

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Bethany Lutheran Homes, Inc.
2575 7th Street South
La Crosse, Wisconsin 54601

Owner of site (name and address):

Bethany Lutheran Homes, Inc.
2575 7th Street South
La Crosse, Wisconsin 54601

Address of subject premises:

2575 7th Street South
La Crosse, Wisconsin 54601

Tax Parcel No.: 17-50283-95, 17-20242-10

Legal Description: PRT NE-SW BEG SW COR NE-SW S89D50ME 1066.55FT N33D14M30SW 198.79FT N80D43M20SW 70.50FT S89D42M40SW 900FT M/L TO W LN NE-SW S ALG W LN 200FT M/L TO POB 4.5146 AC LOT SZ: IRR
PRT NW-SW BEG SE COR NW-SW N89D50MW 854.19FT TO E LN 7TH ST N41D41M41SW 32.21FT ALG E LN ALG CURV N47D54M20SW 156.24FT N54D07MW 258.75FT ALG CURV N26D51MW 174.99FT N0D25ME 67.36FT ALG E LN 7TH ST S66D48ME 22.98FT S13D27M40SE 62.20FT S52D17ME 236.9FT S66D46ME 261.1FT N89D42M40SE 813FT M/L TO E LN NW-SW S 200FT M/L ALG E LN TO POB & LOT 1 OF ASSESSOR'S PLAT GOVERNMENT LOT 1 SEC 8-15-7 EX BEG SE COR NWLY ALG NE LN 7TH ST 76.69FT NELY 102.53FT TO E LN LOT 1 S ALG E LN 129.83FT TO POB SUBJ TO 10FT HWY ESMT ALG SW LN

Zoning District Classification: R-5 Multiple Dwelling District

Proposed Zoning Classification: R-6 Special Multiple Dwelling District

Is the property located in a floodway/floodplain zoning district? Yes No *Portions of lots are in*

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:
Providing nursing care and senior living.

Property is Proposed to be Used For:
Providing nursing care and senior living- no change.

Proposed Rezoning is Necessary Because (Detailed Answer):
Current zoning of R-5 limits the height of buildings to 3 stories / 45 feet, rezoning to R-6 would allow for a 4 story building. Bethany Lutheran Homes would like to upgrade it's current 2 bed bedroom units in the current Nursing Home facility to be one bed bedroom units, with the confines of the site, a 4 story building would be the feasible option.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
The 4 story addition would not provide additional occupants to the site, and would not block river views to the adjacent residents along 7th Street South. This addition would also provide Bethany Lutheran Homes with the upgrades to the current site that would allow it to remain in the neighborhood.

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Bethany Lutheran Homes, Inc., being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 2575 7th Street South.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

ASHLIE C CAHOON
 Notary Public
 State of Wisconsin

Bethany Lutheran Homes, Inc.
Property Owner

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

Ashlie C Cahoon
Notary Public
My Commission expires 11/26/24

2575 7TH ST S LA CROSSE

Parcel: 17-50283-95
 Internal ID: 38978
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 4.514
 Township: 15
 Range: 07
 Section: 08

Abbreviated Legal Description:

PRT NE-SW BEG SW COR NE-SW S89D50ME 1066.55FT N33D14M30SW 198.79FT N60D43M20SW 70.50FT S89D42M40SW 900FT M/L TO W LN NE-SW S ALG W LN 200FT M/L TO POB 4.5146 AC LOT SZ: IRR

Property Addresses:

Street Address	City(Postal)
2575 7TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
BETHANY RIVERSIDE LUTHERAN HOME	Owner	2575 7TH ST S	LA CROSSE	WI	54601-5249

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
5	Book 5	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 11	
2012 + VOTING WARDS	2012+ Ward 22	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:**Billing Information:**

Bill Number: 14421
 Billed To:

BETHANY RIVERSIDE LUTHERAN HOME

2575 7TH ST S
LA CROSSE WI 54601-5249

Total Tax: 3900.05
Payments Sch.

1-31-2021	975.02
3-31-2021	975.01
5-31-2021	975.01
7-31-2021	975.01

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.867962042
Assessed:	152300	0	152300	Mill Rate	0.025607710
Fair Market:	175500	0	175500	School Credit:	289.56
Taxing Jurisdiction:			2019 Net Tax	2020 Net Tax	% of Change
STATE OF WISCONSIN			\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 557.4900	\$ 574.7300	3.1000
Local Municipality			\$ 1581.9200	\$ 1618.0200	2.3000
LA CROSSE SCHOOL			\$ 1527.8200	\$ 1461.7100	-4.3000
WTC			\$ 239.2100	\$ 245.5900	2.7000

Credits:

First Dollar Credit:	0.00
Lottery Credit:	0.00

Additional Charges:

Special Assessment:	0.00
Special Charges:	0.00
Special Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00

Grand Total: 3900.05

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/14/2021	867726	0	\$ 3900.05	1/2021
			Totals:	\$ 3900.05	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2020	4.114	152300	0	152300	4/28/2017
X4	Other (Churches,Schools,Roads,etc)	2020	0.400	0	0	0	4/28/2017

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
647	911	909227	8/4/1980	WD PRIOR 9-1-81
647	912	909228	8/4/1980	QCD PRIOR TO 9-1-81

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
Property Address: 2575 7TH ST S

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
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History Information:

Parent Parcel(s)

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.

Street Address	City(Postal)
2573 7TH ST S	LA CROSSE
2573 7TH ST S	LA CROSSE
2573 7TH ST S	LA CROSSE
2573 7TH ST S	LA CROSSE
2573 7TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
BETHANY RIVERSIDE LUTHERAN HOME	Owner	2575 7TH ST S	LA CROSSE	WI	54601-5249

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 11	
2012 + VOTING WARDS	2012+ Ward 22	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	

Lottery Tax Information:

Lottery Credits Claimed:	0
Lottery Credit Application Date:	

Tax Information:

Billing Information:

Bill Number:	0
Billed To:	BETHANY RIVERSIDE LUTHERAN HOME 2575 7TH ST S LA CROSSE WI 54601-5249
Total Tax:	0.00
Payments Sch.	
	0.00
7-31-2021	0.00

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.867962042
Assessed:	0	0	0	Mill Rate	0.000000000
Fair Market:	0	0	0	School Credit:	0.00
Taxing Jurisdiction:			2019 Net Tax	2020 Net Tax	% of Change
	Credits:				
		First Dollar Credit:		0.00	

Taxing Jurisdiction:	2019 Net Tax	2020 Net Tax	% of Change
	Lottery Credit:	0.00	
Additional Charges:			
	Special Assessment:	0.00	
	Special Charges:	0.00	
	Special Delinquent:	0.00	
	Managed Forest:	0.00	
	Private Forest:	0.00	
	Total Woodlands:	0.00	
	Grand Total:	0.00	

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date	C
			Totals:	\$ 0		

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
X4	Other (Churches,Schools,Roads,etc)	2020	8.255	0	0	0	5/2/2019

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
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There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
Property Address: 2575 7TH ST S

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
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History Information:

Parent Parcel(s)

The parcel(s) below were used to create the parcel currently being viewed.

Parcel Parent	Internal ID	Date
17-20242-10	30291	5/18/2017
17-50284-45	38984	5/18/2017

Child Parcel(s)

There are no child parcels for this property.

POPE

POPE ARCHITECTS, INC.
1700 W. WASHINGTON ST., SUITE 100
MILWAUKEE, WI 53233
TEL: 414.224.1100
WWW.POPEARCHITECTS.COM

**BETHANY LUTHERAN
HOMES - ENGLE
CREST RIVERSIDE
ADDITION**

**BETHANY
LUTHERAN HOMES
ADDITION**



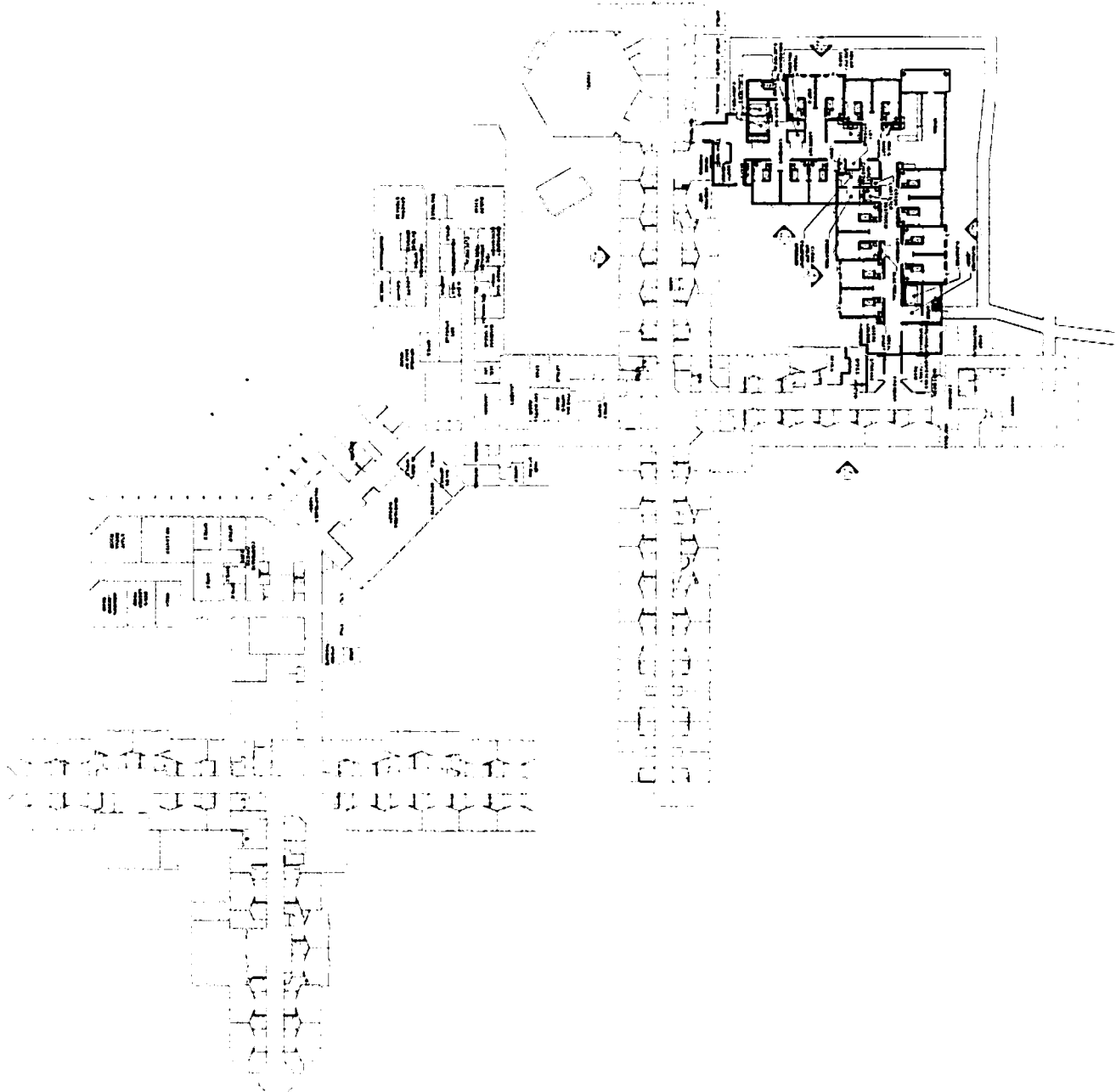
Key Plan

**OVERALL FIRST
LEVEL FLOOR PLAN**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07/28/2011
2	ISSUED FOR CONSTRUCTION	08/15/2011
3	AS BUILT	08/15/2011

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07/28/2011
2	ISSUED FOR CONSTRUCTION	08/15/2011
3	AS BUILT	08/15/2011

A2.1



F01 OVERALL FIRST LEVEL FLOOR PLAN
1" = 20'-0"



NOT FOR CONSTRUCTION - FOR REFERENCE ONLY



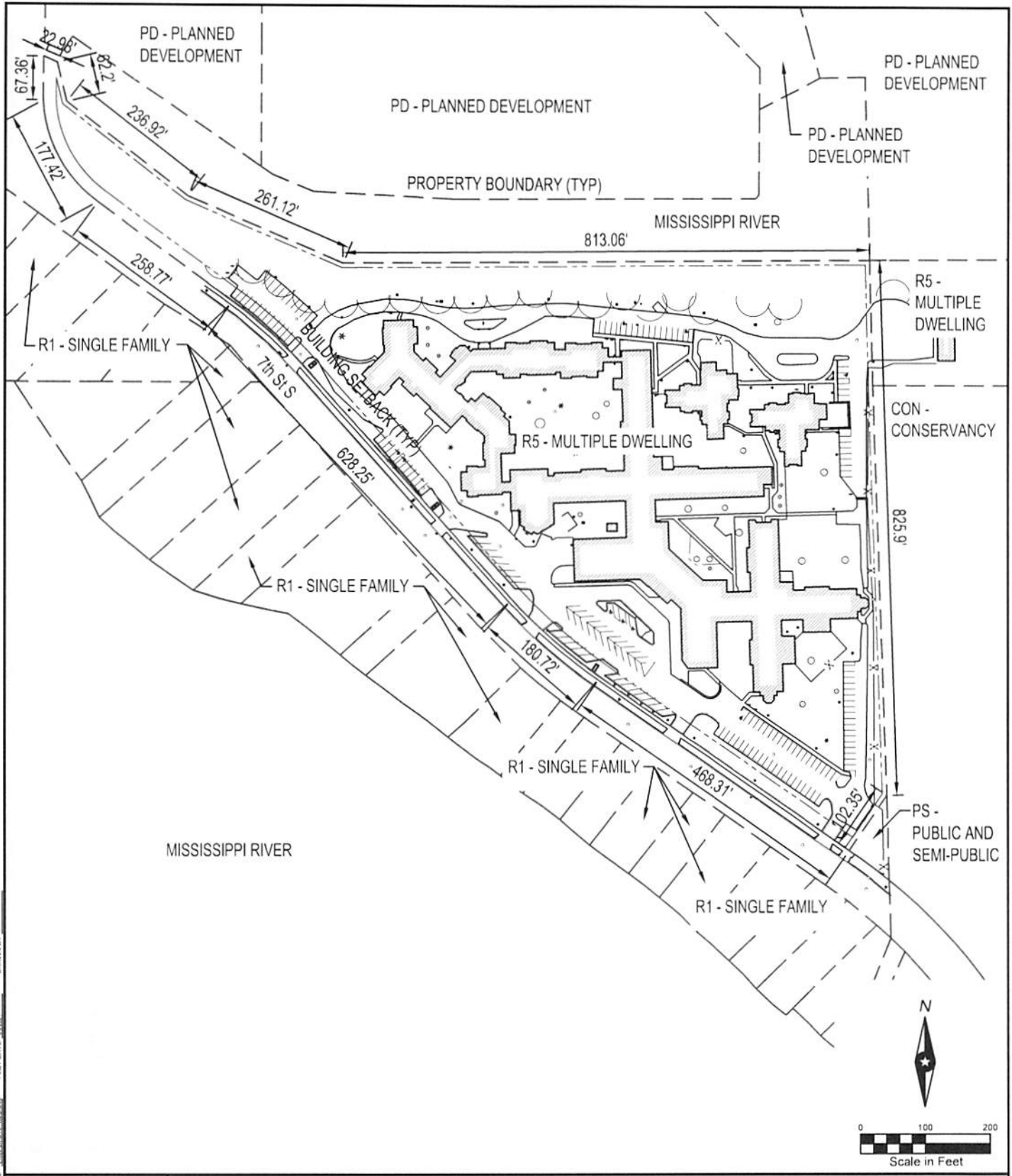
POPE ARCHITECTS, INC.
 1001 W. 10th St., Suite 100
 Oklahoma City, Oklahoma 73106
 Phone: (405) 521-1100
 Fax: (405) 521-1101
 www.popearchitects.com

BETHANY LUTHERAN HOMES
 1001 W. 10th St., Suite 100
 Oklahoma City, Oklahoma 73106



Key Plan
FIRST LEVEL PARTIAL FLOOR PLAN
 Date of Issue:

1001 W. 10th St., Suite 100 Oklahoma City, Oklahoma 73106 Phone: (405) 521-1100 Fax: (405) 521-1101 www.popearchitects.com	1001 W. 10th St., Suite 100 Oklahoma City, Oklahoma 73106 Phone: (405) 521-1100 Fax: (405) 521-1101 www.popearchitects.com
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OVERALL EXISTING SITE



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DATE _____ LIC. NO. _____

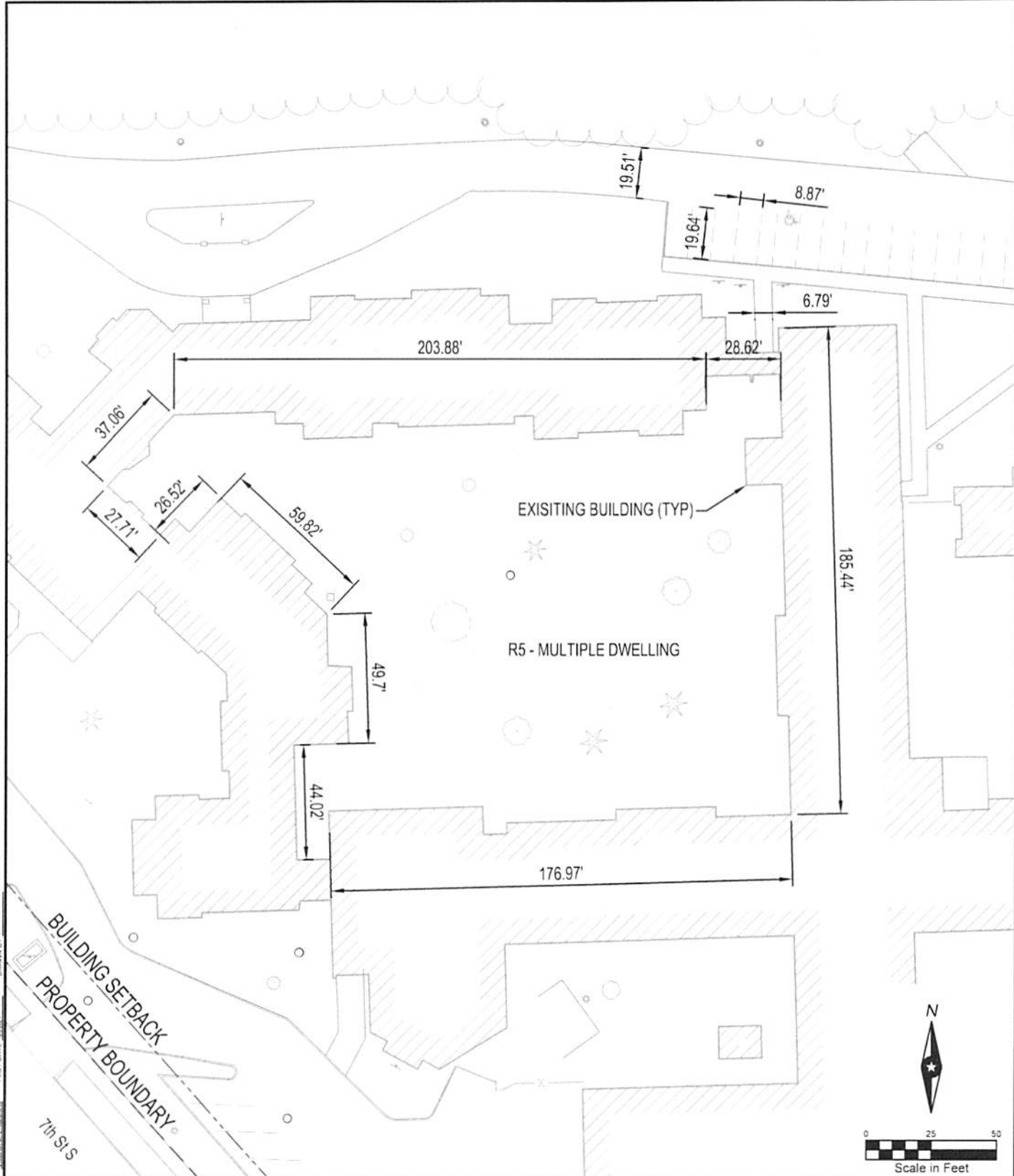
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DATE _____ LIC. NO. _____

PROJECT
BETHANY RIVERSIDE SENIOR LIVING FACILITY EXPANSION
 LA CROSSE WISCONSIN

SHEET

PROJECT NO. 7124893 CAD FILE NAME: 20082421-202002 DRAWN BY: PLOT DATE: 11/10/07



PROJECT NO. 2122455 CAD FILE NAME: 14011X(1)S(1)R210.DWG PLOT DATE: 11/20/21 DRAWN BY:



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DATE _____ LIC. NO. _____

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DATE _____ LIC. NO. _____

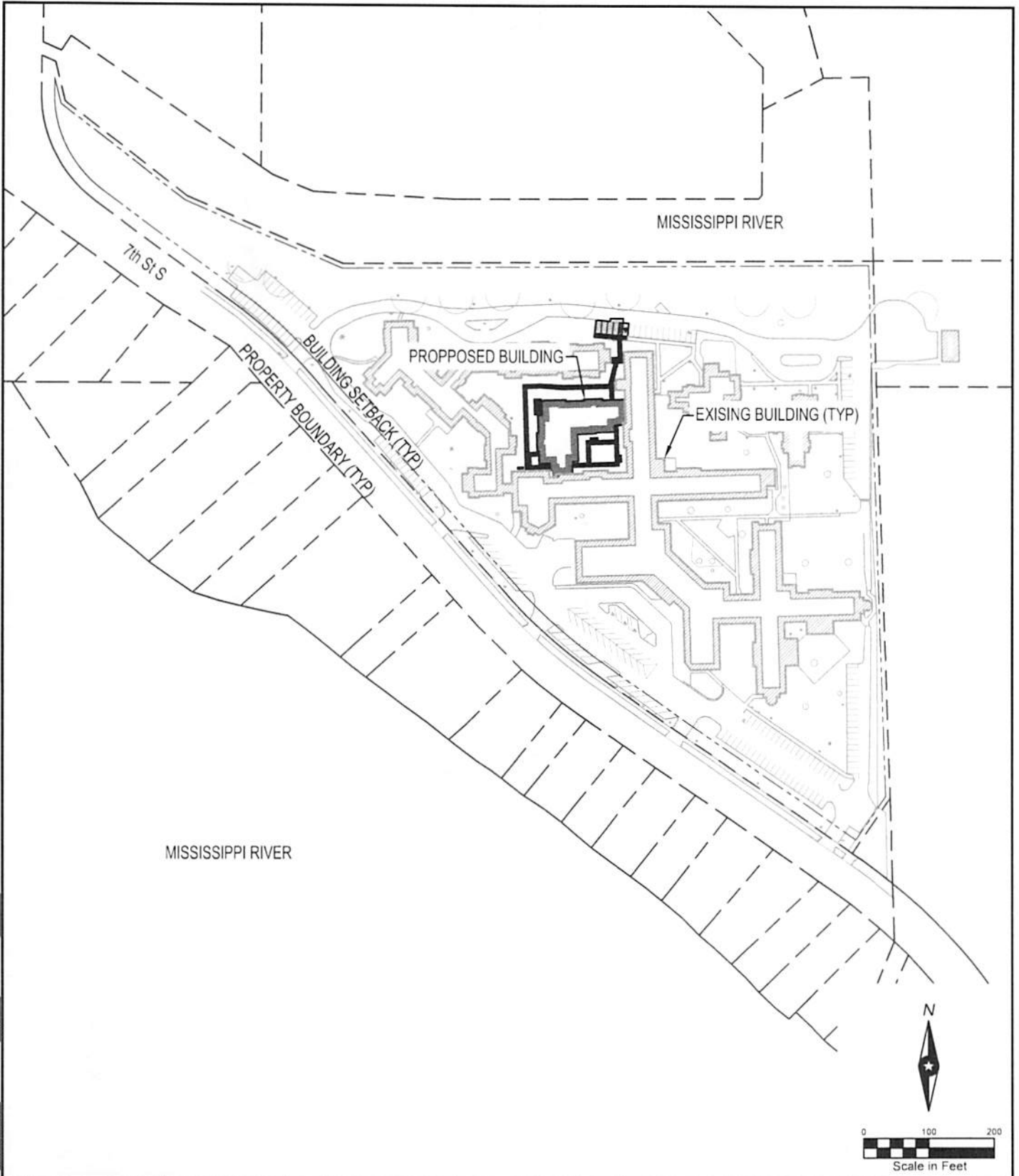
PROJECT

BETHANY RIVERSIDE SENIOR LIVING FACILITY EXPANSION

LA CROSSE WISCONSIN

SHEET

EXISTING SITE



PROJECT NO. 212-2859 CAD FILE NAME: 20210328100000 PLOT DATE: 4/2/21 DRAWN BY:

OVERALL PROPOSED SITE



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 DATE _____ LIC. NO. _____

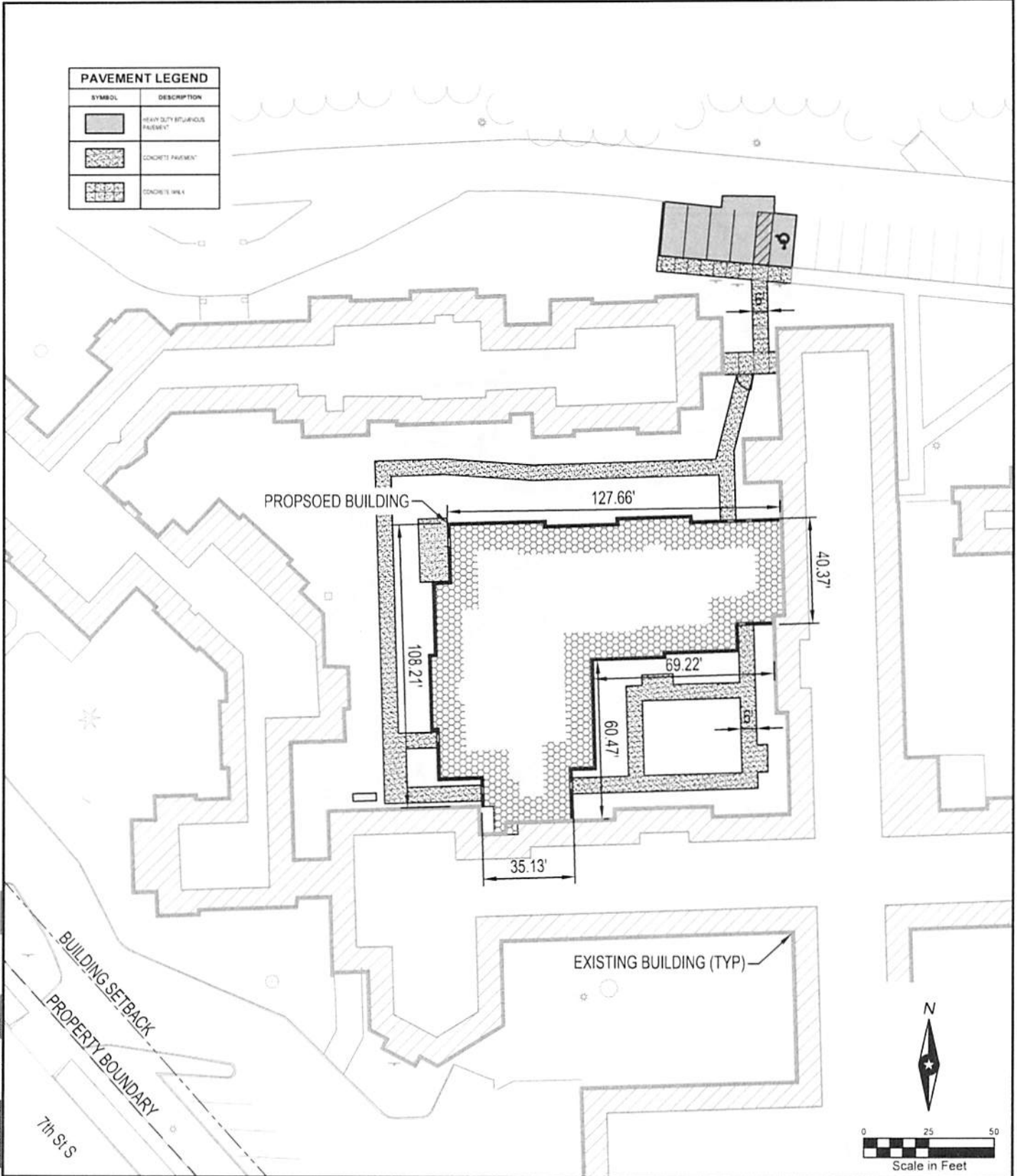
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 DATE _____ LIC. NO. _____

PROJECT
BETHANY RIVERSIDE SENIOR LIVING FACILITY EXPANSION
 LA CROSSE WISCONSIN

SHEET

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK



PROJECT NO. 21-2495 CAD FILE NAME: 210805R01.DWG PLOT DATE: 11/20/22 DRAWN BY:



PROPOSED SITE

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DATE: _____ LIC. NO. _____

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DATE: _____ LIC. NO. _____

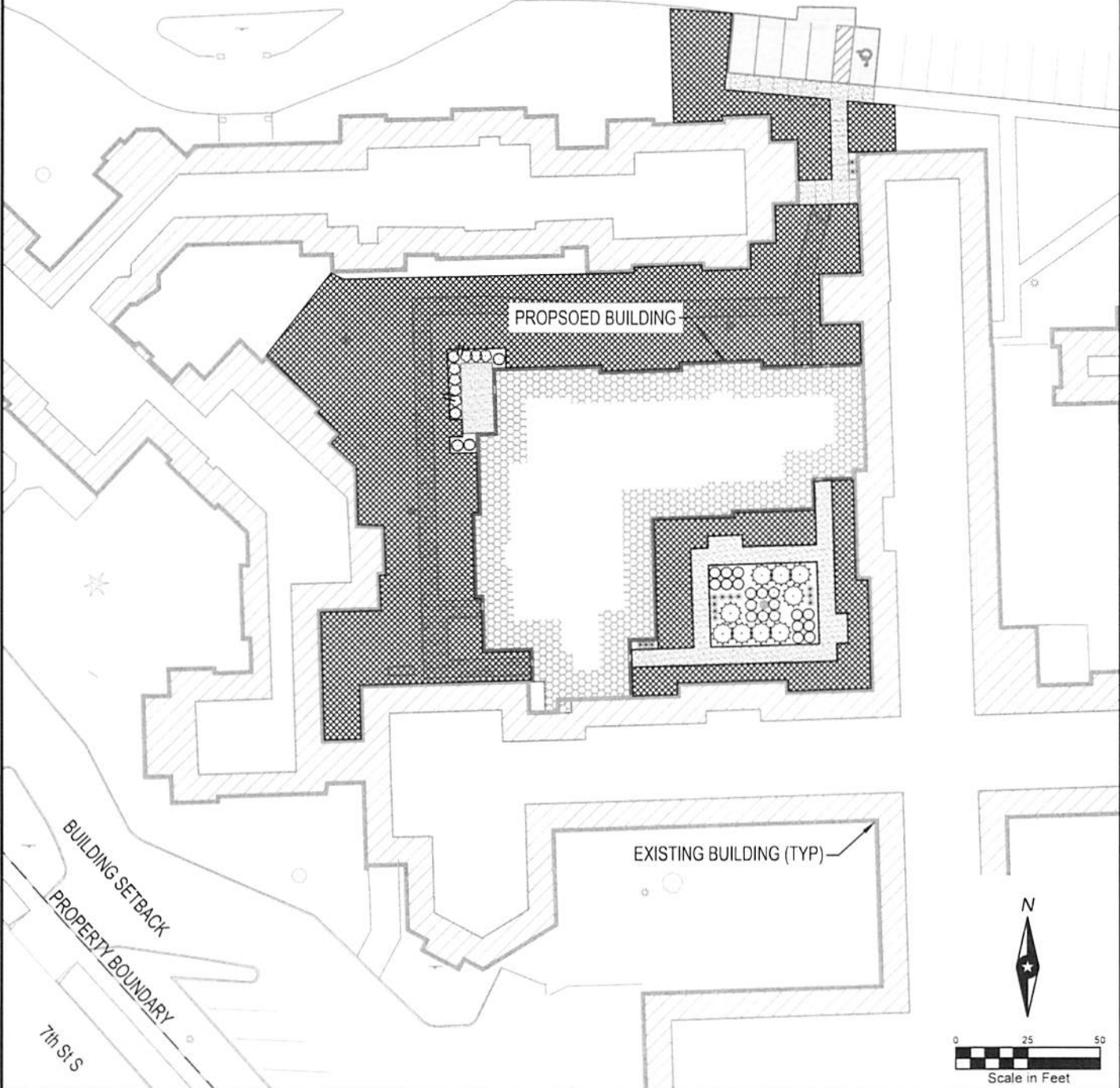
PROJECT

BETHANY RIVERSIDE SENIOR LIVING FACILITY EXPANSION

LA CROSSE WISCONSIN

SHEET

TURF RESTORATION LEGEND			
SYMBOL	DESCRIPTION	UNITS	QUANTITY
	STD. MIXTURE	SF	480



PROJECT NO. 2124899 CAD FILE NAME: 20180301.LANDSCAPE.DWG DATE: 03/01/18 DRAWN BY: [unreadable]

LANDSCAPE PLAN



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DATE _____ LIC. NO. _____

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DATE _____ LIC. NO. _____

PROJECT
BETHANY RIVERSIDE SENIOR LIVING FACILITY EXPANSION

LA CROSSE WISCONSIN

SHEET