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):	
Gundersen Lutheran Medical Center 1900 South Avenue	
La Crosse, WI 54601	
Ed 010330, 111 04001	
Address of subject premises: 711 Tyler Street	
Tax Parcel No.: 17-30078-60	
Legal Description: SECOND PLAT B B HEALYS ADDN LOTS 6, W1/2 VAC ALLEY ADJ ON E PER RESL 1651	7, 8 9 & 10 BLOCK 2 & 601 EX PRITAKEN FOR
R/W IN V1408 P581 DOC NO. 1263221	
PDD/TND: General X Specific Ge	eneral & Specific
Zoning District Classification: Planned Development District - Gene	eral
Proposed Zoning Classification: Planned Development District - Spanned Development District -	pecific
Is the property located in a floodway/floodplain zoning district?	Yes <u>X</u> No
Is the property/structure listed on the local register of historic places	?Yes <u>X</u> No
Is the Rezoning consistent with Future Land Use Map of the Compa	rehensive Plan? X Yes No
Is the consistent with the policies of the Comprehensive Plan?	X_YesNo
Property is Presently Used For: Parking	UU.UU\ Amount:
Paiking	Payment Amount:
	513152 - GONDEKSEN HEVELH SASLEW
	003024-0023 Mark P. 08/05/2016 04:31PM
Property is Proposed to be Used For: Medical resident housing development - 6 duplex units.	General Billing - 140127 - 2016
Medical resident flousing development - 0 duplex units.	CITY OF LA CR <u>OSSE, WI</u>
Proposed Rezoning is Necessary Because (Detailed Answer): Additional diverse housing options was identified in the "Joint Neigh	nborhood Plan" as part of strategies
one and four. This project allows medical residents and their familia	es to live in the Powell-Poage-
Hamilton neighborhood yet be close to the medical facility.	
Proposed Rezoning will not be Detrimental to the Neighborhood Answer):	or Public Welfare Because (Detailed
This project will not be detrimental to the PPH neighborhood nor the use of the land, encreasing the parcels assessed value and prope	e City. This project will be a higher erty taxes.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer): I His project will not be detrimental to the City's long range comprehensive 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 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 knewledge and belief.				
(signature)				
608-775-0187 8/4/16				
(telephone) (daté)				
(email) (email)				
STATE OF WISCONSIN)) ss.				
COUNTY OF LA CROSSE)				
Personally appeared before me this day of, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.				
Notary Public 20 = 20 = 2015				
My Commission Expires:				
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 Safety 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, <u>BEFORE FILING</u> , HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.				
Review was made on the				
Signed: Director of Planning & Development				

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	ে প্ৰতিষ্ঠান প্ৰতিষ্ঠানিক ক্ষেত্ৰিক প্ৰকাৰণ কৰিছে প্ৰতিষ্ঠানিক প্ৰতিষ্ঠানিক ক্ষেত্ৰৰ প্ৰকাৰ কৰিছে । বিজ্ঞানীয়া কিন্তু নিৰ্মাণীয়া প্ৰকাৰণ প্ৰতিষ্ঠানিক প্ৰতিষ্ঠানিক স্থানিক সংক্ষাৰ সংগ্ৰাম ক্ষিত্ৰৰ বিজ্ঞানিক বি
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AFFIDAVIT

STATE OF)			
COUNTY OF) ss)			
The usworn states:	undersigned, Gundersen Health System , bei	ing duly		
1.	That the undersigned is an adult resident of the of October 5. State of Wisconsin	e City		
2.	That the undersigned is (one of the) legal owner(s) of the property lo	cated at		
3.	 By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property. 			
Subscr	Property Owner cribed and sworn to before me this 4 day of August 20 116			
Notary My Co	Public pommission expires 10-20-2017	PURITE S		

OF W1300 unario no tank



August 5, 2016

Teri Lehrke – City Clerk
Jason Gilman – Director of Planning & Development
City Hall
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Re: Planned Development District - Specific Narrative for Gundersen Health System medical resident housing development.

Dear Ms. Lehrke and Mr. Gilman

As requested, enclosed please find the Planned Development District - Specific narrative pursuant to Section 115.156 of the Municipal Code of the City of La Crosse.

Gundersen is requesting to re-zone this tax parcel Planned Development District - Specific for a proposed medical resident housing development.

The following is the required narrative:

A.	115.156(e)(2)(c)(1)	See details on next page.
B.	115.156(e)(2)(c)(2)	See attached.
C.	115.156(e)(2)(c)(3)	See details on next page.
D.	115.156(e)(2)(c)(4)	See attached site plan.
E.	115.156(e)(2)(c)(5)	See attached site plan.
F.	115.156(e)(2)(c)(6)	See attached site plan.
G.	115.156(e)(2)(c)(7)	There are no planned temporary or permanent entrance
		features or signs.
H.	115.156(e)(2)(c)(8)	See attached landscape plans.
1.	115.156(e)(2)(c)(9)	See attached design plans.
J.	115.156(e)(2)(c)(10)	See attached drainage plans.
K.	115.156(e)(2)(c)(11)	There are no planned private utilities.
L.	115.156(e)(2)(c)(12)	From the County Soil Survey the soil is Urban Land, Valley
		Trains.
M.	115.156(e)(2)(c)(13)	See attached contour map.
N.	115.156(e)(2)(c)(14)	Use of adjoining lands not anticipated to change.
Ο.	115.156(e)(2)(c)(15)	All 6 duplex units to be built in one phase.
P.	115.156(e)(2)(c)(16)	There are no restrictive covenants.
Q.	115.156(e)(2)(c)(17)	See attached drainage plans.

Respectfully submitted the 5th day of August, 2016

Sean Cain

Project Manager

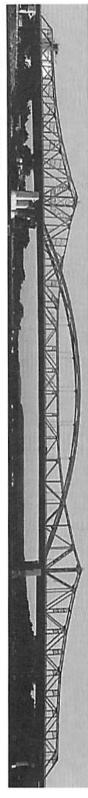
Gundersen Health System



A. 115.156(e)(2)(c)(1) & (3)

The total area in the Planned Development District is 39,107 sqft (0.898 acres). Property surrounding the development is zoned PS-Public & Semi Public to the north, west and south, and Planned Development to the east. The development will be multiple family medical resident housing, and is comparable to the existing and surrounding zoning. The development will consist of 6 structures, with a footprint of 1320 sqft each. Total structure area is 7,920 sqft, or 20.3 percent of the development. The remainder of the development will be required setbacks, parking, and a 5,000 sqft common space. Total open area is 31,187 sqft, or 79.7 percent of the development. Each structure will contain 2 dwelling units, for a total of 12 dwelling units. Municipal services and utilities are available on site, or in the City street.





Parcel Search |

Permit Search

711 TYLER ST LA CROSSE

17-30078-60 City of La Crosse

Municipality:

Internal ID: Record Status:

70537 Current

Parcel

Print View

Taxes

Outstanding Taxes

Assessments

Parcel Information:

Internal ID:
Municipality:
Record Status:
On Current Tax Roll: Range:
Section:
Qtr: Township: Total Acreage: 70537 City of La Crosse 0.883 15 07 No Current 17-30078-60

Legal Description:

MN-MN

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History

Deeds

Permits

SECOND PLAT B B HEALYS ADDN LOTS 6, 7, 8 9 & 10 BLOCK 2 & W1/2 VAC ALLEY ADJ ON E PER RESL 1651601 EX PRT TAKEN FOR R/W IN V1408 P581 DOC NO. 1263221

Property Addresses: