

Craig, Sondra

From: Coman, Kyle
Sent: Tuesday, May 27, 2025 12:54 PM
To: Erickson, Tina; James Makepeace; Gallagher, Matthew
Cc: Acklin, Tim; Nasonovs, Jurijs; Karl Schilling; Craig, Sondra
Subject: RE: Waterview Lot 21 Plat

Regarding #2, the plat cannot be submitted as only a final plat. City ordinance 113-69 (a) does require a preliminary plat. It is possible that a preliminary and final plat be submitted at once. However, you would need to provide additional information and allow staff time to review and comment. Considering the timeframe, that seems to be a tall order.

Kyle Coman, PLS

City Surveyor & Construction Manager
Engineering Department
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

comank@cityoflacrosse.org

Office: 608.789.7366
Cell: 608.790.0309

From: Erickson, Tina <ericksont@cityoflacrosse.org>
Sent: Tuesday, May 27, 2025 12:02 PM
To: James Makepeace <james@makepeaceengineering.com>; Coman, Kyle <comank@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>
Cc: Acklin, Tim <Acklint@cityoflacrosse.org>; Nasonovs, Jurijs <nasonovsj@cityoflacrosse.org>; Karl Schilling <ks.propertylogic@gmail.com>
Subject: RE: Waterview Lot 21 Plat

As for as #1, since this shows the sanitary lateral for the existing house comes from across the highway, that parcel would be compliant. The only additional comments now from Utilities would be that Lots 1 and 3 do not have stubbed water and/or sewer services. Lot 2 then appears to have a stubbed sewer service, but no stubbed water service. The property owner would be responsible for installation of the new services.

#2 and #3 will be for Engineering to reply to.

I will notify the City Clerk of the Utilities amended comments.

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: James Makepeace <james@makepeaceengineering.com>

Sent: Tuesday, May 27, 2025 11:47 AM

To: Coman, Kyle <comank@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>

Cc: Acklin, Tim <acklint@cityoflacrosse.org>; Nasonovs, Jurijs <nasonovsj@cityoflacrosse.org>; Karl Schilling <ks.propertylogic@gmail.com>

Subject: Waterview Lot 21 Plat

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Good morning all. I've been discussing Karl Schilling's Lot 21 Waterview plat with Kyle Coman, and he asked that I email everyone. Regarding Karl Schilling's Waterview Lot 21 plat which is making its way to the meeting cycles this month, there are a couple issues Karl asked me to sort out.

#1 Existing Sewer Service

Ms. Erickson requested Karl provide evidence that the sewer service for the existing house would not cross any proposed property lines.

Attached are an exhibit showing the two sewer services which are currently serving Waterview Lot 21. You can see a service stub off River Run Road. This stub was constructed in 2018 for future development on this lot. You can also see a sewer service line heading toward Lot 21 from the sewer main which is located in the right-of-way on the east side of Highway 35. This is the existing service currently used by the existing house.

Also attached is an exhibit showing an existing cleanout on the west side of the house, another existing cleanout on the north side of the house, and the route of the service going straight east to the main. This sewer service was televised and traced from the house, through both cleanouts, all the way to the main on Thursday, May 22, 2025 and is portrayed accurately. This service will not cross any proposed property lines.

#2 Preliminary versus Final Plat

Karl requests that this plat, if allowed by ordinance, proceed through Planning Commission, J&A and Council as a Final Plat. Wisconsin Statute allows it and Karl would like to not be required to go through two sets of meetings. Karl would like to finish the platting process as quickly as possible and move on with development or sale of the lots asap. Karl is not sure if he will develop the parcels himself or not, but has interested buyers who would look to develop lots 1-3 in 2025.

Wisconsin Chapter 236 explicitly allows a developer to submit only a final plat. La Crosse Ordinance 113 does not explicitly state that, but does refer to Chapter 236. Please let us know if the plat may move forward as a final plat at this time.

#3 Stormwater

City of La Crosse Ordinance 105-55 makes it clear that post-construction performance standards must be met on all future development once the plat is approved. This will likely be some combination of stormwater detention, rain gardens, and bio-infiltration. In our experience, constructing those post-construction BMP's

prior to the actual construction results in problems related to inaccurate assumptions about the size of future improvements as well as lack of protection of those bmp's during construction of the houses/driveways.

We'd ask that the City require post-construction BMP's be designed and constructed at the time building permits are applied for for each proposed lot.

Thanks,
James Makepeace, P.E.
(608)881-6030 Office
(608)797-1025 Cell