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LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

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CITY CLERK
400 LA CROSSE STREET
LA CROSSE, WI 54601

Parcel #

EASEMENT DEED FOR DRAINAGE

For and in consideration of One and no/100 Dollars ($1.00), and an estimated stormwater management credit as designated in a future development agreement, the receipt whereof is hereby acknowledged, La Crosse County, State of Wisconsin, do hereby grant to the City of La Crosse, La Crosse County, Wisconsin, a municipal corporation, its successors and assigns, a permanent drainage easement to, for the drainage of stormwater run-off within a strip through and over the following described real estate, to-wit:

- SEE ATTACHED LEGAL DESCRIPTION – EXHIBIT A -

This easement is granted on the following conditions:

1. Standard concrete or asphalt pavement, such as for driveways, parking lots, etc. may not be placed in the easement without also providing for adequate conveyance of stormwater run-off over or under said pavement.

2. Above grade structures, such as buildings, fences, towers, power poles, billboards, or any other structure that impends or redirects the flow of stormwater run-off are not permitted in the easement without approval of La Crosse County.

3. The ground surface grade in the easement must be maintained with proper slope for adequate conveyance of storm water run-off, to, and through the easement.

4. This easement accomplishes paragraph 5 of La Crosse County's responsibilities within the Intergovernmental Agreement For International Business Park II entered into on the 9th day of February, 2017.

5. The Owner, its successors and assigns, shall adequately maintain the storm water management practices, including but not limited to all pipes and channels built to convey storm water to the facility, as well as all structures, improvements, and

C: Eng

vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as keeping the storm water management facilities in good working condition so that these facilities are performing their design functions and are in accordance with the Operation and Maintenance Standards attached to this agreement as Exhibit B and by this reference made a part hereof.

6. The Owner shall receive of any appropriate annual stormwater credit earned by the treatment of off-site stormwater within this easement. Said annual stormwater credit payment for maintenance shall be finalized within a future development agreement for the development of the parcel(s) treated by the stormwater facilities within this easement.

WITNESS the hands and seals of the grantor and the persons joining in and consenting to this conveyance this 21st day of February, 2018

IN THE PRESENCE OF:

_____ By: _____

_____ By: Tara Johnson

STATE OF WISCONSIN)
)
COUNTY OF LA CROSSE)

Personally came before me this 21st day of February, 2018, the above-named Tara Johnson, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Alice K Swenson
Notary Public
La Crosse County, Wisconsin
My commission May 11, 2018

This instrument was drafted by:

City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

EXHIBIT A: Legal Description

(Pond)

Being a part of the Southeast ¼ of the Southwest ¼ of Section 1 and part of the Northeast ¼ of the Northwest ¼ of Section 12, Town 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ corner of said Section 1; Thence N87°54'14"W along the south line of the Southwest ¼ of said Section 1 a distance of 642.03 feet to the point of beginning; Thence S01°28'42"E 123.67 feet; Thence S12°06'57"W 287.63 feet; Thence S42°47'08"W 124.24 feet; Thence N61°21'42"W 142.98 feet; Thence N16°01'52"E 174.67 feet; Thence N04°01'06"W 586.65 feet; Thence 181.07 feet along the arc of a curve concave to the southeast with a radius of 467.00 feet and a chord which bears N76°21'50"E 179.94 feet; Thence N87°28'41"E 75.55 feet; Thence S01°28'42"E 371.44 feet to the point of beginning.

Said parcel contains 4.25 acres more or less.

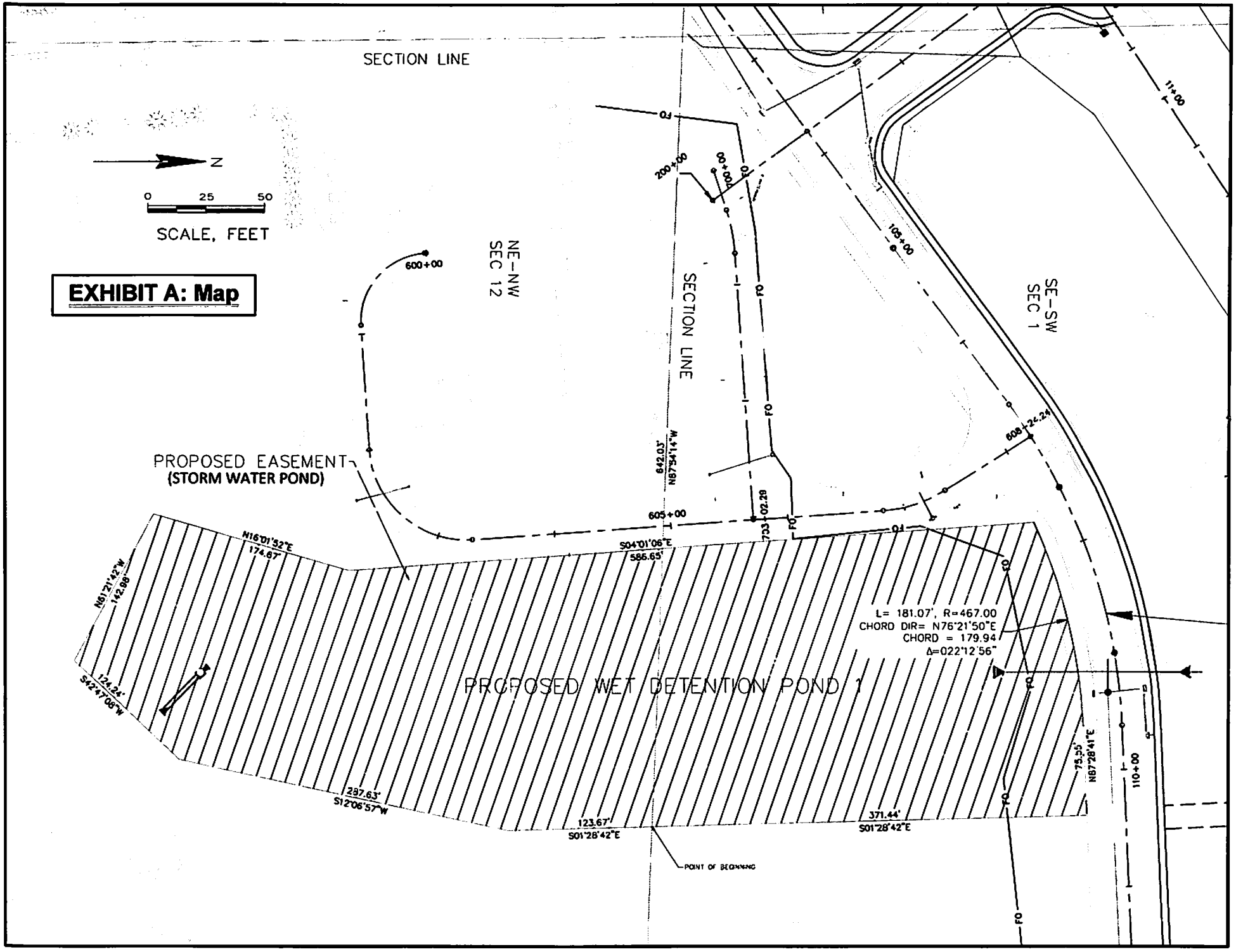
EXHIBIT A: Map
SECTION LINE
N
0 25 50
SCALE, FEET
NE-NW
SEC 12
SECTION LINE
SE-SW
SEC 1
PROPOSED EASEMENT
(STORM WATER POND)
PROPOSED WET DETENTION POND 1
L= 181.07', R=467.00
CHORD DIR= N76°21'50"E
CHORD = 179.94
Δ=022°12'56"
N16°01'52"E
174.67'
N81°21'42"W
142.88'
S42°47'08"W
124.24'
S12°06'57"W
237.63'
S01°28'42"E
123.67'
S04°01'06"E
585.65'
N87°54'14"W
642.03'
S01°28'42"E
371.44'
N87°28'41"E
75.55'
POINT OF BEGINNING
600+00
605+00
608+24.24
733+02.29
200+00
100+00
105+00
110+00
11+00
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EXHIBIT B

WET DETENTION POND
OPERATION AND MAINTENANCE STANDARDS

I. ROUTINE MAINTENANCE

A. Mowing

1. Side slopes, embankments, and emergency spillways that are not rock lined which have been planted with turf grasses should be mowed at least twice a year to prevent woody growth and control noxious weeds.
2. Adjacent to the residential areas, more frequent mowing, typically once a week during a normal growing season, is recommenced for aesthetic and allergy control purposes.
3. Native grasses should be mowed to a height of 6" in mid to late summer or after they have achieved a height of 1-1/2 feet during the first growing season. Further mowing in subsequent growing seasons will not be required.
4. If possible, the native grass area should be burned off every three to four years in the spring of the year. Check local burning regulations as permits may be required.
5. If burning of the native grass areas is not possible, a 5 to 8" mowing every 3 to 4 years, may suffice as a substitute management technique. The mowed area should be raked and performed in the spring.

B. Inspections

1. Inspections of the ponds shall be completed on an annual basis or after significant rainfall events.
2. The inspections should be completed during wet weather conditions to determine if the ponds are functioning properly.
3. Inspection priorities shall be as follows:
   a. Inspect the embankments for subsidence, erosion, cracking and tree growth.
   b. Inspect the condition of the emergency spillway and overland flow path.
   c. Inspect the pond for accumulation of sediment.
   d. Inspect the outlet control structure for clogs, debris and material failures.
   e. Inspect upstream and downstream channels from an erosion perspective.
   f. Inspect any modifications that may have been done to the ponds following their initial construction.
   g. Inspect the side slopes of the pond for erosion, slumping, cracking or woody plant materials.
4. As-built plans shall accompany the person responsible for the pond inspections.
5. Documentation of the inspections should be completed and filed. Documentation should include as a minimum:

a. Inspectors name, affiliation and professional credentials if applicable.

b. Date, time and weather conditions.

c. Approximate rainfall total over a 24 hour period if applicable.

d. Existing embankment, outlet and inlet conveyance systems and vegetation condition.

e. Sediment depth at the outlet control structure and at a minimum one other location.

f. Identification of potential structural failures and repair needs.

g. Other pond conditions such as vegetation growth, algae growth and emergency spillway conditions.

h. Repair recommendations.

C. Debris and Litter Removal.

1. Debris and litter removal from the pond surface shall be completed at least once a month.

2. Particular attention should be paid to debris accumulating around the riser pipe to prevent potential clogging.

D. Erosion Control.

1. The pond side slopes, embankments and emergency spillways may suffer from periodic slumpage and erosion.

2. Corrective measures shall include regrading, filling and revegetation of the eroded or slumping areas.

3. Rip rap at the pond outlet and emergency spillways should be inspected for displacement or undermining. Repairs shall be made upon discovery.

E. Nuisance Control.

1. Biological control of algae and mosquitoes is preferred over chemical control. Consultation with local WDNR officials is recommended prior to the introduction of any biological control.

2. Maintaining the native grass perimeter will aide in the control of geese.

3. Mechanical controls should be used when feasible.

II. NON-ROUTINE MAINTENANCE

A. Structural Repairs and Replacement.

1. The outlets of the pond have been constructed utilizing concrete pipe. The estimate life of these structures is 75 to 100 years. Annual inspection of the structures will disclose any potential structural problems. If structural problems appear, repair or replace the outlet.

2. Excessive or chronic drawdowns of the ponds may cause leaks or seepage through the embankments. Excessive drawdowns should be avoided and thus corrective measures for leakage and seepage can be avoided.

B. Sediment Removal.

1. A sediment clean out cycle of 10 to 15 years is recommended. Sediment removal may be necessary prior to 10 years if there is a substantial amount of land disturbance occurring within the contributory watershed. Annual inspections shall be made to insure that the design depth of the permanent water pool is maintained.
2. Sediment removed from the ponds shall be hauled to an upland area, spread and stabilized with vegetative material.
3. It is recommended that the sediment be tested to determine if land filling is necessary. Contact the local DNR prior to sediment sampling and testing to insure compliance with State standards and regulations.
4. Surveyed depths of the sediment storage area and permanent pool elevations shall be made immediately following the construction of the ponds and recorded on the as-built plans. Annual inspections shall include measure downs to determine sediment elevations in relation to the permanent pool elevation.

April 6, 2018

Easement Deed for Drainage
International Business Park