

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

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

Petitioner (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

Address of subject premises:

718 Farnam, 1402 8th St. South, 1404-1408 8th St. South, 1410 8th St. South

1416 8th St. South, 1422 8th St. South

Tax Parcel No.: 17-30077-140, 17-30078-10, 17-30078-20, 17-30078-30, 17-30078-40, 17-30078-50

Legal Description: See Attached.

PDD/TND: General Specific General & Specific

Zoning District Classification: R5 - Multiple Dwelling, PS - Public & Semi Public

Proposed Zoning Classification: Planned Development District - General

Is the property located in a floodway/floodplain zoning district? Yes No

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 consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

Rental property, vacant lot - green space.

Property is Proposed to be Used For:

Medical resident housing.

Proposed Rezoning is Necessary Because (Detailed Answer):

PDD Zoning is requested to be consistent with existing zoning of the resident housing located to the south of Gundersen's campus.

Payment Amounts: 500.00

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

This development will enhance the quality of housing infrastructure in the neighborhood surrounding Gundersen's La Crosse campus.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

Does not alter comprehensive plan goals.

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.

Mary Schmuck
(signature)
608-775-4684 11/06/2014
(telephone) (date)
gfschmuck@gundersenhealth.org
(email)

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

Personally appeared before me this 6th day of November, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Beverly Blum
Notary Public
My Commission Expires: 7/13/2018

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. 115-156(3)(e)(1) of the Municipal 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 November, 2014

Signed: [Signature] Senior Planner
Director of Planning & Development

GUNDERSEN HEALTH SYSTEM®

November 6, 2014

Teri Lehrke – City Clerk
Amy Peterson – City Planner
City Hall
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Re: Planned Development District - General Narrative for Gundersen Health System medical resident housing development.

Dear Ms. Lehrke and Ms. Peterson

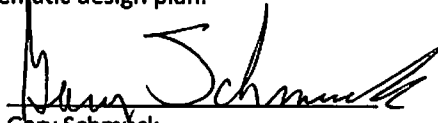
As requested, enclosed please find the Planned Development District - General narrative pursuant to Section 115.156 of the Municipal Code of the City of La Crosse.

Gundersen is requesting to re-zone these tax parcels Planned Development District - General for a proposed medical resident housing development.

The following is the required narrative:

- | | | |
|----|----------------------|---|
| A. | 115.156(e)(2)(a)(1) | See details on next page. |
| B. | 115.156(e)(2)(a)(2) | See details on next page. |
| C. | 115.156(e)(2)(a)(3) | See details on next page. |
| D. | 115.156(e)(2)(a)(4) | There are no anticipated departures or waivers from the standards of development. |
| E. | 115.156(e)(2)(a)(5) | Expected date of physical development is March 1, 2015. |
| F. | 115.156(e)(2)(a)(6) | See attached schematic design plan. |
| G. | 115.156(e)(2)(a)(7) | See attached legal descriptions. |
| H. | 115.156(e)(2)(a)(8) | See details on next page. |
| I. | 115.156(e)(2)(a)(9) | See attached schematic design plan. |
| J. | 115.156(e)(2)(a)(10) | From the County Soil Survey the soil is Urban Land, Valley Trains. |
| K. | 115.156(e)(2)(a)(11) | See attached aerial photo with contours. |
| L. | 115.156(e)(2)(a)(12) | See attached schematic design plan. |

Respectfully submitted the 6th day of November, 2014


Gary Schmuck
Executive Director Business Services
Gundersen Health System

- (2) **The Petition:** Following the pre-petition conference, the owner or his agent may file a petition with the Office of the City Clerk for an amendment to the City's Master Zoning Map requesting designation as a Planned Development District. The procedure for rezoning to a planned development district shall be as required for any other change in zoning district boundaries, except that in addition thereto, the rezoning may only be considered in conjunction with a comprehensive development plan and shall be subject to the following additional requirements. The comprehensive development plan may be in the form of a general development plan in order to receive concept approval therefore requiring a two-step process or in the form of a combined general and specific comprehensive development plan in order to receive final approval in a simultaneous, single step approval process. Such petition shall be accompanied by a permit fee of \$500.00, as well as ten (10) copies of the following information:

- a. **General Development Plan.** A General Development Plan encompassing all of the property which the developer owns or controls which includes a statement which sets forth the relationship of the proposed Planned Development District to the City's adopted General Plan for the La Crosse Area or any adopted component thereof and the general character of and the uses to be included in the proposed Planned Development District, including the following information:
1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.
 2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.
 3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.
 4. Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.
 5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.
 6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.
 7. A legal description of the boundaries of lands included in the proposed Planned Development District.
 8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.
 9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways.
 10. Characteristics of soils related to contemplated specific uses.
 11. Existing topography on site with contours at no greater than two (2) foot intervals City Datum where available.
 12. General landscaping treatment.

GUNDERSEN HEALTH SYSTEM.

A. 115.156(e)(2)(a)(1)

The total area in the Planned Development District is 35,814 sqft (0.822 acres). Property surrounding the development is zoned R1-Single Family to the north, R5-Multiple Dwelling to the east, and PS-Public & Semi Public to the south and west. The development will be multiple family medical resident housing, and is comparable to the existing and surrounding zoning. The development will consist of 6 structures, with a footprint of 1720 sqft each. Total structure area is 10,320 sqft, or 28.8 percent of the development. The remainder of the development will be required setbacks, parking, and a 6,300 sqft common space. Total open area is 25,494 sqft, or 71.2 percent of the development. Each structure will contain 2 dwelling units, for a total of 12 dwelling units. Municipal services and utilities are available on site, or in the City street.

B. 115.156(e)(2)(a)(2)

The estimated value of the development to include structures, site improvements, and landscaping is \$1.2 million.

C. 115.156(e)(2)(a)(3)

Organizational structure

H. 115.156(e)(2)(a)(8)

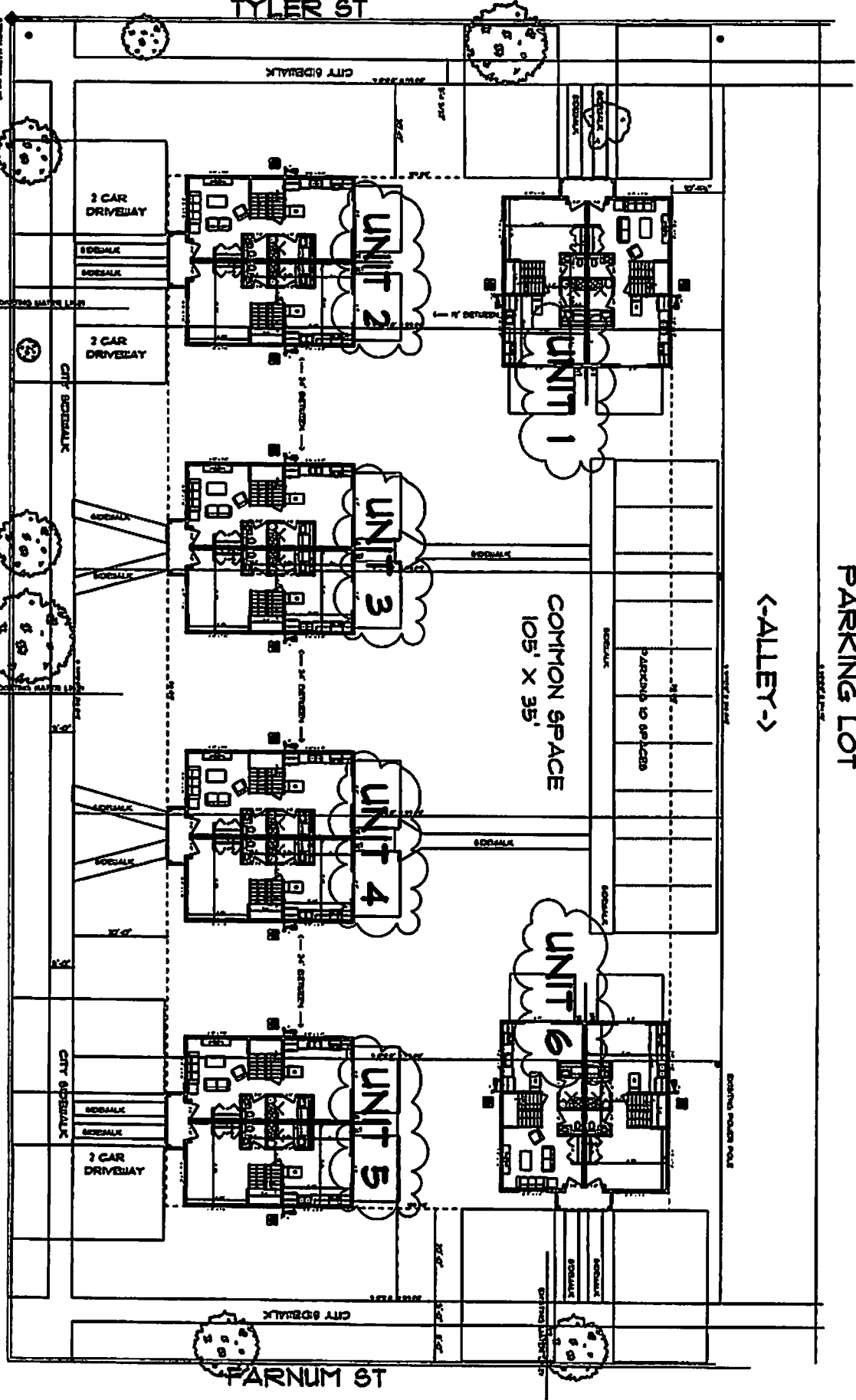
The surrounding properties are single family properties to the north, single-family and multi-family rental properties to the east, Gundersen owned employee and patient parking to the south and west.

FILE

PARKING LOT

<-ALLEY->

COMMON SPACE
105' X 35'



GUNDERSON HEALTH SYSTEM
PRELIMINARY SITE PLAN FOR REZONE TO TND



718 FARNAM ST LA CROSSE

Parcel: 17-30077-140
Internal ID: 31505
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.082
Township: 15
Range: 07
Section: 08
Qtr: NW-NW

Abbreviated Legal Description:

SECOND PLAT B B HEALYS ADDN W1/2 OF LOT 1 BLOCK 2 LOT SZ: 69.5 X 51.5

Property Addresses:

Street Address	City(Postal)
718 FARNAM ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
GUNDERSEN LUTHERAN MEDICAL CENTER INC	Owner	1836 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT	Attention	1910 SOUTH AVE	LA CROSSE	WI	54601- 5467

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	1 UNIT

Lottery Tax Information:

Lottery Credits Claimed:

0

Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 6947

Billed To: GUNDERSEN LUTHERAN MEDICAL CENTER
INC
1836 SOUTH AVE
LA CROSSE WI 54601

Total Tax: 1454.83

Payments
Sch.

1-31-2014	363.73
3-31-2013	363.7
5-31-2014	363.7
7-31-2014	363.7

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.983503
Assessed:	9000	42400	51400	Mill Rate	0.029909709
Fair Market:	9200	43100	52300	School Credit:	93.3
Taxing Jurisdiction:			2012 Net Tax	2013 Net Tax	% of Change
La Crosse County			\$ 203.38	\$ 194.29	-4.5
Local Municipality			\$ 672.73	\$ 629.06	-6.5
LA CROSSE SCHOOL			\$ 576.84	\$ 576.27	-0.1
State of Wisconsin			\$ 9.45	\$ 8.81	-6.8
WTC			\$ 117.85	\$ 128.92	9.4
	Credits:				
	First Dollar Credit:			82.52	
	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:			1454.83	

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/22/2014	304506	0	\$ 1454.83	1/2014
			Totals:	\$ 1454.83	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2013	0.000	9000	42400	51400	4/18/2013

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
0	0	1427663	7/27/2005	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
Property Address: 718 FARNAM ST

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.



1402 8TH ST S LA CROSSE

Parcel: 17-30078-10
 Internal ID: 31506
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.082
 Township: 15
 Range: 07
 Section: 08
 Qtr: NW-NW

Abbreviated Legal Description:

SECOND PLAT B B HEALYS ADDN LOT 1 EX W1/2 BLOCK 2 LOT SZ: 51.5 X 69.5

Property Addresses:

Street Address	City(Postal)
1402 8TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
LUTHERAN HOSPITAL OF LACROSSE INC	Deeded Owner	1910 SOUTH AVE	LA CROSSE	WI	54601
GUNDERSEN LUTHERAN MEDICAL CENTER INC	Owner	1910 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT	Attention	1910 SOUTH AVE	LA CROSSE	WI	54601-5467

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	1 UNIT

Lottery Tax Information:

Lottery Credits Claimed: 0
Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 6948

Billed To: ATTN: FINANCE DEPARTMENT
GUNDERSEN LUTHERAN MEDICAL CENTER
INC
1910 SOUTH AVE
LA CROSSE WI 54601

Total Tax: 382.84

Payments
Sch.

1-31-2014	95.71
3-31-2013	95.71
5-31-2014	95.71
7-31-2014	95.71

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.983503
Assessed:	12800	0	12800	Mill Rate	0.029909709
Fair Market:	13000	0	13000	School Credit:	23.23
Taxing Jurisdiction:			2012 Net Tax	2013 Net Tax	% of Change
La Crosse County			\$ 47.42	\$ 48.38	2
Local Municipality			\$ 156.85	\$ 156.65	-0.1
LA CROSSE SCHOOL			\$ 134.49	\$ 143.51	6.7
State of Wisconsin			\$ 2.2	\$ 2.19	-0.5
WTC			\$ 27.48	\$ 32.11	16.8

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:	382.84

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/22/2014	304507	0	\$ 382.84	1/2014
			Totals:	\$ 382.84	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2013	0.082	12800	0	12800	5/1/2008

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
546	139	0	12/17/1997	
722	135	954586	9/6/1984	Land Contract
1061	535	1122363	9/1/1994	Warranty Deed
1182	480	1174816	6/12/1997	Quit Claim Deed
1209	156	1185571	11/25/1997	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
Property Address: 1402 8TH ST S

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.

1408 8TH ST S LA CROSSE

Parcel: 17-30078-20
 Internal ID: 31507
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.164
 Township: 15
 Range: 07
 Section: 08
 Qtr: NW-NW

Abbreviated Legal Description:

SECOND PLAT B B HEALYS ADDN LOT 2 BLOCK 2 LOT SZ: 51.5 X 139

Property Addresses:

Street Address	City(Postal)
1408 8TH ST S	LA CROSSE
1404 8TH ST S	LA CROSSE
1406 8TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
LUTHERAN HOSPITAL-LA CROSSE INC	Deeded Owner	1910 SOUTH AVE	LA CROSSE	WI	54601-5467
GUNDERSEN LUTHERAN MEDICAL CENTER INC	Owner	1910 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT	Attention	1910 SOUTH AVE	LA CROSSE	WI	54601-5467

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16

Category
POSTAL DISTRICT
Use

Description
LACROSSE POSTAL DISTRICT 54601
OLDER TRI-PLEX

Lottery Tax Information:

Lottery Credits Claimed: 0
Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 6949

Billed To: ATTN: FINANCE DEPARTMENT
GUNDERSEN LUTHERAN MEDICAL CENTER
INC
1910 SOUTH AVE
LA CROSSE WI 54601

Total Tax: 2869.56

Payments
Sch.

1-31-2014	717.39
3-31-2013	717.39
5-31-2014	717.39
7-31-2014	717.39

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.983503
Assessed:	13600	85100	98700	Mill Rate	0.029909709
Fair Market:	13800	86500	100300	School Credit:	179.16
Taxing Jurisdiction:			2012 Net Tax	2013 Net Tax	% of Change
La Crosse County			\$ 365.63	\$ 373.08	2
Local Municipality			\$ 1209.44	\$ 1207.95	-0.1

Credits:

First Dollar Credit: 82.52
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: 2869.56

Taxing Jurisdiction:	2012 Net Tax	2013 Net Tax	% of Change
LA CROSSE SCHOOL	\$ 1037.06	\$ 1106.57	6.7
State of Wisconsin	\$ 16.99	\$ 16.92	-0.4
WTC	\$ 211.87	\$ 247.56	16.8

Credits:

First Dollar Credit:	82.52
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:	2869.56

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/22/2014	304508	0	\$ 2869.56	1/2014
			Totals:	\$ 2869.56	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2013	0.000	13600	85100	98700	4/21/2011

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
707	375	0	12/17/1997	
1109	904	1143910	12/5/1995	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
 Property Address: 1408 8TH ST S

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.

1410 8TH ST S LA CROSSE

Parcel: 17-30078-30
 Internal ID: 31508
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.164
 Township: 15
 Range: 07
 Section: 08
 Qtr: NW-NW

Abbreviated Legal Description:

SECOND PLAT B B HEALYS ADDN LOT 3 BLOCK 2 LOT SZ: 51.5 X 139

Property Addresses:

Street Address	City(Postal)
1410 8TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
LUTHERAN HOSPITAL-LA CROSSE INC	Deeded Owner	1910 SOUTH AVE	LA CROSSE	WI	54601-5467
GUNDERSEN LUTHERAN MEDICAL CENTER INC	Owner	1910 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT	Attention	1910 SOUTH AVE	LA CROSSE	WI	54601-5467

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	1 UNIT

Lottery Tax Information:

Lottery Credits Claimed: 0
Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 6950

Billed To: ATTN: FINANCE DEPARTMENT
GUNDERSEN LUTHERAN MEDICAL CENTER
INC
1910 SOUTH AVE
LA CROSSE WI 54601

Total Tax: 1502.71

**Payments
Sch.**

1-31-2014	375.7
3-31-2013	375.67
5-31-2014	375.67
7-31-2014	375.67

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.983503
Assessed:	12500	40500	53000	Mill Rate	0.029909709
Fair Market:	12700	41200	53900	School Credit:	96.2
Taxing Jurisdiction:			2012 Net Tax	2013 Net Tax	% of Change
La Crosse County			\$ 210.78	\$ 200.34	-5
Local Municipality			\$ 697.23	\$ 648.65	-7
LA CROSSE SCHOOL			\$ 597.86	\$ 594.21	-0.6
State of Wisconsin			\$ 9.8	\$ 9.09	-7.2
WTC			\$ 122.14	\$ 132.94	8.8

Credits:

First Dollar Credit: 82.52
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: 1502.71

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/22/2014	304509	0	\$ 1502.71	1/2014
			Totals:	\$ 1502.71	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2013	0.000	12500	40500	53000	4/18/2013

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
388	594	0	12/17/1997	
1033	384	1109787	1/26/1994	PERSONAL REP'S DEED

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
Property Address: 1410 8TH ST S

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.

1416 8TH ST S LA CROSSE

Parcel: 17-30078-40
 Internal ID: 31509
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.164
 Township: 15
 Range: 07
 Section: 08
 Qtr: NW-NW

Abbreviated Legal Description:

SECOND PLAT B B HEALYS ADDN LOT 4 BLOCK 2 LOT SZ: 51.5 X 139

Property Addresses:

Street Address	City(Postal)
1416 8TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
GUNDERSEN LUTHERAN ADMINISTRATIVE SERVICES INC	Owner	1900 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT	Attention	1910 SOUTH AVE	LA CROSSE	WI	54601-5467

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	1 UNIT

Lottery Tax Information:

Lottery Credits Claimed: 0
Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 6951

Billed To: GUNDERSEN LUTHERAN ADMINISTRATIVE SERVICES INC
1900 SOUTH AVE
LA CROSSE WI 54601

Total Tax: 373.86

**Payments
Sch.**

1-31-2014	93.48
3-31-2013	93.46
5-31-2014	93.46
7-31-2014	93.46

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.983503
Assessed:	12500	0	12500	Mill Rate	0.029909709
Fair Market:	12700	0	12700	School Credit:	22.69
Taxing Jurisdiction:			2012 Net Tax	2013 Net Tax	% of Change
La Crosse County			\$ 46.31	\$ 47.25	2
Local Municipality			\$ 153.17	\$ 152.98	-0.1
LA CROSSE SCHOOL			\$ 131.34	\$ 140.14	6.7
State of Wisconsin			\$ 2.15	\$ 2.14	-0.5
WTC			\$ 26.83	\$ 31.35	16.8

Credits:

First Dollar Credit:	0.00
Lottery Credit:	0.00

Additional Charges:

Special Assessment:	0.00
Special Charges:	0.00
Spccial Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00
Grand Total:	373.86

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/22/2014	304510	0	\$ 373.86	1/2014
			Totals:	\$ 373.86	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2013	0.000	12500	0	12500	4/21/2011

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
502	189	0	12/17/1997	
841	445	1021727	4/24/1989	Quit Claim Deed
0	0	1485314	8/29/2007	HT110
0	0	1485315	8/29/2007	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
Property Address: 1416 8TH ST S

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.



1422 8TH ST S LA CROSSE

Parcel: 17-30078-50
Internal ID: 31510
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.164
Township: 15
Range: 07
Section: 08
Qtr: NW-NW

Abbreviated Legal Description:

SECOND PLAT B B HEALYS ADDN LOT 5 BLOCK 2 LOT SZ: 51.5 X 137

Property Addresses:

Street Address	City(Postal)
1422 8TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
GUNDERSEN LUTHERAN MEDICAL CENTER INC	Owner	1836 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT	Attention	1910 SOUTH AVE	LA CROSSE	WI	54601- 5467

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	1 UNIT

Lottery Tax Information:

Lottery Credits Claimed:

0

Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 6952

Billed To: ATTN: FINANCE DEPARTMENT
GUNDERSEN LUTHERAN MEDICAL CENTER
INC
1836 SOUTH AVE
LA CROSSE WI 54601

Total Tax: 1169.47

**Payments
Sch.**

1-31-2014	292.39
3-31-2013	292.36
5-31-2014	292.36
7-31-2014	292.36

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.983503
Assessed:	39100	0	39100	Mill Rate	0.029909709
Fair Market:	39800	0	39800	School Credit:	70.97
Taxing Jurisdiction:			2012 Net Tax	2013 Net Tax	% of Change
La Crosse County			\$ 144.84	\$ 147.8	2
Local Municipality			\$ 479.12	\$ 478.53	-0.1
LA CROSSE SCHOOL			\$ 410.83	\$ 438.37	6.7
State of Wisconsin			\$ 6.73	\$ 6.7	-0.4
WTC			\$ 83.93	\$ 98.07	16.8

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:	1169.47

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/22/2014	304511	0	\$ 1169.47	1/2014
			Totals:	\$ 1169.47	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2013	0.164	39100	0	39100	4/10/2008

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
942	628	1072913	12/17/1997	ASSIGN OF LAND CONTRACT
1001	826	1097703	1/10/2000	ASSIGN OF LAND CONTRACT
1073	482	1127934	1/10/2000	ASSIGN OF LAND CONTRACT
1165	7	1167349	1/31/1997	Warranty Deed
1359	950	1243898	1/6/2000	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
Property Address: 1422 8TH ST S

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

Parent Parcel(s)

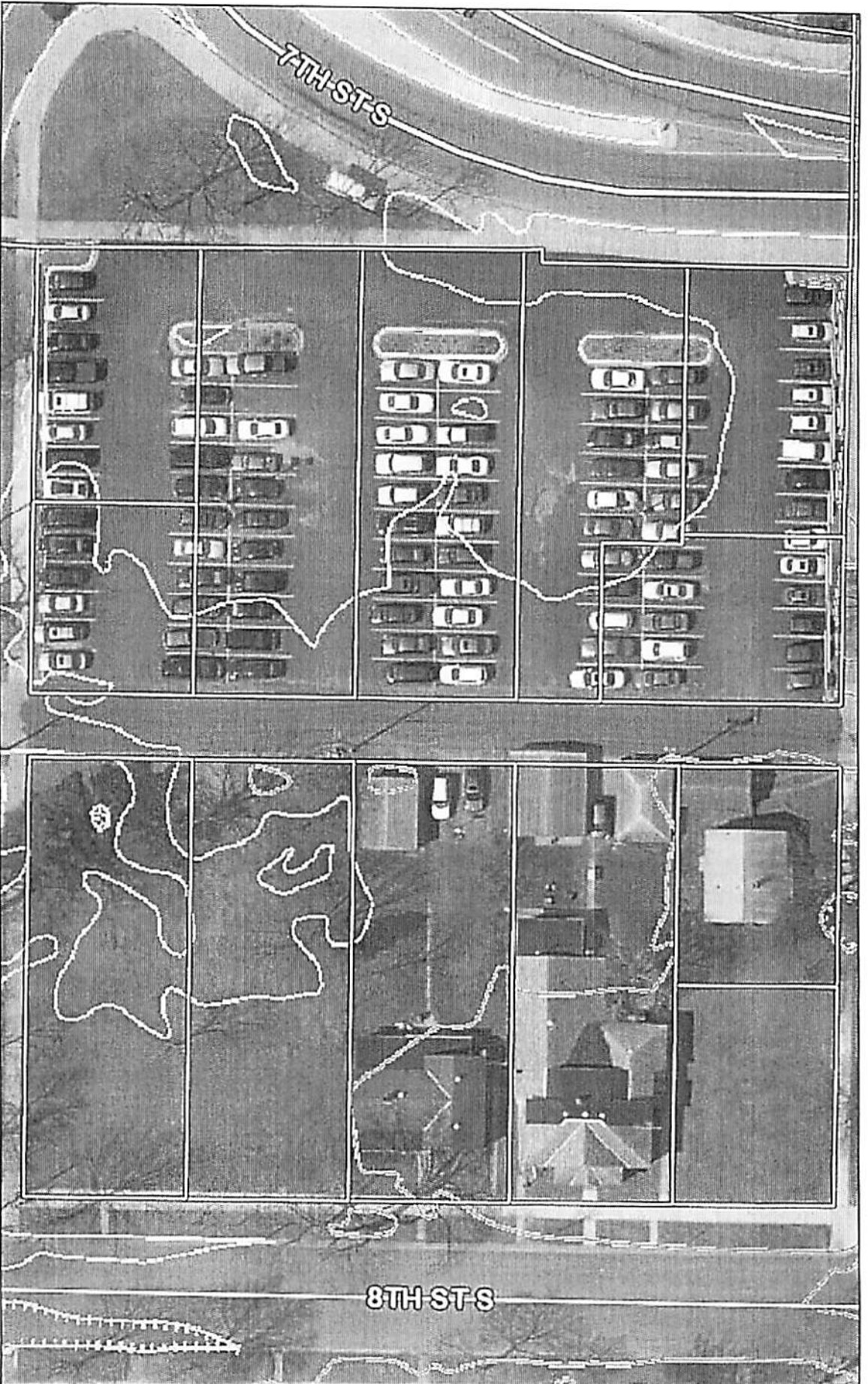
There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.

7th - 8th, Farnam - Tyler

K



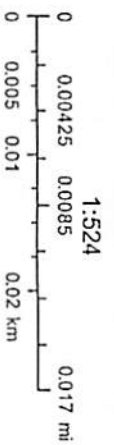
October 22, 2014

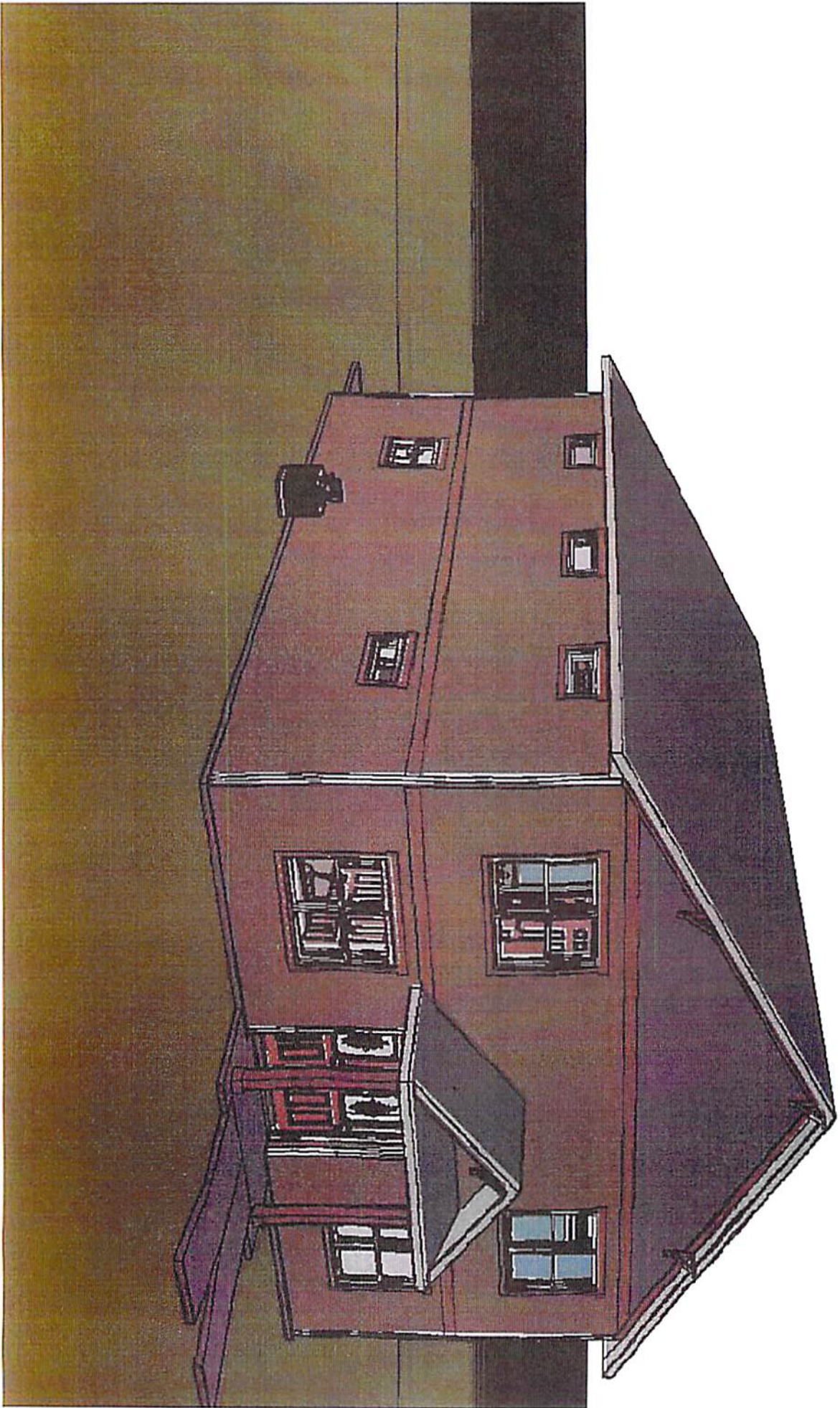
Interstate

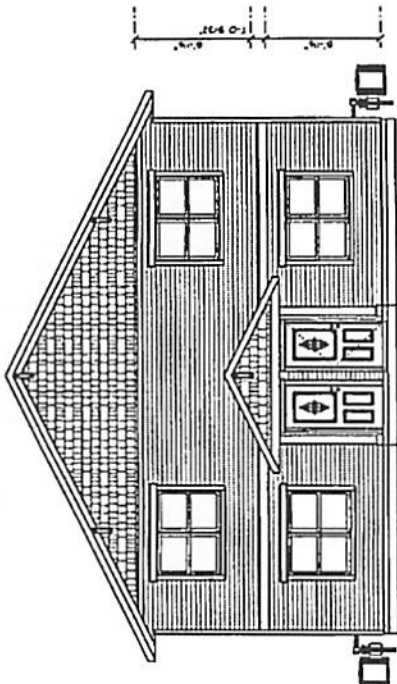
US Highways - Hwy 14-61

US Highways - Hwy 53

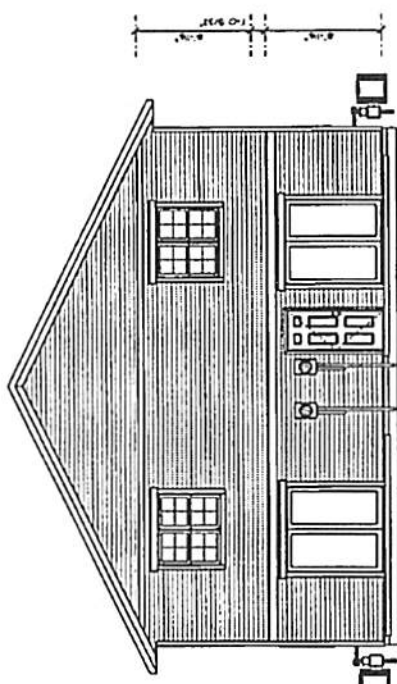
US Highways - Hwy 200



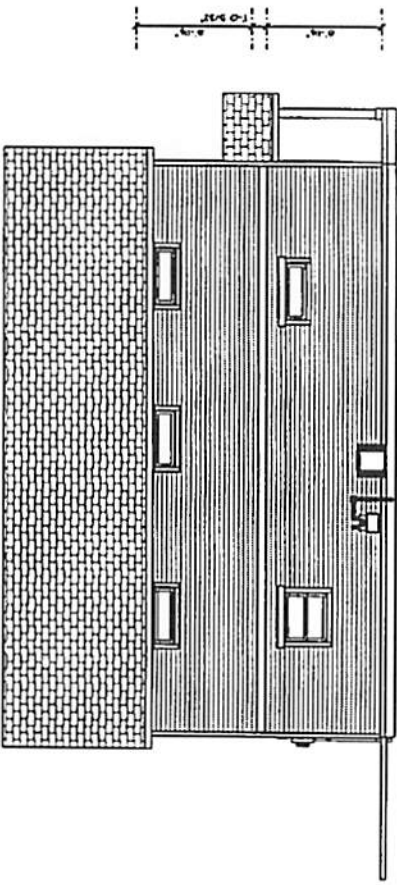




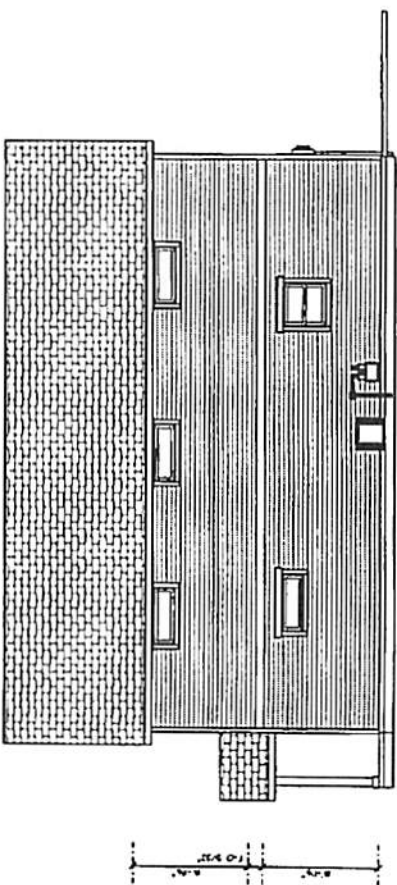
FRONT



BACK



LEFT



RIGHT

NAME	AREA
MAIN LEVEL	716 sq. ft.
UPPER LEVEL	120 sq. ft.
GARAGE	NONE
TOTAL EACH SIDE	436 sq. ft.
BASEMENT FIN.	NONE
BASEMENT UNFIN.	NONE

PRELIMINARY

NOTES:
TOTAL NUMBER OF WALL PLATES: 1
FLOOR JOISTS: 2 1/2" x 12"
FLOOR SHEATHING: 3/4" T&G OSB
EXTERIOR WALLS: 2" O.C.
MAIN FLOOR: 2" x 12" x 12" O.C.
GARAGE: NONE
EXTERIOR WALL SHEATHING: 5/8" OSB
ROOFING: "ARISTOP" HICKORY
ROOF INSULATION: 2" R-19 INSULATION
ROOF SHEATHING: 3/4" OSB
ROOF FELL: 5/8" FELT
EXTERIOR DOORS: 6'0" x 2'0" x 1/2" ALUMINUM
EXTERIOR WINDOWS: 4'0" x 6'0" x 1/2" ALUMINUM
INTERIOR WALLS: 5/8" OSB
INTERIOR DOORS: 6'0" x 2'0" x 1/2" ALUMINUM
INTERIOR WINDOWS: 4'0" x 6'0" x 1/2" ALUMINUM
BASEMENT FINISH: NONE
BASEMENT UNFINISH: NONE

MECHANICAL NOTES:
REFRIGERATION: NONE
HEATING: NONE
HOT WATER: NONE
COLD WATER: NONE
SEWER: NONE
PLUMBING: NONE
ELECTRICAL: NONE
GAS: NONE
RADIANT HEATING: NONE
AIR CONDITIONING: NONE
WATER HEATER: NONE
NATURAL GAS BREAKER: NONE
GAS PIPING TO: NONE
GAS PIPING TO: NONE

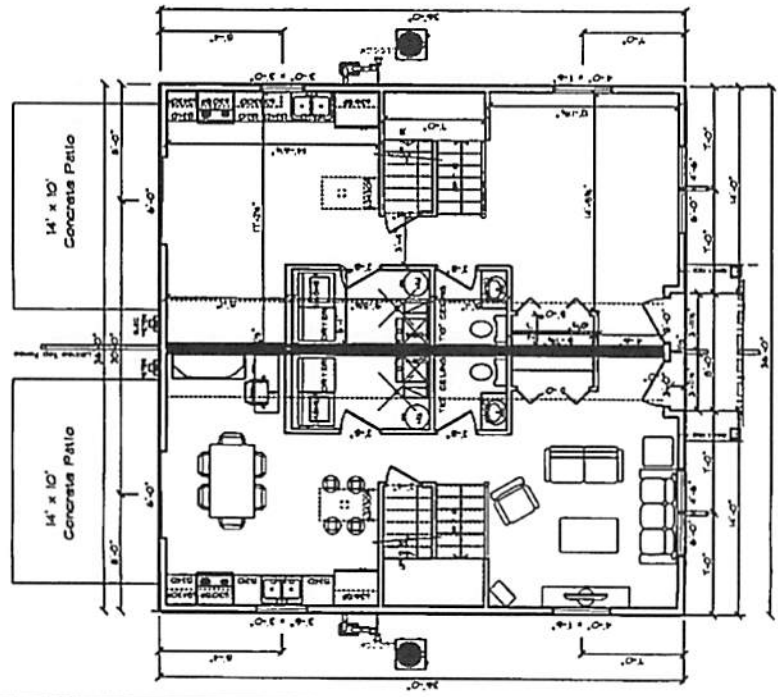
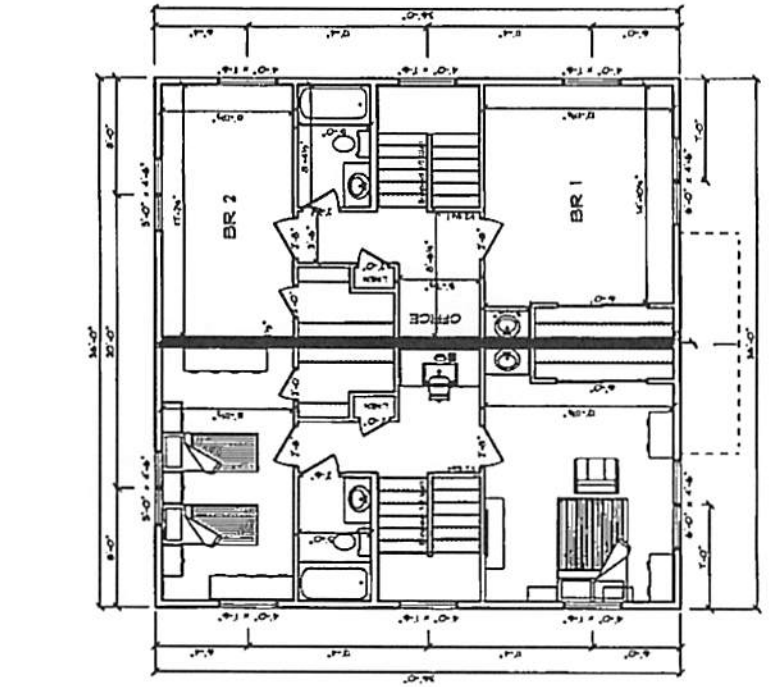
MECHANICAL NOTES:
REFRIGERATION: NONE
HEATING: NONE
HOT WATER: NONE
COLD WATER: NONE
SEWER: NONE
PLUMBING: NONE
ELECTRICAL: NONE
GAS: NONE
RADIANT HEATING: NONE
AIR CONDITIONING: NONE
WATER HEATER: NONE
NATURAL GAS BREAKER: NONE
GAS PIPING TO: NONE
GAS PIPING TO: NONE

MECHANICAL NOTES:
REFRIGERATION: NONE
HEATING: NONE
HOT WATER: NONE
COLD WATER: NONE
SEWER: NONE
PLUMBING: NONE
ELECTRICAL: NONE
GAS: NONE
RADIANT HEATING: NONE
AIR CONDITIONING: NONE
WATER HEATER: NONE
NATURAL GAS BREAKER: NONE
GAS PIPING TO: NONE
GAS PIPING TO: NONE

MECHANICAL NOTES:
REFRIGERATION: NONE
HEATING: NONE
HOT WATER: NONE
COLD WATER: NONE
SEWER: NONE
PLUMBING: NONE
ELECTRICAL: NONE
GAS: NONE
RADIANT HEATING: NONE
AIR CONDITIONING: NONE
WATER HEATER: NONE
NATURAL GAS BREAKER: NONE
GAS PIPING TO: NONE
GAS PIPING TO: NONE

MECHANICAL NOTES:
REFRIGERATION: NONE
HEATING: NONE
HOT WATER: NONE
COLD WATER: NONE
SEWER: NONE
PLUMBING: NONE
ELECTRICAL: NONE
GAS: NONE
RADIANT HEATING: NONE
AIR CONDITIONING: NONE
WATER HEATER: NONE
NATURAL GAS BREAKER: NONE
GAS PIPING TO: NONE
GAS PIPING TO: NONE

NAME	AREA
MAIN LEVEL	644 sq. ft.
UPPER LEVEL	648 sq. ft.
GARAGE	NONE
TOTAL EACH SIDE	1292 sq. ft.
BASEMENT FIN.	NONE
BASEMENT UNFIN.	NONE



PRELIMINARY USING SAME FOOT PRINT FOR ALL BUILDINGS,
ACTUAL WILL HAVE VARIATIONS FOR EACH PLAN.

