

NOTICE OF PUBLIC HEARING ON AREA-WIDE SPECIAL ASSESSMENTS
FOR RESERVE CAPACITY ASSESSMENT FOR SEWER SERVICE
IN THE CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN

PLEASE TAKE NOTICE that the Common Council of the City of Muskego has declared its intention to exercise its police power under §66.0703, WI Statutes, to levy area-wide reserve capacity assessment against all lots and parcels of real estate located within the area presently connected to the public sanitary sewer, and those not connected, to pay back the financing incurred by the City of Muskego to purchase capacity in the treatment facility for sewer service as well as other capital expenses incurred.

See Attached Legal Description Exhibit "A"
and
Attached Map Exhibit "B"

PLEASE TAKE FURTHER NOTICE that it is proposed that said Reserve Capacity Assessment shall be set as follows:

EXISTING HOMES AND BUSINESSES

Property owners whose improved lot has been connected to city sewer prior to January 1, 2002 will pay a proposed reserve capacity assessment of \$587.50 per residential equivalency connection.

Properties being served prior to public sewer connection by septic and holding tanks will pay this proposed assessment when the plumbing permit is obtained to connect to the sewer. It is proposed to increase this \$587.50 assessment by \$22.50 per residential equivalency connection per year commencing January 1, 2003.

FUTURE HOMES AND BUSINESSES

Properties where public sewer and connection takes place or additional capacity is made available on or after January 1, 2002 and which are not being served by a septic system or holding tank, will pay a proposed reserve capacity assessment of \$3,525 per residential equivalency connection at the time a building permit is issued. This proposed reserve capacity assessment will increase by \$135 each January 1 commencing on January 1, 2003.

PLEASE TAKE FURTHER NOTICE that said proposed assessment may be payable in installments and at such time as determined by the Common Council after this public hearing.

The Reserve Capacity Assessment will be used to pay back the financing incurred by the City of Muskego to purchase capacity in the treatment facility for sewer service as well as other capital expenses incurred.

PLEASE TAKE FURTHER NOTICE that a report specifically detailing all special assessments and properties affected is on file with the City Clerk and may be inspected in her office on any work day between the hours of 8:00 AM and 4:30 PM.

PLEASE TAKE FURTHER NOTICE that a public hearing will be held by the Common Council on Tuesday, May 14, 2002 at 7:20 PM at the Muskego City Hall, W182 S8200 Racine Avenue, Muskego, Wisconsin.

The Council will hear all persons interested, or their agents or attorneys, concerning the matters contained in the preliminary resolution authorizing said assessment. All objections will be considered at said hearing and the Council will make a final determination of said assessments. When a final determination of assessments has been made, a resolution will be passed, which resolution will be published as a Class 1 notice, and a notice of assessment will be mailed to each property owner affected.

Dated at Muskego, Wisconsin this 26th day of April, 2002.

CITY OF MUSKEGO

Jean K. Marendia, CMC
Clerk-Treasurer

Exhibit "A"

MUSKEGO AREA WIDE RESERVE CAPACITY
ASSESSMENT DISTRICT

LEGAL DESCRIPTION

All that part of Sections 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 21, Town 5 North, Range 20 East, and all that part of Section 13, Town 5 North, Range 19 East, city of Muskego, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northeast quarter section of Section 5, Range 5, Township 20; thence Easterly along the Northern corporate limits of the City of Muskego to the Northeast corner of the corporate limits; thence Southerly along the Eastern corporate limits of the City of Muskego to North Cape Road; thence Southwesterly along North Cape Road to Schaefer Road; thence westerly along Schaefer Road to the western end of Schaefer Road; thence Northerly approximately 568 feet to a point; thence Easterly approximately 145 feet to a point, thence Northerly approximately 167 feet to a point intersecting the North line of the Southeast quarter section of Section 13; thence westerly along the North line of the Southeast and Southwest quarter sections of Section 13 to a point approximately 390 feet west of the intersection of Durham Drive and Holz Drive; thence Southerly approximately 1340 feet along the East property line of the properties on the east side of Holz Drive to a point South of Holz Drive; thence West to a point of intersection with the East line of the Southwest quarter section of Section 14; thence South along said section line to the Southeast corner of the Southwest quarter section of Section 14; thence westerly along the South lines of Sections 14, 15, and 16 to Racine Avenue; thence Southerly along the Eastern property line of Muskego High School; thence westerly along Muskego High Schools Southern property line; thence Northerly along Muskego High School's western property line to Woods Road; thence westerly along Woods Road to the Southeast corner of the Southwest quarter section of Section 17; thence Westerly approximately 1310 feet to a point; thence Northerly approximately 430 feet to Woods Road; thence continuing Northerly along Woods Road to the Wisconsin Electric Power Company right-of-way just South of Janesville Road; thence Southwesterly along the Wisconsin Electric Power Company right-of-way to the intersection with Janesville Road; thence continuing Southwesterly along Janesville Road to the intersection with the west line of the Southwest quarter section of Section 18; thence along the Southern, Western and Northern boundaries of the property in the southeast and northeast quarter sections of Section 13 in Town 5, Range 19, which was annexed by the City of Muskego, to the Northwest corner of Section 18, Town 5, Range 20; thence along the Northern line of Section 18 to the intersection with the Hillendale Drive; thence Northerly and Northeasterly along Hillendale Drive to a point approximately 250 feet northeast of the intersection of Hillendale Drive and Field Drive; thence Northerly approximately 1165 feet to a point; thence westerly approximately 110 feet to a point; thence Northerly approximately 1330 feet to the intersection with the South line of Section 5; thence westerly approximately 890 feet to a point; thence Northeasterly approximately 700 feet to a point; thence northeasterly approximately 700 feet to a point; thence Easterly approximately 400 feet to a point; thence Northerly approximately 1330 feet to a point intersecting the Northern corporate limits of the City of Muskego; along the North line of the Southwest quarter section of Section 5; thence Easterly and Northerly along the corporate limits to the point of beginning, said point being the Northwest corner of the Northeast quarter section of Section 5. The exact location of the assessment boundary line for areas not along the corporate limits is shown on cadastral maps on file at the City of Muskego City Hall.

Also including lands described on following pages.

CITY OF MUSKEGO RESEVE CAPACITY ASSESSMENT DISTRICT SOUTEAST
AREA FACILITIES AREA

All that part of Section 13, 23, 24, 25, 26, and 35, Town 5 North, Range 19 East, City of Muskego, Waukesha County, Wisconsin, bounded and described as follows;

Commencing at the intersection of the centerline of North Cape Road and the East Corporate Boundary of the City of Muskego; thence Southerly along said centerline to the intersection of centerlines of North Cape Road and Schaefer Road; thence West to a point 400' West of and perpendicular to the centerline C.T.H. 00 (North Cape Road);

thence South along a line 400' West of and perpendicular to the centerline of C.T.H. 00 to a point 400 feet North of and perpendicular to the North line of Section 24;

thence West along said line to a point 400' West of and perpendicular to Durham Drive;

thence Southeasterly along a line 400' West of and perpendicular to Durham Drive to a point 400' West of an perpendicular to C.T.H. 00;

thence Southerly along a line 400' West of and perpendicular to a point 300' North of the South line of Section 24;

thence West along a line 300' North of the South line of Section 24 to a point 300' East of the West line of Section 24;

thence North along a line 300' East of the West line of Section 24 to a point 300' North of the South line of the North half of Section 24;

thence West to the East shore of Big Muskego Lake;

thence Southwesterly along the shore of Big Muskego Lake to a point 700' East of the West line and 900' North of the South line of Northwest Quarter (NW ¼) of Section 26;

thence Southeasterly to a point on the North line of the South half of Section 26 and 1000' East of West line of said section;

thence South along a line 1000' East of the West line of Section 26 to a point 400' North of the South line of Section 26;

thence West along a line 400' North of the South line of Section 26 to the West line of Section 26;

thence South along the West line of Section 26 and 35 to a point 400' South of the North line of Section 35;

thence East along a line 400' South of the North line of Section 35 to a ;point 1000' East of the West line of Section 35;

thence South along a line 1000' East of the West line Section 35 to a point 400' South of and perpendicular to Loomis Drive;

thence Northeasterly along a line 400' South of and perpendicular to Loomis Drive to a point 400 South of and perpendicular to S.T.H. 36 (Loomis Road),

thence Northeasterly along a line 400' South of and perpendicular to Loomis Road to the East Corporate Boundary line of the City of Muskego;

thence Northerly along the Corporate Boundary of the City of Muskego to the point of beginning.

2002 Additions

Being part of the Southeast $\frac{1}{4}$, and Southwest $\frac{1}{4}$ of Section 13, Town 5 North, Range 20 East, in the City of Muskego, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at a point on the North line of the Southwest $\frac{1}{4}$ of Section 13 said point being 390 feet more or less West of the intersection of Durham Drive and Holz Drive, said point also being the point of beginning of lands described herein; thence southerly along the East property lines of the properties East of Holz Drive 1340 feet more or less; thence Easterly 1231 feet more or less to the East line of said $\frac{1}{4}$ Section; thence Southerly along said East line 426 feet more or less to the North line of the property identified as Tax-key No. 2211.998; thence Northeasterly along said North line 444 feet more or less to the Centerline of Durham Road; thence Southeasterly along said center line 246 feet more or less to South extended property line of parcel identified by Tax-key No. 2212.993; thence Easterly along said South line 146 feet more or less, to the East line of said parcel, said East line also being the West line of parcel 1 of Certified Survey Map No. 7155; thence Northerly along said West line 178.21 feet to the Northeast corner of said Parcel 1, said point also being the Southeast corner of parcel identified by Tax-key No. 2211.999; thence Northerly 1794 feet more or less to the North line of the South East $\frac{1}{4}$ of said Section 13; thence Westerly along said North line 827.64 feet to the Northwest corner of said $\frac{1}{4}$ Section; thence Westerly along the North line of the said Southwest $\frac{1}{4}$ 1356 feet more or less to the point of beginning. Containing 72.6 acres more less.

Being part of the Northeast $\frac{1}{4}$, Southeast $\frac{1}{4}$, and Southwest $\frac{1}{4}$ of Section 25 and the Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of Section 36, Town 5 North, Range 20 East, in the City of Muskego, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the intersection of the North line of the Northwest $\frac{1}{4}$ of Section 36 and a point 400 feet Southeasterly and perpendicular of Loomis Drive, said point also being the point of beginning of lands described herein; thence Easterly along said North line 2264 feet more or less to the Northeast corner of said $\frac{1}{4}$ Section; thence Southerly along the West line of the Northeast $\frac{1}{4}$ of said Section, 2685 feet more or less to the Southwest corner of said $\frac{1}{4}$ Section; thence Southerly along the West line of the Southeast $\frac{1}{4}$ of said Section, 1343 feet more or less to the south $\frac{1}{16}$ line of said $\frac{1}{4}$ Section; thence Easterly along said $\frac{1}{16}$ line, 1312 feet more or less to the center of said $\frac{1}{4}$ Section; thence Southerly along the West $\frac{1}{16}$ line of said $\frac{1}{4}$ Section 308 feet more or less; thence Easterly 1312 feet more or less to the East line of said $\frac{1}{4}$ Section; thence Northerly along the East line of said $\frac{1}{4}$ Section, said line also being the East boundary of the City of Muskego, 1668 feet more or less to the Northeast $\frac{1}{4}$ of said $\frac{1}{4}$ Section; thence Northerly along the East line of said $\frac{1}{4}$ Section, and said East boundary of the City of Muskego, 2709 feet to the Northeast corner of said $\frac{1}{4}$ Section; thence continuing Northerly along East City boundary line and the East line of the Southeast $\frac{1}{4}$ of Section 25, 2693 feet more or less to the North line of said $\frac{1}{4}$ Section; thence Continuing Northerly along said East City boundary line, said line also being the East line of the Northeast $\frac{1}{4}$ of said Section, 716 feet more or less to a point of intersection with a line 400 feet South of and perpendicular to S.T.H. 36 Loomis Road; thence Southwesterly along said line to a point

400 feet South of and perpendicular to Loomis Drive; thence Southwesterly along said line to the point of beginning. Containing 479.7 more or less.

Being part of the Northwest $\frac{1}{4}$ of Section 21, Town 5 North, Range 20 East, in the City of Muskego, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northwest $\frac{1}{4}$ of Section 21, said point also being the point of beginning of lands described herein; thence Southerly along the East line of said $\frac{1}{4}$ Section 1325 feet more or less; thence Westerly 1192 feet more or less to the centerline of C.T.H. Y (Racine Avenue); thence Northerly along said centerline to the North line of said $\frac{1}{4}$ Section; thence Easterly along said North line 933 feet more or less to the said Northeast corner and the point of beginning. Containing 32.8 acres more or less.

Being part of the Southwest $\frac{1}{4}$ of Section 5, Town 5 North, Range 20 East, in the City of Muskego, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Intersection of the North line of Southwest $\frac{1}{4}$ of Section 5 and the extended West line of Lakeview Highlands North, said point also being the point of beginning of lands described herein; thence Southerly along said West line 1354 feet more or less, to the South right-of-way line of Adrian Drive, said line also being the South Line of said Subdivision; thence Easterly along said South line 457 feet more or less; thence Northerly 1353 feet more or less to the North line of Said $\frac{1}{4}$ Section; thence Westerly along said North line 461 feet more or less to point of beginning. Containing 14.2 acres more or less.

Being part of the Northeast $\frac{1}{4}$, and Northwest $\frac{1}{4}$ of Section 20 and Northwest $\frac{1}{4}$ of Section 21, Town 5 North, Range 20 East, in the City of Muskego, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the intersection of the centerline of C.T.H. Y (Racine Avenue) and the South line of the Northwest $\frac{1}{4}$ of Section 21, said point also being the point of beginning of lands described herein; thence Westerly along South line the to Southwest Corner of said $\frac{1}{4}$ Section; thence continuing Westerly along the South line of the Northeast $\frac{1}{4}$ of Section 20, 2,672 feet more or less to the Southwest corner of said $\frac{1}{4}$ Section; thence Continuing Westerly along the South line of the Southwest $\frac{1}{4}$ of said Section 1,630 feet more or less to the West line of the property identified by Tax-key No. 2238.992; thence Northerly along said West line 1336 feet more or less to the South line of the property identified by Tax-key No. 2238.995; thence Easterly along said South line 237 feet more or less to the West line of the property identified by Tax-key No. 2238.999; thence Northerly along said West line 1337 feet more or less to the north line of said Northwest $\frac{1}{4}$ Section; thence Easterly along said North line 1342 feet more or less to the Northwest Corner of said Northeast $\frac{1}{4}$ Section; Thence continuing Easterly along the north line of the Northeast $\frac{1}{4}$ of said Section 20, 2,703 feet more or less to the Northwest corner of the Northwest $\frac{1}{4}$ of said Section 21; thence Southerly along the West line of said $\frac{1}{4}$ Section, 1332 feet more or less the o the South line of lands Owned By Muskego High School; thence Easterly along said South line 1471 feet to the centerline of C.T.H. Y (Racine Avenue); thence Southerly along said centerline to the point of beginning. Containing 292.8 acres more or less.

