

004072 MAR-76

SW '74 SEC 33

3463312



WC3463312-005

STORMWATER FACILITIES  
OPERATION, INSPECTION, &  
MAINTENANCE AGREEMENT

REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON

03-07-2007 1:51 PM

MICHAEL J. HASSLINGER  
REGISTER OF DEEDS

REC. FEE: 12.00  
REC. FEE-CO: 5.00  
REC. FEE-ST: 2.00  
TRAN. FEE:  
TRAN. FEE-STATE:  
PAGES: 5

DOCUMENT NO.

DOCUMENT TITLE

Recording Data

Return to:

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

Cranes Crossing, Addition No. 1

Tax Key Nos. MNFV 0131.991.006  
0131.994.002

*Pa*  
*19*  
*14*

# STORMWATER FACILITIES OPERATION, INSPECTION, & MAINTENANCE AGREEMENT

Village of Menomonee Falls

THIS AGREEMENT is between **Cranes Crossing 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 lands (the "Property") located in the Southwest Quarter (SW ¼) of Section 33, Town 8 North, Range 20 East in the Village of Menomonee Falls, Waukesha County, Wisconsin identified as Outlot 4 in Cranes Crossing Addn. No.1, a recorded subdivision, and further shown in Exhibit "A" attached hereto.
- B. The Property Owner has constructed stormwater detention facilities on the Property pursuant to a grading plan approved by the Village and known as Cranes Crossing – Phase II, Master Grading and Drainage Plan, with a plan revision date of 6-19-06 (the "Plan").
- 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 on the Property. The Village shall have the right to determine which species of trees and shrubs are appropriate for planting on the Property. The Property Owner shall not plant shrubs or trees on the Property 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 until such time as both the adjacent property to the north is developed and a subsequent stormwater management plan is approved by the Village. At such time, the Stormwater Management Facilities on this Property may be removed and this Agreement will be terminated.

IN WITNESS WHEREOF, Cranes Crossing Development, LLC has caused this Agreement to be signed this 13<sup>th</sup> day of February, 2007.

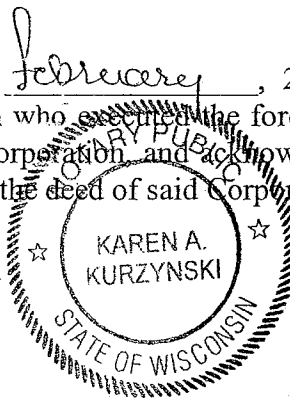
Cranes Crossing Development, LLC

By: Timothy J Smits  
Timothy J. Smits, Manager

State of Wisconsin )  
                                  ) Ss.  
County of Waushara

Personally came before me this 13<sup>th</sup> day of February, 2007, the above named Timothy J. Smits, to me known to be the person who executed the foregoing instrument in his respective official capacity as Manager of said corporation and acknowledged that he executed the foregoing instrument as a corporate officer as the deed of said Corporation by its authority.

Karen A Kurzynski  
Notary Public  
Waushara County, Wisconsin  
My Commission Expires on 9-23-07



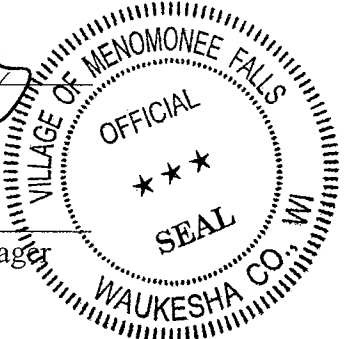
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Approved by the Board of Trustees of the Village of Menomonee Falls on the 18th day of December, 2006.

**VILLAGE OF MENOMONEE FALLS**

Richard A Rechlicz  
Richard A Rechlicz, Village President

Arlyn R. Johnson  
Arlyn R. Johnson, Interim Village Manager



This instrument was drafted by  
The Village of Menomonee Falls  
Brian C. Hornickel, P.E.  
Date: December 11, 2006

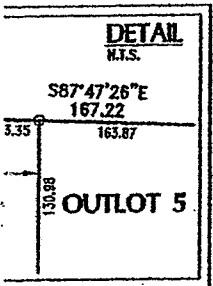
# CRANES CROSSING ADDITION NO. 1

BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

CO  
W/  
E:

TITLED

LANDS

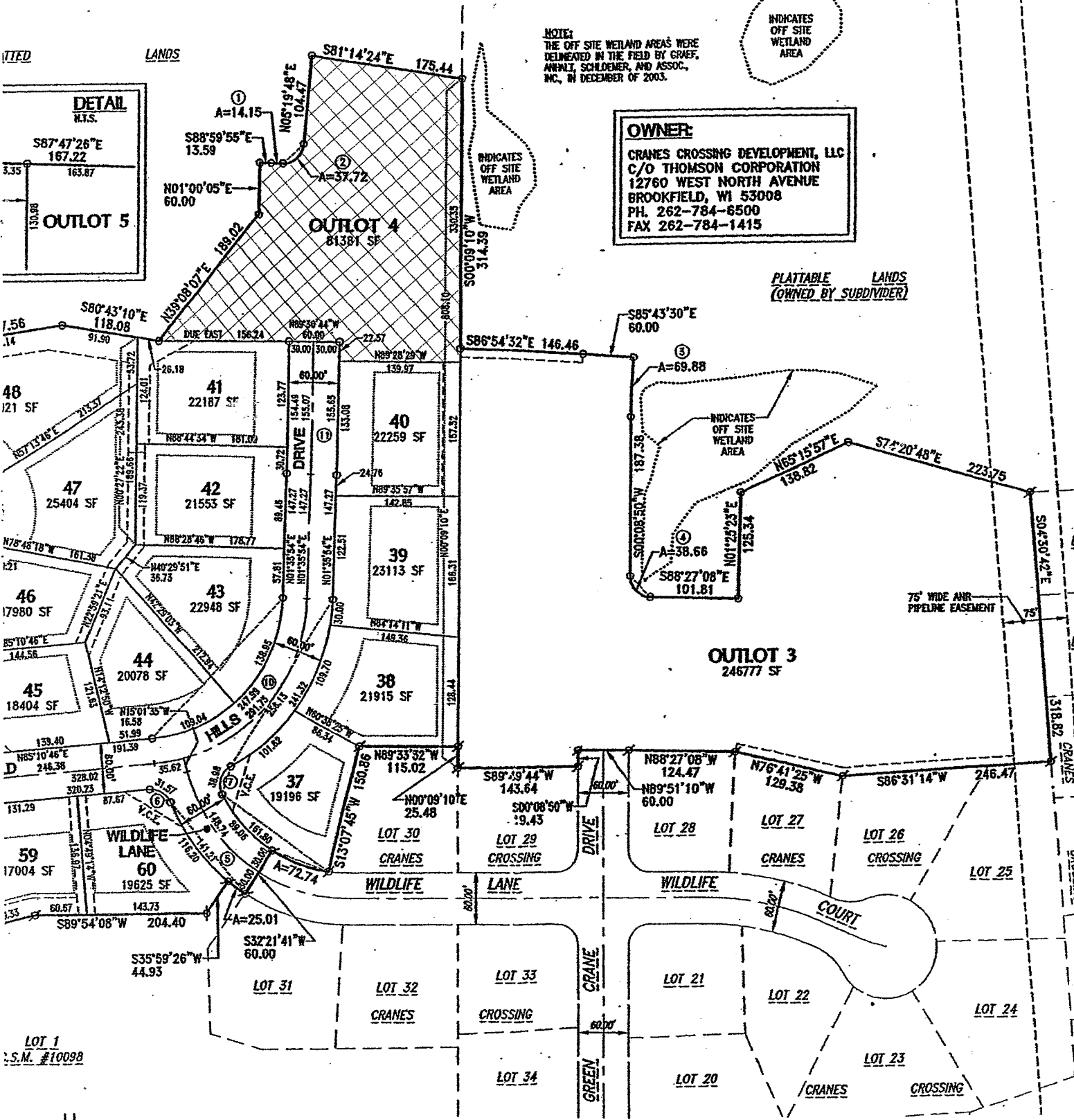


NOTE:  
THE OFF SITE WETLAND AREAS WERE  
DELINEATED IN THE FIELD BY CRAEF,  
ANNALY, SCHLOEMER, AND ASSOC.,  
INC. IN DECEMBER OF 2003.

INDICATES  
OFF SITE  
WETLAND  
AREA

**OWNER:**  
CRANES CROSSING DEVELOPMENT, LLC  
C/O THOMSON CORPORATION  
12760 WEST NORTH AVENUE  
BROOKFIELD, WI 53008  
PH. 262-784-6500  
FAX 262-784-1415

PLATTABLE LANDS  
(OWNED BY SUBDIVIDER)



LOT 1  
S.M. #10098

1/4 NORTH  
1/4 NORTH

LOSIK ENGINEERING  
DESIGN GROUP

**EXHIBIT "A"**