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: 1901 7th Street South

Tax Parcel No.: 17-50781-460

Legal Description: GUNDERSEN LUTHERAN MEDICAL CENTER ADDITION LOT 2

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:
Greenspace for patients, visitors, and staff.

Property is Proposed to be Used For:
This space will continue to be used as green space / park. This project is intended to enhance the current space and make it more accessible, user friendly and aesthetically appealing.

Proposed Rezoning is Necessary Because (Detailed Answer):
We are continuing to develope this green space / park that was created after the demolition of a portion of the old Behavioral Health building.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
This project will not be detrimental to the surrounding healthcare space or public welfare, and will enhance the current use of the property.

CITY OF LA CROSSE, WI
General Billing - 140714 - 2016
003107-0022 Crystal H 08/29/2016 03:53PM
1646 - GUNDERSEN LUTHERAN HOSPITAL

Payment Amount: 700.00

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

mellette@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.

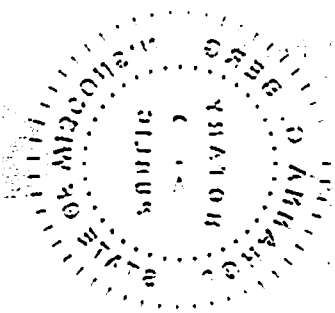
Johanna H. Berg
Notary Public
My Commission Expires: 10-20-2017

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 5 day of August, 2016

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.

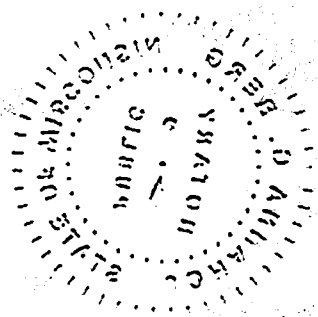
2. That the undersigned is (one of the) legal owner(s) of the property located at 1901 7th Street South.

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 H. 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 greenspace park 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 the continued development of our greenspace / park.

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)	See details on next page.
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)	See details on next page.
P.	115.156(e)(2)(c)(16)	There are no restrictive covenants.
Q.	115.156(e)(2)(c)(17)	Drainage to remain as currently installed.

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 proposed for continued development in this rezoning petition is 55,740 sqft (1.28 acres). Property surrounding the development is zoned PS-Public & Semi Public to the north, and Planned Development to west, south and east. This is the continued development of greenspace / park created from the demolition of part of the old Behavioral Health building, and is comparable to the existing and surrounding zoning. This phase of development will consist of the creation of a covered pavilion attached to the existing tunnel access building, creation of a stage for outdoor musical and theatrical events, and landscape enhancements to the existing playground and park. Municipal services and utilities are not anticipated to be needed as a part of this development, but are available in the adjacent streets.

G. 115.156(e)(2)(c)(7)

Permanent signage includes the Elston Playground dedication signage, as well as the Obie Christianson White Cloud tissue box design winner panels depicting Obie's design. Detailed sketches are attached, and locations are marked on the site plan.

O. 115.156(e)(2)(c)(15)

Planned stages for this development include the pavilion, stage, signage and landscaping in Phase I, and additional landscaping around the Elston Playground in Phase II.

La Crosse County

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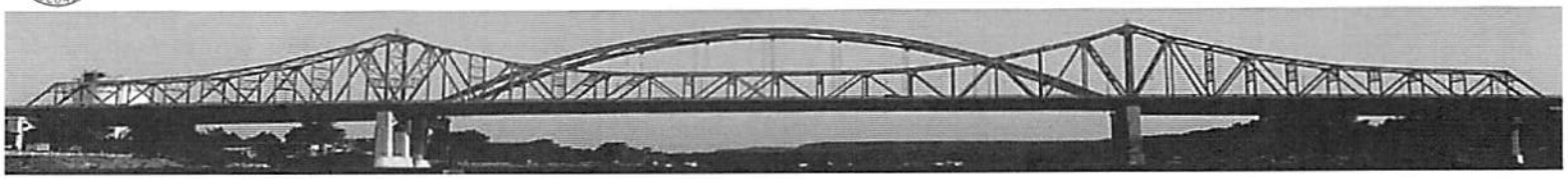

Parcel Search | Permit Search

1901 7TH ST S LA CROSSE

Print View

Parcel	17-50781-460	Internal ID:	67922
Municipality:	City of La Crosse	Record Status:	Current

- Parcel
- Taxes
- Outstanding Taxes
- Assessments
- Deeds
- Permits
- History

Parcel Information:

Parcel:	17-50781-460
Internal ID:	67922
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	5.766
Township:	15
Range:	07
Section:	08
Qtr:	NW-SW

Legal Description:

GUNDERSEN LUTHERAN MEDICAL CENTER ADDITION LOT 2

Property Addresses:

Street Address	City(Postal)
1901 7TH ST S	LA CROSSE

Owners/Associations:

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

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y