

Report for Village of Lannon, Wisconsin

Special Assessment Needs Assessment

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SECTION 1
INTRODUCTION

1.01 INTRODUCTION

One of the most important functions of local government is to provide for the planning, design, construction, and maintenance of public facilities and infrastructure. Along with this function comes the responsibility to finance these improvements in a manner that is fiscally sound and within the statutory authority granted to local municipalities. Wisconsin cities, villages, and towns have multiple financial mechanisms available to pay for anticipated capital costs associated with infrastructure improvements. One financial method used by many municipalities is the special assessment. In contrast with impact fees, which are used for new developments, special assessments allow municipalities a method to help pay for existing infrastructure deficiencies as well as improvements that benefit the municipality's infrastructure as a whole.

The purpose of this assessment is to calculate and provide background information necessary in order to implement a special assessment for the Village of Lannon's (Village) water system improvements.

1.02 IMPETUS AND AUTHORITY FOR REPORT

In accordance with Wisconsin State Statutes §66.0703(4), "a report on the special assessment proposal shall be made before the exercise of any powers granted by Subchapter VII of Chapter 66 of the State Statutes." The intent of this report is to satisfy the requirements of Wisconsin State Statutes §66.0703(4) and §66.0703(5). Following is a brief summary of the history of bacteriological contamination of private wells in the Village.

More than 20 years ago, the Village did not have municipal sewer or water. Village residents had private wells (not built to modern standards) and septic systems, which allowed wastewater to leak into the ground. Several private wells were contaminated by bacteria at that time because the septic systems would discharge onto the bedrock, which is high in elevation, and quickly flow toward private wells. This issue was so prevalent that the Wisconsin Department of Natural Resources (WDNR) created a special well casing area on December 31, 1958, that acknowledged the contamination potential relative to the high bedrock elevation. This special casing area requires that cement grouted casing be required for the top 100-feet of the well depth. The intent of the casing is to eliminate holes in the bedrock where contaminants traveling on top of the bedrock could easily penetrate to the shallow aquifer. However, wells installed before 1958 most likely do not satisfy this requirement.

The Village contemplated installing both sewer and water in the 1990s to alleviate the issue of private wells with bacteriological contamination, but the cost was overly burdensome. The WDNR allowed the Village to first install Village-wide sewer in order to see if that would fix the issue. That sewer system was installed in 1997 with United States Department of Agriculture (USDA) funding. Residents were required to abandon their septic systems and connect to the municipal sanitary sewer.

The drinking water quality seemed to improve, and the issue was largely forgotten until the Lannon Elementary School (School) tested positive for *E. coli* in fall 2018. The well could not be cleaned, despite several attempts by qualified professionals. The WDNR issued a Notice of Violation to the School on January 15, 2019, citing the following:

“Section NR 809.30, Wis. Adm. Code - Distribution system microbiological contaminant maximum contaminant levels. The following are the maximum contaminant levels for coliform bacteria applicable to public water systems.

(1) MCL for *Escherichia coli* (*E. coli*).

(a) The MCL for *E. coli* is exceeded if any of the following occurs:

1. The public (in this case the Lannon Elementary School is considered public because the private well serves a public population of students) water system has an *E. coli* positive repeat sample following a total coliform positive routine sample.

From September 11, 2018 to November 18, 2018, 24 water samples were collected from the School water system. Of the 24 samples collected, 14 were total coliform positive and 4 were *E. coli* positive. *E. coli* positive source water samples from the School well confirm “fecally contaminated source water” and corrective action is required per s. NR 809.327 (2)(b), Wis. Adm. Code.”

The Notice of Violation also cited several Findings of Fact, listed below, that implicated not only that the contamination issue was related to bacteria in the shallow aquifer, which impacts additional surrounding private wells, but also that the well casing was deficient, and that the remedy is the extension of municipal water to the School.

“9. From September 26, 2018 to October 31, 2018, water samples from private domestic wells in the vicinity of the School were tested by Waukesha County Department of Health. Of the 56 samples collected, 33 were total coliform positive and 12 were *E. coli* positive.

10. The School is in a known area with shallow bedrock that is susceptible to surficial contamination.

11. The School is within the Special Well Casing Area “Village of Lannon - Area 59b” which requires new potable well construction to have at least 100 feet of cement grouted casing due to the potential for bacterial contamination.

12. WUWN ES799 (the School’s well) has 17 feet of cement grouted casing with no description of annular seal material from 17 feet to 87 feet where the 6-inch steel well casing is set in limestone. WUWN ES799 does not conform to the Special Well Casing Area requirements.

13. WUWN ES799 is located in the School’s basement and may pose a sanitary hazard to safe drinking water. The department has not allowed well terminations in basements since April 10, 1953.”

The WDNR, the School, and the Village concluded that the only reasonable solution was for the School to request an extension of municipal water service to the School. The Village declared a public health emergency at the October 8, 2018, Village Board Meeting to extend water service to the School. Municipal water was extended, and the School was connected during summer 2019. The School indicated that it continued to test its well up until the point of connection to municipal water system; the private well continued to test positive for bacteria.

Word of this issue spread, and several Village property owners tested their wells and found that they also tested positive for coliform bacteria or *E. coli* (fecal bacteria). As stated in the WDNR’s Notice of Violation to the School, 56 private wells in the Village were tested by Waukesha County between September 26, 2018, and October 31, 2018, and 33 wells tested positive for coliform bacteria. Of those 33, 12 tested positive for *E. coli*. Because so many wells tested positive, the issue is most likely related

to the water quality of the aquifer and the surficial impacts of bedrock on the water that impacts multiple wells in the area. See Figure 1.02-1 and Appendix A for a summary of private well quality information in the Village.

The Notice of Violation letter also cited deficient well casing and construction as contributing factors to the positive coliform and *E. coli* tests. In addition to designating a Special Well Casing Area in 1958, the WDNR has conducted updates to codes that govern the construction of private wells in: April 1953, October 1975, October 1981, January 1991, October 1994, October 2014, and new revisions proposed for May 2020. Therefore, the majority of private wells in the Village of Lannon are likely out of compliance with current codes.

The Village's municipal well has not tested positive for *E. coli* bacteria to date. The municipal well is constructed in accordance with WDNR standards for municipal wells. The well's casing has been built in compliance with the Special Well Casing area requirements and has better wellhead protection than private wells. The well also draws water from much deeper in the aquifer (150 feet to 340 feet) which is less susceptible to contamination from surface water or septic sources. Furthermore, the municipal well is disinfected with sodium hypochlorite in accordance with WDNR requirements before being pumped into the distribution system, and the disinfection levels are tested daily. The Village's water system is also tested monthly for bacteria to verify safe conditions. By Wisconsin State Statute, the water utility is operated by professionals licensed by the WDNR. Annual Public Service Commission of Wisconsin (PSCW) reporting and bi-annual WDNR onsite inspections are required to hold the water system operators responsible for the performance of the water system. Throughout the recent problems with private well water quality, the Village's water distribution system has remained safe and compliant with all WDNR standards and has delivered safe, reliable water to its customers.

Therefore, the extension of a municipal water source to several existing properties with private wells has been planned by the Village Board.

In addition to the health benefits that come with having water that is uncontaminated with coliform bacteria, connecting to the Village's water system also has benefits when residents are selling their homes. While according to Wisconsin Statute NR 812.44, well system inspections are not required at the time of property transfer; many prospective homebuyers elect to do a property transfer well inspection during the inspection process for their new home. If the private well is found to have bacteriologically contaminated water, homeowners may need to add additional treatment methods for their well water or drill a new well entirely. Homeowners may incur additional costs as a result of this contamination.

1.03 AUTHORITY TO IMPOSE SPECIAL ASSESSMENTS UNDER WISCONSIN STATUTES

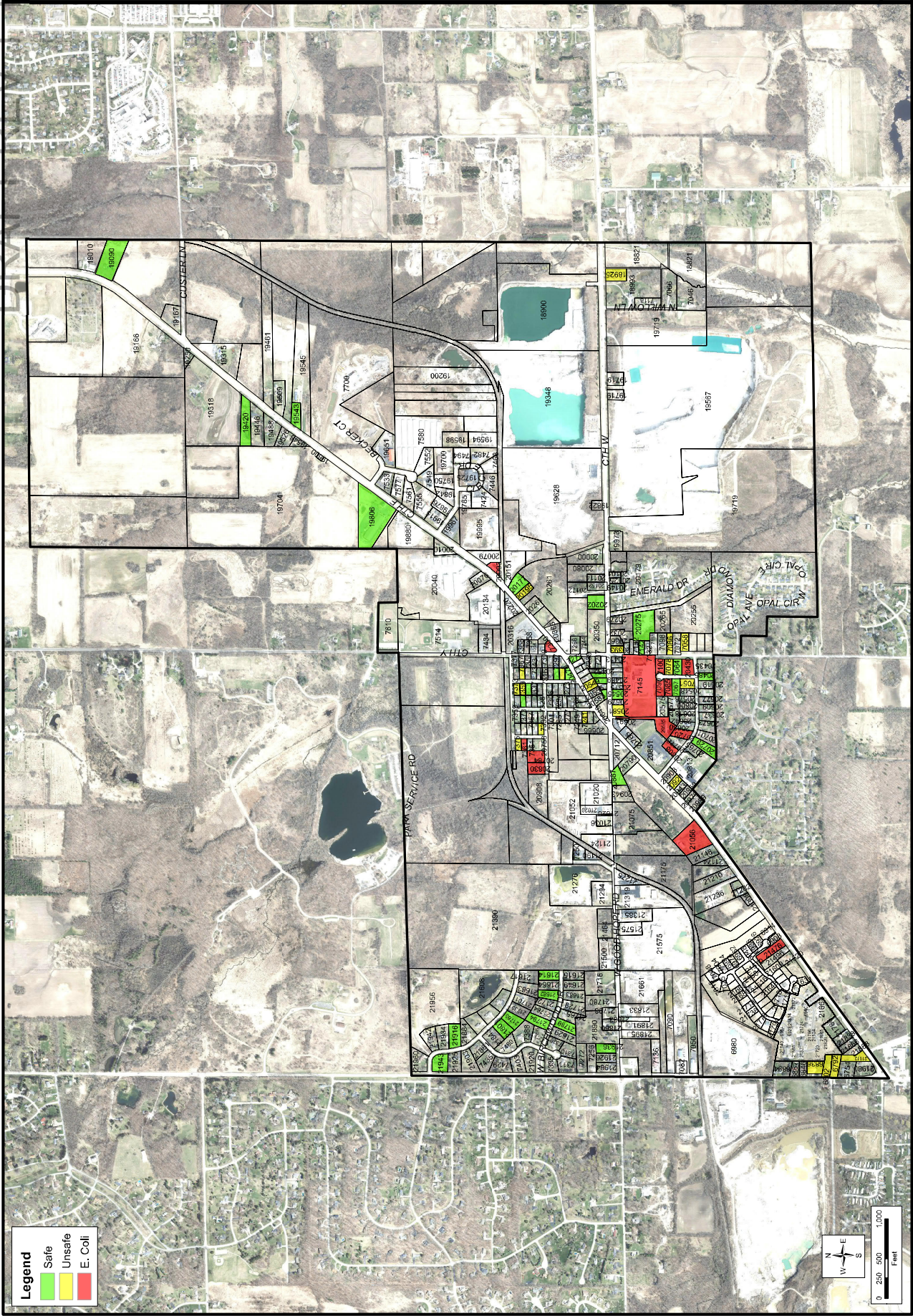
Wisconsin Statute §66.0703(1)(a) states that “as a complete alternative to all other methods provided by law, any city, town or village may, by resolution of its governing body, levy and collect special assessments upon property in a limited and determinable area for special benefits conferred upon the property by any municipal work or improvement; and may provide for the payment of all or any part of the cost of the work or improvement out of the proceeds of the special assessments.” This statute allows for special assessments to be used on a wide variety of public improvement projects.

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PRIVATE WELL WATER QUALITY
VILLAGE OF LANNON
WAUKESHA COUNTY, WISCONSIN



FIGURE 1.02-1
3500.010



FILE: S:\MISC\3500\3500.010.dwg; WGS84; COUNTY: 11x17.mxd DATE: 10/7/2019 USER: RAB28

Wisconsin Statute §66.0701(2) states that “an ordinance under this section may use police power as the basis for a special assessment.” The Village intends to use police power as the basis for this special assessment. Police powers are defined in Wisconsin Statute §62.11(5), which says “the (common) council shall have the management and control of the city property, finances, highways, navigable waters, and the public service, and shall have power to act for the government and good order of the city, for its commercial benefit, and for the health, safety, and welfare of the public, and may carry out its powers by license, regulation, suppression, borrowing of money, tax levy, appropriation, fine, imprisonment, confiscation, and other necessary or convenient means. The powers hereby conferred shall be in addition to all other grants and shall be limited only by express language.” In short, the special assessment enacted using police powers must be used for “the health, safety, and welfare of the public.”

Wisconsin Statute §66.0703(1)(b) further expands on police powers, stating that “if an assessment represents an exercise of the police power, the assessment shall be upon a reasonable basis as determined by the governing body of the city, town or village.” According to Wisconsin Statute §66.0703(14), “under a police power type special assessment, the benefits do not need to be precisely determined, however, they must exist and must be special as opposed to benefits conferred on an entire community (*Berkvan v. City of Glendale*).” Benefits are special to each property in this assessment, as the improvement to each property is the provision of safe, reliable, municipal drinking water which alleviates the concern over property owner’s consuming private well water contaminated with *E.coli* and coliform bacteria. This benefit is special to the properties within the special assessment area as they will receive municipal water service, whereas areas existing outside of the special assessment area will not receive municipal water services. This project promotes the health, safety, and welfare of the public as defined in Wisconsin Statute §62.11(5).

1.04 ABBREVIATIONS AND DEFINITIONS

CSM	Certified Survey Map
gpm	gallons per minute
PSCW	Public Service Commission of Wisconsin
USDA	United States Department of Agriculture
Village	Village of Lannon
WDNR	Wisconsin Department of Natural Resources

SECTION 2
PROPOSED WATER SYSTEM IMPROVEMENTS

2.01 INTRODUCTION

The Village provides potable water pumping, storage, and distribution to areas served by the Village's distribution system. The Village water supply system currently consists of a single water source (well), storage (ground level reservoir and hydropneumatic tank), pumping (two redundant booster pumps), and a mode of transmission (water mains). Figure 2.01-1 shows a map of the current distribution system with the locations of water facilities. This section of the report discusses the current deficiencies in the Village's water system and the proposed improvements that address these deficiencies. This section of the report also satisfies Wisconsin Statutes §66.0703(5)(a) and §66.0703(5)(b) which require the report to include preliminary plans and specifications and a cost opinion of the proposed improvements. Plans and specifications for proposed improvements can be found in Appendix B and are available for viewing at Village Hall.

The Village has applied for a United States Department of Agriculture Rural Development (USDA-RD) loan for the expansion of the water system. The proposed improvements include new water mains with hydrants and public service laterals (referred to as water main) and the acquisition of and upgrades to an adjacent well that will improve the source supply capacity of the system (referred to as the second source).

While both projects are included in the USDA-RD loan, the funding mechanism for each is different. The new water mains primarily benefit the adjacent properties and will therefore be special assessed to those properties. The second source provides a benefit to existing customers and new customers alike and will therefore be paid through impact fees. Impact fees have been paid by each current customer of the water utility and have included a proportionate projected cost of the second source. New customers will also pay the impact fee. In this way, every water customer will have paid a proportionate cost for the shared benefit of the second source.

2.02 PROPOSED WATER MAINS

The Village currently supplies water in the system through approximately 3.5 miles of water main. This water main ranges from 6 to 16 inches in diameter. Table 2.02-1 summarizes the quantity of water main in the distribution system as reported to the Public Service Commission of Wisconsin (PSCW) at the end of 2018.

Water Main Diameter (inches)	Length (feet)	Percentage of Total
6	90	0.5%
8	5,102	27.7%
12	11,829	64.1%
16	1,419	7.7%
Total	18,440	100.0%

Table 2.01-1 Existing Distribution System Water Main Inventory

As was discussed in Section 1.02 of this assessment, the Village is experiencing *E. coli* and other coliform contamination issues in private wells throughout the Village. These bacteriological issues have prompted the Village to improve its distribution system in order to serve additional residents that may be impacted by private well contamination. The bacteriological test results have prompted interest in existing residential, commercial, and industrial property owners to connect to the Village's public water supply system.

Beginning in 2020, the Village intends to construct over three miles of water mains in several areas throughout the Village with the goal of providing water service to as many residents as possible while keeping project costs within the capacity of the Village to obtain financing. The Village's distribution system will almost double in total length as a result of this construction. Figure 2.02-1 displays a map of the proposed water main improvements. Table 2.02-2 outlines the quantities of proposed water main that the Village will be installing, sorted by pipe diameter.

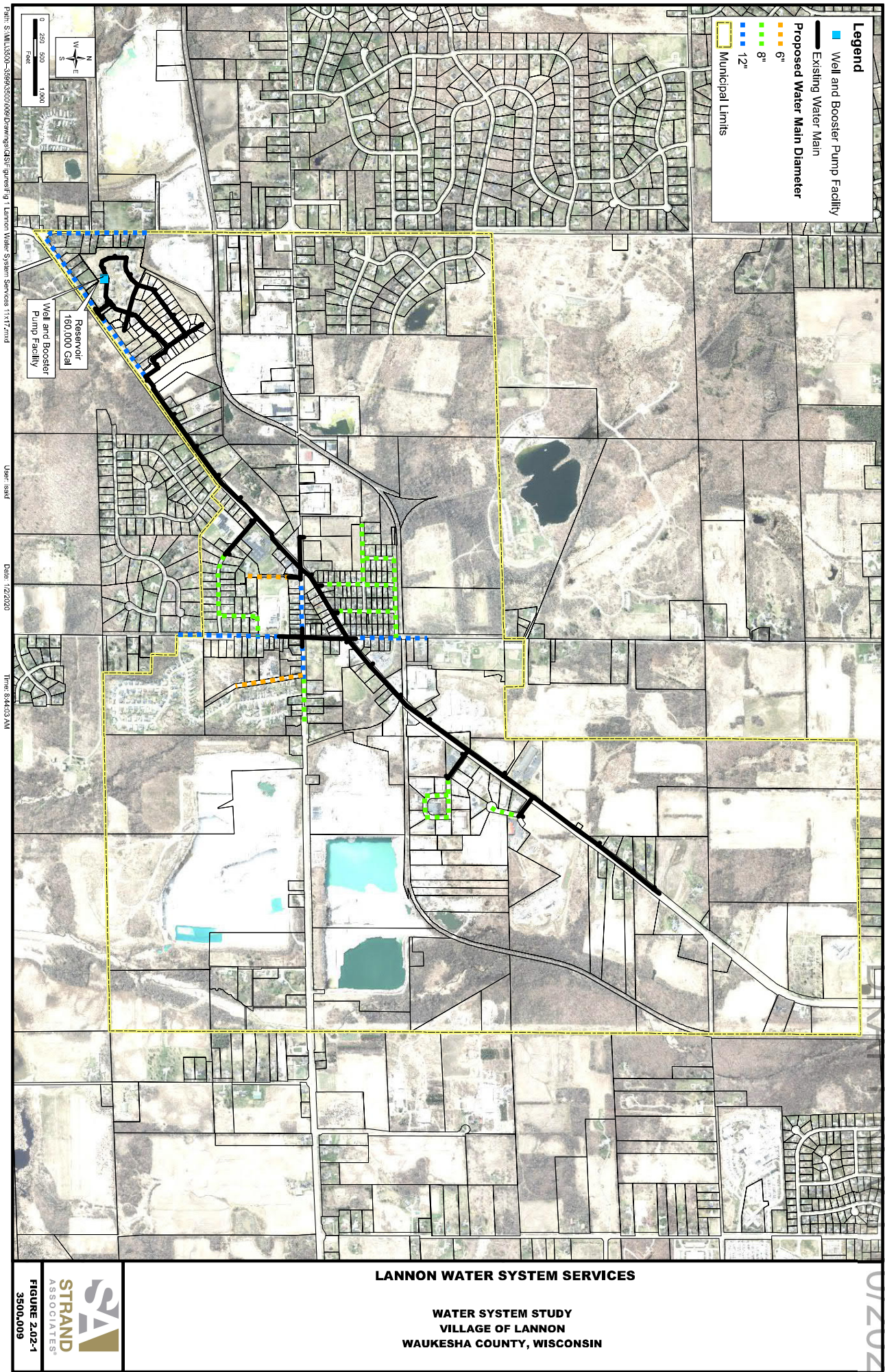
Water Main Diameter (inches)	Existing Length (feet)	Proposed Length (feet)	Total Length (feet)	Percentage of Total
6	90	1,471	1,561	4.5%
8	5,102	7,967	13,069	37.6%
12	11,829	6,860	18,689	53.8%
16	1,419	0	1,419	4.1%
Total	18,440	16,298	34,738	100.0%

Table 2.02-2 Proposed Distribution System Water Main Inventory

The opinion of probable cost of these water main improvements is \$8,323,000. This includes non-construction costs for engineering fees, legal services, bond counsel, and interim financing. This opinion of probable cost includes a 10 percent contingency. For a detailed cost breakdown of the opinion of probable cost and non-construction costs, see Appendix C.

2.03 SUMMARY OF COSTS

A summary of the opinion of probable cost of both the water main and the non-construction related costs is provided in Table 2.03-1. The total probable cost opinion for the entire water main improvements project is \$8,323,000.



Description	Cost
Water Main Construction	\$6,245,000
General Contingency (10%)	\$625,000
Subtotal	\$6,870,000
Non-Construction Costs	\$1,237,000
Total Opinion of Probable Cost	\$8,323,000

Table 2.03-1 Summary of Opinion of Probable Cost

SECTION 3
CALCULATION OF SPECIAL ASSESSMENT

3.01 INTRODUCTION

This section of the report presents the calculation of the special assessment. In order to satisfy Wisconsin Statute §66.0703(1)(b)'s requirement of the special assessment being conducted on a "reasonable basis" when the assessment represents an exercise of the police power. This section includes the description of equivalent water meter connections as the "reasonable basis," as well as an explanation of how the special assessment amount was allocated based on these equivalent meter connections.

3.02 EQUIVALENT METER CONNECTIONS

An equivalent meter calculation was chosen as the most reasonable basis as this method recognizes the benefit as the amount of water that can be drawn through an individual meter. A second method that was considered was based the measured length of property frontage to the abutting water main. The Village Board recognized that the length of property frontage does not reasonably reflect the benefit of eliminating a single private well and replacing it with a single connection to municipal water. A third method was considered was based on the number of service lateral connections per property. The Village Board recognized that while each property may only have on service lateral connection to the distribution system, some users may draw more water than others and that this method may not be equitable. Therefore, the Village Board recommended the equivalent meter method as most similarly situated properties will be assessed equally and large water users will be charged additional assessments.

An equivalent meter connection is defined in this case as the ratio of the meter flow capacity to be installed compared to a base meter. The base meter in this case was selected to be a 5/8-inch or 3/4-inch meter. These sizes of meter were chosen as the base meter because these are the two most common meter sizes for residential properties. These meters can be treated as the same size for equivalent meter purposes in accordance with the Lannon Municipal Water Utility's establishment of initial water rates and quarterly meter charges, as indicated in the PSCW Final Decision for Docket 3045-WR-100 including Schedule Mg-1 mailed to the Village on September 26, 2008.

Once the base meter was selected, the flow capacity of larger meter sizes was compared to the flow capacity of the base meter to determine their equivalent meter value. The meter capacities of Badger Meter, Inc., a prominent manufacturer and global distributor of water meters, were used for this calculation. A Badger Meter 5/8-inch Recordall Disc Series meter is rated at 25 gallons per minute (gpm), and this was set as the "base" meter capacity. The capacity for larger meters was determined from other common offerings from Badger Meter. A 3-inch Compound Series meter is rated at 450 gpm, and a 3-inch Turbo Series meter is rated at 550 gpm. Therefore, the average capacity of a 3-inch meter is 20 times larger than the base meter capacity and will be special assessed 20 times the base assessment. A table of the equivalent meter connection values can be found in Table 3.02-1.

Meter Size (inches)	Meter Capacity (gpm)	Equivalent Meter Connections
5/8*	25	1*
3/4*	35	1*
1	70	3
1 1/2	200	8
2	310	12
3	500 ^t	20
4	1,250	50
6	2,500	100

*5/8-inch and 3/4-inch meters are treated as the same size according to the PSCW

^tThis value is the average capacity of a Compound and Turbo Series Badger Meter.

Table 3.02-1 Equivalent Meter Connections

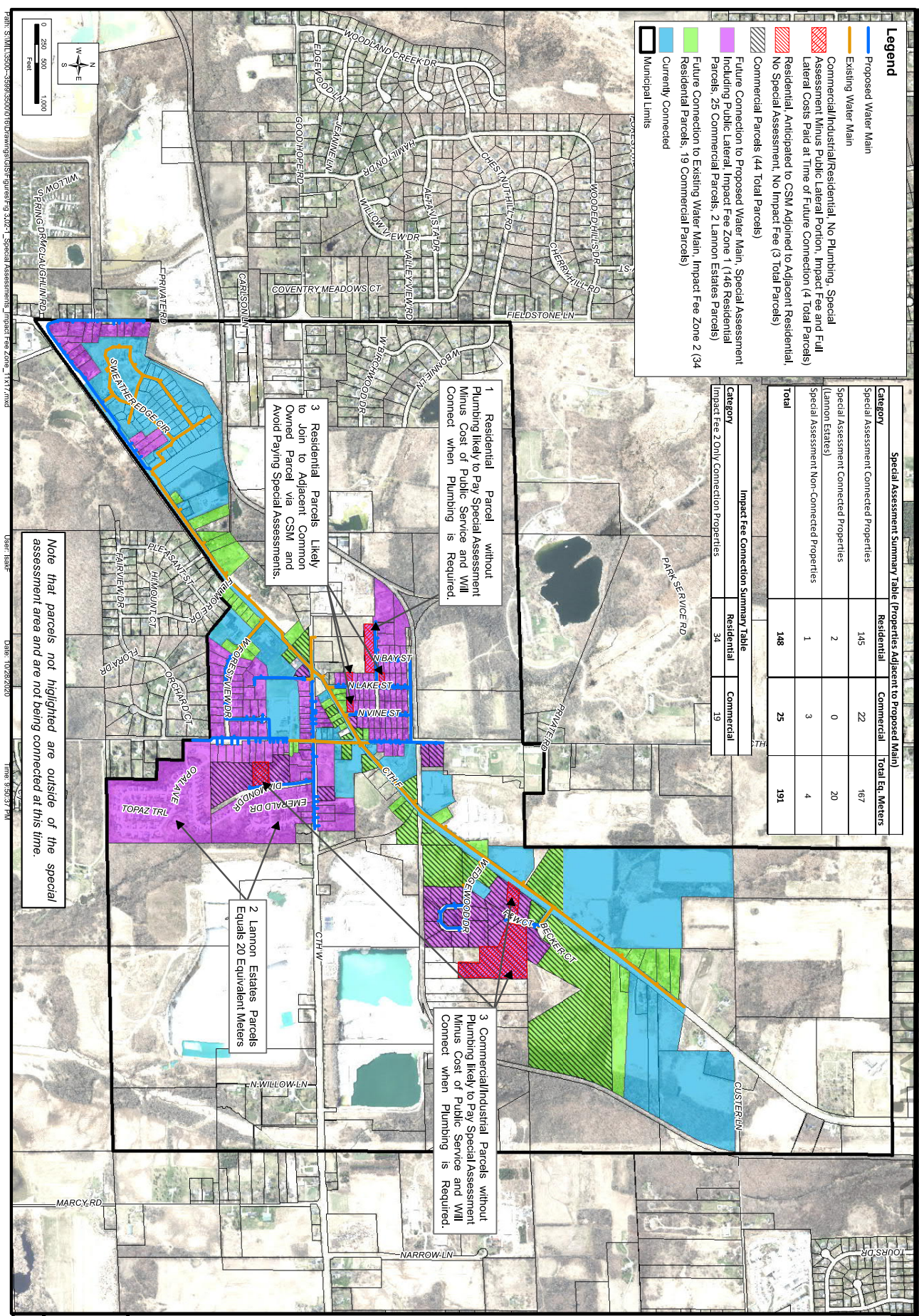
In the Village, there are anticipated to be 170 properties to be special assessed as a part of this project. Of these new metered connections, 169 are anticipated to be 5/8-inch or 3/4-inch sized meters, and consequently are assigned a value of one equivalent meter. Lannon Estates will install a 3-inch meter as a part of this project and will be assessed at a level of 20 equivalent meters as a result. This leads to a total of 189 equivalent meters to be special assessed. Figure 3.02-1 displays a map of the properties that will be impacted by the special assessment.

3.03 ALLOCATION OF COSTS

As outlined in Section 2.04 of this needs assessment, the total opinion of probable project cost for the water main improvements is \$8,323,000. It is anticipated that 39 percent of this project cost will be funded through a United States Department of Agriculture (USDA) grant. This 39 percent grant leaves an overall water main improvement project cost of \$4,830,000.

The project cost will be allocated evenly per equivalent meter. With 189 equivalent meters to be special assessed, the special assessment allocation per equivalent meter will be approximately \$25,560. This special assessment amount includes the cost of the public water main and the public portion of the water service lateral. The special assessment does not include private property costs such as the private water service lateral, private well abandonment, private plumbing, and payment of the water impact fee.

A typical residential or commercial property will receive either a 5/8-inch or 3/4-inch meter and will be assessed the base rate of approximately \$25,560 for one equivalent meter. Current vacant and buildable single-family and two-family residential lots will be special assessed at the base rate and will receive a public service lateral. Owners of such vacant lots that do not wish to pay a special assessment will need to combine the buildable lot, through the use of a certified survey map (CSM), with an adjacent lot that has a structure and is paying the special assessment. For example, if a single-family property owner owns one lot with their primary residence and an adjacent lot with their garage, each property will be assessed, since each lot is classified as a buildable lot based on zoning and size, unless the property



owner first combines the two lots into one single buildable lot. There are 3 known residential parcels of this type that will likely combine and avoid paying the special assessment.

The Village anticipates one connection larger than the base equivalent meter and that is Lannon Estates. Lannon Estates is anticipated to use a 3-inch meter and will be assessed 20 equivalent meter connections, resulting in a special assessment allocation of approximately \$511,110.

There are six known commercial or industrial properties that do not have plumbing (such as cold storage industrial facilities). These properties will receive the benefit of municipal water to the property but do not wish to install plumbing at this time and the Village will not be installing a public water service lateral to these properties at this time. Therefore, these properties will be special assessed the base rate minus the cost of a public water service lateral. The property owner will be responsible for bearing the entire cost to install the public water service lateral, including street excavation and restoration, at the future time that plumbing is installed on the property. The opinion of probable cost for the public water service lateral installation is \$6,350, and with 39 percent of this cost removed through the USDA grant, the cost drops to approximately \$3,870. Thus, the special assessment allocation per equivalent meter to the six properties that have buildings but do not have plumbing will be \$21,680.

SECTION 4
RECOMMENDED SPECIAL ASSESSMENT SCHEDULE

4.01 INTRODUCTION

This section of the report summarizes the special assessment calculations and schedule that were developed in Section 3. This section also covers code requirements that the Village must use for implementing and managing the special assessment.

4.02 RECOMMENDED SPECIAL ASSESSMENT SCHEDULE—NO QUARRY FUND

The recommended special assessment payment schedule differs by the scenario of the specific property owner. The special assessment is planned for a 5-, 10-, 15-, or 20-year schedule of payments, depending on the assessed property owner's preference. The special assessment schedules also include an interest rate of 2.25 percent, which matches the rate of the USDA loan plus 0.375 percent to cover the Village's administrative costs. The recommended amortized special assessment schedules for the 5/8-inch and 3/4-inch meter sizes can be found in Table 4.02-1. The recommended special assessment schedules for the 5/8-inch and 3/4-inch meter sizes for commercial and industrial properties without plumbing can be found in Table 4.02-2. The payment schedule for 3-inch meters can be found in Table 4.02-3. A list of properties to be special assessed can be found in Appendix D, with their respective 20-year payment schedule. It is recommended that the Village review the special assessment payment schedule on a consistent periodic basis to account for outside influencing factors.

Year	5-Year Payment Schedule	10-Year Payment Schedule	15-Year Payment Schedule	20-Year Payment Schedule
Annual Payment	\$5,461.23	\$2,882.35	\$2,026.26	\$1,600.85
Total Full Term	\$27,306.14	\$28,823.52	\$30,393.93	\$32,017.06

Note: The amount of a one-time, upfront payment during the first year is approximately \$25,560.

Table 4.02-1 Recommended 5/8-Inch and 3/4-Inch Meter Special Assessment Schedule

Year	5-Year Payment Schedule	10-Year Payment Schedule	15-Year Payment Schedule	20-Year Payment Schedule
Annual Payment	\$4,633.46	\$2,445.47	\$1,719.14	\$1,358.21
Total Full Term	\$23,167.30	\$24,454.69	\$25,787.07	\$27,164.18

Note: The amount of a one-time, upfront payment during the first year is approximately \$21,680.

Table 4.02-2 Recommended 5/8-Inch and 3/4-Inch Meter Special Assessment Schedule (Commercial or Industrial Property Without Plumbing)

Year	5-Year Payment Schedule	10-Year Payment Schedule	15-Year Payment Schedule	20-Year Payment Schedule
Annual Payment	\$109,224.55	\$57,647.04	\$40,525.25	\$32,017.06
Total Full Term	\$546,122.77	\$576,470.38	\$607,878.69	\$640,341.17

Note: The amount of a one-time, upfront payment during the first year is approximately \$511,110.

Table 4.02-3 Recommended 3-Inch Meter Special Assessment Schedule

4.03 RECOMMENDED SPECIAL ASSESSMENT SCHEDULE–QUARRY FUND APPLIED

This section presents the recommended special assessment schedule that takes into account the Waukesha County Community Foundation’s Village of Lannon Quarry Fund (Community Foundation Quarry Fund) that intends to further reduce the special amount that each equivalent meter is due to \$15,000.00.

The Village has entered into planned unit development (PUD) agreements with both Lannon Stone Products, Inc. and Halquist Stone Company, Inc., collectively referred to as “the Quarries.” The PUD agreements stipulate that the quarries establish a Waukesha County Community Foundation Quarry Fund. The Village signed an agreement with Community Foundation Quarry Fund that states in Section 2 that the funds are to be used for the following purposes:

1. Offset or subsidize private property owner expenses incurred connecting to the Village’s municipal water system, including special assessment reductions, that are unreimbursed from other programs.
2. Offset or subsidize Village expenses directly related to the construction of the Village’s municipal water system that are not eligible for USDA Rural Development Loan and Grant monies.

The Community Foundation has a Village Grant Committee that determined special assessments shall be reduced to \$15,000 by the Community Foundation Quarry Fund in the form of a payment made by the Community Foundation Quarry Fund to the Village on each property owner’s behalf.

The following tables present the special assessment amounts a 5-, 10-, 15-, and 20-year schedule of payments. The special assessment schedules also include an interest rate of 2.25 percent, which matches the rate of the USDA loan plus 0.375 percent to cover the Village’s administrative costs. The recommended amortized special assessment schedules for the 5/8-inch and 3/4-inch meter sizes can be found in Table 4.03-1. The recommended special assessment schedules for the 5/8-inch and 3/4-inch meter sizes for commercial and industrial properties without plumbing can be found in Table 4.03-2. The payment schedule for 3-inch meters can be found in Table 4.03-3. A list of all properties to be special assessed can be found in Appendix D, with their respective 20-year payment schedule. It is recommended that the Village review the special assessment payment schedule on a consistent periodic basis to account for outside influencing factors.

Village of Lannon, Wisconsin
Special Assessment Needs Assessment

Section 4—Recommended Special Assessment Schedule

Year	5-Year Payment Schedule	10-Year Payment Schedule	15-Year Payment Schedule	20-Year Payment Schedule
Special Assessment Amount	\$25,555.56	\$25,555.56	\$25,555.56	\$25,555.56
Quarry Fund Reduction Payment (Applied in Year 1)	\$10,555.56	\$10,555.56	\$10,555.56	\$10,555.56
Balance to Property Owner	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Annual Payment by Property Owner (Due Each Year of Term)	\$3,205.50	\$1,691.82	\$1,189.33	\$939.63
Total Cost of Amortized Balance	\$16,027.52	\$16,918.15	\$17,839.92	\$18,792.62
Total Full Term, Including Quarry Fund Payment	\$26,583.07	\$27,473.71	\$28,395.47	\$29,348.18

Table 4.03-1 Recommended 5/8-Inch and 3/4-Inch Meter Special Assessment Schedule—Quarry Fund Payment Plan

Year	5-Year Payment Schedule	10-Year Payment Schedule	15-Year Payment Schedule	20-Year Payment Schedule
Special Assessment Amount	\$21,682.06	\$21,682.06	\$21,682.06	\$21,682.06
Quarry Fund Reduction Payment (Applied in Year 1)	\$6,682.06	\$6,682.06	\$6,682.06	\$6,682.06
Balance to Property Owner	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Annual Payment by Property Owner (Due Each Year of Term)	\$3,205.50	\$1,691.82	\$1,189.33	\$939.63
Total Cost of Amortized Balance	\$16,027.52	\$16,918.15	\$17,839.92	\$18,792.62
Total Full Term, Including Quarry Fund Payment	\$22,709.57	\$23,600.21	\$24,521.97	\$25,474.68

Table 4.03-2 Recommended 5/8-Inch and 3/4-Inch Meter Special Assessment Schedule (Commercial or Industrial Property Without Plumbing)—Quarry Fund Payment Plan

4.04 ENACTING AND MANAGING THE SPECIAL ASSESSMENT

In order for the special assessment to be enacted, the process outlined in Wisconsin Statute Subchapter VII of Chapter 66 must be followed. The following code samples and descriptions in this section are intended to summarize the special assessment process; however, Wisconsin Statute Subchapter VII of Chapter 66 should be reviewed for all special assessment code requirements.

1. Wisconsin Statute §66.0703(4)–Preliminary Resolution and Report

To summarize, a resolution must be declared, and a proposal report must be written. The requirements of the proposal report are in §66.0703(5) and are intended to be satisfied by this document.

“Before the exercise of any powers conferred by this section, the governing body shall declare by preliminary resolution its intention to exercise the powers for a stated municipal purpose. The resolution shall describe generally the contemplated purpose, the limits of the proposed assessment district, the number of installments in which the special assessments may be paid, or that the number of installments will be determined at the hearing required under sub. (7), and direct the proper municipal officer or employee to make a report on the proposal. The resolution may limit the proportion of the cost to be assessed.”

2. Wisconsin Statute §66.0703(6)–Report Filed with Municipal Clerk

“A copy of the report when completed shall be filed with the municipal clerk for public inspection.”

The statute goes on to explain the procedure if property of the state is subject to the assessment. In this case, no property of the state is impacted or benefited by this project.

3. Wisconsin Statute §66.0703(7)–Public Notice and Hearing

The municipality must post a public notice and a copy shall be mailed to each subject property. The notice shall indicate where and when the report can be examined. The notice shall also indicate the date, time and location of the public hearing. The public hearing shall not be held sooner than 10 days and not later than 40 days after the notice.

“(a) Upon the completion and filing of the report required by sub. (4), the city, town or village clerk shall prepare a notice stating the nature of the proposed work or improvement, the general boundary lines of the proposed assessment district including, in the discretion of the governing body, a small map, the place and time at which the report may be inspected, and the place and time at which all interested persons, or their agents or attorneys, may appear before the governing body, a committee of the governing body or the board of public works and be heard concerning the matters contained in the preliminary resolution and the report. The notice shall be published as a class 1 notice, under ch. 985, in the city, town or village and a copy of the notice shall be mailed, at least 10 days before the hearing or proceeding, to every interested person whose post-office address is known, or can be ascertained with reasonable diligence.”

(b) The hearing shall commence not less than 10 nor more than 40 days after publication. The notice and hearing requirements under par. (a) do not apply if they are waived, in writing, by all the owners of property affected by the special assessment.”

4. Wisconsin Statute §66.0703(8)—Adoption and Final Resolution

These statutes describe the steps taken before the adoption of a special assessment. §66.0703(12) should be reviewed for right of appeals, if needed.

“(a) After the hearing upon any proposed work or improvement, the governing body may approve, disapprove or modify, or it may rerefer the report prepared under subs. (4) and (5) to the designated officer or employee with directions to change the plans and specifications and to accomplish a fair and equitable assessment.

(b) If an assessment of benefits is made against any property and an award of compensation or damages is made in favor of the same property, the governing body shall assess against or award in favor of the property only the difference between the assessment of benefits and the award of damages or compensation.

(c) When the governing body finally determines to proceed with the work or improvement, it shall approve the plans and specifications and adopt a resolution directing that the work or improvement be carried out and paid for in accordance with the report as finally approved.

(d) The city, town or village clerk shall publish the final resolution as a class 1 notice, under ch. 985, in the assessment district and a copy of the resolution shall be mailed to every interested person whose post-office address is known, or can be ascertained with reasonable diligence.

(e) When the final resolution is published, all work or improvements described in the resolution and all awards, compensations and assessments arising from the resolution are then authorized and made, subject to the right of appeal under sub.(12).”

5. Wisconsin Statute §66.0703(10&11)—Amending the Special Assessment Based on Actual Costs

These statutes outline the procedure to amend the Special Assessments after the actual costs are known and if those costs vary from the projected costs presented in the report.

(10) If the actual cost of any project, upon completion or after the receipt of bids, is found to vary materially from the estimates, if any assessment is void or invalid, or if the governing body decides to reconsider and reopen any assessment, it may, after giving notice as provided in sub. (7) (a) and after a public hearing, amend, cancel or confirm the prior assessment. A notice of the resolution amending, canceling or confirming the prior assessment shall be given by the clerk as provided in sub. (8) (d). If the assessments are amended to provide for the refunding of special assessment B bonds under s. 66.0713 (6), all direct and indirect costs reasonably attributable to the refunding of the bonds may be included in the cost of the public improvements being financed.

(11) If the cost of the project is less than the special assessments levied, the governing body, without notice or hearing, shall reduce each special assessment proportionately and if any assessments or installments have been paid the excess over cost shall be applied to reduce succeeding unpaid installments, if the property owner has elected to pay in installments, or refunded to the property owner.

APPENDIX A
PRIVATE WELL QUALITY INFORMATION

collectiondate	inspector	bacteria	ecoli	propertytype	Property_StreetNum	Property_StreetName	Property_MunicipalityAbbr
Thursday, October 18, 2018	Owner	U	U	PR	7100	North Parkview Drive	LANV
Wednesday, October 3, 2018	Owner	U	U	PR	20430	Forest View Drive	LANV
Tuesday, August 6, 2019	Buhler	U	U	PU	7300 North	Lannon Road	LANV
Tuesday, August 6, 2019	Buhler	U	U	PU	7300 North	Lannon Road	LANV
Tuesday, August 6, 2019	Buhler	U	U	PU	7300 North	Lannon Road	LANV
Monday, July 1, 2019	owner	U	U	PR	20830	West State Street	LANV
Monday, June 10, 2019	owner	U	U	PR	20830	West State Street	LANV
Monday, October 8, 2018	Owner	U	U	PR	20808 West	Forest View Drive	LANV
Monday, October 8, 2018	Owner	U	U	PR	20720	West Forest View Drive	LANV
Thursday, October 11, 2018	Owner	U	U	PR	7361	North Bay Street	LANV
Wednesday, November 7, 2018	Owner	U	U	PR	20585	West Good Hope Road	LANV
Monday, October 22, 2018	Owner	U	U	PR	20585	West Good Hope Road	LANV
Thursday, October 11, 2018	Owner	U	U	PR	N70 W21069	Main Street	LANV
Wednesday, October 17, 2018	Owner	U	U	PR	20784 West	State Street	LANV
Monday, June 3, 2019	Buhler	U	S	PU	20093 West	Main Street	LANV
Monday, July 29, 2019	Buhler	U	S	PU	20093 West	Main Street	LANV
Monday, July 29, 2019	Buhler	U	S	PU	20093 West	Main Street	LANV
Monday, July 29, 2019	Buhler	U	S	PU	20093 West	Main Street	LANV
Monday, October 15, 2018	Owner	U	S	PR	7375 North	Bay Street	LANV
Monday, August 12, 2019	owner	U	S	PR	7360	Vine Street	LANV
Tuesday, July 30, 2019	Buhler	U	S	PU	7300 North	Lannon Road	LANV
Wednesday, October 10, 2018	Owner	U	S	PR	20921	West Main Street	LANV
Wednesday, October 31, 2018	Owner	U	S	PR	20921	West Main Street	LANV
Tuesday, October 16, 2018	Owner	U	S	PR	7373	North Vine Street	LANV
Tuesday, October 9, 2018	Owner	U	S	PR	6792	North Townline Road	LANV
Tuesday, October 9, 2018	owner	U	S	PR	6802	North Townline Road	LANV
Thursday, October 11, 2018	Owner	U	S	PR	7241	North Lake Street	LANV
Tuesday, October 9, 2018	owner	U	S	PR	20195	West Main Street	LANV
Tuesday, October 16, 2018	Owner	U	S	PR	21912 West	Main Street	LANV
Wednesday, October 24, 2018	Owner	U	S	PR	6836	North Town Line Road	LANV
Wednesday, November 7, 2018	Owner	U	S	PR	20581	West Good Hope Road	LANV
Thursday, October 18, 2018	Owner	U	S	PR	18925	West Good Hope Road	LANV
Wednesday, March 20, 2019	Owner	U	S	PR	7361	North Bay Street	LANV
Wednesday, October 17, 2018	Owner	U	S	PR	7359	North Vine Street	LANV
Wednesday, October 3, 2018	Owner	U	S	PR	7282	North Vine Street	LANV
Monday, October 15, 2018	Owner	U	S	PR	7058 North	Lannon Road	LANV
Thursday, October 11, 2018	Owner	U	S	PR	7332	North Bay Street	LANV
Thursday, October 11, 2018	Owner	U	S	PR	7086	North Lannon Road	LANV
Wednesday, October 31, 2018	Owner	U	S	PR	20784 West	State Street	LANV
Tuesday, July 9, 2019	owner	U	S	PR	20549	West Main Street	LANV
Monday, June 3, 2019	Owner	S	S	PR	20887	West Good Hope Road	LANV
Thursday, November 15, 2018	Nelson	S	S	PU	20093 West	Main Street	LANV
Monday, October 8, 2018	Owner	S	S	PR	20485	Forest View Drive	LANV
Wednesday, December 19, 2018	Brow	S	S	PU	7300 North	Lannon Road	LANV
Monday, October 8, 2018	Owner	S	S	PR	19806	West Main Street	LANV
Thursday, October 25, 2018	Owner	S	S	PR	19543	West Main Street	LANV
Wednesday, July 17, 2019	owner	S	S	PR	20830	West State Street	LANV
Tuesday, October 30, 2018	Owner	S	S	PR	21765	West Bonnie Lane	LANV
Monday, October 22, 2018	Owner	S	S	PR	20498	West Good Hope Road	LANV
Monday, October 15, 2018	Owner	S	S	PR	7349	Vine Street	LANV
Wednesday, October 17, 2018	Owner	S	S	PR	20467	West Good Hope Road	LANV
Tuesday, October 16, 2018	owner	S	S	PR	7360	North Lake Street	LANV
Wednesday, October 3, 2018	Owner	S	S	PR	7294	Vine Street	LANV
Wednesday, October 3, 2018	Owner	S	S	PR	7064	North Parkview Drive	LANV
Tuesday, June 25, 2019	owner	S	S	PR	19420	West Main Street	LANV
Thursday, October 11, 2018	Owner	S	S	PR	20808 West	Forest View Drive	LANV
Monday, November 12, 2018	Owner	S	S	PR	21682	Birchwood Drive	LANV
Tuesday, October 9, 2018	Owner	S	S	PR	20545	West Good Hope Road	LANV
Wednesday, December 19, 2018	Brow	S	S	PU	N72W20202 West	Good Hope Road	LANV
Tuesday, October 9, 2018	Owner	S	S	PR	20538	West Good Hope Road	LANV
Wednesday, October 3, 2018	Owner	S	S	PR	7142	North Lannon Road	LANV
Thursday, October 11, 2018	Owner	S	S	PR	21789	West Birchwood Drive	LANV
Monday, November 12, 2018	Owner	S	S	PR	20275 West	Good Hope Road	LANV
Wednesday, November 14, 2018	Owner	S	S	PR	21614	West Birchwood Drive	LANV
Wednesday, October 3, 2018	Owner	S	S	PR	20177	West Main Street	LANV
Wednesday, December 19, 2018	Brow	S	S	PU	7273 North	Lannon Road	LANV
Tuesday, November 6, 2018	Owner	S	S	PR	20729	West Forest View Drive	LANV
Monday, June 3, 2019	Buhler	S	S	PU	7600 North	Lannon Road	LANV
Tuesday, November 6, 2018	Owner	S	S		7361	North Bay Street	LANV
Wednesday, October 3, 2018	Owner	S	S	PR	20476	Main Street	LANV
Monday, October 15, 2018	Owner	S	S	PR	21916 West	Bonnie Lane	LANV
Monday, November 12, 2018	Owner	S	S	PR	21794 West	Birchwood Drive	LANV
Tuesday, October 16, 2018	Owner	S	S	PR	21936	West Good Hope Road	LANV
Monday, October 29, 2018	Owner	S	S	PR	19090	West Main Street	LANV
Monday, October 15, 2018	Owner	S	S	PR	21943 West	Bonnie Lane	LANV
Wednesday, October 10, 2018	Owner	S	S	PR	21801	West Bonnie Lane	LANV
Wednesday, October 10, 2018	Owner	S	S	PR	21801	West Bonnie Lane	LANV
Tuesday, July 30, 2019	Buhler			PU	7300 North	Lannon Road	LANV
Wednesday, December 19, 2018	Brow			PU	N72W20202 West	Good Hope Road	LANV

Total Samples 79
 Unsafe 40
 Unsafe, E Coli 14
 U= TCP U=e. coli positive

APPENDIX B
PROJECT PLANS AND SPECIFICATIONS

APPENDIX C
OPINION OF PROBABLE PROJECT COST

VILLAGE OF LANNON (WAUKESHA COUNTY WISCONSIN)
 PRELIMINARY ENGINEERING REPORT (PER)-WATER SYSTEM IMPROVEMENTS
 OPINION OF PROBABLE COST

CONSTRUCTION COSTS

CONTRACT 1 - WATER MAIN EXTENSION (2019 Dollars)

Item No.	Description	Est. Qty.	Unit	Unit Price	Total - Alternative 1	Total - Alternative 2	Total - Alternative 3
1	12-IN PVC Water Main with Slurry Backfill	4,871	LF	\$170	\$828,150	\$828,150	\$828,150
2	12-IN PVC Water Main with Granular Backfill	1,989	LF	\$130	\$258,570	\$258,570	\$258,570
3	8-IN PVC Water Main with Slurry Backfill	584	LF	\$160	\$93,440	\$93,440	\$93,440
4	8-IN PVC Water Main with Granular Backfill	7,143	LF	\$120	\$857,148	\$857,148	\$857,148
5	8-IN PVC Water Main with Native Backfill	240	LF	\$95	\$22,800	\$22,800	\$22,800
6	6-IN PVC Water Main with Granular Backfill	1,471	LF	\$115	\$169,165	\$169,165	\$169,165
7	24-IN Steel Casing	40	LF	\$650	\$26,000	\$26,000	\$26,000
8	18-IN Steel Casing	30	LF	\$625	\$18,750	\$18,750	\$18,750
9	Fire Hydrant W/ Aux Valve	35	EA	\$6,500	\$227,500	\$227,500	\$227,500
10	12-IN Gate Valve & Valve Box	12	EA	\$3,500	\$42,000	\$42,000	\$42,000
11	8-IN Gate Valve & Valve Box	18	EA	\$2,500	\$45,000	\$45,000	\$45,000
12	6-IN Gate Valve & Valve Box	1	EA	\$1,500	\$1,500	\$1,500	\$1,500
13	Connect New Water Main to Existing Water Main	14	EA	\$7,500	\$105,000	\$105,000	\$105,000
14	1 1/4-IN Water Service with Slurry Backfill	1,081	LF	\$160	\$173,027	\$173,027	\$173,027
15	1 1/4-IN Water Service with Granular Backfill	3,279	LF	\$120	\$393,444	\$393,444	\$393,444
16	1 1/4-IN Water Service, HDD	680	LF	\$105	\$71,400	\$71,400	\$71,400
17	1 1/4-IN Corporation Stop, Curb Stop, and Curb Box	175	EA	\$450	\$78,750	\$78,750	\$78,750
18	Exploratory Excavation	15	EA	\$1,500	\$22,067	\$22,067	\$22,067
19	Insulation	2,411	SF	\$10	\$24,110	\$24,110	\$24,110
20	Rock Excavation	3,323	LF	\$275	\$913,712	\$913,712	\$913,712
21	Pressure Reducing Valve in Manhole	1	EA	\$10,000	\$10,000	\$10,000	\$10,000
22	Sawcutting	24,274	LF	\$1	\$24,274	\$24,274	\$24,274
23	Concrete Pavement, 9-IN	645	SY	\$95	\$61,286	\$61,286	\$61,286
24	Crushed Aggregate Base Course	7,813	Ton	\$20	\$156,269	\$156,269	\$156,269
25	Aggregate Shoulder	1,509	LF	\$7	\$10,561	\$10,561	\$10,561
26	30-IN Concrete Curb and Gutter Removal and Replacement	2,573	LF	\$30	\$77,186	\$77,186	\$77,186
27	Remove and Replace Culvert	50	LF	\$40	\$2,000	\$2,000	\$2,000
28	Adjust Existing Structure	63	EA	\$750	\$47,250	\$47,250	\$47,250
29	Remove and Reset Inlet	8	EA	\$2,000	\$16,000	\$16,000	\$16,000
30	Asphaltic Concrete Pavement - Trench Patch	3,034	Ton	\$120	\$364,094	\$364,094	\$364,094
31	Asphaltic Concrete Pavement - Overlay	4,167	Ton	\$105	\$437,483	\$437,483	\$437,483
32	Milling	37,388	SY	\$2	\$74,777	\$74,777	\$74,777
33	Remove and Replace Asphalt Driveway	1,232	SY	\$40	\$49,280	\$49,280	\$49,280
34	Pavement Marking - General	22,736	LF	\$2	\$45,472	\$45,472	\$45,472
35	Restoration	4,205	SY	\$10	\$42,049	\$42,049	\$42,049
36	Remove and Replace Fence	50	LF	\$175	\$8,750	\$8,750	\$8,750
37	Remove and Reset Mailbox	1	LS	\$7,500	\$7,500	\$7,500	\$7,500
38	Remove and Reset Existing Landscaping	1	LS	\$25,000	\$25,000	\$25,000	\$25,000
39	Clearing and Grubbing	1	LS	\$15,000	\$15,000	\$15,000	\$15,000
40	Traffic Control	1	LS	\$50,000	\$50,000	\$50,000	\$50,000
41	Mobilization	1	LS	\$130,000	\$130,000	\$130,000	\$130,000
42	Erosion Control	1	LS	\$20,000	\$20,000	\$20,000	\$20,000
43	Ditching	6,900	LF	\$13	\$89,700	\$89,700	\$89,700
44	12-IN Driveway Culverts	1,500	LF	\$40	\$60,000	\$60,000	\$60,000
45	Remove and Replace Asphalt Driveway	1,000	SY	\$40	\$40,000	\$40,000	\$40,000
46	Remove and Replace Concrete Driveway	60	SY	\$70	\$4,200	\$4,200	\$4,200
47	Remove and Replace Gravel Driveway	60	SY	\$10	\$600	\$600	\$600
48	Adjust Inlet	6	EA	\$750	\$4,500	\$4,500	\$4,500
Subtotal Contract (rounded to nearest \$1,000)					\$6,245,000	\$6,245,000	\$6,245,000
General Contingency (10%)					\$625,000	\$625,000	\$625,000
Total Contract					\$6,870,000	\$6,870,000	\$6,870,000

CONTRACT 2 - LANNON ESTATES WELL FACILITY ACQUISITION (2019 Dollars)

Item No.	Description	Est. Qty.	Unit	Unit Price	Total - Alternative 1	Total - Alternative 2	Total - Alternative 3
1	Extend Water Main to Well Facility	1	LS	\$63,000	\$0	\$63,000	\$0
2	Internal Piping Modifications and Additions	1	LS	\$30,000	\$0	\$30,000	\$0
3	Chemical Feed System Modifications	1	LS	\$14,000	\$0	\$14,000	\$0
4	Facility HVAC/Plumbing Improvements	1	LS	\$13,500	\$0	\$13,500	\$0
5	Facility Structural Improvements	1	LS	\$30,000	\$0	\$30,000	\$0
6	Facility Electrical Improvements	1	LS	\$45,000	\$0	\$45,000	\$0
Subtotal Contract (rounded to nearest \$1,000)					\$0	\$196,000	\$0
General Contingency (10%)					\$0	\$20,000	\$0
Total Contract					\$0	\$216,000	\$0

CONTRACT 2a - NEW DEEP-AQUIFER WELL FACILITY WITH TREATMENT (2019 Dollars)

Item No.	Description	Est. Qty.	Unit	Unit Price	Total - Alternative 1	Total - Alternative 2	Total - Alternative 3
1	Well Drilling	1	LS	\$400,000	\$0	\$0	\$400,000
2	Well Facility	1	LS	\$1,150,000	\$0	\$0	\$1,150,000
3	Well Facility Treatment	1	LS	\$750,000	\$0	\$0	\$750,000
Subtotal Contract (rounded to nearest \$1,000)					\$0	\$0	\$2,300,000
General Contingency (10%)					\$0	\$0	\$230,000
Total Contract					\$0	\$0	\$2,530,000
Total Construction Costs					\$6,870,000	\$7,086,000	\$9,400,000

NON-CONSTRUCTION COSTS							
	Description	Est. Qty.	Unit	Unit Price	Total - Alternative 1	Total - Alternative 2	Total - Alternative 3
Engineering Service Costs							
<u>Engineering (Design)</u>							
	Contract 1 - Water Main	1	LS	\$256,000	\$256,000	\$256,000	\$256,000
	Contract 1 - Water Main Amendment 1	1	LS	\$34,000	\$14,000	\$14,000	\$14,000
	Contract 2 - Facility Improvements	1	LS	\$45,000	\$0	\$45,000	\$0
	Contract 2a - Well Drilling	1	LS	\$35,000	\$0	\$0	\$35,000
	Contract 2a - Well Facility	1	LS	\$90,000	\$0	\$0	\$90,000
	Contract 2a - Well Treatment Facility	1	LS	\$35,000	\$0	\$0	\$35,000
<u>Engineering (Additional Services)</u>							
	Contract 1 - Surveying	1	LS	\$84,000	\$84,000	\$84,000	\$84,000
	Contract 1 - Surveying Amendment 1	1	LS	\$5,000	\$5,000	\$5,000	\$5,000
	Contract 1 - Soil Borings	1	LS	\$25,650	\$25,650	\$25,650	\$25,650
	Contract 1 - Sewer Televising for WM Design	1	LS	\$70,000	\$70,000	\$70,000	\$70,000
	Contract 2 - Wellhead Protection Plan	1	LS	\$7,500	\$0	\$7,500	\$7,500
	Contract 2 - Plumbness and Alignment Test	1	LS	\$7,500	\$0	\$7,500	\$7,500
	Contract 2 - Well Siting Study	1	LS	\$12,500	\$0	\$12,500	\$12,500
	Contract 2a - Surveying	1	LS	\$2,000	\$0	\$0	\$2,000
	Contract 2a - Soil Borings	1	LS	\$5,000	\$0	\$0	\$5,000
	Contract 2a - SCADA Graphics	1	LS	\$25,000	\$0	\$0	\$25,000
<u>Water System Expansion Program Management (Additional Services)</u>							
	Project Management and Administration including communication between various design teams; with the Village President, Clerk, and Board; with Village Consultant Staff such as Attorney, Accountant, and Municipal Financial Advisor; with Government Officials at the County, State, and Federal levels; and with Potential Project Vendors.	1	LS	\$75,000	\$75,000	\$75,000	\$75,000
	Assist with Ordinance Revisions Regarding Water Connections, Well Abandonment, Impact Fees, and Special Assessments.	1	LS	\$10,000	\$10,000	\$10,000	\$10,000
	Conduct Funding Research and Studies including Special Assessment Report, Impact Fee Report, and Calculate Anticipated Water Rates.	1	LS	\$25,000	\$25,000	\$25,000	\$25,000
	Participate in Acquisition Negotiations Related to the Second Source including Researching Improvements, Drafting an MOU, and Reviewing Well Purchase Agreement.	1	LS	\$20,000	\$20,000	\$20,000	\$20,000
	Public Outreach Activities including Door-to-Door Property Survey; Answer Property Owner Inquiries, and Assist with Public Meetings and Notification Mailers.	1	LS	\$70,000	\$70,000	\$70,000	\$70,000
<u>Engineering (Inspection)</u>							
	Contract 1 - Geotechnical Construction	1	LS	\$55,000	\$55,000	\$55,000	\$55,000
<u>Engineering - Construction Administration</u>							
	Contract 1 - Bidding Services	1	LS	\$10,000	\$10,000	\$10,000	\$10,000
	Contract 1 - RPR	1	LS	\$251,000	\$251,000	\$251,000	\$251,000
	Contract 1 - Construction Staking	1	LS	\$54,000	\$54,000	\$54,000	\$54,000
	Contract 1 - General Admin	1	LS	\$120,000	\$120,000	\$120,000	\$120,000
	Contract 2 - Bidding Services	1	LS	\$10,000	\$0	\$10,000	\$0
	Contract 2 - RPR	1	LS	\$10,000	\$0	\$10,000	\$0
	Contract 2 - General Admin	1	LS	\$12,000	\$0	\$12,000	\$0
	Contract 2a - Bidding Services	1	LS	\$10,000	\$0	\$0	\$10,000
	Contract 2a - RPR	1	LS	\$50,000	\$0	\$0	\$50,000
	Contract 2a - General Admin	1	LS	\$55,000	\$0	\$0	\$55,000
<u>Engineering - PreDevelopment</u>							
	Environmental Report	1	LS	\$14,000	\$14,000	\$14,000	\$14,000
	Pre-Application	1	LS	\$10,000	\$10,000	\$10,000	\$10,000
	Preliminary Engineering Report	1	LS	\$29,000	\$29,000	\$29,000	\$29,000
	Water Model and Water System Study	1	LS	\$49,500	\$49,500	\$49,500	\$49,500
	PSC Construction Authorization	1	LS	\$10,000	\$10,000	\$10,000	\$10,000
<u>USDA Final Application Assistance and Agreement Preparation</u>							
	Project Management and Administration	1	LS	\$8,000	\$8,000	\$8,000	\$8,000
	Emergency Response Plan	1	LS	\$10,000	\$10,000	\$10,000	\$10,000
	Vulnerability Assessment Certification	1	LS	\$5,000	\$5,000	\$5,000	\$5,000
	Budgeting Assistance	1	LS	\$2,000	\$2,000	\$2,000	\$2,000
	ROW Easement Drawings	1	LS	\$3,000	\$3,000	\$3,000	\$3,000
	General Application Assistance	1	LS	\$10,000	\$10,000	\$10,000	\$10,000
Other Costs							
<u>Legal Services</u>							
	Owner's Attorney Fees	1	LS	\$20,000	\$20,000	\$20,000	\$20,000
	Municipal Advisor Fees	1	LS	\$20,000	\$20,000	\$20,000	\$20,000
<u>Bond Counsel</u>							
	Owner's Bond Counsel	1	LS	\$10,000	\$10,000	\$10,000	\$10,000
<u>Interim Financing</u>							
	Owner's Interim Financing	1	LS	\$80,000	\$80,000	\$80,000	\$80,000
<u>Land & Rights</u>							
	Lannon Estates Well Facility and Land Acquisition	1	LS	\$300,000	\$0	\$300,000	\$0
Total Non-Construction Costs (nearest \$1,000)					\$1,425,000	\$1,830,000	\$1,760,000
TOTAL OPINION OF PROBABLE COST					\$8,295,000	\$8,916,000	\$11,160,000

APPENDIX D
PROPERTIES TO BE SPECIAL ASSESSED

TAXKEY	SITEADDRESS	Public_Ser	Equivalent_Meters	Special Assessment
LANV0066501	N76W19651 BECKER CT	PROPOSED	1	\$25,560
LANV0067001	7424 CIRCLE DR	PROPOSED	1	\$25,560
LANV0067002	7446 CIRCLE DR	PROPOSED	1	\$25,560
LANV0067003	7468 CIRCLE DR	PROPOSED	1	\$25,560
LANV0067004	7482 CIRCLE DR	PROPOSED	1	\$25,560
LANV0067005	7494 CIRCLE DR	PROPOSED	1	\$25,560
LANV0067006	19725 W EDGEWOOD DR	PROPOSED	1	\$25,560
LANV0067969	20172 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0067969003	20152 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0067969005	20080 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0067970	20114 GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0067971	20202 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0067972	20350 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0067984	7324 LANNON RD	PROPOSED	1	\$25,560
LANV0067985	7344 LANNON RD	PROPOSED	1	\$25,560
LANV0067986	7358 LANNON RD	PROPOSED	1	\$25,560
LANV0067987	7368 LANNON RD	PROPOSED	1	\$25,560
LANV0067993	(Lannon Rd. Vacant)	PROPOSED	1	\$25,560
LANV0067994	7434 LANNON RD	PROPOSED	1	\$25,560
LANV0067999003	19785 EDGEWOOD DR	PROPOSED	1	\$25,560
LANV0067999006	19842 W EDGEWOOD DR	PROPOSED	1	\$25,560
LANV0067999007	19700 W EDGEWOOD DR	PROPOSED	1	\$25,560
LANV0067999008	19750 EDGEWOOD DR	PROPOSED	1	\$25,560
LANV0067999010	7549 F AND W CT	PROPOSED	1	\$25,560
LANV0067999011	7577 F AND W CT	PROPOSED	1	\$25,560
LANV0067999013	7552 F AND W CT	PROPOSED	1	\$25,560
LANV0067999015	7561 F AND W CT	NO PROPOSED	1	\$21,680
LANV0067999016	7555 F AND W CT	PROPOSED	1	\$25,560
LANV0068976	7580 F AND W CT	NO PROPOSED	1	\$21,680
LANV0072001	7377 LANNON RD	PROPOSED	1	\$25,560
LANV0072002	7367 LANNON RD	PROPOSED	1	\$25,560
LANV0072003	7355 LANNON RD	PROPOSED	1	\$25,560
LANV0072004	7343 LANNON RD	PROPOSED	1	\$25,560
LANV0072005	7329 N LANNON RD	PROPOSED	1	\$25,560
LANV0072006	7319 LANNON RD	PROPOSED	1	\$25,560
LANV0072007	7309 LANNON RD	PROPOSED	1	\$25,560
LANV0072010	7374 VINE ST	PROPOSED	1	\$25,560
LANV0072011	7360 N VINE ST	PROPOSED	1	\$25,560
LANV0072012	7348 VINE ST	PROPOSED	1	\$25,560
LANV0072013	7338 N VINE ST	PROPOSED	1	\$25,560
LANV0072014001	7324 N VINE ST	PROPOSED	1	\$25,560
LANV0072016	7316 N VINE ST	PROPOSED	1	\$25,560
LANV0072017	7304 VINE ST	PROPOSED	1	\$25,560
LANV0072018	7294 VINE ST	PROPOSED	1	\$25,560
LANV0072019	7282 VINE ST	PROPOSED	1	\$25,560
LANV0072020001	20476 MAIN ST	PROPOSED	1	\$25,560
LANV0072022	7373 VINE ST	PROPOSED	1	\$25,560
LANV0072023	7359 VINE ST	PROPOSED	1	\$25,560
LANV0072024	7349 VINE ST	PROPOSED	1	\$25,560
LANV0072025	7337 VINE ST	PROPOSED	1	\$25,560
LANV0072026	7327 VINE ST	PROPOSED	1	\$25,560
LANV0072027	7303 N VINE ST	PROPOSED	1	\$25,560
LANV0072028	7293 VINE ST	PROPOSED	1	\$25,560

TAXKEY	SITEADDRESS	Public_Ser	Equivalent_Meters	Special Assessment
LANV0072029	7281 VINE ST	PROPOSED	1	\$25,560
LANV0072030	7273 VINE ST	PROPOSED	1	\$25,560
LANV0072031	(to be CSM'd to adjacent land)	NO PROPOSED	0	\$0
LANV0072033	7374 LAKE ST	PROPOSED	1	\$25,560
LANV0072034	7360 LAKE ST	PROPOSED	1	\$25,560
LANV0072035	7350 LAKE ST	PROPOSED	1	\$25,560
LANV0072036	7340 LAKE ST	PROPOSED	1	\$25,560
LANV0072037	7328 LAKE ST	PROPOSED	1	\$25,560
LANV0072038	7306 N LAKE ST	PROPOSED	1	\$25,560
LANV0072039	7294 N LAKE ST	PROPOSED	1	\$25,560
LANV0072040	7286 LAKE ST	PROPOSED	1	\$25,560
LANV0072041	7280 LAKE ST	PROPOSED	1	\$25,560
LANV0072042	7262 LAKE ST	PROPOSED	1	\$25,560
LANV0072045	7359 LAKE ST	PROPOSED	1	\$25,560
LANV0072046	7373 LAKE ST	PROPOSED	1	\$25,560
LANV0072047	7357 LAKE ST	PROPOSED	1	\$25,560
LANV0072048	7343 N Lake St	PROPOSED	1	\$25,560
LANV0072049	(to be CSM'd to adjacent land)	NO PROPOSED	0	\$0
LANV0072050	7301 LAKE ST	PROPOSED	1	\$25,560
LANV0072051	7295 N LAKE ST	PROPOSED	1	\$25,560
LANV0072052	7285 LAKE ST	PROPOSED	1	\$25,560
LANV0072053	7277 LAKE ST	PROPOSED	1	\$25,560
LANV0072054	(to be CSM'd to adjacent land)	NO PROPOSED	0	\$0
LANV0072055	7249 LAKE ST	PROPOSED	1	\$25,560
LANV0072056	7241 N LAKE ST	PROPOSED	1	\$25,560
LANV0072059	7376 BAY ST	PROPOSED	1	\$25,560
LANV0072060	7362 BAY ST	PROPOSED	1	\$25,560
LANV0072061	7352 N BAY ST	PROPOSED	1	\$25,560
LANV0072062	7342 BAY ST	PROPOSED	1	\$25,560
LANV0072063	7332 N BAY ST	PROPOSED	1	\$25,560
LANV0072064	7375 BAY ST	PROPOSED	1	\$25,560
LANV0072065	7361 BAY ST	PROPOSED	1	\$25,560
LANV0072066	7351 BAY ST	PROPOSED	1	\$25,560
LANV0072068001	20758 W STATE ST	PROPOSED	1	\$25,560
LANV0072081	20452 GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0072082	20476 GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0072083	20498 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0072084	20516 GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0072976	NOT ASSIGNED	NO PROPOSED	1	\$21,680
LANV0072977	20538 GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0072990	20908 W STATE ST	PROPOSED	1	\$25,560
LANV0072991	20830 W STATE ST	PROPOSED	1	\$25,560
LANV0072992	20784 W STATE ST	PROPOSED	1	\$25,560
LANV0072993	(State Street Vacant)	PROPOSED	1	\$25,560
LANV0073101	20720 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073102	20680 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073103	20642 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073104	20618 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073105	20600 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073106	20576 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073107	20729 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073108	20701 FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073109	20673 W FOREST VIEW DR	PROPOSED	1	\$25,560

TAXKEY	SITEADDRESS	Public_Ser	Equivalent_Meters	Special Assessment
LANV0073110	20637 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073111	20609 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073112	20577 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073452002	20585 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0073452003	NOT ASSIGNED	PROPOSED	1	\$25,560
LANV0073454	7100 N PARK VIEW DR	PROPOSED	1	\$25,560
LANV0073455	7078 N PARKVIEW DR	PROPOSED	1	\$25,560
LANV0073456	7064 N PARKVIEW DR	PROPOSED	1	\$25,560
LANV0073457	20430 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073457001	20435 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073458	20485 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073459	20519 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073460	20545 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073461	20548 W FOREST VIEW DR	PROPOSED	1	\$25,560
LANV0073462	7051 N PARK VIEW DR	PROPOSED	1	\$25,560
LANV0073463	7067 N PARK VIEW DR	PROPOSED	1	\$25,560
LANV0073464	7085 N PARK VIEW DR	PROPOSED	1	\$25,560
LANV0073465	7099 N PARK VIEW DR	PROPOSED	1	\$25,560
LANV0073466	20577 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0073492001	20691 W MAIN ST	PROPOSED	1	\$25,560
LANV0073492002	20575 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0073492005	20581 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0073493	20579 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0073494	20545 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0073495	20515 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0073496	20489 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0073497	20467 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0073498	20451 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0073499	20431 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0073500	20413 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0074458	21476 W MAIN ST	PROPOSED	1	\$25,560
LANV0074470001	21496 W MAIN ST	PROPOSED	1	\$25,560
LANV0074471	21520 W MAIN ST	PROPOSED	1	\$25,560
LANV0074472001	21786 MAIN ST	PROPOSED	1	\$25,560
LANV0074473001	6802 N TOWNLINE RD	PROPOSED	1	\$25,560
LANV0074474001	6836 N TOWN LINE RD	PROPOSED	1	\$25,560
LANV0074476	6846 N TOWN LINE RD	PROPOSED	1	\$25,560
LANV0074477	6862 N TOWN LINE RD	PROPOSED	1	\$25,560
LANV0074478	6894 N TOWN LINE RD	PROPOSED	1	\$25,560
LANV0075494	21838 W MAIN ST	PROPOSED	1	\$25,560
LANV0075495	21866 MAIN ST	PROPOSED	1	\$25,560
LANV0075496	21888 MAIN ST	PROPOSED	1	\$25,560
LANV0075497	21912 W MAIN ST	PROPOSED	1	\$25,560
LANV0075498	21980 W MAIN ST	PROPOSED	1	\$25,560
LANV0075499	6754 N TOWN LINE RD	PROPOSED	1	\$25,560
LANV0075500	6792 N TOWN LINE RD	PROPOSED	1	\$25,560
LANV0078479	Lannon Estates (See LANV0078479)	PROPOSED	0	\$0
LANV0078480	20179 W GOOD HOPE RD	NA	20	\$511,110
LANV0078480002	20149 GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0078480003	20265 W GOOD HOPE RD	NO PROPOSED	1	\$21,680
LANV0078480005	20255 W GOOD HOPE RD UNIT A	PROPOSED	1	\$25,560
LANV0078480006	7058 LANNON RD	PROPOSED	1	\$25,560
LANV0078480007	(Lannon Rd. Vacant)	PROPOSED	1	\$25,560

TAXKEY	SITEADDRESS	Public_Ser	Equivalent_Meters	Special Assessment
LANV0078480008	(Lannon Rd. Vacant)	PROPOSED	1	\$25,560
LANV0078480009	(Lannon Rd. Vacant)	PROPOSED	1	\$25,560
LANV0078481	20275 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0078482	7072 LANNON RD	PROPOSED	1	\$25,560
LANV0078483	7086 LANNON RD	PROPOSED	1	\$25,560
LANV0078484	7098 LANNON RD	PROPOSED	1	\$25,560
LANV0078485	7118 N LANNON RD	PROPOSED	1	\$25,560
LANV0078486001	7132 LANNON RD	PROPOSED	1	\$25,560
LANV0078487001	7142 LANNON RD	PROPOSED	1	\$25,560
LANV0078488	7152 LANNON RD	PROPOSED	1	\$25,560
LANV0078492	20393 GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0078493	20367 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0078494	NOT ASSIGNED	PROPOSED	1	\$25,560
LANV0078494001	20321 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0078495	20279 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0078496	20125 W GOOD HOPE RD	PROPOSED	1	\$25,560
LANV0078497	20101 W GOOD HOPE RD	PROPOSED	1	\$25,560