

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Spenser Nickelatti
543 Driftwood St, West Salem, WI 54609

Owner of property (name and address), if different than Applicant:

Yan Pan
215 Copeland Ave La Crosse, WI 54603

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

TBD

Address(es) of subject parcel(s): 215 Copeland Ave, La Crosse, WI 54603

Tax Parcel Number(s): 17-10030-40

Legal Description (must be a recordable legal description; see Requirements): Southern Addition Lot 4 Block 48 EX W 10 FT Taken For Alley In Resl Dec No 1381906 - SEE ATTACHED

Zoning District Classification: C1 - Local Business - App submitted to rezone to RS - Multiple Dwelling

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-343(1) If the use is defined in Sec.:

- 115-347(6)(c)(1) or (2), see "" on the next page.
- 115-353 or 356, see "" on the next page.

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

Description of subject site and CURRENT use: Currently a vacant 10BR house. Rough shape it need of extensive remodeling

Description of PROPOSED site and operation/use (detailed plan of the proposed site): Affordable housing in the form of co-living. 10BRs with shared spaces

Type of Structure proposed: Multi-dwelling R-5

Number of current employees, if applicable: -

Number of proposed employees, if applicable: -

Number of current off-street parking spaces: 4

Number of proposed off-street parking spaces: 4

* If the proposed use is defined in Sec. 115-347(6)(c)

_____ (1) and is proposed to have 3 or more employees at one time, a 500-foot notification is required and off-street parking shall be provided. Will there be 3 or more employees at one time? Y__ N

12/21/11 or
_____ (2) a 500-foot notification is required and off-street parking is required.

Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

****If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be notified of the privacy fence provision by the City Clerk.**

Check here if proposed operation or use will be a parking lot: _____

Check here if proposed operation or use will be green space: _____

Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. **Any such replacement structure shall be completed within two (2) years of the issuance of any demolition or moving permit.**

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

[Signature]

(signature) (date)

(telephone) (email)



STATE OF WISCONSIN)
)ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 6 day of September, 2024, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Cassandra J. Wettleson

Notary Public
My Commission Expires: 8-21-27

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 11th day of September, 2024.

Signed: [Signature], Plan Manager

Director of Planning & Development



AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF La Crosse) ss

The undersigned, Yan Pan, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of La Crosse,
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
215 Copeland Ave La Crosse WI 54603
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a
conditional use permit/district change or amendment (circle one) for said property.

Yan Pan
Property Owner

Subscribed and sworn to before me this 6 day of September, 20 24.

Cassandra J. Wettleson

Notary Public
My Commission expires 8-21-27.



September 6, 2024

VIA HAND DELIVERY

Spenser Nickelatti
543 Driftwood Street
West Salem, WI 54669

Dear Sir or Madam:

My name is Spenser Nickelatti and I am filing the attached paperwork with the hope that my applications are approved so I may purchase the property located at 215 Copeland Avenue.

My background as a landlord is extensive. I own several area properties. I have purchased many dilapidated properties and spent millions of dollars in improvements to be able to provide affordable housing to residents of the La Crosse and surrounding area. The home that is the subject of this filing will require extensive remodeling. When finished, this property will help to fill the affordable housing gap by allowing ten citizens to rent at an affordable price and will include a shared kitchens and multiple shared bathrooms as well as all utilities and high-speed internet. The safety of the occupants is important to me. The home will include smoke detectors, carbon monoxide detectors, fire extinguishers and first aid kits. Keys will be provided to each resident allowing access to their designated room.

My property manager, Munson Realty, conducts a strict background check on all potential renters to ensure we are providing a safe environment for all who will occupy the home and those living nearby. If I am able to purchase this property, the improvements to this home and addition of affordable housing will improve the neighborhood and benefit the La Crosse community as a result.

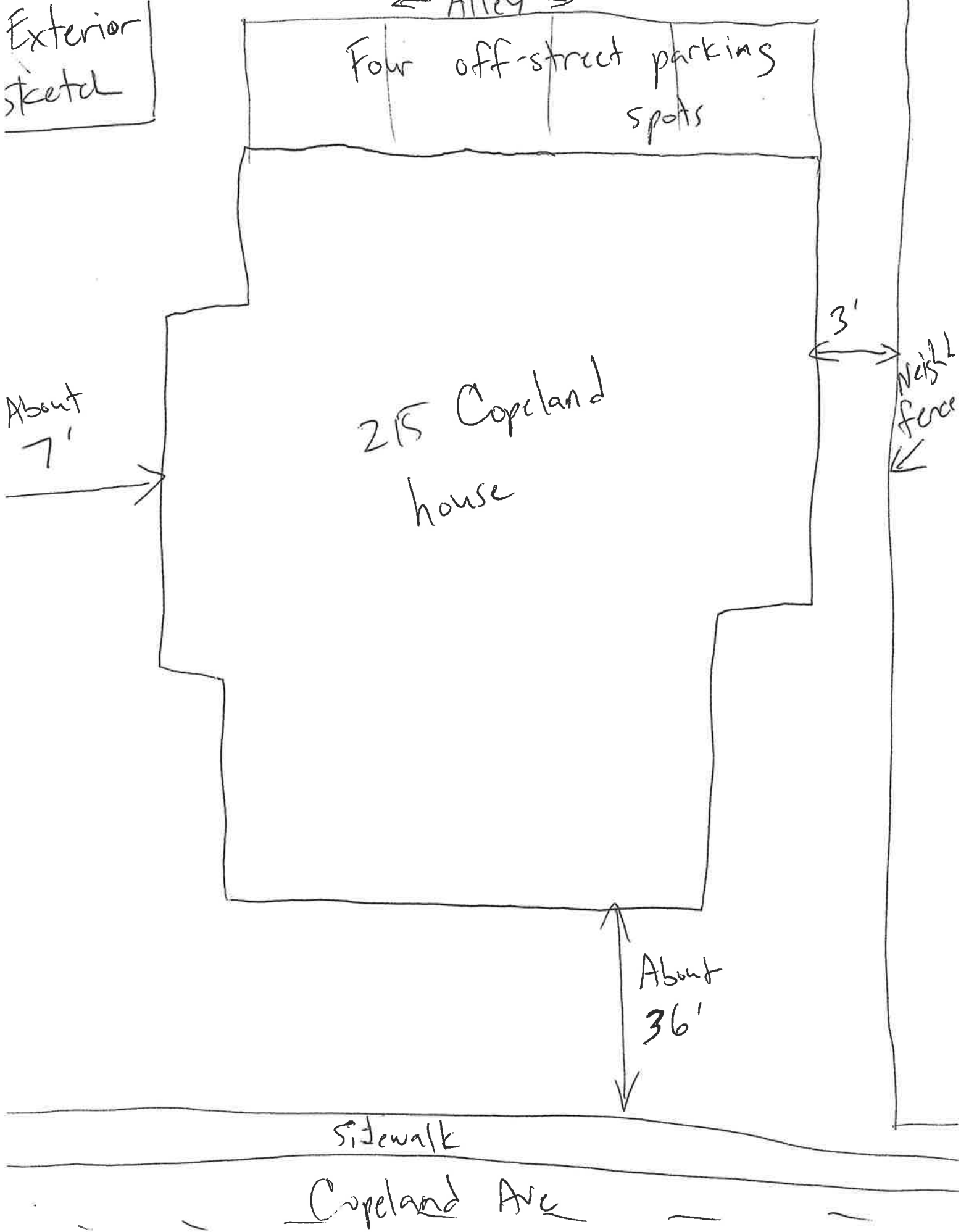
Thank you for your consideration.

Respectfully,

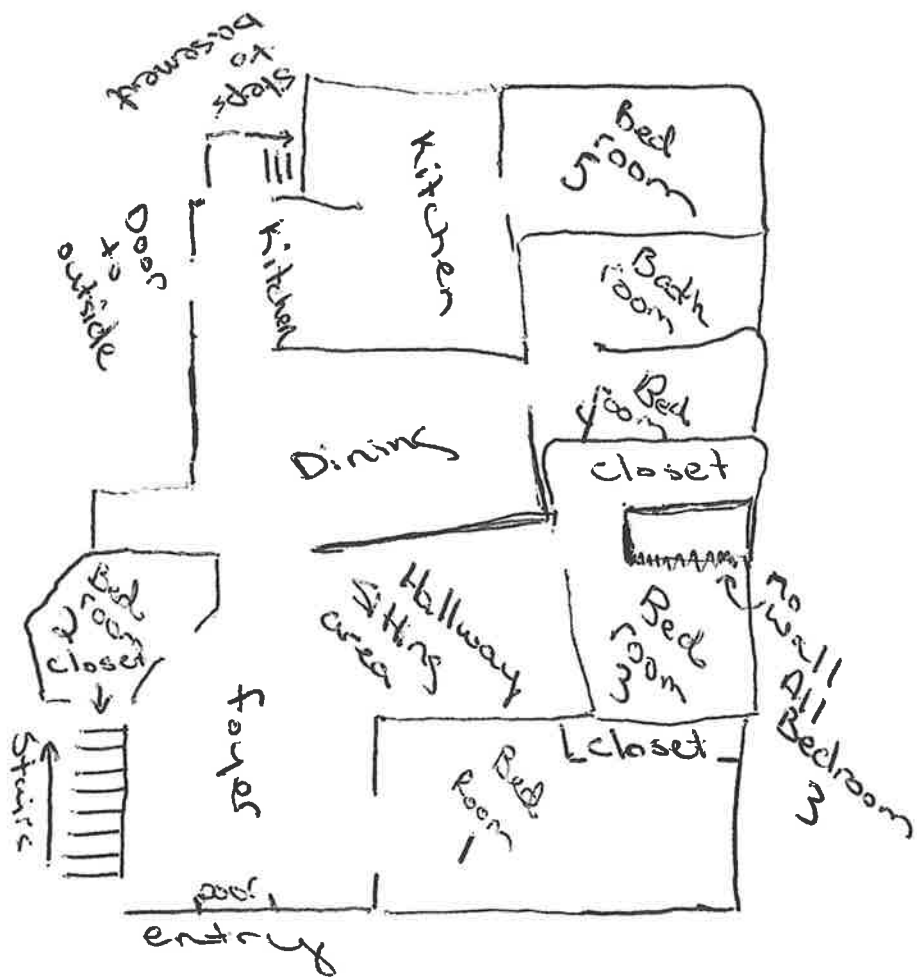


Spenser Nickelatti

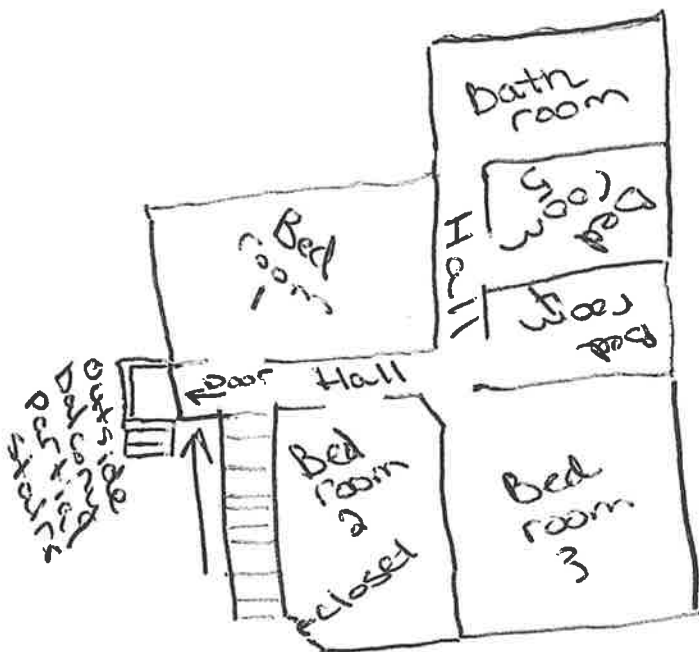
Exterior sketch



First Floor 5 Bedrooms



2nd Floor 5 Bed rooms





DOCUMENT NUMBER

GUARDIAN'S DEED

1495091

LACROSSE COUNTY REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
02/15/2008 01:30PM

REC FEE: 11.00
TRANSFER FEE: 300.00
EXEMPT #:

PAGES: 1

Dawn Rootness, as guardian of
Ronald P. Taterek,

for a valuable consideration conveys, without warranty, to
~~xxxxxxx~~ Ri Fa Li and Yan Pan AS
Joint tenants with right of survivorship

Return to:
RI FA LI
215 Copeland Ave
La Crosse, WI 54601

the following described real estate in La Crosse County, State of Wisconsin:

Tax Parcel No: 17-10030-040

Lot 4 in Block 48 of Southern Addition to the Village of North LaCrosse, in the City of LaCrosse, LaCrosse County, Wisconsin.

Authority of Guardian: Pursuant to court order dated December 26, 2007, Case No. 07 GN 282.

This is not homestead property.
(is not)

Exceptions to warranties: Easements, covenants, zoning and restrictions of record, though no republication is intended herein. General taxes for the year 2008.

Dated this 25th day of January, 2008.

(SEAL)

Dawn Rootness

(SEAL)
* Dawn Rootness
Guardian Conservator

Guardian

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____ 2008.

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by 706.06, Wisconsin Statutes

Drafted by James T. Gull - La Crosse, WI

* Names of persons signing in any capacity should be typed or printed below their signatures

ACKNOWLEDGEMENT

STATE OF WISCONSIN }

COUNTY } SS

Personally came before me this 25th day of January, 2008 the above named
Dawn Rootness

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public State of _____
My commission expires: Jan 31 2012

