

RESOLUTION NO. 003-2003

RESOLUTION OF THE CITY OF MUSKEGO COMMUNITY DEVELOPMENT
AUTHORITY DESIGNATING THE BOUNDARIES OF THE REDEVELOPMENT
DISTRICT NO. 2 PROJECT AREA, AND FINDING AND DECLARING THAT THE
PROJECT AREA IS A BLIGHTED AREA AND THAT SPECIFIED PARCELS
WITHIN THE PROJECT AREA ARE BLIGHTED PROPERTIES

WHEREAS, the City of Muskego Community Development Authority (the "CDA") anticipates the preparation and due consideration of a proposed draft Redevelopment Plan for the Redevelopment District No. 2 Project Area (the "Redevelopment Plan"), and;

WHEREAS, The CDA has reviewed proposed boundaries for the Redevelopment District No. 2 Project Area and has reviewed findings of the City of Muskego Planning Department relating to blighted areas and blighted properties;

NOW, THEREFORE, BE IT RESOLVED by the CDA as follows:

1. That the CDA hereby designates and approves the boundaries of the Redevelopment District No. 2 Project Area, which are shown on the attached Exhibit A, and which encompass the area that is legally described on the attached Exhibit B (the "Project Area"), pursuant to Wis. Stat. § 66.1333(6)(b)1; and
2. That the CDA hereby finds and declares that the Project Area is a blighted area as defined in Wis. Stat. § 66.1333(2m)(b), which is in need of a blight elimination, slum clearance and urban renewal project, and that the following parcels of land within the Project Area are blighted properties as defined in Wis. Stat. § 66.1333(2m)(bm): S76 W17957 Janesville Road, Tax Key No. 2196.996; No address – Janesville Road, Tax Key No. 2196.974; No address - Pioneer Drive, Tax Key No. 2196.995; no address – Janesville Road, Tax Key No. 2196.972; S76 W17815 Janesville Road, Tax Key No. 2196.971; no address – Janesville Road, Tax Key No. 2196.959.001; S76 W17745 Janesville Road, Tax Key No. 2196.969; S75 W17536 Janesville Road, Tax Key No. 2193.123; S75 W17524 Janesville Road, Tax Key No. 2193.124; S75 W17510 Janesville Road, Tax Key No. 2193.125; S75 W17385

Janesville Road, Tax Key No. 2196.955; S75 W17363 Janesville Road, Tax Key No. 2196.954; S75 W17374 Janesville Road, Tax Key No. 2193.086; S75 W17358 Janesville Road, Tax Key No. 2193.088; S75 W17308 Janesville Road, Tax Key No. 2193.059; S75 W17237 Janesville Road, Tax Key No. 2196.952; W171 S7260 Lannon Drive – Tax Key No. 2198.001; S75 W17226 Janesville Road, Tax Key No. 2193.070; W172 S7505 Lannon Road, Tax Key No. 2193.069; S74 W17000 Janesville Road, Tax Key No. 2198.984 ; S74 W17005 Janesville Road, Tax Key No. 2198.999.001; Multiple tenant addresses, Tax Key No. 2199.999.022; No address – Tax Key No. 2198.990.00; No address – Tax Key No. 2198.062; S74 W16834 Janesville Road – Tax Key No. 2198.981; S74 W16890 and S73 W16790 Janesville Road – Tax Key No. 2198.999.004; No address – Janesville Road, Tax Key No. 2198.990.001; S73 W16750 Janesville Road, Tax Key No. 2198.984.005; No address – Janesville Road, Tax Key No. 2198.999; No address – Janesville Road, Tax Key No. 2197.998.

Adopted this 12th day of March, 2003.

Suzi Link, Vice-Chair
City of Muskego Community
Development Authority

Attest:

Gail Miles, Secretary
City of Muskego Community
Development Authority

EXHIBIT "B"
Redevelopment District No. 2 Boundary Description

All that part of the Northeast $\frac{1}{4}$, Northwest $\frac{1}{4}$, and the Southwest $\frac{1}{4}$ of Section 10, and the Northeast $\frac{1}{4}$, and Southeast $\frac{1}{4}$ of Section 9, all in Town 5 North, Range 20 East, City of Muskego, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northeast $\frac{1}{4}$ of said Section 10, said point also being the point of beginning of lands to be described; thence Easterly along the North line of said Northeast $\frac{1}{4}$, 1240 feet more or less to the Northwest corner of Outlot 4 in Guernsey Meadows Addition No. 1; thence Southwesterly along the Northeast line of said Guernsey Meadows Addition No. 1, said line also being the Southeast ultimate right-of-way line of Janesville Road (C.T.H. "L"), 1821 feet more or less to the West right-of-way line of Bay Lane; thence Southerly along said West right-of-way 231 feet more or less to the Southeast corner of the property identified by Tax –key No. 2198-948; thence Southwesterly along the Southeasterly line of said property, said line also being the Northwesterly right-of-way line of said Bay Lane 5.96 feet to said West right-of-way of Bay Lane; thence Southerly along said West right-of-way line 161.62 feet to the North line of Certified Survey Map No. 1876; thence Westerly along said North line 254.02 feet to the Southeast line of the property identified by Tax –key No. 2198-978; thence Southwesterly along said Southeast line 176.12 feet to the Northeasterly right-of-way line of Vine Street; thence Southwesterly 65 feet more or less, to the Northeast corner of the property identified by Tax –key No. 2198-976 also known as Lot 17, in Unrecorded Ludwigs Subdivision; thence Southwesterly along the Northwester line of said lot 17 a distance of 34.50 feet; thence Westerly along the North line of said lot 17 a distance of 152.95 feet, to the East line of Parcel 1, Certified Survey Map No. 8361; thence Northerly along said East line 126 feet more or less to the said Southeast ultimate right-of-way of Janesville Road (C.T.H. "L"), thence Southwesterly along said right-of-way line 903 feet more or less to the Westerly right-of-way line of Parkland Drive, said point also being the Northeast corner of Outlot 1, of Certified Survey Map No. 5886; thence Southerly along said Westerly right-of-way line 889.99 feet to the South line of Parcel 1, Certified Survey Map No. 5295; thence Westerly along the South line of said Parcel 1, and Parcel 1 of Certified Survey Map No. 6635, a distance of 1260.65 feet, to the East right-of-way line of Lannon Drive; thence continuing Westerly along the extended Southerly property line of said Parcel 1, a distance of 73 feet more or less to the Westerly right-of-way line of said Lannon Drive, said line also being the East line of Lot 13, in Westview Subdivision; thence Southerly along said Westerly right-of-way line and along the East line of said Lot 13, and also along the East line of Lots 1 and 2, in Chesterhill Subdivision, 209 feet more or less to the South line of Lot 2 in said Chesterhill Subdivision; thence Westerly along said South line, and along the South line of Lot 11, in said Westview Subdivision, 320.00 feet to the East right-of-way line of Westwood Drive; thence Southwesterly 52 feet more or less to the West right-of-way of said Westwood Drive, said point also being the Northeast corner of Certified Survey Map No. 123; thence Southwesterly along the Northerly line of said Certified Survey Map 304.98 feet to the Northeast corner of Parcel 2, Certified Survey Map No. 7170; thence Southwesterly along the Northerly line of said Parcel 2 a distance of 469.03 feet, to the Westerly line of said Parcel 2; thence Southerly along said West line 27 feet more or less, to the North line of Outlot 3, in Kristin Down Subdivision; thence Westerly along said North line 316.58 feet to the West line of said Outlot 3, said line also being the East line of Parcel 3, Certified Survey Map No. 8922; thence Southerly along said East line 129.70 feet, to the Southeast corner of Parcel 3; thence Westerly along the South line of said Parcel 3, and the North lines of Lots 82, and 83, of said Kristin Down Subdivision 193.36 feet to the East right-of-way line of Kristin Drive; thence Northerly along said East line 113.98 feet; thence Westerly along the Southerly extended property line of a parcel identified by Tax –key No. 2196-969, a distance of 230 feet more or less, to the East line of a property identified by Tax –key No. 2196-970; thence

Southerly along said East line 25 feet more or less to the South line of said property; thence Westerly along said South line 120.66 feet, to the West line of said property; thence Northerly along said West line 12 feet more or less to the South line of a property identified by Tax –key No. 2196-959-001; thence Southwesterly along said South line 120 feet more or less to the North line of Outlot 2, of said Kristin Down Subdivision; thence Westerly along said North line 222 feet more or less to an angle point in said North line; thence Northwesterly along said North line 20.00 feet, to the East line of a property identified by Tax –key No. 2196-975; thence Southerly along said East line 132 feet to the South line of said property; thence Westerly along said South line 150 feet to the West line of said property; thence Northerly along said West line 118 feet more or less to the South line of a property identified by Tax –key No. 2196-995; thence Westerly along said South line 183 feet more or less, extended to the Westerly right-of-way line of Pioneer Drive; thence Northerly along said Westerly right-of-way line extended, to the Northerly ultimate right-of-way line of Janesville Road (C.T.H. “L”) 222 feet more or less, said Northerly right-of-way line also being the South line of Parcel 1, Certified Survey Map No. 6713; thence Northeasterly along said Northerly right-of-way 1,476 feet more or less to the West line of Lot 19, Block B, Muskego Beach Park Addition; thence Northerly along said West line 125.08 feet to the North line of said Lot 19; thence Northeasterly along the North lines of Lots 19,20,and 21, Block B, in said Muskego Beach Park Addition 141.84 feet, to the West right-of-way line of Park Drive; thence Northwesterly along said West line 216 feet more or less, to the extended South line of Lot 15, Block A, of said Muskego Beach Park Addition; thence Northeasterly along said extended South line 198.05 feet to the East line of said Lot 15, said East line also being the East line of said Subdivision; thence Northwesterly along said East line 572 feet more or less, to the North line of a property identified by Tax –key No. 2193-104; thence Easterly along said North line extended 304 feet more or less to the East right-of-way line of Michi Drive; thence Southeasterly along said right-of-way 562 feet more or less to the South line of Lot 15, in The Michi Plat; thence Northeasterly along said South line 201.59 feet, to the East line of said Michi Plat; thence Northerly along said East line 88 feet more or less to the extended South line of a property identified by Tax –key No. 2193-054; thence Easterly along said South line 188 feet more or less, to the West right-of-way line of Center Drive; thence Northerly along said West line 44 feet more or less, to the extended South line of Lot 27, First Addition To Krogmanns Subdivision; thence Easterly along said South line 188.25 feet to the West right-of-way line of Lannon Drive; thence Northerly along said West line 734 feet more or less to the South right-of-way line of Lake Drive; thence Northerly 39 feet more or less, to the South corner of Lot 10, Krogmanns Subdivision; thence Northerly along said West Lannon Drive right-of-way, 627 feet more or less, to the South line of Lot 1, Certified Survey Map No. 2275; thence Southwesterly along said South line 153 feet more or less to the Shoreline of Little Muskego Lake; thence Northwesterly along said shoreline 48 feet more or less to the Northwesterly line of said Lot 1; thence Northeasterly 114 feet more or less to the West line of said Lot 1; thence Northerly along said West line 35.71 feet, to the North line of said Lot 1; thence Easterly along said North line 94.35 feet, to the West right-of-way line of said Lannon Drive; thence Northerly along said West line 58 feet more or less to the South extended right-of-way line of South Lane; thence Easterly along said South line 297 feet, to the West line of Lot 1, Block 1, Meadow Dale Subdivision; thence Southerly along the West lines of Lots 1, 2, and 3, Block 1, of said Subdivision 358.70 feet, to the North right-of-way line of Briargate Lane; thence Easterly along said North line 718 feet more or less to the Easterly right-of-way line of Parkland Drive; thence Southerly along said Easterly right-of-way line 383 feet more or less to the Southerly line of Outlot 4, Parkland No. 3 Subdivision; thence Easterly along said South line 125.08 feet to the East line of said Outlot 4; thence Northerly along said East line 153.00 feet, to the Southeast line of said Outlot 4; thence Northeasterly along said Southeast line 263.00 feet, to an angle point; thence Northeasterly along said Southeast line 285.00 feet, to the South line of Said Outlot 4; thence Easterly along said South line 96.14 feet, to the East line of said Outlot 4; thence Northerly along said East line 953.56 feet to the South line of Outlot 4, Parkland No. 1 Subdivision; thence continuing Northerly along the East line of said Outlot 4 a distance of

501.42 feet to the North line of the Northwest $\frac{1}{4}$ of Section 10; thence Easterly along said North line 987 feet more or less to the Northwest corner of the Northeast $\frac{1}{4}$ of Section 10, said point also being the point of beginning. (See attached Redevelopment District No.2 Map)

Daniel R. Flamini RLS # 2486
Drafted February 21, 2003