

Document No.

**EASEMENT UNDERGROUND
ELECTRIC AND COMMUNICATION**

The undersigned **County of Dane, (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation, (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as defined below, upon, in, over, through and across lands owned by the Grantor on that certain Warranty Deed as recorded on September 11, 2013, as Document Number 5023680 and that certain Trustee's Deed as recorded on July 31, 2018, as Document Number 5429802, both in the office of the Register of Deeds for Dane County, Wisconsin, said "Easement Area" to be **ten (10)** feet in width and described as follows:

Part of Lot One (1) and Lot Two (2) of Certified Survey Map Number 5392, as recorded on November 9, 1987, in Volume 24 of Certified Survey Maps, pages 298-299, as Document Number 2053772 and Lot One (1) of Certified Survey Map Number 16843, as recorded on July 25, 2025, in Volume 127 of Certified Survey Maps on Pages 290-301, as Document Number 6041595, both in the office of the Register of Deeds for Dane County, located within the Fractional South Half of the Northwest Quarter (S1/2-NW1/4) of Section 30, Township 7 North, Range 11 East, City of Madison, Dane County, Wisconsin. More particularly described on Exhibit "A" attached hereto and incorporated by reference herein.

This easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for underground electric line and underground communication line facilities, including but not limited to conduit, cables, above ground electric pad-mount transformers, secondary pedestals, riser equipment, and any other components as Grantee may select for use in transmitting electricity or communication signals (collectively, the "Designated Facilities").
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the grade of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
6. **Restoration and Damages:** The Grantee shall restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
Madison, WI 53718-2148

Parcel Identification Number(s)

251/0711-302-0101-6
251/0711-302-0102-4
251/0711-302-0201-4

10. **Easement Brochure:** As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five day review period or acknowledges that they have had at least five days to review such materials.

WITNESS the signature(s) of the Grantor this _____ day of _____, 20_____.

County of Dane

_____(SEAL)
Signature

_____(SEAL)
Signature

Printed Name and Title

Printed Name and Title

_____(SEAL)
Signature

_____(SEAL)
Signature

Printed Name and Title

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
 } SS
COUNTY OF DANE)

Personally came before me this _____ day of _____, 20_____, the above named

_____ as _____ of **County of Dane**
(title)

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

This instrument drafted by

Jordan R. Oosterhouse - Land Service Company

Checked by Jessica Bahr

August 12, 2025

Project Title:	Luds Ln-Dane County 911 Center
Work Order #:	1048009
Tract No.:	of
REROW No.:	

Exhibit "A"

An Easement Area ten (10) feet in width, being five (5) feet on each side of the following described centerline: The centerline of Grantee's Designated Facilities, as constructed, located in part of Lot One (1) and Lot Two (2) of Certified Survey Map Number 5392, as recorded on November 9, 1987, in Volume 24 of Certified Survey Maps, pages 298-299, as Document Number 2053772 and Lot One (1) of Certified Survey Map Number 16843, as recorded on July 25, 2025, in Volume 127 of Certified Survey Maps on Pages 290-301, as Document Number 6041595, both the office of the Register of Deeds for Dane County, located within the Fractional South Half of the Northwest Quarter (S1/2-NW1/4) of Section 30, Township 7 North, Range 11 East, City of Madison, Dane County, Wisconsin.

--- Existing UG Facilities
 --- Proposed New
 □ Existing Transformer
 □ Proposed Transformer

