

November 19, 2013

City Clerk
400 La Crosse Street
La Crosse, WI 54601

RE: Ref No 11327-Order to discontinue using property as a rental-318 9th St S

Dear City Clerk,

I am writing to you regarding a notice we received to discontinue using the above property as a rental. We purchased this property in April of 2011 as a rental property. We were not aware that we needed to register the property since it had been a rental property prior to us purchasing it. Since August of 2011, there has been a family living there as our tenant.

We would like to ask for a waiver of ordinance 8.07 (I) as it would cause hardship not only to us but also to the current tenants. By asking us to discontinue using the property as a rental we would lose the revenue that we use to make payments and pay taxes on this property. It would also mean that we would have to ask the current tenants who have lived there for over 2 years to vacate and make them find another place to call home. If we had known that we had to register this property sooner we would have and it would have been done before the moratorium was passed.

I have enclosed a Residential Rental Unit Registration Form for this property. Please let me know if there is anything else we need to do.

Thank you for your consideration,



Linda Kenyon
Kenyon Properties LLC
P.O. Box 341
Sparta, WI 54656





Building and Inspection Department

400 La Crosse St., La Crosse, WI 54601 • (608) 789-7530 • Fax: (608) 789-7589
<http://www.cityoflacrosse.org> inspection@cityoflacrosse.org

OFFICIAL ORDER TO DISCONTINUE USING PROPERTY AS A RENTAL

KENYON PROPERTIES LLC
PO BOX 341
SPARTA, WI 54656-0341

Ref No: 11327

Parcel: 017030066090 Location: 318 9TH ST S

A recent inspection of the above captioned premises revealed conditions that are in violation of Subparagraphs 8.07(A), 8.07 (B) and 8.07 (I) of the City of LaCrosse Municipal Code.

- (A) Registration Required. Not less than sixty (60) days prior to its conversion to a rental dwelling, the owner of a one family dwelling within a Single Family (R-1) Residence District or Washburn Residential District WR shall register the one family dwelling with the Chief Inspector. (Am. Ord. #4678 - 6/14/2012)
- (B) Initial Registration. Automatic registration shall be granted at no cost without conditions for an initial registration period of two (2) years from the date the Chief Inspector grants registration. To qualify for initial registration under 8.07(B), the dwelling must have maintained without tenant occupancy for not less than twelve (12) consecutive months. If the property was occupied by tenants for any time period within twelve (12) months prior to conversion to a rental dwelling, the owner must apply for renewal registration under 8.07(C). (Ord. 4690 - 08/09/2012)
- (I) (1) No Action. For a period of up to six (6) months from the effective date of this ordinance, no City department, officer or employee shall take any action which would authorize, approve or otherwise facilitate:
 - (a) The establishment of a rental dwelling contrary to Section 8.07(I)(2) of this Code; or
 - (b) The issuance of any initial registration, including, without limitation, a one family dwelling that is being used as of the effective date of this ordinance as a rental



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dwelling and is not registered with the City, or a renewal registration after revocation of a one family dwelling to a rental dwelling under Section 8.07 of this Code.

Failure to correct the violations noted herein within the time set or failure to comply with this notice may subject you to prosecution and to penalties of NOT LESS THAN \$500.00 per violation and NOT TO EXCEED \$1,000 per violation and/or other penalties as provided in the City of La Crosse Municipal Code.

VIOLATION: DISCONTINUE USING PROPERTY AS A RENTAL.

Pursuant to City of La Crosse Municipal Code of Ordinances 8.07 (A), (B) & (I): FAILURE TO REGISTER SINGLE FAMILY DWELLING WITH THE CITY OF LACROSSE. THE CITY ASKS YOU TO DISCONTINUE USING PROPERTY AS A RENTAL BY: 12/13/2013.

(5) Hardship. In cases of hardship, any person having a legal or equitable interest in land and aggrieved by the requirements of this ordinance may apply to the Judiciary and Administration Committee for a waiver of all or a portion of the applicable restrictions as provided in Section 8.07(I). A waiver may be granted where the Judiciary and Administration Committee finds substantial and significant hardship caused by the restrictions and finds that the waiver will not unduly affect the integrity of the study or the purposes for which this ordinance is enacted. To do so please write a letter to the City Clerk asking for a waiver of 8.07 (I) and the reasons a waiver should be granted. Send to City Clerk, 400 La Crosse St., La Crosse, WI. 54601.

Your failure to comply with this order may subject you to prosecution as noted above.

By order of the Department of Building and Inspections per Inspector: DAVID

For further information, call the above named Inspector at (608) 789-7564 or the department's main number (608) 789-7530. Department hours are from 7:30 a.m. to 5:00 p.m. weekdays.

This order was served via regular U.S. Mail on November 13, 2013.

Inspector: _____

**CITY OF LA CROSSE
DEPARTMENT OF BUILDING AND INSPECTIONS**

Third Floor-City Hall
400 La Crosse Street, La Crosse, Wisconsin 54601
Phone 608/789-7530 Fax 608/789-7589
www.cityoflacrosse.org

RESIDENTIAL RENTAL UNIT REGISTRATION FORM

PRINT MAILING ADDRESS of RENTAL PROPERTY:

318 9th Street S, LaCrosse

PRINT MAILING ADDRESSES of EACH UNIT of RENTAL PROPERTY BELOW (use back if needed)

318 9th Street S

Tax Parcel Number 17-30066-0A0 Date 11/19/13

Zoning: R1 Total Number of Bedrooms: 2

Total # of tenants: 2 Total # of off-street parking spaces 2

**FOR SINGLE FAMILY DWELLINGS ZONED (R-1) SINGLE FAMILY RESIDENCE
OR WASHBURN RESIDENTIAL ONLY**
CHECK ONE: NEW REGISTRATION [] RENEWAL OF REGISTRATION
\$150 fee due upon renewal

Owner Information

Name Kenyon Properties LLC email LKenyon24@hotmail.com

Address P.O. Box 341 City State ZIP Sparta, WI 54656

Phone 608-343-6459-Linda Cell Phone 608-487-5001 Chad

Owner Signature [Signature]

If the owner is not residing within 25 miles of the rental property, a legal representative and/or property manager residing within 25 miles of the property must be designated below:

Property Manager Information

Name Chad Kenyon email chad.kenyon@yahoo.com

Address 5887 Hamilton Ave City State ZIP Sparta WI 54656

Phone N/A Cell Phone 608-487-5001

List approved conditional uses, variances or special conditions granted for the property:

