

**COUNTY OF MILWAUKEE**  
Inter-Office Communication

Date: June 18, 2025

To: Marcelia Nicholson, Chairwoman, Milwaukee County Board of Supervisors

From: Guy Smith, Executive Director for Milwaukee County Parks

Subject: Permanent easement with WE Energies at Mayfair Rd and Watertown Plank Rd in Wauwatosa to provide for electric service relocation

File Type: Action Report

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**REQUEST**

From the Executive Director of Milwaukee County Parks, requesting authorization to grant an easement to WE Energies at Mayfair Rd and Watertown Plank Rd in Wauwatosa to provide for electric service relocation.

**POLICY**

§ 59.17(2)(b)3., Wis. Stats., states that the “county board may continue to exercise the authority under s. 59.52(6) with regard to land that is zoned as a park...”. In the law of property, authority over “land” include authority over all rights appurtenant to the land.

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| Wisconsin State Statutes:                    | § 59.17(2)(b)3. |
| Milwaukee County Code of General Ordinances: |                 |
| Specific Adopted Budget:                     |                 |
| Specific Adopted Budget Amendment:           |                 |
| Specific Adopted Capital Project:            |                 |

**BACKGROUND**

WE Energies purpose for this easement is to install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. These underground utility lines will be replacing the overhead pole lines that WE Energies currently uses.

The proposed easement and work will be located on land by Underwood Creek near the intersection of Mayfair and Watertown Plank Road in Wauwatosa, which is owned by Milwaukee County.

All the proposed underground lines will be installed by directional boring. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with WE Energies use of the easement area. The easement will be permanent.

The proposed easement is approximately 10,200 square feet or .23 acres. WE energies and Parks have negotiated a rate of \$1.60 per square foot, bringing the fee for this easement to \$16,320.

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| Related File No's:                                    |  |
| Associated File No's<br>(Including Transfer Packets): |  |
| Previous Action Date(s):                              |  |

### **ALIGNMENT TO STRATEGIC PLAN**

Describe how the item aligns to the objectives in the [strategic plan](#):

- 3B: Enhance the County's fiscal health and sustainability
- Grant of the easement will enable Parks to generate revenue.

### **FISCAL EFFECT**

The easement will increase revenue in the Parks Operating Budget. The easement will not increase expenditures, require contingency funds, use grant funding, or funding allocated for a different year. Staff time will be required for review of Right of Entry application, but this review time will be compensated by the application fee.

### **TERMS**

- The easement is permanent.
- Easement fee is \$1.60 per square foot
- The easement size is 10,200 ft<sup>2</sup>

### **VIRTUAL MEETING INVITES**

Kurt Van Dulm, WE Energies Lead Right-of-Way Agent  
Email: kurt.vandulm@we-energies.com

**PREPARED BY:** Robert Sengluab, Contracts Manager, Parks

**APPROVED BY:** Guy Smith, Executive Director Milwaukee County Parks



### **ATTACHMENTS:**

Resolution  
Fiscal Note

Draft Easement  
PowerPoint

CC: David Crowley, County Executive  
Mary Jo Meyers, Chief of Staff, County Executive's Office  
Sheldon Wasserman, Committee on Parks & Culture Chairperson  
Steve Taylor, Committee on Parks & Culture Vice Chairperson  
Priscilla Coggs-Jones, Committee on Parks & Culture Member  
Jack Eckblad, Committee on Parks & Culture Member  
Felesia Martin, Committee on Parks & Culture Member  
Juan Miguel Martinez, Committee on Parks & Culture Member  
Anne O'Connor, Committee on Parks & Culture Member  
Kelly Bablitch, Chief of Staff, Milwaukee County Board of Supervisors  
Janelle M. Jensen, Legislative Services Division Mgr, Office of the County Clerk  
Aaron Hertzberg, Director, Department of Administrative Services  
Joseph Lamers, Fiscal & Budget Director, DAS  
Vince Masterson, Fiscal & Strategic Asset Coordinator, DAS  
Pamela Bryant, Capital Finance Manager, Comptroller's Office  
Justin Rodriguez, Capital Finance Analyst, Comptroller's Office  
Allyson R. Smith, Committee Coordinator, Office of the County Clerk  
Anthony Rux, Budget & Management Analyst, DAS-PSB  
Sandy Saltzstein, Research and Policy Analyst