

From: [Toomsen, Sarah](mailto:Sarah.Toomsen@milwaukeecountywi.gov)
To: [Toomsen, Sarah](mailto:Sarah.Toomsen@milwaukeecountywi.gov)
Subject: FW: 76th and Grange--Relocate Gas Facilities
Date: Friday, January 26, 2018 12:42:56 PM
Attachments: [Gas Easement--76th and Grange.pdf](#)

From: Vandulm, Kurt A [mailto:Kurt.Vandulm@we-energies.com]
Sent: Wednesday, January 10, 2018 1:52 PM
To: Toomsen, Sarah <Sarah.Toomsen@milwaukeecountywi.gov>; Organ, Jill <Jill.Organ@milwaukeecountywi.gov>
Subject: FW: 76th and Grange--Relocate Gas Facilities

Sarah and Jill-

Below is our offer for the underground gas easement requested at the intersection of 76th and West Grange Avenue. Normally we value underground easements based solely on a percentage of assessed land value, depending on various factors. Given the scope and nature of this gas replacement project, and being one that required PSC approval, we are offering easement compensation that is based on 1) assessed land value 2) payment for use of the temporary easement area and 3) waiver of appraisal. The temporary easement and waiver of appraisal are not items we would typically include in easement payments. The purpose of the additional payments on this project is to expedite the easement acquisitions in an effort to avoid the eminent domain process.

Therefore, we are offering **\$7,720** for the attached underground gas easement. This amount is based on the following data and figures:

- It is typically difficult to put a dollar value on parkland or find any sales data. There are not many vacant parcels in the area so we expanded the search into Franklin and Greenfield, and found a wide range of values of undeveloped land. As a baseline for valuing the easement, we used one of the higher valued vacant parcels at \$55,500 per acre (\$1.28 per square foot). Similar underground gas easements are typically valued at 25-50% of assessed land value.
 - Using 50% computes to \$.64 per square foot
 - Permanent Easement Area = \$4,720 (7,375 square feet x \$.64 per square foot)
- Plus \$500 for the Temporary Easement Area
- For this project we are also adding \$2,500 to the easement offer as a waiver of appraisal (which would typically be part of the eminent domain process)

Please let me know if this offer is acceptable or if you have any questions.

Thank you,

Kurt

Kurt van Dulm

Lead Right-of-Way Agent

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