

**REPORT OF ENGINEER ON
IMPROVEMENTS AND SPECIAL ASSESSMENTS**

**FOR SANITARY SEWER, WATER MAIN, STREET RECONSTRUCTION
AND DRAINAGE IMPROVEMENTS
FIELD PARK AREA PAVING AND UTILITIES
VILLAGE OF MUKWONAGO**

In accordance with the Preliminary Resolution of the Village Board of Mukwonago (Resolution 2009-11), we hereby submit our report on the improvements and special assessments for sanitary sewer, water main, street reconstruction and drainage improvements made in conjunction with the Field Park Area Paving and Utilities project. The Village Board hereby declares its intention to exercise its police powers under Wisconsin State Statutes 66.0703(1)(a) and Village Ordinance Section 70-4(b) to levy special assessments upon properties within the assessment district for the above named project and improvements. This report documents a reasonable method for calculating the assessments to be levied against benefiting properties.

This report consists of the following Schedules and Figures, attached hereto:

Schedule A – Final plans and specifications.

Schedule B – Tabulation of costs of improvements and calculation of assessment rates.

Schedule C – Final assessments against each parcel affected.

Each parcel listed on Schedule C is benefited by the proposed work because it provides reconstructed streets improving safety on the street, uniform parking and drainage improvements; and select properties benefit from sanitary lateral improvements and new water service installation, which allow for the future expansion of lands.

Exhibit 1 – Property Assessment District

Exhibit 2 – Property Zoning Classification

Exhibit 3 – Property Assessment Area for Street Improvements

Exhibit 4 – Property Assessment Area for Concrete Curb and Gutter

Exhibit 5 – Property Assessment Area for Driveways and Carriage Walks

Exhibit 6 – Property Assessment Area for Sanitary Sewer Laterals

Exhibit 7 – Property Assessment Area for New Water Main and Services

RUEKERT/MIELKE
W233 N2080 Ridgeview Parkway
Waukesha, Wisconsin 53188-1020

September 7, 2011
Revised January 10, 2012

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
Field Park Area Paving and Utilities
Village of Mukwonago

TABLE I

I. Final Total Construction Cost

	Financing %	10.18%			
	Engineering, Legal and Administrative %	25.00%			
ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY TO DATE	AMOUNT TO DATE
1	8-inch Water Main w/ Granular Backfill	L.F.	\$34.72	1155	\$40,101.60
1a	8-inch Water Main w/ Granular Backfill	L.F.	\$34.72	8040	\$279,148.81
2	8-inch Water Main w/ Slurry Backfill	L.F.	\$103.49	134	\$13,867.67
3	6-inch Water Main w/ Granular Backfill	L.F.	\$35.38	65	\$2,299.70
4	8-inch Water Main Valve	EA.	\$1,238.93	3	\$3,716.79
4a	8-inch Water Main Valve	EA.	\$1,238.93	38	\$47,079.34
5	6-inch Water Main Valve	EA.	\$911.25	2	\$1,822.50
6	Hydrant Assembly with 6-inch Valve	EA.	\$3,441.56	3	\$10,324.68
6a	Hydrant Assembly with 6-inch Valve	EA.	\$3,441.56	18	\$61,948.08
7	Hydrant Assembly with 6-inch Valve on Existing Main	EA.	\$3,471.33	1	\$3,471.33
8	6-inch Hydrant Lead	L.F.	\$15.77	34	\$536.18
8a	6-inch Hydrant Lead	L.F.	\$15.77	177.15	\$2,793.66
9	6-inch Water Service	L.F.	\$16.22	91	\$1,476.02
9a	6-inch Water Service	L.F.	\$16.22	33	\$535.26
10	6-inch Water Service Valve	EA.	\$331.06	2	\$662.12
10a	6-inch Water Service Valve	EA.	\$331.06	1	\$331.06
11	1 1/4-inch Water service	L.F.	\$15.55	80	\$1,244.00
11a	1 1/4-inch Water service	L.F.	\$15.55	4134.53	\$64,291.94
12	1 1/4-inch Tap, Saddle and Corporation	EA.	\$195.22	2	\$390.44
12a	1 1/4-inch Tap, Saddle and Corporation	EA.	\$195.22	124	\$24,207.28
13	1 1/4-inch Curb Stop and Box	EA.	\$248.17	2	\$496.34
13a	1 1/4-inch Curb Stop and Box	EA.	\$248.17	124	\$30,773.08
14	2-inch Water service	L.F.	\$21.44	49	\$1,050.56
15	2-inch Tap, Saddle and Corporation	EA.	\$195.22	1	\$195.22
16	2-inch Curb Stop and Box	EA.	\$248.17	0	\$0.00
17	Water Main Pipe Insulation	L.F.	\$4.33	49	\$212.17
18	30-inch RCP CL III Storm Sewer w/Granular Backfill	L.F.	\$67.32	1184	\$79,706.88
19	24-inch RCP CL III Storm Sewer w/Granular Backfill	L.F.	\$37.70	660	\$24,882.00
20	24-inch RCP CL III Storm Sewer w/Spoil Backfill	L.F.	\$33.29	0	\$0.00
21	21-inch RCP CL III Storm Sewer w/Granular Backfill	L.F.	\$33.38	81	\$2,703.78
22	18-inch RCP CL III Storm Sewer w/Granular Backfill	L.F.	\$30.58	48	\$1,467.84
23	18-inch RCP CL III Storm Sewer w/Spoil Backfill	L.F.	\$29.80	43	\$1,281.40
24	15-inch RCP CL IV Storm Sewer w/Granular Backfill	L.F.	\$31.09	902.5	\$28,058.73
25	12-inch RCP CL V Storm Sewer w/Granular Backfill	L.F.	\$28.38	879.1	\$24,948.86
26	18-inch RCP Storm Sewer End Section w/trash rack	EA.	\$966.87	1	\$966.87

ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY TO DATE	AMOUNT TO DATE
27	72-inch Storm Manhole w/ Frame and Cover	V.F.	\$272.16	19.93	\$5,424.15
28	60-inch Storm Manhole w/ Frame and Cover	V.F.	\$244.50	45.92	\$11,227.44
29	48-inch Storm Manhole w/ Frame and Cover	V.F.	\$156.22	49.34	\$7,707.90
30	Storm Sewer Catch Basin w/ Frame and Grate	EA.	\$963.73	28	\$26,984.44
31	Storm Sewer Catch Basin w/ Frame and Grate (Rectangular 20"x30")	EA.	\$784.49	9	\$7,060.41
32	Storm Sewer Field Inlet w/ Frame and Grate	EA.	\$590.17	3	\$1,770.51
33	Yard Drain w/ Grate	EA.	\$781.15	1	\$781.15
34	Replace Storm Manhole Frame and Cover	EA.	\$342.73	6	\$2,056.38
35	Replace Storm Inlet Frame and Grate	EA.	\$431.00	1	\$431.00
36	Replace Storm Structure Chimney	EA.	\$386.81	31	\$11,991.11
37	Mortar Inside Storm Structure	EA.	\$92.29	36	\$3,322.44
38	Storm Manhole Adjusting Ring	EA.	\$91.19	12	\$1,094.28
39	Rip Rap	TON	\$40.97	10	\$409.70
40	Excavation, Removals, Shaping & Compacting Necessary to Bring Street to Subgrade	L.S.	\$79,270.99	1	\$79,270.99
41	Excavation Below Subgrade	C.Y.	\$6.14	1169.64	\$7,181.59
42	Geotextile Fabric	S.Y.	\$1.49	971.1	\$1,446.94
43	Breaker Run Crushed Stone for EBS	TON	\$11.78	0	\$0.00
44	Crushed Aggregate Base Course	TON	\$16.58	28271	\$468,733.18
45	30-inch Concrete Curb and Gutter	L.F.	\$10.00	12868.290	\$128,682.90
45a	30-inch Concrete Curb and Gutter	L.F.	\$10.00	6302.210	\$63,022.10
46	Asphaltic Binder Course	TON	\$53.80	4591.42	\$247,018.40
47	Asphaltic Surface Course in 2011	TON	\$66.71	3027.92	\$201,992.54
48	Mill and Remove Existing Asphalt – CTH NN	S.Y.	\$4.96	72	\$357.12
49	3-inch Thick Temporary HMA Patch	S.Y.	\$20.69	2281.5	\$47,204.24
50	Asphaltic Concrete Multi-use Trail Restoration – Field Park	TON	\$127.97	177.66	\$22,735.15
51	Asphaltic Driveway and Approach Replacement	S.F.	\$2.12	442.1	\$937.25
51a	Asphaltic Driveway and Approach Replacement	S.F.	\$2.12	23845.8	\$50,553.10
52	6-inch Concrete Driveway and Approach Replacement	S.F.	\$3.64	1513.9	\$5,510.59
52a	6-inch Concrete Driveway and Approach Replacement (Upgrade from Asphalt)	S.F.	\$1.52	1375.9	\$2,091.37
52b	6-inch Concrete Driveway and Approach Replacement	S.F.	\$3.64	8949.42	\$32,575.89
53	7-inch Concrete Driveway and Approach Replacement	S.F.	\$3.97	1066.75	\$4,235.00
54	Gravel Driveway Replacement	S.F.	\$36.46	0	\$0.00
55	Concrete Carriage Walk	S.F.	\$3.42	96	\$328.32
55a	Concrete Carriage Walk	S.F.	\$3.42	178.57	\$610.71
56	4-inch Concrete Sidewalk	S.F.	\$3.42	1626.55	\$5,562.80
57	Detectable Warning Field	S.F.	\$27.61	24	\$662.64
58	Concrete Steps	S.F.	\$16.57	0	\$0.00
59	Full Depth Saw Cutting	L.F.	\$0.88	2968.25	\$2,612.06
60	Clearing and Grubbing	L.S.	\$1,877.72	1	\$1,877.72
61	Tree Removal	I.D.	\$16.44	1573	\$25,860.12
62	Tree Removal in 2011	I.D.	\$28.72	78	\$2,240.16
63	Sienna Glen Maple Tree	EA.	\$607.50	11	\$6,682.50
64	Sterling Silver Linden Tree	EA.	\$668.25	7	\$4,677.75
65	Autumn Blaze Callery Pear Tree	EA.	\$516.38	14	\$7,229.32
66	Red Jewel Crabapple Tree	EA.	\$273.37	5	\$1,366.85
67	Sod Restoration	S.Y.	\$4.85	24254.9	\$117,636.27
68	8-inch Sanitary Sewer w/Granular Backfill	L.F.	\$50.24	53	\$2,662.72

ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY TO DATE	AMOUNT TO DATE
69	8-inch Sanitary Sewer Relay w/Granular Backfill	L.F.	\$49.81	3219	\$160,338.39
70	8-inch Sanitary Sewer Liner	L.F.	\$26.66	3521	\$93,869.86
71	6-inch Sanitary Lateral	L.F.	\$34.26	97	\$3,323.22
72	6-inch Sanitary Lateral Relay	L.F.	\$33.86	642.75	\$21,763.52
72a	6-inch Sanitary Lateral Relay	L.F.	\$33.86	315.5	\$10,682.83
73	6-inch Sanitary Lateral Relay on lined sewer sections	L.F.	\$107.01	66	\$7,062.66
74	Sanitary Lateral Reconnection	EA.	\$139.19	22	\$3,062.18
74a	Sanitary Lateral Reconnection	EA.	\$139.19	11	\$1,531.09
75	6-inch Sanitary Lateral Riser	V.F.	\$46.62	20	\$932.40
76	48-inch Sanitary Sewer Manhole w/Frame and Cover	V.F.	\$157.22	97.3	\$15,297.51
77	Sanitary Sewer Joint Testing	EA.	\$355.38	20	\$7,107.60
78	Sanitary Sewer Joint Sealing	EA.	\$5.23	20	\$104.60
79	Sanitary Sewer Cleaning/Root Cutting	L.F.	\$1.05	991	\$1,040.55
80	Replace Sanitary Manhole Frame and Cover	EA.	\$389.57	11	\$4,285.27
81	Install Sanitary Manhole Internal Chimney Seal	EA.	\$309.76	17	\$5,265.92
82	Replace Sanitary Manhole Chimney	EA.	\$256.07	9	\$2,304.63
83	Replace Sanitary Manhole Cone	EA.	\$722.56	6	\$4,335.36
84	Grout Sanitary Manhole	EA.	\$793.44	8	\$6,347.52
85	End-of-Roadway Markers with Posts	EA.	\$249.90	4	\$999.60
86	Swale Grading	L.F.	\$8.01	278	\$2,226.78
87	Dust Control using Water	1000 GAL	\$24.41	364.5	\$8,897.45
88	Silt Fence	L.F.	\$1.83	2810	\$5,142.30
89	Stone Ditch Check	EA.	\$156.78	0	\$0.00
90	Erosion Mat	S.Y.	\$2.09	0	\$0.00
91	Erosion Bales	EA.	\$20.91	25	\$522.75
92	Inlet Protection Type B	EA.	\$31.36	8	\$250.88
93	Inlet Protection Type C	EA.	\$57.48	68	\$3,908.64
10B	Hydrant Extensions 6 inches	EA.	\$350.00	5	\$1,750.00
11B	Hydrant Extensions 12 inches	EA.	\$400.00	3	\$1,200.00
12B	Hydrant Extensions 18 inches	EA.	\$450.00	1	\$450.00
CO1	34x53-inch HERCP CL III Storm Sewer w/Granular Backfill	L.F.	\$111.64	165	\$18,420.60
CO1	29X45-inch HERCP CL III Storm Sewer W/Granular Backfill	L.F.	\$95.20	327	\$31,130.40
CO1	96-inch Storm Manhole w/frame and Cover	V.F.	\$885.13	4.74	\$4,195.52
CO2	Sanitary Sewer Granular Backfill Credit	C.Y.	(\$6.25)	2930.7	(\$18,316.88)
CO2	Water Main and Storm Sewer Granular Backfill Credit	C.Y.	(\$8.50)	5723.3	(\$48,648.05)
CO3	Additional Concrete Curb and Gutter Removal	L.S.	\$2,976.72	1	\$2,976.72
CO3	Additional Driveway at 544 Fox Street	C.Y.	\$5.88	182	\$1,070.16

Total Construction Cost	\$2,745,643.37
Engineering, Legal and Administrative Costs	\$686,410.84
Subtotal	\$3,432,054.21
Financing	\$349,383.12
Total Project Cost	\$3,781,437.33

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
Field Park Area Paving and Utilities
Village of Mukwonago

TABLE II

II. Property Zoning and Assessable Frontage

Property Identifier	Tax Key No.	Zoning	Total Frontage	Assessable Frontage		No. of Streets Abutting	Comments
				Street Assessment	Curb & Gutter Assessment		
1	MUKV1963001	Residential	243.2	121.6	111.6	2	See Note 1
2	MUKV1963002	Residential	95	95	95	1	See Note 1
3	MUKV1963003	Residential	90	90	90	1	See Note 1
4	MUKV1963004	Residential	90	90	90	1	See Note 1
5	MUKV1963005	Residential	117.33	117.33	117.33	1	See Note 1
6	MUKV1963006	Residential	122.67	122.67	122.67	1	See Note 1
7	MUKV1963007	Residential	100	100	100	1	See Note 1
8	MUKV1963008	Residential	100	100	100	1	See Note 1
9	MUKV1963009	Residential	245	122.5	116	2	See Note 1
10	MUKV1963010	Residential	180.63	180.63	163.63	1	See Note 1
11	MUKV1963012	Residential	90	90	90	1	
12	MUKV1963013	Residential	90	90	90	1	
13	MUKV1963014	Residential	90	90	90	1	
14	MUKV1963015	Residential	90	90	90	1	
15	MUKV1963016	Residential	90	90	90	1	
16	MUKV1963017	Residential	90	90	90	1	
17	MUKV1963018	Residential	90	90	90	1	
18	MUKV1963019	Residential	230	115	115	2	
19	MUKV1963020001	Residential	245.76	122.88	122.88	2	
20	MUKV1963022001	Residential	135	135	135	1	
21	MUKV1963023	Residential	90	90	90	1	
22	MUKV1963024	Residential	90	90	90	1	
23	MUKV1963025	Residential	90	90	90	1	
24	MUKV1963026	Residential	90	90	90	1	
25	MUKV1963027	Residential	222	111	111	2	
26	MUKV1963028	Residential	222	111	111	2	
27	MUKV1963029	Residential	90	90	90	1	
28	MUKV1963030	Residential	90	90	90	1	
29	MUKV1963031	Residential	90	90	90	1	
30	MUKV1963032	Residential	90	90	90	1	
31	MUKV1963033	Residential	90	90	90	1	
32	MUKV1963034	Residential	90	90	90	1	
33	MUKV1963035	Residential	212.13	106.065	106.065	2	
34	MUKV1963036	Residential	214.57	107.285	107.285	2	
35	MUKV1963037	Residential	90	90	90	1	
36	MUKV1963038	Residential	90	90	90	1	
37	MUKV1963039	Residential	90	90	90	1	
38	MUKV1963040	Residential	90	90	90	1	
39	MUKV1963041	Residential	180	180	180	1	
40	MUKV1963043	Residential	222	111	111	2	
41	MUKV1963044	Residential	222	111	111	2	
42	MUKV1963045	Residential	90	90	90	1	
43	MUKV1963046	Residential	90	90	90	1	
44	MUKV1963047	Residential	90	90	90	1	

Property Identifier	Tax Key No.	Zoning	Total Frontage	Assessable Frontage		No. of Streets Abutting	Comments
				Street Assessment	Curb & Gutter Assessment		
45	MUKV1963048	Residential	90	90	90	1	
46	MUKV1963049	Residential	90	90	90	1	
47	MUKV1963050	Residential	90	90	90	1	
48	MUKV1963051	Residential	225.98	112.99	112.99	2	
49	MUKV1963052	Residential	228.6	114.3	114.3	2	
50	MUKV1963053	Residential	90	90	90	1	
51	MUKV1963054	Residential	90	90	90	1	
52	MUKV1963055	Residential	90	90	90	1	
53	MUKV1963056	Residential	90	90	90	1	
54	MUKV1963057	Residential	90	90	90	1	
55	MUKV1963058	Residential	90	90	90	1	
56	MUKV1963059	Residential	222	111	111	2	
57	MUKV1963060	Residential	222	111	111	2	
58	MUKV1963061	Residential	90	90	90	1	
59	MUKV1963062	Residential	90	90	90	1	
60	MUKV1963063	Residential	90	90	90	1	
61	MUKV1963064	Residential	90	90	90	1	
62	MUKV1963065	Residential	90	90	90	1	
63	MUKV1963066	Residential	90	90	90	1	
64	MUKV1963067	Residential	239.96	119.98	119.98	2	
65	MUKV1963068	Residential	120.57	120.57	102.57	1	See Note 1
66	MUKV1963069	Residential	105	105	105	1	
67	MUKV1963070	Residential	90	90	90	1	
68	MUKV1963071	Residential	90	90	90	1	
69	MUKV1963072	Residential	90	90	90	1	
70	MUKV1963073	Residential	90	90	90	1	
71	MUKV1963074	Residential	90	90	90	1	
72	MUKV1963075	Residential	90	90	90	1	
73	MUKV1963076	Residential	90	90	90	1	
74	MUKV1963077	Residential	222	111	111	2	
75	MUKV1963078	Residential	205.09	102.545	102.545	2	
76	MUKV1963079	Residential	72.26	72.26	72.26	1	
77	MUKV1963080	Residential	235.99	117.995	117.995	2	
78	MUKV1963081	Residential	98	98	98	1	
79	MUKV1963082	Residential	85	85	85	1	
80	MUKV1963083	Residential	91	91	91	1	
81	MUKV1963084	Residential	91	91	91	1	
82	MUKV1963085	Residential	91	91	91	1	
83	MUKV1963086	Residential	91	91	91	1	
84	MUKV1963087	Residential	91	91	91	1	
85	MUKV1963088	Residential	91	91	91	1	
86	MUKV1963089	Residential	235.49	117.745	117.745	2	
87	MUKV1963090	Residential	211.98	105.99	105.99	2	
88	MUKV1963091	Residential	71.97	71.97	71.97	1	
89	MUKV1963995	Public	670.45	670.45	670.45	1	
90	MUKV1974032	Residential	330.13	165.065	0	2	
91	MUKV1974034	Residential	257.45	128.725	128.725	2	
92	MUKV1974035	Residential	82.5	82.5	82.5	1	
93	MUKV1974036	Residential	82.5	82.5	82.5	1	
94	MUKV1974037	Residential	82.5	82.5	82.5	1	
95	MUKV1974038	Residential	82.5	82.5	82.5	1	

Property Identifier	Tax Key No.	Zoning	Total Frontage	Assessable Frontage		No. of Streets Abutting	Comments
				Street Assessment	Curb & Gutter Assessment		
96	MUKV1974039	Residential	82.5	82.5	82.5	1	
97	MUKV1974040	Residential	82.5	82.5	82.5	1	
98	MUKV1974041	Residential	82.5	82.5	82.5	1	
99	MUKV1974042	Residential	248.09	124.045	124.045	2	
100	MUKV1974043	Residential	257.87	128.935	128.935	2	
101	MUKV1974044	Residential	258.8	129.4	129.4	2	
102	MUKV1974045	Residential	95	95	0	1	
103	MUKV1974046	Residential	96.97	96.97	96.97	1	
104	MUKV1974047	Residential	95	95	0	1	
105	MUKV1974048	Residential	95	47.5	47.5	2	
106	MUKV1974049	Residential	82.5	41.25	41.25	2	
107	MUKV1974050	Residential	82.5	82.5	82.5	1	
108	MUKV1974051	Residential	82.5	82.5	82.5	1	
109	MUKV1974052	Residential	82.5	82.5	0	1	
110	MUKV1974053	Residential	82.5	82.5	0	1	
111	MUKV1974054002	Residential	164.62	54.873	0	1	See Note 2
112	MUKV1974054003	Residential	164.62	54.873	0	1	See Note 2
113	MUKV1974054004	Residential	164.62	54.873	0	1	See Note 2
114	MUKV1974056	Business	97.25	97.25	0	1	
115	MUKV1974057	Residential	91.5	91.5	91.5	1	
116	MUKV1974058	Residential	90.75	90.75	0	1	
117	MUKV1974059	Residential	91	91	0	1	
118	MUKV1974060	Residential	91	91	91	1	
119	MUKV1974061	Residential	91	91	0	1	
120	MUKV1974062	Residential	91	91	91	1	
121	MUKV1974063	Residential	91	91	91	1	
122	MUKV1974064	Residential	91	91	91	1	
123	MUKV1974065	Residential	255.1	127.55	127.55	2	
124	MUKV1974066	Residential	90	90	90	1	
125	MUKV1974067	Residential	90	90	70	1	
126	MUKV1974068	Residential	90	65	0	1	
127	MUKV1974070	Residential	101.16	50.58	50.58	2	
128	MUKV1974071	Residential	91	91	91	1	
129	MUKV1974072	Residential	91	91	0	1	
130	MUKV1974073	Residential	91	91	91	1	
131	MUKV1974074	Residential	91	91	0	1	
132	MUKV1974075	Residential	91	91	0	1	
133	MUKV1974076	Residential	91	91	0	1	
134	MUKV1974077	Residential	230	115	115	2	
135	MUKV1974078	Residential	130	65	65	2	
136	MUKV1974894	Business	228.47	228.47	0	1	
137	MUKV1974898	Public	324.99	88.99	274.99	1	
138	MUKV1974904	Business	258.2	258.2	0	1	
139	MUKV1974906	Residential	755.03	633.09	633.09	2	See Note 3
140	MUKV1974907	Business	209.88	209.88	0	1	
141	MUKV1977998	Public	33	33	33	1	
Total			19,033.130	14,934.024	12,868.290		

Property Identifier	Tax Key No.	Zoning	Total Frontage	Assessable Frontage		No. of Streets Abutting	Comments
				Street Assessment	Curb & Gutter Assessment		

Note 1: Properties 1-10 and 65 have part of their frontage along CTH "NN". Only the total frontage along Elwin Drive (properties 1-9), Park View Lane (properties 1 and 10), and Meadow View Lane (properties 9 and 65) is special assessed. If any work were to be done along CTH "NN" in the future, these properties would not be special assessed for any street or curb and gutter improvements made along CTH "NN."

Note 2: Properties 111-113 have one parcel in common, with three Tax Key numbers, which are assessed at 1/3 each of the total frontage.

Note 3: Property 139 (First Congregational Church) is zoned residential (R-2 Single-Family Village Residential District). The total frontage of this property is 755.03 feet. However, since this property is zoned residential, a residential corner lot deduction was provided for the east end, using a minimum lot width of 100 feet (143.88 feet by 100 feet corner lot), which provides a corner lot assessable frontage of 121.94 feet. This frontage was added to the remaining length of 511.15 feet.

General Notes:

- Business properties were assessed for their total property frontage abutting construction.
- Non corner residential lot properties are assessed for total frontage abutting construction.
- Residential corner lots or lots with frontage on two streets, abutting construction on two sides would be assessed for one half of the total frontage on each side abutting construction.
- Residential corner lots or lots with frontage on two streets, abutting construction only on one side would be assessed for one half of the frontage abutting construction.

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
Field Park Area Paving and Utilities
Village of Mukwonago

TABLE III

III. Street Assessment

Costs for street were determined from the actual costs (see Table I). The cost was then divided by the total assessable frontage for street to determine the assessable cost per foot.

	Financing %	10.18%			
	Engineering, Legal and Administrative %	25.00%			
ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY TO DATE	AMOUNT TO DATE
40	Excavation, Removals, Shaping & Compacting Necessary to Bring Street to Subgrade	L.S.	\$79,270.99	1	\$79,270.99
41	Excavation Below Subgrade	C.Y.	\$6.14	1169.64	\$7,181.59
42	Geotextile Fabric	S.Y.	\$1.49	971.1	\$1,446.94
43	Breaker Run Crushed Stone for EBS	TON	\$11.78	0	\$0.00
44	Crushed Aggregate Base Course	TON	\$16.58	28271	\$468,733.18
48	Mill and Remove Existing Asphalt – CTH NN	S.Y.	\$4.96	72	\$357.12
49	3-inch Thick Temporary HMA Patch	S.Y.	\$20.69	2281.5	\$47,204.24
56	4-inch Concrete Sidewalk	S.F.	\$3.42	1626.55	\$5,562.80
57	Detectable Warning Field	S.F.	\$27.61	24	\$662.64
58	Concrete Steps	S.F.	\$16.57	0	\$0.00
59	Full Depth Saw Cutting	L.F.	\$0.88	2968.25	\$2,612.06
60	Clearing and Grubbing	L.S.	\$1,877.72	1	\$1,877.72
61	Tree Removal	I.D.	\$16.44	1573	\$25,860.12
62	Tree Removal in 2011	I.D.	\$28.72	78	\$2,240.16
63	Sienna Glen Maple Tree	EA.	\$607.50	11	\$6,682.50
64	Sterling Silver Linden Tree	EA.	\$668.25	7	\$4,677.75
65	Autumn Blaze Callery Pear Tree	EA.	\$516.38	14	\$7,229.32
66	Red Jewel Crabapple Tree	EA.	\$273.37	5	\$1,366.85
67	Sod Restoration	S.Y.	\$4.85	24254.9	\$117,636.27
85	End-of-Roadway Markers with Posts	EA.	\$249.90	4	\$999.60
86	Swale Grading	L.F.	\$8.01	278	\$2,226.78
87	Dust Control using Water	1000 GAL	\$24.41	364.5	\$8,897.45
88	Silt Fence	L.F.	\$1.83	2810	\$5,142.30
89	Stone Ditch Check	EA.	\$156.78	0	\$0.00
90	Erosion Mat	S.Y.	\$2.09	0	\$0.00
91	Erosion Bales	EA.	\$20.91	25	\$522.75
92	Inlet Protection Type B	EA.	\$31.36	8	\$250.88
93	Inlet Protection Type C	EA.	\$57.48	68	\$3,908.64
CO3	Additional Concrete Curb and Gutter Removal	L.S.	\$2,976.72	1	\$2,976.72

Total Assessable Construction Cost	\$805,527.37
Engineering, Legal and Administrative Costs	\$201,381.84
Subtotal	\$1,006,909.21
Financing	\$102,503.36
Total Assessable Cost	\$1,109,412.57

Total Assessable Frontage within the Project (L.F.)	14,934.024
Cost Per Assessable L.F.	\$74.29

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
 Field Park Area Paving and Utilities
 Village of Mukwonago

TABLE IV**IV. Curb and Gutter Assessment**

Costs for curb and gutter were determined from the actual costs (see Table 1). The cost was then divided by the total assessable frontage abutting curb and gutter construction to determine the assessable cost per foot. Existing curb and gutter replaced was not special assessed.

	Financing %	10.18%			
	Engineering, Legal and Administrative %	25.00%			
ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY TO DATE	AMOUNT TO DATE
45	30-inch Concrete Curb and Gutter	L.F.	\$10.00	12868.29	\$128,682.90

Total Assessable Construction Cost	\$128,682.90
Engineering, Legal and Administrative Costs	\$32,170.73
Subtotal	\$160,853.63
Financing	\$16,374.90
Total Assessable Cost	\$177,228.53

Total Assessable Curb Installed (L.F.)	12,868.290
Cost Per Assessable L.F.	\$13.77

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
Field Park Area Paving and Utilities
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TABLE V

V. Driveway and Carriage Walk Assessment

Cost for driveway and carriage walk assessments were determined from the actual costs (see Table I). Property owner is assessed for a driveway only when the existing driveway was improved by increasing the width or length, or changing the material of the driveway from gravel to asphalt or concrete, and from asphalt to concrete. If the driveway material was changed from asphalt to concrete, the property owner is only assessed for the difference in cost between asphalt and concrete. Property owner is assessed for a carriage walk only if the owner requested to have the existing walk extended to the new concrete curb and gutter.

	Financing %	10.18%			
	Engineering, Legal and Administrative %	25.00%			
ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY TO DATE	AMOUNT TO DATE
51	Asphaltic Driveway and Approach Replacement	S.F.	\$2.12	442.1	\$937.25
52	6-inch Concrete Driveway and Approach Replacement	S.F.	\$3.64	1513.9	\$5,510.59
52a	6-inch Concrete Driveway and Approach Replacement (Upgrade from Asphalt)	S.F.	\$1.52	1375.9	\$2,091.37
55	Concrete Carriage Walk	S.F.	\$3.42	96	\$328.32

Asphalt Driveway Assessable Cost

Bid Cost per S.F.	\$2.12
Engineering, Legal and Administrative Costs	\$0.53
Subtotal	\$2.65
Financing	\$0.27
Cost per Assessable S.F.	\$2.92
S.F. of Assessable Asphalt Driveway	442.1
Total Assessable Cost	\$1,290.93

6 Inch Concrete Driveway Assessable Cost

Bid Cost per S.F.	\$3.64
Engineering, Legal and Administrative Costs	\$0.91
Subtotal	\$4.55
Financing	\$0.46
Cost per Assessable S.F.	\$5.01
S.F. of Assessable 6 Inch Concrete Driveway	1513.9
Total Assessable Cost	\$7,584.63

6 Inch Concrete Driveway (Upgrade from Asphalt) Assessable Cost

Bid Cost per S.F.	\$1.52
Engineering, Legal and Administrative Costs	\$0.38
Subtotal	\$1.90
Financing	\$0.19
Cost per Assessable S.F.	\$2.09
S.F. of Assessable 6 Inch Concrete Driveway (Upgrade from Asphalt)	1375.9
Total Assessable Cost	\$2,875.63

Concrete Carriage Walk Assessable Cost

Bid Cost per S.F.	\$3.42
Engineering, Legal and Administrative Costs	\$0.86
Subtotal	\$4.28
Financing	\$0.44
Cost per Assessable S.F.	\$4.72
S.F. of Assessable Concrete Carriage Walk	96
Total Assessable Cost	\$453.12

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
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TABLE VI

VI. Sanitary Sewer Lateral Assessment

Costs for sanitary sewer lateral assessments were determined from the actual costs (see Table I). The cost for a 6 inch sanitary lateral includes the reconnection to the existing lateral at the lot line (if applicable), and total lineal footage of 6 inch sanitary lateral installed. Property owner is assessed for this item only when a new sanitary lateral was installed for an undeveloped parcel, or if requested by owner.

	Financing %	10.18%			
	Engineering, Legal and Administrative %	25.00%			
ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY TO DATE	AMOUNT TO DATE
71	6-inch Sanitary Lateral	L.F.	\$34.26	97	\$3,323.22
72	6-inch Sanitary Lateral Relay	L.F.	\$33.86	642.75	\$21,763.52
73	6-inch Sanitary Lateral Relay on lined sewer sections	L.F.	\$107.01	66	\$7,062.66
74	Sanitary Lateral Reconnection	EA.	\$139.19	22	\$3,062.18

New 6 Inch Sanitary Lateral Assessable Cost

Bid Cost per L.F.	\$34.26
Engineering, Legal and Administrative Costs	\$8.57
Subtotal	\$42.83
Financing	\$4.36
Cost per Assessable L.F.	\$47.19
L.F. of Assessable Laterals	97
Total Assessable Cost	\$4,577.43

6 Inch Sanitary Lateral Relay Assessable Cost

Bid Cost per L.F.	\$33.86
Engineering, Legal and Administrative Costs	\$8.47
Subtotal	\$42.33
Financing	\$4.30
Cost per Assessable L.F.	\$46.63
L.F. of Assessable Laterals	642.75
Total Assessable Cost	\$29,971.43

6 Inch Sanitary Lateral Relay on Lined Sewer Assessable Cost

Bid Cost per L.F.	\$107.01
Engineering, Legal and Administrative Costs	\$26.75
Subtotal	\$133.76
Financing	\$13.61
Cost per Assessable L.F.	\$147.37
L.F. of Assessable Laterals	66
Total Assessable Cost	\$9,726.42

Sanitary Lateral Reconnection Assessable Cost

Bid Cost per Each	\$139.19
Engineering, Legal and Administrative Costs	\$34.80
Subtotal	\$173.99
Financing	\$17.71
Cost per Assessable Reconnection	\$191.70
Number of Assessable Reconnections	22
Total Assessable Cost	\$4,217.40

Note 4: New sanitary laterals at Properties 87 and 139 (west end) were installed due to the properties not being served with sanitary sewer. New sanitary lateral at Property 114 was installed at the Owner's request in order to have its own sanitary lateral (currently, the property shares a sanitary lateral with the adjacent property on the west). The sanitary lateral relays were installed at the Owner's request. As described in the Village of Mukwonago Municipal Code, Sec. 70-11(a), assessments for all laterals and service pipes are to be levied upon properties benefited by such improvements.

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
Field Park Area Paving and Utilities
Village of Mukwonago

TABLE VII

VII. Water Service Assessment

Costs for water service assessments were determined from the actual costs (see Table I). The costs for a 1-1/4 inch water service includes 1-1/4 inch tap and corporation stop, 1-1/4 inch curb stop and box, and total lineal footage of 1-1/4 inch water service installed. The costs for a 6 inch water service includes 6 inch water valve and total lineal footage of 6 inch water service installed. The total cost of all 1-1/4 and 6 inch services is divided by the number of water services installed to provide a uniform charge per service regardless of water main location. Existing water services replaced were not special assessed.

	Financing %	10.18%			
	Engineering, Legal and Administrative %	25.00%			
ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY TO DATE	AMOUNT TO DATE
9	6-inch Water Service	L.F.	\$16.22	91	\$1,476.02
10	6-inch Water Service Valve	EA.	\$331.06	2	\$662.12
11	1 1/4-inch Water service	L.F.	\$15.55	80	\$1,244.00
12	1 1/4-inch Tap, Saddle and Corporation	EA.	\$195.22	2	\$390.44
13	1 1/4-inch Curb Stop and Box	EA.	\$248.17	2	\$496.34

1 1/4 Inch Water Service Assessable Cost

Bid Cost for all 1 1/4 Inch Water Services Installed	\$2,130.78
Engineering, Legal and Administrative Costs	\$532.70
Subtotal	\$2,663.48
Financing	\$271.14
Total Assessable Cost	\$2,934.62
Number of Services	2
Cost per Assessable Service	\$1,467.31

6 Inch Water Service Assessable Cost

Cost of all 6 Inch Water Services Installed	\$2,138.14
Engineering, Legal and Administrative Costs	\$534.54
Subtotal	\$2,672.68
Financing	\$272.08
Total Assessable Cost	\$2,944.76
Number of Services	2
Cost per Assessable Service	\$1,472.38

Note 5: New 1 1/4 inch water services were installed at Properties 87, vacant lot, and 139 (east end), developed lot currently served by water service at Property 88. New 6 inch water service at Property 114 (Martens Plumbing) was installed at the Owner's request. New 6 inch water service at Property 139 (First Congregational Church) was installed to provide service and fire protection. As described in the Village of Mukwonago Municipal Code, Sec. 70-11(a), assessments for all laterals and service pipes are to be levied upon properties benefited by such improvements.

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
Field Park Area Paving and Utilities
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TABLE VIII

VIII. Water Main Assessment

Costs for water main assessments were determined from the actual costs (see Table I). The costs for an 8 inch water main includes the 8 inch main valves, hydrant assemblies, 6 inch hydrant valves, lineal footage of 6 inch hydrant lead, and total lineal footage of 8 inch water main installed. Property owner is assessed for this item only where a new water main was installed.

	Financing %	10.18%			
	Engineering, Legal and Administrative %	25.00%			
ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY TO DATE	AMOUNT TO DATE
1	8-inch Water Main w/ Granular Backfill	L.F.	\$34.72	1155	\$40,101.60
4	8-inch Water Main Valve	EA.	\$1,238.93	3	\$3,716.79
6	Hydrant Assembly with 6-inch Valve	EA.	\$3,441.56	3	\$10,324.68
8	6-inch Hydrant Lead	L.F.	\$15.77	34	\$536.18

8 Inch Water Main Assessable Cost

Bid Cost for all 8 Inch Water Main Installed	\$54,679.25
Engineering, Legal and Administrative Costs	\$13,669.81
Subtotal	\$68,349.06
Financing	\$6,957.93
Total Assessable Cost	\$75,306.99
Total Assessable Frontage for Water Main	1303.54
Cost per Assessable Property	\$57.77

Note 6: New water main was installed along Roberts Drive, east of Park View Lane to provide service to Properties 87 and 139, both owned by the First Congregational Church, and provide fire protection for Field Park. As described in the Village of Mukwonago Municipal Code, Sec. 70-8(a)(1), assessments for all water main extensions are to be levied upon properties benefited by such improvements.

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
Field Park Area Paving and Utilities
Village of Mukwonago

TABLE IX

IX. Non-Assessable Costs

	Financing %	10.18%			
	Engineering, Legal and Administrative %	25.00%			
ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY TO DATE	AMOUNT TO DATE
1a	8-inch Water Main w/ Granular Backfill	L.F.	\$34.72	8040	\$279,148.81
2	8-inch Water Main w/ Slurry Backfill	L.F.	\$103.49	134	\$13,867.67
3	6-inch Water Main w/ Granular Backfill	L.F.	\$35.38	65	\$2,299.70
4a	8-inch Water Main Valve	EA.	\$1,238.93	38	\$47,079.34
5	6-inch Water Main Valve	EA.	\$911.25	2	\$1,822.50
6a	Hydrant Assembly with 6-inch Valve	EA.	\$3,441.56	18	\$61,948.08
7	Hydrant Assembly with 6-inch Valve on Existing Main	EA.	\$3,471.33	1	\$3,471.33
8a	6-inch Hydrant Lead	L.F.	\$15.77	177.15	\$2,793.66
9a	6-inch Water Service	L.F.	\$16.22	33	\$535.26
10a	6-inch Water Service Valve	EA.	\$331.06	1	\$331.06
11a	1 1/4-inch Water service	L.F.	\$15.55	4134.53	\$64,291.94
12a	1 1/4-inch Tap, Saddle and Corporation	EA.	\$195.22	124	\$24,207.28
13a	1 1/4-inch Curb Stop and Box	EA.	\$248.17	124	\$30,773.08
14	2-inch Water service	L.F.	\$21.44	49	\$1,050.56
15	2-inch Tap, Saddle and Corporation	EA.	\$195.22	1	\$195.22
16	2-inch Curb Stop and Box	EA.	\$248.17	0	\$0.00
17	Water Main Pipe Insulation	L.F.	\$4.33	49	\$212.17
18	30-inch RCP CL III Storm Sewer w/Granular Backfill	L.F.	\$67.32	1184	\$79,706.88
19	24-inch RCP CL III Storm Sewer w/Granular Backfill	L.F.	\$37.70	660	\$24,882.00
20	24-inch RCP CL III Storm Sewer w/Spoil Backfill	L.F.	\$33.29	0	\$0.00
21	21-inch RCP CL III Storm Sewer w/Granular Backfill	L.F.	\$33.38	81	\$2,703.78
22	18-inch RCP CL III Storm Sewer w/Granular Backfill	L.F.	\$30.58	48	\$1,467.84
23	18-inch RCP CL III Storm Sewer w/Spoil Backfill	L.F.	\$29.80	43	\$1,281.40
24	15-inch RCP CL IV Storm Sewer w/Granular Backfill	L.F.	\$31.09	902.5	\$28,058.73
25	12-inch RCP CL V Storm Sewer w/Granular Backfill	L.F.	\$28.38	879.1	\$24,948.86
26	18-inch RCP Storm Sewer End Section w/trash rack	EA.	\$966.87	1	\$966.87
27	72-inch Storm Manhole w/ Frame and Cover	V.F.	\$272.16	19.93	\$5,424.15
28	60-inch Storm Manhole w/ Frame and Cover	V.F.	\$244.50	45.92	\$11,227.44
29	48-inch Storm Manhole w/ Frame and Cover	V.F.	\$156.22	49.34	\$7,707.90
30	Storm Sewer Catch Basin w/ Frame and Grate	EA.	\$963.73	28	\$26,984.44
31	Storm Sewer Catch Basin w/ Frame and Grate (Rectangular 20"x30")	EA.	\$784.49	9	\$7,060.41
32	Storm Sewer Field Inlet w/ Frame and Grate	EA.	\$590.17	3	\$1,770.51
33	Yard Drain w/ Grate	EA.	\$781.15	1	\$781.15
34	Replace Storm Manhole Frame and Cover	EA.	\$342.73	6	\$2,056.38

ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY TO DATE	AMOUNT TO DATE
35	Replace Storm Inlet Frame and Grate	EA.	\$431.00	1	\$431.00
36	Replace Storm Structure Chimney	EA.	\$386.81	31	\$11,991.11
37	Mortar Inside Storm Structure	EA.	\$92.29	36	\$3,322.44
38	Storm Manhole Adjusting Ring	EA.	\$91.19	12	\$1,094.28
39	Rip Rap	TON	\$40.97	10	\$409.70
45a	30-inch Concrete Curb and Gutter	L.F.	\$10.00	6302.21	\$63,022.10
46	Asphaltic Binder Course	TON	\$53.80	4591.42	\$247,018.40
47	Asphaltic Surface Course in 2011	TON	\$66.71	3027.92	\$201,992.54
50	Asphaltic Concrete Multi-use Trail Restoration – Field Park	TON	\$127.97	177.66	\$22,735.15
51a	Asphaltic Driveway and Approach Replacement	S.F.	\$2.12	23845.8	\$50,553.10
52b	6-inch Concrete Driveway and Approach Replacement	S.F.	\$3.64	8949.42	\$32,575.89
53	7-inch Concrete Driveway and Approach Replacement	S.F.	\$3.97	1066.75	\$4,235.00
54	Gravel Driveway Replacement	S.F.	\$36.46	0	\$0.00
55a	Concrete Carriage Walk	S.F.	\$3.42	178.57	\$610.71
68	8-inch Sanitary Sewer w/Granular Backfill	L.F.	\$50.24	53	\$2,662.72
69	8-inch Sanitary Sewer Relay w/Granular Backfill	L.F.	\$49.81	3219	\$160,338.39
70	8-inch Sanitary Sewer Liner	L.F.	\$26.66	3521	\$93,869.86
72a	6-inch Sanitary Lateral Relay	L.F.	\$33.86	315.5	\$10,682.83
74a	Sanitary Lateral Reconnection	EA.	\$139.19	11	\$1,531.09
75	6-inch Sanitary Lateral Riser	V.F.	\$46.62	20	\$932.40
76	48-inch Sanitary Sewer Manhole w/Frame and Cover	V.F.	\$157.22	97.3	\$15,297.51
77	Sanitary Sewer Joint Testing	EA.	\$355.38	20	\$7,107.60
78	Sanitary Sewer Joint Sealing	EA.	\$5.23	20	\$104.60
79	Sanitary Sewer Cleaning/Root Cutting	L.F.	\$1.05	991	\$1,040.55
80	Replace Sanitary Manhole Frame and Cover	EA.	\$389.57	11	\$4,285.27
81	Install Sanitary Manhole Internal Chimney Seal	EA.	\$309.76	17	\$5,265.92
82	Replace Sanitary Manhole Chimney	EA.	\$256.07	9	\$2,304.63
83	Replace Sanitary Manhole Cone	EA.	\$722.56	6	\$4,335.36
84	Grout Sanitary Manhole	EA.	\$793.44	8	\$6,347.52
10B	Hydrant Extensions 6 inches	EA.	\$350.00	5	\$1,750.00
11B	Hydrant Extensions 12 inches	EA.	\$400.00	3	\$1,200.00
12B	Hydrant Extensions 18 inches	EA.	\$450.00	1	\$450.00
CO1	34x53-inch HERCP CL III Storm Sewer w/Granular Backfill	L.F.	\$111.64	165	\$18,420.60
CO1	29X45-inch HERCP CL III Storm Sewer W/Granular Backfill	L.F.	\$95.20	327	\$31,130.40
CO1	96-inch Storm Manhole w/frame and Cover	V.F.	\$885.13	4.74	\$4,195.52
CO2	Sanitary Sewer Granular Backfill Credit	C.Y.	-\$6.25	2930.7	-\$18,316.88
CO2	Water Main and Storm Sewer Granular Backfill Credit	C.Y.	-\$8.50	5723.3	-\$48,648.05
CO3	Additional Driveway at 544 Fox Street	C.Y.	\$5.88	182	\$1,070.16

Total Non-Assessable Construction Cost

\$1,708,405.82

Engineering, Legal and Administrative Costs

\$427,101.46

Subtotal

\$2,135,507.28

Financing

\$217,394.64

Total Non-Assessable Project Cost

\$2,352,901.92

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
Field Park Area Paving and Utilities
Village of Mukwonago

TABLE X

X. Project Financing

Project financing costs include the costs incurred by the Village for borrowing money for the design and construction of the improvements. The Village borrowed money over a 10-year term at 2.67% and 3.38% interest starting on March 1, 2009. To figure the amount owed by the Village, this term and interest rate was applied to the total engineering and construction costs between the periods of March 1, 2009 and October 31, 2011. Payment of the Special Assessments will be made as indicated in the Final Resolution adopted by the Village Board.

TABLE XI

XI. Summary of Costs and Assessments

Total Cost of Project	\$3,781,437.33
Total Assessments*	\$1,428,526.55
Total Non-Assessable Costs*	\$2,352,910.78

* This total does not exactly match the totals from the individual assesement worksheets (Tables III through VIII) and Non-Assessable worksheet (Table IX) because the unit costs were rounded to two decimal places. The total amount that could have been assessed but was not due to rounding to the nearest hundredth of a dollar for unit costs of all improvements was \$8.86