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 Lutheran Medical Center
1900 South Avenue
La Crosse, WI 54601

Address of subject premises: 711 Tyler Street

Tax Parcel No.: 17-30078-60

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 R/W IN V1408 P581 DOC NO. 1263221

PDD/TND: _____ General X Specific _____ General & Specific

Zoning District Classification: Planned Development District - General

Proposed Zoning Classification: Planned Development District - Specific

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

Is the property/structure listed on the local register of historic places? ___ Yes X No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? X Yes ___ No

Is the consistent with the policies of the Comprehensive Plan? X Yes ___ No

Property is Presently Used For:
Parking

Property is Proposed to be Used For:
Medical resident housing development - 6 duplex units.

Proposed Rezoning is Necessary Because (Detailed Answer):
Additional diverse housing options was identified in the "Joint Neighborhood Plan" as part of strategies one and four. This project allows medical residents and their families to live in the Powell-Poage-Hamilton neighborhood yet be close to the medical facility.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
This project will not be detrimental to the PPH neighborhood nor the City. This project will be a higher use of the land, encreasing the parcels' assessed value and property taxes.

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

(signature)

608-775-0787 (telephone) 8/4/16 (date)

meflatt@gundersenhealth.org (email)

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

Personally appeared before me this 4 day of August, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Johanna G. Berg
Notary Public
My Commission Expires: 10-20-2017

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. 115-156(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 5th day of August, 20___.

Signed: _____
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Gundersen Health System, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.

2. That the undersigned is (one of the) legal owner(s) of the property located at 711 Tyler Street.

3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Property Owner

Subscribed and sworn to before me this 4 day of August 2016

Johanna J. Berg
Notary Public
My Commission expires 10-20-2017

GUNDERSEN
HEALTH SYSTEM®

August 5, 2016

Teri Lehrke – City Clerk
Jason Gilman – Director of Planning & Development
City Hall
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

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

Dear Ms. Lehrke and Mr. Gilman

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

Gundersen is requesting to re-zone this tax parcel Planned Development District - Specific for a proposed medical resident housing development.

The following is the required narrative:

A.	115.156(e)(2)(c)(1)	See details on next page.
B.	115.156(e)(2)(c)(2)	See attached.
C.	115.156(e)(2)(c)(3)	See details on next page.
D.	115.156(e)(2)(c)(4)	See attached site plan.
E.	115.156(e)(2)(c)(5)	See attached site plan.
F.	115.156(e)(2)(c)(6)	See attached site plan.
G.	115.156(e)(2)(c)(7)	There are no planned temporary or permanent entrance features or signs.
H.	115.156(e)(2)(c)(8)	See attached landscape plans.
I.	115.156(e)(2)(c)(9)	See attached design plans.
J.	115.156(e)(2)(c)(10)	See attached drainage plans.
K.	115.156(e)(2)(c)(11)	There are no planned private utilities.
L.	115.156(e)(2)(c)(12)	From the County Soil Survey the soil is Urban Land, Valley Trains.
M.	115.156(e)(2)(c)(13)	See attached contour map.
N.	115.156(e)(2)(c)(14)	Use of adjoining lands not anticipated to change.
O.	115.156(e)(2)(c)(15)	All 6 duplex units to be built in one phase.
P.	115.156(e)(2)(c)(16)	There are no restrictive covenants.
Q.	115.156(e)(2)(c)(17)	See attached drainage plans.

Respectfully submitted the 5th day of August, 2016

Sean Cain
Project Manager
Gundersen Health System

GUNDERSEN
HEALTH SYSTEM®

A. 115.156(e)(2)(c)(1) & (3)

The total area in the Planned Development District is 39,107 sqft (0.898 acres). Property surrounding the development is zoned PS-Public & Semi Public to the north, west and south, and Planned Development to the east. 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 1320 sqft each. Total structure area is 7,920 sqft, or 20.3 percent of the development. The remainder of the development will be required setbacks, parking, and a 5,000 sqft common space. Total open area is 31,187 sqft, or 79.7 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.

La Crosse County

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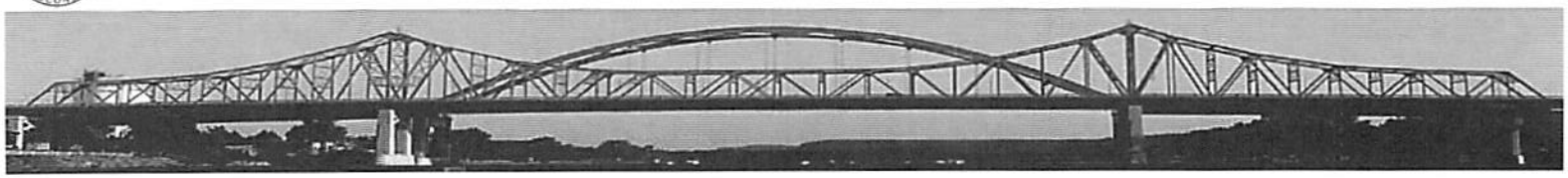

Parcel Search | Permit Search

711 TYLER ST LA CROSSE

Print View

Parcel:	17-30078-60	Internal ID:	70537
Municipality:	City of La Crosse	Record Status:	Current

Parcel
Taxes
Outstanding Taxes
Assessments
Deeds
Permits
History

Parcel Information:

Parcel:	17-30078-60
Internal ID:	70537
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	No
Total Acreage:	0.883
Township:	15
Range:	07
Section:	08
Qtr:	NW-NW

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 R/W IN V1408 P581 DOC NO. 1263221

Property Addresses:

Street Address	City(Postal)
711 TYLER ST	LA CROSSE
1423 7TH ST S	LA CROSSE
1417 7TH ST S	LA CROSSE
1407 7TH ST S	LA CROSSE
710 FARNAM ST	LA CROSSE
1401 7TH ST S	LA CROSSE
1403 7TH ST S	LA CROSSE
1409 7TH ST S	LA CROSSE
1415 7TH ST S	LA CROSSE
1421 7TH ST S	LA CROSSE
712 FARNAM ST	LA CROSSE
713 TYLER ST	LA CROSSE