

EASEMENT DEED FOR PUBLIC UTILITIES

For and in consideration of One and no/100 Dollars (\$1.00), the receipt whereof is hereby acknowledged, Hy-Vee, Inc., does hereby grant to the City of La Crosse, La Crosse County, Wisconsin, a municipal corporation, its successors and assigns, a permanent easement to lay, maintain, operate, repair and remove public utilities and appurtenant facilities within a strip through and over the following described real estate, to-wit:

This easement is granted on the following conditions:

1. Standard concrete or asphalt pavement, such as for driveways, parking lots, etc. may be placed in the easement. The City will be responsible for removal and replacement, if required for utility maintenance or replacement.
2. Above grade structures, such as buildings, towers, power poles, billboards, etc. are not permitted in the easement without approval of the Board of Public Works.
3. Readily removable/replaceable signs (single post signs) are permitted.
4. Tree and shrub planting are not permitted within the easement without approval of the Board of Public Works. Flower and/or vegetable gardens are permitted, but the City is not responsible for any repairs, damages, losses or replacements to the garden if it is disturbed for utility maintenance, replacement or removal.
5. The City may, at the City's option, cut brush and trees and/or mow grass and weeds in utility easements.
6. If the City disturbs grassed areas for utility maintenance, replacement or removal, the City will restore with seed and/or sod at the City's option. The City will provide erosion control measures.
7. The ground surface grade in the easement may not be changed more than one foot without prior approval of the Board of Public Works.
8. Concrete rubble, asphalt rubble, stone or rock exceeding 6" in the largest dimension (except as needed for rip-rap), demolition debris or other rubble shall not be placed within the easement.

This space is reserved for recording data

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Legal Department
400 La Crosse Street
La Crosse WI 54601

Parcel #

9. Water service lines (building laterals, etc.) that are within the easement must have an isolation valve within the easement. Service isolation valves may be no nearer than six feet from the edge of the easement. The service isolation valve will be either an approved water main valve and valve box, or a service curb stop on lines 2" in diameter or less.
10. Valve boxes, manholes (personnel access ports), curb stop boxes, sewer cleanouts, pull boxes, etc. must be accessible and maintained at surface grade.
11. An exception is hereby granted for a building canopy to extend five (5) feet into the sanitary sewer easement. Per a review of the proposed plans this will not interfere with our existing sewer or maintenance thereof.
12. An exception is hereby granted for a small retaining wall along the south property line on the condition that the wall 1) not threaten the utility infrastructure in the easement and 2) that if the wall is ever damaged or removed as part of the required maintenance or repair of the Utilities, the grantee is responsible for repair or replacement of said retaining wall.

WITNESS the hands and seals of the grantor and the persons joining in and consenting to this conveyance this _____ day of March, 2022.

IN THE PRESENCE OF:

HY-VEE, INC.

By:

By:

STATE OF WISCONSIN)
)
 COUNTY OF LA CROSSE)

Personally came before me this _____ day of March, 2022, the above-named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

 Notary Public
 La Crosse County, Wisconsin
 My commission _____

This instrument was drafted by:

City of La Crosse
400 La Crosse Street
La Crosse, WI 54601