



6/15/2026

Wisconsin Public Service Corporation  
P.O. Box 19001  
Green Bay, WI 54307-9001  
www.wisconsinpublicservice.com

**City of Manitowoc**  
**C/O Adam Teagan**  
**900 Quay St**  
**Manitowoc, Wisconsin, 54220**

Dear Customer:

In an effort to provide improved service and reliability Wisconsin Public Service Corporation is planning on rebuilding the gas facilities located on your property at *Magnolia Ave in the City of Manitowoc, County of Manitowoc, State of Wisconsin*. This work involves replacing the Gas lines in locations shown on the attached easement which, when executed, would grant us the right to install and maintain the necessary facilities.

I have enclosed *two* copies of the easement for your review. Signing this document will allow Wisconsin Public Service Corporation to install facilities on your property in the location described in the easement.

Please note that the Public Service Commission entitles you to a minimum of five days to examine the materials provided. However, you have the option to waive the five-day review period and sign and return the easement at any time.

*You will note that the documents **require** you to sign them in the presence of a **Notary Public**.* Please make the necessary arrangements to meet with a Notary Public in your vicinity and have the Notary sign the documents where indicated. All signatures and blanks filled in must be completed in **BLACK INK** to be accepted by the Register of Deeds for recording.

Please return *one* of the documents to me in the pre-paid envelope provided at your earliest convenience. The second document is for your records. Installation cannot be scheduled until the completed document has been received.

Please contact me if you have any questions regarding the easement. Please refer to Work Request **WMIS-3475918**.

Katie Cascioli - Right of Way Agent  
Wisconsin Public Service Corporation  
920-617-5042  
Kathryn.Cascioli@wisconsinpublicservice.com

Enclosed

3345421

Easement

THIS INDENTURE is made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between **City of Manitowoc, a Municipal Corporation of Manitowoc County** ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns ("Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

**COPY FOR  
YOUR RECORDS**

Part of the Parcel Described on the Attached Exhibit "B" more particularly described as follows:

Return to:  
Wisconsin Public Service Corp.  
Real Estate Dept.  
P.O. Box 19001  
Green Bay, WI 54307-9001

Grantee shall have the right to install Grantee's facilities upon the above described Grantor's land.

Tax Parcel Identification Number  
(PIN)  
**05281840102000**

It is anticipated that the facilities shall be installed in the area of Grantor's land shown approximately on the **attached Exhibit "A"**, but in all events, upon installation of the Grantee's facilities, the actual "easement area" shall consist of a strip of land twelve (12) feet in width, lying six (6) feet on each side of the centerline of Grantee's facilities as installed (including, as applicable, the center location of any pad mounts, pedestals, slabs, or similar facilities).

In the event of any replacements or additions, the easement area shall be deemed to shift to include an area that is twelve (12) feet in width, lying six (6) feet on each side of the centerline of such replacements.

- 1. Purpose: GAS** - The purpose of this easement is to construct, install, operate, maintain repair, replace and extend underground utility facilities, pipeline or pipelines with valves, tieovers, main laterals and service laterals, together with all necessary and appurtenant equipment under and above ground, including cathodic protection apparatus used for corrosion control, as deemed necessary by Grantee, for the transmission and distribution of natural gas and all by-products thereof, or any liquids, gases, or substances which can or may be transported or distributed through a pipeline, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.

2. **Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.
3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.
4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written

City of Manitowoc, a Municipal Corporation of Manitowoc County  
Organization name

Sign Name \_\_\_\_\_  
Print name & title \_\_\_\_\_

Sign Name \_\_\_\_\_  
Print name & title \_\_\_\_\_

STATE \_\_\_\_\_ )  
OF \_\_\_\_\_ )SS  
COUNTY \_\_\_\_\_ )  
OF \_\_\_\_\_ )

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the above-named \_\_\_\_\_ City of Manitowoc, a Municipal Corporation of Manitowoc County, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name \_\_\_\_\_  
Print Name \_\_\_\_\_

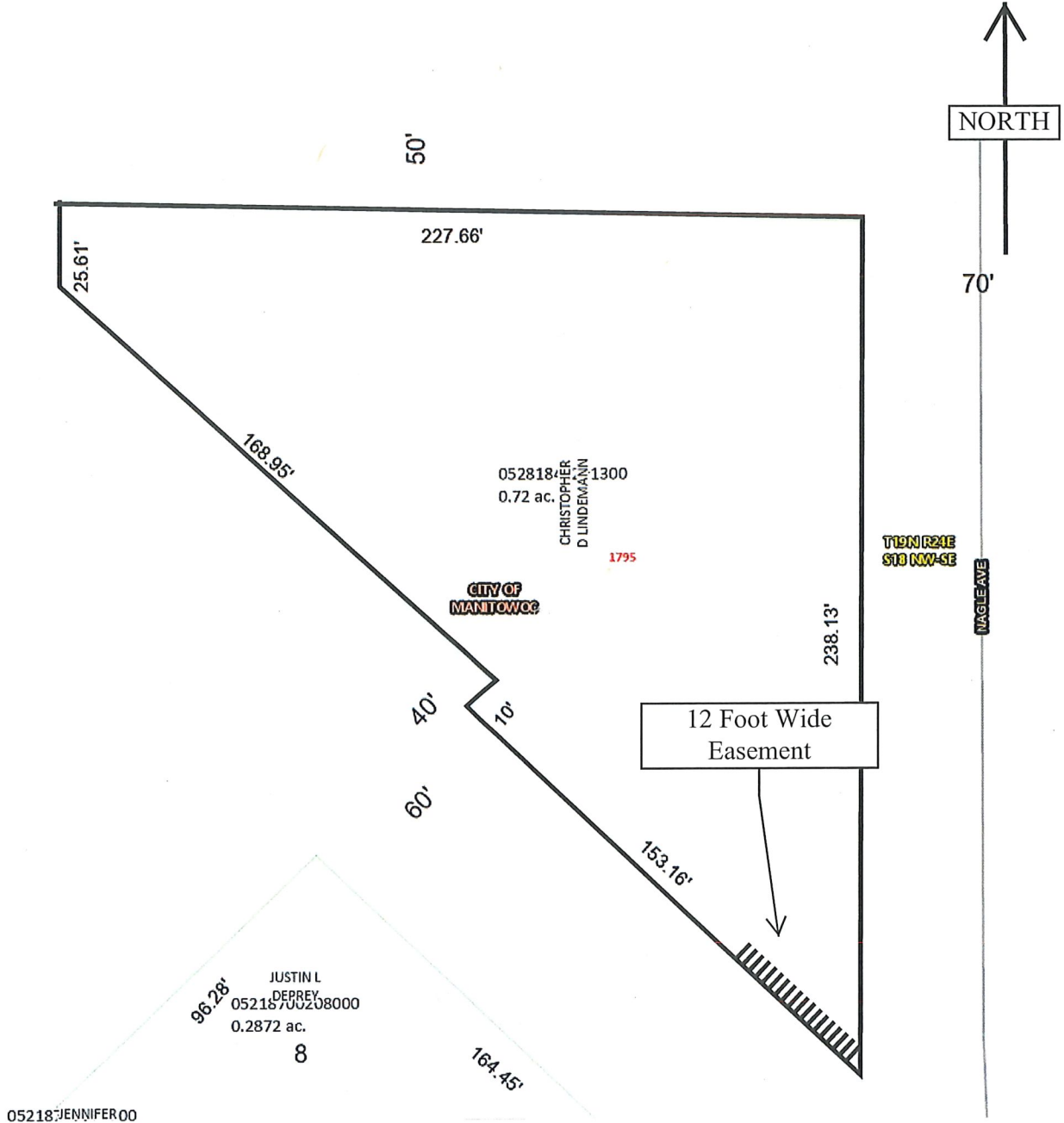
Notary Public, State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

This instrument drafted by: Jodi Peterson  
Wisconsin Public Service Corporation

REMS Entity ID	WR Number	Document ID	REMS Formatted Number
1495300	WMIS-3475918	3345421	INT11-495-300

# Exhibit "A"

Not to Scale - For Reference Only



Doc ID: 3345422

County: Manitowoc

WR Number WMIS-3475918

Tax Parcel Number: 05281840201300

Date: 6/15/2026

## **EXHIBIT "B"**

Property Description from **Manitowoc** County Register of Deeds Document Number **1245166**  
Parcel Identification Number: **052-818-402-013**

A parcel of land in Lot Twenty (20) of the Subdivision of the West One-half (W1/2) of the West One-half (W1/2) of the Southwest Quarter (SW1/4) of Section Seventeen (17) and of the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Nineteen (19) North, Range Twenty-four (24) East, in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision, described as follows:

Commencing at the E 1/4 Corner of said Section 18; Thence N 89°28'31" W, 2368.24 feet coincident with the north line of said SE 1/4 of Section 18; Thence S 00°05'20" W, 50.00 feet to the intersection of the south right-of-way line of Magnolia Avenue with the west right-of-way line of Nagle Avenue, being the point of beginning; Thence continuing S 00°05'20" W, 238.13 feet; Thence Southerly, 13.40 feet, all coincident with said west right-of-way line, along the arc of a 220.00 foot radius curve to the left the chord of which bears S 01°39'26" E 13.40 feet; Thence N 46°44'40" W, 153.16 feet; Thence N 43°15'20" E, 10.00 feet; Thence N 46°44'40" W, 168.95 feet all coincident with the north right-of-way line of "old" Nagle Avenue to the east right-of-way line of N. 18th Street; Thence N 00°09'39" E, 25.61 feet coincident with said east right-of-way line to its intersection with said south right-of-way line of Magnolia Avenue; Thence S 89°28'31" E, 227.66 feet to the point of beginning.

3345421

Easement

THIS INDENTURE is made this \_\_\_\_\_ day of \_\_\_\_\_,



by and between **City of Manitowoc, a Municipal Corporation of Manitowoc County** ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns ("Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

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[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written

City of Manitowoc, a Municipal Corporation of Manitowoc County

Organization name

Sign Name

Print name & title

Sign Name

Print name & title



STATE \_\_\_\_\_ )  
OF \_\_\_\_\_ )SS  
COUNTY \_\_\_\_\_ )  
OF \_\_\_\_\_ )

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Sign Name

Print Name

Notary Public, State of

My Commission expires:

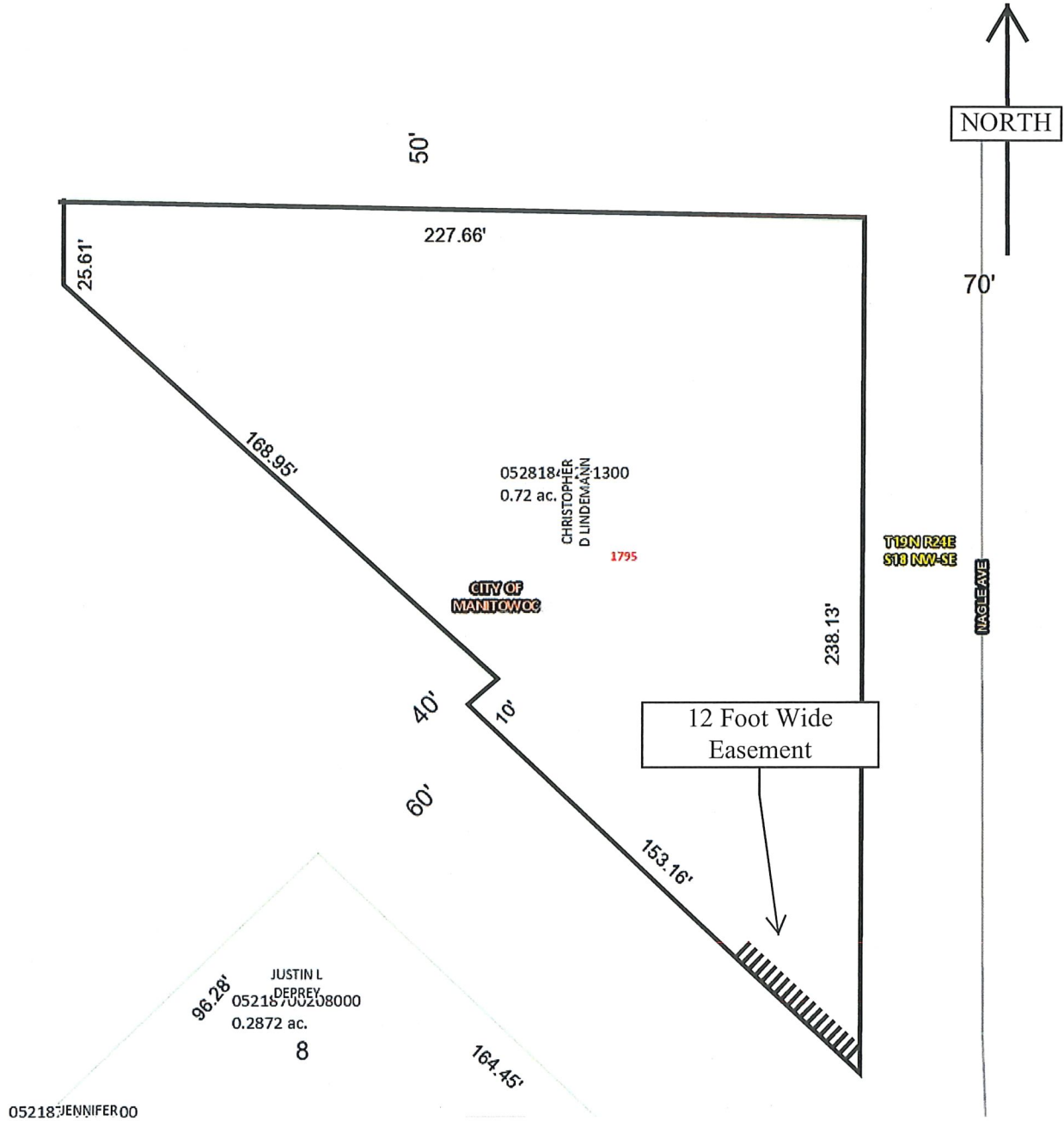


This instrument drafted by: Jodi Peterson  
Wisconsin Public Service Corporation

REMS Entity ID	WR Number	Document ID	REMS Formatted Number
1495300	WMIS-3475918	3345421	INT11-495-300

# Exhibit "A"

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