

August 16th, 2013

**From:** MC Christianson Corp  
Mark Christianson & Amanda Christianson  
d/b/a MAC Rentals, d/b/a High Roller Skating Center  
3624 East Ave S.  
La Crosse, WI 54601  
608-788-7170, 608-787-5283  
608-386-4366 Amanda Cell  
608-386-2157 Mark Cell

**To:** Judiciary and Administration Committee  
David Reinhart, Building and Inspections Department  
Larry Kirch, Director of Planning  
Terri Lehrke, City Clerk  
Nikki Elsen, Deputy City Clerk  
Tim Kabat, Mayor City of la Crosse

**Subj:** Request for Wavier regarding Parcel 017030065010 403 9th St. S  
Municipal Code 8.07 (A), (B), & (I)

**Files Included:**

- ◆ Waiver Appeal Request Letter 403 9th St. S (2 Pages)
- ◆ Copy Current & Past Paid Property Taxes
- ◆ Report Funds and Labor Invested Into 403 9th St. S. (2 pages)
- ◆ Hardship Letters Presented by Tenants (8 pages)
- ◆ Fee Requirement Inaccuracies

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La Crosse, WI 54601

**To:** Judiciary and Administration Committee

**Subj:** Request for Wavier regarding Parcel 017030065010 403 9th St. S  
Municipal Code 8.07 (A), (B), & (I)

As per Subsection (5) of above referenced Code, we hereby apply for a Waiver based on the following facts and information for your consideration. We feel the granting of a Waiver will not unduly affect the integrity of the Study Committee or the purposes for which the Moratorium was established.

This request is to correct an honest oversight on our part. A Certificate of Residential Rental Inspection was issued on 12/02/2009 by the District Inspector (David Reinhart) for the property in question. Since we were not given further instruction or advice, as per Municipal Code 15.28 (A) 1. it was our understanding the Inspection Certificate Registered the property.

-This property has NOT been issued a notice. Mark Christianson voluntarily visited the Inspections Department and discussed the property at 403 9th St S. after receiving a notice concerning 917 Division St.

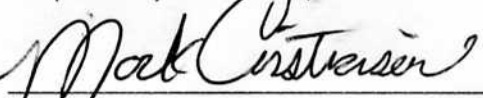
Our tenants residing on the property in question are respected, law-abiding citizens with full-time employment. The "Official Order To Discontinue Using Property As A Rental," (Ref. No. 10695), and signed by David Reinhart on August 7, 2013 presents a difficult situation. Asking the tenants to vacate the property on such short notice would surely cause undue hardship for them with their employment and make them aggrieved persons.

Unlike many landlords, we have invested thousands of dollars into this property since we took possession. We do this because we have pride in our own home, our businesses ( MAC Rentals and High Roller Skating Center), and our community. We have always obtained permits and paid the associated fees.

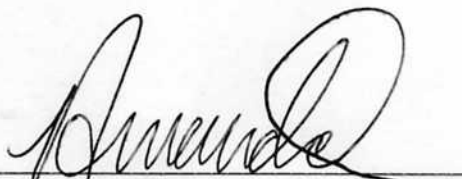
Unlike many landlords, we paid in excess of \$25003.42 in local property taxes last year. This in itself reflect that we are responsible people with our roots planted deeply in this community.

We realize that "ignorance of the law" is not an excuse. This was an honest oversight. We provided all information for contacting us as set forth in Section 8.06 (4). Had we been notified via phone or letter instead of relying on fine print legal notices in a newspaper we do not receive, this oversight never would have occurred.

Respectfully submitted,



Mark Christianson



Amanda Christianson

August 16th, 2013

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Mark Christianson & Amanda Christianson  
d/b/a MAC Rentals, d/b/a High Roller Skating Center  
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La Crosse, WI 54601

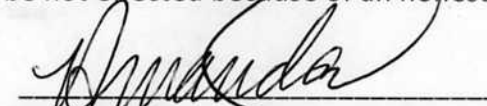
**To:** Judiciary and Administration Committee

**Subj:** Request for Wavier regarding Parcel 017030052020, 917 Division St and  
Parcel 017030065010 403 9th St. S  
Municipal Code 8.07 (A), (B), & (I)

For your consideration:

- It was only when we requested the appropriate permit to update the property with a new roof that this oversight was caught—not through a complaint against the property. It was not our intention to disclose the fact that we operate rental properties. At our request the properties were inspected prior to occupancy with the Inspection Department.
- The property at 403 9th St. S has NOT been issued a similar notice. Mark Christianson voluntarily visited the Inspections Department and discussed the property at 403 9th St S. after receiving the notice concerning 917 Division St. It was our understanding that we were compliant at both addresses.
- Neither of our properties, 917 Division St. nor 403 9th St. S., have ever been issued an order to correct.
- Neither of our properties, 917 Division St. nor 403 9th St. S., have ever been ticketed with a noise violation.
- The lawn care at both above mentioned properties is personally completed by Mark & Amanda Christianson. This is to insure quality, consistent work.
- The snow removal and salt plan at both above mentioned properties is personally completed by Mark & Amanda Christianson. This is to insure quality, consistent work and for safety.
- All interior window coverings have been paid for and installed by MAC Rentals to ensure a clean and consistent appearance.
- All neighboring houses were supplied with contact information for Mark & Amanda Christianson upon purchase of the properties. This established a good relationship and clear communication within the neighborhood.
- We have consistently invested both time and monetary value into our properties and therefor the neighborhood.
- We take pride in our work, our properties, and the relationships that have been forged with neighbors both with ourselves and our tenants. We ask that multiple lives be not effected because of an honest oversight.

  
\_\_\_\_\_  
Mark Christianson

  
\_\_\_\_\_  
Amanda Christianson

<b>Property tax paid by MC Christianson Corp.</b>		
dba: High Roller Skating Center		
dba: MAC Rentals		
<b>2012</b>		
Personal Property Tax	\$518.18	
High Roller Skating Ctr		
3624 E Ave S	\$13,933.80	
403 9th St S	\$2,004.27	
3318 Meadow Lane Pl	\$2,671.94	
<b>2012 Total Property Tax</b>	<b>\$19,128.19</b>	
<b>2013</b>		
Personal Property Tax	\$454.79	
High Roller Skating Ctr		
3624 E Ave S	\$13,934.87	
403 9th St S	\$2,006.76	
3318 Meadow Lane Pl	\$2,672.30	
917 Division Street	\$2,804.71	
2926 Birch Street	\$3,129.99	
<b>2013 Total Property Tax</b>	<b>\$25,003.42</b>	

## Improvements Made Thus Far to 403 9th St S.

### Improvement:

### Cost:

#### Windows / Doors

Window, Roof, Siding *PERMIT	\$52
9 New Energy Efficient Windows	\$1,161.00
4 Basement Windows	\$260.00
Wrap 9 Window Frames with Aluminum	\$765
Glass Blocks - Basement Window Encasement (6 Blocks \$3.79)	\$23.74
Exterior Door Knobs / Locks (Two Sets \$44.97 each)	\$89.94

#### New Front Porch Construction

Construction *PERMIT	\$62
Work by Tim Parcher - Deck, Railings Construction	\$4,425
Varnish - Seal Deck & Railings To be completed Sept. 2013	

#### Appliances

Refrigerator	\$502.29
Clothes Dryer - Used	\$200.00
Clothes Washer - Used	\$225.00
Dehumidifier - Energy Star 45 Pint	\$168.00

#### Main Bathroom

Bathtub Faucet	\$56.14
Bathtub	\$186.10
Bathtub Surround	\$87.57
Vanity Light Fixture (Habitat for Humanity ReStore)	\$10.00
Medicine Cabinet (Habitat for Humanity ReStore)	\$32
Exhaust Fan Light Combo	\$31.59
Paneling (Seven 4x8 sheets \$18.94 each) Trim & Glue	\$157.58
Green Board (Three 4x8 sheets \$9.65 each)	\$28.95
Door Knob	\$7.47
Flooring - Vinyl	\$65.45

#### Bedrooms

Carpet (3 rooms)	\$309.72
Closet Rods / Shelving unit	\$23.98
Ceiling Fan / Light Combos (3 units \$49.99 each)	\$149.97
Door Knobs / Locks (3 rooms, \$11.98 each)	\$35.94
Drop Ceiling (3 Rooms)	\$324.16
Drywall & Supplies (3 Rooms)	\$544.93

**Kitchen**

Lights (Habitat for Humanity ReStore) (3 Lights)	\$57
Cabinet Hardware (2 Pkgs. \$19.99 each)	\$39.98
Flooring - Vinyl	\$283.22
Tile Back Splash / Grout	

**Main Living Space**

Kiltz Primer (Four gallons \$29.38 each)	\$117.52
Interior Paint Trim Paint / Cabinets 5 Gallons \$25.97 each)	\$129.85
Interior Paint (Three 5 Gallon Buckets \$64.85 each)	\$194.55
Rental of Sander - Resurfacing Wood flooring	\$75
Varnish - Resurfacing Wood Flooring (2 Gallons \$32.99 each)	\$65.98
Smoke and CO2 Detector	\$33.89
Smoke Detectors (3 units \$4.24 each)	\$12.72
Fire Extinguisher	\$28.89
External Lock Box	\$26.34
Matching Blinds for All Windows	\$53.91
Living Room & Dining Room Light & Fan Combo (2 \$52.99 each)	\$105.98

**\*All items reflect cost of goods purchased only. Labor has NOT been included in this final cost.**

\$11,210.35

**Steel Roof-Est. Shipment/Project Start Date Aug. 26th**

\$3,313.08

Includes new fascia & soffit

This figure does NOT reflect cost of labor.

This figure does NOT reflect cost of disposal of old materials.

This figure does NOT reflect cost of labor for roof tear off.

**Exterior Paint & Repair****Project currently underway -Est. Completion Aug 26th**

Grinding Tools to Remove Existing Mortar (Two \$21.99 each)	\$43.98
Caulk - Case	\$46.68
Grinding Discs/Blades (21 \$1.09 each)	\$22.89
Mortar - Tuck Point (14 80lb bags \$5.25 each)	\$73.50
Tuck Point Tools - Trowels, Hawks, Masks, Glasses, Chisels	\$218.93
Power Washer - Paint Removal	\$399.00
Exterior Paint, Including Trim Paint	\$453.65

**Yard Improvements - Est. Completion Aug 26th**

15' Flag Pole & American Flag	\$69.99
Planter - 24"	\$27.99
Plastic Lattice ( Three 4x8 sheets \$22.48 each)	\$67.44

**\*All items reflect cost of goods purchased only. Labor has NOT been included in this final cost.**

**Total investment into property since July 2009**

\$15,947.48

In regards to Municipal Code 8.07 (5) Hardship.

Current Address: 403 9<sup>th</sup> St. S. LaCrosse, WI 54601

Name: Keith O'Connell Age: 30

Occupation & length of employment: Rivoli Theatre Gen. Employee / 1 1/2 yrs.

Are you currently registered as a full or part time student? If yes, what is your major? \_\_\_\_\_

Yes, Nursing

Please describe the living conditions at 403 9th St S.: I occupy one

of the 3 bedrooms in the house and

would describe the all around condition of the house  
as satisfactory

Do have any safety concerns at 403 9th St S.?: No

Please describe your interactions with your current landlords, MAC Rentals. Please include any positive and/or negative experiences you have had?

Any problems we have had with the house  
have been promptly taken care of by the landlords.

Prior to living at your current address was it difficult to find a place to rent? No

If required to vacate the premises would acquiring a new residence be difficult? Yes

Would a forced move create a financial hardship or burden? Yes

Would relocating create a hardship or grievance affecting your employment, schooling etc.? If yes, please explain: I would have to take time off

work to look for/move to a new apt. all while going to class full time.

Please describe conditions at your **PREVIOUS** place of residency: My previous apt. had faulty wiring and a neighbor who liked to vandalize my car and leave threatening notes.

Please describe your interactions with your **PREVIOUS** landlords. Please include any positive and/or negative experiences you have had at your **PREVIOUS** residence: My previous

landlord was fine, with the exception of taking

6 months to fix a leaky toilet that would occasionally flood my bathroom.

Any additional comments, concerns, or grievances?: I live paycheck to

paycheck. The amount of time I would have

to take off from work to find and move into a

new apt. would be pointless since I wouldn't be able to

afford rent anyway. And I would have to do this

all while going to class full-time.

Please speak honestly and freely. This form was created with the intent to provide information to the Judiciary & Administration Committee, in regards to Municipal Code 8.07 (5) Hardship. Responses given are not required and will not affect the lease held with tenants nor affect the outcome of future references.

If further information is required would you prefer to appear in person or be contacted by phone or mail?

Phone #: 608-317-5117



In regards to Municipal Code 8.07 (5) Hardship.

Current Address: 403 9th St. South LaCrosse WI

Name: Tristan Donaldson

Age: 23

Occupation & length of employment: Student since 2008 in LaCrosse

Are you currently registered as a full or part time student? If yes, what is your major? Full

2008-2012 Art/Photography 2013-2014 Welding

Please describe the living conditions at 403 9th St S.: Current living conditions

are far better than my previous rentals. Definitely more

accommodating and reasonable!

Do have any safety concerns at 403 9th St S.?: No

Please describe your interactions with your current landlords, MAC Rentals. Please include any positive and/or negative experiences you have had?

MAC Rentals has been the most responsible for their property

When compared to previous places. Upkeep is important

and MAC Rentals have no problems fixing/replacing

things in and around the house

Prior to living at your current address was it difficult to find a place to rent? YES

If required to vacate the premises would acquiring a new residence be difficult? YES

Would a forced move create a financial hardship or burden? YES

Would relocating create a hardship or grievance affecting your employment, schooling etc.? If yes, please explain: Moving at this time would be a big inconvenience

for me. School and work will have to suffer as well as my

Parents driving 400 miles to help me move and pay for extra costs.

Please describe conditions at your **PREVIOUS** place of residency: My Previous apartment

with 360 Real Estate was awful. Any concerns or repairs

brought to attention took longer than a week to fix.

Please describe your interactions with your **PREVIOUS** landlords. Please include any positive and/or negative experiences you have had at your **PREVIOUS** residence: 360 Real Estate

Was subpar / bad experiences with office staff. From 2010-2012

my landlord was also subpar / would consider a 'slumlord.'

Any additional comments, concerns, or grievances?: After hearing about possibly

being forced out of my current living space, I was upset

with the situation that the City of LaCrosse would put me

in. I have lived and attended school here since 2008 and

until now, always thought the city was a decent place to live.

I am against the idea of having to re-locate Midfall.

Please speak honestly and freely. This form was created with the intent to provide information to the Judiciary & Administration Committee, in regards to Municipal Code 8.07 (5) Hardship. Responses given are not required and will not affect the lease held with tenants nor affect the outcome of future references.

If further information is required would you prefer to appear in person or be contacted by phone or mail?

Bretton Donaldson

Phone #: 608-790-1550

**From:** MC Christianson Corp

August 16th, 2013

Mark Christianson & Amanda Christianson  
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**To:** Judiciary and Administration Committee

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Parcel 017030065010 403 9th St. S  
Municipal Code 8.07 (A), (B), & (I)

Upon researching the Municipal Code after receiving the "Official Order To Discontinue Using Property As A Rental," (Ref. No. 10695), and signed by David Reinhart on August 7, 2013 we were unable to find a mention of a required registration fee, permit, or license concerning rental properties. To the best of our knowledge, the only fee listed is:

Municipal Code 25.01 8.06 ( c ), ( 5 ), ( a ) Rental Inspections.



# Building and Inspection Department

400 La Crosse St., La Crosse, WI 54601 - (608) 799-7530 - Fax: (608) 789-7589

<http://www.cityoflacrosse.org>

[inspection@cityoflacrosse.org](mailto:inspection@cityoflacrosse.org)

Property Owner:

MARK, AMANDA CHRISTIANSON  
403 9TH ST S  
LA CROSSE, WI 54601-4780

## Certificate of Residential Rental Inspection

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Approval Date: 12/02/09

Parcel Number: 017030065010

Address: 403 9TH ST S

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This certifies that the above captioned residential rental premises have been inspected for compliance with visible minimum building maintenance code standards.

David Arty  
Authorized Signature

By: TT  
District Inspector

This inspection certificate does not indicate or imply any type of guarantee or warranty regarding this property.

COMMENTS: RENTAL INSPECTION 09  
SINGLE FAMILY DWELLING