



AUGUST 2019

# Lannon Private Well Contamination & Municipal Water Service Update

**Private well water supply contamination** Contaminated water supply in private wells in the Village of Lannon has been an ongoing issue for many years. In the past 18 months, the impacts have been increasing in frequency and severity.

**A serious health risk** Village leaders are committed to providing safe drinking water to all Village residents. Drinking water from contaminated sources may pose a very serious public health risk. **Are the costs worth the risk mitigation?** Yes. Safe drinking water cannot be taken for granted and the Village has an obligation to ensure safety for its residents. Also, the value of properties increase with connection to reliably safe drinking water.

**Sound Fiscal management** Village Board members and staff are equally committed to sound fiscal policies that do not over burden the resident. To that end, Village leaders spent recent months pursuing outside sources of funding for this water safety project, aiming to reduce the financial burden on local property owners with private wells.

**Public partnerships, private partnerships** Funding and expertise are coming from Waukesha County, Wisconsin Department of Natural Resources (WDNR), the US Department of Agriculture (USDA). Funding is also committed from a private sector partner.

**Public input needed** The Village needs your input on the project to move ahead. Your input is critical for securing Federal grants to offset the vast majority of project costs.

## You are invited!

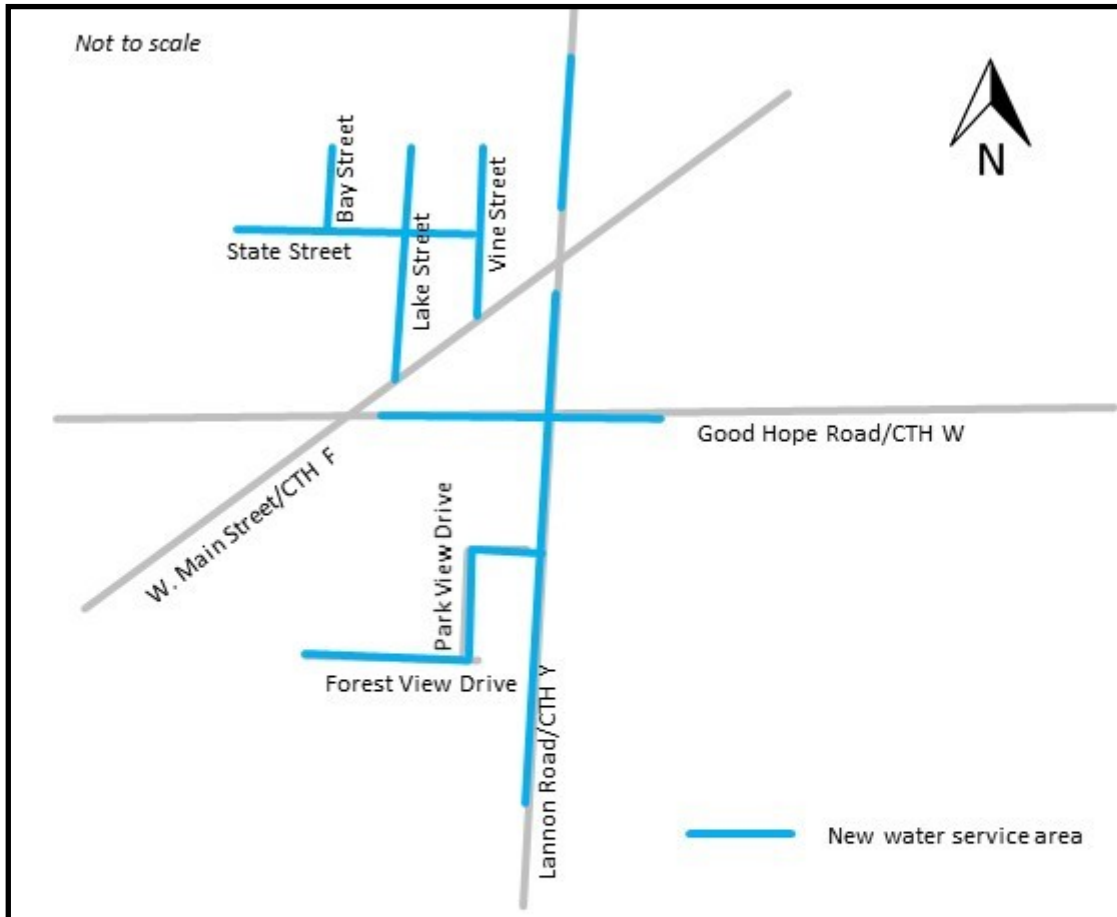
The Village of Lannon will conduct a public information meeting on August 14 to present the concept for providing safe drinking water to the private well area illustrated on the map inside. Information will be available on various funding mechanisms being pursued. Village, Waukesha County, Wisconsin DNR and Federal agencies are working together to develop an affordable and safe solution to this public health concern.

We need your input. The meeting will be open-house style to accommodate one-on-one conversations with property owners and Village technical and elected representatives. Stop in between 4-7pm to get information. *(Note: See back page for details; there will not be a formal presentation, so come when it is convenient for you)*

### Contacts

Tom Gudex (Village President) - 262-488-5813  
Ben Wood (Village Engineer) - 414-271-0771  
Brenda Klemmer (Village Clerk) - 262-251-7690

# New water main - project location map



**Note:**  
This map illustrates the majority of properties in this program. The location of new water mains are shown.

Additional properties with existing public water main in front of their property will be required to connect.

## By the numbers

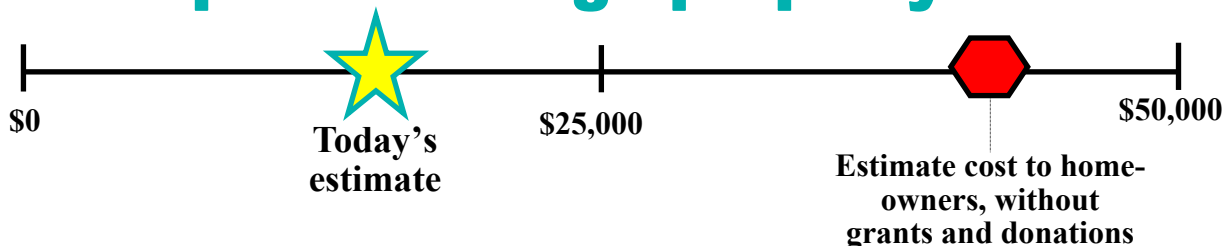
There are many moving parts on this project and the Village will continue to keep you informed. Here is a snapshot on the anticipated costs and offsetting grants and donations.

Anticipated total project (before applying grant funds)	\$6.7 million
USDA grant	- \$1.7 million
Private donation (Lannon Stone Products)	- \$3 million
Resulting project costs	approx. \$2 million



Estimate as of July 22, 2019

## Anticipated average property owner costs:

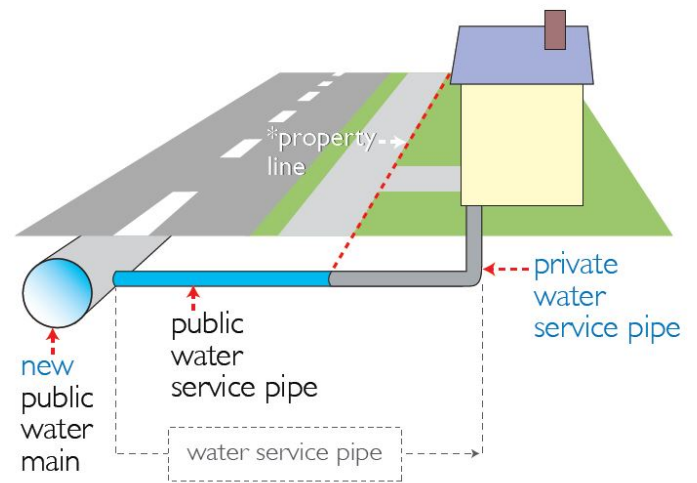


Village officials are continuing to work on plans for providing a safe and affordable water system for property owners in Lannon. In the geographic area outlined on the previous page, positive tests for ecoli and fecal coliform continue, even when the private wells are treated with traditional methods of sanitation. The groundwater in the shallow aquifer is easily contaminated. Private wells draw their water from the shallow aquifer, the municipal well draws from the deep aquifer.

As illustrated on the right, providing municipal water service to the impacted area means adding a new public water main, providing a public water service connection to the home, and homeowners installing a private water service pipe (or lateral) to their home. The roads in the area will be impacted by the water main construction and will need repaving post-water main installation.

Waukesha County, the local administrator of Federal Housing and Urban Development CDBG grants, will consider a Village request for assistance after the August 2019 public meeting. If those funds are pursued and secured, homeowners may be in a position to connect with Village water service for a greatly reduced cost.

***The CDBG funds, combined with the USDA grant and the private donation, reduce the property owners costs to about one-third of earlier cost estimates.***



*Typically, the cost of private water service pipes and the cost of closing the existing private wells on their property are the responsibilities of property owner. **Note:** the Village is working with Waukesha County to secure Federal Community Development Block Grant (CDBG) funds to cover the cost of the private water service pipe.*

Reports of  
contaminated  
water



October  
2018 public  
meeting



Village efforts to find  
technical and  
financial solutions



August 2019 public  
meeting to discuss  
findings



Village Board to  
direct staff action



If recommended,  
staff apply for USDA  
and CDBG grant  
funds



Proceed with design  
(fall/winter 2019/  
2020)



Construction  
2020/21



# A conversation about the private well water issues

## Answers to your questions

### The science behind the water contamination issues

**What happens when drinking water is contaminated?** Residents and everyone exposed to contaminated water face the risk of serious illness.

**What is the source of the contamination?** Heavy rains are increasing in frequency resulting in an increase in stormwater runoff. The stormwater runoff and the water moving across the bedrock contaminate the shallow aquifer. Most private wells are drawing water from the shallow aquifer. *Even during less wet conditions, and with water treated by chlorination, private wells in Lannon are testing positive for ecoli.*

**Why is Village supplied water safer?** The Village of Lannon municipal well currently serves about 25% of the Village of Lannon. Safety considerations:

- The Village well draws from a depth four times that of a typical private well. The Village well therefore comes into contact with fewer contaminants.
- The Village well is built to modern standards
- Village well water is treated with chlorine and is treated to remove harmful contaminants
- Village well water is tested frequently
- The well and distribution systems are closely regulated by the Wisconsin Department of Natural Resources

**Why do private wells test positive one day and not the next?** Typically, private wells test positive when there is a lot of rain or when the groundwater is high. The contamination issues are often attributed to the manner in which groundwater moves over the bedrock. In less wet conditions, a private well test results may be inconsistent.

### Outside funding sources and requirements

**What sources of revenue will reduce the cost?** Public and private partnerships are being developed:

- USDA Rural Development Loan
- Federal Community Development Block Grants (CDBG) administered by Waukesha County
- Private donation from Lannon Stone Products

**What requirements come with the USDA/CDBG money?** If both the Federal/County CDBG funds are granted, and USDA grant is awarded, there are specific requirements:

- There must be 100% participation
- For the impacted parcels, all private wells must be closed (they may not be used for outdoor watering)

**Why is Lannon Stone Products committing \$3 million to this project?** Lannon Stone Products has a history of philanthropy in the Village of Lannon and considers themselves a strong community partner. In addition to philanthropic goals, Lannon Stone Products will be allowed to recover rock from greater depths because the shallow aquifer will no longer be used for private wells. Currently, the Village of Lannon is the only community in the State of Wisconsin with depth restrictions for quarries. Allowing Lannon Stone Products to change their access means they may be a contributing local partner for decades to come.

**Why is the Village coming to residents now, without having a final answer on the grant funding?** Due to the nature of the grants, the Village is required to share information with the public prior to grant application. In other words, *stay tuned - this is an on-going story!* The Village will update the public via the Village website, villageoflannon.com, and with information sent to impacted homeowners.

### Impacts for residents in impacted area

**Can I keep my private well open for outdoor needs?** If the Village is able to secure Federal CDBG funds (via Waukesha County), then all impacted properties must close their private well.

**Do impacted residents have the option to not connect?** No. If the Village applies for and receives the USDA grant, 100% participation is required.

**Why are there cost differences for different parts of the Village?** Some properties have existing public water mains in front of their property. The area highlighted on the map to the left will have new public water mains installed.

**About how much does it cost to close up a private well?** According to the Wisconsin DNR website, the cost is approximately \$800-\$1,600.

**Will each property owner need to hire someone to close their well or will that work be done by the Village or County?** Each property owner will handle well closing on their own.

**What options will be available for paying per customer costs?** The one-time water service fee must be paid up front; the assessment and other fees may be paid upfront or over a 15-year period through a special assessment.

**How are costs assessed?** The costs are based on meter size.

**Will property owners choose their own vendor to connect the private lateral?** If the Village secures the CDBG funds from Waukesha County, the County will select and pay the contractor. A survey of each property (inside and outside) will be done to monitor homeowners concerns resulting from construction.

**What are the project benefits?** For the water supply, the benefit of this program lies wholly in risk mitigation. For the homeowner, the financial liability for selling a home with a well that has tested positive for contaminants is about a minimum of \$15,000. A third, resulting benefit, is the roadway benefit: a mill and overlay will be completed to impacted roads, extending their useful life.

### Other

**What is included in the total project costs?** Village costs include: laying new water main, reconstructing roads, installing meters, implementation of a multi-year payment cycle for property owner costs, and increased staff time. If grants and donations are received, \$4.7 million of the \$6.7 million project cost will be offset by public and private partnerships. Homeowner costs include: a one-time water service fee, the costs for the private water service lateral on their property (CDBG funds may be used to cover this cost), the property owners assessment of project costs, and homeowners will pay to close their existing well.

**How does the Village use the water service impact fee?** Funds are set aside for the cost of maintaining safe drinking water for the entire community.

**Lannon Elementary** - Municipal water service has been extended to Lannon Elementary this summer. At the start of the 2019-20 school year, all water service will be in place to provide safe water for the students and staff. Lannon Elementary and the school district used an abundance of caution to keep students and staff safe during the water dilemma. The students and staff were not in danger of illness due to contaminated water because of the safety measures put in place by school and district officials.

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

## **Lannon Postal Customer**

# **Public Meeting Scheduled**

**Wednesday, August 14, 2019**

Open house style public meeting - 4:00pm -7:00pm

***Stop in when it is convenient for you***

Village staff and officials will be present to provide one-on-one information, answer your questions and receive your feedback

Lannon Elementary School  
7145 N. Lannon Road

*Please enter through the main entrance off the parking lot  
Handicapped accessible*