

**We Energies**  
1830 S. West Ave.  
Waukesha, WI 53189  
Phone 262-549-1100  
www.we-energies.com



July 27, 2021

Melissa Lipska  
Parks & Forestry Operations Manager  
City of Waukesha  
1900 Aviation Drive  
Waukesha, WI 53188  
Sent via email

Subject: Easement Proposal- Grede Park, St. Paul Ave. reconstruction project

Dear Melissa,

Please find attached the necessary materials for the next available Park, Rec, Forestry Board Agenda. The request is to convert the overhead line running along the south side of W. St. Paul Ave. to underground.

We Energies shall be completely responsible for restoration of the grounds disturbed as a result of this work, but disturbance to the park should be minimal.

If you have any questions or need more information, please call me at 414-651-4459 or email [jeff.fowle@we-energies.com](mailto:jeff.fowle@we-energies.com). Thanks again.

Sincerely,

A handwritten signature in black ink that reads 'Jeff Fowle'.

Jeff Fowle  
Right of Way Agent

Attachments  
Aerial overview  
Work sketch  
Easement

**DISTRIBUTION EASEMENT  
UNDERGROUND ELECTRIC AND  
COMMUNICATIONS**

Document Number

WR NO.      **4678825**      IO NO.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the **CITY OF WAUKESHA**, hereinafter referred to as "Grantor", owner of land, hereby grants and warrants to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, WINDSTREAM HOLDINGS , SPECTRUM MID-AMERICA, LLC and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation**, hereinafter referred to as "Grantee", a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area".

The easement area is described as strips of land fifteen (15) feet in width being a part of grantor's land in part of the **Southwest ¼ of Section 3, Township 6 North, Range 19 East**, City of Waukesha, Waukesha County, Wisconsin.

The location of the easement area with respect to Grantor's land is as shown on the attached drawing, marked Exhibit "A", and made a part of this document.

RETURN TO:  
We Energies  
PROPERTY RIGHTS & INFORMATION GROUP  
231 W. MICHIGAN STREET, ROOM P129  
PO BOX 2046  
MILWAUKEE, WI 53201-2046

WAKC1307982-WAKC1307986  
(Parcel Identification Numbers)

1. **Purpose:** The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
2. **Access:** Grantee or its agents shall have the right to enter and use Grantor's land with full right of ingress and egress over and across the easement area and adjacent lands of Grantor for the purpose of exercising its rights in the easement area.
3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric codes or any amendments thereto.
4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

**Grantor:**

**CITY OF WAUKESHA**

By \_\_\_\_\_

(Print name and title): \_\_\_\_\_

By \_\_\_\_\_

(Print name and title): \_\_\_\_\_

Personally came before me in \_\_\_\_\_ County, Wisconsin on \_\_\_\_\_, \_\_\_\_\_,  
the above named \_\_\_\_\_, the \_\_\_\_\_  
and \_\_\_\_\_, the \_\_\_\_\_  
of the CITY OF WAUKESHA, for the municipal corporation, by its authority, and pursuant to Resolution File  
No. \_\_\_\_\_ adopted by its \_\_\_\_\_ on \_\_\_\_\_, \_\_\_\_\_.

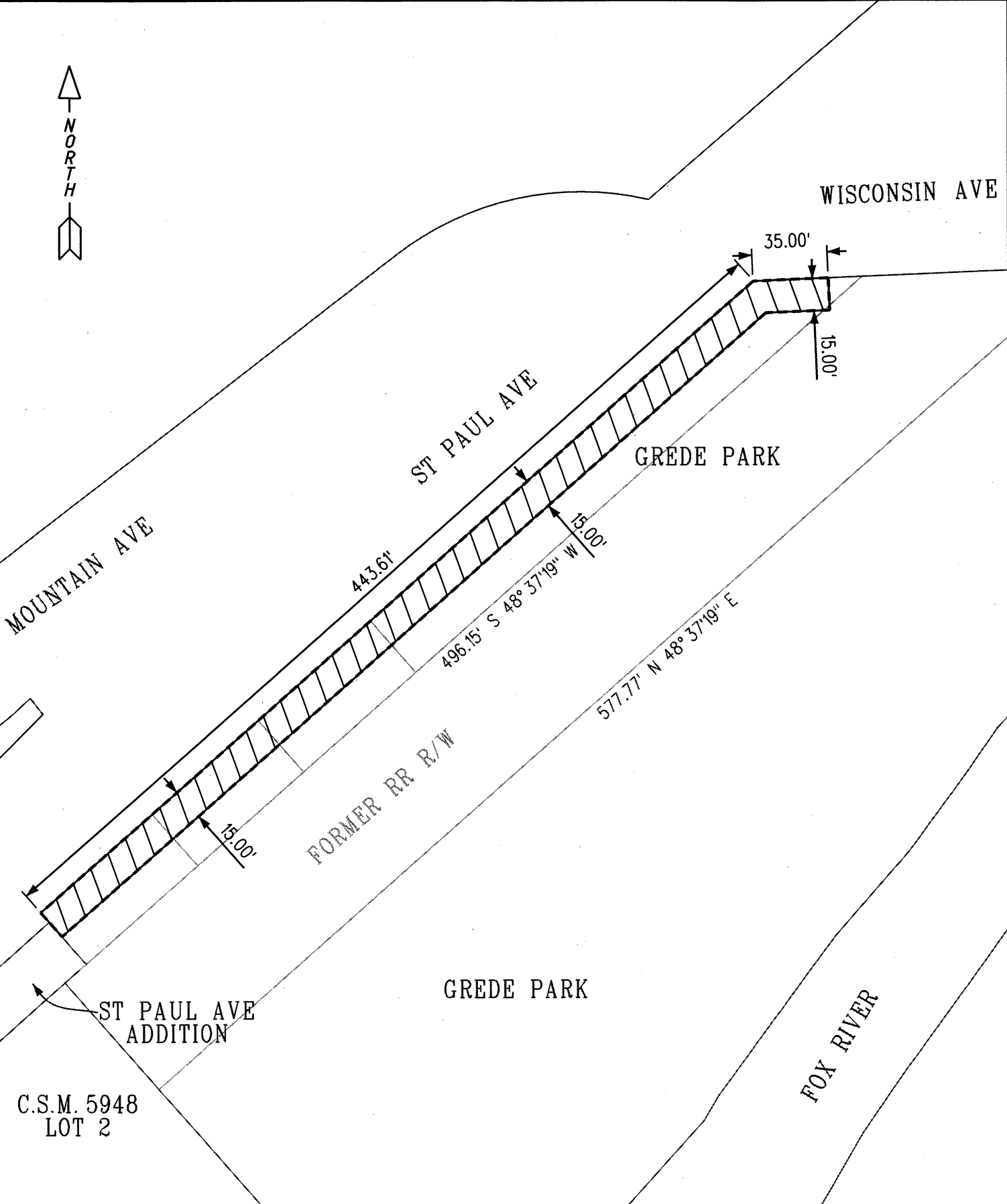
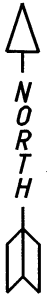
\_\_\_\_\_  
Notary Public Signature, State of Wisconsin

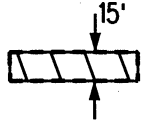
\_\_\_\_\_  
Notary Public Name (Typed or Printed)

(NOTARY STAMP/SEAL)

My commission expires \_\_\_\_\_

This instrument was drafted by Jeff Fowle on behalf of Wisconsin Electric Power Company, PO Box 2046, Milwaukee, Wisconsin 53201-2046.



<p>KEY</p>	<p><b>WE ENERGIES - EXHIBIT "A"</b></p>	<p>DRAWN BY: D. COOPER</p>
 <p>15' WIDE EASEMENT</p>	<p>15' WIDE EASEMENT IN PART OF THE SW 1/4 OF SECTION 3, T6N R19E CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN</p>	<p>SCALE: 1" = 60' DATE: 07-22-2021 ORDER #: 4678825</p>



**Legend**

- Municipal Boundary\_2K
- FacilitySites\_2K\_Labels
- Lots\_2K**
  - Lot
  - Unit
  - General Common Element
  - Outlot
- SimultaneousConveyance**
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline\_2K**
  - <all other values>
  - EA-Easement\_Line
  - PL-DA
  - PL-Extended\_Tie\_line
  - PL-Meander\_Line
  - PL-Note
  - PL-Tie
  - PL-Tie\_Line
- Road Centerlines\_2K**
- Railroad\_2K**
- TaxParcel\_2K
- Waterbodies\_2K\_Labels**
- Waterlines\_2K\_Labels**

new underground utility route

0 120.12 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

**Notes:**

Printed: 7/16/2021

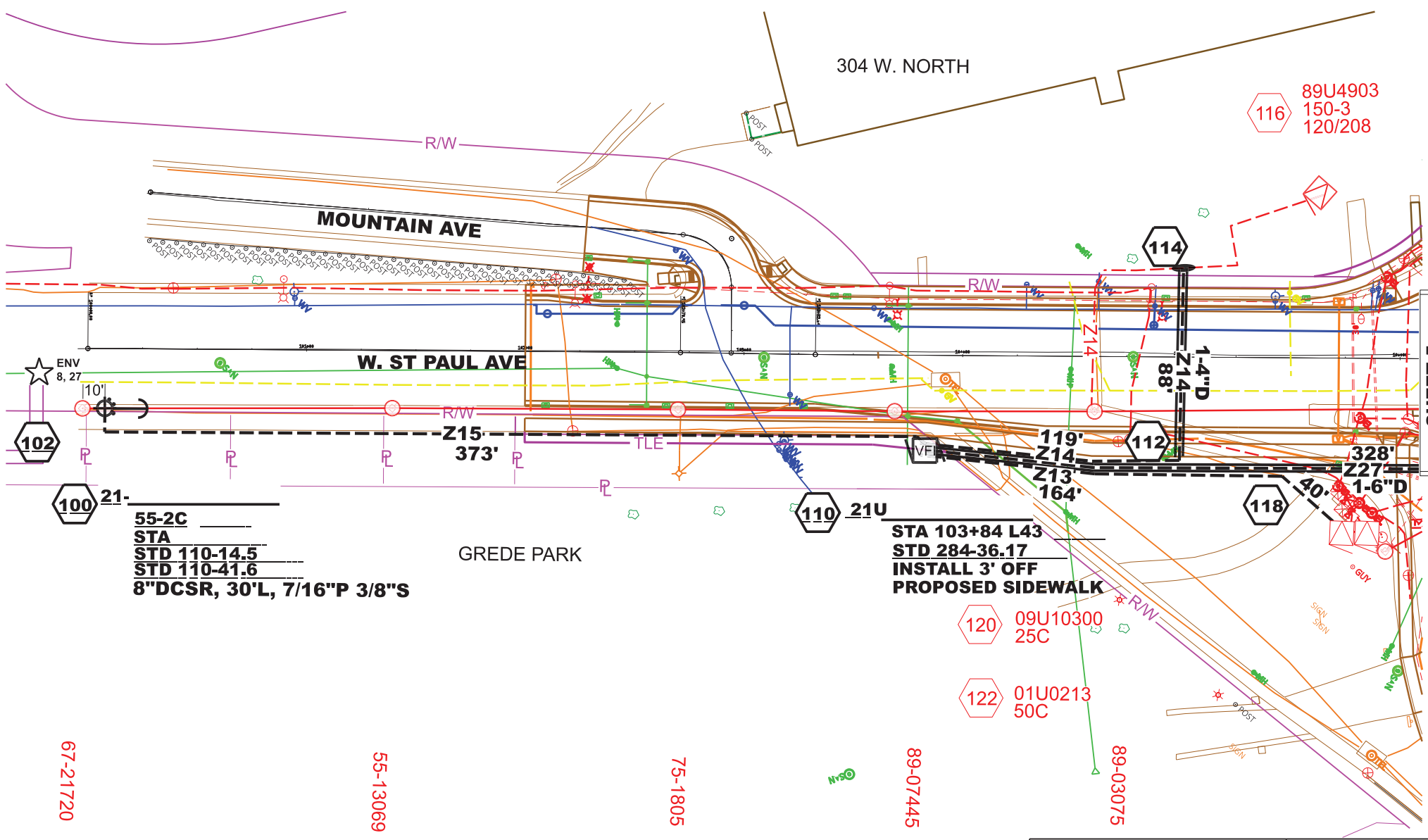




ELECTRIC WORK REQUEST

4678825

# OVERHEAD REMOVAL ON WR# 4678826



**55-2C**  
**STA**  
**STD 110-14.5**  
**STD 110-41.6**  
**8"DCSR, 30"L, 7/16"P 3/8"S**

**STA 103+84 L43**  
**STD 284-36.17**  
**INSTALL 3' OFF**  
**PROPOSED SIDEWALK**

67-21720

55-13069

75-1805

89-07445

89-03075



Proposed VFI- (typical) at Edge of Grede Park



Proposed VFI- (typical) at Edge of Grede Park





Proposed VFI- location (looking east)



**Proposed VFI- location (looking west)**