



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

## STORMWATER MANAGEMENT FACILITIES OPERATION AND INSPECTION REPORT

Quarter Section	SW 1/4 of S13	Name of Business/Subdivision	North Hills Terrace
Property Tax ID Number	MNFV00519 69	Address of Property	N75 W13137 Appleton Avenue
Date	4/27/14		Menomonee Falls, WI 53051

Dry Pond		Location of Pond	Below Parking Garage
Wet Pond			
Other	x		
Pond ID:		Cistern and Stormceptor B5001 135002	

Year Pond Constructed	2004	Year of Last Certification	2009
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Compliance Verification	Design	Actual	Compliant Yes      No	Comments ( Condition of Structure)
<b>Primary Outlet Pipe</b>				Outlet Pipe Material
Opening Diameter (inches)				
Upstream Invert				
Downstream Invert				
Length (feet)				
Slope (%)				
<b>Secondary Outlet Pipe</b>	(If Applicable)			Outlet Pipe Material
Opening Diameter (inches)				
Upstream Invert				
Downstream Invert				
Length (feet)				
Slope (%)				
<b>Riser</b>	(If Applicable)			Riser Material
Opening Diameter (inches)				
Elevation				
<b>Upper Discharge Control</b>	(If Applicable)			
Opening Diameter (inches)	4"	4"	x	Distance from structure bottom
Elevation	18"	18"	x	

Compliance Verification	Design	Actual	Compliant Yes      No	Comments	
<b>Lower Discharge Control</b>	(If Applicable)				
Opening Diameter (inches)	2"	2"	X		
Elevation	0	0	X		Distance from structure bottom
<b>Other (Description)</b>					
Opening Type and Size (inches)	Box	Box	X		Two 2'x6" overflow structures
Elevation	3.5'	5.5'	X		Distance from structure bottom. Storage volume is greater below constructed overflow, compares to design (Design:15,550 CF Constructed 16,555 CF)
<b>Emergency Spillway</b>					
Elevation					
Length of spillway (feet)					
<b>Embankment</b>	Present Yes      no		Comments/Maintenance Requirements		
Unauthorized Plantings, trees, or woody vegetation					
Animal burrows or slope erosion					
<b>Storm Sewer Outfalls</b>	Type & Size		Location		Comments
Outfall 1					
Outfall 2					
Outfall 3					
<b>Storage Properties</b>	Design	Actual	Compliant Yes      No	Not Applicable	Equipment Used
Normal Water Elevation (Wet Ponds)					Design Dim 150' x 30' x 5' deep As Built Dim 215' x 14' x 8' deep
Design High Water Elevation					
Area at Normal Water Elevation (Ac) (Wet Ponds)					
Area at Design High Water Elevation (Ac)					
Active Storage Available (Ac-Ft)*	0.52	0.55	X		
Lowest Elevation at Top of Embankment (If Applicable)					Constructed structure provides more storage.
Average Elevation at Top of Embankment (If Applicable)					
Maximum Bottom Elevation					
Average Pond Bottom Elevation					
Pond Bottom Area (Ac)	0.10	0.07	X		
Maximum Pond Depth					
Average Pond Depth					
Average Permanent Pool Depth (Wet Ponds)	5'	8'	X		Constructed structure provides more storage.

\*To Determine Active Storage     $V=H/3(A1+A2+(A1 \times A2)1/2)$

Wet Ponds Use  $H$  = height of section,  $A1$  = area at normal water elevation,  $A2$ =area at top section  
Dry Ponds Use  $H$ = Height of Section,  $A1$ = pond bottom area,  $A2$ =area at top section

Sketch Outlet or Attach to Document

Place Photograph of Pond or Attach to Document

**See Attached**

**See Attached**

Place Photograph of Pond or Attach to Document

**See Attached**

Attach As-built Survey to the Document for the first report submission

Inspection Firm: GRAEF  
Phone Number: 414-266-9093  
Address: 125 S. 84<sup>th</sup> Street  
Suite 401  
Milwaukee, WI 53214

Inspector Name : Bridget S. Henk, P.E., LEED AP  
Inspection Date: 04/25/14

Certifying Professional Bridget S. Henk  
Name:  
Phone Number: 414-266-9093

Date: 5/6/14

Signature:

*Bridget S. Henk*



Affix Seal Here

Site Photo 1: April 25, 2014 Stormceptor



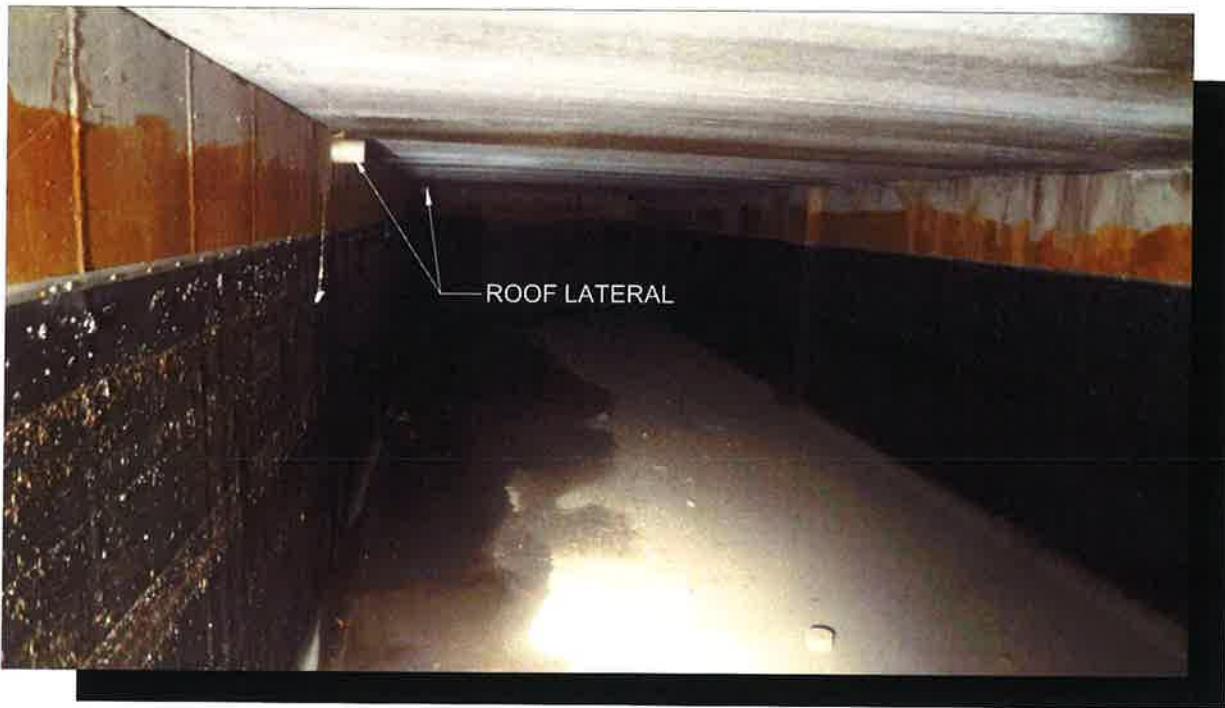
Site Photo 2: April 25, 2014 Stormceptor



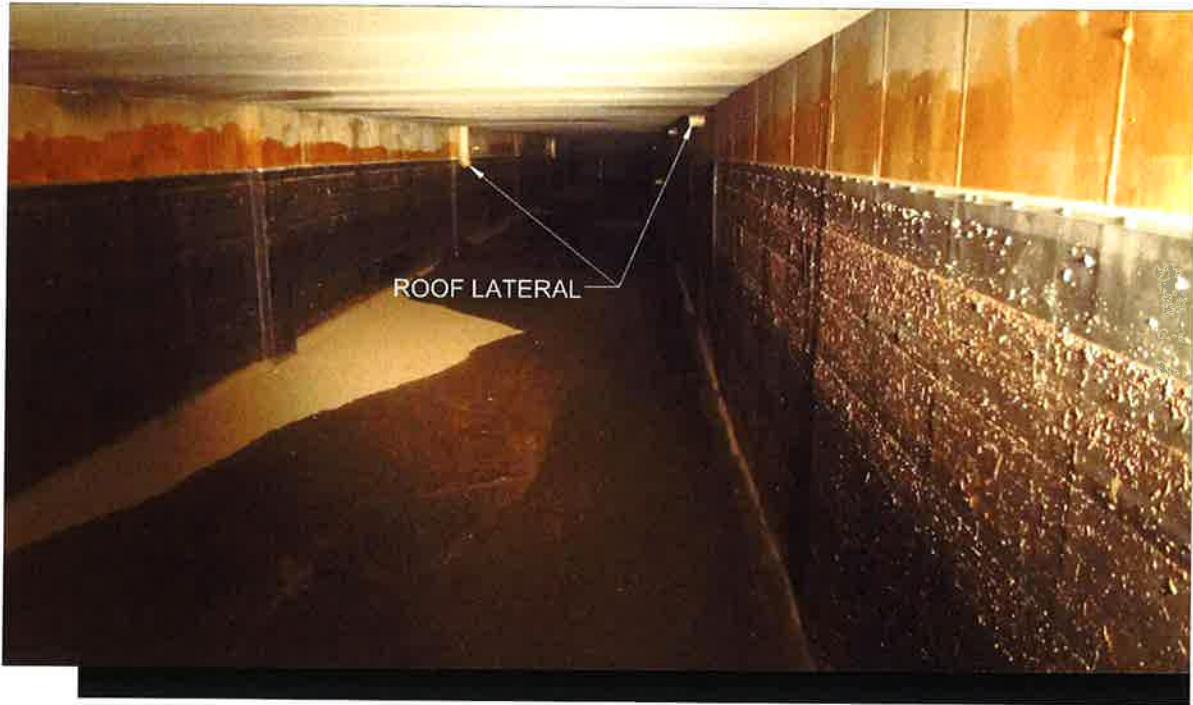
SITE VISIT PHOTOGRAPHS  
NORTH HILLS TERRACE CONDO  
MENOMONEE FALLS

**GRÄEF**

Site Photo 3: April 25, 2014 Underground Detention to West



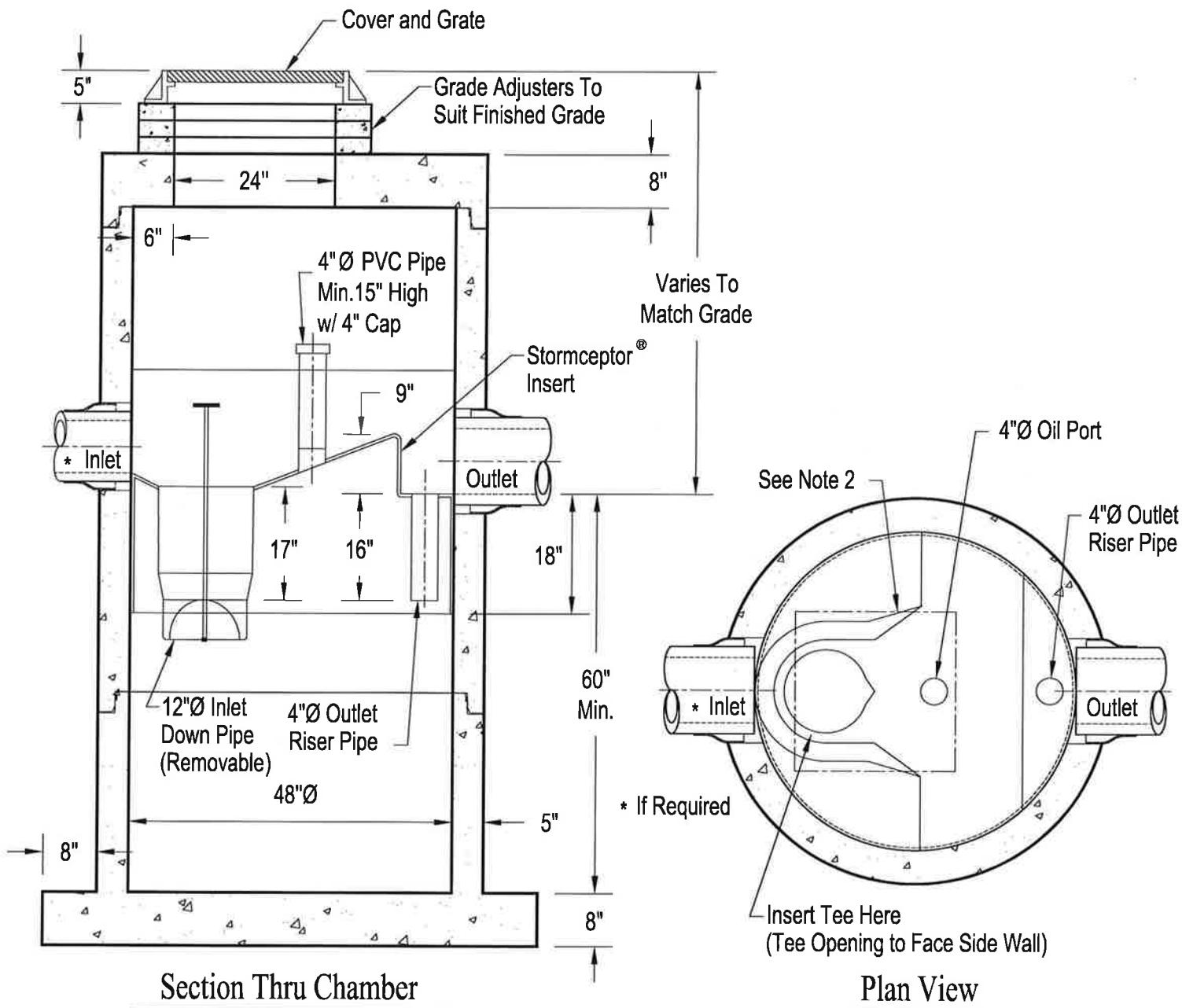
Site Photo 4: April 25, 2014 Underground Detention to East



SITE VISIT PHOTOGRAPHS  
NORTH HILLS TERRACE CONDO  
MENOMONEE FALLS

GRÄEF

**STC 450i Precast Concrete Stormceptor®  
(450 U.S. Gallon Capacity)**



**Notes:**

1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

001413 FEB-08

3126182

REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON

02-06-2004 2:07 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

WC3126182-005

STORMWATER FACILITIES  
OPERATION, INSPECTION &  
MAINTENANCE AGREEMENT

DOCUMENT TITLE

Recording Data

Return to:

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

North Hills Terrace MNFV Due 19  
5

Tax Key No. MNFV 51.969

001414 FEB-6 8

## STORMWATER FACILITIES OPERATION, INSPECTION, & MAINTENANCE AGREEMENT

Village of Menomonee Falls

THIS AGREEMENT is between North Hills Terrace 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, which is further described as tax key MNFV 0051969, and is described as follows: PT SW 1/4 OF SECTION 13, TOWN 8 NORTH, RANGE 20 EAST, COM NW COR WOODHAVEN SUB N89 56'E 516.70 FT. THE BEGIN N 421.80 N01 41'E 563.19 FT, N44 10'E 28.10 FT N89 56'E 161.60 FT N43 29'E 640.16 FT S43 29'W 640.16 FT S89 56'W 161.6 TO BGN, as recorded by deed in the land records of Waukesha County.
- B. The Property Owner intends to develop the Property pursuant to a Site Plan approved by the Village and known as North Hills Terrace, (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 with the Milwaukee Metropolitan Sewage District "Stormwater Rules, Chapter 13 of the MMSD Rules and Regulations;" 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 an as-built plan 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

6. The Property Owner shall hire a licensed professional engineer to inspect the Stormwater Management Facilities and submit an inspection report biannually to the Village as proof of compliance. The Village approved Biannual 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.

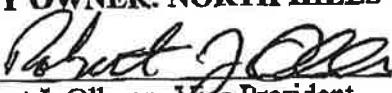
**END OF TEXT. SIGNATURE PAGE FOLLOWS**

001416 FEB-68

**SIGNATURE PAGE**

**PROPERTY OWNER: NORTH HILLS TERRACE LLC**

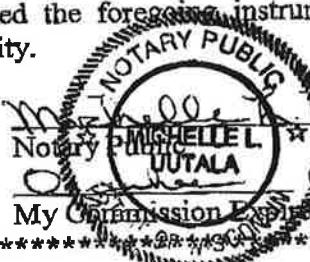
By:

  
Robert J. Ollman, Vice President

Witness

State of Wisconsin )  
 ) Ss.  
County of Waukesha)

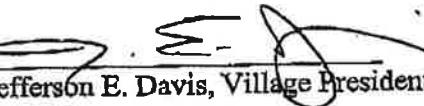
Personally came before me this 16 day of January, 2004, the above named Robert J. Ollman to me known to be the person who executed the foregoing instrument in his respective official capacity as Vice President of North Hills Terrace LLC, and acknowledged that he executed the foregoing instrument as a corporate officer as the deed of said entity by its authority.

  
My Commission Expires on 06/03/07  
\*\*\*\*\*

**VILLAGE OF MENOMONEE FALLS**

Approved by the Board of Trustees of the Village of Menomonee Falls on the 15 day of December, 2003.

By

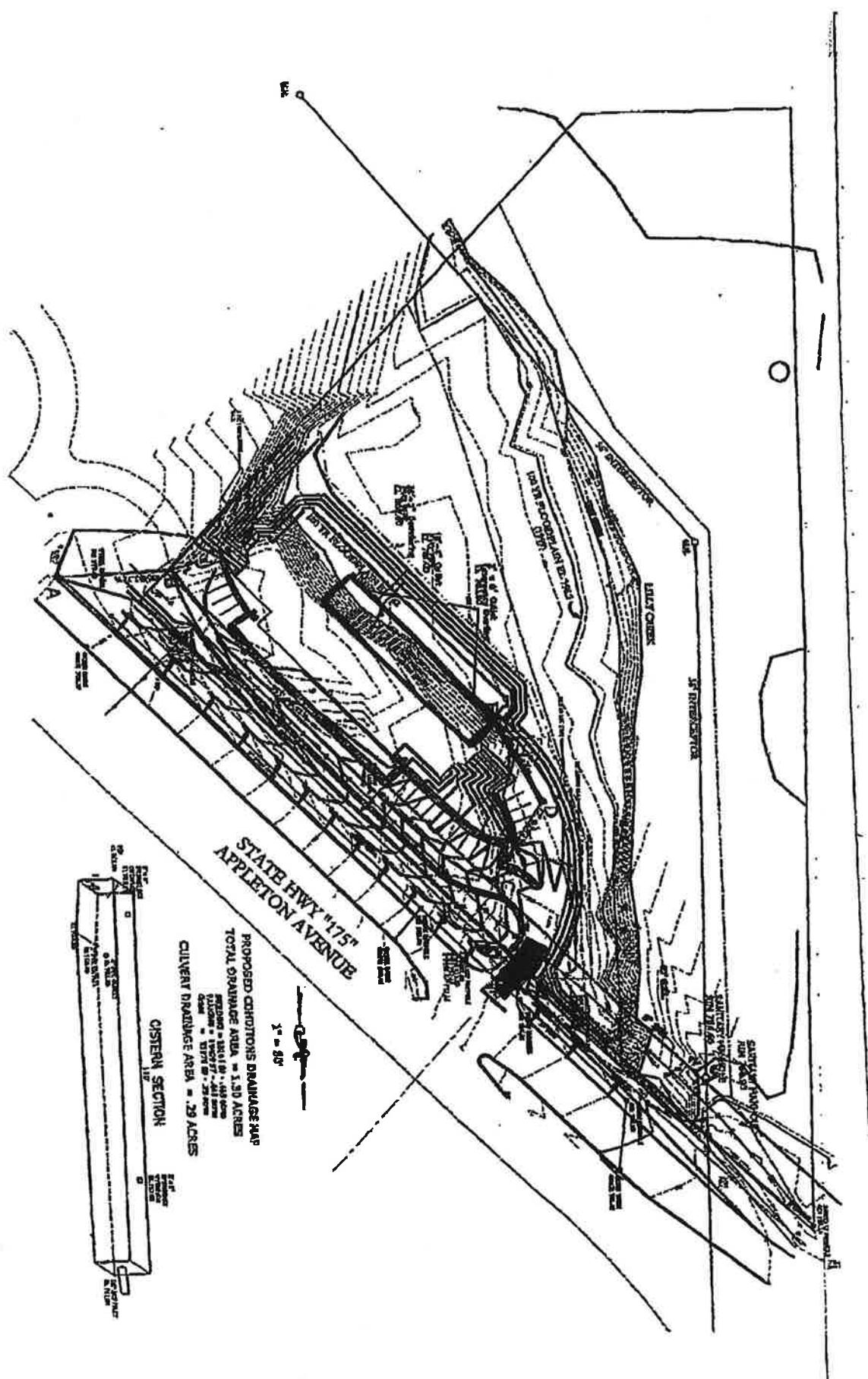
  
Jefferson E. Davis, Village President



Attest:

  
Richard A. Farrenkopf  
Village Manager/Clerk-Treasurer

This instrument was drafted by  
The Village of Menomonee Falls  
Jonathan M. Brati  
Date: November 5, 2003





**GRAEF**