

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 29, 2015**

➤ **AGENDA ITEM - 15-0645 (Tim Acklin)**

Application of Mayo Clinic Health System - Franciscan Healthcare for a Conditional Use Permit at 1109 Market Street to demolish vacant structure allowing for surface parking.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

This item is related to agenda item 15-0647. The applicant is requesting a Conditional Use Permit to demolish the primary structure on the property depicted on attached **MAP PC-15-0645**. The applicant purchased the property, which was former floral shop, in May 2014. The applicant would like to remove the house for surface parking of their fleet vehicles (16 parking stalls) and keep the detached garage to use for a recycling area for Mayo.

In order for the applicant to demolish the primary building and keep the detached garage the property must be rezoned to Public-Semi Public. (15-0647)

➤ **GENERAL LOCATION:**

Just west of the intersection of Market Street and West Avenue.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This area is depicted as commercial in the Future Land Use Map of the Comprehensive which is not consistent with the proposed use as a surface parking lot.

➤ **PLANNING RECOMMENDATION:**

This property is within Mayo Health System's campus boundary that was approved by the Common Council in 1997. With the exception of two parcels owned by St Johns Reformed Church, the entire block is owned by Mayo Health System and is currently used for surface parking. The current total assessed value of the property is \$120,500. (\$41,700 Land-\$78,800 Improvements)

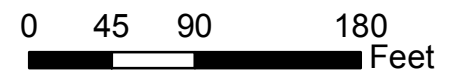
Staff is uncertain as to the future long term use of this property, and other properties on the block. The use of this area for surface parking is inconsistent with the City's Comprehensive Plan. These parcels however, are located within Mayo's adopted campus boundary and the city has previously allowed them to remove structures within it. In addition this block is already being used for surface parking by Mayo. **Staff recommends approval of this application with the following conditions:**

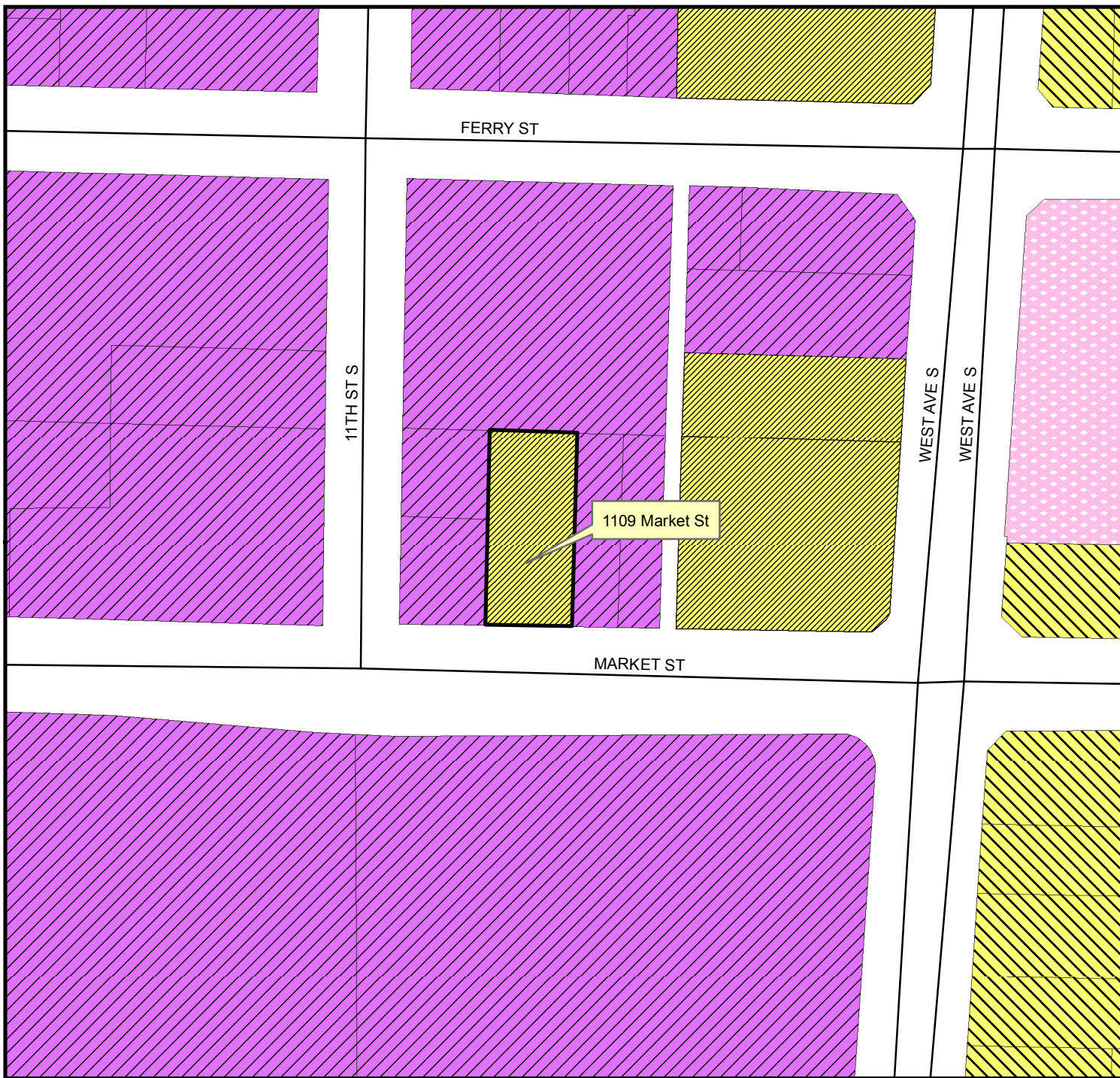
- 1) The subject property is rezoned to the Public/Semi Public District.**
- 2) A PILOT Payment is established for the property.**
- 3) Tax parcels 17-30055-20, 17-30056-50, 17-30056-60, 17-30056-40, 17-30056-30, & 17-30056-20 are all combine d into 1 parcel for more efficient administration.**



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
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