



June 04, 2026

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Vintage Estates-OC
Ozaukee County

MARK S PELTIN
204 W MILLER DRIVE
MEQUON, WI 53092

Subject: Sanitary Survey Report

Dear Mark S Peltin:

The purpose of a sanitary survey is to evaluate the system's source, facilities, equipment, operation, maintenance, and management as they relate to providing safe drinking water. The sanitary survey is also an opportunity to update the Department's records, provide technical assistance, and identify potential risks that may adversely affect drinking water quality.

On 05/26/2026, Washington Methu conducted a sanitary survey of your water system, Vintage Estates. During the sanitary survey **Arthur Liebau** was present. At the completion of the survey, he was briefed on the preliminary findings. This report outlines the final findings, discusses problems that need to be addressed, and timelines for corrective action where appropriate.

Vintage Estates is an Other-Than Municipal community water system served by 2 interconnected wells that serve 130 residents through 40 service connections.

Well #1 (FX329) was constructed by Layne Christensen Company on 10/5/1987 by drilling 12-inch diameter upper enlarged drill hole 141 feet through glacial drift into Silurian dolomite limestone and installing 141 feet of new 8-inch BLK PE A53 VSP Welded 0.322-inch wall steel casing to a firm seat.

Annular space between 8-inch steel casing and enlarged drill hole was sealed with neat cement before and 8-inch open bore hole was extended further into the limestone formation from 141 feet to total depth of 628 feet.

Well Pump.

Well #1 has a 30HP Grundfos submersible pump with 250 gallon per minute capacity that discharges s 140 residents above ground through 4-inch discharge pipe, check valve, shut off valve, meter, chemical injection port, pressure relief valve into a 5000-gallon Lannon Corporation hydropneumatics tank with an air volume control.

Well #2 (BA127) was constructed by Municipal Well and Pump Co. under approval 93-1135 on 3/9/1993 by drilling a 12-inch diameter enlarged drill hole 139 feet through glacial drift into Silurian dolomite and installing 139 feet of BLK Steel 28.55 lbs./ft. A53B P.E Welded L. B Foster well casing to a firm seat.

The annular space between the steel casing and geologic material was sealed with neat cement. An 8-inch open bore hole was later extended further into limestone from 139 feet to 250 feet total depth.

Well Pump

Well #2 has a 30HP submersible pump with 250 gallon per minute capacity that discharges above ground through 4-inch discharge pipe, check valve, meter and gate valve into the 2500-gallon hydro pneumatic tank before water is delivered through 6-inch pipe into the hydro pneumatics tank that exits through the pump house floor into the distribution system.

Well#2 is required to pump on a 55psi-ON/72 psi-OFF operational setting. Well#1 operates directly from a separate mercoird switch on the hydro pneumatic tank. During the ON alternating cycle, the system pressure should decrease to 50psi to trip the mercoird switch and energize the starter coil. The OFF-pressure gauge setting for the pump should be set at 77psi to assure resetting of Well#2 pressure switch.

Alternating Pump Operation

Well#1 and Well#2 operate alternately using a 115V Time-Marker alternator to regulate power through the unit to the starter coil by operating the pumps alternately on a One pump ON, One pump OFF cycle. A mercoird switch is mounted on top of the hydro-pneumatic tank to energize the alternator located in Well#2 control panels.

Emergency Chlorination

There is standby emergency chlorination equipment in the pump house consisting of an LMI 24 gallon per day chemical feed pump with an injection port installed on the 4-inch discharge pipe downstream of the hydro pneumatic tank and a 35-gallon chemical feed solution tank marked with 1-gallon graduations for chemical use determinations.

There is a dedicated electrical outlet for operation of the chlorination equipment that is wired in series to run on both alternating well pump cycles when put in use.

Significant Deficiencies

During the course of the sanitary survey, no significant deficiencies were identified. Significant deficiencies indicate noncompliance with one or more Wisconsin Administrative Codes and/or represent an immediate health risk to consumers. As such, the deficiencies listed below should be corrected as soon as possible.

Deficiencies

During the course of the sanitary survey, no deficiencies were identified. Deficiencies are problems in the drinking water system that have the potential to cause serious health risks or represent long-term health risks to consumers. These deficiencies may indicate noncompliance with one or more Wisconsin Administrative Codes. Corrective action should be completed for these deficiencies as soon as possible. If there were any significant deficiencies identified above, those should undergo corrective action first.

Recommendations

During the course of the sanitary survey, no recommendations were identified. Recommendations are problems in the water system that hinder your public water system from consistently providing safe drinking water to consumers.

Non-conforming Features

During the course of the sanitary survey, no features that met code requirements at the time of your public water system's construction, but would not be allowed in the current code, were discovered. These are referred to as "non-conforming features." Though you are not required to correct these non-conforming features at this time, they will need to be corrected when any major work is done in the future.

Water Quality Monitoring and Reporting

Your system has a good record of compliance with monitoring and reporting requirements. We appreciate your samplers' continued efforts in complying with these Safe Drinking Water Act requirements.

Monitoring Site Plan

During the sanitary survey we reviewed the facility monitoring site plan that includes 5 homes that are spatially representative of the distribution system noted to be appropriate for bacteria samples and 5 homes for lead and copper compliance monitoring when scheduled.

If a change to a sample location identified on the monitoring site plan is necessary, please have your operator contact me with the new sample site details to update the monitoring site plan prior to use of that sample location to collect compliance samples.

Raw Water

A raw water sample tap was identified as the smooth end sample tap on the pump discharge pipe on the wellhead from both wells.

- *A Ground Water Rule triggered source well sample must be collected from each raw water sample faucet within 24 hours of a reported monthly bacteriological total coliform positive (TCP) result from the distribution system when notified.*

Entry Point (EP)

The Entry Point (EP) to the distribution system sample site is a smooth end faucet located on the pump discharge pipe located after the hydro-pneumatic tank, and prior to the distribution system.

- *Volatile organic compounds (VOC), synthetic organic compounds (SOC) and inorganic compounds (IOC's) and PFAS must be collected from this sample location when scheduled.*

Lead and Copper Monitoring

Lead and Copper samples at this facility must be collected from sample locations identified on the monitoring site plan unless they are not available, or the residence is vacant.

- *Lead and Copper sample results once available must be provided to residents of the sampled homes within 30 days of the result report date.*
- *A certification of delivery of the sample results to residents must be submitted with at least one copy of the distributed result to the department within 90 days of the compliance period end date to avoid violation of the public notification rule.*

You may choose to deliver the results to the individual residences sampled using a single result form or provide a summary of all 5 results on a single result form as provided. *Please contact me if you need additional result forms.*

Required Reports, Records, and Utility Programs

Community water systems are required to generate their own customized Consumer Confidence Report (CCR) located on our website and available at <http://dnr.wi.gov/topic/DrinkingWater/CCR.html>.

Please deliver, post or circulate the CCR for the respective year's water sample results from your well system to residents timely and submit a certification of the CCR distribution to my attention by the compliance due date of July 1st annually.

System Maintenance

Please note Wis. Adm. Code s. NR 810.13 (1) (e), recommends the following well system maintenance schedule for Hydropneumatics tanks:

- *Tanks equipped with hatches shall have interior inspections at a minimum of once every 5 years.*

Interior inspection and cleaning of the 2500-gallon hydropneumatics tank was completed on 8/15/2023. *The next interior inspection and cleaning is due by 8/15/2028.* Maintenance shall include:

- *restoring interior and exterior coating systems to prevent corrosion,*
- *Cleaning and repairing sight glasses,*
- *Air volume controls screen replacement.*
- *Exercising valves every 2-5 years including hydrant exercising once every 2 years.*

Water Main and Hydrant Flushing

Wis. Adm. Code s. NR 810.13 (2) (d) *Flushing dead-end mains- also requires that a schedule shall be established for flushing dead-end mains or mains in other areas to remove sediment or water of poor quality.*

- Hydrants in the distribution system were last flushed in 2023 and required at least once per year according to a flushing plan in place.

NOTE: *Wis. Adm. Codes. NR 810.13(1) (a) requires community, and nontransient non-community water systems provide well pump maintenance by removing and inspecting well pumps on a regular basis and provide maintenance as needed.*

- A frequency of once every 10 years is recommended.

Water Use

Our Water Use Program is responsible for tracking high-capacity water use in the Great Lakes Basin for each property that has the capacity to withdraw 70 gallons per minute or 100,000 gallon per day or more from groundwater and/or surface water sources.

High-capacity properties are also required to submit their actual monthly water withdrawal records for each well electronically to the Water Use Program by **March 1st** of the following year.

- *Arthur Liebau records meter readings monthly and submits pumpage report timely by the required March 1 due date annually of the following year.*

Annual Fee

There is an annual fee of \$125 associated with high-capacity properties which you will be notified of when it is due. If you need additional information on the Water Withdrawal Reporting and Water Use Fees you can direct questions to the Water Use Program by phone to 608/266-2299 or at DNRWaterUseRegistration@wi.gov.

Documents Retention

As a reminder, *per s. NR 809.82, Wis. Adm. Code, any water supplier of a public water system subject to the provisions of chapter NR 809, Wis. Adm. Code, must maintain copies of the following documents:*

- *Bacteriological sample results for a period of not less than 5 years,*
- *Chemical sample results not less than 10 years,*
- *Lead and copper sample results not less than 12 years,*
- *Violation correction records and public notice records not less than 3 years after correction and issuance.*
- *Any correspondence pertaining to the sanitary surveys not less than 10 years.*

Certified Operator

Arthur Liebau is noted as the operator in charge of collecting water samples at this facility with license valid till 3/1/2029 and is required to complete the required continuing education credits to renew his license by the expiration date.

Access our website at [Operator Certification | Wisconsin DNR](#) for additional information related to certified operator certification renewal, and continuing education training dates and locations.

Water System Security

We recommend that you conduct a daily security check of your entire drinking water system to ensure doors are locked and windows secured.

System Summary Information

A water system summary is attached. Please review for accuracy. If there are changes that are required, contact Washington Methu at (414)-232-2018.

Capacity Development Evaluation

The sanitary survey serves as an evaluation of the capabilities of your water system.

Facility has been determined to have adequate technical, managerial and financial capacity to provide safe drinking water.

Your system has been determined to have adequate technical, managerial and financial capacity because:

- *Management has sufficient financial resources to meet short and long term regulatory and emergency costs associated with managing the community water system.*

- *Operator understands the need to rotate monthly compliance bacteria samples between sites identified on the facility monitoring site plan.*

The ability to plan for, achieve, and maintain compliance with applicable drinking water standards has been demonstrated.

Next Sanitary Survey

The next sanitary survey of your system is scheduled to take place in 2029. You will be contacted prior to the survey to schedule a date that is convenient for you.

The survey did not find features that required correcting at this time.

Thank you for your assistance during the sanitary survey. If you have any questions, you can reach me by phone at (414)232-2018, or by e-mail at washington.methu@wisconsin.gov, or by postal mail at the address on this letterhead.

Sincerely

Washington Methu

Washington Methu
Senior Water Supply Specialist

CC: Jesse Jensen-SER DG Supervisor
Arthur Liebau-Certified Operator
SER Case File