

Craig, Sondra

From: Elsen, Nikki
Sent: Thursday, October 6, 2022 2:31 PM
To: Craig, Sondra
Subject: FW: Conditional Use Permit application for 630 10th Street South

NIKKI M ELSEN, WCMC

CITY CLERK

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From: Dr. Paul Mueller <ldrshpcom61@mayo.edu>
Sent: Thursday, October 6, 2022 2:18 PM
To: ZZ Council Members <ZZCouncilMembers@cityoflacrosse.org>
Cc: Reynolds, Mitch <reynoldsm@cityoflacrosse.org>
Subject: Conditional Use Permit application for 630 10th Street South

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Dear Common Council Members,

In preparation for next week's council meeting, I would like to take this opportunity to review the need for approval of the Conditional Use Permit Application, Site Plan and Landscape Plan for 630 10th Street South.

Mayo Clinic Health System is requesting the CUP to demolish the 630 10th Street commercial property and enhance campus green space and the surface parking lot as part of significant investments to create a vibrant medical campus and surrounding neighborhood that are a great place to live and work.

The project will include sustainability enhancements such as five EV vehicle charging stations, a rain garden to manage storm water, and a Drift Bicycle station.

The lot will also serve as a community gathering space with food trucks during the summer and a public art display on the east façade of the parking garage.

The building was designed for small business occupancy and has historically been used for a small clinical practice. It is not usable for commercial or housing moving forward. The HVAC system has failed and would require extensive renovation and significant investment to align with Mayo Clinic standards. The electrical service was accidentally cut by an external fiber contractor. The building also presents a physical barrier for planned security improvements to our existing parking structure. Finally, the structure is not suitable for housing without a substantial financial investment.

Using the land for additional surface parking is a temporary solution to address parking needs as we work through a Community Engagement effort to gather input from our neighbors on how the medical campus and surrounding area could develop over time. The desires of the community will inform the long-term use of that land.

Construction of the new hospital has removed 236 parking stalls from the campus. We did gain seven stalls with the refurbishment of Lot 9 and we will gain back 46 stalls once the new hospital is complete. The proposed project will add approximately 30 stalls which supports our commitment to keeping staff parking from overflowing onto the neighborhood streets. In addition, locating parking on the interior of the campus allows greater flexibility and

opportunity for more desirable development along the edges of the campus. Even if this project is approved, we will have reduced our total surface parking by 153 stalls, which aligns with the city's goals for compact growth.

We met with the Washburn Neighborhood Association to review our plans and addressed any concerns they had.

Feel free to reach out directly to me with any questions or concerns. We would greatly appreciate your support of our project.

Sincerely,

Paul Mueller, M.D.
Regional Vice President
Mayo Clinic Health System
Southwest Wisconsin