

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Bethany Lutheran Homes, Inc., Attention: Todd Wilson

2575 South 7th Street, La Crosse, WI 54601

Owner of property (name and address), if different than Applicant:

Gundersen Lutheran Medical Center, Inc.

1900 South Ave., La Crosse, WI. 54601, Mail Stop BELL-04, Attention: Dan J. Lilly

Architect (name and address), if applicable:

Pope Architects, Inc.

1295 Bandana Boulevard N., Suite 200, Saint Paul, MN 55108

Professional Engineer (name and address), if applicable:

Davy Engineering Co., Inc.

115 6th Street South, La Crosse, Wisconsin 54669

Contractor (name and address), if applicable:

Wieser Brothers General Contractor, Inc.

200 Twillite Street, La Crescent, MN 55947

Address(es) of subject parcel(s): 622 Bennora Lee Court, La Crosse, WI 54601

Tax Parcel Number(s): Part of 17-50781-481; 17-50781-482; and 17-50781-483

Legal Description (must be a recordable legal description; see Requirements):
See Attached Exhibit A.

Zoning District Classification: Planned Development District - Specific

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-364

if the use is defined in Sec.:

- 115-347(6)(c)(1) or (2), see *** on the next page.
- 115-353 or 356, see **** on the next page.

Is the property/structure listed on the local register of historic places? Yes _____ No

Description of subject site and CURRENT use: Existing site is the location for Eagle Crest South Senior Living Community. Currently serving seniors providing RCAC licensed independent living with services, high aculty CBRF licensed assisted living and CBRF licensed memory care.

Description of PROPOSED site and operation/use (detailed plan of the proposed site):

Eagle Crest South expansion will increase the density on the existing site. Operational use will expand the current use by adding additional RCAC independent living with services apartments, additional CBRF licensed assisted living and CBRF licensed memory care.

Type of Structure proposed: Precast concrete, structural steel, light guage steel framing, wood framing

Number of current employees, if applicable: 60

Number of proposed employees, if applicable: 45 additional / 105 total

Number of current off-street parking spaces: 121

Number of proposed off-street parking spaces: 91 additional 212 total

Dear Sir,

I have the pleasure to acknowledge the receipt of your letter of the 15th inst.

in relation to the above mentioned matter.

The same has been referred to the appropriate authorities for their consideration.

I am sure that you will be satisfied with the result.

Very truly yours,

Yours faithfully,

[Signature]

[Name]

[Address]

[City]

[Country]

[Phone Number]

[Additional Information]

* If the proposed use is defined in Sec. 115-347(6)(c)

_____ (1) and is proposed to have 3 or more employees at one time, a 500-foot notification is required and off-street parking shall be provided. Will there be 3 or more employees at one time? Y__ N__

or

_____ (2) a 500-foot notification is required and off-street parking is required.

Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

**If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be notified of the privacy fence provision by the City Clerk.

Check here if proposed operation or use will be a parking lot: _____

Check here if proposed operation or use will be green space: _____

Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. Any such replacement structure shall be completed within two (2) years of the issuance of any demolition or moving permit.

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

William Farrell 2 MAR 18
(signature) ** (date)
763.222.3363 wifarel@gundersenhealth.org
(telephone) (email)

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

**Executed by William Farrell, on behalf of Gundersen Lutheran Medical Center, Inc., in his capacity as Senior Vice President of Business Services

Personally appeared before me this 2nd day of Mar., 2018, 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: 11/12/2018

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 2nd day of March, 2018.

Signed: _____
Director of Planning & Development, Senior Planner

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF _____)

The undersigned, William Farrell, on behalf of Gundersen Lutheran Medical Center, Inc., being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of _____
State of _____.
2. That the undersigned is ~~at~~ the legal owner of the property located at:
622 Berrora Lee Court, La Crosse, Wisconsin 54601
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a
conditional use permit/district change or amendment (circle one) for said property.

Gundersen Lutheran Medical Center, Inc.

By: William Farrell
Property Owner
William Farrell, Senior Vice President of Business Services

Subscribed and sworn to before me this 2nd day of Mar, 2018.

Daniel J. [Signature]
Notary Public
My Commission expires 1/15/2018


Exhibit A

Legal Description of Subject Property

The easternmost 64.91 feet of the northernmost 335.25 feet of Lot 1 and all of Lot 2 of Certified Survey Map No. 122, recorded on February 22, 2013, in Volume 15, Page 122, as Document No. 1616523, being a redivision of Lots 4 and 5 of Gundersen Lutheran Medical Center Addition, in part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

The property legally described above shall in the future be known as Lot 2 of the proposed Certified Survey Map to be recorded in connection with the Eagle Crest South expansion project.

