

VILLAGE OF ALLOUEZ

Allouez Village Hall • 1900 Libal Street • Green Bay, Wisconsin 54301-2453
Phone No.: (920) 448-2800 • Fax No.: (920) 448-2850

Department of Public Works

04/19/2022

PROPOSED LOCATION OF ST. JOSEPH STREET TDS NODE AND EASEMENT

To support the TDS telecommunication fiber optic lines proposed throughout the Village, two to three Nodes (cabinets) will be strategically placed in Allouez by TDS. The Nodes which closely resemble an electrical cabinet are approximately three feet wide by six feet long by five feet high. The Nodes will be founded on concrete bases. To make the Node more aesthetically pleasing or attractive landscaping features will be placed around the perimeter of the mechanical devices.

TDS has determine the proposed location of one of these Nodes. The proposed location is adjacent to the East River on a Village owned parcel near the intersection of St. Joseph St. and East River Dr. See Exhibit "A" attached to this staff report. TDS is seeking to acquire a fifteen by fifteen foot utility easement for placement of the Node. The proposed easement which is also attached would allow TDS to construct, operate, maintain, repair, alter, and replace their facilities consisting primarily of cables, conduit, wire, pull boxes and above ground equipment.

Compensation for the easement is currently being discussed with TDS. Two methods of compensation are being consider that include fee and installation of fiber into Village Parks and Yardwaste Site. Village staff is hopeful to have more information on the compensation of the easement at the time of the meeting.

PROJECT NO. PRJ000xxxxx

TEL. CO. Company Name

EXCHANGE Exchange Name

ROUTE ##-9000

SHEET 4 OF #

EX. ROUTE

MAP REF. ##

COUNTY:

TOWNSHIP:

TOWN

RANGE

SECTION

MUNICIPALITY:

ROAD NAME:

TAX DISTRICT:

STAKED BY:

DATE:

AS BUILT:

DATE:

WBS:

FILENAME:

DATE

START

COMPLETE

CONST

SPLICING

CUTOVER

CLEAN UP

INSP



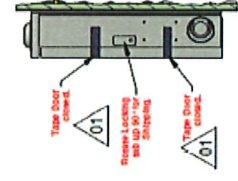
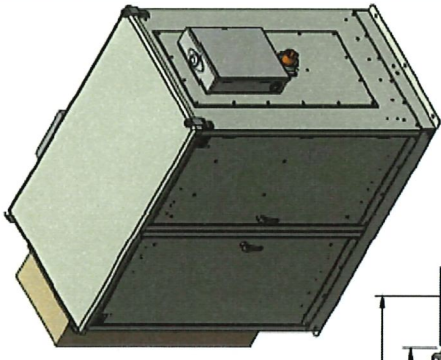
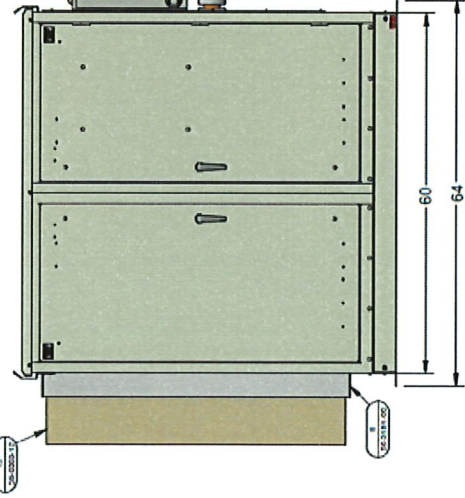
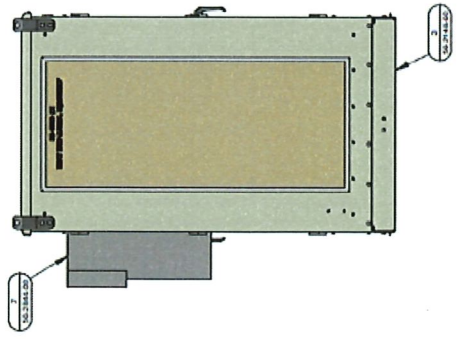
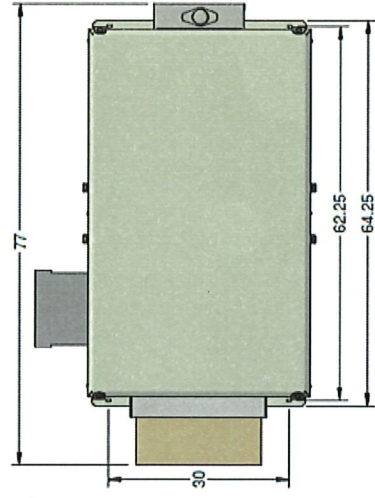
NOT TO SCALE

NODE CABINET DETAIL

AM58P-6036-60RU-VIK

NOTE:

- 1- Both Quad Recept outlets are to be wired SEPERATE to 20amp breakers on RIGHT Side of Load Center, under generator breaker.
- 2- ADD 8-10" of slack from Quad Recepts to J-Box; Per Customer Request.
- 3- Customer Request to leave LEFT Side of Load Center OPEN for 2-Pole Breakers for the Power Bay (we do NOT supply these breakers).



DETAIL AA



DETAIL E

SEE NOTES 1 thru 3 before WIRING!

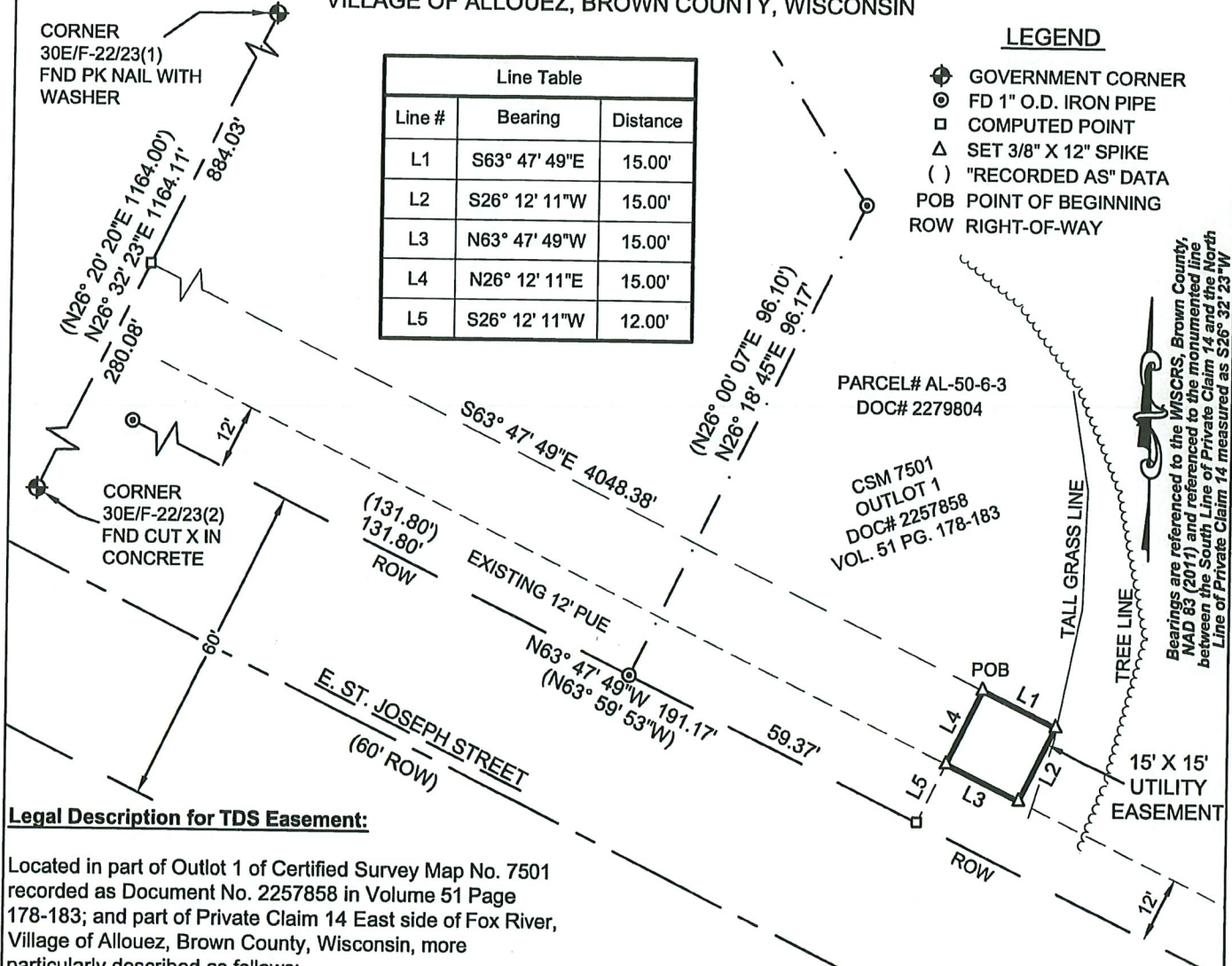
EXHIBIT "A"

LOCATED IN PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7501 RECORDED AS DOCUMENT NO. 2257858 IN VOLUME 51 PAGE 178-183; AND PART OF PRIVATE CLAIM 14 EAST SIDE OF FOX RIVER, VILLAGE OF ALLOUEZ, BROWN COUNTY, WISCONSIN

LEGEND

- ⊕ GOVERNMENT CORNER
- ⊙ FD 1" O.D. IRON PIPE
- COMPUTED POINT
- △ SET 3/8" X 12" SPIKE
- () "RECORDED AS" DATA
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY

Line Table		
Line #	Bearing	Distance
L1	S63° 47' 49"E	15.00'
L2	S26° 12' 11"W	15.00'
L3	N63° 47' 49"W	15.00'
L4	N26° 12' 11"E	15.00'
L5	S26° 12' 11"W	12.00'



PARCEL# AL-50-6-3
DOC# 2279804

CSM 7501
OUTLOT 1
DOC# 2257858
VOL. 51 PG. 178-183

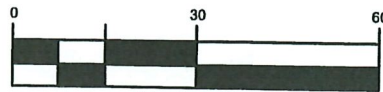
Bearings are referenced to the MDCRS, Brown County, NAD 83 (2011) and referenced to the monumented line between the South Line of Private Claim 14 and the North Line of Private Claim 14 measured as S26° 32' 23"W

Legal Description for TDS Easement:

Located in part of Outlot 1 of Certified Survey Map No. 7501 recorded as Document No. 2257858 in Volume 51 Page 178-183; and part of Private Claim 14 East side of Fox River, Village of Allouez, Brown County, Wisconsin, more particularly described as follows:

Commencing at Government Corner 30E/F-22/23(2) on the South Line of said Private Claim No. 14; thence North 26 degrees 32 minutes 23 seconds East, a distance of 280.08 feet; thence South 63 degrees 47 minutes 49 seconds East, a distance of 4048.38 feet to the Point of Beginning; thence continuing South 63 degrees 47 minutes 49 seconds East parallel with the Northeast Right-of-Way (ROW) Line of East Saint Joseph Street, a distance of 15.00 feet; thence South 26 degrees 12 minutes 11 seconds West perpendicular to said Northeast ROW Line, a distance of 15.00 feet to an existing 12' Utility Easement; thence North 63 degrees 47 minutes 49 seconds West along said 12' Utility Easement, a distance of 15.00 feet; thence North 26 degrees 12 minutes 11 seconds East perpendicular to said 12' Utility Easement, a distance of 15.00 feet to the Point of Beginning.

GRAPHIC SCALE



mi-TECH
Fond Du Lac • Green Bay • Madison • New Berlin
800.465.8050

WISCONSIN
PRESTON A. LIPTACK
S-3063
KRONENWETTER, WI
LAND SURVEYOR
12-20-21

DECEMBER 14, 2021
SHEET 1 OF 1

TC- 200873035

**CONVEYANCE OF
EXCLUSIVE & NON
EXCLUSIVE EASEMENT**

DOCUMENT NO.

This Conveyance of Exclusive & Non-Exclusive Easement (including exhibits hereto, this "Conveyance") is made as of the 21st day of February, 2022 by the **Village of Allouez**, its successors and assigns ("Grantor").

WHEREAS, GRANTOR is the owner of that certain land located in part of Outlot 1 of Certified Survey Map No. 7501 recorded as Document No. 2257858 in Volume 51 Page 178-183; and part of Private Claim 14 East side of Fox River, Village of Allouez, Brown County, Wisconsin, more particularly described as follows:

NOW, THEREFORE, for valuable consideration of One Dollar (1.00) and other good and valuable consideration, Grantor does hereby give, grant and convey to **TDS Metrocom, LLC**, its successors and assigns ("Grantee"), a "non-exclusive" easement upon, in, under, across, and along the Burdened Parcel ("Easement") to construct, use, maintain, operate, alter, add to, repair, replace, and/or remove its facilities consisting of underground cables, wires, conduits, and for above ground equipment, and appurtenances for communication and/or other purposes under a portion of the certain real property described as follows:

See Exhibit A.

Commencing at Government Corner 30E/F-22/23(2) on the South Line of said Private Claim No. 14; thence North 26 degrees 32 minutes 23 seconds East, a distance of 280.08 feet; thence South 63 degrees 47 minutes 49 seconds East, a distance of 4048.38 feet to the Point of Beginning; thence continuing South 63 degrees 47 minutes 49 seconds East parallel with the Northeast Right-of-Way (ROW) Line of East Saint Joseph Street, a distance of 15.00 feet; thence South 26 degrees 12 minutes 11 seconds West perpendicular to said Northeast ROW Line, a distance of 15.00 feet to an existing 12' Utility Easement; thence North 63 degrees 47 minutes 49 seconds West along said 12' Utility Easement, a distance of 15.00 feet; thence North 26 degrees 12 minutes 11 seconds East perpendicular to said 12' Utility Easement, a distance of 15.00 feet to the Point of Beginning.

If needed landscaping can be done around the cabinet.

RETURN TO

Sean Murray
TDS Telecom
525 Junction Road
Madison, WI 53717

PIN: AL-50-6-3

1. **Grantee** may construct, use, maintain operate, alter, add to, repair, replace, and/or remove its facilities consisting of electronic telecommunications cabinets, underground cables, wires, ducts and conduits, and for appurtenances for communication and/or other purposes pertaining to the operation of Grantee's telecommunications systems upon, in, under, over, across, and along an easement area, non-exclusive anchor along those portions of the Burdened Parcel ("Easement Area") as more particularly described and depicted on Exhibit A.
2. **Grantee** shall have the right of ingress to and egress from the land of the Grantor for the purpose of exercising the rights herein granted, and the right to cut down and control the future growth of all trees and brush which may, in Grantee's sole but reasonable judgment, interfere with Grantee's use of the Easement.
3. **Grantee** agrees that it will pay the reasonable value of actual physical damage done to the Burdened Parcel, arising at any time out of the exercise by it of the rights herein granted.
4. **Grantor** covenants not to erect any structure upon the aforesaid real property that would interfere with Grantee's use of said easement and this covenant shall be binding upon Grantor's successors and assigns.
5. **Grantor** agrees that all facilities consisting of poles, pedestals, underground cables and wires, and for appurtenances for communication and/or other purposes pertaining to the operation of Grantee's telecommunications systems, installed on or above the Burdened Parcel at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.
6. **Grantor** reserves for itself and its successor and assigns the right to use any portion of the Burdened Parcel, within or without the Easement Area, in any reasonable manner, provided such use does not interfere with or unduly inconvenience Grantee's full use and enjoyment of the Easement granted to Grantee herein.
7. **Grantor** covenants that they are the owners of the above described lands and the said lands are free and clear of encumbrances and liens of whatsoever character, except those personally held by the Grantor.
8. **Grantor** agrees to give ingress and egress rights to said driveway on property in install structure and maintain structure. No vehicle will be parked on driveway overnight.
9. **Grantee** will remove said structure and any other communication facilities and release land back to municipality if no longer space in needed.

TDS TELECOM USE ONLY
Company No. 0864
Easement No. EALL-22-001
Exchange No. 0914
WBS Element: TC-210914022

DATED: _____

By _____ (SEAL)
[]

By _____ (SEAL)
[]

STATE OF WISCONSIN)
County of Brown) SS.

On this _____ day of _____, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same.

Witness my hand and official seal

Signature of Notary

Printed Name of Notary
Notary Public _____ County,
My Commission Expires: _____, 20____

The instrument was drafted by: TDS Telecom
Insertions by: Sean Murray - TDS