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 NRE Properties LLC.

Address of subject premises:

2423 16th St S. La Crosse, WI 54601 1613, 1617 Chase Street

Tax Parcel No.: 1750286040

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

see attached document due to length of description.

Zoning District Classification: M1-Light Industrial

Proposed Zoning Classification: C2- Commercial

Is the property located in a floodway/floodplain zoning district? ___ Yes X No

Is the property/structure listed on the local register of historic places? ___Yes X No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? X Yes ___ No

Is the Rezoning consistent with the policies of the Comprehensive Plan? X Yes ___ No

Property is Presently Used For:

Mixed-use property consisting of warehouse space, contractor business operations, office space, and an existing four-bedroom residential apartment (formally a Watchemen's quarters).

Property is Proposed to be Used For:

Mixed commercial use with the continued use of the existing four-bedroom residential apartment under C-2 Commercial zoning.

Proposed Rezoning is Necessary Because (Detailed Answer):

The property currently contains a mix of warehouse, office, and commercial uses, along with an existing four-bedroom residential apartment that historically served as watchman's quarters. The requested rezoning from M-1 Light Industrial to C-2 Commercial will allow the continued lawful use of the existing residential unit while permitting commercial uses that are more consistent with the property's current character and the surrounding area.
The City's Comprehensive Plan recognizes that the Trane & Chart District contains a mix of industrial, commercial, and residential uses and identifies opportunities for properties transitioning from industrial use to accommodate additional residential uses. The proposed rezoning promotes the productive reuse of an existing building, supports future commercial investment, and better aligns the property's zoning with its existing and intended use.

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

The proposed rezoning will not be detrimental to the neighborhood or public welfare because it formalizes the existing mixed-use character of the property without substantially changing its intensity or footprint. The property already contains warehouse, office, commercial, and an existing residential unit. Rezoning to C-2 Commercial will allow these uses to continue in a zoning district that is more appropriate for the property's current and intended use.
The rezoning will not increase traffic, create incompatible land uses, or adversely impact neighboring properties. Any future improvements or changes to the property will remain subject to all applicable zoning, building, fire, and life-safety regulations. The request promotes the continued productive use of an existing property while remaining compatible with the surrounding neighborhood.

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

The proposed rezoning is consistent with the City's Long Range Comprehensive Plan because it supports the productive reuse of an existing property within the Trane & Chart District. The Comprehensive Plan recognizes that the district contains a mix of industrial, commercial, and residential uses and identifies opportunities for properties transitioning away from industrial use to accommodate additional residential development. Rezoning the property from M-1 Light Industrial to C-2 Commercial will allow the continued use of the existing residential apartment while supporting compatible commercial uses. The request aligns the property's zoning with its existing mixed-use character, encourages reinvestment, and promotes efficient use of existing buildings and infrastructure.

AFFIDAVIT

STATEOF)
) ss
COUNTYOF)

The undersigned, _____, being duly sworn states:

1. That the undersigned is an adult resident of the City of_____State of _____.

2. That the undersigned is (one of the) legal owner(s) of the property located at _____.

3. By signing thisaffidavit, the undersigned authorizes the application for a conditional use permit/districtchange or amendment (circle one) for said property.

_____
Property Owner

Subscribed and sworn to before me this 7th day of _____, 20__.

_____
Notary Public
My Commission expires _____.

Timothy Acklin 7/7/2026

2423 16th St S.
LEGAL DESCRIPTION

Part of the NE ¼ of the SE ¼ of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows:
Beginning at a point on the South line of said NE ¼ of the SE ¼, 366.3 feet West of the Southeast corner thereof; thence West along the South line of said NE ¼ of the SE ¼, 229.2 feet to the East line of 16th Street; thence North 9° 25' West, 126.78 feet along the East line of 16th Street; thence East and parallel to the South line of said NE ¼ of the SE ¼, 130 feet; thence South 56° 48' East 142.1 feet; thence South 2° 09' East, 47 feet to the place of beginning., EXCEPT Commencing at the Southeast corner of said Section 8; thence North 42° 14' 23" West, 556.50 feet to the Northwesterly corner of South Avenue and South 17th Street; thence along the West right-of-way line of said South 17th Street North 01° 55' West 879.09 feet to the South right-of-way line of Chase Street; thence North 01° 17' 14" West, 33.00 feet to the North line of Chase Street; thence along said right-of-way line North 89° 30' 37" West, 229.14 feet to the East right-of-way line of South 16th Street; thence along said right-of-way line North 8° 56' 28" West, 67.63 feet to the point of beginning of this EXCEPTION: Thence continuing along said right of way line North 8° 56' 28" West, 59.10 feet; thence South 89° 28' 18" East, 130.42 feet; thence South 56° 05' 36" East, 55.21 feet; thence South 81° 01' 28" West, 169.12 feet to the point of beginning of this EXCEPTION.

Together with and subject to a perpetual easement over a strip of land 40 feet wide, the centerline of which shall be the Northeasterly line of the above described parcel, said easement located partially on the NE ¼ of the SE ¼ of Section 8, Township 15 North, Range 7 West and partially on Lot 2 of La Crosse County Certified Survey Map filed on January 2, 2018 in Volume 17 of Certified Survey Maps, page 90, as Document No. 1704608.

1613 Chase Street, 1617 Chase Street, and 2423-2425 16th Street So., La Crosse, WI 54601.

cityoflacrosse.org/Your-Government/Departments/Planning-Development/Planning-Zoning/Comprehensive-Plan?utm_source=chatgpt.com#docaccess-0c7
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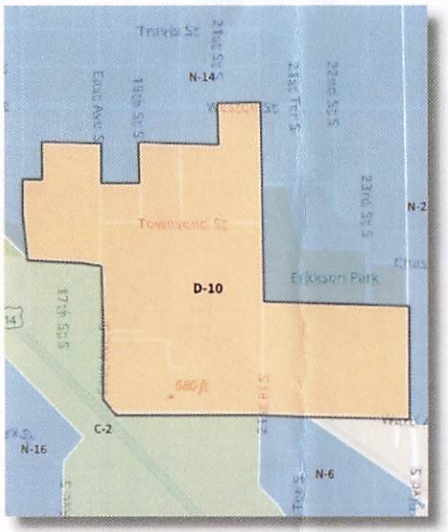
TRANE & CHART DISTRICT (D-10)



District Description

The Trane & Chart district straddles Highway 14 and the railroad right-of-way. It includes several facilities owned and operated by Trane Company, one of the larger employers in the City, as well as a variety of uses including high- and low-intensity commercial. There are minor residential components within the district as well.

Vision for Future Land Use

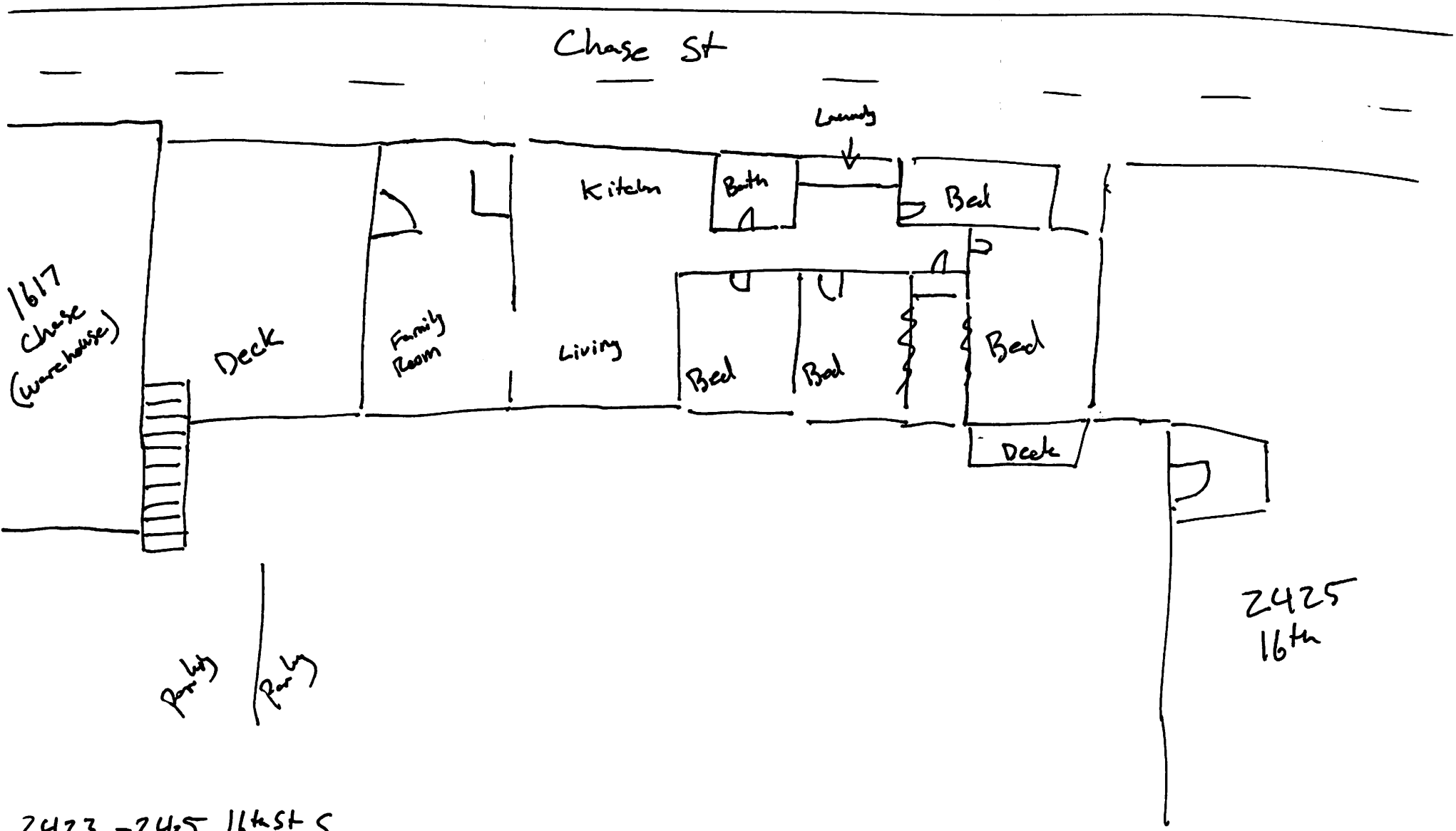
The vision for future land use within this district is highly dependent on future trends in needs for industrial space. If existing buildings used for industrial space is transitioned away from industrial, there is the potential to create medium-high-density residential within the district. However, consideration should be given to needs for industrial employer expansion within the City.

Voices from the community

"The HCCA is an essential part of the La Crosse area. The local government should work with them more to recognize and affirm that Hmong people are a respected part of our community."

"Biking across the railroad tracks here is very rough. I have seen other cities with smoother rail crossings, or just replacing the wood would be great"

Existing Uses	Low-Density Residential	Medium-Density Residential	High-Density Residential	Low-Intensity Mixed-Use	High-Intensity Mixed-Use	Neighborhood Retail/ Commercial	Commercial	Industrial	Institutional	Parks and Open Space	Conservancy, Wetlands, Agricultural
A	U	D	D	A	D	D	A	A	U	A	A



2423 - 2425 16th St S

1613 & 1617 Chase St

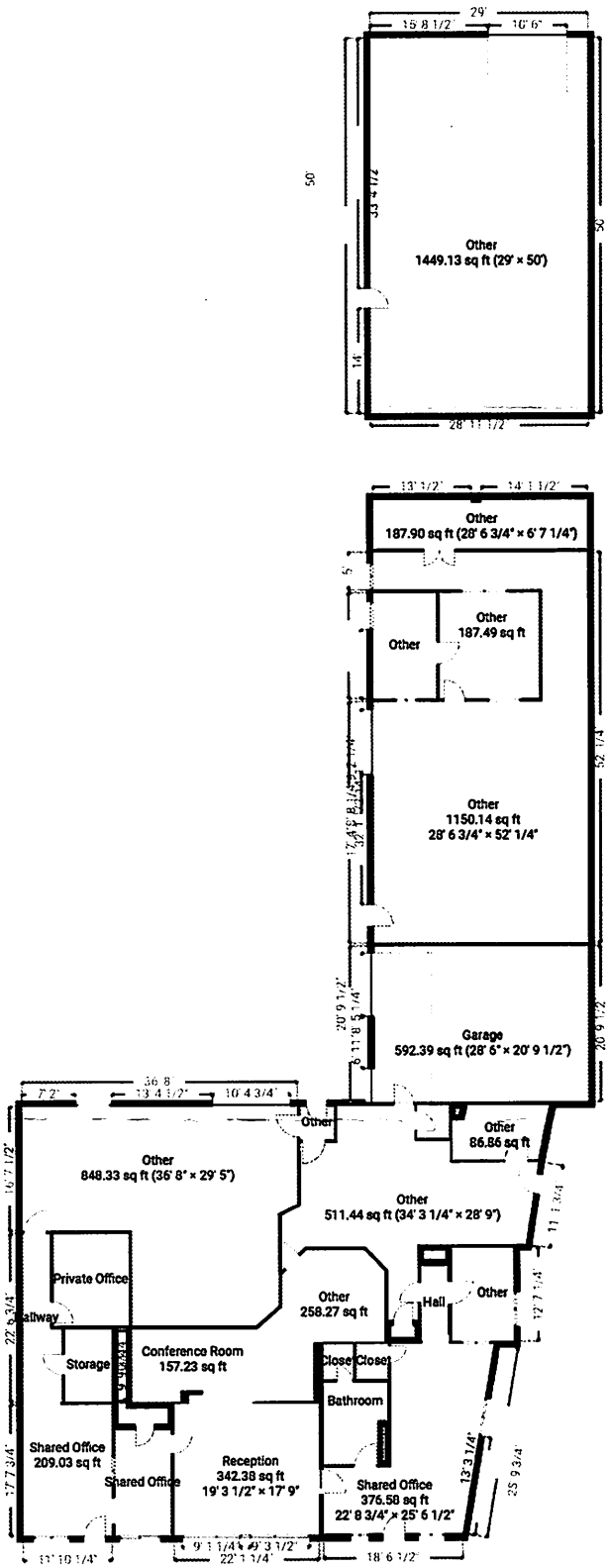
1613 Chase is the 2nd Floor Apartment (4Bd 1Ba)
2,400 sqft

2423-2425 16th St S, 1613 & 1617 Chase St

TOTAL AREA: 7,726sqft·FLOORS:1·ROOMS:20

This floor plan was created using LiDAR technology. Measurements are approximate and may not be 100% accurate. Please refer to the estimated total square footage listed in the report for official measurements.

▼ Ground Floor



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 8' 16' 24' 32' 40'

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