

February 13, 2014

City of La Crosse
Attn: City Clerk
400 La Crosse Street
La Crosse, WI 54601

Via Facsimile - 608-789-7552

RE: Parcel 17-30122-30, Location 617 Market Street

Dear Clerk:

This letter is to request that the Judiciary and Administration Committee grant a hardship waiver under § 8.07(1)(5) of the City of La Crosse Municipal Code and permit UR Home Rentals, LLC to file rental registration for the above property. The Judiciary and Administration Committee has authority to grant such a waiver under the following circumstances:

1. Upon showing of substantial and significant hardship caused by the application of the Moratorium on rental registration, and
2. Upon finding that such waiver will not unduly affect the integrity of the study or the purpose for which the ordinance is enacted.

This property has been vacant for more than 12 months. During the period of vacancy the home was vandalized and copper water piping stolen from the interior of the building. Additional damages resulted from the freeze thaw cycle as the home was not heated. UR Home Rentals, LLC has incurred substantial expense in renovating and improving the building (all with proper permits) with the intention of renting it as a single family home. Construction and related clean-up is expected to be complete prior to March 1, 2014.

Refusal to grant the waiver in this case would be hardship on the owner, who is relying on income from the property to pay for the renovation and improvement of the property. The owner would be forced to continue paying maintenance/utility expenses while the home remains vacant. What is more, there is reason to be concerned that the home could be vandalized again.

Quincy H. Hale
(1919-1997)
Thomas H. Skemp
(1935-1977)
Ernest O. Hanson
(1941-2007)
Thomas S. Sleik
(Emeritus)

Robert C. Skemp
Roger L. Innes
James G. Curtis
Charles E. Hanson
David B. Russell
Michael W. Gill*
Thomas L. Horvath
Bryant H. Kos

Margaret Alma Heritzka§
Kevin J. Roop*
Frank M. Doherty*
Thomas J. Kieffer
Craig R. Steger*
Sarah E. Fortune
Jennifer S. Kovar
Garrett T. Fankratz
*Also Licensed in Iowa
*Also Licensed in Wisconsin
§Court Commissioner
§West Family Court Commissioner

Paralegals
Mariane R. Myhra
Andrea L. Parr
Melissa L. Pepin
Sharlene S. Nickelatti
Ashley R. Christensen

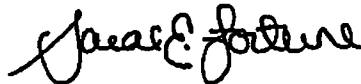
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Granting a waiver in this case would NOT affect the integrity of the study or purpose for which the ordinance was enacted. All but one of the adjacent properties is registered as a single-family rental or multi-family. The property manager lives and works within one mile of property and therefore has a vested interest in maintaining property values within the City of La Crosse. The owner enforces strict rules related to noise, guests, and other activities that may be of nuisance to neighbors. The property has adequate off-street parking relative to the size of the home.

I will be present at the Judiciary and Administration Committee meeting on March 4, 2013 and would be happy to answer any questions the committee might have at that time. Thank you for your attention to this matter.

Best regards,

HALE, SKEMP, HANSON, SKEMP & SLEIK



Sarah E. Fortune
E-mail address: sef@haleskemp.com