

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):

Bethany Lutheran Homes, Inc., Attention: Todd Wilson
2575 South 7th Street
La Crosse, WI 54601

Owner of site (name and address):

Gundersen Lutheran Medical Center, Inc., Attention: Dan J. Lilly
1900 South Avenue - Mall stop BELL-04
La Crosse, WI 54601

Address of subject premises:

622 Bennora Lee Court
La Crosse, WI 54601

Tax Parcel No.: Part of 17-50781-481; 17-50781-482; and 17-50781-483

Legal Description: See attached Exhibit A

PDD/TND: _____ General Specific _____ General & Specific

Zoning District Classification: Planned Development District - Specific

Proposed Zoning Classification: Planned Development District - Specific

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:

Senior living community consisting of RCAC independent living with services apartments.
High acuity CBRF licenses assisted living.
CBRF licensed memory care.

Property is Proposed to be Used For:

Expansion of senior living community consisting of RCAC independent living with services apartments.
Expansion of CBRF licensed assisted living.
Expansion of CBRF licensed memory care.

Proposed Rezoning is Necessary Because (Detailed Answer):

Rezoning is necessary to amend the previous master plan to include the proposed Eagle Crest South expansion plan.

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

Eagle Crest South has been a wonderful asset to the community. The proposed expansion increases the density on the existing site. The property will be used in the same way it is currently being used. The proposed expansion meets all of the DNR imposed restrictions on the use of the land.

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

The proposed project will actually benefit the city's long range plan in that seniors in the community will be afforded a preferred living arrangement which meets their needs. This will free up existing homes in La Crosse for new families with children to purchase, resulting in a healthy demographic balance.

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.

Gundersen Lutheran Medical Center, Inc.

By: William Farrell
(signature) William Farrell, Senior Vice President of Business Services

763.222.3363 2 MAR 18
(telephone) (date)

w.farrel@gundersenlth.org
(email)

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

Personally appeared before me this 2nd day of March, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Robert K. Buman
Notary Public
My Commission Expires: 7/12/2018

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 Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-158(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 2nd day of March, 2018

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

AFFIDAVIT

STATE OF WISCONSIN)
) ss
COUNTY OF)

The undersigned, William Farrell, on behalf of Gundersen Lutheran Medical Center, Inc., being duly sworn states:

1. That the undersigned is an adult resident of the City of _____ State of _____.
2. That the undersigned is (one of the) legal owner(s) of the property located at 622 Bennora Lee Court.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Gundersen Lutheran Medical Center, Inc.

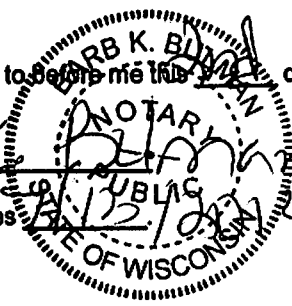
By: William Farrell

Property Owner

William Farrell, Senior Vice President of Business Services

Subscribed and sworn to before me this 18 day of Mar, 2018

Bob K. Bunn
Notary Public
My Commission expires 12/07



Planned Development District

115-156 (2)c. *Specific comprehensive development plan*

- 115-156 (2)c.1. A plat plan is provided on the CSM that has been reviewed by Scott, City Surveyor.**
- 2. The legal description is on the attached CSM.**
 - 3. This letter and the application has the description of lands.**
 - 4. The Davy Engineering construction plans show the location of public and private roads, driveways, and parking facilities. See the site plan.**
 - 5. The site plans, Sheets C2.0 and A1.1, show the location of the building relative to the lot.**
 - 6. The site plan, Sheet C2.0, A1.1, and the Landscape Plan, C6.0, show the location of the open space. There is a proposed pier shown on the sheets.**
 - 7. The sign is shown on the Site Plan, C2.0. No new signs are proposed.**
 - 8. Landscape plan is on sheets C6.0 and C6.1.**
 - 9. The architectural plans and elevations are on the Pope Architect plan sheets.**
 - 10. The location of existing and proposed utilities (water, sanitary, stormwater) are shown on the Davy Engineering plans. All utilities are private.**
 - 11. See item 10.**
 - 12. The soils are fine sand over hydric soils.**
 - 13. The Davy Engineering plans show the existing topography. Sheet C1.1 probably shows it best.**
 - 14. The land uses are provided in the application and cover letter.**
 - 15. This is the second and final stage of the development.**
 - 16. There are no restrictive covenants.**
 - 17. The proposed erosion control plan is on sheets C7.4 of Davy Engineering plans.**
 - 18. The number of parking spaces is provided in the letter and shown on C2.0 and A1.1. Pope sheet A2.1 shows the underground parking.**

Exhibit A

Legal Description of Subject Property

The easternmost 64.91 feet of the northernmost 335.25 feet of Lot 1 and all of Lot 2 of Certified Survey Map No. 122, recorded on February 22, 2013, in Volume 15, Page 122, as Document No. 1616523, being a redivision of Lots 4 and 5 of Gundersen Lutheran Medical Center Addition, in part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

The property legally described above shall in the future be known as Lot 2 of the proposed Certified Survey Map to be recorded in connection with the Eagle Crest South expansion project.

18581954.1

CERTIFIED SURVEY MAP

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 122, VOLUME 15, BEING IN PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

- LEGEND:**
- SET 0.75"x24" IRON BAR (1.50 LBS/LIN. FT.)
 - FOUND 0.75" IRON BAR/ UNLESS NOTED OTHERWISE
 - FOUND 3.5" O.D. IRON PIPE
 - FOUND 2.375" O.D. IRON PIPE
 - ▲ FOUND 1.315" O.D. IRON PIPE

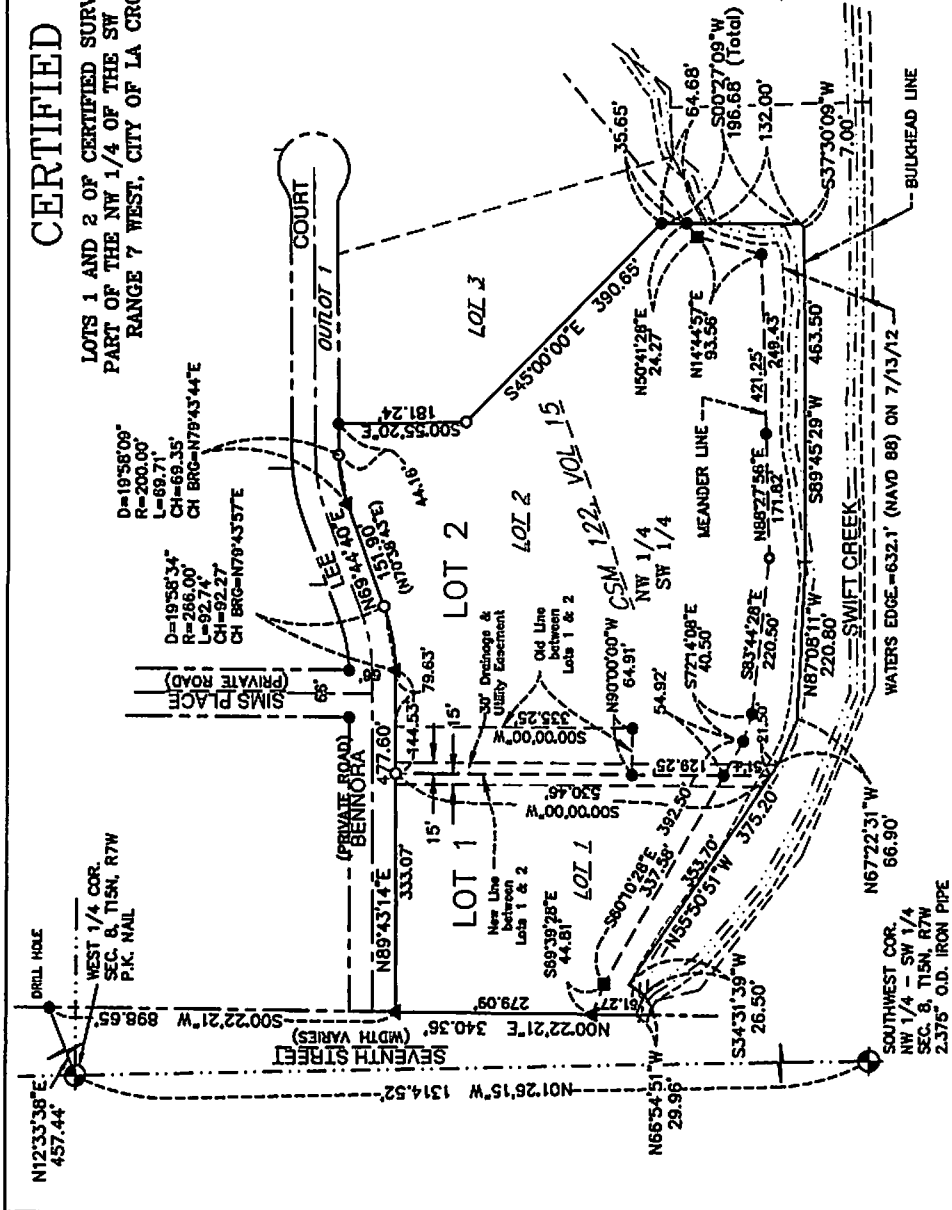


LOT AREA TABLE (SQ. FT.)

LOT	OLD TO MEANDER TO PROPERTY LINE	NEW TO MEANDER TO PROPERTY LINE
1	144,705±	162,042±
2	322,672±	370,127±
1	122,955±	140,292±
2	344,422±	391,877±



BEARINGS ARE REFERENCED TO THE LA CROSSE COUNTY COORDINATE SYSTEM NAD 83 (1997 ADJ.), FROM WHICH THE WEST LINE OF THE NW 1/4 OF THE SW 1/4, SECTION 8, T15N, R7W, BEARS N01°26'15"W



DAVY ENGINEERING CO.
115 6TH ST. SOUTH
LA CROSSE, WI 54601
608-782-3130

