

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: March 17, 2023

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

From: Guy Smith, Executive Director, Milwaukee County Parks

Subject: From the Executive Director of Milwaukee County Parks, requesting authorization to grant a permanent easement to WE Energies to allow for the relocation of a gas main in and across certain portions of parkland in the City of Milwaukee by Hampton Avenue and Lincoln Creek

File Type: Action Report

REQUEST

Authorization to grant a permanent easement to WE Energies to allow for the relocation of a gas main in and across certain portions of parkland in the City of Milwaukee by Hampton Avenue and Lincoln Creek

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” includes authority over all rights appurtenant to the land.

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

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 to replace and relocate a gas main in the City of Milwaukee. Currently the gas main is located in the right-of-way of Hampton Avenue and it crosses the Lincoln Creek by way of a bridge attachment under the Hampton Avenue bridge. Relocation is required by the Wisconsin Department of Transportation due to the reconstruction/repaving of W Hampton Avenue between N Sherman Boulevard and N Teutonia Avenue. The proposed gas main would be installed by directional bore, which will require no disturbance of parkland for construction.

Parks has reviewed this request, and based on the size of the easement, the minimal impact to

parkland, natural areas, and recreational activities, and the overall benefit to the community as it relates to the improvements to Hampton Avenue, is recommending approval of this easement. WE Energies is offering \$1.28/square foot (\$55,756/acre) as compensation for the easement, which is more than the land values surrounding Parks property in this area, both commercial and residential, that range from \$20,000/acre to \$44,000/acre. The payment for the 0.0941 acre easement will be approximately \$5,248.

New services are installed by WE Energies and their contractors, and permission for installation work is granted through the Parks Right-of-Entry permit process. Granting the permanent easement is necessary for the long-term operation of the utility on Park property and requires authorization from the Milwaukee County Board of Supervisors and the County Executive.

Related File No's:	
Associated File No's (Including Transfer Packets):	
Previous Action Date(s):	

ALIGNMENT TO STRATEGIC PLAN

This easement is related to improved reliability of gas service and safety to county residents in the area and also helps Parks meet its revenue goals.

3B: Enhance the County's fiscal health and sustainability

Monies received for the easement helps Parks meet revenue goals.

3C: Dismantle barriers to diverse and inclusive communities

Ensures reliable gas to County residents and does not delay improvements to Hampton Avenue

FISCAL EFFECT

Increase of revenues in the current budget year of approximately \$5,248 to help meet revenue targets.

TERMS

- The easement is permanent.
- One-time payment of approximately \$5,248.
- The easement size is 0.0941 Acre

VIRTUAL MEETING INVITES

Erica Goblet, Contracts Manager, Milwaukee County Parks

Kurt van Dulm, Lead Right of Way Agent, kurt.vandulm@we-energies.com

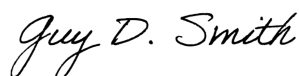
Anthony J. Kotecki, Milwaukee Chief Construction Engineer, anthony.kotecki@milwaukee.gov

PREPARED BY:

Erica Goblet, Contracts Manager

APPROVED BY:

Guy Smith, Parks Executive Director



ATTACHMENTS:

Resolution
Fiscal Note
Easement
Aerial Map

cc: David Crowley, County Executive
Mary Jo Meyers, Chief of Staff, County Executive's Office
Sheldon Wasserman, Supervisor District 3, PEEC Chair
Steven Shea, Supervisor District 8, PEEC Vice Chair
Felicia Martin, Supervisor District 7, PEEC Member
Juan Miguel Martinez, Supervisor District 12, PEEC Member
Steve Taylor, Supervisor District 17, PEEC 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
Kelsey Evans, Committee Coordinator, Office of the County Clerk
Ciara Miller, Research & Policy Analyst, Office of the Comptroller
Anthony Rux, Budget & Management Analyst, DAS-PSB