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*Hale, Skemp, Hanson,
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Attorneys & Counselors at Law

August 16, 2013

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

RE: Parcel 017030121020, Location 620 9TH Street S.

Dear Clerk:

Our firm represents Richard and Susan Lunenschloss. 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 my client 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.

Richard and Susan purchased this property in 2001 and have used it continuously as a rental property since that time. Richard and Susan own three other rental properties within the City of La Crosse, all of which are properly registered and maintained in good condition. They believed this property to be registered as well. The fact that it was not registered is a regrettable oversight.

Refusal to grant the waiver in this case would be a substantial and significant hardship on Richard and Susan. Richard and Susan are both retired and rely on their rental income as a means of support. Richard and Susan also rely on the monthly rental income from the property to pay the mortgage attached to the property.

Refusal to grant the waiver in this case would also be a substantial and significant hardship on the current tenant, who would be forced to move from the property on short notice and find other

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Via Facsimile - 608-789-7552



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housing. For your convenience, I have attached a copy of the current tenant's lease agreement. The current lease term extends from June 3, 2013 to May 31, 2014.

Given that the property has been continuously rented for the past twelve years, granting a waiver in this case would NOT affect the integrity of the study or purpose for which the ordinance was enacted. Refusal to grant the waiver however would impact the integrity of the study because it would force a change in the use of the property. Specifically, the property, which is currently occupied by a tenant would become a vacant property.

As a final note, my understanding is that part of the impetus for the rental registration moratorium was concern that single family homes in certain areas were being bought up cheap by landlords who did not adequately maintain the properties; thereby eroding the City's tax base and lowering the quality of life for tenants and other area residents. Richard and Susan do not fit into this pattern. This property is well maintained. Tenants who do not maintain the premises in a safe and sanitary manner are not welcome. They are, in short, good neighbors. These are the type of landlords the City should encourage, not the variety these regulations were intended to weed out.

We will be present at the Judiciary and Administration Committee meeting on September 3, 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



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