

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Gundersen Clinic LTD
1900 South Avenue
La Crosse, WI 54601

Owner of site (name and address):

Gundersen Clinic LTD
1900 South Avenue
La Crosse, WI 54601

Address of subject premises:

Please see attached legal descriptions
618 Tyler St South Ave 710 Denton St

Tax Parcel No.: 17-30080-120, 17-30080-152 -17-30084-90

Legal Description: Please see attached legal descriptions

Zoning District Classification: PS – Public Semi Public

Proposed Zoning Classification: C2 – Commercial

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 Rezoning consistent with the policies of the Comprehensive Plan? Yes ___ No

Property is Presently Used For:

Parcels 17-30080-120, 17-30080-152 are the Healing Garden.
Parcel "B" was part of the parcel 17-30084-90, which is Public-Semi Public.

Property is Proposed to be Used For:

Parcels 17-30080-120, 17-30080-152 will continue to be the Healing Garden.
Parcel "B" will eventually become a restaurant.

Proposed Rezoning is Necessary Because (Detailed Answer):

These parcels surround the Gundersen Hotel & Suites project. To compile all the parcels into one, the parcels must be of the same zoning. The Gundersen Hotel & Suites was approved for rezoning from PS to C2. We would like to compile these parcels into one parcel.

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

This rezoning will not be detrimental to the Neighborhood. This rezoning is to allow the Gundersen Hotel & Suites parcels to be compiled into one certified survey map.

CITY OF LA CROSSE, WI

General Billing - 141645 - 2016

003189-0102 Amber W. 10/12/2016 10:26AM

1646 - GUNDERSEN HEALTH SYSTEM

Payment Amount:

450.00

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

This project will not be detrimental to the City. This project is one of the goals of the TIF #14 District, Joint Neighborhood Plan and the Development Agreement between the City of La Crosse and Gundersen Health System.

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)

(608) 775-6329

(telephone)

10/4/16

(date)

JLHougom@gundersenhealth.org

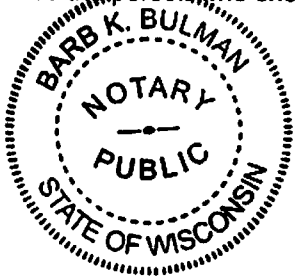
(email)

STATE OF WISCONSIN

COUNTY OF LA CROSSE

) ss.

Personally appeared before me this 4th day of October, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Notary Public

My Commission Expires: 7/13/2018

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

Review was made on the 7th day of October, 2016
21st day of August, 2015

Signed:

Director of Planning & Development

GUNDERSEN HEALTH SYSTEM®

October 3, 2016

Re: Request to Rezone Parcels #: 17-30080-120, 17-30080-152 and a portion of land known as "Parcel B" that was part of Parcel # 17-30084-90 and will become part of Parcel #: 17-30080-150.

Dear City of La Crosse Common Council:

LaCrosse Select LLC is in the process of acquiring property from Gundersen Health System to construct a 67 room hotel at 1520 Clinic Court. I am requesting a rezone of three parcels adjacent to the hotel property so that we can have all the properties combined for one certified survey map.

Gundersen Health System had the main hotel parcel (Parcel # 17-30080-150) rezoned in 2015. As part of our agreement with LaCrosse Select, they will be acquiring Parcels #: 17-30080-120, 17-30080-152 and a portion of land known as "Parcel B" that was part of Parcel # 17-30084-90 and will become part of Parcel #: 17-30080-150.

Parcel # 17-30080-120 is known as the Healing Garden and will continue to be maintained as the Healing Garden. Parcel 17-30080-152 is a catalogued burial site with the Wisconsin Historical Society and LaCrosse Select will continue Gundersen's work to protect this burial along with the Healing Garden. No changes will be made to the Healing Garden and burial site parcels.

Gundersen Health System and LaCrosse Select are dedicated to the construction of the Gundersen Hotel & Suites in the Powell-Poage-Hamilton Neighborhood and we look forward to working with the City on this project.

Sincerely,



Mark Platt
Senior Vice President

BLOCK 6

NORTHWEST CORNER
SEC. 8, T15N, R7W
LA CROSSE COUNTY
FOUND 3/4" BAR

PRELIMINARY

PLAT OF SURVEY

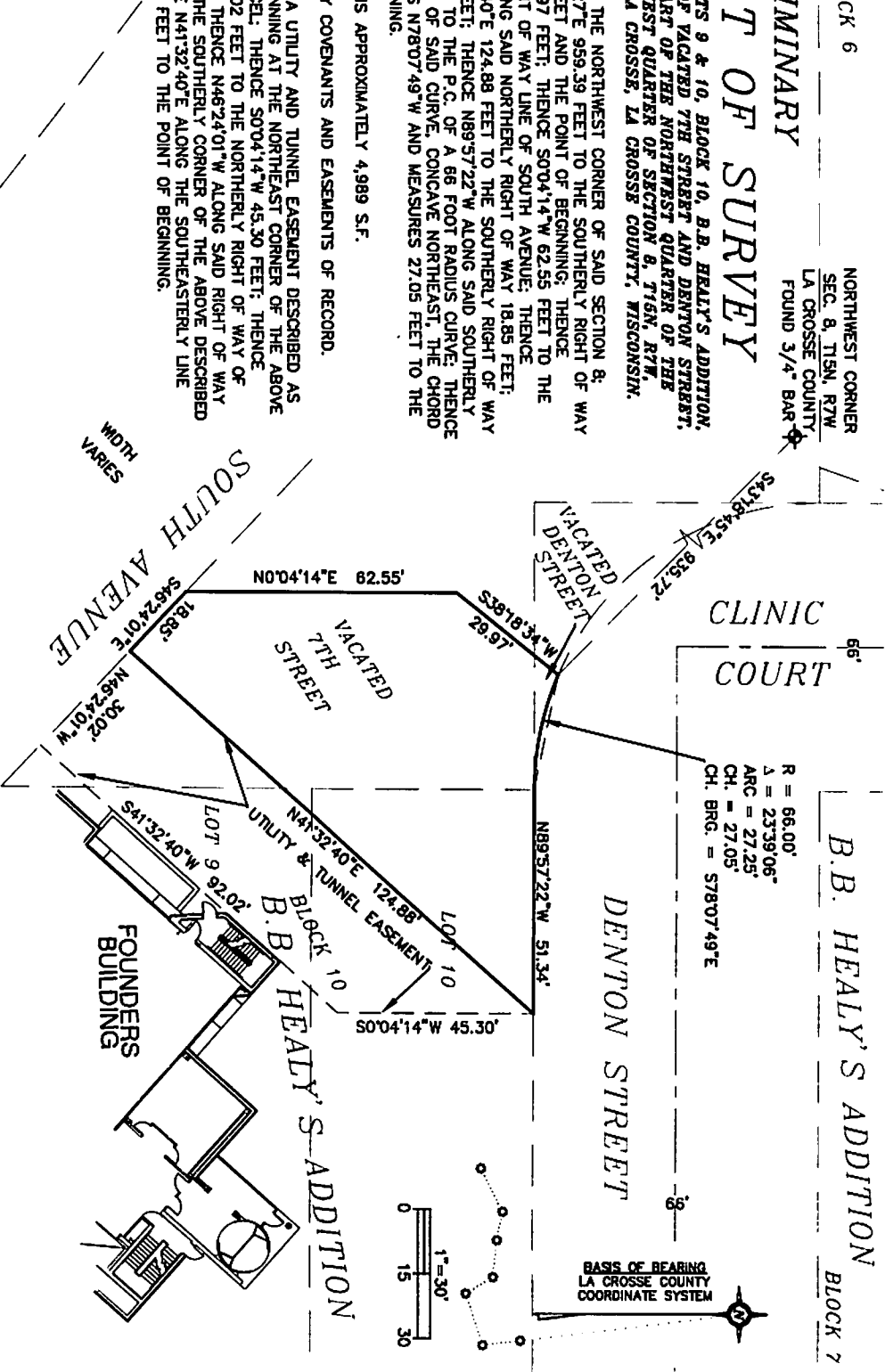
PARTS OF LOTS 9 & 10, BLOCK 10, B.B. HEALY'S ADDITION,
AND PARTS OF VACATED 7TH STREET AND DENTON STREET,
BEING PART OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 8, T15N, R7W,
CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8;
THENCE S45°15'27"E 959.39 FEET TO THE SOUTHERLY RIGHT OF WAY
OF DENTON STREET AND THE POINT OF BEGINNING; THENCE
S38°18'34"W 29.97 FEET; THENCE S0°04'14"W 62.55 FEET TO THE
NORTHERLY RIGHT OF WAY LINE OF SOUTH AVENUE; THENCE
S46°24'01"E ALONG SAID NORTHERLY RIGHT OF WAY 18.85 FEET;
THENCE N41°32'40"E 124.88 FEET TO THE SOUTHERLY RIGHT OF WAY
OF DENTON STREET; THENCE N89°57'22"W ALONG SAID SOUTHERLY
LINE 51.34 FEET TO THE P.C. OF A 66 FOOT RADIUS CURVE; THENCE
ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEAST, THE CHORD
OF WHICH BEARS N78°07'49"W AND MEASURES 27.05 FEET TO THE
POINT OF BEGINNING.

PARCEL CONTAINS APPROXIMATELY 4,989 S.F.

SUBJECT TO ANY COVENANTS AND EASEMENTS OF RECORD.

TOGETHER WITH A UTILITY AND TUNNEL EASEMENT DESCRIBED AS
FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE
DESCRIBED PARCEL; THENCE S0°04'14"W 45.30 FEET; THENCE
S41°32'40"W 92.02 FEET TO THE NORTHERLY RIGHT OF WAY OF
SOUTH AVENUE; THENCE N46°24'01"W ALONG SAID RIGHT OF WAY
30.02 FEET TO THE SOUTHERLY CORNER OF THE ABOVE DESCRIBED
PARCEL; THENCE N41°32'40"E ALONG THE SOUTHEASTERLY LINE
THEREOF 124.88 FEET TO THE POINT OF BEGINNING.



B.B. HEALY'S ADDITION

BLOCK 7

Gundersen Health System – Rezoning Petition

LEGAL DESCRIPTIONS

Parcel: 17-30080-120

Legal Description:

**SECOND PLAT B B HEALY ADDN LOT 1 EX E 98 1/2FT BLOCK 6 & E1/2 VAC ALLEY ADJ ON W IN V1388
P535 LOT SZ: 51 X 52**

Parcel: 17-30080-152

Legal Description:

**SECOND PLAT B B HEALYS ADDN PRT LOT 2 BLOCK 6 COM NW COR BLK 6 E ALG N LN
173.54FT S 58.3FT TO POB S 17.4FT E 22.73FT N 17.4FT W 22.73FT TO POB**

"Parcel B" (portion of parcel: 17-30084-90)

Legal Description:

**PARTS OF LOTS 9 & 10, BLOCK 10, B.B. HEALY'S ADDITION, AND PARTS OF VACATED 7TH STREET AND
DENTON STREET, BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 8, T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.**

