

February 11, 2014

Attn: La Crosse City Clerk
400 La Crosse Street
2nd Floor
La Crosse, WI 54601



RE: Request of Judiciary and Administration Committee for Waiver of Restrictions

Dear Madam Clerk:

Enclosed please find a copy of an official order to discontinue using property as a rental. This property is located at 929 and 931 Redfield Street, La Crosse. It consists of two houses on a single parcel. I have been ordered to discontinue using the property as rental because it is considered a single family residence that was not registered. I am requesting a formal waiver of this restriction. Please consider the following information:

I purchased this property in September, 2012. The previous owner had used the property as a rental for over a decade prior to my purchase. I am enclosing a copy of the Inspection Field Sheet and a Certificate of Residential Rental Inspection. The rental inspection was conducted just prior to my purchase showing that it had been reviewed and approved as two units on the same parcel. As a result, and as the new owner, I had no reason to believe that it would be considered as a single family dwelling in need of registration when the moratorium went into effect in 2013. I am uncertain as to what circumstances would lead anyone to believe that two houses on one lot would be anything other than a rental property, as it physically impossible for an individual owner to reside in two houses at the same time.

Both units are currently rented, with signed leases through May, 2015. The current tenants include young professionals, registered nurses and engineers. When I purchased this property from the prior owner, it was in quite a state of disrepair. I have invested \$25,000 in both of these properties since my 2012 purchase with extensive remodeling. I have remodeled inside and out with new flooring, paint, fixtures, countertops, baths, vanities, installed washers and dryers for tenants, resealed and painted the roof, painted the exterior of the properties and installed new windows throughout both houses. As a result, my property taxes for this property increased almost \$500 this year alone, thereby increasing the City's tax base. I am enclosing a couple of photographs of the before and after of the exterior of one of the houses.

My goal is to own quality units with quality tenants. We do background and criminal checks on all prospective tenants and terminate leases for any violations of our crime and drug free housing requirements. I rehabilitate and remodel any properties that I purchase that are distressed, thereby improving them, increasing the value and accordingly the City of La Crosse tax base.

I would request that you consider granting the waiver for this property. I welcome any discussion or questions regarding this request. You may contact me as outlined below.

Regards,


Shea Ealey

405 South K Street

Sparta, WI 54656

619-436-9438

sheaealey@gmail.com



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

SHEA EALEY RENTALS LLC
405 S K ST
SPARTA, WI 54656

Ref No: 11657

Parcel: 017030033060 Location: 929 & 931 REDFIELD ST

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



Building and Ins. Dept.
400 La Crosse St., La Crosse, WI 54601
<http://www.cityoflacrosse.org>

Property Owner:

PATRICIA A ELLENZ
1142 KANE ST
LA CROSSE, WI 54603-2428

Certificate of Residential Rental Inspection

Approval Date: 08/28/2012

Parcel Number: 017030033060

Address: 929 REDFIELD ST

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

Authorized Signature

By: JE
District Inspector

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

COMMENTS: 929 REDFIELD & 931 REDFIELD



09/11/12
14:33:38

INSPECTION FIELD SHEET

Printed by Eddy, James

INSPECTION: 174662 RENTAL INSPECTION

PERMIT:
STATUS:
APPLICATION: 79342

LOCATION: 929 REDFIELD ST
CITY OF LA CROSSE

PROPERTY ID: 017030033060

OWNER: PATRICIA A ELLENZ

CONTRACTOR: _____

REQUEST BY: _____

DESCRIPTION: 929 REDFIELD 1 OF TWO UNITS ON SAME PARCEL
WORK ORDER:

COMPLY BY

P/F AREA / COMMENT

CHECKLIST:

NO VIOLATIONS FOUND	N
ONE VIOLATION FOUND	N
TWO VIOLATIONS FOUND	N
THREE OR MORE VIOLATIONS FOUND	F
OTC GEN'L ELEC?	N
OTC - SMKE ALRMS BTRY?	F
OTC - SMKE ALRMS OTHER?	N
OTC-CARBON MONOXIDE DETECTOR B	N
OTC-CARBON MONOXIDE DETECTOR O	P
OTC - OVER FUSED?	N
OTC - OPEN WIRING?	F
OTC - HVAC/VENT'G?	N
OTC - HAZARDS?	N
OTC - EXIT/EGRESS?	N
OTC - PLUMBING?	N
OTC - SANITATION?	N
WARRANT REQ'D?	N
CNDM - RE/USE	N
CNDM - REHAB/RAZE	N
CNDM - RAZE&REMOVE	N
OTC-EXTENSION CORDS?	N
CITATION ISSUED?	N
BUILT BEFORE 1940?	N
BUILT 1940-1959	N
BUILT 1960 - 1979	N
BUILT 1980 - 1999	N
BUILT 2000 - 2019	N
SOLD	N
OTC - EXTERIOR?	N
OTC - INTERIOR?	N
VOLUNTARY INSPECTION?	N
NORMAL CYCLE INSPECTION	N

INSPECTOR: 66
 REQUESTED: 08/07/12
 SCHEDULED: 08/08/12 10:00
 UNPAID FEES: .00

RESULT: FAIL
 PRIORITY:
 COMPLETED: 08/06/12
 Date Time
 TIME: TRAVEL
 ONSITE



09/11/12
14:33:38

INSPECTION FIELD SHEET

Printed by Eddy, James

COMMENTS:
SMOKE DET. BATTERIES, CO2 DET. SWITCH COVER

ALL INSPECTIONS:	INSPECTED	INSPECTOR	RESULT	INSP	DESCRIPTION
	08/28/12	66	PASS	R010	RENTAL INSPECTION
VIOLATIONS:					
DATE	STATUS	DEPT	VIOLATIONS		
10/18/11	ISSUED OTC	889	SVC REQU R		
03/11/11	DONE	889	SVC REQU R	APP EX REN	
02/14/11	DONE	889	SVC REQU R	GARBAGE RE	
08/06/10	DONE	889	A-START RE	OUTSD ST R	
01/07/10	DONE	889	SVC REQU R		

09/11/12
14:35:08

INSPECTION FIELD SHEET

Printed by Eddy, James

PERMIT:
STATUS:
APPLICATION: 79343

INSPECTION: 174663 RENTAL INSPECTION

LOCATION: 929 REDFIELD ST
CITY OF LA CROSSE

PROPERTY ID: 017030033060

OWNER: PATRICIA A ELLENZ

CONTRACTOR:

REQUEST BY:

DESCRIPTION: 931 REDFIELD UNIT 2 OF 2 ON SAME PARCEL
WORK ORDER:

COMPLY BY

P/F AREA / COMMENT

CHECKLIST:	P/F	AREA / COMMENT
NO VIOLATIONS FOUND	N	
ONE VIOLATION FOUND	N	
TWO VIOLATIONS FOUND	F	
THREE OR MORE VIOLATIONS FOUND	N	
OTC GEN'L ELEC?	F	
OTC - SMKE ALRMS BTRY?	N	
OTC - SMKE ALRMS OTHER?	N	
OTC - SMKE ALRMS OTHER?	B	
OTC-CARBON MONOXIDE DETECTOR	F	
OTC-CARBON MONOXIDE DETECTOR	O	
OTC - OVER FUSED?	N	
OTC - OPEN WIRING?	N	
OTC - HVAC/VENT'G?	N	
OTC - HAZARDS?	N	
OTC - EXIT/EGRESS?	N	
OTC - PLUMBING?	N	
OTC - SANITATION?	N	
WARRANT REQ'D?	N	
CNDM - HH/USE	N	
CNDM - REHAB/RAZE	N	
CNDM - RAZE&REMOVE	N	
OTC-EXTENSION CORDS?	N	
CITATION ISSUED?	N	
BUILT BEFORE 1940?	N	
BUILT 1940-1959	N	
BUILT 1960 - 1979	N	
BUILT 1980 - 1999	N	
BUILT 2000 - 2019	N	
SOLD	N	
OTC - EXTERIOR?	N	
OTC - INTERIOR?	N	
VOLUNTARY INSPECTION?	N	
NORMAL CYCLE INSPECTION	N	

RESULT: FAIL
 PRIORITY: 08/09/12
 COMPLETED: Date
 TIME: TRAVEL ONSITE

INSPECTOR: 66
 REQUESTED: 08/07/12
 SCHEDULED: 08/08/12 10:15
 UNPAID FEES: .00



09/11/12
14:35:08

INSPECTION FIELD SHEET

Printed by Eddy, James

COMMENTS:
CHANGE BATTERIES ON SMOKE ADD CO2 DETECTORS ONE SWITCH COVE

ALL INSPECTIONS:	INSPECTED	INSPECTOR	RESULT	INSP	DESCRIPTION
	08/28/12	66	PASS	R010	RENTAL INSPECTION

VIIOLATIONS:	STATUS	DEPT	VIIOLATIONS
10/18/11	ISSUED	889	SVC REQU R
03/11/11	DONE	889	SVC REQU R
02/14/11	DONE	889	SVC REQU R
08/06/10	DONE	889	A-START RE
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APP EX REN
GARBAGE RE
OUTSD ST R



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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 PROPERTIES AS RENTALS.

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: 02/27/2014.

(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 January 27, 2014.

Inspector: _____

A handwritten signature in black ink, appearing to read "David", written over a horizontal line.







