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WC3424240-008

STORMWATER FACILITIES
OPERATION, INSPECTION &
MAINTENANCE AGREEMENT

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

10-02-2006 8:29 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 18.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 8

DOCUMENT NO.

DOCUMENT TITLE

Recording Data

Return to:

Village of Menomonee Falls
Engineering Services
W156 N8480 Pilgrim Road
Menomonee Falls, WI 53051

file
25
8

WS Development, LLC
(Reich Tool & Design)

Tax Key No. MNFV 0112.997.006

STORMWATER FACILITIES OPERATION, INSPECTION, & MAINTENANCE AGREEMENT

Village of Menomonee Falls

THIS AGREEMENT is between WS DEVELOPMENT LLC (the "Property Owner"), and the Village of Menomonee Falls, (the "Village"). It is based upon the following:

- A. The Property Owner is the owner of certain real property (the "Property") located in the Village of Menomonee Falls, and which is further described as follows: Lot 3 CSM 9490 as recorded by deed in the land records of Waukesha County as shown in Exhibit "A".
- B. The Property Owner intends to develop the Property pursuant to a Site Plan approved by the Village and known as Reich Tool & Design (the "Plan") as shown in Exhibit "B".
- C. The health, safety, and welfare of the residents of Menomonee Falls, Wisconsin, require that on-site Stormwater Management Facilities be provided on the Property.
- D. The Plan provides for the construction of any detention basin, retention basin, outlet structures, inlet structures, storm sewer, underground storage facility, swales, berms or any structure and grading associated with stormwater management (the "Stormwater Management Facilities") within the confines of the Property.
- E. The Village requires that on-site Stormwater Management Facilities as shown on the Plan be constructed, operated and adequately maintained by the Property Owner.

NOW, THEREFORE, based on the above, the parties agree as follows:

1. The on-site Stormwater Management Facilities shall comply with the policy outlined in the Village "Stormwater Management Guidelines", and shall be constructed by the Property Owner in compliance with Village approved plans and specifications identified in the Plan.
2. Upon completion of the project, the Property Owner shall supply the Village with complete set of construction as-built drawings, and in AutoCAD format (*.DWG) on computer disk or CD of the Stormwater Management Facilities within thirty (30) days of completion of the project. The as-built plan will be used by the Village to determine if the Stormwater Management Facilities are constructed according to the Village approved plans. The Stormwater Management Facilities will be accepted only after the Village approves the as-built plans.
3. The Property owner shall not construct, place or allow or suffer the construction or placement of structures within the Stormwater Management Facilities that affect the operation of the facilities; or that alter the elevations and slopes from those designed, established and constructed; without the specific written approval of the Village.
4. The Property Owner shall submit a landscape proposal and diagram with vegetation types to the Village prior to planting trees or shrubs in the Stormwater Management Facilities. The Village shall have the right to determine which species of trees and shrubs are appropriate for planting within the Stormwater Management Facilities. The Property Owner shall not plant shrubs or trees in the Stormwater Management Facilities unless approved by the Village.
5. The Property Owner shall adequately maintain the Stormwater Management Facilities. Adequate maintenance is defined as good working condition so that these facilities are performing their design functions. The Property Owner must inspect the Stormwater Management Facilities within 24 hours of any major rain event.

6. The Property Owner shall hire a licensed professional engineer to inspect the Stormwater Management Facilities every (5) five years and submit an inspection report to the Village as proof of compliance. The Village approved Inspection Report form shall be used to determine the condition of the facilities. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facility such as berms, outlet structure, pond areas, access roads, etc. The conditions shall be noted in the inspection report.
7. The Property Owner will perform or otherwise be responsible for any work necessary to keep the Stormwater Management Facilities in good working order. This obligation includes making all the necessary repairs and/or improvements to correct damages, both natural and man made; and to resolve any citizen complaints. If deficiencies or damages are noted in the inspection report provided to the Village under ¶6 or if complaints are reported to the Village, the Property Owner has thirty (30) days from the date of the report or complaint to take appropriate measures to correct any deficiencies or damages and respond to citizen complaints.
8. The Property Owner hereby grants permission to the Village, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Management Facilities whenever the Village deems necessary.
9. If the Property Owner fails to inspect the Stormwater Management Facilities as required, or maintain the Stormwater Management Facilities in good working condition acceptable to the Village and make all the necessary repairs and/or improvements to correct damages, both natural and man made, and to resolve any complaints, the Village, upon thirty (30) days written notice to the Property Owner, may enter upon the Property and take whatever steps necessary to correct deficiencies. In addition, if the Village performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Village shall be empowered without notice of public hearing, to impose a special charge for the cost of said work upon the Property Owner payable at the next succeeding tax bill.
10. This Agreement imposes no liability of any kind whatsoever on the Village. The Property Owner agrees to hold harmless the Village, its board members, employees, agents, and officers from any costs, damages, loss, claim, suit, liability or award which may arise, come, be brought or incurred or assessed because of the existence of, any action or failure to act with respect to the storm water facilities on the Property or because of any adverse effect upon any person or property related or alleged to be related to the storm water detention basins from any liability if the Stormwater Management Facilities fail to operate properly. The Village shall have the right to defend any such claim and the Property Owner shall reimburse the Village for any and all cost and/or expenses, including but not limited to attorney's fees, which the Village may incur as a result of such claims.
11. This Agreement shall become effective as of the date it is approved by the Village or executed by the Property Owner, whichever is later.
12. By signing below, the person signing on behalf of the Property Owner represents that he has authority to act on behalf of the Property Owner, and has authority to sign this Agreement on the Property Owner's behalf.
13. This Agreement shall be recorded with the Register of Deeds Waukesha County, Wisconsin, and shall constitute a covenant running with the land, and shall be binding on both parties, their successors or assigns.

IN WITNESS WHEREOF, WS Development LLC has caused this Agreement to be signed this 10th day of August, 2006.

WS DEVELOPMENT LLC

By: [Signature]
Kevin C. Walgren, Managing Member

By: _____
Witness

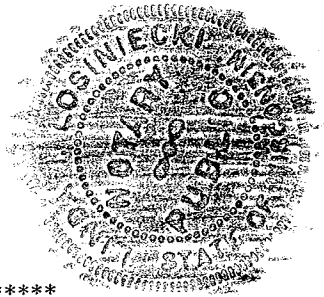
State of Wisconsin)
) Ss.
County of Waukesha)

Personally came before me this 10th day of August, 2006, the above named Kevin C. Walgren., to me known to be the person who executed the foregoing instrument in his respective official capacity as President of said corporation, and acknowledged that he executed the foregoing instrument as a corporate officer as the deed of said Corporation by its authority.

[Signature]
Linda A. Sosniwcki
Notary Public

Waukesha County, Wisconsin

My Commission Expires on 12/24/06



Approved by the Board of Trustees of the Village of Menomonee Falls on the 5th day of September, 2006.

VILLAGE OF MENOMONEE FALLS

[Signature]
Richard A. Rechlicz, Village President

[Signature]
Richard A. Farrenkopf, Village Manager/Clerk-Treasurer

This instrument was drafted by
The Village of Menomonee Falls
Jonathan M. Bretl
Date: July 27, 2006

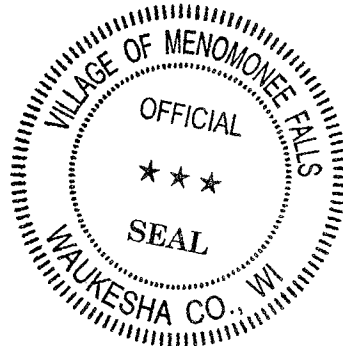


EXHIBIT 'A'

CERTIFIED SURVEY MAP NO. 9490



LAND INFORMATION SERVICES INC.

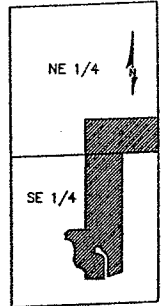
ENGINEERS, SURVEYORS and CONSULTANTS... 1748 N. DR. MARTIN LUTHER KING JR. DR. MILWAUKEE, WISCONSIN 53212

A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 9419, BEING A PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

INDICATES 1" IRON PIPE, FOUND. INDICATES 1"x 24" IRON PIPE, WEIGHING 1.13 LBS PER LINEAL FOOT, SET. ALL BEARINGS ARE REFERENCED TO THE GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE GRID. ALL DIMENSIONS SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT UNLESS OTHERWISE INDICATED.

(SEE PAGE 2 OF 7)

VICINITY MAP



SILVER SPRING DR. SCALE 1" = 3000' SE 1/4 & NE 1/4 SECTION 28-8-20

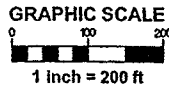
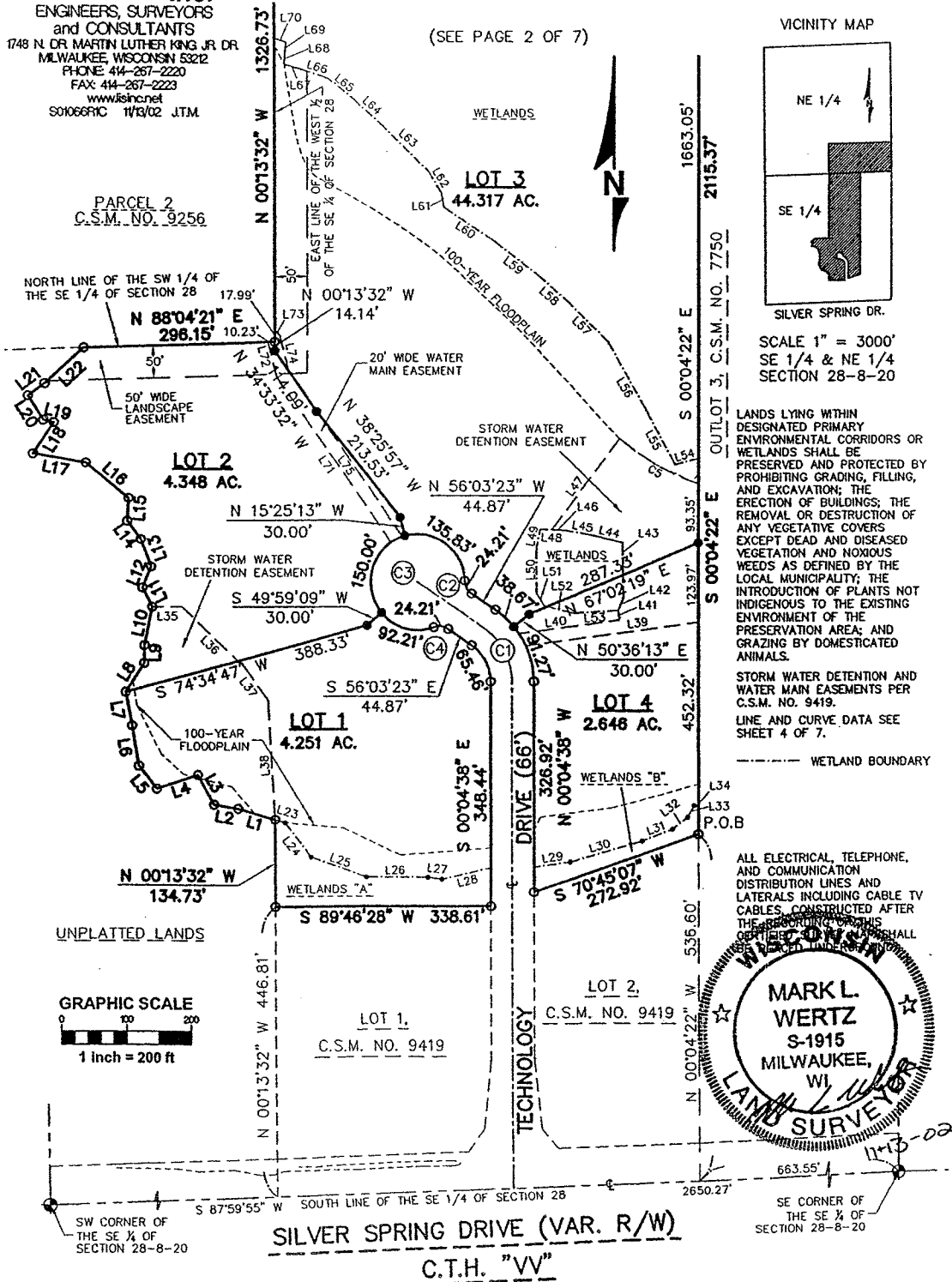


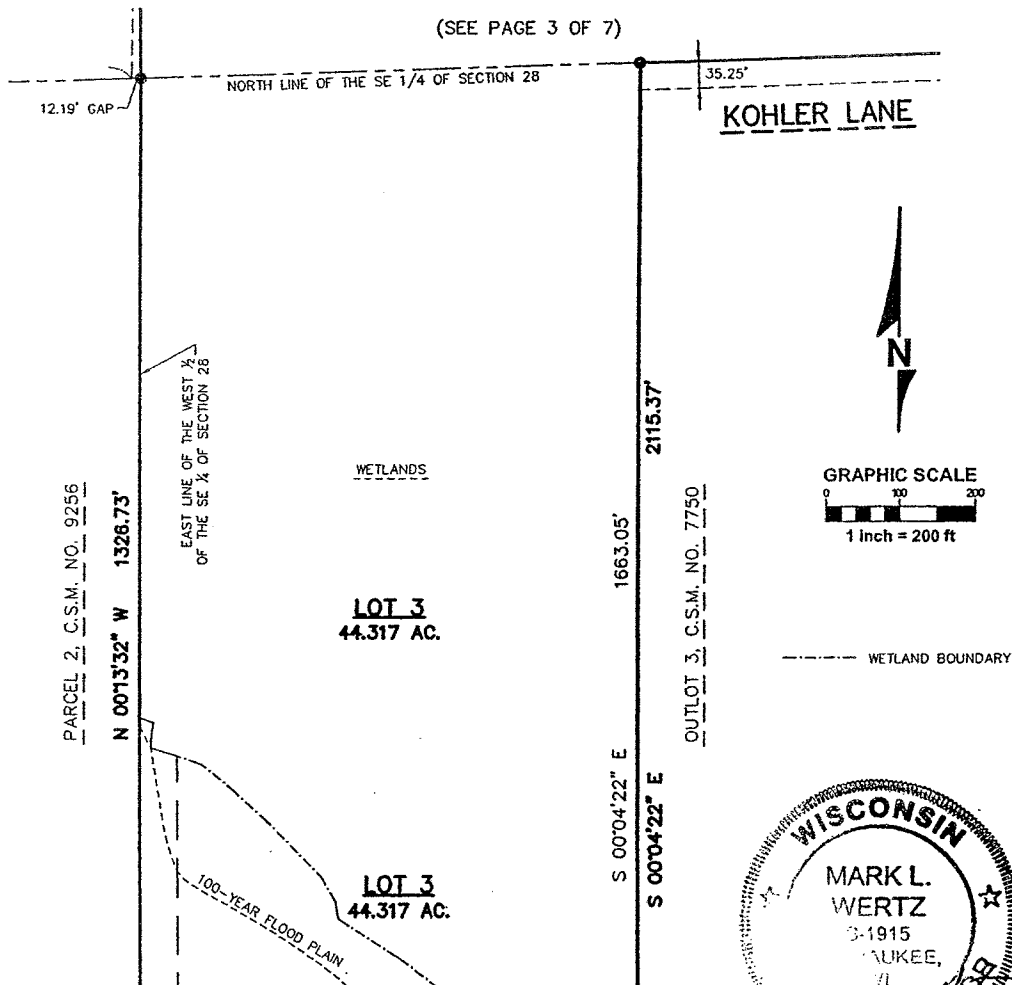
EXHIBIT 'A' CONT...

CERTIFIED SURVEY MAP NO. 9490



LAND INFORMATION SERVICES INC. ENGINEERS, SURVEYORS and CONSULTANTS 1748 N. DR. MARTIN LUTHER KING JR. DR. MILWAUKEE, WISCONSIN 53212 PHONE: 414-267-2220 FAX: 414-267-2223 www.lisinc.net

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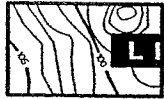
(SEE PAGE 1 OF 7)



11-13-02

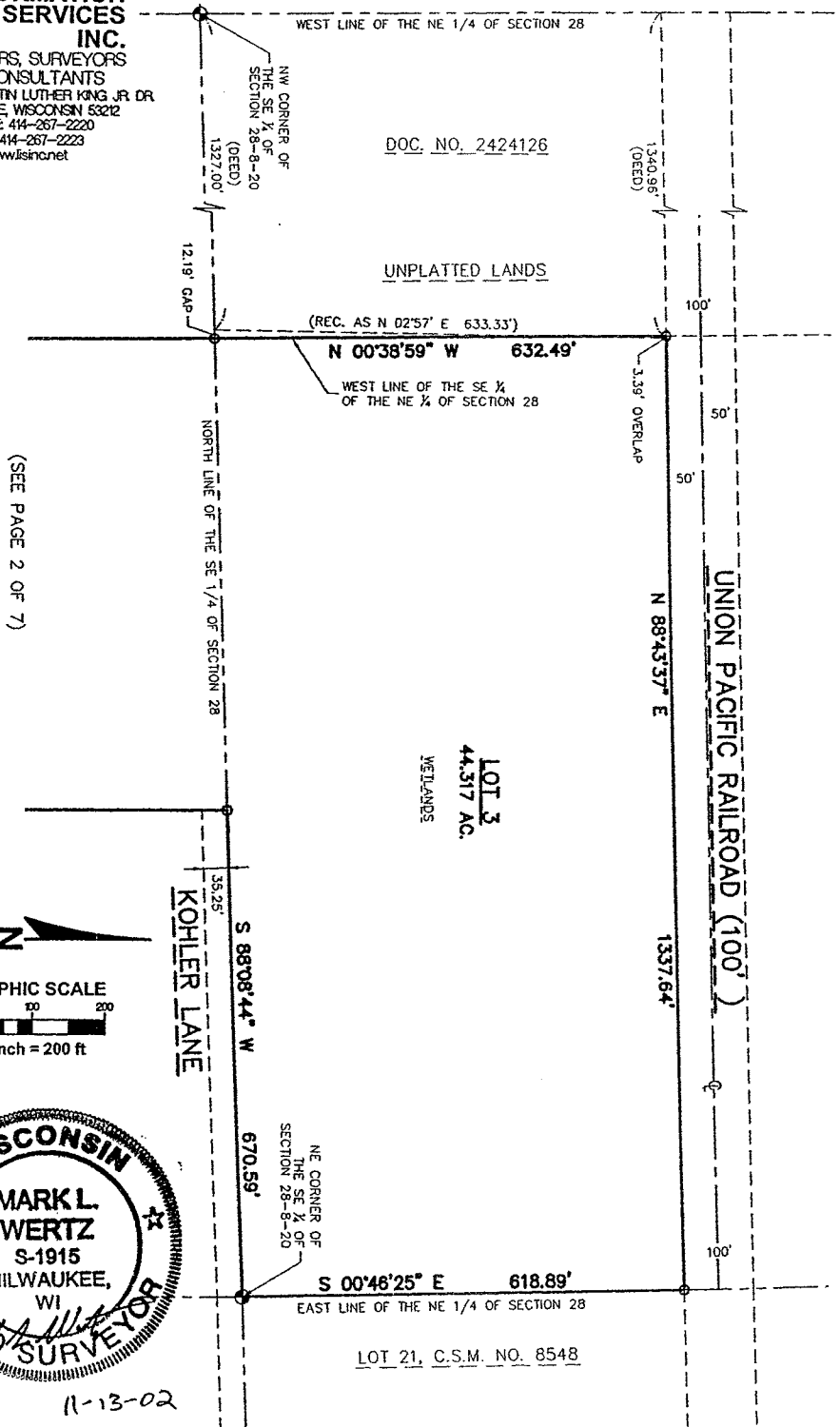
EXHIBIT 'A' CONT...

CERTIFIED SURVEY MAP NO. 9490

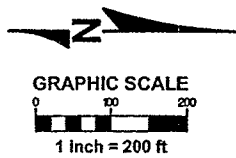


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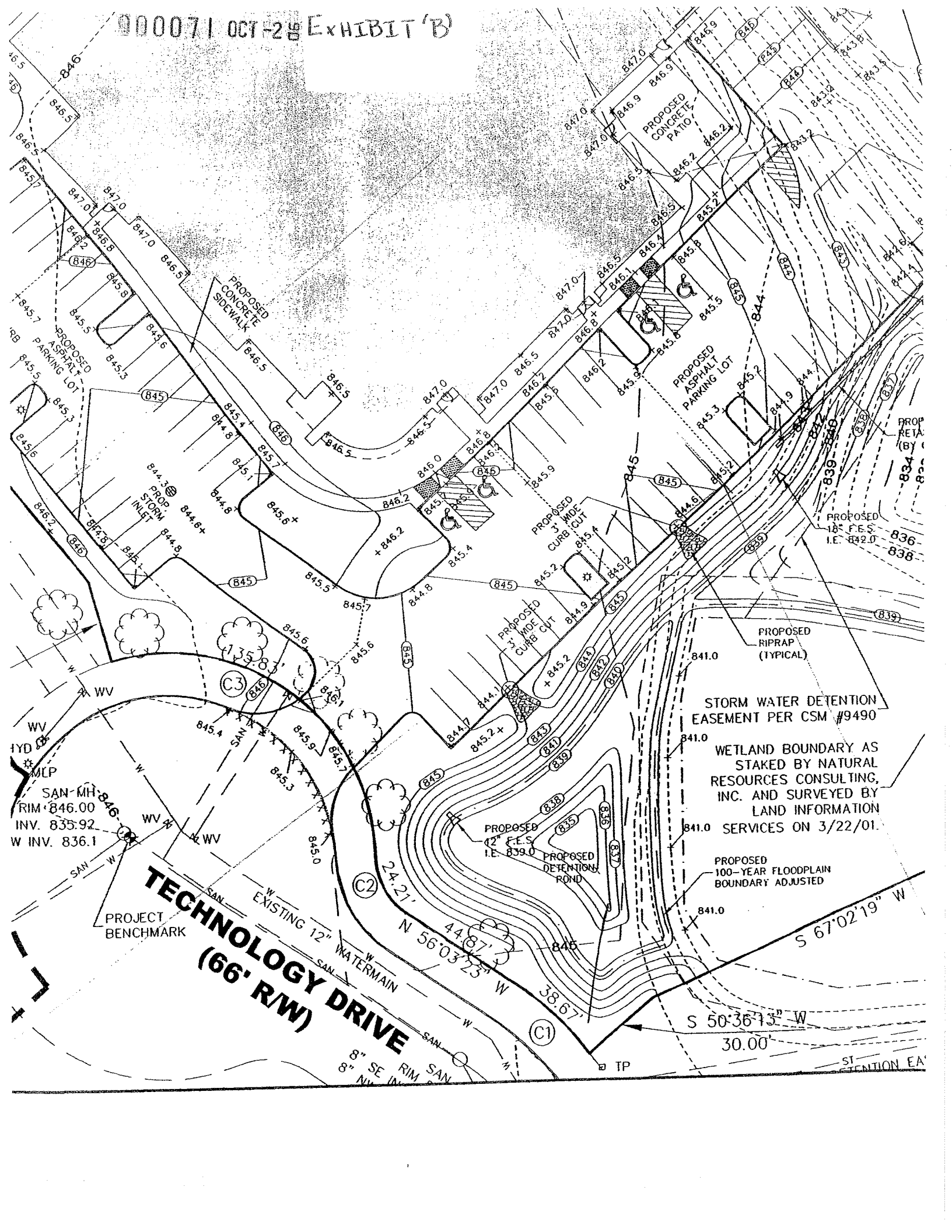
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(SEE PAGE 2 OF 7)



11-13-02



PROPOSED ASPHALT PARKING LOT

PROPOSED CONCRETE SIDEWALK

PROPOSED CONCRETE PATIO

PROPOSED ASPHALT PARKING LOT

PROPOSED 3' WIDE CURB CUT

PROPOSED 3' WIDE CURB CUT

PROPOSED 12' F.E.S. I.E. 839.0

PROPOSED DETENTION POND

PROPOSED RIPRAP (TYPICAL)

STORM WATER DETENTION EASEMENT PER CSM #9490

WETLAND BOUNDARY AS STAKED BY NATURAL RESOURCES CONSULTING, INC. AND SURVEYED BY LAND INFORMATION SERVICES ON 3/22/01.

PROPOSED 100-YEAR FLOODPLAIN BOUNDARY ADJUSTED

SAN-MH RIM 846.00 INV. 835.92 W INV. 836.1

PROJECT BENCHMARK
TECHNOLOGY DRIVE
(66' R/W)

EXISTING 12" WATERMAIN

S 50°36'13" W 30.00

S 67°02'19" W

8" SE RIM SAN

STATION EA



Village of Menomonee Falls
W156 N8480 Pilgrim Road
Menomonee Falls, WI 53051-3140
Telephone: (262) 532-4200

November 1, 2006

Reich Tool & Design
c/o WS Development, LLC
N56 W16743 Ridgewood Drive
Suite 100
Menomonee Falls, WI 53051

Attn: Kevin Walgren

**Re: Stormwater Facilities Operation, Inspection & Maintenance Agreement
Storm Water Detention Basin Easement
Reich Tool & Design
Tax Key Nos. 0112.997.006**

Dear Mr. Walgren,

Please find enclosed a signed copy and the recorded copy of the Stormwater Facilities Operation, Inspection & Maintenance Agreement and the Storm Water Detention Basin Easement for Reich Tool & Design for your records. It contains recording information showing proof of recording by the Waukesha County Register of Deeds.

Also, please find enclosed Invoice #ES-040 for the recording fees. Please make your check payable to the **Village of Menomonee Falls**.

Should you have any questions or require additional information, please do not hesitate to contact either Jon Bretl at (262) 532-4414 or myself at (262) 532-4418.

Sincerely,
VILLAGE OF MENOMONEE FALLS

Linda I. Losiniecki

Linda I. Losiniecki
Administrative Assistant III

Enclosures

Cc: Arlyn R. Johnson, Director of Public Works/Engineering
Jonathan M. Bretl, Civil Engineer I
Dave Bate, Financial Services
Easements & Acquisitions File
Vault