

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):  
Gundersen Health System  
1900 South Avenue  
La Crosse WI, 54636

Payment Amount: 250.00

Owner of site (name and address):  
Gundersen Health System

Architect (name and address), if applicable:  
NA

Professional Engineer (name and address), if applicable:  
NA

Contractor (name and address), if applicable:  
McHugh Excavating & Plumbing  
W7010 Evergreen Way  
Onalaska, WI 540650

Address of subject premises: 1600 S. 9th St, 1403 S. 6th St, 1407 S. 6th St.

Tax Parcel No.: 17-30083-50, 17-30079-100, 17-30079-80

Legal Description: See attached.

Zoning District Classification: R-5 Multiple Dwelling ~~R-5~~ R4 - Low Density Multiple.

Conditional Use Permit Required per La Crosse Municipal Code sec. 115-356  
(If the use is defined in 115-347(6)(c)(1) or (2), see "\*" below.)

Is the property/structure listed on the local register of historic places? Yes \_\_\_\_\_ No X

Description of subject site and current use (include such items as number of rooms, housing units, bathrooms, square footage of buildings and detailed use, if applicable). If available, please attach blueprint of building(s):

Structures are currently vacant. Prior to vacancy they were all single-family rental units.

Description of proposed site and operation or use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):  
Proposed use will be green space, with potential for future development.

Type of Structure (proposed): NA

Number of current employees, if applicable: NA

Number of proposed employees, if applicable: NA

Number of current off-street parking spaces: 3

Number of proposed off-street parking spaces: 0

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

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

\* If the proposed use is defined in 115-347(6)(c)(1) or (2)

\_\_\_\_\_ (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.

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

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the County Register of Deeds at the owner's expense.

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

I hereby certify under oath the current value of the structure(s) to be demolished or moved is \$ \$174,800 Tax assessed value.

I hereby certify under oath the value of the proposed replacement structure(s) is \$ \$0.

If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure or structures of equal or greater value within two (2) years of the issuance of any demolition and moving permit, then the applicant or the property shall be subject to a forfeiture of up to \$5,000 per day for each day the structure(s) is not completed.

CERTIFICATION: 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 application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Kraig Schuster May 8, 2015  
(signature) (date)

608 775 2155 kschuster@GundersonHealth.org  
(telephone) (email)

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

Personally appeared before me this 8th day of May, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Derek Buhman  
Notary Public  
My Commission Expires: 7/13/2018

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

Review was made on the 8th day of May, 2015.

Signed: Judy Aeller, Senior Planner  
Director of Planning & Development

**1403 6TH ST S LA CROSSE**

Parcel: 17-30079-100  
 Internal ID: 31525  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.091  
 Township: 15  
 Range: 07  
 Section: 08  
 Qtr: NW-NW

**Abbreviated Legal Description:**

SECOND PLAT B B HEALYS ADDN W 77FT LOT 10 BLOCK 3 LOT SZ: 51.5 X 77

**Property Addresses:**

Street Address	City(Postal)
1403 6TH ST S	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
GUNDERSEN CLINIC LTD		1900 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT		1910 SOUTH AVE	LA CROSSE	WI	54601-5467

**Districts:**

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

**Additional Information:**

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9	
2012 + VOTING WARDS	2012+ Ward 16	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	

**1407 6TH ST S LA CROSSE**

Parcel: 17-30079-80  
 Internal ID: 31523  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.165  
 Township: 15  
 Range: 07  
 Section: 08  
 Qtr: NW-NW

**Abbreviated Legal Description:**

SECOND PLAT B B HEALYS ADDN LOT 9 BLOCK 3 LOT SZ: 51.5 X 139.5

**Property Addresses:**

Street Address	City(Postal)
1407 6TH ST S	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
GUNDERSEN CLINIC LTD		1900 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT		1910 SOUTH AVE	LA CROSSE	WI	54601-5467

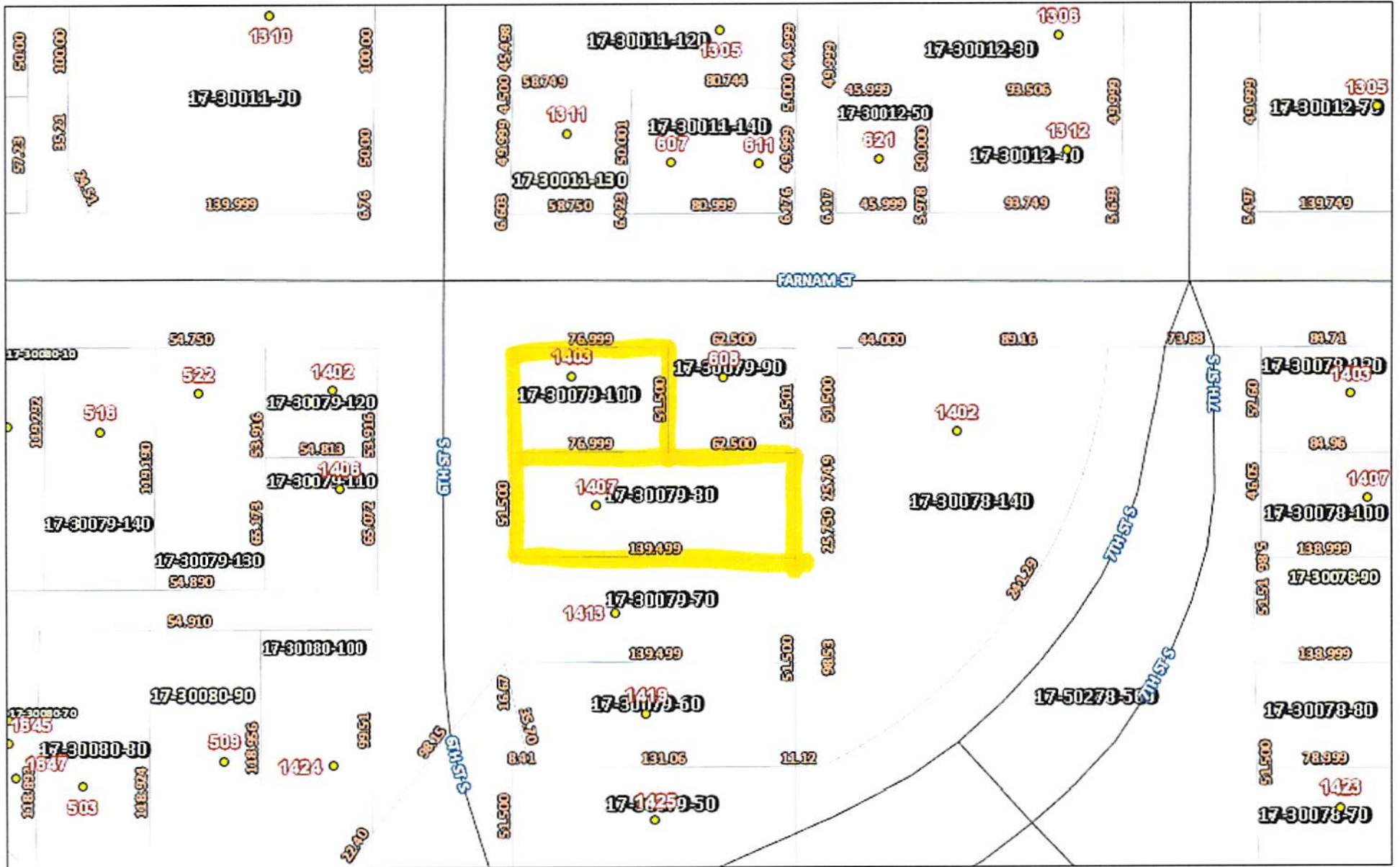
**Districts:**

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

**Additional Information:**

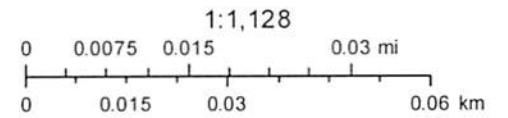
Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9	
2012 + VOTING WARDS	2012+ Ward 16	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	

# ArcGIS Online Web Map



May 5, 2015

- |                       |                              |                |                         |
|-----------------------|------------------------------|----------------|-------------------------|
| County Limits         | Railroad Center Lines        | Spur Track     | Tax Parcel Labels       |
| Federal & State Roads | Burlington Northern Santa Fe | Address Labels | Tax Parcel Boundary     |
| County & Town Roads   | CP Rail                      | Address Points | Link to Tax Parcel Data |



La Crosse County, WI  
La Crosse County



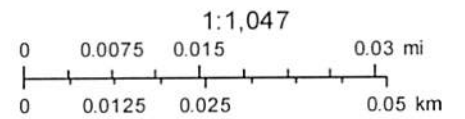
May 6, 2015

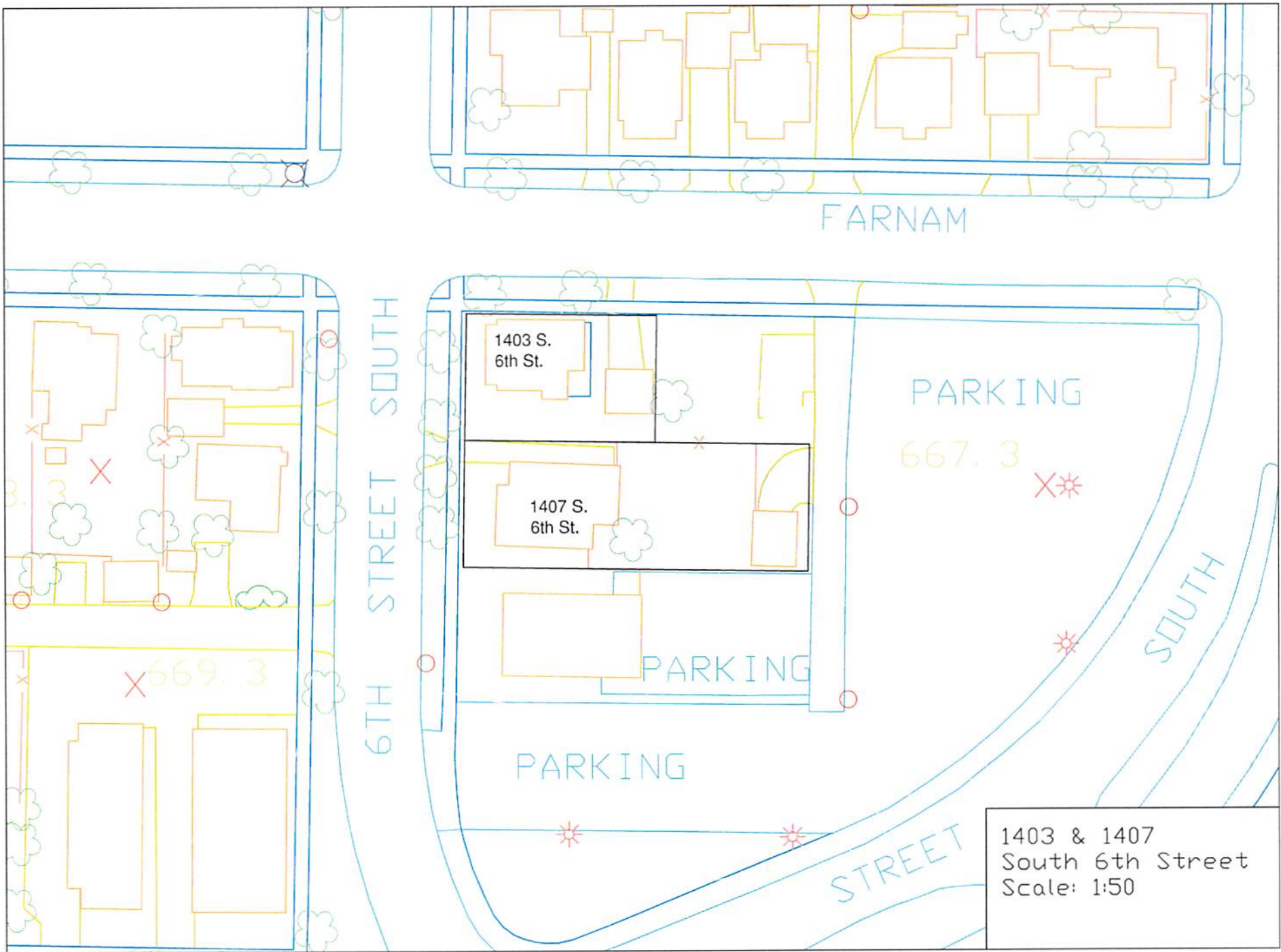
Interstate

US Highways - Hwy 14-61

US Highways - Hwy 53

IIS Highways - Hwy 61 Shield Only





1403 & 1407  
South 6th Street  
Scale: 1:50

**1600 9TH ST S LA CROSSE**

Parcel: 17-30083-50  
 Internal ID: 31566  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.068  
 Township: 15  
 Range: 07  
 Section: 08  
 Qtr: NW-NW

**Abbreviated Legal Description:**

SECOND PLAT B B HEALYS ADDN E1/2 OF LOT 1 BLOCK 9 LOT SZ: 51.5 X 55 +/-

**Property Addresses:**

Street Address	City(Postal)
1600 9TH ST S	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
GUNDERSEN LUTHERAN MEDICAL CENTER INC		1910 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT		1910 SOUTH AVE	LA CROSSE	WI	54601-5467

**Districts:**

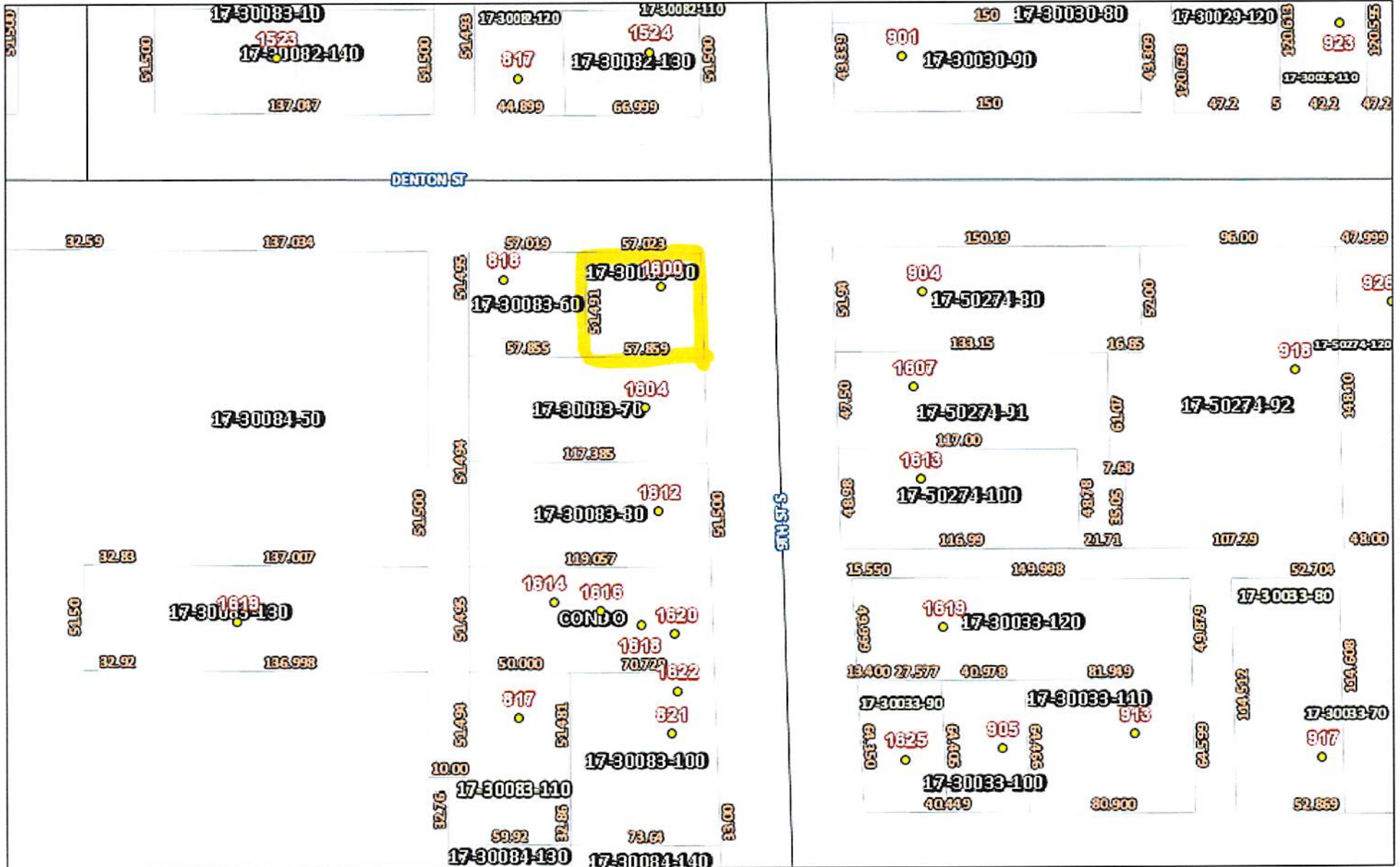
Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

**Additional Information:**

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9	

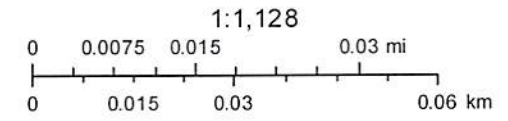


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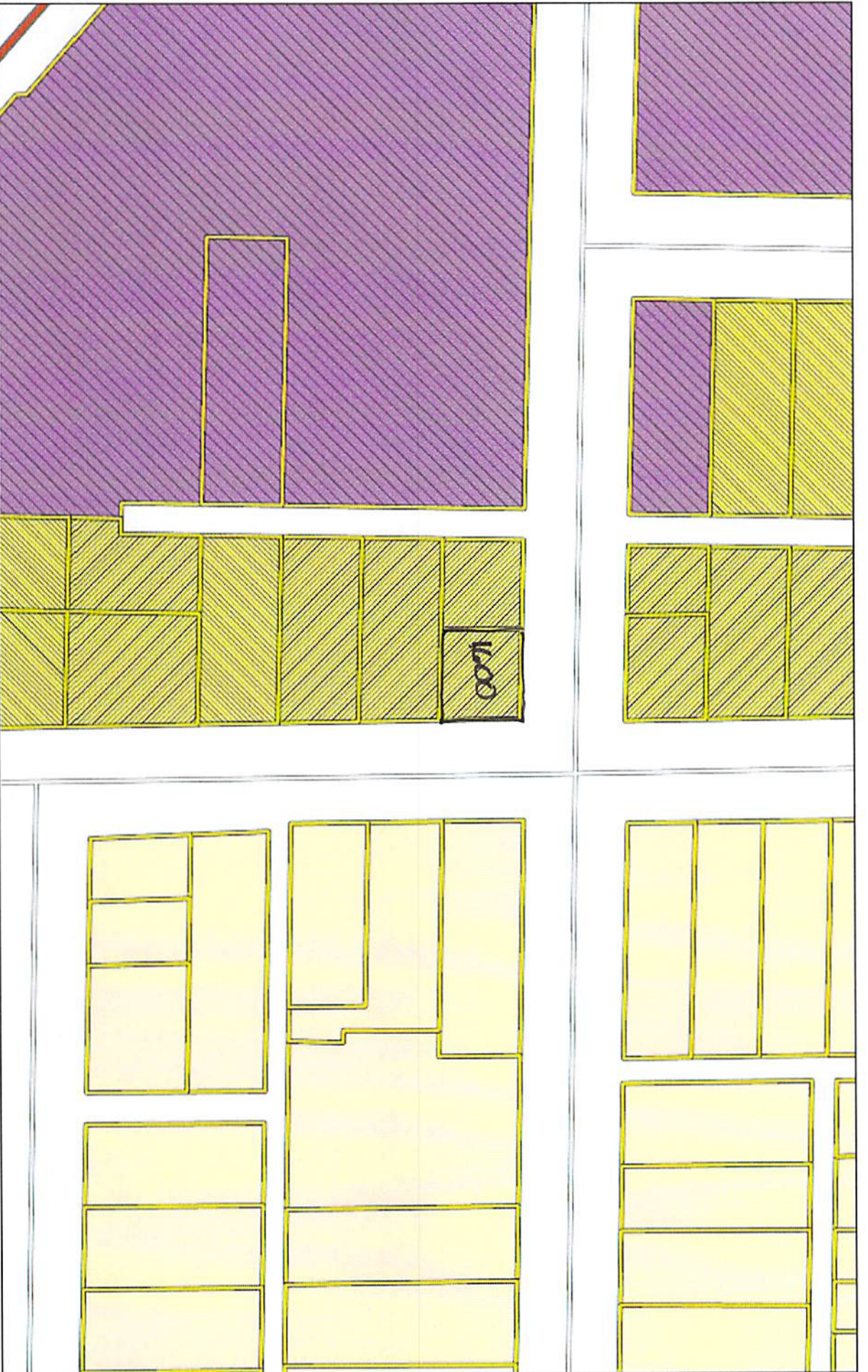


May 5, 2015

- County Limits
- Federal & State Roads
- County & Town Roads
- Burlington Northern Santa Fe
- CP Rail
- Spur Track
- Address Labels
- Address Points
- Tax Parcel Boundary
- [Link to Tax Parcel Data](#)



La Crosse County, WI  
La Crosse County



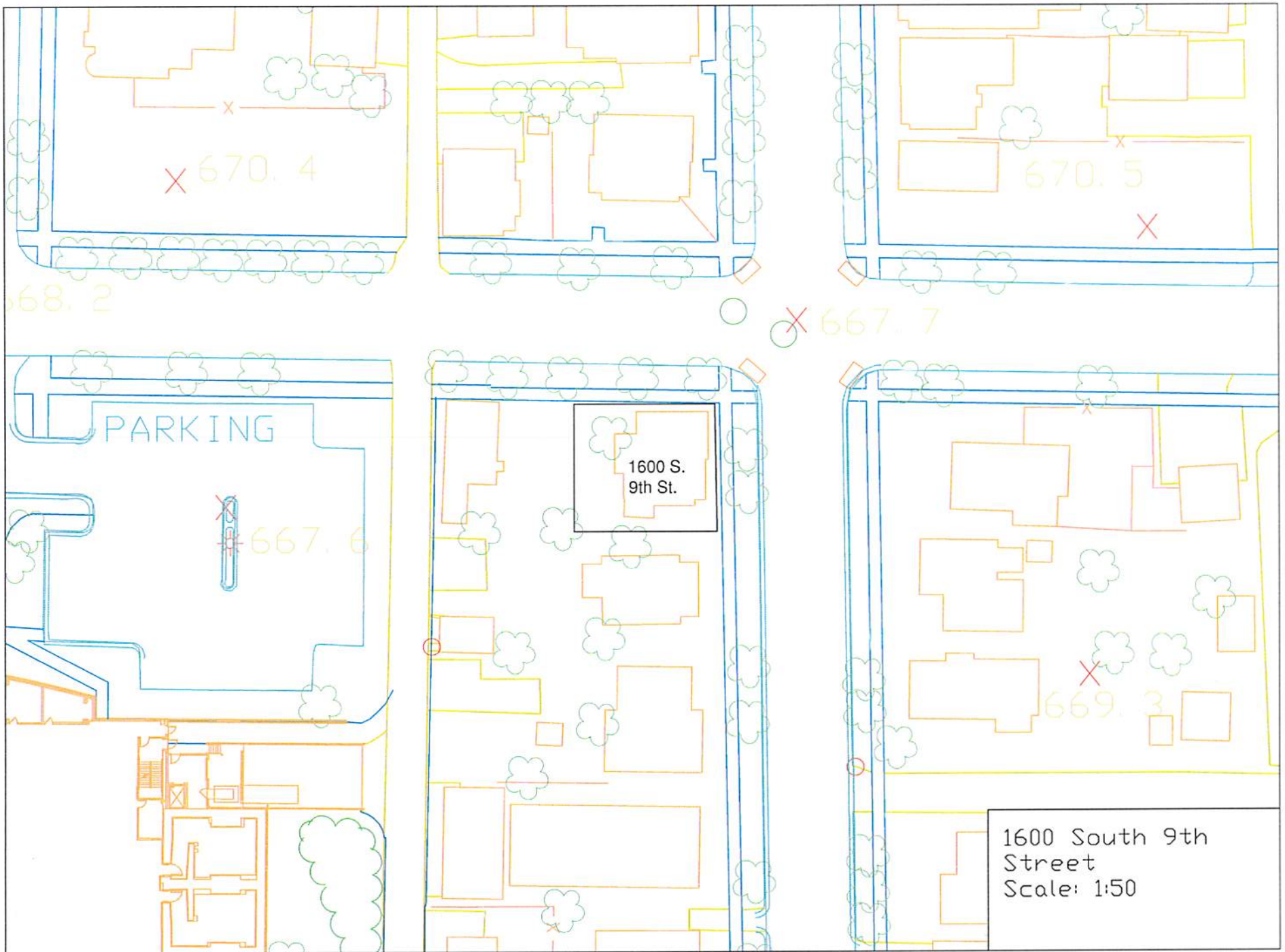
May 6, 2015

Interstate

US Highways - Hwy 14-61

US Highways - Hwy 53

IIS Hinchwaave - Hwy 61 Shield Only



X 670.4

670.5

X 667.7

PARKING

X # 667.6

1600 S.  
9th St.

X 669.3

1600 South 9th  
Street  
Scale: 1:50