

26-0715

PETITION FOR CHANGE TO ZONING
CITY OF LACROSSE

AMENDMENT OF ZONINGDISTRICT BOUNDARIES

Petitioner (name and address):

Spenser Nickelatti 444 Main St Suite 101, La Crosse , WI 54601

Owner of site (name and address):

Spenser Nickelatti Carpe Diem WI Properties LLC.

Address of subject premises:

1233-1235 16th St S. La Crosse, WI 54601

Tax Parcel No.:

017040026130

Legal Description (must be a recordable legal description; see Requirements):

Lot 11 in Block 10 of Healy & Anderson's Second Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, EXCEPT the East 45 feet thereof.

Zoning District Classification:

R-1

Proposed Zoning Classification:

R-2

Is the property located in a floodway/floodplain zoning district?

___ Yes ☒ No

Is the property/structure listed on the local register of historic places?

___ Yes ☒ No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?

☒ Yes ___ No

Is the Rezoning consistent with the policies of the Comprehensive Plan?

☒ Yes ___ No

Property is Presently Used For:

Existing Single-Family Residential Dwelling

Property is Proposed to be Used For:

Two-Family Residential Dwelling (duplex)

Proposed Rezoning is Necessary Because (Detailed Answer):

The property is currently improved with a single-family residence. Rezoning from R-1 to R-2 is requested to allow the property to be used as a duplex. The proposed use is compatible with the surrounding residential neighborhood, is consistent with the City's Future Land Use Map and Comprehensive Plan, and will provide an additional housing opportunity without changing the residential character of the area.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

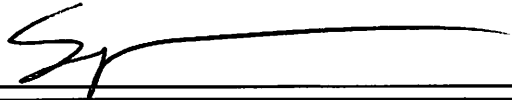
The proposed use remains residential in nature and is compatible with surrounding residential development. The existing structure will be maintained and any improvements will comply with applicable building, fire, parking, and zoning regulations. The rezoning will not create adverse impacts related to traffic, noise, public safety, or neighboring property values.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

The requested R-2 zoning is consistent with the City's Comprehensive Plan and Future Land Use Map. The rezoning supports the City's goals of providing a variety of housing options, encouraging efficient use of existing residential properties and infrastructure, and promoting sustainable neighborhood development.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 29th day of September, 2025.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



(signature)

(608) 498 -1323

(telephone)

6/26/26

(date)

spenser@nickelatti-re.com

(email)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 7th day of July, 2026

Signed: 

Dept

Director of Planning & Development



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

File Complete

File Number: 26-0715

File ID: 26-0715	Type: Ordinance	Status: Draft
Version: 1	Reference:	In Control: Judiciary & Administration Committee
		File Created: 07/01/2026
File Name: Rezoning - 1233-1235 16th ST S		Final Action:
Title: AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for redevelopment of the building into a duplex at 1233 & 1235 16th St. S.		

Routing: CPC 8.3.2026
J&A 8.5.2026

Agenda Date: 08/05/2026

Sponsors:

Effective Date:

Attachments: 26-0715 Ordinance, 26-0715 300-foot Property Owner Buffer List, 26-0715 Property Owner Buffer Map

Enactment Number:

Contact:

Hearing Date:

Drafter: craigs@cityoflacrosse.org

Effective Date:

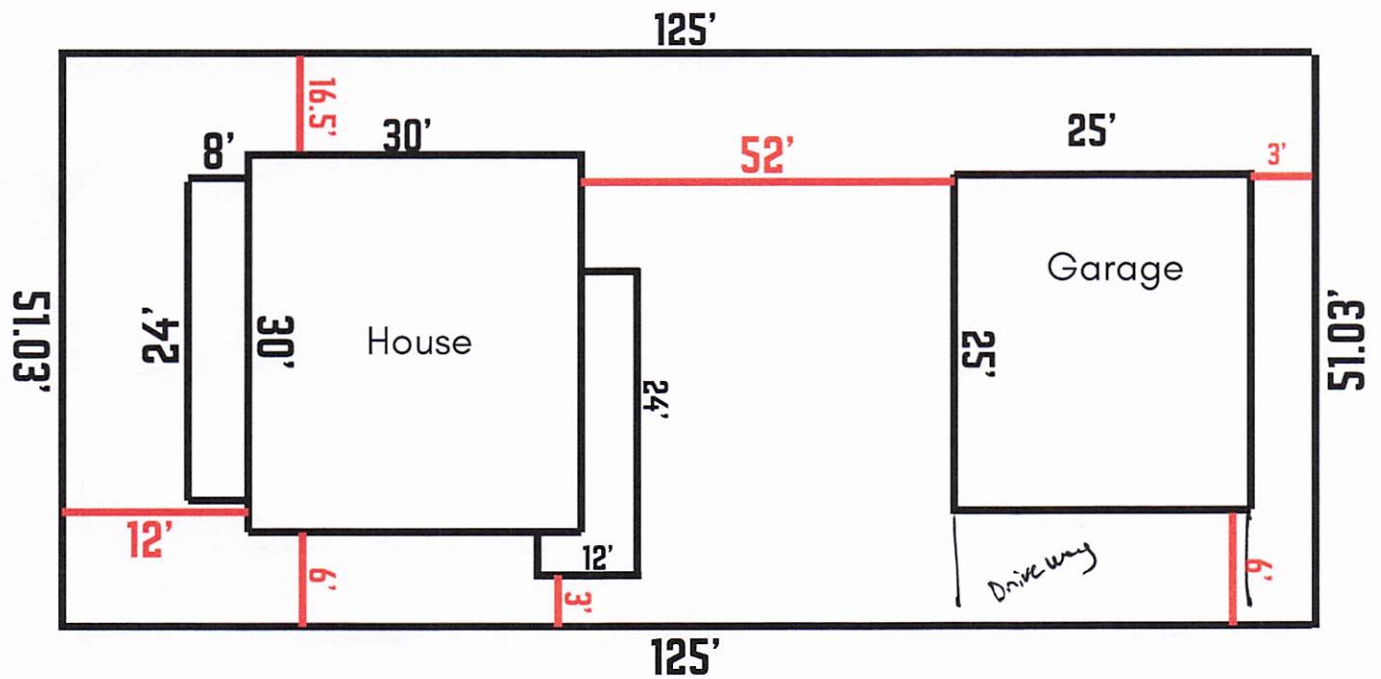
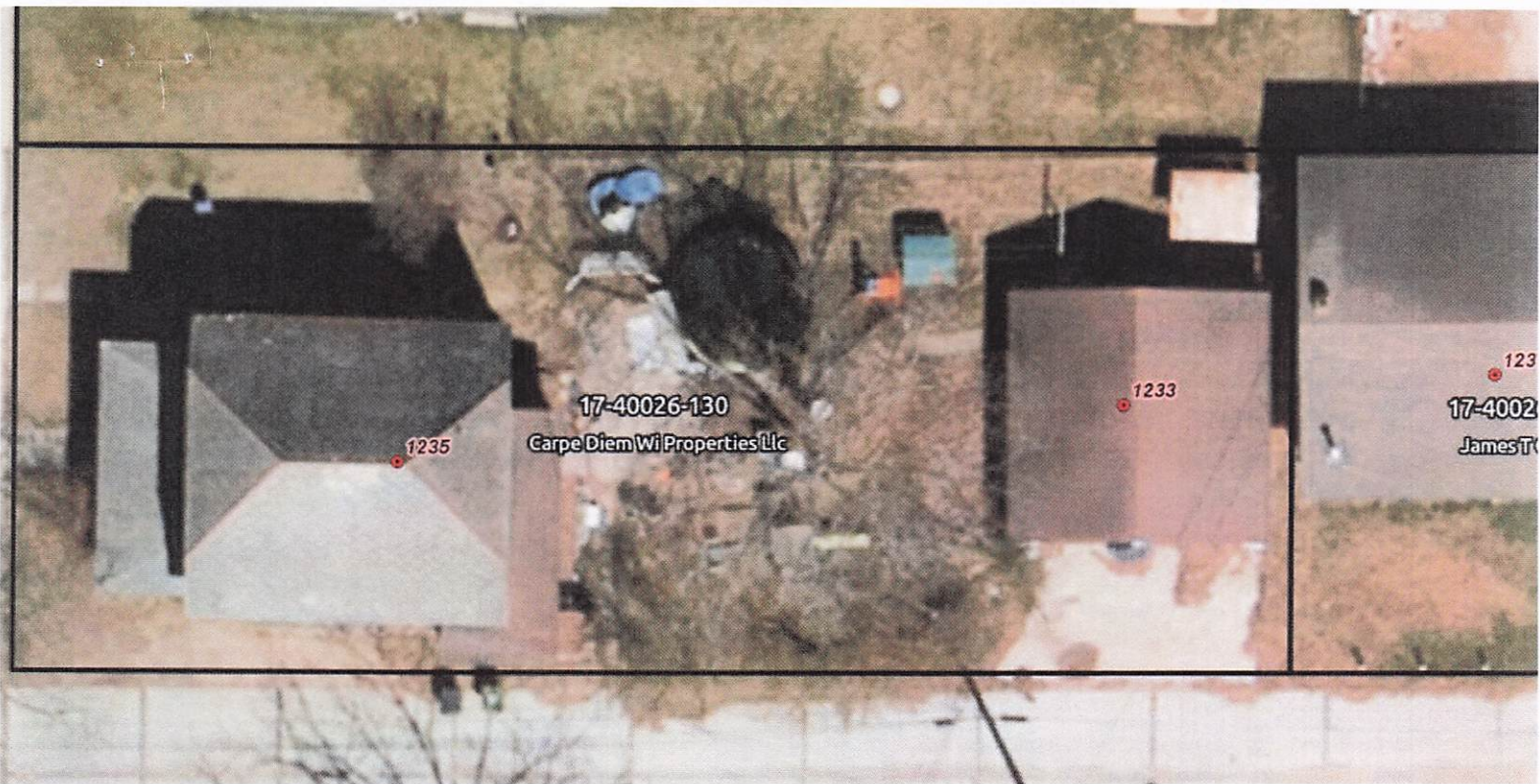
History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26-0715

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for redevelopment of the building into a duplex at 1233 & 1235 16th St. S.

Tim (Planning) Approved: / 2026

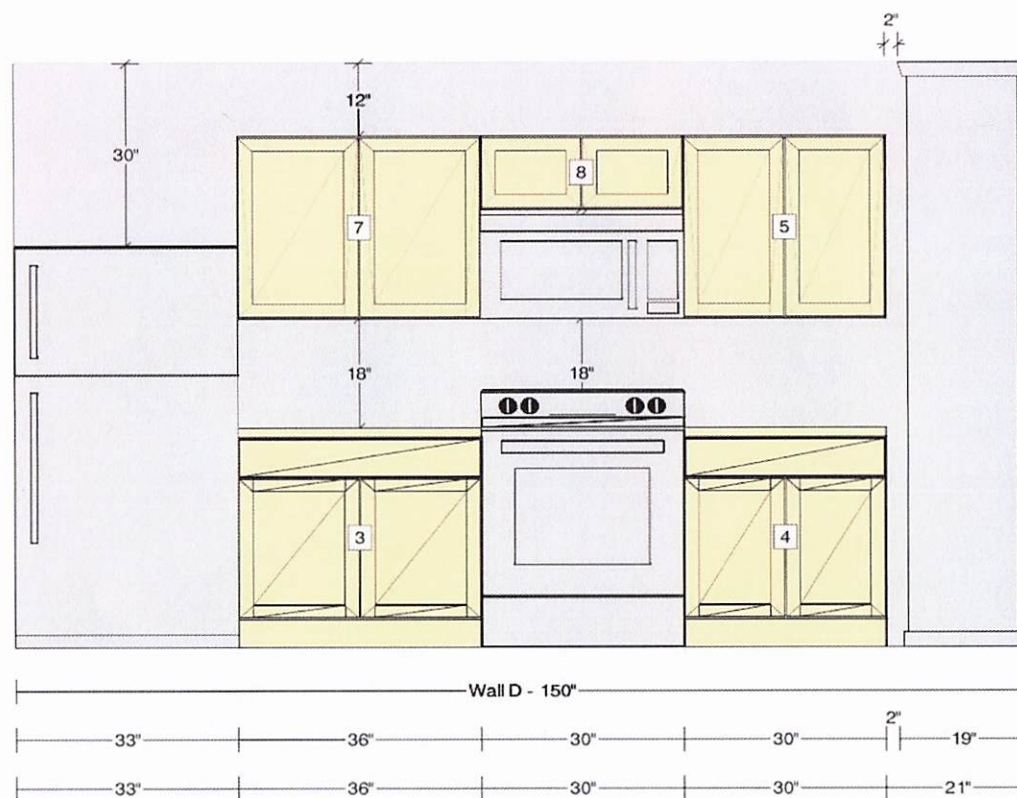


1233-1235 16th St S, La Crosse WI 54601

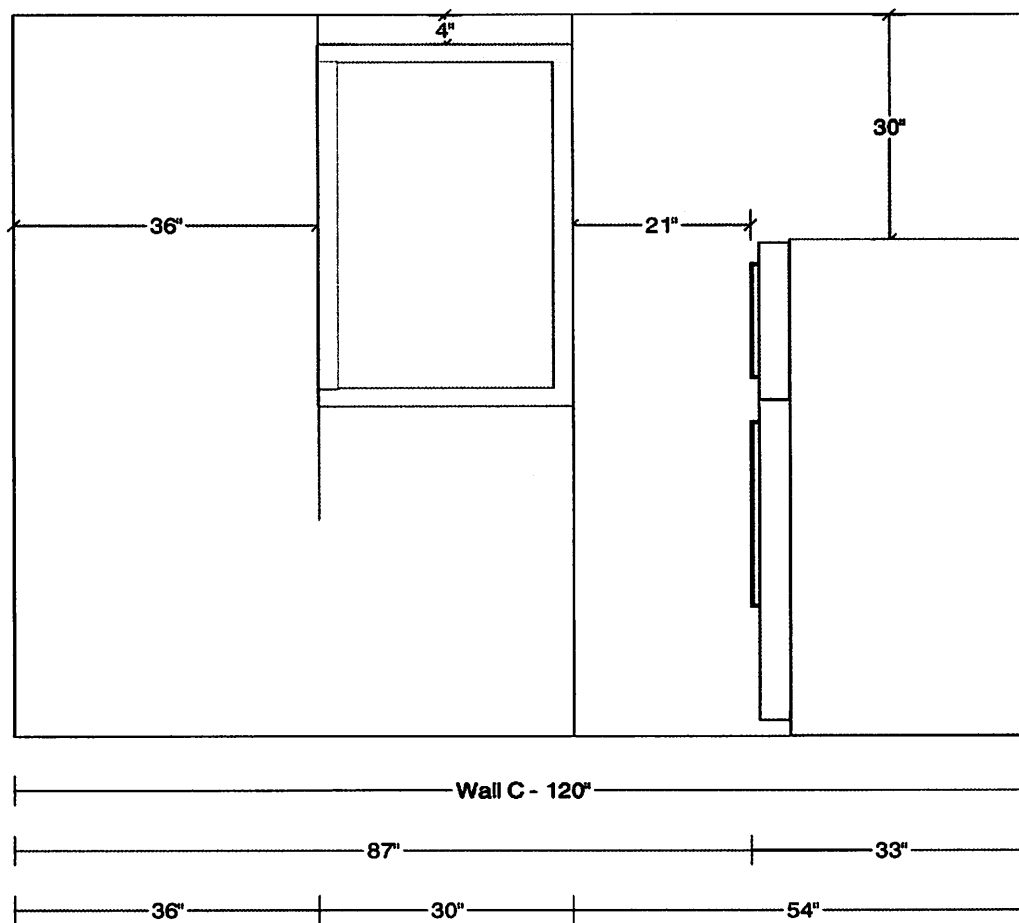
- House & Garage pre-existing.
- No dimensional changes will occur to either structure or structure's locations.
- Building permit for the upper unit 1235 16th St S.

1235 16th st

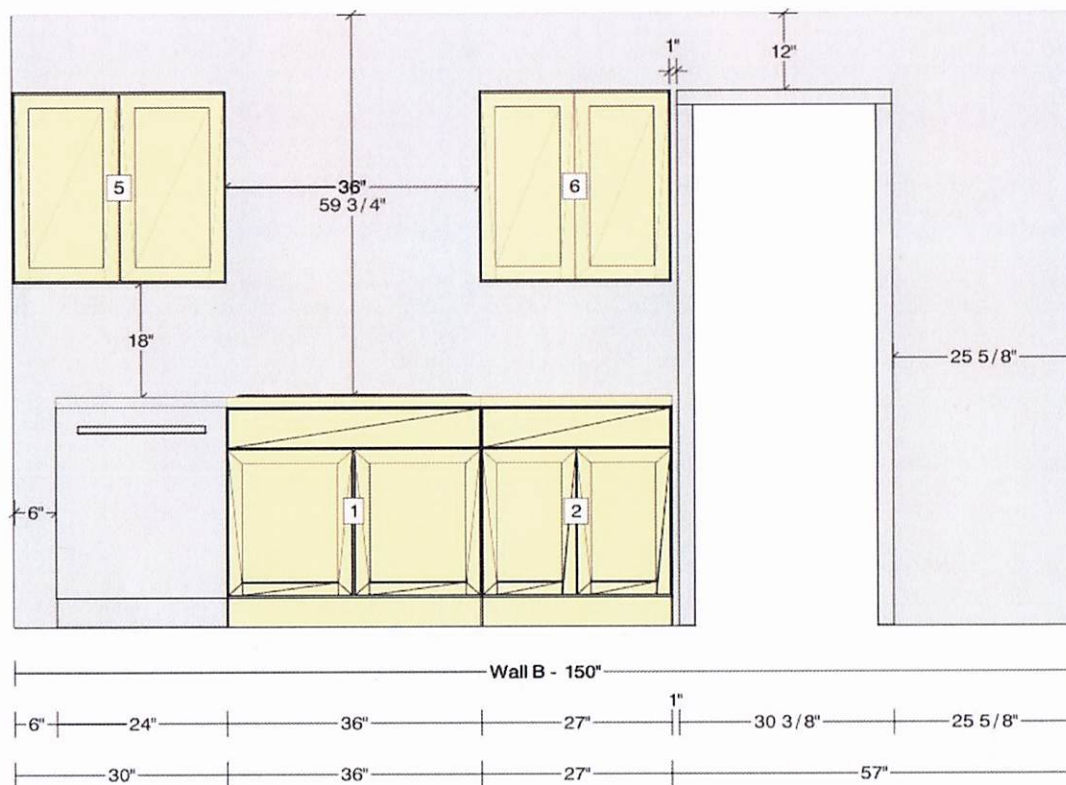
Kitchen



Kitchen



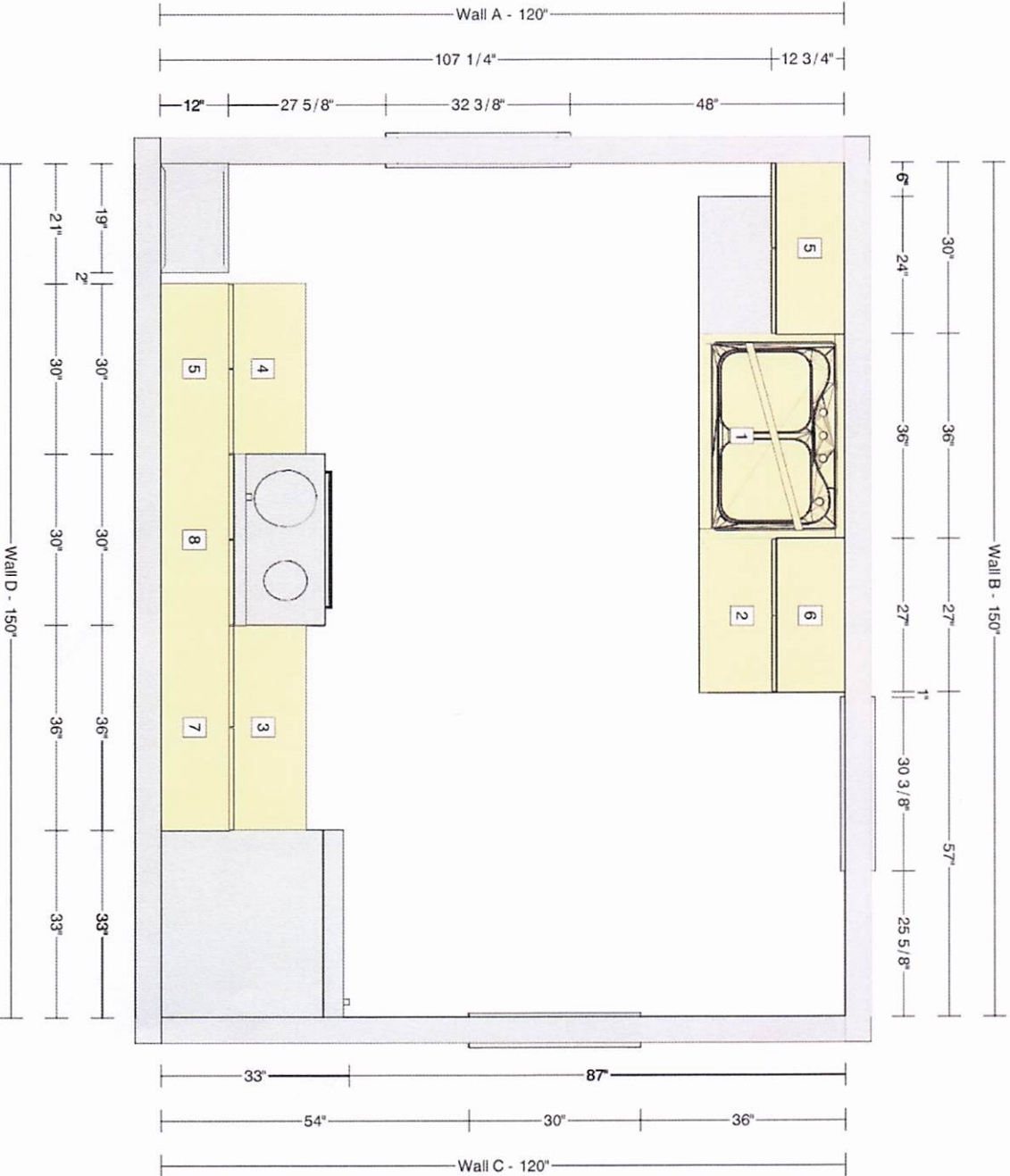
Kitchen



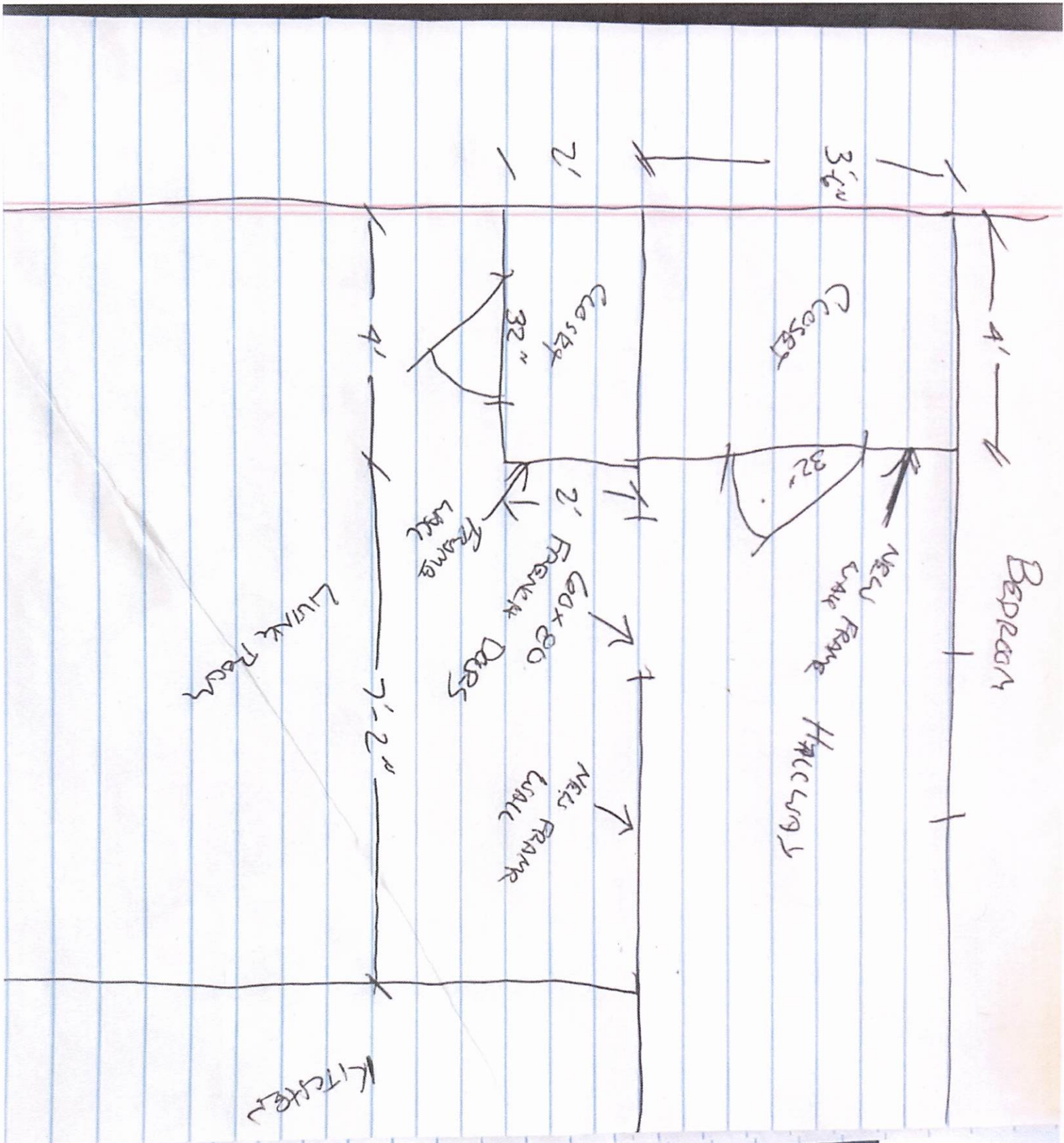
FLOOR PLAN

1235 16th st

Kitchen



Living & Bedroom



Bathroom

