



Town Hall Offices | Town of Brookfield
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November 2018

Notice of Public Information Meeting

Dear Town of Brookfield Property Owner:

In anticipation of the Town reconstructing the roads within the Stewart's Gaywood Estates and Holly Crest subdivisions in 2019, a study was completed to estimate probable cost for the City of Brookfield to provide municipal water service to the Town's 130 properties within the study area. The Town's Sanitary District No. 4 provides municipal wastewater service to parcels within the subdivisions, but does not currently provide municipal water service. The Town is seeking public input from residents in the study area to gauge their desire for municipal water. This letter is to notify you of a Public Information Meeting regarding the water study:

Date: Tuesday, December 11, 2018
Time: 7:00p.m.
Location: Brookfield Town Hall, 645 N. Janacek Road
Purpose: Town Engineers and Staff will present their findings to property owners, and give affected residents an opportunity to present any questions or concerns.

Please see below for additional information.

Water System Expansion

The water system expansion would have three connections to the City's existing distribution system. The total probable cost, spread over 130 properties, is approximately \$20,550 per property. Along with the cost of installing the infrastructure needed, there are several other costs to consider when switching from a private well to a public municipal water source: potentially abandoning the private well (\$1,000); extending water service from the main pipes to the residence, installing a water meter, and connection to inside plumbing (\$6,000); and possible private resident improvement costs.

Water and Sewer Billing

Upon switching to a public municipal source, there is also a quarterly service charge and a plus-volume charge for being connected to the City's distribution system. Assuming annual water use of 74,500 gallons (Town-wide average), the estimated quarterly water bill would be \$85.64, or \$342.58 annually.

These parcels are currently charged a flat quarterly sanitary sewer fee of \$60.20 for non-metered customers, which is based on an annual average use of 74,500 gallons. Once a meter is installed, customers will receive sewer bills based on the actual water meter readings instead of a flat rate.

20-Year Cost Comparison

As part of this study, a 20-year cost comparison was completed to compare maintaining and replacing a private well versus connecting to the City’s municipal water source. The average age of the wells within the study area is approximately 55 to 60 years. Because of this age, it is a reasonable expectation that the Town residents will need to replace their wells within the next 20 years. The estimated cost to drill a new well and provide a new pump and pressure tank is approximately \$11,000, which includes the well abandonment. For the purpose of this study, it is assumed a new well would be drilled at year 10. At year 20, it is assumed a new well pump and pressure tank will be needed. The estimated cost to replace a well pump and pressure tank is \$2,500. Additionally, water testing is recommended to be completed annually at an estimated cost of \$300, which includes testing for total coliform, nitrate, nitrate plus nitrite, fluoride, metals screening, hardness, and volatile organic chemical screening. Using a private well also results in electricity costs and the estimated cost to operate a well pump for a year is approximately \$50. Lastly, it is expected that each private well will need to be maintained and cleaned once over a 20-year period using a batch chlorination process, which is estimated to cost \$1,000. Over a 20-year period, this equals a total present worth opinion of probable cost of \$21,500 for maintaining a private well, as shown in Table 1.

Table 1: 20-Year Private Well Replacement and Maintenance Probable Cost

Description	Occurrence	Cost	Total Cost
Complete Well Replacement and Abandonment (Year 10)	Once	\$11,000	\$11,000
Well Pump Replacement (Year 20)	Once	\$1,700	\$1,700
Pressure Tank Replacement (Year 20)	Once	\$800	\$800
Water Testing	Annually	\$300	\$6,000
Well Pump Electricity	Annually	\$50	\$1,000
Well Maintenance Cleaning	Once	\$1,000	\$1,000
Total Probable Cost =			\$21,500

Using the estimated costs developed previously in this study, the 20-year total present worth opinion of probable cost of connecting to the City’s municipal water source is approximately \$34,400. This includes the shared cost of expanding the City’s water system, abandoning the private well, extending the water service, and total of 20 years of water billing, as shown in Table 2.

Table 2: 20-Year Municipal Water Source Connection Probable Cost

Description	Occurrence	Cost	Total Cost
Water System Expansion	Once	\$20,550	\$20,550
Well Abandonment	Once	\$1,000	\$1,000
Water Service Extension	Once	\$6,000	\$6,000
City Water Bills	Annually	\$342.58	\$6,850
Total Probable Cost =			\$34,400

Again, we would encourage you to join us on December 11th at 7:00p.m. to share your thoughts on municipal water service.

Sincerely,
Town of Brookfield