

CITY OF LA CROSSE UTILITIES

WATER ~ SEWER ~ STORM

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MEMORANDUM

To: Board of Public Works

From: Tina Erickson – Utilities Finance & Compliance Manager

Date: 12/11/2025

Subject: Request for Approval of Plan to bring 4423 & 4425 33rd St S

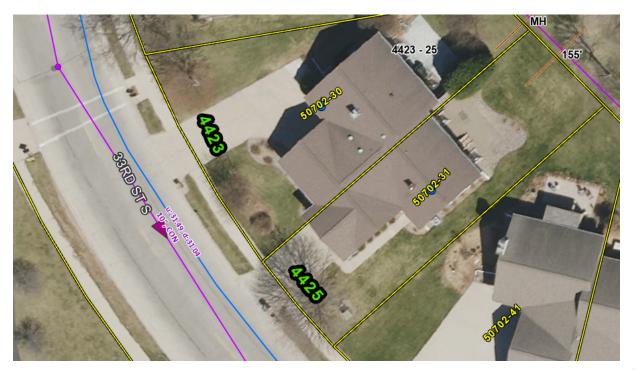
into compliance with Water Lateral Requirements

Background

The Utility was contacted on October 29, 2025, to verify whether the properties listed above were compliant with water and sewer lateral requirement in advance of a pending property sale. Our review found that each property has its own water lateral allowing for individual disconnection of each meter; however, they share a sanitary sewer lateral. The property owners had already scheduled a plumber to complete the sewer lateral separation.

During the water utility's site visit to locate the water laterals for the Digger's Hotline request, prior to the sewer separation work, we determine that, although each parcel has its own water lateral, the lateral serving 4425 33rd St S cross the parcel of 4423 33rd St S. This configuration renders the water lateral for 4425 33rd St S non-compliant. The copper water lateral was installed in 1998 and is assumed to be in very good condition. Given this and the fact that individual meter can be disconnected at this time the Utility determined it would be unreasonable to require immediate re-routing of the water lateral to the front of the property.

The image below shows the location fo both curb boxes that control the water supply to 4423 33rd St S and 4425 33rd St S. A licensed plumber has confirmed that the water lateral for 4425 does indeed cross the neighboring parcel at 4423.



Proposed Plan for Compliance

After review, the Utility recommends the following compliance plan:

- 1. Water Service Correction for 4425 33rd St S (Parcel 17-50702-31)
 - The existing lateral may temporarily remain crossing the neighboring parcel at 4423 33rd St S (Parcel 17-50702-30) until one of the following occurs:
 - o The service line fails, or
 - O Street replacement is scheduled for the street fronting the property.
 - When one of these occurs, the property owner will be required to re-route the water lateral and connect to the water main directly in front of the property.
 - All costs associated with the water lateral correction is the responsibility of the property owner.
 - The owner of 4423 33rd St S (Parcel 17-50702-30) must agree to allow the water lateral to remain crossing their parcel
 - A Permanent Limited Easement will need to be drafted and recorded with the La Crosse County Register of Deeds that provides easement rights to the owner until such time as the required corrections are completed as outlined above.
 - A copy of the recorded deed will need to be provided to the La Crosse Utilities Office.

2. Sanitary Sewer Lateral

The property must immediately separate the shared sanitary sewer lateral.

Board Action Requested

The Board of Public Works is asked to approve this plan to allow the water lateral serving 4425 33rd St S to remain as outlined above, subject to the conditions stated.

If approved, the property owner will be required to provide a copy of the recorded Easement and provide a timeline for completion of the sewer lateral separation.