

**MUSKEGO, WISCONSIN  
NOTICE OF PUBLIC HEARING  
CREATING COMMUNITY DEVELOPMENT AUTHORITY  
REDEVELOPMENT DISTRICT NO. 1**

Please take notice that the City of Muskego Community Development Authority will hold a PUBLIC HEARING at 7:00 PM Wednesday January 15, 2002 in the Muskego Room of City Hall, W182 S8200 Racine Avenue to consider a proposal to create a Redevelopment District, the boundaries of which would be within the area described as:

All that part of the Northeast  $\frac{1}{4}$ , Southeast  $\frac{1}{4}$ , and the Southwest  $\frac{1}{4}$  of Section 2, and the Northwest  $\frac{1}{4}$  of Section 1, and the Southeast  $\frac{1}{4}$  of Section 3, all in Town 5 North, Range 20 East, City of Muskego, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the intersection of the West line of Parcel 1, of Certified Survey Map No. 8051, and the North line of Janesville Road (C.T.H. "L") said point also being the point of beginning of lands to be described; thence Northerly along said West line 637.30 feet to the North line of said Parcel 1; thence Easterly along said North line and the North line of Certified Survey Map No. 4188, a distance of 292 feet more or less, to the Southwesterly right-of-way line of Moorland Road (C.T.H."O"); thence Northwesterly along said right-of-way line 288 feet more or less, to the Northerly extended property line of Parcel 4, of Certified Survey Map No.9335; thence Northeasterly along said North line 389 feet more or less to an angle point; thence Northeasterly along the Northerly line of said Parcel 4, a distance of 67.14 feet, to a point on a curve; thence Southeasterly along the Northeast line of said Parcel 4 and along the arc of a curve 28.83 feet to the East line of said Parcel 4; thence Southerly along said East line 157.99 feet, to the Southerly line of said Parcel 4; thence Southwesterly along said South line, 154.20 feet to the Northeasterly right-of-way line of said Moorland Road, said line also being the Southwesterly line of Parcel 3, of said Certified Survey Map 9335; thence Southeasterly along said right-of way line 394.62 feet, to the South line of said Parcel 3; thence Easterly along said South line, 299.11 feet to the West line of Parcel 2, of said Certified Survey Map 9335; thence Southerly along said West line 135.20 feet to the North right-of-way line of said Janesville Road; thence Northeasterly along said right-of way line 519.75 feet to the Westerly line of Parcel 1 of said Certified Survey Map No. 9335; thence Northerly along said West line 338.38 feet, to a point on a curve; thence Northeasterly along the arc of a curve 21.21 feet, to the North line of said parcel 1; thence Easterly along said North line 95.11 feet to a point on a curve; thence Southeasterly along the arc of a curve 64.95 feet to the East line of said Parcel 1; thence Southerly along said East line 69.37 feet, to a point on a curve; thence Southerly along the arc of a curve 105.06 feet, to the North right-of-way line of said Janesville Road; thence Northeasterly along said right-of-way 1175.27 feet to a angle point in said right-of-way; thence Northeasterly along said right-of-way 331.00 feet to the Southwest corner of Lot 1, of Golden Country Estates Subdivision; thence Northerly along the West line of lots 1 and 2, of said Subdivision, 207.61 feet to an angle point; thence Northerly along the West line of Lots 2, 3, and 4 of said Subdivision, 337.38 feet to the South line of the Northwest  $\frac{1}{4}$ , Section 2, said point also being the Northeast corner of Lot 4 in said Subdivision; thence Easterly 182.00 feet along said South line to the Westerly right-of-way line of Woodland Place; thence Northerly along said Right-of-way line 59 feet more or less to the Southerly extended property line of Lot 2, Certified Survey Map No. 4610; thence Easterly along said South line 262 feet more or less to the Southeast line of said Lot 2; thence Northeasterly along said Southeast line 120.14 feet to the Northeasterly line of said Lot 2; thence Northwesterly along said Northeasterly line 121.61 feet to the East line of Lot 1, said Certified Survey Map; thence Northerly along said East line 70.00 feet to the Northerly line of said Lot 1; thence Northwesterly along said Northerly line 230.00 feet to the East line of the Northwest  $\frac{1}{4}$  of said Section 2, said line also being the East line of Glenbrook Subdivision; thence Northerly along said East line 485.00 feet; thence Easterly 120.00 feet; thence Southeasterly 560.00 feet to the East line of Lot 2, Certified Survey Map No. 4785; thence Southerly along the East line of said Lot 2, and the East line of Parcel 1 of Certified Survey Map No. 2962, a distance of 311.91 feet to the North line of Parcel 2, of said Certified Survey Map No. 2962; thence Northeasterly along the North line of said Parcel 2, 374 feet more or less to the East right-of-way line of Tess

Corners Drive; thence Northwesterly along said East right-of-way line 316 feet more or less to the Southerly line of Parcel 2, Certified Survey Map No. 3480; thence along the South line of said Parcel 576.38 feet, to the West line of Lot 1, Certified Survey Map No. 1077; thence Northerly along the West line of said Lot 1 a distance of 356 feet more or less to the South line of Parcel 2, Certified Survey Map No. 2657; thence Easterly along said South line 213.66 feet; thence Northerly 1070 feet more or less to the North line of the Northeast  $\frac{1}{4}$  of said Section 2, said North line also being the centerline of College Avenue and the North line of Muskego City Limits; thence Easterly along said North line 990.66 feet to the Northeast corner of said Northeast  $\frac{1}{4}$ ; thence Easterly along the North line of the Northwest  $\frac{1}{4}$  of Section 1, and said City limits line, 2666 feet more or less to the Northeast corner of said Northwest  $\frac{1}{4}$ ; thence Southerly along the East line of the said Northwest  $\frac{1}{4}$ , 89 feet more or less to the South right of way line of Janesville Road (C.T.H. "L"); thence Southwesterly along said right of way line 1232 feet more or less, to the Northwest corner of Lot 14, Block 17, Fountainwood Addition No. 3; thence Southerly along the West line of Lots 14, 15, 16, 17, and 18, Block 17 of said Subdivision 558.05 feet to the North line of Lot 19, Block 17 of said Subdivision; thence Southwesterly along said North line 120.00 feet, to the East line of Lot 20, Block 17, of said Subdivision; thence Northerly along the East line of said lots 20, 21, 22, 23, Block 17 of said Subdivision 558.05 feet, to the said South right-of-way line; thence Southwesterly along said South line 1525 feet more or less, to the West line of the Northwest  $\frac{1}{4}$ , of said Section 1, said line also being the West line of said Fountainwood Addition No. 3 Subdivision; thence Southerly along said West line 905 feet more or less, to the Southwest corner of said Northwest  $\frac{1}{4}$  Section; thence Southerly along the West line of the Southwest  $\frac{1}{4}$  of said Section 1, 431.70 feet, to the Southeast corner of lands designated by Tax key No. 2168-999; thence Westerly along said lands 906 feet more or less, to the East right-of-way line of Gaulke Drive; thence Northwesterly along said right-of-way 220 feet more or less, to the North right-of-way line of Gaulke Drive; thence Westerly along said right-of-way line 389 feet more or less to the East ultimate right-of-way line of Tess Corners Drive; thence Southeasterly along said right-of-way line 286 feet more or less, to the Northerly property line extended of parcel with Tax-key No. 2168-980; thence Southwesterly along said Northerly line 359 feet more or less to the Easterly line of Sandy Knoll Subdivision; thence Northwesterly along said East line 294 feet more or less to the Northerly line of said Sandy Knoll Subdivision; thence Southwesterly along the North line of said Subdivision 602.98 feet to the Northwest corner of said Subdivision; thence Southeasterly along the West line of said Subdivision 351.54 feet; thence Southerly along the west line of said Subdivision 334.97 feet to North line of Lot 6, in Belmont Greens Subdivision; thence Westerly along said North line 508 feet more or less, to the East right-of-way line of Durham Drive; thence Westerly 101 feet more or less to the West right-of-way line of Durham Drive, said point also being the Southeast corner of Lot 18, Block 1, Durham Meadows Subdivision; thence Northerly along said right-of-way line 125.00 feet, to the Northeast corner of Said Lot 18, thence Westerly 16 feet more or less to the West right-of-way line of said Drive, said point also being the Southeast corner of lands designated by Tax key No. 2167-998-001; thence Northerly along said right-of-way line 120 feet more or less to the Northeast corner of said lands; thence Westerly 164 feet more or less to the Northwest corner of said lands; thence Southerly 120 feet to the North line of Durham Meadows Subdivision; thence Westerly along said North line 331.55 feet, to the Northwest line of said Subdivision; thence Southwesterly along said Northwest line 572.15 feet to the East line of Lot 5, Certified Survey Map No. 5841, said point also being the Northwest corner of Lot 8, Block 1, of said Subdivision; thence Southeast along said East line 158.52 feet, to the North right-of-way line of Cornell Circle; thence Southwesterly 261.33 along the arc of a circle whose center is to the Southeast, whose radius is 681.56 feet, whose chord bears S29°55'26"W with a chord length of 259.72 feet, to the South right-of-way line of a 60.00 feet wide unimproved street; thence Northwesterly along said right-of-way line 303.83 feet; thence continuing Northwesterly 77.82 feet to the Northerly line of Lot 1 Certified Survey Map No. 9462, said line also being the South right-of-way line of a 60.00 foot wide unimproved street, to a point on a curve; thence Southwesterly along said right-of-way line, and along the arc of a curve 183.62 feet, thence Southwesterly along said right of way 729.93 feet to the East right-of-way line of Moorland Road a 120 foot wide street; thence Continuing Southwesterly 120.13 feet to the West right-of-way line of said Moorland Road, said point also being the Northeast corner of Lot 3, of Certified Survey Map No. 9463; thence Continuing Southwesterly 393.12 feet along the North

line of said Lot 3, said line also being the South right-of-way line of a 60 foot wide unimproved street, to the West line of the Southwest ¼ of said Section 2; thence Northerly along said West line 850.54 feet to the Southerly right-of-way of said Janesville Road (C.T.H. "L"); thence Southwesterly along said right-of-way 454 feet more or less to the West line extended property line of Parcel 1, of said Certified Survey Map No. 8051; thence Northerly 141 feet more or less to the intersection the West line of said Parcel 1, and the North right-of-way line of said Janesville Road, said point also being the point of beginning. Consisting of the following parcels identified by their Tax Identification Numbers:

TAX KEY NUMBER			
2162.992	2167.995.015*	2165.986	2168.992
2162.993	2167.997	2165.989.001	2168.993
2162.994	2167.998	2165.989.002	2168.994
2162.996	2167.999	2165.996.006	2168.996
2162.996.001	2168.961	2165.999	2168.997
2162.997	2168.963	2167.007.006	2168.999
2162.998	2168.982	2167.065	2172.998
2162.999	2168.983	2167.066	2172.998.002
2162.999.001	2168.984	2167.067	2165.982
2165.972	2168.985	2167.068	2165.983
2165.973	2168.986.001	2167.993	2165.984
2165.974	2168.986.002	2167.994	2165.984.001
2165.975	2168.986.003	2167.995.007*	2165.985
2165.976	2168.987	2167.995.010*	2167.995.013*
2165.977	2168.988	2167.995.011*	2167.995.014*
2165.978	2168.989	2167.995.012*	2168.991
2168.990			

A map of the Project Area is included herewith. Such hearing shall also be for the purpose of considering the proposed Project Plan for such Redevelopment District. Proposed projects include:

1. Improvements required within rights-of-way which may include but are not limited to :
  - Installation of water mains, laterals, and related appurtenances
  - Incidental repairs or replacement of sanitary sewer laterals as may be required upon excavation and inspection of said facilities,
  - Stormwater management conveyance systems as may be required to comply with Chapter 34 of the Muskego Municipal Code and MMSD regulations,
  - Installation of recreation trails and sidewalks,
  - Landscaping and urban design enhancements including decorative benches, decorative directional signage, banners, and "place making" appurtenances, and boulevard median enhancements.
2. Improvements which may be required to real property include but are not limited to:
  - Acquisition and consolidation of small or irregular shaped parcels in order to create parcels of marketable size and shape,
  - On-site stormwater management appurtenances and / or conveyance systems ,
  - Water service laterals from the right-of-way line to the structure, including connections charges, payment of front foot and Water Capacity Assessment District connection charges, possible abandonment of private wells and / or plumbing to assure that cross-connections do not occur with the municipal water system,
  - Conversion of overhead utility wires to underground services, including costs to bring services of individual residential and commercial properties to Code,

- Construction of new or renovated commercial or “mixed use” traditional neighborhood developments including but not limited to the hard and soft costs of said construction.

All interested parties will be given an opportunity to express their views on the creation of the District, the proposed boundaries, and the proposed Project Plan thereof. A copy of the Project Plan is available for review at the City of Muskego Planning Department at the address above.

Such hearing shall be public and citizens and interested parties shall be heard. This hearing may be adjourned from time to time.

Dated This 2<sup>nd</sup> Day of December 2002.

Publish in the Muskego Sun December 19, 2002 and December 26, 2002.

BY ORDER OF THE COMMUNITY DEVELOPMENT AUTHORITY  
CITY OF MUSKEGO, WISCONSIN

NOTICE

IT IS POSSIBLE THAT MEMBERS OF AND POSSIBLY A QUORUM OF MEMBERS OF OTHER GOVERNMENTAL BODIES OF THE MUNICIPALITY MAY BE IN ATTENDANCE AT THE ABOVE-STATED MEETING AND GATHER INFORMATION; NO ACTION WILL BE TAKEN BY ANY GOVERNMENTAL BODY AT THE ABOVE-STATED MEETING OTHER THAN THE GOVERNMENTAL BODY SPECIFICALLY REFERRED TO ABOVE IN THIS NOTICE.

"Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the City Clerks Office at City Hall, W182 S8200 Racine Avenue, (262) 679-5625."