



April 17, 2025

9405 5112 0620 8886 7845 41

City of Mauston
303 Mansion Street
Mauston, WI 53948

RE: ATC Transmission Line Y74; ATC File NO. – HLT-COC1030

Dear Representative:

In previous correspondence you may have received documents along with a letter regarding the ATC Transmission Line Y74 Rebuild. Enclosed we have provided a voluntary guying easement document to reflect the needed guying location.

The enclosed Exhibit map references the current location of the guying, shown in green and the proposed guying location shown in red.

If you're agreeable, please sign and date all the instruments as directed on the documents in front of a notary. Return using the prepaid return envelope. Upon receipt of the signed guying easement, ATC will mail you a check for **\$7,500.00** as compensation for the signed guying easement.

Please return the signed documents within **20 days** of the date shown at the top of this cover letter to receive payment. If we do not receive the signed documents within the 20 days, ATC will move forward with having an appraisal prepared for this acquisition. If you have any questions or would like further explanation, please feel free to call me at the number below.

Regards,

Jason Saari

Jason Saari
ATC Real Estate Contractor

715-409-8469

jason.saari@steigerwaldt.com



COMPENSATION SUMMARY

ATC File Number: HLT-COC1030 Line Designation: Y-74 Date: 4/17/2025

LANDOWNER INFORMATION:

Owner: City of Mauston

Address: 303 Mansion Street, Mauston, WI 53948

Phone #: _____

Easement Compensation	\$ <u>7,500.00</u>
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_____	\$ _____
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_____	\$ _____
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Total Compensation	\$ <u>7,500.00</u>
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GUYING EASEMENT
Not subject to Wis. Stat. § 77.22(1).

Document Number

FOR AND IN CONSIDERATION of the sum of \$1.00 and other good and valuable consideration to them paid, the receipt whereof is hereby acknowledged, City of Mauston, owners, (hereinafter referred to as "Grantor") does hereby convey unto American Transmission Company LLC, a Wisconsin limited liability company, and its manager ATC Management Inc., a Wisconsin Corporation, their successors, assigns, licensees and managers, (hereinafter jointly referred to as "Grantee"), the right, permission and authority to survey, construct, install, maintain and replace anchors and guy wires, together with the necessary crossarms and accessories upon, over, across, in and under a strip of land being a part of premises of Grantor in the Northeast Quarter of the Southeast Quarter of Section 1, Township 15 North, Range 3 East, City of Mauston, Juneau County, Wisconsin.; said strip of land is described as:

A parcel of land in the Northeast Quarter of the Southeast Quarter of Section 1, Township 15 North, Range 3 East, City of Mauston, Juneau County, Wisconsin.

An easement strip for necessary guys and anchors being 10 feet on each side of the following described reference lines:

An easement strip for necessary guys and anchors being 10 feet on each side of the following described reference lines:

Commencing at the East Quarter corner of said Section 1;
thence North 89°49'09" West, for 323.38 feet;
thence South 00°10'51" West, for 161.31 feet to structure 159260 and the **point of beginning**;
thence South 81°12'52" West, for 50.71 feet to the point of termination.

The right, permission and authority is also granted to Grantee to cut down and remove or trim all trees and overhanging branches now or hereafter existing in said strip of land and to cut down or remove brush for purposes of brush control.

The Grantor covenants and agrees that no structures will be erected, or inflammable material placed or accumulated, or trees planted in said strip of land, and Grantor further covenants and agrees that the elevation of the existing ground surface within said strip of land will not be altered by more than 1 foot without the written consent of Grantee.

Grantee and its agents shall have the right, permission and authority to enter upon said strip of land for the purpose of constructing, inspecting, repairing, maintaining and replacing said facilities and exercising the rights herein acquired, but the Grantee shall restore or cause to have restored the premises of Grantor as nearly as is reasonably possible to the condition existing prior to any entry by the Grantee or its agents.

Grantor and Grantor's successors, assigns, heirs, executors and administrators, covenant and agree to and with Grantee, its successors and assigns, that at the time of the ensembling and delivery of this easement they are well seized of said premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all encumbrances whatever, and will forever warrant and defend said easement against all and every person or persons lawfully claiming the whole or any part thereof.

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

Recording Area

Name and Return Address
Steigerwaldt Land Services, Inc.
856 North 4th Street
Tomahawk, WI 54487

Parcel Identification Number(s)
292511470

The Grantor hereby accepts a lump sum payment in consideration of the grant of this easement.

This agreement shall be binding upon and/or inure to the benefit of the heirs, successors or assigns of all parties hereto.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20____.

GRANTOR: City of Mauston

Signature

Printed Name

Title

Signature

Printed Name

Title

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, _____, and _____ of the above-named City of Mauston, known to be the person(s) who executed the foregoing instrument and to me known to be such _____ and _____ of said entity, and acknowledged that they executed the foregoing instrument as such officer(s), as the deed of said entity, by its authority.

Notary Signature

Printed Name

Notary Public, State of _____

My Commission expires (is) _____

This instrument drafted by Greg Belanger and checked by Carol Ahles on behalf of American Transmission Company, PO Box 47, Waukesha, WI 53187-0047.

HLT-COC1030

Y-74 GUYED WIRE EXHIBIT

Structure 159260

January 2025

