

February 7, 2020

City of La Crosse Planning and Zoning Department
Attn: Tim Acklin
400 La Crosse Street
La Crosse, WI 54601

Re: Petition to rezone 317 Losey Blvd S, La Crosse, WI 54601 to an R2-Residence.

Dear Mr. Acklin:

I am hereby submitting a petition to permanently zone 317 Losey Blvd S, La Crosse, WI 54601 as an R2-Residence on behalf of KRJ3S Properties, LLC. The parcel lost its non-conforming duplex status due to vacancy as a result of an IRS seizure. We propose that it will be permanently zoned as an R2- Residence to preserve the existing layout as it is the best use for this unique structure.

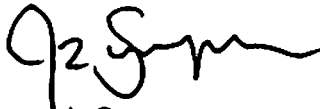
We have already begun major improvements to the structure, including completing The Mayor's Focus on Energy Challenge and extensive clean-up. Our intention is to renovate this once mixed-use residential/storefront dwelling into a clean, thoughtfully designed and energy efficient duplex with one studio and one two-bedroom unit. Improvement plans for the interior include updates to electrical and plumbing, HVAC replacement, all new bath and kitchen finishes, new appliances and new flooring throughout. Improvement plans for the exterior of the property include bringing exits up to code, replacing doors and broken windows and beautifying the landscape. One item that will not be of any concern is adequate off-street parking as there is a 2-car garage and space for 3 cars to park alongside the garage and behind the residence. The u-shaped driveway (see attached map) is also a huge positive, as there is no need to ever back onto Losey Blvd to depart the property.

KRJ3S Properties, LLC is a small, family owned and operated property management company. In addition to 317 Losey Blvd S, we own 1033/1035 Westview Circle Drive in Onalaska and 3201/3203 Lakeshore Drive in the Town of Campbell. With long-term investment being the primary focus, all income over the last 15 years has been re-invested towards improving the properties. These improvements have included; kitchen remodels, new flooring, appliance replacement, new water heaters, stucco repair and painting, new roofs, new windows, exterior door replacement, gutter installation, asphalt replacement, tree removal and planting, additional landscaping, electrical and plumbing updates and continued upgrades as needed at unit-turnovers.

With over 30+ years of residential property management experience between them at Horizon Management Group, INC., my partners, Karen and Reene, bring a level of tenant/landlord knowledge to our small business that most private landlords do not have. We screen applicants thoroughly and lawfully. Along with a standard 1-year lease, our lease packet includes an extensive list of house rules and clear move-in/move-out inspections. We pride ourselves on being transparent and responsive. It is made clear to our tenants, at their move-in, that we want to know when there is a problem. They know that if something is broke, we will fix it. We have returned nearly all of our security deposits in full and all of our tenants have been welcomed to stay well beyond their initial 1-year lease.

As a neighbor myself, I will provide information about our petition to all adjacent neighbors, as well as, the Bluffside Neighborhood Association. Our intention is to answer any questions and address any concerns they may have. With the full support of District 7 council member Gary Padesky, we hope that you agree to approve this petition. We welcome all inquiries and invite you to contact us for a tour if you would like to see this property for yourself.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Sampson", with a stylized flourish at the end.

Joseph Sampson