

CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3701 fax: 262.524.3899
www.waukesha-wi.gov

Common Council Item Number: Click here to enter text.	Date: 9/13/2021
Submitted By: Ron Grall, Director of Parks, Recreation & Forestry Melissa Lipska, Parks & Forestry Operations Manager	City Administrator Approval: Kevin Lahner, City Administrator KL
Finance Department Review: Bridget Souffrant, Finance Director BS	City Attorney's Office Review: Brian Running, City Attorney BR
Subject: Review and act on an Underground Electrical Easement with We Energies for them install a new electrical service at Hillcrest Park.	

Details: The Parks, Recreation & Forestry Department applied for a new electrical service to be installed at Hillcrest Park. This new service will power the renovated pavilion and new parking lot lights. As part of the service, an underground easement is needed to get power to the transformer within the park. We Energies has several existing easements across various City properties for their utilities.

Options & Alternatives:
Hillcrest Park needs a new electrical service to power the renovated pavilion and the parking lot lights, as the current service to the park is not sufficient.

Financial Remarks:
We Energies will maintain the underground lines. Installation will be done via directional boring, so restoration will be minimal, and any restoration needed will be completed by We Energies.

Executive Action:
Recommend approval by Common Council of the We Energies Underground Electrical Easement for Hillcrest Park.

Committee Recommendation:
Approval of the Parks, Recreation & Forestry Board, with recommendation for approval to the Common Council.



September 8, 2021

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

Subject: Easement Proposal- Hillcrest Park

Dear Melissa,

Please find attached the necessary materials for the next available Park, Rec, Forestry Board Agenda. The request is to cover primary electric service requested at Hillcrest Park.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Fowle". The signature is written in a cursive, slightly slanted style.

Jeff Fowle
Right of Way Agent

Attachments
Aerial overview
Work sketch
Easement



- 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

Approximate underground electric route

0 79.19 Feet

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Notes:

Printed: 9/8/2021



**DISTRIBUTION EASEMENT
UNDERGROUND ELECTRIC**

Document Number

WR NO. **4683535** IO NO. 5463

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**, 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 twelve (12) feet in width being a part of **Parcel 3 of Certified Survey Map No. 8617**, recorded **September 10th 1998** in **Volume 76** of Certified Survey Maps on **Pages 62-68 inclusive** as **Document No. 2360168** being a part of part of the Southeast ¼ of Section 36, Township 7 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

WAKC1008998
(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.



ELEC WR **WK4683535**

GAS WR **####**

CITY / TOWN / VILLAGE: C/WAUKESHA

CUST/PROJ NAME: CITY OF WAUKESHA

PROJECT LOCATION: 2119 DAVIDSON RD

WORK DESCRIPTION: NEW 1PH 200A DB SERVICE

PREPARED BY: CHAD SAYLES

E-MAIL: chadwick.sayles@wecenergygroup.com

OFFICE #: _____ CELL #: 262-923-6177

PAGER #: _____ IO #: 5463

PROJECT ID: WK4683535 CGS #: _____

DATE PREPARED: 08/06/21 DATE REVISED: _____

RAILROAD PERMITTING/FLAGGING REQUIRED YES NO RR NAME _____

CORROSION CONTACT: _____ PHONE #: _____

COMMON INFORMATION

STAKING REQUIREMENTS:

- SURVEYOR STAKED
- DESIGNER NOT NEEDED

MAIN / SERVICE IN EASEMENT:

- YES NO

RESTORE PRIVATE PROPERTY: WE ENERGIES CUSTOMER

WORK IS APPROX 840 FT, DIRECTION WEST OF CL OF S SPRINGDALE RD NEAREST CROSS STREET
(ALSO FOR GAS SERVICE TEE)

ELECTRIC INFORMATION

OPER MAP #: 3996-7616-04 FEEDER/LINE #: Z82982 A

CATV JOINT USE #: _____ TEL JOINT USE #: _____

PROPOSED GAS SERVICE INFORMATION

- MTR SIZE: _____ MTR TYPE: _____ PRES: _____ EFV
- SERV PIPE SIZE: _____ MATERIAL: _____ RELIGHT
- MTR LOC: _____ FT. _____ OF _____ CORNER CURB VLV
- CONSTRUCTION TYPE: _____ TIE IN PIPING

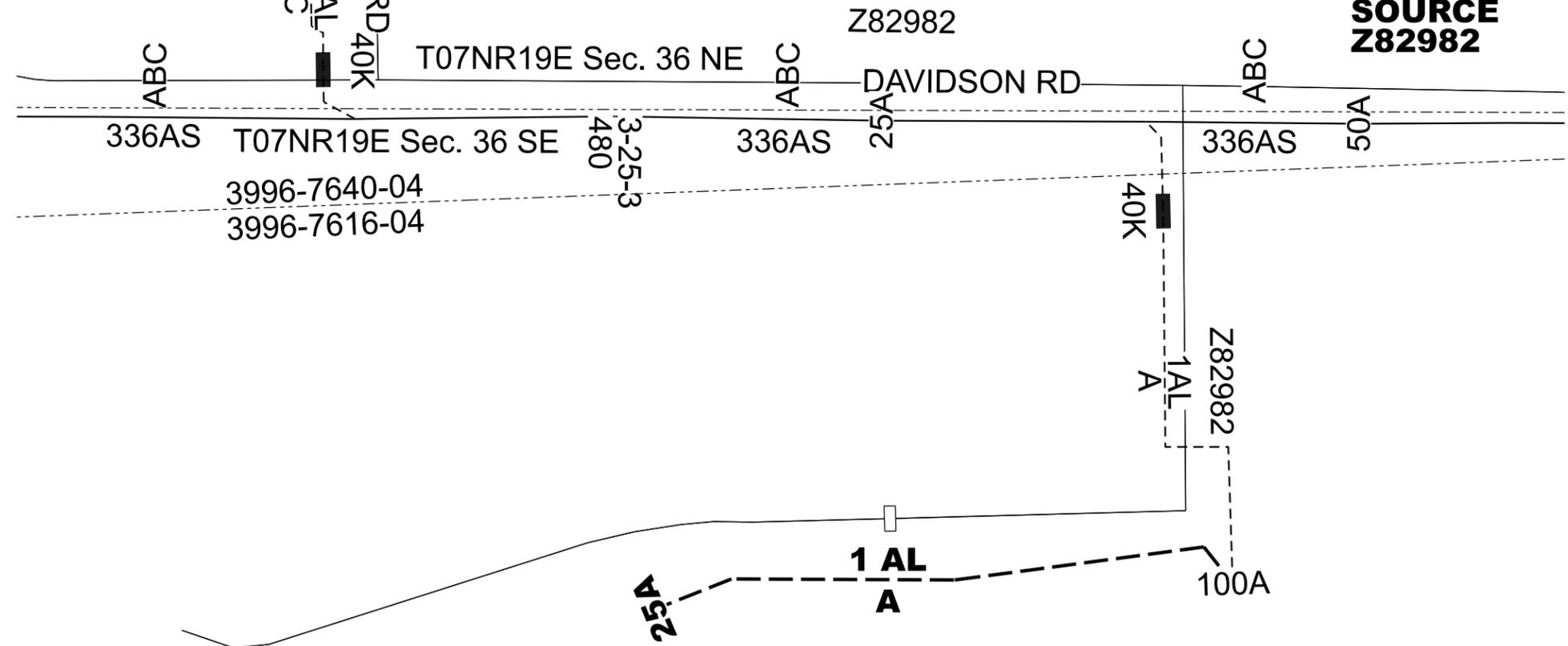
PROPOSED CIRCUIT DIAGRAM FOR FEEDER Z82982

NOT FIELD VERIFIED



E MAIN S
E MAIN ST

DAVIDSON RD
Z82982
40K



JOB INFO:

SECTION / TOWN / RANGE: SE1/4 SEC 36, T 7N, R19E
SITE VISIT COMPLETED BY: CHAD SAYLES
JOB OWNER: MICHAEL JOHNSON 262-574-3051

MAIN CONTACTS:

- CONTRACTOR/BUILDER: RAY STADLER CONST 414-397-1998
- PLUMBER/HVAC: _____
- ELECTRICIAN: _____
- CUSTOMER: C/WAUKESHA (MELISSA LIPSKA) 262-524-3721

CRITICAL SAFETY RULES - EO:

1. Enclosed space procedures
2. Excavation and shoring
3. Rubber gloves and sleeves
4. Fall protection
5. Lock out - Tag out
6. Seat belts
7. Securing parked vehicles

CONTINGENCIES & COMMENTS:

DIGGERS HOTLINE / MISS DIG REQUIRED

WE ENERGIES WILL COMPLETE LAWN / PAVEMENT REPAIR ON:

- ROAD ROW NEIGHBORING PROPERTY
- NONE CUSTOMER PROPERTY

WE ENERGIES WILL HAUL SPOIL FROM:

- ROAD ROW NEIGHBORING PROPERTY
- NONE CUSTOMER PROPERTY

CUSTOMER IS REQUIRED TO LOCATE ALL PRIVATE UNDERGROUND FACILITIES PRIOR TO INSTALLATION
WE ENERGIES IS NOT RESPONSIBLE FOR ROOT DAMAGE

CONSTRUCTION REMARKS

*
*

CUSTOMER'S SIGNATURE OF APPROVAL _____ DATE _____

EROSION CONTROL:

STOCKPILE MATERIALS SHALL BE PLACED UPSLOPE FROM EXCAVATION. IF STOCKPILE MATERIALS MUST BE PLACED DOWNSLOPE OF EXCAVATION, PROTECT STOCKPILES WITH 12"WATTLES.

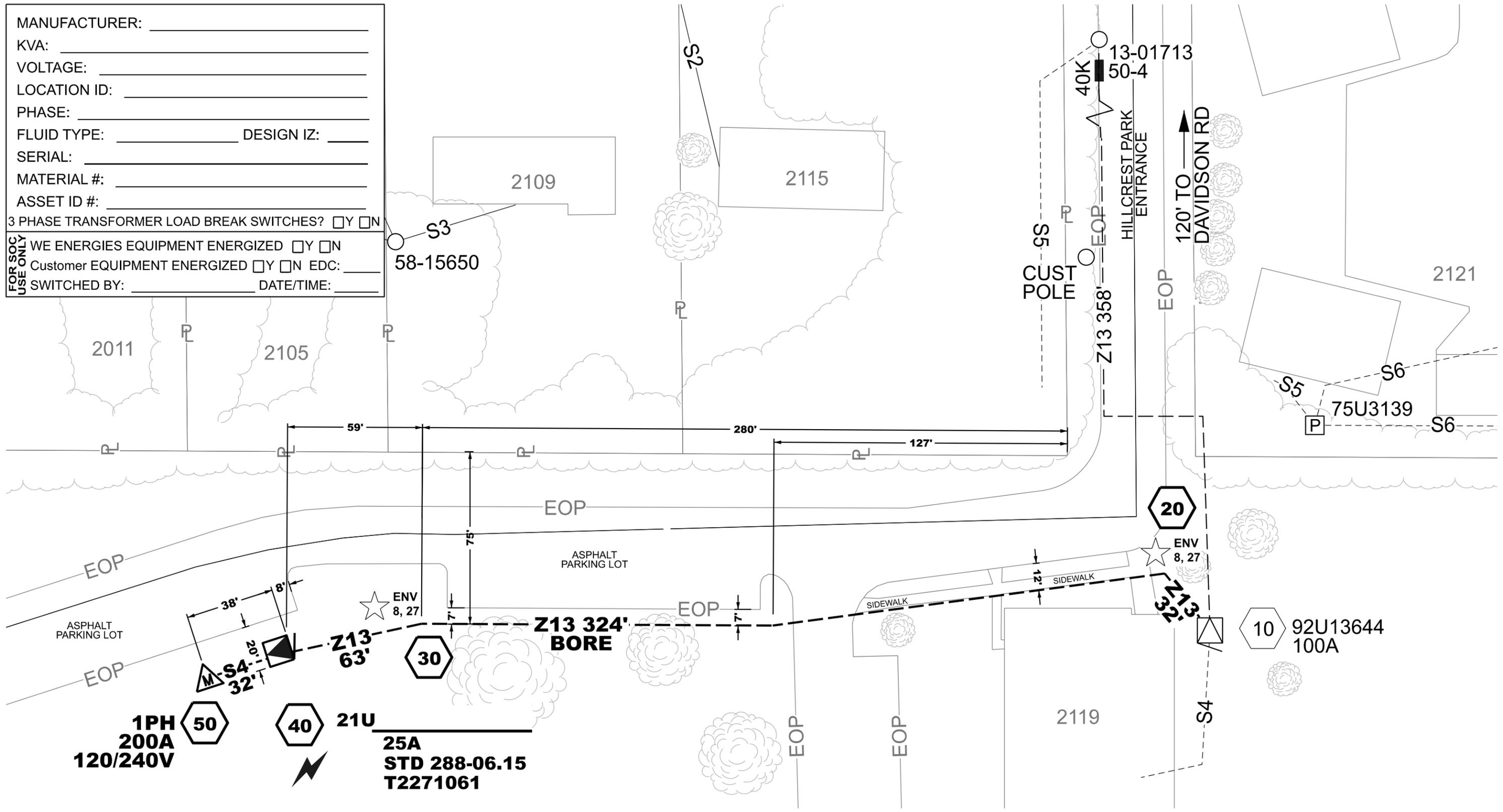
IF RESTORATION IS NEEDED, FINAL STABILIZATION SHALL BE PERMANENT SEED AND PROPERLY ANCHORED MULCH.

WAUKESHA - C



TOTAL SERVICE LATERAL LENGTH=32'

MANUFACTURER: _____
 KVA: _____
 VOLTAGE: _____
 LOCATION ID: _____
 PHASE: _____
 FLUID TYPE: _____ DESIGN IZ: _____
 SERIAL: _____
 MATERIAL #: _____
 ASSET ID #: _____
 3 PHASE TRANSFORMER LOAD BREAK SWITCHES? Y N
 WE ENERGIES EQUIPMENT ENERGIZED Y N
 Customer EQUIPMENT ENERGIZED Y N EDC: _____
 SWITCHED BY: _____ DATE/TIME: _____



WE ENERGIES - ELECTRIC OPERATIONS

CLEARANCE NOTES:

- LOCATION OF OBSTRUCTIONS ARE FROM RECORDS AND MUST BE VERIFIED IN THE FIELD.
- MAINTAIN 2' MIN. CLEARANCE BETWEEN OUTSIDE FACE OF MANHOLE & BELL OF PIPE.
- THIS APPLIES TO GAS AND WATER MAINS.
- MAINTAIN 2' MIN. VERTICAL CLEARANCE AT CROSSINGS OF SEWER OR WATER MAINS.
- MAINTAIN 5' MIN. HORIZONTAL DIST. BETWEEN CONDUIT AND SEWER.
- MAINTAIN 3' MIN. HORIZONTAL DIST. BETWEEN CONDUIT AND WATER MAINS.
- NOTE - CLEARANCES SHOWN ARE MINIMUM DISTANCES - REFERENCE PERMITS FOR SPECIFIC CLEARANCE REQUIREMENTS. ADDITIONAL UNDERGROUND INFORMATION ON EXCAVATION, BACKFILLING AND CLEARANCES CAN BE FOUND IN STD. 281-02.

OVERHEAD PRIMARY
E, F, H, Q, R, W, X or Z

- Z 1 #2 ACSR
- Z1 1 #1/0 ACSR
- Z2 1 #3/0 ACSR
- Z3 3 #2 ACSR
- Z4 3 #1/0 ACSR
- Z5 3 #3/0 ACSR
- Z7 3 #336 ACSR
- Z9 SPECIAL LIST ON SKETCH
- Z10 1 WIRE REMOVAL
- Z11 2 WIRE REMOVAL
- Z12 3WIRE REMOVAL

STANDARD WIRE KEY

DIRECT BURY PRIMARY - E, F, H, Q, R, W, X or Z

- Z13 1 #1 AL 25KV
- Z14 3 #1 AL 25KV
- Z15 3 #500 AL 28KV
- X16 1 #2 AL 15KV
- X17 3 #2 AL 15KV
- X18 3 #500 AL 15KV
- R19 3 #1/0 AL 35KV
- R20 3 #750 AL 35KV
- Z21 3 #750 AL 28KV
- X22 1 #2 Cu 15kV
- X23 3 #2 Cu 15kV
- Z24 1 #2 Cu 25kV
- Z25 3 #2 Cu 25kV
- X26 3 #500 Cu 15kV
- Z27 3 #500 Cu 28kV
- Z28 3 #750 Cu 28kV
- Z29 SPECIAL - LIST ON SKETCH

NEUTRAL

- N 1-#2 ACSR
- N1 1-#1/0 ACSR
- N2 1-#3/0 ACSR
- N3 1-#4/0 AL
- N4 1-#336 ACSR
- N5 REMOVAL

GUYING

- G 1/4" ARM GUY
- G1 5/16" ARM GUY
- G2 3/8" ARM GUY
- G3 5/16" POLE GUY
- G4 3/8" POLE GUY
- G5 7/16" POLE GUY

SECONDARY - 1PHASE

- S 6DX
- S1 4 TX
- S2 2 TX
- S3 1/0 TXR
- S4 3/0 TXR
- S5 350 TXR
- S6 750 TXR
- S7 1/0 TXF
- S8 4/0 TXF
- S9 336 TXR
- S10 750 TXF
- S11 3 WIRE REMOVAL
- S12 3 WIRE MAIN
- S14 6DX CIC
- S15 1/0TX CIC

SECONDARY - 3PHASE

- \$ 1/0 TXF
- \$1 4/0 TXF
- \$2 336 TXF
- \$3 3/0 TX
- \$4 350 TX
- \$5 750 TX
- \$6 1/0 QXF
- \$7 3/0 QXF
- \$8 350 QXR
- \$9 750 QXR
- \$10 3 WIRE REMOVAL
- \$11 3/0 QXR
- \$12 4 WIRE REMOVAL

EROSION CONTROL LEGEND

	APPROXIMATE LOCATION FOR UNDERGROUND FACILITY EXCAVATION
	INLET PROTECTION, TYPE
	12" WATTLE or 12"/20" SEDIMENT LOG or 9.5"/20" EROSION EEL
	STONE DITCH CHECK
	SAND or ROCK BAG
	MULCH
	SOIL STABILIZER, TYPE B
	EROSION MAT CLASS I, TYPE A
	EROSION MAT CLASS I, TYPE B
	EROSION MAT CLASS I, TYPE A URBAN
	EROSION MAT CLASS I, TYPE B URBAN
	EROSION MAT CLASS II
	EROSION MAT CLASS III
	VEGETATIVE BUFFER
	TRACKING PAD
	TIMBER MAT
	SILT FENCE
	APPROXIMATE DEWATERING BASIN LOCATION
	SURFACE WATER FLOW

WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES (Notes 1 through 7 apply to ALL work requests)

General

1. If WDNR and/or USACE permits were obtained for the project, all permit conditions shall be met during construction of the project.

Erosion Control

2. If soil disturbance occurs on slopes or channels/ditches leading to wetlands or waterways, or within wetlands, the disturbed areas shall be stabilized and appropriate erosion control Best Management Practices (BMP's) shall be implemented.
3. Erosion Control BMR's shall meet or exceed the approved WDNR Storm Watter Management Technical Standards (http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). Refer to We Energies Construction Site Sediment and Erosion Control Standards.
4. Inspect installed erosion control BMP's at least one time per week and after 1/2" rain events: repair as necessary.
5. When temporary stabilization is required (e.g. for winter or short-term construction) prior to final restoration, soil stabilizer shall be installed wherever possible. Erosion mat shall be used temporarily only where appropriate, in accordance with state standards, and when approved by the Operations Supervisor.

Contaminated Soils

6. Whenever soil exhibiting obvious signs of contamination (e.g., discoloration, petroleum or solvent odor, free liquids other than water, buried containers or tanks, or other obvious signs of environmental impacts) is encountered during excavation or installation, cease work immediately, take appropriate immediate precautions to ensure worker health and safety, and contact the Operations Supervisor or Inspector.

Spills

7. If an oil spill occurs during construction, call the Environmental Incident Response Team (EIRT) at 414-430-3478:
 - a. Any quantity of oil is spilled into surface water;
 - b. Any oil spill greater than 50 ppm PCB into a sewer, vegetable garden, or grazing land;
 - c. Any oil spill containing greater than 500 ppm PCB;
 - d. Five gallons or more of oil spilled to the ground;
 - e. Any oil spill involving a police department, fire department, DNR, or concerned property owner.

Notes 8 through 27 apply as noted at specific points within each work request:

Dewatering

8. Dewatering of pits or trenches shall be done in accordance with state standards. Use an approved sediment bag, a straw bale dewatering basin, a combination of both, or equivalent.

Wetlands

9. As much as practicable, the majority of the work shall be staged from the public roadways and road shoulders, keeping equipment out of adjacent wetlands.
10. All work shall be conducted to minimize soil disturbance. No rutting will be allowed within the wetlands.
11. If soils are not frozen or stable to a point that avoids rutting, timber mats, mud tracks, or equivalent shall be utilized to access pole locations.
12. Excavated soils cannot be stockpiled in wetlands.

Waterways

13. All excess spoils shall be removed from wetlands and placed in a suitable upland location.
14. Trenching and pit excavations within wetlands shall include soil segregation to facilitate restoration of pre-construction soil stratification, and restoration to pre-construction elevations.
15. Poles scheduled to be removed, and that occur within wetland, shall be cut at the ground surface.
16. No work can be performed within the banks or below the ordinary high watermark of any navigable waterways/streams.
17. No crossing of navigable waterways with equipment can occur. Foot traffic is allowed.
18. Any disturbed soil within 75-feet of the ordinary high water mark of any navigable waterways/streams shall be stabilized within 24 hours of construction completion.

Threatened and Endangered Species

19. Threatened or endangered species are known to occur in the work area. It is illegal to harass, harm, or kill a protected species under state and federal regulations. Proper precautions shall be taken to ensure harm to individuals is avoided.
20. In order to protect the threatened or endangered species, work must be conducted between November 5 and March 15.
21. Exclusion fencing must be installed at the work area prior to March 15.
22. A qualified biologist must be present when conducting work at this location.

Invasive Species

23. State regulated invasive species are known to occur in the work area. Reasonable precautions are legally required to prevent the spread of these species. The Wisconsin Council on Forestry Transportation and Utility Rights-of-Way Best Management Practices should be followed: (<http://council.wisconsinforestry.org/invasives/transportation/>).

Cultural and Historical Resources, cont.

24. The project is within or adjacent to an area that is identified by the State of Wisconsin as potentially having Native American artifacts, burial mounds or burial sites, which could be encountered during construction.
25. If human bone or any artifacts are discovered during construction, work must cease immediately. Contact the Environmental Department who will contact the State Burial Sites Preservation Office and determine the next steps that must be taken in order to comply with state law. Work at that site MAY NOT PROCEED until the Environmental Department authorizes it.
26. A "qualified archaeologist," as specified under Wis. Stats 157.70 (1) (i) and Wis. Admin. Code HS 2.04 (6), must be present to monitor all ground disturbing activities.

Frac-out Contingency Plan

27. A frac-out contingency plan shall be on-site and implemented accordingly. The contingency plan shall incorporate the following components.
 - a. Continuously inspect the bore paths for frac-outs in order to respond quickly and appropriately.
 - b. Containment materials (e.g. silt fence, straw bales, sand bags, etc.) shall be on site and available should a frac-out occur.
 - c. A vac truck shall be accessible on short notice in order to respond quickly to a frac-out.



