



March 2018 Board Cycle

Milwaukee County Parks
9480 Watertown Plank Rd.
Wauwatosa, WI 53226
(414) 257-PARK

Date: February 16, 2018
To: Theodore Lipscomb, Sr., Chairman, County Board of Supervisors
From: James Sullivan, Interim Parks Director
Subject: **WE Energies Gas Easement – Root River Parkway (ACTION)**

Policy

Parks requests authorization to execute a real estate transaction with WE Energies for a gas utility easement at the intersection of 76th St. and Grange Avenue within the Root River Parkway.

Background

Milwaukee County Parks frequently coordinates with WE Energies for the purpose of utility services both to Parks facilities and across parkland. The current request from WE Energies is for an easement that would allow for the installation of replacement natural gas infrastructure, including a station on the southwest corner of the intersection of 76th St and Grange Ave within Root River Parkway. Currently, WE Energies has a high-pressure gas line and valve in the median of Grange Ave, as well as a station along the right-of way line, adjacent to the property line for Root River Parkway. After evaluating feasible alternatives, WE Energies has determined that for the reliability, safety, and constructability of the natural gas system a request to use parkland is warranted. Specifically:

- The replacement high pressure gas main and gas distribution header will be located on the south side of Grange Ave in the right-of-way, therefore locating the station on adjacent parkland will be in line with that alignment.
- The roadway(s) in this area contain many existing utilities, and therefore construction within the right-of-way poses a risk to damage one or more utility lines.
- The proposed locations accommodate future turn lanes contemplated by the Village of Greendale.



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The permanent easement (in two parts, on the southeast and southwest corners of the intersection) would have a total size of 7,375sf, and the temporary easement for construction purposes would have a size of approximately 3,000sf.

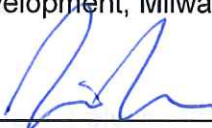
WE Energies has offered \$7,720 for this easement transaction. After review and consideration that the offer has factored in assessed land value, payment for the temporary easement area, and cost savings from the waiver an appraisal, Parks has determined this offer to be fair and equitable.

Recommendation

Authorize Parks, Department of Administrative Services, Corporation Counsel, and Risk Management staff be authorized to negotiate, prepare, review, approve, execute and record all documents and perform all actions required to transfer the requested permanent and temporary easement rights within Root River property to WE Energies.

Prepared By: Sarah Toomsen, Manager of Planning and Development, Milwaukee County Parks

Approved By: Jim Sullivan, Interim Parks Director



Attachments:

- Attachment 1 – Fiscal Note
- Attachment 2 – Resolution
- Attachment 3 – Aerial Overview – 76th & Grange
- Attachment 4 – Gas Easement
- Attachment 5 – Email Offer to Purchase

Copy:

- Chris Abele, County Executive
- Raisa Koltun, Chief of Staff, County Executive's Office
- Jason Haas, Chairman, Parks, Energy & Environment Committee
- Marcelia Nicholson, Vice-Chair, Parks, Energy & Environment Committee
- Kelly Bablitch, Chief of Staff, County Board of Supervisors
- Tony Staskunas, Supervisor District 17
- Allyson Smith, Committee Coordinator, Office of the County Clerk
- Erica Hayden, Research & Policy Analyst, Office of the Comptroller



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- Jeremy Lucas, Fiscal Mgt. Analyst, Admin & Fiscal Affairs/DAS
- Kurt Van Dulm, WE Energies



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