PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):
Gundersen Lutheran Medical Center, Inc.

Owner of site (name and address):
Gundersen Lutheran Medical Center, Inc.
1836 South Avenue Mail Stop GB1-001 La Crosse, WI 54601

DUPLICATE RECEIPT
405 CITY CLERK/LICENSES 6840
TF404380103 001 130610
6/10/13 9:43AM PAID 400.00

Address of subject premises:
N/A 622 Bennora Lee Ct

Tax Parcel No.: Parts of parcels 17-50781-482 and 17-50781-483

Legal Description: Lot 2 of Certified Survey Map recorded in volume 15, page 122 and 122A as document number 1616523, City of La Crosse, La Crosse County, Wisconsin

PDD/TND: ____ General X Specific ____ General & Specific

Zoning District Classification: Planned Development - General

Proposed Zoning Classification: Planned Development - Specific

Is the property located in a floodway/floodplain zoning district? The floodplain line is shown on the site plan C03. It is south of the proposed trail. X Yes ___ No

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

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? X Yes ___ No

Is the consistent with the policies of the Comprehensive Plan? X Yes ___ No

Property is Presently Used For:
The property is currently vacant and was recently used for staging of construction materials for the construction of the new hospital.

Property is Proposed to be Used For:
Bethany Lutheran Senior Housing residential, rehabilitation, and recreation is the proposed use. See Exhibit A for more detail.

Proposed Rezoning is Necessary Because (Detailed Answer):
The proposed rezoning is necessary for the specific use of the building.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
The proposed rezoning will not have a detrimental effect on the neighborhood as the buildings in the area are of similar construction and use, as it is in the Gundersen Health Campus.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
The proposed rezoning will not be detrimental the the City's Long Range Comprehensive Plan Goals, Objectives Actions and Policies because it is consistent with the Future Land Use Map.

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.

Gary R. Schmutz
(signature)

608-775-4684 6/7/2013
(telephone) (date)

GRSchmutz@GundersenHealth.org
(email)

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

Personally appeared before me this 7th day of June, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Barb Bulman
Notary Public
My Commission Expires: 7/13/2014

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 & Inspections Department to discuss the scope and proposed nature of the contemplated development. *(Pursuant sec. 15.16(E)(1) of the Code of Ordinances of the City of La Crosse.)*

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

Review was made on the 7th day of June, 2013.

Signed: _____, **Director of Planning & Development**
On behalf of Larry Kirch.

EXHIBIT A

A senior housing residential, rehabilitation, therapy, transitional care and recreational facility to provide skilled nursing and healthcare services, residential care, rehabilitation, assisted living, transitional care, therapy, housing and other programs for elderly persons and handicapped persons, a transitional care facility which may or may not be required to be subject to age restrictions, a Hospice residence, a memory care facility, an adult day care facility, a senior care facility and a senior recreational facility.

POPE
ARCHITECTS

6-6-13

MEMO

To: Common Council, City Council
City of LaCrosse, WI

From: Ward Isaacson, Pope Associates

Project: Bethany Lutheran Eagle Crest South
Project No.12728-11137

Subject: Council Inquiries – PDD Submittal

The following are Pope Associates' answers to questions from Common Council, (questions i – xvi)
Pope answers follow questions, marked in **BOLD** type

Specific Comprehensive Development Plan. Within eighteen (18) months of the date of approval by the Common Council of a general development plan, a specific comprehensive development plan must be submitted for review and approval by the appropriate City officials and committees including the Plan Commission and Common Council which shall include all information required in (a) above as well as the following detailed construction and engineering plans and related detailed documents and schedules:

(i) A plat plan including all information required for a preliminary plat under Chapter 14 of this Code and applicable provision of Chapter 236, Wisconsin Statutes, together with areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements. For commercial, industrial, public or semi-public, or mixed use developments, a detailed site plan showing the dimensions and locations of all proposed structures, areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements.

See Certified Survey Map

(ii) A legal description of the boundaries of lands included in the proposed Planned Development District.

See Certified Survey Map

(iii) A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.

See Civil Sheet- C 03

POPE ASSOCIATES, INC.

1295 BANDANA BOULEVARD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101

www.popearch.com

(iv) The location of public and private roads, driveways and parking facilities.

See Civil Sheet- C 03

(v) The size, arrangement and location of any individual building sites and proposed building groups on each individual lot (not applicable to single family attached or detached residential projects).

See Civil Sheet- C 03

(vi) The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks and drainageways.

Not applicable

(vii) The type, size and location of all temporary advertising signs and permanent entrance features or signs.

See Architectural Sheet A1.2

(viii) Detailed landscaping plans including plant listings.

See L 01 & L 01.01

(ix) Final architectural plans, elevations and drawings and sketches illustrating the design and character of proposed structures (not applicable to single family attached or detached residential projects).

See attached architectural plans

(x) The existing and proposed location of public sanitary sewer, water supply facilities and stormwater drainage facilities in the form of engineering plans.

See attached civil documents

(xi) The existing and proposed location of all private utilities or other easements.

See attached geotechnical report

(xii) Characteristics of soils related to contemplated specific uses.

See attached geotechnical report

(xiii) Existing topography on-site with contours at no greater than two (2) foot intervals City Datum.

See attached civil documents

(xiv) Provide for anticipated uses of adjoining lands, whether owned by the developer or not, in regard to roads, surface water drainage, utilities, and compatibility with existing adjacent land uses.

Not applicable

(xv) If the development is to be staged, a staging plan describing each stage of the development and how it will function by itself and the relationship to other development stages/units within the district or on adjacent property.

Not applicable

(xvi) All restrictive covenants.

Not applicable

(xvii) Proposed erosion control plan and final grading plan in conformance with Section 14.29 of the Municipal Code.

See attached civil documents

(xviii) All conditions agreed to by the applicant which are not included in the written documentation required under subsections (i) through (xvii) of this section shall be part of the development plan.

Not applicable