



Jessica J. Shrestha

OFFICER

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Services

Real Estate & Construction

Cooperatives

Energy & Natural Resources

Energy Regulation & Permitting

Jessica concentrates her practice on real property law, representation of electric cooperatives and business transactions.

Jessica's work includes representing property owners in boundary disputes and adverse possession matters, resolving title issues, working on easement and right-of-way transactions, assisting clients with environmental regulatory issues, and advising electric cooperatives on a variety of matters including governance, finance and right-of-way.

Jessica has written extensively on the law of adverse possession in Wisconsin and has been actively involved with legislation on the topic. She is a frequent presenter on real property law matters including boundaries and utility easements, and on issues relating to electric cooperative management and governance.

Experience

- Represented electric utility on real estate and finance matters in the acquisition of a power plant.
- Represented commercial developer on the acquisition and leasing of retail shopping centers.
- Regularly represents electric utilities in right-of-way disputes and acquisition.
- Successfully litigated a boundary dispute against the Wisconsin Department of Natural Resources.
- Regularly evaluates title documents, plats and surveys, and assists clients with resolving title defects.

Credentials

Education

- University of Wisconsin Law School, J.D., 2009, *cum laude*
- Beloit College, B.A., 2003

Admissions

- Wisconsin, 2009
- U.S. District Court for the Eastern District of Wisconsin
- U.S. District Court for the Western District of Wisconsin

Recognition

- Up and Coming Lawyers Award, *Wisconsin Law Journal*, 2014

Civic & Professional

Professional Activities

- Wisconsin Remote Notary Council, 2020, 2021-present
- State Bar of Wisconsin, Board of Governors, 2023-present
- State Bar of Wisconsin Real Property, Probate and Trust, Board Chair 2022-2023, Director 2016-2022

News

Firm News | 05.31.2022

Fredrikson & Byron Expands Energy Practice in Wisconsin with New Madison Office and Five Attorneys

Publications & Presentations

Publications

Co-Author, Wisconsin Law of Easements and Restrictive Covenants, State Bar of Wisconsin PINNACLE®, May 2022

Author, Dealing with the Expiring Perpetual Easement Problem, WisBar Inside Track, March 2021

Author, An End to the Doctrine of Adverse Possession in Wisconsin?, WisBar InsideTrack, November 2015

Author, Wait! Is That My Land? More on Adverse Possession, Wisconsin Lawyer, July 2015

Author, Hey! That's my land! Understanding Adverse Possession, Wisconsin Lawyer, March 2010

Presentations

Right-of-Way Law Update, DPC Operations/Line Superintendents Conference, March 24, 2022

Joint Use Pole Attachments and Telecommunications Easements, 2022 Legal Update, Wisconsin Electric Cooperative Association, March 23, 2022

Easement Update Including Broadband Easements, 2021 Legal Update, Wisconsin Electric Cooperative Association, June 23, 2021

Utility Row Law Update, Law Update 2020, Wisconsin Public Utility Institute, March 4, 2020

Interpreting Easements & Member Easement Issues, 2020 Legal Update, Wisconsin Electric Cooperative Association, February 11, 2020

Easements, Basic Resident Real Estate Practices, State Bar of Wisconsin, February 6, 2020

The Problem with Easements, 71st Surveyors' Institute, Wisconsin Society of Land Surveyors, January 30, 2020

The Right in Right-of-Way – An In-Depth Look at Public Road and Utility Rights-of-Way, 71st Surveyors' Institute, Wisconsin Society of Land Surveyors, January 30, 2020

Get Off My Lawn: Adverse Possession Issues, 2019 Graduate Course, Wisconsin Land Title Association, October 17, 2019

Beware of Unique Easements (Public Roads, Utilities and Railroads), 2019 Graduate Course, Wisconsin Land Title Association, October 17, 2019

Easements involving Various Entities (Public Roads, Utilities and Railroads), 2019 Annual Real Estate Update, State Bar of Wisconsin, October 11, 2019

Lending Forms Webinar, Wisconsin Electric Cooperative Association, September 27, 2019

Adverse Possession, Wisconsin Real Property Listers Association, September 26, 2019

Real Estate Purchase Considerations; and Board Meetings – Who, What, When, Where & How, 2019 Legal Update, Wisconsin Electric Cooperative Association, February 14, 2019

Understanding Utility Easements in Wisconsin, State Bar of Wisconsin, October 16, 2018

Tribal Rights-of-Way and Contracts; and Taking Advantage of Ch. 185 Changes, 2018 Legal Update, Wisconsin Electric Cooperative Association, April 3, 2018

Chapter 185 Revisions, Wisconsin Electric Cooperative Association, February 15, 2018

Adverse Possession and Prescriptive Easements – Applying the Law to the Facts, 69th Surveyor's Institute, Wisconsin Society of Land Surveyors, January 24, 2018

The "Right" in Right-of-Way, Wisconsin REC Superintendent's Conference, September 6, 2017

Advanced Adverse Possession, Northeast Chapter of Wisconsin Society of Land Surveyors, March 31, 2017

Membership Agreements – Best Practices; and Current Bylaw issues, 2017 Legal Update, Wisconsin Electric Cooperative Association, February 8, 2017

Adverse Possession and the Surveyor, 68th Surveyor's Institute, Wisconsin Society of Land Surveyors, January 26, 2017

Dealing with Utility Easements, 2016 Annual Real Estate Update, State Bar of Wisconsin, October 6-7, 2016

Adverse Possession & Trespass, Get Off My Lawn: Handling Property Disputes, State Bar of Wisconsin, April 28, 2016

Adverse Possession, This is Your Land? State Bar of Wisconsin, April 28, 2016

Adverse Possession, The Basics, Wisconsin Land Title Association, April 19, 2016

Common Easement Issues Cooperatives Face, 2016 Legal Update, Wisconsin Electric Cooperative Association, March 16, 2016

Determining Land Ownership and Access Rights, Understanding Riparian and Water Rights, HalfMoon Education, Inc., September 18, 2014

Right-of-Way Issues; and Primer on Consumer Lending Laws that May Impact Cooperative Practices, 2014 Legal Update, Wisconsin Electric Cooperative Association, March 19, 2014

Consumer Lending, Wisconsin Electric Cooperative Association, April 10, 2013

Easements, Wisconsin Electric Cooperative Association, September 6, 2012