

Landowner Relations and Real Estate



ATC locates power lines in both urban and rural areas. When ATC constructs an electric power line of 100,000 volts or greater that involves the use of a landowner's property in Wisconsin, there are certain requirements and assurances that we must meet when we seek to acquire an easement for the new utility corridor.

WHAT IS AN EASEMENT?

An easement is a type of property right that grants a person or entity permission to use another person's land for a specific purpose. Ownership and title to the property remain with the landowner. As the property is transferred and sold to new owners, the easement rights remain in place.

Though easement rights may vary from property to property, they typically limit the use of the utility corridor and allow ATC to remove trees, incompatible vegetation and other obstacles that could interfere with the operation and maintenance of the electric grid.



being acquired and how those rights have impacted the value of the property.

During the easement negotiation process with ATC, landowners are entitled to receive two appraisals.

ATC hires an independent, certified professional real estate appraiser to prepare a full narrative appraisal of the easement rights ATC needs to acquire. The landowner has an opportunity to meet with ATC's appraiser and bring any concerns to ATC's attention. The second appraisal is done by an appraiser of the landowner's choice, the reasonable cost of which will be reimbursed by ATC to the landowner. ATC and the landowner use the appraisals in negotiating the compensation amount (easement consideration) for the easement rights.

For projects that require approval by the Public Service Commission of Wisconsin, easement negotiations start after the project is approved.

PROPERTY VALUE

Many landowners ask whether the presence of a power line will impact the value of their property. Each property is unique. There are many factors that influence property values and the presence of a power line would be just one of them. That's why ATC hires a neutral third-party appraiser to assess what impact a power line may have on each property.

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EASEMENT NEGOTIATION

ATC informs landowners of the information included in the easement document, including:

- Length and width of the easement area on their property
- Number, type and maximum height of all structures that can be erected within the easement area on their property
- Minimum height of the power lines above the ground
- Number of wires and maximum voltage of the lines to be constructed, operated and maintained within the easement area on their property

The calculation of the amount of compensation for an easement incorporates the fair-market value of the landowner's property and the easement rights required for the power line(s) on the property. An appraisal is a written report that describes the easement rights



CONSTRUCTION

In addition to compensating the landowner for the easement, ATC pays for crop damage and/or physical damage to property that results from power line construction and maintenance. Payment for crop damage is based on current market prices and the expected yields in the area.

Before construction starts, the landowner is given a reasonable amount of time to harvest or transplant any trees within the easement area that will need to be removed. If the landowner chooses not to harvest the trees, the landowner will retain ownership of all trees removed by ATC. The disposal of the trees and brush will be part of the negotiations.

Construction of new power lines or upgrades to existing facilities is done after easement rights are in place. The landowner will be informed of the time frame and duration of work. ATC also will work with the landowner following completion of construction to inspect the utility corridor and ensure proper restoration.

ONGOING MAINTENANCE

To ensure the safe and reliable operation of our facilities, ATC will control weeds and brush around the power line structures, and periodically trim and clear trees. Without proper vegetation management practices, woody vegetation could threaten electric reliability, inhibit emergency response access to power line facilities and impact worker safety.

The landowner is not responsible for any injury to people or property caused by ATC in the design, construction or maintenance of power lines or structures.

PUBLIC INFORMATION

Landowners who are potentially affected by a proposed project will receive project information in the mail.

After the PSCW determines the route for a line, affected landowners will be contacted individually to discuss easement rights and access to the utility corridor area.