

NOTICE OF PUBLIC HEARING ON AREA-WIDE SPECIAL  
ASSESSMENTS FOR WATER CAPACITY ASSESSMENT FOR  
WATER 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 §66.0701, Wisconsin Statutes to levy area-wide water capacity assessments upon property within the following described territory located within the City for benefits conferred upon such properties as a result of debt service and retirement for water connections and other water improvements to provide water service to the entire territory described:

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

PLEASE TAKE FURTHER NOTICE that the assessment proposed to be levied is to be levied against all lots and parcels of real estate located within the territory above described which are not presently, at the time of the final resolution levying the special assessment, actually connected to the public water and receiving the immediate benefit, and against all lots and parcels of real estate actually connected and receiving an immediate benefit.

PLEASE TAKE FURTHER NOTICE that the water capacity assessment (WCA) proposed to be levied is based upon the police power of the City of Muskego and is to be levied for the benefit given to all unconnected real estate in the City of Muskego for the benefit conferred upon that unconnected real estate for the availability of a capacity in the water system and against all connected real estate for the immediate capacity now to be utilized.

PLEASE TAKE FURTHER NOTICE that the water capacity assessment (WCA) proposed to be levied herein may be allowed to be paid in installments. The exact schedule of those properties immediately assessed and installments thereon shall be determined when the final resolution is adopted.

PLEASE TAKE FURTHER NOTICE that the water capacity assessment (WCA) will be used to pay back the financing incurred by the City of Muskego to create water service improvements as well as other expenses incurred for water service improvements.

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

PLEASE TAKE FURTHER NOTICE that a public hearing will be held by the Common Council at 6:15 P.M. on March 25, 2003, in the Muskego City Hall, W182 S8200 Racine Avenue.

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 5th day of March, 2003.

CITY OF MUSKEGO

Jean K. Marendia, CMC  
Clerk-Treasurer

## EXHIBIT "A"

October 16, 2002

### **Eighth Amended Legal Description for the Water Connection Assessment (WCA) District**

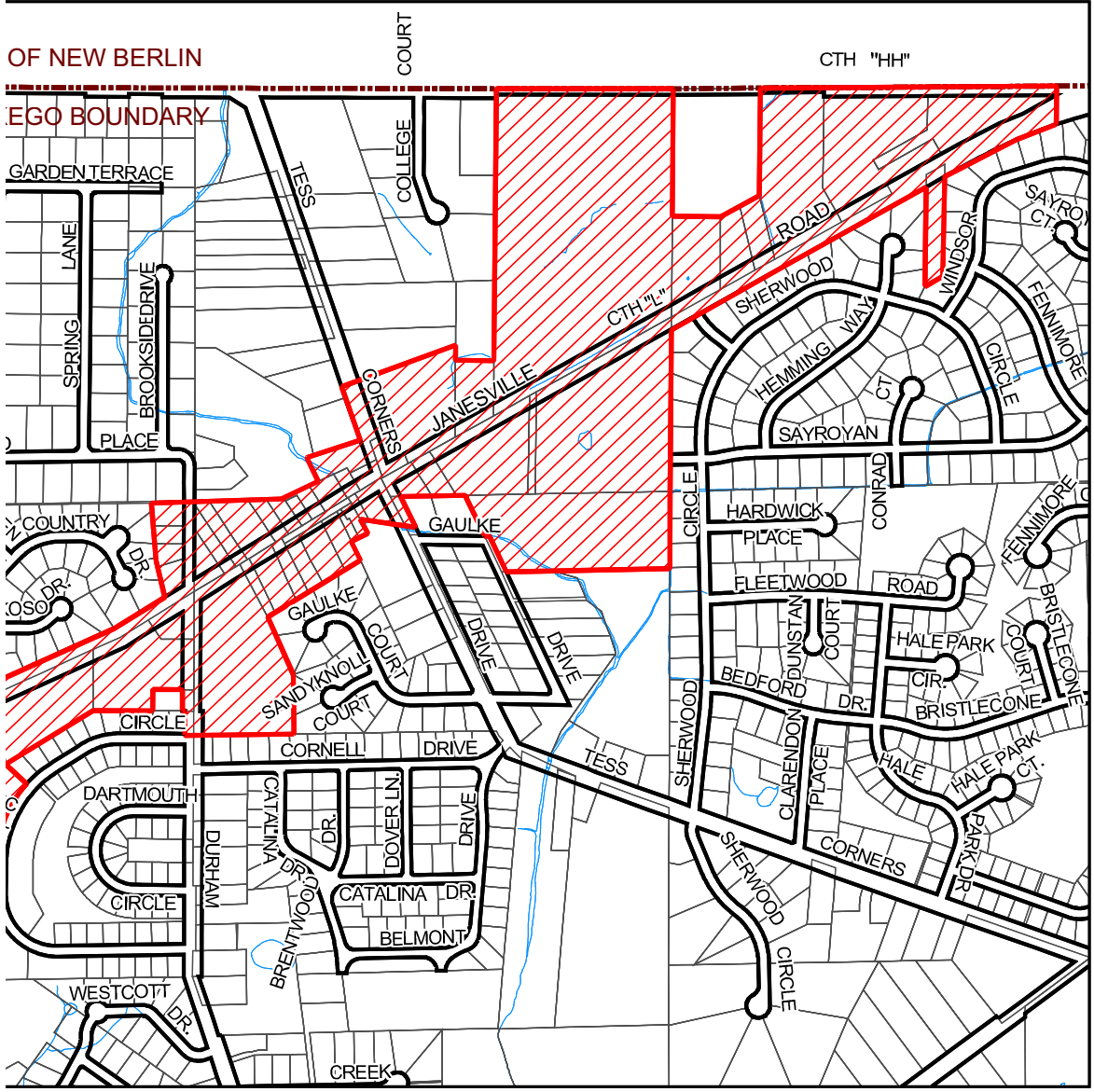
All that part of the Northeast  $\frac{1}{4}$ , Southeast  $\frac{1}{4}$ , and the Southwest  $\frac{1}{4}$  of Section 2, Town 5 North, Range 20 East, City of Muskego, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Northeast  $\frac{1}{4}$  of Section 2, said point also being the point of beginning; thence Easterly along the South line of said Northeast  $\frac{1}{4}$  496.17 feet to the East line of lands designated by Tax key No. 2168-993; thence Northwesterly along said East line 7.26 feet; thence Northeasterly 216.97 feet to the Southwest corner of Parcel 2 Certified Survey Map No. 2962; thence Northerly along the West line of said parcel 2, 150.50 feet to the Northwest corner of said parcel 2; thence Northeasterly along the North line of said parcel 2, 313.36 feet to the West right-of-way line of Tess Corners Drive; thence Northwesterly along said right-of-way line 316 feet more or less; thence Northeasterly 100 feet more or less to the East right-of-way line of said Drive, said point also being the Southwest corner 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 Southerly along said west line 84 more or less, to the South line of said Lot; thence Easterly along the said South line, 213.24 feet to the East line of said Lot; thence Northerly along said East line, 1519 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  $\frac{1}{4}$  Section; thence Southerly along the East line of said  $\frac{1}{4}$  Section 714 feet more or less; thence Easterly 270.79 feet; thence Northeasterly 248.86 feet; thence Northerly 597 feet more or less to the North line of the Northwest  $\frac{1}{4}$  of Section 1, said line also being the centerline of College Avenue; thence Easterly along said North line and centerline 1653 feet more or less; thence Southerly 214 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 688 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 said Northeast  $\frac{1}{4}$  Section, 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 Northeast  $\frac{1}{4}$  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 26 feet more or less to the Southeast corner of lands designated by Tax key No. 2168-963; thence Northwesterly along the East line of said lands 249.72 feet, to the North line of said Southeast  $\frac{1}{4}$  Section 2; thence Westerly along said  $\frac{1}{4}$  Section line 357 feet more or less to the East right-of-

Eighth Amended Legal Description for the WCA District  
October 16, 2002

way line of Tess Corners Drive; thence Southeasterly along said right-of-way 192 feet more or less; thence Northwesterly 313 feet more or less to the East line of Parcel 2, Certified Survey Map No. 6642, said point also being the Southwest corner of lands designated by Tax key No. 2168-994; thence Southeasterly along said East line 89.10 feet to the South line of said Certified Survey Map; thence Southwesterly along said South line 100.50 feet to the East line of Parcel 3, Certified Survey Map No. 2167; thence Southeasterly along said East line 112.48 feet to the Southeast corner of said Parcel 3, said point also being the Northeast corner of Lot 10, in 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 159.52 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  $S29^{\circ}55'26''W$  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 Northerly 564 feet more or less to the North right-of-way line of Janesville Road (C.T.H. L), said point also being the Southwest corner of Lot 47, Golden Country Estates Subdivision; thence Northeasterly along said right-of-way line 987.79 feet to an angle point in said right-of-way; thence Northeasterly along said right-of-way 331.00 feet to the Southwest corner of Lot 1, in said 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 242.01 feet along said South line to the Southwest corner of said Northeast  $\frac{1}{4}$ , said point also being the point of beginning (See Attached Map)





Daniel Flamini, RLS #2486

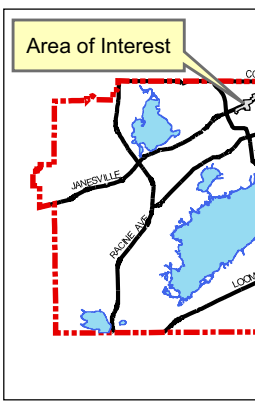


# EXHIBIT "E"

## 8th Amended WCA Map

**LEGEND**

-  WCA 8th Amended
-  Property
-  Right-of-way
-  Hydrography



Scale: 0 490 980 1,960 Feet



Prepared by City of Muskego  
 Planning Department  
 10/17/2002