

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Gundersen Health System, 1900 South Avenue, La Crosse, WI 54601

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

Gundersen Lutheran Medical Center, Inc.

1900 South Avenue, La Crosse, WI 54601

Architect (name and address), if applicable:

NA

Professional Engineer (name and address), if applicable:

NA

Contractor (name and address), if applicable:

NA

Address(es) of subject parcel(s): Please see attachment.

Tax Parcel Number(s): Please see attachment.

Legal Description (must be a recordable legal description; see Requirements):

Please see attachment.

Zoning District Classification: PS -- Public & Semi-Public

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-353

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 X

Description of subject site and **CURRENT** use:

Off street parking

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

Off street parking

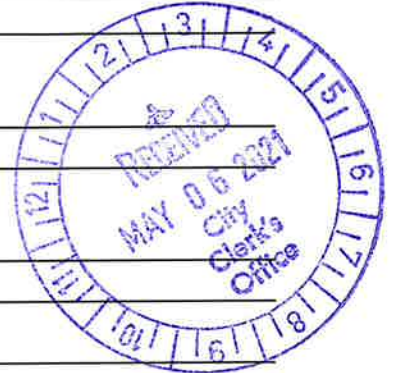
Type of Structure **proposed**: NA

Number of **current** employees, if applicable: 3600

Number of **proposed** employees, if applicable: NA

Number of **current** off-street parking spaces: 115

Number of **proposed** off-street parking spaces: NA



Tax Parcel: 17-30083-40

1501 8th Street South

Lot 10 except the East 60 feet thereof in Block 8 of the 2nd Plat of B.B. Healy's Addition to the City of La Crosse located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

Tax Parcel: 17-30083-30

1507 8th Street South

Lot 9 in Block 8 of the 2nd Plat of B.B. Healy's Addition to the City of La Crosse located in the NW ¼ of the NW ¼ of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

Tax Parcel: 17-30083-20

1511 8th Street South

Lot 8 in Block 8 of the 2nd Plat of B.B. Healy's Addition to the City of La Crosse located in the NW ¼ of the NW ¼ of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

Tax Parcel: 17-30083-10

1517 and 1519 8th Street South

Lot 7 in Block 8 of the 2nd Plat of B.B. Healy's Addition to the City of La Crosse located in the NW ¼ of the NW ¼ of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

Tax Parcel: 17-30082-90

1508 9th Street South

Lot 2 in Block 8 of the 2nd Plat of B.B. Healy's Addition to the City of La Crosse located in the NW ¼ of the NW ¼ of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

Tax Parcel: 17-30082-110

1518 9th Street South

Lot 4 in Block 8 of the 2nd Plat of B.B. Healy's Addition to the City of La Crosse located in the NW ¼ of the NW ¼ of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

Tax Parcel: 17-30082-130

1524 9th Street South

The East 67 feet of Lot 5 in Block 8 of the 2nd Plat of B.B. Healy's Addition to the City of La Crosse located in the NW ¼ of the NW ¼ of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

Tax Parcel: 17-30082-120

817 and 819 Denton Street

Lot 5 except the East 67 feet thereof in Block 8 of the 2nd Plat of B.B. Healy's Addition to the City of La Crosse located in the NW ¼ of the NW ¼ of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

*** 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: X

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.

Nathan J. Frankl May 6, 2021
(signature) (date)
 608-775-1400 nsfrankl@gundersenhealth.org
(telephone) (email)

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

Personally appeared before me this 6 day of May , 20 21 , the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
My Commission Expires: 2-10-2023

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 6th day of May , 20 21 .

Signed: [Signature] OBO Andrea Trane
Director of Planning & Development



AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, 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 La Crosse,
State of Wisconsin.
- 2. That the undersigned is a/the legal owner of the property located at:
Please see attachments.
(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.

Nathan A. Franke
Property Owner

Subscribed and sworn to before me this 6 day of May, 2021.

[Signature]

Notary Public
My Commission expires 2-10-2025.



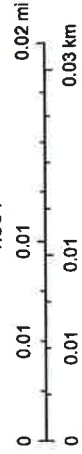
ArcGIS Web Map



5/6/2021, 8:29:03 AM

- Municipality and Private Roads
 - State Road
 - County Road
 - Municipality
 - US Highway
 - Municipality Limits
 - Parcels
 - Owner Label
 - Exit
- CUP application properties*

1:564



La Crosse County