



Waukesha Water Utility

SERVING WAUKESHA SINCE 1886

115 DELAFIELD STREET
WAUKESHA, WI 53188-3615

Telephone: (262) 521-5272 • Fax: (262) 521-5265 • E-mail: contactus@waukesha-water.com

MEMORANDUM

Date: January 11, 2019

To: Dan Duchniak, P.E.

From: Chris Walter, P.E.

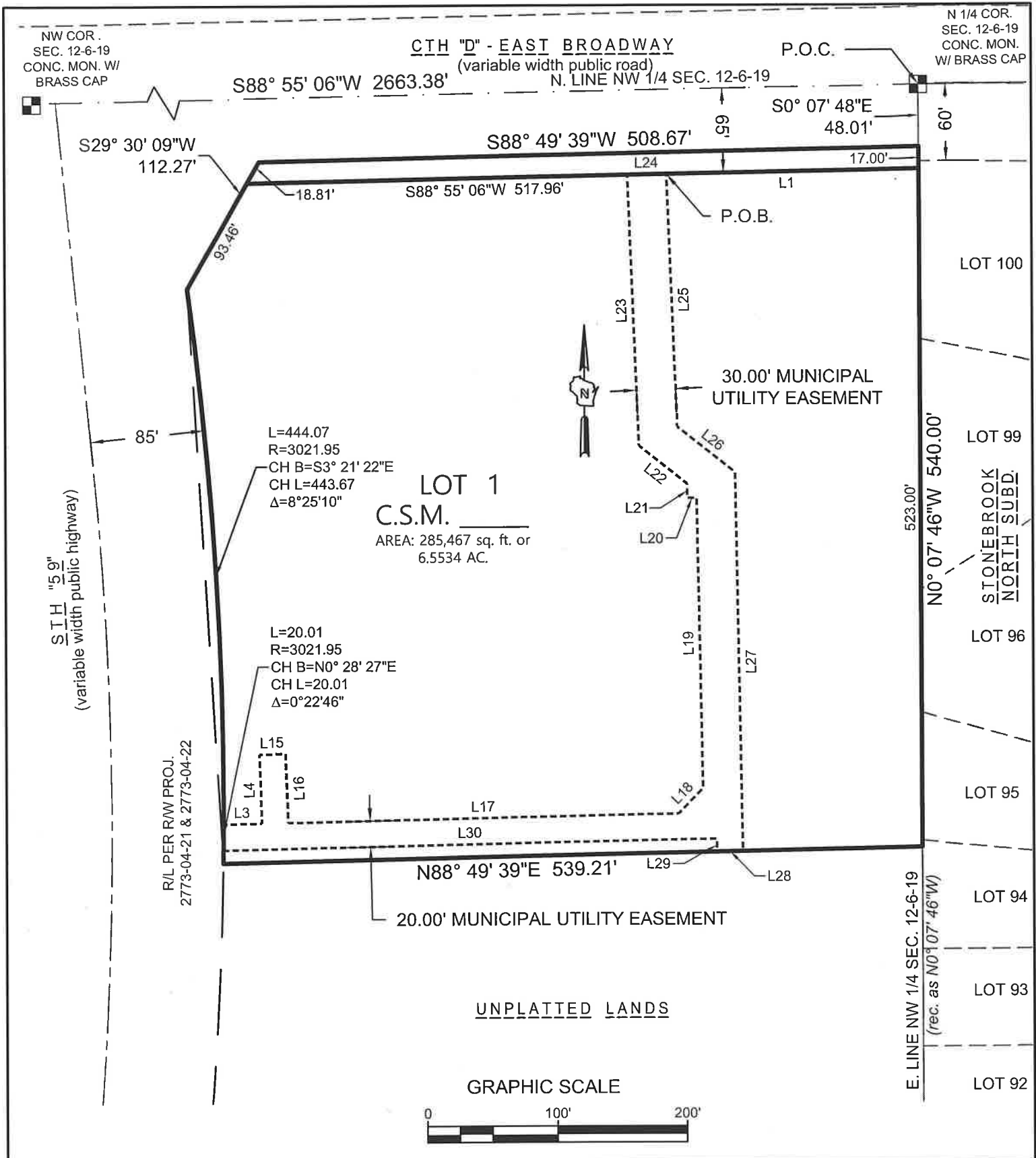
Re: New Perspective Sr. Living – Water Main Easement

Boldt Holdings, LLC is requesting an easement for the proposed water main within their development. This project is located in the Southeast quadrant of the intersection of East Broadway and Les Paul Parkway. The associated water main extension and developer's agreement were approved by the commission in December 2018. The project involves 8-inch water main to serve a proposed 75,000 square foot, three story facility with 128 units. The easement will be a 20-foot and 30-foot wide non-exclusive easement and the easement agreement will be our standard language with no exceptions. The easement is non-exclusive due to a section of it being shared with public sanitary sewer.

The easement is shown on the attached exhibit.

Recommended Motion: Move to approve the water main easement for the New Perspective Sr. Living development.

Enc.



Municipal Easement Line Table		
Line #	Length	Direction
L1	195.65	S88° 55' 06"W
L3	29.67	N88° 49' 39"E
L4	53.19	N2° 02' 30"W
L15	20.00	N87° 57' 30"E
L16	53.50	S2° 02' 30"E
L17	300.46	N88° 49' 39"E
L18	27.08	N43° 49' 39"E
L19	224.11	N1° 05' 39"W
L20	7.26	N89° 54' 53"W
L21	10.75	N0° 05' 07"E

Municipal Easement Line Table		
Line #	Length	Direction
L22	47.30	N51° 34' 38"W
L23	209.00	N2° 15' 19"W
L24	30.01	N88° 55' 06"E
L25	194.62	S2° 15' 19"E
L26	56.82	S51° 34' 38"E
L27	292.43	S1° 01' 56"E
L28	20.00	S88° 49' 39"W
L29	10.00	N1° 01' 56"W
L30	379.51	S88° 49' 39"W

LEGAL DESCRIPTION OF MUNICIPAL UTILITY EASEMENT

Part of the Northeast 1/4 of the Northwest 1/4 of Section 12, Town 6 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of said Section 12; thence South 0°07'48" East, along the North 1/4 line of said Section, 48.01 feet to the South line of County Trunk Highway "D"; continue thence South 0°07'48" East, 17.00 feet along said 1/4 section line to the Northeast corner of Lot 1 of a Proposed Certified Survey Map; thence South 88°55'06" West, 195.65 feet along the North line of said Proposed Lot 1 to the point of beginning of this description; thence South 2°15'19" East, 194.62 feet; thence South 51°34'38" East, 56.82 feet; thence South 1°01'56" East, 292.43 feet to the South line of said proposed Lot 1; thence South 88°49'39" West, 20.00 feet along said South line; thence North 1°01'56" West, 10.00 feet; thence South 88°49'39" West, 379.51 feet to the Easterly line of STH "59" and the beginning of a non-tangent 3021.95 foot radius curve to the left whose chord bears North 0°28'27" East, 20.01 feet; thence Northerly 20.01 feet along the arc of said curve and said Easterly line; thence North 88°49'39" East, 29.67 feet; thence North 2°02'30" West, 53.19 feet; thence North 87°57'30" East, 20.00 feet; thence South 2°02'30" East, 53.50 feet; thence North 88°49'39" East, 300.46 feet; thence North 43°49'39" East, 27.08 feet; thence North 1°05'39" West, 224.11 feet; thence North 89°54'53" West, 7.26 feet; thence North 0°05'07" East, 10.75 feet; thence North 51°34'38" West, 47.30 feet; thence North 2°15'19" West, 209.00 feet to the aforesaid North line of Proposed Lot 1; thence North 88°55'06" East, 30.01 feet along said North line to the point of beginning.

Said easement contains 24,874 square feet or 0.571 acres of land, more or less.



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

EXHIBIT "A"

LIGHTHOUSE OF WAUKESHA
MUNICIPAL UTILITY EASEMENT LEGAL DESCRIPTION

DATE: 1-08-2019

DR.#17884 EASEMENT EXHIBITS

3 of 3