

Craig, Sondra

From: Erickson, Tina
Sent: Wednesday, May 21, 2025 1:40 PM
To: Craig, Sondra
Cc: Gallager, Matthew; Coman, Kyle
Subject: FW: Utilities review of Preliminary Plat of Chambers-Markle Farmstead Subdivision
Attachments: 6103 River Run Road (Parcel 17-50782-10) water lateral location 05192025.pdf; 6103 River Run Road (Parcel 17-50782-10) sewer lateral location 05212025.pdf

Importance: High

Sondra,

The Utilities are currently denying the proposed plat because it will create a non-compliant sanitary sewer lateral. However, I have spoken with and emailed Karl Schilling letting him know of our plan to deny, and what his options are. Please see the email below. If he can prove that the sanitary lateral does not cross through a neighboring parcel to feed the existing home, we will amend our response. Otherwise, he may also have to amend his plat or update the plumbing if he does find that the sanitary lateral would be non-compliant.

Sincerely,

Tina Erickson

Utilities Finance & Compliance Manager

La Crosse Utilities (Water – Sewer - Storm)
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Office: 608.789.7520

Cell: 608.860.0981

Alternate Email: utilities@cityoflacrosse.org

Webpage: www.cityoflacrosse.org/utilities

From: Erickson, Tina
Sent: Wednesday, May 21, 2025 1:36 PM
To: ks.propertylogic@gmail.com
Cc: Asp, Brian <aspb@cityoflacrosse.org>
Subject: Utilities review of Preliminary Plat of Chambers-Markle Farmstead Subdivision
Importance: High

Dear Karl,

I am reviewing the Preliminary Plat that was submitted to ensure the parcel changes will not result in a non-compliant utility service for both water and sewer laterals that feed the existing structure at 6103 River Run Road (currently parcel 17-50782-10).

The water service for this property appears to remain compliant after the split, as it is tapped off the watermain that comes in on the north side of the property from the highway and will not cross through any other parcels to connect to the home. I have attached a map that shows where the water service is located.

However, the sanitary sewer lateral for this property looks like it may not be compliant with the proposed changes. That sanitary lateral that comes off River Run Road (See attachment that includes a screenshot that shows approximate location to the sanitary sewer main), can't cross through any other parcel other than the one it serves. Therefore, since it is serving Lot 29, the sanitary lateral must stay within the parcel boundaries of lot 29.

Based on what we can see, the sanitary lateral may go through Lot 27 and the Utilities will be denying the request as proposed based on the information available at this time. The options to resolve a situation like this are either 1) Prove that the sanitary lateral does not cross into Lot 27 by providing a map with the path of the private sanitary lateral from River Run Road to the house, 2) change the plat design and parcel layouts so that the sanitary lateral is only on the parcel it serves, or 3) re-plumb/move the sanitary lateral so that it stays within the proposed parcel boundaries of Lot 29.

The Utilities will be happy to review the request again if you can find proof that the sanitary lateral does stay within the parcel boundaries of Lot 29 as designed on the proposed plat. If it is non-compliant, then you will have to decide which path you would like to take to ensure the new plat will comply with utility regulations.

Feel free to give me a call if you have any questions.

Sincerely,

Tina Erickson

Utilities Finance & Compliance Manager

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6103 River Run Road (Parcel 17-50782-10)

Approximate location of sanitary sewer lateral connection to the sewer main. Unknown direction from main to home.

