

*Becker & Steiger Properties LLC – 808 Copeland Ave, La Crosse, WI*  
**Long-term Storm water Management  
Maintenance Provisions**

**SITE NAME** – Becker & Steiger Properties, LLC – 808 Copeland Ave, La Crosse, WI

**PROPERTY LEGAL DESCRIPTION**

*Lot 10, Block 24, North La Crosse, in Part of the SW ¼ of the NW ¼ of Section 29, T16N, R7W, City of La Crosse, La Crosse County, WI.*

**RESPONSIBLE PARTY**

The facility owner is responsible for satisfying the provisions of this agreement.

**PERMANENT COMPONENTS OF THE STORMWATER SYSTEM**

The storm water system consists of the following components:

- + *Storm water drainage ways and swales*
- + *Bio-filtration areas*

The locations of all permanent stormwater system components are shown in Figure 1, attached.

**INSPECTION AND MAINTENANCE**

All components of the storm water system shall be inspected at least semiannually in early Spring and early Autumn. Repairs will be made whenever the performance of a storm water control structure is compromised.

Infiltration areas shall be inspected for clogs and other debris. Remove accumulated sediment deposits and/or debris and repair any eroded or damaged grass areas. If water is retained for more than 48 hours after a storm event, replace top 6" of engineered soil. Remove any identified weeds or grasses. Do not plow/store snow in bioretention basin.

**MOWING / FERTILIZER & CHEMICAL APPLICATION**

Mowing in buffer areas, pond banks and drainage ways will be minimized in order to maximize filtration of runoff. If occasional mowing is necessary, the mowing height will be no shorter than three inches.

Applications of fertilizers, herbicides, pesticide or other chemical applications are prohibited in buffer areas, on pond banks and along drainage ways.

**DUTY TO PROVIDE MAINTENANCE**

It is the responsibility of the *facility owner* to maintain inspection and maintenance records, and to submit to the City of La Crosse, an annual report documenting the inspection and maintenance of the storm water system. Proof of maintenance is required with each annual report.

In the event the facility owner fails to perform its obligations under this agreement, the City of La Crosse shall have the authority to inspect and maintain all components of the storm water system. In such an event, all associated costs will be assessed back as a special charge against the property pursuant to Sec. 66.0627 Wis. Stats. Said charge shall be a lien on the property and shall be collected with the real estate taxes.

**SIGNATURES**

The undersigned agrees to the provision set forth in this agreement.

*William J Becker*  
Signature or Authorized Agent for Responsible Party

*Owner*  
Title

*William J Becker*  
Legal name of Responsible Party

*808 Copeland Ave.*  
Street address, City, State, Zip Code

*608-769-6561*  
Contact information (phone, email, etc.)

*5-24-19*  
Date