

**RESOLUTION NO. 2009-16**

**REVISED PRELIMINARY RESOLUTION DECLARING  
INTENT TO EXERCISE SPECIAL ASSESSMENT  
POWERS UNDER SECTION 66.0703, WISCONSIN STATUTES,  
FOR BROADWAY DRIVE ROAD CONSTRUCTION IN THE VILLAGE OF  
STURTEVANT**

The Village Board of the Village of Sturtevant, Racine County, Wisconsin, resolves as follows:

1. The Village Board hereby declares its intention to exercise its police power under § 66.0703, Wisconsin Statutes, to levy special assessments upon properties within the following Assessment District for benefits conferred upon such properties, as will be further detailed for each parcel in the forthcoming Village engineer’s report, by certain road re-construction, storm sewer, sanitary sewer, water service, sidewalk and driveway approach work, and appurtenances thereto, to be performed by the Village of Sturtevant on Broadway Drive:

Assessment District

The Assessment District includes all lands within the Village of Sturtevant which are described as follows:

**All properties abutting Broadway Drive between its intersection with 90<sup>th</sup> Street to the east and 97<sup>th</sup> Street to the west, plus all parcels within the Chicory Creek subdivision, including the following:**

<b>Tax Parcel I.D. No.</b>	<b>Owner of Parcel</b>
181032228064000	CALVARY BAPTIST CHURCH OF STURTEVANT
181032228064000	CALVARY BAPTIST CHURCH OF STURTEVANT
181032228270000	BUISSE WAYNE P
181032228271000	HETLAND JOHN D & RACHEL A
181032228272000	RAMSEY MATTHEW C
181032228273000	SCHATZMAN FAMILY TRUST WAYNE R
181032228274000	COATES SANDI S
181032228275000	PHILLIPS JERRY & DONNA R
181032228276000	RICHTER JEFFREY & JUDY
181032228277000	CLARK STEPHEN R & ELIZABETH L
181032228278000	BRUG PAUL & JODY

181032228279000	DEAN JOHN S & BARBARA J
181032228280000	LINDEN EDWARD T
181032228269000	BECK STEPHEN T & KRISTINE E
181032228268000	BECK STEPHEN T & KRISTINE E
181032228267000	BECK STEPHEN T & KRISTINE E
181032228001010	SCHATZMAN TRUST WAYNE R & MARI
181032228001020	HUGASIAN & HUGASIAN ROBERT
181032228001040	HUGASIAN & HUGASIAN ROBERT
181032228001030	HUGASIAN & HUGASIAN ROBERT
181032228100116	SORENSEN RICHARD S
181032228100117	SORENSEN RICHARD S
181032228100118	SORENSEN RICHARD S
181032228196000	PIAS BENJAMIN K
181032228197000	SCHUMACHER RONALD R
181032228240000	WALLACE PROPERTIES E O - J C
181032228252000	ROMANOVICK VUKOTA B & NADA
181032228250000	DANNER DAVID & RUTH
181032228249000	GRAY WILLIAM A
181032228247000	JERDE GERALD S
181032228246000	IMHOF SARAH
181032228245000	RITHMILLER GREGG
181032228244000	ANDERSON KURT
181032228243000	JERDE GERALD S & BARBARA L
181032228242010	JERDE AMANDA C
181032228043010	RACINE WATER UTILITY
181032228064000	CALVARY BAPTIST CHURCH OF STURTEVANT
181032228100001	NEUMANN MARK W
181032228100002	GUSTAVESON MICHAEL R & CHRISTI
181032228100003	BERANEK JOSEPH & JUANITA
181032228100004	KLINKOWITZ JAMES F & ANNE M
181032228100005	NEUMANN DEVELOPMENTS INC
181032228100006	NEUMANN DEVELOPMENTS INC
181032228100007	NEUMANN DEVELOPMENTS INC
181032228100008	MATELSKI JASON B
181032228100009	MAKI DAVID H & LAURICE K
181032228100010	NEUMANN DEVELOPMENTS INC
181032228100011	NEUMANN DEVELOPMENTS INC
181032228100012	NEUMANN DEVELOPMENTS INC
181032228100013	NEUMANN DEVELOPMENTS INC
181032228100014	NEUMANN DEVELOPMENTS INC
181032228100015	NEUMANN DEVELOPMENTS INC
181032228100016	BALD SONDA
181032228100017	NEUMANN HOMES OF WISCONSIN LLC
181032228100018	NEUMANN HOMES OF WISCONSIN LLC
181032228100019	BURROWS THOMAS W & MARGARET M
181032228100020	GNADT CHRISTOPHER R & STEPHANI
181032228100021	JOHNSON FREDDIE L JR & PATRICI
181032228100022	PAAP CHRISTOPHER J & KATHLEEN
181032228100023	DEAN RAY E
181032228100024	NEUMANN HOMES OF WISCONSIN LLC
181032228100025	WAISS STEPHANIE J & SEAN A
181032228100026	HAUGK GERHARD & BRIGITTE
181032228100027	NEUMANN HOMES OF WISCONSIN LLC
181032228100028	NEUMANN HOMES OF WISCONSIN LLC
181032228100029	NEUMANN HOMES OF WISCONSIN LLC
181032228100030	NEUMANN DEVELOPMENTS INC

181032228100031	NEUMANN DEVELOPMENTS INC
181032228100032	NEUMANN DEVELOPMENTS INC
181032228100033	NEUMANN DEVELOPMENTS INC
181032228100034	NEUMANN DEVELOPMENTS INC
181032228100035	NEUMANN DEVELOPMENTS INC
181032228100036	NEUMANN DEVELOPMENTS INC
181032228100037	NEUMANN DEVELOPMENTS INC
181032228100038	NEUMANN DEVELOPMENTS INC
181032228100039	NEUMANN DEVELOPMENTS INC
181032228100040	GUSTAVESON HOMES INC
181032228100041	HUNTOON MARK R
181032228100042	GUSTAVESON HOMES INC
181032228100043	GUSTAVESON HOMES INC
181032228100044	NEUMANN DEVELOPMENTS INC
181032228100045	NEUMANN DEVELOPMENTS INC
181032228100046	NEUMANN HOMES OF WISCONSIN LLC
181032228100047	NEUMANN HOMES OF WISCONSIN LLC
181032228100048	NEUMANN HOMES OF WISCONSIN LLC
181032228100049	NEUMANN HOMES OF WISCONSIN LLC
181032228100050	NEUMANN HOMES OF WISCONSIN LLC
181032228100051	NEUMANN HOMES OF WISCONSIN LLC
181032228100052	NEUMANN HOMES OF WISCONSIN LLC
181032228100053	NEUMANN HOMES OF WISCONSIN LLC
181032228100054	NEUMANN HOMES OF WISCONSIN LLC
181032228100055	NEUMANN HOMES OF WISCONSIN LLC
181032228100056	NEUMANN HOMES OF WISCONSIN LLC
181032228100057	NEUMANN HOMES OF WISCONSIN LLC
181032228100058	BAHR DWAYNE S & ALISON R
181032228100059	NEUMANN DEVELOPMENTS INC
181032228100060	YOUNG MATTHEW S & KATHERINE D
181032228100061	NEUMANN DEVELOPMENTS INC
181032228100062	LOVDAHL & ERICKSON JOHN W
181032228100063	NEUMANN DEVELOPMENTS INC
181032228100064	NEUMANN DEVELOPMENTS INC
181032228100065	GUSTAVESON HOMES INC
181032228100066	NEUMANN DEVELOPMENTS INC
181032228100067	GUSTAVESON HOMES INC
181032228100068	KLOTZ EDWARD J & JILL A
181032228100069	TENNYSON MICHAEL A & STEPHANIE
181032228100070	NEWCOMB MICHAEL E & MINDY J
181032228100071	O'BRIEN MAUREEN A
181032228100072	GUSTAVESON HOMES INC
181032228100073	PEDERSEN KAREN
181032228100074	MASON ROSEMARY E
181032228100075	KELIPIO ISAAC K & JEAN V
181032228100076	NEUMANN DEVELOPMENTS INC
181032228100077	NEUMANN HOMES OF WISCONSIN LLC
181032228100078	NEUMANN HOMES OF WISCONSIN LLC
181032228100079	NEUMANN HOMES OF WISCONSIN LLC
181032228100080	NEUMANN HOMES OF WISCONSIN LLC
181032228100081	NEUMANN HOMES OF WISCONSIN LLC
181032228100082	COEY MARK
181032228100083	GLOUDEMANS & LAFAVE GAIL & JER
181032228100084	KOKLAMANIS ODESEA J & LAURA K
181032228100085	NEUMANN HOMES OF WISCONSIN LLC
181032228100086	NEUMANN HOMES OF WISCONSIN LLC

181032228100087	SCHOPEN ROBBY & CAROLYNE J
181032228100088	MICHELAU JOSEPH K & LYNN M
181032228100089	NEUMANN HOMES OF WISCONSIN LLC
181032228100090	WOOD NICHOLAS D & DINA H
181032228100091	MURDOCH TONI E
181032228100092	THOTTUKANDATHIL HANS J & CORNE
181032228100093	DAVIS MICHAEL R & JENNIFER A
181032228100094	SORENSEN RICHARD S
181032228100095	REDMOND BOOKER T JR & CAROLYN
181032228100096	KLAUS SARAH LYNN
181032228100097	SORENSEN RICHARD S
181032228100098	WELCH PHILIP J & BRITTANY J
181032228100099	CHRISTENSEN CHRISTOPHER C & BO
181032228100100	NEUMANN HOMES OF WISCONSIN LLC
181032228100101	NEUMANN HOMES OF WISCONSIN LLC
181032228100102	NEUMANN HOMES OF WISCONSIN LLC
181032228100103	NEUMANN HOMES OF WISCONSIN LLC

**Because the developer of the Chicory Creek subdivision previously admitted the benefit accruing to the entire subdivision from the contemplated Broadway Drive improvements, and also waived, on behalf of itself and its successors in interest, all procedural rights involved with the special assessment process, including any right to notice or hearing, and because notice of such benefit and waiver by the developer was duly recorded against all lots within the subdivision, parcels and owners within Chicory Creek are included in this Resolution and in the special assessment process strictly as a courtesy to lot owners.**

2. The Village Board determines that the improvements constitute an exercise of the police power for the health, safety and general welfare of the Village and its inhabitants.
3. The total amount assessed against the Assessment District shall not exceed the total cost of the improvements, including costs as set forth in §66.0703(2), Wisconsin Statutes.
4. The assessment against any parcel may be paid in a single payment or in a series of annual installments, the number of which will be determined after the public hearing on the proposed assessments.
5. The Village Engineer is directed to prepare a report consisting of:
  - a. Preliminary plans and specifications for said improvements.

- b. An estimate of the entire cost of the proposed improvements.
- c. Schedule of proposed assessments.
- d. A statement that the properties against which the assessments are proposed are benefited.

Upon completing such report, the Village engineer is directed to file a copy thereof in the Village Clerk's office for public inspection.

- 6. Upon receiving the report of the Village Engineer, the Village Clerk shall cause notice to be given stating the nature of the proposed improvements, the general boundary lines of the proposed Assessment District, the time and place at which the report may be inspected, and the time and place of the public hearing on the matter contained in the preliminary resolution and report. This notice shall be published as a Class I notice under Ch. 985, Wis. Stats., and a copy shall be mailed at least 10 days before the hearing, to every interested party whose address is known or can be ascertained with reasonable diligence.

Adopted by the Village Board of the Village of Sturtevant, Racine County, Wisconsin, this 17<sup>th</sup> day of February, 2009.

VILLAGE OF STURTEVANT

By: \_\_\_\_\_  
Steven Jansen, President

Attest: \_\_\_\_\_  
Mary Hanstad, Village Clerk

731190.037