# DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES

#### **RECITALS:**

This space is reserved for recording data

Return to:

City of La Crosse Engineering Department 400 La Crosse Street La Crosse, Wisconsin 54601

Parcel ID #17-50285-22

- A. Hoffer LLC, is the owner of 2813 South Avenue, more particularly described on Exhibit A attached hereto ("Property").
- B. Owner desires to construct buildings and/or parking facilities on the Property in accordance with certain plans and specifications approved by the City.
- C. The City requires Owner to record this Declaration regarding maintenance of stormwater management measures to be located on the Property. Owner agrees to maintain the stormwater management measures and to grant to the City the rights set forth below.

NOW, THEREFORE, in consideration of the declarations herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the owner agrees as follows:

- 1. <u>Maintenance</u>. Owner and its successors and assigns shall be responsible to repair and maintain the stormwater management measures located on the Property in good condition and in working order and such that the measures comply with the approved plans on file with the City Engineer. Said maintenance shall be at the Owner's sole cost and expense. Owner will conduct such maintenance or repair work in accordance with all applicable laws, codes, regulations, and similar requirements, and pursuant to the Maintenance Provisions attached hereto as Exhibit B.
- 2. <u>Easement to City</u>. If Owner fails to maintain the stormwater management measures as required in Section 1, then City shall have the right, after providing Owner with written notice of the maintenance issue ("Maintenance Notice") and thirty (30) days to comply with the City's maintenance request, to enter the Property in order to conduct the maintenance specified in the Maintenance Notice. City will conduct such maintenance work in accordance with all applicable laws, codes, regulations, and similar requirements and will not unreasonably interfere with Owner's use of the Property. All costs and expenses incurred by the City in conducting such maintenance may be charged to the owner of the Property by placing the amount on the tax roll for the Property as a special charge in accordance with Section 66.0627, Wis. Stats.
- 3. <u>Term/Termination</u>. The term of this Agreement shall commence on the date that this Agreement is filed of record with the Register of Deeds Office for La Crosse County, Wisconsin, and except as otherwise herein specifically provided, shall continue in perpetuity. Notwithstanding the foregoing, this Agreement may be terminated by recording with the Register of Deeds Office for La Crosse County, Wisconsin, a written instrument of termination signed by the City and all of the then-owners of the Property.
- 4. <u>Miscellaneous</u>.
  - (a) <u>Notices</u>. Any notice, request or demand required or permitted under this Agreement shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to Owner:	Hoffer LLC 1510 Madison Street La Crosse, WI 54601
If to City:	City of La Crosse Engineering Department 400 La Crosse Street La Crosse, WI 54601 Attention: City Engineer

Any party may change its address for the receipt of notice by written notice to the other.

- (b) <u>Governing Law</u>. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.
- (c) <u>Amendments or Further Agreements to be in Writing</u>. This Agreement may not be modified in whole or in part unless such agreement is in writing and signed by all parties bound hereby.
- (d) <u>Covenants Running with the Land</u>. All of the easements, restrictions, covenants and agreements set forth in this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.
- (e) <u>Partial Invalidity</u>. If any provisions, or portions thereof, of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

 STATE OF WISCONSIN)

 COUNTY OF LA CROSSE ) SS

 Personally came before me this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_\_, the above named \_\_\_\_\_\_\_, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

## NOTARY PUBLIC

My Commission Expires:\_\_\_

Drafted by: City of La Crosse Engineering Department 400 La Crosse Street La Crosse, Wisconsin 54601

## **EXHIBIT A** Legal Description

Lot 2, Volume 19, Page 45, Document No. 1752766, City of La Crosse, La Crosse County, WI (Parcel ID #17-50285-22)

## **EXHIBIT B** Maintenance Provisions

## PERMANENT COMPONENTS OF THE STORMWATER SYSTEM

The storm water system consists of the following components:

+ Storm water drainage ways and swales

Infiltration areas

• Permeable pavers with sub-surface storage

See Figure 1 attached hereto.

## **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.

Repairs will be made whenever the performance of the permeable paver system is compromised. Repairs shall bring the system back to intended purpose.

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.

## POST CONSTRUCTION OPERATION AND MAINTENANCE PLAN

Permeable pavers shall be inspected for clogs and other debris. Sweeping and vacuuming shall be required to clean out voids and to restore permeability. Apply high pressure hosing of the site after you have swept and vacuumed it thoroughly. Check that the voids are still well filled with aggregate, and if not you shall have to regularly re-fill them. Using clean gravel is the chosen fill material. Fix or replace damaged Permeable Pavers.