

**Subject:** order to correct  
**Date:** 12/10/2020 9:00:15 AM Central Standard Time  
**From:** Reinhartd@cityoflacrosse.org  
**To:** ford427man@aol.com  
**Cc:** Snyderc@cityoflacrosse.org

Mr. Keget,

After the inspection yesterday, the following is required to be completed prior to signing the form submitted.

Scrape, prime and paint the main building and the north and east sides. Scrape, prime and paint the east building per City ordinance 103-336, (b)(2) within 180 of receipt of this order.

Remove all outside storage from property per City ordinance 30-2, (b) within 5 days of receipt of this order.

Obtain a building permit for post installed to hold up after per City ordinance 103-34.(a) within 30 days of receipt of this order.

Supply the proper egress throughout both buildings Per IBC within 5 days of receipt of this order.

Supply proper condensate drain for furnace per Wisconsin Plumbing Code 382.38 Table 1 within 30 days of receipt of this order.

Supply an approved paint/spray room and ventilation system per City ordinance 130-33, & 103-65., International Building Code chapter 416, International Mechanical Code and International Fire Code.

Obtain a Junk Dealers license per Municipal Ordinance Article XI Division 1.

A copy of an order to correct was provided yesterday. Attached is the order to correct referenced in that order to correct.

If you have any questions feel free to contact me.

Thanks.

David Reinhart

Chief Building Inspector

City of La Crosse

Community Risk Management

**Subject:** RE: Inspection  
**Date:** 12/10/2018 12:43:16 PM Central Standard Time  
**From:** Reinhartd@cityoflacrosse.org  
**To:** ford427man@aol.com  
**Cc:** Snyderc@cityoflacrosse.org, gilliamk@cityoflacrosse.org, kabatt@cityoflacrosse.org, Sodenk@cityoflacrosse.org, Abrahamr@cityoflacrosse.org

Mr. Reget,

The City has obtained an inspection warrant to inspect the premises at 1800 Rose St. The inspection is scheduled for tomorrow morning, December 11<sup>th</sup> 2018 at 10:00am. Please be present to open all buildings for inspection or the buildings will be entered through any means necessary.

If you have any questions feel free to contact me.

Thanks.

David Reinhart

Chief Building Inspector

City of La Crosse

Fire Prevention & Building Safety

Phone: 608-789-7564

Fax: 608-789-7589

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**From:** Reinhart, David  
**Sent:** Thursday, November 29, 2018 7:52 AM  
**To:** 'ford427man@aol.com'  
**Cc:** Snyder, Craig; Gilliam, Ken; Kabat, Tim  
**Subject:** RE: Inspection

Mr. Reget,

It is unfortunate that you feel that way. I have attached the copy of the order. If you have any questions feel free to contact me

Thanks.

David Reinhart

Chief Building Inspector

City of La Crosse

Fire Prevention & Building Safety

Phone: 608-789-7564

Fax: 608-789-7589

**From:** [ford427man@aol.com](mailto:ford427man@aol.com) [mailto:ford427man@aol.com]

**Sent:** Thursday, November 29, 2018 12:19 AM

**To:** Reinhart, David

**Subject:** Re: Inspection

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Please send me the Compliance order to see what was recommend. As I remember your biggest concern was the air drier in front of the electric panel. I am still waiting for the letter of apology from Craig S for his actions of mistakes. When I get that I will proceed! I'm sure I will be at house thru Christmas finishing it.

In a message dated 11/28/2018 9:53:39 AM Central Standard Time, [Reinhartd@cityoflacrosse.org](mailto:Reinhartd@cityoflacrosse.org) writes:

Mr. Reget,

This Department is aware of the fire that happened in your home and give you our deepest regrets. To that effect we have been holding off on requesting a re-inspection of the property on Rose St. The last inspection performed by this Department was on 5-2-17. The way is sounds your rebuild is almost complete which is wonderful.

Unfortunately we have no knowledge of the current dealings with the Mayor. We would like to continue to work

with you regarding the open order to correct. An inspection is needed to determine the compliance with that order. We respectfully request to perform an inspection early next week to verify and work with you to resolve these issues.

Please let me know if Tuesday, December 4<sup>th</sup> at 10:00am works.

Thanks.

Thanks.

David Reinhart

Chief Building Inspector

City of La Crosse

Fire Prevention & Building Safety

Phone: 608-789-7564

Fax: 608-789-7589

**From:** [ford427man@aol.com](mailto:ford427man@aol.com) [mailto:ford427man@aol.com]

**Sent:** Wednesday, November 28, 2018 12:22 AM

**To:** Reinhart, David

**Subject:** Re: Inspection

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Dave Due to a Fire at our home Feb 9 2018 I am seldom open at 1800 Rose. Fire took garage totally down & went into roof above home. (caused by wife putting ash into her compost pile in garage)I have been rebuilding since April & hope to be mostly finished by Christmas.. Enclosed are photo's of my moving the air drier away from main electrical box.

Due to the harassment from your fellow Inspector on the ticket on the car parked legally on my property & his order for a Junk yard license I don't know if I will ever let you in again without filing a harassment suit against the City of LaCrosse . I have other issues against them also that need to be attended to.. I have asked the Mayor's office for a meeting to discuss issues & NO ANSWER!. I guess when the Mayor see my sign back up on Rose ST maybe I will get his attention!

John Reget.

In a message dated 11/27/2018 12:42:07 PM Central Standard Time, [Reinhardt@cityoflacrosse.org](mailto:Reinhardt@cityoflacrosse.org) writes:

John,

Would like to set up a time to inspect the property regarding the open order to correct. Please let me know if tomorrow morning or Monday, Tuesday, Wednesday morning next week work will work better.

Thanks.

David Reinhart

Chief Building Inspector

City of La Crosse

Fire Prevention & Building Safety

Phone: 608-789-7564

Fax: 608-789-7589



**LEGAL DEPARTMENT**  
City of La Crosse, Sixth Floor City Hall  
400 La Crosse Street, La Crosse, WI 54601  
Ph: 608.789.7511 Fax: 608.789.7390  
Email: attorney@cityoflacrosse.org

**Stephen F. Matty**  
City Attorney

**Krista A. Gallager**  
Deputy City Attorney

**Paul M. Fredrickson**  
Assistant City Attorney

November 10, 2017

Attorney Galen Pittman  
300 North 2<sup>nd</sup> St., Suite 210  
La Crosse, WI 54601

RE: 1800 Rose Street property

Dear Attorney Pittman:

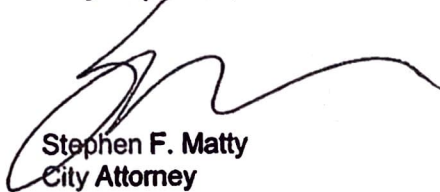
Thank you for your communication from November 2, 2017. In response, I have been authorized to offer the following purchase terms from the City of La Crosse to purchase Mr. Reget's property at 1800 Rose Street. If there is an agreement on these general terms, then a detailed purchase agreement can be drafted. The City's offer and all terms herein are subject to City Council approval.

1. The purchase price shall be two hundred fifty thousand dollars (\$250,000.00).
2. Mr. Reget shall pay all outstanding real estate and personal property taxes, currently estimated on October 17, 2017 as \$560.85 of unpaid personal property taxes and \$6,693.00 of unpaid real estate taxes.
3. The City shall pay the first fifty thousand dollars (\$50,000.00) of environmental remediation costs. Thereafter, Mr. Reget and the City shall share equally in clean-up costs of the property at a 50-50 ratio. The City's cost sharing shall be capped at an additional fifty thousand dollars (\$50,000.00). The City's total contribution for environmental remediation shall be capped at an aggregate one hundred thousand dollars (\$100,000.00).
4. Conveyance and closing shall occur prior to December 31, 2017.
5. Mr. Reget shall remove all of his personal property prior to closing.
6. The City shall pay any necessary demolition costs on the property.

7. The City shall address the sign easement on the property as it sees fit as new owner of the property.

This offer is open for your client's acceptance through **Wednesday, November 22, 2017** at noon. If your client wishes to accept this offer, please advise in writing. If we do not hear from you, we will assume your client has rejected the offer. Thank you, in advance, for your time and attention to this matter.

Very truly yours,



Stephen F. Matty  
City Attorney

Cc: Mayor  
Director of Planning and Economic Development



**La Crosse Fire Department - Community Risk Management**  
*Ken Gilliam - Fire Chief*

726 5th Ave. S., La Crosse, WI  
www.cityoflacrosse.org

(608) 789-7260  
inspections@cityoflacrosse.org



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## **OCCUPANCY INSPECTION RESULTS**

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**Inspection Date:** 6/17/2020  
**Inspection Number:** 046976-2020  
**Inspector:** Hanson, Mark  
**Inspection Type:** Fire - Occupancy - Semi-Annual

**Occupancy ID:** 4A-ROSE1800-00-N  
**Business Name:** John's Auto Body  
**Business Type:** Commercial  
**Location:** 17-10279-70 (1800 ROSE ST)

**Overall Inspection Results: No Violations Found**





**La Crosse Fire Department - Community Risk Management**  
*Ken Gilliam - Fire Chief*

726 5th Ave. S., La Crosse, WI  
www.cityoflacrosse.org

(608) 789-7260  
Inspections@cityoflacrosse.org



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## OCCUPANCY INSPECTION RESULTS

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**Inspection Date:** 12/9/2020  
**Inspection Number:** 066479-2020  
**Inspector:** Soden, Kyle ([SodenK@cityoflacrosse.org](mailto:SodenK@cityoflacrosse.org))  
**Inspection Type:** Fire - Occupancy - Semi-Annual

**Occupancy ID:** 4A-ROSE1800-00-N  
**Business Name:** John's Auto Body  
**Business Type:** Commercial  
**Location:** 17-10279-70 (1800 ROSE ST)

**Overall Inspection Results: Violations Found - Not Resolved**

*The following violation was found, and requires your prompt attention to remedy:*

**Please Resolve HOUSEKEEPING - ACCUMULATION OF WASTE PROHIBITED by 11/27/2020**

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NFPA 1: 19 Combustible Waste

19.1.2 Person owning or having control of any property shall not allow any combustible waste material to accumulate in any area or in any manner that creates a fire hazard to life or property.

Municipal Ordinance 18-27 Fire Marshal and Inspectors

(B) Orders. Whenever officers or inspectors of the Fire Department shall find in any building or upon such premises dangerous or hazardous conditions, he or they shall order such dangerous conditions or materials removed or remedied in a manner specified by the Fire Marshal. These dangerous or hazardous conditions are enumerated, but not limited to, as follows:

- 1) Dangerous or unlawful amount of combustible or explosive matter.
- 3) Dangerous accumulations of rubbish, dust, waste paper, boxes, shavings or other highly inflammable materials.
- 4) Accumulations of dust or waste materials in air conditioning systems or of grease in kitchen exhaust ducts.
- 5) Obstructions to or on fire escapes, stairs, passageways, doors or windows, liable to interfere with the operations of the Fire Department or egress of occupants in case of fire.
- 6) Any building or other structure which for want or repair, lack of sufficient fire escapes or other exit facilities, automatic or other fire alarm apparatus or fire extinguishing equipment, or by reason of age or dilapidated condition or from any other cause, creates a fire hazard.