

**CITY OF LA CROSSE
POLICY FOR REPLACEMENT OF PRIVATE SANITARY SEWER LATERALS**

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I. Description of problems:

1. Property does not have sanitary sewer available in street fronting property and is served by long private sewer lateral extending to nearest available sanitary sewer
2. Property does not have sanitary sewer available in street fronting property and is served by long private sewer lateral extending to nearest available sanitary sewer. Existing lateral is located outside street Right-of-Way across neighboring lots(s).
3. Property does not have sanitary sewer available in street fronting property and is connected into lateral serving adjacent property that extends to nearest available sanitary sewer. Existing lateral passes through, under, or alongside structure on adjacent private property.
4. Property has sanitary sewer available in street fronting property and shares sewer lateral with adjacent property.
5. Property has sanitary sewer available in street fronting property and has individual lateral extending to pipe riser and sanitary sewer main connection shared with property on opposite side of street.

II. Correction of Known Problems:

Under the following conditions or situations, properties with known sanitary sewer lateral problems shall be required to make corrections to satisfy requirements of current City Ordinances and State Plumbing Codes:

1. When any affected property is sold – applies to problems 3., 4. And 5. Described above.
2. When significant deficiencies with the sewer lateral are identified. “Significant” is defined as any problem where a sewage back-up occurs in any affected property, or where structural or functional defects of the sewer lateral are identified.
3. When street replacement is scheduled for the street fronting the affected property(s).
4. When street excavation is scheduled for correction of a similar problem involving replacement of a water service lateral.

III. Participation in Correcting Known Problems

The City of La Crosse and/or Sanitary Sewer Utility will participate with affected property owner(s) as follows when it is necessary to correct known problems with sanitary sewer laterals:

Problems I.1. and I.2. Long lateral extending to nearest available sanitary sewer

1. A sanitary sewer main will be extended in the street by the City Sanitary Sewer Utility within 6 months, unless total cost exceeds \$15,000, in which case the sewer will be installed within 24 months. The sewer main will be located to serve affected property and other properties in vicinity served with long laterals. Sewer installation will include extension of sewer lateral to a point beyond curb & gutter. Lateral extensions will be installed for affected property and any other properties served with long laterals. Property with know problem shall be required to connect immediately to new sewer.

2. Payment for sewer extension and associated costs.

- a. Cost of the new sewer main, including pavement removals, backfilling, compactions, and crushed rock road base, shall be divided by the total number of properties potentially receiving new sewer service, and assessed equally to these properties. From the date of connecting to the new sewer, property owners shall have a period of up to 15 years in which to pay this assessment, with an interest rate equal to the nearest whole percent above the City's bonding interest rate at the time the sewer is installed.
- b. Cost of individual sewer laterals will be assessed to the properties served. From the date of connecting to the new sewer, property owners shall have a period of up to 15 years in which to pay this assessment, with an interest rate equal to the nearest whole percent above the City's bonding interest rate at the time the sewer is installed.
- c. Property owners are responsible for all costs associated with (1) connection of the sewer lateral from their property to the new sewer lateral extension, including any required replacement curb and gutter or sidewalk, (2) any required interior plumbing changes, and (3) site restoration of their private property.
- d. The City and/or Sanitary Sewer Utility will be responsible for all costs associated with pavement replacement (not removal), as well as other restoration within the street Right-of-Way resulting from sewer installation.

Problem I.3. Long lateral extending through and connected to service for adjacent property; connected to nearest available sanitary sewer

1. A sanitary sewer main will be extended in the street and located to serve the upstream property and other properties in vicinity served with long laterals. The downstream property will continue to own and use the lateral. Sewer installation will include extension of sewer lateral to a point beyond curb & gutter. Lateral extensions will be installed for affected property and any other properties served with long laterals. The upstream property shall be required to connect immediately to new sewer.
2. Payment for sewer extension and associated costs.
 - a. Cost of the new sewer main including pavement removals, backfilling, compaction, and crushed rock road base, shall be divided by the total number of properties receiving new sewer service, and assessed equally to these properties. From the date of connecting to the new sewer, property owners shall have a period of up to 15 years in which to pay this assessment, with an interest rate equal to the nearest whole percent above the City's bonding interest rate at the time the sewer is installed.
 - b. Cost of individual sewer laterals including any removal and replacement of curb and gutter will be assessed to the properties served. From the date of connecting to the new sewer, property owners shall have a period of up to 15 years in which to pay this assessment, with an interest rate equal to the nearest whole percent above the City's bonding interest rate at the time the sewer is installed.
 - c. Property owners are responsible for all costs associated with (1) connection of the sewer lateral from their property to the new sewer lateral extension, (2) any interior plumbing changes required to disconnect from the adjacent property, and (3) site restoration of their private property.
 - d. The City and/or Sanitary Sewer Utility will be responsible for all costs associated with pavement replacement (not removal) as well as other restoration within the street Right-of-Way resulting from sewer installation.

Problem I.4. Sanitary sewer available – shared lateral with adjacent property.

1. Affected properties are responsible for all costs necessary to separate the shared lateral and install individual connections to the sanitary sewer main in the street, including backfilling, compaction, and placement of crushed road base, site restoration of their private property as well as sidewalk and boulevard areas with the street Right-of-Way.
2. The City and/or Sanitary Sewer Utility will be responsible for all costs associated with pavement replacement (not removal) resulting from separation of the shared lateral.

Problem I.5. Sanitary sewer available – shared pipe riser and sewer main connection with property on opposite side of street

1. The property having sewer lateral problems is responsible for all costs necessary to separate the shared riser and connection, and to install individual connection to the sanitary sewer main in the street.
2. The City and/or Sanitary Sewer Utility will be responsible for all costs associated with pavement replacement resulting from separation of the shared riser and connection.

IV. General Information

1. Property owners own and are responsible for the complete sanitary sewer lateral, up to and including the connection of the lateral to the sanitary sewer main. The Sanitary Sewer Utility owns and is responsible for sanitary sewer mains and the remainder of the collection system.
2. When a sanitary sewer main and lateral extensions are installed to coordinate with a street replacement project or similar street excavation, all assessments to benefited properties will be deferred. From the date of connecting to the new sewer, property owners shall have a period of up to 15 years in which to pay this assessment, with an interest rate equal to the nearest whole percent above the City's bonding interest rate at the time the sewer was installed.
3. No sanitary sewer main will be extended when only one property with a problem as described above exists on a street. That property will be allowed to replace the sewer lateral serving the property. The City reserves the right to direct the location of the replacement sewer lateral in the Right-of-Way to minimize damage to neighboring City and private property. When a single sewer lateral is re-located and replaced in this manner the City and/or Sanitary Sewer Utility will be responsible for one-half the actual cost for pavement replacement (not removal) by City crews. The City reserves the right to limit pavement removal in order to control replacement quantities.