

January 24, 2014



TO: Teri Lehrke, La Crosse City Clerk
FROM: Rebecca L. and Michael J. LeDocq
2404 Vine Street, La Crosse, WI 54601
Phone: 784-6064 email: ledocq@centurytel.net
RE: Request for hardship waiver - Ordinance 8.07(I)

We recently received notice that we are in violation of certain parts of Ordinance 8.07 (Official Order RefNo. 11598). We would like to request a hardship waiver from Ordinance 8.07(I). We understand and completely agree with the idea and intent of the ordinance and the moratorium on rental properties in order to maintain the integrity of the neighborhood. Our hope is that you will agree that our situation is not at odds with the intent of the moratorium and significant hardship would come from applying it in this case.

In 2003, we convinced my mother (then 70 years old) to move to La Crosse in order to be closer to us as she grew older. We purchased the house at 1106 S. 19th Street to provide my mother with a decent place to live. My mother lives on a very minimal fixed income from Social Security and a small annuity. Her income barely covers food, health insurance and her basic needs. If she were not allowed to continue living in the house, we honestly don't know where she could go. When we applied for the mortgage we were told that since we already owned a home, the only way for us to get a loan for the property was if it were considered a rental. The property was inspected as required. When it was due for another inspection, I indicated to the inspector that we bought the house for my mother and not to "rent out" in the usual interpretation. The inspector indicated that he would make a note of that and did not see the need to do additional inspections.

We have since paid off the mortgage, and honestly were unaware of the passage of Ordinance 8.07 in 2012. We naively paid no attention to anything related to rentals since we never considered ourselves landlords. Considering the property a rental, we mistakenly believed, was simply a requirement of the mortgage. We understand now that the house is still considered a rental since we, as the owners, do not live there. However it is a rental only in this technical sense...we see it as providing support for my mother by giving her a home to live in. We never considered it to be a "rental" in the common interpretation of the term, and we never intend it to be such. When my mother is no longer living or is no longer able to live in the house, it will be sold.

We are certainly willing to register the property, and understand that we are late in doing so. Our hope is that you will grant us a hardship waiver of the moratorium, Ordinance 8.07(I).

Thank you for your consideration,

Rebecca L. LeDocq

Rebecca L. LeDocq

Michael J. LeDocq

Michael J. LeDocq

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Thank you for your consideration

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