

Storm Water Management Practice Maintenance Agreement

Document Number

One Sorce Services Properties, LLC, as “Owner” of the property described below, in accordance with Chapter 32 City of Waukesha Storm Water Management and Erosion Control, agrees to install and maintain storm water management practice(s) on the subject property in accordance with approved plans and Storm Water Management Plan conditions. The owner further agrees to the terms stated in this document to ensure that the storm water management practice(s) continues serving the intended functions in perpetuity. This Agreement includes the following exhibits:

Exhibit A: Legal Description of the real estate for which this Agreement applies (“Property”).

Exhibit B: Location Map(s) – shows an accurate location of each storm water management practice affected by this Agreement.

Exhibit C: Maintenance Plan – prescribes those activities that must be carried out to maintain compliance with this Agreement.

Note: After construction verification has been accepted by the City of Waukesha, for all planned storm water management practices, an addendum(s) to this agreement shall be recorded by the Owner showing design and construction details. The addendum(s) may contain several additional exhibits, including certification by City of Waukesha of Storm Water and Erosion Control Permit termination, as described below.

Name and Return Address

City of Waukesha
130 Delafield Street
Waukesha, WI 53188

Parcel Identification Number(s) – (PIN)

Through this Agreement, the Owner hereby subjects the Property to the following covenants, conditions and restrictions:

1. The Owner shall be responsible for the routine and extraordinary maintenance and repair of the storm water management practice(s) and drainage easements identified in Exhibit B until Storm Water and Erosion Control Permit termination by the City of Waukesha in accordance with Chapter 32 of the City Code of Ordinances.
2. After Storm Water and Erosion Control Permit termination under 1., the current Owner(s) shall be solely responsible for maintenance and repair of the storm water management practices and drainage easements in accordance with the maintenance plan contained in Exhibit C.
3. The Owner(s) shall, at their own cost, complete inspections of the storm water management practices at the time intervals listed in Exhibit C, and conduct the inspections by a qualified professional, file the reports with the City of Waukesha after each inspection and complete any maintenance or repair work recommended in the report. The Owner(s) shall be liable for the failure to undertake any maintenance or repairs. After the work is completed by the Contractor, the qualified professional shall verify that the work was properly completed and submit the follow-up report to the City within 30 days.
4. In addition, and independent of the requirements under paragraph 3 above, the City of Waukesha, or its designee, is authorized to access the property as necessary to conduct inspections of the storm water management practices or drainage easements to ascertain compliance with the intent of this Agreement and the activities prescribed in Exhibit C. The City of Waukesha may require work to be done which differs from the report described in paragraph 3 above, if the City of Waukesha reasonably concludes that such work is necessary and consistent with the intent of this agreement. Upon notification by the City of Waukesha of required maintenance or repairs, the Owner(s) shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Waukesha.
5. If the Owner(s) do not complete an inspection under 3. above or required maintenance or repairs under 4. above within the specified time period, the City of Waukesha is authorized, but not required, to perform the specified inspections, maintenance or repairs. In the case of an emergency situation, as determined by the City of Waukesha, no notice shall be required prior to the City of Waukesha performing emergency maintenance or repairs. The City of Waukesha may levy the costs and expenses of such inspections, maintenance or repair related actions as a special charge against the Property and collected as such in accordance with the procedures under s. 66.0627 Wis. Stats. or subch. VII of ch. 66 Wis. Stats.

6. This Agreement shall run with the Property and be binding upon all heirs, successors and assigns. After the Owner records the addendum noted above, the City of Waukesha shall have the sole authority to modify this agreement upon a 30-day notice to the current Owner(s).

Dated this ___ day of _____, 201_.

Owner:

(Owners Signature)

Dan Sorce

Acknowledgements

State of Wisconsin:
County of Waukesha

Personally came before me this ___ day of _____, 2020, the above named Dan Sorce to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Name]
Notary Public, Waukesha County, WI
My commission expires:_____.

This document was drafted by:

**Endpoint Solutions
6871 South Lovers Lane
Franklin, WI 53132**

For Certification Stamp

City of Waukesha Common Council Approval

Dated this ___ day of _____, 201_.

Shawn N. Reilly, Mayor

Gina Kozlik, City Clerk

Acknowledgements

State of Wisconsin:
County of Waukesha

Personally came before me this ___ day of _____, 2020, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Name]
Notary Public, Waukesha County, WI
My commission expires:_____.

(Sample)

Exhibit A – Legal Description

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement. For a larger scale view of the referenced document, contact the Waukesha County Register of Deeds office.

A redivision of Parcel A of Certified Survey Map No. 3857, and lands located in the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

Commencing at the Northwest corner of said Northwest 1/4 Section, thence North $87^{\circ}59'14''$ East along the North line of said Northwest 1/4 Section, 960.67 feet to a point; thence South $00^{\circ}24'15''$ East along the West line of South Prairie Avenue and its extension 743.97 feet to the point of beginning of the lands hereinafter described; thence continue South $00^{\circ}24'15''$ East along said West line 290.40 feet to a point; thence South $89^{\circ}35'45''$ West 300.00 feet to a point on the East line of said Parcel "A"; thence South $00^{\circ}24'15''$ East along said East line 206.53 feet to a point on the North line of 60 foot Sewer R.O.W.; thence South $72^{\circ}29'40''$ West along said North line 383.24 feet to point on the West line of said Parcel "A"; thence North $00^{\circ}24'15''$ West along said West line 310.00 feet a point; thence North $89^{\circ}35'45''$ East 270.00 feet to a point; thence North $13^{\circ}14'36''$ East 162.31 feet to a point; thence North $89^{\circ}35'45''$ East 58.00 feet to a point on the East line of said Parcel "A"; thence North $00^{\circ}24'15''$ West along said East line 141.90 feet to a point; thence North $89^{\circ}35'45''$ East 300.00 feet to the point of beginning.

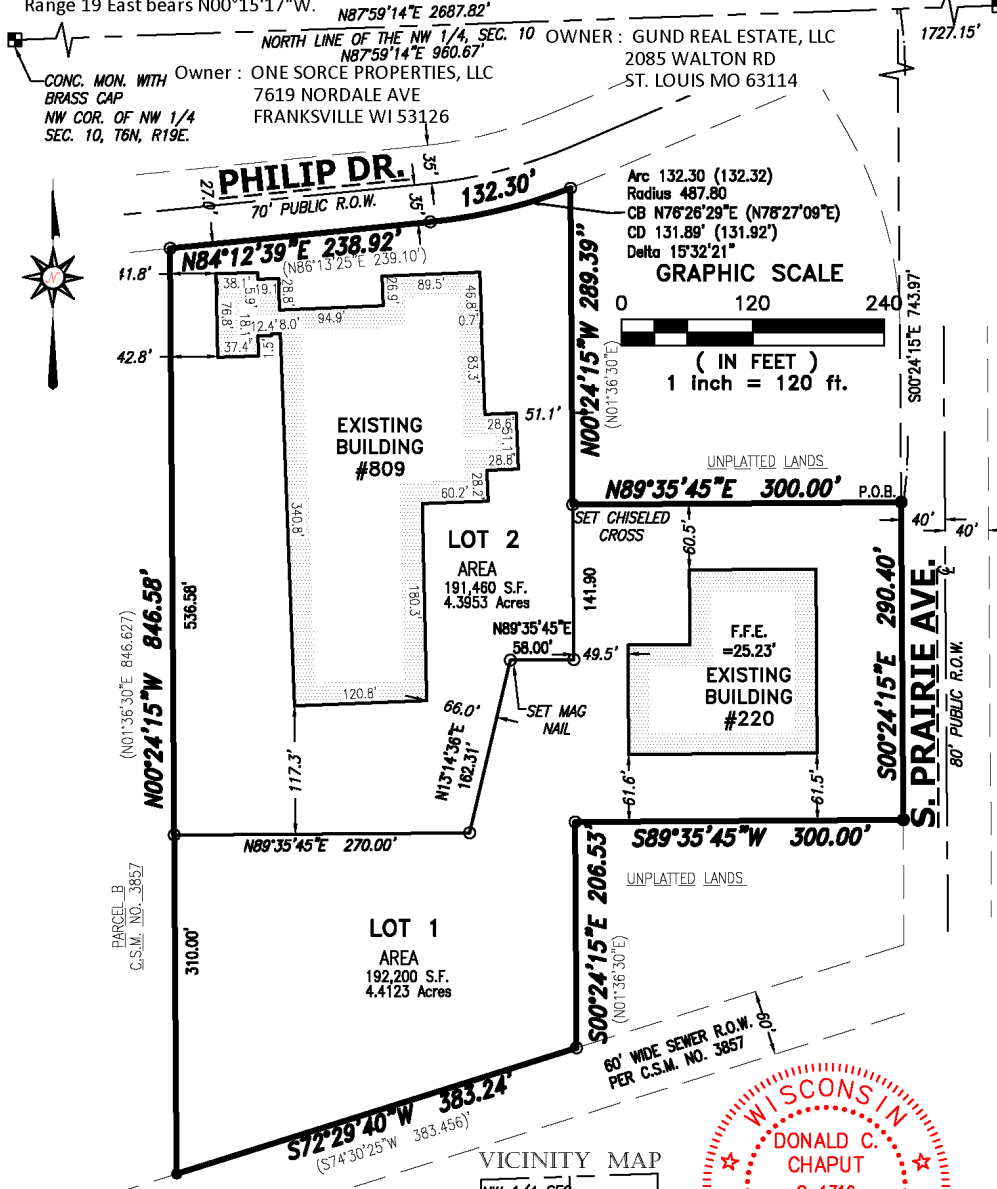
Said lands as described contains 192,200 square feet or 4.4123 Acres.

CERTIFIED SURVEY MAP NO. _____

A redivision of Parcel A of Certified Survey Map No. 3857, and lands located in the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) dated Jan., 2019 in which the West line of the NW 1/4, Section 10, Township 6 North, Range 19 East bears N00°15'17"W.

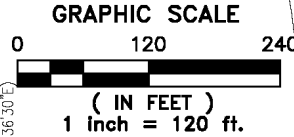
CONC. MON. WITH BRASS CAP NE COR. OF NW 1/4 SEC. 10, T6N, R19E.



CONC. MON. WITH BRASS CAP NW COR. OF NW 1/4 SEC. 10, T6N, R19E.

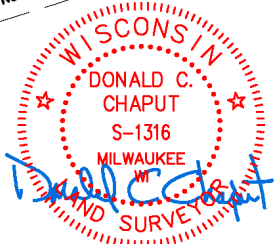
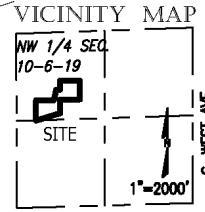
Owner: ONE SORCE PROPERTIES, LLC
7619 NORDALE AVE
FRANKSVILLE WI 53126

OWNER: GUND REAL ESTATE, LLC
2085 WALTON RD
ST. LOUIS MO 63114



PARCEL B
C.S.M. NO. 3857
(N01°36'30"E 846.58')

- LEGEND**
- Indicates found 1" iron pipe
 - Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.



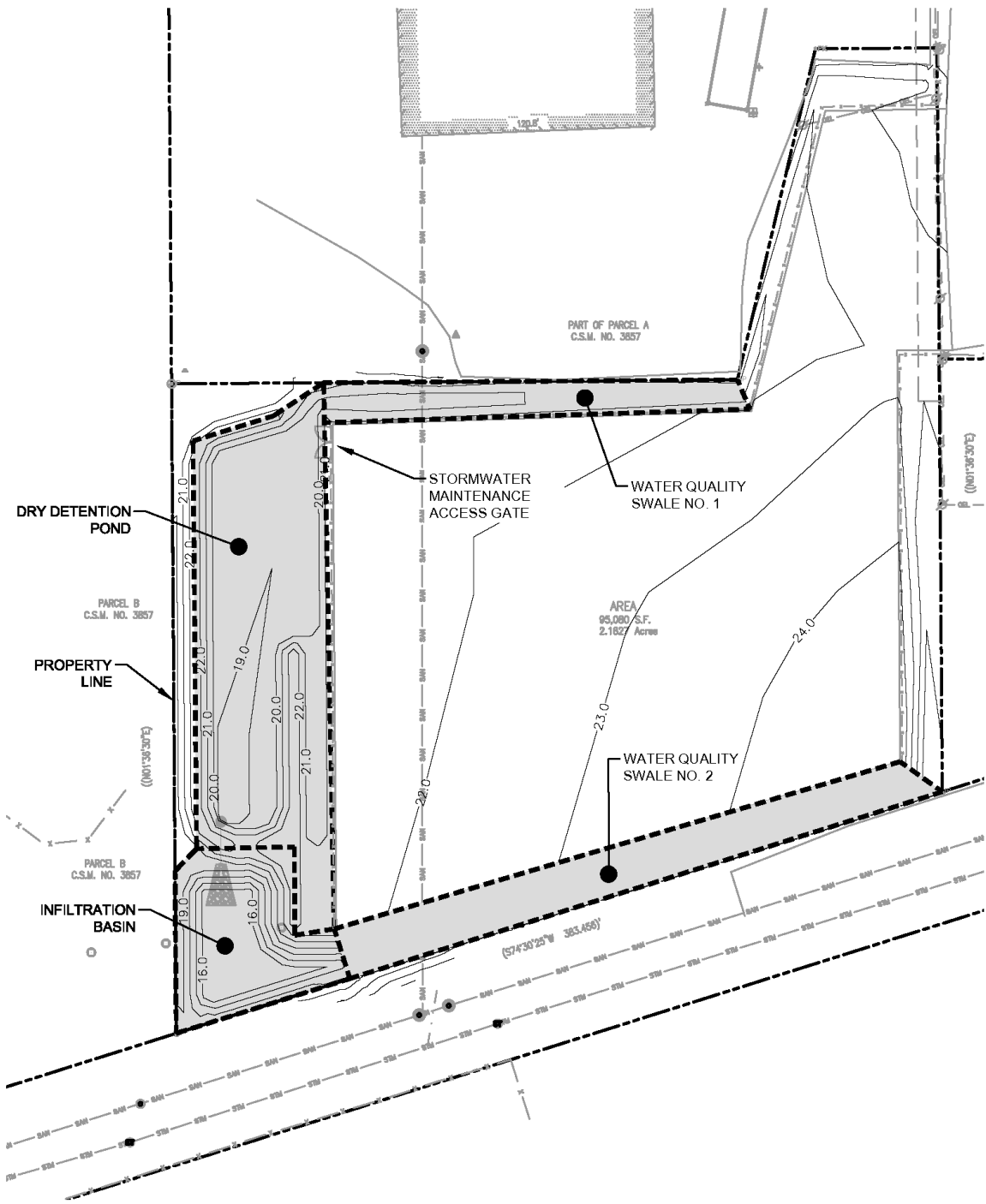
CHAPUT
LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Rev: October 27, 2020
Date: September 22, 2020
Sheet 1 of 3 Sheets
Survey No. 3586-far

Exhibit B - Location Map
Storm Water Management Practices Covered by this Agreement

The storm water management practices covered by this Agreement are depicted in the reduced copy of a portion of the construction plans, as shown below. The practices include one dry detention basin, one infiltration basin, two vegetated swales, and all associated pipes, earthen berms, rock chutes and other components of these practices. All of the noted storm water management practices are located within a stormwater maintenance easement of the CSM.



(Sample)

Exhibit C

Storm Water Practice Maintenance Plan

This exhibit explains the basic function of each of the storm water practices listed in Exhibit B and prescribes the minimum maintenance requirements to remain compliant with this Agreement. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities is not all inclusive, but rather indicates the minimum type of maintenance that can be expected for this particular site. Access to the stormwater practices for maintenance vehicles is shown in Exhibit B. Any failure of a storm water practice that is caused by a lack of maintenance will subject the Owner(s) to enforcement of the provisions listed on page 1 of this Agreement by the City of Waukesha.

I. DRY DETENTION BASIN SYSTEM DESCRIPTION

One dry detention basin is incorporated into the design to address peak discharge attenuation. Dry basins were required due to the site's proximity to the Waukesha County Airport. The basin discharges through an outlet structure to a proposed infiltration basin as shown in Exhibit B. Water quality swale No. 1 is incorporated within the dry detention basin as shown in Exhibit B to address water quality for runoff generated from the parking/storage area of the site.

General details for the dry detention basin are depicted in the approved design on file with the City of Waukesha.

II. ROUTINE MAINTENANCE FOR DRY DETENTION BASINS

A. Inspections

1. Inspections of the dry detention basin shall be at a minimum of twice per year. Once in the Spring and once in the Fall. The inspection should be completed, preferably, during wet weather conditions to determine if the basin is functioning properly.
2. Inspection priorities shall include:
 - a. Visual observation of the basin and side slope integrity for subsidence, erosion, cracking and woody plant material growth (with the exception of the required, approved landscaping on the outward side of the basin berms).
 - b. Visual observation of the conditions of the outlet structure and emergency spillway.
 - c. Visual observation of accumulation of sediment and/or debris in the vicinity of the outlet structure and water quality swale.
 - d. Visual obstruction of the adequacy of downstream erosion protection measures.

B. Landscape Maintenance.

1. The basin will be landscaped in accordance with the approved plans.

2. Periodic mowing of the grass swale and dry basin will encourage vigorous grass cover and allow better inspections for erosion. Waiting until after August 1 will avoid disturbing nesting wildlife.
- C. Debris and Litter Removal.
1. Debris and litter shall be removed from basin areas routinely.
- D. Erosion Control.
1. If the basin side slopes and emergency spillway suffer from slumping and/or erosion, correction measures such as re-grading, riprap replacement and re-vegetation may be required. The owner shall complete the appropriate corrective measure to repair the problem.
- E. Nuisance Control.
1. Invasive plant and animal species shall be managed in compliance with Wisconsin Administrative Code Chapter NR40. This may require eradication of invasive species in some cases.

III. INFILTRATION BASIN SYSTEM DESCRIPTION

One infiltration basin is incorporated into the design to address peak discharge attenuation. The basin was designed in an attempt to meet average annual predevelopment runoff volumes. Pretreatment for the infiltration is being provided by the dry detention basin described above and water quality swale No 1, as well as water quality swale No. 2 which is directly connected to the infiltration basin.

IV. ROUTINE MAINTENANCE FOR INFILTRATION BASIN

To ensure the proper function of storm water infiltration basin, the following list of maintenance activities are recommended:

1. A minimum of 70% soil cover made up of native grasses must be maintained on the basin bottom to ensure infiltration rates. Periodic burning or mowing is recommended to enhance establishment of the prairie grasses (which may take 2-3 years) and maintain the minimum native cover. To reduce competition from cool season grasses (bluegrass, fescues, quack, etc.) and other weeds:
 - For the first year, cut to a 6” height three times – once each in June, July and early August. To prevent damage to the native grasses, do not mow below a 6” height. Remove excessive accumulation of clippings to avoid smothering next year’s seedlings.

- After the first year, mowing may only be needed in early June each year to help control the spread of cool season plants. The mowing should also be raised to 10-12” to avoid damage to the warm season plants.
 - Burning may also be used to manage weeds in 2-5 years intervals. Late spring burns (mid-late May) provide maximum stimulus to warm season grasses and work well to control cool season grasses. Burn when the cool season grasses are growing and the warm season plants are just barely starting to grow to get maximum control of cool season species.
 - Any major bare areas or areas taken over by nonnative species must be reseeded. To clear area of weeds and cool season grasses, treat with an herbicide that contains glyphosate in accordance with manufacturer’s instructions. Ensure a firm seedbed is prepared to a depth of 3 inches (a roller is recommended). Seeding should occur in early-mid June. Seed with Big Bluestem, Indian Grass, Little Blue Stem or Switchgrass (preferably an equal mix of all four types). A companion crop of oats is recommended. Seed must be placed at a depth of 1/4 – 1/2” and a minimum rate of 1/4 pound per 100 square feet. If broadcast seeding by hand, drag leaf rake over soil surface after seeding. Then roll it again and cover with a light layer of mulch and staked erosion control netting to hold it in place until germination. For other planting details, see NRCS standard 342 (Critical Area Planting).
2. Invasive plant and animal species shall be managed in compliance with Wisconsin Administrative Code Chapter NR 40. This may require eradication of invasive species in some cases.
 3. The basin and all components (grass swales, inlets, outlets, etc.) should be inspected after each heavy rain, but at a minimum of once per year. If the basin is not draining properly (within 72 hours), further inspection may be required by persons with expertise in storm water management and/or soils.
 - If soil testing shows that the soil surface has become crusted, sealed or compacted, some deep tillage should be performed. Deep tillage will cut through the underlying soils at a 2-3 foot depth, loosening the soil and improving infiltration rates, with minimal disturbance of the surface vegetation. Types of tillage equipment that can be used include a subsoiler or straight, narrow-shanked chisel plow.
 - If sedimentation is determined to be causing the failure, the accumulated sediment must be removed and the area reseeded in accordance with the notes above.
 - If inspection of the monitoring well shows that groundwater is regularly near the surface, additional design features may need to be considered, such as subsurface drainage or conversion to a wetland treatment system.

- If the washed stone trench has become clogged, the stone – and possibly the soil immediately around the stone - must be replaced.
4. All outlet pipes, stone trenches and other flow control devices must be kept free of debris. Any blockage must be removed immediately.
 5. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the system. Erosion matting is recommended for repairing grassed areas.
 6. Heavy equipment and vehicles must be kept off of the bottom and side slopes of infiltration basins to prevent soil compaction. Soil compaction will reduce infiltration rates and may cause failure of the basin, resulting in ponding and possible growth of wetland plants.
 7. No trees are to be planted or allowed to grow on the earthen berms of the bottom of the basin. On the berms, tree root systems can reduce soil compaction and cause berm failure. On the basin bottom, trees may shade out the native grasses. The basin must be inspected annually and any woody vegetation removed.
 8. Grass swales leading to the basin shall be preserved to allow free flowing of surface runoff in accordance with approved grading plans. No buildings or other structures are allowed in these areas. No grading or filling is allowed that may interrupt flows in any way.
 9. No grading or filling of the basin or berms other than for sediment removal is allowed.
 10. Periodic mowing of the grass swales will encourage rigorous grass cover and allow better inspections for erosion. Waiting until after August 1 will avoid disturbing nesting wildlife.
 11. Any other repair or maintenance needed to ensure the continued function of the infiltration basin as ordered by the City of Waukesha under the provisions listed on page 1 of this Agreement.
 12. The titleholder(s) or their designee must document all inspections as specified above. Documentation shall include as a minimum: (a) Inspectors Name, Address and Telephone Number, (b) Date of Inspections, (c) Condition Report of the Storm Water Management Practice, (d) Corrective Actions to be Taken and Time Frame for Completion, (e) Follow-up Documentation after Completion of the Maintenance Activities. All documentation is to be delivered to the attention of the City Engineer at the City of Waukesha Engineering Department on January 10th and July 10th each year.