigate the reason for the violation.
2. Determine whether the violation was a short term exceedance or an exceedance that unless a process change is made, will cause the customer to violate the limit on a long term basis.
 - a. In the event of a short term exceedance, the customer will, in writing, explain to the Approving Authority why the violation occurred and explain what the corrective action will be to prevent the violation from occurring on a long term basis.
 - b. In the event of a violation that can only be remedied by a process change, the customer will, in writing, explain to the Approving Authority what the remedy will be for the violation. That proposed remedy will include at a minimum: a proposed timetable to correct the violation, and a description of the process that will be implemented to correct the violation.
3. Upon receipt of the proposed remedies of either type of violation, the Approving Authority will make a determination as to the reasonableness of the proposal. The Approving Authority will respond in writing to the customer with a plan that will accept or deny the proposed treatment process

as well as accept or reject the timetable submitted by the customer.

4. Costs for State and Federal permit violations or cleanup costs directly attributable to violations in this ordinance will be the responsibility of the violating customer.

(e) Special Arrangements. No statement contained in this subsection shall be construed as prohibiting any special agreement between the City and any person whereby an industrial waste of unusual strength or character may be admitted to the sewage disposal works, either before or after pretreatment, provided that there is no impairment of the functioning of the sewage disposal works by reason of the admission of such wastes, and no extra costs are incurred by the City without recompense by the person, provided that all rates and provisions set forth in this section are recognized and adhered to.

(f) New Connections. New connections to the sewage system shall not be permitted if there is insufficient capacity in the treatment works to adequately transport and/or treat, as required by the WPDES permit, the additional wastewater anticipated to be received from such connections.

(3) MEASUREMENT AND DATA SUBMITTAL OF INDUSTRIAL/COMMERCIAL WASTES.

(a) Submission of Basic Data. All establishments discharging industrial wastes to a public sewer shall prepare and file with the Approving Authority a report that shall include pertinent data relating to the quantity and characteristics of the wastes discharged to the wastewater works. Such information shall be provided as per Wis. Adm. Code NR 101. Similarly, each establishment desiring to make a new connection to public sewer for the purpose of discharging industrial wastes shall prepare and file with the Approving Authority a report that shall include actual or predicted data relating to the quantity and characteristics of the waste to be discharged.

(b) High Strength Toxic Discharges. If any waters or wastes are discharged, or proposed to be discharged, to the public sewers, which waters or wastes contain substances or possess the characteristics enumerated in sub. (2) above and which, in the judgment of the Approving Authority, may have deleterious effect upon the sewage works, processes, equipment or receiving waters, or which otherwise create a hazard to life, health or constitute a public nuisance, the Approving Authority may:

1. Reject the wastes,
2. Require pretreatment to an acceptable limit for discharge to the public sewers,

3. Require control over the quantities and rates of discharge, and/or

4. Require payment to cover the added cost of handling and treating the wastes not covered by existing taxes or sewer charges under the provisions of sub. (2) (e) above.

The toxic pollutants subject to prohibition or regulation under this subsection shall include, but need not be limited to, the list of toxic pollutants or combination of pollutants established by Sec. 307(a) of the Clean Water Act of 1977 and subsequent amendments. Effluent standards or prohibitions for discharge to the sanitary sewer shall also conform to the requirements of Sec. 307(a) and associated regulations.

Pretreatment standards for those pollutants which are determined not to be susceptible to treatment by the treatment works or which would interfere with the operation of such works shall conform to the requirements and associated regulations of Sec. 307(b) of the Clean Water Act of 1977 and subsequent amendments. The primary source for such regulations shall be 40 CFR 403, General Pretreatment Regulations for Existing and New Sources of Pollution.

(c) Control Manholes. Each user discharging industrial wastes into a public sewer may be required by the Approving Authority to construct and maintain one or more control manholes or access points to facilitate observation, measurement and sampling of his wastes, including domestic sewage. Control manholes or access facilities shall be located and built in a manner acceptable to the Approving Authority. If measuring devices are to be permanently installed, they shall be of a type acceptable to the Approving Authority. Control manholes, access facilities and related equipment shall be installed by the establishment discharging the waste, at its expense, and shall be maintained by it so as to be in safe condition, accessible and in proper operating condition at all times. Plans for installation of the control manholes or access facilities and related equipment shall be approved by the Approving Authority prior to the beginning of construction.

(d) Metering of Waste. Devices for measuring the volume of waste discharged may be required by the Approving Authority if this volume cannot otherwise be determined from the metered water consumption records. Metering devices for determining the volume of waste shall be installed, owned and maintained by the discharger. A maintenance schedule must be accepted by the Approving Authority. Following approval and installation, such meters may not be removed without the consent of the Approving Authority.

(e) Waste Sampling. Industrial wastes discharged into the public sewers shall be subject to periodic inspection and a determination of character and concentration of said wastes. The determination shall be made by the industry as often as may be deemed necessary by the Approving Authority. Sampling shall be conducted in such a manner as to be representative of the composition of the wastes. The sampling may be accomplished either manually or by the use of mechanical equipment acceptable to the Approving Authority. Installation, operation and maintenance of the sampling facilities shall be the responsibility of the establishment discharging the waste and shall be subject to the approval of the Approving

Authority. However, the Approving Authority can also install a sampling facilities and have the waste sampling tested and shall then bill the cost of such installation and/or testing back to the user. The user shall be responsible to reimburse the Approving Authority within thirty (30) days after receipt of such bill for the installation and/or sampling. Access to sampling locations shall be granted to the Approving Authority or its duly authorized representative at all times. Every care shall be exercised in the collection of samples to ensure their preservation in a state comparable to that at the time the sample was taken.

(f) Analyses. All measurements, tests and analyses of the characteristics of waters and wastes to which reference is made in this section shall be determined in accordance with the latest edition of "Standard Methods for the Examination of Water and Wastewater," published by the American Public Health Association. Sampling methods, location times, durations and frequencies are to be determined on an individual basis subject to approval by the Approving Authority. Determination of the character and concentration of the industrial wastes shall be made by the establishment discharging them or its agent, as designated and required by the Approving Authority.

The Approving Authority may also make its own analyses on the wastes and these determinations shall be binding as a basis for charges.

(g) Pretreatment. Where required, in the opinion of the Approving Authority, to modify or eliminate wastes that are harmful to the structures, processes or operation of the wastewater treatment works, the person shall provide, at his expense, such preliminary treatment or processing facilities as may be determined required to render his wastes acceptable for admission to the public sewers.

(h) Submission of Information. Plans, specifications and any other pertinent information relating to proposed flow equalization, pretreatment or processing facilities shall be submitted for review of the Approving Authority prior to the start of their constructions if the effluent from such facilities is to be discharged into the public sewers.

(i) Grease and/or Sand Interceptors. Grease, oil and sand interceptors shall be provided when, in the opinion of the Approving Authority, they are necessary for the proper handling of liquid wastes containing floatable grease in excessive amounts, as specified in sub. (2)(d)l.c. above, or any flammable wastes, sand or other harmful ingredients; except that such interceptors shall not be required for private living quarters or dwelling units. All interceptors shall be of a type and capacity approved by the Approving Authority, and shall be located as to readily and easily accessible for cleaning and inspection. In the maintaining of these interceptors, the owner shall be responsible for the proper removal and disposal by appropriate means of the captured material and shall maintain records of the dates and means of disposal which are subject to review by the Approving Authority. Any removal and hauling of the collected materials not performed by owner personnel must be performed by currently licensed waste disposal firms.

(j) Special Waste Discharge Fee. The City shall charge a special waste discharge fee in an amount set by Council resolution. Said fee shall be charged to cover the cost

of pretreatment, treatment and disposal of contaminated waste products that private haulers request to be disposed of at the City treatment facility. The fee as such shall be to cover the cost for said pretreatment, treatment, and disposal. Said fee shall be in addition to the normal fee charged by the City to dispose of said waste. The fee to disposed of said waste shall also be set by Council resolution.

(4) RIGHT OF ENTRY, SAFETY AND IDENTIFICATION.

(a) Right of Entry. The Approving Authority or other duly authorized employee of the City bearing proper credentials and identification shall be permitted to enter all properties for the purpose of inspection, observation and testing, all in accordance with the provisions of this section and State laws. The Approving Authority of other duly authorized employee of the City shall have no authority to inquire into any process beyond that point having a direct bearing on the kind and source of discharge to the sewers or waterways or facilities for wastewater treatment.

(b) Safety. While performing the necessary work on private premises referred to in par. (a) above, the duly authorized City employees shall observe all safety rules applicable to the premises established by the owner or occupant and the City shall indemnify the owner against loss or damage to its property by the City employees and against the liability claims and demands for personal injury or property damage asserted against the owner and growing out of the gauging and sampling operation by the City employees; except as such may be caused by negligence or failure of the owner to maintain safe conditions as required in sub. (3)(e) above.

(c) Identification, Right to Enter Easements. The Approving Authority and other duly authorized employees of the City bearing proper credentials and identification shall be permitted to enter all private properties through which the City holds a duly negotiated easement for the purpose of but not limited to, inspection, observation, measurement, sampling, repair and maintenance of any portion of the sewage works lying within said easement, all subject to the terms, if any, of the agreement.

(5) SEWER CONSTRUCTION (BUILDING SEWERS).

(a) Work Authorized. No unauthorized person shall uncover, make any connections with or opening into, use, alter or disturb any public sewer or appurtenance thereof without first obtaining a plumbing permit and street opening permit from the City of Clintonville. No contractor, plumber, pipe fitter or other person shall be permitted to do work on any public sewer or building sewer without first receiving a license from the State of Wisconsin, except in cases where State law permits building owners to do their own work without being licensed. Prior to commencement of the work, the permittee shall notify the City at least 48 hours before beginning excavations.

(b) Cost of Sewer Connection. All costs and expenses incident to the installation and connection of the building sewer shall be borne by the owner. The owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the

installation of the building sewer. Upon completion of the building sewer, the owner shall be responsible for all maintenance costs.

(c) Use of Old Building Sewers. Old building sewers may be used in connection with new buildings only when they are found on examination and test by the Approving Authority to meet all requirements of this section.

(d) Materials and Methods of Construction. The size, slope, alignment, materials of construction of building sewer and the methods to be used in excavating, placing of the pipe, jointing, testing and backfilling the trench shall all conform to the requirements of the Wisconsin Administrative Code, the State Department of Natural Resources, the Building and Plumbing Codes and other rules and regulations of the City. In the absence of code provisions or an amplification thereof, the materials and procedures set forth in appropriate specifications of the A.S.T.M. and W.P.C.F. Manual of Practice No. 9 shall apply.

(e) Building Sewer Grade. Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sanitary sewage carried by such building drain shall be lifted by an approved means and discharged to the building sewer.

(f) Storm and Ground Water Drains. No person shall make connections of roof downspouts, exterior foundation drains, areaway drains or other sources of surface runoff or ground water to a building sewer or building drain which is connected directly or indirectly to a public sanitary sewer. All existing downspouts or ground water drains, etc., connected or indirectly to a public sanitary sewer must be disconnected no later than 60 days from the date of an official written notice by the Approving Authority. Exceptions to the above shall be made only by the Approving Authority in writing.

(g) Conformance to Plumbing Codes. The connection of the building sewer into the public sewer shall conform to the requirements of the Building and Plumbing Codes or other applicable rules and regulations of the City or the procedures set forth in appropriate specifications of the A.S.T.M. and W.P.C.F. Manual of Practice No. 9. All such connections shall be made gastight and watertight. Any deviation from the prescribed procedures and materials must be approved by the Approving Authority before installation. All connections to existing sewer mains shall be made with a saddle "T" or "Y" fitting set upon a carefully cut opening centered in the upper quadrant of the main sewer pipe and securely strapped on with corrosion-resistant straps or rods, or with solvent-welded joints in the case of plastic pipe.

(h) Inspection of Connection. The applicant for the building sewer permit shall notify the Approving Authority when the building sewer is ready for inspection and connection to the public sewer. The connection shall be made under the supervision of the Approving Authority.

(i) Barricades; Restoration. All excavations for the building sewer installation shall be adequately guarded with barricades and lights so as to protect the public

from hazard. Street, sidewalks, parkways and other public property disturbed in the course of the work shall be restored in a manner satisfactory to the City.

(6) SEPTIC TANK AND HOLDING TANK DISPOSAL.

(a) Permit Required. No person in the business of gathering and disposing of septic tank sludge or holding tank sewage shall transfer such material into any portion of the City treatment works unless a permit for disposal has been first obtained from the City. Written application for this permit shall be made to the City and shall state the name and address of the applicant; the number of its disposal units; and the make, model and license number of each unit. Permits shall be nontransferable except in the case of replacement of the disposal unit for which a permit shall have been originally issued. The time and place of disposal will be designated by the City. The City may impose such conditions as it deems necessary on any permit granted.

(b) Billing. Charges for disposal shall be established in accordance with the City user charge system. Bills shall be mailed on a monthly basis and if payments are not received in 30 days thereof, disposal privileges shall be suspended.

(c) Liability Insurance. Any person or party disposing of septic tank or holding tank sludge agrees to carry public liability insurance in an amount not less than \$100,000 to protect any and all persons or property from injury and/or damage caused in any way or manner by an act, or failure to act, by any of his employees. The person shall name the City as co-insured and furnish a certificate certifying such insurance to be in full force and effect and will not be cancelled, altered or coverage reduced without a 10 day notice to the City.

(d) Discharge Regulated. All materials discharged to the treatment works shall be of domestic origin only and septic tank wastes shall be segregated from holding tank wastes. The discharger shall also certify that he will comply with the provisions of any and all applicable provisions of the City and will not deposit or drain any gasoline, oil, acid, alkali, grease, rags, waste, volatile or inflammable liquids, or other deleterious substances into any manhole nor allow any earth, sand or other solid materials to pass into any part of the treatment works.

(e) Indemnification. The person disposing waste agrees to indemnify and save harmless the City from any and all liability and claims for damages arising out of or resulting from work and labor performed.

(f) Bond. The person or party disposing waste shall furnish bond to the City in the amount of \$1,000 to guarantee performance. Said performance bond shall be delivered to the City prior to the issuance of the permit hereunder.

(7) DAMAGE OR TAMPERING WITH SEWAGE FACILITIES.

(a) Willful, Negligent or Malicious Damage. No unauthorized person shall maliciously, willfully or negligently break, damage, destroy, uncover, deface or tamper

with any structure, appurtenance, or equipment which is apart of the sewage facilities. Any person violating his provision shall be subject to immediate arrest under a charge of disorderly conduct.

(b) Liability of Discharger For Losses. Any person who intentionally, negligently or accidentally violates any provisions of this section shall become liable to the City or any downstream user for any expense, loss or damage occasioned by reason of such violation which the City or any downstream user may suffer as a result thereof. This subsection shall be applicable whether or not a written notice of the violation was given as provided in sub. (8)(a) below and without consideration for any penalties which may be imposed for a violation of this section.

(8) VIOLATIONS AND PENALTIES.

(a) Written Notice of Violation. Any person found to be violating any provision of this section shall be served by the City with a written notice stating the nature of the violation and providing a reasonable time for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations.

(b) Accidental Discharge. Any person found to be responsible for accidentally allowing a deleterious discharge into the sewer system which causes damage to the treatment facility and/or receiving body of water shall, in addition to a forfeiture pay the amount to cover damage, both values to be established by the Approving Authority.

(c) Continued Violations. Any person, partnership or corporation or any officer, agent or employee thereof, who shall continue any violation beyond the aforesaid notice time limit provided, shall, upon conviction thereof, forfeit not less than \$100 nor more than \$500, together with the costs of prosecution. In default of payment of such forfeiture and costs, said violator shall be imprisoned in the appropriate County Jail for a period not to exceed 30 days. Each day in which any violation is continued beyond the aforesaid notice the time limit shall be deemed a separate offense.

(d) Liability to the City For Losses. Any person violating any provision of this section shall become liable to the City for any expense, loss or damage occasioned by reason of such violation which the City may suffer as a result thereof.

(9) APPEAL. Any user, permit applicant or permit holder affected by any decision, action or determination, including cease and desist orders, made by the Approving Authority interpreting or implementing the provisions of this section or in any permit issued herein, may file with the Approving authority a written request for reconsideration within 10 days setting forth in detail the facts supporting the user's request for reconsideration.

(10) AMENDMENT. The Council reserves the right to amend this section in part or in whole wherever it may deem necessary, but such right shall be exercised only after due notice to all persons concerned and proper hearing on the proposed amendment.

13.23 SEWER USER CHARGES.

(1) DEFINITIONS.

(a) Fixed Charge. The charge for the cost of debt retirement associated with the construction, erection, modification or rehabilitation of the wastewater treatment works.

(b) Operation and Maintenance (O&M). Includes all costs associated with the operation and maintenance of the wastewater treatment facilities, as well as the costs associated with periodic equipment replacement necessary for maintaining the capacity and performance of the wastewater treatment facilities.

(c) Replacement. Expenditures for processing and installing equipment, accessories and appurtenances necessary during the useful life of the treatment works to maintain its designed capacity and performance.

(d) Residential User. Any user whose premises are used primarily as a domicile for one or more persons and discharges only domestic wastes, but not including multi-family dwellings classified as commercial users.

(e) Sewer Service Charge. A charge levied on users of a treatment works for the user's proportional share of the cost of operation and maintenance, including replacement, of such works.

(f) Sewer Use Charge. The charge levied on users of the wastewater collection and treatment facilities for capital-related expenses as well as operation and maintenance costs of said facilities.

(g) Unmetered User. A user who is not connected to the municipal water system and thereby does not have his private water supply metered.

(h) User Charge System. That system which generates operation, maintenance and replacement (O,M,&R) revenues equitably for providing each user category with services.

(i) Volume Charge. A sewer use charge based upon normal strength wastewater quantities.

(2) BASIS FOR SEWER USER CHARGES.

(a) Sewer Users Served by Water Utility Water Meters. There is hereby levied and assessed upon each lot, parcel of land, building or premises having a connection with the wastewater system and being served with water solely by the water utility, a user charge based, in part, on the quantity of water used as measured by the water utility water meter used upon the premises.

(b) Sewer Users Served by Unmetered Sources. Except as provided below, no sewer user shall be served by unmetered sources, private or public. All persons discharging sewage into the public sanitary sewer shall be required to have water meters installed for the purpose of determining the volume of water consumed. Where sewage meters are already installed, the water meters will not be required. Water meters shall be furnished by the City and installed under its supervision.

(c) Measurement of Flow From High Strength or Toxic Waste Discharges.

1. Computation of User Charge. The volume of flow used for computing of the user as shown in the records of meter readings maintained by the City, except as noted in par. (d) below.

2. Provisions for Deductions. In the event that an establishment discharging industrial waste into the public sewers produces evidence satisfactory to the Approving Authority that more than 20% of the total annual volume of water used for all purposes does not reach the public sewer, the determination of the water consumption to be used in computing the waste volume discharging into the public sewer may be made a matter of agreement between the Approving Authority and the person. Satisfactory evidence shall be evidence obtained by approved metering.

(d) Metering of Industrial Waste. See sec. 13.22(3)(d) of this chapter.

(e) Waste Sampling. See sec. 13.22(3)(e) of this chapter.

(f) Free Service Prohibited. No user shall receive free service or pay a sewer use charge less than the user's proportional share of operation, maintenance and replacement costs.

(3) BILLING PRACTICE.

(a) Billing Period. Fixed variable charges for all customers shall be billed on a monthly basis. (Adopted 9-9-98)

(b) Payment. Sewerage service charges shall be payable 20 days after the billing date to the City.

(c) Penalties. Charges levied in accordance with this section shall be a debt due to the City. If the debt is not paid within 20 days after it is due and payable, it shall be deemed delinquent. There shall be an added penalty of 1% of the amount of the monthly bill per month and all unpaid balances will be compounded monthly. Charges and penalties shall constitute a lien upon the property serviced and be recorded on the tax roll of the City. Change of ownership or occupancy of premises found delinquent shall not be cause for reducing or eliminating these penalties.

(d) Notification. Each user shall be notified of rates at least annually, as required by State Statute.

(4) Amount of User Charges

(a) The Common council from time to time will set appropriate user charges by resolution.

(5) STATUS OF PRE-EXISTING AGREEMENTS. The user charge system set forth in this section shall take precedence over any pre-existing agreement which is inconsistent with the governing provisions of this program.

(6) AUDIT. The City shall conduct an annual audit, the purpose of which shall be to demonstrate the continued proportionality and sufficiency of the user charges relative to changes in system operation, maintenance and replacement costs.

(7) REPLACEMENT FUND. The City shall establish a separate and distinct replacement fund in accordance with recognized account practices.

(8) EXCESS REVENUES. The City shall apply excess revenues collected from a user class to OMR costs attributable to that class for the next year.

(9) AMENDMENT. The Council, through its duly qualified officers, reserves the right to amend this section in part or in whole wherever it may deem necessary, but such right will be exercised only upon public notice and proper hearing on the proposed amendment.

SUBCHAPTER III: WELLHEAD PROTECTION ORDINANCE

13.24 WELLHEAD PROTECTION ORDINANCE

(1) Title.

This subchapter shall be known, cited and referred to as the "Wellhead Protection (WHP) Ordinance."

(2) Purpose and authority.

The residents of the City of Clintonville depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality. The purpose of the Wellhead Protection Ordinance is to institute land use regulations and restrictions to protect the city's municipal water supply and well fields and to promote the public health, safety and general welfare of the residents of the City of Clintonville.

(3) Application of regulations.

The regulations specified in this Wellhead Protection Ordinance shall apply only within the City of Clintonville's corporate limits and to all lands in the city that lie within the well fields' recharge areas extending to the groundwater divide.

(4) Definitions.

As used in this subchapter, the following terms shall have the meanings indicated:

- (A) **AQUIFER** -- A saturated, permeable geologic formation that contains and will yield significant quantities of water.
- (B) **TING FACILITIES WHICH MAY CAUSE OR THREATEN TO CAUSE ENVIRONMENTAL POLLUTION** -- Existing facilities which may cause or threaten to cause environmental pollution within the corporate limits of the City of Clintonville well fields' recharge areas are listed in the Wisconsin Department of Natural Resources' draft, "Inventory of Sites or Facilities Which May Cause or Threaten to Cause Environmental Pollution."
- (C) **GROUNDWATER DIVIDE** -- Ridge in the water table, or potentiometric surface, from which groundwater moves away at right angles in both directions. Line of highest hydraulic head in the water table or potentiometric surface.
- (D) **RECHARGE AREA** -- Area in which water reaches the zone or saturation by surface infiltration and encompasses all areas or features that supply groundwater recharge to a well.
- (E) **WELL FIELD** -- A piece of land used primarily for the purpose of supplying a location for construction of wells to supply a municipal water system.

(5) Groundwater Protection Overlay District.

- (A) **Intent.** The City of Clintonville recognizes that consequences of certain land use activities, whether intentional or accidental, can seriously impair groundwater quality. The purpose of the Groundwater Protection Overlay District is to protect municipal groundwater resources from certain land use activities by imposing appropriate restrictions upon lands located within the approximate groundwater recharge area of the City of Clintonville's municipal wells. The restrictions imposed herein are in addition to those of the underlying residential, commercial or industrial zoning districts or any other provisions of the zoning ordinance.

- (B) Overlay zones. The Groundwater Protection Overlay District is hereby divided into Zone A and Zone B as follows:
- (1) Zone A is identified as the primary source of water for the municipal well aquifer and as the area most likely to transmit groundwater contaminants to the municipal wells. Zone A is more restrictive than Zone B. Zone A is within 1,000 feet of any well.
 - (2) Zone B is identified as a secondary source of water for the municipal well aquifer and as the area where there is a lower probability of surface contamination reaching the municipal well fields. Zone B is less restrictive than Zone A.
- (C) Map. The locations and boundaries are established by this subchapter as set forth on the enclosed map which is incorporated herein and hereby made a part of this subchapter. Said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this subchapter as though fully set forth and described herein.
- (D) Zone A prohibited uses. The following land uses are hereby found to have a high potential to contaminate or have already caused groundwater contamination problems in Wisconsin and elsewhere. The following principal or accessory uses are hereby prohibited within Zone A of the Groundwater Protection Overlay District:
- (1) Areas for dumping or disposal of garbage, refuse or demolition material.
 - (2) Asphalt products manufacturing plants.
 - (3) Automotive laundries.
 - (4) Automotive service stations.
 - (5) Building materials and products sales.
 - (6) Cartage and express facilities.
 - (7) Cemeteries.
 - (8) Chemical storage, sale, processing or manufacturing plants.
 - (9) Dry-cleaning establishments.
 - (10) Electronic circuit assembly plants.

- (11) Electroplating plants.
- (12) Exterminating shops.
- (13) Fertilizer manufacturing or storage plants.
- (14) Foundries and forge plants.
- (15) Garages for repair and servicing of motor vehicles, including body repair, painting or engine rebuilding.
- (16) Highway salt storage areas.
- (17) Industrial liquid waste storage areas.
- (18) Junkyards and auto graveyards.
- (19) Metal reduction and refinement plants.
- (20) Mining operations.
- (21) Motor and machinery service and assembly shops.
- (22) Motor freight terminals.
- (23) Paint products manufacturing.
- (24) Petroleum products storage or processing.
- (25) Photography studios, including the developing of film and pictures.
- (26) Plastics manufacturing.
- (27) Printing and publishing establishments.
- (28) Pulp and paper manufacturing.
- (29) Residential dwelling units on lots less than 15,000 square feet in area. However, in any residence district, on a lot of record on the effective date of this subchapter, a single-family dwelling may be established regardless of the size of the lot, provided that all other requirements of the City of Clintonville Zoning Ordinance are complied with.
- (30) Septage disposal sites.

- (31) Sludge disposal sites.
- (32) Storage, manufacturing or disposal of toxic or hazardous materials.
- (33) Underground petroleum products storage tanks for industrial, commercial, residential or other uses.
- (34) Woodworking and wood products manufacturing.
- (E) Zone A conditional uses. The following conditional uses may be allowed in the Groundwater Protection Overlay District, subject to the provisions of the City of Clintonville Zoning Ordinance:
 - (1) Any other business or industrial use not listed as prohibited use.
 - (2) Animal waste storage areas and facilities.
 - (3) Center-pivot or other large scale irrigated agriculture operations.
- (F) Zone B prohibited uses. The following principal or accessory uses are hereby prohibited within Zone B of the Groundwater Protection Overlay District:
 - (1) Underground petroleum products storage tanks for industrial, commercial, residential or other uses.
 - (2) Zone B Conditional Uses. The following conditional uses may be allowed in the Groundwater Protection Overlay District, subject to the provisions of the City of Clintonville Zoning Ordinance.
 - (3) Any business or industrial use.

(6) Enforcement and penalties.

- (A) Violations. It shall be unlawful to construct or use any structure, land or water in violation of any of the provisions of this subchapter. In case of any violation, the City of Clintonville or Clintonville Utility Commission or any person who would be specifically damaged by such violation may institute appropriate action or proceedings to enjoin a violation of this subchapter.
- (B) Penalties. Any person, firm or corporation who fails to comply with the provisions of this subchapter shall, upon conviction thereof, forfeit not less than \$100 nor more than \$500, plus the costs of prosecution for each violation, or, in the alternative, shall have such costs added to their real

property as a lien against the property. Each day a violation exists or continues shall constitute a separate offense.

(7) Exemptions and waivers.

- (A) Exemption and conditions for existing facilities which may cause or threaten to cause environmental pollution.
 - (1) Facilities shall provide copies of all federal, state and local facility operation approvals or certificates and ongoing environmental monitoring results to Clintonville Utility Commission.
 - (2) Facilities shall provide additional environmental or safety monitoring as deemed necessary by Clintonville Utility Commission.
 - (3) Facilities shall replace equipment or expand in a manner that improves the existing environmental and safety technologies already in existence.
- (B) Exemptions for future nonpermitted uses.
 - (1) Individuals may request Clintonville Utility Commission in writing to permit additional land uses in the City of Clintonville Groundwater Protection Overlay District.
 - (2) All written requests to permit additional land uses in the City of Clintonville Groundwater Protection Overlay District must include an environmental assessment report prepared by a licensed environmental engineer on the proposed land use and include payment for Clintonville Water and Light Utilities' review.
 - (3) Any exemptions granted will be made conditional and may include environmental and safety monitoring. The exemption will be made void if environmental and safety monitoring indicate the facility is emitting any releases of harmful contaminants to the surrounding environment. The facility will stop operation until cleanup occurs and another environmental assessment is submitted to Clintonville Utility Commission with payment for review. (The facility will be held financially responsible for all environmental cleanup costs. Clintonville Utility Commission may condition a bond to be posted for future monitoring and cleanup costs if deemed necessary at the time of granting an exemption.)

- (4) Exempted facilities must also provide Clintonville Utility Commission with the items contained in Subsection (1) of this section.

Proposed Utilities Commission

Pros

- Creates a dedicated, nonpartisan body focused on the electric, water, and wastewater utilities, rather than requiring the Common Council or City staff to address utility issues as one item among many.
- Improves efficiency and responsiveness for utility operations, including approvals, routine payments, purchasing, contracts, work orders, and customer-facing utility issues.
- Gives the utilities a governance structure with commission members who can develop utility-specific experience and continuity over staggered terms.
- Keeps day-to-day utility management closer to the Utility Manager and utility staff, while preserving Council oversight through the ordinance and the City's statutory retention of general control and supervision over the utilities.
- Allows utility expenses and receipts to be handled in a more utility-specific manner, including separate accounting for the electric, water, and wastewater funds.
- Supports clearer utility budgeting, capital improvement planning, audits, cash management, and long-term rate development.
- Can reduce the workload placed on City Hall personnel for utility payroll, banking, invoices, purchase orders, meter software, billing issues, and other utility-specific administrative tasks.
- Brings Clintonville closer to the governance model used by many municipal utilities in the area, such as Kaukauna, Manitowoc, Shawano, and New London.

Cons

- Requires a transition period to move existing processes, approvals, records, banking, payroll, purchasing, and billing functions into the new structure.
- May require additional implementation work, such as developing or updating internal policies, delegations of authority, forms, financial procedures, software access, and service arrangements.
- May require an RFP, outside service agreements, or a new HR/Utility Clerk position if the Utility cannot absorb the administrative work internally.
- Could create friction since Council members will have less direct involvement in routine utility decisions, even though the Council retains general control and supervision through the ordinance and can disband the Commission if it feels the Commission oversteps.
- Separate utility accounting, audits, and fund management may improve transparency, but will also require disciplined procedures and coordination with the City's financial staff and auditors.
- Initial appointments, staggered terms, officer selection, bonding, and transition logistics will require careful setup so the Commission begins with clear authority and expectations.

SERVICE DATE Jul 31, 2026
--

Public Service Commission of Wisconsin
 RECEIVED: 7/31/2026 7:45:01 AM

PUBLIC SERVICE COMMISSION OF WISCONSIN

Investigation into the City of Clintonville, Waupaca County, Wisconsin,
 as a Water Public Utility, for Failure to Submit a 2025 PSC Annual
 Report

1200-WI-100

NOTICE OF PROCEEDING

THIS IS A PROCEEDING to investigate the failure of the City of Clintonville, Waupaca County, Wisconsin, as a water public utility (Utility), to submit a 2025 Public Service Commission (PSC) Annual Report. The Commission opens this docket by its authority under Wis. Stat. ch. 196.

Under Wis. Stat. § 196.07(2), if a public utility fails to file a PSC Annual Report by the date the report is due, the Commission may prepare the report from the records of the public utility using its own staff or an outside firm and assess its expenses, plus a penalty equal to 50 percent of the amount of expenses, against the public utility, and collect the assessment pursuant to Wis. Stat. § 196.85.

The Commission may also investigate any violations of law, including Wis. Stat. § 196.44, and impose additional requirements as necessary pursuant to Wis. Stat. ch. 196. A utility violating provisions of Wis. Stat. ch. 196 is subject to forfeitures under Wis. Stat. § 196.66.

This is a Class 2 proceeding as defined in Wis. Stat. § 227.01(3)(b).

DOCUMENTS. All documents in this docket are filed on the Commission's Electronic Records Filing (ERF) system. To view these documents: (1) go to the Commission's E-Services Portal at <https://apps.psc.wi.gov>, (2) enter "1200-WI-100" in the box labeled "Quick Single Docket Search," and (3) select "Documents." To receive electronic notifications when new documents are filed in this docket, go to ERF - EZ Subscriptions and follow the instructions to subscribe to this docket.

SCHEDULE. For the official schedule in this docket, check the notices and orders filed in this docket on the ERF system. For public convenience only, the Commission will maintain the schedule in this docket on the Commission Calendar. To view the calendar: (1) go to the Commission's E-Services Portal at <https://apps.psc.wi.gov>, and (2) select the button labeled "Commission Calendar." From there you may browse or search the calendar and subscribe to a particular docket schedule.

AMERICANS WITH DISABILITIES ACT. The Commission does not discriminate on the basis of disability in the provision of programs, services, or employment. Any person with a disability who needs accommodations to participate in this docket or who needs to obtain this document in a different format should contact the case coordinator listed below. Any hearing location is physically accessible to individuals with disabilities. The Public Service Commission is located in the Hill Farms State Office Building, which is also physically accessible to individuals with disabilities through the entrances on the first floor. Parking for people with disabilities is available on the ground floor of the parking garage. There is also limited, free handicap visitor parking at the front of the Hill Farms State Office Building.

CONTACT. Please direct questions about this docket or requests for additional accommodations for individuals with disabilities to the Commission's case coordinator, Amanda Slater, at (608) 267-2406 or Amanda.Slater@wisconsin.gov.

Dated at Madison, Wisconsin, the 30th day of July, 2026.

By the Commission:

A handwritten signature in black ink, appearing to read "Cru Stublely", written over a faint circular line.

Cru Stublely
Secretary to the Commission

CS:AMS:rgs DL:02148619



Memo

Date: July 2026

To: Utility Board

From: Line Crew Foreman

Re: Disruptions of Electric Service for the Month of July 2026

Date	Description	# of customers affected	Start Time	End Time
7/2/2026	Unscheduled - Tree branch on secondaries on Hemlock st	1	4:30am	6:15am
7/6/2026	Unscheduled - Broken cutout on Greentree	19	11:30pm	1:48am
7/13/2026	Scheduled - Transformer changeout at Mckinley apartments, 510 & 520	14	8:00am	9:04am
7/22/2026	Scheduled - Transformer changeout at Mckinley apartments, 530 & 540	17	8:00am	9:13am
7/23/2026	Unscheduled Blown fuse on Kratzke Rd	17	10:49pm	11:48pm
7/24/2026	Unscheduled - Blown transformer fuse on Kratzke Rd and Velte Rd	2	11:00am	1:00pm
7/28/2026	Unscheduled - Broken cutout on S 45 and Cty Rd I	1	3:19pm	3:45pm
7/31/2026	Unscheduled - Tree branch faulted E2 at Ashtree substation	212	6:10pm	7:30pm