

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

**FOR STREETS, SANITARY SEWER, WATER MAIN,
AND DRAINAGE IMPROVEMENTS**

**CHAPMAN FARMS BOULEVARD PAVING AND UTILITIES
VILLAGE OF MUKWONAGO**

In accordance with the preliminary resolution of the Village Board of Mukwonago, we hereby submit our report on the improvements for Sanitary Sewer, Water Main, and Drainage Improvements made in conjunction with the Chapman Farms Boulevard 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 – Total project cost listed by item.

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

Schedule C – Final assessments against each parcel affected.

The parcels on Schedule C benefit from the proposed work because it provides each parcel with some combination of a newly constructed street, traffic signals, drainage improvements, new water main, sanitary sewer main, water services, and sanitary laterals, all of which allow for the future division of lands.

Special Assessment Properties Exhibit – map of properties and improvements.

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

September 24, 2019

SCHEDULE A
 Total Project Cost Listed by Item
 Chapman Farm Blvd Paving and Utilities
 Village of Mukwonago

TABLE I
 I. Final Total Cost

ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	FINAL QUANTITY	TOTAL AMOUNT
1	Mobilization	LS	\$44,000.00	1.00	\$ 44,000.00
2	Traffic control	LS	\$ 15,000.00	1.00	\$ 15,000.00
3	Construct bio-swailes	LS	\$ 10,000.00	1.00	\$ 10,000.00
4	12-inch Water main w/granular backfill	LF	\$ 112.00	731.00	\$ 81,872.00
5	6-inch Hydrant lead	LF	\$ 80.00	21.33	\$ 1,706.40
6	8-inch Water service	LF	\$ 102.00	93.00	\$ 9,486.00
7	12-inch Valve	EA	\$ 3,500.00	3.00	\$ 10,500.00
8	8-inch Valve	EA	\$ 2,000.00	1.00	\$ 2,000.00
8a	8-inch Valve treated as lateral	EA	\$ 2,000.00	1.00	\$ 2,000.00
9	Hydrant assembly and valve	EA	\$ 6,500.00	3.00	\$ 19,500.00
10	1 1/4-inch Water service	LF	\$ 40.00	63.00	\$ 2,520.00
11	1 1/4-inch Tap, saddle and corporation valve	EA	\$ 670.00	1.00	\$ 670.00
12	1 1/4-inch Curb valve and curb box	EA	\$ 777.00	1.00	\$ 777.00
13	Water main insulation	LF	\$ 10.00	76.00	\$ 760.00
14	Construct road to subgrade	LS	\$ 80,000.00	1.00	\$ 80,000.00
15	Excavation below subgrade	CY	\$ 15.00	84.30	\$ 1,264.50
16	Breaker run crushed stone for EBS	TON	\$ 25.00	112.82	\$ 2,820.50
17	Geotextile fabric subgrade reinforcement	SY	\$ 2.00	166.00	\$ 332.00
18	Geogrid subgrade reinforcement	SY	\$ 3.00	-	\$ -
19	12-inch RCP storm sewer w/slurry backfill	LF	\$ 187.00	16.00	\$ 2,992.00
20	Catch basin	EA	\$ 990.00	1.00	\$ 990.00
21	Replace catch basin frame and grate	EA	\$ 250.00	1.00	\$ 250.00
22	12-inch PVC sanitary sewer w/spoil backfill	LF	\$ 64.00	1,603.40	\$ 102,617.60
23	8-inch PVC sanitary sewer w/spoil backfill	LF	\$ 41.00	300.40	\$ 12,316.60
24	8-inch PVC sanitary sewer w/granular	LF	\$ 85.00	591.60	\$ 50,285.58
24a	8-inch PVC sanitary main treated as lateral	LF	\$ 70.18	76.00	\$ 5,333.82
25	48-inch Manhole	VF	\$ 250.00	118.32	\$ 29,580.00
26	Sanitary sewer lateral	LF	\$ 70.00	76.00	\$ 5,320.00
27	10-inch crushed aggregate for road base	TON	\$ 17.00	2,429.49	\$ 41,301.33
28	30-inch vertical face curb and gutter	LF	\$ 11.00	2,616.00	\$ 28,776.00
29	Concrete flume	EA.	\$ 325.00	16.00	\$ 5,200.00
30	3 1/2-inch Asphalt binder	TON	\$ 58.00	713.49	\$ 41,382.42
31	1-1/2- inch Asphalt surface in 2018	TON	\$ 64.00	372.81	\$ 23,859.84
32	2-inch Crushed gravel sidewalk base	TON	\$ 25.00	196.72	\$ 4,918.00
33	5-inch Concrete sidewalk	SF	\$ 2.75	7,925.00	\$ 21,793.75
34	6-inch Crushed aggregate base course for multi-use path	TON	\$ 25.00	82.28	\$ 2,057.00
35	2-inch Asphaltic concrete multi-use path	TON	\$ 108.00	74.56	\$ 8,052.48
36	Concrete curb ramp	SF	\$ 9.00	781.00	\$ 7,029.00
37	Detectable warning field	SF	\$ 25.00	111.00	\$ 2,775.00
38	Topsoil, seed, fertilizer and mulch	SY	\$ 2.50	17,768.00	\$ 44,420.00
39	Pre-vegetated blanket	SF	\$ 4.50	-	\$ -
40	Pavement marking, epoxy, 18-inch, stop bar	LF	\$ 9.00	169.00	\$ 1,521.00

ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	FINAL QUANTITY	TOTAL AMOUNT
41	Pavement marking, epoxy, 8-inch, white	LF	\$ 4.00	400.00	\$ 1,600.00
42	Pavement marking, epoxy, 6-inch, white,	LF	\$ 7.00	767.00	\$ 5,369.00
43	Pavement marking, epoxy, 4-inch white	LF	\$ 3.00	684.00	\$ 2,052.00
44	Pavement marking, epoxy, yellow, curb	LF	\$ 5.00	73.00	\$ 365.00
45	Pavement marking, arrows Type 2	EA.	\$ 200.00	5.00	\$ 1,000.00
46	Pavement marking, arrows Type 3	EA.	\$ 250.00	2.00	\$ 500.00
47	Pavement marking, words	EA.	\$ 200.00	3.00	\$ 600.00
48	Traffic signs	EA.	\$ 230.00	42.00	\$ 9,660.00
49	Traffic sign posts	EA.	\$ 88.00	31.00	\$ 2,728.00
50	Traffic signal system	LS	\$ 260,000.00	1.00	\$ 260,000.00
51	36-inch sloped curb and gutter	LF	\$ 15.00	619.50	\$ 9,292.50
52	Concrete curb and gutter removal	LF	\$ 2.00	481.00	\$ 962.00
53	8 1/2-inch Concrete pavement replacement	SY	\$ 75.00	54.00	\$ 4,050.00
54	8 1/2-inch Concrete pavement	SY	\$ 50.00	727.75	\$ 36,387.50
55	6-inch Base aggregate dense	TON	\$ 25.00	67.72	\$ 1,693.00
56	16-inch Breaker run	TON	\$ 25.00	743.40	\$ 18,585.00
57	Silt fence	LF	\$ 2.00	3,643.00	\$ 7,286.00
58	Barrier fence	LF	\$ 3.50	2,220.00	\$ 7,770.00
59	Inlet protection Type C	EA	\$ 80.00	15.00	\$ 1,200.00
60	Tracking pad	SF	\$ 4.20	1,200.00	\$ 5,040.00
61	Clear and grub	LS	\$ 500.00	1.00	\$ 500.00
62	Tree removal	ID	\$ 50.00	60.00	\$ 3,000.00
63	Full depth saw cutting	LF	\$ 10.00	600.00	\$ 6,000.00
64	Riprap	TON	\$ 50.00	-	\$ -
65	Concrete overflow weir 1	EA	\$ 4,500.00	1.00	\$ 4,500.00
66	Concrete overflow weir 2	EA	\$ 5,000.00	1.00	\$ 5,000.00
67	Concrete overflow weir 3	EA	\$ 5,000.00	1.00	\$ 5,000.00
68	Concrete overflow weir 4	EA	\$ 5,000.00	1.00	\$ 5,000.00
69	Concrete overflow weir 5	EA	\$ 5,000.00	1.00	\$ 5,000.00
70	Concrete overflow weir 6	EA	\$ 5,000.00	1.00	\$ 5,000.00
CO-1	Change Order 1 -- 2-inch conduit for medians	LS	\$ 11,415.50	1.00	\$ 11,415.50
CO-2	Change Order 2 -- storm sewer casting	LS	\$ 11,351.21	1.00	\$ 11,351.21
CO-3	Change Order 3 -- relocate radar detection	LS	\$ 1,165.78	1.00	\$ 1,165.78
CO-4	Left Turn Yield on Flashing Sign	EA	\$ 450.00	2.00	\$ 900.00
CO-5	Seed and Emat	SF	\$ 1.71	11,517.00	\$ 19,694.07
CO-5	Granite Boulders	Ton	\$ 330.00	43.94	\$ 14,500.20
CO-5	Median Island Delineators	EA	\$ 300.00	2.00	\$ 600.00
CO-5	Liquidated Damages	DAYS	\$ (950.00)	52.00	\$ (49,400.00)

Total Construction Cost	\$ 1,153,346.58
Engineering, Legal and Administrative Costs	\$ 322,634.00
Subtotal	\$ 1,475,980.58
Financing %	13.58%
Financing	\$ 200,438.16
Total Project Cost	\$ 1,676,418.74

SCHEDULE B											
Tabulation of Costs of Improvements and Calculation of Assessment Rates											
Chapman Farm Blvd Paving and Utilities											
Village of Mukwonago											
TABLE II											
I. Property Zoning and Assessable Acreage											
Property Identifier	Tax Key No.	Zoning	Acreage for Streets	Acreage for Traffic Signal System	Acreage for Sanitary Sewer	Acreage for Water	Comments				
1	MUKV1962996008	Business	4.56	4.56	4.56	4.56					
2	MUKV1962996007	Business	2.34	2.34	2.34	2.34					
3	MUKV1962996006	Business	1.46	1.46	1.46	1.46					
4	MUKT1962992	Residential	1.76	1.76	1.76	1.76					
5	MUKT1963997	Business	NA	21.27	21.27	NA					
6	MUKV1962996004	Business	1.70	1.70	1.70	1.70					
7	MUKV1962996005	Business	1.01	1.01	1.01	1.01					
8	MUKV1957997002	Agricultural	NA	35.03	35.03	NA					
8A	MUKV1957997002	Agricultural	NA	29.61	NA	NA					
9	MUKT1957998	Agricultural	NA	72.72	72.72	NA					
10	MUKT1962988	Agricultural	NA	10.61	10.61	NA					
11	MUKV1957997001	Agricultural	NA	21.99	NA	NA					
12	MUKV1962996009	Commercial	6.37	6.37	6.37	6.37					
Total			19.20	210.43	158.83	19.20					

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
Chapman Farm Blvd Paving and Utilities
Village of Mukwonago

TABLE III

I. Street Assessment

Street assessment rates were calculated on the basis of total assessable cost, as itemized in the table below, and dividing that by the total assessable area.

ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	FINAL QUANTITY	TOTAL AMOUNT
1	Mobilization	LS	\$ 44,000.00	1.00	\$ 44,000.00
2	Traffic control	LS	\$ 15,000.00	1.00	\$ 15,000.00
14	Construct road to subgrade	LS	\$ 80,000.00	1.00	\$ 80,000.00
15	Excavation below subgrade	CY	\$ 15.00	84.30	\$ 1,264.50
16	Breaker run crushed stone for EBS	TON	\$ 25.00	112.82	\$ 2,820.50
17	Geotextile fabric subgrade	SY	\$ 2.00	166.00	\$ 332.00
18	Geogrid subgrade reinforcement	SY	\$ 3.00	-	\$ -
27	10-inch crushed aggregate for road	TON	\$ 17.00	2,429.49	\$ 41,301.33
28	30-inch vertical face curb and gutter	LF	\$ 11.00	2,616.00	\$ 28,776.00
29	Concrete flume	EA.	\$ 325.00	16.00	\$ 5,200.00
30	3 1/2-inch Asphalt binder	TON	\$ 58.00	713.49	\$ 41,382.42
31	1-1/2- inch Asphalt surface in 2018	TON	\$ 64.00	372.81	\$ 23,859.84
32	2-inch Crushed gravel sidewalk base	TON	\$ 25.00	196.72	\$ 4,918.00
33	5-inch Concrete sidewalk	SF	\$ 2.75	7,925.00	\$ 21,793.75
36	Concrete curb ramp	SF	\$ 9.00	781.00	\$ 7,029.00
37	Detectable warning field	SF	\$ 25.00	111.00	\$ 2,775.00
38	Topsoil, seed, fertilizer and mulch	SY	\$ 2.50	17,768.00	\$ 44,420.00
57	Silt fence	LF	\$ 2.00	3,643.00	\$ 7,286.00
58	Barrier fence	LF	\$ 3.50	2,220.00	\$ 7,770.00
59	Inlet protection Type C	EA	\$ 80.00	15.00	\$ 1,200.00
60	Tracking pad	SF	\$ 4.20	1,200.00	\$ 5,040.00
61	Clear and grub	LS	\$ 500.00	1.00	\$ 500.00
62	Tree removal	ID	\$ 50.00	60.00	\$ 3,000.00
63	Full depth saw cutting	LF	\$ 10.00	600.00	\$ 6,000.00

Total Assessable Construction Cost	\$395,668.34
Engineering, Legal and Administrative Costs	\$110,683.17
Subtotal	\$506,351.51
Financing %	13.58%
Financing	\$68,762.54
Total Assessable Cost	\$575,114.05

Total Assessable Area within the Project	19.20
Cost Per Assessable Acre	\$ 29,953.86

SCHEDULE B
 Tabulation of Costs of Improvements and Calculation of Assessment Rates
 Chapman Farm Blvd Paving and Utilities
 Village of Mukwonago

TABLE III
 II. Street Assessment
 Traffic signal assessment rates were calculated on the basis of total assessable cost, as itemized in the table below, and dividing that by the total assessable area.

ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	FINAL QUANTITY	TOTAL AMOUNT
50	Traffic signal system	LS	\$ 260,000.00	1.00	\$ 260,000.00

Chapman Farm Property Share of Signals per DOT Traffic Data	35.5%
Total Assessable Construction Cost	\$92,300.00
Engineering, Legal and Administrative Costs	\$25,819.75
Subtotal	\$118,119.75
Financing %	13.58%
Financing	\$16,040.66
Total Assessable Cost	\$134,160.41

Total Assessable Acreage within the Project	210.43
Cost Per Assessable Acre	\$ 637.55

Note 1: Chapman Farm properties are only assessed based on the percent of traffic moving through the west side of the traffic intersection.

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
Chapman Farm Blvd Paving and Utilities
Village of Mukwonago

TABLE IV

I. Water Service Assessment

Costs for water service assessments were determined from the actual costs (see Table I). The total cost for 1 1/4-inch water service is divided by the number of 1 1/4 inch water services installed. The total cost for 8-inch water service is divided by the number of 8-inch water services installed. Existing water services replaced or extended were not assessed.

ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	FINAL QUANTITY	TOTAL AMOUNT
6	8-inch Water service	LF	\$ 102.00	93.00	\$ 9,486.00
8a	8-inch Valve treated as lateral	EA	\$ 2,000.00	1.00	\$ 2,000.00
10	1 1/4-inch Water service	LF	\$ 40.00	63.00	\$ 2,520.00
11	1 1/4-inch Tap, saddle and corporation valve	EA	\$ 670.00	1.00	\$ 670.00
12	1 1/4-inch Curb valve and curb box	EA	\$ 777.00	1.00	\$ 777.00

1 1/4 Inch Water Service Assessable Cost

Cost of all 1 1/4 Inch Water Services	\$3,967.00
Engineering, Legal and Administrative Costs	\$1,109.72
Subtotal	\$5,076.72
Financing %	13.58%
Financing	\$689.42
Total Assessable Cost	\$5,766.14

Number of Services	1
Cost per Assessable Service	\$5,766.14

8 Inch Water Service Assessable Cost

Cost of all 8 Inch Water Services Installed	\$11,486.00
Engineering, Legal and Administrative Costs	\$3,213.06
Subtotal	\$14,699.06
Financing %	13.58%
Financing	\$1,996.13
Total Assessable Cost	\$16,695.19

Number of Services	2
Cost per Assessable Service	\$8,347.60

Note 2: The costs of one of the 8-inch services is split properties 2, 3, 6, and 7, as shown on Schedule C.

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
Chapman Farm Blvd Paving and Utilities
Village of Mukwonago

TABLE V

I. Sanitary Sewer Lateral Assessment

Cost for sanitary sewer lateral assessments were determined from the actual costs (see Table I). The total cost is divided by the number of 8-inch sanitary laterals installed. Property owner is assessed for this item only where a new sanitary lateral was constructed for an undeveloped or dividable parcel.

ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	FINAL QUANTITY	TOTAL AMOUNT
24a	8-inch PVC sanitary main treated as lateral	LF	\$ 70.18	76.00	\$ 5,333.82
26	Sanitary sewer lateral	LF	\$ 70.00	76.00	\$ 5,320.00

8 Inch Sanitary Sewer Lateral Assessable Cost

Cost of all 8 Inch Sanitary Lateral Installed	\$10,653.82
Engineering, Legal and Administrative Costs	\$2,980.27
Subtotal	\$13,634.09
Financing %	13.58%
Financing	\$1,851.51
Total Assessable Cost	\$15,485.60
Number of Assessable Laterals	3
Cost per Assessable Lateral	\$5,161.87

Note 3: The costs of one of the sanitary sewer laterals is split among properties 2, 3, 6, and 7 as shown on Schedule C.

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
Chapman Farm Blvd Paving and Utilities
Village of Mukwonago

TABLE VI

I. Water Main Assessment

Cost for water main assessments were determined from the actual costs (see Table I). The total cost is divided by the assessable acreage to arrive at a charge per acre, which is then applied to each property. Property owner is assessed for this item only where a new water main was constructed for an undeveloped or dividable parcel.

ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	FINAL QUANTITY	TOTAL AMOUNT
4	12-inch Water main w/granular backfill	LF	\$ 112.00	731.00	\$ 81,872.00
5	6-inch Hydrant lead	LF	\$ 80.00	21.33	\$ 1,706.40
7	12-inch Valve	EA	\$ 3,500.00	3.00	\$ 10,500.00
8	8-inch Valve	EA	\$ 2,000.00	1.00	\$ 2,000.00
9	Hydrant assembly and valve	EA	\$ 6,500.00	3.00	\$ 19,500.00
13	Water main insulation	LF	\$ 10.00	76.00	\$ 760.00

12 Inch Water Main Assessable Cost

Cost of All 12 Inch Water Main Installed	\$116,338.40
Less Cost of 12 Inch Water Main for Parcel 4	\$ (10,664.35)
Subtotal	\$105,674.05
Engineering, Legal and Administrative Costs	\$29,560.97
Subtotal	\$135,235.01

Financing %	13.58%
Financing	\$18,364.91
Total Assessable Cost	\$153,599.93

Total Assessable Area for 12 Inch Water Main	17.44
Cost per Assessable Acre for Water Main	\$8,807.34

Equivalent 8 Inch Water Main Assessable Cost

Cost of 12 Inch Water Main Installed	\$10,664.35
Oversizing	\$ (5,332.18)
Cost of Equivalent 8 Inch Water Main	\$5,332.18
Engineering, Legal and Administrative Costs	\$1,491.61
Subtotal	\$6,823.79

Financing %	13.58%
Financing	\$926.67
Total Assessable Cost	\$7,750.46

Total Assessable Area for 8 Inch Equivalent Water Main	1.76
Cost per Assessable Acre for Water Main	\$4,403.67

Note 4: As described in the Village of Mukwonago Municipal Code, Sec. 70-7(a)(1) and 70-8(a)(1), assessments for all water main and sanitary sewer main extensions are to be levied upon properties benefited by such improvements. Special Assessments for new water main and sanitary sewer main will be deferred until such time as that property makes use of the installed water main or sanitary sewer main, or upon division, sale, or transfer of the property, whichever comes first. Upon connection to the water main or sanitary sewer main, or division, sale, or transfer of the property, the assessment will become due as described in Sec. 70-12(g).

Note 5: Parcel 4 is zoned residential, so it must pay only the cost of an 8" main. The rest of the cost is considered oversizing. The 12" main costs were allocated to Parcel 4 on an area basis.

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
Chapman Farm Blvd Paving and Utilities
Village of Mukwonago

TABLE VII

I. Sanitary Sewer Main Assessment

Cost for sanitary sewer assessments were determined from the actual costs (see Table I). The total cost is divided by the assessable acreage to arrive at a charge per acre, which is then applied to each property. Property owner is assessed for this item only where a new sanitary sewer was constructed for an undeveloped or dividable parcel.

ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	FINAL QUANTITY	TOTAL AMOUNT
22	12-inch PVC sanitary sewer w/spoil backfill	LF	\$ 64.00	1,603.40	\$ 102,617.60
23	8-inch PVC sanitary sewer w/spoil backfill	LF	\$ 41.00	300.40	\$ 12,316.60
24	8-inch PVC sanitary sewer w/granular backfill	LF	\$ 85.00	591.60	\$ 50,285.58
25	48-inch Manhole	VF	\$ 250.00	118.32	\$ 29,580.00

8 Inch Sanitary Sewer Main Assessable Cost

Cost of all 8 Inch Sanitary Sewer Main Installed	\$92,182.18
Engineering, Legal and Administrative Costs	\$25,786.79
Subtotal	\$117,968.97

Financing %	13.58%
Financing	\$16,020.19
Total Assessable Cost	\$133,989.16

Total Assessable Area for 8 Inch Sanitary Sewer Main 54.23

Cost per Assessable Acre for 8 Inch Sewer Main \$2,470.76

12 Inch Sanitary Sewer Main Assessable Cost

Cost of all 12 Inch Sanitary Sewer Main Installed	\$102,617.60
Engineering, Legal and Administrative Costs	\$28,705.97
Subtotal	\$131,323.57

Financing %	13.58%
Financing	\$17,833.74
Total Cost	\$149,157.31
Oversizing	\$ (105,243.82)
Total Assessable Cost	\$43,913.49

Total Assessable Area for 12 Inch Sanitary Sewer Main 21.27

Cost per Assessable Acre for 12 Inch Sewer Main \$2,064.57

Oversizing Cost	\$105,243.82
Area for Parcels 9 and 10	83.33
Oversizing Cost / Acre	\$1,262.98

Note 6: As described in the Village of Mukwonago Municipal Code, Sec. 70-7(a)(1) and 70-8(a)(1), assessments for all water main and sanitary sewer main extensions are to be levied upon properties benefited by such improvements. Special Assessments for new water main and sanitary sewer main will be deferred until such time as that property makes use of the installed water main or sanitary sewer main, or upon division, sale, or transfer of the property, whichever comes first. Upon connection to the water main or sanitary sewer main, or division, sale, or transfer of the property, the assessment will become due as described in Sec. 70-12(g) of the Village of Mukwonago Municipal Code.

Parcel 8 is being charged for 8" main since it is zoned residential. The oversizing costs are charged to parcels 9 and 10. Parcel 11 will be served with sanitary sewer from the south, so its 21.99 acres are excluded from the cost.

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
Chapman Farm Blvd Paving and Utilities

TABLE VIII

I. Non-assessable Costs

ITEM #	ITEM DESCRIPTION	UNIT	UNIT COST	FINAL QUANTITY	TOTAL AMOUNT
3	Construct bio-swales	LS	\$ 10,000.00	1.00	\$ 10,000.00
19	12-inch RCP storm sewer w/slurry backfill	LF	\$ 187.00	16.00	\$ 2,992.00
20	Catch basin	EA	\$ 990.00	1.00	\$ 990.00
21	Replace catch basin frame and grate	EA	\$ 250.00	1.00	\$ 250.00
34	6-inch Crushed aggregate base course for multi-use path	TON	\$ 25.00	82.28	\$ 2,057.00
35	2-inch Asphaltic concrete multi-use path	TON	\$ 108.00	74.56	\$ 8,052.48
39	Pre-vegetated blanket	SF	\$ 4.50	-	\$ -
40	Pavement marking, epoxy, 18-inch, stop bar	LF	\$ 9.00	169.00	\$ 1,521.00
41	Pavement marking, epoxy, 8-inch, white	LF	\$ 4.00	400.00	\$ 1,600.00
42	Pavement marking, epoxy, 6-inch, white, crosswalk	LF	\$ 7.00	767.00	\$ 5,369.00
43	Pavement marking, epoxy, 4-inch white	LF	\$ 3.00	684.00	\$ 2,052.00
44	Pavement marking, epoxy, yellow, curb	LF	\$ 5.00	73.00	\$ 365.00
45	Pavement marking, arrows Type 2	EA.	\$ 200.00	5.00	\$ 1,000.00
46	Pavement marking, arrows Type 3	EA.	\$ 250.00	2.00	\$ 500.00
47	Pavement marking, words	EA.	\$ 200.00	3.00	\$ 600.00
48	Traffic signs	EA.	\$ 230.00	42.00	\$ 9,660.00
49	Traffic sign posts	EA.	\$ 88.00	31.00	\$ 2,728.00
51	36-inch sloped curb and gutter	LF	\$ 15.00	619.50	\$ 9,292.50
52	Concrete curb and gutter removal	LF	\$ 2.00	481.00	\$ 962.00
53	8 1/2-inch Concrete pavement replacement	SY	\$ 75.00	54.00	\$ 4,050.00
54	8 1/2-inch Concrete pavement	SY	\$ 50.00	727.75	\$ 36,387.50
55	6-inch Base aggregate dense	TON	\$ 25.00	67.72	\$ 1,693.00
56	16-inch Breaker run	TON	\$ 25.00	743.40	\$ 18,585.00
64	Riprap	TON	\$ 50.00	-	\$ -
65	Concrete overflow weir 1	EA	\$ 4,500.00	1.00	\$ 4,500.00
66	Concrete overflow weir 2	EA	\$ 5,000.00	1.00	\$ 5,000.00
67	Concrete overflow weir 3	EA	\$ 5,000.00	1.00	\$ 5,000.00
68	Concrete overflow weir 4	EA	\$ 5,000.00	1.00	\$ 5,000.00
69	Concrete overflow weir 5	EA	\$ 5,000.00	1.00	\$ 5,000.00
70	Concrete overflow weir 6	EA	\$ 5,000.00	1.00	\$ 5,000.00
CO-1	Change Order 1 -- 2-inch conduit for medians	LS	\$ 11,415.50	1.00	\$ 11,415.50
CO-2	Change Order 2 -- storm sewer casting change	LS	\$ 11,351.21	1.00	\$ 11,351.21
CO-3	Change Order 3 -- relocate radar detection monotubes	LS	\$ 1,165.78	1.00	\$ 1,165.78
CO-4	Left Turn Yield on Flashing Sign	EA	\$ 450.00	2.00	\$ 900.00
CO-5	Seed and Emat	SF	\$ 1.71	11,517.00	\$ 19,694.07
CO-5	Granite Boulders	Ton	\$ 330.00	43.94	\$ 14,500.20
CO-5	Median Island Delineators	EA	\$ 300.00	2.00	\$ 600.00
CO-5	Liquidated Damages	DAYS	\$ (950.00)	52.00	\$ (49,400.00)
N/A	Water Main Oversizing	LS	\$ 5,332.18	1.00	\$ 5,332.18
N/A	Traffic Signal System (Non-Chapman Share)	LS	\$167,700.00	1.00	\$167,700.00

Total Non-assessable Construction Cost	\$333,465.42
Engineering, Legal and Administrative Costs	\$93,282.70
Subtotal	\$426,748.12
Financing %	13.58%
Financing	\$57,952.39
Total Non-assessable Project Cost	\$484,700.51

SCHEDULE B

Tabulation of Costs of Improvements and Calculation of Assessment Rates
 Chapman Farm Blvd Paving and Utilities
 Village of Mukwonago

TABLE IX I. 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 various interest rates. The financing % was determined by dividing the total interest that will be paid over the life of the borrowing by the total principal. It includes 1% for Village administration work for the special assessments. Payment of the Special Assessments will be made as indicated in the Final Resolution adopted by the Village Board. All assessments would be placed on the following year's tax roll.
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TABLE IX II. Summary of Costs and Assessments		
Total Cost of Project	\$	1,676,418.74
Total Assessments	\$	1,191,718.23
Total Non-assessable Costs	\$	484,700.51

SCHEDULE C - Assessment Roll

Community Name: Village of Mukwonago
 Project Location: Chapman Farm Blvd
 Project Description: Chapman Farm Blvd Paving and Utilities
 R/M Project Number: 1292136.300

The following properties are benefited by the proposed improvements and are assessed under the Village's police powers:

No.	Owner's Name & Address	Tax Key No.	Code	Description	Unit	Unit Cost	Quantity	Total Cost	Total Assessment	Deferred
1	FAMILY TRUST C/U ARTICLE VII OF THE ROGER W CHAPMAN AND FERN L CHAPMAN JOINT REVOCABLE TRUST W299S8915 HWY 83 MUKWONAGO, WI 53149	MUKV1962996008								
			1	Street Assessment	Acre	\$ 29,953.86	4.56	\$ 136,589.59		
			2	Traffic Signal Assessment	Acre	\$ 637.55	4.56	\$ 2,907.24		
			10	1-1/4 Inch Water Service	EA.	\$ 5,766.14	-	\$ -		
			15	8 Inch Water Service	EA.	\$ 8,347.60	0.50	\$ 4,173.80		
			17	8 Inch Sanitary Lateral	EA.	\$ 5,161.87	0.50	\$ 2,580.93		
			22	12 Inch Water Main	Acre	\$ 8,807.34	4.56	\$ 40,161.45		
			23	8 Inch Sanitary Sewer Main	Acre	\$ 2,470.76	4.56	\$ 11,266.65		
			24	12 Inch Sanitary Sewer Main	Acre	\$ 2,084.57	-	\$ -		
									\$ 197,679.66	
2	B&B INVESTMENTS OF MUKWONAGO II, LLC 210 S WATER ST UNIT 716 MILWAUKEE, WI 53204-4316	MUKV1962996007								
			1	Street Assessment	Acre	\$ 29,953.86	2.34	\$ 70,092.02		
			2	Traffic Signal Assessment	Acre	\$ 637.55	2.34	\$ 1,491.88		
			10	1-1/4 Inch Water Service	EA.	\$ 5,766.14	-	\$ -		
			15	8 Inch Water Service	EA.	\$ 8,347.60	0.25	\$ 2,086.90		
			17	8 Inch Sanitary Lateral	EA.	\$ 5,161.87	0.25	\$ 1,290.47		
			22	12 Inch Water Main	Acre	\$ 8,807.34	2.34	\$ 20,609.16		
			23	8 Inch Sanitary Sewer Main	Acre	\$ 2,470.76	2.34	\$ 5,781.57		
									\$ 101,352.00	
3	EDUCATORS CREDIT UNION 1326 WILLOW RD MOUNT PLEASANT WI 53177-1917	MUKV1962996006								
			1	Street Assessment	Acre	\$ 29,953.86	1.46	\$ 43,732.63		
			2	Traffic Signal Assessment	Acre	\$ 637.55	1.46	\$ 930.83		
			10	1-1/4 Inch Water Service	EA.	\$ 5,766.14	-	\$ -		
			15	8 Inch Water Service	EA.	\$ 8,347.60	0.25	\$ 2,086.90		
			17	8 Inch Sanitary Lateral	EA.	\$ 5,161.87	0.25	\$ 1,290.47		
			22	12 Inch Water Main	Acre	\$ 8,807.34	1.46	\$ 12,858.71		
			23	8 Inch Sanitary Sewer Main	Acre	\$ 2,470.76	1.46	\$ 3,607.31		
									\$ 64,506.84	

SCHEDULE C - Assessment Roll

Community Name: Village of Mukwonago
 Project Location: Chapman Farm Blvd
 Project Description: Chapman Farm Blvd Paving and Utilities
 R/M Project Number: 1292136.300

The following properties are benefited by the proposed improvements and are assessed under the Village's police powers:

No.	Owner's Name & Address	Tax Key No.	Code	Description	Unit	Unit Cost	Quantity	Total Cost	Total Assessment	Deferred
4	GREENWALD FAMILY LIMITED 1243 FOX RIVER CT MUKWONAGO, WI 53149	MUKT1962992	1	Street Assessment	Acre	\$ 29,953.86	1.76	\$ 52,718.79		
			2	Traffic Signal Assessment	Acre	\$ 637.55	1.76	\$ 1,122.09		
			10	1-1/4 Inch Water Service	EA.	\$ 5,766.14	1.00	\$ 5,766.14		
			15	8 Inch Water Service	EA.	\$ 8,347.60	-	\$ -		
			17	8 Inch Sanitary Lateral	EA.	\$ 5,161.87	1.00	\$ 5,161.87		
			22	12 Inch Water Main	Acre	\$ 8,807.34	-	\$ -		
			23	8 Inch Sanitary Sewer Main	Acre	\$ 2,470.76	1.76	\$ 4,348.53		
			25	Equivalent 8 Inch Water Main	Acre	\$ 4,403.67	1.76	\$ 7,750.46		
									\$ 76,867.87	
5	DARWIN AND DONNA GREENWALD 632 OAKLAND AVENUE MUKWONAGO, WI 53149	MUKT1963997	1	Street Assessment	Acre	\$ 29,953.86	-	\$ -		
			2	Traffic Signal Assessment	Acre	\$ 637.55	21.27	\$ 13,560.77		
			10	1-1/4 Inch Water Service	EA.	\$ 5,766.14	-	\$ -		
			15	8 Inch Water Service	EA.	\$ 8,347.60	-	\$ -		
			17	8 Inch Sanitary Lateral	EA.	\$ 5,161.87	-	\$ -		
			22	12 Inch Water Main	Acre	\$ 8,807.34	-	\$ -		
			24	12 Inch Sanitary Sewer Main	Acre	\$ 2,084.57	21.27	\$ 43,913.49		
									\$ 57,474.25	
6	AURORA HEALTH CARE INC 750 W VIRGINIA ST MILWAUKEE, WI 53201-1539	MUKV1962996004	1	Street Assessment	Acre	\$ 29,953.86	1.70	\$ 50,921.56		
			2	Traffic Signal Assessment	Acre	\$ 637.55	1.70	\$ 1,083.84		
			10	1-1/4 Inch Water Service	EA.	\$ 5,766.14	-	\$ -		
			15	8 Inch Water Service	EA.	\$ 8,347.60	0.25	\$ 2,086.90		
			17	8 Inch Sanitary Lateral	EA.	\$ 5,161.87	0.25	\$ 1,290.47		
			22	12 Inch Water Main	Acre	\$ 8,807.34	1.70	\$ 14,972.47		
			23	8 Inch Sanitary Sewer Main	Acre	\$ 2,470.76	1.70	\$ 4,200.29		
									\$ 74,555.52	
7	ACG DEVELOPMENT#1, LLC; GOODDEN #17 LLC 8575 W FOREST HOME AVE STE 40 GREENFIELD, WI 53228-3469	MUKV1962996005	1	Street Assessment	Acre	\$ 29,953.86	1.01	\$ 30,253.40		
			2	Traffic Signal Assessment	Acre	\$ 637.55	1.01	\$ 643.93		
			10	1-1/4 Inch Water Service	EA.	\$ 5,766.14	-	\$ -		
			15	8 Inch Water Service	EA.	\$ 8,347.60	0.25	\$ 2,086.90		
			17	8 Inch Sanitary Lateral	EA.	\$ 5,161.87	0.25	\$ 1,290.47		
			22	12 Inch Water Main	Acre	\$ 8,807.34	1.01	\$ 8,895.41		
			23	8 Inch Sanitary Sewer Main	Acre	\$ 2,470.76	1.01	\$ 2,495.46		
									\$ 45,665.56	

SCHEDULE C - Assessment Roll

Community Name: Village of Mukwonago
 Project Location: Chapman Farm Blvd
 Project Description: Chapman Farm Blvd Paving and Utilities
 R/M Project Number: 1292136.300

The following properties are benefited by the proposed improvements and are assessed under the Village's police powers:

No.	Owner's Name & Address	Tax Key No.	Code	Description	Unit	Unit Cost	Quantity	Total Cost	Total Assessment	Deferred
8	BIELINSKI HOMES INC 1830 MEADOW LN STE A PEWAUKEE WI 53072-5575	MUKV1957997002	1	Street Assessment	Acre	\$ 29,953.86	-	\$ -		
			2	Traffic Signal Assessment	Acre	\$ 637.55	35.03	\$ 22,333.50		
			10	1-1/4 Inch Water Service	EA.	\$ 5,766.14	-	\$ -		
			15	8 Inch Water Service	EA.	\$ 8,347.60	-	\$ -		
			17	8 Inch Sanitary Lateral	EA.	\$ 5,161.87	-	\$ -		
			22	12 Inch Water Main	Acre	\$ 8,807.34	-	\$ -		
			23	8 Inch Sanitary Sewer Main	Acre	\$ 2,470.76	35.03	\$ 86,550.62		
									\$ 108,884.13	
8A	BIELINSKI HOMES INC 1830 MEADOW LN STE A PEWAUKEE WI 53072-5575	MUKV1957997002	1	Street Assessment	Acre	\$ 29,953.86	-	\$ -		
			2	Traffic Signal Assessment	Acre	\$ 637.55	29.61	\$ 18,877.96		
			10	1-1/4 Inch Water Service	EA.	\$ 5,766.14	-	\$ -		
			15	8 Inch Water Service	EA.	\$ 8,347.60	-	\$ -		
			17	8 Inch Sanitary Lateral	EA.	\$ 5,161.87	-	\$ -		
			22	12 Inch Water Main	Acre	\$ 8,807.34	-	\$ -		
			23	8 Inch Sanitary Sewer Main	Acre	\$ 2,470.76	-	\$ -		
									\$ 18,877.96	
9	GERALD L GILSON AND DIANE M GILSON S83W29820 SAXONY CT MUKWONAGO WI 53149	MUKT1957998	1	Street Assessment	Acre	\$ 29,953.86	-	\$ -		
			2	Traffic Signal Assessment	Acre	\$ 637.55	72.72	\$ 46,362.90		
			10	1-1/4 Inch Water Service	EA.	\$ 5,766.14	-	\$ -		
			15	8 Inch Water Service	EA.	\$ 8,347.60	-	\$ -		
			17	8 Inch Sanitary Lateral	EA.	\$ 5,161.87	-	\$ -		
			22	12 Inch Water Main	Acre	\$ 8,807.34	-	\$ -		
			26	Sanitary Sewer Main Oversize	Acres	\$ 1,262.98	72.72	\$ 91,843.64		
									\$ 138,206.54	
10	FAMILY TRUST C/U ARTICLE VII OF THE ROGER W CHAPMAN AND FERN L CHAPMAN JOINT REVOCABLE TRUST W299S8915 HWY 83 MUKWONAGO, WI 53149	MUKT1962988	1	Street Assessment	Acre	\$ 29,953.86	-	\$ -		
			2	Traffic Signal Assessment	Acre	\$ 637.55	10.61	\$ 6,764.44		
			10	1-1/4 Inch Water Service	EA.	\$ 5,766.14	-	\$ -		
			15	8 Inch Water Service	EA.	\$ 8,347.60	-	\$ -		
			17	8 Inch Sanitary Lateral	EA.	\$ 5,161.87	-	\$ -		
			22	12 Inch Water Main	Acre	\$ 8,807.34	-	\$ -		
			26	Sanitary Sewer Main Oversize	Acres	\$ 1,262.98	10.61	\$ 13,400.18		
									\$ 20,164.62	

SCHEDULE C - Assessment Roll

Community Name: Village of Mukwonago
 Project Location: Chapman Farm Blvd
 Project Description: Chapman Farm Blvd Paving and Utilities
 R/M Project Number: 1292136.300

The following properties are benefited by the proposed improvements and are assessed under the Village's police powers:

No.	Owner's Name & Address	Tax Key No.	Code	Description	Unit	Unit Cost	Quantity	Total Cost	Total Assessment	Deferred
11	MICHAELA CHAPMAN DESCENDANTS' TRUST LAURIE G CHAPMAN DESCENDANTS' TRUST ET AL W299S8915 HWY 83 MUKWONAGO, WI 53149-9567	MUKV1957997001								
			1	Street Assessment	Acre	\$ 29,953.86	-	\$ -		
			2	Traffic Signal Assessment	Acre	\$ 637.55	21.99	\$ 14,019.80		
			10	1-1/4 Inch Water Service	EA.	\$ 5,766.14	-	\$ -		
			15	8 Inch Water Service	EA.	\$ 8,347.60	-	\$ -		
			17	8 Inch Sanitary Lateral	EA.	\$ 5,161.87	-	\$ -		
			22	12 Inch Water Main	Acre	\$ 8,807.34	-	\$ -		
			26	Sanitary Sewer Main Oversize	Acres	\$ 1,262.98	-	\$ -		
									\$ 14,019.80	
12	MICHAELA CHAPMAN DESCENDANTS' TRUST LAURIE G CHAPMAN DESCENDANTS' TRUST ET AL W299S8915 HWY 83 MUKWONAGO, WI 53149-9567	MUKV1962996009								
			1	Street Assessment	Acre	\$ 29,953.86	6.37	\$ 190,806.07		
			2	Traffic Signal Assessment	Acre	\$ 637.55	6.37	\$ 4,061.22		
			10	1-1/4 Inch Water Service	EA.	\$ 5,766.14	-	\$ -		
			15	8 Inch Water Service	EA.	\$ 8,347.60	0.50	\$ 4,173.80		
			17	8 Inch Sanitary Lateral	EA.	\$ 5,161.87	0.50	\$ 2,580.93		
			22	12 Inch Water Main	Acre	\$ 8,807.34	6.37	\$ 56,102.73		
			23	8 Inch Sanitary Sewer Main	Acres	\$ 2,470.76	6.37	\$ 15,738.72		
									\$ 273,463.46	
									\$ 1,191,718.23	

SCHEDULE C - Assessment Roll

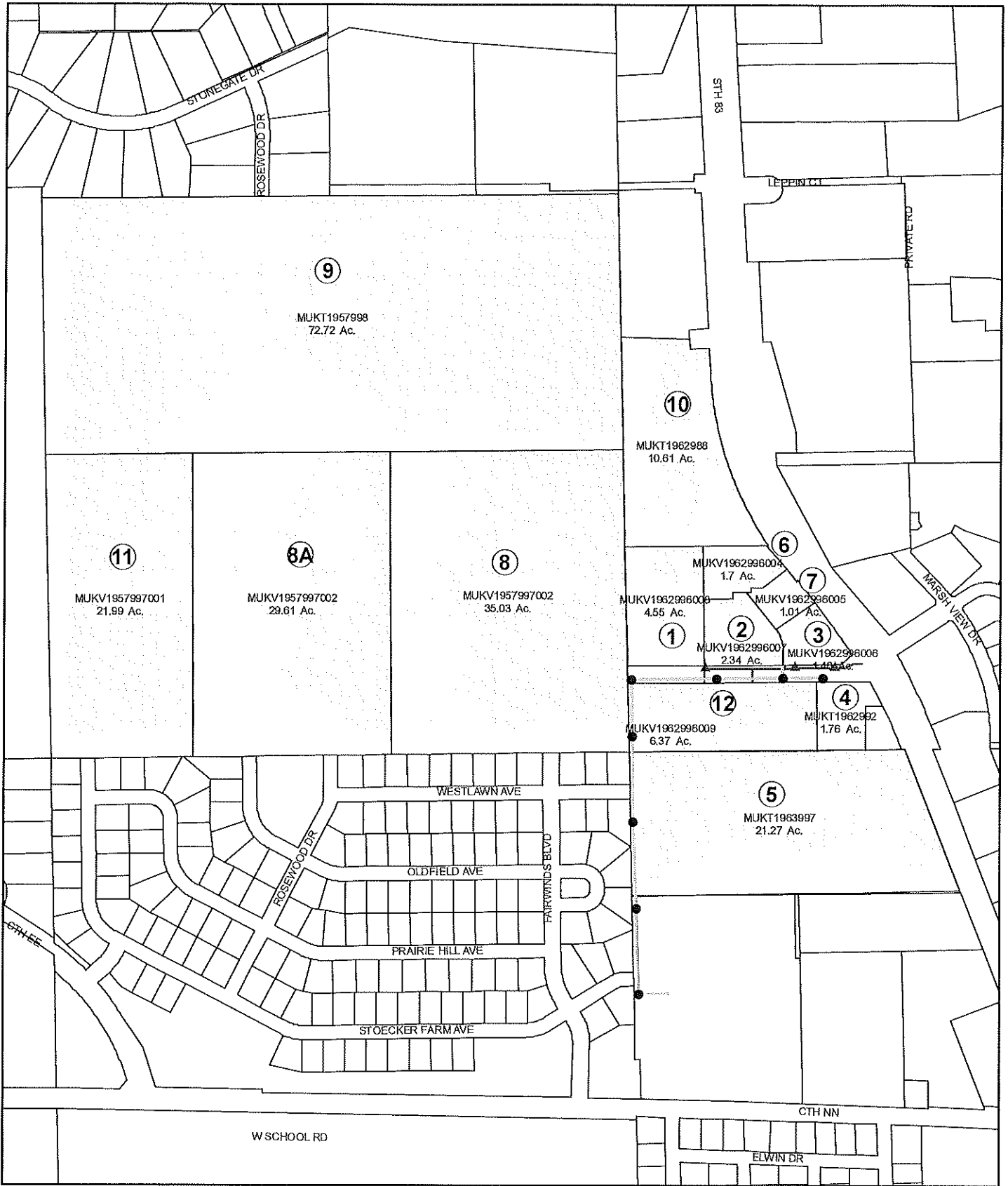
Village of Mukwonago
 Chapman Farm Blvd
 Chapman Farm Blvd Paving and Utilities
 1292136.300

Community Name:
 Project Location:
 Project Description:
 R/IM Project Number:

The following properties are benefited by the proposed improvements and are assessed under the Village's police powers:

No.	Owner's Name & Address	Tax Key No.	Code	Description	Unit	Unit Cost	Quantity	Total Cost	Total Assessment	Deferred
1				Street Assessment	Acre	\$ 29,953.86	19.20	\$ 575,114.05		
2				Traffic Signal Assessment	Acre	\$ 637.55	210.43	\$ 134,160.41		
10				1-1/4 Inch Water Service	EA.	\$ 5,766.14	1.00	\$ 5,766.14		
15				8 Inch Water Service	EA.	\$ 8,347.60	2.00	\$ 16,695.19		
17				8 Inch Sanitary Lateral	EA.	\$ 5,161.87	3.00	\$ 15,485.60		
22				12 Inch Water Main	Acre	\$ 8,807.34	17.44	\$ 153,599.93		
23				6 Inch Sanitary Sewer Main	Acre	\$ 2,470.76	54.23	\$ 133,989.16		
24				12 Inch Sanitary Sewer Main	Acre	\$ 2,064.57	21.27	\$ 43,913.49		
25				Equivalent 8 Inch Water Main	Acre	\$ 4,403.67	1.76	\$ 7,750.46		
26				Sanitary Sewer Main Oversize	Acre	\$ 1,262.98	83.33	\$ 105,243.82		
				TOTAL				\$1,191,718.23		

Assessment Report Totals:



Legend

- Sanitary Manhole
- ▲ Hydrant
- Sanitary Force Main
- Water Main
- Sanitary Gravitly Main
- Hydrant Lead

Special Assessment Properties Exhibit

