



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
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waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Board of Public Works	BPW Meeting Date: 2/19/2026
ID Number: ID#26-03022	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Department of Public Works	Common Council Meeting Date: 3/3/2026
Agenda Item Title: Review and possible action on the Easement between Wisconsin Electric Power Company, DBA We Energies and the City of Waukesha located along 600 Sentry Drive (Tax Key Number WAKC 1329 990) for We Energies to install aboveground and underground electric facilities to supply power to the recently built MVB Storage building located on the Clean Water Plant property.	

Issue Before the Council: We Energies will be constructing new electric facilities that will require an easement that conveys the rights, restrictions, and conditions that the City and We Energies will need to follow as part of the easement agreement and describes the area with the right to enter, construct, assess, maintain, repair, and inspect their facilities for the purpose to provide electric power to the city owned building.
Options & Alternatives: Not approving the easement would mean that the MVB Storage building will not have electric power.
Additional Details: See attached formal easement documents and corresponding property exhibits.

What is the Strategic Plan Priority this item relates to:

N/A

What impact will this item have on the Strategic Plan Priority?

N/A

Financial Remarks:

There is no immediate cost to the City.

Recommended Motion:

Move to approve the Distribution Easement of Overhead and Underground facilities between We Energies and the City of Waukesha located along 600 Sentry Drive (Tax Key Number WAKC 1329 990) pending final review by the City Attorney.

Reviewed By:

City Attorney Brian Running	Date Reviewed
Finance Director Joseph P. Ciurro	Date Reviewed
City Administrator Anthony W. Brown	Date Reviewed

**DISTRIBUTION EASEMENT
OVERHEAD AND UNDERGROUND**

Document Number

WR NO. **5142556** IO NO. **17157**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **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 being part of Grantor's land located in the **Northeast ¼ and Southeast ¼ of Section 9, Town 6 North, Range 19 East** in the 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 P277
PO BOX 2046
MILWAUKEE, WI 53201-2046

- 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 vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground, and to construct, erect, operate, maintain and replace overhead utility facilities, including a line of poles, together with the necessary conductors, anchors, guy wires, underground cable, pedestals, riser equipment and all other appurtenant equipment above ground, as deemed necessary by Grantee, for the transmission and distribution of electric energy, signals, television and telecommunications services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed by Grantee whenever it decides it is necessary 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 the initial installation of said facilities or 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.

WAKC1329990
(Parcel Identification Number)

Grantor:

City of Waukesha

By _____

(Print name and title): _____

By _____

(Print name and title): _____

Personally came before me in _____ County, Wisconsin on _____, 2026,
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 Mari Nault on behalf of Wisconsin Electric Power Company, PO Box 2046, Milwaukee, Wisconsin 53201-2046.

MANUFACTURER: _____
KVA: _____
VOLTAGE: _____
LOCATION ID: _____
PHASE: _____
FLUID TYPE: _____ DESIGN IZ: _____
SERIAL: _____
MATERIAL #: **T2271301L**
ASSET ID #: _____
3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐ Y ☐ N
FOR SOC USE ONLY WE ENERGIES EQUIPMENT ENERGIZED ☐ Y ☐ N
Customer EQUIPMENT ENERGIZED ☐ Y ☐ N EDC: _____
SWITCHED BY: _____ DATE/TIME: _____

EXHIBIT "A" - FOR REFERENCE PURPOSES ONLY

- EXHIBIT WILL NOT BE RECORDED WITH EASEMENT
- SURVEY EXHIBIT WILL FOLLOW
- YELLOW HIGHLIGHTED AREA= 12' WIDE EASEMENT

