

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES  
For a Planned Development District or  
Traditional Neighborhood District

Petitioner (name and address):

MR. Properties  
P.O. Box 1521  
LaCrosse, WI 54601

Owner of site (name and address):

Cheryl & Randy Sihla  
2306 State Rd 16  
LaCrosse, WI 54601

Address of subject premises:

2306 State Rd 16  
LaCrosse, WI 54601

Tax Parcel No.: 17-10315-800

Legal Description: See Attached

PDD/TND:  General  Specific  General & Specific

Zoning District Classification: \_\_\_\_\_

Proposed Zoning Classification: Planned Urban Development - General

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 consistent with the policies of the Comprehensive Plan?  Yes  No

Property is Presently Used For:

OFFICE SPACE

Property is Proposed to be Used For:

APARTMENT ZONING

Proposed Rezoning is Necessary Because (Detailed Answer):

WE ARE THE OWNERS OF THE PROPERTY TO THE NORTH &  
WOULD LIKE TO MAKE THIS ONE PARCEL

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

BECAUSE OF THE STRUCTURE WE PLAN TO BUILD WILL ENHANCE  
THE AREA & WILL BE CONSISTENT WITH STRUCTURES TO THE NORTH

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

WE WILL BE BUILDING NEWER STRUCTURES THAT WILL LOOK  
BETTER & SHOULD NOT INFRINGE ON NEIGHBORING PROPERTIES

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 \_\_\_\_\_ 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]  
(signature)

608-779-5646  
(telephone)

6/3/16  
(date)

YOUNG COMMERCIAL @ GMAIL.COM  
(email)

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

Personally appeared before me this 3rd day of JUNE, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public  
My Commission Expires: 8-28-16

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

Review was made on the 3rd day of June, 2016.

Signed: [Signature], Senior Planner  
Director of Planning & Development

6/03/16

Property of 2306 State Road 16

The following report is a summary of items that will take place at the address above. As it stands there is a house with garage on this property which will be our main focus. We, the current owners and property manager of Eagle Bluff Apartments and Plaza, would like to join this property along with the property to the north...Eagle Bluff Apartments and Plaza. We are planning three phases to this project, starting with building a 16 unit complex to the East of the property and maintaining the current home as a residence for rental. Phase 2&3 are tentative but would like to continue with another 16 unit for phase 2 and possibly another 2 or 4 units for phase 3. The prospective property will be built with high standards as we have done with recent projects at Eagle Bluff over the last couple years and will only add to the appeal of the neighborhood.

Below you will find information pertaining to the Planned Development District:

1. See attached plan for layout. This lot consists of roughly one acre and we would like to have 3 phases to this building project. Phase one will be 16 units; phase 2 will be 16 units and phase 3 will be 2 or 4 units.
2. An estimated property cost for phase one will cost roughly \$1.5 million. This cost includes the purchase of the current land, the excavation to make it habitable, and the building of the first unit of .16.
3. Not applicable
4. There are two waivers we seek for this project. One, we plan have multiple doors that will open off of one each structure. No common hallways but each tenant will have their own entrance. Two, we would like a waiver for precautionary reasons, to build beyond the 30% slope. Without this property being properly surveyed yet, there is question if there even is a 30% slope.
5. Commencement is slated for Mid September
6. See Attached Site Plan
7. See Attached Description
8. I/we are the current owners/manager of Eagle Bluff Apartments and Plaza, which is located to the north of proposed property of 2306 State Road 16. See attached site plan
9. See Attached Site Plan
10. Not applicable

**11. See Attached Topographical Map**

**12. See Attached Site Plan**



[Parcel Search](#) | [Permit Search](#)

**2306 STATE ROAD 16 LA CROSSE**

Print View

Parcel: 17-10315-800 Internal ID: 49557  
 Municipality: City of La Crosse Record Status: Current

**Parcel Information:**

Parcel: 17-10315-800  
 Internal ID: 49557  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 1.090  
 Township: 16  
 Range: 07  
 Section: 15  
 Qtr: SW-SW

Parcel
Taxes
Outstanding Taxes
Assessments
Deeds
Permits
History

**Legal Description:**

PRT GOVERNMENT LOT 6 COM SE COR W ON S LN 1355FT TO POB E 33FT E ALG S LN 240FT N29D30ME 100FT N38D53ME 81.5FT W 240FT W 33FT TO C/L STH-16 S38D53MW 81.5FT S29D 30MW 100FT TO POB EX PRT FOR RD & INCL THAT PRT LYG ELY STH-16 & WLY & SLY OF FOLL DESC LN COM SE COR N89D46MW 810FT N89D46MW 207FT TO POB N24DE 180FT M/L TO NELY COR PRCL IN V202 P292 W 240FT TO ELY R/W STH-16 & TERM SD LN & INCL PRCL DESC IN V1356 P538 & SUBJ TO RESTR IN V1356 P538 LOT SZ: 155 +/- X 280 +/-

**Property Addresses:**

<u>Street Address</u>	<u>City(Postal)</u>
2306 STATE ROAD 16	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
RANDY J SILHA	Owner	N8158 COUNTY ROAD C	MINDORO	WI	54644
CHERYL L SILHA	Owner	N8158 COUNTY ROAD C	MINDORO	WI	54644

**Districts:**

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

**Additional Information**

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 2
2012 + VOTING WARDS	2012+ Ward 3
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	OFFICES

**Lottery Tax Information**

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

# ArcGIS Online Web Map



June 1, 2016

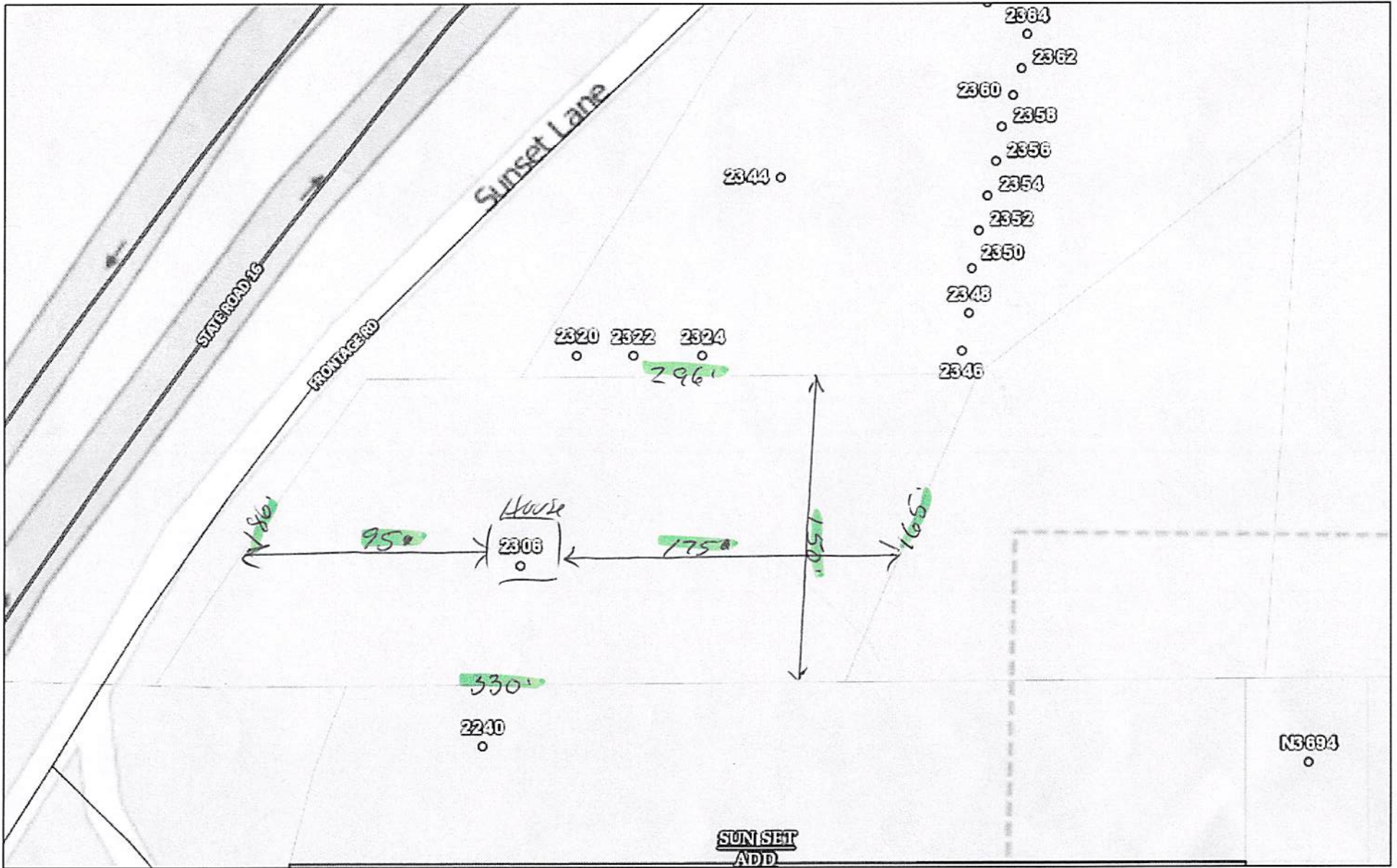
- County Limits
- Subdivision Boundary Outline
- Federal & State Roads
- County & Town Roads
- Railroad Center Lines
- Burlington Northern Santa Fe
- CP Rail
- Spur Track
- Address Labels

*- Gambire parcels*  
*- PUD*  
*- 20% slope*



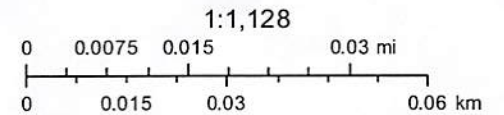
La Crosse County, WI  
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

# ArcGIS Online Web Map



June 1, 2016

- |  |                              |  |                              |  |                |
|--|------------------------------|--|------------------------------|--|----------------|
|  | County Limits                |  | County & Town Roads          |  | CP Rail        |
|  | Subdivision Boundary Outline |  | Railroad Center Lines        |  | Spur Track     |
|  | Federal & State Roads        |  | Burlington Northern Santa Fe |  | Address Labels |



La Crosse County, WI  
Map data © OpenStreetMap contributors, CC-BY-SA