

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

MULTI-FAMILY HOUSING DESIGN
 COMMERCIAL DESIGN

Applicant (name and address):

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

Owner of site (name and address):

Gundersen Health System, 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:

N/A

Address of subject premises:

713 TYLER ST, 1401 7TH ST S, 1403 7TH ST S, 1407 7TH ST S, 1409 7TH ST S, 1415 7TH ST S, 1417 7TH ST S, 1421 7TH ST S, 1423 7TH ST S, 710 FARNAM ST, 711 TYLER ST, 712 FARNAM ST

Initials of Inspector

[Handwritten initials]

Payment Amount:

Tax Parcel No.: 17-30078-60

Initials of Inspector

[Handwritten initials]

Legal Description:

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 RW IN V1408 P581 DOC NO. 1263221

Initials of Inspector

[Handwritten initials]

Details of Exception Request:

Gundersen Health System works closely with all partners when it relates to construction projects in and around the campus boundary. During construction on parcel 17-30078-60 for six medical resident duplex houses, it was identified that there was a need for greater green space near the water retention/filtration areas. We had planned to have on-site parking in a portion of this section, however we are now requesting to keep this small area pavement-free and landscaped green space. With the loss of three (3) on-site parking stalls, Gundersen will designate three (3) parking stalls directly across Tyler Street in our existing yellow parking lot. These designated stalls will have signage and be assigned to medical residents and their families who reside in the duplexes closest to Tyler Street.

Please explain why the standards of this ordinance should not apply to your property:

Gundersen understands the sensitivity of asking for a variance for the parking requirement. However, due an adjacent surface parking lot, Gundersen believes that added green space on the property in question with designated adjacent parking achieves the goals of the community by reducing surface parking.

What other options have you considered and why were they not chosen:

Gundersen Health System's engineers and developer have explored alternative ways to meet the on-site parking requirement; however, due to the Department of Natural Resources/Environment Protection Agency requirements for filtration, all green space is needed to ensure full compliance. Therefore, parking cannot be altered on the site.

Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:

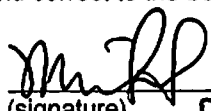
Gundersen Health System owns all parcels that will be impacted, and there will be no impact to adjacent properties or the neighborhood. To remedy the on-site parking requirement, Gundersen will designate three (3) parking stalls in the adjacent parking lot (Parking – Yellow) for three medical residents and their families living in the development.

Please explain the granting of the requested waiver(s) is consistent with the spirit and intent of the Ordinance; in particular, how will it meet the purpose of the Commercial District in which your property is located:

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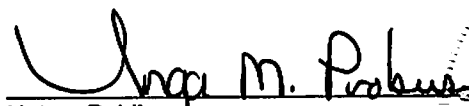
This block is zoned PD – Planned Development and will not have a negative impact upon the city, neighborhood or the development.

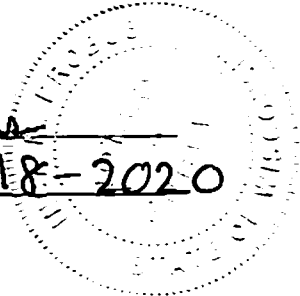
I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this request and that the above statements and any attachments submitted hereto are true and correct to the best of my knowledge and belief.


 (signature) Michael Dennis Richards
608-775-4347 5/4/2017
 (telephone) (date)
mdrichar@gundersenhealth.org
 (email)

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

Personally appeared before me this 4th day of May, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.


 Notary Public
 My Commission Expires: 12-18-2020



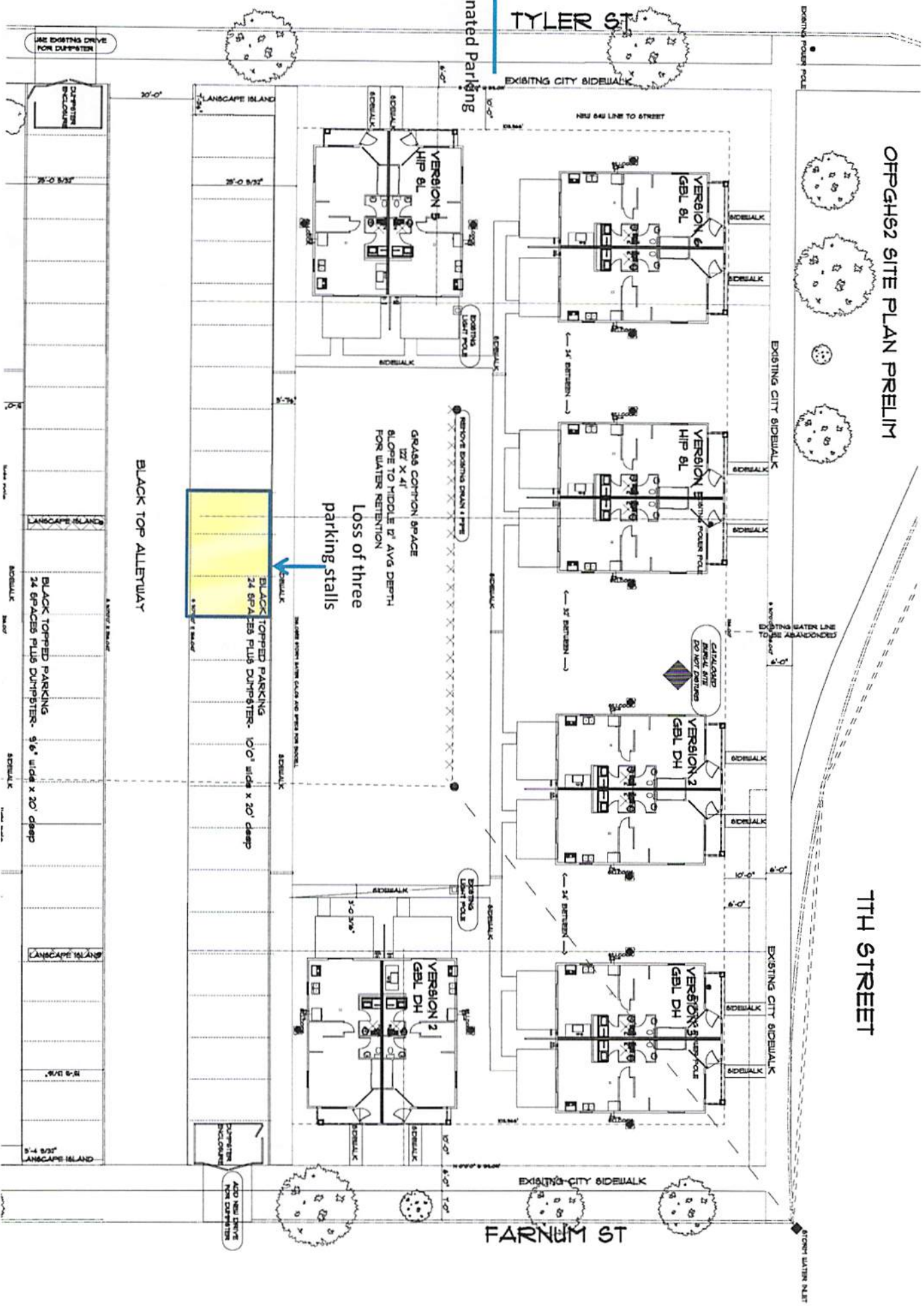
OFFGH52 SITE PLAN PRELIM

TTH STREET

TYLER ST

FARNUM ST

Designated Parking



BLACK TOP ALLEWAY

BLACK TOPPED PARKING
24 SPACES PLUS DUMPSTER. 10'0" wide x 20' deep

Loss of three parking stalls

GRASS CATCHMENT SPACE
17' x 41'
SLOPE TO MIDDLE 17' AVG DEPTH
FOR WATER RETENTION

EXISTING DRIVE FOR DUMPSTER

DUMPSTER

LANDSCAPE ISLAND

LANDSCAPE ISLAND

LANDSCAPE ISLAND

LANDSCAPE ISLAND

LANDSCAPE ISLAND

LANDSCAPE ISLAND

LANDSCAPE ISLAND

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LANDSCAPE ISLAND

ADD NEW DRIVE FROM DUMPSTER

EXISTING WATER POOL

EXISTING CITY SIDEWALK

EXISTING WATER LINE TO BE ABANDONED

EXISTING CITY SIDEWALK

EXISTING CITY SIDEWALK

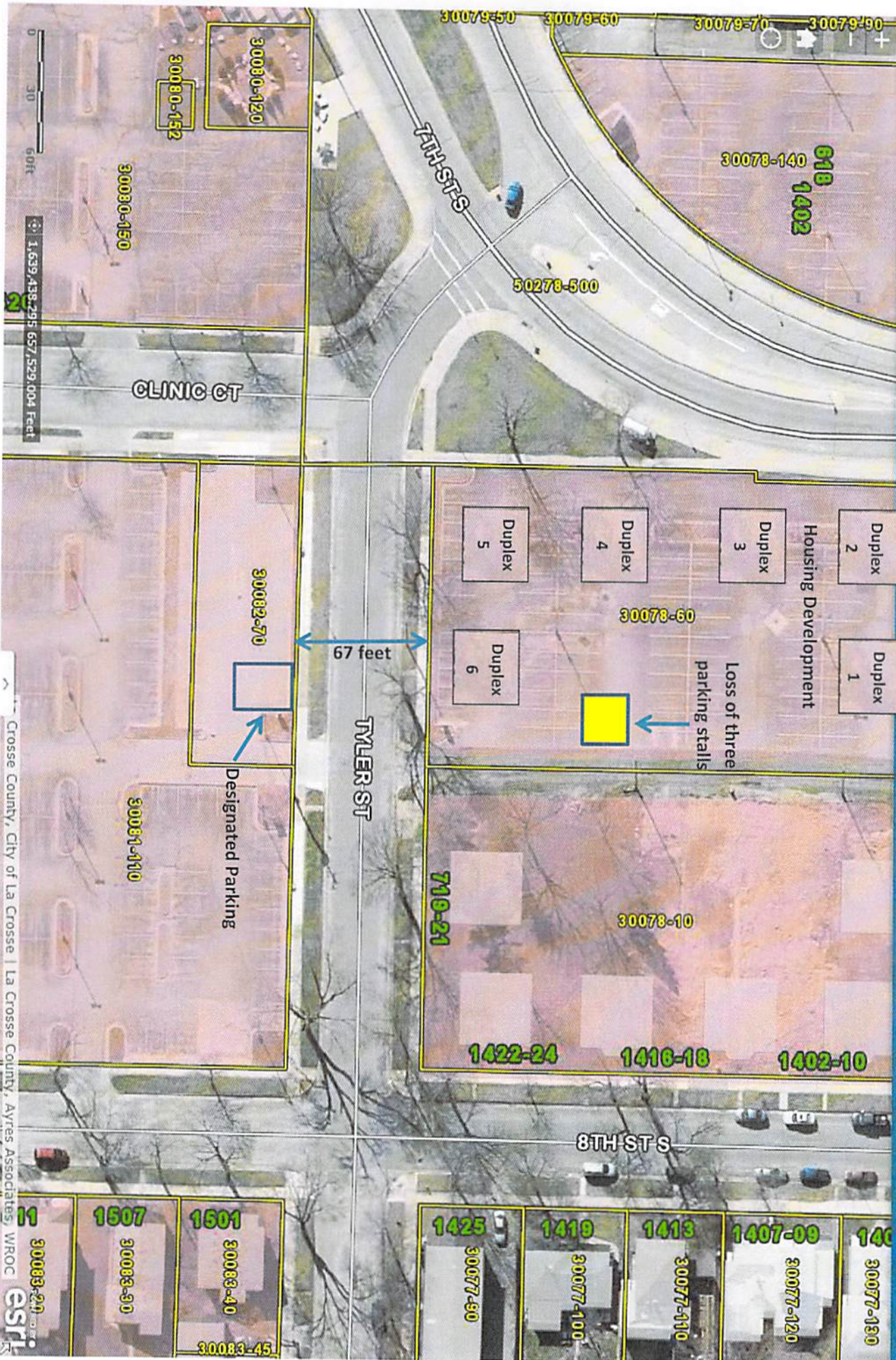
EXISTING CITY SIDEWALK

EXISTING CITY SIDEWALK

EXISTING CITY SIDEWALK

EXISTING CITY SIDEWALK

EXISTING WATER LINE



30078-140
618
1402

50278-500

CLINIC CT

30080-120
30080-152

30080-150

0 30 60ft

1,639,438,295 657,529,004 Feet

Duplex 2
Duplex 1
Duplex 3
Duplex 4
Duplex 5
Duplex 6
Housing Development
Loss of three parking stalls

67 feet

30082-70

Designated Parking

TYLER ST

30078-60

30078-10

719-21

1422-24

1416-18

1402-10

8TH ST S

1425
30077-90

1419
30077-100

1413
30077-110

1407-09
30077-120

1407-09
30077-130

1507
30083-90

1501
30083-40

30083-45

11
30083-20

esri