



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

NOTICE

JOINT MEETING OF THE VILLAGE BOARD COMMITTEE OF THE WHOLE & COMMITTEES

MONDAY, OCTOBER 6, 2025 AT 6:45 PM

**Village Hall Council Room
250 Williams Street
Williams Bay, WI 53191**

AGENDA

The following agenda items may be considered for Discussion, Consideration, or Action

I. Village Board Committee of the Whole

- a. Call to Order
- b. Roll Call
- c. Meeting Decorum. *According to Robert's Rules of Order, meeting decorum means maintaining respectful and orderly behavior during a discussion, including addressing the chair to speak, staying relevant to the topic at hand, avoiding personal attacks, and generally adhering to courteous conduct while debating issues; essentially, ensuring that discussions are focused and civil, with only one person speaking at a time when recognized by the chair. Violators of meeting decorum will be excused from the meeting.*
- d. Joint Village Board Committee of the Whole & Committees Meeting Minutes of September 15, 2025

II. Water & Sewer Committee – Umans, Russell, Bartholomew

- a. Call to Order
- b. Roll Call
- c. Water & Sewer Committee Meeting Minutes of September 2, 2025
- d. Consideration and Possible Action Recommending Approval of Water Rate Increases
- e. Discussion and Possible Action on A Resolution Approving Four (4) Agreements for the Replacement of Lead Water Service Lines for the following Four (4) Properties:
 - (1) 49 Oakwood Street, Williams Bay. *Replacement of the Private Lead Service Line Paid by the Property Owner;*
 - (2) 85 Highland Road, Williams Bay. *Replacement of the Public Lead Service Line Paid by the Village and Replacement of the Private Lead Service Line Paid by the Property Owner.*
 - (3) 90 Highland Road, Williams Bay. *Replacement of the Public Lead Service Line Paid by the Village and Replacement of the Private Lead Service Line Paid by the Property Owner.*
 - (4) 419 W. Geneva Street, Williams Bay. *Replacement of the Private Lead Service Line Paid by the Property Owner;*
- f. Consideration and Possible Action Recommending Approval of Borrowed Funds Transfer In the Amount of \$1,704,529 From Being Allocated to Sewer Borrowed Fund Projects to the Borrowed Water Fund

Projects. *Reversing the transfer of this amount from Water Fund to Sewer Borrowed Funds in January 2025*

- g. Authorizing the Prepayment of an Existing Water Promissory Note for the Repainting of An Elevated Water Reservoir in the Estimated Amount of \$326,903. *Exact Payoff Amount to Be Confirmed by the Lender.*
- h. Village Engineers Report
- i. Adjourn

III. Protective Services Committee – Vlach, Umans, Franzen

- a. Call to Order
- b. Roll Call
- c. Protective Services Committee Meeting Minutes of September 2, 2025
- d. Fontana Emergency Medical (EMS) Monthly Numbers
- e. Williams Bay Police Department Monthly Numbers
- f. Williams Bay Police Chief's Monthly Report
- g. Adjourn

IV. Building, Zoning & Ordinance Committee – Franzen, Vlach, Russell

- a. Call to Order
- b. Roll Call
- c. Building, Zoning & Ordinance Committee Meeting Minutes of July 7, 2025
- d. Adjourn

V. Parks & Lakefront Committee – Russell, Wright, Franzen

- a. Call to Order
- b. Roll Call
- c. Parks & Lakefront Committee Meeting Minutes
 - 1. September 2, 2025
 - 2. September 11, 2025
- d. Discussion and Possible Action on Accepting the Lifeguard Services Agreement for the 2026 Summer Season
- e. Adjourn

VI. Streets & Highways Committee – Bartholomew, Vlach, Wright

- a. Call to Order
- b. Roll Call
- c. Streets & Highways Committee Meeting Minutes
 - 1. June 11, 2025
 - 2. September 2, 2025
- d. Discussion and Possible Action on Application for Wisconsin Economic Development Connect Communities Program
- e. GFL Waste Hauler Smaller 65-gallon Containers Availability Options
- f. Adjourn

VII. Finance & Personnel Committee – Wright, Umans, Bartholomew

- a. Call to Order
- b. Roll Call
- c. Finance & Personnel Committee Meeting Minutes
 - 1. September 15, 2025
 - 2. September 16, 2025
 - 3. September 17, 2025
 - 4. September 19, 2025
 - 5. September 22, 2025
 - 6. October 1, 2025
- d. Discussion and Consideration of Accepting the Audited Financial Statements and Supplemental Information for Prior Year 2024
- e. Discussion and Possible Action on A Proposal For Community Connect Payment System
- f. Discussion and Possible Action on A Resolution Approving Four (4) Agreements for the Replacement of Lead Water Service Lines for the following Four (4) Properties:
 - (1) 49 Oakwood Street, Williams Bay. *Replacement of the Private Lead Service Line Paid by the Property Owner;*
 - (2) 419 W. Geneva Street, Williams Bay. *Replacement of the Private Lead Service Line Paid by the Property Owner;*
 - (3) 85 Highland Road, Williams Bay. *Replacement of the Public Lead Service Line Paid by the Village and Replacement of the Private Lead Service Line Paid by the Property Owner.*
 - (4) 90 Highland Road, Williams Bay. *Replacement of the Public Lead Service Line Paid by the Village and Replacement of the Private Lead Service Line Paid by the Property Owner.*
- g. Consideration and Possible Action Recommending Approval of Borrowed Funds Transfer In the Amount of \$1,704,529 From Being Allocated to Sewer Borrowed Fund Projects to the Borrowed Water Fund Projects. *Reversing the transfer of this amount from Water Fund to Sewer Fund Borrowed Funds in January 2025.*
- h. Consideration and Possible Action on the General Fund Debt Service Levy Cover A Larger Allocation of Debt Service (\$150,000) for 2026 Conditioned Upon the Sewer Debt Service Repaying This Amount in Debt Service Allocations in 2027 to Reduce Fluctuations in the 2026 Village Tax Levy
- i. Discussion and Possible Action on Accepting the Lifeguard Services Agreement for the 2026 Summer Season
- j. Discussion and Possible Action on 2026 Janitorial Service Agreement Between Village of Williams Bay and Janesville Janitor Service & Industrial Supply, Inc.
- k. Monthly Borrowings Status Report
- l. Adjourn

VIII. Village Board Committee of the Whole

- a. Possible Action on Matters Discussed in Committee (Village Board Committee of the Whole)
- b. Consideration and Possible Action Approving Water Rate Increases
- c. Discussion and Possible Action on A Resolution Approving Four (4) Agreements for the Replacement of Lead Water Service Lines for the following Four (4) Properties:
 - (1) 49 Oakwood Street, Williams Bay. *Replacement of the Private Lead Service Line Paid by the Property Owner;*
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(3) 90 Highland Road, Williams Bay. *Replacement of the Public Lead Service Line Paid by the Village and Replacement of the Private Lead Service Line Paid by the Property Owner.*

(4) 419 W. Geneva Street, Williams Bay. *Replacement of the Private Lead Service Line Paid by the Property Owner;*

- d.** Consideration and Possible Action Approving Borrowed Funds Transfer In the Amount of \$1,704,529 From Being Allocated to Sewer Borrowed Fund Projects to the Borrowed Water Fund Projects. *Reversing the transfer of this amount from Water Fund to Sewer Borrowed Funds in January 2025*
- e.** Authorizing the Prepayment of an Existing Water Promissory Note for the Repainting of An Elevated Water Reservoir in the Estimated Amount of \$326,903. *Exact Payoff Amount to Be Confirmed by the Lender.*
- f.** Discussion and Possible Action on Application for Wisconsin Economic Development Connect Communities Program
- g.** Adjournment

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Village Clerk's office in advance so the appropriate accommodations can be made.

Posted: 10/03/2025 5:00 PM



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UNOFFICIAL MINUTES JOINT MEETING OF THE VILLAGE BOARD COMMITTEE OF THE WHOLE & COMMITTEES

**MONDAY, SEPTEMBER 15, 2025 AT 6:45 PM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191**

I. Village Board Committee of the Whole

a. Call to Order

President Jaramillo called the meeting to order at 06:50pm.

b. Roll Call

Present: President Adam Jaramillo, Trustees George Vlach, Lowell Wright, Robert Umans, Steven Russell, Mary Bartholomew, and Susan Franzen

Also Present: Administrator David Lothspeich, Police Chief Justin Timm, Village Engineer Doug Snyder, Public Works Director Wayne Edwards, Recreation Director Ryan Knop, Treasurer Jennifer Wiese, Clerk Tina Kolls

c. Joint Village Board Committee of the Whole & Committees Meeting Minutes of September 2, 2025

The motion to approve the Joint Village Board Committee of the Whole & Committees Meeting Minutes of September 2, 2025 was initiated by Trustee Umans and seconded by Trustee Bartholomew. Unanimously carried.

d. Meeting Decorum. *According to Robert's Rules of Order, meeting decorum means maintaining respectful and orderly behavior during a discussion, including addressing the chair to speak, staying relevant to the topic at hand, avoiding personal attacks, and generally adhering to courteous conduct while debating issues; essentially, ensuring that discussions are focused and civil, with only one person speaking at a time when recognized by the chair. Violators of meeting decorum will be excused from the meeting.*

II. Ad-hoc Tree Enhancement Committee Report - Umans, Russell

a. Report of the September 11, 2025 Meeting

Trustee Umans gave a brief update of the September 11, 2025 Tree Enhancement Committee Meeting.

III. Parks & Lakefront Committee – Russell, Wright, Franzen

a. Call to Order

Chairman Trustee Russell called the meeting to order at 06:54pm.

b. Roll Call

Present: Trustees Russell, Wright and Franzen

Also Present: President Jaramillo, Trustees Vlach, Umans and Bartholomew, Administrator Lothspeich, Police Chief Timm, Village Engineer Snyder, Public Works Director Edwards, Recreation Director Knop, Treasurer Wiese, Clerk Kolls

c. Discussion and Possible Action on an Edgewater Park Use and Policy Contract for American Legion Post

102 for Veterans Suicide Prevention 5K Walk/Run on September 20, 2025

The motion to recommend Village Board approval of the Edgewater Park Use and Policy Contract for American Legion Post 102 for Veterans Suicide Prevention 5K Walk/Run on September 20, 2025 was initiated by Trustee Russell and seconded by Trustee Franzen. Unanimously carried.

d. Discussion and Possible Action on Phase 3 Tree Planting at the Triangle Park Location on October 4, 2025

The motion to recommend Village Board approval of Phase 3 Tree Planting at the Triangle Park Location on October 4, 2025 was initiated by Trustee Russell and seconded by Trustee Wright. Unanimously carried.

e. Discussion and Possible Action on Releasing a Request for Proposal (RFP) for Bids on a Three (3) Year Contract for Annual Pier Installation and Removal

The motion to recommend Village Board approval of Releasing a Request for Proposal (RFP) for Bids on a Three (3) Year Contract for Annual Pier Installation and Removal was initiated by Trustee Russell and seconded by Trustee Wright. Unanimously carried.

f. Adjourn

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Franzen at 06:59pm. Unanimously carried.

IV. Building, Zoning & Ordinance Committee – Franzen, Vlach, Russell

a. Call to Order

Chairman Trustee Franzen called the meeting to order at 06:59pm.

b. Roll Call

Present: Trustees Franzen, Vlach, and Russell

Also Present: President Jaramillo, Trustees Bartholomew, Umans, and Wright, Administrator Lothspeich, Police Chief Timm, Village Engineer Snyder, Public Works Director Edwards, Recreation Director Knop, Treasurer Wiese, Clerk Kolls

c. Discussion and Possible Action on An Ordinance Renumbering Sections 128-8 and Creating Section 128-8 of the Code of Ordinances Regulating Licenses for the Sale of Alcohol Beverages. *Establishing standards for renewal of unused liquor licenses*

No action was taken.

d. Discussion on Amending Ordinances 390-0310 M. Tourist Rooming House and Code 205, Article III, Short-Term Rental of Residential Dwellings, Including Fees, Enforcement and Penalties

The Committee discussed Amending Ordinance 390-0310 M. Tourist Rooming House and Code 205, Article III, Short-Term Rental of Residential Dwellings, Including Fees, Enforcement and Penalties. No action was taken.

e. Adjourn

The motion to adjourn was initiated by Trustee Russell and seconded by Trustee Vlach at 07:20pm. Unanimously carried.

V. Protective Services Committee – Vlach, Umans, Franzen

a. Call to Order

Chairman Trustee Vlach called the meeting to order at 07:20pm.

b. Roll Call

Present: Trustees Vlach, Umans and Franzen

Also Present: President Jaramillo, Trustees Bartholomew, Wright, and Russell, Administrator Lothspeich, Police Chief Timm, Village Engineer Snyder, Public Works Director Edwards, Recreation Director Knop, Treasurer Wiese, Clerk Kolls

c. Discussion and Possible Action on an Application for a Temporary Class "B"/"Class B" Retailers License for Williams Bay Lions Club for the Williams Bay Lions Club Nick Caselli Rocking Car Show on October 11, 2025

The motion to recommend Village Board approval of an Application for a Temporary Class "B"/"Class B" Retailers License for Williams Bay Lions Club for the Williams Bay Lions Club Nick Caselli Rocking Car Show on October 11, 2025 was initiated by Trustee Umans and seconded by Trustee Franzen. Unanimously carried.

d. WE Energies Grant Request

The motion to table a WE Energies Grant Request was initiated by Trustee Umans and seconded by Trustee Franzen. Unanimously carried.

e. Discussion and Possible Action on Proposed Addition to The Existing Williams Bay Fire/EMS Station Located at 5 East Geneva Street (WOP 00086) and Other Possible Options

There was no action taken.

f. Adjourn

The motion to adjourn was initiated by Trustee Umans and seconded by Trustee Franzen at 07:31pm. Unanimously carried.

VI. Water & Sewer Committee – Umans, Russell, Bartholomew

a. Call to Order

Chairman Trustee Umans called the meeting to order at 07:31pm.

b. Roll Call

Present: Trustees Umans, Russell, and Bartholomew

Also Present: President Jaramillo, Trustees Wright, Vlach, and Franzen Administrator Lothspeich, Police Chief Timm, Village Engineer Snyder, Public Works Director Edwards, Recreation Director Knop, Treasurer Wiese, Clerk Kolls

c. Discussion and Possible Action on Fully Paying Off Existing Water Loan

The motion to recommend Finance & Personnel Committee approval of Fully Paying Off Existing Water Loan from Borrowed funds was initiated by Trustee Umans and seconded by Trustee Bartholomew. Unanimously carried.

d. Discussion and Possible Action on Change Order #2 From August Winter & Sons, Inc. For The Water Treatment Facility in the Amount of \$99,945.00

The motion to recommend Finance & Personnel Committee approval of Change Order #2 From August Winter & Sons, Inc. For The Water Treatment Facility in the Amount of \$99,945.00 from Safe water loan overrun was initiated by Trustee Umans and seconded by Trustee Russell. Unanimously carried.

e. Village Engineers Report

Village Engineer Snyder gave the Engineer's Report. The highlights included brief updates on:

- STH 67 Reconstruction East-West Section
- Women's Leadership Center
- Corrosion Control Study - Improvements to Water Plant
- Water Plant Letter Flood Map Revision (LOMR) Assistance
- Street Rehabilitation Program
- Harris Road Lift Station (LS 3) Replacement
- Well 2 Pump Replacement/Well 3 Pump Replacement
- Preserve Development - Former GW College
- Park Place CSM
- East Geneva Street Canyon Development - Former Levar
- Willabay Meadows Subdivision - Final Development Plan
- Theatre Road Tennis and Basketball Court - Warranty Item
- Sanitary Sewer Replacement

f. Adjourn

The motion to adjourn was initiated by Trustee Umans and seconded by Trustee Bartholomew at 07:47pm. Unanimously carried.

VII. Finance & Personnel Committee – Wright, Umans, Bartholomew

a. Call to Order

Chairman Trustee Wright called the meeting to order at 07:47pm.

b. Roll Call

Present: Trustees Wright, Umans, and Bartholomew

Also Present: President Jaramillo, Trustees Vlach, Russell and Franzen, Administrator Lothspeich, Police Chief Timm, Village Engineer Snyder, Public Works Director Edwards, Recreation Director Knop, Treasurer Wiese, Clerk Kolls

c. WE Energies Grant Request

There was no action taken.

d. Discussion and Possible Action on Fully Paying Off Existing Water Loan

The motion to recommend Village Board approval of Fully Paying Off Existing Water Loan in the amount of between \$324,000 and \$326,000 from borrowed funds was initiated by Trustee Umans and seconded by Trustee Wright. Unanimously carried.

e. Discussion and Possible Action on Change Order #2 From August Winter & Sons, Inc. For The Water Treatment Facility in the Amount of \$99,945.00

The motion to recommend Village Board approval of Change Order #2 From August Winter & Sons, Inc. For The Water Treatment Facility in the Amount of \$99,945.00 from the safe water loan was initiated by Trustee Umans and seconded by Trustee Wright. Unanimously carried.

f. Discussion and Possible Action on A Proposal For Community Connect Payment System

The motion to table the Proposal For Community Connect Payment System was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

g. Adjourn

The motion to adjourn was initiated by Trustee Umans and seconded by Trustee Bartholomew at 08:01pm. Unanimously carried.

VIII. Village Board Committee of the Whole

a. Possible Action on Matters Discussed in Committee (Village Board Committee of the Whole)

1. Discussion and Possible Action on an Edgewater Park Use and Policy Contract for American Legion Post 102 for Veterans Suicide Prevention 5K Walk/Run on September 20, 2025

The motion to approve the Edgewater Park Use and Policy Contract for American Legion Post 102 for Veterans Suicide Prevention 5K Walk/Run on September 20, 2025 was made by Committee, no second required. Unanimously carried.

2. Discussion and Possible Action on an Application for a Temporary Class "B"/"Class B" Retailers License for Williams Bay Lions Club for the Williams Bay Lions Club Nick Caselli Rocking Car Show on October 11, 2025

The motion to approve the Application for a Temporary Class "B"/"Class B" Retailers License for Williams Bay Lions Club for the Williams Bay Lions Club Nick Caselli Rocking Car Show on October 11, 2025 was made by Committee, no second required. President Jaramillo abstained. Motion carries.

3. Discussion and Possible Action on Phase 3 Tree Planting at the Triangle Park Location on October 4, 2025

The motion to approve the Phase 3 Tree Planting at the Triangle Park Location on October 4, 2025 was made by Committee, no second required. Unanimously carried.

4. Discussion and Possible Action on Change Order #2 From August Winter & Sons, Inc. For The Water Treatment Facility in the Amount of \$99,945.00

The motion to approve Change Order #2 From August Winter & Sons, Inc. For The Water Treatment Facility in the Amount of \$99,945.00 was made by Committee, no second required. Unanimously carried.

b. Adjournment

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Umans at 08:03pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk



VILLAGE OF WILLIAMS BAY

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UNOFFICIAL MINUTES WATER & SEWER COMMITTEE MEETING 9/2/2025 MEETING TUESDAY, SEPTEMBER 2, 2025 AT 11:00 AM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

**THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD
BUSINESS WILL BE CONDUCTED.**

I. Call to Order

Chairman Trustee Umans called the meeting to order at 11:00am.

II. Roll Call

Present: Trustees Robert Umans, Steven Russell, and Mary Bartholomew

Also Present: President Adam Jaramillo, Administrator David Lothspeich, Treasurer Jennifer Wiese, Public Works Director Wayne Edwards, Village Engineer Doug Snyder

III. Discussion and Possible Action on the First Draft Department Budget for 2026

The Committee discussed the first draft of department budgets for 2026.

IV. Adjourn

The motion to adjourn was initiated by Trustee Umans and seconded by Trustee Russell at 12:10 pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

These are not official Minutes until approved by the Governing Body.

Water and Sewer rate comparison

07/24/25

				1 Resident		
Water rates	Base/Qtr	Fire Protection	Use/1000 gallons	use/day/gal	use/qtr/gallons	Qtr Bill
Lake Geneva	\$28.10	\$11.45	\$3.20	70	6300	\$59.71
Fontana	\$37.26	\$24.00	\$7.66	70	6300	\$109.52
Elkhorn	\$33.00	\$53.10	\$9.28	70	6300	\$144.56
Lake Como San Distr 1	\$36.00	\$30.00	\$5.93	70	6300	\$103.36
Williams Bay - current	\$30.00	\$26.76	\$3.77	70	6300	\$80.51
Williams Bay - new	\$37.50	\$39.09	\$7.63	70	6300	\$124.66

WB Increase	Qtr	Month
1 Resident	\$44.15	\$14.72
2 Residents	\$68.47	\$22.82
3 Residents	\$92.78	\$30.93
4 Residents	\$117.10	\$39.03

				1 Resident		
Sewer rates	Base/Qtr	Fire Protection	Use/1000 gallons	use/day/gal	use/qtr/gallons	Qtr Bill
Lake Geneva	\$16.25	\$0.00	\$5.49	70	6300	\$50.84
Fontana	\$80.70	\$0.00	\$9.30	70	6300	\$139.29
Elkhorn	\$75.12	\$0.00	\$8.94	70	6300	\$131.44
Lake Como San Distr 1	\$37.11	\$0.00	\$4.64	70	6300	\$66.34
Williams Bay	\$96.17	\$0.00	\$4.40	70	6300	\$123.89

Total				1 Resident		
Water & Sewer	Base/Qtr	Fire Protection	Use/1000 gallons	use/day/gal	use/qtr/gallons	Qtr Bill
Lake Geneva						\$110.55
Fontana						\$248.81
Elkhorn						\$276.01
Lake Como San Distr 1						\$169.70
Williams Bay current						\$204.40
Williams Bay new						\$248.55

Daily Use Charge W&S, 1 res, 70 GL/day
\$2.27
\$2.76 \$0.49

SERVICE DATE Aug 29, 2025
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PUBLIC SERVICE COMMISSION OF WISCONSIN

Application of the Village of Williams Bay, Walworth County,
Wisconsin, as a Water Public Utility, for Authority to Adjust Water Rates

6540-WR-102

Public Service Commission of Wisconsin
RECEIVED: 8/29/2025 3:55:02 PM

FINAL DECISION

This is the Final Decision in the Class 1 proceeding conducted by the Public Service Commission (Commission) on the application of Williams Bay Municipal Water Utility (applicant) for approval to increase water rates. This application is APPROVED, subject to conditions.

Introduction

The applicant applied to the Commission on March 20, 2025 for authority to increase water rates. The Commission authorized the applicant's last conventional rate case (CRC) change in docket 6540-WR-101 in a Final Decision dated March 4, 2022. The applicant requested the current rate increase to cover debt and capital project costs. The applicant is constructing improvements to the existing water treatment facility in the test year. Lastly, the applicant has experienced an increase in operation and maintenance expenses. In this case, the final overall rate change authorized is \$541,441, or a 59.92 percent increase over current rates, for the test year ending December 31, 2025.

Pursuant to due notice, the Commission held an audiovisual hearing on August 18, 2025 before Administrative Law Judge Michael E. Newmark. The parties, for purposes of review under Wis. Stat. § 227.53, are listed in Appendix A as required by Wis. Stat § 227.47. The applicant is the only party to this proceeding.

Findings of Fact

1. The applicant's presently authorized rates for water utility service will produce operating revenues of \$977,939 for the 2025 test year. These rates fall short of the test year revenue needed by \$541,441 and are unreasonable.

2. The estimated net investment rate base applicable to water utility operations for the 2025 test year is \$4,090,106.

3. The rate changes set forth for water service in Appendix C will permit the applicant to earn the necessary revenue requirement and are consistent with the cost of service and rate design.

Conclusions of Law

1. The applicant is a municipal public utility as defined in Wis. Stat. § 196.01(5)(a).

2. The Commission has authority under Wis. Stat. §§ 196.02(1), 196.03(1) and (3), 196.19, 196.20, 196.22, 196.37(1), (2), and (3), and 196.395 to authorize the applicant to increase water utility rates and revise tariff provisions.

3. The Commission has authority under Wis. Stat. § 15.02(4) to delegate to the Administrator of the Division of Water Utility Regulation and Analysis (Division Administrator) those functions vested by law as enumerated above and has delegated the authority to issue this Final Decision to the Division Administrator.

Opinion

Net Investment Rate Base

The estimated net investment rate base for the 2025 test year is as follows:

Utility Financed Plant in Service	\$8,124,688
Less: Accumulated Provision for Depreciation	<u>\$4,041,928</u>
Net Plant in Service	\$4,082,760
Plus: Materials and Supplies	<u>\$7,346</u>
Net Investment Rate Base	<u>\$4,090,106</u>

Comparative Income Statement

Commission staff submitted a revenue requirement for the test year as shown in Ex.-PSC-Revenue Requirement. ([PSC REF#: 553128.](#)) The estimated test year income statement showing the effect of the increase in revenue that will result from authorized rates is as follows:

	<u>At Present Rates</u>	<u>Authorized Increase</u>	<u>After Rate Increase</u>
Operating Revenues	\$977,939	\$541,441	\$1,519,380
Operating Expenses:			
Oper. & Maint. Exp.	\$803,136		\$803,136
Depreciation	\$303,359		\$303,359
Amortization	\$18,457		\$18,457
Taxes & Tax Equiv.	<u>\$116,301</u>		<u>\$116,301</u>
Total Oper. Expenses	<u>\$1,241,253</u>		<u>\$1,241,253</u>
Oper. Income (or Loss)	<u>(\$263,314)</u>		<u>\$278,128</u>
Rate of Return	N.A.		6.80%

Commission staff computed the depreciation expense included in the revenue requirement for the 2025 test year using the depreciation rates shown in Appendix E. For purposes of computing the depreciation expense on the average investment for each plant account, these depreciation rates are effective as of January 1, 2025.

Capital Structure

The Commission utilizes a rate of return on net investment rate base (ROR) to ensure utilities can cover interest on outstanding debt, earn a return on equity capital that fairly compensates for investment risk, and preserve and attract capital in its long-term operations. The Commission calculates a benchmark ROR weekly based on a three-month rolling average of municipal bond rates and determines a floor annually. The benchmark ROR at the time Commission staff finalized the revenue requirement exhibit for this case was 6.80 percent.

The applicant originally requested an ROR of 6.30 percent. Commission staff estimated the applicant's capital employed in providing public utility service associated with the net investment rate base to be 33.77 percent municipal equity and 66.23 percent long-term debt. The applicant's composite cost of debt is 3.46 percent. Commission staff proposed using the benchmark ROR of 6.80 percent to provide a 13.35 percent return on municipal earning equity and 0.93 times interest coverage. The applicant did not object to using the benchmark ROR of 6.80 percent.

The Commission finds that a 6.80 percent ROR will provide the applicant with sufficient earnings to help address future capital and unforeseen operating needs and will also maintain confidence in the applicant's financial integrity without resulting in customer rates that are excessive.

However, the Commission cautions the applicant that a 66.23 percent debt ratio is too high to provide the degree of financial integrity the applicant requires over the long term and recommends that the applicant reduce its debt ratio to reasonable levels as soon as practical. The

Commission generally considers a reasonable municipal structure to consist of roughly 50 percent equity and 50 percent debt.

Cost of Service

Commission staff analyzed the cost of supplying water for general service and for public fire protection (PFP) service using the base-extra capacity cost allocation method. This method first allocates the operating expenses to the service cost functional components of base, customer, extra-capacity maximum-day and extra capacity maximum-hour demand, and fire protection and then to each of the customer classes served. Commission staff provided summaries of these analyses in Schedules 8 and 11 of Ex.-PSC-COSS and Rate Design, which is Commission staff's proposal in the record in this proceeding. ([PSC REF#: 555174.](#)) Appendix B shows customer class revenue requirements resulting from the cost analysis compared with revenues at authorized rates.

Rates

Water service rates authorized in this decision will result in an estimated net operating income of approximately \$278,128, which provides a 6.80 percent return on the water utility net investment rate base of \$4,090,106. Commission staff provided the applicant with Commission staff's proposed rates for review prior to the hearing, and the applicant had no objection to these rates.

As shown in attached Appendix B, the base-extra capacity cost allocation method results in a relatively wide range of increases in the charges to the various general service customer classes to reflect the cost of providing service to such classes. The percentage rate increase to

any individual customer will not necessarily equal the overall percentage increase to the associated customer class but rather will depend on the specific water use of that customer.

The authorized rates as set forth in Appendix C are based on the cost of providing service to various customer classes or types of service. The Commission finds that the rates will result in all customers paying an appropriate amount for the service provided.

Commission staff computed some typical water bills for Single-Family Residential, Multifamily Residential, Commercial, and Public Authority customers using Schedule Mg-1 to compare present rates with the new rates. That comparison is set forth in Appendix D.

The overall increase in annual revenues is 59.92 percent and is comprised of a 64.39 percent increase in general service charges and a 49.89 percent increase in PFP charges. A typical Single-Family Residential customer's bill, including PFP, will increase 56.34 percent. The increase in rates is due to a 44.52 percent increase in gross plant investment and a 32.05 percent increase in operating expenses since the applicant's last CRC in 2022.

The larger increase in general service charges results from a greater proportion of the annual operating costs being allocated to general service compared to what was allocated at the time of the applicant's last rate proceeding and is based on current ratios of maximum general service demand to available system fire protection capacity. The Commission finds that the larger increase in general service charges is reasonable, as it reflects the cost of providing service appropriately.

The applicant has agreed to revise its tariff provisions (operating rules and main extension rules) to be consistent with those of other Wisconsin water utilities, as shown in Ex.-

PSC-COSS and Rate Design. The Commission finds that they are in accordance with Commission policy and the Wisconsin Administrative Code.

Public Comments

Four water customers filed comments on the Commission's Electronic Records Filing (ERF) system in opposition to the rate increase. Ten water customers appeared at the hearing and spoke in opposition to the rate increase. In written and oral comments, customers expressed concern over the magnitude of the increase and its impact on customers. As an alternative to such a large rate increase, customers requested that the applicant implement an incremental approach to increase rates. Many customers questioned the integrity of the applicant's financial status, water quality, and infrastructure. Several customers indicated concern regarding the public participation process, stated the applicant did not provide sufficient notice, and urged the applicant to provide more transparency. The Commission appreciates the customers' concerns. However, the Commission finds that the revenue resulting from the authorized rates is necessary to provide for the applicant's financial needs over the long term. The Commission further concludes that the rates as proposed by Commission staff would provide a reasonable and nondiscriminatory recovery of the revenue requirement. Accordingly, the Commission approves Commission staff's proposed rates as shown in Ex.-PSC-COSS and Rate Design. As to notice, the applicant complied with the notice requirements as stated in Wis. Admin. Code § PSC 2.10.

Effective Date

The test year commenced on January 1, 2025. Pursuant to Wis. Stat. § 196.19, the changes in rates and tariff provisions that are authorized in this Final Decision take effect no sooner than one day after the date of service, provided that these rates and tariff provisions are

filed with the Commission, and the applicant makes a copy of the new rates available to the public before this date by placing a copy of the new rates at locations where customer payments are accepted, on the applicant's website, or in a form and place that is otherwise readily accessible to the public.

Order

1. This Final Decision takes effect one day after the date of service.
2. The authorized rate increases and tariff provisions shall take effect no sooner than one day after the day the applicant has: (a) filed these rates and tariff provisions with the Commission; and (b) made them available to the public at locations where customer payments are accepted, on the applicant's website, or in a form and place that is otherwise readily accessible to the public, pursuant to Wis. Stat. § 196.19 and Wis. Admin. Code § PSC 185.33(1)(f). If a copy of the new rates and tariff provisions is not made available to the public when they are filed with the Commission, the new rates and tariff provisions shall take effect one day after the day they are made available to the public.
3. The rates approved in this docket shall take effect no later than 90 days from the service date of this Final Decision or as directed by the Commission or Commission staff.

Docket 6540-WR-102

4. Jurisdiction is retained.

Dated at Madison, Wisconsin, this 29th day of August, 2025.

For the Commission:

A handwritten signature in black ink, appearing to read 'APG', with a long horizontal flourish extending to the right.

Andrew P. Galvin
Administrator
Division of Water Utility Regulation and Analysis

APG:ajh:rgs DL:02087514

Attachments: Notice of Appeal Rights
Appendices A-E

PUBLIC SERVICE COMMISSION OF WISCONSIN
4822 Madison Yards Way
P.O. Box 7854
Madison, Wisconsin 53707-7854

**NOTICE OF RIGHTS FOR REHEARING OR JUDICIAL REVIEW, THE
TIMES ALLOWED FOR EACH, AND THE IDENTIFICATION OF THE
PARTY TO BE NAMED AS RESPONDENT**

The following notice is served on you as part of the Commission's written decision. This general notice is for the purpose of ensuring compliance with Wis. Stat. § 227.48(2), and does not constitute a conclusion or admission that any particular party or person is necessarily aggrieved or that any particular decision or order is final or judicially reviewable.

PETITION FOR REHEARING

If this decision is an order following a contested case proceeding as defined in Wis. Stat. § 227.01(3), a person aggrieved by the decision has a right to petition the Commission for rehearing within 20 days of the date of service of this decision, as provided in Wis. Stat. § 227.49. The date of service is shown on the first page. If there is no date on the first page, the date of service is shown immediately above the signature line. The petition for rehearing must be filed with the Public Service Commission of Wisconsin and served on the parties. An appeal of this decision may also be taken directly to circuit court through the filing of a petition for judicial review. It is not necessary to first petition for rehearing.

PETITION FOR JUDICIAL REVIEW

A person aggrieved by this decision has a right to petition for judicial review as provided in Wis. Stat. § 227.53. In a contested case, the petition must be filed in circuit court and served upon the Public Service Commission of Wisconsin within 30 days of the date of service of this decision if there has been no petition for rehearing. If a timely petition for rehearing has been filed, the petition for judicial review must be filed within 30 days of the date of service of the order finally disposing of the petition for rehearing, or within 30 days after the final disposition of the petition for rehearing by operation of law pursuant to Wis. Stat. § 227.49(5), whichever is sooner. If an *untimely* petition for rehearing is filed, the 30-day period to petition for judicial review commences the date the Commission serves its original decision.¹ The Public Service Commission of Wisconsin must be named as respondent in the petition for judicial review.

If this decision is an order denying rehearing, a person aggrieved who wishes to appeal must seek judicial review rather than rehearing. A second petition for rehearing is not permitted.

Revised: March 27, 2013

¹ See *Currier v. Wisconsin Dep't of Revenue*, 2006 WI App 12, 288 Wis. 2d 693, 709 N.W.2d 520.

CONTACT LIST FOR SERVICE BY PARTIES

PUBLIC SERVICE COMMISSION OF WISCONSIN

(NOT A PARTY BUT MUST BE SERVED PER WIS. STAT. § 227.53)

SOPHIA ROGERS; ALEX HANNA

4822 MADISON YARDS WAY

P.O. BOX 7854

MADISON, WI 53707

SOPHIA.ROGERS1@WISCONSIN.GOV; ALEX.HANNA@WISCONSIN.GOV

WILLIAMS BAY MUNICIPAL WATER UTILITY

JENNIFER WIESSE

250 WILLIAMS STREET

P.O. BOX 580

WILLIAMS BAY, WI 53191

TREASURER@VI.WILLIAMSBAY.WI.GOV

**Williams Bay Municipal Water Utility
Comparison of Revenue at
Present Rates, Cost of Service, and Authorized Rates**

Customer Class	Revenue at Present Rates	Cost of Service		Authorized Rates		
		Revenue Required	Increase over Present Rates	Revenue	Increase over Present Rates	Percent of Cost of Service
Residential	\$493,337	\$793,164	60.78%	\$798,837	61.93%	100.72%
Multifamily Residential	\$19,171	\$30,726	60.28%	\$31,129	62.37%	101.31%
Commercial	\$99,776	\$184,426	84.84%	\$177,122	77.52%	96.04%
Public Authority	\$12,746	\$19,184	50.51%	\$20,606	61.67%	107.41%
Public Fire Protection	<u>\$278,573</u>	<u>\$417,545</u>	49.89%	<u>\$417,546</u>	49.89%	100.00%
Total	<u>\$903,603</u>	<u>\$1,445,044</u>	<u>59.92%</u>	<u>\$1,445,240</u>	<u>59.94%</u>	<u>100.01%</u>

Williams Bay Municipal Water Utility

Authorized Water Rates and Rules

Williams Bay Municipal Water Utility

Water Rate File Changes

Amended

F-1
Upf-1
Mg-1
OC-1
Mpa-1
Ug-1
Sg-1
BW-1
R-1
Cz-1
X-1
X-2
X-3

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Public Fire Protection Service

Public fire protection service shall include the use of hydrants for fire protection service only and such quantities of water as may be demanded for the purpose of extinguishing fires within the service area. This service shall also include water used for testing equipment and training personnel. For all other purposes, the metered or other rates set forth, or as may be filed with the Public Service Commission shall apply.

Under Wis. Stat. § 196.03(3)(b), the municipality has chosen to have the utility bill the retail general service customers for public fire protection service.

Quarterly Public Fire Protection Service Charges:

$\frac{5}{8}$ - inch meter:	\$ 39.09	3 - inch meter:	\$ 586.50
$\frac{3}{4}$ - inch meter:	\$ 39.09	4 - inch meter:	\$ 978.30
1 - inch meter:	\$ 97.80	6 - inch meter:	\$ 1,954.80
1 $\frac{1}{4}$ - inch meter:	\$ 144.60	8 - inch meter:	\$ 3,126.00
1 $\frac{1}{2}$ - inch meter:	\$ 196.80	10 - inch meter:	\$ 4,692.00
2 - inch meter:	\$ 313.20	12 - inch meter:	\$ 6,255.00

Customers who are provided service under Schedules Mg-1, Ug-1 or Sg-1 shall also be subject to the charges in this schedule according to the size of their primary meter.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Private Fire Protection Service - Unmetered

This service shall consist of permanent or continuous unmetered connections to the main for the purpose of supplying water to private fire protection systems such as automatic sprinkler systems, standpipes, and private hydrants. This service shall also include reasonable quantities of water used for testing check valves and other backflow prevention devices.

Quarterly Private Fire Protection Service Demand Charges:

2 - inch or smaller connection:	\$	33.00
3 - inch connection:	\$	66.00
4 - inch connection:	\$	99.00
6 - inch connection:	\$	198.00
8 - inch connection:	\$	297.00
10 - inch connection:	\$	462.00
12 - inch connection:	\$	627.00
14 - inch connection:	\$	792.00
16 - inch connection:	\$	924.00

Billing: Same as Schedule Mg-1.

RATE FILE

Sheet No. 1 of 1

Schedule No. Mg-1

Amendment No. 19

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****General Service - Metered**

Quarterly Service Charges:

5/8 - inch meter:	\$	37.50	3 - inch meter:	\$	360.00
3/4 - inch meter:	\$	37.50	4 - inch meter:	\$	585.00
1 - inch meter:	\$	54.00	6 - inch meter:	\$	750.00
1 1/4 - inch meter:	\$	99.00	8 - inch meter:	\$	975.00
1 1/2 - inch meter:	\$	135.00	10 - inch meter:	\$	1,200.00
2 - inch meter:	\$	192.00	12 - inch meter:	\$	1,605.00

Plus Volume Charges:

First	100,000	gallons used each quarter:	\$7.63 per 1,000 gallons
Next	300,000	gallons used each quarter:	\$7.51 per 1,000 gallons
Over	400,000	gallons used each quarter:	\$7.41 per 1,000 gallons

Billing: Bills for water service are rendered quarterly and become due and payable upon issuance following the period for which service is rendered. A late payment charge of 3 percent but not less than 50 cents will be added to bills not paid within 20 days of issuance. This ONE-TIME 3 percent late payment charge will be applied only to any unpaid balance for the current billing period's usage. This late payment charge is applicable to all customers. The utility customer may be given a written notice that the bill is overdue no sooner than 20 days after the bill is issued and unless payment or satisfactory arrangement for payment is made within the next 10 days, service may be disconnected pursuant to Wis. Admin. Code ch. PSC 185.

Combined Metering: Volumetric meter readings will be combined for billing if the utility for its own convenience places more than one meter on a single water service lateral. Multiple meters placed for the purpose of identifying water not discharged into the sanitary sewer are not considered for utility convenience and shall not be combined for billing. This requirement does not preclude the utility from combining readings when metering configurations support such an approach. Meter readings from individually metered separate service laterals shall not be combined for billing purposes.

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Other Charges

Payment Not Honored by Financial Institution Charge: The utility shall assess a \$35.00 charge when a payment rendered for utility service is not honored by the customer's financial institution. This charge may not be in addition to, but may be inclusive of, other such charges when the payment was for multiple services.

Billing: Same as Schedule Mg-1.

RATE FILE

Sheet No. 1 of 1

Schedule No. Mpa-1

Amendment No. 19

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Public Service

Metered Service

Water used by the Village of Williams Bay on an intermittent basis for flushing sewers, street washing, flooding skating rinks, drinking fountains, etc., shall be metered and billed according to the rates set forth in Schedule Mg-1.

Unmetered Service

Where it is impossible to meter the service, the utility shall estimate the volume of water used based on the pressure, size of opening, and the period of time the water is used. The estimated quantity shall be billed at the volumetric rates set forth in Schedule Mg-1, excluding any service charges.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****General Water Service - Unmetered**

Service may be supplied temporarily on an unmetered basis where the utility cannot immediately install a water meter, including water used for construction. Unmetered service shall be billed the amount that would be charged to a metered residential customer using 7,000 gallons of water quarterly under Schedule Mg-1, including the service charge for a $\frac{5}{8}$ -inch meter. If the utility determines that actual usage exceeds 7,000 gallons of water quarterly, an additional charge for the estimated excess usage shall be made according to the rates under Schedule Mg-1.

This schedule applies only to customers with a 1-inch or smaller service connection. For customers with a larger service connection, the utility shall install a temporary meter and charges shall be based on the rates set forth under Schedule Mg-1.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Seasonal Service

Seasonal customers are general service customers who voluntarily request disconnection of water service and who resume service at the same location within 12 months of the disconnection, unless service has been provided to another customer at that location in the intervening period. The utility shall bill seasonal customers the applicable service charges under Schedule Mg-1 year-round, including the period of temporary disconnection.

Seasonal service shall include customers taking service under Schedule Mg-1, Schedule Ug-1, or Schedule Am-1.

Upon reconnection, the utility shall apply a charge under Schedule R-1 and require payment of any unpaid charges under this schedule.

Billing: Same as Schedule Mg-1, unless the utility and customer agree to an alternative payment schedule for the period of voluntary disconnection.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Bulk Water

All bulk water supplied from the water system through hydrants or other connections shall be metered or estimated by the utility. Utility personnel or a party approved by the utility shall supervise the delivery of water.

Bulk water sales are:

- A. Water supplied by tank trucks or from hydrants for the purpose of extinguishing fires outside the utility's service area;
- B. Water supplied by tank trucks or from hydrants for purposes other than extinguishing fires, such as water used for irrigation or filling swimming pools; or,
- C. Water supplied from hydrants or other temporary connections for general service type applications, except that Schedule Ug-1 applies for water supplied for construction purposes.

A service charge of \$18.50 and a charge for the volume of water used shall be billed to the party using the water. The volumetric charge shall be calculated using the highest volumetric rate for residential customers under Schedule Mg-1. In addition, for meters that are assigned to bulk water customers for more than 7 days, the applicable service charge in Schedule Mg-1 will apply after the first 7 days.

The water utility may require a reasonable deposit for the temporary use of its equipment under this and other rate schedules. The deposit(s) collected shall be refunded upon return of the utility's equipment. Damaged or lost equipment shall be repaired or replaced at the customer's expense.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility**

Reconnection Charges

The utility shall assess a charge to reconnect a customer, which includes reinstalling a meter and turning on the valve at the curb stop, if necessary. A utility may not assess a charge for disconnecting a customer.

During normal business hours: \$18.50

After normal business hours: \$27.75

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Lateral Installation Charge
--

The utility shall charge a customer for the actual cost of installing a water service lateral from the main through curb stop and box if these costs are not contributed as part of a subdivision development or otherwise recovered under Wis. Stats. Chapter 66.

Billing: Same as Schedule Mg-1.

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Compliance with Rules

All persons now receiving water service from this water utility, or who may request service in the future, shall be considered as having agreed to be bound by the rules and regulations as filed with the Public Service Commission of Wisconsin.

Establishment of Service

Application for water service may be made in writing on a form furnished by the water utility. The application will contain the legal description of the property to be served, the name of the owner, the exact use to be made of the service, and the size of the service lateral and meter desired. Note particularly any special refrigeration, fire protection, or water-consuming air-conditioning equipment.

Service will be furnished only if (1) the premises have a frontage on a properly platted street or public strip in which a cast iron or other long-life water main has been laid, or where the property owner has agreed to and complied with the provisions of the water utility's filed main extension rule, (2) the property owner has installed or agrees to install a service lateral from the curb stop to the point of use that is not less than 6 feet below the surface of an established or proposed grade and meets the water utility's specifications, and (3) the premises have adequate piping beyond the metering point.

The owner of a multi-unit dwelling has the option of being served by individual metered water service to each unit. The owner, by selecting this option, is required to provide interior plumbing and meter settings to enable individual metered service to each unit and individual disconnection without affecting service to other units. Each meter and meter connection will be treated as a separate water utility account for the purpose of the filed rules and regulations.

No division of the water service lateral to any lot or parcel of land shall be made for the extension and independent metering of the supply to an adjoining lot or parcel of land. Except for duplexes, no division of a water service lateral shall be made at the curb for separate supplies for two or more separate premises having frontage on any street or public service strip, whether owned by the same or different parties. Duplexes may be served by one lateral provided (1) individual metered service and disconnection is provided and (2) it is permitted by local ordinance.

Buildings used in the same business, located on the same parcel, and served by a single lateral may have the customer's water supply piping installed to a central point so that volume can be metered in one place.

The water utility may withhold approval of any application where full information of the purpose of such supply is not clearly indicated and set forth by the applicant property owner.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Reconnection of Service

Where the water utility has disconnected service at the customer's request, a reconnection charge shall be made when the customer requests reconnection of service. See Schedule R-1 for the applicable rate.

A reconnection charge shall also be required from customers whose services are disconnected (shut off at curb stop box) because of nonpayment of bills when due. See Schedule R-1 for the applicable rate.

If reconnection is requested for the same location by any member of the same household, or, if a place of business, by any partner of the same business, it shall be considered as the same customer.

Temporary Metered Service, Meter, and Deposits

An applicant for temporary water service on a metered basis shall make and maintain a monetary deposit for each meter installed as security for payment for use of water and for such other charges which may arise from the use of the supply. A charge shall be made for setting the valve and furnishing and setting the meter. See Schedule BW-1 for the applicable rate.

Water for Construction

When water is requested for construction purposes or for filling tanks or other such uses, an application shall be made to the water utility, in writing, giving a statement of the amount of construction work to be done or the size of the tank to be filled, etc. Payment for the water for construction may be required in advance at the scheduled rates. The service lateral must be installed into the building before water can be used. No connection with the service lateral at the curb shall be made without special permission from the water utility. In no case will any employee of the water utility turn on water for construction work unless the contractor has obtained permission from the water utility.

Customers shall not allow contractors, masons, or other persons to take unmetered water from their premises without permission from the water utility. Any customer failing to comply with this provision may have water service discontinued and will be responsible for the cost of the estimated volume of water used.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating RulesUse of Hydrants

In cases where no other supply is available, permission may be granted by the water utility to use a hydrant. No hydrant shall be used until the proper meter and valve are installed. In no case shall any valve be installed or moved except by an employee of the water utility.

Before a valve is set, payment must be made for its setting and for the water to be used at the scheduled rates. Where applicable, see Schedule BW-1 for deposits and charges. Upon completing the use of the hydrant, the customer must notify the water utility to that effect.

Operation of Valves and Hydrants and Unauthorized Use of Water - Penalty

Any person who shall, without authority of the water utility, allow contractors, masons, or other unauthorized persons to take water from their premises, operate any valve connected with the street or supply mains, or open any fire hydrant connected with the distribution system, except for the purpose of extinguishing fire, or who shall wantonly damage or impair the same, shall be subject to a fine as provided by municipal ordinance. Utility permission for the use of hydrants applies only to such hydrants that are designated for the specific use.

Refunds of Monetary Deposits

All money deposited as security for payment of charges arising from the use of temporary water service on a metered basis, or for the return of a hydrant valve and fixtures if the water is used on an unmetered basis, will be refunded to the depositor on the termination of the use of water, the payment of all charges levied against the depositor, and the return of the water utility's equipment.

Service Laterals

No water service lateral shall be laid through any trench having cinders, rubbish, rock or gravel fill, or any other material which may cause injury to or disintegration of the service lateral, unless adequate means of protection are provided by sand filling or such other insulation as may be approved by the water utility. Service laterals passing through curb or retaining walls shall be adequately safeguarded by provision of a channel space or pipe casing not less than twice the diameter of the service connection. The space between the service lateral and the channel or pipe casing shall be filled and lightly caulked with an oakum, mastic cement, or other resilient material and made impervious to moisture.

In backfilling the pipe trench, the service lateral must be protected against injury by carefully hand tamping the ground filling around the pipe. There should be at least 6 inches of ground filling over the pipe, and it should be free from hard lumps, rocks, stones, or other injurious material.

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating RulesService Laterals (continued)

All water service laterals shall be of undiminished size from the street main into the point of meter placement. Beyond the meter outlet valve, the piping shall be sized and proportioned to provide, on all floors, at all times, an equitable distribution of the water supply for the greatest probable number of fixtures or appliances operating simultaneously.

Replacement and Repair of Service Laterals

The service lateral from the main to and through the curb stop will be maintained and kept in repair and, when worn out, replaced at the expense of the water utility. The property owner shall maintain the service lateral from the curb stop to the point of use.

If an owner fails to repair a leaking or broken service lateral from the curb to the point of metering or use within such time as may appear reasonable to the water utility after notification has been served on the owner by the water utility, the water will be shut off and will not be turned on again until the repairs have been completed.

Abandonment of Service

If a property owner changes the use of a property currently receiving water service such that water service will no longer be needed in the future, the water utility may require the abandonment of the water service at the water main. In such case, the property owner may be responsible for all removal and/or repair costs, including the water main and the utility portion of the water service lateral.

Charges for Water Wasted Due to Leaks

See Wis. Admin. Code § PSC 185.35 or Schedule X-4, if applicable.

Thawing Frozen Service Laterals

See Wis. Admin. Code § PSC 185.88 or Schedule X-4, if applicable.

Curb Stop Boxes

The curb stop box is the property of the water utility. The water utility is responsible for its repair and maintenance. This includes maintaining, through adjustment, the curb stop box at an appropriate grade level where no direct action by the property owner or occupant has contributed to an elevation problem. The property owner is responsible for protecting the curb stop box from situations that could obstruct access to it or unduly expose it to harm. The water utility shall not be liable for failure to locate the curb stop box and shut off the water in case of a leak on the owner's premises.

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating RulesInstallation of Meters

Meters will be owned, furnished, and installed by the water utility or a utility-approved contractor and are not to be disconnected or tampered with by the customer. All meters shall be so located that they shall be protected from obstructions and permit ready access for reading, inspection, and servicing, such location to be designated or approved by the water utility. All piping within the building must be supplied by the owner. Where additional meters are desired by the owner, the owner shall pay for all piping. Where applicable, see Schedule Am-1 for rates.

Repairs to Meters

Meters will be repaired by the water utility, and the cost of such repairs caused by ordinary wear and tear will be borne by the water utility.

Repair of any damage to a meter resulting from the carelessness of the owner of the premises, owner's agent, or tenant, or from the negligence of any one of them to properly secure and protect same, including any damage that may result from allowing a water meter to become frozen or to be damaged from the presence of hot water or steam in the meter, shall be paid for by the customer or the owner of the premises.

Service Piping for Meter Settings

Where the original service piping is installed for a new metered customer, where existing service piping is changed for the customer's convenience, or where a new meter is installed for an existing unmetered customer, the owner of the premises at his/her expense shall provide a suitable location and the proper connections for the meter. The meter setting and associated plumbing shall comply with the water utility's standards. The water utility should be consulted as to the type and size of the meter setting.

Turning on Water

The water may only be turned on for a customer by an authorized employee of the water utility. Plumbers may turn the water on to test their work, but upon completion must leave the water turned off.

Sprinkling Restrictions and Emergency Water Conditions

Where the municipality has a policy regarding sprinkling restrictions and/or emergency water conditions, failure to comply with such may result in disconnection of service.

See Wis. Admin. Code § PSC 185.37.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating RulesFailure to Read Meters

Where the water utility is unable to read a meter, the fact will be plainly indicated on the bill, and either an estimated bill will be computed or the minimum charge applied. The difference shall be adjusted when the meter is again read, that is, the bill for the succeeding billing period will be computed with the gallons or cubic feet in each block of the rate schedule doubled, and credit will be given on that bill for the amount of the bill paid the preceding period. Only in unusual cases shall more than three consecutive estimated or minimum bills be rendered.

If the meter is damaged (see Surreptitious Use of Water) or fails to operate, the bill will be based on the average use during the past year, unless there is some reason why the use is not normal. If the average use cannot be properly determined, the bill will be estimated by some equitable method.

See Wis. Admin. Code § PSC 185.33.

Complaint Meter Tests

See Wis. Admin. Code § PSC 185.77.

Inspection of Premises

During reasonable hours, any officer or authorized employee of the water utility shall have the right of access to the premises supplied with service for the purpose of inspection or for the enforcement of the water utility's rules and regulations. Whenever appropriate, the water utility will make a systematic inspection of all unmetered water taps for the purpose of checking waste and unnecessary use of water.

See Wis. Stat. § 196.171.

Vacation of Premises

When premises are to be vacated, the water utility shall be notified, in writing, at once, so that it may remove the meter and shut off the water supply at the curb stop. The owner of the premises shall be liable for prosecution for any damage to the water utility's property. See "Abandonment of Service" in Schedule X-1 for further information.

Deposits for Residential Service

See Wis. Admin. Code § PSC 185.36.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Deposits for Nonresidential Service

See Wis. Admin. Code § PSC 185.361.

Deferred Payment Agreement

See Wis. Admin. Code § PSC 185.38 or Schedule X-4, if applicable.

Dispute Procedures

See Wis. Admin. Code § PSC 185.39.

Disconnection and Refusal of Service

See Wis. Admin. Code § PSC 185.37.

The following is an example of a disconnection notice that the utility may use to provide the required notice to customers.

DISCONNECTION NOTICE

Dear Customer:

The bill enclosed with this notice includes your current charge for water utility service and your previous unpaid balance.

You have 10 days to pay the water utility service arrears or your service is subject to disconnection.

If you fail to pay the service arrears or fail to contact us within the 10 days allowed to make reasonable deferred payment arrangement or other suitable arrangement, we will proceed with disconnection action.

To avoid the inconvenience of service interruption and an additional charge of (amount) for reconnection, we urge you to pay the full arrears IMMEDIATELY AT ONE OF OUR OFFICES.

If you have entered into a Deferred Payment Agreement with us and have failed to make the deferred payments you agreed to, your service will be subject to disconnection unless you pay the entire amount due within 10 days.

If you have a reason for delaying the payment, call us and explain the situation.

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Disconnection and Refusal of Service (continued)

DISCONNECTION NOTICE (continued)

PLEASE CALL THIS TELEPHONE NUMBER, (telephone number), IMMEDIATELY IF:

1. You dispute the notice of delinquent account.
2. You have a question about your water utility service arrears.
3. You are unable to pay the full amount of the bill and are willing to enter into a deferred payment agreement with us.
4. There are any circumstances you think should be taken into consideration before service is discontinued.
5. Any resident is seriously ill.

Illness Provision: If there is an existing medical emergency in your home and you furnish the water utility with a statement signed by either a licensed Wisconsin physician or a public health official, we will delay disconnection of service up to 21 days. The statement must identify the medical emergency and specify the period of time during which disconnection will aggravate the existing emergency.

Deferred Payment Agreements: If you are a residential customer and you are unable to pay the full amount of the water utility service arrears on your bill, you may contact the water utility to discuss arrangements to pay the arrears over an extended period of time.

This time payment agreement will require:

1. Payment of a reasonable amount at the time the agreement is made.
2. Payment of the remainder of the outstanding balance in monthly installments over a reasonable length of time.
3. Payment of all future water utility service bills in full by the due date.

In any situation where you are unable to resolve billing disputes or disputes about the grounds for proposed disconnection through contacts with our water utility, you may make an appeal to the Public Service Commission of Wisconsin by calling (800) 225-7729.

(WATER UTILITY NAME)

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Collection of Overdue Bills

An amount owed by the customer may be levied as a tax as provided in Wis. Stat. § 66.0809.

Surreptitious Use of Water

When the water utility has reasonable evidence that a person is obtaining water, in whole or in part, by means of devices or methods used to stop or interfere with the proper metering of the water utility service being delivered, the water utility reserves the right to estimate and present immediately a bill for unmetered service as a result of such interference, and such bill shall be payable subject to a 24-hour disconnection of service. If the water utility disconnects the service for any such reason, the water utility will reconnect the service upon the following conditions:

- A. The customer will be required to deposit with the water utility an amount sufficient to guarantee the payment of the bills for water utility service.
- B. The customer will be required to pay the water utility for any and all damages to water utility equipment resulting from such interference with the metering.
- C. The customer must further agree to comply with reasonable requirements to protect the water utility against further losses.

See Wis. Stat. §§ 98.26 and 943.20.

Repairs to Mains

The water utility reserves the right to shut off the water supply in the mains temporarily to make repairs, alterations, or additions to the plant or system. When the circumstances will permit, the water utility will give notification, by newspaper publication or otherwise, of the discontinuance of the water supply. No credit will be allowed to customers for such temporary suspension of the water supply.

See Wis. Admin. Code § PSC 185.87.

Duty of Water Utility with Respect to Safety of the Public

It shall be the duty of the water utility to see that all open ditches for water mains, hydrants, and service laterals are properly guarded to prevent accident to any person or vehicle, and at night there shall be displayed proper signal lighting to ensure the safety of the public.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating RulesHandling Water Mains and Service Laterals in Excavation Trenches

Contractors must call Digger's Hotline and ensure a location is done to establish the existence and location of all water mains and service laterals as provided in Wis. Stat. § 182.0175. Where water mains or service laterals have been removed, cut, or damaged during trench excavation, the contractors must, at their own expense, cause them to be replaced or repaired at once. Contractors must not shut off the water service laterals to any customer for a period exceeding 6 hours.

Protective Devices

- A. Protective Devices in General: The owner or occupant of every premise receiving water supply shall apply and maintain suitable means of protection of the premise supply and all appliances against damage arising in any manner from the use of the water supply, variation of water pressure, or any interruption of water supply. Particularly, such owner or occupant must protect water-cooled compressors for refrigeration systems by means of high and/or low pressure safety cutout devices. There shall likewise be provided means for the prevention of the transmission of water ram or noise of operation of any valve or appliance through the piping of their own or adjacent premises.
- B. Relief Valves: On all "closed systems" (i.e., systems having a check valve, pressure regulator, reducing valve, water filter, or softener), an effective pressure relief valve shall be installed at or near the top of the hot water tank or at the hot water distribution pipe connection to the tank. No stop valve shall be placed between the hot water tank and the relief valve or on the drain pipe. See applicable plumbing codes.
- C. Air Chambers: An air chamber or approved shock absorber shall be installed at the terminus of each riser, fixture branch, or hydraulic elevator main for the prevention of undue water hammer. The air chamber shall be sized in conformance with local plumbing codes. Where possible, the air chamber should be provided at its base with a valve for water drainage and replenishment of air.

Cross-Connections

Every person owning or occupying a premise receiving municipal water supply shall maintain such municipal water supply free from any connection, either of a direct or of an indirect nature, with a water supply from a foreign source or of any manner of connection with any fixture or appliance whereby water from a foreign supply or the waste from any fixture, appliance, or waste or soil pipe may flow or be siphoned or pumped into the piping of the municipal water system.

See Wis. Admin. Code § NR 811.06.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Main Extension Rule

Water mains will be extended for new customers on the following basis:

- A. Where the cost of the extension is to immediately be collected through assessment by the municipality against the abutting property, the procedure set forth under Wis. Stat. § 66.0703 will apply, and no additional customer contribution to the utility will be required.
- B. Where the municipality is unwilling or unable to make a special assessment, the extension will be made on a customer-financed basis as follows:
 - 1. The applicant(s) will advance as a contribution in aid of construction the total amount equivalent to that which would have been assessed for all property under paragraph A.
 - 2. Part of the contribution required in paragraph B.1. will be refundable. When additional customers are connected to the extended main within 10 years of the date of completion, contributions in aid of construction will be collected equal to the amount which would have been assessed under paragraph A. for the abutting property being served. This amount will be refunded to the original contributor(s). In no case will the contributions received from additional customers exceed the proportionate amount which would have been required under paragraph A., nor will it exceed the total assessable cost of the original extension.
- C. When a customer connects to a transmission main or connecting loop installed at utility expense within 10 years of the date of completion, there will be a contribution required of an amount equivalent to that which would have been assessed under paragraph A.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Main Installations in Platted Subdivisions

Application for installation of water mains in regularly platted real estate development subdivisions shall be filed with the utility.

If the developer, or a contractor employed by the developer, is to install the water mains (with the approval of the utility), the developer shall be responsible for the total cost of construction.

If the utility or its contractor is to install the water mains, the developer shall be required to advance to the utility, prior to the beginning of the construction, the total estimated cost of the extension. If the final costs exceed estimated costs, an additional billing will be made for the balance of the cost due. This balance is to be paid within 30 days. If final costs are less than estimated, a refund of the overpayment will be made by the water utility.

Williams Bay Municipal Water Utility
Customer Water Bill Comparison at Present and Authorized Rates

Customer Type	Meter Size	Volume (1000 Gallons)	<u>Quarterly</u>			<u>Quarterly Including Public Fire Protection</u>		
			Bills at Old Rates	Bills at New Rates	Percent Change	Bills at Old Rates	Bills at New Rates	Percent Change
Small Residential	5/8"	4	\$ 45.08	\$ 68.02	50.89%	\$ 71.84	\$ 107.11	49.10%
Average Residential	5/8"	7	\$ 56.39	\$ 90.91	61.22%	\$ 83.15	\$ 130.00	56.34%
Large Residential	5/8"	15	\$ 86.55	\$ 151.95	75.56%	\$ 113.31	\$ 191.04	68.60%
Large Residential	3/4"	30	\$ 143.10	\$ 266.40	86.16%	\$ 169.86	\$ 305.49	79.85%
Large Residential	3/4"	45	\$ 199.65	\$ 380.85	90.76%	\$ 226.41	\$ 419.94	85.48%
Multifamily Residential	5/8"	70	\$ 293.90	\$ 571.60	94.49%	\$ 320.66	\$ 610.69	90.45%
Multifamily Residential	5/8"	125	\$ 498.25	\$ 988.25	98.34%	\$ 525.01	\$ 1,027.34	95.68%
Multifamily Residential	1"	45	\$ 214.65	\$ 397.35	85.12%	\$ 281.55	\$ 495.15	75.87%
Multifamily Residential	4"	125	\$ 1,038.25	\$ 1,535.75	47.92%	\$ 1,737.25	\$ 2,514.05	44.71%
Commercial	3/4"	735	\$ 2,691.25	\$ 5,535.85	105.70%	\$ 2,718.01	\$ 5,574.94	105.11%
Commercial	2"	515	\$ 2,055.25	\$ 4,060.15	97.55%	\$ 2,268.25	\$ 4,373.35	92.81%
Commercial	4"	1,270	\$ 5,130.50	\$ 10,047.70	95.84%	\$ 5,829.50	\$ 11,026.00	89.14%
Commercial	6"	1,170	\$ 4,940.50	\$ 9,471.70	91.72%	\$ 6,278.50	\$ 11,426.50	81.99%
Public Authority	2"	95	\$ 533.15	\$ 916.85	71.97%	\$ 746.15	\$ 1,230.05	64.85%
Public Authority	2"	170	\$ 807.50	\$ 1,480.70	83.37%	\$ 1,020.50	\$ 1,793.90	75.79%
Public Authority	4"	25	\$ 664.25	\$ 775.75	16.79%	\$ 1,363.25	\$ 1,754.05	28.67%
Public Authority	4"	435	\$ 2,166.25	\$ 3,860.35	78.20%	\$ 2,865.25	\$ 4,838.65	68.87%

**Williams Bay Municipal Water Utility
Schedule of Water Depreciation Rates
Effective January 1, 2025**

Account Number	Account Title	Depreciation Rate
	SOURCE OF SUPPLY PLANT	
314	Wells and Springs	2.90%
	PUMPING PLANT	
321	Structures and Improvements	3.20%
325	Electric Pumping Equipment	4.40%
328	Other Pumping Equipment	4.40%
	WATER TREATMENT PLANT	
331	Structures and Improvements	3.20%
332	Sand or Other Media Filtration Equipment	3.30%
334	Other Water Treatment Equipment	6.00%
	TRANSMISSION AND DISTRIBUTION PLANT	
342	Distribution Reservoirs and Standpipes	1.90%
343	Transmission and Distribution Mains	1.30%
345	Services	2.90%
346	Meters	5.50%
348	Hydrants	2.20%
	GENERAL PLANT	
390	Structures and Improvements	2.90%
391	Office Furniture and Equipment	5.80%
391.1	Computer Equipment	26.70%
392	Transportation Equipment	13.30%
394	Tools, Shop and Garage Equipment	5.80%
395	Laboratory Equipment	5.80%
396	Power Operated Equipment	7.50%
397	Communication Equipment	10.00%
397.1	SCADA Equipment	9.20%
398	Miscellaneous Equipment	5.80%



Public Service Commission of Wisconsin

Summer Strand, Chairperson
 Kristy Nieto, Commissioner
 Marcus Hawkins, Commissioner

4822 Madison Yards Way
 P.O. Box 7854
 Madison, WI 53707-7854

Public Service Commission of Wisconsin
 RECEIVED: 7/18/2025 2:25:01 PM

July 18, 2025

Jennifer Wiese, Treasurer
 Williams Bay Municipal Water Utility
 P.O. Box 580
 Williams Bay, WI 53191

Re: Application of the Village of Williams Bay, Walworth
 County, Wisconsin, as a Water Public Utility, for Authority
 to Adjust Water Rates

6540-WR-102

Dear Jennifer Wiese:

Public Service Commission (Commission) staff has analyzed the Williams Bay Municipal Water Utility (applicant) application for a water rate increase. The Commission received the application on March 20, 2025. The attached proposed exhibit (Exhibit) contains schedules showing Commission staff's proposed cost-of-service analysis and proposed rates. Commission staff intends to submit the Exhibit at the public hearing, which will be scheduled at a later date.

The revenue requirement for the 2025 test year is comprised of the following:

Operation and Maintenance Expenses	\$	803,136
Depreciation Expense	\$	303,359
Property Tax Equivalent and Other Taxes	\$	18,457
Return on Rate Base	\$	278,127
Total	\$	1,519,380

Commission staff used a 6.80 percent rate of return on the estimated water utility net investment rate base for the 2025 test year, as recommended by Commission staff's auditor.

([PSC REF#: 553128.](#))

Schedule 13 of the Exhibit shows the proposed rates that would increase annual revenues from water public utility service by an estimated \$541,441. Commission staff estimates that \$402,470 would be from general service customer charges, and \$138,972 would be from public fire protection (PFP) charges. The increase in water utility revenues would result from a 44.52 percent increase in gross plant investment and a 32.05 percent increase in operating expenses since the applicant's last water conventional rate case in 2022.

The proposed overall increase in customer rates is 59.92 percent and is comprised of a 64.39 percent increase in general service charges and a 49.89 percent increase in PFP charges.

Under the rates proposed in the Exhibit, a typical Single Family Residential customer's bill would increase 56.34 percent, including PFP. Schedule 14 of the Exhibit shows Commission staff's analysis of customer bills for comparison of proposed and present rates.

Schedule X-1, Water Utility Operating Rules of Schedule 13 includes changes to the applicant's filed rules that reflect the latest requirements in Wis. Admin. Code ch. PSC 185. Commission staff will recommend these changes to the Commission.

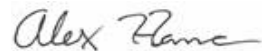
The proposed Commission staff Exhibit is intended to provide the Commission with Commission staff's analysis and is not a final decision. After review of the attached Exhibit, the applicant may, within five business days of the date of this letter, present its own analysis and may submit any additional information it believes to be pertinent to support its position. If Commission staff does not receive a response within that time, it will assume the applicant is in agreement with the staff proposal, and Commission staff will contact the applicant to schedule the public hearing. Please note that this is the applicant's primary opportunity to address any concerns or changes to Commission staff's proposed Exhibit.

The applicant should also be aware that the Commission will base its decision on the merits of the case and that the general service and PFP rates are typically effective within 90 days of the Final Decision.

In order to receive notification of official correspondence (i.e. data requests, notices, final decisions, etc.), individuals must subscribe to the Utility ID or PSC Docket. To subscribe, go to the Commission's [Electronic Records Filing \(ERF\)](#) system. For help subscribing, go to [Subscribing to Dockets](#).

If you have any questions, please contact me.

Sincerely,



Alex Hanna
Public Utility Rate Analyst
Public Service Commission of Wisconsin
Division of Water Utility Regulation and Analysis
(608) 267-2336 | Alex.Hanna@wisconsin.gov

AJH:cal:rgs DL:02085678

Attachment

cc: Wayne Edwards, Williams Bay Municipal Water Utility
Jodi Dobson, Baker Tilly US

Ex.-PSC-COSS and Rate Design

Williams Bay Municipal Water Utility

	<u>Schedule</u>
Comparative Income Statement	1
Net Investment Rate Base	2
Utility Financed Plant in Service and Depreciation Expense	3
System Demand Ratios	4
Allocation of Utility Financed Plant to Service Cost Functions	5
Allocation of Total Plant to Service Cost Functions	5A
Allocation of Depreciation Expense to Service Cost Functions	6
Allocation of Operation and Maintenance Expenses to Service Cost Functions	7
Summary of Allocation of Operating Costs to Service Cost Functions	8
Customer Class Demand Ratios	9
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Allocation of Service Cost Functions to Customer Classes	11
Comparison of Revenue at Present Rates, Cost of Service and Proposed Rates	12
Proposed Water Rates and Rules	13
Customer Water Bill Comparison at Present and Proposed Rates	14

COMPARATIVE INCOME STATEMENT

ACCT NO.	OPERATING REVENUES	2021	2022	2023	ESTIMATED 2024	TEST YEAR 2025
460	Unmetered Sales to General Customers					
	Residential	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	Multi-Family Residential	0	0	0	0	0
	Commercial	0	0	0	0	0
	Industrial	0	0	0	0	0
	Public Authority	0	0	0	0	0
	Irrigation	0	0	0	0	0
461	Metered Sales to General Customers					
	Residential	474,226	478,145	502,734	474,552	493,337
	Multi-Family Residential	19,057	18,994	19,007	19,088	19,171
	Commercial	85,508	95,810	99,191	92,631	99,776
	Industrial	0	0	0	0	0
	Public Authority	13,505	14,245	19,067	12,504	12,746
	Irrigation	0	0	0	0	0
	TOTAL GENERAL SALES	\$ 592,296	\$ 607,194	\$ 639,999	\$ 598,775	\$ 625,030
462	Private fire protection service	3,617	3,617	3,617	3,617	4,080
463	Public fire protection service	183,120	241,912	263,861	265,716	278,573
465	Other water sales	0	0	0	0	0
466	Sales for resale	0	0	0	0	0
467	Interdepartmental sales	0	0	0	0	0
470	Forfeited discounts	3,458	3,933	4,655	4,390	4,490
472	Rents from water property	59,215	55,115	57,394	55,234	55,234
473	Interdepartmental rents	0	0	0	0	0
474	Other water revenues	7,684	1,898	1,898	256	10,532
	TOTAL OPERATING REVENUES	\$ 849,390	\$ 913,669	\$ 971,424	\$ 927,988	\$ 977,939
	OPERATING EXPENSES					
	SOURCE OF SUPPLY					
600	Operation labor	\$ 192	\$ 609	\$ 940	\$ 1,310	\$ 1,340
601	Purchased water	0	0	0	0	0
602	Operation supplies and expenses	0	13,059	13,451	1,514	8,000
605	Maintenance of water source plant	0	0	0	0	0
	PUMPING EXPENSES					
620	Operation labor	0	0	0	0	0
621	Fuel for power production	0	0	0	0	0
622	Fuel or power purchased for pumping	74,832	76,909	85,469	79,017	80,830
623	Operation supplies and expenses	2,183	2,812	6,182	3,664	3,200
625	Maintenance of pumping plant	1,331	0	0	0	0

COMPARATIVE INCOME STATEMENT
(continued)

ACCT NO.	OPERATING EXPENSES	2021	2022	2023	ESTIMATED 2024	TEST YEAR 2025
WATER TREATMENT EXPENSES						
630	Operation labor	\$ 74,312	\$ 73,862	\$ 68,065	\$ 59,271	\$ 57,930
631	Chemicals	115,337	122,518	138,862	112,083	140,000
632	Operation supplies and expenses	2,000	2,239	2,440	1,858	2,200
635	Maintenance of water treatment plant	2,689	2,567	4,341	\$ 2,597	5,000
TRANSMISSION & DISTRIBUTION EXPENSES						
640	Operation labor	58,075	65,091	67,161	61,169	57,950
641	Operation supplies and expenses	3,755	5,829	3,907	5,523	6,000
650	Maintenance of distr. reservoirs	478,570	114	780	13,846	27,830
651	Maintenance of mains	24,790	44,000	18,654	32,983	30,710
652	Maintenance of services	5,322	8,303	8,000	6,711	7,600
653	Maintenance of meters	3,092	426	3,230	651	2,370
654	Maintenance of hydrants	8,094	9,060	9,018	0	9,190
655	Maintenance of other plant	50,887	60,176	6,543	9,132	40,100
CUSTOMER ACCOUNTS EXPENSES						
901	Meter reading labor	0	0	0	0	0
902	Accounting and collecting labor	58,472	66,470	60,760	68,189	53,570
903	Supplies and expenses	4,445	4,916	2,267	2,673	5,500
904	Uncollectible accounts	0	0	0	0	0
906	Customer service and informational expense	0	0	0	0	5,540
SALES EXPENSES						
910	Sales Expenses	0	0	0	0	0
ADMINISTRATIVE & GENERAL EXPENSES						
920	Administrative and general salaries	31,519	23,982	54,697	46,672	41,010
921	Office supplies and expenses	21,867	13,521	20,107	16,303	12,050
922	Administrative expenses transferred -- credit	0	0	0	0	0
923	Outside services employed	63,930	36,966	54,250	88,057	78,000
924	Property insurance	35,513	26,532	29,330	34,706	35,504
925	Injuries and damages	0	0	0	0	0
926	Employee pensions and benefits	14,766	14,272	15,778	16,476	56,385
928	Regulatory commission expenses	237	822	818	0	9,950
930	Miscellaneous general expenses	4,181	4,454	4,552	5,407	7,377
933	Transportation expenses	1,006	2,399	1,551	2,323	3,000
935	Maintenance of general plant	22,791	4,525	5,000	8,100	15,000
TOTAL OPER. & MAINT. EXPENSES						
		\$ 1,164,188	\$ 686,433	\$ 686,153	\$ 680,235	\$ 803,136
403	DEPRECIATION EXPENSE	124,768	125,517	125,517	176,239	303,359
404-407	AMORTIZATION EXPENSE	0	0	0	0	18,457
408	TAXES AND TAX EQUIVALENT	106,189	113,876	88,963	124,268	116,301
TOTAL OPERATING EXPENSES						
		\$ 1,395,145	\$ 925,826	\$ 900,633	\$ 980,742	\$ 1,241,253
NET OPERATING INCOME						
		\$ (545,755)	\$ (12,157)	\$ 70,791	\$ (52,754)	\$ (263,314)

NET INVESTMENT RATE BASE

UTILITY FINANCED PLANT IN SERVICE	\$	8,124,688
Less: ACCUMULATED PROVISION FOR DEPRECIATION		<u>4,041,928</u>
NET PLANT IN SERVICE	\$	4,082,760
Plus: MATERIALS AND SUPPLIES		7,346
Less: REGULATORY LIABILITY		<u>0</u>
NET INVESTMENT RATE BASE	\$	<u><u>4,090,106</u></u>
RATE OF RETURN ON RATE BASE		6.80%

ESTIMATED INCOME STATEMENT FOR THE 2025 TEST YEAR
AND
REVENUE REQUIREMENT TO YIELD A 6.80% RETURN ON NET INVESTMENT RATE BASE

	<u>Present Rates</u>	<u>Increase</u>	<u>After Rate Increase</u>
TOTAL OPERATING REVENUES	\$ <u>977,939</u>	\$ <u>541,441</u>	\$ <u>1,519,380</u>
OPERATING EXPENSES:			
OPERATION & MAINTENANCE EXPENSES	\$ 803,136		\$ 803,136
DEPRECIATION EXPENSE	303,359		303,359
AMORTIZATION EXPENSE	18,457		18,457
TAXES AND TAX EQUIVALENT	<u>116,301</u>		<u>116,301</u>
TOTAL OPERATING EXPENSES	\$ <u>1,241,253</u>		\$ <u>1,241,253</u>
NET OPERATING INCOME (LOSS)	\$ <u>(263,314)</u>		\$ <u><u>278,128</u></u>
RATE OF RETURN ON RATE BASE	-		6.80%

UTILITY FINANCED PLANT IN SERVICE AND DEPRECIATION EXPENSE
TEST YEAR 2025

<u>ACCT NO.</u>	<u>ACCOUNT DESCRIPTION</u>	Balance	Major	Normal		Balance	Test Year	Depreciation	
		12/31/2024	Less	Additions	Retirements	12/31/2025	Rate Base	Rate	Expense
		(\$)	Retirements	(\$)	(\$)	(\$)	Balance	(%)	(\$)
			(\$)				(\$)		
INTANGIBLE PLANT									
301	Organization	0	0	0	0	0	0	N/A	0
302	Franchises and Consents	0	0	0	0	0	0	N/A	0
303	Miscellaneous Intangible Plant	0	0	0	0	0	0	N/A	0
SOURCE OF SUPPLY									
310	Land and Land Rights	500	0	0	0	500	500	N/A	0
311	Structures and Improvements	0	0	0	0	0	0	0.00%	0
312	Collecting and Impounding Reservoirs	0	0	0	0	0	0	0.00%	0
313	Lake, River, and Other Intakes	0	0	0	0	0	0	0.00%	0
314	Wells and Springs	35,974	0	0	0	35,974	35,974	2.90%	1,043
316	Supply Mains	0	0	0	0	0	0	0.00%	0
317	Other Water Source Plant	0	0	0	0	0	0	0.00%	0
PUMPING PLANT									
320	Land and Land Rights	250	0	0	0	250	250	N/A	0
321	Structures and Improvements	16,296	827,200	0	0	843,496	843,496	3.20%	26,991
323	Other Power Production Equipment	0	123,700	0	0	123,700	123,700	0.00%	0
325	Electric Pumping Equipment	348,003	170,200	120,000	36,800	601,403	559,803	4.40%	24,632
326	Diesel Pumping Equipment	0	0	0	0	0	0	0.00%	0
328	Other Pumping Equipment	27,844	0	0	0	27,844	27,844	4.40%	1,225
WATER TREATMENT PLANT									
330	Land and Land Rights	0	0	0	0	0	0	N/A	0
331	Structures and Improvements	133,239	1,115,500	0	0	1,248,739	1,248,739	3.20%	39,960
332	Sand or Other Media Filtration Equipment	2,148,447	208,000	0	0	2,356,447	2,356,447	3.30%	77,763
333	Membrane Filtration Equipment	0	0	0	0	0	0	0.00%	0
334	Other Water Treatment Equipment	0	292,900	0	0	292,900	292,900	6.00%	17,574

UTILITY FINANCED PLANT IN SERVICE AND DEPRECIATION EXPENSE
TEST YEAR 2025
(continued)

<u>ACCT NO.</u>	<u>ACCOUNT DESCRIPTION</u>	<u>Balance</u>	<u>Major</u>	<u>Normal</u>	<u>Retirements</u>	<u>Balance</u>	<u>TEST YEAR</u>	<u>DEPRECIATION</u>	
		<u>12/31/2024</u>	<u>Additions</u>	<u>Additions</u>		<u>12/31/2025</u>	<u>RATE BASE</u>	<u>RATE</u>	<u>EXPENSE</u>
		<u>(\$)</u>	<u>(\$)</u>	<u>(\$)</u>	<u>(\$)</u>	<u>(\$)</u>	<u>(\$)</u>	<u>(%)</u>	<u>(\$)</u>
TRANSMISSION & DISTRIBUTION PLANT									
340	Land and Land Rights	12,700	0	0	0	12,700	12,700	N/A	0
341	Structures and Improvements	0	0	0	0	0	0	0.00%	0
342	Distribution Reservoirs and Standpipes	403,816	0	0	0	403,816	403,816	1.90%	7,673
343	Transmission and Distribution Mains	197,158	254,200	0	0	451,358	451,358	1.30%	5,868
345	Services	93,118	0	0	0	93,118	93,118	2.90%	2,700
346	Meters	612,381	0	31,630	6,100	637,911	625,146	5.50%	17,192
348	Hydrants	90,432	0	0	0	90,432	90,432	2.20%	1,990
349	Other Transmission and Distribution Plant	0	0	0	0	0	0	0.00%	0
GENERAL PLANT									
389	Land and Land Rights	8,902	0	0	0	8,902	8,902	N/A	0
390	Structures and Improvements	207,582	0	0	0	207,582	207,582	2.90%	6,020
391	Office Furniture and Equipment	19,500	0	0	0	19,500	19,500	5.80%	1,131
391	Computer Equipment	37,766	0	0	0	37,766	37,766	26.70%	10,084
392	Transportation Equipment	59,836	0	0	0	59,836	59,836	13.30%	7,958
393	Stores Equipment	0	0	0	0	0	0	0.00%	0
394	Tools, Shop and Garage Equipment	33,641	0	0	0	33,641	33,641	5.80%	1,951
395	Laboratory Equipment	2,295	0	0	0	2,295	2,295	5.80%	133
396	Power Operated Equipment	50,178	0	0	0	50,178	50,178	7.50%	3,763
397	Communication Equipment	1,168	0	0	0	1,168	1,168	15.00%	175
397	SCADA Equipment	152,488	328,500	0	0	480,988	480,988	9.20%	44,251
398	Miscellaneous Equipment	56,609	0	0	0	56,609	56,609	5.80%	3,283
TOTAL UTILITY FINANCED PLANT IN SERVICE		4,750,123	3,320,200	151,630	42,900	8,179,053	8,124,688		303,359

Williams Bay Municipal Water Utility

SYSTEM DEMAND RATIOS

MAXIMUM DAY SYSTEM DEMAND

TOTAL ANNUAL PUMPAGE 100,266,075 Gallons

AVERAGE DAILY PUMPAGE 274,702 Gallons

MAXIMUM DAY PUMPAGE 576,873 Gallons

FIRE FLOW:

GAL/MIN	2,500	
DURATION (HOURS)	3.00	
TOTAL FLOW	450,000	Gallons

AVERAGE DAY PLUS FIRE FLOW 724,702 Gallons

RATIO:	BASE	=	$\frac{274,702}{724,702}$	=	37.91%

MAX DAY	=	100-BASE	=	62.09%
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MAXIMUM HOUR SYSTEM DEMAND

AVERAGE HOUR ON MAX DAY 24,036 Gallons

MAXIMUM HOUR PUMPAGE 34,338 Gallons

AVERAGE HOUR

PLUS ONE HOUR FIRE FLOW 161,446 Gallons

RATIO:	BASE	=	$\frac{274,702}{3,874,702}$	=	7.09%	Use
						10.00%

MAX HOUR	=	100-BASE	=	92.91%	Use
					90.00%

**ALLOCATION OF UTILITY FINANCED PLANT
TO SERVICE COST FUNCTIONS**

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY											
		TOTAL (\$)	BASE COSTS		MAX DAY		MAX HOUR			CUSTOMER COSTS			Fire Protection (\$)
			System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	
INTANGIBLE PLANT													
301	Organization	0	0	0	0	0	0	0	0	0	0	0	0
302	Franchises and Consents	0	0	0	0	0	0	0	0	0	0	0	0
303	Miscellaneous Intangible Plant	0	0	0	0	0	0	0	0	0	0	0	0
SOURCE OF SUPPLY													
310	Land and Land Rights	500	190		310								
311	Structures and Improvements	0	0		0								
312	Collecting and Impounding Reservoirs	0	0		0								
313	Lake, River, and Other Intakes	0	0		0								
314	Wells and Springs	35,974	13,636		22,338								
316	Supply Mains	0	0		0								
317	Other Water Source Plant	0	0		0								
PUMPING PLANT													
320	Land and Land Rights	250	95		155								
321	Structures and Improvements	843,496	319,731		523,765								
323	Other Power Production Equipment	123,700	46,889		76,811								
325	Electric Pumping Equipment	559,803	212,196		347,607								
326	Diesel Pumping Equipment	0	0		0								
328	Other Pumping Equipment	27,844	10,554		17,290								
WATER TREATMENT PLANT													
330	Land and Land Rights	0	0		0								
331	Structures and Improvements	1,248,739	473,340		775,399								
332	Sand or Other Media Filtration Equipment	2,356,447	893,222		1,463,225								
333	Membrane Filtration Equipment	0	0		0								
334	Other Water Treatment Equipment	292,900	111,025		181,875								

**ALLOCATION OF UTILITY FINANCED PLANT
TO SERVICE COST FUNCTIONS
(continued)**

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY											
		TOTAL (\$)	BASE COSTS		MAX DAY		MAX HOUR			CUSTOMER COSTS			Fire Protection (\$)
			System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	
TRANSMISSION & DISTRIBUTION PLANT													
340	Land and Land Rights	12,700	1,614	0	2,139	0	0	0	2,774	0	4,772	711	690
341	Structures and Improvements	0	0	0	0	0	0	0	0	0	0	0	0
342	Distribution Reservoirs and Standpipes	403,816	40,382						363,434				
343	Transmission mains	451,358	171,089		280,269								
343	Distribution mains	0		0				0					
345	Services	93,118										93,118	
346	Meters	625,146									625,146		
348	Hydrants	90,432											90,432
349	Other Transmission and Distribution Plant	0	0	0	0	0	0	0	0	0	0	0	0
GENERAL PLANT													
389	Land and Land Rights	8,902	2,850	0	4,585	0	0	0	455	0	782	117	113
390	Structures and Improvements	207,582	66,449	0	106,921	0	0	0	10,608	0	18,247	2,718	2,640
391	Office Furniture and Equipment	19,500	6,242	0	10,044	0	0	0	996	0	1,714	255	248
391	Computer Equipment	37,766	12,089	0	19,453	0	0	0	1,930	0	3,320	494	480
392	Transportation Equipment	59,836	19,154	0	30,820	0	0	0	3,058	0	5,260	783	761
393	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0
394	Tools, Shop and Garage Equipment	33,641	10,769	0	17,328	0	0	0	1,719	0	2,957	440	428
395	Laboratory Equipment	2,295	735	0	1,182	0	0	0	117	0	202	30	29
396	Power Operated Equipment	50,178	16,062	0	25,846	0	0	0	2,564	0	4,411	657	638
397	Communication Equipment	1,168	374	0	602	0	0	0	60	0	103	15	15
397	SCADA Equipment	480,988	153,968	0	247,748	0	0	0	24,579	0	42,279	6,298	6,116
398	Miscellaneous Equipment	56,609	18,121	0	29,158	0	0	0	2,893	0	4,976	741	720
TOTAL		8,124,688	2,600,776	0	4,184,868	0	0	0	415,188	0	714,168	106,378	103,310

ALLOCATION OF TOTAL PLANT
TO SERVICE COST FUNCTIONS

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY											
		TOTAL (\$)	BASE COSTS		MAX DAY			MAX HOUR			CUSTOMER COSTS		
			System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	Fire Protection (\$)
INTANGIBLE PLANT													
301	Organization	0	0	0	0	0	0	0	0	0	0	0	0
302	Franchises and Consents	0	0	0	0	0	0	0	0	0	0	0	0
303	Miscellaneous Intangible Plant	0	0	0	0	0	0	0	0	0	0	0	0
SOURCE OF SUPPLY													
310	Land and Land Rights	500	190		310								
311	Structures and Improvements	0	0		0								
312	Collecting and Impounding Reservoirs	0	0		0								
313	Lake, River, and Other Intakes	0	0		0								
314	Wells and Springs	309,091	117,162		191,929								
316	Supply Mains	0	0		0								
317	Other Water Source Plant	0	0		0								
PUMPING PLANT													
320	Land and Land Rights	250	95		155								
321	Structures and Improvements	1,155,401	437,960		717,441								
323	Other Power Production Equipment	154,200	58,450		95,750								
325	Electric Pumping Equipment	750,200	284,367		465,833								
326	Diesel Pumping Equipment	0	0		0								
328	Other Pumping Equipment	102,116	38,708		63,408								
WATER TREATMENT PLANT													
330	Land and Land Rights	0	0		0								
331	Structures and Improvements	1,523,239	577,391		945,848								
332	Sand or Other Media Filtration Equipment	2,407,647	912,630		1,495,017								
333	Membrane Filtration Equipment	0	0		0								
334	Other Water Treatment Equipment	364,900	138,317		226,583								

ALLOCATION OF TOTAL PLANT
TO SERVICE COST FUNCTIONS
(continued)

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY											
		BASE COSTS			MAX DAY					CUSTOMER COSTS			Fire Protection (\$)
		TOTAL (\$)	System (\$)	Distribution (\$)	MAX HOUR		Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)				
					System (\$)	Distribution (\$)				Storage (\$)			
TRANSMISSION & DISTRIBUTION PLANT													
340	Land and Land Rights	12,700	1,220	475	1,607	0	0	4,274	2,151	0	1,219	875	879
341	Structures and Improvements	0	0	0	0	0	0	0	0	0	0	0	0
342	Distribution Reservoirs and Standpipes	1,235,635	123,564						1,112,072				
343	Transmission mains	1,338,109	507,217		830,893								
343	Distribution mains	2,455,649		245,565				2,210,084					
345	Services	452,438										452,438	
346	Meters	630,188									630,188		
348	Hydrants	454,557											454,557
349	Other Transmission and Distribution Plant	0	0	0	0	0	0	0	0	0	0	0	0
GENERAL PLANT													
389	Land and Land Rights	8,902	2,133	164	3,358	0	0	1,477	743	0	421	302	304
390	Structures and Improvements	207,582	49,727	3,827	78,305	0	0	34,440	17,329	0	9,820	7,050	7,083
391	Office Furniture and Equipment	19,500	4,671	359	7,356	0	0	3,235	1,628	0	922	662	665
391	Computer Equipment	37,766	9,047	696	14,246	0	0	6,266	3,153	0	1,787	1,283	1,289
392	Transportation Equipment	59,836	14,334	1,103	22,572	0	0	9,927	4,995	0	2,831	2,032	2,042
393	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0
394	Tools, Shop and Garage Equipment	33,641	8,059	620	12,690	0	0	5,581	2,808	0	1,591	1,143	1,148
395	Laboratory Equipment	2,295	550	42	866	0	0	381	192	0	109	78	78
396	Power Operated Equipment	50,178	12,020	925	18,928	0	0	8,325	4,189	0	2,374	1,704	1,712
397	Communication Equipment	1,168	280	22	441	0	0	194	98	0	55	40	40
397	SCADA Equipment	561,888	134,602	10,358	211,959	0	0	93,222	46,908	0	26,582	19,084	19,173
398	Miscellaneous Equipment	56,609	13,561	1,044	21,354	0	0	9,392	4,726	0	2,678	1,923	1,932
TOTAL		14,386,185	3,446,253	265,200	5,426,850	0	0	2,386,798	1,200,991	0	680,577	488,614	490,903

**ALLOCATION OF DEPRECIATION EXPENSE
TO SERVICE COST FUNCTIONS**

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY											
		TOTAL (\$)	BASE COSTS		MAX DAY			MAX HOUR			CUSTOMER COSTS		
			System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	Fire Protection (\$)
INTANGIBLE PLANT													
301	Organization	0	0	0	0	0	0	0	0	0	0	0	0
302	Franchises and Consents	0	0	0	0	0	0	0	0	0	0	0	0
303	Miscellaneous Intangible Plant	0	0	0	0	0	0	0	0	0	0	0	0
SOURCE OF SUPPLY													
310	Land and Land Rights	0	0		0								
311	Structures and Improvements	0	0		0								
312	Collecting and Impounding Reservoirs	0	0		0								
313	Lake, River, and Other Intakes	0	0		0								
314	Wells and Springs	1,043	395		648								
316	Supply Mains	0	0		0								
317	Other Water Source Plant	0	0		0								
PUMPING PLANT													
320	Land and Land Rights	0	0		0								
321	Structures and Improvements	26,991	10,231		16,760								
323	Other Power Production Equipment	0	0		0								
325	Electric Pumping Equipment	24,632	9,337		15,295								
326	Diesel Pumping Equipment	0	0		0								
328	Other Pumping Equipment	1,225	464		761								
WATER TREATMENT PLANT													
330	Land and Land Rights	0	0		0								
331	Structures and Improvements	39,960	15,147		24,813								
332	Sand or Other Media Filtration Equipment	77,763	29,476		48,287								
333	Membrane Filtration Equipment	0	0		0								
334	Other Water Treatment Equipment	17,574	6,662		10,912								

**ALLOCATION OF DEPRECIATION EXPENSE
TO SERVICE COST FUNCTIONS
(continued)**

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY											
		TOTAL (\$)	BASE COSTS		MAX DAY					CUSTOMER COSTS			Fire Protection (\$)
			System (\$)	Distribution (\$)	MAX HOUR		Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)				
					System (\$)	Distribution (\$)				System (\$)	Distribution (\$)	Storage (\$)	
	TRANSMISSION & DISTRIBUTION PLANT												
340	Land and Land Rights	0	0	0	0	0	0	0	0	0	0	0	
341	Structures and Improvements	0	0	0	0	0	0	0	0	0	0	0	
342	Distribution Reservoirs and Standpipes	7,673	767						6,906				
343	Transmission mains	5,868	2,224		3,644								
343	Distribution mains	0		0				0					
345	Services	2,700										2,700	
346	Meters	17,192									17,192		
348	Hydrants	1,990										1,990	
349	Other Transmission and Distribution Plant	0	0	0	0	0	0	0	0	0	0	0	
	GENERAL PLANT												
389	Land and Land Rights	0	0	0	0	0	0	0	0	0	0	0	
390	Structures and Improvements	6,020	2,002	0	3,246	0	0	0	185	0	461	72	
391	Office Furniture and Equipment	1,131	376	0	610	0	0	0	35	0	87	14	
391	Computer Equipment	10,084	3,354	0	5,438	0	0	0	310	0	772	121	
392	Transportation Equipment	7,958	2,647	0	4,291	0	0	0	245	0	609	96	
393	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	
394	Tools, Shop and Garage Equipment	1,951	649	0	1,052	0	0	0	60	0	149	23	
395	Laboratory Equipment	133	44	0	72	0	0	0	4	0	10	2	
396	Power Operated Equipment	3,763	1,252	0	2,029	0	0	0	116	0	288	45	
397	Communication Equipment	175	58	0	94	0	0	0	5	0	13	2	
397	SCADA Equipment	44,251	14,718	0	23,862	0	0	0	1,361	0	3,387	532	
398	Miscellaneous Equipment	3,283	1,092	0	1,770	0	0	0	101	0	251	39	
	TOTAL	303,359	100,896	0	163,584	0	0	0	9,327	0	23,219	3,647	
												2,688	

**ALLOCATION OF OPERATION AND MAINTENANCE EXPENSES
TO SERVICE COST FUNCTIONS**

		EXTRA-CAPACITY													
		TOTAL (\$)	BASE COSTS		MAX DAY					MAX HOUR			CUSTOMER COSTS		
			System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	Fire Protection (\$)		
ACCT NO.	ACCOUNT DESCRIPTION														
SOURCE OF SUPPLY															
600	Operation labor	1,340	508		832										
601	Purchased water	0	0										0		
602	Operation supplies and expenses	8,000	3,032		4,968										
605	Maintenance of water source plant	0	0		0										
PUMPING EXPENSES															
620	Operation labor	0	0		0										
621	Fuel for power production	0	0												
622	Fuel or power purchased for pumping	80,830	80,830												
623	Operation supplies and expenses	3,200	1,213		1,987										
625	Maintenance of pumping plant	0	0		0										
WATER TREATMENT EXPENSES															
630	Operation labor	57,930	21,959		35,971										
631	Chemicals	140,000	140,000												
632	Operation supplies and expenses	2,200	834		1,366										
635	Maintenance of water treatment plant	5,000	1,895		3,105										
TRANSMISSION & DISTRIBUTION EXPENSES															
640	Operation labor	57,950	4,173	1,737	3,435	0	0	15,634	18,680	0	1,768	5,668	6,854		
641	Operation supplies and expenses	6,000	432	180	356	0	0	1,619	1,934	0	183	587	710		
650	Maintenance of distr. reservoirs	27,830	2,783						25,047						
651	Maintenance of transmission mains	7,418	2,812		4,606										
651	Maintenance of distribution mains	23,292		2,329				20,963							
652	Maintenance of services	7,600										7,600			
653	Maintenance of meters	2,370									2,370				
654	Maintenance of hydrants	9,190											9,190		
655	Maintenance of other plant	40,100	2,887	1,202	2,377	0	0	10,819	12,926	0	1,223	3,922	4,743		

**ALLOCATION OF OPERATION AND MAINTENANCE EXPENSES
TO SERVICE COST FUNCTIONS
(continued)**

		EXTRA-CAPACITY											
		TOTAL (\$)	BASE COSTS		MAX DAY		MAX HOUR			CUSTOMER COSTS			Fire Protection (\$)
			System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	
ACCT NO.	ACCOUNT DESCRIPTION												
CUSTOMER ACCOUNTS EXPENSES													
901	Meter reading labor	0								0			
902	Accounting and collecting labor	53,570								53,570			
903	Supplies and expenses	5,500								5,500			
904	Uncollectible accounts	0								0			
906	Customer service and informational expense	5,540								5,540			
SALES EXPENSES													
910	Sales Expenses	0								0			
ADMINISTRATIVE & GENERAL EXPENSES													
920	Administrative and general salaries	41,010	6,114	783	8,482	0	0	7,049	8,423	3,715	797	2,556	3,090
921	Office supplies and expenses	12,050	1,796	230	2,492	0	0	2,071	2,475	1,092	234	751	908
922	Administrative expenses transferred -- credit	0	0	0	0	0	0	0	0	0	0	0	0
923	Outside services employed	78,000	11,628	1,490	16,133	0	0	13,408	16,020	7,067	1,516	4,861	5,878
924	Property insurance	35,504	8,505	654	13,393	0	0	5,890	2,964	0	1,680	1,206	1,212
925	Injuries and damages	0	0	0	0	0	0	0	0	0	0	0	0
926	Employee pensions and benefits	56,385	8,406	1,077	11,662	0	0	9,692	11,580	5,108	1,096	3,514	4,249
928	Regulatory commission expenses	9,950	1,483	190	2,058	0	0	1,710	2,044	901	193	620	750
930	Miscellaneous general expenses	7,377	1,100	141	1,526	0	0	1,268	1,515	668	143	460	556
933	Transportation expenses	3,000	447	57	621	0	0	516	616	272	58	187	226
935	Maintenance of general plant	15,000	2,236	286	3,103	0	0	2,578	3,081	1,359	292	935	1,130
TOTAL OPERATION & MAINTENANCE EXPENSES		803,136	305,075	10,358	118,474	0	0	93,218	107,305	84,792	11,553	32,866	39,495

SUMMARY OF ALLOCATION OF OPERATING COSTS TO SERVICE COST FUNCTIONS

OPERATING COST	EXTRA-CAPACITY											
	TOTAL (\$)	BASE COSTS		MAX DAY					CUSTOMER COSTS			Fire Protection (\$)
		System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	MAX HOUR			Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	
						System (\$)	Distribution (\$)	Storage (\$)				
OPERATION AND MAINTENANCE	803,136	305,075	10,358	118,474	0	0	93,218	107,305	84,792	11,553	32,866	39,495
DEPRECIATION EXPENSE	303,359	100,896	0	163,584	0	0	0	9,327	0	23,219	3,647	2,688
AMORTIZATION EXPENSE	18,457	6,996	0	11,461	0	0	0	0	0	0	0	0
TAXES AND TAX EQUIVALENT	116,301	27,860	2,144	43,872	0	0	19,295	9,709	0	5,502	3,950	3,969
RETURN ON NET INVESTMENT RATE BASE	278,128	89,031	0	143,258	0	0	0	14,213	0	24,448	3,642	3,537
TOTAL	1,519,380	529,858	12,502	480,648	0	0	112,514	140,554	84,792	64,721	44,104	49,688

CUSTOMER CLASS DEMAND RATIOS

	BASE COSTS					EXTRA-CAPACITY MAX DAY DEMAND					EXTRA-CAPACITY MAX HOUR DEMAND					
	Annual Volume 1,000 Mgal	Average Day Volume Gal	Percent (%)	System Adjusted Percent (%)	Distribution Adjusted Percent (%)	Extra Capacity Ratio	Volume Rate Gal Per Day	Percent (%)	System Adjusted Percent (%)	Distribution Adjusted Percent (%)	Extra Capacity Ratio	Volume Rate Gal Per Hour	Percent (%)	System Adjusted Percent (%)	Distribution Adjusted Percent (%)	Storage Adjusted Percent (%)
CUSTOMER CLASS																
Residential	62,561	171,400	71.69%	71.69%	71.69%	2.75	471,350	44.69%	44.69%	44.69%	5.50	39,279	19.60%	38.97%	38.97%	19.60%
Multifamily Residential	2,820	7,726	3.23%	3.23%	3.23%	2.38	18,349	1.74%	1.74%	1.74%	4.75	1,529	0.76%	1.52%	1.52%	0.76%
Commercial	19,122	52,388	21.91%	21.91%	21.91%	2.00	104,777	9.93%	9.93%	9.93%	4.00	8,731	4.36%	8.66%	8.66%	4.36%
Public Authority	1,887	5,170	2.16%	2.16%	2.16%	2.00	10,340	0.98%	0.98%	0.98%	4.00	862	0.43%	0.85%	0.85%	0.43%
Public Fire Protection	873	2,391	1.00%	1.00%	1.00%		450,000	42.66%	42.66%	42.66%		150,000	74.85%	50.00%	50.00%	74.85%
TOTALS	87,262	239,075	100%	100%	100%		1,054,816	100%	100%	100%		200,401	100%	100%	100%	100%

50%50% <-- Public Fire % Limits -->50%50%80%

Maximum Day Demand = 841,500 (GAL/DAY)SUM OF GENERAL SERVICE AVERAGE AND MAXIMUM DAY EXTRA CAPACITY DEMAND

Maximum Hour Demand = 60,263 (GAL/HR)SUM OF GENERAL SERVICE AVERAGE AND MAXIMUM HOUR EXTRA CAPACITY DEMAND

1.46 = NON-COINCIDENT / COINCIDENT RATIO FOR MAX DAY

1.76 = NON-COINCIDENT / COINCIDENT RATIO FOR MAX HOUR

CUSTOMER CLASS ALLOCATION FACTORS															
Meter size (inches):	NUMBER OF METERS												TOTAL		PERCENT
	5/8	3/4	1	1-1/4	1-1/2	2	2-1/2	3	4	6	8	10	12	METERS	
Residential	1,888	217	19	0	2	1	0	0	0	0	0	0	0	2,127	94%
Multifamily Residential	25	1	5	0	0	0	0	0	2	0	0	0	0	33	1%
Commercial	33	25	15	0	7	8	0	2	1	2	0	0	0	93	4%
Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Public Authority	7	1	2	0	0	3	0	0	1	0	0	0	0	14	1%
TOTALS	1,953	244	41	0	9	12	0	2	4	2	0	0	0	2,266	100%

EQUIVALENT METERS															
ALLOCATION FACTOR:													TOTAL		PERCENT
Meter size (inches):	5/8	3/4	1	1-1/4	1-1/2	2	2-1/2	3	4	6	8	10	12	EQUIV.	
Equiv. meters ratio:	1.0	1.0	2.5	3.7	5.0	8.0	12.5	15.0	25.0	50.0	80.0	120.0	160.0	METERS	
Residential	1,888	217	48	0	10	8	0	0	0	0	0	0	0	2,170	81%
Multifamily Residential	25	1	13	0	0	0	0	0	50	0	0	0	0	88	3%
Commercial	33	25	38	0	35	64	0	30	25	100	0	0	0	349	13%
Public Authority	7	1	5	0	0	24	0	0	25	0	0	0	0	62	2%
TOTALS	1,953	244	103	0	45	96	0	30	100	100	0	0	0	2,670	100%

EQUIVALENT SERVICES															
ALLOCATION FACTOR:													TOTAL		PERCENT
Meter size (inches):	5/8	3/4	1	1-1/4	1-1/2	2	2-1/2	3	4	6	8	10	12	EQUIV.	
Equiv. services ratio:	1.0	1.0	1.3	1.7	2.0	3.0	3.5	4.0	5.0	6.0	7.0	8.0	9.0	SERVICES	
Residential	1,888	217	25	0	4	3	0	0	0	0	0	0	0	2,136	91%
Multifamily Residential	25	1	7	0	0	0	0	0	10	0	0	0	0	42	2%
Commercial	33	25	20	0	14	24	0	8	5	12	0	0	0	140	6%
Public Authority	7	1	3	0	0	9	0	0	5	0	0	0	0	25	1%
TOTALS	1,953	244	53	0	18	36	0	8	20	12	0	0	0	2,344	100%

ALLOCATION OF SERVICE COST FUNCTIONS TO CUSTOMER CLASSES

	TOTAL	Residential	Multifamily Residential	Commercial	Public Authority	Public Fire Protection
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
BASE COSTS:						
SYSTEM	529,858	379,871	17,123	116,107	11,458	5,299
DISTRIBUTION	12,502	8,963	404	2,739	270	125
EXTRA-CAPACITY COSTS:						
MAXIMUM-DAY SYSTEM	480,648	214,780	8,361	47,744	4,712	205,052
MAXIMUM-DAY DISTRIBUTION	0	0	0	0	0	0
MAXIMUM-HOUR SYSTEM	0	0	0	0	0	0
MAXIMUM-HOUR DISTRIBUTION	112,514	43,842	1,707	9,746	962	56,257
MAXIMUM-HOUR STORAGE	140,554	27,549	1,072	6,124	604	105,205
CUSTOMER COSTS:						
BILLING	84,792	79,573	1,225	3,470	524	
EQUIVALENT METERS	64,721	52,612	2,139	8,467	1,503	
EQUIVALENT SERVICES	44,104	40,207	795	2,639	463	
FIRE PROTECTION	49,688					49,688
TOTAL COST	1,519,380	847,397	32,827	197,036	20,496	421,625
LESS OTHER REVENUE	74,336	54,233	2,101	12,610	1,312	4,080
COST OF SERVICE	1,445,044	793,164	30,726	184,426	19,184	417,545
REVENUE AT PRESENT RATES	903,603	493,337	19,171	99,776	12,746	278,573
DIFFERENCE	541,441	299,827	11,555	84,650	6,438	138,972
PERCENT INCREASE/DECREASE	59.92%	60.78%	60.28%	84.84%	50.51%	49.89%

Williams Bay Municipal Water Utility
Comparison of Revenue at
Present Rates, Cost of Service, and Proposed Rates

Customer Class	Revenue at Present Rates	Cost of Service		Proposed Rates		
		Revenue Required	Increase over Present Rates	Revenue	Increase over Present Rates	Percent of Cost of Service
Residential	\$493,337	\$793,164	60.78%	\$798,837	61.93%	100.72%
Multifamily Residential	\$19,171	\$30,726	60.28%	\$31,129	62.37%	101.31%
Commercial	\$99,776	\$184,426	84.84%	\$177,122	77.52%	96.04%
Public Authority	\$12,746	\$19,184	50.51%	\$20,606	61.67%	107.41%
Public Fire Protection	\$278,573	\$417,545	49.89%	\$417,546	49.89%	100.00%
Total	\$903,603	\$1,445,044	59.92%	\$1,445,240	59.94%	100.01%

Williams Bay Municipal Water Utility

Proposed Water Rates and Rules

Docket 6540-WR-102

Williams Bay Municipal Water Utility

Water Rate File Changes

Amended

F-1
Upf-1
Mg-1
OC-1
Mpa-1
Ug-1
Sg-1
BW-1
R-1
Cz-1
X-1
X-2
X-3

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Public Fire Protection Service

Public fire protection service shall include the use of hydrants for fire protection service only and such quantities of water as may be demanded for the purpose of extinguishing fires within the service area. This service shall also include water used for testing equipment and training personnel. For all other purposes, the metered or other rates set forth, or as may be filed with the Public Service Commission shall apply.

Under Wis. Stat. § 196.03(3)(b), the municipality has chosen to have the utility bill the retail general service customers for public fire protection service.

Quarterly Public Fire Protection Service Charges:

$\frac{5}{8}$ - inch meter:	\$ 39.09	3 - inch meter:	\$ 586.50
$\frac{3}{4}$ - inch meter:	\$ 39.09	4 - inch meter:	\$ 978.30
1 - inch meter:	\$ 97.80	6 - inch meter:	\$ 1,954.80
1 $\frac{1}{4}$ - inch meter:	\$ 144.60	8 - inch meter:	\$ 3,126.00
1 $\frac{1}{2}$ - inch meter:	\$ 196.80	10 - inch meter:	\$ 4,692.00
2 - inch meter:	\$ 313.20	12 - inch meter:	\$ 6,255.00

Customers who are provided service under Schedules Mg-1, Ug-1 or Sg-1 shall also be subject to the charges in this schedule according to the size of their primary meter.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Private Fire Protection Service - Unmetered

This service shall consist of permanent or continuous unmetered connections to the main for the purpose of supplying water to private fire protection systems such as automatic sprinkler systems, standpipes, and private hydrants. This service shall also include reasonable quantities of water used for testing check valves and other backflow prevention devices.

Quarterly Private Fire Protection Service Demand Charges:

2 - inch or smaller connection:	\$	33.00
3 - inch connection:	\$	66.00
4 - inch connection:	\$	99.00
6 - inch connection:	\$	198.00
8 - inch connection:	\$	297.00
10 - inch connection:	\$	462.00
12 - inch connection:	\$	627.00
14 - inch connection:	\$	792.00
16 - inch connection:	\$	924.00

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

General Service - Metered

Quarterly Service Charges:

5/8 - inch meter:	\$ 37.50	3 - inch meter:	\$ 360.00
3/4 - inch meter:	\$ 37.50	4 - inch meter:	\$ 585.00
1 - inch meter:	\$ 54.00	6 - inch meter:	\$ 750.00
1 1/4 - inch meter:	\$ 99.00	8 - inch meter:	\$ 975.00
1 1/2 - inch meter:	\$ 135.00	10 - inch meter:	\$ 1,200.00
2 - inch meter:	\$ 192.00	12 - inch meter:	\$ 1,605.00

Plus Volume Charges:

First	100,000	gallons used each quarter:	\$7.63 per 1,000 gallons
Next	300,000	gallons used each quarter:	\$7.51 per 1,000 gallons
Over	400,000	gallons used each quarter:	\$7.41 per 1,000 gallons

Billing: Bills for water service are rendered quarterly and become due and payable upon issuance following the period for which service is rendered. A late payment charge of 3 percent but not less than 50 cents will be added to bills not paid within 20 days of issuance. This ONE-TIME 3 percent late payment charge will be applied only to any unpaid balance for the current billing period's usage. This late payment charge is applicable to all customers. The utility customer may be given a written notice that the bill is overdue no sooner than 20 days after the bill is issued and unless payment or satisfactory arrangement for payment is made within the next 10 days, service may be disconnected pursuant to Wis. Admin. Code ch. PSC 185.

Combined Metering: Volumetric meter readings will be combined for billing if the utility for its own convenience places more than one meter on a single water service lateral. Multiple meters placed for the purpose of identifying water not discharged into the sanitary sewer are not considered for utility convenience and shall not be combined for billing. This requirement does not preclude the utility from combining readings when metering configurations support such an approach. Meter readings from individually metered separate service laterals shall not be combined for billing purposes.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Other Charges

Payment Not Honored by Financial Institution Charge: The utility shall assess a \$35.00 charge when a payment rendered for utility service is not honored by the customer's financial institution. This charge may not be in addition to, but may be inclusive of, other such charges when the payment was for multiple services.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Public Service

Metered Service

Water used by the Village of Williams Bay on an intermittent basis for flushing sewers, street washing, flooding skating rinks, drinking fountains, etc., shall be metered and billed according to the rates set forth in Schedule Mg-1.

Unmetered Service

Where it is impossible to meter the service, the utility shall estimate the volume of water used based on the pressure, size of opening, and the period of time the water is used. The estimated quantity shall be billed at the volumetric rates set forth in Schedule Mg-1, excluding any service charges.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

General Water Service - Unmetered

Service may be supplied temporarily on an unmetered basis where the utility cannot immediately install a water meter, including water used for construction. Unmetered service shall be billed the amount that would be charged to a metered residential customer using 7,000 gallons of water quarterly under Schedule Mg-1, including the service charge for a $\frac{5}{8}$ -inch meter. If the utility determines that actual usage exceeds 7,000 gallons of water quarterly, an additional charge for the estimated excess usage shall be made according to the rates under Schedule Mg-1.

This schedule applies only to customers with a 1-inch or smaller service connection. For customers with a larger service connection, the utility shall install a temporary meter and charges shall be based on the rates set forth under Schedule Mg-1.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Seasonal Service

Seasonal customers are general service customers who voluntarily request disconnection of water service and who resume service at the same location within 12 months of the disconnection, unless service has been provided to another customer at that location in the intervening period. The utility shall bill seasonal customers the applicable service charges under Schedule Mg-1 year-round, including the period of temporary disconnection.

Seasonal service shall include customers taking service under Schedule Mg-1, Schedule Ug-1, or Schedule Am-1.

Upon reconnection, the utility shall apply a charge under Schedule R-1 and require payment of any unpaid charges under this schedule.

Billing: Same as Schedule Mg-1, unless the utility and customer agree to an alternative payment schedule for the period of voluntary disconnection.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Bulk Water

All bulk water supplied from the water system through hydrants or other connections shall be metered or estimated by the utility. Utility personnel or a party approved by the utility shall supervise the delivery of water.

Bulk water sales are:

- A. Water supplied by tank trucks or from hydrants for the purpose of extinguishing fires outside the utility's service area;
- B. Water supplied by tank trucks or from hydrants for purposes other than extinguishing fires, such as water used for irrigation or filling swimming pools; or,
- C. Water supplied from hydrants or other temporary connections for general service type applications, except that Schedule Ug-1 applies for water supplied for construction purposes.

A service charge of \$18.50 and a charge for the volume of water used shall be billed to the party using the water. The volumetric charge shall be calculated using the highest volumetric rate for residential customers under Schedule Mg-1. In addition, for meters that are assigned to bulk water customers for more than 7 days, the applicable service charge in Schedule Mg-1 will apply after the first 7 days.

The water utility may require a reasonable deposit for the temporary use of its equipment under this and other rate schedules. The deposit(s) collected shall be refunded upon return of the utility's equipment. Damaged or lost equipment shall be repaired or replaced at the customer's expense.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Reconnection Charges

The utility shall assess a charge to reconnect a customer, which includes reinstalling a meter and turning on the valve at the curb stop, if necessary. A utility may not assess a charge for disconnecting a customer.

During normal business hours: \$18.50

After normal business hours: \$27.75

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Lateral Installation Charge
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The utility shall charge a customer for the actual cost of installing a water service lateral from the main through curb stop and box if these costs are not contributed as part of a subdivision development or otherwise recovered under Wis. Stats. Chapter 66.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Compliance with Rules

All persons now receiving water service from this water utility, or who may request service in the future, shall be considered as having agreed to be bound by the rules and regulations as filed with the Public Service Commission of Wisconsin.

Establishment of Service

Application for water service may be made in writing on a form furnished by the water utility. The application will contain the legal description of the property to be served, the name of the owner, the exact use to be made of the service, and the size of the service lateral and meter desired. Note particularly any special refrigeration, fire protection, or water-consuming air-conditioning equipment.

Service will be furnished only if (1) the premises have a frontage on a properly platted street or public strip in which a cast iron or other long-life water main has been laid, or where the property owner has agreed to and complied with the provisions of the water utility's filed main extension rule, (2) the property owner has installed or agrees to install a service lateral from the curb stop to the point of use that is not less than 6 feet below the surface of an established or proposed grade and meets the water utility's specifications, and (3) the premises have adequate piping beyond the metering point.

The owner of a multi-unit dwelling has the option of being served by individual metered water service to each unit. The owner, by selecting this option, is required to provide interior plumbing and meter settings to enable individual metered service to each unit and individual disconnection without affecting service to other units. Each meter and meter connection will be treated as a separate water utility account for the purpose of the filed rules and regulations.

No division of the water service lateral to any lot or parcel of land shall be made for the extension and independent metering of the supply to an adjoining lot or parcel of land. Except for duplexes, no division of a water service lateral shall be made at the curb for separate supplies for two or more separate premises having frontage on any street or public service strip, whether owned by the same or different parties. Duplexes may be served by one lateral provided (1) individual metered service and disconnection is provided and (2) it is permitted by local ordinance.

Buildings used in the same business, located on the same parcel, and served by a single lateral may have the customer's water supply piping installed to a central point so that volume can be metered in one place.

The water utility may withhold approval of any application where full information of the purpose of such supply is not clearly indicated and set forth by the applicant property owner.

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****Water Utility Operating Rules**Reconnection of Service

Where the water utility has disconnected service at the customer's request, a reconnection charge shall be made when the customer requests reconnection of service. See Schedule R-1 for the applicable rate.

A reconnection charge shall also be required from customers whose services are disconnected (shut off at curb stop box) because of nonpayment of bills when due. See Schedule R-1 for the applicable rate.

If reconnection is requested for the same location by any member of the same household, or, if a place of business, by any partner of the same business, it shall be considered as the same customer.

Temporary Metered Service, Meter, and Deposits

An applicant for temporary water service on a metered basis shall make and maintain a monetary deposit for each meter installed as security for payment for use of water and for such other charges which may arise from the use of the supply. A charge shall be made for setting the valve and furnishing and setting the meter. See Schedule BW-1 for the applicable rate.

Water for Construction

When water is requested for construction purposes or for filling tanks or other such uses, an application shall be made to the water utility, in writing, giving a statement of the amount of construction work to be done or the size of the tank to be filled, etc. Payment for the water for construction may be required in advance at the scheduled rates. The service lateral must be installed into the building before water can be used. No connection with the service lateral at the curb shall be made without special permission from the water utility. In no case will any employee of the water utility turn on water for construction work unless the contractor has obtained permission from the water utility.

Customers shall not allow contractors, masons, or other persons to take unmetered water from their premises without permission from the water utility. Any customer failing to comply with this provision may have water service discontinued and will be responsible for the cost of the estimated volume of water used.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Use of Hydrants

In cases where no other supply is available, permission may be granted by the water utility to use a hydrant. No hydrant shall be used until the proper meter and valve are installed. In no case shall any valve be installed or moved except by an employee of the water utility.

Before a valve is set, payment must be made for its setting and for the water to be used at the scheduled rates. Where applicable, see Schedule BW-1 for deposits and charges. Upon completing the use of the hydrant, the customer must notify the water utility to that effect.

Operation of Valves and Hydrants and Unauthorized Use of Water - Penalty

Any person who shall, without authority of the water utility, allow contractors, masons, or other unauthorized persons to take water from their premises, operate any valve connected with the street or supply mains, or open any fire hydrant connected with the distribution system, except for the purpose of extinguishing fire, or who shall wantonly damage or impair the same, shall be subject to a fine as provided by municipal ordinance. Utility permission for the use of hydrants applies only to such hydrants that are designated for the specific use.

Refunds of Monetary Deposits

All money deposited as security for payment of charges arising from the use of temporary water service on a metered basis, or for the return of a hydrant valve and fixtures if the water is used on an unmetered basis, will be refunded to the depositor on the termination of the use of water, the payment of all charges levied against the depositor, and the return of the water utility's equipment.

Service Laterals

No water service lateral shall be laid through any trench having cinders, rubbish, rock or gravel fill, or any other material which may cause injury to or disintegration of the service lateral, unless adequate means of protection are provided by sand filling or such other insulation as may be approved by the water utility. Service laterals passing through curb or retaining walls shall be adequately safeguarded by provision of a channel space or pipe casing not less than twice the diameter of the service connection. The space between the service lateral and the channel or pipe casing shall be filled and lightly caulked with an oakum, mastic cement, or other resilient material and made impervious to moisture.

In backfilling the pipe trench, the service lateral must be protected against injury by carefully hand tamping the ground filling around the pipe. There should be at least 6 inches of ground filling over the pipe, and it should be free from hard lumps, rocks, stones, or other injurious material.

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****Water Utility Operating Rules**Service Laterals (continued)

All water service laterals shall be of undiminished size from the street main into the point of meter placement. Beyond the meter outlet valve, the piping shall be sized and proportioned to provide, on all floors, at all times, an equitable distribution of the water supply for the greatest probable number of fixtures or appliances operating simultaneously.

Replacement and Repair of Service Laterals

The service lateral from the main to and through the curb stop will be maintained and kept in repair and, when worn out, replaced at the expense of the water utility. The property owner shall maintain the service lateral from the curb stop to the point of use.

If an owner fails to repair a leaking or broken service lateral from the curb to the point of metering or use within such time as may appear reasonable to the water utility after notification has been served on the owner by the water utility, the water will be shut off and will not be turned on again until the repairs have been completed.

Abandonment of Service

If a property owner changes the use of a property currently receiving water service such that water service will no longer be needed in the future, the water utility may require the abandonment of the water service at the water main. In such case, the property owner may be responsible for all removal and/or repair costs, including the water main and the utility portion of the water service lateral.

Charges for Water Wasted Due to Leaks

See Wis. Admin. Code § PSC 185.35 or Schedule X-4, if applicable.

Thawing Frozen Service Laterals

See Wis. Admin. Code § PSC 185.88 or Schedule X-4, if applicable.

Curb Stop Boxes

The curb stop box is the property of the water utility. The water utility is responsible for its repair and maintenance. This includes maintaining, through adjustment, the curb stop box at an appropriate grade level where no direct action by the property owner or occupant has contributed to an elevation problem. The property owner is responsible for protecting the curb stop box from situations that could obstruct access to it or unduly expose it to harm. The water utility shall not be liable for failure to locate the curb stop box and shut off the water in case of a leak on the owner's premises.

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****Water Utility Operating Rules**Installation of Meters

Meters will be owned, furnished, and installed by the water utility or a utility-approved contractor and are not to be disconnected or tampered with by the customer. All meters shall be so located that they shall be protected from obstructions and permit ready access for reading, inspection, and servicing, such location to be designated or approved by the water utility. All piping within the building must be supplied by the owner. Where additional meters are desired by the owner, the owner shall pay for all piping. Where applicable, see Schedule Am-1 for rates.

Repairs to Meters

Meters will be repaired by the water utility, and the cost of such repairs caused by ordinary wear and tear will be borne by the water utility.

Repair of any damage to a meter resulting from the carelessness of the owner of the premises, owner's agent, or tenant, or from the negligence of any one of them to properly secure and protect same, including any damage that may result from allowing a water meter to become frozen or to be damaged from the presence of hot water or steam in the meter, shall be paid for by the customer or the owner of the premises.

Service Piping for Meter Settings

Where the original service piping is installed for a new metered customer, where existing service piping is changed for the customer's convenience, or where a new meter is installed for an existing unmetered customer, the owner of the premises at his/her expense shall provide a suitable location and the proper connections for the meter. The meter setting and associated plumbing shall comply with the water utility's standards. The water utility should be consulted as to the type and size of the meter setting.

Turning on Water

The water may only be turned on for a customer by an authorized employee of the water utility. Plumbers may turn the water on to test their work, but upon completion must leave the water turned off.

Sprinkling Restrictions and Emergency Water Conditions

Where the municipality has a policy regarding sprinkling restrictions and/or emergency water conditions, failure to comply with such may result in disconnection of service.

See Wis. Admin. Code § PSC 185.37.

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****Water Utility Operating Rules**Failure to Read Meters

Where the water utility is unable to read a meter, the fact will be plainly indicated on the bill, and either an estimated bill will be computed or the minimum charge applied. The difference shall be adjusted when the meter is again read, that is, the bill for the succeeding billing period will be computed with the gallons or cubic feet in each block of the rate schedule doubled, and credit will be given on that bill for the amount of the bill paid the preceding period. Only in unusual cases shall more than three consecutive estimated or minimum bills be rendered.

If the meter is damaged (see Surreptitious Use of Water) or fails to operate, the bill will be based on the average use during the past year, unless there is some reason why the use is not normal. If the average use cannot be properly determined, the bill will be estimated by some equitable method.

See Wis. Admin. Code § PSC 185.33.

Complaint Meter Tests

See Wis. Admin. Code § PSC 185.77.

Inspection of Premises

During reasonable hours, any officer or authorized employee of the water utility shall have the right of access to the premises supplied with service for the purpose of inspection or for the enforcement of the water utility's rules and regulations. Whenever appropriate, the water utility will make a systematic inspection of all unmetered water taps for the purpose of checking waste and unnecessary use of water.

See Wis. Stat. § 196.171.

Vacation of Premises

When premises are to be vacated, the water utility shall be notified, in writing, at once, so that it may remove the meter and shut off the water supply at the curb stop. The owner of the premises shall be liable for prosecution for any damage to the water utility's property. See "Abandonment of Service" in Schedule X-1 for further information.

Deposits for Residential Service

See Wis. Admin. Code § PSC 185.36.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Deposits for Nonresidential Service

See Wis. Admin. Code § PSC 185.361.

Deferred Payment Agreement

See Wis. Admin. Code § PSC 185.38 or Schedule X-4, if applicable.

Dispute Procedures

See Wis. Admin. Code § PSC 185.39.

Disconnection and Refusal of Service

See Wis. Admin. Code § PSC 185.37.

The following is an example of a disconnection notice that the utility may use to provide the required notice to customers.

DISCONNECTION NOTICE

Dear Customer:

The bill enclosed with this notice includes your current charge for water utility service and your previous unpaid balance.

You have 10 days to pay the water utility service arrears or your service is subject to disconnection.

If you fail to pay the service arrears or fail to contact us within the 10 days allowed to make reasonable deferred payment arrangement or other suitable arrangement, we will proceed with disconnection action.

To avoid the inconvenience of service interruption and an additional charge of (amount) for reconnection, we urge you to pay the full arrears IMMEDIATELY AT ONE OF OUR OFFICES.

If you have entered into a Deferred Payment Agreement with us and have failed to make the deferred payments you agreed to, your service will be subject to disconnection unless you pay the entire amount due within 10 days.

If you have a reason for delaying the payment, call us and explain the situation.

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Disconnection and Refusal of Service (continued)

DISCONNECTION NOTICE (continued)

PLEASE CALL THIS TELEPHONE NUMBER, (telephone number), IMMEDIATELY IF:

1. You dispute the notice of delinquent account.
2. You have a question about your water utility service arrears.
3. You are unable to pay the full amount of the bill and are willing to enter into a deferred payment agreement with us.
4. There are any circumstances you think should be taken into consideration before service is discontinued.
5. Any resident is seriously ill.

Illness Provision: If there is an existing medical emergency in your home and you furnish the water utility with a statement signed by either a licensed Wisconsin physician or a public health official, we will delay disconnection of service up to 21 days. The statement must identify the medical emergency and specify the period of time during which disconnection will aggravate the existing emergency.

Deferred Payment Agreements: If you are a residential customer and you are unable to pay the full amount of the water utility service arrears on your bill, you may contact the water utility to discuss arrangements to pay the arrears over an extended period of time.

This time payment agreement will require:

1. Payment of a reasonable amount at the time the agreement is made.
2. Payment of the remainder of the outstanding balance in monthly installments over a reasonable length of time.
3. Payment of all future water utility service bills in full by the due date.

In any situation where you are unable to resolve billing disputes or disputes about the grounds for proposed disconnection through contacts with our water utility, you may make an appeal to the Public Service Commission of Wisconsin by calling (800) 225-7729.

(WATER UTILITY NAME)

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Collection of Overdue Bills

An amount owed by the customer may be levied as a tax as provided in Wis. Stat. § 66.0809.

Surreptitious Use of Water

When the water utility has reasonable evidence that a person is obtaining water, in whole or in part, by means of devices or methods used to stop or interfere with the proper metering of the water utility service being delivered, the water utility reserves the right to estimate and present immediately a bill for unmetered service as a result of such interference, and such bill shall be payable subject to a 24-hour disconnection of service. If the water utility disconnects the service for any such reason, the water utility will reconnect the service upon the following conditions:

- A. The customer will be required to deposit with the water utility an amount sufficient to guarantee the payment of the bills for water utility service.
- B. The customer will be required to pay the water utility for any and all damages to water utility equipment resulting from such interference with the metering.
- C. The customer must further agree to comply with reasonable requirements to protect the water utility against further losses.

See Wis. Stat. §§ 98.26 and 943.20.

Repairs to Mains

The water utility reserves the right to shut off the water supply in the mains temporarily to make repairs, alterations, or additions to the plant or system. When the circumstances will permit, the water utility will give notification, by newspaper publication or otherwise, of the discontinuance of the water supply. No credit will be allowed to customers for such temporary suspension of the water supply.

See Wis. Admin. Code § PSC 185.87.

Duty of Water Utility with Respect to Safety of the Public

It shall be the duty of the water utility to see that all open ditches for water mains, hydrants, and service laterals are properly guarded to prevent accident to any person or vehicle, and at night there shall be displayed proper signal lighting to ensure the safety of the public.

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****Water Utility Operating Rules**Handling Water Mains and Service Laterals in Excavation Trenches

Contractors must call Digger's Hotline and ensure a location is done to establish the existence and location of all water mains and service laterals as provided in Wis. Stat. § 182.0175. Where water mains or service laterals have been removed, cut, or damaged during trench excavation, the contractors must, at their own expense, cause them to be replaced or repaired at once. Contractors must not shut off the water service laterals to any customer for a period exceeding 6 hours.

Protective Devices

- A. Protective Devices in General: The owner or occupant of every premise receiving water supply shall apply and maintain suitable means of protection of the premise supply and all appliances against damage arising in any manner from the use of the water supply, variation of water pressure, or any interruption of water supply. Particularly, such owner or occupant must protect water-cooled compressors for refrigeration systems by means of high and/or low pressure safety cutout devices. There shall likewise be provided means for the prevention of the transmission of water ram or noise of operation of any valve or appliance through the piping of their own or adjacent premises.
- B. Relief Valves: On all "closed systems" (i.e., systems having a check valve, pressure regulator, reducing valve, water filter, or softener), an effective pressure relief valve shall be installed at or near the top of the hot water tank or at the hot water distribution pipe connection to the tank. No stop valve shall be placed between the hot water tank and the relief valve or on the drain pipe. See applicable plumbing codes.
- C. Air Chambers: An air chamber or approved shock absorber shall be installed at the terminus of each riser, fixture branch, or hydraulic elevator main for the prevention of undue water hammer. The air chamber shall be sized in conformance with local plumbing codes. Where possible, the air chamber should be provided at its base with a valve for water drainage and replenishment of air.

Cross-Connections

Every person owning or occupying a premise receiving municipal water supply shall maintain such municipal water supply free from any connection, either of a direct or of an indirect nature, with a water supply from a foreign source or of any manner of connection with any fixture or appliance whereby water from a foreign supply or the waste from any fixture, appliance, or waste or soil pipe may flow or be siphoned or pumped into the piping of the municipal water system.

See Wis. Admin. Code § NR 811.06.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Main Extension Rule

Water mains will be extended for new customers on the following basis:

- A. Where the cost of the extension is to immediately be collected through assessment by the municipality against the abutting property, the procedure set forth under Wis. Stat. § 66.0703 will apply, and no additional customer contribution to the utility will be required.
- B. Where the municipality is unwilling or unable to make a special assessment, the extension will be made on a customer-financed basis as follows:
 - 1. The applicant(s) will advance as a contribution in aid of construction the total amount equivalent to that which would have been assessed for all property under paragraph A.
 - 2. Part of the contribution required in paragraph B.1. will be refundable. When additional customers are connected to the extended main within 10 years of the date of completion, contributions in aid of construction will be collected equal to the amount which would have been assessed under paragraph A. for the abutting property being served. This amount will be refunded to the original contributor(s). In no case will the contributions received from additional customers exceed the proportionate amount which would have been required under paragraph A., nor will it exceed the total assessable cost of the original extension.
- C. When a customer connects to a transmission main or connecting loop installed at utility expense within 10 years of the date of completion, there will be a contribution required of an amount equivalent to that which would have been assessed under paragraph A.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Main Installations in Platted Subdivisions

Application for installation of water mains in regularly platted real estate development subdivisions shall be filed with the utility.

If the developer, or a contractor employed by the developer, is to install the water mains (with the approval of the utility), the developer shall be responsible for the total cost of construction.

If the utility or its contractor is to install the water mains, the developer shall be required to advance to the utility, prior to the beginning of the construction, the total estimated cost of the extension. If the final costs exceed estimated costs, an additional billing will be made for the balance of the cost due. This balance is to be paid within 30 days. If final costs are less than estimated, a refund of the overpayment will be made by the water utility.

Williams Bay Municipal Water Utility
Customer Water Bill Comparison at Present and Proposed Rates

Customer Type	Meter Size	Volume (1000 Gallons)	<u>Quarterly</u>			<u>Quarterly Including Public Fire Protection</u>		
			Bills at Old Rates	Bills at New Rates	Percent Change	Bills at Old Rates	Bills at New Rates	Percent Change
Small Residential	5/8"	4	\$ 45.08	\$ 68.02	50.89%	\$ 71.84	\$ 107.11	49.10%
Average Residential	5/8"	7	\$ 56.39	\$ 90.91	61.22%	\$ 83.15	\$ 130.00	56.34%
Large Residential	5/8"	15	\$ 86.55	\$ 151.95	75.56%	\$ 113.31	\$ 191.04	68.60%
Large Residential	3/4"	30	\$ 143.10	\$ 266.40	86.16%	\$ 169.86	\$ 305.49	79.85%
Large Residential	3/4"	45	\$ 199.65	\$ 380.85	90.76%	\$ 226.41	\$ 419.94	85.48%
Multifamily Residential	5/8"	70	\$ 293.90	\$ 571.60	94.49%	\$ 320.66	\$ 610.69	90.45%
Multifamily Residential	5/8"	125	\$ 498.25	\$ 988.25	98.34%	\$ 525.01	\$ 1,027.34	95.68%
Multifamily Residential	1"	45	\$ 214.65	\$ 397.35	85.12%	\$ 281.55	\$ 495.15	75.87%
Multifamily Residential	4"	125	\$ 1,038.25	\$ 1,535.75	47.92%	\$ 1,737.25	\$ 2,514.05	44.71%
Commercial	3/4"	735	\$ 2,691.25	\$ 5,535.85	105.70%	\$ 2,718.01	\$ 5,574.94	105.11%
Commercial	2"	515	\$ 2,055.25	\$ 4,060.15	97.55%	\$ 2,268.25	\$ 4,373.35	92.81%
Commercial	4"	1,270	\$ 5,130.50	\$ 10,047.70	95.84%	\$ 5,829.50	\$ 11,026.00	89.14%
Commercial	6"	1,170	\$ 4,940.50	\$ 9,471.70	91.72%	\$ 6,278.50	\$ 11,426.50	81.99%
Public Authority	2"	95	\$ 533.15	\$ 916.85	71.97%	\$ 746.15	\$ 1,230.05	64.85%
Public Authority	2"	170	\$ 807.50	\$ 1,480.70	83.37%	\$ 1,020.50	\$ 1,793.90	75.79%
Public Authority	4"	25	\$ 664.25	\$ 775.75	16.79%	\$ 1,363.25	\$ 1,754.05	28.67%
Public Authority	4"	435	\$ 2,166.25	\$ 3,860.35	78.20%	\$ 2,865.25	\$ 4,838.65	68.87%



Public Service Commission of Wisconsin

Summer Strand, Chairperson
 Kristy Nieto, Commissioner
 Marcus Hawkins, Commissioner

4822 Madison Yards Way
 P.O. Box 7854
 Madison, WI 53707-7854

Public Service Commission of Wisconsin
 RECEIVED: 7/9/2025 3:15:01 PM

July 9, 2025

Jennifer Wiese, Treasurer
 Williams Bay Municipal Water Utility
 PO Box 580
 Williams Bay, WI 53191

Re: Application of the Village of Williams Bay, Walworth
 County, Wisconsin, as a Water Public Utility, for Authority
 to Adjust Water Rates

6540-WR-102

Dear Jennifer Wiese:

Public Service Commission (Commission) staff has analyzed the Williams Bay Municipal Water Utility's (applicant) application for a water rate increase. The Commission received the application on March 20, 2025. Attached is Commission staff's proposed 2025 test year revenue requirement exhibit (Exhibit) which will serve as the basis for the cost-of-service study. Alex Hanna, rate analyst, will soon develop the cost-of-service study and a proposed rate design. The rate analyst will file a copy of that exhibit in the [Electronic Records Filing \(ERF\) system](#) separately upon completion. Commission staff will submit both proposals at the public hearing, which will be scheduled at a later date.

In its application, the applicant stated that it filed for the rate increase to cover debt and capital project costs. The applicant is constructing improvements to the existing water treatment facility in the test year. The applicant also faces increased operation and maintenance expenses.

The applicant requested a return on net investment rate base of 6.30 percent. The Commission calculates the benchmark rate of return weekly based on a three-month rolling average of municipal bond rates and determines a floor annually. The benchmark rate of return at the time Commission staff finalized the revenue requirement for this case was 6.80 percent. Commission staff estimated the applicant's capital employed in providing public utility service associated with the net investment rate base to be 33.77 percent municipal equity and 66.23 percent long-term debt. The applicant's composite cost of debt is 3.46 percent. A return on rate base of 6.80 percent would provide a 13.35 percent return on municipal earning equity and 0.93 times interest coverage. Commission staff considers that this return on rate base would provide the applicant with sufficient earnings to help address future capital and unforeseen operating needs and would also maintain confidence in the applicant's financial integrity without resulting in customer rates that are excessive.

However, the Commission cautions the applicant that a 66.23 percent debt ratio is too high to provide the degree of financial integrity the applicant requires over the long term and

recommends that the applicant reduce its debt ratio to reasonable levels as soon as practical. Commission staff generally considers a reasonable municipal capital structure to be roughly 50 percent equity and 50 percent debt.

Past Commission decisions have approved the allowance of credit card fee costs under a utility's operation and maintenance budget. As part of its application, the applicant requested that credit card fee costs be recovered in rates in the current rate case. Commission staff's proposal includes credit card fees.

Schedule 5 of the Exhibit is the list of depreciation rates that is the basis of Commission staff's estimated depreciation expense for the test year. Some depreciation rates may be different than those previously authorized for the applicant. Commission staff recommends that the Commission certify these depreciation rates for use by the applicant effective January 1, 2025. Please note that the general service and public fire protection rates are typically effective within 90 days of the Final Decision.

The Commission staff Exhibit is intended to provide the Commission with Commission staff's analysis and is not a final decision. After review of the attached Exhibit, the applicant may present its own analysis and may submit any additional information it believes to be pertinent to substantiate its position within five business days of the date of this letter. If Commission staff does not receive a response within that time, it will assume the applicant is in agreement with the staff proposal and the Commission staff rate analyst will use the revenue requirement to develop a rate proposal. Please note that this is the applicant's primary opportunity to address any concerns or changes to Commission staff's proposed revenue requirement Exhibit.

In order to receive notification of official correspondence (i.e. data requests, notices, final decisions, etc.), individuals must subscribe to the Utility ID or PSC Docket. To subscribe, go to the Commission's [ERF](#) system. For help subscribing, go to [Subscribing to Dockets](#).

Jennifer Wiese
Docket 6540-WR-102
Page 3

If you have any questions regarding the above, please contact me. If you have any questions regarding the status of your rate case, please contact Alex Hanna at (608) 267-2336 or by e-mail at Alex.Hanna@wisconsin.gov.

Sincerely,



Troy Gazza
Public Utility Auditor
Public Service Commission of Wisconsin
Division of Water Utility Regulation and Analysis
608.266.7173 | Troy.Gazza@wisconsin.gov

TKG:cjb:kle:rgs DL:02083947

cc: Wayne Edwards, Williams Bay Municipal Water Utility
Jodi Dobson, Baker Tilly US

Ex.-PSC-Revenue Requirement

Williams Bay Municipal Water Utility

Estimated 2025 Operating Income Statement

Net Investment Rate Base

and 2025 Estimated Revenue Requirement

**Williams Bay Municipal Water Utility
Estimated Operating Revenues
for the 2025 Test Year**

	Utility Estimates Test Year 2025	PSC Staff Proposed Adjustments	PSC Staff Estimates Test Year 2025
Unmetered Sales to General Customers	\$ 0	\$ 0	\$ 0
Metered Sales to General Customers:			
Residential	487,097	6,240	493,337
Multi-family Residential	19,171	0	19,171
Commercial	98,276	1,500	99,776
Industrial	0	0	0
Public Authority	12,526	220	12,746
Irrigation	0	0	0
Total Metered Sales	\$ 617,070	\$ 7,960	\$ 625,030
Private Fire Protection	4,080	0	4,080
Public Fire Protection	278,573	0	278,573
Other Water Sales	0	0	0
Sales for Resale	0	0	0
Interdepartmental	0	0	0
Total Water Sales	\$ 899,723	\$ 7,960	\$ 907,683
Forfeited Discounts	4,490	0	4,490
Rents of Water Property	70,565	(15,331)	55,234
Interdepartmental Rents	0	0	0
Other Water Revenues	1,473	9,059	10,532
Total Operating Revenues	\$ 976,251	\$ 1,688	\$ 977,939

Williams Bay Municipal Water Utility
Comparative Income Statement, Net Investment Rate Base, and PSC Adjustments

	2022	2023	2024	Utility Estimates Test Year 2025	PSC Staff Proposed Adjustments	PSC Staff Estimates Test Year 2025
Net Operating Income Statement:						
Total Operating Revenues:	\$ 913,669	\$ 971,424	\$ 927,988	\$ 976,251	\$ 1,688	\$ 977,939
Operating Expenses:						
Source of Supply Expenses	13,668	14,391	2,824	9,340	0	9,340
Pumping Expenses	79,721	91,651	82,681	84,030	0	84,030
Water Treatment Expenses	201,186	213,708	175,809	205,130	0	205,130
Trans. and Distr. Expenses	192,999	117,293	130,015	181,750	0	181,750
Customer Accounts Expenses	71,386	63,027	70,862	64,610	0	64,610
Administrative and General Expenses	127,473	186,083	218,044	240,559	17,717	258,276
Total Operation & Maintenance Expenses	\$ 686,433	\$ 686,153	\$ 680,235	\$ 785,419	\$ 17,717	\$ 803,136
Depreciation	125,517	125,517	176,239	258,507	44,852	303,359
Taxes	113,876	88,963	124,268	104,420	11,881	116,301
Total Operating Expenses	\$ 925,826	\$ 900,633	\$ 980,742	\$ 1,148,346	\$ 74,450	\$ 1,222,796
Net Operating Income (Loss)	\$ (12,157)	\$ 70,791	\$ (52,754)	\$ (172,094)	\$ (72,763)	\$ (244,857)
Net Investment Rate Base:				Utility Estimates Test Year 2025	PSC Staff Proposed Adjustments	PSC Staff Estimates Test Year 2025
Utility Plant in Service				\$ 7,034,788	\$ 1,089,900	\$ 8,124,688
Less:						
Accumulated Provision for Depreciation				4,041,729	199	4,041,928
Net Plant in Service				\$ 2,993,059	\$ 1,089,701	\$ 4,082,760
Add: Materials and Supplies				7,346	0	7,346
Less: Regulatory Liability - pre-2003						
Depreciation on Contributed Plant				0	0	0
Net Investment Rate Base				\$ 3,000,405	\$ 1,089,701	\$ 4,090,106
Rate of Return				N/A		N/A

Williams Bay Municipal Water Utility
Estimated Income Statement and Revenue Requirement
for the 2025 Test Year
to Yield a 6.80% Return on the Net Investment Rate Base

	Present <u>Rates</u>	<u>Increase</u>	After Rate <u>Increase</u>
Total Operating Revenues:	\$ 977,939	\$ 541,441	\$ 1,519,380
Operating Expenses:			
Source of Supply Expenses	9,340		9,340
Pumping Expenses	84,030		84,030
Water Treatment Expenses	205,130		205,130
Trans. and Distr. Expenses	181,750		181,750
Customer Accounts Expenses	64,610		64,610
Administrative and General Expenses	<u>258,276</u>		<u>258,276</u>
Total Operation & Maintenance Expenses	\$ 803,136		\$ 803,136
Depreciation	303,359		303,359
Amortization	18,457		18,457
Taxes	116,301		116,301
Total Operating Expenses	<u>\$ 1,241,253</u>		<u>\$ 1,241,253</u>
Net Operating Income (Loss)	<u>\$ (263,314)</u>		<u>\$ 278,127</u>
Rate of Return	<u>N/A</u>		<u>6.80%</u>
Net Investment Rate Base:			
Utility Plant in Service	\$ 8,124,688		\$ 8,124,688
Less:			
Accumulated Provision for Depreciation	<u>4,041,928</u>		<u>4,041,928</u>
Net Plant in Service	<u>\$ 4,082,760</u>		<u>\$ 4,082,760</u>
Add: Materials and Supplies	7,346		7,346
Less: Regulatory Liability - pre-2003			
Depreciation on Contributed Plant	<u>0</u>		<u>0</u>
Net Investment Rate Base	<u>\$ 4,090,106</u>		<u>\$ 4,090,106</u>

**Williams Bay Municipal Water Utility
Schedule of Staff Adjustments**

	Adjustments at 6.30% ROR
Utility Requested Rate Increase	\$ 379,578 42.38%

Adjustments to Revenues

Acct. 461 - Metered Sales to General Customers

Utility Estimate	\$ 617,070	
Staff Estimate	\$625,030	
Adjustment		\$ (7,960)

The Utility went through a detailed review of customer counts in 2024. The review identified changes needed to the customer counts. The estimate was revised to match the customer counts on the 2024 PSC Annual Report.

Acct. 472 - Rents from Water Property

Utility Estimate	\$ 70,565	
Staff Estimate	\$ 55,234	
Adjustment		\$ 15,331

Estimate revised to reflect the 2024 revenue which matches the rental contracts provided by the Utility.

Acct. 474 - Other Water Revenues

Utility Estimate	\$ 1,473	
Staff Estimate	\$ 10,532	
Adjustment		\$ (9,059)

Estimate revised to reflect a 50 percent return on the net meter investment charged to sewer.

Adjustments to Expenses

Acct. 923 - Outside Services Employed

Utility Estimate	\$ 60,160	
Staff Estimate	\$ 78,000	
Adjustment		\$ 17,840

Estimate revised to the updated estimate provided by the Utility with costs for the rate case removed. Costs for the rate case are included in Account 928.

Williams Bay Municipal Water Utility Schedule of Staff Adjustments

Acct. 930 - Miscellaneous General Expenses

Utility Estimate	\$ 7,500	
Staff Estimate	\$ 7,377	
Adjustment		\$ (123)
Estimate revised to remove a portion of membership dues associated with lobbying.		

Acct. 408 - Taxes and Tax Equivalent

Utility Estimate	\$ 104,420	
Staff Estimate	\$ 116,301	
Adjustment		\$ 11,881
Estimate revised to the two year average mill rates. Major plant additions increased due to updated project costs.		

Depreciation Expense

Utility Estimate	\$ 258,507	
Staff Estimate	\$ 303,359	
Adjustment		\$ 44,852
Estimate revised due to the project costs being updated. The costs were updated to match those approved in 6540-CW-103.		

Adjustments to Net Investment Rate Base

Utility Estimate	\$ 3,000,405
Staff Estimate	\$ 4,090,106
Difference	\$ 1,089,701

Estimate revised due to the project costs being updated. The costs were updated to match those approved in 6540-CW-103.

Adjustment to Return on Ratebase based on requested 6.30% ROR	\$ 68,651
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Increase to ROR to 6.80%	\$ 20,450
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Staff Estimated Rate Increase

\$ 541,441
59.92%

Williams Bay Municipal Water Utility
Schedule of Water Depreciation Rates
Effective January 1, 2025

Account Number	Account Title	Depreciation Rate
	SOURCE OF SUPPLY PLANT	
314	Wells and Springs	2.90%
	PUMPING PLANT	
321	Structures and Improvements	3.20%
325	Electric Pumping Equipment	4.40%
328	Other Pumping Equipment	4.40%
	WATER TREATMENT PLANT	
331	Structures and Improvements	3.20%
332	Sand or Other Media Filtration Equipment	3.30%
334	Other Water Treatment Equipment	6.00%
	TRANSMISSION AND DISTRIBUTION PLANT	
342	Distribution Reservoirs and Standpipes	1.90%
343	Transmission and Distribution Mains	1.30%
345	Services	2.90%
346	Meters	5.50%
348	Hydrants	2.20%
	GENERAL PLANT	
390	Structures and Improvements	2.90%
391	Office Furniture and Equipment	5.80%
391.1	Computer Equipment	26.70%
392	Transportation Equipment	13.30%
394	Tools, Shop and Garage Equipment	5.80%
395	Laboratory Equipment	5.80%
396	Power Operated Equipment	7.50%
397	Communication Equipment	10.00%
397.1	SCADA Equipment	9.20%
398	Miscellaneous Equipment	5.80%

PUBLIC NOTICE TO ALL CUSTOMERS OF THE WILLIAMS BAY MUNICIPAL WATER UTILITY

The Williams Bay Municipal Water Utility (Utility) has filed an application with the Public Service Commission of Wisconsin (Commission) to increase water rates. The increase is necessary due to a 44.52 percent increase in gross plant investment and a 32.05 percent increase in operating expenses since the last water conventional case was completed in 2022.

The total increase in water revenues requested is \$541,441 which will result in an estimated overall rate increase of 59.92 percent over the water utility's present revenues. If the request is granted, the water bill for an average Residential customer with a 5/8-inch or 3/4-inch meter who uses 7,000 gallons of water per quarter will increase from \$83.15 to \$130.00, or 56.34 percent, including the public fire protection charge.

A public hearing on the application has been scheduled for Monday, August 18, 2025 at 2:00 p.m. This hearing has no physical location. Parties and Commission staff appear by Zoom. Parties and Commission staff may use the telephone connection as a backup or if no adequate internet connection exists. Members of the public participate by Zoom or may use the telephone connection as a backup or if no adequate internet connection exists.

Join Zoom over the internet at: <https://us02web.zoom.us/my/pschearings>

The Commission intends to livestream and record this hearing on [YouTube](#). A member of the public may observe without participation any hearing session by:

1. Attending any physical location as noticed,
2. Watching on YouTube at: <https://www.youtube.com/@PSCWI-Hearings>,
3. If no adequate internet connection exists, listening by telephone.
 - Dial: +1 312 626 6799
 - Enter Meeting ID: 809 513 2930

A person may testify in this proceeding without becoming a party and without attorney representation. A person may submit this testimony in only one of the following ways:

- **Web Comment.** File a comment on the internet. Go to the Commission's web site at <http://psc.wi.gov>, and click the dropdown menu labeled "Commission Actions". Select the item labeled "File a Public Comment". On the next page select the "File a comment" link that appears for docket number 6540-WR-102. Web comments shall be received no later than Wednesday, August 20, 2025.
- **Live Comment.** Make a live comment at the hearing. The ALJ may receive live comments from any member of the public in attendance after the close of any party and Commission staff testimony. The ALJ will receive such comments by stating the name of each member of the public connected to the hearing one at a time and asking if they would like to comment.
- **Mail Comment.** Send a comment by U.S. Mail. All comments submitted by U.S. Mail shall be received no later than Wednesday, August 20, 2025 and shall be

addressed to: Attn: Docket 6540-WR-102 Comments, Public Service Commission,
P.O. Box 7854, Madison, WI 53707-7854.

To access the documents, schedule, and other information about this docket, go to the Commission's web site at <http://psc.wi.gov>, select the dropdown menu labeled "eServices". Select the item labeled "Docket Search (CMS)". On the next page enter 6540-WR-102 in the spaces labeled "Case #" and select "Search".

If you have any questions, please contact the Williams Bay Municipal Water Utility at (262) 245-2700.

RESOLUTION NO. R-_____-25

APPROVING AGREEMENTS FOR REPLACEMENT OF LEAD WATER SERVICE LINE

WHEREAS, the Village Board of the Village of Williams Bay (Village) has negotiated agreements with the owners of four (4) residential properties for the replacement of lead water service lines for their properties (Agreements); and

WHEREAS, for the reasons stated in each Agreement, the Village Board wishes to approve each of said Agreements.

NOW, THEREFORE, the Village Board of the Village of Williams Bay do hereby resolve as follows:

That the Agreements for Replacement of Lead Water Service Line attached hereto as Exhibits 1, 2, 3 and 4, and each of them, are hereby approved.

That the Village President is hereby authorized to sign each such Agreement on behalf of the Village of Williams Bay.

Approved by the Village Board of the Village of Williams Bay this _____ day of September 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest:

By: _____
Tina Kolls, Clerk

Date Passed: _____

AGREEMENT FOR REPLACEMENT OF LEAD WATER SERVICE LINE

IT IS HEREBY AGREED, by and between the Village of Williams Bay (Village) and _____, as Owner of 49 Oakwood St., Williams Bay, Wisconsin (Owner) together referred to as the "Parties", as follows:

WHEREAS, the U.S. Environmental Protection Agency has determined that lead in public water utility systems is a public health hazard; and

WHEREAS, to ensure a complete removal of lead from the water delivery system, the full replacement of the service line, both the publicly and privately owned portions of the line, from the water main to the home's plumbing system, is required; and

WHEREAS, the Village of Williams Bay Water Utility is responsible for the public portion of the service line and the property owner is financially responsible for the private portion of the service line; and

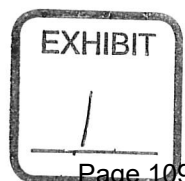
WHEREAS, the Village of Williams Bay has confirmed that the residence located at 49 Oakwood St. in Williams Bay (the Property) has a private water service line containing lead; and

WHEREAS, Odling Construction, Inc. (the Contractor) has provided a quote to provide for the full replacement of the private water service line and related work at the Property in the amount of \$11,125.00 (see Exhibit A); and

WHEREAS, the Village and Owner wish to enter into an Agreement whereby the Village will pay the Contractor for the cost of replacement of the private water service line and related expenses, with the Owner to reimburse the Village for said cost.

NOW, THEREFORE, the Parties to this Agreement hereby agree as follows:

1. The foregoing Recitals are hereby incorporated into this Agreement as if set forth in full herein.
2. The Owner shall contract with Contractor to replace the existing private water service line containing lead, with a new water service line which is lead free, and to perform related work at the Property, all as described in Exhibit A.
3. The Village shall pay Contractor for the cost of the work performed at the Property in the amount specified in Exhibit A.
4. Owner agrees that the Village may special assess the Property in the amount of the payment made by Village to the Contractor. Owner understands that the Village is not proceeding pursuant to Wis. Stat. Sec. 66.0703 to impose the special assessment and Owner knowingly and intelligently waives any requirement that the Village follow the procedures set forth in that statute to impose the special assessment.
5. The special assessment levied pursuant to this Agreement is a lien on the Property on behalf of the Village from the date of this Agreement to the same extent as a lien or tax levied upon real property, until paid in full.



6. The special assessment may be paid in full without interest within ten (10) business days of receipt of an invoice for payment of same from the Village Clerk, mailed to the attention of Owner. Alternatively, the special assessment shall be paid in ten (10) annual installments to the Village. Installments are to be included on the annual real estate tax bill of the property as a special assessment, with interest at the rate of five (5) percent per annum, with the initial payment due by January 31, 2026 and subsequent payments due by January 31 of each succeeding year. An installment payment schedule is attached as Exhibit B.
7. All installments not paid by the date due shall be extended upon the tax roll as a delinquent special assessment against the Property, and all proceedings in relation to the collection, return and sale for delinquent real estate taxes shall apply to the special assessment.
8. This Agreement is binding upon the Village and Owner, their respective heirs, successors and assigns, and any and all future owners of the Property.
9. This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Wisconsin. In the event of any dispute, the venue for any litigation shall be the Circuit Court for Walworth County, Wisconsin.
10. If any provision of this Agreement is adjudicated invalid or unenforceable, it shall be judicially amended in such a fashion as to render the provision valid and enforceable, and to reflect, to the extent possible, the original intent of the Parties. If any provision of this Agreement as amended or stricken as a result of its invalidity on enforceability, such amendment or deletion shall not affect the remaining provisions herein.
11. This Agreement shall be effective as to the date of the last signature.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, Village President

Attest

By: _____
Tina Kolls, Village Clerk

STATE OF WISCONSIN)
) ss.:
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2025 the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin
My Commission expires: _____

Approved this _____ day of _____, 2025.

OWNER

By: _____

_____, Member
(print name)

STATE OF _____)
COUNTY OF _____) ss.:

Personally came before me this ____ day of _____, 2025 the above-named _____
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission expires: _____

PROPOSAL ODLING CONSTRUCTION, INC.

4941 TOWNHALL RD.
DELAVAN, WI 53115
PHONE: 262-728-5148
FAX: 262-728-0290

PROJECT: OWNER: Richard Lidinsky
ADDRESS: 49 Oakwood St
CITY, ST: Williams Bay, WI 53191
Email:
PHONE: 708-214-7040
PROJECT ADDRESS: 49 Oakwood St
Williams Bay, WI 53191

WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

REPLACE WATER LINE FROM VALVE BOX TO HOME

INCLUDES:	App. 25' of 1" poly water line	
	Sawcut and remove concrete steps and sidewalk as required	
	Remove one bush if required	
	Excavate existing water line	
	Replace lead water line with new poly water line	
	Connect new line to valve box	
	Bring new water line into home	
	Connect new water line inside home	
	Backfill with excavated and/or granular material as required	
	Haul away excess material	
	Total	\$7,975.00
EXTRA:	Concrete steps and sidewalk replacement	\$2,300.00
	Blackdirt, seed, and mulch after settlement	\$850.00

NOTES: Any landscaping by others
Updated 9/10/2025 to have property owner listed on proposal

NO PERMITS INCLUDED

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSON OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO CO-OPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMAN MANNER AND DONE ACCORDING TO STATE AND LOCAL CODES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL.

PAYMENT IN FULL WILL BE DUE 30 DAYS FROM DATE ON FIRST INVOICE. 1.5% INTEREST PER MONTH WILL BE CHARGED ON ANY BALANCE AFTER 30 DAYS.

RESPECTFULLY SUBMITTED

Dean Odling

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS SPECIFIED ABOVE.

DATE

SIGNATURE

AGREEMENT FOR REPLACEMENT OF LEAD WATER SERVICE LINE

IT IS HEREBY AGREED, by and between the Village of Williams Bay (Village) and _____, as Owner of 85 Highland St., Williams Bay, Wisconsin (Owner) together referred to as the "Parties", as follows:

WHEREAS, the U.S. Environmental Protection Agency has determined that lead in public water utility systems is a public health hazard; and

WHEREAS, to ensure a complete removal of lead from the water delivery system, the full replacement of the service line, both the publicly and privately owned portions of the line, from the water main to the home's plumbing system, is required; and

WHEREAS, the Village of Williams Bay Water Utility is responsible for the public portion of the service line and the property owner is financially responsible for the private portion of the service line; and

WHEREAS, the Village of Williams Bay has confirmed that the residence located at 85 Highland St. in Williams Bay (the Property) has a private water service line containing lead; and

WHEREAS, Odling Construction, Inc. (the Contractor) has provided a quote to Owner to provide for the full replacement of private water service line and related work at the Property in the amount of \$5,450.00 (see Exhibit A) and a quote to the Village for the replacement of the public portion of the water line to be replaced in the amount of \$9,450.00 (see Exhibit B); and

WHEREAS, the Village and Owner wish to enter into an Agreement whereby the Village will pay the Contractor for the cost of replacement of the private water service line and related expenses, with the Owner to reimburse the Village for said cost.

NOW, THEREFORE, the Parties to this Agreement hereby agree as follows:

1. The foregoing Recitals are hereby incorporated into this Agreement as if set forth in full herein.
2. The Owner shall contract with Contractor to replace the existing private water service line containing lead, with a new water service line which is lead free, and to perform related work at the Property, all as described in Exhibit A.
3. The Village shall pay Contractor for the cost of the work performed on the private water service line at the Property in the amount specified in Exhibit A.
4. Owner agrees that the Village may special assess the Property in the amount of the payment made by Village to the Contractor. Owner understands that the Village is not proceeding pursuant to Wis. Stat. Sec. 66.0703 to impose the special assessment and Owner knowingly and intelligently waives any requirement that the Village follow the procedures set forth in that statute to impose the special assessment.
5. The special assessment levied pursuant to this Agreement is a lien on the Property on behalf of the Village from the date of this Agreement to the same extent as a lien or tax levied upon real property, until paid in full.

6. The special assessment may be paid in full without interest within ten (10) business days of receipt of an invoice for payment of same from the Village Clerk, mailed to the attention of Owner. Alternatively, the special assessment shall be paid in ten (10) annual installments to the Village. Installments are to be included on the annual real estate tax bill of the property as a special assessment, with interest at the rate of five (5) percent per annum, with the initial payment due by January 31, 2026 and subsequent payments due by January 31 of each succeeding year. An installment payment schedule is attached as Exhibit C.
7. All installments not paid by the date due shall be extended upon the tax roll as a delinquent special assessment against the Property, and all proceedings in relation to the collection, return and sale for delinquent real estate taxes shall apply to the special assessment.
8. The Village shall pay Contractor the cost of the work performed on the public portion of the water service line in the amount specified in Exhibit B.
9. This Agreement is binding upon the Village and Owner, their respective heirs, successors and assigns, and any and all future owners of the Property.
10. This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Wisconsin. In the event of any dispute, the venue for any litigation shall be the Circuit Court for Walworth County, Wisconsin.
11. If any provision of this Agreement is adjudicated invalid or unenforceable, it shall be judicially amended in such a fashion as to render the provision valid and enforceable, and to reflect, to the extent possible, the original intent of the Parties. If any provision of this Agreement as amended or stricken as a result of its invalidity on enforceability, such amendment or deletion shall not affect the remaining provisions herein.
12. This Agreement shall be effective as to the date of the last signature.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, Village President

Attest

By: _____
Tina Kolls, Village Clerk

STATE OF WISCONSIN)
) ss.:
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2025 the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin
My Commission expires: _____

Approved this _____ day of _____, 2025.

OWNER

By: _____

_____, Member
(print name)

STATE OF _____)
COUNTY OF _____) ss.:

Personally came before me this ____ day of _____, 2025 the above-named _____
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission expires: _____

PROPOSAL ODLING CONSTRUCTION, INC.

4941 TOWNHALL RD.
DELAVAN, WI 53115
PHONE: 262-728-5148
FAX: 262-728-0290

PROJECT: OWNER: Kris Anderson
ADDRESS: 85 Highland St
CITY, ST: Williams Bay, WI 53191
Email:
PHONE: 312-607-7401
PROJECT ADDRESS: 85 Highland St
Williams Bay, WI 53191

WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

REPLACE WATER LINE FROM VALVE BOX TO HOME (PRIVATE SIDE)

INCLUDES: App. 50' of 1" poly water line
Excavate from valvebox to home
Replace lead water line with poly water line
Connect new line to valvebox
Bring new water line into home
Connect new water line inside home
Backfill with excavated and/or granular material as required
Haul away any excess material
Blackdirt, seed, and mulch disturbed areas after settlement

Total \$5,450.00

NOTES: Odling intends to do both portions at the same time
If perits required for howmowners side Odling will cover
*Updated with homeowners information portion on separate proposal

NO PERMITS INCLUDED

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSON OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO CO-OPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMAN MANNER AND DONE ACCORDING TO STATE AND LOCAL CODES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL.

PAYMENT IN FULL WILL BE DUE 30 DAYS FROM DATE ON FIRST INVOICE. 1.5% INTEREST PER MONTH WILL BE CHARGED ON ANY BALANCE AFTER 30 DAYS.

RESPECTFULLY SUBMITTED

Dean Odling

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS SPECIFIED ABOVE.

DATE _____

SIGNATURE _____

AGREEMENT FOR REPLACEMENT OF LEAD WATER SERVICE LINE

IT IS HEREBY AGREED, by and between the Village of Williams Bay (Village) and _____, as Owner of 90 Highland St., Williams Bay, Wisconsin (Owner) together referred to as the "Parties", as follows:

WHEREAS, the U.S. Environmental Protection Agency has determined that lead in public water utility systems is a public health hazard; and

WHEREAS, to ensure a complete removal of lead from the water delivery system, the full replacement of the service line, both the publicly and privately owned portions of the line, from the water main to the home's plumbing system, is required; and

WHEREAS, the Village of Williams Bay Water Utility is responsible for the public portion of the service line and the property owner is financially responsible for the private portion of the service line; and

WHEREAS, the Village of Williams Bay has confirmed that the residence located at 90 Highland St. in Williams Bay (the Property) has a private water service line containing lead; and

WHEREAS, Odling Construction, Inc. (the Contractor) has provided a quote to Owner to provide for the full replacement of the private water service line and related work at the Property in the amount of \$2,975.00 (see Exhibit A) and a quote to the Village for replacement of the public portion of the water line in the amount of \$9,450.00 (see Exhibit B); and

WHEREAS, the Village and Owner wish to enter into an Agreement whereby the Village will pay the Contractor for the cost of replacement of the private water service line and related expenses, with the Owner to reimburse the Village for said cost.

NOW, THEREFORE, the Parties to this Agreement hereby agree as follows:

1. The foregoing Recitals are hereby incorporated into this Agreement as if set forth in full herein.
2. The Owner shall contract with Contractor to replace the existing private water service line containing lead, with a new water service line which is lead free, and to perform related work at the Property, all as described in Exhibit A.
3. The Village shall pay Contractor for the cost of the work performed on the private water service line at the Property in the amount specified in Exhibit A.
4. Owner agrees that the Village may special assess the Property in the amount of the payment made by Village to the Contractor. Owner understands that the Village is not proceeding pursuant to Wis. Stat. Sec. 66.0703 to impose the special assessment and Owner knowingly and intelligently waives any requirement that the Village follow the procedures set forth in that statute to impose the special assessment.
5. The special assessment levied pursuant to this Agreement is a lien on the Property on behalf of the Village from the date of this Agreement to the same extent as a lien or tax levied upon real property, until paid in full.

6. The special assessment may be paid in full without interest within ten (10) business days of receipt of an invoice for payment of same from the Village Clerk, mailed to the attention of Owner. Alternatively, the special assessment shall be paid in ten (10) annual installments to the Village. Installments are to be included on the annual real estate tax bill of the property as a special assessment, with interest at the rate of five (5) percent per annum, with the initial payment due by January 31, 2026 and subsequent payments due by January 31 of each succeeding year. An installment payment schedule is attached as Exhibit C.
7. All installments not paid by the date due shall be extended upon the tax roll as a delinquent special assessment against the Property, and all proceedings in relation to the collection, return and sale for delinquent real estate taxes shall apply to the special assessment.
8. The Village shall pay Contractor the cost of the work performed on the public portion of the water service line in the amount specified in Exhibit B.
9. This Agreement is binding upon the Village and Owner, their respective heirs, successors and assigns, and any and all future owners of the Property.
10. This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Wisconsin. In the event of any dispute, the venue for any litigation shall be the Circuit Court for Walworth County, Wisconsin.
11. If any provision of this Agreement is adjudicated invalid or unenforceable, it shall be judicially amended in such a fashion as to render the provision valid and enforceable, and to reflect, to the extent possible, the original intent of the Parties. If any provision of this Agreement as amended or stricken as a result of its invalidity on enforceability, such amendment or deletion shall not affect the remaining provisions herein.
12. This Agreement shall be effective as to the date of the last signature.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, Village President

Attest

By: _____
Tina Kolls, Village Clerk

STATE OF WISCONSIN)
) ss.:
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2025 the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin
My Commission expires: _____

Approved this _____ day of _____, 2025.

OWNER

By: _____

_____, Member
(print name)

STATE OF _____)
COUNTY OF _____) ss.:

Personally came before me this ____ day of _____, 2025 the above-named _____
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission expires: _____

PROPOSAL: WB7725-90H
DATE: 9/12/2025

PROPOSAL ODLING CONSTRUCTION, INC.

4941 TOWNHALL RD.
DELAVAN, WI 53115
PHONE: 262-728-5148
FAX: 262-728-0290

PROJECT: OWNER: Jeff Boek
ADDRESS: 90 Highland St
CITY, ST: Williams Bay, WI 53191
Email:
PHONE: 847-363-2623
PROJECT ADDRESS: 90 Highland St
Williams Bay, WI 53191

WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

REPLACE WATER LINE FROM VALVE BOX TO METER PIT (PRIVATE SIDE)

INCLUDES: App 10' of 1" poly water line
Excavate from valve bx to meter pit
Replace lead water line with poly water line
Connect new water line to valve box and at meter pit
Backfill with excavated and/or granular material as required
Haul away any excess material
Blackdirt, seed, and mulch disturbed areas after settlement

Total \$2,975.00

NOTES: Odling intends to do both portions at same time
If permits required for homeowner side Odling will cover
*Updated with homeowner information and portion on separate proposal

NO PERMITS INCLUDED

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSON OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO CO-OPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMAN MANNER AND DONE ACCORDING TO STATE AND LOCAL CODES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL.

PAYMENT IN FULL WILL BE DUE 30 DAYS FROM DATE ON FIRST INVOICE. 1.5% INTEREST PER MONTH WILL BE CHARGED ON ANY BALANCE AFTER 30 DAYS.

RESPECTFULLY SUBMITTED

Dean Odling

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS SPECIFIED ABOVE.

DATE

SIGNATURE

AGREEMENT FOR REPLACEMENT OF LEAD WATER SERVICE LINE

IT IS HEREBY AGREED, by and between the Village of Williams Bay (Village) and _____, as Owner of 419 W. Geneva St., Williams Bay, Wisconsin (Owner) together referred to as the "Parties", as follows:

WHEREAS, the U.S. Environmental Protection Agency has determined that lead in public water utility systems is a public health hazard; and

WHEREAS, to ensure a complete removal of lead from the water delivery system, the full replacement of the service line, both the publicly and privately owned portions of the line, from the water main to the home's plumbing system, is required; and

WHEREAS, the Village of Williams Bay Water Utility is responsible for the public portion of the service line and the property owner is financially responsible for the private portion of the service line; and

WHEREAS, the Village of Williams Bay has confirmed that the residence located at 419 W. Geneva St. in Williams Bay (the Property) has a private water service line containing lead; and

WHEREAS, Odling Construction, Inc. has provided a quote (the Contractor) to provide for the full replacement of the private water service line and related work at the Property in the amount of \$6,775.00 (see Exhibit A); and

WHEREAS, the Village and Owner wish to enter into an Agreement whereby the Village will pay the Contractor for the cost of replacement of the private water service line and related expenses, with the Owner to reimburse the Village for said cost.

NOW, THEREFORE, the Parties to this Agreement hereby agree as follows:

1. The foregoing Recitals are hereby incorporated into this Agreement as if set forth in full herein.
2. The Owner shall contract with Contractor to replace the existing private water service line containing lead, with a new water service line which is lead free, and to perform related work at the Property, all as described in Exhibit A.
3. The Village shall pay Contractor for the cost of the work performed at the Property in the amount specified in Exhibit A.
4. Owner agrees that the Village may special assess the Property in the amount of the payment made by Village to the Contractor. Owner understands that the Village is not proceeding pursuant to Wis. Stat. Sec. 66.0703 to impose the special assessment and Owner knowingly and intelligently waives any requirement that the Village follow the procedures set forth in that statute to impose the special assessment.
5. The special assessment levied pursuant to this Agreement is a lien on the Property on behalf of the Village from the date of this Agreement to the same extent as a lien or tax levied upon real property, until paid in full.

6. The special assessment may be paid in full without interest within ten (10) business days of receipt of an invoice for payment of same from the Village Clerk, mailed to the attention of Owner. Alternatively, the special assessment shall be paid in ten (10) annual installments to the Village. Installments are to be included on the annual real estate tax bill of the property as a special assessment, with interest at the rate of five (5) percent per annum, with the initial payment due by January 31, 2026 and subsequent payments due by January 31 of each succeeding year. An installment payment schedule is attached as Exhibit B.
7. All installments not paid by the date due shall be extended upon the tax roll as a delinquent special assessment against the Property, and all proceedings in relation to the collection, return and sale for delinquent real estate taxes shall apply to the special assessment.
8. This Agreement is binding upon the Village and Owner, their respective heirs, successors and assigns, and any and all future owners of the Property.
9. This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Wisconsin. In the event of any dispute, the venue for any litigation shall be the Circuit Court for Walworth County, Wisconsin.
10. If any provision of this Agreement is adjudicated invalid or unenforceable, it shall be judicially amended in such a fashion as to render the provision valid and enforceable, and to reflect, to the extent possible, the original intent of the Parties. If any provision of this Agreement as amended or stricken as a result of its invalidity on enforceability, such amendment or deletion shall not affect the remaining provisions herein.
11. This Agreement shall be effective as to the date of the last signature.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, Village President

Attest

By: _____
Tina Kolls, Village Clerk

STATE OF WISCONSIN)
) ss.:
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2025 the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin
My Commission expires: _____

Approved this _____ day of _____, 2025.

OWNER

By: _____

_____, Member
(print name)

STATE OF _____)
COUNTY OF _____) ss.:

Personally came before me this ____ day of _____, 2025 the above-named _____
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission expires: _____

PROPOSAL: WB71725-419B
DATE: 9/10/2025

PROPOSAL ODLING CONSTRUCTION, INC.

4941 TOWNHALL RD.
DELAVAN, WI 53115
PHONE: 262-728-5148
FAX: 262-728-0290

PROJECT: OWNER: Jake Schmidt
ADDRESS: 419 W Geneva St
CITY, ST: Williams Bay, WI 53191
Email:
PHONE: 262-607-0461
PROJECT ADDRESS: 419 W Geneva St
Williams Bay, WI 53191

WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

REPLACE WATER LINE FROM VALVE BOX TO HOME

INCLUDES: App. 45' of 1" poly water line
Sawcut curb and asphalt
Sawcut and remove sidewalk section(s)
Excavate existing water line
Replace leadwater line with new poly water line
Connect new line to valve box
Bring new water line into home
Connect new water line inside home
Backfill with excavated and/or granular material
Haul away excess material

Total \$5,775.00

EXTRA: Replace sawcut curb, asphalt, sidewalk, blackdirt, seed, and mulch \$1,600.00

NOTES: All landscaping by others
Updated 9-10-2025 with property owner listed on proposal

NO PERMITS INCLUDED

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSON OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO CO-OPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMAN MANNER AND DONE ACCORDING TO STATE AND LOCAL CODES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL.

PAYMENT IN FULL WILL BE DUE 30 DAYS FROM DATE ON FIRST INVOICE. 1.5% INTEREST PER MONTH WILL BE CHARGED ON ANY BALANCE AFTER 30 DAYS.

RESPECTFULLY SUBMITTED

Dean Odling

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS SPECIFIED ABOVE.

DATE _____

SIGNATURE _____

Williams Bay - Water Fund Borrowing and Projects Costs status

09/07/25	Year	Borrowed	Costs	Actual	Bid \$\$\$	B&W Est
Borrowed funds 2021		\$5,600,000				
Interest income borrowed funds		\$0				
Total		\$5,600,000				
Finished Projects						
Elkhorn Road new water main			\$720,006			
Cleaned & Repaired lime reactor			\$370,932			
Water plant out of floodzone			\$42,000			
Clover Street water main			\$61,936			
Available Borrowed Funds after Finished Projects		\$4,405,126	\$1,194,874			
Starting Projects 2024-2025-2026						
Well 2 new pump \$153,169 bid + \$52,035 ad on	2024		\$221,004			
Geneva Street East West engineering cost due in 2025	2025		\$195,000			
Well 3 pump new pump (orig est. \$120,000)	2025		\$175,000			
Public Works new W&S utility truck	2025		\$25,000			
Lead pipes water lines service (2 homes) public sections	2025		\$18,900			
Theatre Road Water tower - Pay off balloon balance 12/15/2025	2025		\$324,345			
Available Borrowed Funds after Starting Projects		\$3,445,877	\$959,249			
Pending Future Projects						
Walworth Ave - W.geneva street to Liechty	2028		\$596,500			
Future Street Improvements - Water Mains relay's			\$800,000			
Available Borrowed Funds after Pending Future Projects		\$2,049,377	\$1,396,500			
Long Term Projects						
Upper & Lower Loch Vista new water mains/hydrants	2028		\$1,100,000			
Geneva Street East West new water mains per WDOT project	2031		\$4,100,000			
East Geneva street - Firestation to Potawatomi Road	2031		\$2,823,000			
Water Plant expansion			\$2,500,000			
New Water Tower design & permitting			\$250,000			
New Water Tower			\$2,500,000			
Water Tower (3) removal cost			\$250,000			
Well 2 new Roof			\$30,000			
Well 3 new Roof and Generator			\$300,000			
Long Term Projects total			\$13,853,000			
Safe Water Loan 2024 (pay back \$3,683K, after \$860K PF)		\$4,542,950				
Starting Project 2024-2025 Safe Water Loan Only						
Projected transfer switch savings (use current 2 yr old switch)			-\$25,000			
05/05/25 Change order 1			\$44,734			
Optimize Corrosion Control Study B\$W through 2026, phase 1			\$120,000			
Optimize Corrosion Control Study design,perpitting, phase 2			\$300,000			
Chorination water plant improvement			\$3,979,000			
Water plant improvement proj.cst overrun \$198,950 Balance			\$124,216			
Available Borrowed Funds after Starting Projects		\$0	\$4,542,950			

Williams Bay - Sewer Fund Borrowing and Projects Costs status

09/07/25	Year	Borrowed	Costs	Actual	Bid \$\$\$	B&W Est
Borrowed funds 2021		\$2,800,000				
Interest income borrowed funds		\$0				
Total		\$2,800,000				
Finished Projects						
Elkhorn Road North/South new 12" sewer pipes			\$423,529			
Sewer linings			\$200,000			
Available Borrowed Funds after Finished Projects		\$2,176,471	\$623,529			
Starting Projects 2024-2025-2026						
Public Works new W&S utility truck	2025		\$25,000			
Oakwood / Orchard. Sewer repair. Project 1 from 6" to new 8"	2025		\$288,000			
Lift Station 4 Gravity Sewer replacement Project # 3	2025		\$673,250			
B&W engineering cost Project 1 & 3	2025		\$288,750			
		\$901,471	\$1,275,000			
Pending Future Projects						
B&W engineering cost LS 5 system	2025		\$80,000			
Liftstation 5 remodel and Discharge Force Main Rehabilitation	2028		\$2,203,000			
Walworth Ave Televising and Sewer Repair	2028		\$311,000			
Lift station 5 Gravity Sewer Relining	2030		\$421,000			
STH 67 Sanitary Sewer Replacement per WDOT Project	2030		\$695,000			
East Geneva Street Force Main Replacement	2031		\$851,000			
Available Borrowed Funds after Pending Future Projects		-\$3,659,529	\$4,561,000			
Long Term Projects						
Replace LS # 1 Circle Parkway			\$810,000			
Replace LS # 2 Washington Parkway			\$810,000			
Sanitary Sewer replacement - Future street projects			\$800,000			
Improve remaining four (4) lift stations			\$1,170,000			
Long term projects total			\$3,590,000			
Clean Water Loan 2024		\$2,026,050				
Starting Projects 2024-2025						
Revised Construction (Building) Change order #1			-\$23,944			
05/05/25 Change order #2			\$14,778			
Harris Road Lift Station Planning and Design			\$200,000			
Harris Road Lift Station Replace old with new station			\$1,827,000			
Harris Road Lift Station cost overrun (Projected \$93,600) Balance			\$8,216			
Available Borrowed Funds after Starting Projects		\$0	\$2,026,050			

Village of Williams Bay

Existing General Obligation Debt Service Payments



Levy, Water, & Sewer												
Issue: 3												
Amount: \$2,270,000												
Type: G.O. Refunding Bonds (AR)												
Dated: May 13, 2020												
Callible: 21 '31 Callable any Date w/ 30 Days Written												
CALENDAR YEAR	Levy			Water Utility			Sewer Utility			Water		
	PRINCIPAL (4/1)	RATE	INTEREST (4/1 & 10/1)	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL (12/15)	RATE	INTEREST (6/15 & 12/15)
2024	\$215,000	1.650%	\$29,475	\$244,475	\$196,575	\$26,949	\$10,019	\$1,374	\$8,407	\$50,732	1.590%	\$5,923
2025	\$210,000	1.690%	\$25,927	\$235,927	\$192,003	\$23,705	\$9,786	\$1,208	\$8,211	\$321,787	1.590%	\$5,116
2026	\$210,000	1.720%	\$22,347	\$232,347	\$192,003	\$20,431	\$9,786	\$1,041	\$8,211			
2027	\$210,000	1.770%	\$18,682	\$228,682	\$192,003	\$17,081	\$9,786	\$871	\$8,211			
2028	\$205,000	1.790%	\$14,989	\$219,989	\$187,432	\$13,704	\$9,553	\$698	\$8,016			
2029	\$225,000	1.850%	\$11,073	\$236,073	\$205,718	\$10,124	\$10,485	\$516	\$8,798			
2030	\$225,000	1.980%	\$6,764	\$231,764	\$205,718	\$6,184	\$10,485	\$315	\$8,798			
2031	\$215,000	2.110%	\$2,268	\$217,268	\$196,575	\$2,074	\$10,019	\$106	\$8,407			
2032												
2033												
2034												
2035												
2036												
2037												
2038												
2039												
2040												
2041												
2042												
TOTAL	\$1,715,000		\$131,525	\$1,846,525	\$1,568,025	\$120,253	\$79,919	\$6,129	\$67,057	\$372,519		\$11,039
Callible Maturities	\$1,715,000									\$372,519		

Credit: NR
Paying Agent: Associated Trust
Notes: AR of 2012 Bonds
Converted to Tax-Exempt on 1/4/2021

Credit: NR
Paying Agent: Village
Bank Loan: Town Bank, N.A.
Purpose: Repainting/Maintenance of water tower

Williams Bay - Water Fund Borrowing and Projects Costs status

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VILLAGE OF WILLIAMS BAY
Engineer's Report
October 2, 2025

STH 67 Reconstruction: East – West Section – Project No. 230260

- The local officials meeting was held on August 14, 2025. The WDOT reported that they are narrowing the lanes east of Congress Street, replacing the storm sewer, and keeping the roadway centerline where it is west of Congress Street and completely removing the pavement and base to a depth of approximately 20 inches. The Village's utility design is due by June 1, 2026.
- The WDOT final scoping meeting is planned for October 9th at 11:00a on Teams. The WDOT has the 2004 Teska Streetscape Plan and the previous estimates for the water and sewer repairs. The following is their scope for the work:

The Wisconsin Department of Transportation (WisDOT) is currently proposing pavement replacement projects on STH 67 (W. Geneva St.) from Theatre Rd. to Elkhorn Rd. in the Village of Williams Bay. To address the deteriorating pavement along STH 67, WisDOT is proposing to replace the pavement structure for the entire limits of the project. Other ancillary improvements include:

Sidewalk and curb ramp replacement
Dedicated bicycle and pedestrian accommodations along the corridor
Storm Sewer replacement
Update all existing signing and marking to conform with current WisDOT policy
Multiple Real Estate acquisitions

- We informed the WDOT that the original water and sewer cost estimates are current.
- The Village should replace any non-PVC sanitary sewer laterals in the right of way to prevent the vibratory roller from damaging the clay laterals and the homeowner needing to patch the new roadway. This could be a standalone project about 6 months prior to WDOT closing the road. The cost of the sewer lateral replacement is typically special assessed against the homeowner. We may need additional televising to determine the ones that are not PVC. The WDOT does not need to know about this work until after they issue the 60 percent plans.

Women's Leadership Center – Project Number 222626

- The water main is installed and operational; the portion of the parking lot will supposedly be paved this week.
- We will issue a punch list just after final binder installation; we need to verify the valve boxes are still straight and the valves operational.
- We returned a submittal without review for the exterior walkway because it does not have a dedicated design professional.
- They may be approaching the building inspector for alternate approval.

Water Plant Letter Flood Map Revision (LOMR) Assistance—Project No. 2325347

- FEMA requested additional information from SEWRPC about a week ago.
- The public hearing and notice to impacted residents will follow initial FEMA review.

VILLAGE OF WILLIAMS BAY
Engineer's Report
October 2, 2025

Corrosion Control Study – Improvements to Water Plant —Project No. 211778

- The Contractor is August Winter and Sons.
- This project continues to make progress; see the schedule below:

ID	Task Name	Duration	Start	Finish	October 9/28 10/5 10/12 10/19 10/26 November 11/2 11/9
1	MCC Fully Powered	1 day	Tue 9/30/25	Tue 9/30/25	
2	Vertical Turbine Booster Pump Startups	4 days	Wed 10/1/25	Mon 10/6/25	
3	Phase 4 Demo	5 days	Mon 10/13/25	Fri 10/17/25	
4	Buildout Chlorine Room Walls	5 days	Mon 10/20/25	Fri 10/24/25	
5	Set Chlorine Equipment & Piping & Electrical	11 days	Mon 10/27/25	Mon 11/10/25	
6	Startup Chlorine Feed Equipment	3 days	Mon 11/10/25	Wed 11/12/25	

- The recent change order uses about 2/3rds of the allowed loan contingency.

Street Rehabilitation Program – Project No. 2400607.00

- Rock Road is the Contractor.
- We are waiting for the following change orders to be signed by Rock Road.
 - Change Order #1 authorizing up to \$13,000 to stripe Cedar Point Dr. This has already been approved by the Village.
 - Change Order 2 (Mill Lakewood Trails)
 - Change Order 3 (Lakewood Trails shoulder restoration)
 - Change Order 4 (E. Geneva Culvert)
- Contract Amount - \$1,171,312.32; Pay Applications to Date - \$1,187,506.53
- Engineer Estimated Remaining Cost: \$50,645.05; Contractor Estimated Remaining Cost: \$93,147.74. Unless there is agreement, this will come to Committee for action.

Harris Road Lift Station (LS 3) Replacement – Project No. 211304

- The Contractor is Staab Construction Company.
- This project is substantially complete, and the punch list is issued.
- We expect the Contractor to request final payment in October.

Well 2 Pump Replacement /Well 3 Pump Replacement– Project Nos. 201436 / 221236

- The Contractor is Water Well Solutions, Inc.
- This pump is operating; we have the submittal and price for the pump in Well 3. The current cost is \$175,000 for the pump assuming well rehabilitation is not required.
- The Public Works Director is coordinating the replacement of the site valve at Well 2, which is scheduled for after October 17, 2025, after Phase 4 demolition at the water plant.

Park Place CSM – Project No. 2400339

- The developer is Jack Pease/Super-Mix Aggregates
- We issued the necessary Owner approval needed for WDNR approval. We will observe the water main installation and street reconstruction soon.



VILLAGE OF WILLIAMS BAY
Engineer's Report
October 2, 2025

Preserve Development – Former GW College – Project No. 2326581

- We are still waiting for the FDP submittal.
- The water metering station is approved by the WDNR. We need a 50-foot free standing antenna to make this building communicate with the existing SCADA.
- The Developer's architect is requesting that the building be dark in appearance to blend with the surrounding trees rather than try to match the appearance of the building at the boat launch.

East Geneva Street Canyon Development – Former Levar – Project No. 2326015

- We issued a recommendation of conditional approval in September.
- We will observe construction of the public improvements after recording the lots and easements and after developer agreement.

Willabay Meadows Subdivision – Final Development Plan – Project No. 0210482

- We met with the Developer on August 27, 2025. We are still waiting for a final submittal.
- Their current goal is to be included in the November meetings.

Sanitary Sewer Replacement – Project No. 2501134

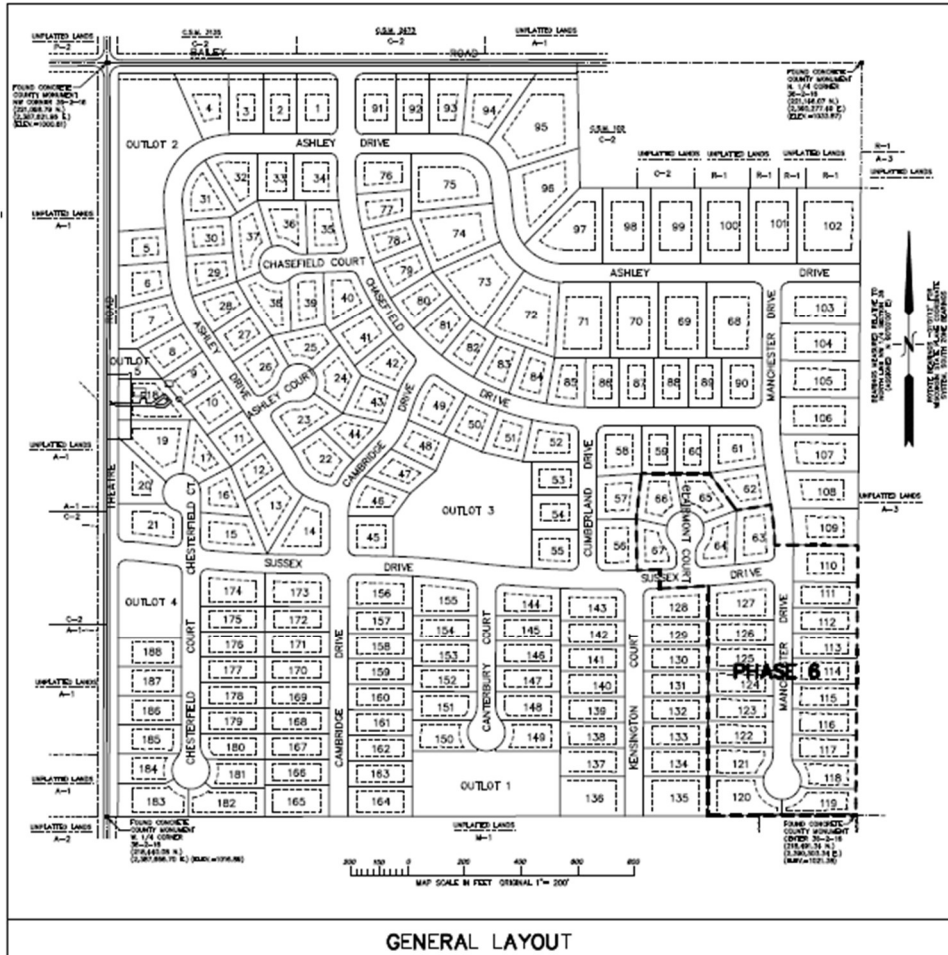
- The Project includes the replacement of sanitary sewer at two locations: Oakwood Street from Center Street south to mid-block and then west through existing easements to Orchard Street and the Lift Station 4 gravity sewer along the lakefront from just north of Gage Marine to Bay Shore Villas.
- The Digger's Hotline locate and preliminary survey are complete.
- We need soil borings along the lakeshore for the bidders to provide reasonable bid for dewatering and to provide dewatering plans. We requested a proposal for soil borings and ask for authorization for up to \$6000 for these borings.
- We plan to advertise and submit for permits in December and receive bids prior to the January 5, 2026 committee meeting.

Bailey Estates – Drainage Dedication and Phase 6 – Project No. 0210482

- The original developer agreement for Bailey Estates contained a provision that the Village would accept the drainage features at the time of sale of a specific number of lots. Roger Gerstad put us on notice that he plans to achieve that sale in December of 2025 and will be asking for acceptance at the first meeting in January of 2026.
- The DPW and Engineer will walk the dedicated storm system on put us on notice that he will be providing a current plan and submitting permits for phase 6; see the snip below for the location.
- Roger will provide a letter of credit for 120% of the public improvement cost associated with Phase 6 at the time he has his WDNR permits; the value is \$1,223,900.00.

VILLAGE OF WILLIAMS BAY
Engineer's Report
October 2, 2025

- He plans to begin grading work in the next few weeks.



Phase 6

Q:\WLM\SV\Admin\Monthly Reports\2025\10-2025\10-02-25.docx



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

UNOFFICIAL MINUTES PROTECTIVE SERVICES COMMITTEE MEETING 9/2/2025 MEETING

**TUESDAY, SEPTEMBER 2, 2025 AT 9:00 AM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191**

**THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD
BUSINESS WILL BE CONDUCTED.**

I. Call to Order

Chairman Trustee Vlach called the meeting to order at 09:10am.

II. Roll Call

Present: Trustees George Vlach, Robert Umans, and Susan Franzen

Also Present: President Adam Jaramillo, Administrator David Lothspeich, Police Chief Justin Timm, Fire Chief Doug Smith, Rescue Captain Rich Gluth

III. Discussion and Possible Action on the First Draft Department Budget for 2026

The Committee discussed the first draft of department budgets for 2026.

IV. Adjourn

The motion to adjourn was initiated by Trustee Umans and seconded by Trustee Franzen at 10:10 am. Unanimously carried.

/s/ Tina Kolls, Village Clerk

These are not official Minutes until approved by the Governing Body.



FONTANA FIRE DEPARTMENT MONTHLY REPORT – AUGUST 2025



RESPONSE DATA

AUGUST 2025

RESPONSE AREA	Total	Percent
Williams Bay	33	38%
Fontana	40	46%
Walworth Township	9	10%
Mutual Aid Responses	5	6%

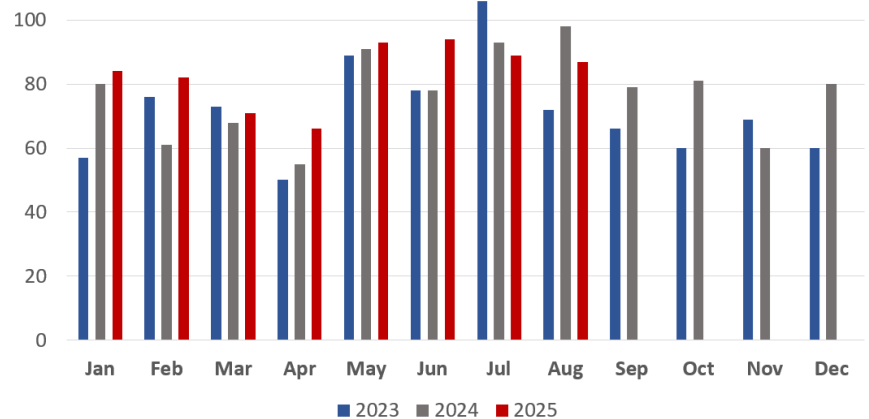
TOTAL RESPONSES 87

Response Time Report

Average Dispatched to Arrival on Scene

Williams Bay	6:13
Fontana	5:12
Walworth Township	5:58

3 YEAR TRENDS



TRAINING & CERTIFICATIONS

Firefighting Foam Systems Drafting Operations – Walworth Fire Dept Forcible Entry Hazardous Materials	Mercy EMS – Behavioral Emergencies Glidescope intubation introduction Gound Ladders Chest Pain Management
--	--

PUBLIC EDUCATION & EVENTS

- Williams Bay Corn and Brat Fest & Fireworks
- Freedom Swim
- Bigfoot School District Camp Visit
- Rock-n 2 rescue event Fotnanat
- Fontana Movie Night
- Assist with WB water Distribution
- Bigfoot Fireworks Display
- National Night Out

OPERATIONS

- Swearing in of Steven Perez – Full time Firefighter / Paramedic
- Swearing in of Morgan Deger – Paid-on-call member
- Promotional Process Completed for Duty Crew Lieutenant eligibility list



EMS Williams Bay without Addresses

Incident Date	Response Incident Number (eResponse.03)	Dispatch Date Time (eTimes.03)	City Name (eScene.17)	Patient Age In Years (ePatient.15)	Patient Gender (ePatient.13)	Provider Impression	Hospital Patient Transported To (Blank=Non-Transport incidents)
Incident Month Number And Name: 08 - August							
08/01/2025	25-0580	11:24	Village of Williams Bay	68	Female	Allergic Reaction (T78.40)	Aurora Med Ctr-Lakeland-Elkhorn
08/03/2025	25-0583	04:15	Village of Williams Bay				
08/05/2025	25-0587	06:17	Village of Williams Bay	78	Male	Pain in limb, unspecified (M79.60)	Aurora Med Ctr-Lakeland-Elkhorn
08/06/2025	25-0590	01:44	Village of Williams Bay	98	Female	Unspecified infectious disease (B99.9)	Mercy Walworth Hosp & Med Ctr-Lake Geneva
08/07/2025	25-0594	11:28	Village of Williams Bay	83	Male	No Apparent Illness/Injury (Z71.1)	
08/08/2025	25-0597	11:06	Village of Williams Bay	76	Male	Cardiac arrhythmia/dysrhythmia (I49.9)	Aurora Med Ctr-Lakeland-Elkhorn
08/08/2025	25-0599	15:06	Village of Williams Bay	16	Male	No Apparent Illness/Injury (Z71.1)	
08/08/2025	25-0599	15:06	Village of Williams Bay	51	Male	Back Pain (M54.9)	Aurora Med Ctr-Lakeland-Elkhorn
08/08/2025	25-0602	21:57	Village of Williams Bay	93	Female	Pain in arm, unspecified (M79.603)	Aurora Med Ctr-Lakeland-Elkhorn
08/10/2025	25-0606	12:50	Village of Williams Bay	95	Female	Stroke (I63.9)	Aurora Med Ctr-Lakeland-Elkhorn
08/10/2025	25-0607	16:18	Village of Williams Bay	15	Male	Behavioral / psychiatric disorder (F99)	Aurora Med Ctr-Lakeland-Elkhorn
08/13/2025	25-0615	18:56	Village of Williams Bay	73	Female	Asthma with exacerbation (J45.901)	Mercy Walworth Hosp & Med Ctr-Lake Geneva
08/15/2025	25-0621	17:39	Village of Williams Bay	60	Female	Alcohol dependence with withdrawal, unspecified (F10.239)	Mercy Walworth Hosp & Med Ctr-Lake Geneva
08/16/2025	25-0623	17:23	Village of Williams Bay	69	Male	COPD with exacerbation (J44.1)	Mercy Walworth Hosp & Med Ctr-Lake Geneva
08/17/2025	25-0626	08:19	Village of Williams Bay	81	Male	Pain in limb, unspecified (M79.60)	Mercy Walworth Hosp & Med Ctr-Lake Geneva
08/17/2025	25-0627	19:08	Village of Williams Bay	78	Male	Vomiting without nausea (R11.11)	Mercy Walworth Hosp & Med Ctr-Lake Geneva
08/22/2025	25-0633	08:37	Village of Williams Bay	56	Female	Pain in limb, unspecified (M79.60)	Aurora Med Ctr-Lakeland-Elkhorn
08/22/2025	25-0636	21:02	Village of Williams Bay	77	Female	Injury of ankle (S99.91)	Mercy Walworth Hosp & Med Ctr-Lake Geneva
08/23/2025	25-0638	12:50	Village of Williams Bay	97	Female	Injury of thigh (upper leg) (S79.92)	Mercy Walworth Hosp & Med Ctr-Lake Geneva
08/25/2025	25-0641	19:51	Village of Williams Bay	60	Female	Altered mental status (R41.82)	Mercy Walworth Hosp & Med Ctr-Lake Geneva
08/26/2025	25-0643	01:36	Village of Williams Bay	84	Female	Diabetes with hypoglycemia (1); or Hypoglycemia-Diabetes (2) (E13.64)	
08/27/2025	25-0645	08:13	Village of Williams Bay	78	Female	Weakness (R53.1)	Aurora Med Ctr-Lakeland-Elkhorn
08/27/2025	25-0646	09:19	Village of Williams Bay	72	Male	Hypoglycemia, unspecified (E16.2)	Aurora Med Ctr-Lakeland-Elkhorn
08/28/2025	25-0649	08:14	Village of Williams Bay	67	Male	Altered mental status (R41.82)	Aurora Med Ctr-Lakeland-Elkhorn
08/28/2025	25-0650	10:07	Village of Williams Bay	77	Male	Acute bronchitis, unspecified (J20.9)	Aurora Med Ctr-Lakeland-Elkhorn
08/29/2025	25-0651	08:17	Village of Williams Bay	93	Male	Weakness (R53.1)	Mercy Walworth Hosp & Med Ctr-Lake Geneva
08/29/2025	25-0652	08:47	Village of Williams Bay	72	Male	Dizziness/Light-headedness/Vertigo (R42)	Aurora Med Ctr-Lakeland-Elkhorn
08/29/2025	25-0654	12:59	Village of Williams Bay	73	Female	Headache (R51)	Mercy Walworth Hosp & Med Ctr-Lake Geneva
08/29/2025	25-0655	22:42	Village of	56	Male	Allergic Reaction (T78.40)	Aurora Med Ctr-Lakeland-

Incident Date	Response Incident Number (eResponse.03)	Dispatch Date Time (eTimes.03)	City Name (eScene.17)	Patient Age In Years (ePatient.15)	Patient Gender (ePatient.13)	Provider Impression	Hospital Patient Transported To (Blank=Non-Transport incidents)
			Williams Bay	Elkhorn			
08/31/2025	25-0663	11:27	Village of Williams Bay	3	Male	Allergic Reaction (T78.40)	
08/31/2025	25-0665	22:51	Village of Williams Bay	72	Male	Vomiting, unspecified (R11.10)	Aurora Med Ctr-Lakeland-Elkhorn
Count: 31							
Count: 31							

Report Filters
Incident Unit Notified By Dispatch Date Time (Etimes.03): is equal to 'Last Month'

Report Criteria
City Name (Escene.17): Contains Bay

Apparatus Resource Dispatch Date Time (FD18.3)	Basic Incident Number (FD1)	Basic Incident Type (FD1.21)	Basic Incident Full Street Address
Basic Incident Month Number And Name (FD1.3): 08 - August			
08/01/2025 11:24:31	25-0580	EMS call, excluding vehicle accident with injury	5 East Geneva Street
08/03/2025 04:15:16	25-0583	Dispatched and cancelled en route	116 Cherry St
08/05/2025 06:17:38	25-0587	EMS call, excluding vehicle accident with injury	170 Circle Parkway
08/05/2025 12:02:42	25-0588	Dispatched and cancelled en route	Congress Street and Walworth AVE
08/06/2025 01:44:59	25-0590	EMS call, excluding vehicle accident with injury	116 Cherry Street
08/07/2025 11:28:51	25-0594	EMS call, excluding vehicle accident with injury	64 Olive Street
08/08/2025 11:06:13	25-0597	EMS call, excluding vehicle accident with injury	146 Clover Street
08/08/2025 15:06:04	25-0599	Motor vehicle accident with injuries	500 West Geneva Street
08/08/2025 21:57:20	25-0602	EMS call, excluding vehicle accident with injury	116 Cherry Street
08/10/2025 12:50:20	25-0606	EMS call, excluding vehicle accident with injury	116 Cherry Street
08/10/2025 16:18:12	25-0607	EMS call, excluding vehicle accident with injury	361 North Lake Shore Drive
08/13/2025 18:56:54	25-0615	EMS call, excluding vehicle accident with injury	116 cherry Street
08/15/2025 17:39:53	25-0621	EMS call, excluding vehicle accident with injury	20 Olive Street
08/16/2025 17:23:24	25-0623	EMS call, excluding vehicle accident with injury	146 Clover Street
08/17/2025 08:19:56	25-0626	EMS call, excluding vehicle accident with injury	18 Humboldt Parkway
08/17/2025 19:08:49	25-0627	EMS call, excluding vehicle accident with injury	104 Williams Street
08/21/2025 02:48:07	25-00632	EMS call, excluding vehicle accident with injury	116 Cherry Street
08/22/2025 08:37:22	25-0633	EMS call, excluding vehicle accident with injury	89 East Geneva Street
08/22/2025 21:02:09	25-0636	EMS call, excluding vehicle accident with injury	483 Outing Street
08/23/2025 12:50:32	25-0638	EMS call, excluding vehicle accident with injury	146 Clover Street
08/23/2025 21:28:13	25-0640	EMS call, excluding vehicle accident with injury	8 East Geneva Street
08/25/2025 19:51:10	25-0641	EMS call, excluding vehicle accident with injury	20 Olive Street
08/26/2025 01:36:28	25-0643	EMS call, excluding vehicle accident with injury	116 Cherry Street
08/27/2025 08:13:15	25-0645	EMS call, excluding vehicle accident with injury	116 Cherry Street
08/27/2025 09:19:03	25-0646	EMS call, excluding vehicle accident with injury	421 maple Lane
08/28/2025 08:14:58	25-0649	EMS call, excluding vehicle accident with injury	71 Valley Street
08/28/2025 10:07:03	25-0650	EMS call, excluding vehicle accident with injury	116 Cherry Street
08/29/2025 08:17:47	25-0651	EMS call, excluding vehicle accident with injury	39 Bayview Road
08/29/2025 08:47:18	25-0652	EMS call, excluding vehicle accident with injury	421 Maple Lane
08/29/2025 12:59:34	25-0654	EMS call, excluding vehicle accident with injury	146 clover Street
08/29/2025 22:42:25	25-0655	EMS call, excluding vehicle accident with injury	85 Collie Street

Apparatus Resource Dispatch Date Time (FD18.3)	Basic Incident Number (FD1)	Basic Incident Type (FD1.21)	Basic Incident Full Street Address
08/31/2025 11:27:04	25-0663	EMS call, excluding vehicle accident with injury	325 East Geneva Street
08/31/2025 22:51:52	25-0665	EMS call, excluding vehicle accident with injury	421 Maple Lane
Count: 33			
Count: 33			

Report Filters

Basic Incident Alarm Date Time (Fd1.26): is equal to 'Last Month'

Report Criteria

Basic Incident City Name (Fd1.16): Contains Williams

AUGUST 2025**DUTY CREW & PART TIME STAFFING****Duty Crew (24 Hours) - 7 am to 7 am****Day Time - 8 am to 6 pm**

DATE	Duty Crew	Day Time
8/1/2025	4.0	1.8
8/2/2025	4.0	2.0
8/3/2025	4.0	1.0
8/4/2025	4.0	1.8
8/5/2025	4.0	2.1
8/6/2025	3.5	1.7
8/7/2025	4.0	1.8
8/8/2025	4.0	1.8
8/9/2025	4.0	1.5
8/10/2025	4.0	0.0
8/11/2025	4.0	0.8
8/12/2025	3.7	1.1
8/13/2025	4.0	1.9
8/14/2025	4.0	1.7
8/15/2025	4.0	1.8
8/16/2025	4.0	1.0
8/17/2025	4.0	2.0
8/18/2025	4.0	2.2
8/19/2025	4.0	1.8
8/20/2025	3.8	1.8
8/21/2025	4.0	1.8
8/22/2025	4.0	2.5
8/23/2025	4.0	1.5
8/24/2025	4.0	1.1
8/25/2025	4.0	1.0
8/26/2025	4.0	1.8
8/27/2025	3.0	1.8
8/28/2025	4.0	2.1
8/29/2025	4.0	1.8
8/30/2025	4.0	2.1
8/31/2025	4.0	2.0



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

UNOFFICIAL MINUTES BUILDING, ZONING & ORDINANCES COMMITTEE MEETING 7/7/2025 MEETING

**MONDAY, JULY 7, 2025 AT 4:00 PM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191**

**THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD
BUSINESS WILL BE CONDUCTED.**

I. Call to Order

Chairman Trustee Franzen called the meeting to order at 04:00pm.

II. Roll Call

Present: Trustees Franzen, Vlach and Russell

Also Present: Administrator Lothspeich, Clerk Kolls, Chief Timm

III. Public Comments

There were no public comments.

IV. Discussion and Possible Action on Code Review/Maintenance Plan

The Committee discussed Code Review and Maintenance Plan.

V. Discussion and Possible Action for Codes to be Addressed this Year 2025

The Committee discussed Codes that need to be addressed in 2025.

VI. Adjourn

The motion to adjourn was initiated by Trustee Vlach and seconded by Trustee Russell at 4:59 pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

UNOFFICIAL MINUTES PARKS & LAKEFRONT COMMITTEE MEETING 9/2/2025 MEETING

TUESDAY, SEPTEMBER 2, 2025 AT 10:00 AM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191

**THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD
BUSINESS WILL BE CONDUCTED.**

I. Call to Order

Chairman Trustee Russell called the meeting to order at 10:10am.

II. Roll Call

Present: Trustees Steve Russell, Lowell Wright, and Susan Franzen

Also Present: President Adam Jaramillo, Administrator David Lothspeich, Recreation Director Ryan Knop, Treasurer Jennifer Wiese

III. Discussion and Possible Action on the First Draft Department Budget for 2026

The Committee discussed the first draft of the department budgets for 2026.

IV. Adjourn

The motion to adjourn was initiated by Trustee Franzen and seconded by Trustee Wright at 10:56 am. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

UNOFFICIAL MINUTES PARKS & LAKEFRONT COMMITTEE MEETING 9/11/2025 MEETING

THURSDAY, SEPTEMBER 11, 2025 AT 9:00 AM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191

**THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD
BUSINESS WILL BE CONDUCTED.**

I. Call to Order

Trustee Russell called the meeting to order at 09:00am.

II. Roll Call

Present: Trustees Russell, Franzen and Wright

Also Present: President Jaramillo, Recreation Director Knop, Treasurer Wiese

III. Discussion and Possible Action on the First Draft Department Budget for 2026

The Committee discussed the first draft of the Parks & Lakefront Committee Budget for 2026.

IV. Adjourn

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Franzen at 09:33am. Unanimously carried.

/s/ Tina Kolls, Village Clerk

These are not official Minutes until approved by the Governing Body.

Water Safety Patrol

Geneva Lake Water Safety Committee, Inc.
P.O. Box 548; 451 Outing St., Williams Bay, WI 53191
Phone: 262-245-6577

e-mail: wspotrol@sbcglobal.net; web: watersafetypatrol.org

Lifeguard Services Agreement for the 2026 Summer Season

The **Geneva Lake Water Safety Patrol** agrees to provide services to the **Village of Williams Bay** based on the following description:

Service Description:

***Weekdays:** Two Lifeguards (with staggered breaks). Hours of coverage: **10:00 am to 5:00 pm.**

***Weekends/Holidays:** Three Lifeguards (with overlapping shifts/staggered breaks). Hours of coverage: **10:00 am to 5:00 pm.**

***Dates of Coverage:** Daily beginning **May 30 through Aug. 23** PLUS Labor Day Wknd (Sept. 5-7).

Note: After Aug. 16, weekday coverage will drop down to one guard with hours of 1:00pm to 5:00pm, and weekend/holiday coverage will drop down to two guards with hours of 10:00am to 5:00pm.

Weather: In cases of dangerous, questionable, rainy or cold (65 degrees or below) weather conditions, the lifeguard(s) may be dismissed early or temporarily at the discretion of the Water Safety Patrol management. A "Swim at Your Own Risk" policy is in effect whenever lifeguards are not present on the beach (Village to post signs to that effect). Also, if/when the Beach House closes, the Lifeguards may be dismissed.

Training: Lifeguard Services include ongoing training by Water Safety Patrol. All lifeguards will be certified, and will participate in regular training and practice drills both at the beach and off premises.

Costs:

Lifeguard Services for the above dates.....	\$21,890.00
Liability Insurance.....	\$3965.00
Workman's Compensation.....	\$ 580.00
Uniforms.....	\$ 520.00
First-Aid Supplies.....	\$ 385.00
Swimming Lessons.....	\$4210.00
2 New Megaphones.....	\$ 170.00

Total: \$31,720.00

Payment: Full payment due by May 1, 2026. Please use this document as your invoice.

Authorized Signatures:

Williams Bay Representative: _____ date: _____

Print: _____ title _____

Water Safety Patrol: Ted Pankau date: 8/20/2025

Ted Pankau, Director

Please return this signed agreement to Water Safety Patrol by Dec. 15, 2025



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

UNOFFICIAL MINUTES STREETS & HIGHWAYS COMMITTEE MEETING 6/11/2025 MEETING

WEDNESDAY, JUNE 11, 2025 AT 9:00 AM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191

**THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD
BUSINESS WILL BE CONDUCTED.**

I. Call to Order

Chairman Trustee Bartholomew called the meeting to order at 09:00am.

II. Roll Call

Present: Trustees Mary Bartholomew and Lowell Wright

Also Present: President Adam Jaramillo, Administrator David Lothspeich

Excused: Trustee George Vlach

III. Discussion and Possible Action on A Traffic Study of Traffic Calming Measures Along Liechty Drive Between Conference Point Road and S. Walworth Avenue

The motion to recommend Village Board approval that in lieu of speed humps on the west end a portable speed sign be installed as well as a quote be requested for a lighted stop sign was initiated by Trustee Wright and seconded by Trustee Bartholomew. Unanimously carried.

IV. Discussion and Possible Action on a Traffic Study Evaluation of the Need for a Marked Crosswalk at the Following Three Locations on Geneva Street: (1) Intersection of W. Geneva Street (STH 67) and Oakwood Street; (2) Crossing of E. Geneva Street at the Kishwauketoe Nature Conservancy Trail Entrance and (3) Intersection of E. Geneva Street and Potawatomi Road

The motion to recommend the Village Board accept the SEWRPC Study that the intersection of W. Geneva Street (STH 67) and Oakwood Street location is not an appropriate location for a crosswalk was initiated by Trustee Wright and seconded by Trustee Bartholomew. Unanimously carried.

The motion to defer action on the Crossing of E. Geneva Street at the Kishwauketoe Nature Conservancy Trail Entrance pending work on the boat launch was initiated by Trustee Wright and seconded by Trustee Bartholomew. Unanimously carried.

The motion to recommend the Village Board approval of the installation of a removable crosswalk sign, pedestrian crosswalk-head signs, along with the trimming of the trees in coordination with the condo association was initiated by Trustee Wright and seconded by Trustee Bartholomew. Unanimously carried.

V. Discussion and Possible Action on GFL Garbage Bins

The motion to recommend Village Board approval of smaller carts at no cost was initiated by Trustee Wright and

seconded by Trustee Bartholomew. Unanimously carried.

VI. Discussion on a Timeline for HWY 67 (W Geneva St) Streetscaping Plan

The Committee discussed the timeline for the HWY 67 (W Geneva St) streetscaping Plan.

VII. Adjourn

The motion to adjourn was initiated by Trustee Bartholomew and seconded by Trustee Wright at 9:56 am. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

UNOFFICIAL MINUTES STREETS & HIGHWAYS COMMITTEE MEETING 9/2/2025 MEETING

TUESDAY, SEPTEMBER 2, 2025 AT 12:00 PM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191

**THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD
BUSINESS WILL BE CONDUCTED.**

I. Call to Order

Chairman Trustee Bartholomew called the meeting to order at 12:10pm.

II. Roll Call

Present: Trustees Mary Bartholomew, George Vlach, and Lowell Wright

Also Present: President Adam Jaramillo, Administrator David Lothspeich, Treasurer Jennifer Wiese, Public Works Director Wayne Edwards, Village Engineer Doug Smith

III. Discussion and Possible Action on the First Draft Department Budget for 2026

The Committee discussed the first draft of department budgets for 2026.

IV. Adjourn

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Bartholomew at 12:30 pm.
Unanimously carried.

/s/ Tina Kolls, Village Clerk

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**SUCCESSFUL
COMMERCIAL DISTRICTS
DON'T JUST HAPPEN.**

They need to be planned and nurtured.

Their prosperity requires interest and action from many stakeholders who share a vision for the community.

WEDC's downtown development programs are designed to help communities identify necessary initiatives, stakeholders and resources to make their downtown or urban commercial district a more vibrant and engaging place to live, work and play.

Our programs are designed around The Main Street Approach®, which provides a holistic framework for downtown revitalization focused on four key points:

Organization establishes consensus and cooperation by building partnerships among the various groups that have a stake in the commercial district.

Design works to create a safe, inviting environment for shoppers, workers and visitors while preserving a place's historic character.

Economic Vitality works to build a commercial district that responds to the needs of today's consumers while promoting economically profitable businesses and properties.

Promotion communicates unique characteristics, cultural traditions and community pride to create a positive image and attract interest in and traffic to your district.

**DOWNTOWNS AND
HISTORIC COMMERCIAL
DISTRICTS PLAY AN
IMPORTANT ROLE IN OUR
COMMUNITIES AND IN
WISCONSIN'S OVERALL
ECONOMY.**



Photos courtesy of Main Street Marshfield,
Sturgeon Bay Visitor Center, and Eagle River
Revitalization Program.

WEDC.ORG



DOWNTOWN DEVELOPMENT PROGRAMS

ACHIEVING YOUR VISION FOR REVITALIZATION

MAIN STREET | CONNECT COMMUNITIES



RESOURCES AND SERVICES

Participants in both the Wisconsin Main Street and Connect Community Programs enjoy access to a wide variety of educational resources, training and tools designed to further local revitalization initiatives, including:

- Regional workshops on pertinent topics
- Annual conference programming
- Regular webinars
- Case studies and best practices
- Regional networking events
- Manager/board orientation/training
- Toolkits on relevant topics such as market analysis, volunteer management, event production, design guidelines, marketing, etc.

WISCONSIN MAIN STREET communities receive intensive technical assistance from WEDC's downtown development staff and consultants to provide tailored support, design assistance and topical solutions for local challenges as well as targeted support for local businesses and property owners.

OUTCOMES

Downtown development is not a one-size-fits-all endeavor, and local outcomes are as unique as the communities they represent. Ranging in size from 700 to 600,000 residents, each program has made strides in achieving local goals. Participants commonly report increased storefront occupancy, improved environment and aesthetics, increased property values and an expanded customer base, among other outcomes.

PROGRAMS



MAIN STREET

The **Wisconsin Main Street** program was created in 1987, and is affiliated with the National Main Street Center. The **Main Street America™** program is designed to provide technical support and training for organizations dedicated to downtown or commercial corridor revitalization activities. The program is flexible in its ability to accommodate a wide range of community sizes and situations. Successful programs will have established a strong local base of support which enables them to undertake a broad spectrum of initiatives specifically designed to foster local success.

CONNECT COMMUNITIES

Created in 2013, the Connect Communities program is designed to provide training and networking for communities or organizations working on revitalization topics. Connect Communities is a great option for communities beginning new revitalization efforts, those looking to provide additional resources to support local commercial district businesses and property owners, and individuals interested in networking with other professionals and gaining useful information on strategies and techniques to address common revitalization challenges.



APPLICATION INFORMATION

MAIN STREET

Applicants to the Wisconsin Main Street program must be organizations focused on downtown or urban commercial district issues. The organization must have paid staff and an adequate budget for carrying out activities (\$40,000 in communities under 5,000 or \$70,000 in larger communities).

Applications are accepted annually in the spring, and interviews will be held with eligible applicants to determine organization readiness. Up to 3 new communities will be admitted to the program in the following fiscal year.

Participating organizations must complete regular reporting and meet annual attendance requirements to remain in the Wisconsin Main Street Program.

CONNECT COMMUNITIES

Applicants for Connect Communities program may be any organization or governmental entity interested in pursuing revitalization activities at the local level.

Applications are accepted twice annually in the spring and fall, and up to 20 new communities will be admitted to the program in each fiscal year.

Participating organizations must complete annual reporting and meet annual attendance requirements to remain in the Connect Communities program.

MAIN STREET AND CONNECT COMMUNITIES PROGRAMS

REVITALIZING COMMUNITIES IN WISCONSIN

Downtowns and historic commercial districts play an important role in their communities and in Wisconsin's overall economy, functioning not only as prominent employment and business centers, but as the cultural and civic heart of the community. Successful commercial districts don't just happen. They need to be planned and nurtured. Their prosperity requires interest and action from many stakeholders.

How it works

Two programs exist to assist Wisconsin communities with revitalization efforts: Main Street and Connect Communities. These programs help local leaders leverage the unique assets of their downtowns and commercial districts, providing access to resources and networking opportunities.

Participants in both the **Wisconsin Main Street Program** and the **Connect Communities Program** receive operational assistance designed to facilitate revitalization of downtowns and urban commercial districts. These programs benefit a diverse array of communities by size and geography, supporting the efforts of both emerging and established revitalization programs. Resources provided to program participants by the Wisconsin Economic Development Corporation (WEDC) include:

- Regular training including regional workshops, webinars, and discussion calls
- Toolkits, case studies, and best practice library
- Staff and board orientation
- Business and property owner training and resources
- Annual awards recognition opportunities

Eligibility requirements

Participating communities must have an organization or group focused on downtown/historic district issues, commit to participating in education and training, and fulfill annual reporting requirements. Communities will be required to sign a participation agreement with WEDC, and Connect Communities will pay an annual participation fee of \$200.

Application and selection process

Connect Communities applications are accepted twice per year: in the spring and in the fall. Main Street applications are due annually in mid-April.

APPLICATION DETAILS

A competitive application process is used to identify communities that are ready and able to advance downtown revitalization initiatives.

Both Main Street and Connect Communities applicants should demonstrate the following:

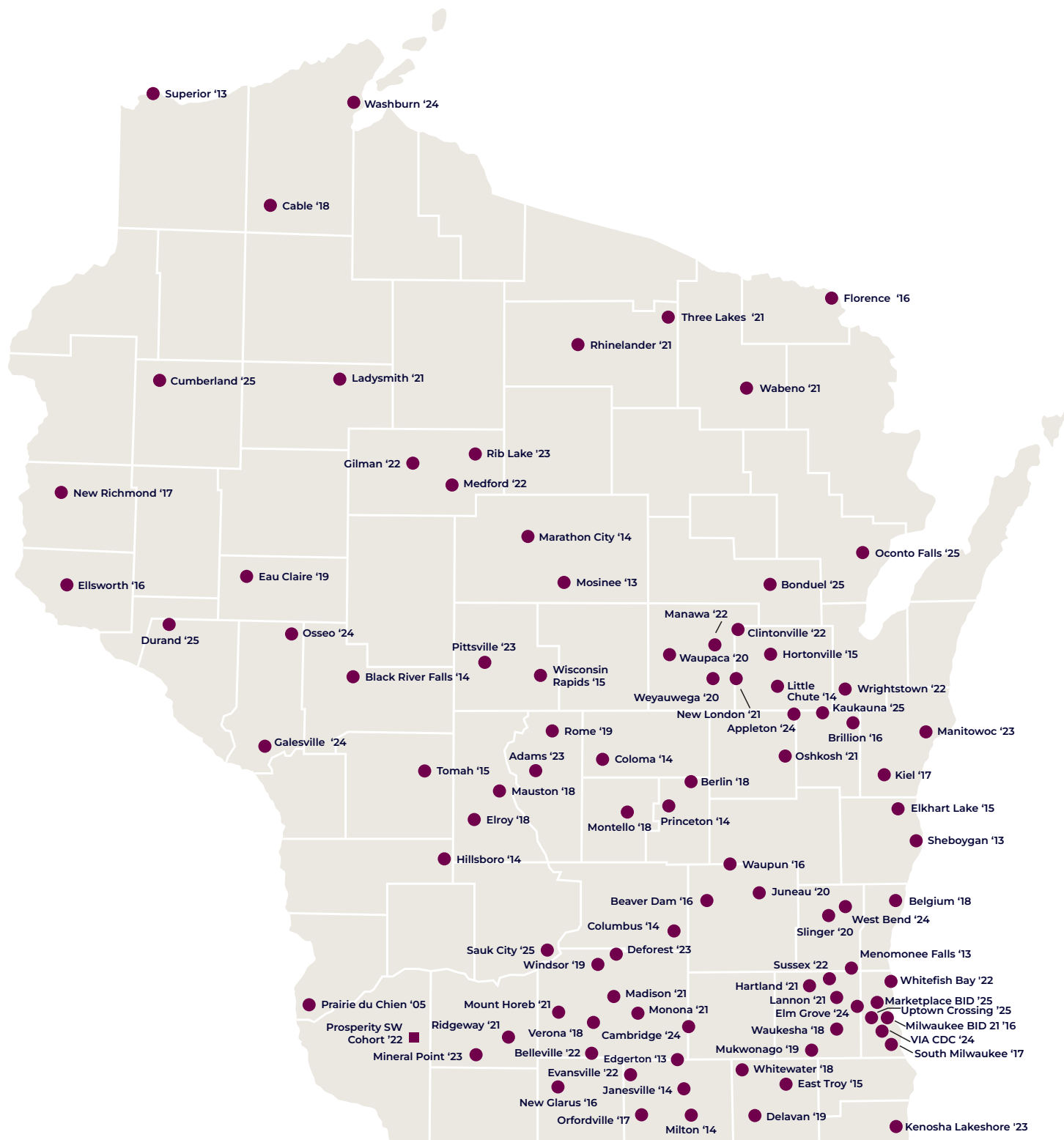
- Defined downtown/commercial district
- Need for assistance
- Organizational stability
- Availability of local support and resources

Main Street applicants must also have paid staff, meet minimum budget requirements, and have successfully completed at least one year in the Connect Communities Program.

For more information about the Main Street and Connect Communities programs, contact a WEDC regional economic development director.

You can find the list of regional directors and territories covered at wedc.org/regional.

CONNECT COMMUNITIES IN WISCONSIN



CONTACT LIST

ADAMS (2023)

Brooke McLarnan
609.339.6516
bmclarnan@cityofadams-wi.gov

APPLETON (2024)

Jennifer Stefany
920-954-9112
jennifer@appletondowntown.org

BEAVER DAM (2016)

Tracy Propst
920.887.8879
tpropst@beaverdamchamber.com

BELGIUM (2018)

Melissa Alexander
262-483-1200
belgiumareachamber@gmail.com

BELLEVILLE (2022)

Gabe Altenbernd
608.424.3341
galtenbernd@villageofbelleville.com

BERLIN (2018)

Tim Ludolph
920-361-5156
tludolph@cityofberlin.net

BLACK RIVER FALLS (2014)

Brad Chown
715-284-5514
city.admin@blackriverfallswi.gov

BONDUEL (2025)

Sean Falk
sfalk700@gmail.com

BRILLION (2016)

David Sonnabend
920-756-2250
fshhnts@charter.net

CABLE (2018)

Sue Thurn
s.thurntoc@gmail.com

CAMBRIDGE (2014)

Lucy Peterson
608-423-3712
lpeterson@ci.cambridge.wi.us

CLINTONVILLE (2022)

Caz Muske
715.823.7601
cmuske@clintonvillewi.gov

COLOMA (2014)

Susan Apps
715-228-2622
appssm@hotmail.com

COLUMBUS (2014)

Mike Kornmann
920-623-5900
mkornmann@columbuswi.gov

CUMBERLAND (2025)

Randy Reeg
cityadmin@cityofcumberland.net

DEFOREST (2023)

Alex Allon
608-609-2070
allona@vi.deforest.wi.us

DELANVAN (2019)

Heather Hazlett
262-728-5585
hhazlett@ci.delavan.wi.us

DURAND (2025)

Tracy Carlson
tcarlson@durandwi.gov

EAST TROY (2015)

Eileen Suhm
262-642-6255
esuhm@easttroywi.com

EAU CLAIRE (2019)

Erin Klaus
715-839-4914
erin@downtowneauclaire.org

EDGERTON (2013)

Ramona Flanigan
608-884-3341
rflanigan@cityofedgerton.com

ELKHART LAKE (2015)

Kim Purkey
920-876-2122
kpurkey@elkhartlakewi.gov

ELLSWORTH (2016)

Kim Beebe
715-821-1021
director@ellsworthchamber.com

ELM GROVE (2023)

Tom Harrigan
262.782-6700
tharrigan@elmgrovewi.org

ELROY (2018)

Carole Brown
608-642-2400
cbrown@elroywi.com

EVANSVILLE (2022)

Colette Spranger
608-882-2266
Colette.spranger@ci.evansville.wi.gov

FLORENCE (2016)

Eric Printz
715-528-5999
eprintz@florencecountywi.gov

GALESVILLE (2024)

Megan Bear
megan.bear@hotmail.com

GILMAN (2022)

Candice Grunseth
clerk@gilmanwi.com

HARTLAND (2021)

Kristyn Smith
262.367.6560
BID@downtownhartland.com

HILLSBORO (2014)

Currently Hiring
608-489-2350
admin@hillsborowi.com

HORTONVILLE (2015)

Nathan Treadwell
920-779-6011
admin@vohortonville.com

JANESVILLE (2014)

Elaina Szyjewski
608-755-3059
elaina@downtownjanesville.com

JUNEAU (2020)

Meagan Buchda
920-386-4800
mbuchda@cityofjuneau.net

KAUKAUNA (2025)

David Kittel
dkittel@kaukauna.gov

KENOSHA LAKESHORE (2020)

Brit Windel
info@godowntownkenosha.com

LOOK FORWARD ➤

CONTACT LIST

KIEL RIVER WALK DISTRICT (2017)

Jamie Dahmer
920.980.8174
jamie@banddco.com

LADYSMITH (2022)

Al Christianson
715-532-2653
achristianson@cityofladysmithwi.com

LANNON (2021)

Liz Ilnicki
262-353-9720
lbalannon@gmail.com

LITTLE CHUTE (2014)

Darrell Hofland
920-788-7380
darrell@littlechutewi.org

MADISON (DMI) (2021)

Jason Ilstrup
608.512.1330
jilstrup@downtownmadison.org

MANAWA (2022)

Judith Trull
920.407.1416
manawarevitalization@gmail.com

MANITOWOC (2023)

Kaitlin Piazza
920-686-6935
kpiazza@manitowoc.org

MARATHON CITY (2014)

Steven Cherek
715-443-2221
scherek@marathoncitywi.gov

MAUSTON (2018)

Daron Haugh
608-847-4142
dhaugh@mauston.com

MEDFORD (2022)

Billie Hartwig
715.748.4729
billie@medford-chamber.org

MENOMONEE FALLS (2013)

Matt Carran
262-352-4277
mcarran@menomonee-falls.org

MILTON (2014)

Jenny Salvo
608-868-6900
jsalvo@milton-wi.gov

MILWAUKEE DOWNTOWN BID 21 (2016)

Matt Dorner
414-220-4700
mdorner@milwaukee downtown.com

MILWAUKEE MARKETPLACE BID 32 (2025)

Martin Stennis, Jr
martin@marketplacebid32.org

MILWAUKEE UPTOWN CROSSING (2025)

Montavius Jones
info@uptowncrossing.com

MILWAUKEE VIA CDC (2024)

Brisa Van Galen
brisa@viacdc.org

MINERAL POINT (2023)

Cory Bennett
608-697-3201
info@mineralpoint.com

MONONA (2021)

Doug Plowman
608.222.2525
dplowman@ci.monona.wi.us

MONTELLO (2018)

Dawn Calnin
608-297-2727
dawncalnin@cityofmontello.com

MOSINEE (2013)

Jeff Gates
715-693-2275
cityadm@mosinee.wi.us

MOUNT HOREB (2021)

Nic Owen
608-437-9417
nic.owen@mounthorebwi.info

MUKWONAGO (2019)

Diana Dykstra
262-363-6420
ddykstra@villageofmukwonago.com

NEW GLARUS (2016)

Lauren Freeman
608.527.2095
administrator@newglarusvillage.com

NEW LONDON (2021)

April Kopitzke
920.982.5822
director@newlondonchamber.com

NEW RICHMOND (2017)

Sadie Vance
715-243-0422
svance@newrichmondwi.gov

OCONTO FALLS (2025)

Peter Wills
920.846.4505
admin@ci.ocontofalls.wi.us

ORFORDVILLE (2017)

Sherri Waega
608-295-9135
clerk@orfordville.org

OSHKOSH (2021)

Colleen Bies
920-303-9200
colleen@downtownoshkosh.com

OSSEO (2024)

Naomi Bodway
naomibodway@thesourcehouse.com

PHILLIPS (2024)

Lyn Ludwig
lynludwig200@gmail.com

PITTSVILLE (2023)

Michael Hobbs
michaelhobbs51@hotmail.com

PRAIRIE DU CHIEN (2005)

Mark Lee
512-596-6515
driftlessdevelopment.mark@gmail.com

PRINCETON (2014)

Elizabeth Amend
920-295-6612
eamend@cityofprincetonwi.com

PROSPERITY SOUTHWEST (2022)

On behalf of Argyle, Browntown,
Cassville, Dickeyville, Lone Rock,
Potosi, Gays Mills, Monticello
Troy Maggied
608.342.1636
t.maggied@swwrpc.org

LOOK FORWARD ►

CONTACT LIST

RHINELANDER (2021)

Lauren Sackett
715-365-7464
coordinator@downtownrhinelander.com

RIB LAKE (2023)

Derek Beckstrand
715-922-0750
derekbeckstrand@gmail.com

RIDGEWAY (2021)

Lori Phelan
608-924-5881
clerk@ridgewaywi.gov

ROME (2019)

Jason Lauby
715-325-8025
lauby@romewi.com

SHARON (2018)

Dawn Redenius
262.736.4888
clerk@tnsharoncwi.gov

SAUK PRAIRIE (2025)

Tywana German
executivedirector@saukprairie.com

SHEBOYGAN (2013)

Kristin Bahr
920-459-3383
kristin@harborcentre.com

SLINGER (2020)

Margaret Wilber
262-644-5265
mwilber@vi.slinger.wi.gov

SOUTH MILWAUKEE (2017)

Patrick Brever
414-768-8051
brever@smwi.org

SUPERIOR (2013)

Kelly Peterson
715-394-3557
petersonk@superiorbid.com

SUSSEX (2022)

Gabe Gilbertson
262.246.5215
ggilbertson@villagesussex.org

THREE LAKES (2021)

Jacqui Sharpe
715-546-3344
jacqui@threelakes.com

TOMAH (2015)

Tina Thompson
608-372-2166
tthompson@tomahwisconsin.com

VERONA (2018)

Allison Plumer
608-845-5777
aplumer@veronawi.com

WABENO (2021)

Mary Beck
mfbeck@charter.net

WASHBURN (2024)

Melissa Martinez
director@washburnchamber.com

WAUKESHA (2018)

Jeff Fortin
262-524-3749
jfortin@waukesha-wi.gov

WAUPACA (2020)

Aaron Jenson
715-942-9912
aaron.jenson@waupacawi.gov

WAUPUN (2016)

Kathy Schlieve
920-324-7912
kathy@cityofwaupun.org

WEST BEND (2024)

Carissa Barnes
barnesc@ci.west-bend.wi.us

WEYAUWEGA (2020)

Becky Loehrke
920-867-2630
bloehrke@cityofweyauwega-wi.gov

WHITEFISH BAY (2022)

Anna Christopherson
414.962.6690
annac@wfbvillage.gov

WHITEWATER (2018)

Karin Silvius
262-473-4005
info@whitewaterchamber.com

WINDSOR (2019)

Jamie Rybarczyk
608-888-0066
jamie@windsorwi.gov

WISCONSIN RAPIDS (2015)

Kyle Kearns
715-421-8225
k Kearns@wirapids.org

WRIGHTSTOWN (2022)

Travis Coenen
920.532.5567
tcoenen@wrightstown.us

LOOK FORWARD ►

GFL smaller (65-gallon) carts option

- Williams Bay Residents have the option of replacing the existing 95-gallon and 65-gallon carts for \$40 each cart.
- Residents 65+ and/or with physical limitations are eligible for carts at no cost. Eligible residents should email GFL with photo of their state ID or driver's license.
- Residents are encouraged to view the carts at the Village Hall for comparison purposes.
- Pickup is limited to what is physically inside the cart on the collection day and does not include pickup of materials placed outside of the cart. Residents often have larger than usual amounts of trash and recycling during holidays, special events, etc.
- **If the decision is to change back to the smaller cart size, all Residents, including those 65+, are responsible for the \$40 cost per cart to change back to the larger size cart.**
- To order the smaller 65-gallon carts, contact GFL customer service team at gflussowisco@gflenv.com or 1-800-248-2373.
- When the smaller size carts are requested, leave your 95-gallon cart curbside in the same location that regular service is provided in order for the swap to take place.
- GFL will deliver the smaller carts within a week of the order (example: if an order is placed on Tuesday afternoon, GFL will deliver the cart no later than end of day the following Tuesday).

**VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-56-25**

**ACCEPTING AMENDMENTS TO CURRENT RESIDENTIAL MUNICIPAL SOLID WASTE
& RECYCLING COLLECTION SERVICES AND DISPOSAL AGREEMENT
RE: SMALLER 65 GALLON WASTE AND RECYCLING CARTS
(GFL SOLID WASTE MIDWEST LLC)**

THIS AGREEMENT AMENDING THE CURRENT RESIDENTIAL MUNICIPAL SOLID WASTE & RECYCLING COLLECTION SERVICES AND DISPOSAL (this “Agreement”) made and entered into on the 18th day of August, 2025, (the “Effective Date”) by and between the Village of Williams Bay, a municipality of the State of Wisconsin and, by and through its Village Board (“Village”) and GFL Solid Waste Midwest, LLC, a Wisconsin limited liability company (“GFL”).

WHEREAS, on the 19th day of August, 2024, the Village entered into an Agreement (“Agreement”) for Residential Municipal Solid Waste and Recycling Collection Services and Disposal with GFL; and

WHEREAS, the Contractor submitted a proposal to Village in a July 30, 2025 letter (the “Proposal” – Exhibit A) to provide smaller 65-gallon waste and recycling carts to all customers that request 65-gallon carts to replace the current 96-gallon carts and such Proposal has been accepted by the Village; and

WHEREAS, Village and Contractor are desirous of entering into this amendment to the Agreement, under the terms of which, Contractor shall:

- (1) Upon request by a Customer to Contractor, for qualified Customers that are senior residents (65 years or older) and Customers with documented physical hardships Contractor will provide 65-gallon waste carts at no cost (GFL will require proof of age or physical hardship).
- (2) For all other residents that are not qualified under either category above, Contractor will charge these Customers a fee of \$40 per cart to be paid by the customer before delivery takes place.
- (3) Any Customer, qualified and non-qualified, that opts for and receive the 65-gallon cart and then reverts to a 95-gallon cart will be charged \$40 charge per cart charge regardless of age or physical hardship.

WHEREAS, Village and Contractor have agreed to the conditions, terms, rates, provisions and considerations under which Contractor shall provide carts for the compensation as hereinafter provided and the Village has deemed it to be in the best interest of the Village and the residents of the Village to enter into this Amendment to the Agreement (“Amendment”) upon such terms and conditions set forth herein in order to ensure high quality services by the Contractor to the residents of the Village ; and

NOW THEREFORE, in consideration for the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree that the Agreement is amended as follows:

1.1 “Cart” means a rollout receptacle for Residential Solid Waste or Recyclables with a capacity of 65 gallons or 95 gallons, constructed of plastic and metal, having handles of adequate strength for lifting, and having a tight-fitting lid that is provided by Contractor to a Residential Premises and is owned by Contractor.

3.2 Carts

Contractor shall supply the Village with Carts for every Residential Premises receiving the Services as contemplated by this Agreement. Upon request by a Customer to Contractor, for qualified Customers that are senior residents (65 years or older) and Customers with documented physical hardships, Contractor will provide 65-gallon waste carts at no cost (GFL will require proof of age or physical hardship). For all other residents that are not qualified under either category above, Contractor will charge these Customers a fee of \$40 per cart to be paid by the Customer before delivery takes place. Any Customer, qualified and non-qualified, that opts for and receive the 65-gallon cart and then reverts to a 95-gallon cart will be charged \$40 charge per cart charge regardless of age or physical hardship. It shall be the responsibility of the Village and Residential Premises to properly use and safeguard the Carts. The Village and each Customer shall maintain the Carts in reasonably good condition, normal wear and tear excepted. The Village and each Customer has the care, custody, and control of any Cart, and each shall have the responsibility, and shall be liable, for all loss and damage, normal wear and tear excepted, to such Cart and for the cleanliness and safekeeping of such Cart. Contractor shall have the right to charge Customer for the cost of repair or replacement of Carts, including delivery fees, if such repair or replacement is required because of abuse, misuse or damage, fire, or theft. The cost for replacement of any cart, including delivery, is \$65. Customers may request one or more additional Carts from Contractor for an additional volume of collection Services. Contractor shall receive payment from the Residential Unit for the additional Service to be provided to such Customer, as if such additional Service constituted an additional Residential Premises, at the then applicable rate of compensation payable to Contractor as contemplated by this Agreement. This charge shall be directly to the Residential Unit at an annual rate. Carts shall remain the property of the Contractor during the term of this agreement.

Except as otherwise stated herein, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date evidenced on the first page hereof.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest:

By: _____
Tina Kolls, Clerk

GFL SOLID WASTE MIDWEST LLC

Name: _____

Witness: _____

EXHIBIT A

(July 30, 2025 GFL Letter – Following Page)



GFL Environmental

Josh Hughes

Government Contracts Manager

Joshua.hughes@gflenv.com

262-960-6324

W144 S6350 College Ct., Muskego, WI 53150

7/30/2025

Village Administrator

Village of Williams Bay

David Lothspeich

PO Box 580, Williams Bay, WI 53191

65-Gallon Cart Availability

Dear David,

GFL Environmental is pleased to confirm the following accommodation for the Village of Williams Bay:

Upon request, GFL is willing to provide 65-gallon waste carts at no cost to senior residents (65 years or older) and residents with documented physical hardships. This initiative is part of GFL's ongoing commitment to providing accessible and equitable waste services to the communities we serve.

For residents who do not qualify under those two categories, a fee of \$40 per cart will be charged to help cover part of the cost of the additional equipment. Residents should contact GFL directly for new 65-gallon carts. At that time, GFL will require proof of age or physical hardship or direct payment from the resident before delivery takes place.

To assist residents in making this decision, GFL will deliver a 95-gallon cart and 65-gallon cart to Village Hall to allow residents to determine which cart will work best for them. If any resident reverts to a 95-gallon cart after receiving a 65-gallon cart, there will be a \$40 charge per cart charge regardless of age or physical hardship.

We appreciate the opportunity to continue serving the Village of Williams Bay and are happy to work together to ensure residents' needs are met.

Thank you,

Josh Hughes



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

UNOFFICIAL MINUTES FINANCE & PERSONNEL COMMITTEE MEETING 9/15/2025 MEETING

**MONDAY, SEPTEMBER 15, 2025 AT 9:00 AM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191**

**THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD
BUSINESS WILL BE CONDUCTED.**

I. Call to Order

Chairman Trustee Wright called the meeting to order at 09:00am.

II. Roll Call

Present: Trustees Lowell Wright, Robert Umans, Mary Bartholomew

Also Present: President Jaramillo, Administrator David Lothspeich, Public Works Director Wayne Edwards

III. Committee First Review of Draft 2026-30 Capital Improvements Plan (CIP)

The Committee reviewed the Draft 2026-2030 Capital Improvements Plan (CIP).

IV. Committee First Review of Draft Department 2026 Budgets for:

- (1) Water Fund;
- (2) Sewer Fund; and
- (3) Public Works

The Committee reviewed the Draft Department 2026 Budgets for the Water Fund, Sewer Fund and Public Works.

V. Adjourn

The motion to adjourn was initiated by Trustee Bartholomew and seconded by Trustee Umans at 10:06 am.
Unanimously carried.

/s/ Tina Kolls, Village Clerk

These are not official Minutes until approved by the Governing Body.



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

UNOFFICIAL MINUTES FINANCE & PERSONNEL COMMITTEE MEETING 9/16/2025 MEETING

**TUESDAY, SEPTEMBER 16, 2025 AT 9:00 AM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191**

**THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD
BUSINESS WILL BE CONDUCTED.**

I. Call to Order

Chairman Trustee Wright called the meeting to order at 09:00am.

II. Roll Call

Present: Trustees Lowell Wright, Robert Umans, Mary Bartholomew

Also Present: President Jaramillo, Trustee Russell, Administrator Lothspeich, Recreation Director Ryan Knop, Treasurer Wiese, Clerk Kolls

III. Committee First Review of Draft 2026 Department Budgets for:

- (1) Lakefront;
- (2) Parks;
- (3) Recreation; and
- (4) General Administration

The Committee reviewed the first draft of the department budgets for Lakefront, Parks, Recreation and General Administration.

IV. Committee Review of Draft 2026-30 Capital Improvements Plan (CIP) and Debt Service

Trustee Wright asked that Department Heads start thinking about Capital Improvement projects that need to be added to the Capital Improvement Plan.

V. Adjourn

The motion to adjourn was initiated by Trustee Bartholomew and seconded by Trustee Umans at 10:36am.
Unanimously carried.

/s/ Tina Kolls, Village Clerk

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VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

UNOFFICIAL MINUTES FINANCE & PERSONNEL COMMITTEE MEETING 9/17/2025 MEETING

WEDNESDAY, SEPTEMBER 17, 2025 AT 9:00 AM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191

**THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD
BUSINESS WILL BE CONDUCTED.**

I. Call to Order

Chairman Trustee Wright called the meeting to order at 09:00am.

II. Roll Call

Present: Trustees Lowell Wright, Robert Umans, Mary Bartholomew

Also Present: President Jaramillo, Administrator Lothspeich, Police Chief Timm, Rescue Captain Gluth, Fontana Fire Chief Manthy, Treasurer Wiese

III. Committee First Review of Draft Department 2026 Budgets for:

- (1) Rescue;
- (2) Dive;
- (3) Fire; and
- (4) Police

The Committee reviewed the first draft of department budgets for Rescue, Dive, Fire and Police.

IV. Committee Review of Draft 2026-30 Capital Improvements Plan (CIP)

Trustee Wright asked that Department Heads start thinking about Capital Improvement Projects that need to be added to the Capital Improvement Plan.

V. Adjourn

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Umans at 10:19 am. Unanimously carried.

/s/ Tina Kolls, Village Clerk

These are not official Minutes until approved by the Governing Body.



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

UNOFFICIAL MINUTES FINANCE & PERSONNEL COMMITTEE MEETING 9/19/2025 MEETING

FRIDAY, SEPTEMBER 19, 2025 AT 3:00 PM

VILLAGE HALL COUNCIL ROOM

250 WILLIAMS STREET

WILLIAMS BAY, WI 53191

**THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD
BUSINESS WILL BE CONDUCTED.**

I. Call to Order

Chairman Trustee Wright called the meeting to order at 03:00pm.

II. Roll Call

Present: Trustees Lowell Wright, Robert Umans, Mary Bartholomew

Also Present: President Jaramillo, Administrator Lothspeich, Library Director Schnupp, Treasurer Wiese

III. Committee First Review of Draft Department Budget for Library 2026

The Committee reviewed the first draft of the department budget for the Library.

IV. Committee Review of Draft 2026-30 Capital Improvements Plan (CIP)

Trustee Wright asked that staff start thinking about Capital Improvement projects that need to be added to the Capital Improvement Plan.

V. Adjourn

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Bartholomew at 3:42 pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

These are not official Minutes until approved by the Governing Body.



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

UNOFFICIAL MINUTES FINANCE & PERSONNEL COMMITTEE MEETING 9/22/2025 MEETING

**MONDAY, SEPTEMBER 22, 2025 AT 9:00 AM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191**

**THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD
BUSINESS WILL BE CONDUCTED.**

I. Call to Order

Chairman Trustee Wright called the meeting to order at 09:00am.

II. Roll Call

Present: Trustees Lowell Wright, Robert Umans, and Mary Bartholomew

Also Present: President Adam Jaramillo, Administrator David Lothspeich, Treasurer Jennifer Wiese, Police Chief Justin Timm

III. Committee Review of Draft Budget (Revenues and Expenses) 2026

The Committee reviewed the draft budget for 2026.

IV. Committee Review of the Draft Five (5) Year Capital Improvement Plan (CIP)

The Committee reviewed the draft five year Capital Improvement Plan.

V. Adjourn

The motion to adjourn was initiated by Trustee Umans and seconded by Trustee Bartholomew at 10:19 am.
Unanimously carried.

/s/ Tina Kolls, Village Clerk

These are not official Minutes until approved by the Governing Body.



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

UNOFFICIAL MINUTES FINANCE & PERSONNEL COMMITTEE MEETING 10/1/2025 MEETING

**WEDNESDAY, OCTOBER 1, 2025 AT 9:00 AM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191**

**THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD
BUSINESS WILL BE CONDUCTED.**

I. Call to Order

Chairman Trustee Wright called the meeting to order at 09:00am.

II. Roll Call

Present: Trustee Lowell Wright, Robert Umans, and Mary Bartholomew

Also Present: President Adam Jaramillo, Trustees Steve Russell and Susan Franzen, Administrator David Lothspeich, Treasurer Jennifer Wiese, Clerk Tina Kolls

III. Committee Review of Draft Village Budgets 2026, including Salaries, Wages and Benefits

The Committee reviewed the draft Village Budgets for 2026, including salaries, wages and benefits.

IV. Committee Review of Commitment of Fund Balance 2026 - Unassigned Fund Balance to Cover 2026 Deficit and Commitment of Arbitrage

The Committee reviewed the Fund Balance for 2026 and discussed covering the 2026 deficit and commitment of arbitrage.

V. Committee Review of Draft Tax Levy

The Committee reviewed the draft tax levy form.

VI. Committee Review of Draft Public Hearing Notice

The draft public hearing notice was not complete and will be provided to the Village Board at a later date.

VII. Adjourn

The motion to adjourn was initiated by Trustee Bartholomew and seconded by Trustee Umans at 09:15am. Unanimously carried.

/s/ Tina Kolls, Village Clerk

These are not official Minutes until approved by the Governing Body.

Reporting and insights from 2024 audit:

Village of Williams Bay

December 31, 2024

Executive summary

September 16, 2025

To the Village Board
Village of Williams Bay
250 Williams Street
Williams Bay, WI 53191

We have completed our audit of the financial statements of the Village of Williams Bay (the Village) for the year ended December 31, 2024, and have issued our report thereon dated September 16, 2025. This letter presents communications required by our professional standards.

Your audit should provide you with confidence in your financial statements. The audit was performed based on information obtained from meetings with management, data from your systems, knowledge of your Village's operating environment and our risk assessment procedures. We strive to provide you clear, concise communication throughout the audit process and of the final results of our audit.

Additionally, we have included information on key risk areas the Village of Williams Bay should be aware of in your strategic planning. We are available to discuss these risks as they relate to your organization's financial stability and future planning.

If you have questions at any point, please connect with us:

- Paul Frantz, CPA, Principal: paul.frantz@bakertilly.com or +1 (414) 777 5506

Sincerely,

Baker Tilly US, LLP

A handwritten signature in black ink, appearing to read "Paul Frantz", with a stylized flourish at the end.

Paul Frantz, CPA, Principal

THIS COMMUNICATION IS INTENDED SOLELY FOR THE INFORMATION AND USE OF THOSE CHARGED WITH GOVERNANCE, AND, IF APPROPRIATE, MANAGEMENT, AND IS NOT INTENDED TO BE AND SHOULD NOT BE USED BY ANYONE OTHER THAN THESE SPECIFIED PARTIES.

BAKER TILLY ADVISORY GROUP, LP AND BAKER TILLY US, LLP, TRADING AS BAKER TILLY, ARE MEMBERS OF THE GLOBAL NETWORK OF BAKER TILLY INTERNATIONAL LTD., THE MEMBERS OF WHICH ARE SEPARATE AND INDEPENDENT LEGAL ENTITIES. BAKER TILLY US, LLP IS A LICENSED CPA FIRM THAT PROVIDES ASSURANCE SERVICES TO ITS CLIENTS. BAKER TILLY ADVISORY GROUP, LP AND ITS SUBSIDIARY ENTITIES PROVIDE TAX AND CONSULTING SERVICES TO THEIR CLIENTS AND ARE NOT LICENSED CPA FIRMS.

Responsibilities

Our responsibilities

As your independent auditor, our responsibilities include:

- Planning and performing the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. Reasonable assurance is a high level of assurance.
- Assessing the risks of material misstatement of the financial statements, whether due to fraud or error. Included in that assessment is a consideration of the Village's internal control over financial reporting.
- Performing appropriate procedures based upon our risk assessment.
- Evaluating the appropriateness of the accounting policies used and the reasonableness of significant accounting estimates made by management.
- Forming and expressing an opinion based on our audit about whether the financial statements prepared by management, with the oversight of the Village board:
 - Are free from material misstatement
 - Present fairly, in all material respects and in accordance with accounting principles generally accepted in the United States of America
- Our audit does not relieve management or the Village board of their responsibilities.

We are also required to communicate significant matters related to our audit that are relevant to the responsibilities of the Village board, including:

- Internal control matters
- Qualitative aspects of the Village's accounting practice including policies, accounting estimates and financial statement disclosures
- Significant unusual transactions
- Significant difficulties encountered
- Disagreements with management
- Circumstances that affect the form and content of the auditors' report
- Audit consultations outside the engagement team
- Corrected and uncorrected misstatements
- Other audit findings or issues

Audit status

Significant changes to the audit plan

There were no significant changes made to either our planned audit strategy or to the significant risks and other areas of emphasis identified during the performance of our risk assessment procedures.

Audit approach and results

Planned scope and timing

Audit focus

Based on our understanding of the Village and environment in which you operate, we focused our audit on the following key areas:

- Key transaction cycles
- Areas with significant estimates
- Implementation of new accounting standards

Our areas of audit focus were informed by, among other things, our assessment of materiality. Materiality in the context of our audit was determined based on specific qualitative and quantitative factors combined with our expectations about the Village's current year results.

Key areas of focus and significant findings

Significant risks of material misstatement

A significant risk is an identified and assessed risk of material misstatement that, in the auditor's professional judgment, requires special audit consideration. Within our audit, we focused on the following areas below.

Significant risk areas	Testing approach	Conclusion
Management override of controls	Incorporate unpredictability into audit procedures, emphasize professional skepticism and utilize audit team with industry expertise	Procedures identified provided sufficient evidence for our audit opinion
Improper revenue recognition due to fraud	Confirmation or validation of certain revenues supplemented with detailed predictive analytics based on non-financial data and substantive testing of related receivables	Procedures identified provided sufficient evidence for our audit opinion

Other areas of emphasis

We also focused on other areas that did not meet the definition of a significant risk, but were determined to require specific awareness and a unique audit response.

Other areas of emphasis		
Cash and investments	Revenues and receivables	General disbursements
Payroll	Pension liability	Long-term debt
Capital assets including infrastructure	Net position and fund balance calculations	Financial reporting and required disclosures

Internal control matters

We considered the Village's internal control over financial reporting as a basis for designing our audit procedures for the purpose of expressing an opinion on the financial statements. We are not expressing an opinion on the effectiveness of the Village's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis.

A material weakness is a deficiency or combination of deficiencies in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We identified the following deficiencies as material weaknesses:

- **Inadequate segregation of duties**

A properly designed system of internal control includes adequate staffing as well as policies and procedures to properly segregate duties. This includes systems that are designed to limit the access or control of any one individual to your government's assets or accounting records, and to achieve a higher likelihood that errors or irregularities in your accounting processes would be discovered by your staff in a timely manner.

At this time, due to staffing and financial limitations, the proper internal controls are not in place to achieve adequate segregation of duties. As a result, errors, irregularities or fraud could occur as part of the financial reporting process that may not be discovered by someone in your organization. Therefore, we are reporting a material weakness related to the internal control environment.

- **Missing key controls**

There are certain controls that are not currently in place related to significant transaction cycles. As a result, there is a risk that erroneous or unauthorized transactions or misstatements could occur without the knowledge of management or the governing body. Our recommendations for strengthening controls are listed below.

Controls over accounts payable/disbursements

- For payments made by ACH or wire transfer, someone independent of the preparation/initiation of the wire should approve/release the wire.
- The accounts payable GL account and list of accounts payable should be reconciled regularly.

Controls over property taxes

- There should be a formal process to prepare and approve journal entries to record taxes receivable and the tax settlements.
- Bank reconciliations for the tax account should be performed by someone independent of the tax collection process.

Controls over utility billing

- The entry of new customers and changes in billing rates should be reviewed by someone other than the person who enters the information into the billing system.

Controls over monthly and year-end accounting

- Adjusting journal entries and supporting documentation should be reviewed and approved by an appropriate person who is not the original preparer.
- Account reconciliations prepared throughout the year should be performed by someone independent of processing transactions in the account.
- Year-end reconciliations (retainages, payroll accruals) should be reviewed and approved by someone other than the preparer.

Since the controls listed above or other compensating controls are not currently in place, errors or irregularities could occur as part of the accounting processes that might not be discovered by management or the governing body. Therefore, the absence of these controls is considered to be a material weakness.

We recommend that a designated employee review the segregation of duties, risks and these potential controls and determine whether additional controls should be implemented. This determination should take into consideration a cost / benefit analysis.

- **Financial statement close process**

Properly designed systems of internal control provide your organization with the ability to process and record accurate monthly and year-end transactions and annual financial reports.

Our audit includes a review and evaluation of the internal controls relating to financial reporting. Common attributes of a properly designed system of internal control for financial reporting are as follows:

- There is adequate staffing to prepare financial reports throughout the year and at year-end.
- Material misstatements are identified and corrected during the normal course of duties.
- Complete and accurate financial statements, including footnotes, are prepared.
- Financial reports are independently reviewed for completeness and accuracy.

Our evaluation of the internal controls over financial reporting has identified control deficiencies that are considered material weakness surrounding the preparation of financial statements and footnotes, adjusting journal entries identified by the auditors, and an independent review of financial reports.

Management has not prepared financial statements that are in conformity with generally accepted accounting principles. In addition, material misstatements in the general ledger were identified during the financial audit.

This level of internal control over financial reporting can be a difficult task for governments that operate with only enough staff to process monthly transactions and reports, and often rely on their auditors to prepare certain year-end audit entries and financial statements.

Other comments and recommendations

- **Departmental Controls**

As part of our annual audit process, we focus our efforts on the primary accounting systems, internal controls and procedures used by the Village. This is in keeping with our goal to provide an audit opinion which states that the financial statements of the Village are correct in all material respects.

In some cases, the primary system of accounting procedures and controls of the Village are supported by smaller systems which are decentralized and reside within a department or location. In many cases, those systems are as simple as handling cash collections and remitting those collections to the Treasurer. However, as noted earlier in this letter, there are some systems that are not remitting anything to the Treasurer's office.

Generally, the more centralized a function is, the easier it is to design and implement accounting controls that provide some level of checks and balances. That is because you are able to divide certain tasks over the people available to achieve some segregation of duties. For those tasks that are decentralized, it is usually very difficult to provide for proper segregation of duties. Therefore, with one person being involved in most or all aspects of a transaction, you lose the ability to rely on the controls to achieve the safeguarding of assets and reliability of financial records.

As auditors, we are required to communicate with you on a variety of topics. Since there is now more emphasis on internal controls and management's responsibilities, we believe it is appropriate to make sure that you are informed about the lack of segregation of duties that may occur at departments or locations that handle cash. Departments in your Village that fit this situation may include the following:

- Parks and recreation
- Library
- Police department
- DPW
- Fire department
- Municipal court

As you might expect, similar situations are common in most governments.

As auditors, we are required to focus on the financial statements at a highly summarized level and our audit procedures support our opinion on those financial statements. Departments or locations that handle relatively smaller amounts of money are not the primary focus of our audit. Yet, because of the lack of segregation of duties, the opportunity for loss is higher there than in centralized functions that have more controls.

Because management is responsible for designing and implementing controls and procedures to detect and prevent fraud, we believe that is important for us to communicate this information to you. We have no knowledge of any fraud that has occurred or is suspected to have occurred within the departments mentioned above. However, your role as the governing body is to assess your risk areas and determine that the appropriate level of controls and procedures are in place. As always, the costs of controls and staffing must be weighed against the perceived benefits of safeguarding your assets.

Without adding staff or splitting up the duties, your own day-to-day contact and knowledge of the operation are also important mitigating factors.

Required communications

Qualitative aspect of accounting practices

- Accounting policies: Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we have advised management about the appropriateness of accounting policies and their application. The significant accounting policies used by Village are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing accounting policies was not changed during 2024. We noted no transactions entered into by the Village during the year for which accounting policies are controversial or for which there is a lack of authoritative guidance or consensus or diversity in practice.
- Accounting estimates: Accounting estimates, including fair value estimates, are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements, the degree of subjectivity involved in their development and because of the possibility that future events affecting them may differ significantly from those expected. The following estimates are of most significance to the financial statements:

Estimate	Management's process to determine	Baker Tilly's conclusions regarding reasonableness
Accrued compensated absences	Evaluation of hours earned and accumulated in accordance with employment policies, historical usage and average wage per hour rates	Reasonable in relation to the financial statements as a whole
Net pension liability and related deferrals	Evaluation of information provided by the Wisconsin Retirement System	Reasonable in relation to the financial statements as a whole
Depreciation	Evaluate estimated useful life of the asset and original acquisition value	Reasonable in relation to the financial statements as a whole

There have been no significant changes made by management to either the processes used to develop the particularly sensitive accounting estimates, or to the significant assumptions used to develop the estimates, noted above.

- Financial statement disclosures: The disclosures in the financial statements are neutral, consistent and clear.

Significant unusual transactions

There have been no significant transactions that are outside the normal course of business for the Village or that otherwise appear to be unusual due to their timing, size or nature.

Significant difficulties encountered during the audit

We encountered no significant difficulties in dealing with management and completing our audit.

Disagreements with management

Professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting or auditing matter that could be significant to the basic financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Audit report

There have been no departures from the auditors' standard report.

Audit consultations outside the engagement team

We encountered no difficult or contentious matters for which we consulted outside of the engagement team.

Uncorrected misstatements and corrected misstatements

Professional standards require us to accumulate misstatements identified during the audit, other than those that are clearly trivial and to communicate accumulated misstatements to management. Management is in agreement with the misstatements we have identified, and they have been corrected in the financial statements. The schedule within the Appendix summarizes the material corrected misstatements, that, in our judgment, may not have been detected except through our auditing procedures. The internal control matters section of this report describes the effects on the financial reporting process indicated by the corrected misstatements, other than those that we consider to be of a lesser magnitude than significant deficiencies and material weaknesses.

Other audit findings or issues

We encountered no other audit findings or issues that require communication at this time.

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Village's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Management's consultations with other accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing or accounting matters.

Written communications between management and Baker Tilly

The attachments include copies of other material written communications, including a copy of the management representation letter.

Compliance with laws and regulations

We did not identify any non-compliance with laws and regulations during our audit.

Fraud

We did not identify any known or suspected fraud during our audit.

Going concern

Pursuant to professional standards, we are required to communicate to you, when applicable, certain matters relating to our evaluation of the Village's ability to continue as a going concern for a reasonable period of time but no less than 12 months from the date of the financial statements, including the effects on the financial statements and the adequacy of the related disclosures, and the effects on the auditor's report. No such matters or conditions have come to our attention during our engagement.

Independence

We are not aware of any relationships between Baker Tilly and the Village that, in our professional judgment, may reasonably be thought to bear on our independence.

Related parties

We did not have any significant findings or issues arise during the audit in connection with the Village's related parties.

Other matters

We applied certain limited procedures to the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information which accompanies the financial statements but is not RSI. With respect to the supplementary information, we made certain inquiries of management and evaluated the form, content and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Nonattest services

The following nonattest services were provided by Baker Tilly:

- Financial statement preparation
- Adjusting journal entries
- Compiled regulatory reports
- Civic Systems software
- Utility rate consulting

In addition, we prepared GASB No. 34 conversion entries which are summarized in the "Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position" and the "Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities" in the financial statements.

None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.

Village board resources

Visit our resource page for regulatory updates, trending challenges and opportunities in your industry and other timely updates.

Visit the resource page at <https://www.bakertilly.com/insights/audit-committee-resource-page>.

Management representation letter



VILLAGE OF WILLIAMS BAY

September 16, 2025

Baker Tilly US, LLP
790 N Water Street, Suite 2000
Milwaukee, WI 53202

Dear Baker Tilly US, LLP:

We are providing this letter in connection with your audit of the financial statements of the Village of Williams Bay as of December 31, 2024 and for the year then ended for the purpose of expressing an opinion as to whether the financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Williams Bay and the respective changes in financial position and cash flows, where applicable, in conformity with accounting principles generally accepted in the United States of America (GAAP). We confirm that we are responsible for the fair presentation of the previously mentioned financial statements in conformity with accounting principles generally accepted in the United States of America. We are also responsible for adopting sound accounting policies, establishing and maintaining internal control over financial reporting, and preventing and detecting fraud.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, the following representations made to you during your audit.

Financial Statements

1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated May 22, 2023, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP.

2) The financial statements referred to above are fairly presented in conformity with accounting principles generally accepted in the United States of America. We have engaged you to advise us in fulfilling that responsibility. The financial statements include all properly classified funds of the primary government required by accounting principles generally accepted in the United States of America to be included in the financial reporting entity.

3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates, including those measured at fair value, if any, are reasonable in accordance with U.S. GAAP.
- 6) All events subsequent to the date of the financial statements and for which accounting principles generally accepted in the United States of America require adjustment or disclosure have been adjusted or disclosed. No other events, including instances of noncompliance, have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements.
- 7) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 8) All known audit and bookkeeping adjustments have been included in our financial statements, and we are in agreement with those adjustments.
- 9) We are in agreement with the adjusting journal entries you have proposed, and they have been posted to the appropriate accounts.
- 10) There are no known or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements. There are no unasserted claims or assessments that our lawyer has advised us are probable of assertion and must be disclosed in accordance with accounting principles generally accepted in the United States of America.
- 11) Guarantees, whether written or oral, under which the Village is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

- 12) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as financial records and related data, documentation, and other matters.
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of Village Board or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 13) We have not completed an assessment of the risk that the financial statements may be materially misstated as a result of fraud.

- 14) We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - a) Management,
 - b) Employees who have significant roles in internal control, or
 - c) Others where the fraud could have a material effect on the financial statements.
- 15) We have no knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, regulators, or others.
- 16) We have no knowledge of known instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 17) There are no related parties or related party relationships and transactions, including side agreements, of which we are aware.

Other

- 18) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 19) We have a process to track the status of audit findings and recommendations.
- 20) The Village has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources or fund balance or net position.
- 21) We are responsible for compliance with federal, state, and local laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits, debt contracts, and IRS arbitrage regulations; and we have identified and disclosed to you all federal, state, and local laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.
- 22) There are no:
 - a) Violations or possible violations of budget ordinances, federal, state, and local laws or regulations (including those pertaining to adopting, approving and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, or for reporting on noncompliance, except those already disclosed in the financial statement, if any.
 - b) Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by accounting principles generally accepted in the United States of America.
 - c) Nonspendable, restricted, committed, or assigned fund balances that were not properly authorized and approved.
 - d) Rates being charged to customers other than the rates as authorized by the applicable authoritative body.

e) Violations of restrictions placed on revenues as a result of bond resolution covenants such as revenue distribution or debt service funding.

23) In regards to the nonattest services performed by you listed below, we acknowledge our responsibility related to these nonattest services and have 1) accepted all management responsibility; 2) designated an individual with suitable skill, knowledge, or experience to oversee the services; 3) evaluated the adequacy and results of the services performed, and 4) accepted responsibility for the results of the services.

a) Financial statement preparation

b) Adjusting journal entries

c) Compiled regulatory reports

d) Civic Systems software

e) Utility rate consulting

None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.

24) The Village of Williams Bay has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.

25) The Village of Williams Bay has complied with all aspects of contractual agreements that would have a material effect on the financial statement in the event of noncompliance.

26) The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations, if any. Component units have been properly presented as either blended or discrete.

27) The financial statements include all fiduciary activities required by GASB No. 84.

28) The financial statements properly classify all funds and activities.

29) All funds that meet the quantitative criteria in GASB Statement No. 34 and No. 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.

30) Components of net position (net investment in capital assets; restricted; and unrestricted) and components of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.

31) Provisions for uncollectible receivables, if any, have been properly identified and recorded.

32) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

33) Revenues are appropriately classified in the statement of activities within program revenues and general revenues.

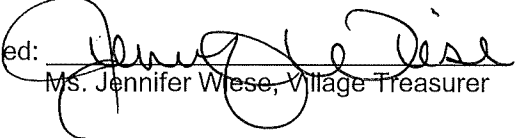
- 34) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 35) Deposits and investments are properly classified, valued, and disclosed (including risk disclosures, collateralization agreements, valuation methods, and key inputs, as applicable).
- 36) Provision, when material, has been made to reduce excess or obsolete inventories to their estimated net realizable value.
- 37) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated/amortized. Any known impairments have been recorded and disclosed.
- 38) Tax-exempt bonds issued have retained their tax-exempt status.
- 39) We have appropriately disclosed the Village of Williams Bay's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available and have determined that net position were properly recognized under the policy. We have also disclosed our policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available.
- 40) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 41) With respect to the supplementary information, (SI):
 - a) We acknowledge our responsibility for presenting the SI in accordance with accounting principles generally accepted in the United States of America, and we believe the SI, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the SI have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
 - b) If the SI is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.
- 42) We assume responsibility for, and agree with, the information provided by the Wisconsin Retirement System as audited by the Legislative Audit Bureau relating to the net pension asset/liability and related deferred outflows and deferred inflows and have adequately considered the reasonableness of the amounts and disclosures used in the financial statements and underlying accounting records. We also assume responsibility for the census data that has been reported to the plan.
- 43) We have identified any leases or other contracts that are required to be reported as leases and are in agreement with the key assumptions used in the measurement of any lease related assets, liabilities or deferred inflows of resources.
- 44) We have reviewed existing contracts and determined there are no items requiring accounting or reporting as Subscription-Based Information Technology Arrangements.

- 45) We have implemented GASB Statement No. 101, *Compensated Absences*, and believe that all required disclosures and accounting considerations have been identified and properly classified in the financial statements in compliance with the Standard.
- 46) We are responsible for the estimation methods and assumptions used in measuring assets and liabilities reported or disclosed at fair value, including information obtained from brokers, pricing services or third parties. Our valuation methodologies have been consistently applied from period to period. The fair value measurements reported or disclosed represent our best estimate of fair value as the measurement date in accordance with the requirements of GASB 72 – *Fair Value Measurement*. In addition our disclosures related to fair value measurements are consistent with the objectives outlined in GASB 72. We have evaluated the fair value information provided to us by brokers, pricing services or other parties that has been used in the financial statements and believe this information to be reliable and consistent with the requirements.
- 47) The auditing standards define an annual report as “a document, or combination of documents, typically prepared on an annual basis by management or those charged with governance in accordance with law, regulation, or custom, the purpose of which is to provide owners (or similar stakeholders) with information on the entity’s operations and the financial results and financial position as set out in the financial statements.” Among other items, an annual report contains, accompanies, or incorporates by reference the financial statements and the auditors’ report thereon. We confirm that we do not prepare and have no plans to prepare an annual report.

Sincerely,

Village of Williams Bay

Signed: 
Mr. David Lothspeich, Village Administrator

Signed: 
Ms. Jennifer Wiese, Village Treasurer

Client service team



Paul Frantz, CPA
Principal

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Accounting changes relevant to the Village of Williams Bay

Future accounting standards update

GASB Statement Number	Description	Potentially impacts you	Effective date
102	Certain Risk Disclosures	✓	12/31/25
103	Financial Reporting Model Improvements	✓	12/31/26
104	Disclosure of Certain Capital Assets	✓	12/31/26

Further information on upcoming [GASB pronouncements](#).

Updated reporting for certain risk disclosures

The Governmental Accounting Standards Board (GASB) issued its Statement No. 102, *Certain Risk Disclosures*, in June 2022. The objective of GASB 102 is to provide financial statement users with information about certain risks when circumstances make a government vulnerable to a heightened possibility of loss or harm. It requires governments to disclose essential information about risks related to vulnerabilities due to certain concentrations or constraints.

The Statement generally requires a government to disclose information about a concentration or constraint if all of the following criteria are met.

- The concentration or constraint is known to the government prior to issuing the financial statements.
- The concentration or constraint makes the government vulnerable to the risk of a substantial impact.
- An event or events associated with the concentration or constraint that could cause a substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued.

The disclosures should include a description of the following:

- The concentration or constraint,
- Each event associated with the concentration or constraint that could cause a substantial impact if the event has occurred or has begun to occur prior to the issuance of the financial statements, and
- Actions taken by the government to mitigate the risk prior to the issuance of the financial statements.

Changes to the financial reporting model

GASB Statement 103, *Financial Reporting Model Improvements*, builds on Statement 34 by providing key targeted improvements to the financial reporting model. Its requirements are designed to:

- Enhance the effectiveness of governmental financial reports in providing information essential for decision making and assessing a government's accountability, and
- Address certain application issues.

The targeted improvements contained in Statement 103 establish or modify existing accounting and financial reporting requirements related to:

- Management's discussion and analysis - While the overall requirements do not substantially change management's discussion and analysis, the modifications are meant to improve the analysis included in this section and provide details about the items that should be discussed as currently known facts, decisions or conditions expected to have a significant financial effect in the subsequent period.
- Unusual or infrequent items (previously known as extraordinary and special items) - The new Statement simplifies GASB literature by eliminating the separate presentation of extraordinary and special items. Under the requirement of Statement 103, applicable items will either be identified as unusual or infrequent, or both.
- Presentation of the proprietary fund statement of revenues, expenses and changes in fund net position - The changes are designed to improve consistency around the classification of items in these statements by better defining what should be included in operating revenues and expenses and nonoperating revenues and expenses including, for example, the addition of subsidies received or provided as a new category of nonoperating revenues and expenses.
- Major component unit information, and Budgetary comparison information - Statement 103 is designed to improve the consistency of the reporting of major component unit information and budgetary comparison information by specifying required placement of that information.

Revisions to disclosures for certain capital assets

Governments are required to provide information on capital assets in the footnotes to the financial statements as outlined in GASB Statement No. 34. Recent standards have impacted the accounting and reporting for capital assets and as a result GASB issued Statement No. 104, *Disclosure of Certain Capital Assets* to provide enhanced disclosures for certain capital assets, including

- (a) Lease assets reported under Statement No. 87, intangible right-to-use assets reported under Statement No. 94 and subscription assets reported under Statement No. 96 should all be disclosed separately, and by major class of underlying asset. In addition, if there are any other intangible assets reported they should also be disclosed separately.
- (b) Capital assets that are held for sale should have the ending balance with separate disclosure for historical cost and related accumulated depreciation as well as any outstanding debt for which the asset is pledged as collateral disclosed by major class of asset. Assets held for sale are defined as those for which the government has decided to pursue the sale, and it is probable that the sale will be finalized within one year of the financial statement date.

While these changes are focused on footnote disclosures it is important to plan ahead to ensure the required information is available for implementation.

Material corrected misstatements

Description	Amount
To record current year debt payments	\$370,830
To clear prior year tax roll and record current year's tax roll	\$23,254,744
To reclassify 2024 tax roll collections and refunds	\$2,704,103
To clear out payroll related expenditures	\$74,390
To correct and record bond proceeds	\$219,072
To record GASB 87 lease activity	\$609,638
To reverse prior year accounts payable	\$227,002
To record the current year tax equivalent	\$100,875
To record current year capital asset additions	\$1,051,986
To record current year depreciation expense	\$433,441
To record current year accounts payable	\$61,878

The remaining misstatements that were identified and corrected by management were not material individually or in the aggregate to the financial statements taken as a whole.

Two-way audit communications,

As part of our audit of your financial statements, we are providing communications to you throughout the audit process. Auditing requirements provide for two-way communication and are important in assisting the auditor and you with more information relevant to the audit.

As this past audit is concluded, we use what we have learned to begin the planning process for next year's audit. It is important that you understand the following points about the scope and timing of our next audit:

- a. We address the significant risks of material misstatement, whether due to fraud or error, through our detailed audit procedures.
- b. We will obtain an understanding of the five components of internal control sufficient to assess the risk of material misstatement of the financial statements whether due to error or fraud, and to design the nature, timing and extent of further audit procedures. We will obtain a sufficient understanding by performing risk assessment procedures to evaluate the design of controls relevant to an audit of financial statements and to determine whether they have been implemented. We will use such knowledge to:
 - Identify types of potential misstatements.
 - Consider factors that affect the risks of material misstatement.
 - Design tests of controls, when applicable, and substantive procedures.
- c. We will not express an opinion on the effectiveness of internal control over financial reporting or compliance with laws, regulations and provisions of contracts or grant programs.
- d. The concept of materiality recognizes that some matters, either individually or in the aggregate, are important for fair presentation of financial statements in conformity with generally accepted accounting principles while other matters are not important. In performing the audit, we are concerned with matters that, either individually or in the aggregate, could be material to the financial statements. Our responsibility is to plan and perform the audit to obtain reasonable assurance that material misstatements, whether caused by errors or fraud, are detected.

Our audit will be performed in accordance with auditing standards generally accepted in the United States of America.

We are very interested in your views regarding certain matters. Those matters are listed here:

- a. We typically will communicate with your top level of management unless you tell us otherwise.
- b. We understand that the governing board has the responsibility to oversee the strategic direction of your organization, as well as the overall accountability of the entity. Management has the responsibility for achieving the objectives of the entity.
- c. We need to know your views about your organization's objectives and strategies, and the related business risks that may result in material misstatements.
- d. We anticipate that the Village will receive an unmodified opinion on its financial statements.
- e. Which matters do you consider warrant particular attention during the audit, and are there any areas where you request additional procedures to be undertaken?
- f. Have you had any significant communications with regulators or grantor agencies?
- g. Are there other matters that you believe are relevant to the audit of the financial statements?

Also, is there anything that we need to know about the attitudes, awareness and actions of the governing body concerning:

- a. The entity's internal control and its importance in the entity, including how the Village board oversee the effectiveness of internal control?
- b. The detection or the possibility of fraud?

We also need to know if you have taken actions in response to developments in financial reporting, laws, accounting standards, governance practices, or other related matters, or in response to previous communications with us.

With regard to the timing of our audit, here is some general information. If necessary, we may do preliminary financial audit work during the months of October-December, and sometimes early in January. Our final financial fieldwork is scheduled during the spring to best coincide with your readiness and report deadlines. After fieldwork, we wrap up our financial audit procedures at our office and may issue drafts of our report for your review. Final copies of our report and other communications are issued after approval by your staff. This is typically 6-12 weeks after final fieldwork, but may vary depending on a number of factors.

Keep in mind that while this communication may assist us with planning the scope and timing of the audit, it does not change the auditor's sole responsibility to determine the overall audit strategy and the audit plan, including the nature, timing and extent of procedures necessary to obtain sufficient appropriate audit evidence.

We realize that you may have questions on what this all means, or wish to provide other feedback. We welcome the opportunity to hear from you.

David Lothspeich

To: Williams Bay Treasurer
Subject: RE: Community Connect for Meeting

From: Williams Bay Treasurer <treasurer@vi.williamsbay.wi.gov>
Sent: Monday, September 8, 2025 11:06 AM
To: David Lothspeich <admin@vi.williamsbay.wi.gov>
Subject: Community Connect for Meeting

Dave,

As you know the auditors have had several concerns with the Village having as many different receipting systems as we do. Whether the payments from these 3rd party providers are imported or journal entried into our current financial system it causes inconsistencies. A second concern is departments being able to choose and enroll in their own receipting program without any approval from a supervisor or the Board. Both of their concerns pose a huge risk to the Village and promote inconsistencies in the general ledger.

I spoke to Caselle, who is our current financial system, regarding these audit concerns and found they have a payment processing system called Community Connect which runs off of miView Point and updates in real time integrating payments into the correct general ledger line. Department Heads already have miView Point installed on their computers since it is used now for some budgeting and for accounts payment look up.

Community Connect does two main things. For the Village it would receipt payments for all departments whether the payment is made by cash, check or credit/debit card thus streamlining the process thus making importing and journal entries (3rd party involvement) for revenues not necessary.

For the utility Community Connect would do everything Xpress does now without 3rd party involvement. Community Connect computes utility bills, posts the bills to customer's portal for those who do not want them mailed, accepts payments through the customer portal for those who like to pay online, accepts one-time payments for those who like to pay online but do not want to create a customer portal, as well as allows us to accept payments at the counter. Payments for utility bills can be made with cash, check or credit/debit card. Community Connect also supports tap to pay.

A customer portal for Village or Utility payments is not a requirement for customers, however if they do sign up for one they would have access to past payments as well as a history of water usage. There is also an alerts and notification area where we could post important information and it would automatically go out to anyone with a portal.

Couple of notes:

Customer Fees: Right now, depending on what receipting system is being used, the Village is paying anywhere between 2.9% - 11% on the customer's behalf for using a credit/debit card or online check.

Xpress: It's been found Xpress, which the Village uses for utility billing and also to process Village credit/debit cards, is depositing several types of Village payments into the water and sewer account. It appears this has been going on for at least 3 years without correction. Xpress has not been really receptive to correcting the issue. For the first 5 months of the year I did over 400 journal entries in order to correct Xpress incorrect posting/importing totaling over \$50,000.

A second note on Xpress is they require \$25,000 to be held in our account with them. Xpress needs to be reconsidered if for nothing else the fact they won't let us have our own money without giving us a monthly service fee.

I am attaching the Community Connect Price Proposal for review and also the two references I checked.

Jennifer Wiese, Treasurer

Village of Williams Bay | [250 Williams Street](#) | PO Box 580 | Williams Bay | WI | 53191 | US

P: 262-245-2700

E: treasurer@vi.williamsbay.wi.gov

Website: [Williams Bay, WI](#)

Elected Officials and Members of Village Committees or Commissions:

To comply with Open Meeting Requirements, please limit your reply to ONLY the sender of this electronic communication. Written communication, emails and faxes are generally considered open public records.



Outlook

RE: [External]Community Connect

From Amanda Carter <acarter@village.kewaskum.wi.us>

Date Wed 7/30/2025 9:59 AM

To Williams Bay Treasurer <treasurer@vi.williamsbay.wi.gov>

Hi!

We just switched over to Community Connect within the past 7 months. Like any change, there were a few a hiccups – but it really is making things SO much easier!

We utilize Community Connect for a few things:

- Utility payments (water/sewer) - that includes the residents making payments, setting up auto pay, setting up electronic bills.
- Accounts Receivable – allowing our residents that get billed for anything from sidewalk repairs and shoveling to our vendors that pay us for bulk water usage and any other expenses.
- Police Department is set up to receive parking payments online.
- This tax season we utilized it for online tax payments.

Honestly, it all went much easier than I thought. We definitely put in a lot of tickets and sent lots of emails in the beginning to sort out questions we had and hiccups to make it work best for our residents. I have reached out to Zift customer support a few times about rejections we got or voids we needed to do, and their responses were quick.

Let me know if you have any other questions!

Amanda Carter

Treasurer | Village of Kewaskum

204 First St | P.O. Box 38 | Kewaskum WI 53040-0038

acarter@village.kewaskum.wi.us

Phone: 262-626-3624 | Fax: 262-205-4622

From: Williams Bay Treasurer <treasurer@vi.williamsbay.wi.gov>

Sent: Wednesday, July 30, 2025 9:42 AM

To: Amanda Carter <acarter@village.kewaskum.wi.us>

Subject: [External]Community Connect

Good morning Amanda,

I was given the Village of Kewaskum as someone who uses Caselle's Community Connect. We are considering going with them for our utility billing and also as a way to take credit card payments for all things throughout the Village. Can you tell me what you use Community Connect for? Especially if you use it for credit cards (I believe they use Zift as their processor) I'm curious how it works for you.

Thank you!

Jennifer Wiese

Village of Williams Bay | [250 Williams Street](#) | PO Box 580 | Williams Bay | WI | 53191 | US

P: 262-245-2700

E: treasurer@vi.williamsbay.wi.govWebsite: [Williams Bay, WI](#)

Elected Officials and Members of Village Committees or Commissions:

To comply with Open Meeting Requirements, please limit your reply to ONLY the sender of this electronic communication. Written communication, emails and faxes are generally considered open public records.





civicsystems

strong software, strong community



COMMUNITY CONNECT

PRICE PROPOSAL FOR Williams Bay
Village of - WI



PRICING & TERMS

Pricing is based on the following information provided by the Williams Bay Village of - WI:

CLIENT OVERVIEW	
Bills/Month (Est.)	1500
Average Payment (Est.)	\$150
Credit Card Transactions (Est.)	N/A
ACH Transactions (Est)	N/A
Pricing Model	Absorbed Fees

PAYMENT FEES	
Credit/Debit Card	2.25% + \$.30
ACH	\$1.10
All fees include recurring, one-time payments, all payment channels, and all card brands (Visa, MasterCard, American Express and Discover).	
OTHER FEES	
Text Notifications – Charged per outbound text notification to each contact	\$1.10 per outbound (Waived)
Chargeback	\$15 per Chargeback
Unauthorized ACH Return	\$15 per Unauthorized ACH Return
ACH Return	\$2.5 per Return
PCI Compliance Fee	\$8 per month (Waived)

COMMUNITY CONNECT PORTAL FEES			
Base Package – Utility Payments		\$60/mo	
Portal Add-Ons:			
Miscellaneous	\$20/mo	Permits	\$20/mo
Business License	\$/mo	Accounts Receivable	\$20/mo
Business Tax	\$/mo	Custom Forms	\$/mo
Implementation Fee – Includes integration, billing process configuration, portal setup, and staff training		\$ One-time, paid for upfront	
Client Support - Unlimited phone + e-mail inquiries.		Included	

- I. Unless otherwise specified, Implementation Fee includes up to six (6) hours of implementation work by Civic staff. Any required work above six hours will be billed hourly increments at \$200/hour.
- II. All clients will be invoiced in advance of implementation. All invoiced fees are due at receipt and required to begin implementation, unless otherwise specified.
- III. Community Connect Portal application fees will be invoiced with all other Civic applications. For clients billed for support annually, Community Connect Portal application fees will be invoiced initially on a pro rata basis to align with the client's upcoming renewal.
- IV. For clients absorbing the payment processing fees, clients will be charged via direct deposit monthly by our payment processing partner, Zift.

Community Connect

Entity Name	Williams Bay Village of - WI
-------------	------------------------------

Account Type

Complete a separate Pricing Agreement for each deposit account and/or Account Type that is required.

General Government	Yes
Utility	Yes
Visa Registered Utility Biller	Yes

Absorb Processing Fees?

Visa / Mastercard / Amex / Discover	Yes
ACH	Yes

Convenience Fee Rates (Visa / Mastercard / Amex / Discover)

Rules			Percentage Fee	Per Item Fee
N/A		-	0.00%	\$0.00
N/A		-	0.00%	\$0.00
N/A		-	0.00%	\$0.00
N/A		-	0.00%	\$0.00
N/A		-	0.00%	\$0.00

Convenience Fee Rates (ACH)

Rules			Percentage Fee	Per Item Fee
N/A		-	0.00%	\$0.00
N/A		-	0.00%	\$0.00
N/A		-	0.00%	\$0.00
N/A		-	0.00%	\$0.00
N/A		-	0.00%	\$0.00

Processing Fees

Only applicable for accounts absorbing fees.

Pricing Type	Absorbed Fees
Visa / Mastercard / Discover / Amex Rate	2.25%
Visa / Mastercard / Discover / Amex Per Item	\$0.30
ACH Rate	0.00%
ACH Per Item	\$1.10

****NOTICE AND DISCLOSURE OF CARD ASSOCIATION PASS-THROUGH FEES "COST":** Each card organization assess fees to merchants in connection with transactions outside of the bank's control, such as dues and assessments, fixed acquirer network fees, international/cross-border transaction fees, network access and data usage charges. These fees apply to all merchants, regardless of bank, processor or ISO affiliation and are passed through at cost to you, the merchant, and are not marked up. For interchange pass through pricing, by signing this Custom Pricing Quote and Agreement, you accept and agree to these pass-through fees and understand that they may change from time-to-time without notice.

Fixed Fees	
Applicable to all accounts.	
Per Chargeback	\$15.00
Per ACH Return	\$2.50
Per Unauthorized ACH Return	\$15.00
Monthly PCI Validation Fee	\$8.00 (Waived)

Additional Instructions

By proceeding, you agree to the fees outlined in this Civic Proposal and agreement and acknowledge acceptance of the associated Terms and Conditions.

Accepted By: _____ Title: _____

Signature: _____ Date: _____

RESOLUTION NO. R-_____-25

APPROVING AGREEMENTS FOR REPLACEMENT OF LEAD WATER SERVICE LINE

WHEREAS, the Village Board of the Village of Williams Bay (Village) has negotiated agreements with the owners of four (4) residential properties for the replacement of lead water service lines for their properties (Agreements); and

WHEREAS, for the reasons stated in each Agreement, the Village Board wishes to approve each of said Agreements.

NOW, THEREFORE, the Village Board of the Village of Williams Bay do hereby resolve as follows:

That the Agreements for Replacement of Lead Water Service Line attached hereto as Exhibits 1, 2, 3 and 4, and each of them, are hereby approved.

That the Village President is hereby authorized to sign each such Agreement on behalf of the Village of Williams Bay.

Approved by the Village Board of the Village of Williams Bay this _____ day of September 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest:

By: _____
Tina Kolls, Clerk

Date Passed: _____

AGREEMENT FOR REPLACEMENT OF LEAD WATER SERVICE LINE

IT IS HEREBY AGREED, by and between the Village of Williams Bay (Village) and _____, as Owner of 49 Oakwood St., Williams Bay, Wisconsin (Owner) together referred to as the "Parties", as follows:

WHEREAS, the U.S. Environmental Protection Agency has determined that lead in public water utility systems is a public health hazard; and

WHEREAS, to ensure a complete removal of lead from the water delivery system, the full replacement of the service line, both the publicly and privately owned portions of the line, from the water main to the home's plumbing system, is required; and

WHEREAS, the Village of Williams Bay Water Utility is responsible for the public portion of the service line and the property owner is financially responsible for the private portion of the service line; and

WHEREAS, the Village of Williams Bay has confirmed that the residence located at 49 Oakwood St. in Williams Bay (the Property) has a private water service line containing lead; and

WHEREAS, Odling Construction, Inc. (the Contractor) has provided a quote to provide for the full replacement of the private water service line and related work at the Property in the amount of \$11,125.00 (see Exhibit A); and

WHEREAS, the Village and Owner wish to enter into an Agreement whereby the Village will pay the Contractor for the cost of replacement of the private water service line and related expenses, with the Owner to reimburse the Village for said cost.

NOW, THEREFORE, the Parties to this Agreement hereby agree as follows:

1. The foregoing Recitals are hereby incorporated into this Agreement as if set forth in full herein.
2. The Owner shall contract with Contractor to replace the existing private water service line containing lead, with a new water service line which is lead free, and to perform related work at the Property, all as described in Exhibit A.
3. The Village shall pay Contractor for the cost of the work performed at the Property in the amount specified in Exhibit A.
4. Owner agrees that the Village may special assess the Property in the amount of the payment made by Village to the Contractor. Owner understands that the Village is not proceeding pursuant to Wis. Stat. Sec. 66.0703 to impose the special assessment and Owner knowingly and intelligently waives any requirement that the Village follow the procedures set forth in that statute to impose the special assessment.
5. The special assessment levied pursuant to this Agreement is a lien on the Property on behalf of the Village from the date of this Agreement to the same extent as a lien or tax levied upon real property, until paid in full.



6. The special assessment may be paid in full without interest within ten (10) business days of receipt of an invoice for payment of same from the Village Clerk, mailed to the attention of Owner. Alternatively, the special assessment shall be paid in ten (10) annual installments to the Village. Installments are to be included on the annual real estate tax bill of the property as a special assessment, with interest at the rate of five (5) percent per annum, with the initial payment due by January 31, 2026 and subsequent payments due by January 31 of each succeeding year. An installment payment schedule is attached as Exhibit B.
7. All installments not paid by the date due shall be extended upon the tax roll as a delinquent special assessment against the Property, and all proceedings in relation to the collection, return and sale for delinquent real estate taxes shall apply to the special assessment.
8. This Agreement is binding upon the Village and Owner, their respective heirs, successors and assigns, and any and all future owners of the Property.
9. This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Wisconsin. In the event of any dispute, the venue for any litigation shall be the Circuit Court for Walworth County, Wisconsin.
10. If any provision of this Agreement is adjudicated invalid or unenforceable, it shall be judicially amended in such a fashion as to render the provision valid and enforceable, and to reflect, to the extent possible, the original intent of the Parties. If any provision of this Agreement as amended or stricken as a result of its invalidity on enforceability, such amendment or deletion shall not affect the remaining provisions herein.
11. This Agreement shall be effective as to the date of the last signature.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, Village President

Attest

By: _____
Tina Kolls, Village Clerk

STATE OF WISCONSIN)
) ss.:
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2025 the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin
My Commission expires: _____

Approved this _____ day of _____, 2025.

OWNER

By: _____

_____, Member
(print name)

STATE OF _____)
COUNTY OF _____) ss.:

Personally came before me this ____ day of _____, 2025 the above-named _____
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission expires: _____

PROPOSAL: WB71725-49B
DATE: 9/10/2025

PROPOSAL ODLING CONSTRUCTION, INC.

4941 TOWNHALL RD.
DELAVAN, WI 53115
PHONE: 262-728-5148
FAX: 262-728-0290

PROJECT: OWNER: Richard Lidinsky
ADDRESS: 49 Oakwood St
CITY, ST: Williams Bay, WI 53191
Email:
PHONE: 708-214-7040
PROJECT ADDRESS: 49 Oakwood St
Williams Bay, WI 53191

WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

REPLACE WATER LINE FROM VALVE BOX TO HOME

INCLUDES:	App. 25' of 1" poly water line	
	Sawcut and remove concrete steps and sidewalk as required	
	Remove one bush if required	
	Excavate existing water line	
	Replace lead water line with new poly water line	
	Connect new line to valve box	
	Bring new water line into home	
	Connect new water line inside home	
	Backfill with excavated and/or granular material as required	
	Haul away excess material	
	Total	\$7,975.00
EXTRA:	Concrete steps and sidewalk replacement	\$2,300.00
	Blackdirt, seed, and mulch after settlement	\$850.00

NOTES: Any landscaping by others
Updated 9/10/2025 to have property owner listed on proposal

NO PERMITS INCLUDED

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSON OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO CO-OPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMAN MANNER AND DONE ACCORDING TO STATE AND LOCAL CODES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL.

PAYMENT IN FULL WILL BE DUE 30 DAYS FROM DATE ON FIRST INVOICE. 1.5% INTEREST PER MONTH WILL BE CHARGED ON ANY BALANCE AFTER 30 DAYS.

RESPECTFULLY SUBMITTED

Dean Odling

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS SPECIFIED ABOVE.

DATE

SIGNATURE

AGREEMENT FOR REPLACEMENT OF LEAD WATER SERVICE LINE

IT IS HEREBY AGREED, by and between the Village of Williams Bay (Village) and _____, as Owner of 85 Highland St., Williams Bay, Wisconsin (Owner) together referred to as the "Parties", as follows:

WHEREAS, the U.S. Environmental Protection Agency has determined that lead in public water utility systems is a public health hazard; and

WHEREAS, to ensure a complete removal of lead from the water delivery system, the full replacement of the service line, both the publicly and privately owned portions of the line, from the water main to the home's plumbing system, is required; and

WHEREAS, the Village of Williams Bay Water Utility is responsible for the public portion of the service line and the property owner is financially responsible for the private portion of the service line; and

WHEREAS, the Village of Williams Bay has confirmed that the residence located at 85 Highland St. in Williams Bay (the Property) has a private water service line containing lead; and

WHEREAS, Odling Construction, Inc. (the Contractor) has provided a quote to Owner to provide for the full replacement of private water service line and related work at the Property in the amount of \$5,450.00 (see Exhibit A) and a quote to the Village for the replacement of the public portion of the water line to be replaced in the amount of \$9,450.00 (see Exhibit B); and

WHEREAS, the Village and Owner wish to enter into an Agreement whereby the Village will pay the Contractor for the cost of replacement of the private water service line and related expenses, with the Owner to reimburse the Village for said cost.

NOW, THEREFORE, the Parties to this Agreement hereby agree as follows:

1. The foregoing Recitals are hereby incorporated into this Agreement as if set forth in full herein.
2. The Owner shall contract with Contractor to replace the existing private water service line containing lead, with a new water service line which is lead free, and to perform related work at the Property, all as described in Exhibit A.
3. The Village shall pay Contractor for the cost of the work performed on the private water service line at the Property in the amount specified in Exhibit A.
4. Owner agrees that the Village may special assess the Property in the amount of the payment made by Village to the Contractor. Owner understands that the Village is not proceeding pursuant to Wis. Stat. Sec. 66.0703 to impose the special assessment and Owner knowingly and intelligently waives any requirement that the Village follow the procedures set forth in that statute to impose the special assessment.
5. The special assessment levied pursuant to this Agreement is a lien on the Property on behalf of the Village from the date of this Agreement to the same extent as a lien or tax levied upon real property, until paid in full.

6. The special assessment may be paid in full without interest within ten (10) business days of receipt of an invoice for payment of same from the Village Clerk, mailed to the attention of Owner. Alternatively, the special assessment shall be paid in ten (10) annual installments to the Village. Installments are to be included on the annual real estate tax bill of the property as a special assessment, with interest at the rate of five (5) percent per annum, with the initial payment due by January 31, 2026 and subsequent payments due by January 31 of each succeeding year. An installment payment schedule is attached as Exhibit C.
7. All installments not paid by the date due shall be extended upon the tax roll as a delinquent special assessment against the Property, and all proceedings in relation to the collection, return and sale for delinquent real estate taxes shall apply to the special assessment.
8. The Village shall pay Contractor the cost of the work performed on the public portion of the water service line in the amount specified in Exhibit B.
9. This Agreement is binding upon the Village and Owner, their respective heirs, successors and assigns, and any and all future owners of the Property.
10. This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Wisconsin. In the event of any dispute, the venue for any litigation shall be the Circuit Court for Walworth County, Wisconsin.
11. If any provision of this Agreement is adjudicated invalid or unenforceable, it shall be judicially amended in such a fashion as to render the provision valid and enforceable, and to reflect, to the extent possible, the original intent of the Parties. If any provision of this Agreement as amended or stricken as a result of its invalidity on enforceability, such amendment or deletion shall not affect the remaining provisions herein.
12. This Agreement shall be effective as to the date of the last signature.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, Village President

Attest

By: _____
Tina Kolls, Village Clerk

STATE OF WISCONSIN)
) ss.:
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2025 the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin
My Commission expires: _____

Approved this _____ day of _____, 2025.

OWNER

By: _____

_____, Member
(print name)

STATE OF _____)
COUNTY OF _____) ss.:

Personally came before me this ____ day of _____, 2025 the above-named _____
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission expires: _____

PROPOSAL ODLING CONSTRUCTION, INC.

4941 TOWNHALL RD.
DELAVAN, WI 53115
PHONE: 262-728-5148
FAX: 262-728-0290

PROJECT: OWNER: Kris Anderson
ADDRESS: 85 Highland St
CITY, ST: Williams Bay, WI 53191
Email:
PHONE: 312-607-7401
PROJECT ADDRESS: 85 Highland St
Williams Bay, WI 53191

WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

REPLACE WATER LINE FROM VALVE BOX TO HOME (PRIVATE SIDE)

INCLUDES: App. 50' of 1" poly water line
Excavate from valvebox to home
Replace lead water line with poly water line
Connect new line to valvebox
Bring new water line into home
Connect new water line inside home
Backfill with excavated and/or granular material as required
Haul away any excess material
Blackdirt, seed, and mulch disturbed areas after settlement

Total \$5,450.00

NOTES: Odling intends to do both portions at the same time
If perits required for howmowners side Odling will cover
*Updated with homeowners information portion on separate proposal

NO PERMITS INCLUDED

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSON OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO CO-OPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMAN MANNER AND DONE ACCORDING TO STATE AND LOCAL CODES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL.

PAYMENT IN FULL WILL BE DUE 30 DAYS FROM DATE ON FIRST INVOICE. 1.5% INTEREST PER MONTH WILL BE CHARGED ON ANY BALANCE AFTER 30 DAYS.

RESPECTFULLY SUBMITTED

Dean Odling

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS SPECIFIED ABOVE.

DATE _____

SIGNATURE _____

AGREEMENT FOR REPLACEMENT OF LEAD WATER SERVICE LINE

IT IS HEREBY AGREED, by and between the Village of Williams Bay (Village) and _____, as Owner of 90 Highland St., Williams Bay, Wisconsin (Owner) together referred to as the "Parties", as follows:

WHEREAS, the U.S. Environmental Protection Agency has determined that lead in public water utility systems is a public health hazard; and

WHEREAS, to ensure a complete removal of lead from the water delivery system, the full replacement of the service line, both the publicly and privately owned portions of the line, from the water main to the home's plumbing system, is required; and

WHEREAS, the Village of Williams Bay Water Utility is responsible for the public portion of the service line and the property owner is financially responsible for the private portion of the service line; and

WHEREAS, the Village of Williams Bay has confirmed that the residence located at 90 Highland St. in Williams Bay (the Property) has a private water service line containing lead; and

WHEREAS, Odling Construction, Inc. (the Contractor) has provided a quote to Owner to provide for the full replacement of the private water service line and related work at the Property in the amount of \$2,975.00 (see Exhibit A) and a quote to the Village for replacement of the public portion of the water line in the amount of \$9,450.00 (see Exhibit B); and

WHEREAS, the Village and Owner wish to enter into an Agreement whereby the Village will pay the Contractor for the cost of replacement of the private water service line and related expenses, with the Owner to reimburse the Village for said cost.

NOW, THEREFORE, the Parties to this Agreement hereby agree as follows:

1. The foregoing Recitals are hereby incorporated into this Agreement as if set forth in full herein.
2. The Owner shall contract with Contractor to replace the existing private water service line containing lead, with a new water service line which is lead free, and to perform related work at the Property, all as described in Exhibit A.
3. The Village shall pay Contractor for the cost of the work performed on the private water service line at the Property in the amount specified in Exhibit A.
4. Owner agrees that the Village may special assess the Property in the amount of the payment made by Village to the Contractor. Owner understands that the Village is not proceeding pursuant to Wis. Stat. Sec. 66.0703 to impose the special assessment and Owner knowingly and intelligently waives any requirement that the Village follow the procedures set forth in that statute to impose the special assessment.
5. The special assessment levied pursuant to this Agreement is a lien on the Property on behalf of the Village from the date of this Agreement to the same extent as a lien or tax levied upon real property, until paid in full.

6. The special assessment may be paid in full without interest within ten (10) business days of receipt of an invoice for payment of same from the Village Clerk, mailed to the attention of Owner. Alternatively, the special assessment shall be paid in ten (10) annual installments to the Village. Installments are to be included on the annual real estate tax bill of the property as a special assessment, with interest at the rate of five (5) percent per annum, with the initial payment due by January 31, 2026 and subsequent payments due by January 31 of each succeeding year. An installment payment schedule is attached as Exhibit C.
7. All installments not paid by the date due shall be extended upon the tax roll as a delinquent special assessment against the Property, and all proceedings in relation to the collection, return and sale for delinquent real estate taxes shall apply to the special assessment.
8. The Village shall pay Contractor the cost of the work performed on the public portion of the water service line in the amount specified in Exhibit B.
9. This Agreement is binding upon the Village and Owner, their respective heirs, successors and assigns, and any and all future owners of the Property.
10. This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Wisconsin. In the event of any dispute, the venue for any litigation shall be the Circuit Court for Walworth County, Wisconsin.
11. If any provision of this Agreement is adjudicated invalid or unenforceable, it shall be judicially amended in such a fashion as to render the provision valid and enforceable, and to reflect, to the extent possible, the original intent of the Parties. If any provision of this Agreement as amended or stricken as a result of its invalidity on enforceability, such amendment or deletion shall not affect the remaining provisions herein.
12. This Agreement shall be effective as to the date of the last signature.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, Village President

Attest

By: _____
Tina Kolls, Village Clerk

STATE OF WISCONSIN)
) ss.:
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2025 the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin
My Commission expires: _____

Approved this _____ day of _____, 2025.

OWNER

By: _____

_____, Member
(print name)

STATE OF _____)
COUNTY OF _____) ss.:

Personally came before me this ____ day of _____, 2025 the above-named _____
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission expires: _____

PROPOSAL: WB7725-90H
DATE: 9/12/2025

PROPOSAL ODLING CONSTRUCTION, INC.

4941 TOWNHALL RD.
DELAVAN, WI 53115
PHONE: 262-728-5148
FAX: 262-728-0290

PROJECT: OWNER: Jeff Boek
ADDRESS: 90 Highland St
CITY, ST: Williams Bay, WI 53191
Email:
PHONE: 847-363-2623
PROJECT ADDRESS: 90 Highland St
Williams Bay, WI 53191

WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

REPLACE WATER LINE FROM VALVE BOX TO METER PIT (PRIVATE SIDE)

INCLUDES: App 10' of 1" poly water line
Excavate from valve bx to meter pit
Replace lead water line with poly water line
Connect new water line to valve box and at meter pit
Backfill with excavated and/or granular material as required
Haul away any excess material
Blackdirt, seed, and mulch disturbed areas after settlement

Total \$2,975.00

NOTES: Odling intends to do both portions at same time
If permits required for homeowner side Odling will cover
*Updated with homeowner information and portion on separate proposal

NO PERMITS INCLUDED

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSON OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO CO-OPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMAN MANNER AND DONE ACCORDING TO STATE AND LOCAL CODES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL.

PAYMENT IN FULL WILL BE DUE 30 DAYS FROM DATE ON FIRST INVOICE. 1.5% INTEREST PER MONTH WILL BE CHARGED ON ANY BALANCE AFTER 30 DAYS.

RESPECTFULLY SUBMITTED

Dean Odling

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS SPECIFIED ABOVE.

DATE

SIGNATURE

AGREEMENT FOR REPLACEMENT OF LEAD WATER SERVICE LINE

IT IS HEREBY AGREED, by and between the Village of Williams Bay (Village) and _____, as Owner of 419 W. Geneva St., Williams Bay, Wisconsin (Owner) together referred to as the "Parties", as follows:

WHEREAS, the U.S. Environmental Protection Agency has determined that lead in public water utility systems is a public health hazard; and

WHEREAS, to ensure a complete removal of lead from the water delivery system, the full replacement of the service line, both the publicly and privately owned portions of the line, from the water main to the home's plumbing system, is required; and

WHEREAS, the Village of Williams Bay Water Utility is responsible for the public portion of the service line and the property owner is financially responsible for the private portion of the service line; and

WHEREAS, the Village of Williams Bay has confirmed that the residence located at 419 W. Geneva St. in Williams Bay (the Property) has a private water service line containing lead; and

WHEREAS, Odling Construction, Inc. has provided a quote (the Contractor) to provide for the full replacement of the private water service line and related work at the Property in the amount of \$6,775.00 (see Exhibit A); and

WHEREAS, the Village and Owner wish to enter into an Agreement whereby the Village will pay the Contractor for the cost of replacement of the private water service line and related expenses, with the Owner to reimburse the Village for said cost.

NOW, THEREFORE, the Parties to this Agreement hereby agree as follows:

1. The foregoing Recitals are hereby incorporated into this Agreement as if set forth in full herein.
2. The Owner shall contract with Contractor to replace the existing private water service line containing lead, with a new water service line which is lead free, and to perform related work at the Property, all as described in Exhibit A.
3. The Village shall pay Contractor for the cost of the work performed at the Property in the amount specified in Exhibit A.
4. Owner agrees that the Village may special assess the Property in the amount of the payment made by Village to the Contractor. Owner understands that the Village is not proceeding pursuant to Wis. Stat. Sec. 66.0703 to impose the special assessment and Owner knowingly and intelligently waives any requirement that the Village follow the procedures set forth in that statute to impose the special assessment.
5. The special assessment levied pursuant to this Agreement is a lien on the Property on behalf of the Village from the date of this Agreement to the same extent as a lien or tax levied upon real property, until paid in full.

6. The special assessment may be paid in full without interest within ten (10) business days of receipt of an invoice for payment of same from the Village Clerk, mailed to the attention of Owner. Alternatively, the special assessment shall be paid in ten (10) annual installments to the Village. Installments are to be included on the annual real estate tax bill of the property as a special assessment, with interest at the rate of five (5) percent per annum, with the initial payment due by January 31, 2026 and subsequent payments due by January 31 of each succeeding year. An installment payment schedule is attached as Exhibit B.
7. All installments not paid by the date due shall be extended upon the tax roll as a delinquent special assessment against the Property, and all proceedings in relation to the collection, return and sale for delinquent real estate taxes shall apply to the special assessment.
8. This Agreement is binding upon the Village and Owner, their respective heirs, successors and assigns, and any and all future owners of the Property.
9. This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Wisconsin. In the event of any dispute, the venue for any litigation shall be the Circuit Court for Walworth County, Wisconsin.
10. If any provision of this Agreement is adjudicated invalid or unenforceable, it shall be judicially amended in such a fashion as to render the provision valid and enforceable, and to reflect, to the extent possible, the original intent of the Parties. If any provision of this Agreement as amended or stricken as a result of its invalidity on enforceability, such amendment or deletion shall not affect the remaining provisions herein.
11. This Agreement shall be effective as to the date of the last signature.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, Village President

Attest

By: _____
Tina Kolls, Village Clerk

STATE OF WISCONSIN)
) ss.:
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2025 the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin
My Commission expires: _____

Approved this _____ day of _____, 2025.

OWNER

By: _____

_____, Member
(print name)

STATE OF _____)
COUNTY OF _____) ss.:

Personally came before me this ____ day of _____, 2025 the above-named _____
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission expires: _____

PROPOSAL: WB71725-419B
DATE: 9/10/2025

PROPOSAL ODLING CONSTRUCTION, INC.

4941 TOWNHALL RD.
DELAVAN, WI 53115
PHONE: 262-728-5148
FAX: 262-728-0290

PROJECT: OWNER: Jake Schmidt
ADDRESS: 419 W Geneva St
CITY, ST: Williams Bay, WI 53191
Email:
PHONE: 262-607-0461
PROJECT ADDRESS: 419 W Geneva St
Williams Bay, WI 53191

WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

REPLACE WATER LINE FROM VALVE BOX TO HOME

INCLUDES: App. 45' of 1" poly water line
Sawcut curb and asphalt
Sawcut and remove sidewalk section(s)
Excavate existing water line
Replace leadwater line with new poly water line
Connect new line to valve box
Bring new water line into home
Connect new water line inside home
Backfill with excavated and/or granular material
Haul away excess material

Total \$5,775.00

EXTRA: Replace sawcut curb, asphalt, sidewalk, blackdirt, seed, and mulch \$1,600.00

NOTES: All landscaping by others
Updated 9-10-2025 with property owner listed on proposal

NO PERMITS INCLUDED

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSON OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO CO-OPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

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PAYMENT IN FULL WILL BE DUE 30 DAYS FROM DATE ON FIRST INVOICE. 1.5% INTEREST PER MONTH WILL BE CHARGED ON ANY BALANCE AFTER 30 DAYS.

RESPECTFULLY SUBMITTED

Dean Odling

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS SPECIFIED ABOVE.

DATE _____

SIGNATURE _____

**VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-XX-25**

**A RESOLUTION APPROVING TRANSFER OF WATER BORROWED FUNDS
TO THE SEWER FUND AND TO THE GENERAL FUND**

WHEREAS, in 2022 the Village of Williams Bay borrowed \$11,610,000 funds for capital projects; and

WHEREAS, on January 21, 2025 the Village Board, as recommended by the Water & Sewer Committee and Finance & Personnel Committee, approved moving of borrowed funds from the Water Fund to the Sewer Fund to provided funding sources for Water projects as summarized below: and

<u>\$ Amount:</u>	<u>From:</u>	<u>To:</u>
\$1,704,529	Water Fund	Sewer Fund

WHEREAS, on October 20, 2025, the Village of Williams Village Board, as recommended by the Water& Sewer Committee and Finance & Personnel Committee, has determined that it is in the best interests of the Village and its residents to transfer the funds back from the Sewer Fund to the Water Fund; and

<u>\$ Amount:</u>	<u>From:</u>	<u>To:</u>
\$1,704,529	Sewer Fund	Water Fund

NOW, THEREFORE, the Village Board of the Village of Williams Bay, County of Walworth, State of Wisconsin, do hereby ordain as follows:

Section I: Recitals. The foregoing recitals are hereby incorporated herein as findings of the Village Board of Trustees.

Section II: Approval. The President and Board of Trustees hereby approves the recommended Borrowed Funds Report, therefore.

Section III: Effective Date. This Resolution shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Approved by the Village Board of the Village of Williams Bay this 20th day of October 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest: _____
Tina Kolls, Clerk

Williams Bay - Water Fund Borrowing and Projects Costs status

09/07/25	Year	Borrowed	Costs	Actual	Bid \$\$\$	B&W Est
Borrowed funds 2021		\$5,600,000				
Interest income borrowed funds		\$0				
Total		\$5,600,000				
Finished Projects						
Elkhorn Road new water main			\$720,006			
Cleaned & Repaired lime reactor			\$370,932			
Water plant out of floodzone			\$42,000			
Clover Street water main			\$61,936			
Available Borrowed Funds after Finished Projects		\$4,405,126	\$1,194,874			
Starting Projects 2024-2025-2026						
Well 2 new pump \$153,169 bid + \$52,035 ad on	2024		\$221,004			
Geneva Street East West engineering cost due in 2025	2025		\$195,000			
Well 3 pump new pump (orig est. \$120,000)	2025		\$175,000			
Public Works new W&S utility truck	2025		\$25,000			
Lead pipes water lines service (2 homes) public sections	2025		\$18,900			
Theatre Road Water tower - Pay off balloon balance 12/15/2025	2025		\$324,345			
Available Borrowed Funds after Starting Projects		\$3,445,877	\$959,249			
Pending Future Projects						
Walworth Ave - W.geneva street to Liechty	2028		\$596,500			
Future Street Improvements - Water Mains relay's			\$800,000			
Available Borrowed Funds after Pending Future Projects		\$2,049,377	\$1,396,500			
Long Term Projects						
Upper & Lower Loch Vista new water mains/hydrants	2028		\$1,100,000			
Geneva Street East West new water mains per WDOT project	2031		\$4,100,000			
East Geneva street - Firestation to Potawatomi Road	2031		\$2,823,000			
Water Plant expansion			\$2,500,000			
New Water Tower design & permitting			\$250,000			
New Water Tower			\$2,500,000			
Water Tower (3) removal cost			\$250,000			
Well 2 new Roof			\$30,000			
Well 3 new Roof and Generator			\$300,000			
Long Term Projects total			\$13,853,000			
Safe Water Loan 2024 (pay back \$3,683K, after \$860K PF)		\$4,542,950				
Starting Project 2024-2025 Safe Water Loan Only						
Projected transfer switch savings (use current 2 yr old switch)			-\$25,000			
05/05/25 Change order 1			\$44,734			
Optimize Corrosion Control Study B\$W through 2026, phase 1			\$120,000			
Optimize Corrosion Control Study design,perpitting, phase 2			\$300,000			
Chorination water plant improvement			\$3,979,000			
Water plant improvement proj.cst overrun \$198,950 Balance			\$124,216			
Available Borrowed Funds after Starting Projects		\$0	\$4,542,950			

Williams Bay - Sewer Fund Borrowing and Projects Costs status

09/07/25	Year	Borrowed	Costs	Actual	Bid \$\$\$	B&W Est
Borrowed funds 2021		\$2,800,000				
Interest income borrowed funds		\$0				
Total		\$2,800,000				
Finished Projects						
Elkhorn Road North/South new 12" sewer pipes			\$423,529			
Sewer linings			\$200,000			
Available Borrowed Funds after Finished Projects		\$2,176,471	\$623,529			
Starting Projects 2024-2025-2026						
Public Works new W&S utility truck	2025		\$25,000			
Oakwood / Orchard. Sewer repair. Project 1 from 6" to new 8"	2025		\$288,000			
Lift Station 4 Gravity Sewer replacement Project # 3	2025		\$673,250			
B&W engineering cost Project 1 & 3	2025		\$288,750			
		\$901,471	\$1,275,000			
Pending Future Projects						
B&W engineering cost LS 5 system	2025		\$80,000			
Liftstation 5 remodel and Discharge Force Main Rehabilitation	2028		\$2,203,000			
Walworth Ave Televising and Sewer Repair	2028		\$311,000			
Lift station 5 Gravity Sewer Relining	2030		\$421,000			
STH 67 Sanitary Sewer Replacement per WDOT Project	2030		\$695,000			
East Geneva Street Force Main Replacement	2031		\$851,000			
Available Borrowed Funds after Pending Future Projects		-\$3,659,529	\$4,561,000			
Long Term Projects						
Replace LS # 1 Circle Parkway			\$810,000			
Replace LS # 2 Washington Parkway			\$810,000			
Sanitary Sewer replacement - Future street projects			\$800,000			
Improve remaining four (4) lift stations			\$1,170,000			
Long term projects total			\$3,590,000			
Clean Water Loan 2024		\$2,026,050				
Starting Projects 2024-2025						
Revised Construction (Building) Change order #1			-\$23,944			
05/05/25 Change order #2			\$14,778			
Harris Road Lift Station Planning and Design			\$200,000			
Harris Road Lift Station Replace old with new station			\$1,827,000			
Harris Road Lift Station cost overrun (Projected \$93,600) Balance			\$8,216			
Available Borrowed Funds after Starting Projects		\$0	\$2,026,050			

Water Safety Patrol

**Geneva Lake Water Safety Committee, Inc.
P.O. Box 548; 451 Outing St., Williams Bay, WI 53191**

Phone: 262-245-6577

e-mail: wspatrol@sbcglobal.net; web: watersafetypatrol.org

Lifeguard Services Agreement for the 2026 Summer Season

The Geneva Lake Water Safety Patrol agrees to provide services to the Village of Williams Bay based on the following description:

Service Description:

***Weekdays:** Two Lifeguards (with staggered breaks). Hours of coverage: **10:00 am to 5:00 pm.**

***Weekends/Holidays:** Three Lifeguards (with overlapping shifts/staggered breaks). Hours of coverage: **10:00 am to 5:00 pm.**

***Dates of Coverage:** Daily beginning **May 30 through Aug. 23** PLUS Labor Day Wknd (Sept. 5-7).

Note: After Aug. 16, weekday coverage will drop down to one guard with hours of 1:00pm to 5:00pm, and weekend/holiday coverage will drop down to two guards with hours of 10:00am to 5:00pm.

Weather: In cases of dangerous, questionable, rainy or cold (65 degrees or below) weather conditions, the lifeguard(s) may be dismissed early or temporarily at the discretion of the Water Safety Patrol management. A "Swim at Your Own Risk" policy is in effect whenever lifeguards are not present on the beach (Village to post signs to that effect). Also, if/when the Beach House closes, the Lifeguards may be dismissed.

Training: Lifeguard Services include ongoing training by Water Safety Patrol. All lifeguards will be certified, and will participate in regular training and practice drills both at the beach and off premises.

Costs:

Lifeguard Services for the above dates.....	\$21,890.00
Liability Insurance.....	\$3965.00
Workman's Compensation.....	\$ 580.00
Uniforms.....	\$ 520.00
First-Aid Supplies.....	\$ 385.00
Swimming Lessons.....	\$4210.00
2 New Megaphones.....	\$ 170.00
Total:	\$31,720.00

Payment: Full payment due by May 1, 2026. Please use this document as your invoice.

Authorized Signatures:

Williams Bay Representative: _____ date: _____

Print: _____ title _____

Water Safety Patrol: Ted Pankau date: 8/20/2025

Ted Pankau, Director

Please return this signed agreement to Water Safety Patrol by Dec. 15, 2025

JANITORIAL SERVICE AGREEMENT

Village of Williams Bay

PO Box 580

Williams Bay, WI 53191

THIS AGREEMENT, made this the day of August 22nd, 2025, by and between Janesville Janitor Service & Industrial Supply Inc. of Janesville, WI, and Village of Williams Bay hereinafter called “Client”.

WHEREAS, Janesville Janitor Service & Industrial Supply Inc cleaning maintains a cleaning service rendered on an individual contract basis in office buildings, schools, medical clinics and other locations;

WHEREAS, Client desires Janesville Janitor Service & Industrial Supply Inc to supply such cleaning services at the property known as

Williams Bay Field House located at 270 Elkhorn Road, Williams Bay, WI 53191 hereinafter to be serviced 2 nights per week on Monday & Thursday.

Williams Bay Village Office & Police Department located at 250 Williams St, Williams Bay, WI 53191 to be serviced 2 nights per week on Monday & Thursday after 5 pm.

Williams Bay Library located at 65 W Geneva St, Williams Bay, WI 53191 to be serviced 2 nights per week on Monday & Thursday after 6 pm.

NOW THEREFORE, the parties hereto agree as follows:

1. Beginning on January 1st, 2026, Janesville Janitor Service & Industrial Supply Inc will provide and perform for the Client, the services described in the “Specifications list”, a true and accurate copy of which both parties have, in the areas to be served.
2. Janesville Janitor Service & Industrial Supply Inc will be considered for all purposes an independent contractor, and it will not at any time directly or indirectly act as an agent, servant or employee of the Client, or make any commitments or incur and liabilities on behalf of the Client without its express written consent.
3. Janesville Janitor Service & Industrial Supply Inc shall provide insurance coverage set forth and below, and deliver to Client, Certificates of Insurance upon request;
 - a-Comprehensive Liability;
 - Bodily injury Liability: \$500,000 per person and \$1,000,000 per occurrence
 - Property Damage Liability: \$500,000 per occurrence and \$1,000,000 aggregates.
 - b-Worker’s Compensation as required by the state.

4. Without limiting the responsibility of Janesville Janitor Service & Industrial Supply Inc for proper conduct of its personnel and the cleaning of areas to be serviced hereunder, the conduct of the cleaning personnel will be guided by the rules and regulations as agreed upon from time to time between the Client and Janesville Janitor Service & Industrial Supply Inc and such additional special written instructions as may be issued by the Client to Janesville Janitor Service & Industrial Supply Inc as its designated agent.
5. Janesville Janitor Service & Industrial Supply Inc is responsible for the supervision of its personnel through its designated representative, and such representative will, in turn, be available at all reasonable times to report and confer with the designated agents of Client with respect to services rendered.
6. Janesville Janitor Service & Industrial Supply Inc agrees the cleaning services to be provided shall be performed by qualified, careful, and efficient personnel in conformity with the practices of the janitorial industry.
7. Janesville Janitor Service & Industrial Supply Inc further agrees upon written request of Client to remove from services any of its personnel who in the reasonable opinion of client are guilty of improper conduct or are not qualified to perform the work assigned to them.
8. Janesville Janitor Service & Industrial Supply Inc.'s maximum liability relating to its performance under this Agreement will be limited to the yearly amount of the contract. Neither party will be liable for consequential or special damages, incidental or punitive or indirect loss, damage or expenses, lost profits or lost data. The allocations of liability in this Section represent the agreed and bargained-for understanding of the Parties, and the monies exchanged between the Parties reflects such allocations.
9. It shall be understood and agreed that during the term of this agreement, and for 90 days thereafter, the Client shall not, directly or indirectly hire any person employed by Janesville Janitor Service & Industrial Supply Inc for any cleaning services.
10. In exchange for performance of services the Client shall make payment to Janesville Janitor Service & Industrial Supply Inc for services rendered at the rate of **\$702.00** per month for the Village Office & Police Department, **\$702.00** per month for the library, and **\$453.17** per month for the Lions Field House. First Billing will be made on the first day of services and will be payable in 30 days. Subsequent billing and due dates will be on the monthly anniversary. Janesville Janitor Service & Industrial Supply Inc will give the Client at least 90 day notice of any price change, for services rendered and Client will notify Janesville Janitor Service & Industrial Supply Inc at least 60 days of termination of this agreement, or changes to the service provided under this agreement. It is understood by the parties, in the event that Janesville Janitor Service & Industrial Supply Inc. is unable to gain access to the property as a result of our keys indoor access not allowing us to get into the property, the customer is not entitled to a credit.
11. Janesville Janitor Service & Industrial Supply Inc will perform all services required under this agreement, except when prevented by lock out, act of God, accident or other circumstances beyond its control.

12. This agreement shall continue in effect from the date services begin but may be terminated by either party if not satisfied with services but not without prior warning. This agreement will be for 12 months. It is further understood by the parties this contract shall automatically renew on the anniversary date of this contract at the rate of the previous year plus a 3% cost of living increase.

This agreement contains all the covenants and agreements of the parties, and may not be modified except by writing, signed by both parties.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed as of the date first above written.

Client

BY: _____

Name: _____

Company: Village of Williams Bay
PO Box 580
Williams Bay, WI 53191

Janesville Janitor Service & Industrial Supply Inc

BY: Amanda Simplot

Amanda Simplot
1105 N Touson Drive
Janesville, WI 53546
(608) 752-9465

Water and Sewer rate comparison

07/24/25

				1 Resident		
Water rates	Base/Qtr	Fire Protection	Use/1000 gallons	use/day/gal	use/qtr/gallons	Qtr Bill
Lake Geneva	\$28.10	\$11.45	\$3.20	70	6300	\$59.71
Fontana	\$37.26	\$24.00	\$7.66	70	6300	\$109.52
Elkhorn	\$33.00	\$53.10	\$9.28	70	6300	\$144.56
Lake Como San Distr 1	\$36.00	\$30.00	\$5.93	70	6300	\$103.36
Williams Bay - current	\$30.00	\$26.76	\$3.77	70	6300	\$80.51
Williams Bay - new	\$37.50	\$39.09	\$7.63	70	6300	\$124.66

WB Increase	Qtr	Month
1 Resident	\$44.15	\$14.72
2 Residents	\$68.47	\$22.82
3 Residents	\$92.78	\$30.93
4 Residents	\$117.10	\$39.03

				1 Resident		
Sewer rates	Base/Qtr	Fire Protection	Use/1000 gallons	use/day/gal	use/qtr/gallons	Qtr Bill
Lake Geneva	\$16.25	\$0.00	\$5.49	70	6300	\$50.84
Fontana	\$80.70	\$0.00	\$9.30	70	6300	\$139.29
Elkhorn	\$75.12	\$0.00	\$8.94	70	6300	\$131.44
Lake Como San Distr 1	\$37.11	\$0.00	\$4.64	70	6300	\$66.34
Williams Bay	\$96.17	\$0.00	\$4.40	70	6300	\$123.89

Total				1 Resident		
Water & Sewer	Base/Qtr	Fire Protection	Use/1000 gallons	use/day/gal	use/qtr/gallons	Qtr Bill
Lake Geneva						\$110.55
Fontana						\$248.81
Elkhorn						\$276.01
Lake Como San Distr 1						\$169.70
Williams Bay current						\$204.40
Williams Bay new						\$248.55

Daily Use Charge W&S, 1 res, 70 GL/day
\$2.27
\$2.76 \$0.49

SERVICE DATE Aug 29, 2025
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PUBLIC SERVICE COMMISSION OF WISCONSIN

Application of the Village of Williams Bay, Walworth County,
Wisconsin, as a Water Public Utility, for Authority to Adjust Water Rates

6540-WR-102

FINAL DECISION

This is the Final Decision in the Class 1 proceeding conducted by the Public Service Commission (Commission) on the application of Williams Bay Municipal Water Utility (applicant) for approval to increase water rates. This application is APPROVED, subject to conditions.

Introduction

The applicant applied to the Commission on March 20, 2025 for authority to increase water rates. The Commission authorized the applicant's last conventional rate case (CRC) change in docket 6540-WR-101 in a Final Decision dated March 4, 2022. The applicant requested the current rate increase to cover debt and capital project costs. The applicant is constructing improvements to the existing water treatment facility in the test year. Lastly, the applicant has experienced an increase in operation and maintenance expenses. In this case, the final overall rate change authorized is \$541,441, or a 59.92 percent increase over current rates, for the test year ending December 31, 2025.

Pursuant to due notice, the Commission held an audiovisual hearing on August 18, 2025 before Administrative Law Judge Michael E. Newmark. The parties, for purposes of review under Wis. Stat. § 227.53, are listed in Appendix A as required by Wis. Stat § 227.47. The applicant is the only party to this proceeding.

Public Service Commission of Wisconsin
RECEIVED: 8/29/2025 3:55:02 PM

Findings of Fact

1. The applicant's presently authorized rates for water utility service will produce operating revenues of \$977,939 for the 2025 test year. These rates fall short of the test year revenue needed by \$541,441 and are unreasonable.

2. The estimated net investment rate base applicable to water utility operations for the 2025 test year is \$4,090,106.

3. The rate changes set forth for water service in Appendix C will permit the applicant to earn the necessary revenue requirement and are consistent with the cost of service and rate design.

Conclusions of Law

1. The applicant is a municipal public utility as defined in Wis. Stat. § 196.01(5)(a).

2. The Commission has authority under Wis. Stat. §§ 196.02(1), 196.03(1) and (3), 196.19, 196.20, 196.22, 196.37(1), (2), and (3), and 196.395 to authorize the applicant to increase water utility rates and revise tariff provisions.

3. The Commission has authority under Wis. Stat. § 15.02(4) to delegate to the Administrator of the Division of Water Utility Regulation and Analysis (Division Administrator) those functions vested by law as enumerated above and has delegated the authority to issue this Final Decision to the Division Administrator.

Opinion

Net Investment Rate Base

The estimated net investment rate base for the 2025 test year is as follows:

Utility Financed Plant in Service	\$8,124,688
Less: Accumulated Provision for Depreciation	<u>\$4,041,928</u>
Net Plant in Service	\$4,082,760
Plus: Materials and Supplies	<u>\$7,346</u>
Net Investment Rate Base	<u>\$4,090,106</u>

Comparative Income Statement

Commission staff submitted a revenue requirement for the test year as shown in Ex.-PSC-Revenue Requirement. ([PSC REF#: 553128.](#)) The estimated test year income statement showing the effect of the increase in revenue that will result from authorized rates is as follows:

	<u>At Present Rates</u>	<u>Authorized Increase</u>	<u>After Rate Increase</u>
Operating Revenues	\$977,939	\$541,441	\$1,519,380
Operating Expenses:			
Oper. & Maint. Exp.	\$803,136		\$803,136
Depreciation	\$303,359		\$303,359
Amortization	\$18,457		\$18,457
Taxes & Tax Equiv.	<u>\$116,301</u>		<u>\$116,301</u>
Total Oper. Expenses	<u>\$1,241,253</u>		<u>\$1,241,253</u>
Oper. Income (or Loss)	<u>(\$263,314)</u>		<u>\$278,128</u>
Rate of Return	N.A.		6.80%

Commission staff computed the depreciation expense included in the revenue requirement for the 2025 test year using the depreciation rates shown in Appendix E. For purposes of computing the depreciation expense on the average investment for each plant account, these depreciation rates are effective as of January 1, 2025.

Capital Structure

The Commission utilizes a rate of return on net investment rate base (ROR) to ensure utilities can cover interest on outstanding debt, earn a return on equity capital that fairly compensates for investment risk, and preserve and attract capital in its long-term operations. The Commission calculates a benchmark ROR weekly based on a three-month rolling average of municipal bond rates and determines a floor annually. The benchmark ROR at the time Commission staff finalized the revenue requirement exhibit for this case was 6.80 percent.

The applicant originally requested an ROR of 6.30 percent. Commission staff estimated the applicant's capital employed in providing public utility service associated with the net investment rate base to be 33.77 percent municipal equity and 66.23 percent long-term debt. The applicant's composite cost of debt is 3.46 percent. Commission staff proposed using the benchmark ROR of 6.80 percent to provide a 13.35 percent return on municipal earning equity and 0.93 times interest coverage. The applicant did not object to using the benchmark ROR of 6.80 percent.

The Commission finds that a 6.80 percent ROR will provide the applicant with sufficient earnings to help address future capital and unforeseen operating needs and will also maintain confidence in the applicant's financial integrity without resulting in customer rates that are excessive.

However, the Commission cautions the applicant that a 66.23 percent debt ratio is too high to provide the degree of financial integrity the applicant requires over the long term and recommends that the applicant reduce its debt ratio to reasonable levels as soon as practical. The

Commission generally considers a reasonable municipal structure to consist of roughly 50 percent equity and 50 percent debt.

Cost of Service

Commission staff analyzed the cost of supplying water for general service and for public fire protection (PFP) service using the base-extra capacity cost allocation method. This method first allocates the operating expenses to the service cost functional components of base, customer, extra-capacity maximum-day and extra capacity maximum-hour demand, and fire protection and then to each of the customer classes served. Commission staff provided summaries of these analyses in Schedules 8 and 11 of Ex.-PSC-COSS and Rate Design, which is Commission staff's proposal in the record in this proceeding. ([PSC REF#: 555174.](#)) Appendix B shows customer class revenue requirements resulting from the cost analysis compared with revenues at authorized rates.

Rates

Water service rates authorized in this decision will result in an estimated net operating income of approximately \$278,128, which provides a 6.80 percent return on the water utility net investment rate base of \$4,090,106. Commission staff provided the applicant with Commission staff's proposed rates for review prior to the hearing, and the applicant had no objection to these rates.

As shown in attached Appendix B, the base-extra capacity cost allocation method results in a relatively wide range of increases in the charges to the various general service customer classes to reflect the cost of providing service to such classes. The percentage rate increase to

any individual customer will not necessarily equal the overall percentage increase to the associated customer class but rather will depend on the specific water use of that customer.

The authorized rates as set forth in Appendix C are based on the cost of providing service to various customer classes or types of service. The Commission finds that the rates will result in all customers paying an appropriate amount for the service provided.

Commission staff computed some typical water bills for Single-Family Residential, Multifamily Residential, Commercial, and Public Authority customers using Schedule Mg-1 to compare present rates with the new rates. That comparison is set forth in Appendix D.

The overall increase in annual revenues is 59.92 percent and is comprised of a 64.39 percent increase in general service charges and a 49.89 percent increase in PFP charges. A typical Single-Family Residential customer's bill, including PFP, will increase 56.34 percent. The increase in rates is due to a 44.52 percent increase in gross plant investment and a 32.05 percent increase in operating expenses since the applicant's last CRC in 2022.

The larger increase in general service charges results from a greater proportion of the annual operating costs being allocated to general service compared to what was allocated at the time of the applicant's last rate proceeding and is based on current ratios of maximum general service demand to available system fire protection capacity. The Commission finds that the larger increase in general service charges is reasonable, as it reflects the cost of providing service appropriately.

The applicant has agreed to revise its tariff provisions (operating rules and main extension rules) to be consistent with those of other Wisconsin water utilities, as shown in Ex.-

PSC-COSS and Rate Design. The Commission finds that they are in accordance with Commission policy and the Wisconsin Administrative Code.

Public Comments

Four water customers filed comments on the Commission's Electronic Records Filing (ERF) system in opposition to the rate increase. Ten water customers appeared at the hearing and spoke in opposition to the rate increase. In written and oral comments, customers expressed concern over the magnitude of the increase and its impact on customers. As an alternative to such a large rate increase, customers requested that the applicant implement an incremental approach to increase rates. Many customers questioned the integrity of the applicant's financial status, water quality, and infrastructure. Several customers indicated concern regarding the public participation process, stated the applicant did not provide sufficient notice, and urged the applicant to provide more transparency. The Commission appreciates the customers' concerns. However, the Commission finds that the revenue resulting from the authorized rates is necessary to provide for the applicant's financial needs over the long term. The Commission further concludes that the rates as proposed by Commission staff would provide a reasonable and nondiscriminatory recovery of the revenue requirement. Accordingly, the Commission approves Commission staff's proposed rates as shown in Ex.-PSC-COSS and Rate Design. As to notice, the applicant complied with the notice requirements as stated in Wis. Admin. Code § PSC 2.10.

Effective Date

The test year commenced on January 1, 2025. Pursuant to Wis. Stat. § 196.19, the changes in rates and tariff provisions that are authorized in this Final Decision take effect no sooner than one day after the date of service, provided that these rates and tariff provisions are

filed with the Commission, and the applicant makes a copy of the new rates available to the public before this date by placing a copy of the new rates at locations where customer payments are accepted, on the applicant's website, or in a form and place that is otherwise readily accessible to the public.

Order

1. This Final Decision takes effect one day after the date of service.
2. The authorized rate increases and tariff provisions shall take effect no sooner than one day after the day the applicant has: (a) filed these rates and tariff provisions with the Commission; and (b) made them available to the public at locations where customer payments are accepted, on the applicant's website, or in a form and place that is otherwise readily accessible to the public, pursuant to Wis. Stat. § 196.19 and Wis. Admin. Code § PSC 185.33(1)(f). If a copy of the new rates and tariff provisions is not made available to the public when they are filed with the Commission, the new rates and tariff provisions shall take effect one day after the day they are made available to the public.
3. The rates approved in this docket shall take effect no later than 90 days from the service date of this Final Decision or as directed by the Commission or Commission staff.

Docket 6540-WR-102

4. Jurisdiction is retained.

Dated at Madison, Wisconsin, this 29th day of August, 2025.

For the Commission:

A handwritten signature in black ink, appearing to read 'APG', with a long horizontal flourish extending to the right.

Andrew P. Galvin
Administrator
Division of Water Utility Regulation and Analysis

APG:ajh:rgs DL:02087514

Attachments: Notice of Appeal Rights
Appendices A-E

PUBLIC SERVICE COMMISSION OF WISCONSIN
4822 Madison Yards Way
P.O. Box 7854
Madison, Wisconsin 53707-7854

**NOTICE OF RIGHTS FOR REHEARING OR JUDICIAL REVIEW, THE
TIMES ALLOWED FOR EACH, AND THE IDENTIFICATION OF THE
PARTY TO BE NAMED AS RESPONDENT**

The following notice is served on you as part of the Commission's written decision. This general notice is for the purpose of ensuring compliance with Wis. Stat. § 227.48(2), and does not constitute a conclusion or admission that any particular party or person is necessarily aggrieved or that any particular decision or order is final or judicially reviewable.

PETITION FOR REHEARING

If this decision is an order following a contested case proceeding as defined in Wis. Stat. § 227.01(3), a person aggrieved by the decision has a right to petition the Commission for rehearing within 20 days of the date of service of this decision, as provided in Wis. Stat. § 227.49. The date of service is shown on the first page. If there is no date on the first page, the date of service is shown immediately above the signature line. The petition for rehearing must be filed with the Public Service Commission of Wisconsin and served on the parties. An appeal of this decision may also be taken directly to circuit court through the filing of a petition for judicial review. It is not necessary to first petition for rehearing.

PETITION FOR JUDICIAL REVIEW

A person aggrieved by this decision has a right to petition for judicial review as provided in Wis. Stat. § 227.53. In a contested case, the petition must be filed in circuit court and served upon the Public Service Commission of Wisconsin within 30 days of the date of service of this decision if there has been no petition for rehearing. If a timely petition for rehearing has been filed, the petition for judicial review must be filed within 30 days of the date of service of the order finally disposing of the petition for rehearing, or within 30 days after the final disposition of the petition for rehearing by operation of law pursuant to Wis. Stat. § 227.49(5), whichever is sooner. If an *untimely* petition for rehearing is filed, the 30-day period to petition for judicial review commences the date the Commission serves its original decision.¹ The Public Service Commission of Wisconsin must be named as respondent in the petition for judicial review.

If this decision is an order denying rehearing, a person aggrieved who wishes to appeal must seek judicial review rather than rehearing. A second petition for rehearing is not permitted.

Revised: March 27, 2013

¹ See *Currier v. Wisconsin Dep't of Revenue*, 2006 WI App 12, 288 Wis. 2d 693, 709 N.W.2d 520.

CONTACT LIST FOR SERVICE BY PARTIES

PUBLIC SERVICE COMMISSION OF WISCONSIN

(NOT A PARTY BUT MUST BE SERVED PER WIS. STAT. § 227.53)

SOPHIA ROGERS; ALEX HANNA

4822 MADISON YARDS WAY

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MADISON, WI 53707

SOPHIA.ROGERS1@WISCONSIN.GOV; ALEX.HANNA@WISCONSIN.GOV

WILLIAMS BAY MUNICIPAL WATER UTILITY

JENNIFER WIESSE

250 WILLIAMS STREET

P.O. BOX 580

WILLIAMS BAY, WI 53191

TREASURER@VI.WILLIAMSBAY.WI.GOV

**Williams Bay Municipal Water Utility
Comparison of Revenue at
Present Rates, Cost of Service, and Authorized Rates**

Customer Class	Revenue at Present Rates	Cost of Service		Authorized Rates		
		Revenue Required	Increase over Present Rates	Revenue	Increase over Present Rates	Percent of Cost of Service
Residential	\$493,337	\$793,164	60.78%	\$798,837	61.93%	100.72%
Multifamily Residential	\$19,171	\$30,726	60.28%	\$31,129	62.37%	101.31%
Commercial	\$99,776	\$184,426	84.84%	\$177,122	77.52%	96.04%
Public Authority	\$12,746	\$19,184	50.51%	\$20,606	61.67%	107.41%
Public Fire Protection	<u>\$278,573</u>	<u>\$417,545</u>	49.89%	<u>\$417,546</u>	49.89%	100.00%
Total	<u>\$903,603</u>	<u>\$1,445,044</u>	<u>59.92%</u>	<u>\$1,445,240</u>	<u>59.94%</u>	<u>100.01%</u>

Williams Bay Municipal Water Utility

Authorized Water Rates and Rules

Williams Bay Municipal Water Utility

Water Rate File Changes

Amended

F-1
Upf-1
Mg-1
OC-1
Mpa-1
Ug-1
Sg-1
BW-1
R-1
Cz-1
X-1
X-2
X-3

Williams Bay Municipal Water Utility

Public Fire Protection Service

Public fire protection service shall include the use of hydrants for fire protection service only and such quantities of water as may be demanded for the purpose of extinguishing fires within the service area. This service shall also include water used for testing equipment and training personnel. For all other purposes, the metered or other rates set forth, or as may be filed with the Public Service Commission shall apply.

Under Wis. Stat. § 196.03(3)(b), the municipality has chosen to have the utility bill the retail general service customers for public fire protection service.

Quarterly Public Fire Protection Service Charges:

5/8 - inch meter:	\$ 39.09	3 - inch meter:	\$ 586.50
3/4 - inch meter:	\$ 39.09	4 - inch meter:	\$ 978.30
1 - inch meter:	\$ 97.80	6 - inch meter:	\$ 1,954.80
1 1/4 - inch meter:	\$ 144.60	8 - inch meter:	\$ 3,126.00
1 1/2 - inch meter:	\$ 196.80	10 - inch meter:	\$ 4,692.00
2 - inch meter:	\$ 313.20	12 - inch meter:	\$ 6,255.00

Customers who are provided service under Schedules Mg-1, Ug-1 or Sg-1 shall also be subject to the charges in this schedule according to the size of their primary meter.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Private Fire Protection Service - Unmetered

This service shall consist of permanent or continuous unmetered connections to the main for the purpose of supplying water to private fire protection systems such as automatic sprinkler systems, standpipes, and private hydrants. This service shall also include reasonable quantities of water used for testing check valves and other backflow prevention devices.

Quarterly Private Fire Protection Service Demand Charges:

2 - inch or smaller connection:	\$	33.00
3 - inch connection:	\$	66.00
4 - inch connection:	\$	99.00
6 - inch connection:	\$	198.00
8 - inch connection:	\$	297.00
10 - inch connection:	\$	462.00
12 - inch connection:	\$	627.00
14 - inch connection:	\$	792.00
16 - inch connection:	\$	924.00

Billing: Same as Schedule Mg-1.

RATE FILE

Sheet No. 1 of 1

Schedule No. Mg-1

Amendment No. 19

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****General Service - Metered**

Quarterly Service Charges:

5/8 - inch meter:	\$	37.50	3 - inch meter:	\$	360.00
3/4 - inch meter:	\$	37.50	4 - inch meter:	\$	585.00
1 - inch meter:	\$	54.00	6 - inch meter:	\$	750.00
1 1/4 - inch meter:	\$	99.00	8 - inch meter:	\$	975.00
1 1/2 - inch meter:	\$	135.00	10 - inch meter:	\$	1,200.00
2 - inch meter:	\$	192.00	12 - inch meter:	\$	1,605.00

Plus Volume Charges:

First	100,000	gallons used each quarter:	\$7.63 per 1,000 gallons
Next	300,000	gallons used each quarter:	\$7.51 per 1,000 gallons
Over	400,000	gallons used each quarter:	\$7.41 per 1,000 gallons

Billing: Bills for water service are rendered quarterly and become due and payable upon issuance following the period for which service is rendered. A late payment charge of 3 percent but not less than 50 cents will be added to bills not paid within 20 days of issuance. This ONE-TIME 3 percent late payment charge will be applied only to any unpaid balance for the current billing period's usage. This late payment charge is applicable to all customers. The utility customer may be given a written notice that the bill is overdue no sooner than 20 days after the bill is issued and unless payment or satisfactory arrangement for payment is made within the next 10 days, service may be disconnected pursuant to Wis. Admin. Code ch. PSC 185.

Combined Metering: Volumetric meter readings will be combined for billing if the utility for its own convenience places more than one meter on a single water service lateral. Multiple meters placed for the purpose of identifying water not discharged into the sanitary sewer are not considered for utility convenience and shall not be combined for billing. This requirement does not preclude the utility from combining readings when metering configurations support such an approach. Meter readings from individually metered separate service laterals shall not be combined for billing purposes.

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Other Charges

Payment Not Honored by Financial Institution Charge: The utility shall assess a \$35.00 charge when a payment rendered for utility service is not honored by the customer's financial institution. This charge may not be in addition to, but may be inclusive of, other such charges when the payment was for multiple services.

Billing: Same as Schedule Mg-1.

RATE FILE

Sheet No. 1 of 1

Schedule No. Mpa-1

Amendment No. 19

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Public Service

Metered Service

Water used by the Village of Williams Bay on an intermittent basis for flushing sewers, street washing, flooding skating rinks, drinking fountains, etc., shall be metered and billed according to the rates set forth in Schedule Mg-1.

Unmetered Service

Where it is impossible to meter the service, the utility shall estimate the volume of water used based on the pressure, size of opening, and the period of time the water is used. The estimated quantity shall be billed at the volumetric rates set forth in Schedule Mg-1, excluding any service charges.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****General Water Service - Unmetered**

Service may be supplied temporarily on an unmetered basis where the utility cannot immediately install a water meter, including water used for construction. Unmetered service shall be billed the amount that would be charged to a metered residential customer using 7,000 gallons of water quarterly under Schedule Mg-1, including the service charge for a $\frac{5}{8}$ -inch meter. If the utility determines that actual usage exceeds 7,000 gallons of water quarterly, an additional charge for the estimated excess usage shall be made according to the rates under Schedule Mg-1.

This schedule applies only to customers with a 1-inch or smaller service connection. For customers with a larger service connection, the utility shall install a temporary meter and charges shall be based on the rates set forth under Schedule Mg-1.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility**

Seasonal Service

Seasonal customers are general service customers who voluntarily request disconnection of water service and who resume service at the same location within 12 months of the disconnection, unless service has been provided to another customer at that location in the intervening period. The utility shall bill seasonal customers the applicable service charges under Schedule Mg-1 year-round, including the period of temporary disconnection.

Seasonal service shall include customers taking service under Schedule Mg-1, Schedule Ug-1, or Schedule Am-1.

Upon reconnection, the utility shall apply a charge under Schedule R-1 and require payment of any unpaid charges under this schedule.

Billing: Same as Schedule Mg-1, unless the utility and customer agree to an alternative payment schedule for the period of voluntary disconnection.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Bulk Water

All bulk water supplied from the water system through hydrants or other connections shall be metered or estimated by the utility. Utility personnel or a party approved by the utility shall supervise the delivery of water.

Bulk water sales are:

- A. Water supplied by tank trucks or from hydrants for the purpose of extinguishing fires outside the utility's service area;
- B. Water supplied by tank trucks or from hydrants for purposes other than extinguishing fires, such as water used for irrigation or filling swimming pools; or,
- C. Water supplied from hydrants or other temporary connections for general service type applications, except that Schedule Ug-1 applies for water supplied for construction purposes.

A service charge of \$18.50 and a charge for the volume of water used shall be billed to the party using the water. The volumetric charge shall be calculated using the highest volumetric rate for residential customers under Schedule Mg-1. In addition, for meters that are assigned to bulk water customers for more than 7 days, the applicable service charge in Schedule Mg-1 will apply after the first 7 days.

The water utility may require a reasonable deposit for the temporary use of its equipment under this and other rate schedules. The deposit(s) collected shall be refunded upon return of the utility's equipment. Damaged or lost equipment shall be repaired or replaced at the customer's expense.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility**

Reconnection Charges

The utility shall assess a charge to reconnect a customer, which includes reinstalling a meter and turning on the valve at the curb stop, if necessary. A utility may not assess a charge for disconnecting a customer.

During normal business hours: \$18.50

After normal business hours: \$27.75

Billing: Same as Schedule Mg-1.

RATE FILE

Sheet No. 1 of 1

Schedule No. Cz-1

Amendment No. 19

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Lateral Installation Charge
--

The utility shall charge a customer for the actual cost of installing a water service lateral from the main through curb stop and box if these costs are not contributed as part of a subdivision development or otherwise recovered under Wis. Stats. Chapter 66.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating RulesCompliance with Rules

All persons now receiving water service from this water utility, or who may request service in the future, shall be considered as having agreed to be bound by the rules and regulations as filed with the Public Service Commission of Wisconsin.

Establishment of Service

Application for water service may be made in writing on a form furnished by the water utility. The application will contain the legal description of the property to be served, the name of the owner, the exact use to be made of the service, and the size of the service lateral and meter desired. Note particularly any special refrigeration, fire protection, or water-consuming air-conditioning equipment.

Service will be furnished only if (1) the premises have a frontage on a properly platted street or public strip in which a cast iron or other long-life water main has been laid, or where the property owner has agreed to and complied with the provisions of the water utility's filed main extension rule, (2) the property owner has installed or agrees to install a service lateral from the curb stop to the point of use that is not less than 6 feet below the surface of an established or proposed grade and meets the water utility's specifications, and (3) the premises have adequate piping beyond the metering point.

The owner of a multi-unit dwelling has the option of being served by individual metered water service to each unit. The owner, by selecting this option, is required to provide interior plumbing and meter settings to enable individual metered service to each unit and individual disconnection without affecting service to other units. Each meter and meter connection will be treated as a separate water utility account for the purpose of the filed rules and regulations.

No division of the water service lateral to any lot or parcel of land shall be made for the extension and independent metering of the supply to an adjoining lot or parcel of land. Except for duplexes, no division of a water service lateral shall be made at the curb for separate supplies for two or more separate premises having frontage on any street or public service strip, whether owned by the same or different parties. Duplexes may be served by one lateral provided (1) individual metered service and disconnection is provided and (2) it is permitted by local ordinance.

Buildings used in the same business, located on the same parcel, and served by a single lateral may have the customer's water supply piping installed to a central point so that volume can be metered in one place.

The water utility may withhold approval of any application where full information of the purpose of such supply is not clearly indicated and set forth by the applicant property owner.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Reconnection of Service

Where the water utility has disconnected service at the customer's request, a reconnection charge shall be made when the customer requests reconnection of service. See Schedule R-1 for the applicable rate.

A reconnection charge shall also be required from customers whose services are disconnected (shut off at curb stop box) because of nonpayment of bills when due. See Schedule R-1 for the applicable rate.

If reconnection is requested for the same location by any member of the same household, or, if a place of business, by any partner of the same business, it shall be considered as the same customer.

Temporary Metered Service, Meter, and Deposits

An applicant for temporary water service on a metered basis shall make and maintain a monetary deposit for each meter installed as security for payment for use of water and for such other charges which may arise from the use of the supply. A charge shall be made for setting the valve and furnishing and setting the meter. See Schedule BW-1 for the applicable rate.

Water for Construction

When water is requested for construction purposes or for filling tanks or other such uses, an application shall be made to the water utility, in writing, giving a statement of the amount of construction work to be done or the size of the tank to be filled, etc. Payment for the water for construction may be required in advance at the scheduled rates. The service lateral must be installed into the building before water can be used. No connection with the service lateral at the curb shall be made without special permission from the water utility. In no case will any employee of the water utility turn on water for construction work unless the contractor has obtained permission from the water utility.

Customers shall not allow contractors, masons, or other persons to take unmetered water from their premises without permission from the water utility. Any customer failing to comply with this provision may have water service discontinued and will be responsible for the cost of the estimated volume of water used.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating RulesUse of Hydrants

In cases where no other supply is available, permission may be granted by the water utility to use a hydrant. No hydrant shall be used until the proper meter and valve are installed. In no case shall any valve be installed or moved except by an employee of the water utility.

Before a valve is set, payment must be made for its setting and for the water to be used at the scheduled rates. Where applicable, see Schedule BW-1 for deposits and charges. Upon completing the use of the hydrant, the customer must notify the water utility to that effect.

Operation of Valves and Hydrants and Unauthorized Use of Water - Penalty

Any person who shall, without authority of the water utility, allow contractors, masons, or other unauthorized persons to take water from their premises, operate any valve connected with the street or supply mains, or open any fire hydrant connected with the distribution system, except for the purpose of extinguishing fire, or who shall wantonly damage or impair the same, shall be subject to a fine as provided by municipal ordinance. Utility permission for the use of hydrants applies only to such hydrants that are designated for the specific use.

Refunds of Monetary Deposits

All money deposited as security for payment of charges arising from the use of temporary water service on a metered basis, or for the return of a hydrant valve and fixtures if the water is used on an unmetered basis, will be refunded to the depositor on the termination of the use of water, the payment of all charges levied against the depositor, and the return of the water utility's equipment.

Service Laterals

No water service lateral shall be laid through any trench having cinders, rubbish, rock or gravel fill, or any other material which may cause injury to or disintegration of the service lateral, unless adequate means of protection are provided by sand filling or such other insulation as may be approved by the water utility. Service laterals passing through curb or retaining walls shall be adequately safeguarded by provision of a channel space or pipe casing not less than twice the diameter of the service connection. The space between the service lateral and the channel or pipe casing shall be filled and lightly caulked with an oakum, mastic cement, or other resilient material and made impervious to moisture.

In backfilling the pipe trench, the service lateral must be protected against injury by carefully hand tamping the ground filling around the pipe. There should be at least 6 inches of ground filling over the pipe, and it should be free from hard lumps, rocks, stones, or other injurious material.

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating RulesService Laterals (continued)

All water service laterals shall be of undiminished size from the street main into the point of meter placement. Beyond the meter outlet valve, the piping shall be sized and proportioned to provide, on all floors, at all times, an equitable distribution of the water supply for the greatest probable number of fixtures or appliances operating simultaneously.

Replacement and Repair of Service Laterals

The service lateral from the main to and through the curb stop will be maintained and kept in repair and, when worn out, replaced at the expense of the water utility. The property owner shall maintain the service lateral from the curb stop to the point of use.

If an owner fails to repair a leaking or broken service lateral from the curb to the point of metering or use within such time as may appear reasonable to the water utility after notification has been served on the owner by the water utility, the water will be shut off and will not be turned on again until the repairs have been completed.

Abandonment of Service

If a property owner changes the use of a property currently receiving water service such that water service will no longer be needed in the future, the water utility may require the abandonment of the water service at the water main. In such case, the property owner may be responsible for all removal and/or repair costs, including the water main and the utility portion of the water service lateral.

Charges for Water Wasted Due to Leaks

See Wis. Admin. Code § PSC 185.35 or Schedule X-4, if applicable.

Thawing Frozen Service Laterals

See Wis. Admin. Code § PSC 185.88 or Schedule X-4, if applicable.

Curb Stop Boxes

The curb stop box is the property of the water utility. The water utility is responsible for its repair and maintenance. This includes maintaining, through adjustment, the curb stop box at an appropriate grade level where no direct action by the property owner or occupant has contributed to an elevation problem. The property owner is responsible for protecting the curb stop box from situations that could obstruct access to it or unduly expose it to harm. The water utility shall not be liable for failure to locate the curb stop box and shut off the water in case of a leak on the owner's premises.

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating RulesInstallation of Meters

Meters will be owned, furnished, and installed by the water utility or a utility-approved contractor and are not to be disconnected or tampered with by the customer. All meters shall be so located that they shall be protected from obstructions and permit ready access for reading, inspection, and servicing, such location to be designated or approved by the water utility. All piping within the building must be supplied by the owner. Where additional meters are desired by the owner, the owner shall pay for all piping. Where applicable, see Schedule Am-1 for rates.

Repairs to Meters

Meters will be repaired by the water utility, and the cost of such repairs caused by ordinary wear and tear will be borne by the water utility.

Repair of any damage to a meter resulting from the carelessness of the owner of the premises, owner's agent, or tenant, or from the negligence of any one of them to properly secure and protect same, including any damage that may result from allowing a water meter to become frozen or to be damaged from the presence of hot water or steam in the meter, shall be paid for by the customer or the owner of the premises.

Service Piping for Meter Settings

Where the original service piping is installed for a new metered customer, where existing service piping is changed for the customer's convenience, or where a new meter is installed for an existing unmetered customer, the owner of the premises at his/her expense shall provide a suitable location and the proper connections for the meter. The meter setting and associated plumbing shall comply with the water utility's standards. The water utility should be consulted as to the type and size of the meter setting.

Turning on Water

The water may only be turned on for a customer by an authorized employee of the water utility. Plumbers may turn the water on to test their work, but upon completion must leave the water turned off.

Sprinkling Restrictions and Emergency Water Conditions

Where the municipality has a policy regarding sprinkling restrictions and/or emergency water conditions, failure to comply with such may result in disconnection of service.

See Wis. Admin. Code § PSC 185.37.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating RulesFailure to Read Meters

Where the water utility is unable to read a meter, the fact will be plainly indicated on the bill, and either an estimated bill will be computed or the minimum charge applied. The difference shall be adjusted when the meter is again read, that is, the bill for the succeeding billing period will be computed with the gallons or cubic feet in each block of the rate schedule doubled, and credit will be given on that bill for the amount of the bill paid the preceding period. Only in unusual cases shall more than three consecutive estimated or minimum bills be rendered.

If the meter is damaged (see Surreptitious Use of Water) or fails to operate, the bill will be based on the average use during the past year, unless there is some reason why the use is not normal. If the average use cannot be properly determined, the bill will be estimated by some equitable method.

See Wis. Admin. Code § PSC 185.33.

Complaint Meter Tests

See Wis. Admin. Code § PSC 185.77.

Inspection of Premises

During reasonable hours, any officer or authorized employee of the water utility shall have the right of access to the premises supplied with service for the purpose of inspection or for the enforcement of the water utility's rules and regulations. Whenever appropriate, the water utility will make a systematic inspection of all unmetered water taps for the purpose of checking waste and unnecessary use of water.

See Wis. Stat. § 196.171.

Vacation of Premises

When premises are to be vacated, the water utility shall be notified, in writing, at once, so that it may remove the meter and shut off the water supply at the curb stop. The owner of the premises shall be liable for prosecution for any damage to the water utility's property. See "Abandonment of Service" in Schedule X-1 for further information.

Deposits for Residential Service

See Wis. Admin. Code § PSC 185.36.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Deposits for Nonresidential Service

See Wis. Admin. Code § PSC 185.361.

Deferred Payment Agreement

See Wis. Admin. Code § PSC 185.38 or Schedule X-4, if applicable.

Dispute Procedures

See Wis. Admin. Code § PSC 185.39.

Disconnection and Refusal of Service

See Wis. Admin. Code § PSC 185.37.

The following is an example of a disconnection notice that the utility may use to provide the required notice to customers.

DISCONNECTION NOTICE

Dear Customer:

The bill enclosed with this notice includes your current charge for water utility service and your previous unpaid balance.

You have 10 days to pay the water utility service arrears or your service is subject to disconnection.

If you fail to pay the service arrears or fail to contact us within the 10 days allowed to make reasonable deferred payment arrangement or other suitable arrangement, we will proceed with disconnection action.

To avoid the inconvenience of service interruption and an additional charge of (amount) for reconnection, we urge you to pay the full arrears IMMEDIATELY AT ONE OF OUR OFFICES.

If you have entered into a Deferred Payment Agreement with us and have failed to make the deferred payments you agreed to, your service will be subject to disconnection unless you pay the entire amount due within 10 days.

If you have a reason for delaying the payment, call us and explain the situation.

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Disconnection and Refusal of Service (continued)

DISCONNECTION NOTICE (continued)

PLEASE CALL THIS TELEPHONE NUMBER, (telephone number), IMMEDIATELY IF:

1. You dispute the notice of delinquent account.
2. You have a question about your water utility service arrears.
3. You are unable to pay the full amount of the bill and are willing to enter into a deferred payment agreement with us.
4. There are any circumstances you think should be taken into consideration before service is discontinued.
5. Any resident is seriously ill.

Illness Provision: If there is an existing medical emergency in your home and you furnish the water utility with a statement signed by either a licensed Wisconsin physician or a public health official, we will delay disconnection of service up to 21 days. The statement must identify the medical emergency and specify the period of time during which disconnection will aggravate the existing emergency.

Deferred Payment Agreements: If you are a residential customer and you are unable to pay the full amount of the water utility service arrears on your bill, you may contact the water utility to discuss arrangements to pay the arrears over an extended period of time.

This time payment agreement will require:

1. Payment of a reasonable amount at the time the agreement is made.
2. Payment of the remainder of the outstanding balance in monthly installments over a reasonable length of time.
3. Payment of all future water utility service bills in full by the due date.

In any situation where you are unable to resolve billing disputes or disputes about the grounds for proposed disconnection through contacts with our water utility, you may make an appeal to the Public Service Commission of Wisconsin by calling (800) 225-7729.

(WATER UTILITY NAME)

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating RulesCollection of Overdue Bills

An amount owed by the customer may be levied as a tax as provided in Wis. Stat. § 66.0809.

Surreptitious Use of Water

When the water utility has reasonable evidence that a person is obtaining water, in whole or in part, by means of devices or methods used to stop or interfere with the proper metering of the water utility service being delivered, the water utility reserves the right to estimate and present immediately a bill for unmetered service as a result of such interference, and such bill shall be payable subject to a 24-hour disconnection of service. If the water utility disconnects the service for any such reason, the water utility will reconnect the service upon the following conditions:

- A. The customer will be required to deposit with the water utility an amount sufficient to guarantee the payment of the bills for water utility service.
- B. The customer will be required to pay the water utility for any and all damages to water utility equipment resulting from such interference with the metering.
- C. The customer must further agree to comply with reasonable requirements to protect the water utility against further losses.

See Wis. Stat. §§ 98.26 and 943.20.

Repairs to Mains

The water utility reserves the right to shut off the water supply in the mains temporarily to make repairs, alterations, or additions to the plant or system. When the circumstances will permit, the water utility will give notification, by newspaper publication or otherwise, of the discontinuance of the water supply. No credit will be allowed to customers for such temporary suspension of the water supply.

See Wis. Admin. Code § PSC 185.87.

Duty of Water Utility with Respect to Safety of the Public

It shall be the duty of the water utility to see that all open ditches for water mains, hydrants, and service laterals are properly guarded to prevent accident to any person or vehicle, and at night there shall be displayed proper signal lighting to ensure the safety of the public.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating RulesHandling Water Mains and Service Laterals in Excavation Trenches

Contractors must call Digger's Hotline and ensure a location is done to establish the existence and location of all water mains and service laterals as provided in Wis. Stat. § 182.0175. Where water mains or service laterals have been removed, cut, or damaged during trench excavation, the contractors must, at their own expense, cause them to be replaced or repaired at once. Contractors must not shut off the water service laterals to any customer for a period exceeding 6 hours.

Protective Devices

- A. Protective Devices in General: The owner or occupant of every premise receiving water supply shall apply and maintain suitable means of protection of the premise supply and all appliances against damage arising in any manner from the use of the water supply, variation of water pressure, or any interruption of water supply. Particularly, such owner or occupant must protect water-cooled compressors for refrigeration systems by means of high and/or low pressure safety cutout devices. There shall likewise be provided means for the prevention of the transmission of water ram or noise of operation of any valve or appliance through the piping of their own or adjacent premises.
- B. Relief Valves: On all "closed systems" (i.e., systems having a check valve, pressure regulator, reducing valve, water filter, or softener), an effective pressure relief valve shall be installed at or near the top of the hot water tank or at the hot water distribution pipe connection to the tank. No stop valve shall be placed between the hot water tank and the relief valve or on the drain pipe. See applicable plumbing codes.
- C. Air Chambers: An air chamber or approved shock absorber shall be installed at the terminus of each riser, fixture branch, or hydraulic elevator main for the prevention of undue water hammer. The air chamber shall be sized in conformance with local plumbing codes. Where possible, the air chamber should be provided at its base with a valve for water drainage and replenishment of air.

Cross-Connections

Every person owning or occupying a premise receiving municipal water supply shall maintain such municipal water supply free from any connection, either of a direct or of an indirect nature, with a water supply from a foreign source or of any manner of connection with any fixture or appliance whereby water from a foreign supply or the waste from any fixture, appliance, or waste or soil pipe may flow or be siphoned or pumped into the piping of the municipal water system.

See Wis. Admin. Code § NR 811.06.

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****Water Main Extension Rule**

Water mains will be extended for new customers on the following basis:

- A. Where the cost of the extension is to immediately be collected through assessment by the municipality against the abutting property, the procedure set forth under Wis. Stat. § 66.0703 will apply, and no additional customer contribution to the utility will be required.
- B. Where the municipality is unwilling or unable to make a special assessment, the extension will be made on a customer-financed basis as follows:
 - 1. The applicant(s) will advance as a contribution in aid of construction the total amount equivalent to that which would have been assessed for all property under paragraph A.
 - 2. Part of the contribution required in paragraph B.1. will be refundable. When additional customers are connected to the extended main within 10 years of the date of completion, contributions in aid of construction will be collected equal to the amount which would have been assessed under paragraph A. for the abutting property being served. This amount will be refunded to the original contributor(s). In no case will the contributions received from additional customers exceed the proportionate amount which would have been required under paragraph A., nor will it exceed the total assessable cost of the original extension.
- C. When a customer connects to a transmission main or connecting loop installed at utility expense within 10 years of the date of completion, there will be a contribution required of an amount equivalent to that which would have been assessed under paragraph A.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Main Installations in Platted Subdivisions

Application for installation of water mains in regularly platted real estate development subdivisions shall be filed with the utility.

If the developer, or a contractor employed by the developer, is to install the water mains (with the approval of the utility), the developer shall be responsible for the total cost of construction.

If the utility or its contractor is to install the water mains, the developer shall be required to advance to the utility, prior to the beginning of the construction, the total estimated cost of the extension. If the final costs exceed estimated costs, an additional billing will be made for the balance of the cost due. This balance is to be paid within 30 days. If final costs are less than estimated, a refund of the overpayment will be made by the water utility.

Williams Bay Municipal Water Utility
Customer Water Bill Comparison at Present and Authorized Rates

Customer Type	Meter Size	Volume (1000 Gallons)	<u>Quarterly</u>			<u>Quarterly Including Public Fire Protection</u>		
			Bills at Old Rates	Bills at New Rates	Percent Change	Bills at Old Rates	Bills at New Rates	Percent Change
Small Residential	5/8"	4	\$ 45.08	\$ 68.02	50.89%	\$ 71.84	\$ 107.11	49.10%
Average Residential	5/8"	7	\$ 56.39	\$ 90.91	61.22%	\$ 83.15	\$ 130.00	56.34%
Large Residential	5/8"	15	\$ 86.55	\$ 151.95	75.56%	\$ 113.31	\$ 191.04	68.60%
Large Residential	3/4"	30	\$ 143.10	\$ 266.40	86.16%	\$ 169.86	\$ 305.49	79.85%
Large Residential	3/4"	45	\$ 199.65	\$ 380.85	90.76%	\$ 226.41	\$ 419.94	85.48%
Multifamily Residential	5/8"	70	\$ 293.90	\$ 571.60	94.49%	\$ 320.66	\$ 610.69	90.45%
Multifamily Residential	5/8"	125	\$ 498.25	\$ 988.25	98.34%	\$ 525.01	\$ 1,027.34	95.68%
Multifamily Residential	1"	45	\$ 214.65	\$ 397.35	85.12%	\$ 281.55	\$ 495.15	75.87%
Multifamily Residential	4"	125	\$ 1,038.25	\$ 1,535.75	47.92%	\$ 1,737.25	\$ 2,514.05	44.71%
Commercial	3/4"	735	\$ 2,691.25	\$ 5,535.85	105.70%	\$ 2,718.01	\$ 5,574.94	105.11%
Commercial	2"	515	\$ 2,055.25	\$ 4,060.15	97.55%	\$ 2,268.25	\$ 4,373.35	92.81%
Commercial	4"	1,270	\$ 5,130.50	\$ 10,047.70	95.84%	\$ 5,829.50	\$ 11,026.00	89.14%
Commercial	6"	1,170	\$ 4,940.50	\$ 9,471.70	91.72%	\$ 6,278.50	\$ 11,426.50	81.99%
Public Authority	2"	95	\$ 533.15	\$ 916.85	71.97%	\$ 746.15	\$ 1,230.05	64.85%
Public Authority	2"	170	\$ 807.50	\$ 1,480.70	83.37%	\$ 1,020.50	\$ 1,793.90	75.79%
Public Authority	4"	25	\$ 664.25	\$ 775.75	16.79%	\$ 1,363.25	\$ 1,754.05	28.67%
Public Authority	4"	435	\$ 2,166.25	\$ 3,860.35	78.20%	\$ 2,865.25	\$ 4,838.65	68.87%

**Williams Bay Municipal Water Utility
Schedule of Water Depreciation Rates
Effective January 1, 2025**

Account Number	Account Title	Depreciation Rate
	SOURCE OF SUPPLY PLANT	
314	Wells and Springs	2.90%
	PUMPING PLANT	
321	Structures and Improvements	3.20%
325	Electric Pumping Equipment	4.40%
328	Other Pumping Equipment	4.40%
	WATER TREATMENT PLANT	
331	Structures and Improvements	3.20%
332	Sand or Other Media Filtration Equipment	3.30%
334	Other Water Treatment Equipment	6.00%
	TRANSMISSION AND DISTRIBUTION PLANT	
342	Distribution Reservoirs and Standpipes	1.90%
343	Transmission and Distribution Mains	1.30%
345	Services	2.90%
346	Meters	5.50%
348	Hydrants	2.20%
	GENERAL PLANT	
390	Structures and Improvements	2.90%
391	Office Furniture and Equipment	5.80%
391.1	Computer Equipment	26.70%
392	Transportation Equipment	13.30%
394	Tools, Shop and Garage Equipment	5.80%
395	Laboratory Equipment	5.80%
396	Power Operated Equipment	7.50%
397	Communication Equipment	10.00%
397.1	SCADA Equipment	9.20%
398	Miscellaneous Equipment	5.80%



Public Service Commission of Wisconsin

Summer Strand, Chairperson
 Kristy Nieto, Commissioner
 Marcus Hawkins, Commissioner

4822 Madison Yards Way
 P.O. Box 7854
 Madison, WI 53707-7854

Public Service Commission of Wisconsin
 RECEIVED: 7/18/2025 2:25:01 PM

July 18, 2025

Jennifer Wiese, Treasurer
 Williams Bay Municipal Water Utility
 P.O. Box 580
 Williams Bay, WI 53191

Re: Application of the Village of Williams Bay, Walworth
 County, Wisconsin, as a Water Public Utility, for Authority
 to Adjust Water Rates

6540-WR-102

Dear Jennifer Wiese:

Public Service Commission (Commission) staff has analyzed the Williams Bay Municipal Water Utility (applicant) application for a water rate increase. The Commission received the application on March 20, 2025. The attached proposed exhibit (Exhibit) contains schedules showing Commission staff's proposed cost-of-service analysis and proposed rates. Commission staff intends to submit the Exhibit at the public hearing, which will be scheduled at a later date.

The revenue requirement for the 2025 test year is comprised of the following:

Operation and Maintenance Expenses	\$	803,136
Depreciation Expense	\$	303,359
Property Tax Equivalent and Other Taxes	\$	18,457
Return on Rate Base	\$	278,127
Total	\$	1,519,380

Commission staff used a 6.80 percent rate of return on the estimated water utility net investment rate base for the 2025 test year, as recommended by Commission staff's auditor.

([PSC REF#: 553128.](#))

Schedule 13 of the Exhibit shows the proposed rates that would increase annual revenues from water public utility service by an estimated \$541,441. Commission staff estimates that \$402,470 would be from general service customer charges, and \$138,972 would be from public fire protection (PFP) charges. The increase in water utility revenues would result from a 44.52 percent increase in gross plant investment and a 32.05 percent increase in operating expenses since the applicant's last water conventional rate case in 2022.

The proposed overall increase in customer rates is 59.92 percent and is comprised of a 64.39 percent increase in general service charges and a 49.89 percent increase in PFP charges.

Under the rates proposed in the Exhibit, a typical Single Family Residential customer's bill would increase 56.34 percent, including PFP. Schedule 14 of the Exhibit shows Commission staff's analysis of customer bills for comparison of proposed and present rates.

Schedule X-1, Water Utility Operating Rules of Schedule 13 includes changes to the applicant's filed rules that reflect the latest requirements in Wis. Admin. Code ch. PSC 185. Commission staff will recommend these changes to the Commission.

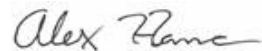
The proposed Commission staff Exhibit is intended to provide the Commission with Commission staff's analysis and is not a final decision. After review of the attached Exhibit, the applicant may, within five business days of the date of this letter, present its own analysis and may submit any additional information it believes to be pertinent to support its position. If Commission staff does not receive a response within that time, it will assume the applicant is in agreement with the staff proposal, and Commission staff will contact the applicant to schedule the public hearing. Please note that this is the applicant's primary opportunity to address any concerns or changes to Commission staff's proposed Exhibit.

The applicant should also be aware that the Commission will base its decision on the merits of the case and that the general service and PFP rates are typically effective within 90 days of the Final Decision.

In order to receive notification of official correspondence (i.e. data requests, notices, final decisions, etc.), individuals must subscribe to the Utility ID or PSC Docket. To subscribe, go to the Commission's [Electronic Records Filing \(ERF\)](#) system. For help subscribing, go to [Subscribing to Dockets](#).

If you have any questions, please contact me.

Sincerely,



Alex Hanna
Public Utility Rate Analyst
Public Service Commission of Wisconsin
Division of Water Utility Regulation and Analysis
(608) 267-2336 | Alex.Hanna@wisconsin.gov

AJH:cal:rgs DL:02085678

Attachment

cc: Wayne Edwards, Williams Bay Municipal Water Utility
Jodi Dobson, Baker Tilly US

Ex.-PSC-COSS and Rate Design

Williams Bay Municipal Water Utility

	<u>Schedule</u>
Comparative Income Statement	1
Net Investment Rate Base	2
Utility Financed Plant in Service and Depreciation Expense	3
System Demand Ratios	4
Allocation of Utility Financed Plant to Service Cost Functions	5
Allocation of Total Plant to Service Cost Functions	5A
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Summary of Allocation of Operating Costs to Service Cost Functions	8
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Comparison of Revenue at Present Rates, Cost of Service and Proposed Rates	12
Proposed Water Rates and Rules	13
Customer Water Bill Comparison at Present and Proposed Rates	14

COMPARATIVE INCOME STATEMENT

ACCT NO.	OPERATING REVENUES	2021	2022	2023	ESTIMATED 2024	TEST YEAR 2025
460	Unmetered Sales to General Customers					
	Residential	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	Multi-Family Residential	0	0	0	0	0
	Commercial	0	0	0	0	0
	Industrial	0	0	0	0	0
	Public Authority	0	0	0	0	0
	Irrigation	0	0	0	0	0
461	Metered Sales to General Customers					
	Residential	474,226	478,145	502,734	474,552	493,337
	Multi-Family Residential	19,057	18,994	19,007	19,088	19,171
	Commercial	85,508	95,810	99,191	92,631	99,776
	Industrial	0	0	0	0	0
	Public Authority	13,505	14,245	19,067	12,504	12,746
	Irrigation	0	0	0	0	0
	TOTAL GENERAL SALES	\$ 592,296	\$ 607,194	\$ 639,999	\$ 598,775	\$ 625,030
462	Private fire protection service	3,617	3,617	3,617	3,617	4,080
463	Public fire protection service	183,120	241,912	263,861	265,716	278,573
465	Other water sales	0	0	0	0	0
466	Sales for resale	0	0	0	0	0
467	Interdepartmental sales	0	0	0	0	0
470	Forfeited discounts	3,458	3,933	4,655	4,390	4,490
472	Rents from water property	59,215	55,115	57,394	55,234	55,234
473	Interdepartmental rents	0	0	0	0	0
474	Other water revenues	7,684	1,898	1,898	256	10,532
	TOTAL OPERATING REVENUES	\$ 849,390	\$ 913,669	\$ 971,424	\$ 927,988	\$ 977,939
	OPERATING EXPENSES					
	SOURCE OF SUPPLY					
600	Operation labor	\$ 192	\$ 609	\$ 940	\$ 1,310	\$ 1,340
601	Purchased water	0	0	0	0	0
602	Operation supplies and expenses	0	13,059	13,451	1,514	8,000
605	Maintenance of water source plant	0	0	0	0	0
	PUMPING EXPENSES					
620	Operation labor	0	0	0	0	0
621	Fuel for power production	0	0	0	0	0
622	Fuel or power purchased for pumping	74,832	76,909	85,469	79,017	80,830
623	Operation supplies and expenses	2,183	2,812	6,182	3,664	3,200
625	Maintenance of pumping plant	1,331	0	0	0	0

COMPARATIVE INCOME STATEMENT
(continued)

ACCT NO.	OPERATING EXPENSES	2021	2022	2023	ESTIMATED 2024	TEST YEAR 2025
WATER TREATMENT EXPENSES						
630	Operation labor	\$ 74,312	\$ 73,862	\$ 68,065	\$ 59,271	\$ 57,930
631	Chemicals	115,337	122,518	138,862	112,083	140,000
632	Operation supplies and expenses	2,000	2,239	2,440	1,858	2,200
635	Maintenance of water treatment plant	2,689	2,567	4,341	\$ 2,597	5,000
TRANSMISSION & DISTRIBUTION EXPENSES						
640	Operation labor	58,075	65,091	67,161	61,169	57,950
641	Operation supplies and expenses	3,755	5,829	3,907	5,523	6,000
650	Maintenance of distr. reservoirs	478,570	114	780	13,846	27,830
651	Maintenance of mains	24,790	44,000	18,654	32,983	30,710
652	Maintenance of services	5,322	8,303	8,000	6,711	7,600
653	Maintenance of meters	3,092	426	3,230	651	2,370
654	Maintenance of hydrants	8,094	9,060	9,018	0	9,190
655	Maintenance of other plant	50,887	60,176	6,543	9,132	40,100
CUSTOMER ACCOUNTS EXPENSES						
901	Meter reading labor	0	0	0	0	0
902	Accounting and collecting labor	58,472	66,470	60,760	68,189	53,570
903	Supplies and expenses	4,445	4,916	2,267	2,673	5,500
904	Uncollectible accounts	0	0	0	0	0
906	Customer service and informational expense	0	0	0	0	5,540
SALES EXPENSES						
910	Sales Expenses	0	0	0	0	0
ADMINISTRATIVE & GENERAL EXPENSES						
920	Administrative and general salaries	31,519	23,982	54,697	46,672	41,010
921	Office supplies and expenses	21,867	13,521	20,107	16,303	12,050
922	Administrative expenses transferred -- credit	0	0	0	0	0
923	Outside services employed	63,930	36,966	54,250	88,057	78,000
924	Property insurance	35,513	26,532	29,330	34,706	35,504
925	Injuries and damages	0	0	0	0	0
926	Employee pensions and benefits	14,766	14,272	15,778	16,476	56,385
928	Regulatory commission expenses	237	822	818	0	9,950
930	Miscellaneous general expenses	4,181	4,454	4,552	5,407	7,377
933	Transportation expenses	1,006	2,399	1,551	2,323	3,000
935	Maintenance of general plant	22,791	4,525	5,000	8,100	15,000
TOTAL OPER. & MAINT. EXPENSES						
		\$ 1,164,188	\$ 686,433	\$ 686,153	\$ 680,235	\$ 803,136
403	DEPRECIATION EXPENSE	124,768	125,517	125,517	176,239	303,359
404-407	AMORTIZATION EXPENSE	0	0	0	0	18,457
408	TAXES AND TAX EQUIVALENT	106,189	113,876	88,963	124,268	116,301
TOTAL OPERATING EXPENSES						
		\$ 1,395,145	\$ 925,826	\$ 900,633	\$ 980,742	\$ 1,241,253
NET OPERATING INCOME						
		\$ (545,755)	\$ (12,157)	\$ 70,791	\$ (52,754)	\$ (263,314)

NET INVESTMENT RATE BASE

UTILITY FINANCED PLANT IN SERVICE	\$	8,124,688
Less: ACCUMULATED PROVISION FOR DEPRECIATION		<u>4,041,928</u>
NET PLANT IN SERVICE	\$	4,082,760
Plus: MATERIALS AND SUPPLIES		7,346
Less: REGULATORY LIABILITY		<u>0</u>
NET INVESTMENT RATE BASE	\$	<u><u>4,090,106</u></u>
RATE OF RETURN ON RATE BASE		6.80%

ESTIMATED INCOME STATEMENT FOR THE 2025 TEST YEAR
AND
REVENUE REQUIREMENT TO YIELD A 6.80% RETURN ON NET INVESTMENT RATE BASE

	<u>Present Rates</u>	<u>Increase</u>	<u>After Rate Increase</u>
TOTAL OPERATING REVENUES	\$ <u>977,939</u>	\$ <u>541,441</u>	\$ <u>1,519,380</u>
OPERATING EXPENSES:			
OPERATION & MAINTENANCE EXPENSES	\$ 803,136		\$ 803,136
DEPRECIATION EXPENSE	303,359		303,359
AMORTIZATION EXPENSE	18,457		18,457
TAXES AND TAX EQUIVALENT	<u>116,301</u>		<u>116,301</u>
TOTAL OPERATING EXPENSES	\$ <u>1,241,253</u>		\$ <u>1,241,253</u>
NET OPERATING INCOME (LOSS)	\$ <u>(263,314)</u>		\$ <u><u>278,128</u></u>
RATE OF RETURN ON RATE BASE	-		6.80%

**UTILITY FINANCED PLANT IN SERVICE AND DEPRECIATION EXPENSE
TEST YEAR 2025**

<u>ACCT NO.</u>	<u>ACCOUNT DESCRIPTION</u>	Balance	Major	Normal		Balance	Test Year	Depreciation	
		12/31/2024	Less	Additions	Retirements	12/31/2025	Rate Base	Rate	Expense
		(\$)	Retirements	(\$)	(\$)	(\$)	Balance	(%)	(\$)
			(\$)				(\$)		
INTANGIBLE PLANT									
301	Organization	0	0	0	0	0	0	N/A	0
302	Franchises and Consents	0	0	0	0	0	0	N/A	0
303	Miscellaneous Intangible Plant	0	0	0	0	0	0	N/A	0
SOURCE OF SUPPLY									
310	Land and Land Rights	500	0	0	0	500	500	N/A	0
311	Structures and Improvements	0	0	0	0	0	0	0.00%	0
312	Collecting and Impounding Reservoirs	0	0	0	0	0	0	0.00%	0
313	Lake, River, and Other Intakes	0	0	0	0	0	0	0.00%	0
314	Wells and Springs	35,974	0	0	0	35,974	35,974	2.90%	1,043
316	Supply Mains	0	0	0	0	0	0	0.00%	0
317	Other Water Source Plant	0	0	0	0	0	0	0.00%	0
PUMPING PLANT									
320	Land and Land Rights	250	0	0	0	250	250	N/A	0
321	Structures and Improvements	16,296	827,200	0	0	843,496	843,496	3.20%	26,991
323	Other Power Production Equipment	0	123,700	0	0	123,700	123,700	0.00%	0
325	Electric Pumping Equipment	348,003	170,200	120,000	36,800	601,403	559,803	4.40%	24,632
326	Diesel Pumping Equipment	0	0	0	0	0	0	0.00%	0
328	Other Pumping Equipment	27,844	0	0	0	27,844	27,844	4.40%	1,225
WATER TREATMENT PLANT									
330	Land and Land Rights	0	0	0	0	0	0	N/A	0
331	Structures and Improvements	133,239	1,115,500	0	0	1,248,739	1,248,739	3.20%	39,960
332	Sand or Other Media Filtration Equipment	2,148,447	208,000	0	0	2,356,447	2,356,447	3.30%	77,763
333	Membrane Filtration Equipment	0	0	0	0	0	0	0.00%	0
334	Other Water Treatment Equipment	0	292,900	0	0	292,900	292,900	6.00%	17,574

UTILITY FINANCED PLANT IN SERVICE AND DEPRECIATION EXPENSE
TEST YEAR 2025
(continued)

<u>ACCT NO.</u>	<u>ACCOUNT DESCRIPTION</u>	<u>Balance</u>	<u>Major</u>	<u>Normal</u>	<u>Retirements</u>	<u>Balance</u>	<u>TEST YEAR</u>	<u>DEPRECIATION</u>	
		<u>12/31/2024</u>	<u>Additions</u>	<u>Additions</u>		<u>12/31/2025</u>	<u>RATE BASE</u>	<u>RATE</u>	<u>EXPENSE</u>
		<u>(\$)</u>	<u>(\$)</u>	<u>(\$)</u>	<u>(\$)</u>	<u>(\$)</u>	<u>(\$)</u>	<u>(%)</u>	<u>(\$)</u>
TRANSMISSION & DISTRIBUTION PLANT									
340	Land and Land Rights	12,700	0	0	0	12,700	12,700	N/A	0
341	Structures and Improvements	0	0	0	0	0	0	0.00%	0
342	Distribution Reservoirs and Standpipes	403,816	0	0	0	403,816	403,816	1.90%	7,673
343	Transmission and Distribution Mains	197,158	254,200	0	0	451,358	451,358	1.30%	5,868
345	Services	93,118	0	0	0	93,118	93,118	2.90%	2,700
346	Meters	612,381	0	31,630	6,100	637,911	625,146	5.50%	17,192
348	Hydrants	90,432	0	0	0	90,432	90,432	2.20%	1,990
349	Other Transmission and Distribution Plant	0	0	0	0	0	0	0.00%	0
GENERAL PLANT									
389	Land and Land Rights	8,902	0	0	0	8,902	8,902	N/A	0
390	Structures and Improvements	207,582	0	0	0	207,582	207,582	2.90%	6,020
391	Office Furniture and Equipment	19,500	0	0	0	19,500	19,500	5.80%	1,131
391	Computer Equipment	37,766	0	0	0	37,766	37,766	26.70%	10,084
392	Transportation Equipment	59,836	0	0	0	59,836	59,836	13.30%	7,958
393	Stores Equipment	0	0	0	0	0	0	0.00%	0
394	Tools, Shop and Garage Equipment	33,641	0	0	0	33,641	33,641	5.80%	1,951
395	Laboratory Equipment	2,295	0	0	0	2,295	2,295	5.80%	133
396	Power Operated Equipment	50,178	0	0	0	50,178	50,178	7.50%	3,763
397	Communication Equipment	1,168	0	0	0	1,168	1,168	15.00%	175
397	SCADA Equipment	152,488	328,500	0	0	480,988	480,988	9.20%	44,251
398	Miscellaneous Equipment	56,609	0	0	0	56,609	56,609	5.80%	3,283
TOTAL UTILITY FINANCED PLANT IN SERVICE		4,750,123	3,320,200	151,630	42,900	8,179,053	8,124,688		303,359

Williams Bay Municipal Water Utility

SYSTEM DEMAND RATIOS

MAXIMUM DAY SYSTEM DEMAND

TOTAL ANNUAL PUMPAGE 100,266,075 Gallons

AVERAGE DAILY PUMPAGE 274,702 Gallons

MAXIMUM DAY PUMPAGE 576,873 Gallons

FIRE FLOW:

GAL/MIN	2,500	
DURATION (HOURS)	3.00	
TOTAL FLOW	450,000	Gallons

AVERAGE DAY PLUS FIRE FLOW 724,702 Gallons

RATIO:	BASE	=	$\frac{274,702}{724,702}$	=	37.91%

MAX DAY	=	100-BASE	=	62.09%
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MAXIMUM HOUR SYSTEM DEMAND

AVERAGE HOUR ON MAX DAY 24,036 Gallons

MAXIMUM HOUR PUMPAGE 34,338 Gallons

AVERAGE HOUR

PLUS ONE HOUR FIRE FLOW 161,446 Gallons

RATIO:	BASE	=	$\frac{274,702}{3,874,702}$	=	7.09%	Use
						10.00%

MAX HOUR	=	100-BASE	=	92.91%	Use
					90.00%

**ALLOCATION OF UTILITY FINANCED PLANT
TO SERVICE COST FUNCTIONS**

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY											
		TOTAL (\$)	BASE COSTS		MAX DAY					CUSTOMER COSTS			Fire Protection (\$)
			System (\$)	Distribution (\$)	MAX HOUR		Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)				
					System (\$)	Distribution (\$)				System (\$)	Distribution (\$)	Storage (\$)	
INTANGIBLE PLANT													
301	Organization	0	0	0	0	0	0	0	0	0	0	0	
302	Franchises and Consents	0	0	0	0	0	0	0	0	0	0	0	
303	Miscellaneous Intangible Plant	0	0	0	0	0	0	0	0	0	0	0	
SOURCE OF SUPPLY													
310	Land and Land Rights	500	190		310								
311	Structures and Improvements	0	0		0								
312	Collecting and Impounding Reservoirs	0	0		0								
313	Lake, River, and Other Intakes	0	0		0								
314	Wells and Springs	35,974	13,636		22,338								
316	Supply Mains	0	0		0								
317	Other Water Source Plant	0	0		0								
PUMPING PLANT													
320	Land and Land Rights	250	95		155								
321	Structures and Improvements	843,496	319,731		523,765								
323	Other Power Production Equipment	123,700	46,889		76,811								
325	Electric Pumping Equipment	559,803	212,196		347,607								
326	Diesel Pumping Equipment	0	0		0								
328	Other Pumping Equipment	27,844	10,554		17,290								
WATER TREATMENT PLANT													
330	Land and Land Rights	0	0		0								
331	Structures and Improvements	1,248,739	473,340		775,399								
332	Sand or Other Media Filtration Equipment	2,356,447	893,222		1,463,225								
333	Membrane Filtration Equipment	0	0		0								
334	Other Water Treatment Equipment	292,900	111,025		181,875								

**ALLOCATION OF UTILITY FINANCED PLANT
TO SERVICE COST FUNCTIONS
(continued)**

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY											
		TOTAL (\$)	BASE COSTS		MAX DAY		MAX HOUR			CUSTOMER COSTS			Fire Protection (\$)
			System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	
TRANSMISSION & DISTRIBUTION PLANT													
340	Land and Land Rights	12,700	1,614	0	2,139	0	0	0	2,774	0	4,772	711	690
341	Structures and Improvements	0	0	0	0	0	0	0	0	0	0	0	0
342	Distribution Reservoirs and Standpipes	403,816	40,382						363,434				
343	Transmission mains	451,358	171,089		280,269								
343	Distribution mains	0		0				0					
345	Services	93,118										93,118	
346	Meters	625,146									625,146		
348	Hydrants	90,432											90,432
349	Other Transmission and Distribution Plant	0	0	0	0	0	0	0	0	0	0	0	0
GENERAL PLANT													
389	Land and Land Rights	8,902	2,850	0	4,585	0	0	0	455	0	782	117	113
390	Structures and Improvements	207,582	66,449	0	106,921	0	0	0	10,608	0	18,247	2,718	2,640
391	Office Furniture and Equipment	19,500	6,242	0	10,044	0	0	0	996	0	1,714	255	248
391	Computer Equipment	37,766	12,089	0	19,453	0	0	0	1,930	0	3,320	494	480
392	Transportation Equipment	59,836	19,154	0	30,820	0	0	0	3,058	0	5,260	783	761
393	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0
394	Tools, Shop and Garage Equipment	33,641	10,769	0	17,328	0	0	0	1,719	0	2,957	440	428
395	Laboratory Equipment	2,295	735	0	1,182	0	0	0	117	0	202	30	29
396	Power Operated Equipment	50,178	16,062	0	25,846	0	0	0	2,564	0	4,411	657	638
397	Communication Equipment	1,168	374	0	602	0	0	0	60	0	103	15	15
397	SCADA Equipment	480,988	153,968	0	247,748	0	0	0	24,579	0	42,279	6,298	6,116
398	Miscellaneous Equipment	56,609	18,121	0	29,158	0	0	0	2,893	0	4,976	741	720
TOTAL		8,124,688	2,600,776	0	4,184,868	0	0	0	415,188	0	714,168	106,378	103,310

ALLOCATION OF TOTAL PLANT
TO SERVICE COST FUNCTIONS

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY											
		TOTAL (\$)	BASE COSTS		MAX DAY			MAX HOUR			CUSTOMER COSTS		
			System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	Fire Protection (\$)
INTANGIBLE PLANT													
301	Organization	0	0	0	0	0	0	0	0	0	0	0	0
302	Franchises and Consents	0	0	0	0	0	0	0	0	0	0	0	0
303	Miscellaneous Intangible Plant	0	0	0	0	0	0	0	0	0	0	0	0
SOURCE OF SUPPLY													
310	Land and Land Rights	500	190		310								
311	Structures and Improvements	0	0		0								
312	Collecting and Impounding Reservoirs	0	0		0								
313	Lake, River, and Other Intakes	0	0		0								
314	Wells and Springs	309,091	117,162		191,929								
316	Supply Mains	0	0		0								
317	Other Water Source Plant	0	0		0								
PUMPING PLANT													
320	Land and Land Rights	250	95		155								
321	Structures and Improvements	1,155,401	437,960		717,441								
323	Other Power Production Equipment	154,200	58,450		95,750								
325	Electric Pumping Equipment	750,200	284,367		465,833								
326	Diesel Pumping Equipment	0	0		0								
328	Other Pumping Equipment	102,116	38,708		63,408								
WATER TREATMENT PLANT													
330	Land and Land Rights	0	0		0								
331	Structures and Improvements	1,523,239	577,391		945,848								
332	Sand or Other Media Filtration Equipment	2,407,647	912,630		1,495,017								
333	Membrane Filtration Equipment	0	0		0								
334	Other Water Treatment Equipment	364,900	138,317		226,583								

ALLOCATION OF TOTAL PLANT
TO SERVICE COST FUNCTIONS
(continued)

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY											
		TOTAL (\$)	BASE COSTS		MAX DAY		MAX HOUR			CUSTOMER COSTS			Fire Protection (\$)
			System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	
TRANSMISSION & DISTRIBUTION PLANT													
340	Land and Land Rights	12,700	1,220	475	1,607	0	0	4,274	2,151	0	1,219	875	879
341	Structures and Improvements	0	0	0	0	0	0	0	0	0	0	0	0
342	Distribution Reservoirs and Standpipes	1,235,635	123,564						1,112,072				
343	Transmission mains	1,338,109	507,217		830,893								
343	Distribution mains	2,455,649		245,565				2,210,084					
345	Services	452,438										452,438	
346	Meters	630,188									630,188		
348	Hydrants	454,557											454,557
349	Other Transmission and Distribution Plant	0	0	0	0	0	0	0	0	0	0	0	0
GENERAL PLANT													
389	Land and Land Rights	8,902	2,133	164	3,358	0	0	1,477	743	0	421	302	304
390	Structures and Improvements	207,582	49,727	3,827	78,305	0	0	34,440	17,329	0	9,820	7,050	7,083
391	Office Furniture and Equipment	19,500	4,671	359	7,356	0	0	3,235	1,628	0	922	662	665
391	Computer Equipment	37,766	9,047	696	14,246	0	0	6,266	3,153	0	1,787	1,283	1,289
392	Transportation Equipment	59,836	14,334	1,103	22,572	0	0	9,927	4,995	0	2,831	2,032	2,042
393	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0
394	Tools, Shop and Garage Equipment	33,641	8,059	620	12,690	0	0	5,581	2,808	0	1,591	1,143	1,148
395	Laboratory Equipment	2,295	550	42	866	0	0	381	192	0	109	78	78
396	Power Operated Equipment	50,178	12,020	925	18,928	0	0	8,325	4,189	0	2,374	1,704	1,712
397	Communication Equipment	1,168	280	22	441	0	0	194	98	0	55	40	40
397	SCADA Equipment	561,888	134,602	10,358	211,959	0	0	93,222	46,908	0	26,582	19,084	19,173
398	Miscellaneous Equipment	56,609	13,561	1,044	21,354	0	0	9,392	4,726	0	2,678	1,923	1,932
TOTAL		14,386,185	3,446,253	265,200	5,426,850	0	0	2,386,798	1,200,991	0	680,577	488,614	490,903

**ALLOCATION OF DEPRECIATION EXPENSE
TO SERVICE COST FUNCTIONS**

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY											
		TOTAL (\$)	BASE COSTS		MAX DAY			MAX HOUR			CUSTOMER COSTS		
			System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	Fire Protection (\$)
INTANGIBLE PLANT													
301	Organization	0	0	0	0	0	0	0	0	0	0	0	0
302	Franchises and Consents	0	0	0	0	0	0	0	0	0	0	0	0
303	Miscellaneous Intangible Plant	0	0	0	0	0	0	0	0	0	0	0	0
SOURCE OF SUPPLY													
310	Land and Land Rights	0	0		0								
311	Structures and Improvements	0	0		0								
312	Collecting and Impounding Reservoirs	0	0		0								
313	Lake, River, and Other Intakes	0	0		0								
314	Wells and Springs	1,043	395		648								
316	Supply Mains	0	0		0								
317	Other Water Source Plant	0	0		0								
PUMPING PLANT													
320	Land and Land Rights	0	0		0								
321	Structures and Improvements	26,991	10,231		16,760								
323	Other Power Production Equipment	0	0		0								
325	Electric Pumping Equipment	24,632	9,337		15,295								
326	Diesel Pumping Equipment	0	0		0								
328	Other Pumping Equipment	1,225	464		761								
WATER TREATMENT PLANT													
330	Land and Land Rights	0	0		0								
331	Structures and Improvements	39,960	15,147		24,813								
332	Sand or Other Media Filtration Equipment	77,763	29,476		48,287								
333	Membrane Filtration Equipment	0	0		0								
334	Other Water Treatment Equipment	17,574	6,662		10,912								

**ALLOCATION OF DEPRECIATION EXPENSE
TO SERVICE COST FUNCTIONS
(continued)**

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY											
		TOTAL (\$)	BASE COSTS		MAX DAY					CUSTOMER COSTS			Fire Protection (\$)
			System (\$)	Distribution (\$)	MAX HOUR			Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)			
					System (\$)	Distribution (\$)	Storage (\$)						
TRANSMISSION & DISTRIBUTION PLANT													
340	Land and Land Rights	0	0	0	0	0	0	0	0	0	0	0	
341	Structures and Improvements	0	0	0	0	0	0	0	0	0	0	0	
342	Distribution Reservoirs and Standpipes	7,673	767						6,906				
343	Transmission mains	5,868	2,224		3,644								
343	Distribution mains	0		0				0					
345	Services	2,700										2,700	
346	Meters	17,192									17,192		
348	Hydrants	1,990										1,990	
349	Other Transmission and Distribution Plant	0	0	0	0	0	0	0	0	0	0	0	
GENERAL PLANT													
389	Land and Land Rights	0	0	0	0	0	0	0	0	0	0	0	
390	Structures and Improvements	6,020	2,002	0	3,246	0	0	0	185	0	461	72	
391	Office Furniture and Equipment	1,131	376	0	610	0	0	0	35	0	87	14	
391	Computer Equipment	10,084	3,354	0	5,438	0	0	0	310	0	772	121	
392	Transportation Equipment	7,958	2,647	0	4,291	0	0	0	245	0	609	96	
393	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	
394	Tools, Shop and Garage Equipment	1,951	649	0	1,052	0	0	0	60	0	149	23	
395	Laboratory Equipment	133	44	0	72	0	0	0	4	0	10	2	
396	Power Operated Equipment	3,763	1,252	0	2,029	0	0	0	116	0	288	45	
397	Communication Equipment	175	58	0	94	0	0	0	5	0	13	2	
397	SCADA Equipment	44,251	14,718	0	23,862	0	0	0	1,361	0	3,387	532	
398	Miscellaneous Equipment	3,283	1,092	0	1,770	0	0	0	101	0	251	39	
TOTAL		303,359	100,896	0	163,584	0	0	0	9,327	0	23,219	3,647	
												2,688	

**ALLOCATION OF OPERATION AND MAINTENANCE EXPENSES
TO SERVICE COST FUNCTIONS**

		EXTRA-CAPACITY													
		TOTAL (\$)	BASE COSTS		MAX DAY				MAX HOUR				CUSTOMER COSTS		
			System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	Fire Protection (\$)		
ACCT NO.	ACCOUNT DESCRIPTION														
SOURCE OF SUPPLY															
600	Operation labor	1,340	508		832										
601	Purchased water	0	0										0		
602	Operation supplies and expenses	8,000	3,032		4,968										
605	Maintenance of water source plant	0	0		0										
PUMPING EXPENSES															
620	Operation labor	0	0		0										
621	Fuel for power production	0	0												
622	Fuel or power purchased for pumping	80,830	80,830												
623	Operation supplies and expenses	3,200	1,213		1,987										
625	Maintenance of pumping plant	0	0		0										
WATER TREATMENT EXPENSES															
630	Operation labor	57,930	21,959		35,971										
631	Chemicals	140,000	140,000												
632	Operation supplies and expenses	2,200	834		1,366										
635	Maintenance of water treatment plant	5,000	1,895		3,105										
TRANSMISSION & DISTRIBUTION EXPENSES															
640	Operation labor	57,950	4,173	1,737	3,435	0	0	15,634	18,680	0	1,768	5,668	6,854		
641	Operation supplies and expenses	6,000	432	180	356	0	0	1,619	1,934	0	183	587	710		
650	Maintenance of distr. reservoirs	27,830	2,783						25,047						
651	Maintenance of transmission mains	7,418	2,812		4,606										
651	Maintenance of distribution mains	23,292		2,329				20,963							
652	Maintenance of services	7,600										7,600			
653	Maintenance of meters	2,370									2,370				
654	Maintenance of hydrants	9,190											9,190		
655	Maintenance of other plant	40,100	2,887	1,202	2,377	0	0	10,819	12,926	0	1,223	3,922	4,743		

**ALLOCATION OF OPERATION AND MAINTENANCE EXPENSES
TO SERVICE COST FUNCTIONS
(continued)**

		EXTRA-CAPACITY											
		TOTAL (\$)	BASE COSTS		MAX DAY		MAX HOUR			CUSTOMER COSTS			Fire Protection (\$)
			System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	System (\$)	Distribution (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	
ACCT NO.	ACCOUNT DESCRIPTION												
CUSTOMER ACCOUNTS EXPENSES													
901	Meter reading labor	0								0			
902	Accounting and collecting labor	53,570								53,570			
903	Supplies and expenses	5,500								5,500			
904	Uncollectible accounts	0								0			
906	Customer service and informational expense	5,540								5,540			
SALES EXPENSES													
910	Sales Expenses	0								0			
ADMINISTRATIVE & GENERAL EXPENSES													
920	Administrative and general salaries	41,010	6,114	783	8,482	0	0	7,049	8,423	3,715	797	2,556	3,090
921	Office supplies and expenses	12,050	1,796	230	2,492	0	0	2,071	2,475	1,092	234	751	908
922	Administrative expenses transferred -- credit	0	0	0	0	0	0	0	0	0	0	0	0
923	Outside services employed	78,000	11,628	1,490	16,133	0	0	13,408	16,020	7,067	1,516	4,861	5,878
924	Property insurance	35,504	8,505	654	13,393	0	0	5,890	2,964	0	1,680	1,206	1,212
925	Injuries and damages	0	0	0	0	0	0	0	0	0	0	0	0
926	Employee pensions and benefits	56,385	8,406	1,077	11,662	0	0	9,692	11,580	5,108	1,096	3,514	4,249
928	Regulatory commission expenses	9,950	1,483	190	2,058	0	0	1,710	2,044	901	193	620	750
930	Miscellaneous general expenses	7,377	1,100	141	1,526	0	0	1,268	1,515	668	143	460	556
933	Transportation expenses	3,000	447	57	621	0	0	516	616	272	58	187	226
935	Maintenance of general plant	15,000	2,236	286	3,103	0	0	2,578	3,081	1,359	292	935	1,130
TOTAL OPERATION & MAINTENANCE EXPENSES		803,136	305,075	10,358	118,474	0	0	93,218	107,305	84,792	11,553	32,866	39,495

SUMMARY OF ALLOCATION OF OPERATING COSTS TO SERVICE COST FUNCTIONS

OPERATING COST	EXTRA-CAPACITY											
	BASE COSTS			MAX DAY					CUSTOMER COSTS			Fire Protection (\$)
	TOTAL (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	
OPERATION AND MAINTENANCE	803,136	305,075	10,358	118,474	0	0	93,218	107,305	84,792	11,553	32,866	39,495
DEPRECIATION EXPENSE	303,359	100,896	0	163,584	0	0	0	9,327	0	23,219	3,647	2,688
AMORTIZATION EXPENSE	18,457	6,996	0	11,461	0	0	0	0	0	0	0	0
TAXES AND TAX EQUIVALENT	116,301	27,860	2,144	43,872	0	0	19,295	9,709	0	5,502	3,950	3,969
RETURN ON NET INVESTMENT RATE BASE	278,128	89,031	0	143,258	0	0	0	14,213	0	24,448	3,642	3,537
TOTAL	1,519,380	529,858	12,502	480,648	0	0	112,514	140,554	84,792	64,721	44,104	49,688

CUSTOMER CLASS DEMAND RATIOS

	BASE COSTS					EXTRA-CAPACITY MAX DAY DEMAND					EXTRA-CAPACITY MAX HOUR DEMAND					
	Annual Volume 1,000 Mgal	Average Day Volume Gal	Percent (%)	System Adjusted Percent (%)	Distribution Adjusted Percent (%)	Extra Capacity Ratio	Volume Rate Gal Per Day	Percent (%)	System Adjusted Percent (%)	Distribution Adjusted Percent (%)	Extra Capacity Ratio	Volume Rate Gal Per Hour	Percent (%)	System Adjusted Percent (%)	Distribution Adjusted Percent (%)	Storage Adjusted Percent (%)
CUSTOMER CLASS																
Residential	62,561	171,400	71.69%	71.69%	71.69%	2.75	471,350	44.69%	44.69%	44.69%	5.50	39,279	19.60%	38.97%	38.97%	19.60%
Multifamily Residential	2,820	7,726	3.23%	3.23%	3.23%	2.38	18,349	1.74%	1.74%	1.74%	4.75	1,529	0.76%	1.52%	1.52%	0.76%
Commercial	19,122	52,388	21.91%	21.91%	21.91%	2.00	104,777	9.93%	9.93%	9.93%	4.00	8,731	4.36%	8.66%	8.66%	4.36%
Public Authority	1,887	5,170	2.16%	2.16%	2.16%	2.00	10,340	0.98%	0.98%	0.98%	4.00	862	0.43%	0.85%	0.85%	0.43%
Public Fire Protection	873	2,391	1.00%	1.00%	1.00%		450,000	42.66%	42.66%	42.66%		150,000	74.85%	50.00%	50.00%	74.85%
TOTALS	87,262	239,075	100%	100%	100%		1,054,816	100%	100%	100%		200,401	100%	100%	100%	100%

50%50% <-- Public Fire % Limits -->50%50%80%

Maximum Day Demand = 841,500 (GAL/DAY)SUM OF GENERAL SERVICE AVERAGE AND MAXIMUM DAY EXTRA CAPACITY DEMAND

Maximum Hour Demand = 60,263 (GAL/HR)SUM OF GENERAL SERVICE AVERAGE AND MAXIMUM HOUR EXTRA CAPACITY DEMAND

1.46 = NON-COINCIDENT / COINCIDENT RATIO FOR MAX DAY

1.76 = NON-COINCIDENT / COINCIDENT RATIO FOR MAX HOUR

CUSTOMER CLASS ALLOCATION FACTORS															
Meter size (inches):	NUMBER OF METERS													TOTAL	
	5/8	3/4	1	1-1/4	1-1/2	2	2-1/2	3	4	6	8	10	12	METERS	PERCENT
Residential	1,888	217	19	0	2	1	0	0	0	0	0	0	0	2,127	94%
Multifamily Residential	25	1	5	0	0	0	0	0	2	0	0	0	0	33	1%
Commercial	33	25	15	0	7	8	0	2	1	2	0	0	0	93	4%
Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Public Authority	7	1	2	0	0	3	0	0	1	0	0	0	0	14	1%
TOTALS	1,953	244	41	0	9	12	0	2	4	2	0	0	0	2,266	100%

EQUIVALENT METERS															
ALLOCATION FACTOR:														TOTAL	
Meter size (inches):	5/8	3/4	1	1-1/4	1-1/2	2	2-1/2	3	4	6	8	10	12	EQUIV.	
Equiv. meters ratio:	1.0	1.0	2.5	3.7	5.0	8.0	12.5	15.0	25.0	50.0	80.0	120.0	160.0	METERS	PERCENT
Residential	1,888	217	48	0	10	8	0	0	0	0	0	0	0	2,170	81%
Multifamily Residential	25	1	13	0	0	0	0	0	50	0	0	0	0	88	3%
Commercial	33	25	38	0	35	64	0	30	25	100	0	0	0	349	13%
Public Authority	7	1	5	0	0	24	0	0	25	0	0	0	0	62	2%
TOTALS	1,953	244	103	0	45	96	0	30	100	100	0	0	0	2,670	100%

EQUIVALENT SERVICES															
ALLOCATION FACTOR:														TOTAL	
Meter size (inches):	5/8	3/4	1	1-1/4	1-1/2	2	2-1/2	3	4	6	8	10	12	EQUIV.	
Equiv. services ratio:	1.0	1.0	1.3	1.7	2.0	3.0	3.5	4.0	5.0	6.0	7.0	8.0	9.0	SERVICES	PERCENT
Residential	1,888	217	25	0	4	3	0	0	0	0	0	0	0	2,136	91%
Multifamily Residential	25	1	7	0	0	0	0	0	10	0	0	0	0	42	2%
Commercial	33	25	20	0	14	24	0	8	5	12	0	0	0	140	6%
Public Authority	7	1	3	0	0	9	0	0	5	0	0	0	0	25	1%
TOTALS	1,953	244	53	0	18	36	0	8	20	12	0	0	0	2,344	100%

ALLOCATION OF SERVICE COST FUNCTIONS TO CUSTOMER CLASSES

	TOTAL (\$)	Residential (\$)	Multifamily Residential (\$)	Commercial (\$)	Public Authority (\$)	Public Fire Protection (\$)
BASE COSTS:						
SYSTEM	529,858	379,871	17,123	116,107	11,458	5,299
DISTRIBUTION	12,502	8,963	404	2,739	270	125
EXTRA-CAPACITY COSTS:						
MAXIMUM-DAY SYSTEM	480,648	214,780	8,361	47,744	4,712	205,052
MAXIMUM-DAY DISTRIBUTION	0	0	0	0	0	0
MAXIMUM-HOUR SYSTEM	0	0	0	0	0	0
MAXIMUM-HOUR DISTRIBUTION	112,514	43,842	1,707	9,746	962	56,257
MAXIMUM-HOUR STORAGE	140,554	27,549	1,072	6,124	604	105,205
CUSTOMER COSTS:						
BILLING	84,792	79,573	1,225	3,470	524	
EQUIVALENT METERS	64,721	52,612	2,139	8,467	1,503	
EQUIVALENT SERVICES	44,104	40,207	795	2,639	463	
FIRE PROTECTION	49,688					49,688
TOTAL COST	1,519,380	847,397	32,827	197,036	20,496	421,625
LESS OTHER REVENUE	74,336	54,233	2,101	12,610	1,312	4,080
COST OF SERVICE	1,445,044	793,164	30,726	184,426	19,184	417,545
REVENUE AT PRESENT RATES	903,603	493,337	19,171	99,776	12,746	278,573
DIFFERENCE	541,441	299,827	11,555	84,650	6,438	138,972
PERCENT INCREASE/DECREASE	59.92%	60.78%	60.28%	84.84%	50.51%	49.89%

Williams Bay Municipal Water Utility
Comparison of Revenue at
Present Rates, Cost of Service, and Proposed Rates

Customer Class	Revenue at Present Rates	Cost of Service		Proposed Rates		
		Revenue Required	Increase over Present Rates	Revenue	Increase over Present Rates	Percent of Cost of Service
Residential	\$493,337	\$793,164	60.78%	\$798,837	61.93%	100.72%
Multifamily Residential	\$19,171	\$30,726	60.28%	\$31,129	62.37%	101.31%
Commercial	\$99,776	\$184,426	84.84%	\$177,122	77.52%	96.04%
Public Authority	\$12,746	\$19,184	50.51%	\$20,606	61.67%	107.41%
Public Fire Protection	\$278,573	\$417,545	49.89%	\$417,546	49.89%	100.00%
Total	\$903,603	\$1,445,044	59.92%	\$1,445,240	59.94%	100.01%

Williams Bay Municipal Water Utility

Proposed Water Rates and Rules

Williams Bay Municipal Water Utility

Water Rate File Changes

Amended

F-1
Upf-1
Mg-1
OC-1
Mpa-1
Ug-1
Sg-1
BW-1
R-1
Cz-1
X-1
X-2
X-3

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Public Fire Protection Service

Public fire protection service shall include the use of hydrants for fire protection service only and such quantities of water as may be demanded for the purpose of extinguishing fires within the service area. This service shall also include water used for testing equipment and training personnel. For all other purposes, the metered or other rates set forth, or as may be filed with the Public Service Commission shall apply.

Under Wis. Stat. § 196.03(3)(b), the municipality has chosen to have the utility bill the retail general service customers for public fire protection service.

Quarterly Public Fire Protection Service Charges:

$\frac{5}{8}$ - inch meter:	\$ 39.09	3 - inch meter:	\$ 586.50
$\frac{3}{4}$ - inch meter:	\$ 39.09	4 - inch meter:	\$ 978.30
1 - inch meter:	\$ 97.80	6 - inch meter:	\$ 1,954.80
1 $\frac{1}{4}$ - inch meter:	\$ 144.60	8 - inch meter:	\$ 3,126.00
1 $\frac{1}{2}$ - inch meter:	\$ 196.80	10 - inch meter:	\$ 4,692.00
2 - inch meter:	\$ 313.20	12 - inch meter:	\$ 6,255.00

Customers who are provided service under Schedules Mg-1, Ug-1 or Sg-1 shall also be subject to the charges in this schedule according to the size of their primary meter.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Private Fire Protection Service - Unmetered

This service shall consist of permanent or continuous unmetered connections to the main for the purpose of supplying water to private fire protection systems such as automatic sprinkler systems, standpipes, and private hydrants. This service shall also include reasonable quantities of water used for testing check valves and other backflow prevention devices.

Quarterly Private Fire Protection Service Demand Charges:

2 - inch or smaller connection:	\$	33.00
3 - inch connection:	\$	66.00
4 - inch connection:	\$	99.00
6 - inch connection:	\$	198.00
8 - inch connection:	\$	297.00
10 - inch connection:	\$	462.00
12 - inch connection:	\$	627.00
14 - inch connection:	\$	792.00
16 - inch connection:	\$	924.00

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

General Service - Metered

Quarterly Service Charges:

5/8 - inch meter:	\$ 37.50	3 - inch meter:	\$ 360.00
3/4 - inch meter:	\$ 37.50	4 - inch meter:	\$ 585.00
1 - inch meter:	\$ 54.00	6 - inch meter:	\$ 750.00
1 1/4 - inch meter:	\$ 99.00	8 - inch meter:	\$ 975.00
1 1/2 - inch meter:	\$ 135.00	10 - inch meter:	\$ 1,200.00
2 - inch meter:	\$ 192.00	12 - inch meter:	\$ 1,605.00

Plus Volume Charges:

First	100,000	gallons used each quarter:	\$7.63 per 1,000 gallons
Next	300,000	gallons used each quarter:	\$7.51 per 1,000 gallons
Over	400,000	gallons used each quarter:	\$7.41 per 1,000 gallons

Billing: Bills for water service are rendered quarterly and become due and payable upon issuance following the period for which service is rendered. A late payment charge of 3 percent but not less than 50 cents will be added to bills not paid within 20 days of issuance. This ONE-TIME 3 percent late payment charge will be applied only to any unpaid balance for the current billing period's usage. This late payment charge is applicable to all customers. The utility customer may be given a written notice that the bill is overdue no sooner than 20 days after the bill is issued and unless payment or satisfactory arrangement for payment is made within the next 10 days, service may be disconnected pursuant to Wis. Admin. Code ch. PSC 185.

Combined Metering: Volumetric meter readings will be combined for billing if the utility for its own convenience places more than one meter on a single water service lateral. Multiple meters placed for the purpose of identifying water not discharged into the sanitary sewer are not considered for utility convenience and shall not be combined for billing. This requirement does not preclude the utility from combining readings when metering configurations support such an approach. Meter readings from individually metered separate service laterals shall not be combined for billing purposes.

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Other Charges

Payment Not Honored by Financial Institution Charge: The utility shall assess a \$35.00 charge when a payment rendered for utility service is not honored by the customer's financial institution. This charge may not be in addition to, but may be inclusive of, other such charges when the payment was for multiple services.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Public Service

Metered Service

Water used by the Village of Williams Bay on an intermittent basis for flushing sewers, street washing, flooding skating rinks, drinking fountains, etc., shall be metered and billed according to the rates set forth in Schedule Mg-1.

Unmetered Service

Where it is impossible to meter the service, the utility shall estimate the volume of water used based on the pressure, size of opening, and the period of time the water is used. The estimated quantity shall be billed at the volumetric rates set forth in Schedule Mg-1, excluding any service charges.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

General Water Service - Unmetered

Service may be supplied temporarily on an unmetered basis where the utility cannot immediately install a water meter, including water used for construction. Unmetered service shall be billed the amount that would be charged to a metered residential customer using 7,000 gallons of water quarterly under Schedule Mg-1, including the service charge for a $\frac{5}{8}$ -inch meter. If the utility determines that actual usage exceeds 7,000 gallons of water quarterly, an additional charge for the estimated excess usage shall be made according to the rates under Schedule Mg-1.

This schedule applies only to customers with a 1-inch or smaller service connection. For customers with a larger service connection, the utility shall install a temporary meter and charges shall be based on the rates set forth under Schedule Mg-1.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Seasonal Service

Seasonal customers are general service customers who voluntarily request disconnection of water service and who resume service at the same location within 12 months of the disconnection, unless service has been provided to another customer at that location in the intervening period. The utility shall bill seasonal customers the applicable service charges under Schedule Mg-1 year-round, including the period of temporary disconnection.

Seasonal service shall include customers taking service under Schedule Mg-1, Schedule Ug-1, or Schedule Am-1.

Upon reconnection, the utility shall apply a charge under Schedule R-1 and require payment of any unpaid charges under this schedule.

Billing: Same as Schedule Mg-1, unless the utility and customer agree to an alternative payment schedule for the period of voluntary disconnection.

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****Bulk Water**

All bulk water supplied from the water system through hydrants or other connections shall be metered or estimated by the utility. Utility personnel or a party approved by the utility shall supervise the delivery of water.

Bulk water sales are:

- A. Water supplied by tank trucks or from hydrants for the purpose of extinguishing fires outside the utility's service area;
- B. Water supplied by tank trucks or from hydrants for purposes other than extinguishing fires, such as water used for irrigation or filling swimming pools; or,
- C. Water supplied from hydrants or other temporary connections for general service type applications, except that Schedule Ug-1 applies for water supplied for construction purposes.

A service charge of \$18.50 and a charge for the volume of water used shall be billed to the party using the water. The volumetric charge shall be calculated using the highest volumetric rate for residential customers under Schedule Mg-1. In addition, for meters that are assigned to bulk water customers for more than 7 days, the applicable service charge in Schedule Mg-1 will apply after the first 7 days.

The water utility may require a reasonable deposit for the temporary use of its equipment under this and other rate schedules. The deposit(s) collected shall be refunded upon return of the utility's equipment. Damaged or lost equipment shall be repaired or replaced at the customer's expense.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Reconnection Charges

The utility shall assess a charge to reconnect a customer, which includes reinstalling a meter and turning on the valve at the curb stop, if necessary. A utility may not assess a charge for disconnecting a customer.

During normal business hours: \$18.50

After normal business hours: \$27.75

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Lateral Installation Charge
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The utility shall charge a customer for the actual cost of installing a water service lateral from the main through curb stop and box if these costs are not contributed as part of a subdivision development or otherwise recovered under Wis. Stats. Chapter 66.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****Water Utility Operating Rules**Compliance with Rules

All persons now receiving water service from this water utility, or who may request service in the future, shall be considered as having agreed to be bound by the rules and regulations as filed with the Public Service Commission of Wisconsin.

Establishment of Service

Application for water service may be made in writing on a form furnished by the water utility. The application will contain the legal description of the property to be served, the name of the owner, the exact use to be made of the service, and the size of the service lateral and meter desired. Note particularly any special refrigeration, fire protection, or water-consuming air-conditioning equipment.

Service will be furnished only if (1) the premises have a frontage on a properly platted street or public strip in which a cast iron or other long-life water main has been laid, or where the property owner has agreed to and complied with the provisions of the water utility's filed main extension rule, (2) the property owner has installed or agrees to install a service lateral from the curb stop to the point of use that is not less than 6 feet below the surface of an established or proposed grade and meets the water utility's specifications, and (3) the premises have adequate piping beyond the metering point.

The owner of a multi-unit dwelling has the option of being served by individual metered water service to each unit. The owner, by selecting this option, is required to provide interior plumbing and meter settings to enable individual metered service to each unit and individual disconnection without affecting service to other units. Each meter and meter connection will be treated as a separate water utility account for the purpose of the filed rules and regulations.

No division of the water service lateral to any lot or parcel of land shall be made for the extension and independent metering of the supply to an adjoining lot or parcel of land. Except for duplexes, no division of a water service lateral shall be made at the curb for separate supplies for two or more separate premises having frontage on any street or public service strip, whether owned by the same or different parties. Duplexes may be served by one lateral provided (1) individual metered service and disconnection is provided and (2) it is permitted by local ordinance.

Buildings used in the same business, located on the same parcel, and served by a single lateral may have the customer's water supply piping installed to a central point so that volume can be metered in one place.

The water utility may withhold approval of any application where full information of the purpose of such supply is not clearly indicated and set forth by the applicant property owner.

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****Water Utility Operating Rules**Reconnection of Service

Where the water utility has disconnected service at the customer's request, a reconnection charge shall be made when the customer requests reconnection of service. See Schedule R-1 for the applicable rate.

A reconnection charge shall also be required from customers whose services are disconnected (shut off at curb stop box) because of nonpayment of bills when due. See Schedule R-1 for the applicable rate.

If reconnection is requested for the same location by any member of the same household, or, if a place of business, by any partner of the same business, it shall be considered as the same customer.

Temporary Metered Service, Meter, and Deposits

An applicant for temporary water service on a metered basis shall make and maintain a monetary deposit for each meter installed as security for payment for use of water and for such other charges which may arise from the use of the supply. A charge shall be made for setting the valve and furnishing and setting the meter. See Schedule BW-1 for the applicable rate.

Water for Construction

When water is requested for construction purposes or for filling tanks or other such uses, an application shall be made to the water utility, in writing, giving a statement of the amount of construction work to be done or the size of the tank to be filled, etc. Payment for the water for construction may be required in advance at the scheduled rates. The service lateral must be installed into the building before water can be used. No connection with the service lateral at the curb shall be made without special permission from the water utility. In no case will any employee of the water utility turn on water for construction work unless the contractor has obtained permission from the water utility.

Customers shall not allow contractors, masons, or other persons to take unmetered water from their premises without permission from the water utility. Any customer failing to comply with this provision may have water service discontinued and will be responsible for the cost of the estimated volume of water used.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Use of Hydrants

In cases where no other supply is available, permission may be granted by the water utility to use a hydrant. No hydrant shall be used until the proper meter and valve are installed. In no case shall any valve be installed or moved except by an employee of the water utility.

Before a valve is set, payment must be made for its setting and for the water to be used at the scheduled rates. Where applicable, see Schedule BW-1 for deposits and charges. Upon completing the use of the hydrant, the customer must notify the water utility to that effect.

Operation of Valves and Hydrants and Unauthorized Use of Water - Penalty

Any person who shall, without authority of the water utility, allow contractors, masons, or other unauthorized persons to take water from their premises, operate any valve connected with the street or supply mains, or open any fire hydrant connected with the distribution system, except for the purpose of extinguishing fire, or who shall wantonly damage or impair the same, shall be subject to a fine as provided by municipal ordinance. Utility permission for the use of hydrants applies only to such hydrants that are designated for the specific use.

Refunds of Monetary Deposits

All money deposited as security for payment of charges arising from the use of temporary water service on a metered basis, or for the return of a hydrant valve and fixtures if the water is used on an unmetered basis, will be refunded to the depositor on the termination of the use of water, the payment of all charges levied against the depositor, and the return of the water utility's equipment.

Service Laterals

No water service lateral shall be laid through any trench having cinders, rubbish, rock or gravel fill, or any other material which may cause injury to or disintegration of the service lateral, unless adequate means of protection are provided by sand filling or such other insulation as may be approved by the water utility. Service laterals passing through curb or retaining walls shall be adequately safeguarded by provision of a channel space or pipe casing not less than twice the diameter of the service connection. The space between the service lateral and the channel or pipe casing shall be filled and lightly caulked with an oakum, mastic cement, or other resilient material and made impervious to moisture.

In backfilling the pipe trench, the service lateral must be protected against injury by carefully hand tamping the ground filling around the pipe. There should be at least 6 inches of ground filling over the pipe, and it should be free from hard lumps, rocks, stones, or other injurious material.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Service Laterals (continued)

All water service laterals shall be of undiminished size from the street main into the point of meter placement. Beyond the meter outlet valve, the piping shall be sized and proportioned to provide, on all floors, at all times, an equitable distribution of the water supply for the greatest probable number of fixtures or appliances operating simultaneously.

Replacement and Repair of Service Laterals

The service lateral from the main to and through the curb stop will be maintained and kept in repair and, when worn out, replaced at the expense of the water utility. The property owner shall maintain the service lateral from the curb stop to the point of use.

If an owner fails to repair a leaking or broken service lateral from the curb to the point of metering or use within such time as may appear reasonable to the water utility after notification has been served on the owner by the water utility, the water will be shut off and will not be turned on again until the repairs have been completed.

Abandonment of Service

If a property owner changes the use of a property currently receiving water service such that water service will no longer be needed in the future, the water utility may require the abandonment of the water service at the water main. In such case, the property owner may be responsible for all removal and/or repair costs, including the water main and the utility portion of the water service lateral.

Charges for Water Wasted Due to Leaks

See Wis. Admin. Code § PSC 185.35 or Schedule X-4, if applicable.

Thawing Frozen Service Laterals

See Wis. Admin. Code § PSC 185.88 or Schedule X-4, if applicable.

Curb Stop Boxes

The curb stop box is the property of the water utility. The water utility is responsible for its repair and maintenance. This includes maintaining, through adjustment, the curb stop box at an appropriate grade level where no direct action by the property owner or occupant has contributed to an elevation problem. The property owner is responsible for protecting the curb stop box from situations that could obstruct access to it or unduly expose it to harm. The water utility shall not be liable for failure to locate the curb stop box and shut off the water in case of a leak on the owner's premises.

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****Water Utility Operating Rules**Installation of Meters

Meters will be owned, furnished, and installed by the water utility or a utility-approved contractor and are not to be disconnected or tampered with by the customer. All meters shall be so located that they shall be protected from obstructions and permit ready access for reading, inspection, and servicing, such location to be designated or approved by the water utility. All piping within the building must be supplied by the owner. Where additional meters are desired by the owner, the owner shall pay for all piping. Where applicable, see Schedule Am-1 for rates.

Repairs to Meters

Meters will be repaired by the water utility, and the cost of such repairs caused by ordinary wear and tear will be borne by the water utility.

Repair of any damage to a meter resulting from the carelessness of the owner of the premises, owner's agent, or tenant, or from the negligence of any one of them to properly secure and protect same, including any damage that may result from allowing a water meter to become frozen or to be damaged from the presence of hot water or steam in the meter, shall be paid for by the customer or the owner of the premises.

Service Piping for Meter Settings

Where the original service piping is installed for a new metered customer, where existing service piping is changed for the customer's convenience, or where a new meter is installed for an existing unmetered customer, the owner of the premises at his/her expense shall provide a suitable location and the proper connections for the meter. The meter setting and associated plumbing shall comply with the water utility's standards. The water utility should be consulted as to the type and size of the meter setting.

Turning on Water

The water may only be turned on for a customer by an authorized employee of the water utility. Plumbers may turn the water on to test their work, but upon completion must leave the water turned off.

Sprinkling Restrictions and Emergency Water Conditions

Where the municipality has a policy regarding sprinkling restrictions and/or emergency water conditions, failure to comply with such may result in disconnection of service.

See Wis. Admin. Code § PSC 185.37.

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****Water Utility Operating Rules**Failure to Read Meters

Where the water utility is unable to read a meter, the fact will be plainly indicated on the bill, and either an estimated bill will be computed or the minimum charge applied. The difference shall be adjusted when the meter is again read, that is, the bill for the succeeding billing period will be computed with the gallons or cubic feet in each block of the rate schedule doubled, and credit will be given on that bill for the amount of the bill paid the preceding period. Only in unusual cases shall more than three consecutive estimated or minimum bills be rendered.

If the meter is damaged (see Surreptitious Use of Water) or fails to operate, the bill will be based on the average use during the past year, unless there is some reason why the use is not normal. If the average use cannot be properly determined, the bill will be estimated by some equitable method.

See Wis. Admin. Code § PSC 185.33.

Complaint Meter Tests

See Wis. Admin. Code § PSC 185.77.

Inspection of Premises

During reasonable hours, any officer or authorized employee of the water utility shall have the right of access to the premises supplied with service for the purpose of inspection or for the enforcement of the water utility's rules and regulations. Whenever appropriate, the water utility will make a systematic inspection of all unmetered water taps for the purpose of checking waste and unnecessary use of water.

See Wis. Stat. § 196.171.

Vacation of Premises

When premises are to be vacated, the water utility shall be notified, in writing, at once, so that it may remove the meter and shut off the water supply at the curb stop. The owner of the premises shall be liable for prosecution for any damage to the water utility's property. See "Abandonment of Service" in Schedule X-1 for further information.

Deposits for Residential Service

See Wis. Admin. Code § PSC 185.36.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Deposits for Nonresidential Service

See Wis. Admin. Code § PSC 185.361.

Deferred Payment Agreement

See Wis. Admin. Code § PSC 185.38 or Schedule X-4, if applicable.

Dispute Procedures

See Wis. Admin. Code § PSC 185.39.

Disconnection and Refusal of Service

See Wis. Admin. Code § PSC 185.37.

The following is an example of a disconnection notice that the utility may use to provide the required notice to customers.

DISCONNECTION NOTICE

Dear Customer:

The bill enclosed with this notice includes your current charge for water utility service and your previous unpaid balance.

You have 10 days to pay the water utility service arrears or your service is subject to disconnection.

If you fail to pay the service arrears or fail to contact us within the 10 days allowed to make reasonable deferred payment arrangement or other suitable arrangement, we will proceed with disconnection action.

To avoid the inconvenience of service interruption and an additional charge of (amount) for reconnection, we urge you to pay the full arrears IMMEDIATELY AT ONE OF OUR OFFICES.

If you have entered into a Deferred Payment Agreement with us and have failed to make the deferred payments you agreed to, your service will be subject to disconnection unless you pay the entire amount due within 10 days.

If you have a reason for delaying the payment, call us and explain the situation.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Disconnection and Refusal of Service (continued)

DISCONNECTION NOTICE (continued)

PLEASE CALL THIS TELEPHONE NUMBER, (telephone number), IMMEDIATELY IF:

1. You dispute the notice of delinquent account.
2. You have a question about your water utility service arrears.
3. You are unable to pay the full amount of the bill and are willing to enter into a deferred payment agreement with us.
4. There are any circumstances you think should be taken into consideration before service is discontinued.
5. Any resident is seriously ill.

Illness Provision: If there is an existing medical emergency in your home and you furnish the water utility with a statement signed by either a licensed Wisconsin physician or a public health official, we will delay disconnection of service up to 21 days. The statement must identify the medical emergency and specify the period of time during which disconnection will aggravate the existing emergency.

Deferred Payment Agreements: If you are a residential customer and you are unable to pay the full amount of the water utility service arrears on your bill, you may contact the water utility to discuss arrangements to pay the arrears over an extended period of time.

This time payment agreement will require:

1. Payment of a reasonable amount at the time the agreement is made.
2. Payment of the remainder of the outstanding balance in monthly installments over a reasonable length of time.
3. Payment of all future water utility service bills in full by the due date.

In any situation where you are unable to resolve billing disputes or disputes about the grounds for proposed disconnection through contacts with our water utility, you may make an appeal to the Public Service Commission of Wisconsin by calling (800) 225-7729.

(WATER UTILITY NAME)

EFFECTIVE: =TBD=

PSCW AUTHORIZATION: 6540-WR-102

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Utility Operating Rules

Collection of Overdue Bills

An amount owed by the customer may be levied as a tax as provided in Wis. Stat. § 66.0809.

Surreptitious Use of Water

When the water utility has reasonable evidence that a person is obtaining water, in whole or in part, by means of devices or methods used to stop or interfere with the proper metering of the water utility service being delivered, the water utility reserves the right to estimate and present immediately a bill for unmetered service as a result of such interference, and such bill shall be payable subject to a 24-hour disconnection of service. If the water utility disconnects the service for any such reason, the water utility will reconnect the service upon the following conditions:

- A. The customer will be required to deposit with the water utility an amount sufficient to guarantee the payment of the bills for water utility service.
- B. The customer will be required to pay the water utility for any and all damages to water utility equipment resulting from such interference with the metering.
- C. The customer must further agree to comply with reasonable requirements to protect the water utility against further losses.

See Wis. Stat. §§ 98.26 and 943.20.

Repairs to Mains

The water utility reserves the right to shut off the water supply in the mains temporarily to make repairs, alterations, or additions to the plant or system. When the circumstances will permit, the water utility will give notification, by newspaper publication or otherwise, of the discontinuance of the water supply. No credit will be allowed to customers for such temporary suspension of the water supply.

See Wis. Admin. Code § PSC 185.87.

Duty of Water Utility with Respect to Safety of the Public

It shall be the duty of the water utility to see that all open ditches for water mains, hydrants, and service laterals are properly guarded to prevent accident to any person or vehicle, and at night there shall be displayed proper signal lighting to ensure the safety of the public.

Public Service Commission of Wisconsin**Williams Bay Municipal Water Utility****Water Utility Operating Rules**Handling Water Mains and Service Laterals in Excavation Trenches

Contractors must call Digger's Hotline and ensure a location is done to establish the existence and location of all water mains and service laterals as provided in Wis. Stat. § 182.0175. Where water mains or service laterals have been removed, cut, or damaged during trench excavation, the contractors must, at their own expense, cause them to be replaced or repaired at once. Contractors must not shut off the water service laterals to any customer for a period exceeding 6 hours.

Protective Devices

- A. Protective Devices in General: The owner or occupant of every premise receiving water supply shall apply and maintain suitable means of protection of the premise supply and all appliances against damage arising in any manner from the use of the water supply, variation of water pressure, or any interruption of water supply. Particularly, such owner or occupant must protect water-cooled compressors for refrigeration systems by means of high and/or low pressure safety cutout devices. There shall likewise be provided means for the prevention of the transmission of water ram or noise of operation of any valve or appliance through the piping of their own or adjacent premises.
- B. Relief Valves: On all "closed systems" (i.e., systems having a check valve, pressure regulator, reducing valve, water filter, or softener), an effective pressure relief valve shall be installed at or near the top of the hot water tank or at the hot water distribution pipe connection to the tank. No stop valve shall be placed between the hot water tank and the relief valve or on the drain pipe. See applicable plumbing codes.
- C. Air Chambers: An air chamber or approved shock absorber shall be installed at the terminus of each riser, fixture branch, or hydraulic elevator main for the prevention of undue water hammer. The air chamber shall be sized in conformance with local plumbing codes. Where possible, the air chamber should be provided at its base with a valve for water drainage and replenishment of air.

Cross-Connections

Every person owning or occupying a premise receiving municipal water supply shall maintain such municipal water supply free from any connection, either of a direct or of an indirect nature, with a water supply from a foreign source or of any manner of connection with any fixture or appliance whereby water from a foreign supply or the waste from any fixture, appliance, or waste or soil pipe may flow or be siphoned or pumped into the piping of the municipal water system.

See Wis. Admin. Code § NR 811.06.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Main Extension Rule

Water mains will be extended for new customers on the following basis:

- A. Where the cost of the extension is to immediately be collected through assessment by the municipality against the abutting property, the procedure set forth under Wis. Stat. § 66.0703 will apply, and no additional customer contribution to the utility will be required.
- B. Where the municipality is unwilling or unable to make a special assessment, the extension will be made on a customer-financed basis as follows:
 - 1. The applicant(s) will advance as a contribution in aid of construction the total amount equivalent to that which would have been assessed for all property under paragraph A.
 - 2. Part of the contribution required in paragraph B.1. will be refundable. When additional customers are connected to the extended main within 10 years of the date of completion, contributions in aid of construction will be collected equal to the amount which would have been assessed under paragraph A. for the abutting property being served. This amount will be refunded to the original contributor(s). In no case will the contributions received from additional customers exceed the proportionate amount which would have been required under paragraph A., nor will it exceed the total assessable cost of the original extension.
- C. When a customer connects to a transmission main or connecting loop installed at utility expense within 10 years of the date of completion, there will be a contribution required of an amount equivalent to that which would have been assessed under paragraph A.

Public Service Commission of Wisconsin

Williams Bay Municipal Water Utility

Water Main Installations in Platted Subdivisions

Application for installation of water mains in regularly platted real estate development subdivisions shall be filed with the utility.

If the developer, or a contractor employed by the developer, is to install the water mains (with the approval of the utility), the developer shall be responsible for the total cost of construction.

If the utility or its contractor is to install the water mains, the developer shall be required to advance to the utility, prior to the beginning of the construction, the total estimated cost of the extension. If the final costs exceed estimated costs, an additional billing will be made for the balance of the cost due. This balance is to be paid within 30 days. If final costs are less than estimated, a refund of the overpayment will be made by the water utility.

Williams Bay Municipal Water Utility
Customer Water Bill Comparison at Present and Proposed Rates

Customer Type	Meter Size	Volume (1000 Gallons)	<u>Quarterly</u>			<u>Quarterly Including Public Fire Protection</u>		
			Bills at Old Rates	Bills at New Rates	Percent Change	Bills at Old Rates	Bills at New Rates	Percent Change
Small Residential	5/8"	4	\$ 45.08	\$ 68.02	50.89%	\$ 71.84	\$ 107.11	49.10%
Average Residential	5/8"	7	\$ 56.39	\$ 90.91	61.22%	\$ 83.15	\$ 130.00	56.34%
Large Residential	5/8"	15	\$ 86.55	\$ 151.95	75.56%	\$ 113.31	\$ 191.04	68.60%
Large Residential	3/4"	30	\$ 143.10	\$ 266.40	86.16%	\$ 169.86	\$ 305.49	79.85%
Large Residential	3/4"	45	\$ 199.65	\$ 380.85	90.76%	\$ 226.41	\$ 419.94	85.48%
Multifamily Residential	5/8"	70	\$ 293.90	\$ 571.60	94.49%	\$ 320.66	\$ 610.69	90.45%
Multifamily Residential	5/8"	125	\$ 498.25	\$ 988.25	98.34%	\$ 525.01	\$ 1,027.34	95.68%
Multifamily Residential	1"	45	\$ 214.65	\$ 397.35	85.12%	\$ 281.55	\$ 495.15	75.87%
Multifamily Residential	4"	125	\$ 1,038.25	\$ 1,535.75	47.92%	\$ 1,737.25	\$ 2,514.05	44.71%
Commercial	3/4"	735	\$ 2,691.25	\$ 5,535.85	105.70%	\$ 2,718.01	\$ 5,574.94	105.11%
Commercial	2"	515	\$ 2,055.25	\$ 4,060.15	97.55%	\$ 2,268.25	\$ 4,373.35	92.81%
Commercial	4"	1,270	\$ 5,130.50	\$ 10,047.70	95.84%	\$ 5,829.50	\$ 11,026.00	89.14%
Commercial	6"	1,170	\$ 4,940.50	\$ 9,471.70	91.72%	\$ 6,278.50	\$ 11,426.50	81.99%
Public Authority	2"	95	\$ 533.15	\$ 916.85	71.97%	\$ 746.15	\$ 1,230.05	64.85%
Public Authority	2"	170	\$ 807.50	\$ 1,480.70	83.37%	\$ 1,020.50	\$ 1,793.90	75.79%
Public Authority	4"	25	\$ 664.25	\$ 775.75	16.79%	\$ 1,363.25	\$ 1,754.05	28.67%
Public Authority	4"	435	\$ 2,166.25	\$ 3,860.35	78.20%	\$ 2,865.25	\$ 4,838.65	68.87%



Public Service Commission of Wisconsin

Summer Strand, Chairperson
 Kristy Nieto, Commissioner
 Marcus Hawkins, Commissioner

4822 Madison Yards Way
 P.O. Box 7854
 Madison, WI 53707-7854

Public Service Commission of Wisconsin
 RECEIVED: 7/9/2025 3:15:01 PM

July 9, 2025

Jennifer Wiese, Treasurer
 Williams Bay Municipal Water Utility
 PO Box 580
 Williams Bay, WI 53191

Re: Application of the Village of Williams Bay, Walworth
 County, Wisconsin, as a Water Public Utility, for Authority
 to Adjust Water Rates

6540-WR-102

Dear Jennifer Wiese:

Public Service Commission (Commission) staff has analyzed the Williams Bay Municipal Water Utility's (applicant) application for a water rate increase. The Commission received the application on March 20, 2025. Attached is Commission staff's proposed 2025 test year revenue requirement exhibit (Exhibit) which will serve as the basis for the cost-of-service study. Alex Hanna, rate analyst, will soon develop the cost-of-service study and a proposed rate design. The rate analyst will file a copy of that exhibit in the [Electronic Records Filing \(ERF\) system](#) separately upon completion. Commission staff will submit both proposals at the public hearing, which will be scheduled at a later date.

In its application, the applicant stated that it filed for the rate increase to cover debt and capital project costs. The applicant is constructing improvements to the existing water treatment facility in the test year. The applicant also faces increased operation and maintenance expenses.

The applicant requested a return on net investment rate base of 6.30 percent. The Commission calculates the benchmark rate of return weekly based on a three-month rolling average of municipal bond rates and determines a floor annually. The benchmark rate of return at the time Commission staff finalized the revenue requirement for this case was 6.80 percent. Commission staff estimated the applicant's capital employed in providing public utility service associated with the net investment rate base to be 33.77 percent municipal equity and 66.23 percent long-term debt. The applicant's composite cost of debt is 3.46 percent. A return on rate base of 6.80 percent would provide a 13.35 percent return on municipal earning equity and 0.93 times interest coverage. Commission staff considers that this return on rate base would provide the applicant with sufficient earnings to help address future capital and unforeseen operating needs and would also maintain confidence in the applicant's financial integrity without resulting in customer rates that are excessive.

However, the Commission cautions the applicant that a 66.23 percent debt ratio is too high to provide the degree of financial integrity the applicant requires over the long term and

recommends that the applicant reduce its debt ratio to reasonable levels as soon as practical. Commission staff generally considers a reasonable municipal capital structure to be roughly 50 percent equity and 50 percent debt.

Past Commission decisions have approved the allowance of credit card fee costs under a utility's operation and maintenance budget. As part of its application, the applicant requested that credit card fee costs be recovered in rates in the current rate case. Commission staff's proposal includes credit card fees.

Schedule 5 of the Exhibit is the list of depreciation rates that is the basis of Commission staff's estimated depreciation expense for the test year. Some depreciation rates may be different than those previously authorized for the applicant. Commission staff recommends that the Commission certify these depreciation rates for use by the applicant effective January 1, 2025. Please note that the general service and public fire protection rates are typically effective within 90 days of the Final Decision.

The Commission staff Exhibit is intended to provide the Commission with Commission staff's analysis and is not a final decision. After review of the attached Exhibit, the applicant may present its own analysis and may submit any additional information it believes to be pertinent to substantiate its position within five business days of the date of this letter. If Commission staff does not receive a response within that time, it will assume the applicant is in agreement with the staff proposal and the Commission staff rate analyst will use the revenue requirement to develop a rate proposal. Please note that this is the applicant's primary opportunity to address any concerns or changes to Commission staff's proposed revenue requirement Exhibit.

In order to receive notification of official correspondence (i.e. data requests, notices, final decisions, etc.), individuals must subscribe to the Utility ID or PSC Docket. To subscribe, go to the Commission's [ERF](#) system. For help subscribing, go to [Subscribing to Dockets](#).

Jennifer Wiese
Docket 6540-WR-102
Page 3

If you have any questions regarding the above, please contact me. If you have any questions regarding the status of your rate case, please contact Alex Hanna at (608) 267-2336 or by e-mail at Alex.Hanna@wisconsin.gov.

Sincerely,



Troy Gazza
Public Utility Auditor
Public Service Commission of Wisconsin
Division of Water Utility Regulation and Analysis
608.266.7173 | Troy.Gazza@wisconsin.gov

TKG:cjb:kle:rgs DL:02083947

cc: Wayne Edwards, Williams Bay Municipal Water Utility
Jodi Dobson, Baker Tilly US

Ex.-PSC-Revenue Requirement

Williams Bay Municipal Water Utility

Estimated 2025 Operating Income Statement

Net Investment Rate Base

and 2025 Estimated Revenue Requirement

**Williams Bay Municipal Water Utility
Estimated Operating Revenues
for the 2025 Test Year**

	Utility Estimates Test Year 2025	PSC Staff Proposed Adjustments	PSC Staff Estimates Test Year 2025
Unmetered Sales to General Customers	\$ 0	\$ 0	\$ 0
Metered Sales to General Customers:			
Residential	487,097	6,240	493,337
Multi-family Residential	19,171	0	19,171
Commercial	98,276	1,500	99,776
Industrial	0	0	0
Public Authority	12,526	220	12,746
Irrigation	0	0	0
Total Metered Sales	\$ 617,070	\$ 7,960	\$ 625,030
Private Fire Protection	4,080	0	4,080
Public Fire Protection	278,573	0	278,573
Other Water Sales	0	0	0
Sales for Resale	0	0	0
Interdepartmental	0	0	0
Total Water Sales	\$ 899,723	\$ 7,960	\$ 907,683
Forfeited Discounts	4,490	0	4,490
Rents of Water Property	70,565	(15,331)	55,234
Interdepartmental Rents	0	0	0
Other Water Revenues	1,473	9,059	10,532
Total Operating Revenues	\$ 976,251	\$ 1,688	\$ 977,939

Williams Bay Municipal Water Utility
Comparative Income Statement, Net Investment Rate Base, and PSC Adjustments

	2022	2023	2024	Utility Estimates Test Year 2025	PSC Staff Proposed Adjustments	PSC Staff Estimates Test Year 2025
Net Operating Income Statement:						
Total Operating Revenues:	\$ 913,669	\$ 971,424	\$ 927,988	\$ 976,251	\$ 1,688	\$ 977,939
Operating Expenses:						
Source of Supply Expenses	13,668	14,391	2,824	9,340	0	9,340
Pumping Expenses	79,721	91,651	82,681	84,030	0	84,030
Water Treatment Expenses	201,186	213,708	175,809	205,130	0	205,130
Trans. and Distr. Expenses	192,999	117,293	130,015	181,750	0	181,750
Customer Accounts Expenses	71,386	63,027	70,862	64,610	0	64,610
Administrative and General Expenses	127,473	186,083	218,044	240,559	17,717	258,276
Total Operation & Maintenance Expenses	\$ 686,433	\$ 686,153	\$ 680,235	\$ 785,419	\$ 17,717	\$ 803,136
Depreciation	125,517	125,517	176,239	258,507	44,852	303,359
Taxes	113,876	88,963	124,268	104,420	11,881	116,301
Total Operating Expenses	\$ 925,826	\$ 900,633	\$ 980,742	\$ 1,148,346	\$ 74,450	\$ 1,222,796
Net Operating Income (Loss)	\$ (12,157)	\$ 70,791	\$ (52,754)	\$ (172,094)	\$ (72,763)	\$ (244,857)
Net Investment Rate Base:				Utility Estimates Test Year 2025	PSC Staff Proposed Adjustments	PSC Staff Estimates Test Year 2025
Utility Plant in Service				\$ 7,034,788	\$ 1,089,900	\$ 8,124,688
Less:						
Accumulated Provision for Depreciation				4,041,729	199	4,041,928
Net Plant in Service				\$ 2,993,059	\$ 1,089,701	\$ 4,082,760
Add: Materials and Supplies				7,346	0	7,346
Less: Regulatory Liability - pre-2003						
Depreciation on Contributed Plant				0	0	0
Net Investment Rate Base				\$ 3,000,405	\$ 1,089,701	\$ 4,090,106
Rate of Return				N/A		N/A

Williams Bay Municipal Water Utility
Estimated Income Statement and Revenue Requirement
for the 2025 Test Year
to Yield a 6.80% Return on the Net Investment Rate Base

	Present <u>Rates</u>	Increase <u>Increase</u>	After Rate <u>Increase</u>
Total Operating Revenues:	\$ 977,939	\$ 541,441	\$ 1,519,380
Operating Expenses:			
Source of Supply Expenses	9,340		9,340
Pumping Expenses	84,030		84,030
Water Treatment Expenses	205,130		205,130
Trans. and Distr. Expenses	181,750		181,750
Customer Accounts Expenses	64,610		64,610
Administrative and General Expenses	<u>258,276</u>		<u>258,276</u>
Total Operation & Maintenance Expenses	\$ 803,136		\$ 803,136
Depreciation	303,359		303,359
Amortization	18,457		18,457
Taxes	116,301		116,301
Total Operating Expenses	<u>\$ 1,241,253</u>		<u>\$ 1,241,253</u>
Net Operating Income (Loss)	<u>\$ (263,314)</u>		<u>\$ 278,127</u>
Rate of Return	<u>N/A</u>		<u>6.80%</u>
Net Investment Rate Base:			
Utility Plant in Service	\$ 8,124,688		\$ 8,124,688
Less:			
Accumulated Provision for Depreciation	<u>4,041,928</u>		<u>4,041,928</u>
Net Plant in Service	\$ 4,082,760		\$ 4,082,760
Add: Materials and Supplies	7,346		7,346
Less: Regulatory Liability - pre-2003 Depreciation on Contributed Plant	<u>0</u>		<u>0</u>
Net Investment Rate Base	<u>\$ 4,090,106</u>		<u>\$ 4,090,106</u>

Williams Bay Municipal Water Utility **Schedule of Staff Adjustments**

	<u>Adjustments at 6.30% ROR</u>
Utility Requested Rate Increase	\$ 379,578 42.38%

Adjustments to Revenues

Acct. 461 - Metered Sales to General Customers

Utility Estimate	\$ 617,070	
Staff Estimate	\$625,030	
Adjustment		\$ (7,960)

The Utility went through a detailed review of customer counts in 2024. The review identified changes needed to the customer counts. The estimate was revised to match the customer counts on the 2024 PSC Annual Report.

Acct. 472 - Rents from Water Property

Utility Estimate	\$ 70,565	
Staff Estimate	\$ 55,234	
Adjustment		\$ 15,331

Estimate revised to reflect the 2024 revenue which matches the rental contracts provided by the Utility.

Acct. 474 - Other Water Revenues

Utility Estimate	\$ 1,473	
Staff Estimate	\$ 10,532	
Adjustment		\$ (9,059)

Estimate revised to reflect a 50 percent return on the net meter investment charged to sewer.

Adjustments to Expenses

Acct. 923 - Outside Services Employed

Utility Estimate	\$ 60,160	
Staff Estimate	\$ 78,000	
Adjustment		\$ 17,840

Estimate revised to the updated estimate provided by the Utility with costs for the rate case removed. Costs for the rate case are included in Account 928.

Williams Bay Municipal Water Utility Schedule of Staff Adjustments

Acct. 930 - Miscellaneous General Expenses

Utility Estimate	\$ 7,500	
Staff Estimate	\$ 7,377	
Adjustment		\$ (123)
Estimate revised to remove a portion of membership dues associated with lobbying.		

Acct. 408 - Taxes and Tax Equivalent

Utility Estimate	\$ 104,420	
Staff Estimate	\$ 116,301	
Adjustment		\$ 11,881
Estimate revised to the two year average mill rates. Major plant additions increased due to updated project costs.		

Depreciation Expense

Utility Estimate	\$ 258,507	
Staff Estimate	\$ 303,359	
Adjustment		\$ 44,852
Estimate revised due to the project costs being updated. The costs were updated to match those approved in 6540-CW-103.		

Adjustments to Net Investment Rate Base

Utility Estimate	\$ 3,000,405
Staff Estimate	\$ 4,090,106
Difference	\$ 1,089,701

Estimate revised due to the project costs being updated. The costs were updated to match those approved in 6540-CW-103.

Adjustment to Return on Ratebase based on requested 6.30% ROR	\$ 68,651
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Increase to ROR to 6.80%	\$ 20,450
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Staff Estimated Rate Increase

\$ 541,441
59.92%

Williams Bay Municipal Water Utility
Schedule of Water Depreciation Rates
Effective January 1, 2025

Account Number	Account Title	Depreciation Rate
	SOURCE OF SUPPLY PLANT	
314	Wells and Springs	2.90%
	PUMPING PLANT	
321	Structures and Improvements	3.20%
325	Electric Pumping Equipment	4.40%
328	Other Pumping Equipment	4.40%
	WATER TREATMENT PLANT	
331	Structures and Improvements	3.20%
332	Sand or Other Media Filtration Equipment	3.30%
334	Other Water Treatment Equipment	6.00%
	TRANSMISSION AND DISTRIBUTION PLANT	
342	Distribution Reservoirs and Standpipes	1.90%
343	Transmission and Distribution Mains	1.30%
345	Services	2.90%
346	Meters	5.50%
348	Hydrants	2.20%
	GENERAL PLANT	
390	Structures and Improvements	2.90%
391	Office Furniture and Equipment	5.80%
391.1	Computer Equipment	26.70%
392	Transportation Equipment	13.30%
394	Tools, Shop and Garage Equipment	5.80%
395	Laboratory Equipment	5.80%
396	Power Operated Equipment	7.50%
397	Communication Equipment	10.00%
397.1	SCADA Equipment	9.20%
398	Miscellaneous Equipment	5.80%

PUBLIC NOTICE TO ALL CUSTOMERS OF THE WILLIAMS BAY MUNICIPAL WATER UTILITY

The Williams Bay Municipal Water Utility (Utility) has filed an application with the Public Service Commission of Wisconsin (Commission) to increase water rates. The increase is necessary due to a 44.52 percent increase in gross plant investment and a 32.05 percent increase in operating expenses since the last water conventional case was completed in 2022.

The total increase in water revenues requested is \$541,441 which will result in an estimated overall rate increase of 59.92 percent over the water utility's present revenues. If the request is granted, the water bill for an average Residential customer with a 5/8-inch or 3/4-inch meter who uses 7,000 gallons of water per quarter will increase from \$83.15 to \$130.00, or 56.34 percent, including the public fire protection charge.

A public hearing on the application has been scheduled for Monday, August 18, 2025 at 2:00 p.m. This hearing has no physical location. Parties and Commission staff appear by Zoom. Parties and Commission staff may use the telephone connection as a backup or if no adequate internet connection exists. Members of the public participate by Zoom or may use the telephone connection as a backup or if no adequate internet connection exists.

Join Zoom over the internet at: <https://us02web.zoom.us/my/pschearings>

The Commission intends to livestream and record this hearing on [YouTube](#). A member of the public may observe without participation any hearing session by:

1. Attending any physical location as noticed,
2. Watching on YouTube at: <https://www.youtube.com/@PSCWI-Hearings>,
3. If no adequate internet connection exists, listening by telephone.
 - Dial: +1 312 626 6799
 - Enter Meeting ID: 809 513 2930

A person may testify in this proceeding without becoming a party and without attorney representation. A person may submit this testimony in only one of the following ways:

- **Web Comment.** File a comment on the internet. Go to the Commission's web site at <http://psc.wi.gov>, and click the dropdown menu labeled "Commission Actions". Select the item labeled "File a Public Comment". On the next page select the "File a comment" link that appears for docket number 6540-WR-102. Web comments shall be received no later than Wednesday, August 20, 2025.
- **Live Comment.** Make a live comment at the hearing. The ALJ may receive live comments from any member of the public in attendance after the close of any party and Commission staff testimony. The ALJ will receive such comments by stating the name of each member of the public connected to the hearing one at a time and asking if they would like to comment.
- **Mail Comment.** Send a comment by U.S. Mail. All comments submitted by U.S. Mail shall be received no later than Wednesday, August 20, 2025 and shall be

addressed to: Attn: Docket 6540-WR-102 Comments, Public Service Commission,
P.O. Box 7854, Madison, WI 53707-7854.

To access the documents, schedule, and other information about this docket, go to the Commission's web site at <http://psc.wi.gov>, select the dropdown menu labeled "eServices". Select the item labeled "Docket Search (CMS)". On the next page enter 6540-WR-102 in the spaces labeled "Case #" and select "Search".

If you have any questions, please contact the Williams Bay Municipal Water Utility at (262) 245-2700.

RESOLUTION NO. R-____-25

APPROVING AGREEMENTS FOR REPLACEMENT OF LEAD WATER SERVICE LINE

WHEREAS, the Village Board of the Village of Williams Bay (Village) has negotiated agreements with the owners of four (4) residential properties for the replacement of lead water service lines for their properties (Agreements); and

WHEREAS, for the reasons stated in each Agreement, the Village Board wishes to approve each of said Agreements.

NOW, THEREFORE, the Village Board of the Village of Williams Bay do hereby resolve as follows:

That the Agreements for Replacement of Lead Water Service Line attached hereto as Exhibits 1, 2, 3 and 4, and each of them, are hereby approved.

That the Village President is hereby authorized to sign each such Agreement on behalf of the Village of Williams Bay.

Approved by the Village Board of the Village of Williams Bay this _____ day of September 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest:

By: _____
Tina Kolls, Clerk

Date Passed: _____

AGREEMENT FOR REPLACEMENT OF LEAD WATER SERVICE LINE

IT IS HEREBY AGREED, by and between the Village of Williams Bay (Village) and _____, as Owner of 49 Oakwood St., Williams Bay, Wisconsin (Owner) together referred to as the "Parties", as follows:

WHEREAS, the U.S. Environmental Protection Agency has determined that lead in public water utility systems is a public health hazard; and

WHEREAS, to ensure a complete removal of lead from the water delivery system, the full replacement of the service line, both the publicly and privately owned portions of the line, from the water main to the home's plumbing system, is required; and

WHEREAS, the Village of Williams Bay Water Utility is responsible for the public portion of the service line and the property owner is financially responsible for the private portion of the service line; and

WHEREAS, the Village of Williams Bay has confirmed that the residence located at 49 Oakwood St. in Williams Bay (the Property) has a private water service line containing lead; and

WHEREAS, Odling Construction, Inc. (the Contractor) has provided a quote to provide for the full replacement of the private water service line and related work at the Property in the amount of \$11,125.00 (see Exhibit A); and

WHEREAS, the Village and Owner wish to enter into an Agreement whereby the Village will pay the Contractor for the cost of replacement of the private water service line and related expenses, with the Owner to reimburse the Village for said cost.

NOW, THEREFORE, the Parties to this Agreement hereby agree as follows:

1. The foregoing Recitals are hereby incorporated into this Agreement as if set forth in full herein.
2. The Owner shall contract with Contractor to replace the existing private water service line containing lead, with a new water service line which is lead free, and to perform related work at the Property, all as described in Exhibit A.
3. The Village shall pay Contractor for the cost of the work performed at the Property in the amount specified in Exhibit A.
4. Owner agrees that the Village may special assess the Property in the amount of the payment made by Village to the Contractor. Owner understands that the Village is not proceeding pursuant to Wis. Stat. Sec. 66.0703 to impose the special assessment and Owner knowingly and intelligently waives any requirement that the Village follow the procedures set forth in that statute to impose the special assessment.
5. The special assessment levied pursuant to this Agreement is a lien on the Property on behalf of the Village from the date of this Agreement to the same extent as a lien or tax levied upon real property, until paid in full.



6. The special assessment may be paid in full without interest within ten (10) business days of receipt of an invoice for payment of same from the Village Clerk, mailed to the attention of Owner. Alternatively, the special assessment shall be paid in ten (10) annual installments to the Village. Installments are to be included on the annual real estate tax bill of the property as a special assessment, with interest at the rate of five (5) percent per annum, with the initial payment due by January 31, 2026 and subsequent payments due by January 31 of each succeeding year. An installment payment schedule is attached as Exhibit B.
7. All installments not paid by the date due shall be extended upon the tax roll as a delinquent special assessment against the Property, and all proceedings in relation to the collection, return and sale for delinquent real estate taxes shall apply to the special assessment.
8. This Agreement is binding upon the Village and Owner, their respective heirs, successors and assigns, and any and all future owners of the Property.
9. This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Wisconsin. In the event of any dispute, the venue for any litigation shall be the Circuit Court for Walworth County, Wisconsin.
10. If any provision of this Agreement is adjudicated invalid or unenforceable, it shall be judicially amended in such a fashion as to render the provision valid and enforceable, and to reflect, to the extent possible, the original intent of the Parties. If any provision of this Agreement as amended or stricken as a result of its invalidity on enforceability, such amendment or deletion shall not affect the remaining provisions herein.
11. This Agreement shall be effective as to the date of the last signature.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, Village President

Attest

By: _____
Tina Kolls, Village Clerk

STATE OF WISCONSIN)
) ss.:
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2025 the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin
My Commission expires: _____

Approved this _____ day of _____, 2025.

OWNER

By: _____

_____, Member
(print name)

STATE OF _____)
COUNTY OF _____) ss.:

Personally came before me this ____ day of _____, 2025 the above-named _____
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission expires: _____

PROPOSAL: WB71725-49B
DATE: 9/10/2025

PROPOSAL ODLING CONSTRUCTION, INC.

4941 TOWNHALL RD.
DELAVAN, WI 53115
PHONE: 262-728-5148
FAX: 262-728-0290

PROJECT: OWNER: Richard Lidinsky
ADDRESS: 49 Oakwood St
CITY, ST: Williams Bay, WI 53191
Email:
PHONE: 708-214-7040
PROJECT ADDRESS: 49 Oakwood St
Williams Bay, WI 53191

WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

REPLACE WATER LINE FROM VALVE BOX TO HOME

INCLUDES:	App. 25' of 1" poly water line	
	Sawcut and remove concrete steps and sidewalk as required	
	Remove one bush if required	
	Excavate existing water line	
	Replace lead water line with new poly water line	
	Connect new line to valve box	
	Bring new water line into home	
	Connect new water line inside home	
	Backfill with excavated and/or granular material as required	
	Haul away excess material	
	Total	\$7,975.00
EXTRA:	Concrete steps and sidewalk replacement	\$2,300.00
	Blackdirt, seed, and mulch after settlement	\$850.00

NOTES: Any landscaping by others
Updated 9/10/2025 to have property owner listed on proposal

NO PERMITS INCLUDED

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSON OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO CO-OPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMAN MANNER AND DONE ACCORDING TO STATE AND LOCAL CODES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL.

PAYMENT IN FULL WILL BE DUE 30 DAYS FROM DATE ON FIRST INVOICE. 1.5% INTEREST PER MONTH WILL BE CHARGED ON ANY BALANCE AFTER 30 DAYS.

RESPECTFULLY SUBMITTED

Dean Odling

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS SPECIFIED ABOVE.

DATE

SIGNATURE

AGREEMENT FOR REPLACEMENT OF LEAD WATER SERVICE LINE

IT IS HEREBY AGREED, by and between the Village of Williams Bay (Village) and _____, as Owner of 85 Highland St., Williams Bay, Wisconsin (Owner) together referred to as the "Parties", as follows:

WHEREAS, the U.S. Environmental Protection Agency has determined that lead in public water utility systems is a public health hazard; and

WHEREAS, to ensure a complete removal of lead from the water delivery system, the full replacement of the service line, both the publicly and privately owned portions of the line, from the water main to the home's plumbing system, is required; and

WHEREAS, the Village of Williams Bay Water Utility is responsible for the public portion of the service line and the property owner is financially responsible for the private portion of the service line; and

WHEREAS, the Village of Williams Bay has confirmed that the residence located at 85 Highland St. in Williams Bay (the Property) has a private water service line containing lead; and

WHEREAS, Odling Construction, Inc. (the Contractor) has provided a quote to Owner to provide for the full replacement of private water service line and related work at the Property in the amount of \$5,450.00 (see Exhibit A) and a quote to the Village for the replacement of the public portion of the water line to be replaced in the amount of \$9,450.00 (see Exhibit B); and

WHEREAS, the Village and Owner wish to enter into an Agreement whereby the Village will pay the Contractor for the cost of replacement of the private water service line and related expenses, with the Owner to reimburse the Village for said cost.

NOW, THEREFORE, the Parties to this Agreement hereby agree as follows:

1. The foregoing Recitals are hereby incorporated into this Agreement as if set forth in full herein.
2. The Owner shall contract with Contractor to replace the existing private water service line containing lead, with a new water service line which is lead free, and to perform related work at the Property, all as described in Exhibit A.
3. The Village shall pay Contractor for the cost of the work performed on the private water service line at the Property in the amount specified in Exhibit A.
4. Owner agrees that the Village may special assess the Property in the amount of the payment made by Village to the Contractor. Owner understands that the Village is not proceeding pursuant to Wis. Stat. Sec. 66.0703 to impose the special assessment and Owner knowingly and intelligently waives any requirement that the Village follow the procedures set forth in that statute to impose the special assessment.
5. The special assessment levied pursuant to this Agreement is a lien on the Property on behalf of the Village from the date of this Agreement to the same extent as a lien or tax levied upon real property, until paid in full.

6. The special assessment may be paid in full without interest within ten (10) business days of receipt of an invoice for payment of same from the Village Clerk, mailed to the attention of Owner. Alternatively, the special assessment shall be paid in ten (10) annual installments to the Village. Installments are to be included on the annual real estate tax bill of the property as a special assessment, with interest at the rate of five (5) percent per annum, with the initial payment due by January 31, 2026 and subsequent payments due by January 31 of each succeeding year. An installment payment schedule is attached as Exhibit C.
7. All installments not paid by the date due shall be extended upon the tax roll as a delinquent special assessment against the Property, and all proceedings in relation to the collection, return and sale for delinquent real estate taxes shall apply to the special assessment.
8. The Village shall pay Contractor the cost of the work performed on the public portion of the water service line in the amount specified in Exhibit B.
9. This Agreement is binding upon the Village and Owner, their respective heirs, successors and assigns, and any and all future owners of the Property.
10. This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Wisconsin. In the event of any dispute, the venue for any litigation shall be the Circuit Court for Walworth County, Wisconsin.
11. If any provision of this Agreement is adjudicated invalid or unenforceable, it shall be judicially amended in such a fashion as to render the provision valid and enforceable, and to reflect, to the extent possible, the original intent of the Parties. If any provision of this Agreement as amended or stricken as a result of its invalidity on enforceability, such amendment or deletion shall not affect the remaining provisions herein.
12. This Agreement shall be effective as to the date of the last signature.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, Village President

Attest

By: _____
Tina Kolls, Village Clerk

STATE OF WISCONSIN)
) ss.:
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2025 the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin
My Commission expires: _____

Approved this _____ day of _____, 2025.

OWNER

By: _____

_____, Member
(print name)

STATE OF _____)
COUNTY OF _____) ss.:

Personally came before me this ____ day of _____, 2025 the above-named _____
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission expires: _____

PROPOSAL ODLING CONSTRUCTION, INC.

4941 TOWNHALL RD.
DELAVAN, WI 53115
PHONE: 262-728-5148
FAX: 262-728-0290

PROJECT: OWNER: Kris Anderson
ADDRESS: 85 Highland St
CITY, ST: Williams Bay, WI 53191
Email:
PHONE: 312-607-7401
PROJECT ADDRESS: 85 Highland St
Williams Bay, WI 53191

WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

REPLACE WATER LINE FROM VALVE BOX TO HOME (PRIVATE SIDE)

INCLUDES: App. 50' of 1" poly water line
Excavate from valvebox to home
Replace lead water line with poly water line
Connect new line to valvebox
Bring new water line into home
Connect new water line inside home
Backfill with excavated and/or granular material as required
Haul away any excess material
Blackdirt, seed, and mulch disturbed areas after settlement

Total \$5,450.00

NOTES: Odling intends to do both portions at the same time
If perits required for howmowners side Odling will cover
*Updated with homeowners information portion on separate proposal

NO PERMITS INCLUDED

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSON OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO CO-OPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMAN MANNER AND DONE ACCORDING TO STATE AND LOCAL CODES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL.

PAYMENT IN FULL WILL BE DUE 30 DAYS FROM DATE ON FIRST INVOICE. 1.5% INTEREST PER MONTH WILL BE CHARGED ON ANY BALANCE AFTER 30 DAYS.

RESPECTFULLY SUBMITTED

Dean Odling

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS SPECIFIED ABOVE.

DATE _____

SIGNATURE _____

AGREEMENT FOR REPLACEMENT OF LEAD WATER SERVICE LINE

IT IS HEREBY AGREED, by and between the Village of Williams Bay (Village) and _____, as Owner of 90 Highland St., Williams Bay, Wisconsin (Owner) together referred to as the "Parties", as follows:

WHEREAS, the U.S. Environmental Protection Agency has determined that lead in public water utility systems is a public health hazard; and

WHEREAS, to ensure a complete removal of lead from the water delivery system, the full replacement of the service line, both the publicly and privately owned portions of the line, from the water main to the home's plumbing system, is required; and

WHEREAS, the Village of Williams Bay Water Utility is responsible for the public portion of the service line and the property owner is financially responsible for the private portion of the service line; and

WHEREAS, the Village of Williams Bay has confirmed that the residence located at 90 Highland St. in Williams Bay (the Property) has a private water service line containing lead; and

WHEREAS, Odling Construction, Inc. (the Contractor) has provided a quote to Owner to provide for the full replacement of the private water service line and related work at the Property in the amount of \$2,975.00 (see Exhibit A) and a quote to the Village for replacement of the public portion of the water line in the amount of \$9,450.00 (see Exhibit B); and

WHEREAS, the Village and Owner wish to enter into an Agreement whereby the Village will pay the Contractor for the cost of replacement of the private water service line and related expenses, with the Owner to reimburse the Village for said cost.

NOW, THEREFORE, the Parties to this Agreement hereby agree as follows:

1. The foregoing Recitals are hereby incorporated into this Agreement as if set forth in full herein.
2. The Owner shall contract with Contractor to replace the existing private water service line containing lead, with a new water service line which is lead free, and to perform related work at the Property, all as described in Exhibit A.
3. The Village shall pay Contractor for the cost of the work performed on the private water service line at the Property in the amount specified in Exhibit A.
4. Owner agrees that the Village may special assess the Property in the amount of the payment made by Village to the Contractor. Owner understands that the Village is not proceeding pursuant to Wis. Stat. Sec. 66.0703 to impose the special assessment and Owner knowingly and intelligently waives any requirement that the Village follow the procedures set forth in that statute to impose the special assessment.
5. The special assessment levied pursuant to this Agreement is a lien on the Property on behalf of the Village from the date of this Agreement to the same extent as a lien or tax levied upon real property, until paid in full.

6. The special assessment may be paid in full without interest within ten (10) business days of receipt of an invoice for payment of same from the Village Clerk, mailed to the attention of Owner. Alternatively, the special assessment shall be paid in ten (10) annual installments to the Village. Installments are to be included on the annual real estate tax bill of the property as a special assessment, with interest at the rate of five (5) percent per annum, with the initial payment due by January 31, 2026 and subsequent payments due by January 31 of each succeeding year. An installment payment schedule is attached as Exhibit C.
7. All installments not paid by the date due shall be extended upon the tax roll as a delinquent special assessment against the Property, and all proceedings in relation to the collection, return and sale for delinquent real estate taxes shall apply to the special assessment.
8. The Village shall pay Contractor the cost of the work performed on the public portion of the water service line in the amount specified in Exhibit B.
9. This Agreement is binding upon the Village and Owner, their respective heirs, successors and assigns, and any and all future owners of the Property.
10. This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Wisconsin. In the event of any dispute, the venue for any litigation shall be the Circuit Court for Walworth County, Wisconsin.
11. If any provision of this Agreement is adjudicated invalid or unenforceable, it shall be judicially amended in such a fashion as to render the provision valid and enforceable, and to reflect, to the extent possible, the original intent of the Parties. If any provision of this Agreement as amended or stricken as a result of its invalidity on enforceability, such amendment or deletion shall not affect the remaining provisions herein.
12. This Agreement shall be effective as to the date of the last signature.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, Village President

Attest

By: _____
Tina Kolls, Village Clerk

STATE OF WISCONSIN)
) ss.:
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2025 the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin
My Commission expires: _____

Approved this _____ day of _____, 2025.

OWNER

By: _____

_____, Member
(print name)

STATE OF _____)
COUNTY OF _____) ss.:

Personally came before me this ____ day of _____, 2025 the above-named _____
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission expires: _____

PROPOSAL: WB7725-90H
DATE: 9/12/2025

PROPOSAL ODLING CONSTRUCTION, INC.

4941 TOWNHALL RD.
DELAVAN, WI 53115
PHONE: 262-728-5148
FAX: 262-728-0290

PROJECT: OWNER: Jeff Boek
ADDRESS: 90 Highland St
CITY, ST: Williams Bay, WI 53191
Email:
PHONE: 847-363-2623
PROJECT ADDRESS: 90 Highland St
Williams Bay, WI 53191

WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

REPLACE WATER LINE FROM VALVE BOX TO METER PIT (PRIVATE SIDE)

INCLUDES: App 10' of 1" poly water line
Excavate from valve bx to meter pit
Replace lead water line with poly water line
Connect new water line to valve box and at meter pit
Backfill with excavated and/or granular material as required
Haul away any excess material
Blackdirt, seed, and mulch disturbed areas after settlement

Total \$2,975.00

NOTES: Odling intends to do both portions at same time
If permits required for homeowner side Odling will cover
*Updated with homeowner information and portion on separate proposal

NO PERMITS INCLUDED

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSON OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO CO-OPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMAN MANNER AND DONE ACCORDING TO STATE AND LOCAL CODES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL.

PAYMENT IN FULL WILL BE DUE 30 DAYS FROM DATE ON FIRST INVOICE. 1.5% INTEREST PER MONTH WILL BE CHARGED ON ANY BALANCE AFTER 30 DAYS.

RESPECTFULLY SUBMITTED

Dean Odling

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS SPECIFIED ABOVE.

DATE

SIGNATURE

AGREEMENT FOR REPLACEMENT OF LEAD WATER SERVICE LINE

IT IS HEREBY AGREED, by and between the Village of Williams Bay (Village) and _____, as Owner of 419 W. Geneva St., Williams Bay, Wisconsin (Owner) together referred to as the "Parties", as follows:

WHEREAS, the U.S. Environmental Protection Agency has determined that lead in public water utility systems is a public health hazard; and

WHEREAS, to ensure a complete removal of lead from the water delivery system, the full replacement of the service line, both the publicly and privately owned portions of the line, from the water main to the home's plumbing system, is required; and

WHEREAS, the Village of Williams Bay Water Utility is responsible for the public portion of the service line and the property owner is financially responsible for the private portion of the service line; and

WHEREAS, the Village of Williams Bay has confirmed that the residence located at 419 W. Geneva St. in Williams Bay (the Property) has a private water service line containing lead; and

WHEREAS, Odling Construction, Inc. has provided a quote (the Contractor) to provide for the full replacement of the private water service line and related work at the Property in the amount of \$6,775.00 (see Exhibit A); and

WHEREAS, the Village and Owner wish to enter into an Agreement whereby the Village will pay the Contractor for the cost of replacement of the private water service line and related expenses, with the Owner to reimburse the Village for said cost.

NOW, THEREFORE, the Parties to this Agreement hereby agree as follows:

1. The foregoing Recitals are hereby incorporated into this Agreement as if set forth in full herein.
2. The Owner shall contract with Contractor to replace the existing private water service line containing lead, with a new water service line which is lead free, and to perform related work at the Property, all as described in Exhibit A.
3. The Village shall pay Contractor for the cost of the work performed at the Property in the amount specified in Exhibit A.
4. Owner agrees that the Village may special assess the Property in the amount of the payment made by Village to the Contractor. Owner understands that the Village is not proceeding pursuant to Wis. Stat. Sec. 66.0703 to impose the special assessment and Owner knowingly and intelligently waives any requirement that the Village follow the procedures set forth in that statute to impose the special assessment.
5. The special assessment levied pursuant to this Agreement is a lien on the Property on behalf of the Village from the date of this Agreement to the same extent as a lien or tax levied upon real property, until paid in full.

6. The special assessment may be paid in full without interest within ten (10) business days of receipt of an invoice for payment of same from the Village Clerk, mailed to the attention of Owner. Alternatively, the special assessment shall be paid in ten (10) annual installments to the Village. Installments are to be included on the annual real estate tax bill of the property as a special assessment, with interest at the rate of five (5) percent per annum, with the initial payment due by January 31, 2026 and subsequent payments due by January 31 of each succeeding year. An installment payment schedule is attached as Exhibit B.
7. All installments not paid by the date due shall be extended upon the tax roll as a delinquent special assessment against the Property, and all proceedings in relation to the collection, return and sale for delinquent real estate taxes shall apply to the special assessment.
8. This Agreement is binding upon the Village and Owner, their respective heirs, successors and assigns, and any and all future owners of the Property.
9. This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Wisconsin. In the event of any dispute, the venue for any litigation shall be the Circuit Court for Walworth County, Wisconsin.
10. If any provision of this Agreement is adjudicated invalid or unenforceable, it shall be judicially amended in such a fashion as to render the provision valid and enforceable, and to reflect, to the extent possible, the original intent of the Parties. If any provision of this Agreement as amended or stricken as a result of its invalidity on enforceability, such amendment or deletion shall not affect the remaining provisions herein.
11. This Agreement shall be effective as to the date of the last signature.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, Village President

Attest

By: _____
Tina Kolls, Village Clerk

STATE OF WISCONSIN)
) ss.:
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2025 the above-named Adam Jaramillo and Tina Kolls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin
My Commission expires: _____

Approved this _____ day of _____, 2025.

OWNER

By: _____

_____, Member
(print name)

STATE OF _____)
COUNTY OF _____) ss.:

Personally came before me this ____ day of _____, 2025 the above-named _____
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission expires: _____

PROPOSAL: WB71725-419B
DATE: 9/10/2025

PROPOSAL ODLING CONSTRUCTION, INC.

4941 TOWNHALL RD.
DELAVAN, WI 53115
PHONE: 262-728-5148
FAX: 262-728-0290

PROJECT: OWNER: Jake Schmidt
ADDRESS: 419 W Geneva St
CITY, ST: Williams Bay, WI 53191
Email:
PHONE: 262-607-0461
PROJECT ADDRESS: 419 W Geneva St
Williams Bay, WI 53191

WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

REPLACE WATER LINE FROM VALVE BOX TO HOME

INCLUDES: App. 45' of 1" poly water line
Sawcut curb and asphalt
Sawcut and remove sidewalk section(s)
Excavate existing water line
Replace leadwater line with new poly water line
Connect new line to valve box
Bring new water line into home
Connect new water line inside home
Backfill with excavated and/or granular material
Haul away excess material

Total \$5,775.00

EXTRA: Replace sawcut curb, asphalt, sidewalk, blackdirt, seed, and mulch \$1,600.00

NOTES: All landscaping by others
Updated 9-10-2025 with property owner listed on proposal

NO PERMITS INCLUDED

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PAYMENT IN FULL WILL BE DUE 30 DAYS FROM DATE ON FIRST INVOICE. 1.5% INTEREST PER MONTH WILL BE CHARGED ON ANY BALANCE AFTER 30 DAYS.

RESPECTFULLY SUBMITTED

Dean Odling

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS SPECIFIED ABOVE.

DATE _____

SIGNATURE _____

**VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-XX-25**

**A RESOLUTION APPROVING TRANSFER OF WATER BORROWED FUNDS
TO THE SEWER FUND AND TO THE GENERAL FUND**

WHEREAS, in 2022 the Village of Williams Bay borrowed \$11,610,000 funds for capital projects; and

WHEREAS, on January 21, 2025 the Village Board, as recommended by the Water & Sewer Committee and Finance & Personnel Committee, approved moving of borrowed funds from the Water Fund to the Sewer Fund to provided funding sources for Water projects as summarized below: and

<u>\$ Amount:</u>	<u>From:</u>	<u>To:</u>
\$1,704,529	Water Fund	Sewer Fund

WHEREAS, on October 20, 2025, the Village of Williams Village Board, as recommended by the Water& Sewer Committee and Finance & Personnel Committee, has determined that it is in the best interests of the Village and its residents to transfer the funds back from the Sewer Fund to the Water Fund; and

<u>\$ Amount:</u>	<u>From:</u>	<u>To:</u>
\$1,704,529	Sewer Fund	Water Fund

NOW, THEREFORE, the Village Board of the Village of Williams Bay, County of Walworth, State of Wisconsin, do hereby ordain as follows:

Section I: Recitals. The foregoing recitals are hereby incorporated herein as findings of the Village Board of Trustees.

Section II: Approval. The President and Board of Trustees hereby approves the recommended Borrowed Funds Report, therefore.

Section III: Effective Date. This Resolution shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Approved by the Village Board of the Village of Williams Bay this 20th day of October 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest: _____
Tina Kolls, Clerk

Village of Williams Bay

Existing General Obligation Debt Service Payments



Levy, Water, & Sewer												
Issue: 3												
Amount: \$2,270,000												
Type: G.O. Refunding Bonds (AR)												
Dated: May 13, 2020												
Callible: 21 '31 Callable any Date w/ 30 Days Written												
CALENDAR YEAR	Levy			Water Utility			Sewer Utility			Water		
	PRINCIPAL (4/1)	RATE	INTEREST (4/1 & 10/1)	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL (12/15)	RATE	INTEREST (6/15 & 12/15)
2024	\$215,000	1.650%	\$29,475	\$244,475	\$196,575	\$26,949	\$10,019	\$1,374	\$8,407	\$50,732	1.590%	\$5,923
2025	\$210,000	1.690%	\$25,927	\$235,927	\$192,003	\$23,705	\$9,786	\$1,208	\$8,211	\$321,787	1.590%	\$5,116
2026	\$210,000	1.720%	\$22,347	\$232,347	\$192,003	\$20,431	\$9,786	\$1,041	\$8,211			
2027	\$210,000	1.770%	\$18,682	\$228,682	\$192,003	\$17,081	\$9,786	\$871	\$8,211			
2028	\$205,000	1.790%	\$14,989	\$219,989	\$187,432	\$13,704	\$9,553	\$698	\$8,016			
2029	\$225,000	1.850%	\$11,073	\$236,073	\$205,718	\$10,124	\$10,485	\$516	\$8,798			
2030	\$225,000	1.980%	\$6,764	\$231,764	\$205,718	\$6,184	\$10,485	\$315	\$8,798			
2031	\$215,000	2.110%	\$2,268	\$217,268	\$196,575	\$2,074	\$10,019	\$106	\$8,407			
2032												
2033												
2034												
2035												
2036												
2037												
2038												
2039												
2040												
2041												
2042												
TOTAL	\$1,715,000		\$131,525	\$1,846,525	\$1,568,025	\$120,253	\$79,919	\$6,129	\$67,057	\$372,519		\$11,039
Callible Maturities	\$1,715,000									\$372,519		

Credit: NR
Paying Agent: Associated Trust
Notes: AR of 2012 Bonds
Converted to Tax-Exempt on 1/4/2021

Credit: NR
Paying Agent: Village
Bank Loan: Town Bank, N.A.
Purpose: Repainting/Maintenance of water tower

Williams Bay - Water Fund Borrowing and Projects Costs status

09/07/25	Year	Borrowed	Costs	Actual	Bid \$\$\$	B&W Est
Borrowed funds 2021		\$5,600,000				
Interest income borrowed funds		\$0				
Total		\$5,600,000				
Finished Projects						
Elkhorn Road new water main			\$720,006			
Cleaned & Repaired lime reactor			\$370,932			
Water plant out of floodzone			\$42,000			
Clover Street water main			\$61,936			
Available Borrowed Funds after Finished Projects		\$4,405,126	\$1,194,874			
Starting Projects 2024-2025-2026						
Well 2 new pump \$153,169 bid + \$52,035 ad on	2024		\$221,004			
Geneva Street East West engineering cost due in 2025	2025		\$195,000			
Well 3 pump new pump (orig est. \$120,000)	2025		\$175,000			
Public Works new W&S utility truck	2025		\$25,000			
Lead pipes water lines service (2 homes) public sections	2025		\$18,900			
Theatre Road Water tower - Pay off balloon balance 12/15/2025	2025		\$324,345			
Available Borrowed Funds after Starting Projects		\$3,445,877	\$959,249			
Pending Future Projects						
Walworth Ave - W.geneva street to Liechty	2028		\$596,500			
Future Street Improvements - Water Mains relay's			\$800,000			
Available Borrowed Funds after Pending Future Projects		\$2,049,377	\$1,396,500			
Long Term Projects						
Upper & Lower Loch Vista new water mains/hydrants	2028		\$1,100,000			
Geneva Street East West new water mains per WDOT project	2031		\$4,100,000			
East Geneva street - Firestation to Potawatomi Road	2031		\$2,823,000			
Water Plant expansion			\$2,500,000			
New Water Tower design & permitting			\$250,000			
New Water Tower			\$2,500,000			
Water Tower (3) removal cost			\$250,000			
Well 2 new Roof			\$30,000			
Well 3 new Roof and Generator			\$300,000			
Long Term Projects total			\$13,853,000			
Safe Water Loan 2024 (pay back \$3,683K, after \$860K PF)		\$4,542,950				
Starting Project 2024-2025 Safe Water Loan Only						
Projected transfer switch savings (use current 2 yr old switch)			-\$25,000			
05/05/25 Change order 1			\$44,734			
Optimize Corrosion Control Study B\$W through 2026, phase 1			\$120,000			
Optimize Corrosion Control Study design,perpitting, phase 2			\$300,000			
Chorination water plant improvement			\$3,979,000			
Water plant improvement proj.cst overrun \$198,950 Balance			\$124,216			
Available Borrowed Funds after Starting Projects		\$0	\$4,542,950			



**SUCCESSFUL
COMMERCIAL DISTRICTS
DON'T JUST HAPPEN.**

They need to be planned and nurtured.

Their prosperity requires interest and action from many stakeholders who share a vision for the community.

WEDC's downtown development programs are designed to help communities identify necessary initiatives, stakeholders and resources to make their downtown or urban commercial district a more vibrant and engaging place to live, work and play.

Our programs are designed around The Main Street Approach®, which provides a holistic framework for downtown revitalization focused on four key points:

Organization establishes consensus and cooperation by building partnerships among the various groups that have a stake in the commercial district.

Design works to create a safe, inviting environment for shoppers, workers and visitors while preserving a place's historic character.

Economic Vitality works to build a commercial district that responds to the needs of today's consumers while promoting economically profitable businesses and properties.

Promotion communicates unique characteristics, cultural traditions and community pride to create a positive image and attract interest in and traffic to your district.

**DOWNTOWNS AND
HISTORIC COMMERCIAL
DISTRICTS PLAY AN
IMPORTANT ROLE IN OUR
COMMUNITIES AND IN
WISCONSIN'S OVERALL
ECONOMY.**



Photos courtesy of Main Street Marshfield,
Sturgeon Bay Visitor Center, and Eagle River
Revitalization Program.

WEDC.ORG



DOWNTOWN DEVELOPMENT PROGRAMS

ACHIEVING YOUR VISION FOR REVITALIZATION

MAIN STREET | CONNECT COMMUNITIES



RESOURCES AND SERVICES

Participants in both the Wisconsin Main Street and Connect Community Programs enjoy access to a wide variety of educational resources, training and tools designed to further local revitalization initiatives, including:

- Regional workshops on pertinent topics
- Annual conference programming
- Regular webinars
- Case studies and best practices
- Regional networking events
- Manager/board orientation/training
- Toolkits on relevant topics such as market analysis, volunteer management, event production, design guidelines, marketing, etc.

WISCONSIN MAIN STREET communities receive intensive technical assistance from WEDC's downtown development staff and consultants to provide tailored support, design assistance and topical solutions for local challenges as well as targeted support for local businesses and property owners.

OUTCOMES

Downtown development is not a one-size-fits-all endeavor, and local outcomes are as unique as the communities they represent. Ranging in size from 700 to 600,000 residents, each program has made strides in achieving local goals. Participants commonly report increased storefront occupancy, improved environment and aesthetics, increased property values and an expanded customer base, among other outcomes.

PROGRAMS



MAIN STREET

The **Wisconsin Main Street** program was created in 1987, and is affiliated with the National Main Street Center. The **Main Street America™** program is designed to provide technical support and training for organizations dedicated to downtown or commercial corridor revitalization activities. The program is flexible in its ability to accommodate a wide range of community sizes and situations. Successful programs will have established a strong local base of support which enables them to undertake a broad spectrum of initiatives specifically designed to foster local success.

CONNECT COMMUNITIES

Created in 2013, the Connect Communities program is designed to provide training and networking for communities or organizations working on revitalization topics. Connect Communities is a great option for communities beginning new revitalization efforts, those looking to provide additional resources to support local commercial district businesses and property owners, and individuals interested in networking with other professionals and gaining useful information on strategies and techniques to address common revitalization challenges.



APPLICATION INFORMATION

MAIN STREET

Applicants to the Wisconsin Main Street program must be organizations focused on downtown or urban commercial district issues. The organization must have paid staff and an adequate budget for carrying out activities (\$40,000 in communities under 5,000 or \$70,000 in larger communities).

Applications are accepted annually in the spring, and interviews will be held with eligible applicants to determine organization readiness. Up to 3 new communities will be admitted to the program in the following fiscal year.

Participating organizations must complete regular reporting and meet annual attendance requirements to remain in the Wisconsin Main Street Program.

CONNECT COMMUNITIES

Applicants for Connect Communities program may be any organization or governmental entity interested in pursuing revitalization activities at the local level.

Applications are accepted twice annually in the spring and fall, and up to 20 new communities will be admitted to the program in each fiscal year.

Participating organizations must complete annual reporting and meet annual attendance requirements to remain in the Connect Communities program.

MAIN STREET AND CONNECT COMMUNITIES PROGRAMS

REVITALIZING COMMUNITIES IN WISCONSIN

Downtowns and historic commercial districts play an important role in their communities and in Wisconsin's overall economy, functioning not only as prominent employment and business centers, but as the cultural and civic heart of the community. Successful commercial districts don't just happen. They need to be planned and nurtured. Their prosperity requires interest and action from many stakeholders.

How it works

Two programs exist to assist Wisconsin communities with revitalization efforts: Main Street and Connect Communities. These programs help local leaders leverage the unique assets of their downtowns and commercial districts, providing access to resources and networking opportunities.

Participants in both the **Wisconsin Main Street Program** and the **Connect Communities Program** receive operational assistance designed to facilitate revitalization of downtowns and urban commercial districts. These programs benefit a diverse array of communities by size and geography, supporting the efforts of both emerging and established revitalization programs. Resources provided to program participants by the Wisconsin Economic Development Corporation (WEDC) include:

- Regular training including regional workshops, webinars, and discussion calls
- Toolkits, case studies, and best practice library
- Staff and board orientation
- Business and property owner training and resources
- Annual awards recognition opportunities

Eligibility requirements

Participating communities must have an organization or group focused on downtown/historic district issues, commit to participating in education and training, and fulfill annual reporting requirements. Communities will be required to sign a participation agreement with WEDC, and Connect Communities will pay an annual participation fee of \$200.

Application and selection process

Connect Communities applications are accepted twice per year: in the spring and in the fall. Main Street applications are due annually in mid-April.

APPLICATION DETAILS

A competitive application process is used to identify communities that are ready and able to advance downtown revitalization initiatives.

Both Main Street and Connect Communities applicants should demonstrate the following:

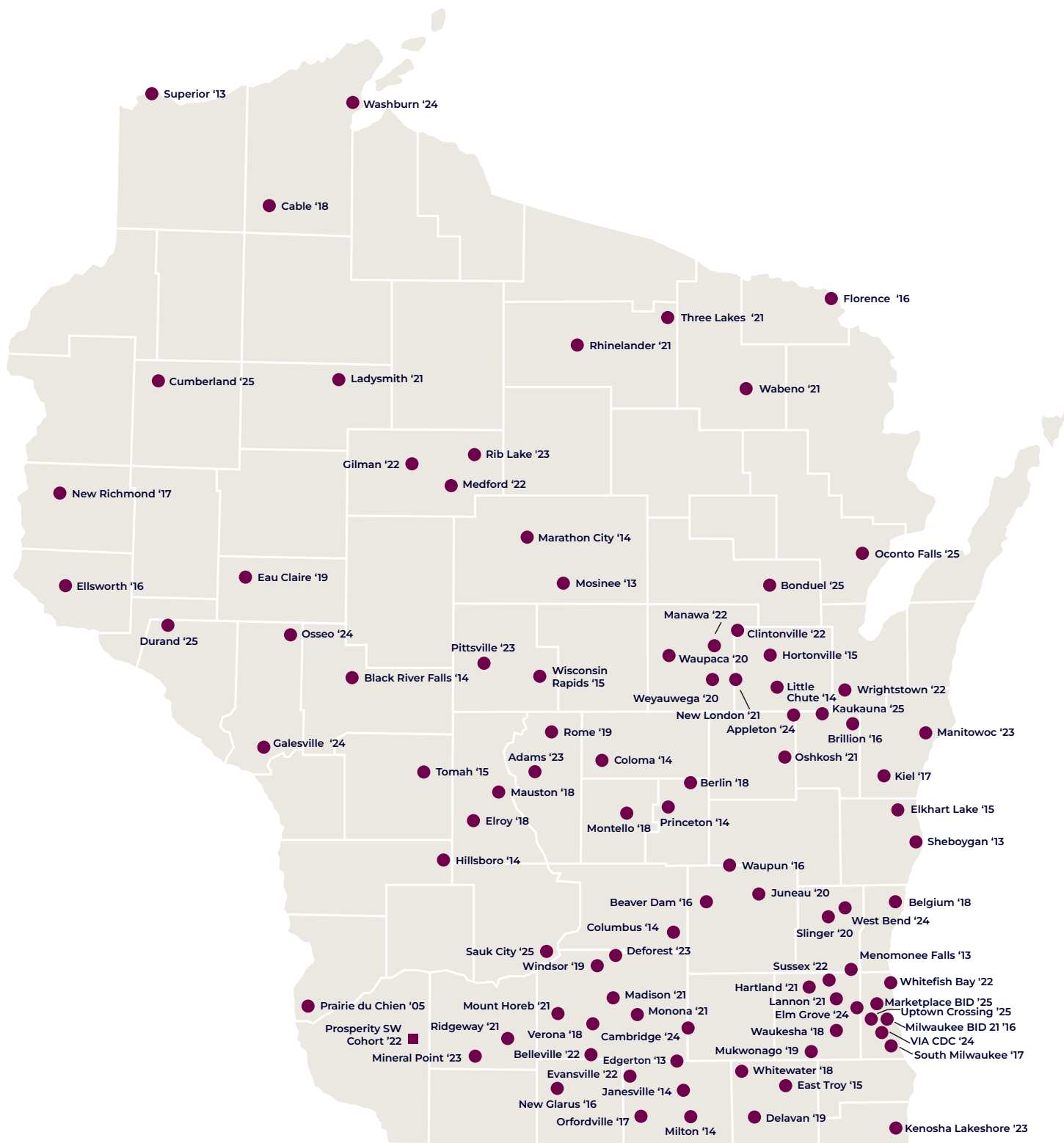
- Defined downtown/commercial district
- Need for assistance
- Organizational stability
- Availability of local support and resources

Main Street applicants must also have paid staff, meet minimum budget requirements, and have successfully completed at least one year in the Connect Communities Program.

For more information about the Main Street and Connect Communities programs, contact a WEDC regional economic development director.

You can find the list of regional directors and territories covered at wedc.org/regional.

CONNECT COMMUNITIES IN WISCONSIN



CONTACT LIST

ADAMS (2023)

Brooke McLarnan
609.339.6516
bmclarnan@cityofadams-wi.gov

APPLETON (2024)

Jennifer Stefany
920-954-9112
jennifer@appletondowntown.org

BEAVER DAM (2016)

Tracy Propst
920.887.8879
tpropst@beaverdamchamber.com

BELGIUM (2018)

Melissa Alexander
262-483-1200
belgiumareachamber@gmail.com

BELLEVILLE (2022)

Gabe Altenbernd
608.424.3341
galtenbernd@villageofbelleville.com

BERLIN (2018)

Tim Ludolph
920-361-5156
tludolph@cityofberlin.net

BLACK RIVER FALLS (2014)

Brad Chown
715-284-5514
city.admin@blackriverfallswi.gov

BONDUEL (2025)

Sean Falk
sfalk700@gmail.com

BRILLION (2016)

David Sonabend
920-756-2250
fshhnts@charter.net

CABLE (2018)

Sue Thurn
s.thurntoc@gmail.com

CAMBRIDGE (2014)

Lucy Peterson
608-423-3712
lpeterson@ci.cambridge.wi.us

CLINTONVILLE (2022)

Caz Muske
715.823.7601
cmuske@clintonvillewi.gov

COLOMA (2014)

Susan Apps
715-228-2622
appssm@hotmail.com

COLUMBUS (2014)

Mike Kornmann
920-623-5900
mkornmann@columbuswi.gov

CUMBERLAND (2025)

Randy Reeg
cityadmin@cityofcumberland.net

DEFOREST (2023)

Alex Allon
608-609-2070
allona@vi.deforest.wi.us

DELANVAN (2019)

Heather Hazlett
262-728-5585
hhazlett@ci.delavan.wi.us

DURAND (2025)

Tracy Carlson
tcarlson@durandwi.gov

EAST TROY (2015)

Eileen Suhm
262-642-6255
esuhm@easttroywi.com

EAU CLAIRE (2019)

Erin Klaus
715-839-4914
erin@downtowneauclaire.org

EDGERTON (2013)

Ramona Flanigan
608-884-3341
rflanigan@cityofedgerton.com

ELKHART LAKE (2015)

Kim Purkey
920-876-2122
kpurkey@elkhartlakewi.gov

ELLSWORTH (2016)

Kim Beebe
715-821-1021
director@ellsworthchamber.com

ELM GROVE (2023)

Tom Harrigan
262.782-6700
tharrigan@elmgrovewi.org

ELROY (2018)

Carole Brown
608-642-2400
cbrown@elroywi.com

EVANSVILLE (2022)

Colette Spranger
608-882-2266
Colette.spranger@ci.evansville.wi.gov

FLORENCE (2016)

Eric Printz
715-528-5999
eprintz@florencecountywi.gov

GALESVILLE (2024)

Megan Bear
megan.bear@hotmail.com

GILMAN (2022)

Candice Grunseth
clerk@gilmanwi.com

HARTLAND (2021)

Kristyn Smith
262.367.6560
BID@downtownhartland.com

HILLSBORO (2014)

Currently Hiring
608-489-2350
admin@hillsborowi.com

HORTONVILLE (2015)

Nathan Treadwell
920-779-6011
admin@vohortonville.com

JANESVILLE (2014)

Elaina Szyjewski
608-755-3059
elaina@downtownjanesville.com

JUNEAU (2020)

Meagan Buchda
920-386-4800
mbuchda@cityofjuneau.net

KAUKAUNA (2025)

David Kittel
dkittel@kaukauna.gov

KENOSHA LAKESHORE (2020)

Brit Windel
info@godowntownkenosha.com

LOOK FORWARD ➤

CONTACT LIST

KIEL RIVER WALK DISTRICT (2017)

Jamie Dahmer
920.980.8174
jamie@banddco.com

LADYSMITH (2022)

Al Christianson
715-532-2653
achristianson@cityofladysmithwi.com

LANNON (2021)

Liz Ilnicki
262-353-9720
lbalannon@gmail.com

LITTLE CHUTE (2014)

Darrell Hofland
920-788-7380
darrell@littlechutewi.org

MADISON (DMI) (2021)

Jason Ilstrup
608.512.1330
jilstrup@downtownmadison.org

MANAWA (2022)

Judith Trull
920.407.1416
manawarevitalization@gmail.com

MANITOWOC (2023)

Kaitlin Piazza
920-686-6935
kpiazza@manitowoc.org

MARATHON CITY (2014)

Steven Cherek
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