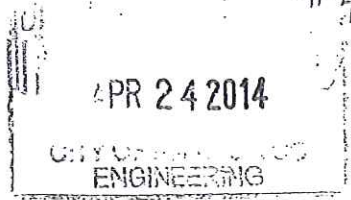


*See permits
prep.
5-5-14*

19-956

Plan #4



1303 South 8th Street P.O. Box 1090 Manitowoc, WI 54221-1090 920-683-4600 FAX 920-686-4348 www.mpu.org

April 24, 2014

Dan Koski
City Engineering
900 Quay Street
Manitowoc, WI 54220

**RE: REQUEST FOR UTILITY EASEMENT
VAULT ELIMINATION PROJECT**

Dear Dan,

MPU is planning to eliminate three underground electric equipment vaults and is requesting utility easement on City owned property to achieve the effort.

BACKGROUND

MPU owns electric equipment vaults, located within sidewalk right-of-way, in the 800 block of Jay Street, in the 700 block of Franklin Street and in the 800 block of Franklin Street. These vaults contain utility transformers that provide power to a considerable portion of the abutting downtown area. The vaults are 1940 vintage and concern MPU for the following reasons:

1. Vault degradation presents structural concerns for public safety.
2. Utility safety is compromised with electric gear located within confined spaces.
3. Failure of vault equipment would cause prolonged service outages in the area served.

With consideration given to the "Downtown Underground District," defined by Municipal Code 15.370(28), MPU would like to replace the vault-mounted transformers with conventional, pad-mounted transformers.

PLAN

MPU would locate pad-mounted transformers within utility easements proposed in a City-owned parking lot. After electric services are transferred to the new transformers, MPU would remove vault-mounted equipment, fill the vaults with sand and/or slurry, and replace the sidewalk according to Right-of-Way permit requirements issued by the City.

I have enclosed a Utility Easement document with a map of the easement requested. Execution of the easement document is the next step to utility planning and design efforts. **MPU is requesting that the City execute and return this easement document.**

Would you please contact me at (920) 686-4310 with questions or concerns?

Sincerely,

Steve Bacalzo, P.E.
Distribution Operations Manager

Enclosure

5-5-14

*Committee recommends referral to
the Plan Commission*

*Justin M. Puckett
5/5/14*

Utility Easement

Document Number

Document Title

For valuable consideration, City of Manitowoc hereinafter referred to as "Grantor", hereby grants to Manitowoc Public Utilities, of the City of Wisconsin, a municipal corporation hereinafter referred to as "Grantee", as well as its lessees, successors and assigns, a perpetual easement for the purpose of constructing, maintaining, repairing, and replacing utility facilities over, on and under the following described real estate:

Utility Easements located in Lots 4 and 7 of Block 230 of the Original Plat of the City of Manitowoc, located in the Southwest Quarter of the Southwest Quarter (SW 1/4, SW 1/4) of Section 29, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin as shown on "Exhibit A" and described as follows:

Recording Area
Name and Return Address
Manitowoc Public Utilities
1303 S. 8th Street
Manitowoc, WI 54220
052-000-230-070.00
Parcel Identification Number (PIN)

Easement A

The south 15 feet of the west 30 feet of said Lot 7.

Easement B

The north 29 feet of the east 26 feet of said Lot 4.

This easement is subject to the terms of the "Standard Utility Easement Conditions" recorded at the Manitowoc County Register of Deeds Office on November 7, 1997 in Volume 1252, Page 498 of Records, Document 798738.

The Grantor warrants that it possesses sufficient title of the above described property to convey this easement free and clear of liens and encumbrances other than those recorded against the property.

The easement granted herein shall run with the land, and shall be binding upon and inure to the benefit of the parties hereto, as well as their successors and assigns.

Dated this ___ day of ___, 2014.

[Signature]
Justin M. Nickels, Mayor

Jennifer Hudon, City Clerk

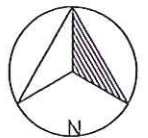
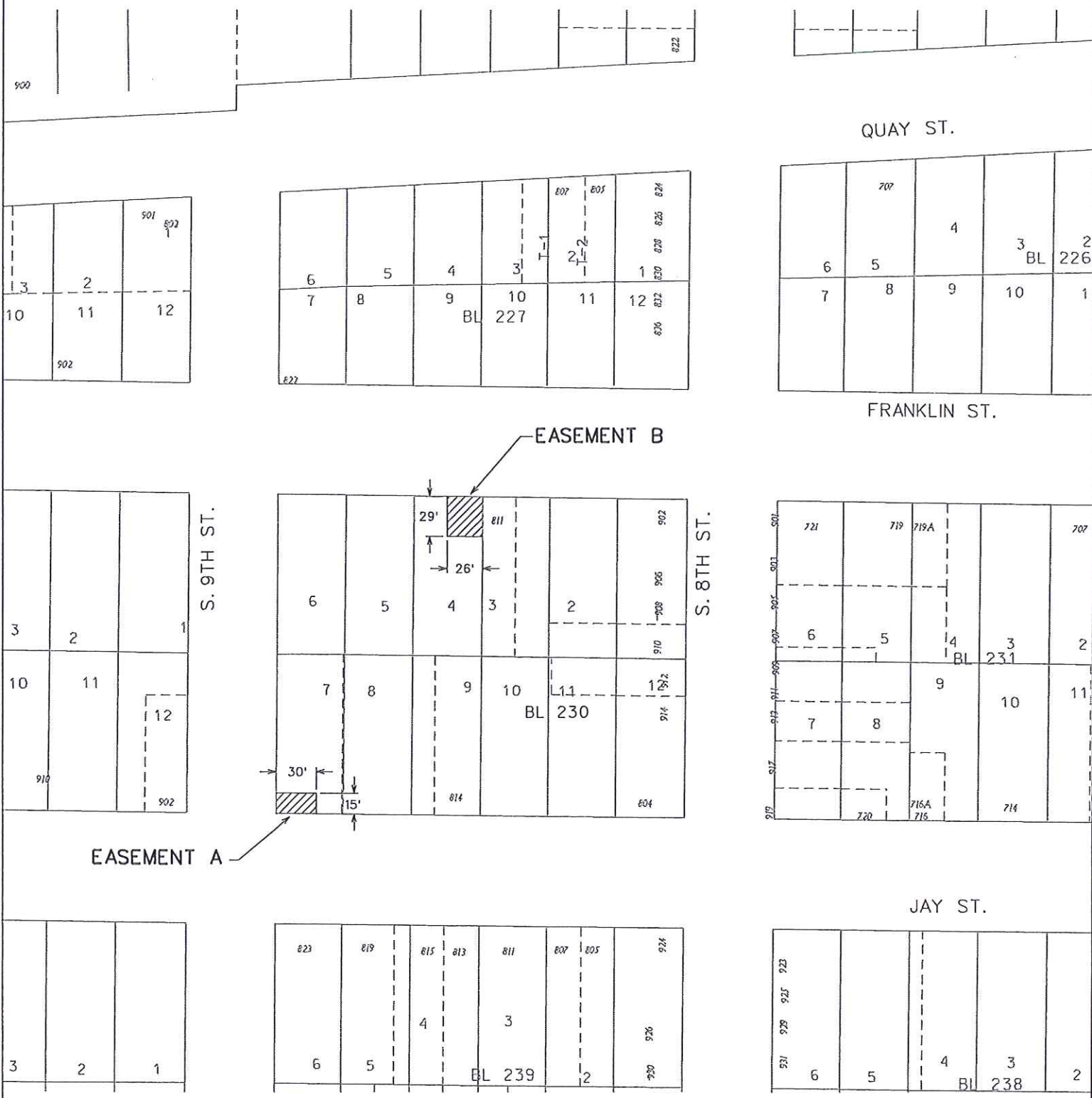
STATE OF WISCONSIN)
) ss.
MANITOWOC COUNTY)

Personally came before me, this ___ day of ___, 2014 the above named Justin M. Nickels, Mayor, and Jennifer Hudon, City Clerk of the City of Manitowoc and acknowledged that they executed the foregoing instrument as such Officers as the Utility Easement of the said City, by its authority.

Notary Public, Manitowoc County, Wisconsin
My commission (is) (expires) _____

This instrument was drafted by : Rebecca Olson

"EXHIBIT A"



1" = 100'

CERTIFIED SURVEY MAP INFORMATION SUMMARY

4/16/2014

CITY PLANNING DEPARTMENT

1. **Owner:** Richard Ewald
2. **Location:** SE 1/4, SE 1/4 , Section 19, T19N, R23E, Town of Manitowoc Rapids.
3. **Area:** 38.97 total acres
4. **Reason for survey:** Mr Ewald would like to transfer some acreage to his daughter, retain 5.1 acres for his existing residence and sell the remaining agricultural lands to a neighboring farmer.
6. **Concept Plan:** N.A.
7. **Street Dedication:** N.A.
8. **Easements:** All easements to be shown on the CSM as needed.
9. **Recommendation/Other:** Recommend approval of the CSM subject to Town and County conditions.

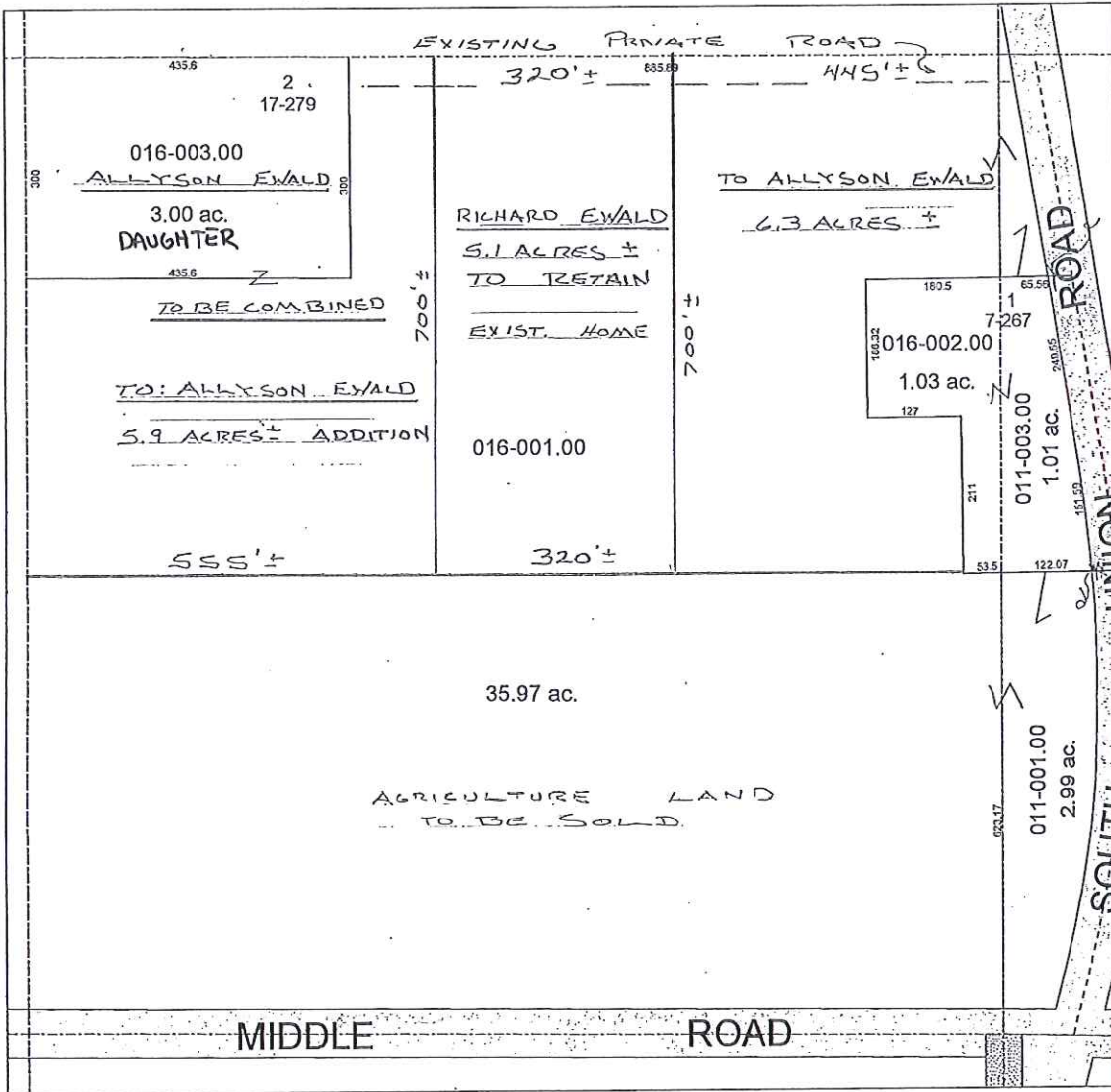
City of Manitowoc
Planning Dept

PROPOSED CERTIFIED SURVEY MAP

IN THE SE 1/4 OF THE SE 1/4 OF SECTION 19, T. 19 N., R. 23 E., TOWN OF MANITOWOC RAPIDS, MANITOWOC COUNTY, WISCONSIN

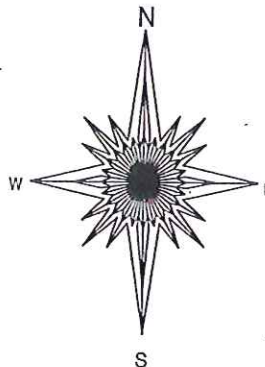
010-019-

SE 1/4 SE 1/4 Section 19 T-19-N R-23-E



OWNER:
RICHARD EWALD
280 N. UNION ROAD
MANITOWOC, WI 54220
920-901-4971

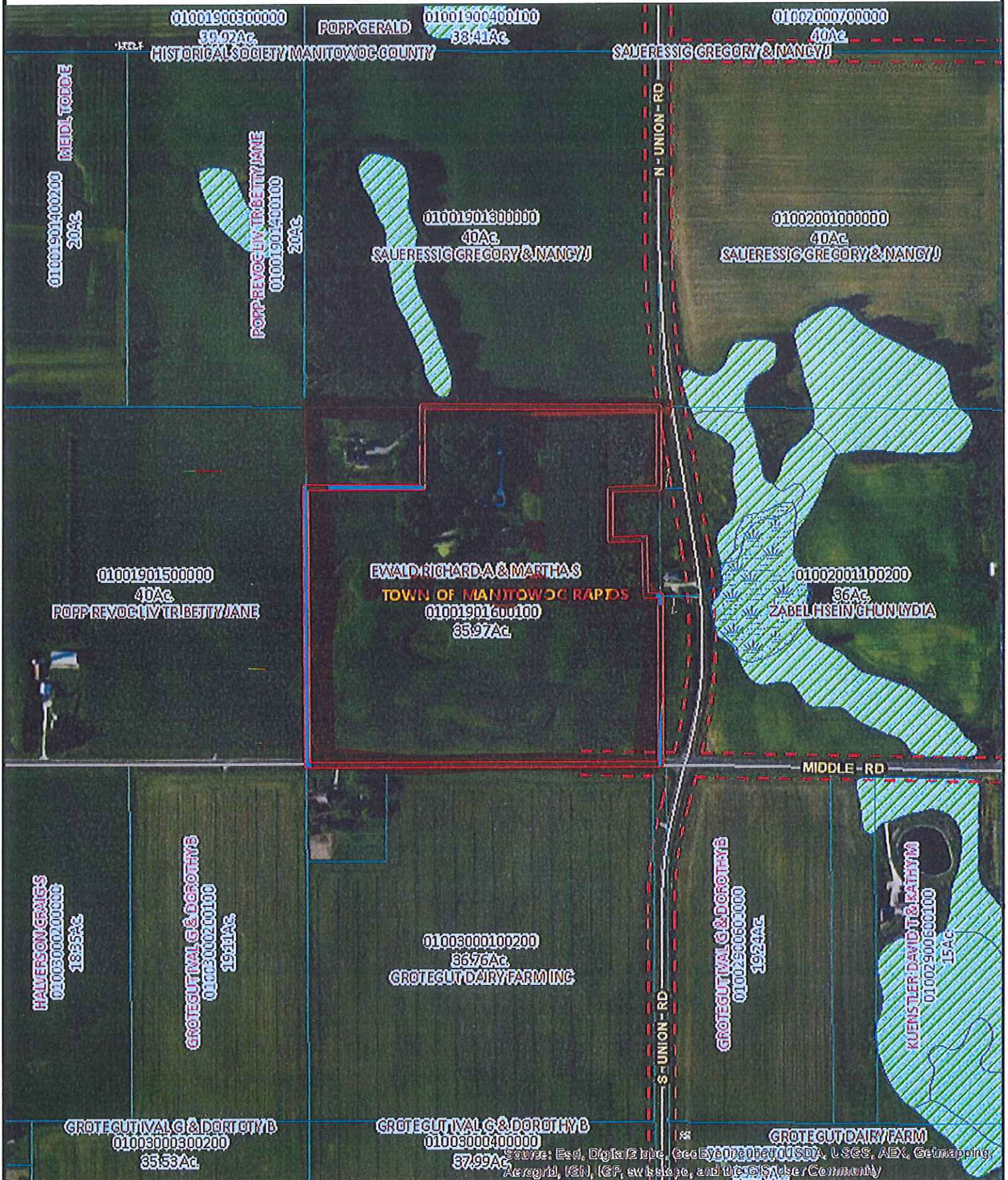
SURVEY BY:
ROBLEY LAND SURVEYING, LLC
1533 N. UNION ROAD
MANITOWOC, WISCONSIN 54220
920-882-9779



SCALE 1" = 200'

1. MANITOWOC COUNTY WILL REQUIRE A ZONE CHANGE.
2. MANITOWOC COUNTY WILL REQUIRE A VARIANCE FOR LACK OF FRONTAGE ON TOWN ROAD.

Manitowoc County Advanced Access Viewer



Author:
Date Printed: 5/7/2014



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