



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: March 13, 2025

To: Dan Duchniak, P.E.

From: Kelly Zylstra, P.E.

Re: Crestwood Well 9 We Energies Easement

The Crestwood Booster station and its associated reservoir are used to pump water from our central pressure zone to the northwest pressure zone. This site also is where emergency Well No. 9 is located.

We Energies is requesting a 9-foot-wide easement along several sides of this property so they can continue with their cable replacement project.

Attorney Running reviewed their proposed easement and does not have any objections to the easement from a purely legal point of view as this is We's standard easement document. He requested that we look at the request from a practical point of view to make sure that this easement would not adversely affect our operations or future uses. Given that space is between the existing facilities (generator and pipes) and the lot line, we are not in need of any additional items in those areas, and staff has no objections to the easement.

We Energies may need to remove some trees/shrubs and will be responsible for restoration.

Recommended Motion: Move to approve the Easement Agreement at the Well No. 9 site with We Energies at no cost to the Utility.

**DISTRIBUTION EASEMENT
UNDERGROUND ELECTRIC AND
COMMUNICATIONS**

Document Number

WR NO. **4943972** IO NO. **CR1172**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WAUKESHA WATER UTILITY** 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 **Strip of land Nine (9) feet in width** part of Grantor's land as described as **Lot 50, Block 12 in Merrill Crest Addition 8**, being a Subdivision of part of the **Southwest One-Quarter (1/4) and Southeast One-Quarter (1/4) of of Section Five (5), Township Six (6) North, Range 19 East**, in the **City of Waukesha, Waukesha County, Wisconsin**.

- 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 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 sometime 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.

RETURN TO:
We Energies
PROPERTY RIGHTS & INFORMATION GROUP
231 W. MICHIGAN STREET, ROOM P277
PO BOX 2046
MILWAUKEE, WI 53201-2046

WAKC1315084
(Parcel Identification Number)

Grantor WAUKESHA WATER UTILITY

By: _____

(Print name): _____

By: _____

(Print name): _____

Acknowledged before me in _____ County, Wisconsin, on _____, _____,

By, **WAUKESHA WATER UTILITY**

Notary Public Signature, State of Wisconsin

Notary Public Name (Typed or Printed)

(NOTARY STAMP/SEAL)

My commission expires _____

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

I want to...

☆ TaxKey: WAKC1315085001

[Link to Tax File](#)

[Register of Deeds Images](#)

Mapped Acreage: 0.9799

Property Address: 513 CRESTWOOD DR

School Taxing District: Waukesha School District

Owner and Mailing Address:

WAUKESHA WATER UTILITY AND CITY OF WAUKESHA

P O BOX 1648

WAUKESHA, WI 53187

[Metadata](#)

*Ownership information current to 02/11/2025, for most current info click the [Link to Tax File](#) link.

[Add to Results](#)

[View Additional Details](#)

[Run a Report](#)

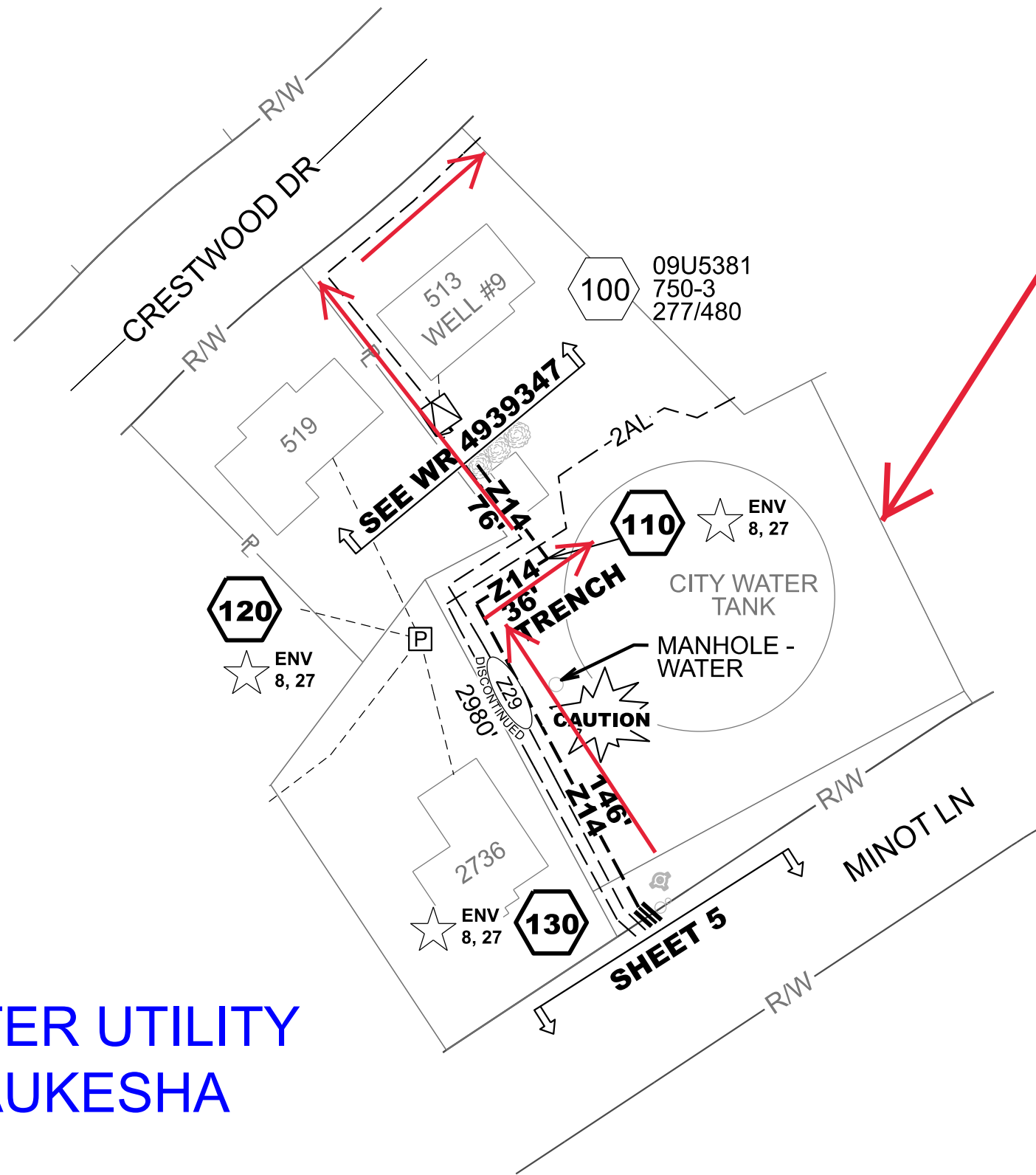
**Easement
needed: Strips
of land Nine
(9') feet in
width.**





ADDITIONAL WIRE KEY
Z29 = 3/0AL

ALL URD TO BE BORED
UNLESS NOTED OTHERWISE



Easement required
Strips of land 12' in
width

WAUKESHA WATER UTILITY
AND CITY OF WAUKESHA
P O BOX 1648
WAUKESHA, WI 53187