



CITY OF LA CROSSE BOARD OF PUBLIC WORKS

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STORMWATER BILLING POLICY

Board of Public Works Approved January 30, 2012

CLASSIFICATIONS

RESIDENTIAL

Single Family = 1 ERU
Duplex (1 meter) = 1 ERU
Duplex (Separately metered) = 0.5 ERU per unit
Triplex (1 meter) = 1 ERU
Triplex (Separately metered) = 0.33 ERU per unit
Twindo = 0.5 ERU per unit

NONRESIDENTIAL

Apartment buildings with 4 or more units = Impervious area / 2,841 sq ft
Condos (1 meter) = Impervious area / 2,841 sq ft
Condos (Separately metered) = # of ERU'S / # of units (# of ERU'S = Impervious area / 2,841 sq ft)
Commercial parcel = Impervious area / 2,841 sq ft
Industrial parcel = Impervious area / 2,841 sq ft
Municipal Authority parcel = Impervious area / 2,841 sq ft
Undeveloped & agricultural parcels = No stormwater charge

RATES

User charges shall be imposed on all developed property with impervious area in the City to recover all or a portion of the costs of the stormwater utility. The amount of such charges shall be based on a rate per Equivalent Runoff Unit (ERU). The annual rate per ERU shall be established pursuant to further resolution of the Common Council and shall be fair and reasonable. A schedule of current rates shall be maintained and on file in the office of the City Clerk.

- A. All developed property with impervious area shall be assigned ERUs. Each residential property shall be assigned one (1) ERU. The number of ERUs assigned to non-residential property shall be determined by the Director based upon the non-residential property's actual impervious area (in square feet) divided by 2,841 (carried out to the nearest 0.1).
- B. The Director shall be responsible for determining the impervious area based on the best available information, including, but not limited to, data supplied by the City Assessor, aerial photography, the property owner, tenant, or developer. The billing

- amount shall be updated by the Director based on any additions or reductions to the impervious area. Individual property owners may submit site and building surveys to the Director that help more accurately determine the total area and impervious area.
- C. All unoccupied developed lots and parcels with impervious surfaces shall be subject to a stormwater utility charge.
 - D. The minimum charges for any parcel shall be equal to the rate for four tenths (0.4) ERU, unless it contains no impervious surface.
 - E. In the event the owner and non-owner users of a particular property are not the same, the liability for the charges attributable to that property shall be joint and several.
 - F. In the event a property applies for credits to the stormwater bill, the credits will be in accordance with the Board of Public Works approved Credit Policy.

BILLINGS

- A. Stormwater charges will be billed to the utility customer or owner of the tax parcel and shall be payable at the same time and in the same manner as water and wastewater charges according to a Utility Billing Policy approved by the Board of Public Works.
- B. Stormwater charges will be assigned to accounts in the following manner:
 - 1) Single Family = 1 ERU billed to established account
 - 2) Duplex (1 meter) = 1 ERU billed to established account
 - 3) Duplex (each metered) = .5 ERU billed to each established account
 - 4) Triplex (1 meter) = 1 ERU billed to established account
 - 5) Triplex (each metered) = .33 ERU billed each established account
 - 6) Twindo (each metered) = .5 ERU billed to each established account
 - 7) Condos (1 meter) = # of ERU billed to the condo association
 - 8) Condos (each metered) = # of ERU split between all condos in the condo association and will be billed to each established account.
 - 9) Apartments with 4 or more units = # of ERU will be billed to property owner. If apartments are currently separately metered in the water system a new account will be set up to bill to the owner.
 - 10) Commercial = # of ERU will be billed to the property owner. If commercial areas are separately metered (ex: Valley View Mall, the Village) a new account will set up to bill the property owner.
 - 11) Industrial = # of ERU will be billed to the property owner.
 - 12) Municipal Authority = Impervious / 2841 sq ft will be billed to one account listed with that parcel.
- C. A separate stormwater account and utility bill will be established for those properties that do not receive a water/wastewater bill.
- D. The Stormwater charge will be billed with the corresponding period of water bills and shall be payable to the City no later than 20 days after the billing date. A penalty of three (3%) percent but not less than \$.50 will be added to bills that are not paid within 20 days of issuance. This one-time three (3%) percent late payment charge will be applied only to any unpaid balance for the current billing period.
- E. The owner of any property that is occupied by tenants shall have the right to examine during normal business hours the appropriate records of the City to determine whether such fees and charges have been paid by such tenants.
- F. Delinquent stormwater charges may be placed as a lien upon the property as provided in Sections 66.0821(4)(d) and 66.0809, Wisconsin Statutes. Any item

billed before October 1st each year but not paid by November 1st will be added to the real estate taxes for the property plus a 10% penalty.

Alternative Method to Collect Stormwater Charges.

In addition to any other method for collection of the charges established under this section, or subsequent resolution, such charges may be, and are hereby authorized to be levied and imposed on property as a special charge pursuant to Section 66.0627, Wisconsin Statutes. The mailing of the bill for stormwater charges to a property owner shall serve as notice to the property owner that failure to pay the charges when due may result in the charges being imposed pursuant to the authority of Section 66.0627, Wisconsin Statutes. The procedures contained in Section 66.0627, Wisconsin Statutes, shall govern such notice and further collection procedures.

Originally Adopted By Board of Public Works ____January 30, 2012

Modified by Board of Public Works __ (this line would be added when or if modifications are made)