

PUBLIC SERVICE COMMISSION WATER SERVICE LATERAL AND METERING REQUIREMENTS SUMMARY

I. Overview

Pursuant to PSC 185.52 (2) (b) and the PSC Water Utility Operating Rules of the City of La Crosse Water Utility, there can be only one connection (meter) downstream from a utility's shut-off valve (typically a Curb Box). This allows the water utility to isolate a customer for purposes of managing the account, for a threat to public health, welfare and safety, or for licensed plumbers to maintain customer plumbing.

No division of any water service can be made for the extension of the supply to an adjoining lot or parcel of land.

Each meter and meter connection will be treated as a separate water utility account for billing purposes.

A secondary "water only" or "sewer only" meter on the same line as the main meter is allowed.

II. Multi-unit property (Residential or Commercial)

For multi-unit properties, the owner has the option of being served by individually metered water service to each unit. The owner, by selecting this option, is required to provide interior plumbing and meter settings to enable individual metered service to each unit AND individual disconnection without affecting service to other units.

The owner of a multi-unit property has three options (3) options to accomplish this.

A. Single Service Lateral from the Water Main:

- a. The property owner can have a single service lateral if there is only one meter for billing purposes on the entire property.
- b. The property owner can have a single service lateral with more than one meter on the property for billing purposes, only if the utility is able to shut off each meter separately so as not to affect service to another independent customer on the same property. This must be accomplished by having a meter or utility room that utility personnel can access for shut off an individual customer, 24 hours a day/ 7 days a week, by closing the valve for the specific meter "customer" and lock or seal it in the closed position.

B. Single Service Lateral from Water Main then Split into 2 separate service laterals:

- a. This is only allowed with individually metered Duplexes or other 2-unit commercial property.
- b. The property owner can have a single service lateral to the property line where the service lateral is branched with two curb boxes going into the separate duplex dwellings or commercial units. It is preferred that curb boxes be in the public right-of-way. If the only option is for curb boxes to be on private property, an Access Easement must be provided allowing the utility access.

C. Multiple Service Laterals from the Water Main:

- a. Except for 2-unit properties in section B (see above), no division of a water service lateral shall be made at the curb for separate supplies for two or more separate metered premises having frontage on any street or public service strip, whether owner by the same or different parties. Rather, separate service laterals from the water main to each meter is required.

D. Condominium Development Exception:

- a. The only exception to the single service lateral situation would be for a condominium development. In this situation, however, the Water Utility must still be able to disconnect each meter individually. The Condominium Association can work with the Water Utility to review all available compliant metering and service line configurations for their property.

SAMPLE SERVICE LINE AND METERING CONFIGURATIONS

TWO HOUSES ON THE SAME PARCEL, DUPLEX OR 2-UNIT COMMERCIAL PROPERTY (DOES NOT INCLUDE TWINDO'S)

- Option 1: 1 Service Lateral from Main
1 Meter (Billed to Property Owner only)
- Option 2: 1 Service Lateral from Main/split at property line with 2 Curb Boxes
2 Meters - 1 in each premises (Billed to Property Owner OR Tenant upon request)
- Option 3: 2 Service Laterals from Main
- must be within parcel boundaries and not cross neighboring property line
2 Meters - 1 in each premises (Billed to Property Owner OR Tenant upon request)
- Option 4: 1 Service Laterals from Main
2 Meters in a utility room (Billed to Property Owner OR Tenant upon request)
-Utility room must be accessible from the exterior of the building available to utility 24/7

TWINDO (EACH SIDE OF TWINDO TREATED AS A SINGLE FAMILY HOME)

- Option 1: 2 Service Laterals from Main (1 for each condo unit)
-must be within parcel boundaries and not cross neighboring property line
2 Meters – 1 in each premises (Billed to Property Owner or Tenant upon request)

3-UNIT AND LARGER MULTI-UNIT BUILDINGS (RESIDENTIAL OR COMMERCIAL)

- Option 1: 1 Service Lateral from Main for Each Meter (if choose to have each unit individually metered)
- must be within parcel boundaries and not cross neighboring property line
1 Meter in each premises (Billed to Property Owner OR Tenant upon request)
- Option 2: 1 Service Lateral from Main
All Meters in a utility room (Billed to Property Owner OR Tenant upon request)
-Utility room must be accessible from the exterior of the building available to utility 24/7
and located in a common area.
- Option 3: 1 Service Lateral from Main
1 Master Meter (Billed to Property Owner or Condo Association only)

Notes:

-In some larger multi-unit properties there may be the need for a “private water main” off of the utility owned water main to accommodate the necessary service lines. In this case, a Utility Access Easement must be recorded providing utility personnel access to the curb boxes on the private property and will include that the property owner is responsible for maintenance and replacement of the “private main” and all connected appurtenances.

-For Condominium Associations, the Water Utility will need a copy of the Declaration of Condominium and Condominiums By-laws to confirm the utility can access any necessary infrastructure and shall include whether the condo association or individual owners are responsible for any private mains, service lines, curb boxes and any other connected appurtenances.

Last Modified 4/7/2023