

P & L RENTALS
1003 N. Fairway Drive
Sparta, WI 54656
608.269.8255

February 21, 2014

La Crosse City Clerk
400 La Crosse Street
La Crosse WI 54656

Re: 911 Johnson Street

To Whom It May Concern,

We are applying for hardship for the subject property located at 911 Johnson Street, La Crosse. We purchased this house for our son to live in while he attends college at Viterbo University. We wanted him to have a nice place to live in while attending school and would most likely resell this home once he was done with school.

Our initial plan for the home was to do a few small updates such as flooring and new toilet fixtures as this home had been vacant for three years. Once we began to clean up the home we discovered a few hidden issues such as the lack of insulation, old knob and tube wiring, and plumbing issues throughout the house were just a few of the new added expenses to this updating project. We have had to invest approx. \$45,000 into the renovation of this home due to all of the unknown conditions when we purchased it.

The area surrounding this home has many rental units located within the two block radius so we now thought we would be able to have our son reside here and rent out the remaining rooms to assist us with the added renovation expense of the home.

After talking with building inspectors several times, we were never informed that there was a zoning change in this area. If we had known this, we would not have purchased this home with having restrictions on this home. When we purchased the building permit from the Building Inspection Department at City Hall we were not informed that there was a zoning freeze on homes being used as rentals as well. This being our first home purchased in La Crosse we were new to all of the rules and regulations governing housing. In our home town of Sparta we are not aware of any such restrictions. This is something that the Building Inspection Department should be informing new buyers when they purchase their homes or building permits.

I contacted Dave, the Chief Building Inspector, after we received the 2.18.2014 Official Order To Discontinue Using Property As A Rental letter. In my conversation with him, he stated that he thought he told us about the zoning rules and that he must have been incorrect and informed someone else and not myself. I have been in close contact with the city building inspectors, especially Dave, for the past six months and they have known my intentions regarding this home since our renovations began.

Discontinuing this home as a rental at this point, would cause hardship to ourselves and to our son. We would have to find alternate housing for our son causing added expense to our already maxed budget. Leaving the home vacant would also be an added expense to our financial condition.

We would greatly appreciate your consideration in allowing this property to be listed as a residential rental unit. We thank you for your time and attention to our crucial request.

Sincerely,

Jon Pauley
Antone Laufenberg