

SEWER EASEMENT IN  
VACATED RIGHT-OF-WAY

Document Number

Document Title

SEWER EASEMENT  
IN VACATED RIGHT-OF-WAY  
SE-2900/ WE-973

**Drafted by:**

City of Milwaukee  
Department of Public Works

Recording Area

Name and Return Address

City of Milwaukee  
Department of Public Works  
Infrastructure Services Division  
Environmental Engineering Section  
841 North Broadway – Room 820  
Milwaukee, WI 53202

157-002-1000

Parcel Identification Number (PIN)

**THIS SEWER AND WATER EASEMENT** (the “**EASEMENT**”), made as of \_\_\_\_\_, 2023, by the CITY OF MILWAUKEE (“**City**”), a municipal corporation, is an assertion of City’s easement rights pursuant to 66.1005(2), Wis. Stats., for sewer, water, and underground conduit facilities located within former public right-of-way.

**1. Right-of-Way Vacation; Easement Area.** Public right-of-way known as North Hopkins Street was vacated by the City on October 28, 1999 pursuant to Wis. Stat. Sec. 62.73 and pursuant to City Common Council Resolution File Number 990020 (“**Vacated ROW**”). City owns sanitary sewer and water facilities within the Vacated ROW and hereby asserts its rights under Wis. Stat. Sec. 66.1005(2) to continue to hold an easement and rights incidental to the easement in and to a part of that Vacated ROW – which part is herein called the “**Easement Area.**” The Easement Area is legally described on **EXHIBIT A** attached and is depicted on **EXHIBIT B** attached (Plan File No. 198-8-07).

**2. Easement Purpose.** City holds a permanent easement in and to the Easement Area, together with the right of ingress and egress to the Easement Area, so City may enter the Vacated ROW to use the Easement Area. Within the Easement Area, City may construct, operate, maintain, inspect, repair, enlarge, reconstruct, replace, and relocate, as City deems necessary, an 8-inch diameter water main, a 12-inch diameter sanitary sewer, a 21-inch diameter sanitary sewer, an 18-inch diameter storm sewer, and a 48-inch diameter storm sewer and related facilities and appurtenances (collectively, the “**Facilities**”).

3. **City Facilities Maintenance.** City is responsible for maintaining the Facilities.
4. **Easement Area Restriction.** No structures or improvements may be constructed within the Easement Area by the owner of the Vacated ROW except ordinary lawns, walkways, roadways, driveways and parking-lot surfacing (“**Permitted Improvements**”). If, in exercising City’s rights hereunder, City causes damage to, or removes, any Permitted Improvements, City shall replace or repair same, at City expense to substantially the same condition as existed previously. In no case shall the City be responsible for replacing aesthetic plantings.
5. **Grantor Construction.** If the owner of the Vacated ROW constructs any structure, building, or improvement adjacent to the Easement Area, or any Permitted Improvement within the Easement Area, or the owner of the Vacated ROW undertakes any other work within the Easement Area, the owner of the Vacated ROW assumes liability for any damage to the Facilities in the Easement Area.
7. **Charge.** No charge will be made against the Vacated ROW or its owner for the cost of construction, operation, maintenance, inspection, repair, enlargement, reconstruction or relocation of the Facilities in the Easement Area, except (a) when the owner of the Vacated ROW applies for a permit or approval to connect to the Facilities, the regular and customary connection permit fee in effect at the time of application shall be paid, and the owner of the Vacated ROW shall connect per City requirements, and (b) the sewer maintenance, user fees, and other sewer fees in effect for all City of Milwaukee serviced properties that are chargeable to or against real property or owners, shall be paid.
8. **Access.** The Facilities and Easement Area shall be accessible to City at all times.
9. **Prior Approval of Certain Work.** Prior to undertaking any work below surface within the Easement Area, and prior to any underground installation within the Easement Area, and prior to any surface-grade alteration within the Easement Area that would raise or lower the surface elevation by 1 foot or more, then, in any such event, the owner of the Vacated ROW shall first submit plans therefore to the City for approval by the City’s Commissioner of Public Works (“**DPW Commissioner**”), and any such work, installation or alteration, requires prior approval of the DPW Commissioner.
10. **Recording; Miscellaneous.** This Easement (a) shall be recorded with the Milwaukee County Register of Deeds by City, (b) is governed by Wisconsin law, (c) may only be amended by written instrument signed by City and the then owner of the Vacated ROW, and (d) is binding on successors, assigns, and heirs of City and the owner of the Vacated ROW.
11. **Public Right-of-Way.** If the Easement Area, or any part thereof, becomes public right-of-way, the rights of the owner of the Vacated ROW hereunder shall terminate but the Easement shall not.

**THE CITY** caused this Easement to be executed by its authorized signatories as of the date first written above.

**CITY: CITY OF MILWAUKEE**

By: \_\_\_\_\_

Jerrel Kruschke, Commissioner  
Dept. of Public Works

**Countersigned:**

By: \_\_\_\_\_

Aycha Sawa, Comptroller

**City Common Council Resolution File No.**

\_\_\_\_\_, adopted on  
\_\_\_\_\_.

**CITY ATTORNEY  
APPROVAL/AUTHENTICATION**

\_\_\_\_\_, as a member in good standing of the State Bar of Wisconsin, hereby authenticates the signatures of the City representatives/signatories per Wis. Stat. § 706.06 so this document may be recorded per Wis. Stat. § 706.05 (2)(b).

By: \_\_\_\_\_

Name Printed: Todd Farris

Assistant City Attorney

State Bar No. 1006554

Date: \_\_\_\_\_

1047-2012-719:204382

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF "EASEMENT AREA"**

That Part of Lot 1, Certified Survey Map Number 9308, in the Northeast ¼ of the Northeast 1/4 ) of Section Twenty Six (26), Township Eight (8) North, Range Twenty-One (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows;

Commencing at the Northeast Corner of Section 26, Township 8 North, Range 21 East;  
Thence S00°29'26"E, along the east line of the Northeast Quarter of Section 26, Township 8 North, Range 21 East, 688.57 feet;  
Thence S87°26'09"W, 60.04 feet, to the west right-of-way line of North Sherman Boulevard;  
Thence S00°29'26"E, along said west right-of-way line, 646.21 feet, to the southeast corner of Lot 1, Certified Survey Map Number 9308;  
Thence S88°35'59"W, along the southerly line of Lot 1, Certified Survey Map Number 9308, a distance of 217.67 feet, to the Point of Beginning;  
Thence N05°59'03"E, 376.60 feet;  
Thence N83°59'07"W, 18.05 feet;  
Thence N05°59'03"E, 269.25 feet to the north line of Lot 1, Certified Survey Map Number 9308;  
Thence S87°26'09"W, along said north line, 39.39 feet;  
Thence S05°59'03"W, 328.94 feet;  
Thence S37°25'29"E, 45.11 feet;  
Thence S05°59'03"W, 281.67 feet to the southerly line of Lot 1, Certified Survey Map Number 9308;  
Thence N88°35'59"E, along said southerly line, 26.22 feet to the point of beginning.

The above described contains 22,750 square feet or 0.52 acres of land.

