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

Owner of site (name and address):
Gunderen Health System
1900 South Avenue
La Crosse, WI 54601

Address of subject premises:
1401, 1407, 1409, 1415, 1423 7TH STREET SOUTH, 710 FARNAM, 711 TYLER

Tax Parcel No.: 17-30078-60, 17-30078-70, 17-30078-80, 17-30078-90, 17-30078-100, 17-30078-110, 17-30078-120

Legal Description: See Attached

PDD/TND: X General ____ Specific ____ General & Specific

Zoning District Classification: PS - Public and Semi Public

Proposed Zoning Classification: PD - Planned Development District - General

Is the property located in a floodway/floodplain zoning district? ___ Yes X No

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

Payment Amount: 700.00

CITY OF LA CROSSE, WI
General Billing - 131736 - 2015
002369-0024 Mark P. 12/04/2015 11:53AM
1646 - GUNDERSEN LUTHERAN HOSPITAL

Property is Presently Used For:
These parcels are currently utilized as a paved parking lot for Gundersen Patients and vistors. We refer to this parking lot as "Parking lot B".

Property is Proposed to be Used For:
Medical Resident Housing

Proposed Rezoning is Necessary Because (Detailed Answer):
Additional diverse housing options was identified in the "Joint Neighborhood Plan" as part of strategies one and four. This project allows medical residents and their families to livel n the Powell-Poage-Hamilton Neighborhood yet be close to the medical facility. This project will be a higher use of the land, increasing the parcels' assessed value and property taxes.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
This project will not be detrimental to the PPH Neighborhood nor the City.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
This proejct will not be detrimental to the City's long range comprehsenive 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 2 ***day of*** February, 2004.

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)

(608) 775-6329
(telephone)

December 4, 2015
(date)

jlhougom@gundersenhealth.org
(email)

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

Personally appeared before me this 4th day of Dec., 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Barbara K. Bulman
Notary Public
My Commission Expires: 7/13/2018

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 & Inspections Department 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 4th day of December, 2015.

Signed: Senior Planner.
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Mark Platt, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.

2. That the undersigned is (one of the) legal owner(s) of the property located at 1401, 1407, 1409, 1415, 1423 7TH.

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

Subscribed and sworn to before me this 4th day of Dec, 2015

Barbara Palman
Notary Public
My Commission expires 7/13/2018

Chapter 115, Article IV of the La Crosse Municipal Code
(Rev. 08/2014)

GUNDERSEN
HEALTH SYSTEM®

December 3, 2015

Re: Request to Rezone Parcels #:

17-30078-120	17-30078-80
17-30078-110	17-30078-70
17-30078-100	17-30078-60
17-30078-90	

Dear City of La Crosse Common Council:

Gundersen Health System is in the process of expanding our housing for our medical residents due to expanding enrollments and the highly regarded reputation of the programs.

Starting in 2016, we will be offering several residency programs, including family medicine, optometry, general surgery, internal medicine, oral and maxillofacial surgery, pharmacy, podiatric medicine and sports physical therapy. To accommodate the additional doctors and their families moving into La Crosse for our medical education programs, we need to provide more housing.

We plan to construct the housing on one of our existing parking lots, known as "parking lot B" which is directly across from our Phase I resident housing that was constructed earlier in 2015. One delay is that the "parking lot B" site contains a known catalogued burial. Gundersen is working closely with the Wisconsin Historical Society to ensure the burial is dealt with properly and with full respect. If the" parking lot B" site is not feasible due to the catalogued burial, we will explore medical resident housing one block to the southeast .

Another situation that could arise if the "parking lot B" site progresses forward; Gundersen will want to replace the parking lot with parking of the same size at another location within the Gundersen campus boundary. We will address this situation once we have a clear approval from the Wisconsin Historical Society on how to proceed.

Gundersen's focus to serve our community is at the center of our decision to build within the Powell-Poage-Hamilton Neighborhood. We believe new housing in the neighborhood will add value to the through increased taxable property values and also provide value to our residents by having remarkable neighborhood amenities such as Poage Park and the Southside neighborhood center within steps of our residents and their families' homes. We view this project as a win for the neighborhood as well as a win for Gundersen medical education.

Ideally, we would like construction to begin spring 2016, but we are conscious and respectful of all laws and regulations that must be followed to ensure a safe and successful project.

Sincerely,

Mark Platt
Senior Vice President

External Affairs Department 1900 South Avenue, Mailstop: C03-007, La Crosse, WI 54601
Email: ExternalAffairs@gundersenhealth.org Phone: 608-775-1400 Fax: 608-775-6225

(2) The Petition: Following the pre-petition conference, the owner or his agent may file a petition with the Office of the City Clerk for an amendment to the City's Master Zoning Map requesting designation as a Planned Development District. The procedure for rezoning to a planned development district shall be as required for any other change in zoning district boundaries, except that in addition thereto, the rezoning may only be considered in conjunction with a comprehensive development plan and shall be subject to the following additional requirements. The comprehensive development plan may be in the form of a general development plan in order to receive concept approval therefore requiring a two-step process or in the form of a combined general and specific comprehensive development plan in order to receive final approval in a simultaneous, single step approval process. Such petition shall be accompanied by a permit fee of $500.00, as well as ten (10) copies of the following information:

a. General Development Plan. A General Development Plan encompassing all of the property which the developer owns or controls which includes a statement which sets forth the relationship of the proposed Planned Development District to the City's adopted General Plan for the La Crosse Area or any adopted component thereof and the general character of and the uses to be included in the proposed Planned Development District, including the following information:

1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.
2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.
3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.
4. Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.
5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.
6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.
7. A legal description of the boundaries of lands included in the proposed Planned Development District.
8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.
9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways.
10. Characteristics of soils related to contemplated specific uses.
11. Existing topography on site with contours at no greater than two (2) foot intervals City Datum where available.
12. General landscaping treatment.

Please see attached narrative.

The following is the required narrative:

A.	115.156(e)(2)(a)(1)	See details below.
B.	115.156(e)(2)(a)(2)	See details below.
C.	115.156(e)(2)(a)(3)	See details below.
D.	115.156(e)(2)(a)(4)	There are no anticipated departures or waivers from the standards of development.
E.	115.156(e)(2)(a)(5)	Expected date of physical development is March 1, 2016
F.	115.156(e)(2)(a)(6)	See attached design plan.
G.	115.156(e)(2)(a)(7)	See attached legal descriptions.
H.	115.156(e)(2)(a)(8)	See details below.
I.	115.156(e)(2)(a)(9)	See attached schematic design plan.
J.	115.156(e)(2)(a)(10)	From the County Soil Survey, the soil is Urban Land, Valley Trains.
K.	115.156(e)(2)(a)(11)	See attached aerial photo with contours.
L.	115.156(e)(2)(a)(12)	See attached schematic design plan.

A. 115.156(e)(2)(a)(1)

The total area in this Planned Development District is approximately 36,473 sq. ft. (0.83 acres). Property surrounding the development is zoned PD – Planned Development to the east, PS – Public and Semi Public to the west and south and R1- Residential Single Family to the northeast and northwest. Since this development will be multiple family resident housing, it is comparable to the existing and surrounding zoning. The development will consist of six structures, with a footprint of 1720 sq. ft. each. Total structure area is 10,320 sq. ft. or 28.3 percent of the development. The remainder of the development will be required setbacks, parking and a 6,300 sq. ft. common space. Total open area is 26,153 sq. ft, or 71.7 percent of the development. Each structure will contain two dwelling units, for a total of 12 dwelling units. Municipal services and utilities are available on site or in the City Street.

B. 115.156(e)(2)(a)(2)

The estimated value of the development to include structures, site improvements and landscaping is approximately $1.2 million. This development will mirror our planned development project directly to the east.

C. 115.156(e)(2)(a)(3)

Organizational structure

H. 115.156(e)(2)(a)(8)

The surrounding properties are planned development medical resident housing to the east, Gundersen owned patient parking to the south and west and a city park area zoned PS to the north.

Legal Descriptions:

17-30078-120 (1401 and 1403 S. 7th St.): SECOND PLAT B B HEALYS ADDN LOT 10 EX E 53FT BLOCK 2 & EX PRT TAKEN FOR R/W IN V1408 P581

17-30078-110 (710 Farnam St.): SECOND PLAT B B HEALYS ADDN E 50FT OF N 25FT LOT 9 & E 53FT LOT 10 BLOCK 2 LOT SZ: 53 N 50 S X 76.5

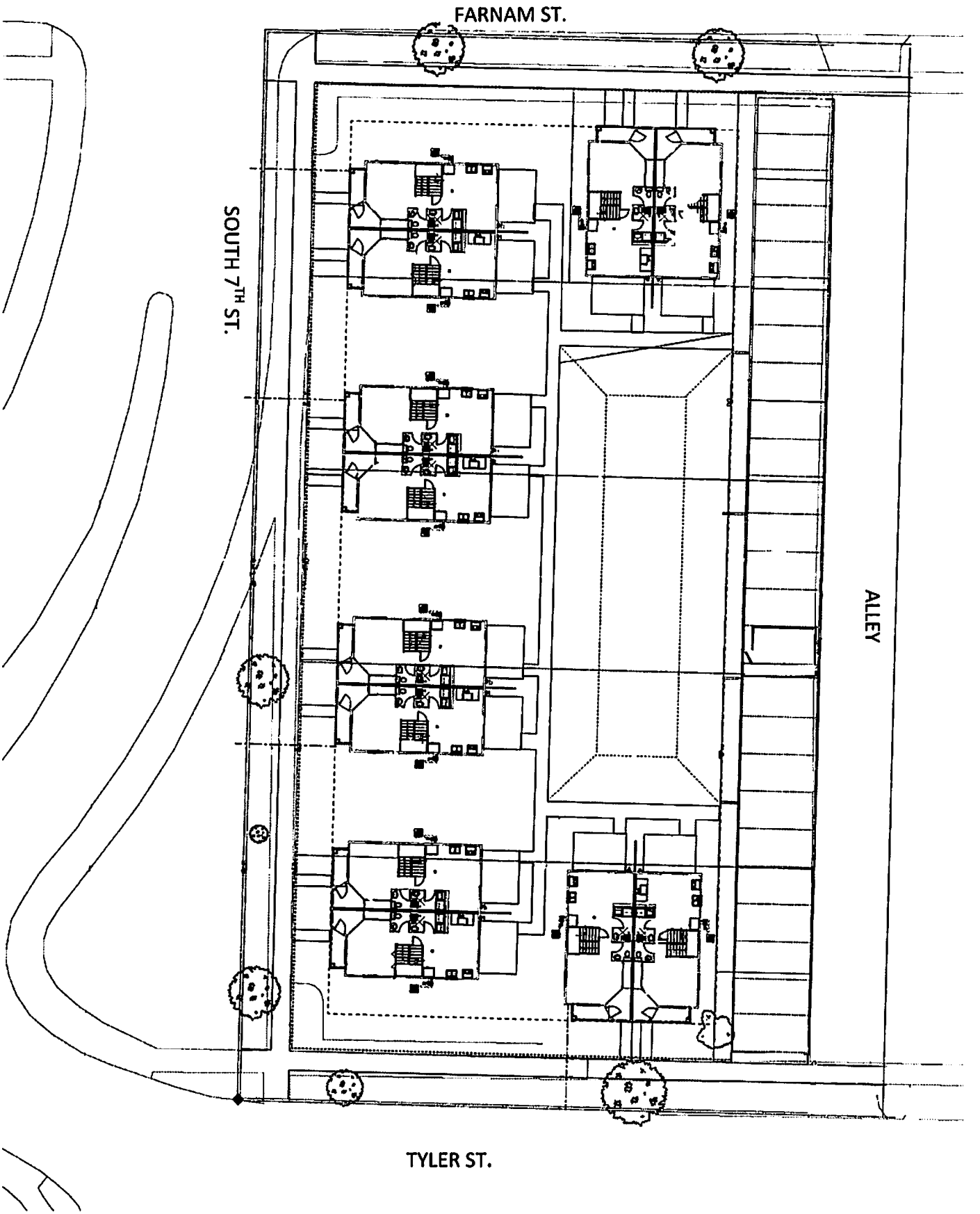
17-30078-100 (1407 S. 7th ST.): SECOND PLAT B B HEALYS ADDN LOT 9 EX E 50FT OF N 25FT BLOCK 2 & EX PRT TAKEN FOR R/W IN V1408 P581 LOT SZ: 51.5 X 85 +/-

17-30078-90 (1409, 1411, 1413 S. 7th St.): SECOND PLAT B B HEALYS ADDN LOT 8 BLOCK 2 LOT SZ: 51.5 X 139

17-30078-80 (1415, 1417 S. 7th St.): SECOND PLAT B B HEALYS ADDN LOT 7 BLOCK 2 LOT SZ: 50 X 139

17-30078-70 (1423 S. 7th St.): SECOND PLAT B B HEALYS ADDN LOT 6 EX E 60FT BLOCK 2 LOT SZ: 51.5 X 79

17-30078-60 (711 Tyler St.): SECOND PLAT B B HEALYS ADDN E 60FT LOT 6 BLOCK 2 LOT SZ: 60 X 51.5


FARNAM ST.
SOUTH 7TH ST.
ALLEY
TYLER ST.

Gundersen Health System LOT B

November 13, 2015

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

- County Limits
- Federal & State Roads
- County & Town Roads

Railroad Center Lines

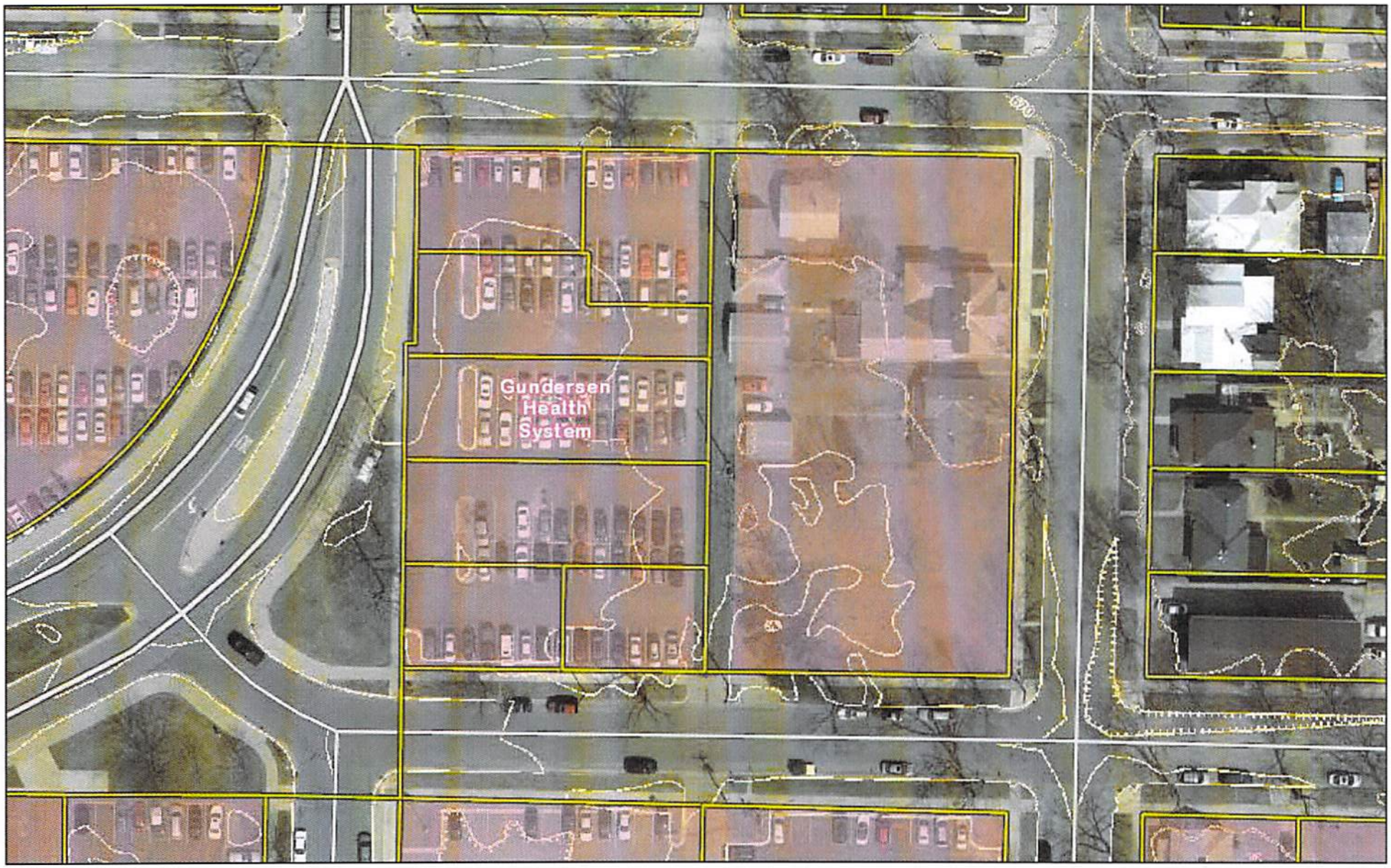
- Burlington Northern Santa Fe
- CP Rail
- Spur Track

- Tax Parcel Number Labels
- Tax Parcel Boundary (as of Jan 1)
- Tax Parcel Lines (current)

La Crosse County, WI

Web AppBuilder for ArcGIS

GHS- Parking Lot B Rezone



December 1, 2015

1:815

0 0.005 0.01 0.02 mi

0 0.01 0.02 0.04 km

La Crosse County

Interstate	US Highways - Hwy 61 Shield Only	Ramp
US Highways - Hwy 14-61	State Highway	Local Roads - Arterial
US Highways - Hwy 53	County Highways	Local Roads - Collector

parking

December 2, 2015

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

- County Limits
- Subdivision Boundary Outline
- Federal & State Roads
- County & Town Roads
- **Railroad Center Lines**
- Burlington Northern Santa Fe
- CP Rail
- Spur Track
- Tax Parcel Boundary (as of Jan 1)

La Crosse County, WI