

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Mayo Clinic Health System - Franciscan Medical Center, Inc. (Franciscan Skemp Medical Center Inc.)
700 West Avenue, La Crosse, WI 54601

Owner of property (name and address), if different than Applicant:

Architect (name and address), if applicable:

HSR Associates
100 Milwaukee Street, La Crosse, WI 54603

Professional Engineer (name and address), if applicable:

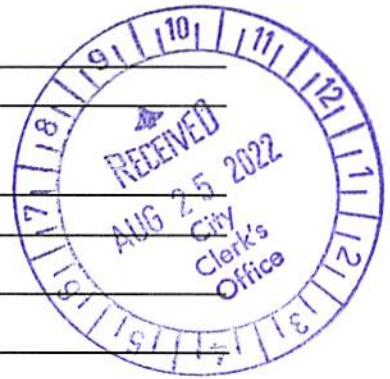
Paragon Associates
632 Copeland Avenue, La Crosse, WI 54603

Contractor (name and address), if applicable:

Fowler & Hammer
313 Monitor Street, La Crosse, WI 54603

Address(es) of subject parcel(s): 630 10th Street South

Tax Parcel Number(s): 17-30056-80



Legal Description (must be a recordable legal description; see Requirements):

Lot 1, Except the North 6 feet thereof, in Block 3 of Esperson's & Burns Addition to La Crosse. The East 50 feet of Lot 2 in Block 3 of Esperson's & Burns' Addition to La Crosse, Subject to an agreement as to an alley over the North 6 feet thereof as set forth in Vol. 43 of Deeds, Page 456, La Crosse County, Wisconsin

Zoning District Classification: Public and Semi-Public -PS

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-353

If the use is defined in Sec.:

- 115-347(6)(c)(1) or (2), see "*" on the next page.
- 115-353 or 356, see "***" on the next page.

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

Description of subject site and CURRENT use: The site is composed of a 12,689 SF one-story brick building, with partial basement, built in 1953 and an addition constructed in 1978. There is a small amount of parking, lawn and landscaping. The building is currently unused and vacant.

Description of PROPOSED site and operation/use (detailed plan of the proposed site):

The proposed site will have the building demolished and continue the existing parking lot from the north. There will be landscaped buffers and island, as well as a raingarden to treat stormwater.

Type of Structure proposed: No new building is proposed.

Number of current employees, if applicable: 0

Number of proposed employees, if applicable: 0

Number of current off-street parking spaces: 3

Number of proposed off-street parking spaces: 27

*** If the proposed use is defined in Sec. 115-347(6)(c)**

_____ (1) and is proposed to have 3 or more employees at one time, a 500-foot notification is required and off-street parking shall be provided. Will there be 3 or more employees at one time? Y__ N__

or

_____ (2) a 500-foot notification is required and off-street parking is required.

Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

****If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be notified of the privacy fence provision by the City Clerk.**

Check here if proposed operation or use will be a parking lot: X

Check here if proposed operation or use will be green space: _____

Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. **Any such replacement structure shall be completed within two (2) years of the issuance of any demolition or moving permit.**

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Wayne Duren 7/26/2022
(signature) (date)
608-392-4943 duren.wayne@mayo.edu
(telephone) (email)

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

Personally appeared before me this _____ day of _____, 20____, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires: _____

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 2nd day of September, 2022.

Signed: [Signature]
Director of Planning & Development

City of La Crosse
400 La Crosse Street
La Crosse WI 54601

Date: August 17, 2022

RE: Conditional Use Permit
Applications

Dear Sir or Madam,

Please find attached, 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 property and enhance campus green space and the surface parking lot as part of ongoing efforts 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.

Mayo Clinic Health System is currently participating in a Community Engagement project 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 future development of the lot.

Construction of the new hospital removed 236 parking stalls from the campus. Current parking data indicates we have sufficient parking stalls available during the work week, but we have concerns that as we move into fall the availability might be challenged with the end of summer staff vacation time.

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.

Additional factors supporting demolition of the building are:

- The current building does not align with the future space needs of the organization. It currently is a small business occupancy historically used for a small clinical practice. We do not have a need for this type of structure.
- 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 contractor did offer a repair, but Mayo Clinic Health System does not have a use for this structure.

- The building also presents a physical barrier for planned security improvements to our existing parking structure.

Construction is planned for this site, starting September 9th with a proposed completion date of Spring of 2023. Plans for construction include removal of the existing one-story brick building, completion of a green space at the Northwest corner of 10th and Market, and the extension of the existing parking lot to the north of the site. The new portion of the parking lot on this parcel will have curb and gutter, stormwater treatment, and landscaping.

If you should have any questions, please feel free to reach me at 608-386-4245.

Sincerely,



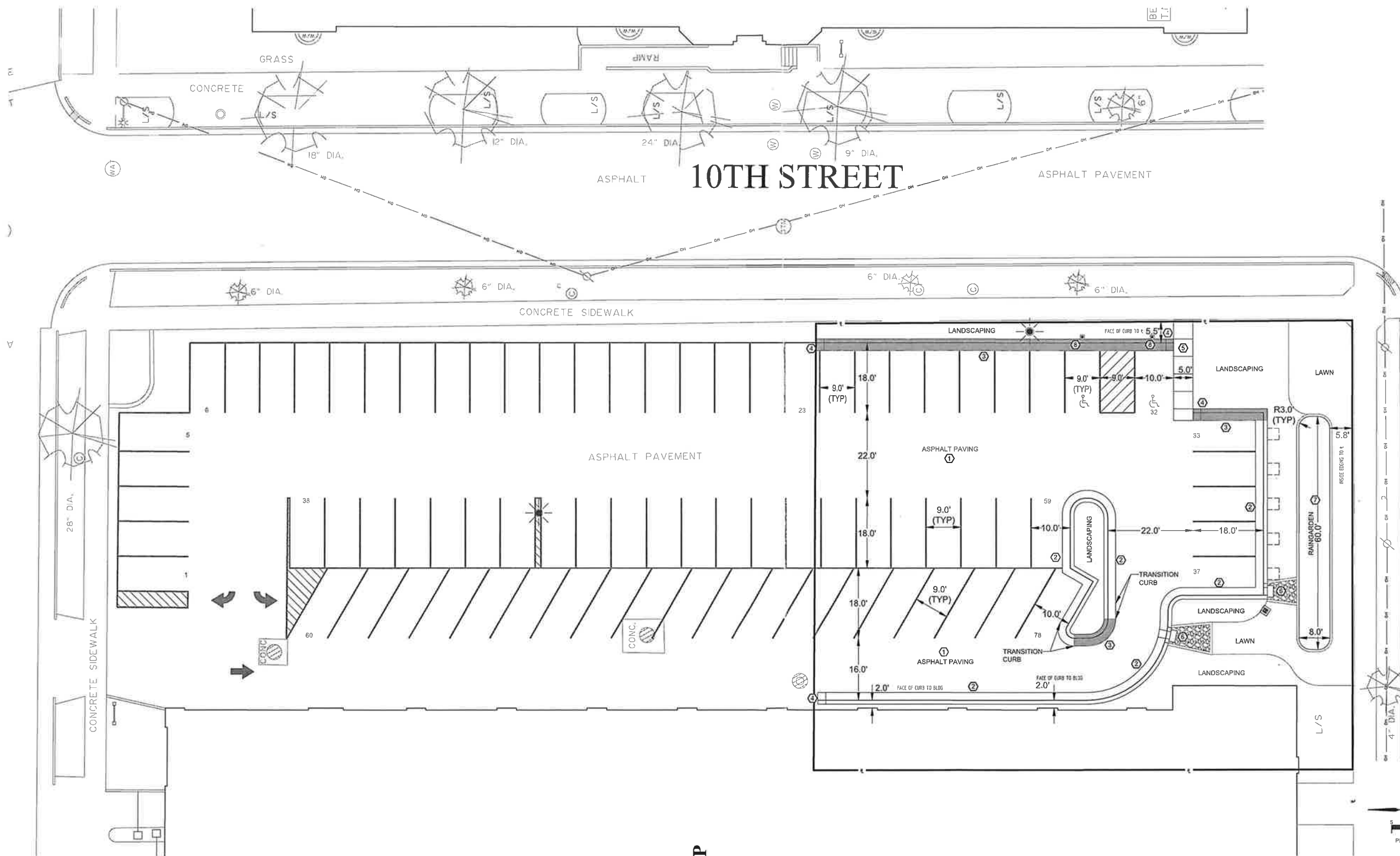
Wayne Duren

SITE NOTES

- The location of existing utilities, both underground and overhead are approximate only and have not been independently verified by the owner or its representatives. The contractor shall be responsible for determining the exact location of all existing utilities, whether shown on these plans or not, before commencing work, and shall be fully responsible for any and all damages which might be caused by the contractor's failure to exactly locate and preserve any and all utilities. CALL DIGGERS HOTLINE (800) 242-8511
- The underground locations of the Public Utilities were marked by representatives of those companies. The locations of the privately owned underground utilities were not marked.
- There may be more underground utility installations within the project area that are not shown.
- It shall be the contractor's responsibility to arrange for any necessary inspections by local government that may be required.
- Any and all parties utilizing vertical datum shall always check into at least two (2) benchmarks to avoid mistakes due to hydrant adjustments or transcriptional errors, failure to do so will be considered tantamount to gross negligence and subject the offending party to any damages resulting therefrom.
- All dimensions are to finished surface unless otherwise noted.
- Public sidewalk does not align with property lines. Dimensions are to property lines unless otherwise noted.

NOTES

- ① SEE DETAIL (A) FOR ASPHALT PAVEMENT SECTION
- ② SEE DETAIL (B) FOR 36" CURB AND GUTTER SECTION
- ③ SEE DETAIL (C) FOR 36" CURB AND GUTTER SECTION - REVERSE SLOPE
- ④ SEE DETAIL (D) FOR END SECTION CURB AND GUTTER
- ⑤ SEE DETAIL (E) FOR CONCRETE PAVING AND JOINTING
- ⑥ SEE DETAILS (F) AND (G) FOR CURB CUT AND SPLASH PAD
- ⑦ SEE DETAIL (H) FOR BIOFILTER
- ⑧ SEE DETAIL (I) FOR DISABLED PARKING BOLLARD



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100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844
www.hsrassociates.com

Consultant:



PARAGON ASSOCIATES
Environmental Design & Consulting
2121 COMMERCE AVENUE, LA CROSSE, WISCONSIN 54601
PHONE: 608.782.5844 FAX: 608.782.5844

**MAYO CLINIC HEALTH SYSTEM
OLD OCCUPATIONAL HEALTH BUILDING DEMOLITION &
PARKING IMPROVEMENTS**

Project Title: MAYO CLINIC HEALTH SYSTEM
OLD OCCUPATIONAL HEALTH BUILDING DEMOLITION &
PARKING IMPROVEMENTS
Project Number: 22053
Project Date: 7/22/2022
Drawn by: C.G.

Key Plan:

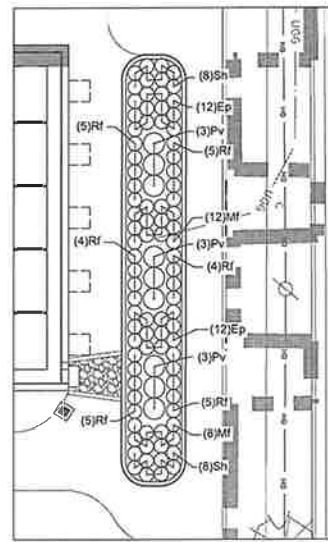
Revision No.	Description	Date

Graphic Scale: 1" = 10'
Last Update: 07/22/22

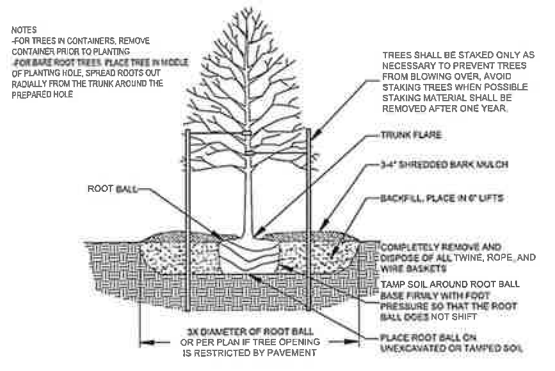
C100

Project Location: 630 10TH STREET SOUTH
LA CROSSE, WISCONSIN 54601

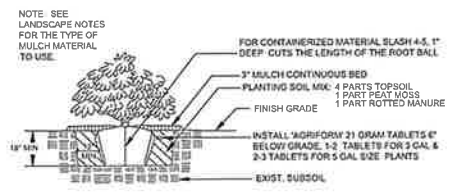
Sheet Title: SITE PLAN



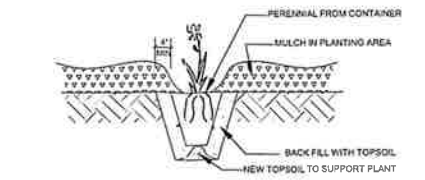
RAINGARDEN PLANTING PLAN
SCALE: 1"=10'



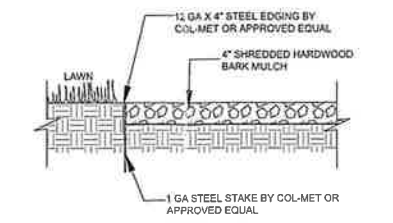
A TREE PLANTING DETAIL - ALL TREES
NO SCALE



B SHRUB PLANTING DETAIL
NO SCALE



C POTTED PLANTS PLANTING DETAIL
NO SCALE



D LANDSCAPE EDGING DETAIL
NO SCALE

PLANT MATERIAL LIST-SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
M	Alum 'Milanum' Milanum Ornamental Onion	2 quart	33
Am	Aronia melanocarpa 'Morton' Innocent Beauty Black Chokeberry	3 gal	11
Ba	Begonia saxatilis 'Pala Pomeritza' Pala Pomeritza Begonia	2 quart	24
Di	Dianella ioncors Dwarf Bush Honeyuckle	3 gal	8
Gl	Gleditsia inornata var. inornata 'Hana' Northern Acacia Honeylocust	2" cal	1
Js	Juniperus sabina 'Broadmoor' Broadmoor Juniper	5 gal	6
Ma	Melia 'Adirondack' Adirondack Crabapple	1 1/2" cal	2
Pv	Panicum virgatum 'Heavy Metal' Heavy Metal Switchgrass	1 gal	11
Ob	Quercus bicolor Swamp White Oak	2" cal	1
Ra	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal	20
Sh	Sporobolus heterolepis Prairie Dropseed	2 quart	18
Sr	Syringa racifalata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	1 1/2" cal	2

PLANT MATERIAL LIST-SCHEDULE (BIOFILTER)

KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
Ep	Echinacea purpurea Purple Coneflower	4" pot	24
M	Mentha x pulegioides Bergamot	4" pot	20
Pv	Panicum virgatum Switchgrass	4" pot	9
Ri	Rudbeckia hirta Black-eyed Susan	4" pot	28
Sh	Sporobolus heterolepis Prairie Dropseed	4" pot	16

PLAN NOTES:

1. VERIFY UTILITY LOCATION BEFORE BEGINNING ANY WORK.
2. PLANTING BEDS SHALL HAVE 6" TOPSOIL AND 4" OF SHREDDED HARDWOOD BARK MULCH. ALL SHADE TREES IN LAWN AREAS SHALL BE MULCHED WITH 4" SHREDDED HARDWOOD BARK MULCH RING. PROVIDE STEEL EDGING AROUND ALL LANDSCAPE BEDS AS PER PLANS. PROVIDE BELGIAN WALL AND WEDGE BLOCKS AROUND ALL BIOFILTERS.
3. NEW AND DISTURBED LAWN AREAS SHALL BE RESTORED WITH EITHER SEED AND MULCH OR SOD - REFER TO EROSION CONTROL PLAN.
4. MODIFICATIONS TO PLANT SPACING MAY BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY PROPOSED CHANGES TO PLANT MATERIALS OR DESIGN.
5. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK.
6. THE LANDSCAPE ARCHITECT'S ESTIMATED QUANTITIES ARE SHOWN IN THE MATERIAL LIST-SCHEDULE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLAN AND SHALL RELY ON THE SCHEDULED QUANTITIES AT THEIR OWN RISK. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL PLANTINGS SHOWN ON THE DRAWINGS, WHETHER INCLUDED IN THE SCHEDULE OR NOT.



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OLD OCCUPATIONAL HEALTH BUILDING DEMOLITION & PARKING IMPROVEMENTS
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 HSR Project Number: 22053
 Project Date: 7/22/2022
 Drawn By: C.G.
 Key Plan:
 Project Location: 630 10TH STREET SOUTH
 LA CROSSE, WISCONSIN 54601
 Sheet Title: **LANDSCAPE PLAN**

Revisions:	No.	Description	Date

Graphic Scale: 1" = 10'
Last Update: 07/22/22

No.	Description	Date

L100

