



We Energies
Property Rights & Information Group
231 W Michigan Street, Room P277
PO Box 2046
Milwaukee, WI 53201-2046

June 14, 2024

Village of Elm Grove, Waukesha County, Wisconsin, a Wisconsin Municipal Corporation

13600 Juneau Boulevard
Elm Grove, WI 53122

Subject: WSS23003-Elm Grove X24661 System Improvement Project

Work Request No.: 4737450

Parcel Tract ID#: 006-1160

Parcel ID#: EGV 1106029001

Dear Customer:

As a part of our continuing effort to improve service and reliability, we will be upgrading facilities in and around the Village of Elm Grove. This work will involve replacing poles, overhead wire, underground cables, transformers, and other equipment along the route. Due to changes in standards and the use of upgraded equipment, size or height of newly installed facilities may not be identical to current facilities.

To complete this project, we will need your permission in the form of an easement. An easement gives us land rights to use a defined part of a property for a specific purpose such as the installation, maintenance, and inspection of utility facilities. The easement agreement is enclosed. **If you are agreeable, please sign one copy of the easement agreement in the presence of a notary public and return it in the enclosed postage-paid envelope. Keep the other copy for your records.**

Construction is expected to begin in **Fall 2024**. We will continue to communicate details about our work as we move through the project – including notification a few weeks prior to start of construction. If you have any questions, please contact [Virginia Herek, Right of Way Agent at virginia.herek@contractlandstaff.com](mailto:virginia.herek@contractlandstaff.com) or [\(cell\) 262-939-5928](tel:262-939-5928) and reference the work request in the subject line above. Thank you for your cooperation and understanding as construction takes place in your area.

Sincerely,

Virginia Herek

Virginia Herek

Contract Land Staff Representing We Energies
Right of Way Agent

**DISTRIBUTION EASEMENT
UNDERGROUND**

Document Number

WR NO. **4737450** IO NO. **52938**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Village of Elm Grove, a Wisconsin Municipal Corporation**, 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 **the Easterly Eight (8) feet**, situated in Lot 4, Block 1, Brookside Subdivision, Village of Elm Grove, Waukesha County, Wisconsin, more particularly described in Map or Plat thereof, recorded in Document Number 233987, Register of Deeds, Waukesha County, Wisconsin, less and except any conveyances heretofore made.

- 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, 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.

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

EGV 1106029001
(Parcel Identification Number)

Grantor:

**Village of Elm Grove, Waukesha County, Wisconsin,
a Wisconsin Municipal Corporation**

By: _____

Name: _____

Title: _____

Acknowledged before me in _____ County, State of _____, on _____, 20____
by _____, its _____ (title) signing on
behalf of **Village of Elm Grove, Waukesha County, Wisconsin, a Wisconsin Municipal Corporation.**

Notary Public Signature

Notary Public Name (Typed or Printed)

(NOTARY STAMP/SEAL)

My commission expires _____

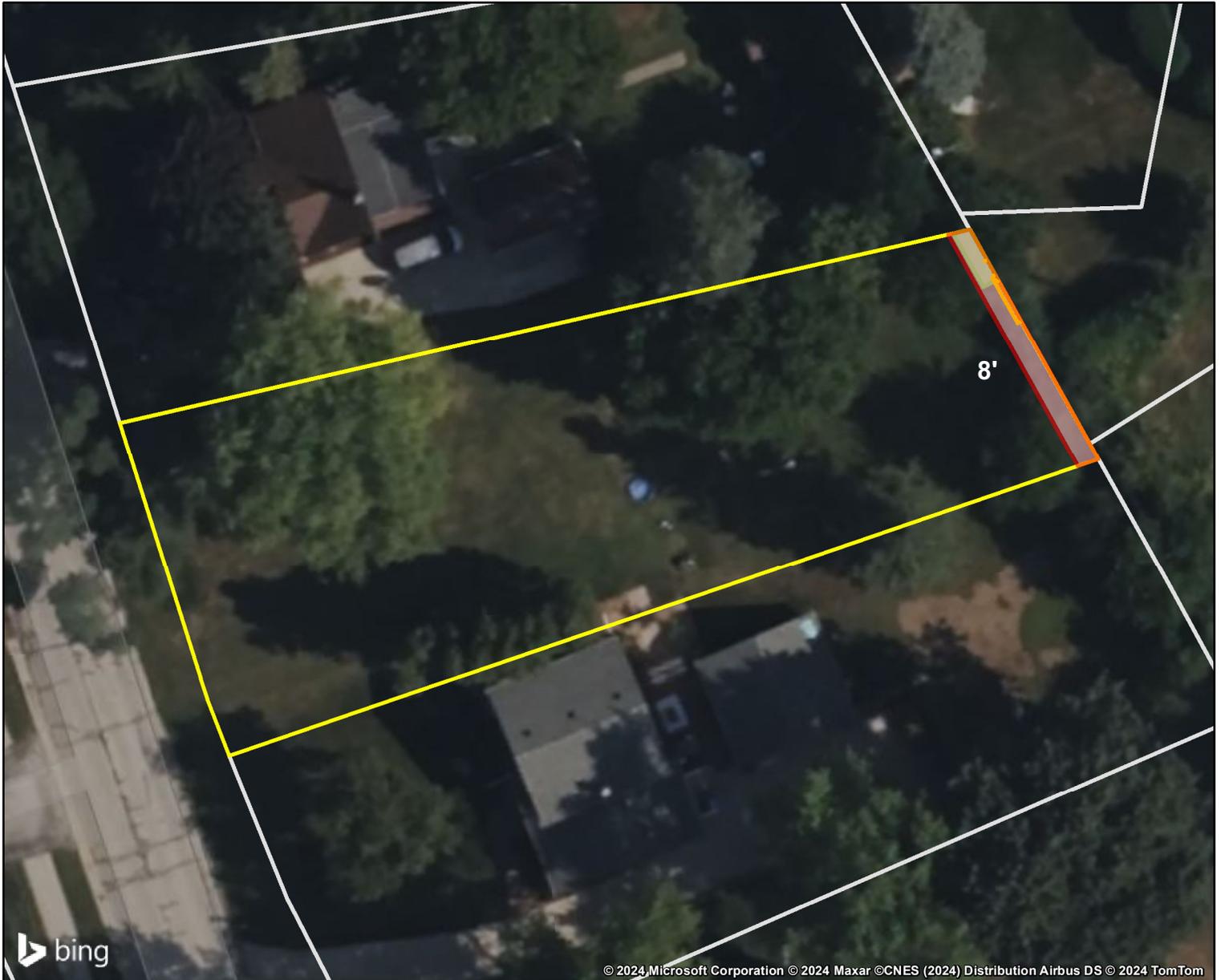
This instrument was drafted by CLS-Alicia Trapp on behalf of Wisconsin Electric Power Company, PO Box 2046, Milwaukee, Wisconsin 53201-2046.

Temporary Exhibit "A"

Waukesha County, WI

Tax ID: EGV 1106029001

Tract: 006-1160



For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Prepared by:



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479



Date: 4/15/2024

Legend

-  Proposed Primary Easement 8'
-  Proposed Secondary Easement 6'
-  Existing Easement
-  Anchor
-  Transformer
-  New Pole
-  Pedestal

Tract Name:

EG 4737450

**006-1160-
ROW**

Property Owner:

**Village of Elm Grove, a
Wisconsin Municipal
Corporation**