

# Storm Water Management Practice Maintenance Agreement

Document Number

**GE Medical Systems, 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  
201 Delafield Street  
Waukesha, WI 53188

Parcel Identification Number(s)  
WAKC0947999,

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 \_\_\_\_\_, 2025.

**Owner:**  
**GE Medical Systems, LLC**

**By:** \_\_\_\_\_

**Name/Title:**

### Acknowledgements

State of Wisconsin:  
County of Waukesha

Personally came before me this \_\_\_ day of \_\_\_\_\_, 2025, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Waukesha County, WI  
My commission expires: \_\_\_\_\_.

**This document was drafted by:**

**Terry Meyer, P.E.**  
**The Sigma Group, Inc.**  
**1300 W. Canal Street**  
**Milwaukee, WI 53233**



City of Waukesha Common Council Approval

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Shawn N. Reilly, Mayor

\_\_\_\_\_  
Katie Panella, City Clerk

**Acknowledgements**

State of Wisconsin:  
County of Waukesha

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2025, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Waukesha County, WI  
My commission expires:\_\_\_\_\_.

# 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.

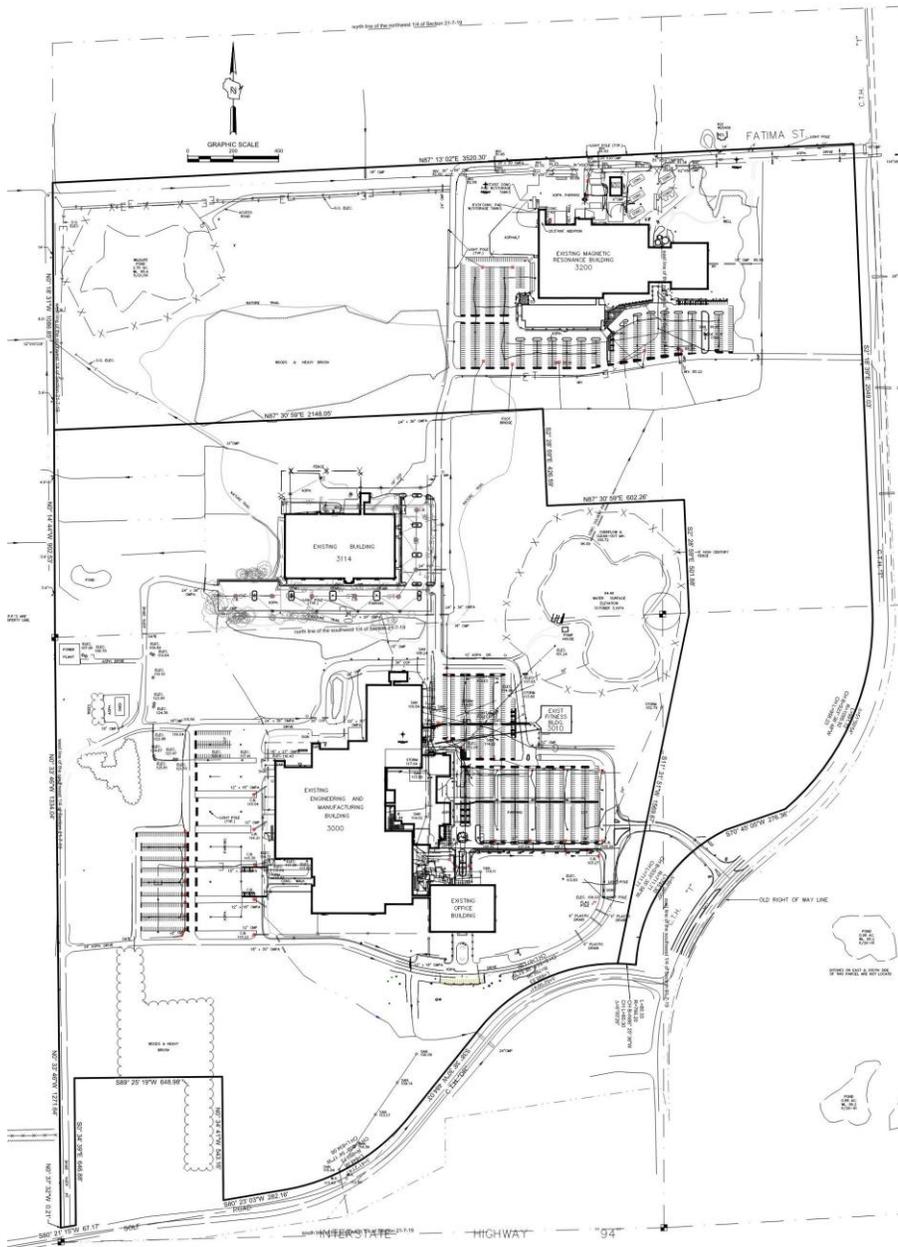
**Project Identifier:** GE HealthCare  
**Map Produced By:** The Sigma Group

**Acres:** 307.60

**Legal Description:**

PT SW1/4, NW1/4, NE1/4 & SE1/4 SEC 21 & SE1/4 SEC 20 T7N R19E BEG W 1/4 COR SEC 21, N0 15'W ON W LI NW1/4 899.16', N87 30'44" E 2140', S2 29'16" E 425', N87 30'44" E 600', S2 29'16" E 500', S11 31'33" W 1570.11', SW ON ARC 675.87', S38 58'59" W 484.03', SW ON ARC 653.35', S80 21'W 1002.78', N0 34'3" W 1265.39', S89 15'40" W 661.74', N0 19'W 1327.34', N88 57'30" E 655.95' TO BEG EXCEPT CSM 11275 (V111 CSM P150); EXCEPT PT NE1/4 OF SE1/4 SEC 20 T7N R19E DESCRIBED AS ALL E1/2 OF AFORESAID NE1/4 OF SE1/4 SEC 20 (LEGAL DESCRIPTION PROVIDED BY OWNER) 172.13 AC DOC NO 4378543

PT NW1/4, NE1/4, SE1/4 & SW1/4 SEC 21 T7N R19E - COM W 1/4 COR SEC 21, N0 15'W ON W LI NW1/4 899.16' TO BEG, N0 15'W 1128', N87 30'44" E 2674.96', S0 8'23" E 27', N87 34'14" E 874.26' TO W LI GRANDVIEW BL, S1 58'10" E ON W LI 2049.03', SW ON ARC 991.72', S71 5'34" W 276.36', SW ON ARC 720.97', NW ON ARC 100', N11 31'33" E 1570.11', N2 29'16" W 500', S87 30'44" W 600', N2 29'16" W 425', S87 30'44" W 2140' TO BEG ALSO VACATED FATIMA DR ADDED (DESC IN RES NO 83-02) 136.33 AC DOC NO 4389543



## **Exhibit B - Location Map**

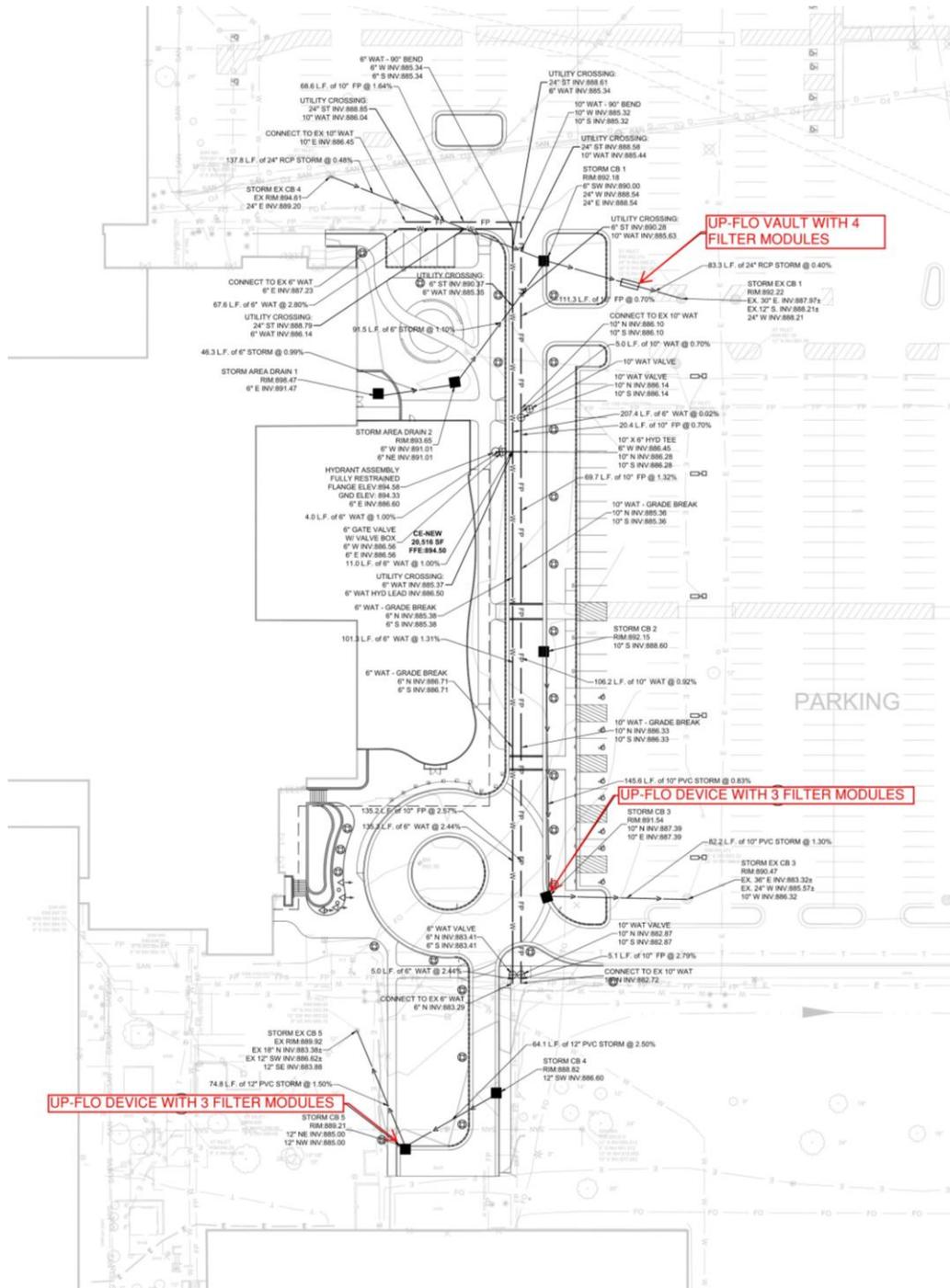
### **Storm Water Management Practices Covered by this Agreement**

The stormwater 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 general site stormwater maintenance and Up-flo filters, catch basins, and all associated pipes.

**Development Name:** GE HealthCare  
**Stormwater Practices:** General Site Stormwater Maintenance, Upflo Filters  
**Location of Practices:** As shown in Figure B1, B2, located at the property indicated on Exhibit A in the City of Waukesha, WI  
**Owner:** GE Medical Systems, LLC  
**Drafter Name:** The Sigma Group



**Figure B2**  
 Plan View of Storm Water Practices (Upflo Filters)  
 Drafter Name: **The Sigma Group**



## **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.

### **Storm Sewer and Storm Catch Basins Description:**

The storm sewer directs the storm water from catch basin to the storm water facilities for control and treatment. The storm catch basin will provide pretreatment for the underground system. Sediment will settle within the sump of the catch basin. "As-built" construction drawings, showing actual dimensions, elevations, outlet structures, etc. will be recorded as an addendum(s) to this agreement within 60 days after the City accepts verification of construction from the project engineer.

### **Minimum Maintenance Requirements:**

To ensure the proper long-term function of the storm water management practices described above, the following activities must be completed by the Facility Manager:

1. Inspect all inlet/catch basins/area drains to ensure no clogging of the surface grates, or no blockage from floating debris or ice within the basins. Any blockage must be removed immediately.
2. Inspect the sump to determine the level of sediment build up. Remove sediment when it reaches a level within six inches of the discharge pipe invert.
3. Inspect the structural integrity of the structure/pipe connections. If any structural damage to the inlet/ catch basin structure/ pipe connections is identified the damage shall be repaired.
4. Inspect the pipe connections to ensure no clogging or blockage of the pipe. Any clogging or blockage must be removed immediately.
5. Any other repair or maintenance needed to ensure the continued function of the storm water practices or as ordered by the City under the provisions listed on page 1 of this Agreement.

### **Drainage Swales Description:**

Grass swales collect storm water drainage in various areas of the site to direct storm water runoff to existing wet ponds and wetlands.

### **Minimum Maintenance Requirements for Drainage Swales:**

To ensure the proper long-term function of the storm water management practices described above, the following activities must be completed.

1. Grass swales shall be preserved to allow free flowing of surface runoff in accordance. No buildings or other structures are allowed in these areas. No grading or filling is allowed that may interrupt flows.
2. Grass swales must be checked after heavy rains (minimum of annually) for signs of erosion. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the downstream forebays or basin. Erosion matting is recommended for repairing grassed areas.
3. Periodic mowing of the grass swales will encourage rigorous grass cover and allow better inspections for erosion.

### **Minimum Maintenance Requirements for General Maintenance:**

To ensure the proper long-term function of the storm water management practices described above, the following activities must be completed.

1. Periodic litter and debris pick up and as needed

### **Up-Flo Filter Description**

The Up-Flo filter system provides supplement treatment to the underground system. The system is designed to capture trash, oil, sediment and remove fine pollutants.

### **Minimum Maintenance Requirements:**

To ensure the proper long-term function of the storm water management practices described above, the following activities must be completed by the Facility Manager. An inspection and maintenance log for the devices is provided on the following pages:

1. A minimum of two inspections are required a year (May and October) to monitor sediment and pollutant accumulation.
  - a. Inspect the Up-Flo system for sediment building up within the sump. When sediment depth in the sump is found to be greater than 16 inches, sediment removal is required. There should always be a minimum of 8 inches separation between outlet pipe invert and the sediment built up within the sump.
  - b. Media filter bags and drain down filter shall be replaced at least once a year and properly disposed of in accordance with the Up-Flo manufacture's operation and maintenance manual.
  - c. The Up-Flo filtration system shall be inspected for outlet pipe clogging/blockage of debris or ice within the basins. Any blockage must be removed immediately.
  - d. Inspect the structural integrity of the structure/pipe connections. If any structural damage to the inlet/ catch basin structure/ pipe connections is identified the damage shall be repaired.
  - e. For detailed inspection and maintenance requirements refer to manufactures operation and maintenance manual.
  - f. Any other repair or maintenance needed to insure the continued function of the storm water practices or as ordered by the City of Waukesha under the provisions listed on Page 1 of this Agreement.



## UP-FLO® FILTER INSPECTION LOG

Site Name: \_\_\_\_\_ Owner Change since last inspection? Y N

Location: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Site Status: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Site conditions\*: \_\_\_\_\_

\*(Stable, Under Construction, Needing Maintenance, etc.)

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
<b>Debris Removal</b>				
Adjacent area free of debris?	M			
Inlets and Outlets free of debris?	M			
Facility (internally) free of debris?	M			
<b>Vegetation</b>				
Surrounding area fully stabilized? (no evidence of eroding material into Up-Flo® Filter)	A			
Grass mowed?	M			
<b>Water retention where required</b>				
Water holding chamber(s) at normal pool?	A			
Evidence of erosion?	A			
<b>Sediment Deposition</b>				
Filtration Chamber free of sediments?	A			
Sedimentation sump not more than 50% full?	A			
<b>Structural Components</b>				
Any evidence of structural deterioration?	A			
Grates in good condition?	A			
Spalling or cracking of structural parts?	A			
Outlet/Overflow Spillway	A			
<b>Other</b>				
Noticeable odors?	A			
Any evidence of filter(s) clogging?	M			
Evidence of flow bypassing facility?	A			

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102  
 Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com  
 Inspection Log Page | 1 of 2



Inspector Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Overall Condition of Up-Flo® Filter\*\*:  Acceptable  Unacceptable  
\*\*\*Acceptable\*\* would mean properly functioning; \*unacceptable\* would mean damaged or required further maintenance.

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed", list Maintenance actions and their completion dates below or on the Maintenance Log provided on page 15 of the Up-Flo® Filter Operation & Maintenance Manual:

Maintenance Action Needed	Due Date

The next routine inspection is schedule for approximately: (date) \_\_\_\_\_

Inspected by: (signature) \_\_\_\_\_

Inspected by: (printed) \_\_\_\_\_



### UP-FLO® FILTER MAINTENANCE LOG

Site Name: \_\_\_\_\_ Owner Change since last inspection? Y N

Location: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Site Status: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Site conditions: \_\_\_\_\_  
*\*(Stable, Under Construction, Needing Maintenance, etc.)*

Estimated volume of oil/floatable trash removed: \_\_\_\_\_

Sediment depth measured in sump prior to removal: \_\_\_\_\_

Number of Filter Modules fitted with new media packs: \_\_\_\_\_

Inspector Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Overall Condition of Up-Flo® Filter:  Acceptable  Unacceptable  
*\*\*\*"Acceptable" would mean properly functioning; "unacceptable" would mean damaged or required further maintenance.*

Maintained by: (signature) \_\_\_\_\_

Maintained by: (printed) \_\_\_\_\_