

Agenda Item 22-1126 (Lewis Kuhlman)

Resolution approving Application of Mayo Clinic Health System for a Conditional Use Permit at 630 10th Street S. allowing for demolition of structure for creation of green space and extension of adjacent parking lot.

General Location

Council district 8, Washburn Neighborhood; on the north side of Market Street, two blocks west of West Avenue as depicted in Map 22-1126. The parcel overlaps a parking garage to the west, and surface parking lot to the north belonging to the same property owner. It is across the street from a convent building to the south, an office building to the east, and a hospital to the southeast.

Background Information

This 14,850sqft parcel is zoned for public and semipublic land uses described in [Sec. 115-157](#). The applicant wants to demolish the 12,700 ft² vacant building for thirty additional employee parking spaces with landscaping and a raingarden along Market St. The one-story building was built in 1953, added onto in 1978, and originally used for a small clinical practice. While the building was used for COVID testing, it does not align with the health system's future space needs. The plan for the parking lot includes five electric vehicle chargers, a bikeshare rack, and security improvements for the parking ramp. The applicant has indicated the use of the lot could include parking for food trucks and a public art display. The health system is engaging the community about the development of the campus, including this parcel.

In determining the highest and best use of a property, one would look at 1) what is physically possible, 2) what is legally permissible, 3) what is financially feasible, and 4) what is maximally productive. An analysis could look at parcel size, location, terrain, physical attributes of the existing building, and accessibility; zoning, deed restrictions, and easements; market trends, current and potential economic performance, and modification costs.

Recommendation of Other Boards and Commissions

10/13/22 – Common Council referred this item for 30 days “to determine the highest and best use”.

Consistency with Adopted Comprehensive Plan

This parcel's intended future land use is commercial—"a variety or retail trade or services." A parking lot may not meet objectives for compact growth, smart growth, or traditional urban character. It may meet objectives for institutional growth and parking management.

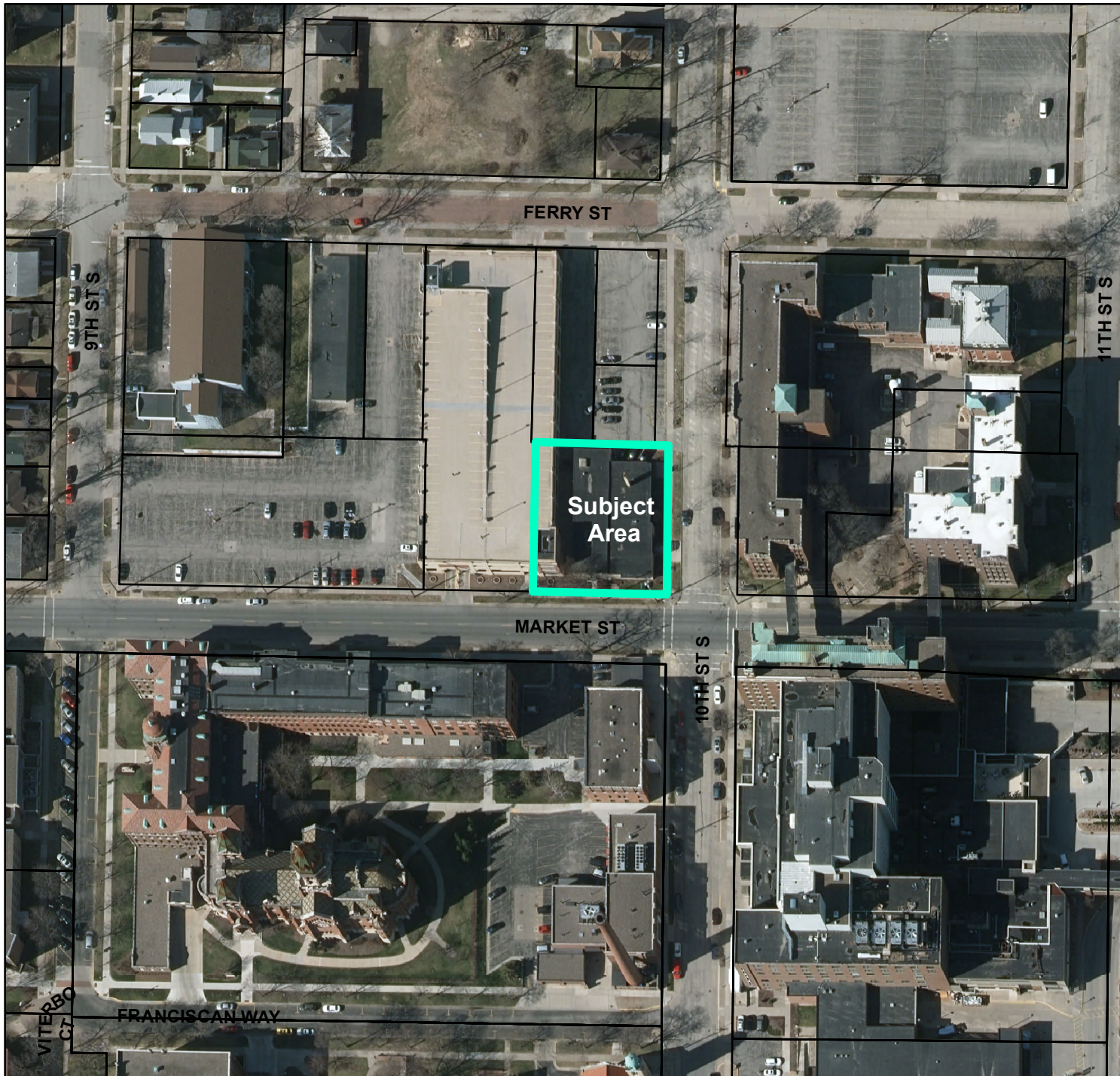
The 2002 neighborhood plan expresses a desire to improve parking options while maintaining, improving, or increasing the amount of greenspace.

Staff Recommendation




















Approved with Conditions—the applicant must sign a payment for municipal services agreement (PMSA). There is not substantial evidence to deny this application. Since the highest and best use is subjective, it would not meet the definition of substantial evidence in Wis. Stats. Sec. [62.23\(7\)\(de\)1.b.](#)

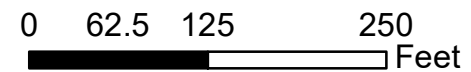
On another note, the applicant may benefit from combining parcels with the three others making up the parking lot (17-30055-120, 17-30055-130, and 17-30055-140). This parcel's property line also appears to overlap a parking ramp on an adjacent parcel (17-30056-90), so the applicant may benefit from redrawing the lot line so it doesn't go through the structure, or combining with that parcel, too. These lot combinations and splits could maximize potential stormwater credits and generally make property administration easier.

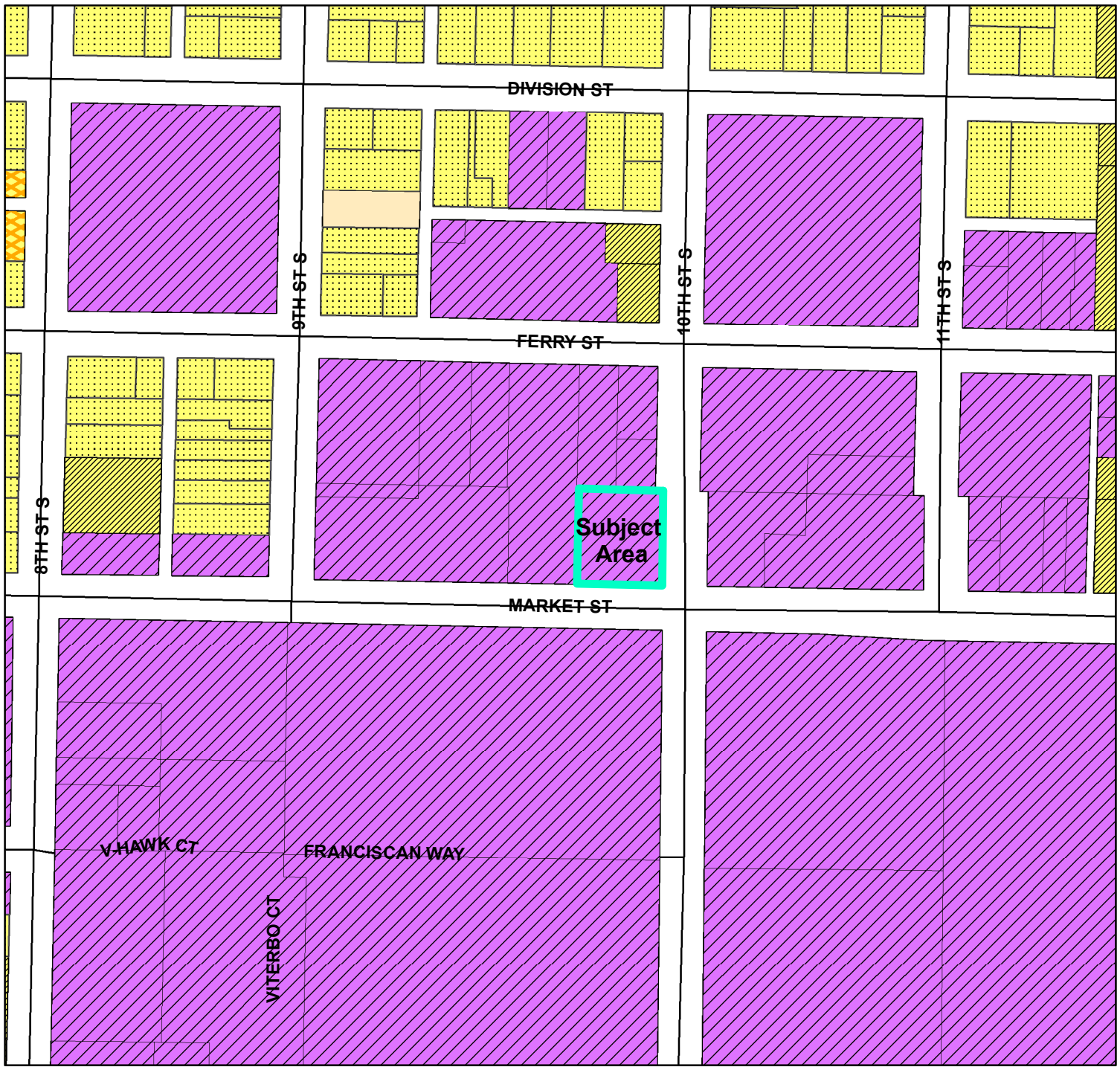
Routing J&A 11.1.2022



BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





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