

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

X MULTI-FAMILY HOUSING DESIGN
COMMERCIAL DESIGN

Applicant (name and address):

Bethany Lutheran Homes, Inc.

2575 7th Street South La Crosse, Wisconsin 54601

Owner of site (name and address):

Bethany Lutheran Homes, Inc.

2575 7th Street South La Crosse, Wisconsin 54601

Architect (name and address), if applicable:

Pope Associates, Inc.

1295 Bandana Boulevard North, Suite 200 Saint Paul, Minnesota 55108

Professional Engineer (name and address), if applicable:

ISG, Inc.

6465 Wayzata Blvd., Suite 970 Minneapolis, Minnesota 55426

Contractor (name and address), if applicable:

Address of subject premises:

2575 7th Street South La Crosse, Wisconsin 54601

Tax Parcel No.: 17-50283-95, 17-20242-10

Legal Description:

PRT NE-SW BEG SW COR NE-SW S89D50ME 1066.55FT N33D14M30SW 198.79FT N60D43M20SW 70.50FT S89D42M40SW 900FT M/L TO W LN NE-SW S ALG W LN 200FT M/L TO POB 4.5146 AC LOT SZ: IRR PRT NW-SW BEG SE COR NW-SW N89D50MW 854.19FT TO E LN 7TH ST N41D41M41SW 32.21FT ALG E LN ALG CURV N47D54M20SW 156.24FT N54D07MW 258.75FT ALG CURV N26D51MW

Details of Exception Request:

Current zoning requirements state that the site provide for 1 parking space per bedroom, and one bike parking space for every three bedrooms. We are requesting an exemption to this zoning requirement and be allowed to make no modifications to the existing vehicle and bicycle parking spaces on site.

Please explain why the standards of this ordinance should not apply to your property:

The intent of the proposed project is to revise the current model of the Nursing home facility that consists of mainly 2 bed bedrooms, to be 1 bed bedrooms. In order to accommodate this revised model, additional bedrooms would need to be added. This addition of bedrooms does not increase the bed count of the Nursing home and would result in no increase to vehicle or bicycles to the site.

What other options have you considered and why were they not chosen:

Recently the Nursing Home provided more paved parking on site. The function of the facility is a Nursing Home where a majority of guests do not require vehicle or bicycle transportation, and may in fact be unable to use these modes of transportation.

Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:

By granting this exception, this would allow for the Nursing Home facility to keep up with current market / health care trends by providing single bed bedrooms. In addition, this would reduce the amount of impervious surfaces on site and maintain the appeal of the current landscape to the neighbors.

Please explain the granting of the requested waiver(s) is consistent with the spirit and intent of the Ordinance; in particular, how will it meet the purpose of the Commercial District in which your property is located:

Not applicable- The site is not in a commercial district.

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 request and that the above statements and any attachments submitted hereto are true and correct to the best of my knowledge and belief.

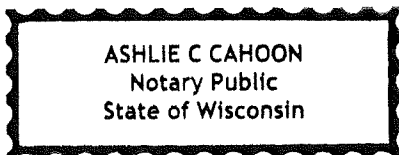
[Signature]
(signature)

608-406-3887 8/6/2021
(telephone) (date)

twilson@eaglecrestlife.org
(email)

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

Personally appeared before me this 6 day of August, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

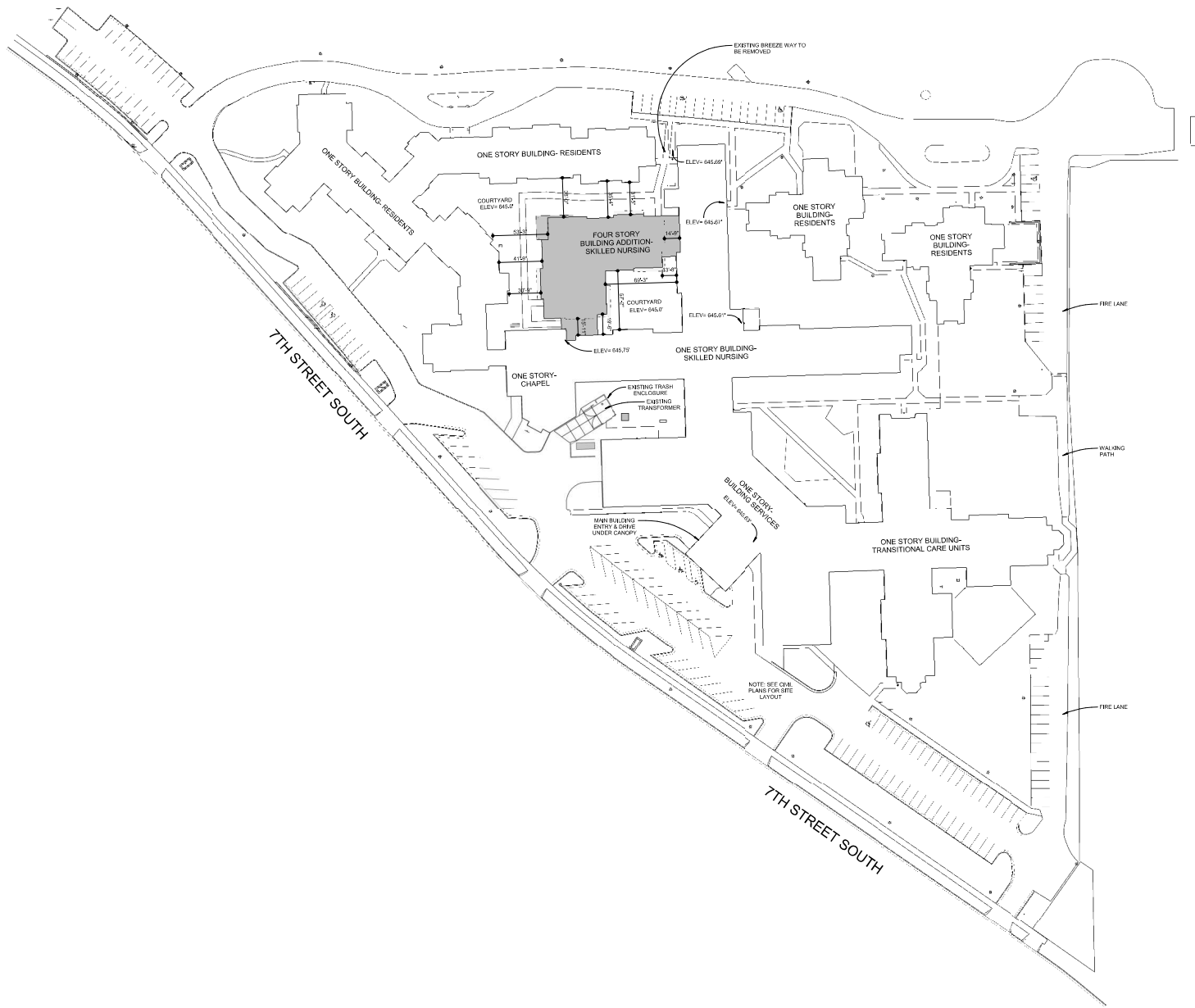


[Signature]
Notary Public
My Commission Expires: 11/26/24

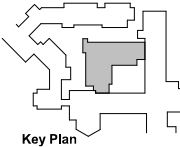
Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the _____ day of _____, 20____.

Signed: _____,
Director of Planning & Development



NOT FOR CONSTRUCTION - FOR REFERENCE ONLY



SITE PLAN

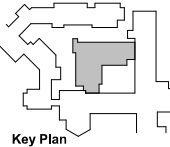
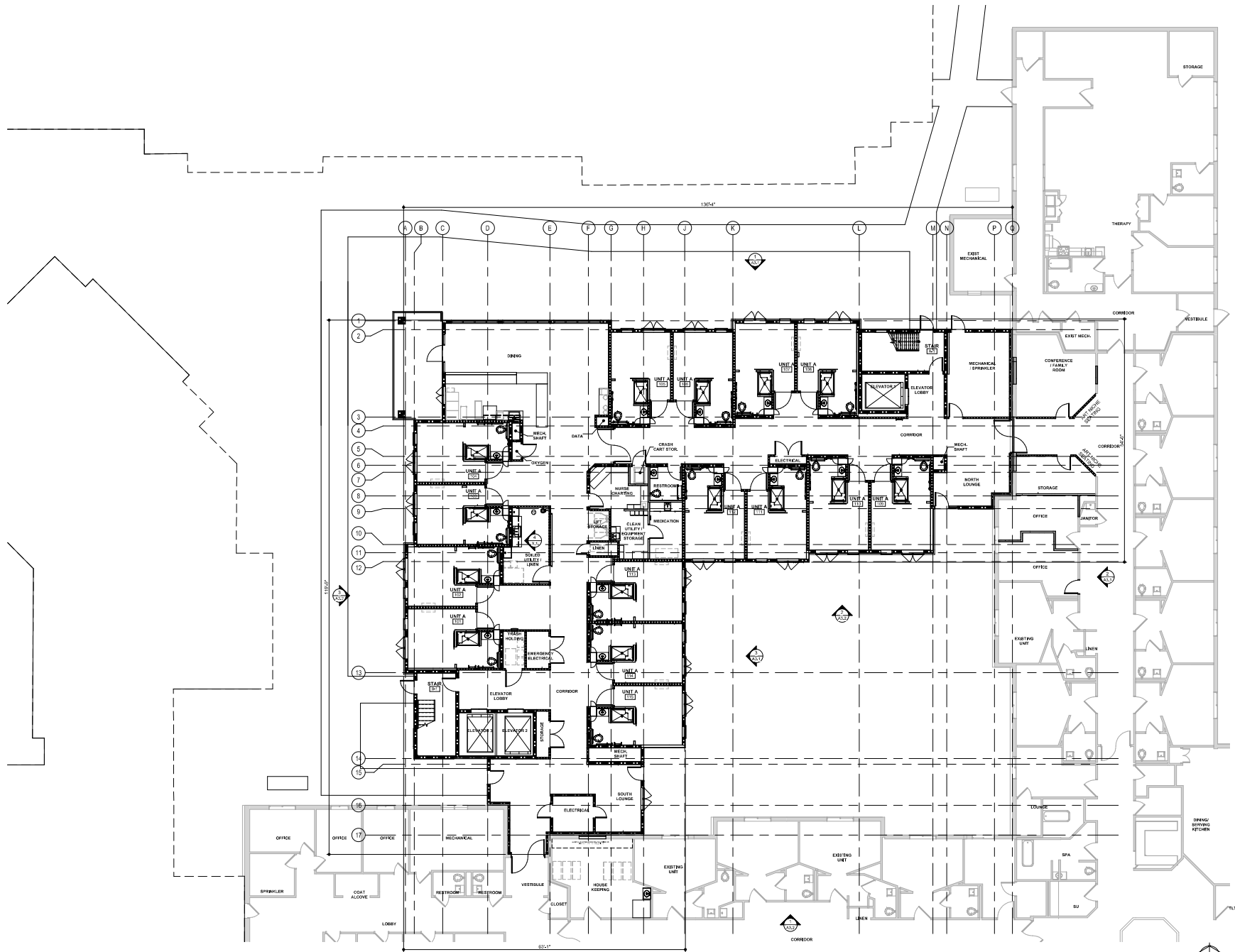
Notes and Revisions:

Contract No: 12728-19069
Date: DS
Checked by: BCS

SHEET

A1.1

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Key Plan

FIRST LEVEL PARTIAL FLOOR PLAN

Notes and Revisions:

No.	Description

Contract No:	12728-19069
Drawn by:	BS
Checked by:	BS

SHEET

A2.4

1 F01 PARTIAL FIRST LEVEL FLOOR PLAN
A2.4 1/8" = 1'-0"

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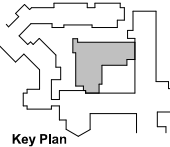
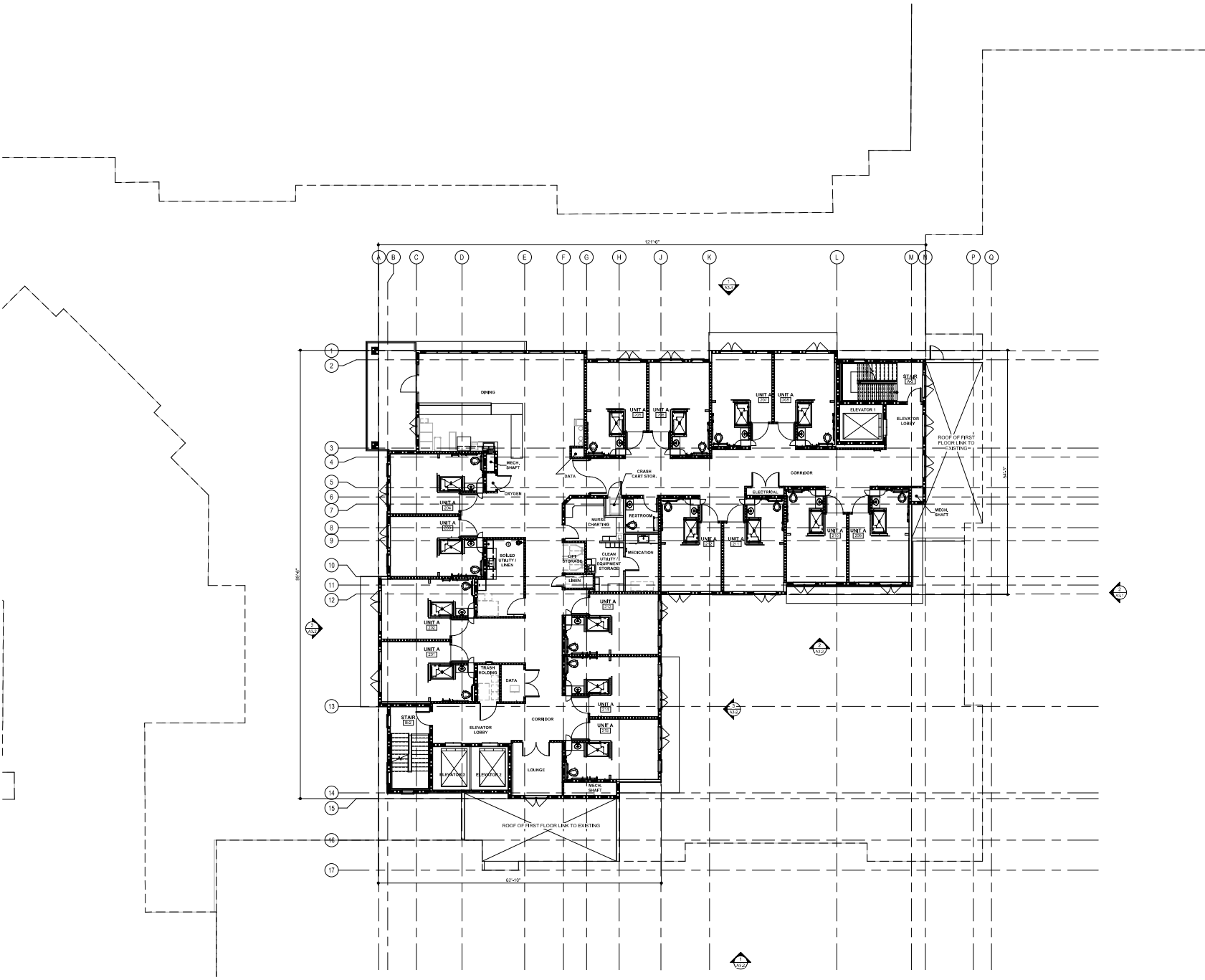


POPE ARCHITECTS, INC.
1295 HANCOCK BLVD. SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9300 | FAX (651) 642-1101
www.popearch.com

BETHANY LUTHERAN
HOMES- EAGLE
CREST RIVERSIDE
ADDITION



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**SECOND LEVEL
FLOOR PLAN**

Notes and Revisions:

Contract No: 12728-19089
 Drafted by: DS
 Checked by: BCS

SHEET

A2.5

F02 PARTIAL SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"



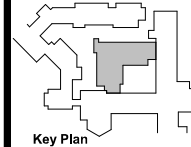


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BETHANY LUTHERAN
HOMES- EAGLE
CREST RIVERSIDE
ADDITION



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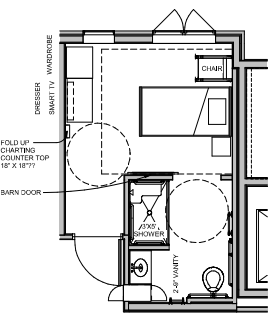
THIRD & FOURTH
LEVEL FLOOR PLAN

Notes and Revisions:

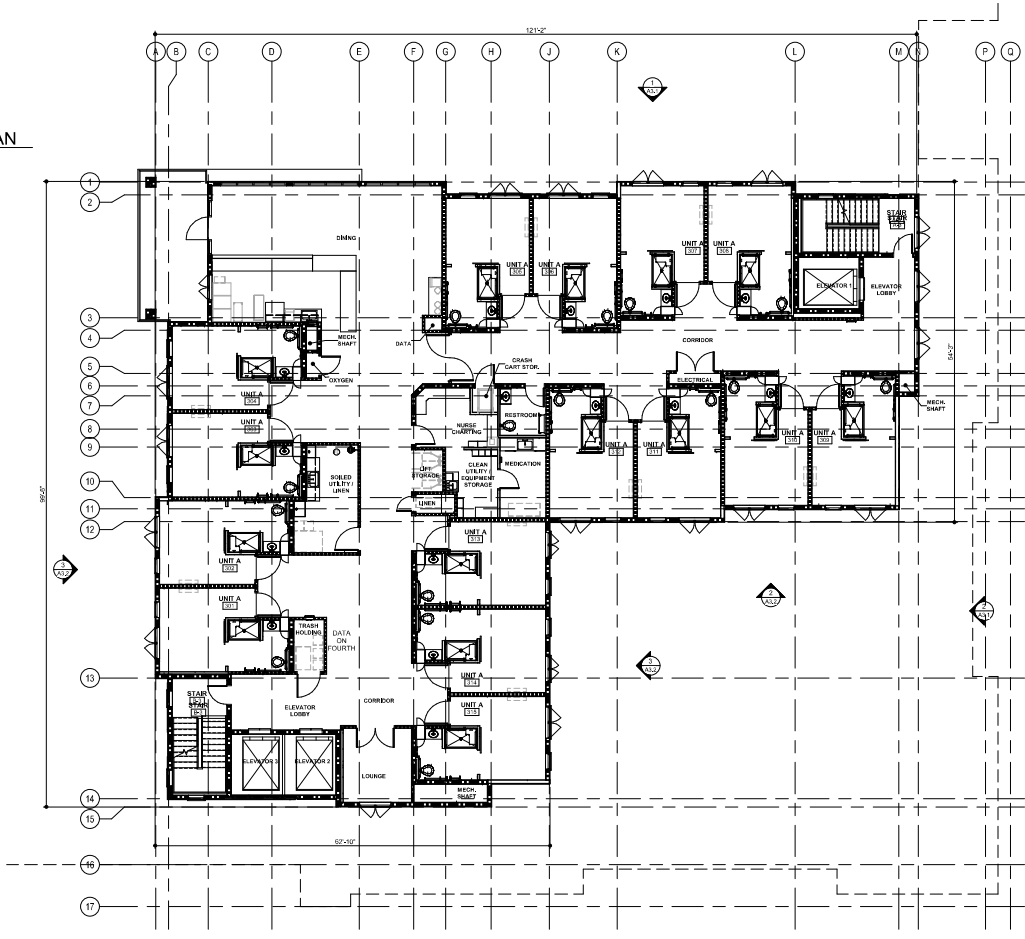
Companion No. 12728-19069
Drawn By: DS
Checked By: BCS

SHEET
A2.6

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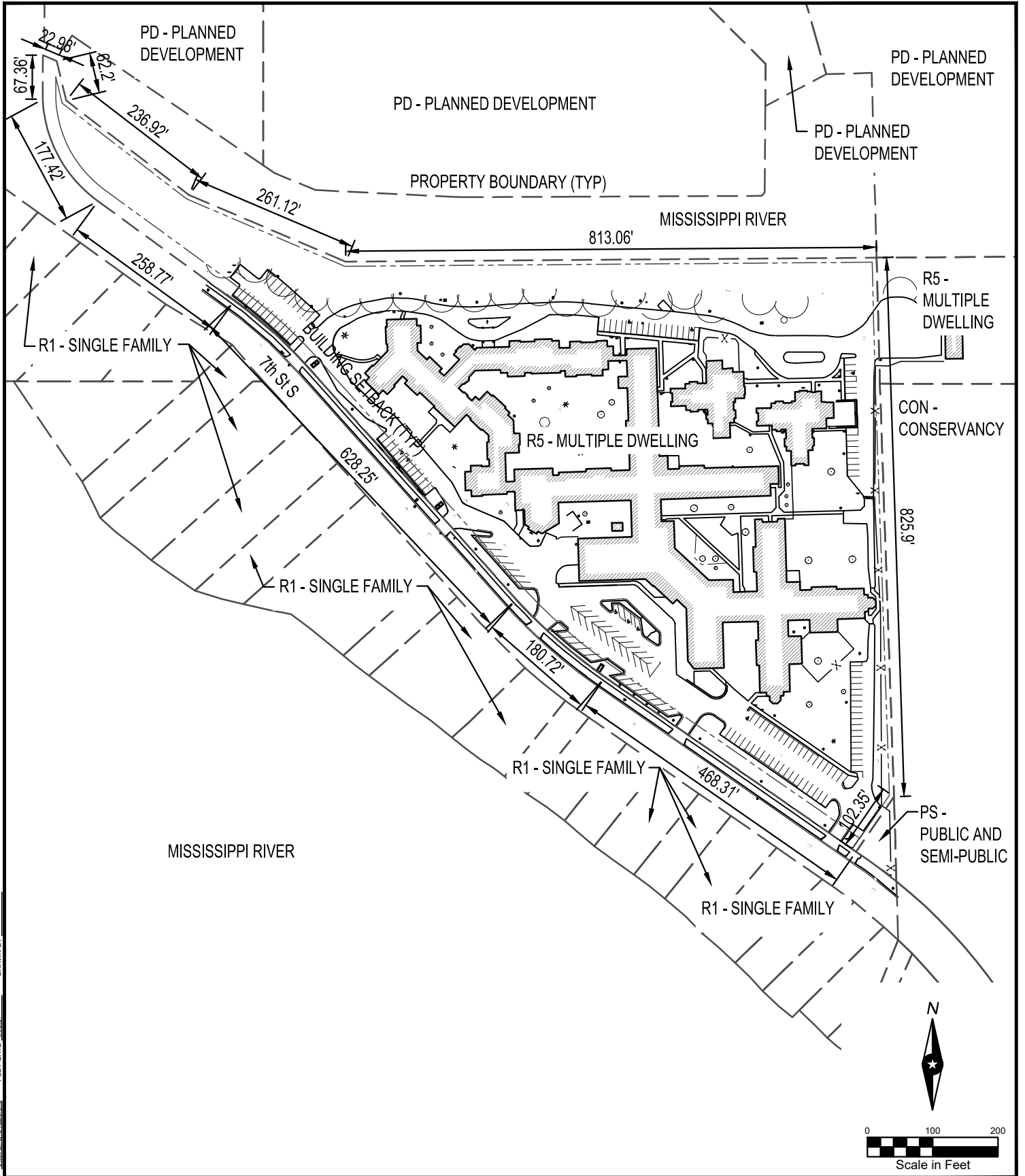


2 TYPICAL UNIT ENLARGED FLOOR PLAN
A2.6 1/4" = 1'-0"



1 F03 PARTIAL THIRD & FOURTH LEVEL FLOOR PLAN
A2.6 1/8" = 1'-0"





OVERALL EXISTING SITE



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PROJECT
BETHANY RIVERSIDE SENIOR LIVING FACILITY EXPANSION

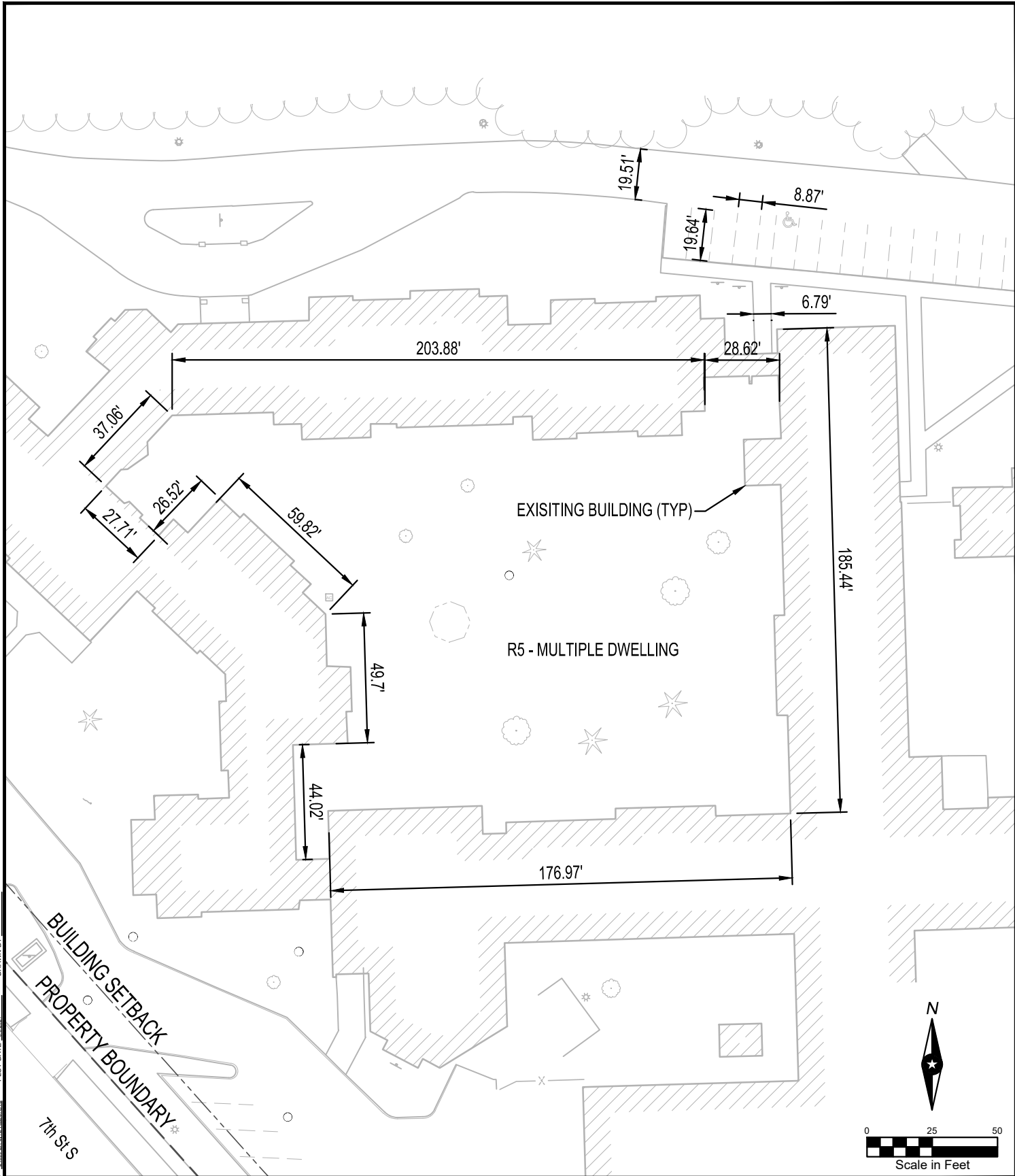
LA CROSSE WISCONSIN

DATE _____ LIC. NO. _____

DATE _____ LIC. NO. _____

SHEET _____

PROJECT NO. 2124859 CAD FILE NAME 2888 EAS SITE REZONING PLOT DATE 8/2/21 DRAWN BY



PROJECT NO. 21248559
 CAD FILE NAME 2888 EARTH REZONING
 PLOT DATE 8/3/21
 DRAWN BY



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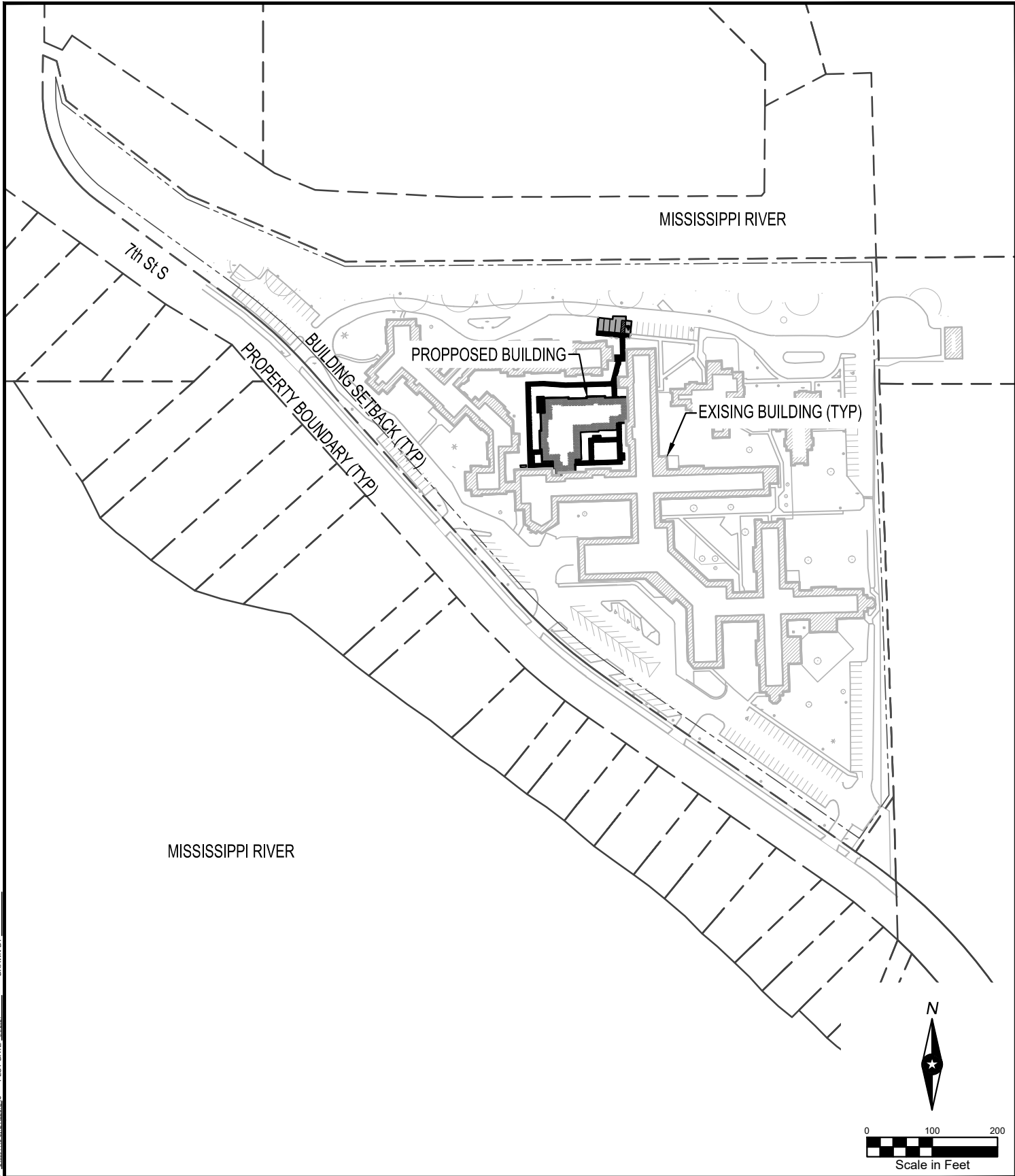
PROJECT

BETHANY RIVERSIDE SENIOR LIVING FACILITY EXPANSION

LA CROSSE WISCONSIN

SHEET

EXISTING SITE



PROJECT NO. 2124859 CAD FILE NAME 2888.PROCSITESEIZING PLOT DATE 8/2/21 DRAWN BY

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DATE _____ LIC. NO. _____




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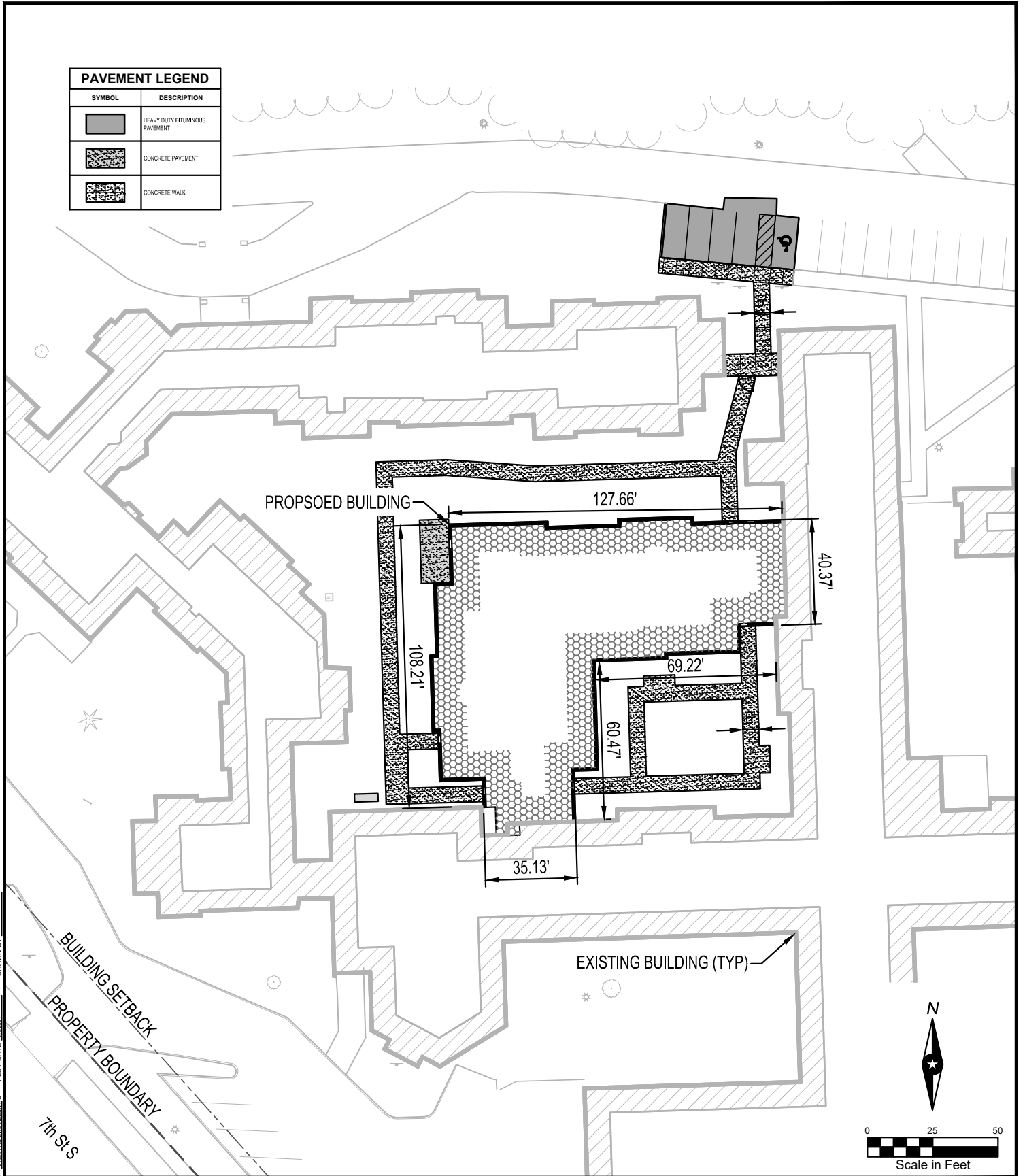
DATE _____ LIC. NO. _____

PROJECT
BETHANY RIVERSIDE SENIOR LIVING FACILITY EXPANSION

LA CROSSE WISCONSIN

SHEET

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK




PROJECT NO. 21248559
 CAD FILE NAME: 24855-PRO-SITE-REVISIONING
 PLOT DATE: 8/3/2021
 DRAWN BY:

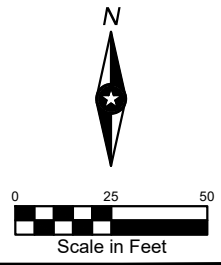
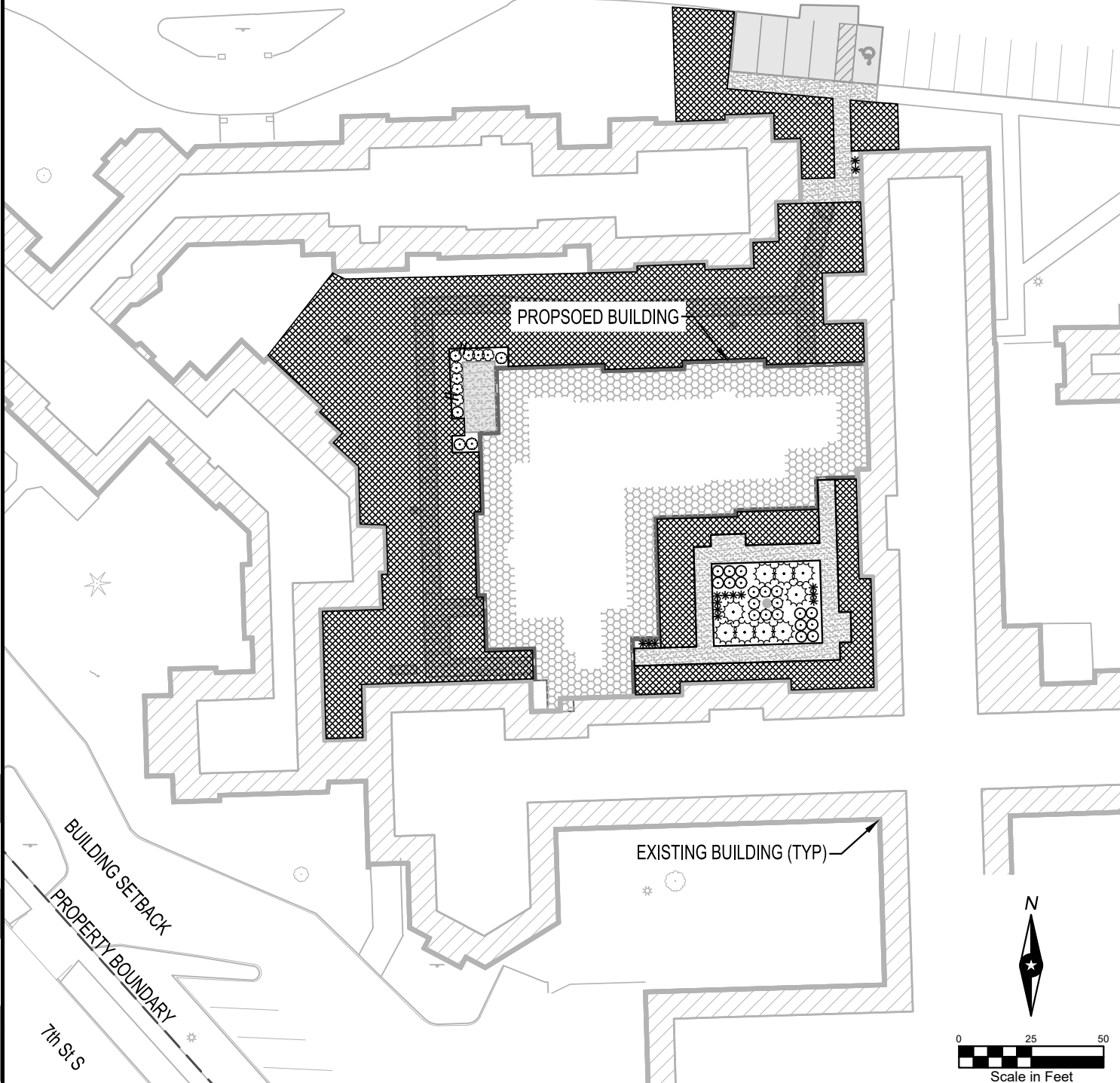
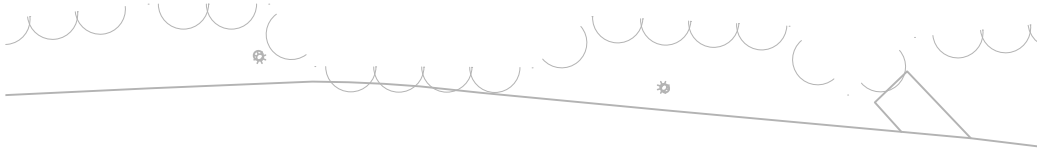


PROPOSED SITE

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PROJECT BETHANY RIVERSIDE SENIOR LIVING FACILITY EXPANSION LA CROSSE WISCONSIN
SHEET

TURF RESTORATION LEGEND			
SYMBOL	DESCRIPTION	UNITS	QUANTITY
	SEED MIXTURE	SF	14,953



LANDSCAPE PLAN

PROJECT NO. 2124859 CAD FILE NAME: 24859 SITE LANDSCAPE-REFRIMING DATE: 8/3/21 DRAWN BY: _____



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PROJECT
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 LA CROSSE WISCONSIN

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