

CHAPTER 7 – POST-CONSTRUCTION STORMWATER MANAGEMENT

Goals & Objectives

Develop a post-construction stormwater management program to control runoff quality and quantity from areas of new development and redevelopment, after construction is completed. Urban development increases the amount of impervious surfaces as farmland, forests and grasslands are converted to buildings, parking lots and streets. Impervious surfaces reduce subsurface infiltration and increase surface water runoff. As stormwater washes over impervious surfaces, pollutants are picked up and the speed of runoff increases. The resulting stormwater flows are higher in flow rate, volume, pollutants and temperature. Uncontrolled runoff may cause stream erosion, flooding, algae, bacteria and aesthetic problems within streams, rivers and lakes.

Program Development

The City developed a post-construction stormwater management ordinance to regulate stormwater discharges at post-construction sites. A copy of the stormwater ordinance is provided in Appendix G. The ordinance establishes sanctions to ensure compliance and provides the necessary inspection and enforcement authority. Generally, the post-construction stormwater management ordinance requires the following for sites with 20,000 square feet or more of impervious surface disturbance or 1 acre or more of land disturbance:

- Reduce total suspended solids and total phosphorus as described in the table below:

Watershed	Total Suspended Solids (TSS) & Total Phosphorus (TP) Reduction					
	New Development		Redevelopment		Routine Maintenance	
	TSS	TP	TSS	TP	TSS	TP
Apple Creek	80%	60%	40%	30%	40%	30%
Garners Creek	80%	63.1%	49.9%	63.1%	49.9%	63.1%
Kankapot Creek	80%	60%	40%	30%	40%	30%
Lower Fox River	80%	60%	65.2%	30%	65.2%	30%
Plum Creek	80%	60%	40%	30%	40%	30%

- Control 1, 2, 10 and 100-year peak discharge rates based on a meadow land use.
- Infiltrate runoff for new residential and non-residential land uses.
- Create buffers along streams, rivers, lakes, wetlands and channels.
- Prevent visible petroleum sheen in stormwater runoff.
- Comply with Stormwater Reference Guide and DNR Technical Standards.
- Prepare a Stormwater Management Plan.
- Prepare a long-term maintenance agreement and record at Register of Deeds.

STORMWATER MANAGEMENT PLAN

The City developed several dedicated funding sources to financially support the post-construction stormwater management program. The user fees are structured to provide permit applicants with a financial incentive to reduce the amount of impervious surface and comply with the ordinance. A copy of the Fee Schedule for the Post-Construction Stormwater Management Program is provided in Appendix G.

The City developed various policies and procedures to assist with implementation of the post-construction stormwater management program. The policies and procedures include the following:

1. Permit Application: The permit application, Stormwater Management Plan, long-term maintenance agreement, financial guarantee, and application fee are submitted to the Public Works Department.
2. Plan Review: Each permit application, Stormwater Management Plan, maintenance agreement, and financial guarantee is reviewed for compliance with the stormwater management ordinance, Stormwater Reference Guide, and DNR Technical Standards. The Public Works Department conducts the review for all sites. Meetings between the applicant, designer, and plan reviewer are encouraged during the pre-design, design, and plan review process. The meetings are used to educate each other about regulatory requirements, environmentally sensitive areas, and design challenges. The number of meetings is typically commensurate with the size and complexity of the project. Meetings can be face-to-face, via email, or via telephone.
3. Maintenance Agreement: A maintenance agreement is required for sites with 20,000 square feet or more of impervious surface disturbance or sites with 1 acre or more of land disturbance. The maintenance agreement should be approved and executed prior to permit issuance. The Public Works Department records the maintenance agreement at the County Register of Deeds.
4. Financial Guarantee: The financial guarantee includes the estimated cost of stormwater management facilities, site inspections, maintenance agreements, record drawings, project administration, and contingencies. The Public Works Department may release portions of the financial guarantee as the construction project progresses. The Public Works Department may not release the last portion of the financial guarantee until a final inspection is performed, the maintenance agreement is recorded, the record / as-built drawings are approved, and the permit applicant pays final fees.
5. Permit Issuance: The Public Works Department issues the permit after the plans and financial guarantee are approved. The applicant is required to post the permit in a conspicuous place at the construction site.

6. Tracking Long-Term Maintenance: The Public Works Department tracks long-term maintenance of stormwater management facilities. As required by the maintenance agreement, the facility owner is required to perform routine inspections of the facility, conduct maintenance, and document activities within an annual maintenance log. In addition, the Public Works Department conducts an inspection of stormwater management facilities once every +/- 5 years and prepares an inspection report. Inspection reports are filed with the permit.

Tracking of Long-Term Maintenance will also be managed through the City Annual BMP Inspection Logs. A comprehensive list of properties with private BMP's is assembled and will be updated in the City's BMP EXCEL file to ensure the sites are inspected at least once during each permit term.

7. Enforcement Actions: When a non-compliance issue is identified, the municipal inspector first attempts to call or speak with the contact person. For a minor non-compliance issue, the inspector will provide a verbal "Warning Notice" or deadline for correcting the non-compliance. The majority of non-compliance issues will likely be corrected in this manner. If the verbal deadline is not met, the inspector will send a written "Notice of Violation" to the permit applicant, landowner, and/or responsible party. The "Notice of Violation" will outline the required actions to be completed by a specific date and time in order to avoid enforcement action. Enforcement actions will depend on the type and severity of non-compliance. Typically, enforcement actions will include stop work orders, citations, and penalty fees. Stop work orders, citations, and penalty fees will continue until the municipal inspector determines the site is compliant. Each day of non-compliance will be considered a new violation. For blatant, intentional, repetitive or severe non-compliance issues, the municipal inspector has authority to immediately issue a written "Notice of Violation" and/or initiate enforcement actions without prior notice. Other potential enforcement actions may include permit revocation, "Cease and Desist Orders", and issuing a "Notice of Intent" that the City intends to perform emergency work. Costs associated with a "Notice of Intent" will be deducted from the financial guarantee, billed to the responsible party, or charged to the tax roll.

8. Information Submitted by the Public: Information submitted by the public can be recorded on the form provided in Appendix G and forwarded to the Public Works Department for documentation and follow-up. Follow-up activities may consist of contacting the facility owner, verifying permit coverage, reviewing plans, requesting maintenance logs, reviewing inspection reports, conducting inspections, or initiating enforcement actions. All follow-up activities will be documented with written reports and filed with the permit.

Program Implementation

Each element of the post-construction stormwater management program is described below including Best Management Practices (BMP), measurable goals, and proposed implementation dates. As indicated below, the post-construction program is integrated with the other five

minimum control measures. The proposed BMPs and measurable goals were selected by the City after considering the needs of both the community and receiving waters. The purpose of the measurable goals is to track program implementation and gauge effectiveness of the overall post-construction stormwater management program.

Post-Construction Stormwater Management	Date
BMP: Record maintenance agreements at County Register of Deeds. Measurable Goals: <ul style="list-style-type: none"> ▪ Number of maintenance agreements recorded at County Register of Deeds. 	Annual
BMP: Track long-term maintenance of stormwater management facilities. Measurable Goals: <ul style="list-style-type: none"> ▪ Number of sites with stormwater management facilities. ▪ Number of municipal site inspections performed each year. 	Annual Annual
BMP: Consider information submitted by the public to the municipality. Measurable Goals: <ul style="list-style-type: none"> ▪ Number of tips received from the public. ▪ Number of problems / incidents remedied as a result of tips from the public. 	Annual Annual
BMP: Educate permit applicants, designers, contractors, inspectors, & facility owners. Measurable Goals: <ul style="list-style-type: none"> ▪ Number of pre-design, design, & plan review meetings (face-to-face or via telephone). ▪ Number of training workshops hosted and/or promoted. ▪ Obtain public input on the ordinance or other regulatory mechanism before adopting. ▪ Adopt or modify the ordinance or other regulatory mechanism. 	Annual Annual As Updated As Updated
BMP: Review permit applications, plans, maintenance agreements & financial guarantees.	
Measurable Goals:	
<ul style="list-style-type: none"> ▪ Number of permits issued. 	Annual

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POST-CONSTRUCTION STORM WATER MANAGEMENT ZONING ORDINANCE

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SUBCHAPTER II
POST-CONSTRUCTION STORM WATER MANAGEMENT

22.02(1) AUTHORITY.

- (a) This ordinance is adopted by the Common Council under the authority granted by s. 62.234, for cities, Wis. Stats. This ordinance supersedes all provisions of an ordinance previously enacted under s. 62.23, Wis. Stats., that relate to storm water management regulations. Except as otherwise specified in s. 62.234, Wis. Stats., s. 62.23, Wis. Stats., applies to this ordinance and to any amendments to this ordinance.
- (b) The provisions of this ordinance are deemed not to limit any other lawful regulatory powers of the same governing body.
- (c) The Common Council hereby designates the Director of Public Works or designee to administer and enforce the provisions of this ordinance.
- (d) The requirements of this ordinance do not pre-empt more stringent storm water management requirements that may be imposed by any of the following:
 - 1. Wisconsin Department of Natural Resources administrative rules, permits or approvals including those authorized under ss. 281.16 and 283.33, Wis. Stats.
 - 2. Targeted non-agricultural performance standards promulgated in rules by the Wisconsin Department of Natural Resources under s. NR 151.004, Wis. Adm. Code.

22.02(2) FINDINGS OF FACT.

The Common Council finds that uncontrolled, post-construction runoff has a significant impact upon water resources and the health, safety and general welfare of the community and diminishes the public enjoyment and use of natural resources. Specifically, uncontrolled post-construction runoff can:

- (a) Degrade physical stream habitat by increasing stream bank erosion, increasing streambed scour, diminishing groundwater recharge, diminishing stream base flows and increasing stream temperature.
- (b) Diminish the capacity of lakes and streams to support fish, aquatic life, recreational and water supply uses by increasing pollutant loading of sediment, suspended solids, nutrients, heavy metals, bacteria, pathogens and other urban pollutants.
- (c) Alter wetland communities by changing wetland hydrology and by increasing pollutant loads.
- (d) Reduce the quality of groundwater by increasing pollutant loading.
- (e) Threaten public health, safety, property and general welfare by overtaxing storm sewers, drainage ways, and other minor drainage facilities.

- (f) Threaten public health, safety, property and general welfare by increasing major flood peaks and volumes.
- (g) Undermine floodplain management efforts by increasing the incidence and levels of flooding.

22.02(3) PURPOSE AND INTENT.

- (a) **PURPOSE.** The general purpose of this ordinance is to establish long-term, post-construction runoff management requirements that will diminish the threats to public health, safety, welfare and the aquatic environment. Specific purposes are to:
 - 1. Further the maintenance of safe and healthful conditions.
 - 2. Prevent and control the adverse effects of storm water; prevent and control soil erosion; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and land uses; preserve ground cover and scenic beauty; and promote sound economic growth.
 - 3. Control exceedance of the safe capacity of existing drainage facilities and receiving water bodies; prevent undue channel erosion; control increases in the scouring and transportation of particulate matter; and prevent conditions that endanger downstream property.
- (b) **INTENT.** It is the intent of the Common Council that this ordinance regulates post-construction storm water discharges to waters of the state. This ordinance may be applied on a site-by-site basis. The Common Council recognizes, however, that the preferred method of achieving the storm water performance standards set forth in this ordinance is through the preparation and implementation of comprehensive, systems-level storm water management plans that cover hydrologic units, such as watersheds, on a municipal and regional scale. Such plans may prescribe regional storm water devices, practices or systems, any of which may be designed to treat runoff from more than one site prior to discharge to waters of the state. Where such plans are in conformance with the performance standards developed under s. 281.16, Wis. Stats., for regional storm water management measures and have been approved by the Common Council, it is the intent of this ordinance that the approved plan be used to identify post-construction management measures acceptable for the community.

22.02(4) APPLICABILITY AND JURISDICTION.

- (a) **APPLICABILITY.**
 - 1. Where not otherwise limited by law, this ordinance applies to all post-construction sites, unless the site is otherwise exempt under paragraph 2..

2. A post-construction site that meets any of the criteria in this paragraph is exempt from the requirements of this ordinance.
 - a. 1- and 2-family residential dwellings that are not part of a larger common plan of development or sale and that result in less than 1 acre of disturbance.
 - b. Non-point discharges from agricultural activity areas.
 - c. Non-point discharges from silviculture activities.
 - d. Mill and crush operations.

3. Notwithstanding the applicability requirements in paragraph 1., this ordinance applies to post-construction sites of any size that, in the opinion of the Director of Public Works or designee, is likely to result in runoff that exceeds the safe capacity of the existing drainage facilities or receiving body of water, that causes undue channel erosion, that increases water pollution by scouring or the transportation of particulate matter or that endangers property or public safety.

(b) JURISDICTION.

This ordinance applies to post construction sites within the boundaries and jurisdiction of the City of Kaukauna.

(c) EXCLUSIONS.

This ordinance is not applicable to activities conducted by a state agency, as defined under s. 227.01 (1), Wis. Stats., but also including the office of district attorney, which is subject to the state plan promulgated or a memorandum of understanding entered into under s. 281.33 (2), Wis. Stats.

22.02(5) DEFINITIONS.

- (a) "Adequate sod, or self-sustaining vegetative cover" means maintenance of sufficient vegetation types and densities such that the physical integrity of the streambank or lakeshore is preserved. Self-sustaining vegetative cover includes grasses, forbs, sedges and duff layers of fallen leaves and woody debris.
- (b) "Administering authority" means a governmental employee, or a regional planning commission empowered under s. 62.234, Wis. Stats., that is designated by the Common Council to administer this ordinance.
- (c) "Agricultural activity area" means the part of the farm where there is planting, growing, cultivating and harvesting of crops for human or livestock consumption and pasturing or outside yarding of livestock, including sod farms and silviculture. Practices in this area may include waterways, drainage ditches, diversions, terraces, farm lanes, excavation, filling and similar practices. The agricultural activity area does not include the agricultural production area.
- (d) "Agricultural production area" means the part of the farm where there is concentrated production activity or impervious surfaces. Agricultural production areas include buildings, driveways, parking areas, feed storage structures, manure storage structures, and other impervious surfaces. The agricultural production area does not include the agricultural activity area.

- (e) "Average annual rainfall" means a calendar year of precipitation, excluding snow, which is considered typical. For purposes of this ordinance, average annual rainfall means measured precipitation in Green Bay, Wisconsin between March 29 and November 25, 1969.
- (f) "Best management practice" or "BMP" means structural or non-structural measures, practices, techniques or devices employed to avoid or minimize soil, sediment or pollutants carried in runoff to waters of the state.
- (g) "Business day" means a day the office of the Director of Public Works or designee, is routinely and customarily open for business.
- (h) "Cease and desist order" means a court-issued order to halt land disturbing construction activity that is being conducted without the required permit.
- (i) "Combined sewer system" means a system for conveying both sanitary sewage and storm water runoff.
- (j) "Common plan of development or sale" means a development or sale where multiple separate and distinct land disturbing construction activities may be taking place at different times on different schedules but under one plan. A common plan of development or sale includes, but is not limited to, subdivision plats, certified survey maps, and other developments.
- (k) "Connected imperviousness" means an impervious surface connected to the waters of the state via a separate storm sewer, an impervious flow path, or a minimally pervious flow path.
- (l) "Construction site" means an area upon which one or more land disturbing construction activities occur, including areas that are part of a larger common plan of development or sale.
- (m) "Design storm" means a hypothetical discrete rainstorm characterized by a specific duration, temporal distribution, rainfall intensity, return frequency, and total depth of rainfall. Atlas 14 MSE4 24-hour design storms for City of Kaukauna are: 1-year, 2.11 inches; 2-year, 2.42 inches; 5-year, 2.97 inches; 10-year, 3.48 inches; 25-year, 4.26 inches; and 100-year, 5.62 inches.
- (n) "Development" means residential, commercial, industrial, institutional, or other land uses and associated roads.
- (o) "Direct conduits to groundwater" means wells, sinkholes, swallets, fractured bedrock at the surface, sand or gravel surficial deposits, mine shafts, nonmetallic mines, tile inlets discharging to groundwater, quarries or depressional groundwater recharge areas over shallow fractured bedrock.
- (p) "Division of land" means the creation from one or more parcels or building sites of additional parcels or building sites where such creation occurs at one time or through the successive partition within a 5 year period.
- (q) "Effective infiltration area" means the area of the infiltration system that is used to infiltrate runoff and does not include the area used for site access, berms or pretreatment.
- (r) "Erosion" means the process by which the land's surface is worn away by the action of wind, water, ice or gravity.
- (s) "Exceptional resource waters" means waters listed in s. NR 102.11, Wis. Adm. Code.
- (t) "Existing development" means development in existence on October 1, 2004 or development for which a storm water permit in accordance with subch. III of Ch. NR 216, Wis. Adm. Code, was received on or before October 1, 2004.
- (u) "Extraterritorial" means the unincorporated area within 3 miles of the corporate limits of a first, second, or third class city, or within 1.5 miles of a fourth class city or village.
- (v) "Filtering layer" means soil that has at least a 3-foot deep layer with at least 20 percent fines; or at least a 5-foot deep layer with at least 10 percent fines; or an engineered soil with an equivalent level of protection as determined by the Director of Public Works or designee, for the site.

- (w) "Final stabilization" means that all land disturbing construction activities at the construction site have been completed and that a uniform, perennial, vegetative cover has been established, with a density of at least 70% of the cover, for the unpaved areas and areas not covered by permanent structures, or that employ equivalent permanent stabilization measures.
- (x) "Financial guarantee" means a performance bond, maintenance bond, surety bond, irrevocable letter of credit, or similar guarantees submitted to the Director of Public Works or designee, by the responsible party to assure that requirements of the ordinance are carried out in compliance with the storm water management plan.
- (y) "Governing body" means town board of supervisors, county board of supervisors, city council, village board of trustees or village council.
- (z) "Groundwater" means any of the waters of the state, as defined in s.281.01 (18), stats. occurring in a saturated subsurface geological formation of rock or soil.
- (aa) "High Groundwater Level" or "Subsurface Saturation" means the higher of either the elevation to which the soil is saturated as observed as a free water surface in an unlined hole, or the elevation to which the soil has been seasonally or periodically saturated as indicated by soil color patterns throughout the soil profile. As defined in Technical Standard 1002, Site Evaluation for Stormwater Infiltration.
- (bb) "Highway" has the meaning given in s. 340.01 (22), Wis. Stats.
- (cc) "Highway reconditioning" has the meaning given in s. 84.013 (1)(b), Wis. Stats.
- (dd) "Highway reconstruction" has the meaning given in s. 84.013(1)(c), Wis. Stats.
- (ee) "Highway resurfacing" has the meaning given in s. 84.013(1)(d), Wis. Stats.
- (ff) "Impervious surface" means an area that releases as runoff all or a large portion of the precipitation that falls on it, except for frozen soil. Rooftops, sidewalks, driveways, parking lots and streets are examples of surfaces that typically are impervious. Gravel surfaces are considered impervious, unless specifically designed to encourage infiltration.
- (gg) "Impervious surface disturbance" means any land disturbing construction activity in which any new impervious surfaces are created or existing impervious surfaces are redeveloped.
- (hh) "In-fill" means an undeveloped area of land or new development area located within an existing urban sewer service area, surrounded by development or development and natural or man-made features where development cannot occur. "In-fill" does not include any undeveloped area that was part of a larger new development for which a storm water permit in accordance with subch. III of ch. NR 216, Wis. Adm. Code, was required to be submitted after October 1, 2004 to the Wisconsin Department of Natural Resources or Wisconsin Department of Safety and Professional Services (formerly Department of Commerce).
- (ii) "Infiltration" means the entry and movement of precipitation or runoff into or through soil.
- (jj) "Infiltration system" means a device or practice such as a basin, trench, rain garden or swale designed specifically to encourage infiltration, but does not include natural infiltration in pervious surfaces such as lawns, redirecting of rooftop downspouts onto lawns or minimal infiltration from practices, such as swales or road side channels designed for conveyance and pollutant removal only.
- (kk) "Land disturbing construction activity" or "disturbance" means any man-made alteration of the land surface resulting in a change in the topography or existing vegetative or non-vegetative soil cover, that may result in runoff and lead to an increase in soil erosion and movement of pollutants into the municipal separate storm sewer or waters of the state. Land disturbing construction activity includes clearing and grubbing, demolition, excavating, pit trench dewatering, filling and grading activities, and soil stockpiling.
- (ll) "Maintenance agreement" means a legal document that provides for long-term maintenance of storm water management and best management practices.

- (mm) "MEP" or "maximum extent practicable" means the highest level of performance that is achievable but is not equivalent to a performance standard identified within this ordinance. Maximum extent practicable applies when the permit applicant demonstrates to the Director of Public Works or designee's, satisfaction that a performance standard is not achievable and that a lower level of performance is appropriate. In making the assertion that a performance standard is not achievable and that a level of performance different from the performance standard is the maximum extent practicable, the permit applicant shall take into account the best available technology, cost effectiveness, geographic features, and other competing interests such as protection of public safety and welfare, protection of endangered and threatened resources, and preservation of historic properties.
- (nn) "Minor reconstruction of a highway" means reconstruction of a highway that is limited to 1.5 miles in continuous or aggregate total length of realignment and that does not exceed 100 feet in width of roadbed widening, and that does not include replacement of a vegetated drainage system with a non-vegetated drainage system except where necessary to convey runoff under a highway or private road or driveway.
- (oo) "Navigable waters" and "navigable waterway" has the meaning given in s. 30.01(4m), Wis. Stats.
- (pp) "New development" means that portion of a post-construction site where impervious surfaces are being created or expanded. Any disturbance where the amount of impervious area for the post-development condition is greater than the pre-development condition is classified as new development. For purposes of this ordinance, a post-construction site is classified as new development, redevelopment, routine maintenance, or some combination of these three classifications as appropriate.
- (qq) "Off-site" means located outside the property boundary described in the permit application.
- (rr) "On-site" means located within the property boundary described in the permit application.
- (ss) "Ordinary high-water mark" has the meaning given in s. NR 115.03(6), Wis. Adm. Code.
- (tt) "Outstanding resource waters" means waters listed in s. NR 102.10, Wis. Adm. Code.
- (uu) "Percent fines" means the percentage of a given sample of soil, which passes through a # 200 sieve.
- (vv) "Performance standard" means a narrative or measurable number specifying the minimum acceptable outcome for a facility or practice.
- (ww) "Permit" means a written authorization made by the Director of Public Works or designee, to the applicant to conduct land disturbing construction activity or to discharge post-construction runoff to waters of the state.
- (xx) "Permit administration fee" means a sum of money paid to the Director of Public Works or designee, by the permit applicant for the purpose of recouping the expenses incurred by the authority in administering the permit.
- (yy) "Pervious surface" means an area that releases as runoff a small portion of the precipitation that falls on it. Lawns, gardens, parks, forests or other similar vegetated areas are examples of surfaces that typically are pervious.
- (zz) "Pollutant" has the meaning given in s. 283.01(13), Wis. Stats.
- (aaa) "Pollution" has the meaning given in s. 281.01(10), Wis. Stats.
- (bbb) "Post-construction site" means a construction site following the completion of land disturbing construction activity and final site stabilization.
- (ccc) "Post-development" means the extent and distribution of land cover types present after the completion of land disturbing construction activity and final site stabilization.

- (ddd) "Pre-development" means the extent and distribution of land cover types present before the initiation of land disturbing construction activity, assuming that all land uses prior to development activity are managed in an environmentally sound manner.
- (eee) "Preventive action limit" has the meaning given in s. NR 140.05(17), Wis. Adm. Code.
- (fff) "Redevelopment" means that portion of a post-construction site where impervious surfaces are being reconstructed, replaced, or reconfigured. Any disturbance where the amount of impervious area for the post-development condition is equal to or less than the pre-development condition is classified as redevelopment. For purposes of this ordinance, a post-construction site is classified as new development, redevelopment, routine maintenance, or some combination of these three classifications as appropriate.
- (ggg) "Responsible party" means any entity holding fee title to the property or other person contracted or obligated by other agreement to implement and maintain post-construction storm water BMPs.
- (hhh) "Routine maintenance" means that portion of a post-construction site where pre-development impervious surfaces are being maintained to preserve the original line and grade, hydraulic capacity, drainage pattern, configuration, or purpose of the facility. Remodeling of buildings and resurfacing of parking lots, streets, driveways, and sidewalks are examples of routine maintenance, provided the lower ½ of the impervious surface's granular base is not disturbed. The disturbance shall be classified as redevelopment if the lower ½ of the granular base associated with the pre-development impervious surface is disturbed or if the soil located beneath the impervious surface is exposed. For purposes of this ordinance, a post-construction site is classified as new development, redevelopment, routine maintenance, or some combination of these three classifications as appropriate.
- (iii) "Runoff" means storm water or precipitation including rain, snow or ice melt or similar water that moves on the land surface via sheet or channelized flow.
- (jjj) "Sediment" means settleable solid material that is transported by runoff, suspended within runoff or deposited by runoff away from its original location.
- (kkk) "Separate storm sewer" means a conveyance or system of conveyances including roads with drainage systems, streets, catch basins, curbs, gutters, ditches, constructed channels or storm drains, which meets all of the following criteria:
 - (lll) Is designed or used for collecting water or conveying runoff.
 - (mmm) Is not part of a combined sewer system.
 - (nnn) Is not part of a publicly owned wastewater treatment works that provides secondary or more stringent treatment.
 - (ooo) Discharges directly or indirectly to waters of the state.
- (ppp) "Silviculture activities" means activities including tree nursery operations, tree harvesting operations, reforestation, tree thinning, prescribed burning, and pest and fire control. Clearing and grubbing of an area of a construction site is not a silviculture activity.
- (qqq) "Site" means the entire area included in the legal description of the land on which the land disturbing construction activity occurred.
- (rrr) "Stop work order" means an order issued by the Director of Public Works or designee, which requires that all construction activity on the site be stopped.
- (sss) "Storm water management plan" means a comprehensive plan designed to reduce the discharge of pollutants from storm water after the site has undergone final stabilization following completion of the construction activity.
- (ttt) "Storm water management system plan" is a comprehensive plan designed to reduce the discharge of runoff and pollutants from hydrologic units on a regional or municipal scale.

- (uuu) "Targeted performance standard" means a performance standard that will apply in a specific area, where additional practices beyond those contained in this ordinance, are necessary to meet water quality standards. A total maximum daily load is an example of a targeted performance standard.
- (vvv) "Technical standard" means a document that specifies design, predicted performance and operation and maintenance specifications for a material, device or method.
- (www) "Top of the channel" means an edge, or point on the landscape, landward from the ordinary high-water mark of a surface water of the state, where the slope of the land begins to be less than 12% continually for at least 50 feet. If the slope of the land is 12% or less continually for the initial 50 feet, landward from the ordinary high-water mark, the top of the channel is the ordinary high-water mark.
- (xxx) "Total maximum daily load" or "TMDL" means the amount of pollutants specified as a function of one or more water quality parameters, that can be discharged per day into a water quality limited segment and still ensure attainment of the applicable water quality standard.
- (yyy) "TR-55" means the United States Department of Agriculture, Natural Resources Conservation Service (previously Soil Conservation Service), Urban Hydrology for Small Watersheds, Second Edition, Technical Release 55, June 1986, which is incorporated by reference for this ordinance.
- (zzz) "Transportation facility" means a public street, a public road, a public highway, a railroad, a public mass transit facility, a public-use airport, a public trail, or any other public work for transportation purposes such as harbor improvements under s. 85.095(1)(b), Wis. Stats. "Transportation facility" does not include building sites for the construction of public buildings and buildings that are places of employment that are regulated by the Wisconsin Department of Natural Resources pursuant to s. 281.33, Wis. Stats.
- (aaaa) "Type II distribution" means a rainfall type curve as established in the "United States Department of Agriculture, Soil Conservation Service, Technical Paper 149, published 1973", which is incorporated by reference for this ordinance. The Type II curve is applicable to all of Wisconsin and represents the most intense storm pattern.
- (bbbb) "Waters of the state" has the meaning given in s. 283.01 (20), Wis. Stats.

22.02(6) TECHNICAL STANDARDS.

The following methods shall be used in designing and maintaining the water quality, peak discharge, infiltration, protective area, and fueling / vehicle maintenance components of storm water practices needed to meet the water quality standards of this ordinance:

- (a) Technical standards identified, developed or disseminated by the Wisconsin Department of Natural Resources under subchapter V of chapter NR 151, Wis. Adm. Code.
- (b) Technical standards and guidance identified within the City of Kaukauna Storm Water Reference Guide.
- (c) Where technical standards have not been identified or developed by the Wisconsin Department of Natural Resources, other technical standards may be used provided that the methods have been approved by the Director of Public Works or designee.
- (d) In this ordinance, the following year and location has been selected as average annual rainfall: Green Bay, 1969 (Mar. 29-Nov. 25).

22.02(7) PERFORMANCE STANDARDS.

- (a) **RESPONSIBLE PARTY.** The responsible party shall implement a post-construction storm water management plan that incorporates the requirements of this section.
- (b) **PLAN.** A written storm water management plan in accordance with Section 22.02(9) shall be developed and implemented for each post-construction site.
- (c) **REQUIREMENTS.** The storm water management plan shall meet the following minimum requirements to the maximum extent practicable:

1. **WATER QUALITY.** BMPs shall be designed, installed and maintained to control pollutants carried in runoff from the post-construction site. The design shall be based on the average annual rainfall, as compared to no runoff management controls.

a. For post-construction sites with 1 acre or more of land disturbance in a TMDL, the following is required:

i. Except as provided in 22.02(7)(c)(1)a.ii., a pollutant reduction is required as follows:

Watershed	Total Suspended Solids (TSS) & Total Phosphorus (TP) Reduction					
	New Development		Redevelopment		Routine Maintenance	
	TSS	TP	TSS	TP	TSS	TP
Apple Creek	80%	60%	40%	30%	40%	30%
Garners Creek	80%	63.1%	49.9%	63.1%	49.9%	63.1%
Kankapot Creek	80%	60%	40%	30%	40%	30%
Lower Fox River	80%	60%	65.2%	30%	65.2%	30%
Plum Creek	80%	60%	40%	30%	40%	30%

ii. A pollutant reduction is not required for routine maintenance areas that are part of a post-construction site with less than 5 acres of disturbance.

- b. For post-construction sites with less than 1 acre of disturbance, not in a TMDL watershed, reduce the pollutant load using BMPs from the City of Kaukauna Storm Water Reference Guide or other practices approved by of Public Works or designee.
- c. Sites, including common plan of development sites, with a disturbance and/or cumulative addition of 20,000 square feet or greater of impervious surfaces are required to satisfy the performance standards within 22.02(7)(c)1.a.i. and ii.

- d. The amount of pollutant control previously required for the site shall not be reduced as a result of the proposed development or disturbance.
 - e. When designing BMPs, runoff draining to the BMP from offsite areas shall be taken into account in determining the treatment efficiency of the practice. Any impact on the BMP efficiency shall be compensated for by increasing the size of the BMP accordingly. The pollutant load reduction provided by the BMP for an offsite area shall not be used to satisfy the required onsite pollutant load reduction, unless otherwise approved by the of Public Works or designee, in accordance with 22.02(7)(e).
 - f. If the design cannot meet the water quality performance standards of 22.02(7)(c)1.a through e., the storm water management plan shall include a written, site specific explanation of why the water quality performance standard cannot be met and why the pollutant load will be reduced only to the maximum extent practicable. Except as provided in 22.02(7)(f), the Public Works or designee may not require any person to exceed the applicable water quality performance standard to meet the requirements of maximum extent practicable.
 - g. *Exemptions.* The water quality performance standards do not apply to the following:
 - i. For municipalities that are regulated under subch. I of NR 216, Wis. Adm. Code, the water quality performance standard for a highway reconstruction project first applies January 1, 2017.
2. **PEAK DISCHARGE.** BMPs shall be designed, installed and maintained to control peak discharges from the post-construction site as follows:
- a. For post-construction sites with 20,000 square feet or more of impervious surface disturbance and/or creation and post-construction sites with 1 acre or more of land disturbance, the following is required:
 - i. The peak post-development discharge rate shall not exceed the peak pre-development discharge rate for the 1-year, 2-year, 10-year, and 100-year, 24-hour design storms. These peak discharge requirements apply to new development and redevelopment areas. No peak discharge control is required for routine maintenance areas, unless runoff from the routine maintenance area discharges into a proposed peak flow control facility.

- ii. TR-55 methodology shall be used for peak discharge calculations, unless the administering authority approves an equivalent methodology. The meaning of “hydrologic soil group” and “runoff curve number” are as determined in TR-55. Unless the site is currently woodland, peak pre-development discharge rates shall be determined using the following runoff curve numbers for a “meadow” vegetative cover:

Maximum Pre-Development Runoff Curve Numbers				
Vegetative Cover	Hydrologic Soil Group			
	A	B	C	D
Meadow	30	58	71	78
Woodland	30	55	70	77

- b. For post-construction sites with less than 20,000 square feet of impervious surface disturbance, reduce peak post-development discharge rates using BMPs from the City of Kaukauna Storm Water Reference Guide. These sites are not required to satisfy a numeric performance standard.
- c. Sites with a cumulative addition of 20,000 square feet or greater of impervious surfaces after the adoption date of this ordinance are required to satisfy the performance standards within Section 22.02(7)(c)2.a.i. and ii.
- d. The amount of peak discharge control previously required for the site shall not be reduced as a result of the proposed development or disturbance.
- e. When designing BMPs, runoff draining to the BMP from offsite areas shall be taken into account in determining the performance of the practice. Any impact on the BMP performance shall be compensated for by increasing the size of the BMP accordingly. The peak discharge reduction provided by the BMP for an offsite area shall not be used to satisfy the required onsite peak discharge reduction, unless otherwise approved by the Public Works or designee in accordance with 22.02(7)(e).
- f. An adequate outfall shall be provided for each point of concentrated discharge from the post-construction site. An adequate outfall consists of non-erosive discharge velocities and reasonable downstream conveyance. Where possible, outfalls shall discharge to the municipal separate storm sewer system, waters of the state, or appropriate drainage easement.
- g. Exemptions. The following transportation facilities are not required to meet the peak discharge requirements of this paragraph 2. provided the transportation facility is not part of a larger common plan of development or sale:

- i. A transportation facility where the discharge is directly into a lake over 5,000 acres or a stream or river segment draining more than 500 square miles.
 - ii. Except as provided under 22.02(7)(c)2.d. to f., a highway reconstruction site.
 - iii. Except as provided under 22.02(7)(c)2.d. to f., a transportation facility that is part of a redevelopment project.

- 3. INFILTRATION. BMPs shall be designed, installed, and maintained to infiltrate runoff in accordance with the following, except as provided in subds. h. through k.
 - a. For post-construction sites with 20,000 square feet or more of impervious surface disturbance and post-construction sites with 1 acre or more of land disturbance, the following shall be met:
 - i. *Low Imperviousness.* For development up to 40 percent connected imperviousness, such as parks, cemeteries, and low density residential development, infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 90 percent of the pre-development infiltration volume, based on an average annual rainfall. However, when designing appropriate infiltration systems to meet this requirement, no more than one percent of the post-construction site is required as an effective infiltration area.
 - ii. *Moderate imperviousness.* For development with more than 40 percent and up to 80 percent connected imperviousness, such as medium and high density residential, multi-family development, industrial and institutional development, and office parks, infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 75 percent of the pre-development infiltration volume, based on an average annual rainfall. However, when designing appropriate infiltration systems to meet this requirement, no more than 2 percent of the post-construction site is required as an effective infiltration area.
 - iii. *High imperviousness.* For development with more than 80 percent connected imperviousness, such as commercial strip malls, shopping centers, and commercial downtowns, infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 60 percent of the pre-development infiltration volume, based on an average annual rainfall. However, when designing appropriate infiltration systems to meet this requirement, no more than 2 percent of the post-construction site is required as an effective infiltration area.
 - b. Pre-development condition shall assume “good hydrologic conditions” for appropriate land covers as identified in TR-55 or an equivalent methodology approved by the administering authority. The meaning of “hydrologic soil group” and “runoff curve number” are as determined in TR-55. However, when pre-development land cover is cropland, rather than using TR-55 values for cropland, the following runoff curve numbers shall be used:

Maximum Pre-Development Runoff Curve Numbers				
Vegetative Cover	Hydrologic Soil Group			
	A	B	C	D
Woodland	30	55	70	77
Grassland	39	61	71	78
Cropland	55	69	78	83

- c. For post-construction sites with less than 20,000 square feet of new impervious surfaces, infiltrate runoff volume using BMPs from the City of Kaukauna Storm Water Reference Guide. These sites are not required to satisfy a numeric performance standard.
- d. Sites with a cumulative addition of 20,000 square feet or greater of impervious surfaces after the adoption date of this ordinance are required to satisfy the performance standards within Section 22.02(7)(c)3.a and b.
- e. The amount of infiltration previously required for the site shall not be reduced as a result of the proposed development or disturbance.
- f. Agricultural production areas shall infiltrate runoff volume using BMPs from the City of Kaukauna Storm Water Reference guide
- g. When designing BMPs, runoff draining to the BMP from offsite areas shall be taken into account in determining the performance of the practice. Any impact on the BMP performance shall be compensated for by increasing the size of the BMP accordingly. The runoff volume reduction provided by the BMP for an offsite area shall not be used to satisfy the required onsite runoff volume reduction, unless otherwise approved by the Public Works or designee in accordance with 22.02(7)(e).
- h. *Pretreatment.* Before infiltrating runoff, pretreatment shall be required for parking lot runoff and for runoff from road construction in commercial, industrial and institutional areas that will enter an infiltration system. The pretreatment shall be designed to protect the infiltration system from clogging prior to scheduled maintenance and to protect groundwater quality in accordance with 22.02(7)(c)3.o. Pretreatment options may include, but are not limited to, oil/grease separation, sedimentation, biofiltration, filtration, swales or filter strips.
- i. *Source area prohibitions.* Runoff from the following areas may not be infiltrated and may not qualify as contributing to meeting the requirements of 22.02(7)(c)3 unless demonstrated to meet the conditions of 22.02(7)(c)3.o.

- i. Areas associated with a tier 1 industrial facility identified in s. NR 216.21(2)(a), Wis. Adm. Code, including storage, loading, and parking. Rooftops may be infiltrated with the concurrence of the Public Works or designee.
 - ii. Storage and loading areas of a tier 2 industrial facility identified in s. NR 216.21(2)(b), Wis. Adm. Code.
 - iii. Fueling and vehicle maintenance areas. Rooftops of fueling and vehicle maintenance areas may be infiltrated with the concurrence of the Public Works or designee.
 - iv. Agricultural production areas that contain livestock, animal waste, or feed storage.
- j. *Source area exemptions.* Runoff from the following areas may be credited toward meeting the requirement when infiltrated, but the decision to infiltrate runoff from these sources is optional:
- i. Parking areas and access roads less than 5,000 square feet for commercial development.
 - ii. Parking areas and access roads less than 5,000 square feet for industrial development not subject to the prohibitions under 22.02(7)(c)3.i.
 - iii. Except as provided under 22.02(7)(c)3.e., redevelopment and routine maintenance areas.
 - iv. In-fill development areas less than 5 acres.
 - v. Roads in commercial, industrial and institutional land uses, and arterial residential roads.
 - vi. Except as provided under 22.02(7)(c)3.e., transportation facility highway reconstruction and new highways.
- k. *Prohibitions.* Infiltration practices may not be located in the following areas:
- i. Areas within 1,000 feet upgradient or within 100 feet downgradient of direct conduits to groundwater.

- ii. Areas within 400 feet of a community water system well as specified in s. NR 811.16(4), Wis. Adm. Code, or within the separation distances listed in s. NR 812.08, Wis. Adm. Code, for any private well or non-community well for runoff infiltrated from commercial, including multi-family residential, industrial, and institutional land uses or regional devices for one- and two-family residential development.
 - iii. Areas where contaminants of concern, as defined in s. NR 720.03(2), Wis. Adm. Code, are present in the soil through which infiltration will occur.
- I. *Separation distances.* Infiltration practices shall be located so that the characteristics of the soil and the separation distance between the bottom of the infiltration system and the elevation of seasonal high groundwater or the top of bedrock are in accordance with the following:

Separation Distances and Soil Characteristics		
Source Area	Separation Distance	Soil Characteristics
Industrial, Commercial, Institutional Parking Lots and Roads	5 feet or more	Filtering Layer
Residential Arterial Roads	5 feet or more	Filtering Layer
Roofs Draining to Subsurface Infiltration Practices	1 foot or more	Native or Engineered Soil with Particles Finer than Coarse Sand
Roofs Draining to Surface Infiltration Practices	Not Applicable	
All Other Impervious Source Areas	3 feet or more	Filtering Layer

Note: Notwithstanding 22.02(7)(c)3.I., applicable requirements for injection wells classified under ch. NR 815, Wis. Adm. Code, shall be followed.

- m. *Infiltration rate exemptions.* Infiltration practices located in the following areas may be credited toward meeting the requirement under the following conditions, but the decision to infiltrate under these conditions is optional:
 - i. Where the infiltration rate of the soil measured at the proposed bottom of the infiltration system is less than 0.6 inches per hour using a scientifically credible field test method.

- ii. Where the least permeable soil horizon to 5 feet below the proposed bottom of the infiltration system using the U.S. Department of Agriculture method of soils analysis is one of the following: sandy clay loam, clay loam, silty clay loam, sandy clay, silty clay, or clay.
 - n. *Alternate uses.* Where alternate uses of runoff are employed, such as for toilet flushing, laundry, irrigation or storage on green roofs where an equivalent portion of the runoff is captured permanently by rooftop vegetation, such alternate use shall be given equal credit toward the infiltration volume required by 22.02(7)(c)3.
 - o. *Groundwater standards.*
 - i. Infiltration systems designed in accordance with this 22.02(7)(c)3 shall, to the extent technically and economically feasible, minimize the level of pollutants infiltrating to groundwater and shall maintain compliance with the preventive action limit at a point of standards application in accordance with ch. NR 140, Wis. Adm. Code. However, if site specific information indicates that compliance with a preventive action limit is not achievable, the infiltration BMP may not be installed or shall be modified to prevent infiltration to the maximum extent practicable.
 - ii. Notwithstanding 22.02(7)(c)3.o.i., the discharge from BMPs shall remain below the enforcement standard at the point of standards application.
 - p. Where the conditions of 22.02(7)(c)3.i. through m. limit or restrict the use of infiltration practices, the performance standard of 22.02(7)(c)3. shall be met to the maximum extent practicable.
4. **PROTECTIVE AREAS.**
- a. "Protective area" means an area of land that commences at the top of the channel of lakes, streams and rivers, or at the delineated boundary of wetlands, and that is the greatest of the following widths, as measured horizontally from the top of the channel or delineated wetland boundary to the closest impervious surface. However, in this paragraph, "protective area" does not include any area of land adjacent to any stream enclosed within a pipe or culvert, such that runoff cannot enter the enclosure at this location.
 - i. For outstanding resource waters and exceptional resource waters, and for wetlands in areas of special natural resource interest as specified in s. NR 103.04, 75 feet.

- ii. For perennial and intermittent streams identified on a United States geological survey 7.5-minute series topographic map, or a county soil survey map, whichever is more current, 50 feet.
 - iii. For lakes, 50 feet.
 - iv. For highly susceptible wetlands, 50 feet. Highly susceptible wetlands include the following types: fens, sedge meadows, bogs, low prairies, conifer swamps, shrub swamps, other forested wetlands, fresh wet meadows, shallow marshes, deep marshes and seasonally flooded basins.
 - v. For moderately susceptible wetlands, 50 feet. Moderately susceptible wetlands include, but are not limited to: shrub wetlands, floodplain forests, fresh wet meadows, deep/shallow marshes, and forested wetlands. Perennial and intermittent streams also fit in this protective area designation.
 - vi. For less susceptible wetlands, 10 percent of the average wetland width, but no less than 10 feet nor more than 30 feet. Less susceptible wetlands include degraded wetlands dominated by invasive species such as reed canary grass.
 - vii. In subd. a.iv, v, and vi, determinations of the extent of the protective area adjacent to wetlands shall be made on the basis of the sensitivity and runoff susceptibility of the wetland in accordance with the standards and criteria in s. NR 103.03.
 - viii. Wetlands shall be delineated. Wetland boundary delineations shall be made in accordance with s. NR 103.08(1m). 22.02(7)(c)4.a. does not apply to wetlands that have been completely filled in accordance with all applicable state and federal regulations. The protective area for wetlands that have been partially filled in accordance with all applicable state and federal regulations shall be measured from the wetland boundary delineation after fill has been placed. Where there is a legally authorized wetland fill, the protective area standard need not be met in that location.
 - xi. For concentrated flow channels with drainage areas greater than 130 acres, 10 feet.
- b. 22.02(7)(c)4 applies to all post-construction sites located within a protective area, except those areas exempted pursuant to subd. e. below.
 - c. The following requirements shall be met:

- i.* Impervious surfaces shall be kept out of the protective area to the maximum extent practicable. The storm water management plan shall contain a written site-specific explanation for any parts of the protective area that are disturbed during construction.
 - ii.* Where land disturbing construction activity occurs within a protective area, and where no impervious surface is present, adequate sod or self-sustaining vegetative cover of 70% or greater shall be established and maintained. The adequate sod or self-sustaining vegetative cover shall be sufficient to provide for bank stability, maintenance of fish habitat and filtering of pollutants from upslope overland flow areas under sheet flow conditions. Non-vegetative materials, such as rock riprap, may be employed on the bank as necessary to prevent erosion, such as on steep slopes or where high velocity flows occur.
 - iii.* Best management practices, such as filter strips, swales, or wet detention basins, which are designed to control pollutants from non-point sources, may be located in the protective area.
- d.* A protective area established or created after the adoption date of this ordinance shall not be eliminated or reduced, except as allowed in *e. ii, iii, or iv* below.
- e.* Exemptions. The following areas are not required to meet the protective area requirements of 22.02(7)(c)4.:
- i.* Redevelopment and routine maintenance areas provided the minimum requirements within in subd. *d.* above are satisfied.
 - ii.* Structures that cross or access surface waters such as boat landings, bridges and culverts.
 - iii.* Structures constructed in accordance with s. 59.692(1v), Wis. Stats.
 - iv.* Post-construction sites from which runoff does not enter the surface water, including wetlands, without first being treated by a BMP to meet the requirements of 22.02(7)(c)1 and 2, except to the extent that vegetative ground cover is necessary to maintain bank stability.
5. **FUELING AND VEHICLE MAINTENANCE AREAS.** Fueling and vehicle maintenance areas shall, to the maximum extent practicable, have BMPs designed, installed and maintained to reduce petroleum within runoff, such that the runoff that enters waters of the state contains no visible petroleum sheen.

6. **SWALE TREATMENT FOR TRANSPORTATION FACILITIES.** This Section 22.02(7)(c)6. is not applicable to transportation facilities that are part of a larger common plan of development or sale.
- a. **Requirements.** Except as provided in subd. b., transportation facilities that use swales for runoff conveyance and pollutant removal are exempt from the requirements of 22.02(7)(c)1., 2., and 3., if the swales are designed to do all of the following to the maximum extent practicable:
 - i. Swales shall be vegetated. However, where appropriate, non-vegetative measures may be employed to prevent erosion or provide for runoff treatment, such as rock riprap stabilization or check dams.
 - ii. Swales shall comply with the Wisconsin Department of Natural Resources Technical Standard 1005, "Vegetated Infiltration Swale", except as otherwise authorized in writing by the Wisconsin Department of Natural Resources.
 - b. **Alternate Requirements.** The Director of Public Works or designee may, consistent with water quality standards, require other provisions of this section be met on a transportation facility with an average daily travel of vehicles greater than 2500 and where the initial surface water of the state that the runoff directly enters is any of the following:
 - i. An outstanding resource water.
 - ii. An exceptional resource water.
 - iii. Waters listed in s. 303(d) of the Federal Clean Water act that are identified as impaired in whole or in part, due to nonpoint source impacts.
 - iv. Waters where targeted performance standards are developed under s. NR 151.004, Wis. Adm. Code, to meet water quality standards.
7. **EXEMPTIONS.** The following areas are not required to meet the performance standards within Section 22.02(7)(c):
- a. Underground utility construction such as water, sewer, gas, electric, telephone, cable television, and fiber optic lines. This exemption does not apply to the construction of any above ground structures associated with utility construction.
 - b. The following transportation facilities are exempt, provided the transportation facility is not part of a larger common plan of development or sale.
 - i. A transportation facility with less than 10% connected imperviousness based on complete development of the transportation facility, provided the cumulative area of all parking lots and rooftops is less than one acre.

this exemption, the protective area requirements of 22.02(7)(c)4 still apply.

- ii.* Reconditioning or resurfacing of a highway.
- iii.* Minor reconstruction of a highway. Notwithstanding this exemption, the protective area requirements within 22.02(7)(c)4 apply to minor reconstruction of a highway.
- iv.* Routine maintenance for transportation facilities that have less than 5 acres of land disturbance if performed to maintain the original line and grade, hydraulic capacity or original purpose of the facility.
- v.* Routine maintenance if performed for storm water conveyance system cleaning.

(d) GENERAL CONSIDERATIONS FOR ON-SITE AND OFF-SITE STORM WATER MANAGEMENT MEASURES. The following considerations shall be observed in managing runoff:

- 1. Natural topography and land cover features such as natural swales, natural depressions, native soil infiltrating capacity, and natural groundwater recharge areas shall be preserved and used, to the extent possible, to meet the requirements of this section.
- 2. Emergency overland flow for all storm water facilities shall be provided to prevent exceeding the safe capacity of downstream drainage facilities and prevent endangerment of downstream property or public safety.

(e) LOCATION AND REGIONAL TREATMENT OPTIONS.

- 1. To comply with the performance standards required under 22.02(7) of this ordinance, BMPs may be located on-site or off-site as part of a regional storm water device, practice or system, but shall be installed in accordance with s. NR 151.003 Wis. Adm. Code and ch. 30, Wis. Stats.
- 2. The Director of Public Works or designee may approve off-site management measures provided that all of the following conditions are met:
 - a. The Director of Public Works or designee determines that the post-construction runoff is covered by a storm water management system plan that is approved by the City of Kaukauna and that contains management requirements consistent with the purpose and intent of this ordinance.
 - b. The off-site facility meets all of the following conditions:
 - i.* The facility is in place.
 - ii.* The facility is designed and adequately sized to provide a level of storm water control equal to or greater than that which would be afforded by on-site practices meeting the performance standards of this ordinance.

- iii. The facility has a legally obligated entity responsible for its long-term operation and maintenance.
- 3. Where a regional treatment option exists such that the Director of Public Works or designee exempts the applicant from all or part of the minimum on-site storm water management requirements, the applicant shall be required to pay a fee in an amount determined in negotiation with the Director of Public Works or designee. In determining the fee for post-construction runoff, the Director of Public Works or designee shall consider an equitable distribution of the cost for land, engineering design, construction, and maintenance of the regional treatment option.
- 4. To comply with 22.02(7)(c)1. performance standards, the Director of Public Works or designee, may authorize credit for water quality trading provided all of the following conditions are satisfied:
 - 1. The treatment practices associated with a water quality trade shall be in place, effective and operational before credit can be authorized.
 - 2. The water quality trade shall comply with applicable trading ratios established by the Wisconsin Department of Natural Resources or the City of Kaukauna.
 - 3. The water quality trade shall comply with applicable regulations, standards, and guidance developed by the Wisconsin Department of Natural Resources or the City of Kaukauna.
 - 4. The responsible party shall furnish a copy of executed water quality trading agreements or other related information deemed necessary by the Director of Public Works or designee in order to authorize credit.
- (f) **TARGETED PERFORMANCE STANDARDS.** The Director of Public Works or designee may establish numeric water quality requirements that are more stringent than those set forth in 22.02(7)(c) in order to meet targeted performance standards, total maximum daily loads, and/or water quality standards for a specific water body or area. The numeric water quality requirements may be applicable to any permitted site, regardless of the size of land disturbing construction activity.
- (g) **ALTERNATE REQUIREMENTS.** The Director of Public Works or designee may establish storm water management requirements more stringent than those set forth in this section if the Director of Public Works or designee determines that an added level of protection is needed to protect sensitive resources. Also, the Director of Public Works or designee may establish storm water management requirements less stringent than those set forth in this section if the Director of Public Works or designee determines that less protection is needed to protect sensitive resources and provide reasonable flood protection. However, the alternative requirements shall not be less

stringent than those requirements promulgated in rules by Wisconsin Department of Natural Resources under NR 151 Wisconsin Administrative Code.

22.02(8) PERMITTING REQUIREMENTS, PROCEDURES AND FEES.

- (a) **PERMIT REQUIRED.** No responsible party may undertake a land disturbing construction activity without receiving a post-construction runoff permit from the Director of Public Works or designee prior to commencing the proposed activity.

- (b) **PERMIT APPLICATION AND FEES.** Unless specifically excluded by this ordinance, any responsible party desiring a permit shall submit to the Director of Public Works or designee a permit application made on a form provided by the Director of Public Works or designee for that purpose.
 - 1. Unless otherwise excepted by this ordinance, a permit application must be accompanied by a storm water management plan, a maintenance agreement and a non-refundable permit administration fee.
 - 2. The storm water management plan shall be prepared to meet the requirements of Sections 22.02 (7) and (9), the maintenance agreement shall be prepared to meet the requirements of Section 22.02(10), the financial guarantee shall meet the requirements of Section 22.02(11), and fees shall be those established by the Common Council as set forth in Section 22.02(12).

- (c) **REVIEW AND APPROVAL OF PERMIT APPLICATION.** The Director of Public Works or designee shall review any permit application that is submitted with a storm water management plan, maintenance agreement, and the required fee. The following approval procedure shall be used:
 - 1. Within 20 business days of the receipt of a complete permit application, including all items as required by sub. (b), the Director of Public Works or designee shall inform the applicant whether the application, plan and maintenance agreement are approved or disapproved based on the requirements of this ordinance.
 - 2. If the storm water permit application, plan and maintenance agreement are approved, or if an agreed upon payment of fees in lieu of storm water management practices is made, the Director of Public Works or designee shall issue the permit.
 - 3. If the storm water permit application, plan or maintenance agreement is disapproved, the Director of Public Works or designee shall detail in writing the reasons for disapproval.
 - 4. The Director of Public Works or designee may request additional information from the applicant. If additional information is submitted, the Director of Public Works or designee

shall have 20 business days from the date the additional information is received to inform the applicant that the plan and maintenance agreement are either approved or disapproved.

5. Failure by the Director of Public Works or designee to inform the permit applicant of a decision within 20 business days of a required submittal shall be deemed to mean approval of the submittal and the applicant may proceed as if a permit had been issued.

(d) **PERMIT REQUIREMENTS.** All permits issued under this ordinance shall be subject to the following conditions, and holders of permits issued under this ordinance shall be deemed to have accepted these conditions. The Director of Public Works or designee may suspend or revoke a permit for violation of a permit condition, following written notification of the responsible party. An action by the Director of Public Works or designee to suspend or revoke this permit may be appealed in accordance with Section 22.02(14).

1. Compliance with this permit does not relieve the responsible party of the responsibility to comply with other applicable federal, state, and local laws and regulations.
2. The responsible party shall design and install all structural and non-structural storm water management measures in accordance with the approved storm water management plan and this permit.
3. The responsible party shall notify the Director of Public Works or designee at least 10 business days before commencing any work in conjunction with the storm water management plan, and within 10 business days upon completion of the storm water management practices. If required as a special condition under sub. (e), the responsible party shall make additional notification according to a schedule set forth by the Director of Public Works or designee so that practice installations can be inspected during construction.
4. Practice installations required as part of this ordinance shall be certified "as built" by a licensed professional engineer. Completed storm water management practices must pass a final inspection by the Director of Public Works or designee or its designee to determine if they are in accordance with the approved storm water management plan and ordinance. The Director of Public Works or designee or its designee shall notify the responsible party in writing of any changes required in such practices to bring them into compliance with the conditions of this permit.
5. The responsible party shall notify the Director of Public Works or designee of any significant modifications it intends to make to an approved storm water management plan. The Director of Public Works or designee may require that the proposed modifications be submitted to it for approval prior to incorporation into the storm water management plan and execution by the responsible party.

6. The responsible party shall maintain all storm water management practices in accordance with the storm water management plan until the practices either become the responsibility of the Common Council, or are transferred to subsequent private owners as specified in the approved maintenance agreement.
7. The responsible party shall inspect BMPs annually and after runoff events in accordance with stormwater management plan reference in section 22.02(9). The responsible party shall have a licensed professional submit a stamped written inspection report to Director of Public Works or designee for review and approval every five years. All reports shall accompany the stamped report.
8. The responsible party authorizes the Director of Public Works or designee to perform any work or operations necessary to bring storm water management measures into conformance with the approved storm water management plan, and consents to a special assessment or charge against the property as authorized under subch. VII of ch. 66, Wis. Stats., or to charging such costs against the financial guarantee posted under Section 22.02(11).
9. If so directed by the Director of Public Works or designee, the responsible party shall repair at the responsible party's own expense all damage to adjoining municipal facilities and drainage ways caused by runoff, where such damage is caused by activities that are not in compliance with the approved storm water management plan.
10. The responsible party shall permit property access to the Director of Public Works or designee or its designee for the purpose of inspecting the property for compliance with the approved storm water management plan and this permit.
11. Where site development or redevelopment involves changes in direction, increases in peak rate and/or total volume of runoff from a site, the Director of Public Works or designee may require the responsible party to make appropriate legal arrangements with affected property owners concerning the prevention of endangerment to property or public safety.
12. The responsible party is subject to the enforcement actions and penalties detailed in Section 22.02(13), if the responsible party fails to comply with the terms of this permit.
13. The permit applicant shall post the "Certificate of Permit Coverage" in a conspicuous location at the construction site.

(e) PERMIT CONDITIONS. Permits issued under this subsection may include conditions established by Director of Public Works or designee in addition to the requirements needed to meet the performance standards in Section 22.02(7) or a financial guarantee as provided for in Section 22.02(11).

- (f) PERMIT DURATION. Permits issued under this section shall be valid from the date of issuance through the date the Director of Public Works or designee notifies the responsible party that all storm water management practices have passed the final inspection required under sub. (d)4.
- (g) ALTERNATE REQUIREMENTS. The Director of Public Works or designee may prescribe alternative requirements for applicants seeking an exemption to on-site storm water management performance standards under Section 22.02(7)(e) or for applicants seeking a permit for a post-construction site with less than 20,000 square feet of impervious surface disturbance.

22.02(9) STORM WATER MANAGEMENT PLAN.

- (a) PLAN REQUIREMENTS. The storm water management plan required under Section 22.02(8)(b) shall comply with the City of Kaukauna Storm Water Reference Guide and contain at a minimum the following information:
 - 1. Name, address, and telephone number of the landowner and responsible parties.
 - 2. A legal description of the property proposed to be developed.
 - 3. Pre-development site map with property lines, disturbed limits, and drainage patterns.
 - 4. Post-development site map with property lines, disturbed limits, and drainage patterns.
 - a. Total area of disturbed impervious surfaces within the site.
 - b. Total area of new impervious surfaces within the site.
 - c. Performance standards applicable to site.
 - d. Proposed best management practices.
 - e. Groundwater, bedrock, and soil limitations.
 - f. Separation distances. Storm water management practices shall be adequately separated from wells to prevent contamination of drinking water.
 - 5. Inspection and maintenance schedules of stormwater BMPs.
- (b) ALTERNATE REQUIREMENTS. The Director of Public Works or designee may prescribe alternative submittal requirements for applicants seeking an exemption to on-site storm water management performance standards under Section 22.02(7)(e) or for applicants seeking a permit for a post-construction site with less than 20,000 square feet of impervious surface disturbance.

22.02(10) MAINTENANCE AGREEMENT.

- (a) MAINTENANCE AGREEMENT REQUIRED. The maintenance agreement required under Section 22.02(8)(b) for storm water management practices shall be an agreement between the Director of Public Works or designee and the responsible party to provide for maintenance of

storm water practices beyond the duration period of this permit. The maintenance agreement shall be filed with the County Register of Deeds as a property deed restriction so that it is binding upon all subsequent owners of the land served by the storm water management practices.

- (b) **AGREEMENT PROVISIONS.** The maintenance agreement shall contain the following information and provisions and be consistent with the maintenance plan required by Section 22.02(9)(a)6.:
1. Identification of the storm water facilities and designation of the drainage area served by the facilities.
 2. A schedule for regular maintenance of each aspect of the storm water management system consistent with the storm water management plan required under Section 22.02(8)(b).
 3. Identification of the responsible party(s), organization or city, county, town or village responsible for long term maintenance of the storm water management practices identified in the storm water management plan required under Section 22.02(8)(b).
 4. Requirement that the responsible party(s), organization, or city, county, town or village shall maintain storm water management practices in accordance with the schedule included in par. 2.
 5. Authorization for the Director of Public Works or designee to access the property to conduct inspections of storm water management practices as necessary to ascertain that the practices are being maintained and operated in accordance with the agreement.
 6. A requirement on the Director of Public Works or designee to maintain public records of the results of the site inspections, to inform the responsible party responsible for maintenance of the inspection results, and to specifically indicate any corrective actions required to bring the storm water management practice into proper working condition.
 7. Agreement that the party designated under par. 3., as responsible for long term maintenance of the storm water management practices, shall be notified by the Director of Public Works or designee of maintenance problems which require correction. The specified corrective actions shall be undertaken within a reasonable time frame as set by the Director of Public Works or designee.
 8. Authorization of the Director of Public Works or designee to perform the corrected actions identified in the inspection report if the responsible party designated under par. 3. does not make the required corrections in the specified time period. The Director of Public Works or designee shall enter the amount due on the tax rolls and collect the money as a special charge against the property pursuant to subch. VII of ch. 66, Wis. Stats.
- (c) **ALTERNATE REQUIREMENTS.** The Director of Public Works or designee may prescribe alternative requirements for applicants seeking an exemption to on-site storm water management

performance standards under Section 22.02(7)(e) or for applicants seeking a permit for a post-construction site with less than 20,000 square feet of impervious surface disturbance.

22.02(11) FINANCIAL GUARANTEE.

- (a) **ESTABLISHMENT OF THE GUARANTEE.** The Director of Public Works or designee may require the submittal of a financial guarantee, the form and type of which shall be acceptable to the Director of Public Works or designee. The financial guarantee shall be in an amount determined by the Director of Public Works or designee to be the estimated cost of construction and the estimated cost of maintenance of the storm water management practices during the period which the designated party in the maintenance agreement has maintenance responsibility. The financial guarantee shall give the Director of Public Works or designee the authorization to use the funds to complete the storm water management practices if the responsible party defaults or does not properly implement the approved storm water management plan, upon written notice to the responsible party by the Director of Public Works or designee that the requirements of this ordinance have not been met.
- (b) **CONDITIONS FOR RELEASE.** Conditions for the release of the financial guarantee are as follows:
1. The Director of Public Works or designee shall release the portion of the financial guarantee established under this section, less any costs incurred by the Director of Public Works or designee to complete installation of practices, upon submission of "as built plans" by a licensed professional engineer. The Director of Public Works or designee may make provisions for a partial pro-rata release of the financial guarantee based on the completion of various development stages.
 2. The Director of Public Works or designee shall release the portion of the financial guarantee established under this section to assure maintenance of storm water practices, less any costs incurred by the Director of Public Works or designee, at such time that the responsibility for practice maintenance is passed on to another entity via an approved maintenance agreement.
- (c) **ALTERNATE REQUIREMENTS.** The Director of Public Works or designee may prescribe alternative requirements for applicants seeking an exemption to on-site storm water management performance standards under Section 22.02(7)(e) or for applicants seeking a permit for a post-construction site with less than 20,000 square feet of impervious surface disturbance.

22.02(12) FEE SCHEDULE.

The fees referred to in other sections of this ordinance shall be established by the Common Council and may from time to time be modified by resolution. A schedule of the fees established by the Common Council shall be available for review in City Hall.

22.02(13) ENFORCEMENT.

- (a) Any land disturbing construction activity or post-construction runoff initiated after the effective date of this ordinance by any person, firm, association, or corporation subject to the ordinance provisions shall be deemed a violation unless conducted in accordance with the requirements of this ordinance.
- (b) The Director of Public Works or designee shall notify the responsible party by certified mail of any non-complying land disturbing construction activity or post-construction runoff. The notice shall describe the nature of the violation, remedial actions needed, a schedule for remedial action, and additional enforcement action which may be taken.
- (c) Upon receipt of written notification from the Director of Public Works or designee under sub. (b), the responsible party shall correct work that does not comply with the storm water management plan or other provisions of this permit. The responsible party shall make corrections as necessary to meet the specifications and schedule set forth by the Director of Public Works or designee in the notice.
- (d) If the violations to a permit issued pursuant to this ordinance are likely to result in damage to properties, public facilities, or waters of the state, the Director of Public Works or designee may enter the land and take emergency actions necessary to prevent such damage. The costs incurred by the Director of Public Works or designee plus interest and legal costs shall be billed to the responsible party.
- (e) The Director of Public Works or designee is authorized to post a stop work order on all land disturbing construction activity that is in violation of this ordinance, or to request the municipal attorney to obtain a cease and desist order in any court with jurisdiction.
- (f) The Director of Public Works or designee may revoke a permit issued under this ordinance for non-compliance with ordinance provisions.
- (g) Any permit revocation, stop work order, or cease and desist order shall remain in effect unless retracted by the Director of Public Works or designee or by a court with jurisdiction.
- (h) The Director of Public Works or designee is authorized to refer any violation of this ordinance, or of a stop work order or cease and desist order issued pursuant to this ordinance, to the municipal attorney for the commencement of further legal proceedings in any court with jurisdiction.
- (i) Any person, firm, association, or corporation who does not comply with the provisions of this ordinance shall be subject to a forfeiture of not less than \$25 dollars or more than \$500 dollars

per offense, together with the costs of prosecution. Each day that the violation exists shall constitute a separate offense.

- (j) Compliance with the provisions of this ordinance may also be enforced by injunction in any court with jurisdiction. It shall not be necessary to prosecute for forfeiture or a cease and desist order before resorting to injunctive proceedings.
- (k) When the Director of Public Works or designee determines that the holder of a permit issued pursuant to this ordinance has failed to follow practices set forth in the storm water management plan, or has failed to comply with schedules set forth in said storm water management plan, the Director of Public Works or designee or a party designated by the Director of Public Works or designee may enter upon the land and perform the work or other operations necessary to bring the condition of said lands into conformance with requirements of the approved plan. The Director of Public Works or designee shall keep a detailed accounting of the costs and expenses of performing this work. These costs and expenses shall be deducted from any financial security posted pursuant to Section 22.02(11) of this ordinance. Where such a security has not been established, or where such a security is insufficient to cover these costs, the costs and expenses shall be entered on the tax roll as a special charge against the property and collected with any other taxes levied thereon.

22.02(14) APPEALS.

- (a) **BOARD OF APPEALS.** The board of appeals, created pursuant to s. 62.23(7)(e), Wis. Stats, shall hear and decide appeals where it is alleged that there is error in any order, decision or determination made by the Director of Public Works or designee in administering this ordinance. The board shall also use the rules, procedures, duties, and powers authorized by statute in hearing and deciding appeals. Upon appeal, the board may authorize variances from the provisions of this ordinance that are not contrary to the public interest, and where owing to special conditions a literal enforcement of the ordinance will result in unnecessary hardship.
- (b) **WHO MAY APPEAL.** Appeals to the board of appeals may be taken by any aggrieved person or by an officer, department, board, or bureau of the City of Kaukauna affected by any decision of the Director of Public Works or designee.

22.02(15) SEVERABILITY.

- (a) If any section, clause, provision or portion of this ordinance is judged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall remain in force and not be affected by such judgment.

**DRAFT TEMPLATE
STORMWATER MANAGEMENT PRACTICES
MAINTENANCE AGREEMENT AND COVENANT**

THIS AGREEMENT, made and entered into this _____
day of _____, 20____, by and between

_____,
hereinafter called the “OWNER” and the City of Kaukauna
hereinafter called the “CITY”.

Recording Area
Name and Return Address

WITNESSETH:

Parcel Identification Number

WHEREAS, the OWNER is the owner of the following described lands situated in the
City of Kaukauna, Outagamie County, State of Wisconsin, to-wit:

LEGAL DESCRIPTION

Hereinafter called the “Property”.

WHEREAS, the OWNER (is/has) develop(ing/ed) the Property; and

WHEREAS, the Site Plan identified as _____, hereinafter called the
“PLAN”, which is expressly made a part of hereof, as approved or to be approved by the CITY,
provides for on-site stormwater best management practices within the confines of the Property;
and

WHEREAS, the CITY and the OWNER, its successors and assigns, including any
homeowners association, agree that the health, safety and welfare of the residents of the City of
Kaukauna, require that the on-site stormwater best management practices as defined in
Wisconsin Administrative Code NR 151, and the City of Kaukauna Municipal Code Chapter
22.03, be constructed and maintained in perpetuity on the Property; and

WHEREAS, the CITY requires that on-site stormwater best management practices as
shown on the PLAN be constructed and adequately maintained by the OWNER, its successors
and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants
contained herein, and the following terms and conditions, the parties agree as follows:

1. The OWNER, its successors and assigns, in accordance with the plans and specifications identified in the PLAN, shall be responsible for the on-site stormwater best management practices.
2. The OWNER, its successors and assigns, including any homeowners association, shall adequately maintain the stormwater best management practices, including, but not limited to, all pipes and channels built to convey storm water to and from the facility, as well as all structures, improvements and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as maintaining the stormwater best management facilities in good working condition so that these facilities are performing their design functions and are in accordance with the Operation and Maintenance Plan on file with the CITY.
3. The OWNER, its successors and assigns, shall regularly inspect the stormwater best management practices as often as set forth in the Operation and Maintenance Plan. The standard City of Kaukauna Operation and Maintenance Report shall be used for the purpose of the regular inspections of the stormwater best management practices. The CITY may periodically update this report form. The OWNER, successors and assigns shall keep the Operation and Maintenance Reports from past inspections as well as a log of maintenance activity indicating the date and type of maintenance completed and provided to the CITY annually. The reports and maintenance log shall be made available to the CITY for review upon request. The purpose of the inspections is to assure safe and proper functioning of the facilities. The inspections shall cover all facilities including, but not limited to, conveyance systems, berms, outlet structures, pond areas and access roads. Deficiencies shall be noted in the Operation and Maintenance Report.
4. The OWNER, its successors and assigns, hereby grants permission to the CITY, its authorized agents and employees, to enter upon the Property and to inspect the stormwater best management practices whenever the CITY deems necessary. The purpose of inspection is to investigate reported deficiencies, to respond to citizen complaints, or to verify maintenance of on-site stormwater best management practices. The CITY shall provide the OWNER, its successors and assigns, copies of the inspection findings and a directive to commence with repairs if necessary. Corrective actions shall be taken within a reasonable time frame as established by the City Engineer.
5. If the OWNER, its successors and assigns, fails to maintain the stormwater best management practices in good working condition acceptable to the CITY and does not perform the required corrective actions in the specified time, the CITY may:
 - a. Issue a citation to the OWNER, its successors and assigns. The fines for violation of this section shall be according to the City of Kaukauna Post-

Construction Storm Water Management Program Fee Schedule for each offense, together with the costs of prosecution. Each day that the violation exists shall constitute a separate offense, and

- b. Enter the property and perform the corrective actions identified in the inspection report and assess the OWNER, its successors and assigns for the cost of such work. The cost of such work shall be specially charged against the Property pursuant to Wisconsin Statutes Section 66.0627. If the facilities are located on an outlot owned collectively by a homeowners association, the CITY may assess each member of the homeowners association according to the ownership interest in the facilities located on the Property. It is expressly understood and agreed that the CITY is under no obligation to routinely maintain or repair said stormwater best management practices, and in no event shall this Agreement be construed to impose any such obligation on the CITY.
6. The OWNER, its successors and assigns, shall perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater best management practices (including sediment removal) is outlined in the Operation and Maintenance Plan, the schedule shall be followed.
7. This Maintenance Agreement may be modified by mutual agreement of the responsible party and the CITY. The effective modification date shall be the date the modified Maintenance Agreement is recorded with the Outagamie Register of Deeds as a property deed restriction so that the modified agreement is binding upon all subsequent owners of the land served by the stormwater best management practices. A copy of the recorded document shall be provided to the CITY. Responsible party, as used in this paragraph, shall mean the OWNER, its successors or assigns, who is responsible for the Maintenance Agreement at the time of any amendment.
8. In the event the CITY pursuant to this Agreement, performs the work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the OWNER, its successors and assigns, shall reimburse the CITY upon demand, within thirty (30) days of receipt of the demand for all costs incurred by the CITY hereunder. Failure of the OWNER to make payment within thirty (30) days shall result in the amount being added to the tax roll as a special charge on the property pursuant to paragraph 5(b), where applicable.
9. This Agreement imposes no liability of any kind whatsoever on the CITY and the OWNER agrees to hold the CITY harmless from any liability in the event the stormwater best management practices fail to operate properly.

10. This Agreement shall be attached as an exhibit to any document which creates a homeowners association that is responsible for maintenance of the stormwater best management practices and be recorded at the Office of the Register of Deeds for Outagamie County, and shall constitute a covenant running with the land, and shall be binding on the OWNER, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association. The OWNER shall provide the City of Kaukauna with a copy of any document, which creates a homeowners association that is responsible for the stormwater best management practices.
11. Upon receipt of the executed Maintenance Agreement, the OWNER shall record said agreement in the Office of the Register of Deeds for Outagamie County and shall provide a copy of the recorded document to the CITY.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

WITNESS the following signatures and seals:

Owner Name

By: _____
Printed Name: _____
Title: _____

By: _____
Printed Name: _____
Title: _____

STATE OF WISCONSIN)
 : ss.
_____ COUNTY)

The foregoing Agreement was acknowledged before me this ___ day of
_____, 20__ by _____ and _____.

Printed Name of Notary

Notary Public, State of Wisconsin
My commission is/expires _____

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

CITY OF KAUKAUNA

By: _____
Anthony J. Penterman
City of Kaukauna, Mayor

By: _____

City of Kaukauna, Clerk/Treasurer

STATE OF WISCONSIN)
 : ss.
OUTAGAMIE COUNTY)

The foregoing Agreement was acknowledged before me this _____ day of _____, 20__ by Anthony J. Penterman, Mayor and _____, Clerk.

Printed Name of Notary

Notary Public, State of Wisconsin
My commission is/expires _____

APPROVED AS TO FORM:

Kevin Davidson, City of Kaukauna, Attorney

This instrument was drafted by: