

Cardinal-Hickory Creek

TRANSMISSION LINE PROJECT

Working with Wisconsin landowners

What is an easement?

An easement is an interest in real property that conveys the right to use property for a specific purpose and to restrict certain uses that interfere with the specific purpose of the easement. Ownership and title to the property remain with the landowner.

- Easements allow utilities to construct, operate and maintain electric transmission lines.
- Construction of new transmission lines or upgrades to existing facilities is done after easement rights are in place. The landowner will be informed of the need for, time frame and duration of work. We also will work with the landowner following completion of construction to inspect the right-of-way and ensure proper restoration.
- Easement language includes the right to access the right-of-way to conduct maintenance. Transmission line maintenance includes cutting, trimming and/or removing trees, brush and/or undergrowth under the line or in danger of falling on the line.
- The presence of a transmission line limits certain land use within the easement, including buildings and trees. Landowners are compensated for any loss of use of the land in the form of a one-time payment for an easement area.

Easement negotiation process

When constructing a new transmission line or upgrading an existing line that requires the use of a landowner's property, certain requirements need to be followed after easement rights are in place.

Easement negotiations typically begin:

- After approval of the project and a route is ordered by the Public Service Commission of Wisconsin.
- When there is enough information available to assemble the documents necessary for easement negotiation.

Utilities will mail or deliver the landowner a letter advising that the company desires to acquire easement rights. The letter also will explain the easement acquisition process and schedule. A real estate representative will then contact the landowner to set a meeting to present these materials, and to discuss and address landowner concerns and questions regarding the easement.

It is important for landowners to make us aware of all issues that are pertinent to the landowner's property and to discuss how the proposed easement and transmission line influence the property. During the negotiations, we will follow all required processes, provide information and answer questions about easement terms and conditions, procedures, and considerations offered. Any special issues that may need to be reviewed and addressed by other areas of the company such as engineering, environmental and construction will be coordinated and addressed during this time. Negotiations are very important to resolving landowner questions and concerns specific to the individual property.

We inform landowners of:

- The length and width of the easement area on their property.
- The number, type and maximum height of all structures to be erected within the easement area on their property.
- The minimum height of the transmission lines above the ground.
- The number of wires and maximum voltage of the lines to be constructed, operated and maintained within the easement area on their property.

