



Village of Lannon | 20399 W. Main Street | Lannon, WI 53046

October 23, 2020

«Owner\_Name»  
 «Residential\_Address»  
 «CityStateZip»

Re: Private Property Summary Related to the Village of Lannon (Village)  
 Municipal Water Expansion Project  
 Vacant Parcel, Proposed New Water Main (Bin 5)

Dear Property Owner,

The Village plans to expand its municipal water system in response to the high rate of bacteriological contamination, including *E. coli*, in private well sources. The Village has received a grant on behalf of property owners from the Waukesha County Community Foundation’s Village of Lannon Quarry Fund (Quarry Fund) that will assist with the private property costs. This letter describes how this project and the available funds will affect your property.

Our records show that your property, tax key «TAXKEY», is a vacant parcel located adjacent to proposed new water main pipes. These water mains are being installed with the assistance of the United States Department of Agriculture–Rural Development (USDA RD) loan and grant. The unsubsidized portions of the public water main will be special assessed to this property. Since this parcel is currently vacant, you will be required to connect the future structure(s) to the municipal water supply and will not be allowed to drill a private well (Village Ordinance 74-157). The Village plans to install a service lateral approximately to the property line of this lot for you to connect future structures to. If you are not the owner of this property, please contact the Village Engineer, Ben Wood, Strand Associates, Inc., at 414-271-0771 or ben.wood@strand.com

<u>Line Item</u>	<u>Cost</u>	<u>Property Owner Balance</u>	<u>Partner Entity</u>
Special Assessment:	\$ 43,000 (Before Grants)	<b>\$ 15,000</b> (After Grants)	(USDA & Quarry)

Notes: Special Assessment amount is reduced to approximately \$25,560 by USDA, and to approximately \$15,000 by the Quarry Fund. A Zone 1 Impact Fee (\$1,300 in 2021 and increases 3% each year) must be paid during the building permit process related to future construction on this lot.

**What’s Next? Make arrangements to pay your Special Assessment.**

The Village plans to special assess your property approximately \$25,560 per equivalent water meter size (public hearing notice enclosed). Your property is planned to receive either a 5/8-inch or 3/4-inch water meter and will be assessed at \$25,560 for either of those meter sizes. Large water users (typically industrial or large multi-family properties) will have a larger water meter and will be assessed a higher amount.

The Quarry Fund plans to make a payment to the Village on your behalf that will reduce your special assessment balance to \$15,000. This balance can be paid by you up-front, or over time in 5, 10, 15, or 20 year increments that will have interest added. The Village will send separate correspondence for you to indicate your preferred payment schedule. The assessment will appear on your 2021 property tax bill that will be sent in November 2021.

The public water main will be installed in 2021. The Village will provide an updated public water main installation schedule on its website by March of 2021.

For further information regarding this project, please contact Village President Tom Gudex (262-488-5813) or Village Engineer Ben Wood (414-271-0771).

Sincerely,

Brenda Klemmer, Clerk, Village of Lannon

Enclosures

c: Ben Wood, P.E., Village Engineer, Strand Associates, Inc.<sup>®</sup>  
Hector de la Mora, Village Attorney, von Briesen & Roper, s.c.

## Notice of Public Hearing

### Special Village Board of Trustees Meeting

Notice is hereby given that there will be a Special Meeting of the Lannon Village Board convened at the Lannon Village Hall, 20399 W. Main Street on November 5, 2020 commencing at 5:30 P.M. for the purpose of conducting, considering and taking the following possible actions.

1. Roll Call.
2. Statement of Public Notice.
3. Pledge of Allegiance.
4. Pursuant to Wis. Stat. §66.0703 (7), conduct a *public hearing* regarding the Special Assessment Needs Assessment ("REPORT") prepared by the Village Engineer, Strand Associates where all interested persons or their agents or attorneys may appear to be heard.  
The REPORT has been on file with the Village Clerk since October 23, 2020 to provide relevant information for the Village Board to enable the determination and implementation, on a reasonable basis, of a special assessment for Village of Lannon water system improvements.  
A copy of the REPORT is available from the Village Clerk for viewing during announced business hours, or upon request.  
The REPORT: (1) contains a map of the special assessment zone entitled Figure 3.02-1 between pages 3-2 and 3-3; (2) identifies the proposed water system improvements on pages 2-1 thru 2-3; (3) references preliminary plans and specification in its Appendix B; (4) contains an opinion of probable project costs; and (5) contains on an equivalent meter basis an estimate of assessment as to each parcel of property affected. Conclude and close the public hearing.
5. Pursuant to Wis. Stat. §66.0617 (3), conduct a *public hearing* regarding the 2020 Water Impact Fee Study ("2020 Study") prepared by the Village Engineer, Strand Associates, and which has been on file with the Village Clerk since October 16, 2020 to amend those portions of the Village ordinances identified on pages 18 thru 20 of the 2020 Study, a copy of which is available for viewing during announced business hours, or upon request. Conclude and close the public hearing.
6. With respect to the first hearing (No. 4 above), the Village Board may approve, disapprove or modify the REPORT's recommendations; or it may refer the REPORT to village staff with directions to change the plans and specification to accomplish a fair and equitable assessment.
7. Depending on the action taken with respect to item No. 6 above, the Village Board may consider proceeding with the proposed water system improvements by approving the proposed plans and specifications and adopting a *resolution* directing that the work be carried out and paid for in accordance with the REPORT as finally approved.
8. With respect to the second hearing (No. 5 above), the Village Board may consider and take possible action to adopt an ordinance to amend various Lannon Village Ordinances as recommended on pages 18-20 of the 2020 Study.
9. Adjournment.