

Date: September 30, 2022

To: Owner of Property in Lannon, WISCONSIN



Re: IMPORTANT WATER CONNECTION FEE UPDATE & PUBLIC HEARING NOTICE

The Village Board plans to replace the water impact fee and special assessments with a single, unified reserve capacity assessment (RCA) that will apply to connections in 2021 and after. The expected RCA fee is \$7,923 per equivalent meter connection.

How does this affect me?

- **I was special assessed \$15,000:** Your special assessment will be reduced to \$7,923.
  - Installment Option: Any previous paid annual installment of \$939.63 will be credited toward your balance and the remainder will be payable over the remaining 19 annual installments of \$472.98 (inclusive of interest).
  - If you paid in full, the after-credit balance will be refunded to you.
- **I live on Main St. or have existing water main and was told I need to pay an impact fee:** The RCA dollar amount will be the same: \$7,923. This can be paid in full or be added to your tax bill and paid in 20 annual installments of \$496.31 (inclusive of interest).
- **I have vacant land or no plumbing:** The RCA will be deferred until connection. If you were special assessed, payments made will be refunded. The RCA fee will be upwardly increased to the year of actual connection based on the construction cost index.
- **I live in Lannon Estates:** Individual units were never charged a water impact fee or special assessment by the Village, and you will not be charged an RCA either.
- **I live in new development** (i.e. Whispering Ride Estates, Overstone, Rock Pointe Village): Either you or your builder paid an impact fee when you connected and you will not be charged an RCA fee for water.
- **I was a water customer before 2021** (i.e. Whispering Ridge Condos, select properties on Main St. or Lannon Road): Either you or your builder paid an impact fee when you connected and you will not be charged an RCA fee for water.
- **I don't have water main yet** (i.e. Lannon Village Hills, W. Good Hope Rd., Custer Lane): The RCA fee locks in the amount at \$7,923 for 2022, and the fee is expected to go up each year according to the Construction Cost Index. You will pay the fee for the year in which you connect after water main is installed.

Why is this so different from earlier estimates and why didn't the Village figure this out before?

Projects are tracking under budget, development is outpacing projections, and the newly amended tax increment finance districts (TIDs) are now able to offset future water system projects. These positive but unforeseen occurrences have resulted in a current lower, unified fee structure.

When will this all take affect?

The Village Board wants to get this done by the end of October 2022 so property owners who were special assessed in 2021 can realize the savings on the next property tax bill. The public hearing will take place on October 11, 2022 at the Lannon Village Hall at 6:00 P. M.

Again please go to [www.villageoflannon.com/water](http://www.villageoflannon.com/water) and read the RCA Reports regarding this change.

Sincerely,

Brenda Klemmer  
Village of Lannon Clerk/Treasurer

See reverse side – Notice of Public Hearing

**Reporting Water or Sewer Issues**

Lannon has contracted with the Village of Sussex to assist with utility operations.

**During business hours:** call the Sussex Civic Center at (262) 246-5200.  
Monday – Friday 8:00 a.m.– 5:00 p.m

**After business hours:** call the Waukesha Communications Center at 262-446-5070. They will call out a Sussex staff member 24/7 to address your issue.