



A. CLIFFORD, PRESIDENT  
12 ENVIRW DR., NEENAH 54956

ROBERT P. GROSS, SECRETARY  
1550 PALISADES DR., APPLETON 54915

# TOWN OF MENASHA SANITARY DISTRICT NO. 4

2340 AMERICAN DRIVE  
NEENAH, WISCONSIN 54956

TELEPHONE: 414-739-5128

GERALD X. QUARFORD, TREASURER  
176 REDWOOD LANE, MENASHA, WI 54952

## TOWN OF MENASHA SANITARY DISTRICT NO. 4 ORDINANCE, SERIES OF 1993

### ORDINANCE NO. 93-01

AN ORDINANCE AMENDING ORDINANCE 90-1, ITEM NO. (4)(a) - EXHIBIT A, TO ADJUST SERVICE AVAILABILITY CHARGE FOR REU (RESIDENTIAL EQUIVALENT UNIT)

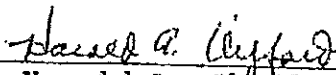
WHEREAS, The Town of Menasha Sanitary District No. 4 has previously passed Ordinance No. 91-1 to establish a SAC (Service Availability Charge), and;

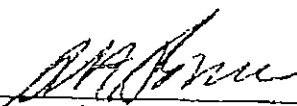
WHEREAS, Ordinance (No. 91-1) includes in Exhibit A-Item (3) a provision to adjust the REU annually;

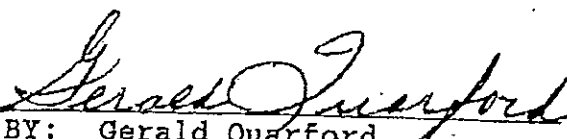
NOW, THEREFORE, BE IT ORDAINED, by the Board of Commissioners, Town of Menasha Sanitary District No. 4, as follows:

1. That effective on September 1, 1993 the SAC for residential developments shall be adjusted to \$300.00 per REU.

2. Adopted this 12th day of August, 1993.

  
BY: Harold A. Clifford  
President

  
BY: Robert Gross  
Commission Secretary

  
BY: Gerald Quarford  
Commission Treasurer

(NO SEAL)

Number Voted For: 3  
Number Voted Against: 0

**TOWN OF MENASHA UTILITY DISTRICT  
UPDATE OF SAC CALCULATIONS (Service Availability Charge)**

*Following are facts used to calculate three different proposed SAC fees. These facts were used in all three calculations appropriately based on which geographic SAC it is.*

**GRAND CHUTE MENASHA WEST WASTEWATER TREATMENT PLANT**

**WEST SIDE CALCULATION**

**GCMW serves the West side of the the Town of Menasha Utility District**

Utility Plant in Service	\$	21,582,858	
Design Allocation of Town of Menasha Utility District	30.05%	\$	6,485,649
Per Acre Residential Density			2.7
Total Acres			6625.4
Capital Cost Allocation Per Acre	\$	978.91	
Residential SAC Fee(REU)	\$	362.56	Per Residential Unit
Commercial SAC Fee	\$	6,707.32	Per Acre
Industrial SAC Fee	\$	10,079.11	Per Acre

**NEENAH MENASHA WASTEWATER TREATMENT PLANT**

**EAST SIDE CALCULATION**

**NMSC serves the East side of the the Town of Menasha Utility District**

Utility Plant in Service	\$	34,840,909	
Design Allocation of Town of Menasha Utility District	12.86%	\$	4,480,541
Per Acre Residential Density			2.7
Total Acres			2438.6
Capital Cost Allocation Per Acre	\$	1,837.34	
Residential SAC Fee(REU)	\$	680.50	Per Residential Unit
Commercial SAC Fee	\$	12,589.19	Per Acre
Industrial SAC Fee	\$	18,917.81	Per Acre

**COMBINED CALCULATION**

**Combines the two sides together for the calculation**

Utility Plant in Service	\$	56,423,767	
Design Allocation of Town of Menasha Utility District NA	\$	10,966,190	
Per Acre Residential Density			2.7
Total Acres			9064
Capital Cost Allocation Per Acre	\$	1,209.86	
Residential SAC Fee(REU)	\$	448.10	Per Residential Unit
Commercial SAC Fee	\$	8,289.80	Per Acre
Industrial SAC Fee	\$	12,457.10	Per Acre

TOWN OF MENASHA SANITARY DISTRICT NO. 4  
(Winnebago County, Wisconsin)

ORDINANCE NO. 91-1  
AN ORDINANCE AMENDING 90-2

AN ORDINANCE AMENDING AN ORDINANCE ADOPTED THE 4TH DAY OF APRIL, 1990, WHICH ORDINANCE ESTABLISHED A SERVICE AVAILABILITY CHARGE (SAC) APPLICABLE TO ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, ADDITIONS AND/OR EXPANSIONS WITHIN THE MUNICIPAL BOUNDARIES OF THE TOWN OF MENASHA SANITARY DISTRICT NO. 4.

WHEREAS, the Board of Commissioners, Town of Menasha Sanitary District No. 4 adopted an ordinance on the 4th day of April, 1990, which established a sewer availability charge (SAC); and,

WHEREAS, the Board of Commissioners, Town of Menasha Sanitary District No. 4, did adopt on the 13th day of September, 1990, an amendment to said ordinance creating a separate category and separate computation for school/educational type facility; and,

WHEREAS, the Board of Commissioners, Town of Menasha Sanitary District No. 4 do find that it is in the best interest of said Sanitary District to provide for a separate manner of payment of the sewer service availability charge for industrial developments within said sanitary district.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Commissioners, Town of Menasha Sanitary District No. 4, as follows:

1. That the aforementioned ordinance, adopted the 4th day of April, 1990, establishing a Sewer Availability Charge (SAC), the same is hereby amended to create a separate option of payment for industrial developments found within the boundaries of sanitary district.

2. With respect to industrial developments, the payment option for the sewer availability charge shall be as follows:

A. If the development is located upon a tract of land which is larger than two acres, then such developments may pay the sewer availability charge in five (5) equal annual installment payments, or prior to the date of sanitary sewer hookup in total consistent with the aforementioned ordinance; and,

B. Industrial developments located upon a tract of land two acres in size or less are required to pay the entire sewer availability charge prior to the date of sanitary sewer hookup to the Town of Menasha Sanitary District No. 4 sanitary sewer collection system.

Dated introduced, approved and adopted: May 27, 1998.

TOWN OF MENASHA SANITARY  
DISTRICT No. 4

Harold A. Clifford  
By: Commission President

Att. Anne  
By: Commission Secretary

Number Voted For: 3  
Number Voted Against: 0

TOWN OF MENASHA SANITARY DISTRICT NO. 4  
(Winnebago County, Wisconsin)

ORDINANCE NO. 90-2  
AN ORDINANCE AMENDING 90-1

AN ORDINANCE AMENDING AN ORDINANCE ADOPTED THE 4th DAY OF April, 1990, WHICH ORDINANCE ESTABLISHED A SERVICE AVAILABILITY CHARGE (SAC) APPLICABLE TO ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, ADDITIONS AND/OR EXPANSIONS WITHIN THE MUNICIPAL BOUNDARIES OF THE TOWN OF MENASHA SANITARY DISTRICT NO. 4.

BE IT ORDAINED, by the Board of Commissioners, Town of Menasha Sanitary District No. 4 as follows:

1. That as to the aforementioned Ordinance, adopted the 4th day of April, 1990, establishing a Sewer Availability Charge (SAC), the same is amended to create a separate category and separate computation of Service Availability Charge (SAC) for school/educational type facilities.

2. That the Service Availability Charge (SAC) for school/educational facilities shall be determined by using 25 gallons per day per student. One Residential Equivalent User (REU) is based upon 270 gallons per day.

3. The formula shall utilize 270 gallons per day, divided by 25 gallons per day per student, the result being that each Residential Equivalent User (REU) shall equal 10.8 students.

4. The 10.8 students, per Residential Equivalent User (REU), shall be divided by the then current student enrollment, to determine the actual number of Residential Equivalent User (REU) charges to be charged, at the rate of \$92.17 per REU.

5. By way of example, if a school/educational facility has an enrollment of 1,400 students, divided by 10.8 students per REU, the facility shall pay 130 REU charges. 130 REU charges, at the current residential rate of \$92.17, results in a total anticipated charge of \$11,982.00.

Date introduced, approved and adopted: Sept. 13, 1990.

TOWN OF MENASHA  
SANITARY DISTRICT NO. 4

Harold Clifford  
Mr. Harold Clifford,  
Commission President

[Signature]  
Commission Secretary

TOWN OF MENASHA SANITARY DISTRICT NO. 4  
(Winnebago County, Wisconsin)  
Ordinance 90-1

AN ORDINANCE ESTABLISHING A SERVICE AVAILABILITY CHARGE (SAC) APPLICABLE TO ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, ADDITIONS AND/OR EXPANSIONS WITHIN THE MUNICIPAL BOUNDARIES OF THE TOWN OF MENASHA SANITARY DISTRICT NO. 4.

BE IT ORDAINED, by the Board of Commissioners, Town of Menasha Sanitary District No. 4 as follows:

1. That the Service Availability Charge attached hereto as Exhibit "A" be and the same is hereby adopted by the Town of Menasha Sanitary District No. 4.

2. That residential, commercial and/or industrial developments (or additions/expansions thereof) shall be assessed and shall pay the Service Availability Charge prior to the date of sanitary sewer hook-up to the Town of Menasha Sanitary District No. 4 Sanitary Sewer Collection System.

3. That pursuant to Wisconsin Statutes where applicable, the District may utilize a municipal citation to enforce any violation(s) of this Ordinance. Citations shall be issued by the Sanitary District, by any designated commissioner, official, officer or designated employee thereof.

4. General Penalty: Any person, firm, corporation or entity who shall violate any provision of this Ordinance shall upon conviction of such violation be subject to a penalty of not less than \$250.00, nor more than \$500.00, together with the costs of prosecution.

5. As an alternate method of enforcement of the Ordinance, the Sanitary District may enforce this Ordinance by necessary injunctive relief, and/or by any civil action seeking monetary damages according to and in compliance with the aforementioned penalty provision.

6. Severability: If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the above provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provision or its application.

7. Date introduced, approved and adopted: Apr 4/90,  
1990.

TOWN OF MENASHA  
SANITARY DISTRICT NO. 4

Harold Clifford  
Mr. Harold Clifford,  
Commission President

acting Gerald H. Quarford  
Commission Secretary

No. Voted For: 2  
No. Voted Against: 0

absent 1

Affidavit of Posting

Richard A. Ebenhoe, being first duly sworn on oath,  
deposes and states that on the 5th day of April,  
1990 he/she did post an exact copy of this Ordinance in three  
public places, within the Town of Menasha Sanitary District No. 4  
Municipal boundaries, namely the following three locations:

1. Town of Menasha, Sanitary District No. 4  
2340 American Drive  
Neenah, Wisconsin 54956
2. Town of Menasha  
1000 Valley Road  
Menasha, Wisconsin 54952
3. Lakeview Credit Union  
840 Chapman Avenue  
Neenah, Wisconsin 54956

Richard A. Ebenhoe  
Signature

Subscribed and sworn to before  
me this 5th day of April,  
1990.

Nancy Coenen, Notary  
Public, State of Wisconsin  
My Commission expires 4/5/1992



P.P.

**RESOLUTION**           #041220-3:UD          , 2004

**UPDATE SAC FEES**

**WHEREAS**, Section 28 of the Town of Menasha Municipal Code authorizes the establishment and collection of a Service Availability Charge to recover capital cost for the regional wastewater treatment facilities; and

**WHEREAS**, the current fees have not been reviewed or updated since 1993; and

**WHEREAS**, the Town of Menasha Utility District has reviewed the Service Availability Charge and recalculated updated cost criteria and determined that the fee structure needs to be updated .

**NOW, THEREFORE BE IT RESOLVED** by the Town of Menasha Utility District Commission to hereby approve the following fee structure for wastewater Service Availability Charge (SAC):

- |                   |                                       |
|-------------------|---------------------------------------|
| • RESIDENTIAL SAC | \$448.00 ( 1 REU) per living unit     |
| • COMMERCIAL SAC  | \$1,700.00 per acre (Commercial Base) |
| • INDUSTRIAL SAC  | \$2,600.00 per acre (Industrial Base) |

COMMERCIAL: CLASS I

RETAIL SALES - Basic SAC Charge (\$1,700.00/Acre)

- Book Stores
- Video Sales and Rental
- Department Stores
- General Merchandise (Dollar Stores, Party Shops, Card Shops, etc.)
- Furniture & Appliances
- Carpet & Flooring
- Home Improvement Merchandise
- Paint & Home Interior Decorating, Wallpaper, etc.
- Automotive Supply Sales
- Clothing & Textile Sales
- Hardware Sales, Tools, & Related Equipment
- Toy Store
- Sporting Goods Store
- Antique Sales
- Florists, Greenhouse, and Landscaping
- Liquor Store
- Durable Medical Supply
- Pharmacies
- Auto Rental Agencies

- Churches (without daily schools or daycare)
- Utility Service Providers
- Government Service Agency
- Employment Service Agency
- Real Estate Agency
- Title Companies
- Land Management/Appraisal Agencies
- Counseling Service Agencies
- Transportation Services
- Travel Agencies
- Communications Service
- Insurance Service Providers
- Inspection Service Providers
- Architectural Service Providers
- Adoption Agencies
- Charitable Service Providers
- Laboratory Service Providers
- 

**BE IT FURTHER RESOLVED** that certain types of commercial development have by nature more of an impact on the wastewater processes and treatment. These developments will be required to pay the per acre base charge plus additional REUs for their SAC fees based on the development classification. Following is a list of these special development classifications and the additional REUs to be applied:

COMMERCIAL: CLASS II - Commercial Base Rate (1,700.00 per acre) + Additional REU Amount (\$448.00 per REU)

- GROCERY STORE..... 1 REU
- TAVERN (No food service)..... 1 REU
- RESTAURANT/SUPPER CLUB..... 1 REU
- SERVICE STATION..... 1 REU per 1000 sq. ft. service area
- LAUNDRY..... 1/2 REU PER WASH MACHINE
- CAR WASH..... 3 PER WASH BAY
- FOOD SERVICE AREA ASSOCIATED  
WITH A SHOPPING AREA/GROCERY.....1 REU PER 1,000 SQ. FT. OF FOOD  
STORE SERVICE AREA
- FUNERAL HOMES.....2 REUs
- PRINTING COMPANIES..... 3 REUs

**BE IT FURTHER RESOLVED** that calculations for Service Availability Fees will be calculated on the parcel acreage less the amount of acreage used for detention pond development, and:

- Car Dealerships (No Service)
- Recreational Vehicles (Boats, Snowmobiles, 4 Wheelers)
- Lawn & Garden Sales
- Fabric and Craft Supply Shops
- Brick, Stone and Masonry Sales and Monument Sales
- Fire Places, Spas, and Swimming Pool Sales
- Building Material Sales (Lumber, Fencing, Lighting, etc)
- Office Supply and Equipment Merchandisers
- Farm Equipment and Supply Sales
- Pet Supply Store
- Communication Sales (Cellular, Internet, etc.)
- Chemical Sales
- Jewelry Sales
- Concrete and Asphalt Sales & Service
- Consignment Shops
- Mobile Home Sales & Service
- Drapery and Upholstery Shop
- Electric Supply & Equipment Sales
- Picture Framing & Wall Hanging Shop
- Music Instruments, Lessons & Supplies
- Television and Radio Sales
- Camera Equipment Sales and Film Processing Shop
- Guns and Ammunitions Sales
- Roofing, Windows & Siding Sales
- Heating & Air Conditioning Sales & Service
- Metal and Iron Works Fabrication Sales
- Liquidation Sales
- Home Entertainment Sales
- Computers and Related Equipment Sales
- Eyeglasses and Optical Supplies
- Plumbing Sales and Service
- Vitamin and Health Services Sales
- Water Treatment Sales and Service
- Woodworking Sales and Service
- Patio and Outdoor Furniture Sales
- Pet Boarding and Care Facilities

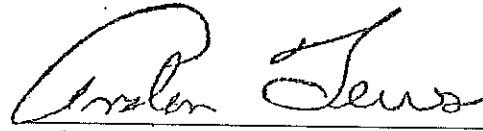
**GENERAL BUSINESS (OFFICE) - Basic SAC Charge (\$1,700.00/Acre)**

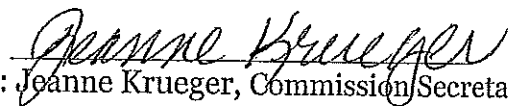
- Legal Service Office
- Engineering Service Office
- Accounting / Financial Service Office
- Banks and Credit Unions
- Medical Service Providers

**BE IT FURTHER RESOLVED** that any type of classification that does not fit any of the above classifications may be evaluated and determined by the Town of Menasha Utility District Commission or its agent.

**ADOPTED**, this 20th day of December 2004, by the Town of Menasha Utility District Commission, Winnebago County, Wisconsin.

VOTES				
#1 N	#2 Y	#3 Y	#4 Y	Pres Y
ADOPTED				

  
Arden Tews, Commission President

  
Attest: Jeanne Krueger, Commission Secretary

Requested by: James Archambo, Administrator

Submitted by: Arden Tews, President