



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: 08/21/2025
**Subject: Request for Approval of Plan to bring 818 Denton Street
Into compliance with Water and Sewer Lateral Requirements**

Background

In July 2014, the La Crosse Utilities notified the then-owner of 818 Denton Street that the property had non-compliant water and sewer laterals which were shared with a neighboring parcel. At that time, an Order to Correct was issued requiring separation of the laterals. There was already a water lateral stubbed in front of the property off Denton Street, however, there is no sewer main. Because only 818 Denton Street requires a new connection on that block, a sewer main extension is not warranted, but rather a long lateral will be allowed in the right-of-way with a connection on 9th Street South.

In 2015, the property owner met with the Utilities Manager, Inspections, Engineering, and Planning staff. At that meeting, verbal authorization was given to temporarily extend compliance, as the neighboring property was scheduled for demolition. An easement was to be drafted and recorded to allow the laterals to cross the neighboring parcel until such time as 818 Denton Street was sold. This easement was never intended as a permanent solution, since the configuration remained non-compliant with Utility policy.

Now that 818 Denton Street has been sold, the non-compliant laterals must be corrected. However, the new owner was not provided notification of the requirement to correct. In addition, circumstances have changed since the original order was issued. The laterals are no longer shared with another property, but the sewer service still crosses a neighboring parcel, making it non-compliant under Utility policy and City Code.

Proposed Plan for Compliance

After review, the Utility recommends the following compliance plan:

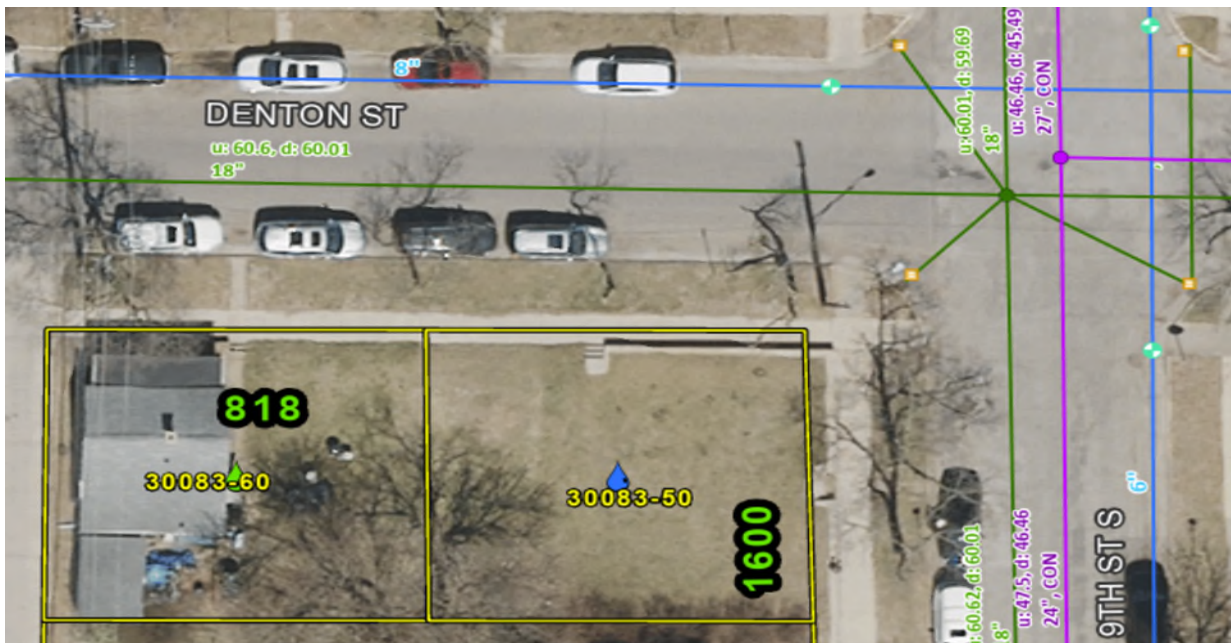
1. Water Service Correction

- The property must immediately correct its water service to comply with the Public Service Commission of Wisconsin Water Utility Operating Rules (Schedule X-1) and La Crosse Municipal Code §46-26.
- A stubbed water lateral is already available in Denton Street for the property's plumber to connect to.
- The existing non-compliant connection through the neighboring property must be cut and capped.
- All costs associated with the water lateral correction is the responsibility of the property owner.

2. Sanitary Sewer Lateral

- The existing lateral may temporarily remain crossing the neighboring parcel until one of the following occurs:
 - The service line fails,
 - Street replacement is scheduled for the street fronting the property, or
 - The neighboring parcel is developed.

- When replacement is required, the sewer lateral must be re-routed down the public right-of-way to 9th Street South and may not cross another parcel.
 - Per Utility policy, the property owner is responsible for all costs associated with:
 - Connection of the sewer lateral from their property to the sewer main, including restoration of the boulevard and replacement of sidewalk,
 - Any required interior plumbing changes,
 - Site restoration of the boulevard and private property,
 - Cost to remove pavement as well as one-half of the actual pavement replacement costs by City crews related to this correction.
 - The Sewer Utility will be responsible for one-half of the actual pavement replacement cost (not removal) by City crews related to this correction.



Board Action Requested

The Board of Public Works is asked to approve this plan to allow the sanitary sewer lateral at 818 Denton Street to remain as outlined above, subject to the conditions stated.

If approved, the property owner will be required to provide a timeline for completion of the water service correction. A meter will not be delivered until the water service is compliant.