

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Spenser Nickelatti  
543 Driftwood St, West Salem, WI 54609

Owner of site (name and address):

Yan Pan 215 Copeland Ave LaCrosse, WI 54603

Address of subject premises:

215 Copeland Ave, LaCrosse, WI 54603

Tax Parcel No.:

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 Doc No 1381906  
SEE ATTACHED

Zoning District Classification:

C1 - Local Business

Proposed Zoning Classification:

R5 - Multiple Dwelling

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:

Residential, vacant

Property is Proposed to be Used For:

Affordable Co-living housing, Multiple Dwelling R-5

Proposed Rezoning is Necessary Because (Detailed Answer):

Massive need for affordable housing, property laid out well for  
10BR living

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

Properly screened tenant applicants with heavy  
owner/management involvement.

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

Already a mix of business and residential  
in neighborhood, high density street.

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Tax Parcel No.:

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

Zoning District Classification:

Proposed Zoning Classification:

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:

Property is Proposed to be Used For:

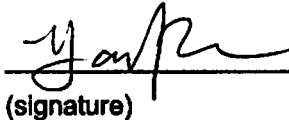
Proposed Rezoning is Necessary Because (Detailed Answer):

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

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

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 15<sup>th</sup> day of February, 2008.

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)



\_\_\_\_\_  
(telephone)

9/6/24  
\_\_\_\_\_  
(date)

\_\_\_\_\_  
(email)

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

Review was made on the 11<sup>th</sup> day of September, 2024

Signed: , Plan Manager  
\_\_\_\_\_  
Director of Planning & Development

The undersigned depose and state that I/we declare the owner of the property involved in this petition and that said property was purchased by me/us on the \_\_\_\_\_ day of \_\_\_\_\_

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)

\_\_\_\_\_  
(date)

\_\_\_\_\_  
(email)

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

Review was made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Director of Planning & Development

Signed:

AFFIDAVIT

STATE OF Wisconsin )  
COUNTY OF La Crosse ) ss

The undersigned, Yan Pan, being duly sworn states:

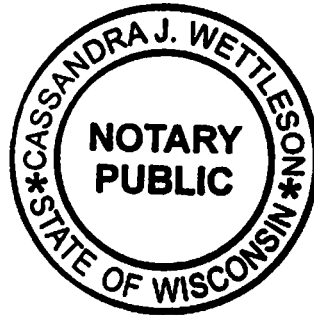
1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 215 Copeland Ave La Crosse WI 54603
3. By signing this affidavit, the undersigned authorizes the application for a conditional use 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 2024.

Cassandra J. Wettleson  
Notary Public  
My Commission expires 8-21-27.



AFFIDAVIT

STATE OF MISSISSIPPI )  
 )  
 )  
COUNTY OF )

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 this affidavit, the undersigned authorizes the application for a conditional use permit/abstract change or amendment (circle one) for said property.

\_\_\_\_\_  
Property Owner

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission expires \_\_\_\_\_



Exterior sketch

← Alley →

Four off-street parking spots

215 Copeland house

About 7'

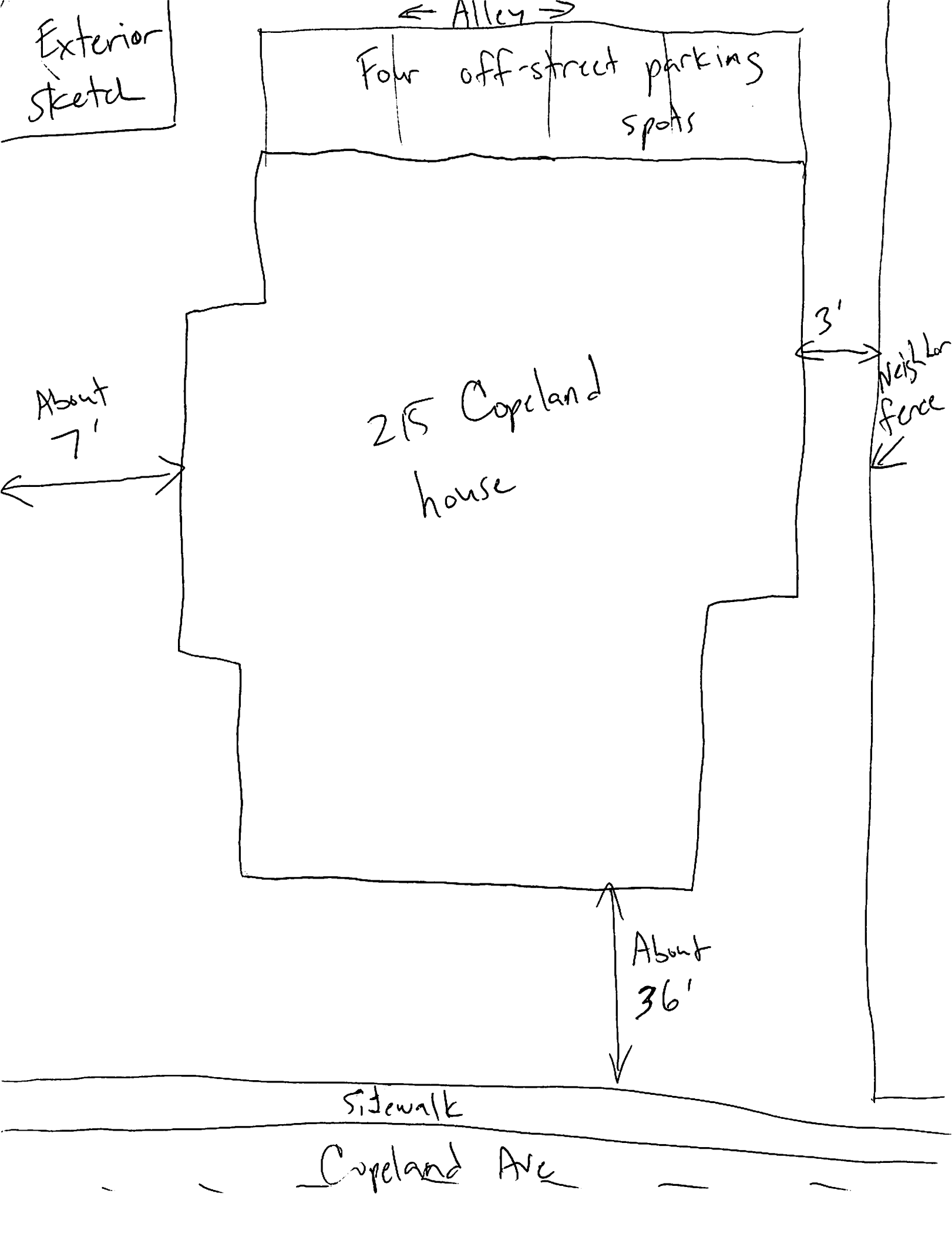
3'

Neighbor fence

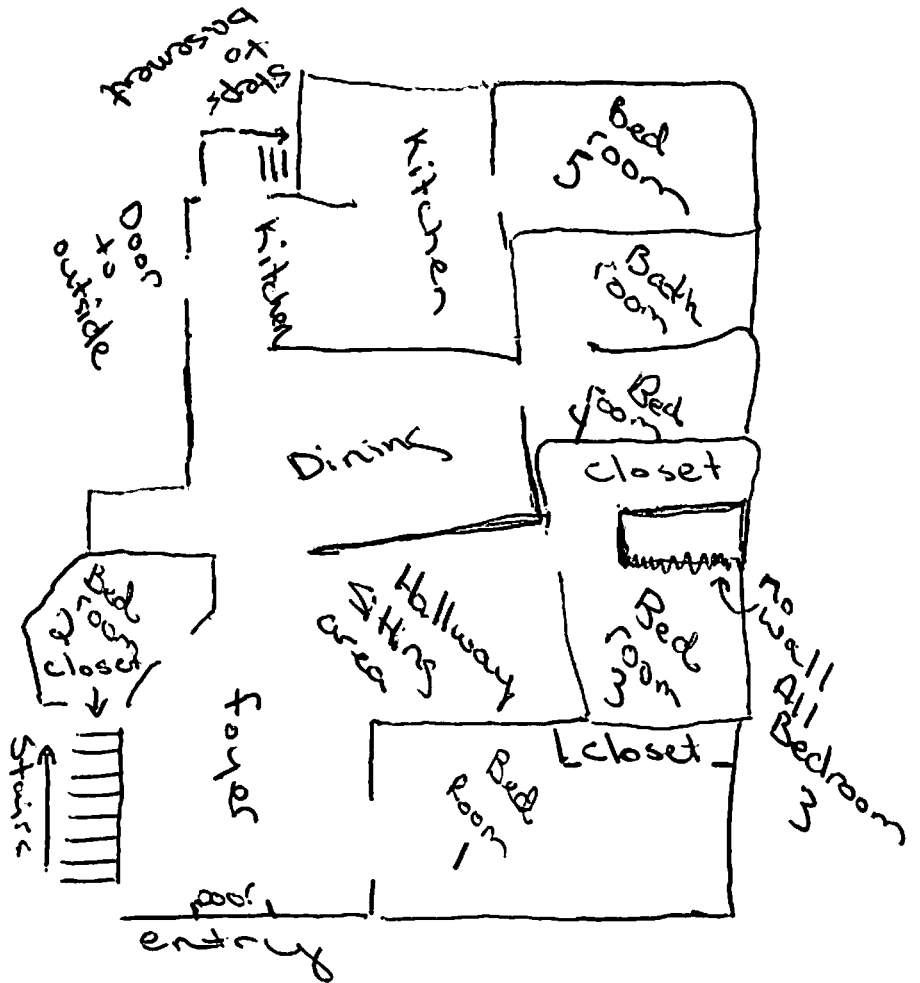
About 36'

Sidewalk

Copeland Ave

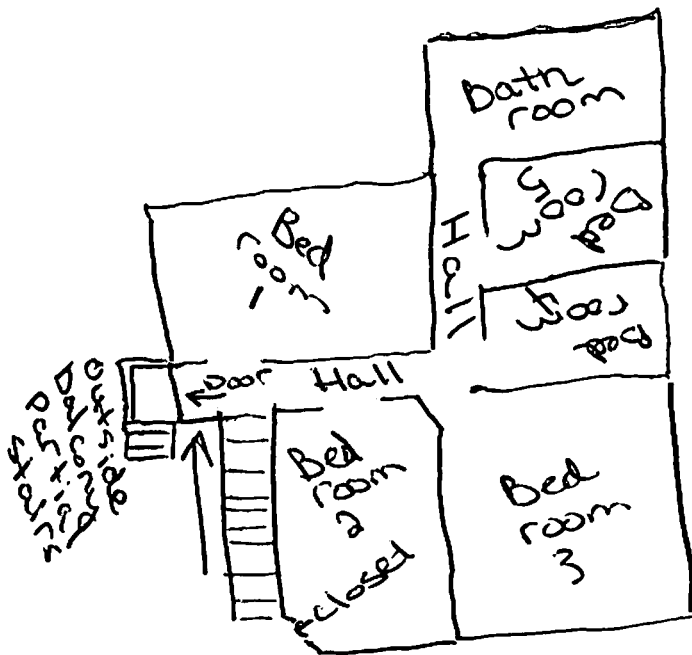


# First Floor 5 Bedrooms





# 2nd Floor 5 Bed rooms





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

September 6, 2024

VIA HAND DELIVERY

Spencer Nicklati  
543 Whitwood Street  
West Salem, WI 54089

Dear Sir or Madam:

My name is Spencer Nicklati and I am filling the attached paperwork with the hope that my applications are approved so I may purchase the property located at 218 Cobblestone 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 areas. 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 non-citizens to rent an affordable place and will include a shared kitchen 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.

Sincerely,

Spencer Nicklati

DOCUMENT NUMBER

# GUARDIAN'S DEED

1495091

LACROSSE COUNTY REGISTER OF DEEDS  
CHERYL A. MCBRIDE

RECORDED ON  
02/15/2008 @1:30PM

REC FEE: 11.00  
TRANSFER FEE: 300.00  
EXEMPT #:

PAGES: 1

Dawn Rootness, as guardian of  
Ronald P. Tatarek.

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.

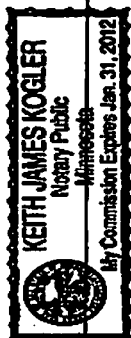
Dated this 23rd day of January, 2008.

\_\_\_\_\_  
(SEAL) Dawn Rootness (SEAL)  
Guardian Dawn Rootness

### AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

ACKNOWLEDGEMENT  
STATE OF WISCONSIN  
\_\_\_\_\_  
COUNTY } SS  
Personally came before me this 25th day of January, 2008 the above named  
Dawn Rootness



TITLE: MEMBER STATE BAR OF WISCONSIN  
(if not authorized by 706.06, Wisconsin Statutes)

Drafted by James T. Gull - La Crosse, WI

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

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