

City of La Crosse
Planning, Development & Assessment Department
400 La Crosse Street
La Crosse, WI 54601



RE: Petition for Rezoning from C1 Local Business District to R2 Residence District for
1705-1707 16th Street South

To Whom It May Concern,

We are respectfully requesting rezoning of the property located at 1705-1707 16th Street South from C1 – Local Business District to R2 – Residence District in order to convert the building into a duplex with one upper and one lower residential unit.

Our goal is to revitalize and improve the property while creating quality long-term housing that is compatible with the surrounding neighborhood. We believe the proposed residential use is an appropriate fit for the area and will positively contribute to the appearance, stability, and continued improvement of the neighborhood.

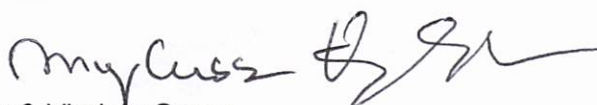
We are proposing in our plan several exterior improvements, including: installation of new front windows/shutters, decorative flower boxes and landscaping improvements including shade trees to enhance the streetscape. Lastly, reconstruction of the basement access on the right side of the building, including an aesthetically appealing railing.

Inside the building, our plan is to create a functional and attractive two-bedroom residential unit on the first floor that will include a kitchen and full bathroom. The second-floor currently occupied unit will also undergo cosmetic updates to include fresh paint throughout, and likely new floors at some juncture when it is unoccupied.

We are committed to maintaining the property to a high standard and ensuring that all work complies with applicable zoning, safety, occupancy, and building code requirements. We believe this project will enhance the property, preserve the structure through reinvestment, and provide additional quality housing opportunities within the City of La Crosse.

Thank you for your time and consideration of this rezoning request. We appreciate the opportunity to present our petition and would be happy to provide any additional information or answer questions regarding our plans for the property.

Sincerely,


Amy & Virginia Cress

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Virginia Cress
Amy Cress

Owner of site (name and address):

ACVC Investments LLC

Address of subject premises:

1705-1707 16th St. South

Tax Parcel No.:

17-40041-101

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

Lot 1 of Lacrosse County certified survey map filed on October 14, 1996 in Volume 7 of certified survey maps, page 19, as document NO. 1161728, being located on part of the SE 1/4 of the NE 1/4 of Section 8, Township 15 North, Range 7 West, City of Lacrosse, Lacrosse County, Wisconsin and on part of Lot 3 in Block 3 of Usher's addition, City of Lacrosse, Lacrosse County, Wisconsin.

Zoning District Classification:

C1 - Local Business District

Proposed Zoning Classification:

R2 - Residence District

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:

The property is currently a mixed use building consisting of a former commercial space on the main floor and a residential apartment on the upper floor. The property is located within a predominantly residential neighborhood.

Property is Proposed to be Used For:

The property is proposed to be used as residential housing in compliance with the requirements of the R2 Residence District. The existing structure will be renovated and improved to provide quality residential housing while preserving character of the neighborhood.

Proposed Rezoning is Necessary Because (Detailed Answer):

The current C1 zoning designation does not reflect the property's intended long term use. The proposed rezoning to R2 will allow the property to be used in a manner that is more consistent with the surrounding residential neighborhood and will support the creation and preservation of quality housing.

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

The proposed residential use is compatible with the surrounding neighborhood and is expected to generate less traffic, noise, and activity than many uses permitted under the current C1 zoning classification. Planned improvements include new windows, flower boxes, shade trees, improved basement access, and renovations that will enhance neighborhood character.

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 supports the city's goals of neighborhood revitalization, housing preservation, reinvestment in existing properties, and efficient use of existing infrastructure. The project will improve an existing building, provide quality housing opportunities, and promote land uses compatible with surrounding neighborhood.

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 14th day of May, 2026.

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.

My Cues

(signature)

608-769-3420
(telephone)

6/23/2026
(date)

acvcinvestments@gmail.com
(email)

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

Review was made on the 23rd day of June, 2026.

Signed: [Signature]

[Signature]
Director of Planning & Development



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A LEGAL DESCRIPTION

Lot 1 of La Crosse County Certified Survey Map filed on October 14, 1996 in Volume 7 of Certified Survey Maps, page 79, as Document No. 1161728, being located on part of the SE 1/4 of the NE 1/4 of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and on part of Lot 3 in Block 3 of Usher's Addition, City of La Crosse, La Crosse County, Wisconsin.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance (7-1-21) w-WI Mod

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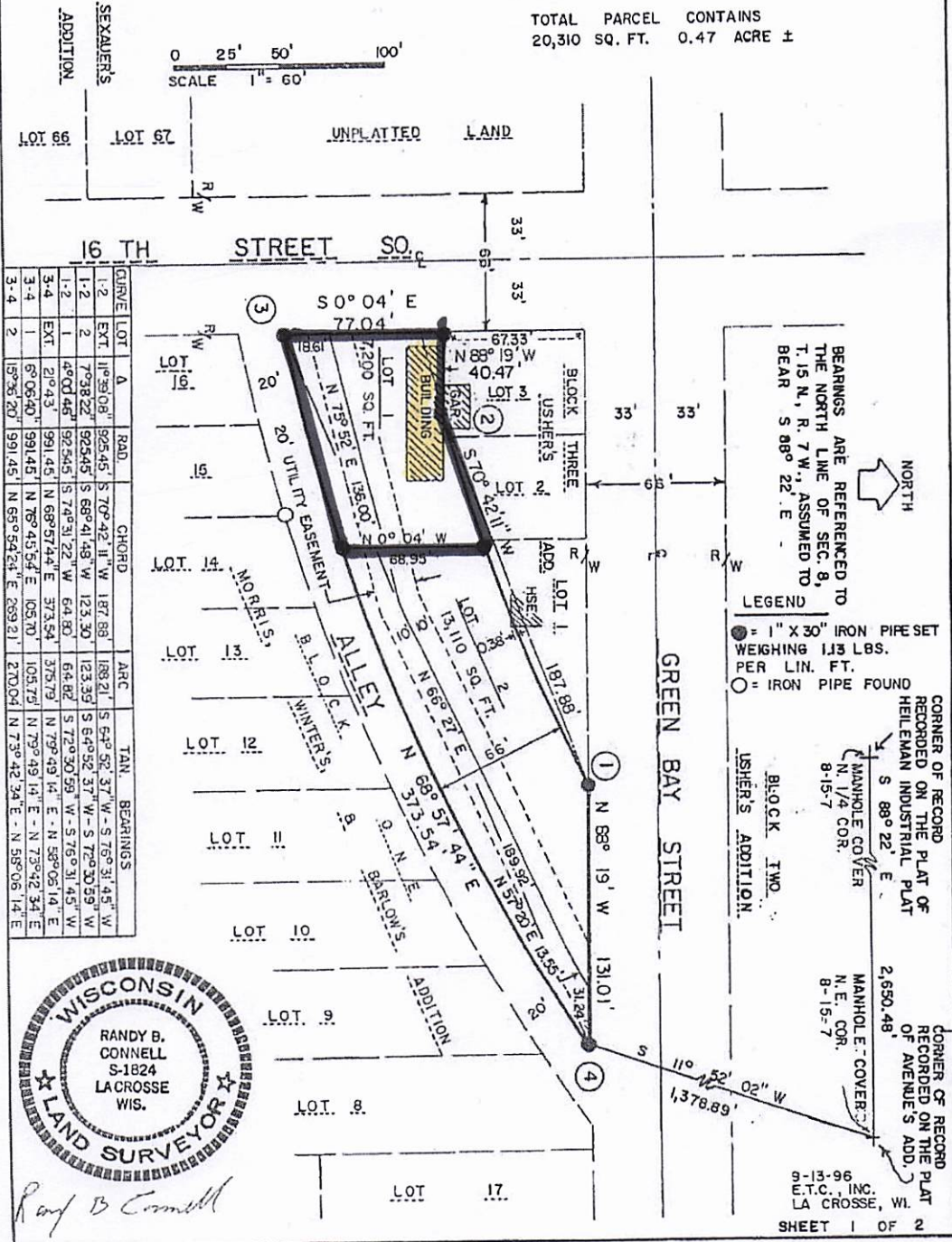
CERTIFIED SURVEY MAP

PREPARED AT THE DIRECTION OF
OWNER: GARY JIRACEK
W-4922 MILL STREET
LA CROSSE, WISCONSIN 54601

PART OF THE SE1/4-NE1/4, SECTION
8, T.15 N., R.7 W., CITY OF
LA CROSSE, LA CROSSE COUNTY, WI,
ALSO PART OF LOT 3, BLOCK 3,
USHER'S ADDITION TO THE CITY OF
LA CROSSE.

TOTAL PARCEL CONTAINS
20,310 SQ. FT. 0.47 ACRE ±

0 25' 50' 100'
SCALE 1" = 60'



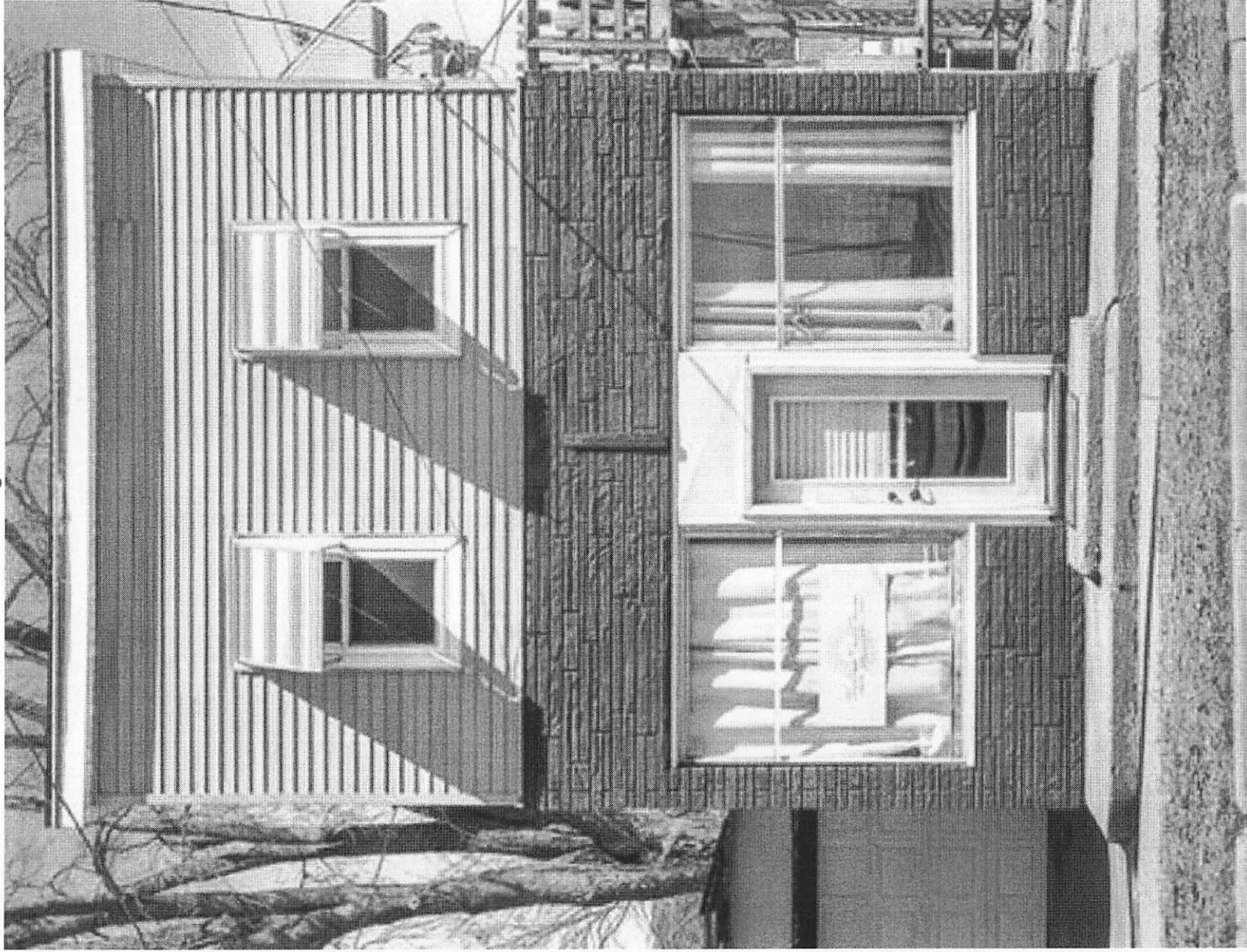
Randy B. Connell

1161728

See Page 19



Current Building



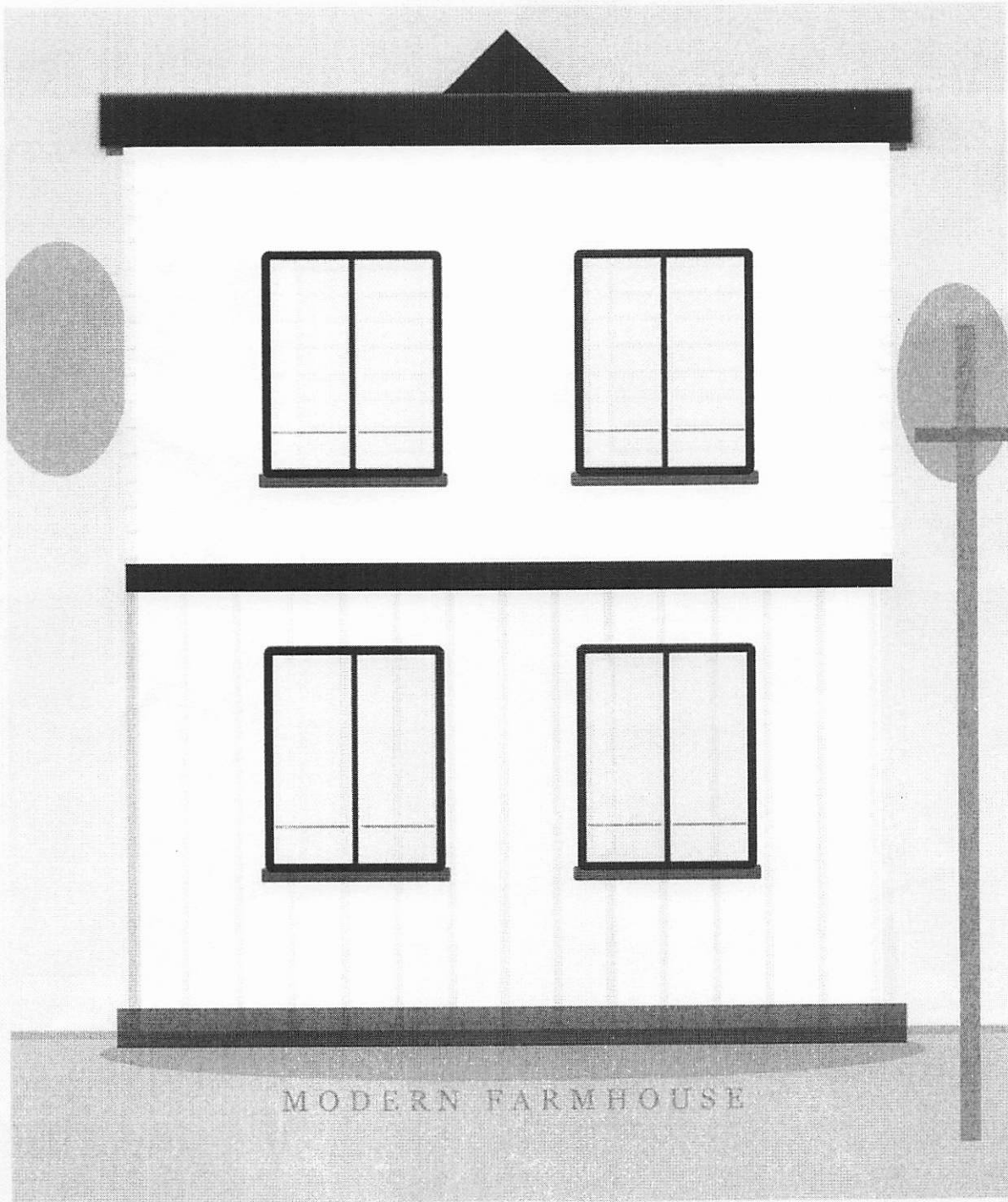
Proposed Building 1

FRONT ELEVATION



Proposed Building 2
FRONT

ELEVATION



proposed landscaping

