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):
Gundersen Health System 1900 South Avenue
La Crosse, WI 54601
Ed 010356, 141 04001
Owner of site (name and address): Gundersen Lutheran Medical Center 1900 South Avenue
La Crosse, WI 54601
La Closse, VII 54001
Address of subject premises: 1901 7th Street South
Tax Parcel No.: 17-50781-460
Legal Description: GUNDERSEN LUTHERAN MEDICAL CENTER ADDITION LOT 2
PDD/TND: General X Specific General & Specific
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Zoning District Classification: Planned Development District - General
Proposed Zoning Classification: Planned Development District - Specific
Is the property located in a floodway/floodplain zoning district? Yes XNo
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 consistent with the policies of the Comprehensive Plan? X Yes No
Property is Presently Used For: Greenspace for patients, visitors, and staff.
Property is Proposed to be Used For: This space will continue to be used as green space / park. This project is intended to enhance the current space and make it more accessible, user friendly and aesthetically appealing.
Proposed Rezoning is Necessary Because (Detailed Answer): We are continuing to develope this green space / park that was created after the demolition of a portion of the old Behavioral Health building.
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer): This project will not be detrimental to the surrounding healthcare space or public welfare, and will enhance the current use of the property.

CITY OF LA CROSSE, WI General Billing - 140714 - 2016 003107-0022 Crystal H 08/29/2016 03:53PM 1646 - GUNDERSEN LUTHERAN HOSPITAL

Payment Amount:

700.00

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer): Rezoning will not be detrimental to the City's long range comprehensive plan goals.	
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)	
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(email)	
STATE OF WISCONSIN)) ss.	
COUNTY OF LA CROSSE)	
Personally appeared before me this day of, 20, 20 the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.	
Johanna M. Ber a	F - 55 - 1
Notato Public My Commission Expires: 10-20-2017	
At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)	
PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED	
BY THE DIRECTOR OF PLANNING & DEVELOPMENT.	
Review was made on the day of A	
Signed:	
Director of Planning & Development	

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AFFIDAVIT

STATE OF			
COUNTY OF) ss)		
The sworn states:	undersigned, Gundersen Health System,	being	duly
1.	That the undersigned is an adult resident of of Opphasia, State of Opphasia.	the	City
2.	That the undersigned is (one of the) legal owner(s) of the proper 1901 7th Street South	ty locate	ed at
3.	By signing this affidavit, the undersigned authorizes the application for a c permit district change or amendment (circle one) for said property.	onditiona	l use
	Property Owner	· ~	_
Note	pribed and sworn to before me this 4 day of August 2016 Whara H. Berg y Public primission expires 10 - 20 - 2017	0. 787.01	0.00

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August 5, 2016

Teri Lehrke – City Clerk
Jason Gilman – Director of Planning & Development
City Hall
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Re: Planned Development District - Specific Narrative for Gundersen Health System greenspace park development.

Dear Ms. Lehrke and Mr. Gilman

As requested, enclosed please find the Planned Development District - Specific narrative pursuant to Section 115.156 of the Municipal Code of the City of La Crosse.

Gundersen is requesting to re-zone this tax parcel Planned Development District - Specific for the continued development of our greenspace / park.

The following is the required narrative:

B. 115.156(e)(2)(c)(3) See attached. C. 115.156(e)(2)(c)(3) See details on next page. D. 115.156(e)(2)(c)(5) See attached site plan. E. 115.156(e)(2)(c)(6) See attached site plan. F. 115.156(e)(2)(c)(6) See attached site plan. G. 115.156(e)(2)(c)(7) See details on next page. H. 115.156(e)(2)(c)(8) See attached landscape plans. I. 115.156(e)(2)(c)(10) See attached drainage plans. K. 115.156(e)(2)(c)(11) There are no planned private utilities. K. 115.156(e)(2)(c)(12) From the County Soil Survey the soil is Urban Land, Valley Trains. M. 115.156(e)(2)(c)(13) See attached contour map. N. 115.156(e)(2)(c)(14) Use of adjoining lands not anticipated to change. O. 115.156(e)(2)(c)(15) See details on next page. P. 115.156(e)(2)(c)(16) There are no restrictive covenants. Q. 115.156(e)(2)(c)(17) Drainage to remain as currently installed.	A.	115.156(e)(2)(c)(1)	See details on next page.
 D. 115.156(e)(2)(c)(4) E. 115.156(e)(2)(c)(5) F. 115.156(e)(2)(c)(6) G. 115.156(e)(2)(c)(7) H. 115.156(e)(2)(c)(8) J. 115.156(e)(2)(c)(9) J. 115.156(e)(2)(c)(10) K. 115.156(e)(2)(c)(11) L. 115.156(e)(2)(c)(12) M. 115.156(e)(2)(c)(12) M. 115.156(e)(2)(c)(13) N. 115.156(e)(2)(c)(14) O. 115.156(e)(2)(c)(15) D. See attached drainage plans. J. There are no planned private utilities. J. Trains. J. See attached contour map. J. Use of adjoining lands not anticipated to change. J. See details on next page. J. There are no restrictive covenants. 	B.	115.156(e)(2)(c)(2)	See attached.
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	Q.	115.156(e)(2)(c)(17)	Drainage to remain as currently installed.

Respectfully submitted the 5th day of August, 2016

Sean Cain Project Manager

Gundersen Health System



A. 115.156(e)(2)(c)(1) & (3)

The total area proposed for continued development in this rezoning petition is 55,740 sqft (1.28 acres). Property surrounding the development is zoned PS-Public & Semi Public to the north, and Planned Development to west, south and east. This is the continued development of greenspace / park created from the demolition of part of the old Behavioral Health building, and is comparable to the existing and surrounding zoning. This phase of development will consist of the creation of a covered pavilion attached to the existing tunnel access building, creation of a stage for outdoor musical and theatrical events, and landscape enhancements to the existing playground and park. Municipal services and utilities are not anticipated to be needed as a part of this development, but are available in the adjacent streets.

G. 115.156(e)(2)(c)(7)

Permanent signage includes the Elston Playground dedication signage, as well as the Obie Christianson White Cloud tissue box design winner panels depicting Obie's design. Detailed sketches are attached, and locations are marked on the site plan.

O. 115.156(e)(2)(c)(15)

Planned stages for this development include the pavilion, stage, signage and landscaping in Phase I, and additional landscaping around the Elston Playground in Phase II.





Parcel Search

Permit Search

1901 7TH ST S LA CROSSE

City of La Crosse 17-50781-460

Municipality:

Record Status: Internal ID:

67922 Current

Parcel Information:

Internal ID: Municipality: Township: Record Status: On Current Tax Roll: Total Acreage: City of La Crosse Current Yes 5.766 15 67922 17-50781-460

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History

Deeds

Permits

Outstanding Taxes

Assessments

Taxes Parcel

Print View

Range: O
Section: O
Qtr: O

MS-MN

Legal Description:

GUNDERSEN LUTHERAN MEDICAL CENTER ADDITION LOT 2

Property Addresses:

Street Address 1901 7TH ST S

Owners/Associations:

Relation Owner Attention

Mailing Address 1910 SOUTH AVE 1910 SOUTH AVE

City(Postal)
LA CROSSE

LA CROSSE LA CROSSE

WI WI 54601 54601-5467 Zip Code

Districts:

ATTN: ACCOUNTING DEPARTMENT GUNDERSEN LUTHERAN MEDICAL CENTER INC

<u>Code</u> 2849

Description

LA CROSSE SCHOOL

Taxation District Y