

# GUNDERSEN HEALTH SYSTEM®

October 31, 2019

Dear Mr. Acklin:

On behalf of Gundersen Clinic LTD, please accept this letter and application for a conditional use permit for 608 Farnam Street, 1403 and 1407 S. 6<sup>th</sup> Street.

For the past several years, these three parcels have been green space. At this time, we would like to develop these parcels into a parking lot. The reason for a parking lot is to assist with a mixed-use housing development at 708 Hood Street and 1305 S. 7<sup>th</sup> Street. This housing development, named Farnam Flats, is supported by Gundersen Health System and the Joint Neighborhood Development Corporation.

To meet the City's requirement of one (1) parking stall per bedroom, the Farnam Flats development needs 11 off-site, off-street parking stalls. To assist with making this development occur, Gundersen is willing to pave three of our parcels. Paving these parcels will create approximately 40 parking stalls. 11 of these will be designated and leased to the Farnam Flats development. The remaining parking stalls will be utilized for Gundersen patients and employees. In the past we have utilized these parcels for a neighborhood farmers market, and we may continue to utilize the paved area for a market during the summer months.

Kind regards,



Laura J. Olson

Senior Consultant – Business Services

Gundersen Health System

Enc. Conditional Use Permit Application

19-1793

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):

Gundersen Clinic LTD

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

Gundersen Clinic LTD, 1900 South Avenue, La Crosse, WI 54601

Architect (name and address), if applicable:

N/A

Professional Engineer (name and address), if applicable:

N/A

Contractor (name and address), if applicable:

McHugh Excavating

Address(es) of subject parcel(s): 608 Farnam Street, 1403 and 1407 S. 6th Street

Tax Parcel Number(s): 17-30079-90, 17-30079-100, 17-30079-80

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

Zoning District Classification: R5 - Multiple Dwelling

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- 35A

*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: Green Space

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

Paved parking lot. 11 of the new parking stalls will be leased to the Farnam Flats mixed-use housing development at 708 Hood/ 1305 S. 7th Street.

Type of Structure proposed: None

Number of current employees, if applicable: N/A

Number of proposed employees, if applicable: N/A

Number of current off-street parking spaces: N/A

Number of proposed off-street parking spaces: N/A

CITY OF LA CROSSE, WI

General Billing - 169285 - 2019

007661-0017 Katie Ko... 12/06/2019 12:09PM

15598 - GUNDERSEN LUTHERAN ADMINISTRA...

Payment Amount: 450.00

\* If the proposed use is defined in Sec. 115-347(6)(c)

N/A (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

N/A (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.

|                     |                                   |
|---------------------|-----------------------------------|
| <u>Alan M Eber</u>  | <u>10/30/2019</u>                 |
| (signature)         | (date)                            |
| <u>608-775-9860</u> | <u>aheber@gundersenhealth.org</u> |
| (telephone)         | (email)                           |

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

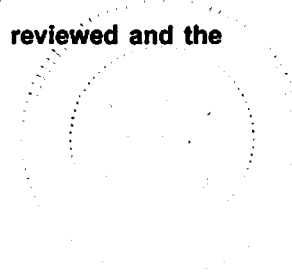
Personally appeared before me this 30 day of October, 2019 the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Kelly Kass  
Notary Public  
My Commission Expires: 9/23/23

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 12th day of November, 2019.

Signed: [Signature]  
Director of Planning & Development



**AFFIDAVIT OF OWNER**

STATE OF Wisconsin )  
 ) ss  
COUNTY OF La Crosse )

The undersigned, Gundersen Clinic LTD, being duly  
*(owner of subject parcel(s) for Conditional Use)*

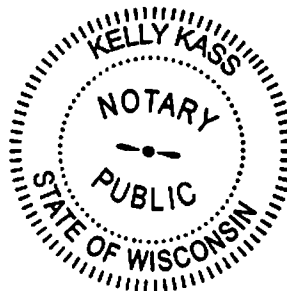
sworn states:

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:  
608 Farnam Street, 1403 and 1407 S. 6th Street  
*(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.

Alan HV Eder  
Property Owner Gundersen Clinic LTD.

Subscribed and sworn to before me this 30 day of October 20 19.

Kelly Kass  
Notary Public  
My Commission expires 9/12/23.



## Legal Descriptions

608 Farnam Street:

The West 77 feet of Lot 10 in Block 3 of Second Plat of B. B. Healy's Addition to the City of LaCrosse, LaCrosse County, Wisconsin

1403 6TH ST S LA CROSSE

Lot 10, EXCEPT the West 77 feet of Lot 10 in Block 3 of Second Plat of B. B. Healy's Addition to the City of LaCrosse, LaCrosse County, Wisconsin

1407 6TH ST S LA CROSSE

Lot 9 in Block 3 of Second Plat of B.B. Healy's Addition to the City of La Crosse La Crosse County, Wisconsin.

*taken from recorded deeds of property.*

# GUNDERSEN HEALTH SYSTEM®

May 13, 2019

Mr. Jason Gilman  
City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601

Re: Farnam Flats Parking Solution

Dear Mr. Gilman:

The JDC has been working for over two years on a development at the site of the former Abraham Zahn building – 708 Hood Street. The JDC is close to signing a development agreement for a developer to construct a 48-unit apartment building with retail space on the first floor. One barrier to this project is the parking requirement of one parking stall for each bedroom.

On behalf of Gundersen Health System, I would like to offer a solution for the Farnam Flats development parking deficit. I propose that the City of La Crosse allow Gundersen Health System to pave parcels 3007-79, 30079-80 and 30079-90. With the City's approval, Gundersen Health System will then allocate and lease to the developer at least eleven (11) parking stalls for the Farnam Flats development to utilize 24 hours a day, 7 days a week. The rest of the area would be used for Gundersen employee and medical resident parking.

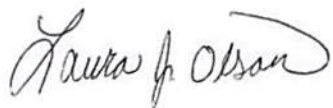
Gundersen Health System pays Payments In Lieu of Taxes (PILOTS) on all three parcels as condemned structures were removed. The site is now green space that Gundersen Health System utilizes for a neighborhood farmers market during the summer months. We would continue to utilize a portion of this lot for the farmer's market or find another suitable location within the Powell-Poage-Hamilton (PPH) Neighborhood.

We are asking for the City's permission since Gundersen-City development agreement prohibits Gundersen from creating additional surface parking lots in the PPH Neighborhood, outlined in section 2.1b "Developer shall not expand or cause the expansion of surface parking except as provided in the Joint Plan."

We believe that this parking solution is tied to the Joint Plan in that it is allowing more and diverse housing options within the PPH Neighborhood.

I look forward to your response and how we can move the Zahn site development forward.

Kind regards,



Laura J. Olson  
Senior Consultant – Business Services  
Gundersen Health System

Cc: Alan Eber, JDC Board Director  
Gary Moore, JDC Board Director  
Tim Acklin, City Planner

