



***CITY OF LA CROSSE
ENGINEERING DEPARTMENT
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April 30, 2014

Dear Betty Angell:

We received your letter from Trudy Kennedy (POA for Betty Angell) stating your objection to the assessment and asking several questions. The objection will be conveyed to the Finance and Personnel Committee at the May 1, 2014 meeting. I am writing to answer some of your questions.

The new main will run from a manhole in the street in front of your property to the west approximately 157 feet, connecting into the existing sanitary sewer main located in 19th street. The two properties are the only ones benefited from this project. Both the School and the property at the corner of 19th and Denton (1425 19th Street) connect directly to the sanitary sewer in 19th Street and do not benefit from this. Both of those parcels would have paid for that infrastructure benefit in the original plat and lot sale.

New utility infrastructure is paid for in one of two ways. Either the utilities are installed as part of the original platting and development of the land, thus paid for by the developer and passed on to the purchaser in the sale of the parcels; or the utilities are added sometime after platting by the municipality and paid for through assessments to the property benefited. The school and 1425 19th are the prior, you and 1907 Denton are the latter, as your lots were not part of the original development and plat. Rather, your private sewer was installed at the time the lot was subdivided by simply extending laterals to 19th. This configuration is against building code and city policy and must be fixed by adding a main.

This truly is a benefit to your property. When your current sewer lateral fails, you will want this new main in place. If currently your sewer is functioning properly you can defer this assessment. This means the work will be done and a lien will be put on your property for the cost, but you will not have to pay anything until either you need to connect to the new main (because you are having sewer problems) or you sell the property (and deferred assessments can be paid for as part of the sale). Prior to construction, an engineer will be working with you to determine if you want to connect during construction or defer the assessment.

As for your final two questions.....

Your current sewer and water bill is for providing water and treating the sewer. It does not cover the cost of new infrastructure, only the operation and maintenance of the existing systems necessary to provide these services.

Denton Street from 20th to 22nd Street did not include the installation of new infrastructure. The pavement was removed and replaced as part of normal pavement replacement program but no new utilities were installed so, therefore, no assessments were required for that project. Likewise, you are only being assessed for the sewer main installation at your property. You are not being assessed for the pavement replacement either; it is paid for by the pavement replacement program too.

Please call or stop by City Hall if you need an additional explanation after reading this letter.

Thank you.

A handwritten signature in blue ink, appearing to read "Bernard N. Lenz", with a stylized flourish at the end.

Bernard N. Lenz, PE
Assistant City Engineer